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

January 16, 2024
7:00 PM

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for exterior modifications for "9881 EBH LTD." located at 9881 East Bay Harbor Drive, Lots 23-24 of Block 4. The owner is proposing to install decorative panels over some existing windows. Please note, some have been installed already. Enclosed please find the elevation showing the existing and proposed style. (Item #1)

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

2. Request for approval of a pergola for "Eric & Cynthia Stein" located at 9901 East Broadview Drive, Lot 13 of Block 23. The owners are proposing to install a new pergola over a newly expanded wooden deck. The pergola will be made of aluminum with a bronze finish. The roof has operational louvers to allow / filter sunlight and to provide protection from inclement weather. Enclosed please find the elevations and pergola design. (Item #2)

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

3. Request for approval of a revision for "Patrick & Michelle Maloy" located at 10161 East Broadview Drive, Lot 24 of Block 23 On August 3, 2021, the Board approved the site plan of a new single-family home. The owners have submitted a request for revisions. During the TCO/CO inspection several unauthorized changes were identified, corrected, or allowed; however, the owners desire to seek approval from the Board for a few modifications. Enclosed please find the approved and proposed changes. (Item #3)

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

4. Request for approval of a roof material for "Alan Mendelson." located at 10061 East Broadview Drive, Lots 20-21 of Block 23. The owner is proposing to replace his existing "S"

barrel concrete tile with a Standing Seam Metal Roof (medium bronze color) on their existing single-family home. Enclosed please find a letter from the contractor, pictures and a sample of the roof. (Item #4)

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

5. Request for approval for exterior modification for a multifamily building "BAY HARBOR 1080 PARTNERS LLC" located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building / landscaping renovations deemed substantial for an existing 9-unit, two-story garden apartment type complex. Enclosed please find the elevations and site plan. (Item #5)

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

6. Request for approval for an addition to a single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. The owner is proposing to construct a 2nd story addition to an existing one-story waterfront single-family residence. Enclosed please find the site plan and elevations. Item #6.

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

7. Request for approval for exterior modification to a single-family home for "SZ FL, LLC" located at 1310 101 Street, Lot 9 of Block 26. On November 7, 2023, the Board deferred the project. The owner has submitted revisions as requested by the Board. Enclosed please find the narrative, site plan and elevations. (Item #7)

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

8. Request for approval for a new single-family home for "1311 100 LLC" located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new two-story single-family home on a vacant lot. The proposed new two-story 6,321 sq. ft. under a/c home will have 7 bedrooms, 7 baths, 1 half bath. The new home's architectural style can be described as "new modern" with exterior stone / metal / other cladding and finishes. Enclosed please find the site plan and elevations. Item #8.

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

9. Request for approval for a new single-family home for "SUSAN WOLASKY TRS & JERRY L WOLASKY TRS" located at 1260 100 Street, Lot 5 of Block 27. The owners are proposing to construct a new two-story single-family home. The existing single-story home (built in 1956) will be demolished and replaced with a new two-story 6,174 sq. ft. home. The residence will have 6 bedrooms, 7 baths, and 2 half baths. Enclosed please find the site plan and elevations. Item #9.

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

10. Approval of the minutes held on June 6, 2023, and September 5, 2023. (Item #10)

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
January 16, 2024

ITEM NUMBER: 1.

ITEM: Request for approval for exterior modifications for "9881 EBH LTD." located at 9881 East Bay Harbor Drive, Lots 23-24 of Block 4. The owner is proposing to install decorative panels over some existing windows. Please note, some have been installed already. Enclosed please find the elevation showing the existing and proposed style. (Item #1)

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	698,927,980	16.1%	3,424,744	3,253,507
2016	4.55000	778,065,405	11.3%	3,540,199	3,363,189
2017	4.40000	880,111,824	13.1%	3,872,490	3,678,866
2018	3.99900	1,031,587,322	17.2%	4,125,319	3,919,053
2019	3.71990	1,214,738,742	17.8%	4,518,705	4,292,770
2020	3.62450	1,333,876,329	9.8%	4,834,634	4,592,902
2021	3.62450	1,378,221,001	3.3%	4,995,365	4,745,597
2022	3.59000	1,374,484,700	-0.3%	4,934,399	4,687,679
2023	3.17280	1,632,803,392	18.8%	5,180,558	4,921,530
2024	3.17280	1,894,000,218	32.2%	6,009,283	5,708,819

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

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 9881 EBHD Rexleigh MFR Rev DRB Staff Report Dec 20 2023
2.	9881 EBH Drive DRB Set 1.16.2024

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: December 20th, 2023

Subject: Site Development Plan Application – Exterior Modifications
Install Decorative Metal Panels Over Some Windows (Already Installed)
Rexleigh Apartments Multi-Family Residential Complex
9881 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR23-000040
MMPA Acct. No. 01-0702- 1181

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review this staff report and the plans (photo illustration of as-built improvements) received December 11th, 2023, and if found to be acceptable, **APPROVE** the proposed Site Development Plan application as is, or with modifications as deemed appropriate by the DRB, for an after-the-fact installation of several decorative metal panels on the front façade of the Rexleigh multifamily building.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9881 East Bay Harbor Drive
Legal Description:	Lot 23 & 24, Block 4, "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 / HISTORY

Since acquisition in 2022 the new owners of the Rexleigh Apartment complex located at 9881 East Bay Harbor Drive have been making needed improvements, including interior (DUs) and exterior work (windows / railings / paint / etc.). The Town has received / issued a number of Building Permits for those improvements. However, recently the Town's Code Enforcement Officers noticed that some window openings have had decorative panels installed and researched the Town's records – no plans were received and no approval was given for these panels – so the owner / contractor was notified. As per the applicable Code requirements in Section 5-23.1 (those improvements that require prior DRB Site Plan approval) and Resolution #1077, no "significant" exterior alterations (as defined / specified) to any building may be made without the prior review / approval of the Design Review Board (DRB).

Subsequently the project engineer Cesar I. Castillo, P.E., as agent for the property owner (9881 EBH, Ltd.), has now submitted a Site Development Plan application to allow for an after-the-fact approval of replacing the original jalousie windows with new windows covered by decorative aluminum panels at the front elevation of the building. The 20-unit / 4-story apartment building is located at 9881 East Bay Harbor Drive. The property is zoned RM-1 Multiple Family Residential District.

According to the M-D County Property Appraiser's website information, the building was originally constructed in 1963.

Following are the modifications noted on the plans to the exterior elements of the building:

- Removal of existing jalousie windows and replace new decorative aluminum panels (after the fact) front -north building elevation.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

> "The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the 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".

The accompanying Town Manager memo from 2008 states the Town's staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity). Based on the applicant's desired modifications, staff collectively determined the Design Review Board (DRB) is required to review this application due to the extent of the renovations for changes to the exterior façade appearance

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential (6-34 DUA)". The maximum allowable base density is 34 DUA. Based on the lot size (22,500 sq. ft.) a maximum of 18 DU can be built on this site – however, this site was developed prior to the current Complan density (1989) limit - as 20 DUs now exist (site has grandfathered density). No additional dwelling units are being requested, nor would they be allowed without acquiring TDRs and the extreme parking limitations). Therefore, the use and density are compliant with the Town's Comprehensive Plan FLUM (grandfathered).

Land Development Regulations / Zoning Code –The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum allowable base density is 34 DUA. Based on the lot size (22,500 sq. ft.) a maximum of 18 DU could be built on this site. As stated above 20 DUs exist and the as-built density (38 DUA) is grandfathered, as the project was built prior to the current density limits being established. No additional units are being requested or allowed without the acquisition of TDR units and addressing parking issues; therefore, the use and density are compliant with the Town's zoning classification and regulations (grandfathered).

PLATTING

The site will not require re-platting, as the site is currently platted as described above (2 lots). The subject site is comprised of Lot 23 & 24 of Block 4. It is unknown of there is a Unity of Title to tie the 2 lots together; but this may not have been required when the project was bult, and the current request (decorative panels) would not trigger the need for this (if site redeveloped yes).

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

As stated above, the new owners of the Rexleigh Apartment complex have been making improvements to the building site. Recently the Town's Code Enforcement Officers noticed that some window openings have had decorative panels installed and researched the Town's records – no plans were received and no approval was given for these panels – so the owner / contractor was notified. The Town Code and Resolution #1077 provide that no "significant" exterior alterations to any building may be made without the prior review / approval of the Design Review Board (DRB). The Town has determined the panels are a "significant" change. The owners have filed a Site Development Plan application to allow for an after-the-fact approval of replacing the original jalousie windows with new windows covered by decorative aluminum panels at the front elevation of the building.

Following are our suggested conditions of approval based on the most recent revised plans dated December 11th, 2023, submitted to the Town for consideration:

> This approval is based on the illustrative plans prepared by Cesar I. Castillo, P.E. dated December 11th, 2023, as well as any required modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

December 11, 2023

9881 East Bay Harbor Drive – Rexleigh Building

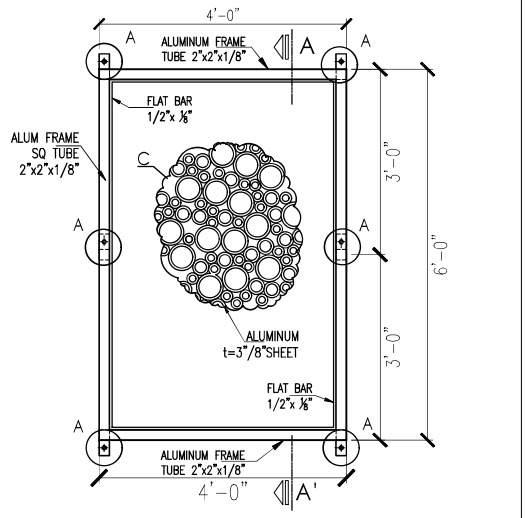
Exclusive General Contracting Services

Prior Elevation Before with Jalousie Windows

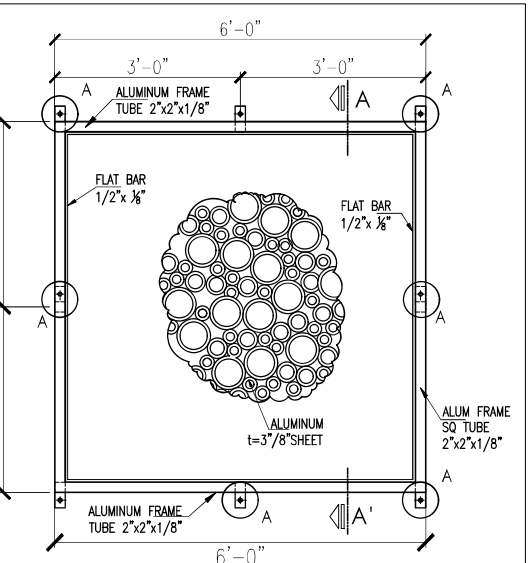
Proposed Elevation with New Aluminum Decorative Panels

The Rexleigh building was built in 1963 so the developers wished to maintain the mid-century architecture style which is in full compliance with the architectural style in the Town of Bay Harbor Islands. The developers removed the old and damaged jalousie windows and installed new decorative aluminum panels as shown above to reflect the old-world charm of Miami as embodied by the classic mid-century architecture style. Please know that every week, there are at least 5 Bay Harbor residents that state how beautiful the Rexleigh building has become. The developers wish to do what in the best interest of the Town of Bay Harbor Islands.

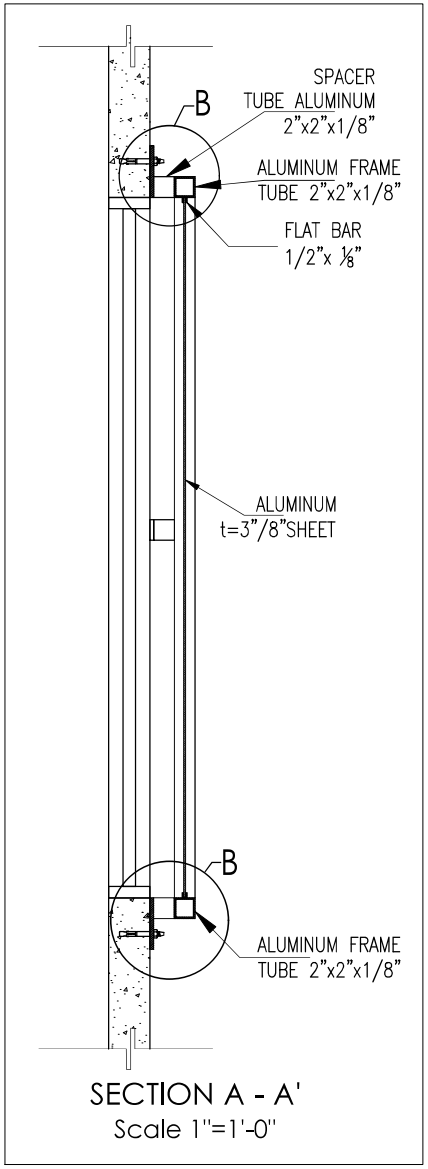
We respectfully request your approval of these decorative aluminum panels for the front elevation. In the spirit of cooperation, I have attached to this submittal the signed and sealed shop drawings reflecting only interior anchoring to avoid disrupting the front elevation of the decorative aluminum panels.



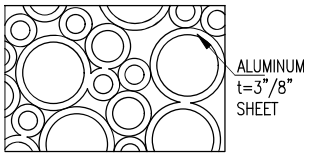
ALUMINUM PANEL 6' X 4' ELEVATION
Scale 1/2"=1'-0"



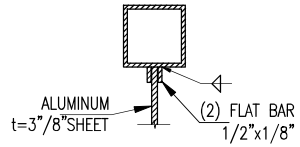
ALUMINUM PANEL 6' X 6' ELEVATION
Scale 1/2"=1'-0"



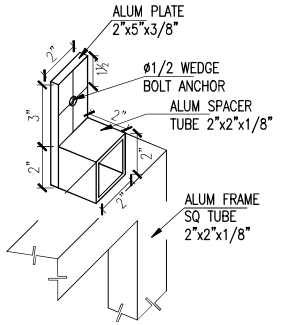
SECTION A - A'
Scale 1"=1'-0"



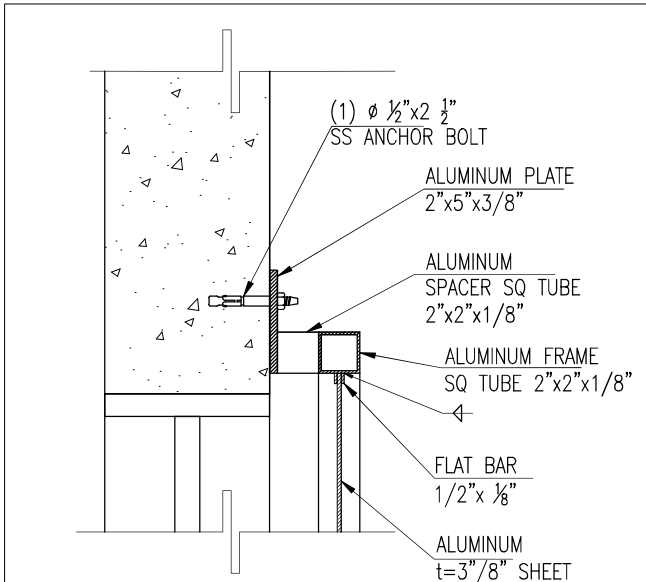
ALUMINUM SHEET DETAIL
SCALE 3" = 1'-0"



FLAT BAR DETAIL
SCALE 3" = 1'-0"



DETAIL B
SCALE 2" = 1'-0"



DETAIL A
SCALE 2" = 1'-0"

DATE: 02/01/23	
REVISIONS	BY

Cesar I. Castillo P. E.
Consulting Engineer - FL #8447
PHONE – FAX 305-253 9442
13380 SW 128th Street, Suite "B",
Miami, FL 33186

AS PURO INC.
3436 SW 88TH PL.
MIAMI, FL, 33165

9881 E BAY HARBOR DR
PROPERTY LOCATION:
9881 E BAY HARBOR DR
BAY HARBOR ISLANDS, FL. 33154

SHEET DESCRIPTION
ELEVATION, SECTIONS AND DETAILS

SHEET: 2 of 4

Cesar Castillo, PE

Digitally signed by Cesar Castillo, PE
DN: c=US, cn=Cesar Castillo, PE, email=cesarcastillopabon@gmail.com
Date: 2023.02.02 08:49:29 -05'00'

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 2.

ITEM: Request for approval of a pergola for “Eric & Cynthia Stein" located at 9901 East Broadview Drive, Lot 13 of Block 23. The owners are proposing to install a new pergola over a newly expanded wooden deck. The pergola will be made of aluminum with a bronze finish. The roof has operational louvers to allow / filter sunlight and to provide protection from inclement weather. Enclosed please find the elevations and pergola design. (Item #2)

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
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FY 2024 Value of 1 Mill *		
Mills	**Gross Revenue**	**Net Revenue (95%)**
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0.40	757,600	719,720
0.30	568,200	539,790
0.25	473,500	449,825
0.10	189,400	179,930

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 9901 EBVD SFR Pergola DRB Staff Report Dec 18 2023
2.	2023-12-06_2105_STEIN_DRB PRESENTATION

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 18th, 2023

Subject: Existing Single-Family Residence – Renovations
Pergola on Wood Deck (Rear Yard Setback Near Bay Harbor Waterway)
9901 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR23-000041
MMPA Acct. No.: 01-0702-1180

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 construction of:

1) A new rectangular 15' x 18' / 10'+/- tall pergola over a newly expanded wooden deck. The pergola will be made of aluminum with a bronze finish. The roof has operational louvers to allow / filter sunlight and to provide protection from inclement weather.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9901 East Broadview Drive
Legal Description:	Lot 13 of Block 23, "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.

BACKGROUND

The original 3,961+/- sq. ft. home and site improvements were built in 1953 according to the M-D Property Appraiser records / 1956 according to the Town's 2006 Historical Structure Survey. The current property owners (Eric & Cynthia Stein) acquired this site in 2001 and have made various improvements over the years. In 2015 the Town's PZB approved a paved basketball court in a portion of the front yard setback. Beginning in the summer of 2022 the owners filed for building permits for a new swimming pool & pool deck and replacement wood decking on the rear patio area. Most recently in Sept. 2023 a request was made for the addition of a freestanding wood deck in the rear yard setback. A request for a pergola on top of that wood deck has been received. Such accessory structures ("gazebo" is the only structure listed in Code, but the Town has allowed similar structures) have been allowed for many years subject to meeting required setbacks, minimum landscape open space requirements, and receiving DRB approval. If a property owner desires to construct certain accessory structures, such as an arbor, cabana, gazebo, pergola, trellis or similar accessory structure in the rear main building setbacks, Section 23-12(15)(e) of the Zoning & Planning Code requires that the Design Review Board (formerly Planning & Zoning Board) must review and approve such structures prior to the Town issuing a building permit. The Code requires that such accessory structures be designed to be architecturally compatible with the main house. Setbacks are required to help ensure such structures do not significantly block the waterfront view vistas of adjoining homesites. It is noted that a variety of personal review various building permit applications for the Town, including MMPA staff. Our research of building permit records reveals that while the above improvements (pool / decks) met applicable setback and open space requirements, the proposed pergola request submitted should not have been acted upon until DRB review and approval is granted prior to issuance of a building permit. This was noticed in October 2023 and the owners / designers were advised accordingly. For informational purposes, in March 2023 the Council began the process to modify the Zoning Code to prohibit all such structures from being placed in any main building setback. At the adoption hearing in May 2023 the Code was amended to prohibit all such structures in any main building setback for dry interior lots - but an exception was made for waterfront lots at the last minute. The new swimming pool. pool deck and other ground level wood decks are completed or nearly so, but the pergola installation has not occurred as yet.

Because the Town Code and Town Council Resolution #1077 requires the DRB to approve certain additions, renovations, and particularly for cabanas / gazebos / pergolas / trellis / etc. this is being brought to the DRB for approval. The proposed pergola structure meets the current Town Code setback requirements (min. 5' to rear and side lot lines), and the lot coverage / open space requirements are met as well (35% min. reqd. for a 1-story home).

In addition to Zoning Code Section 23-12(15)(e), Town Council Resolution No. 1077, adopted in 2008 when the Town Council relinquished their role as the PZB to review certain land development requests to a free-standing professional appointed Board 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:

h. Gazebos (Town has allowed similar structures over the years after Board approval).

Following is an excerpt from Zoning Code Section 23-12(15)(e) prior to the recent modifications (new Code text not yet available):

Sec. 23-12. - General provisions.

(e) No main walls of any building shall encroach on setback areas; but eaves may project into setback areas which abut interior lot lines not more than two feet, and into setback areas which abut on street, alleys or waterways not more than two feet. Other architectural features and accessory structures shall be regulated as follows:

> iii. Notwithstanding the provisions of subsection (19), **certain open, airy and decorative structures such as freestanding canopies and awnings, thatched huts, pool cabanas, fixed umbrellas and gazebos may project into the rear and side yard setback areas (or into the front and side yard setback areas of waterfront lots) to a point no closer than five feet from the lot line or the seawall for waterfront lots, subject to written approval by the design review board as required in accordance with the criteria and procedures set forth in section 5-23 of the Code and subsections thereto.** Notwithstanding the foregoing, no such open, airy and decorative structure shall be installed or maintained which protrudes or extends beyond the imaginary extension of a line from the front wall of any building or structure to the side yard property line of said building or structure.

SUMMARY / RECOMMENDED CONDITIONS

The property owners have recently been making improvements to their property, including the swimming pool & pool deck, rear yard wood decking areas and others. The owners are desirous of constructing a 15' x 18' x 10'+/- tall aluminum pergola on top of a new freestanding wooden deck. All of the other improvements have been handled administratively, as allowed by the Town Zoning Code and Resolution #1077. However, because those documents require the Design Review Board (DRB) to approve certain additions, renovations, and particularly for gazebos / pergolas / trellis / etc. prior to issuance of building permits, this is being brought to the DRB for approval.

The following conditions of approval are recommended:

1) This approval for one (1) pergola located in the rear yard main building setback of the site is based on the Site Development Plan drawings prepared by CLAD Landscape dated received by the Town on December 14th, 2023, with any modifications required by the Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

CLAD

Landscape
Architecture
and Design

STEIN RESIDENCE

DRB PRESENTATION

12.06.2023

CLAD
Landscape
Architecture
And Design

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Studio 113
Miami, FL 33138

+1 (786) 536-6076

cladlandscape.com

DRB
PRESENTATION

STEIN RESIDENCE

DRB PRESENTATION

SURVEY

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SURVEY

Legal Description

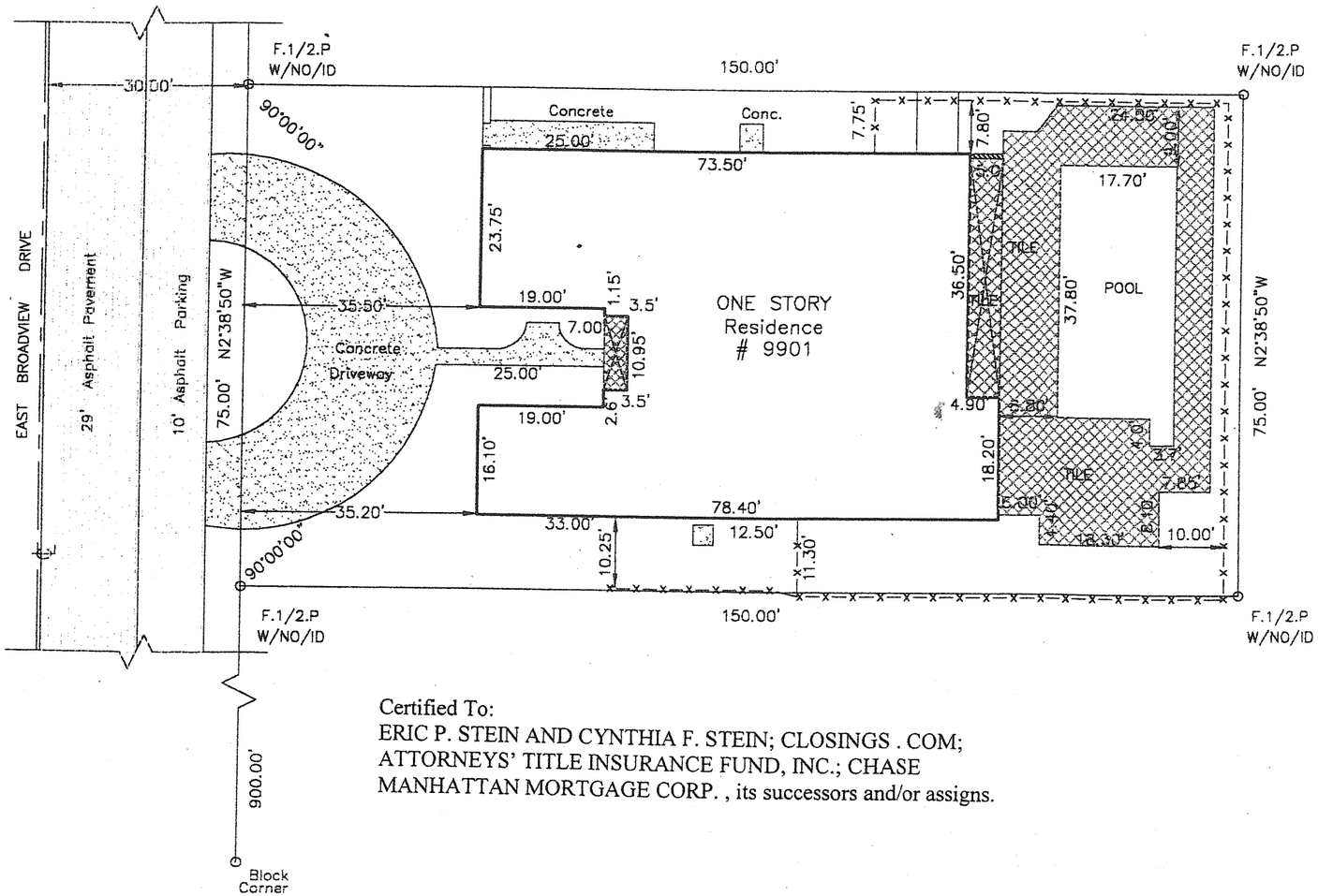
Lot 13, Block 23, of BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

Community Number: 120635
Panel: 0092
Suffix: J
Date of Firm Index: 3/2/94
Flood Zone: AE
Base Flood Elevation: 8.0
Date of completion: 06/25/01

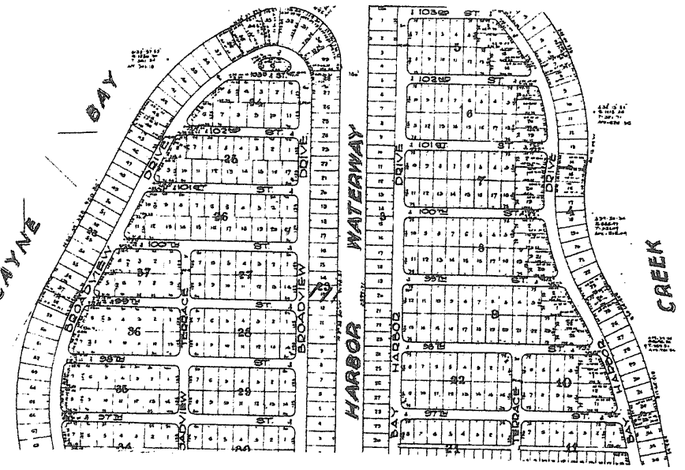
Property Address:
9901 East Broadview Drive
Bay Harbor, Florida 33154

Survey M-5135

*Accepted By:*_____



Certified To:
ERIC P. STEIN AND CYNTHIA F. STEIN; CLOSINGS . COM; ATTORNEYS' TITLE INSURANCE FUND, INC.; CHASE MANHATTAN MORTGAGE CORP. , its successors and/or assigns.



N

scale: 1"/ 20 '

GENERAL NOTES:

1) *LEGAL DESCRIPTION PROVIDED BY OTHERS*
2) *THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.*
3) *UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.*
4) *ONLY VISIBLE ENCROACHMENTS LOCATED.*
5) *WALL TIES ARE TO THE FACE OF THE WALL.*
6) *BEARINGS REFERENCED TO LINE NOTED AS B.R.*
7) *NO IDENTIFICATION FOUND ON PROPERTY CORRNERS UNLESS NOTED.*
8) *NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.*
9) *DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.*
10) *ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.*
11) *THIS IS A **BOUNDARY SURVEY** UNLESS OTHERWISE NOTED.*

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

SIGNED _____ *FOR THE FIRM*
MIGUEL ESPINOSA
P.S.M. NO. 5101
STATE OF FLORIDA

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSE ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT OF MIGUEL ESPINOSA.

MIGUEL ESPINOSA
LAND SURVEYING, INC.
6494 S.W. 24 STREET
MIAMI, FLORIDA 33155

PHONE: (305) 740-3319
LB # 6463

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STEIN RESIDENCE

DRB PRESENTATION

PROPOSED SITE PLAN

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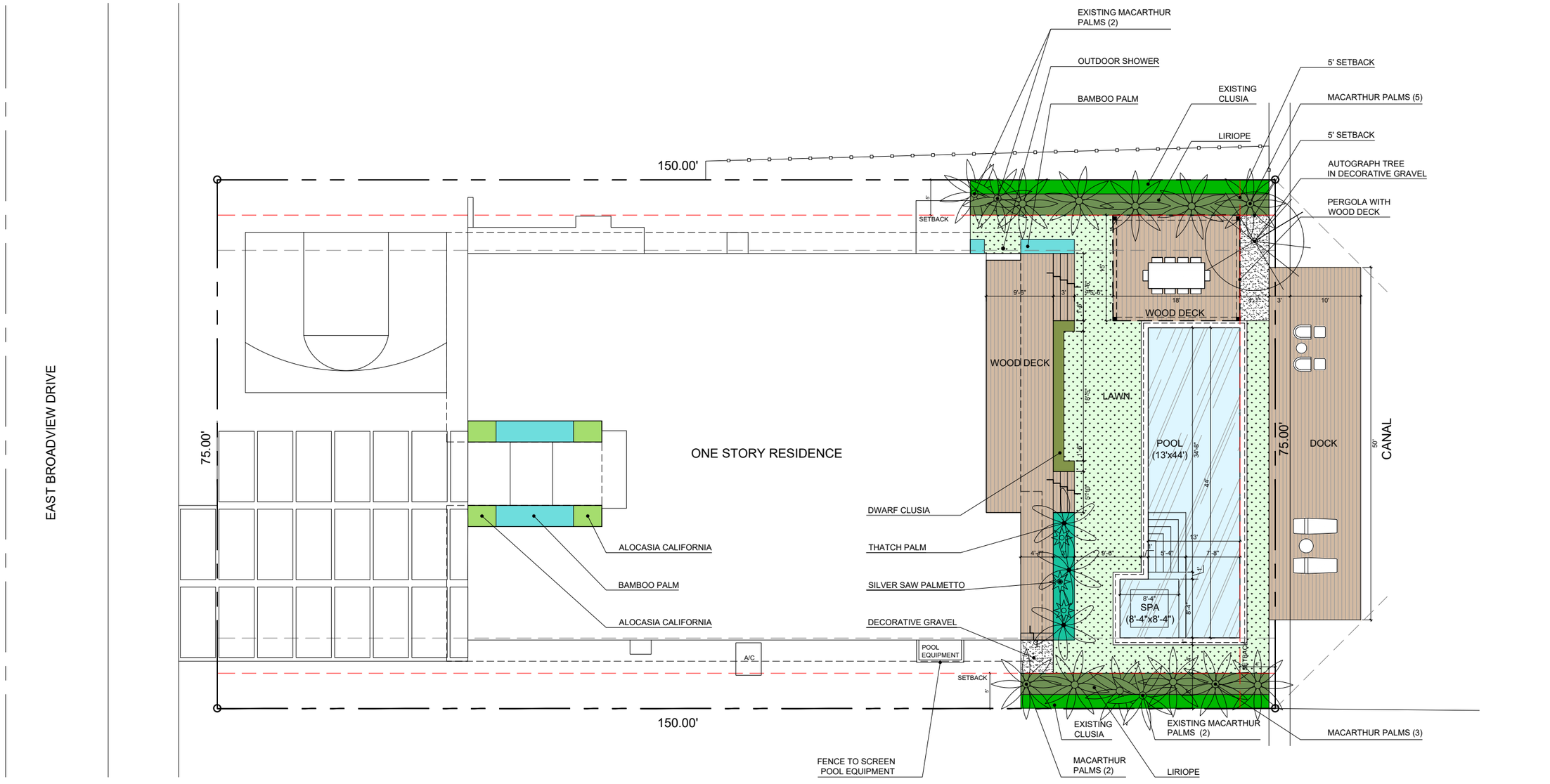
STEIN RESIDENCE

DRB PRESENTATION

PROPOSED SITE PLAN



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3D RENDERINGS

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STEIN RESIDENCE

DRB PRESENTATION

3D RENDERING
BACKYARD

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STEIN RESIDENCE

DRB PRESENTATION

3D RENDERING
BACKYARD

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STEIN RESIDENCE

DRB PRESENTATION

3D RENDERING
BACKYARD

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STEIN RESIDENCE

DRB PRESENTATION

PERGOLA IMAGES

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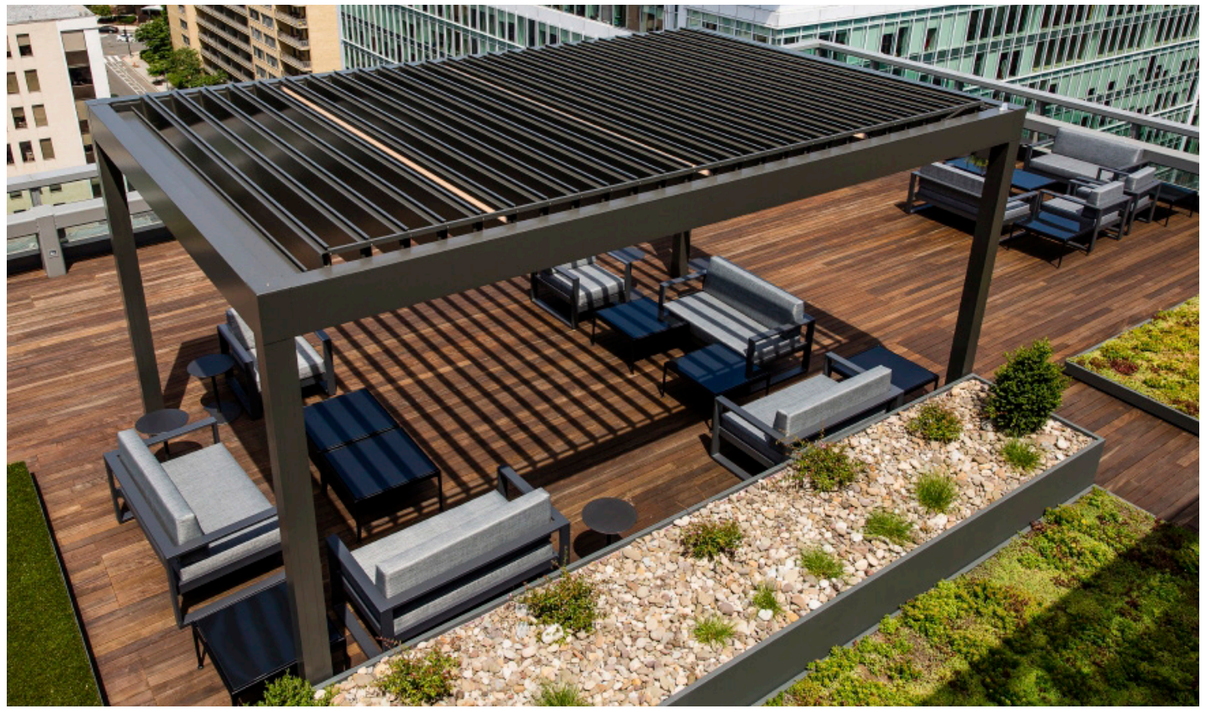
STEIN RESIDENCE

DRB PRESENTATION

PERGOLA IMAGES



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THANK YOU

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Architecture
And Design

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Miami, FL 33138

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cladlandscape.com

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 3.

ITEM: Request for approval of a revision for "Patrick & Michelle Maloy" located at 10161 East Broadview Drive, Lot 24 of Block 23 On August 3, 2021, the Board approved the site plan of a new single-family home. The owners have submitted a request for revisions. During the TCO/CO inspection several unauthorized changes were identified, corrected or allowed; however, the owners desire to seek approval from the Board for a few modifications. Enclosed please find the approved and proposed changes. (Item #3)

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	0.5%	3,206,487	3,046,163

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

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

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 10161 EBVD SFR Rev DRB Staff Report Dec 18 2023
2.	BHI 10161 EBVD SFR Rev Justification Ltr Dec 6 2023
3.	Maloy Residence - DRB revision

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 18th, 2023

Subject: New Single-Family Residence – Revisions
10161 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000010
MMPA Acct. No.: 01-0702-1109B

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the latest revised Site Development Plans (dated Dec. 12th, 2023), and if felt to be acceptable, **APPROVE** the applicant's request for several as-built construction modifications, as submitted or with modifications as deemed appropriate, to allow for revisions to the original DRB plans for a recently completed new replacement single-family home located at 10161 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10161 East Broadview Drive
Legal Description: Lot 24 of Block 23, "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 / HISTORY

The project architect, Jerome Gavcovich at TAG Architecture, as agent for the property owners, Patrick & Michelle Maloy, has submitted a request for revisions to a new single-family home on a waterfront lot (Bay Harbor Waterway) located at 10161 East Broadview Drive. The original 3,504 sq. ft. two-story home built in 1950 was demolished & replaced with a new two-story 6,553 sq. ft. home that has 5 BR / 4 full baths / 2 half baths and a two (2) car garage.

On August 3rd, 2021 a new Single-Family Residence was approved by the Planning and Zoning Board (now DRB) for this property, subject to several conditions and a waiver (2nd floor bldg. volume waiver). A building permit was issued, and the house / site improvements have been under construction for some time and are nearing completion. Recently the Town was contacted by the project architect about some customer desired exterior architecture changes, including the removal of prominent design features - decorative vertical aluminum slats on the front (west) and north side of the house, changes to railings (material change metal to glass), a change to the pool deck material (wood to tile), deletion of an eyebrow over a door on the north side of the house, and a few others. Per Town Code Sec. 5-23.1(c) and Town Resolution #1077 the DRB must approve "significant" changes. The Town's staff / MMPA staff have inspected the site improvements and coordinated with the project architect, contractor, and owners as part of the TCO / CO occupancy. Several unauthorized changes were identified and corrected or allowed; however, the owners desire to seek approval from the Town's DRB for a few modifications deemed "significant" by staff:

1) The deletion of the decorative vertical metal slats shown on the front façade in front of an interior staircase intended for privacy and north side of the home that was intended for an outdoor shower that was deleted.

2) Changes to railing material on the 2nd floor front façade from vertical metal pickets to glass railings to match the rest of the house.

3) The deletion of a decorative eyebrow over a door on the north side of the home.

The home's architectural style can be described as "South Florida 2020 Modern" with a flat roof, abundant windows, smooth stucco finishes, score lines, IPE wood finishes, attached aluminum screen panels and other details. The ground floor total area (sq. ft.) is quite modest compared to other recent homes at 2,746 sq. ft. (typical 3,500 – 4,500 sq. ft.). Of special note is the proposed 2nd floor volume covers more than the 80% volume specified in Sec. 23-11(A)(9). While about 2,200 sq. ft. would be normally allowed for the 2nd floor based on the 1st floor area, about 2,626 sq. ft. is being requested (96.63%). The Code section allows the Town' DRB to consider alternatives based on upgraded design and enhanced articulation – it is up to the DRB to decide if that is done. The architect provided a justification letter for the 80% waiver and alternative design and the Town's DRB approved the design in 2021. The exterior building facades include abundant articulation including building offsets and projections, varying surfaces, and applied materials changes. It is noted that significantly more than the 50% minimum articulation was provided in the original 2021 design and will remain in the proposed 2023 revisions, if approved.

As approved 40.49% of the site was "pervious" open space (40% min. required for 2-story homes) and no changes will occur as a result of the requested 2023 changes. The height of the proposed flat roof deck is 24' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. There are numerous existing trees (mostly palms) on the site that were retained, as well as new shade trees to meet current Codes (6 shade trees min. for waterfront lots / max. 25% palms). The proposed site landscaping meets / exceeds the minimum Miami-Dade County and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

SUMMARY / SITE PLAN COMMENTS & CONDITIONS

On August 3rd, 2021 a new Single-Family Residence was approved by the Planning and Zoning Board (now DRB) for this property, subject to several conditions and a waiver (2nd floor bldg. volume waiver). A building permit was issued, and the house / site improvements have been under construction for some time and are nearing completion. Recently the Town was contacted by the project architect about some customer desired exterior architecture changes, including the removal of prominent design features - decorative vertical aluminum slats on the front (west) and north side of the house, changes to railings (material change metal pickets to glass), a change to the pool deck material (wood to tile), deletion of an eyebrow over a door on the north side of the house, and a few others. Per Town Code Sec. 5-23.1(c) and Town Resolution #1077 the DRB must approve "significant" changes. The Town's staff / MMPA staff have inspected the site improvements and coordinated with the project architect, contractor, and owners as part of the TCO / CO occupancy. Several unauthorized changes were identified and corrected or allowed; however, the owners desire to seek approval from the Town's DRB for a few modifications deemed "significant" by staff, as set forth above.

The latest revised Site Development Plans submitted for several revisions to a new single-family home located at 10161 East Broadview Drive still meet or exceed 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 architect submitted a justification letter to the Town dated December 6th, 2023.

The following conditions of approval are recommended:

1) This approval is based on the revised Site Development Plans (select revised sheets) prepared by Jerome Gavcovich at TAG Architecture, last updated December 12th, 2023, with any modifications required by the DRB. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial. If the DRB does not approve the applicant's revised design, the home must be modified accordingly.

TAG
ARCHITECTURE

December 6, 2023

Mr. Michael Miller
Town Planner
Town of Bay Harbor Islands
9655 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Subject: 10161 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

We are requesting an approval by the DRB for the subject project, as a revision to the previously P&Z Board approval and permit approval. The modifications affecting the DRB are minimal.

As requested by the client, the vertical slat screen that was proposed to be in front of the center glazing at the front wall and adjacent to the front door of the house will be removed from the design. This element, while affecting the aesthetic, was provided to offer some privacy to the glass wall behind and stair within. The client has determined that they prefer the design without this element. Privacy will be provided with landscaping.

Similarly, the vertical slat screen that was proposed at the side of the house at the north side will be deleted from the design. This element was provided to offer privacy for the second floor outdoor shower. This shower was deleted and thus this is no longer needed. The client would prefer a more open view and prefers the aesthetic without the screen.

The other design change is the deletion of the vertical picket railing at the second floor balcony at the front of the house. This is being replaced with a glass rail to match the railings throughout the remainder of the second floor terraces and balconies.

We do not believe these changes have a negative affect on the overall design, and therefore request approval b the DRB of these changes.

Incidentally, the original design was granted a waiver by the Planning & Zoning Board, as permitted, of the requirement of Code Section 23-11(A)(9), which stipulates that the second story of a 2-story house shall not exceed 80% of the first (ground) floor area. The design of proposed subject project has a second story that is 96.63% of the first floor.

We believe that the changes to the design should not affect this previous approval of the waiver since the proposed design meets the intent of this code section to reduce overall massing. The code states as follows: "The Planning and Zoning Board may allow modifications to this requirement in instances where enhanced architectural articulation and detailing is provided on the exterior house façades to **break the massing of the structure**."

The proposed modified design continues to provide enhanced articulation on all four facades. Further, and most important, the design of the house is such that the massing has been significantly broken up and is compatible with the neighborhood. The overall size of the house is significantly smaller than permitted by the Code. The maximum enclosed building area allowed by code for this lot would be 9,900 square feet (5,500 square feet at first floor and 4,400 square feet at second floor (80% of 1st floor)). The proposed house is 5,253 square feet including the garage. That (floor area ratio) is less than 50% of the lot area. The Town of Bay Harbor does not restrict floor area ratio, but less than 50% if below even the strictest municipalities in the area.

TAG Architecture LLC
Post Office Box 402332
Miami Beach, Florida 33140
305.866.8792
305.318.0670

The intent of the code was to limit the size and massiveness of the house. We have done that with the overall design and the length (depth) of the house, which is well short of the required rear setback and the additional step back of the front façade in both horizontal and vertical planes. Even the exterior covered terraces at the rear do not come close to the required setbacks.

Sincerely,

Jerome Gavcovich
Architect

MALOY RESIDENCE

10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

11 / 20 / 23 - DRB REVISION SET

TAG ARCHITECTURE

TAG ARCHITECTURE LLC
PO Box 402332
Miami Beach, FL
305 866 8792
305 318 0670
jgav.arch@gmail.com

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JEROME GAVCOVICH
AR #0016294

INTERIOR DESIGNER

SHEET TITLE: COVER & INDEX OF DRAWINGS

PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
1	07-09-21	P&Z DEPT COMMENTS
2	11-20-23	DRB REVISION SET

SHEET
A-0.00

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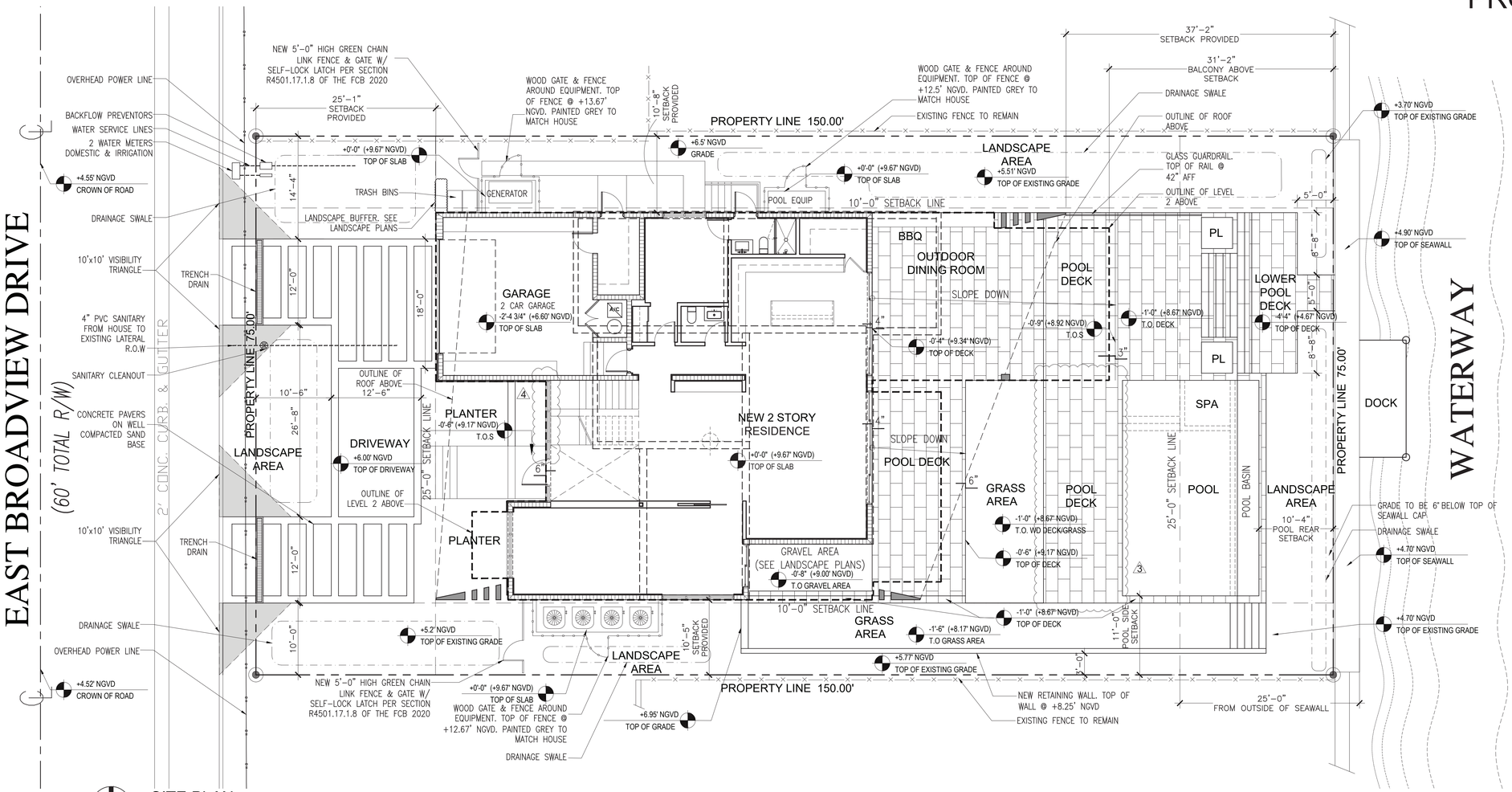
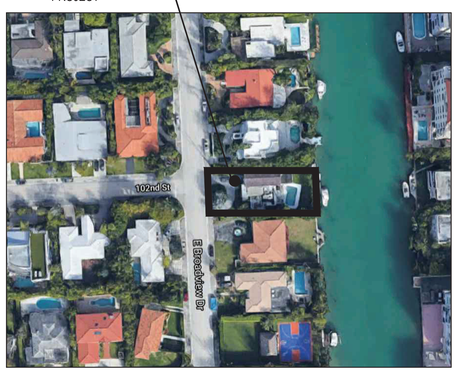
PROPOSED



SITE PLAN

1/8" = 1'-0"

LOCATION OF PROJECT



LOCATION MAP

N.T.S

SITE / PROJECT DATA

ZONING DATA

PROPERTY ADDRESS:	10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL DISTRICT
OCCUPANCY CLASSIFICATION:	R-3 (AS PER SEC 310.5 OF THE FBC 2020)
CONSTRUCTION TYPE:	VB (AS PER TABLE 503 OF THE FBC 2020)

LEGAL DESCRIPTION:

LOT 24, IN BLOCK 23, OF 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, FLORIDA.

LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA:		11,250 SF (0.26 ACRES)
LOT WIDTH :		75'-0"'
LOT DEPTH:		150'-0"

OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE (PERVIOUS AREA)	40% (4,500 SQFT)	40.49% (4,555 SQFT) SEE A-1.01
IMPERVIOUS AREA (SEE A-1.01)		59.51% (6,695 SQFT)
FRONT YARD GREEN AREA (PERVIOUS AREA)	1,875 SQFT FRONT YARD AREA 50% (938 SQFT)	950 SQFT (50.66%) SEE A-1.01

STORM DRAINAGE NOTE:

-PROVIDE SWALES AT PERIMETER OF SITE AS SHOWN TO CONTAIN ALL STORMWATER ON SITE FOR 10-YEAR STORM, AS REQUIRED.

-RETAINING WALL TO BE PROVIDED AT SOUTH SIDE OF PROPERTY AS SHOWN.

-TRENCH DRAIN AT DRIVEWAY PROVIDED TO CONTAIN DRIVEWAY RUNOFF

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0" MIN	25'-1"
SIDES	10'-0" MIN	10'-8" (NORTH) 10'-5" (SOUTH)
REAR	25'-0" FROM OUTSIDE OF BULKHEAD WALL	31'-2"

BUILDING HEIGHT	REQUIRED	PROVIDED
PRINCIPAL BUILDING	24' FLAT ROOF MAX ABOVE B.F.E +1 27' SLOPED ROOF	25'-0"
MAX # OF STORIES	2 STORIES MAX	2
PARKING SPACES	2	2

FLOOD INFORMATION

CLASSIFICATION OF STRUCTURES FOR
FLOOD RESISTANT DESIGN AND CONSTRUCTION : CATEGORY II AS PER ASCE TABLE 1-1

A) FLOOD ELEVATION:	AE 8.00
B) BASE FLOOD ELEVATION (B.F.E)	+8.67' NGVD (AS ESTABLISHED BY CITY OF BAY HARBOR)
C) DESIGNED FLOOD ELEVATION (D.F.E =B.F.E + 1.00)	+9.67' NGVD
D) LOWEST FLOOR ELEVATION:	GARAGE =+6.60' N.G.V.D HOUSE= +9.67' NGVD
E) LOWEST ADJACENT GRADE ELEVATION:	+5.51' NGVD
F) HIGHEST ADJACENT GRADE ELEVATION:	+6.50' NGVD
G) LOWEST ELEV. OF EQUIPMENT SERVICING BLDG:	+8.67' NGVD
H) CROWN OF ROAD ELEVATION:	+4.55' NGVD
I) FIRM MAP NUMBER:	09-11-2009

BUILDING AREA CALCULATIONS

GROUND FLOOR A/C AREA=	2,089 SQFT
GROUND FLOOR NON A/C AREA=	119 SQFT
GARAGE=	538 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
SECOND FLOOR BALCONIES=	1,181 SQFT
TOTAL A/C AREA=	4,715 SQFT
TOTAL BUILDING AREA=	6,553 SQFT TOTAL

SECOND/ FIRST FLOOR RATIO

GROUND FLOOR TOTAL AREA= (INCLUDING NON A/C AREA)	2,746 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
AREA RATIO= MAX ALLOWED 80%	
2,626 SQFT / 2,746 SQFT= SECOND LEVEL / GROUND LEVEL	95.63%

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JEROME GAVCOVICH
AR #0016294

INTERIOR DESIGNER

SHEET TITLE: SITE PLAN AND ZONING DATA

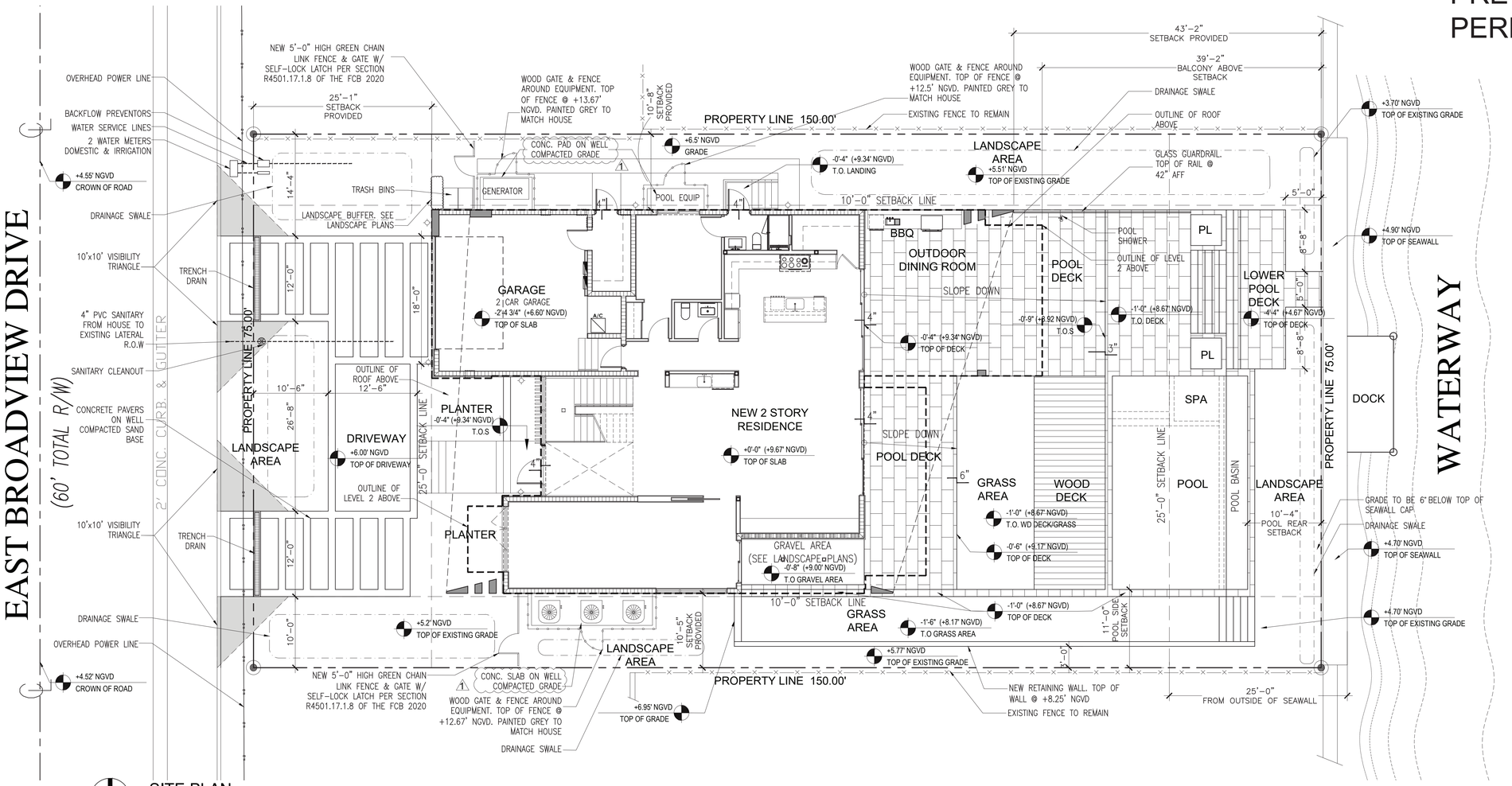
PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
1	07-09-21	P&Z DEPT COMMENTS
2	07-27-21	P&Z DEPT COMMENTS
3	11-20-23	DRB REVISION SET
4	12-06-23	DRB REVISION SET

SHEET
A-1.00

PREVIOUSLY PERMITTED



SITE PLAN

1/8" = 1'-0"

LOCATION OF PROJECT

LOCATION MAP

N.T.S

FLOOD VENT CALCULATIONS:
GARAGE

MAIN RESIDENCE ELEVATION: 9.67' N.G.V.D.
GARAGE ELEVATION: 6.60' N.G.V.D.

FLOOD VENT REQUIREMENTS: (A) MINIMUM OF 2 VENTS LOCATED ON AT LEAST 2 DIFFERENT WALLS; (B) LOCATED MAX 12" ABOVE FINISHED FLOOR ELEV

GARAGE AREA: 459 SF. - 29.5 SF (HALF OF STORAGE)= 488.5 SF

FLOOD VENT: 8"X16" SMARTVENT SCREEN VENT BLOCKS
200 SF. FLOOD COVERAGE PER VENT
488.5 SF. / 200 SF. = 2.44= 3 VENTS REQUIRED

3 FLOOD VENTS PROVIDED
SMART VENT INSULATED VENTS
MODEL - 1540-520

NOTE: ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA

FLOOD VENT CALCULATIONS:
STORAGE

MAIN RESIDENCE ELEVATION: 9.67' N.G.V.D.
GARAGE ELEVATION: 6.60' N.G.V.D.

FLOOD VENT REQUIREMENTS: (A) MINIMUM OF 2 VENTS LOCATED ON AT LEAST 2 DIFFERENT WALLS; (B) LOCATED MAX 12" ABOVE FINISHED FLOOR ELEV

STORAGE AREA: 59 SF.

FLOOD VENT: 8"X16" SMARTVENT SCREEN VENT BLOCKS
200 SF. FLOOD COVERAGE PER VENT
59 SF. / 200 SF. = 0.30= 1 VENT REQUIRED

2 FLOOD VENTS PROVIDED
SMART VENT INSULATED VENTS
MODEL - 1540-520

NOTE: ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA

SITE / PROJECT DATA

ZONING DATA

PROPERTY ADDRESS: 10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

ZONING DISTRICT: RD SINGLE FAMILY RESIDENTIAL DISTRICT

OCCUPANCY CLASSIFICATION: R-3 (AS PER SEC 310.5 OF THE FBC 2020)

CONSTRUCTION TYPE: VB (AS PER TABLE 503 OF THE FBC 2020)

LEGAL DESCRIPTION:

LOT 24, IN BLOCK 23, OF 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, FLORIDA.

LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA:		11,250 SF (0.26 ACRES)
LOT WIDTH :		75'-0"
LOT DEPTH:		150'-0"

OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE (PERVIOUS AREA)	40% (4,500 SQFT)	40.49% (4,555 SQFT) SEE A-1.01
IMPERVIOUS AREA (SEE A-1.01)		59.51% (6,695 SQFT)
FRONT YARD GREEN AREA (PERVIOUS AREA)	1,875 SQFT FRONT YARD AREA 50% (938 SQFT)	950 SQFT (50.66%) SEE A-1.01

STORM DRAINAGE NOTE:

-PROVIDE SWALES AT PERIMETER OF SITE AS SHOWN TO CONTAIN ALL STORMWATER ON SITE FOR 10-YEAR STORM, AS REQUIRED.

-RETAINING WALL TO BE PROVIDED AT SOUTH SIDE OF PROPERTY AS SHOWN.

-TRENCH DRAIN AT DRIVEWAY PROVIDED TO CONTAIN DRIVEWAY RUNOFF

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0" MIN	25'-1"
SIDES	10'-0" MIN	10'-8" (NORTH) 10'-5" (SOUTH)
REAR	25'-0" FROM OUTSIDE OF BULKHEAD WALL	39'-2"

BUILDING HEIGHT	REQUIRED	PROVIDED
PRINCIPAL BUILDING	24' FLAT ROOF MAX ABOVE B.F.E +1 27' SLOPED ROOF	24'-0"
MAX # OF STORIES	2 STORIES MAX	2
PARKING SPACES	2	2

FLOOD INFORMATION

CLASSIFICATION OF STRUCTURES FOR
FLOOD RESISTANT DESIGN AND CONSTRUCTION : CATEGORY II AS PER ASCE TABLE 1-1

A) FLOOD ELEVATION:	AE 8.00
B) BASE FLOOD ELEVATION (B.F.E)	+8.67' NGVD (AS ESTABLISHED BY CITY OF BAY HARBOR)
C) DESIGNED FLOOD ELEVATION (D.F.E =B.F.E + 1.00)	+9.67' NGVD
D) LOWEST FLOOR ELEVATION:	GARAGE =+6.60' N.G.V.D HOUSE= +9.67' NGVD
E) LOWEST ADJACENT GRADE ELEVATION:	+5.51' NGVD
F) HIGHEST ADJACENT GRADE ELEVATION:	+6.50' NGVD
G) LOWEST ELEV. OF EQUIPMENT SERVICING BLDG:	+8.67' NGVD
H) CROWN OF ROAD ELEVATION:	+4.55' NGVD
I) FIRM MAP NUMBER:	09-11-2009

BUILDING AREA CALCULATIONS

GROUND FLOOR A/C AREA=	2,094 SQFT
GROUND FLOOR NON A/C AREA=	115 SQFT
GARAGE=	537 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
SECOND FLOOR BALCONIES=	988 SQFT
TOTAL A/C AREA=	4,720 SQFT
TOTAL BUILDING AREA=	6,360 SQFT TOTAL

SECOND/ FIRST FLOOR RATIO

GROUND FLOOR TOTAL AREA= (INCLUDING NON A/C AREA)	2,746 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT

AREA RATIO=
MAX ALLOWED 80%

2,626 SQFT / 2,746 SQFT= 95.63%
SECOND LEVEL / GROUND LEVEL

GENERAL NOTE:

THE LISTED ITEMS SHALL BE UNDER SEPARATE PERMIT:

-ROOFING
-EXTERIOR DOORS AND WINDOWS
-POOL
-WATERPROOFING
-RAILINGS
-PRE-FAB METAL STAIR

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JEROME GAVCOVICH
AR #0016294

INTERIOR DESIGNER

SHEET TITLE: SITE PLAN AND ZONING DATA

PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-04-21

REV.	DATE	DESCRIPTION
1	11-10-21	BLDG DEPT COMMENTS

SHEET
A-1.00

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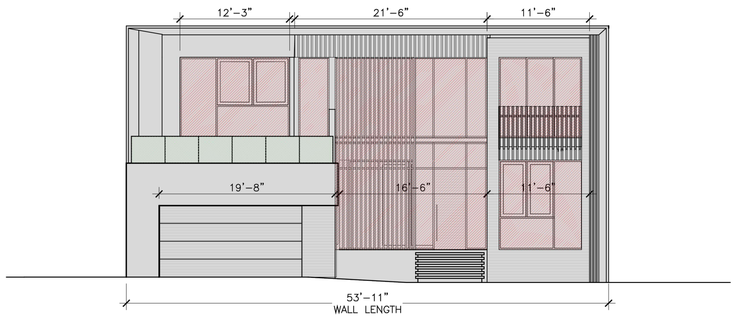
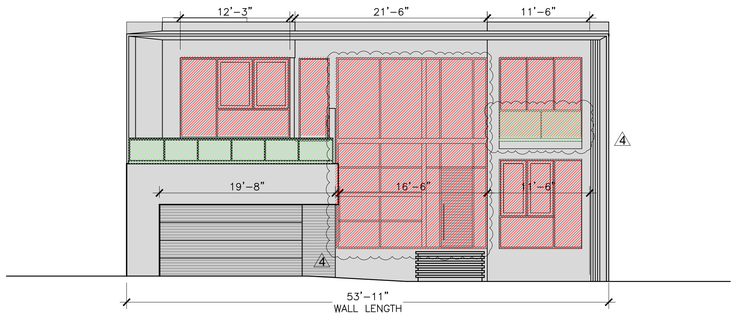


WEST ELEVATION (PZB APPROVED) 4

1/4" = 1'-0"



WEST ELEVATION- PROPOSED

4

1/4" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- NORTH ELEVATION

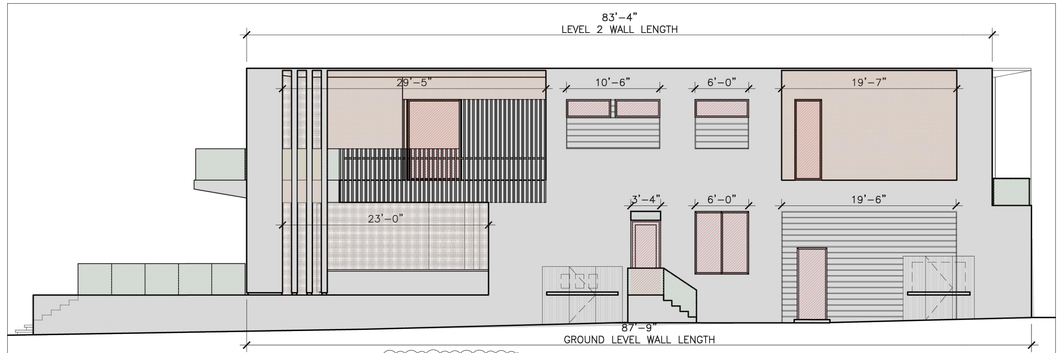
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

GROUND LEVEL WALL LENGTH=	81'-9"
REQUIRED ARTICULATION =	50% MIN =40'-10 1/2"
ARTICULATIONS LENGTH PROVIDED=	49'-2"
LEVEL 2 WALL LENGTH=	76'-4"
REQUIRED ARTICULATION =	50% MIN =38'-2"
ARTICULATIONS LENGTH PROVIDED=	68'-11"

NORTH FACADE AREA BREAKDOWN (SQFT)

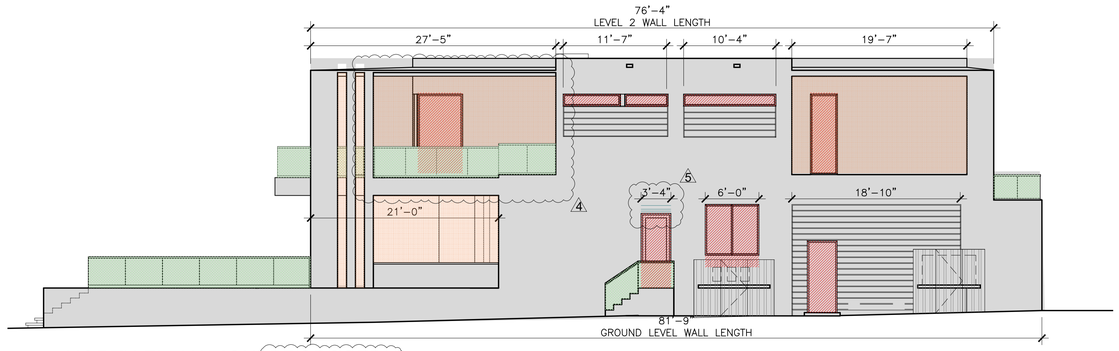
TOTAL FACADE AREA=	2,380 SQFT (100%)
EMBELLISHMENTS	
-WINDOWS/DOORS=	197 SQFT
-GLASS RAILINGS=	215 SQFT
-WOOD SLATS FINISH=	N/A
-ALUMINUM SCREENS =	N/A
-RECESSED AREAS & OPENINGS=	523 SQFT
-STUCCO SCORING=	268 SQFT
-TOTAL EMBELLISHMENTS=	1,203 SQFT (50.54%)

3



NORTH ELEVATION (PZB APPROVED) 4

1/8" = 1'-0"



NORTH ELEVATION- PROPOSED

4

1/8" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- WEST ELEVATION

PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

GROUND LEVEL WALL LENGTH=	53'-11"
REQUIRED ARTICULATION =	50% MIN =27'-0"
ARTICULATIONS LENGTH PROVIDED=	47'-8"
LEVEL 2 WALL LENGTH=	53'-11"
REQUIRED ARTICULATION =	50% MIN =27'-0"
ARTICULATIONS LENGTH PROVIDED=	45'-3"
TOTAL FACADE AREA=	1,530 SQFT (100%)
EMBELLISHMENTS	
-WINDOWS/DOORS=	677 SQFT
-GLASS RAILINGS=	97 SQFT
-WOOD SLATS FINISH=	270 SQFT
-ALUMINUM SCREENS =	N/A
-TOTAL EMBELLISHMENTS=	1,044 SQFT (68.23%)

3

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AR #0016294

INTERIOR DESIGNER

ZONING DIAGRAMS
ELEVATIONS ARTICULATIONS

SHEET TITLE:

MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

PROJECT:

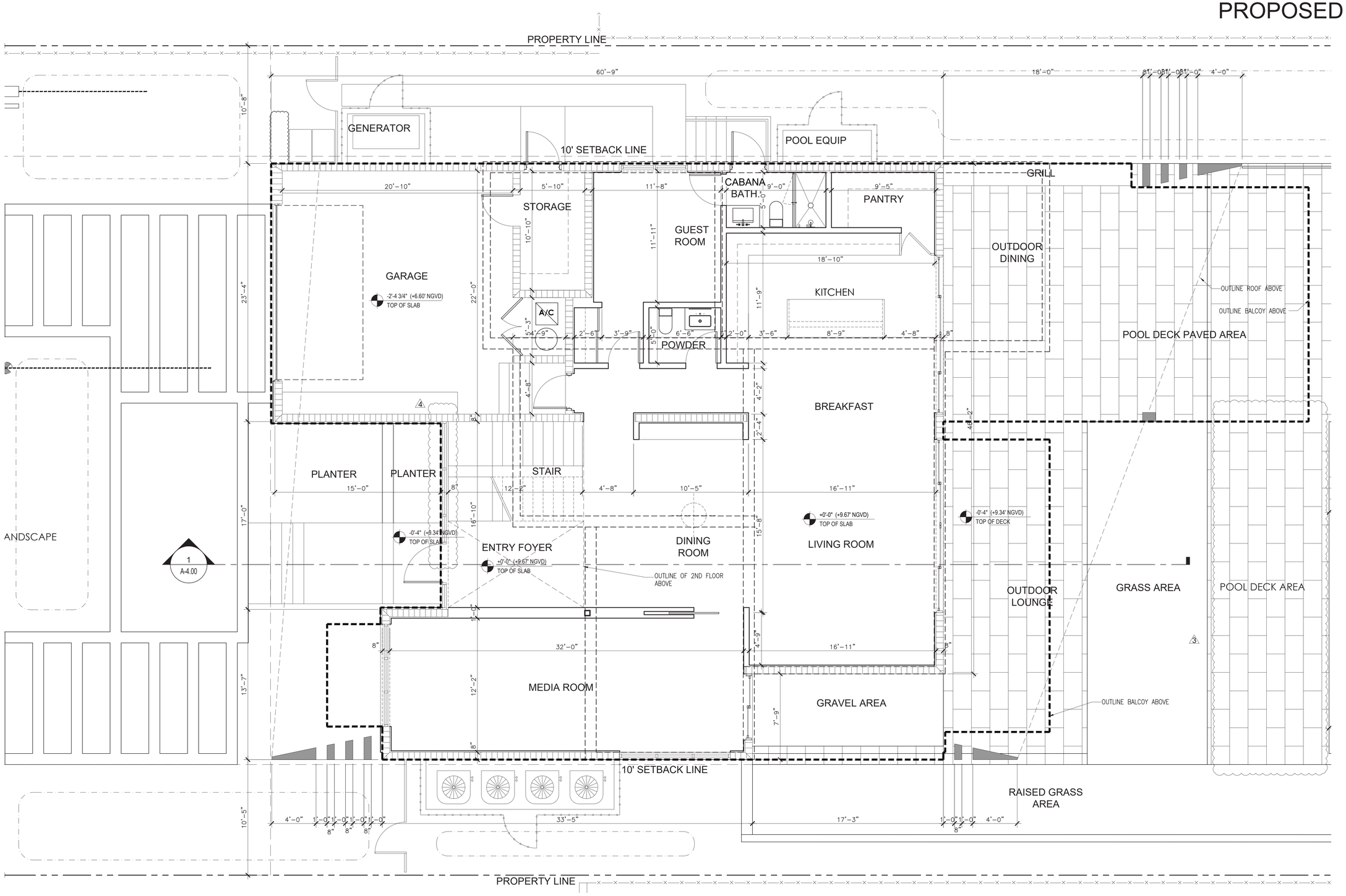
PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
3	11-20-23	DRB REVISION SET
4	12-06-23	DRB REVISION SET
5	12-12-23	DRB REVISION SET

SHEET

A-1.02

PROPOSED



GROUND LEVEL FLOOR PLAN

1/4" = 1'-0"

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INTERIOR DESIGNER

SHEET TITLE: **GROUND FLOOR PLAN**

PROJECT: **MALOY RESIDENCE**
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
3	11-20-23	DRB REVISION SET
4	12-06-23	DRB REVISION SET

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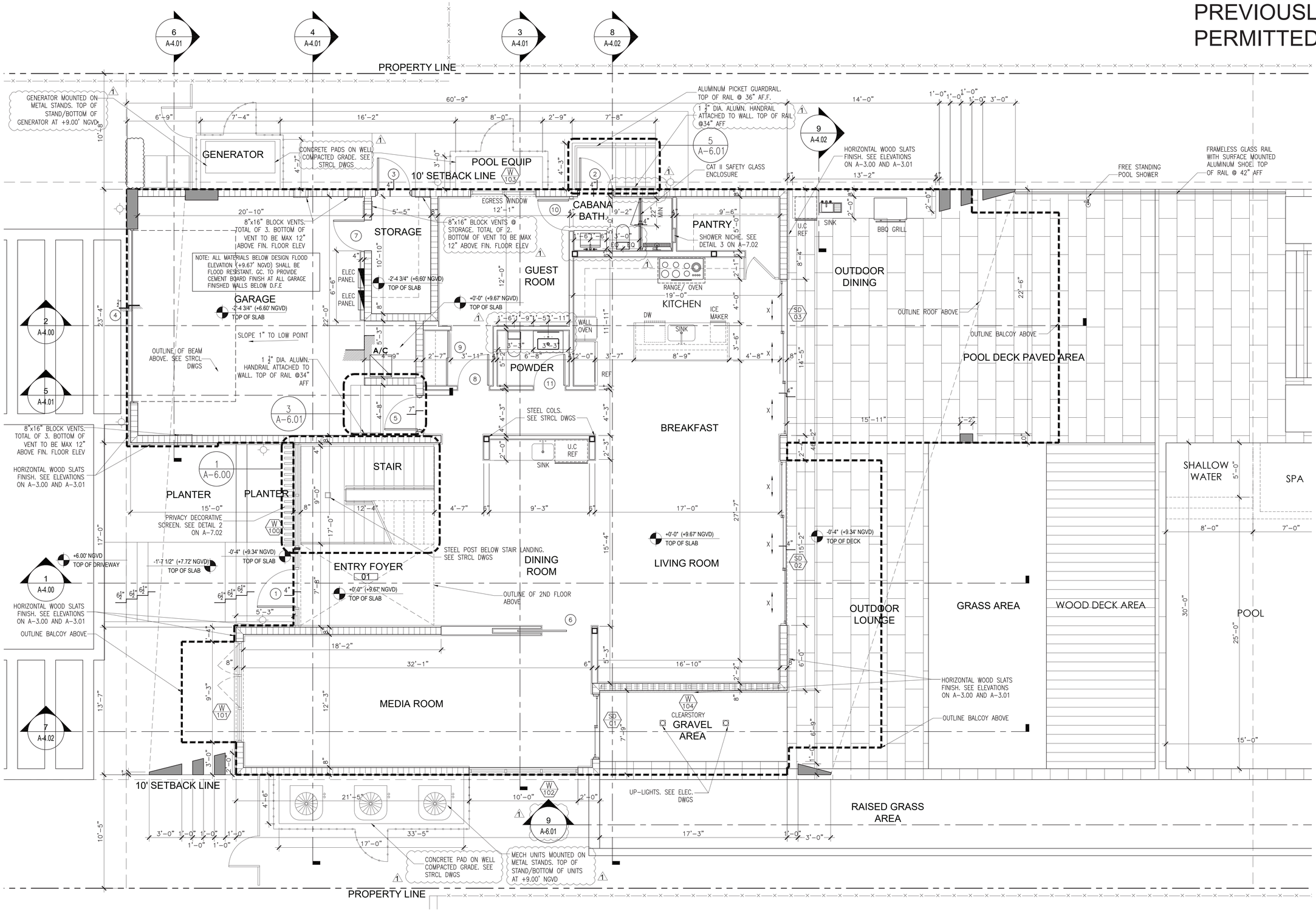

GROUND LEVEL FLOOR PLAN

1/4" = 1'-0"

NOTES:
1.-ENCLOSED AREAS BELOW D.F.E (+9.67' NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE
2.- WATER HEATER,PUMP AND ALL ELECTRICAL PANELS AND ACCESSORIES SHALL BE INSTALLED ABOVE D.F.E (9.67' NGVD)

WALL LEGEND
- CONCRETE COLUMN CONCRETE SHEARWALL
- 8" CMU WALL
- STUD WALL

SEE WALL TYPE DETAILS ON A-7.01

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INTERIOR DESIGNER

SHEET TITLE: GROUND FLOOR PLAN

PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
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DATE: 10-04-21

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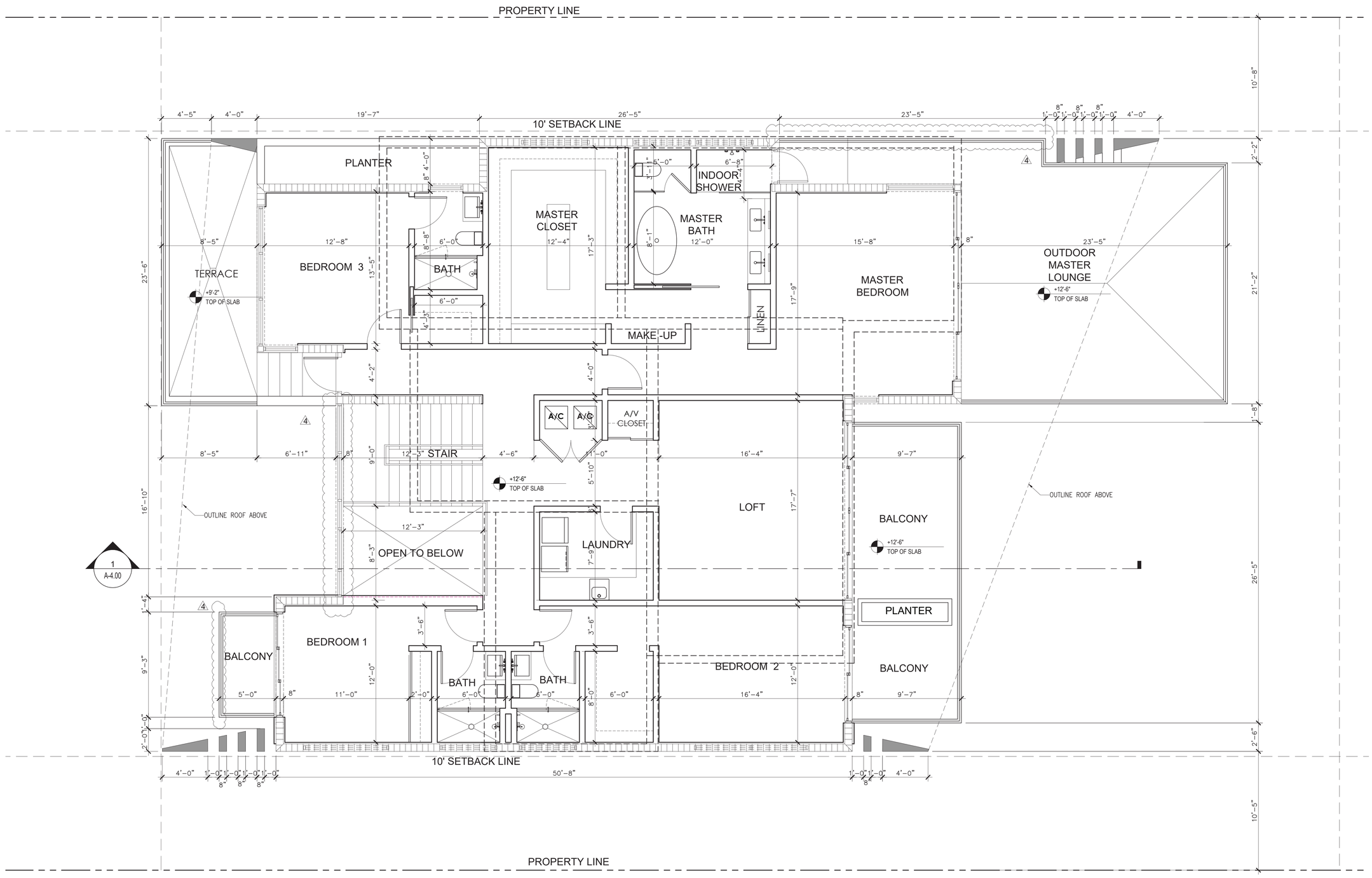
1	11-10-21	BLDG DEPT COMMENTS

SHEET
A-2.00

PROPOSED



1 A-4.00

LEVEL 2 FLOOR PLAN

1/4" = 1'-0"

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SHEET TITLE: LEVEL 2 FLOOR PLAN

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10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

PROJECT NO. : 21-278
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A-2.01

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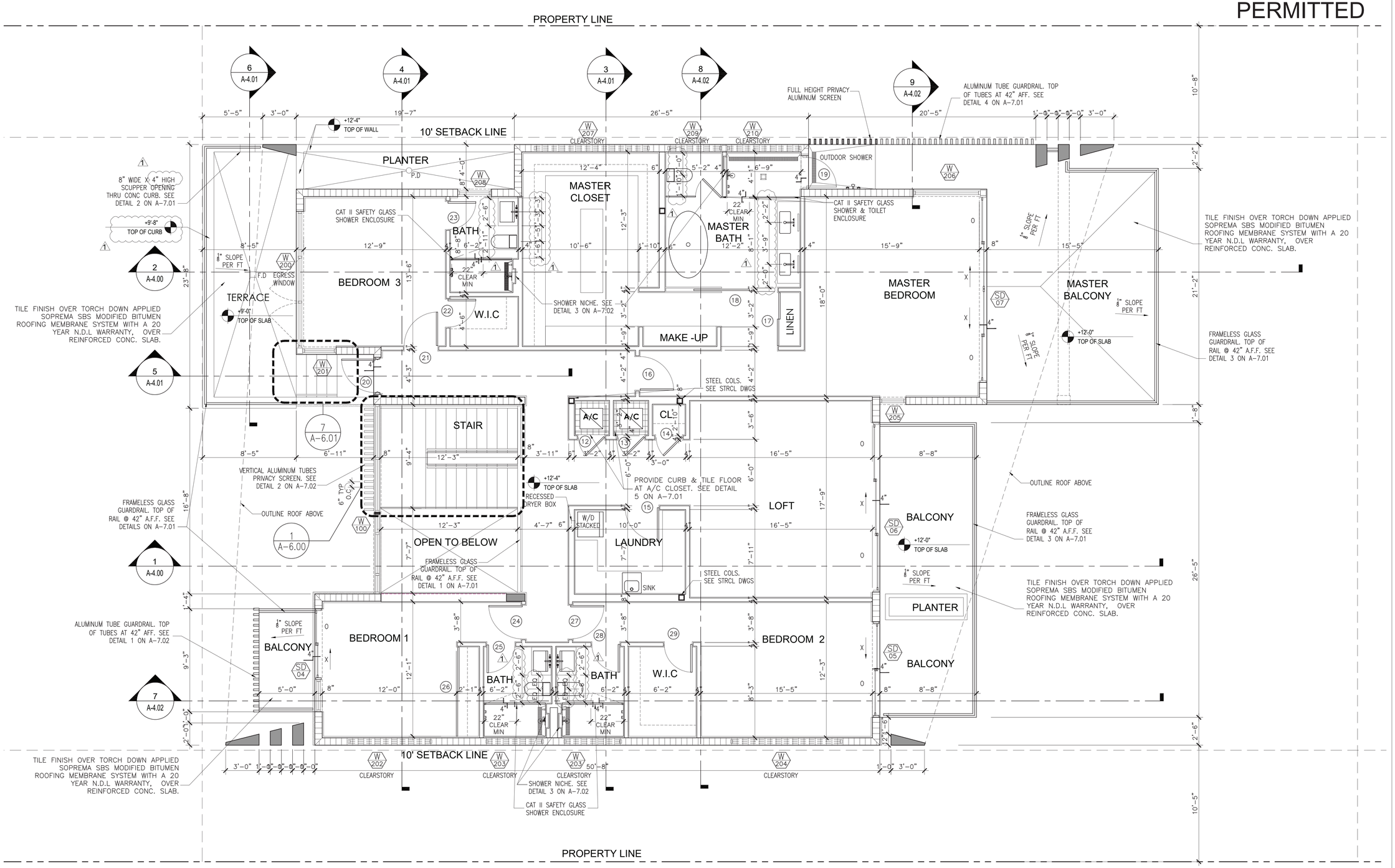

LEVEL 2 FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND
CONCRETE COLUMN CONCRETE SHEARWALL
8" CMU WALL
STUD WALL

SEE WALL TYPE DETAILS ON A-7.01

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A-2.01

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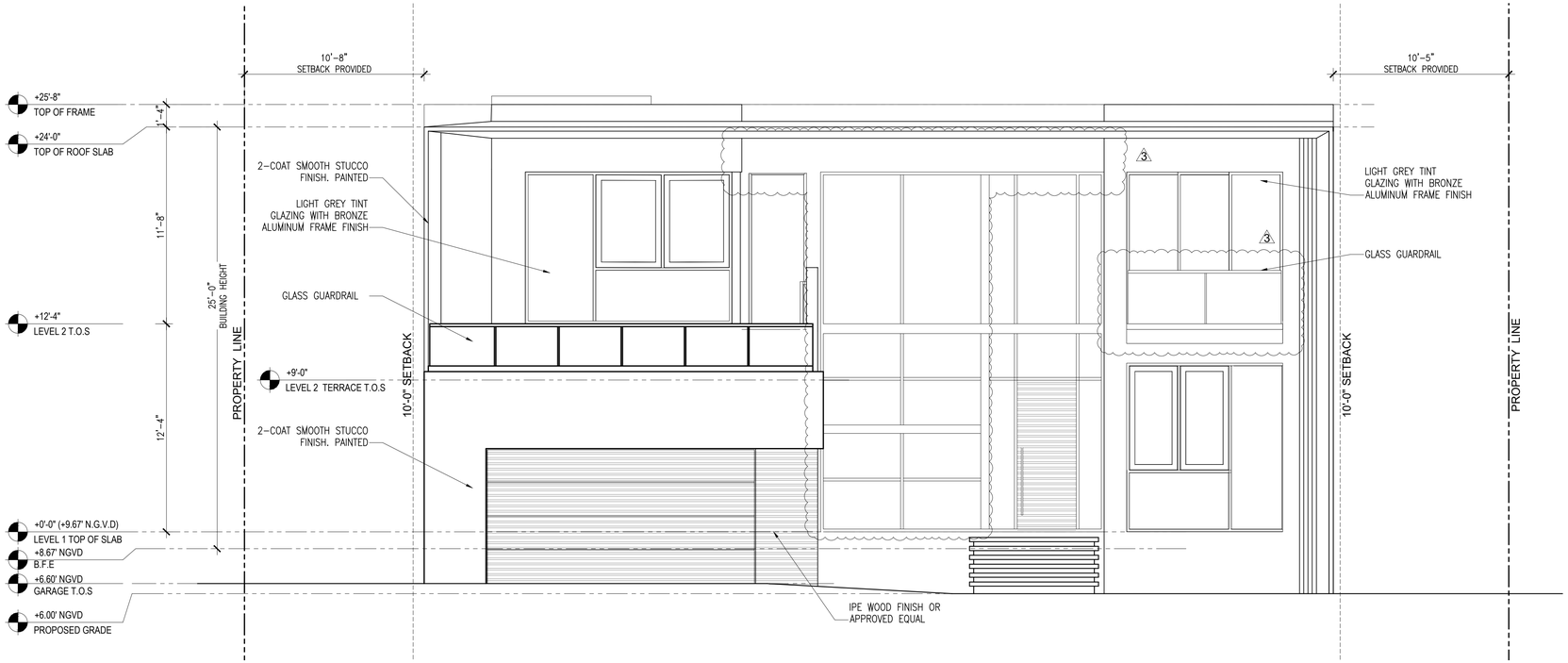

WEST ELEVATION- PROPOSED

1/4" = 1'-0"

WEST ELEVATION- PREVIOUSLY PERMITTED

1/4" = 1'-0"

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INTERIOR DESIGNER

SHEET TITLE: **ELEVATIONS**

PROJECT: **MALOY RESIDENCE**
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
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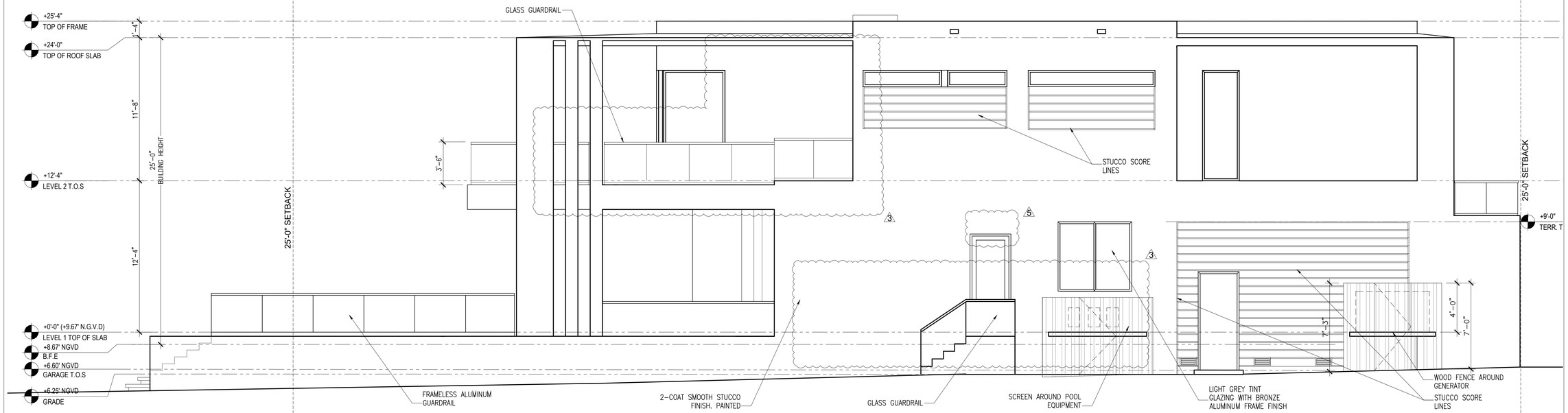
DATE: 06-07-21

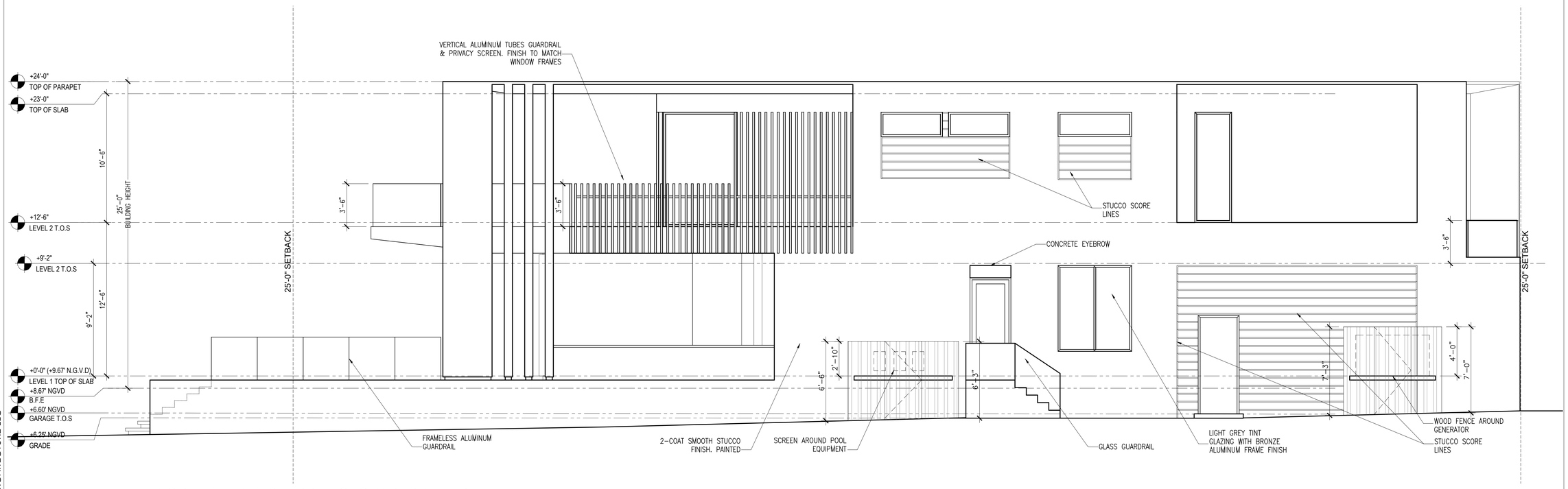
REV.	DATE	DESCRIPTION
1	07-09-21	P&Z DEPT COMMENTS
2	07-27-21	P&Z DEPT COMMENTS
3	11-20-23	DRB REVISION SET

SHEET
A-3.00



NORTH ELEVATION- PROPOSED

1/4" = 1'-0"



NORTH ELEVATION- PREVIOUSLY PERMITTED

1/4" = 1'-0"

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INTERIOR DESIGNER

SHEET TITLE: ELEVATIONS

PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
1	11-20-23	DRB REVISION SET
2	12-12-23	DRB REVISION SET

SHEET
A-3.01

NORTH ELEVATION- PROPOSED

NORTH ELEVATION- PREVIOUSLY PERMITTED

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INTERIOR DESIGNER

SHEET TITLE: COLORED ELEVATIONS

PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
3	11-20-23	DRB REVISION SET

SHEET
A-3.02

WEST ELEVATION- PROPOSED

WEST ELEVATION- PREVIOUSLY PERMITTED

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INTERIOR DESIGNER

SHEET TITLE: COLORED ELEVATIONS

PROJECT: MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
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REV.	DATE	DESCRIPTION
3	11-20-23	DRB REVISION SET

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A-3.03

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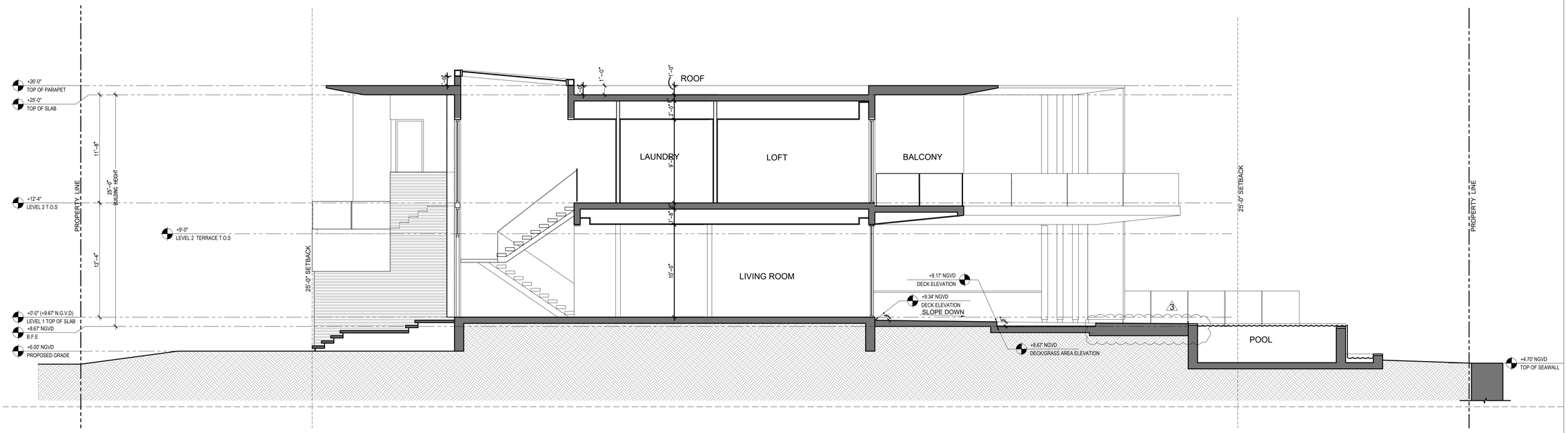

SECTION 1

3/16" = 1'-0"

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INTERIOR DESIGNER

SHEET TITLE: **SECTIONS**

PROJECT: **MALOY RESIDENCE**
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

PROJECT NO. : 21-278
DRAWN BY: MD
CHECKED BY: JG
DATE: 06-07-21

REV.	DATE	DESCRIPTION
1	07-09-21	P&Z DEPT COMMENTS
3	11-20-23	DRB REVISION SET

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FRONT RENDERING- PROPOSED

FRONT RENDERING- PREVIOUSLY PERMITTED

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INTERIOR DESIGNER

SHEET TITLE: **FRONT RENDERING**

PROJECT: **MALOY RESIDENCE**
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

PROJECT NO. : 21-278
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DATE: 06-07-21

REV.	DATE	DESCRIPTION
3	11-20-23	DRB REVISION SET

SHEET
A-5.00

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AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 4.

ITEM: Request for approval of a roof material for “Alan Mendelson.” located at 10061 East Broadview Drive, Lots 20-21 of Block 23. The owner is proposing to replace his existing "S" barrel concrete tile with a Standing Seam Metal Roof (medium bronze color) on their existing single-family home. Enclosed please find a letter from the contractor, pictures and a sample of the roof. (Item #4)

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	698,927	16.1%	3,424,744	3,253,507
2016	4.55000	778,065	11.3%	3,540,199	3,363,189
2017	4.40000	880,111	13.1%	3,872,490	3,678,866
2018	3.99900	1,031,587	17.2%	4,125,319	3,919,053
2019	3.71990	1,214,738	17.8%	4,518,705	4,292,770
2020	3.62450	1,333,876	9.8%	4,834,634	4,592,902
2021	3.62450	1,378,221	3.3%	4,995,365	4,745,597
2022	3.59000	1,374,484	-0.3%	4,934,399	4,687,679
2023	3.17280	1,632,803	18.8%	5,180,558	4,921,530
2024	3.17280	1,894,000	32.2%	6,009,283	5,708,819

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

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.	10061 E BRDV Drive DRB Set 1.16.2024
2.	BHI 10061 EBVD SFR Metal Roof DRB Staff Report Jan 8 2024

SALOMON
CONSTRUCTION & ROOFING
15310 NW 33rd Place
Miami Gardens, Fl.33054
Phone: 305-883-1856 Fax: 305-883-5664

COMMERCIAL
RESIDENTIAL
INDUSTRIAL

Licensed, Insured and Bonded
CGC1505013 & CCC1325891
CCC1331705

January 5, 2024

PERMIT # B23-000655

Michael J. Miller, AICP
Town of Bay Harbor Islands

RE: Mendelson Residence
10061 East Broadview Drive
Bay Harbor Islands, Fl
Metal Roof approval

Dear Sirs:

Enclosed please find a picture of the above mentioned property with a clay "S" tile roof, and a picture illustrating the proposed Metal Standing Seam Roof. The selected color is a Medium Bronze color. Please see enclosed color card and brochure.

The owners have selected a metal Standing Seam Roof over the existing tile roof for several reasons. First, the metal roof system is much more durable than the clay tile roof presently on the home. Secondly, every year the owners have to remove and replace broken tiles due to flying debris from nearby landscaping. The clay tile roof has to be pressure cleaned periodically (annually) which leads to more broken tiles. Lastly, the metal roofs can withstand much more uplift pressures than the tile roofs, are more durable, require less maintenance, and are more contemporary and in line with the home.

Once the roof is replaced, the owners will be painting the home in a light color to accentuate the roof and to make the home look like a new home. We sincerely hope that the approval will be granted so we can install the new roof for the owners as soon as possible.

Thank you,

Salomon Susi
President / Owner

PVDF PAINT FINISHES

PVDF Resin Technology

es – Not all colors available in all profiles.

Regal White
SR .69 TE .85 SRI 83

Solar White
SR .69 TE .84 SRI 84

Sandstone
SR .56 TE .85 SRI 66

Sierra Tan
SR .39 TE .84 SRI 42

Ash Gray
SR .39 TE .84 SRI 41

Slate Gray
SR .37 TE .85 SRI 40

Dove Gray
SR .35 TE .84 SRI 56

Charcoal Gray
SR .30 TE .85 SRI 31

Aged Copper
SR .45 TE .85 SRI 52

Hartford Green (Formerly Called Evergreen)
SR .25 TE .83 SRI 22

Brook Blue
SR .34 TE .85 SRI 37

Cobalt Stone
SR .26 TE .85 SRI 25

Terra Cotta
SR .41 TE .84 SRI 46

Mansard Brown
SR .29 TE .85 SRI 29

Medium Bronze
SR .32 TE .85 SRI 34

VIEW OUR PROJECT GALLERY

VIEW COLOR AVAILABILITY MATRIX:

ING
DE

Pre-Weathered
Metallic Paint Finish
SR .30 TE .79 SRI 27

Copper
Metallic Paint Finish
SR .51 TE .85 SRI 59

Napa Champagne
Metallic Paint Finish
SR .37 TE .85 SRI 40

Nevada Silver
Metallic Paint Finish
SR .60 TE .84 SRI 73

Onyx
(Formerly Called Matte Black)
SR .27 TE .85 SRI 26

Dark Bronze
SR .29 TE .85 SRI 29

*Metallic Colors are Lot Specific

our
rom
re
a

HIDDEN SCREW ROOF SYSTEM

ALSO AVAILABLE IN:

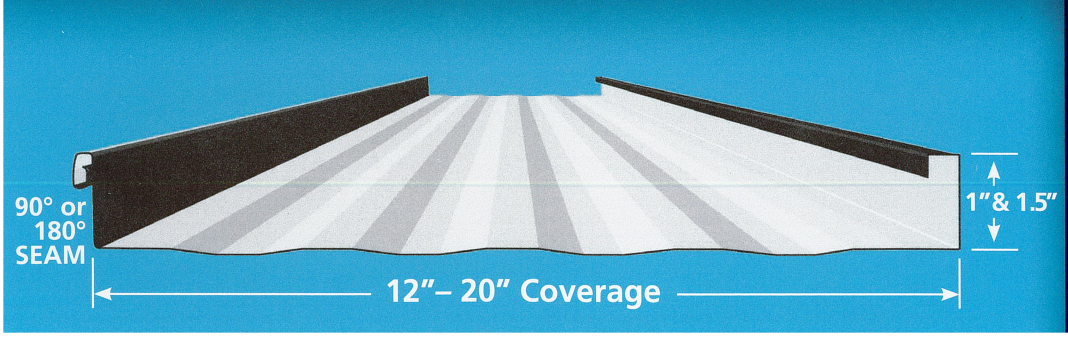
OceanGuard™
COASTAL ALUMINUM ROOFING

GulfCoast®
SUPPLY & MANUFACTURING

VERSALOC™

PREMIUM METAL ROOFING

MIAMI-DADE COUNTY APPROVED



MECHANICALLY SEAMED FOR SUPERIOR STRENGTH

VersaLoc™ is an ultra-premium, Hidden Screw metal roofing system specifically designed for Commercial and Architectural applications.

A strong, 90° or 180° mechanical seam provides the ultimate in weather-tightness and structural strength. Available with a seam height of 1" & 1.5", and in widths from 12" to 20". tWith substrate options in steel, aluminum, copper and stainless this panel is versatile.

MENDELSON RESIDENCE
10061 EAST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

EXISTING

MENDELSON RESIDENCE
10061 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL

PROPOSED

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: January 8th, 2024

Subject: Single-Family Residence – Re-Roof
Request for Alternative Roof Material (Standing Seam Metal Roof)
10061 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR24-000001
MMPA Acct. No.: 01-0702-1182

RECOMMENDED ACTIONS / BOARD ALTERNATIVES

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the owner's contractor letter requesting DRB approval to install a Standing Seam Metal Roof (medium bronze color) on their existing single-family home instead of replacing it with the same roof material (Barrel "S" Concrete Tile – Terra Cotta color) that was apparently approved by the Town when the home was built / updated over the years, and the pictures & illustrations provided (dated Jan. 5th, 2024), and if felt to be acceptable, **APPROVE** the request as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the installation of a Standing Seam Metal roof at an existing waterfront single-family home located at 10061 East Broadview Drive. If the DRB chooses to **DENY** the request, unless otherwise approved on appeal by the Town Council, the owner's must use a listed roof material set forth in Town Code Section 5-18.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10061 East Broadview Drive
Legal Description:	Lots 20 & 21 of Block 23 per Unity of Title, "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 BACKGROUND / DESCRIPTION / ANALYSIS

In November 2023 the Town received a Building Permit application (B23-000655) from a Roofing Contractor (Salomon Roofing & Waterproofing) seeking to re-roof the above referenced existing house with a Standing Seam Metal Roof. The existing roofing material is Barrel "S" Concrete Tile in a Terra Cotta color, that was apparently approved by the Town when the home was built. MMPA & other Town staff reviewed the building permit application and MMPA denied it from a zoning compliance perspective, as Town Code Section 5-18 includes a listing of specific permissible roofing materials that does not include metal roofing, unless the Design Review Board (DRB) reviews & approves it. This Code section was created in 1983 with the only modification made in 1995. Typically, when the Town receives a building permit application for a new / re-roof, if the requested roofing material complies with Section 5-18, the Town staff can administratively approve a building permit per Resolution #1077 adopted by the Town Council in 2008 when a separate free-standing "Board" (PZB / DRB) was created to review & approved certain land development applications. Following are the current Code provisions:

Sec. 5-18. - Required materials in roof and mansard fascia construction; approval of design review board.

(a) All roofs and mansard fascia construction shall be constructed with fire-resisting or noncombustible material and shall be of one of the following materials only, except as provided in paragraph (b) below:

(1) Clay tile;

(2) White concrete tile;

(3) Solid-colored cement tile, which color is impregnated with the same color intensity throughout;

(4) Thick butt variegated slate;

(5) Other materials which may be approved by the design review board.

(b) All roofs having an incline of less than two and one-half inches per foot shall be constructed of built-up roofing material and gravel.

(c) Flat roofs which are not visible from the street or from adjacent property by a person standing at ground level, may be constructed of modified bitumen, aluminum coat built-up, or any other water-proofing membrane application provided said application has all required product approvals.

(d) All reconstructed roofs and mansard fascia construction, alteration or repair shall require the approval of the planning board as being harmonious with other buildings in the proximity thereof.

(Ord. No. 409, §§ 1, 2, 7-11-83; Ord. No. 567, § 1, 3-13-95)

According to the Miami-Dade County Property Appraiser's website, the original 2,760 sq. ft. house was constructed in 1952 with a few square footage additions / modifications made over the years (2 additions totaling 1,420 sq. ft.) now totaling about 4,180 sq. ft., a swimming pool & decking, boat dock, fencing, and a tennis court on an adjoining lot, etc.

According to the Town's 2006 Historic Structure Survey, the home is described as having a Masonry Vernacular architectural style. The house has multiple sloped roof areas for the 1-story and 2-story portions of the house. The DRB must judge if a Standing Seam Metal Roof would be architecturally compatible with this house, as well as long-term maintenance and precedence.

Our research reveals that there are several (about 10) existing single-family homes in the Town with Standing Seam Metal Roofs. It is unknown if each home with a metal roof obtained DRB (PZB) approval or if Town staff administratively approved them, despite the Code language. Often Building Department staff / other Town Staff are not fully understanding of a community's entire Land Development Code Regulations. The DRB / PZB has approved a few though.

Most higher quality communities require similar roof materials (concrete) and prohibit somewhat "cheaper" looking or higher maintenance materials such as asphalt shingles or cedar shakes. These materials do not stand up as well in high wind coastal areas and in areas with high humidity. Metal seam roofs can be attractive but typically also may have maintenance problems. Installation and product / paint application typically dictates the degree of success or failure. In high heat / humidity areas some paint applications often blister or peel. However, some metal materials such as copper can be very attractive and relatively maintenance free. In its natural bronze state, copper looks good and even after it weathers to a patina color. Metal roofs are subject to more frequent failure as panels can lift. It should be mentioned that cement roof tiles can also fail and fly off, but the weight of the tiles and method of attachment typically resists failure in very high winds.

SUMMARY

The Town has long standing Code provisions that require the DRB to review & approve roofing materials other than those listed in the Code (concrete / clay / slate). This may not have been understood by previous Town staff. It is entirely up to the DRB to decide if this is acceptable.

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 5.

ITEM: Request for approval for exterior modification for a multifamily building "BAY HARBOR 1080 PARTNERS LLC" located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building / landscaping renovations deemed substantial for an existing 9 unit, two-story garden apartment type complex. Enclosed please find the elevations and site plan. (Item #5)

DESCRIPTION:

PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
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FY 2024 Value of 1 Mill *		
Mills	**Gross Revenue**	**Net Revenue (95%)**
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0.40	757,600	719,720
0.30	568,200	539,790
0.25	473,500	449,825
0.10	189,400	179,930

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 1060 95 St MFR Reno DRB Staff Report Dec 18 2023
2.	1060 95 Street DRB Set 1.16.2024

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 18th, 2023

Subject: Site Development Plan Application – Exterior Renovations
Existing Multi-Family Residential Complex (9 DU)
1060 95th Street
Bay Harbor Islands Acct. No. SPR23-000027
MMPA Acct. No. 01-0702- 1171

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review this staff report and the most recent revised plans received November 14th, 2023, and if found acceptable, **APPROVE** the proposed Site Development Plan application as is, or with modifications as deemed appropriate by the DRB.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-2 Multiple Family District
General Location:	1060 95th Street
Legal Description:	Lot 7, Block 13, "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, Victor R. Vega Sanabria / Florida Building Plans, as agent for the property owner (Bay Harbor 1080 Partners, LLC / Avi Dashi Principal) has submitted a Site Development Plan application to allow for exterior building / landscaping renovations deemed "substantial" by the Town staff to an existing 9-unit / 2-story garden apartment type complex located at 1060 95th Street. The property is zoned RM-2 Multiple Family Residential District.

According to the M-D County Property Appraiser's website information, the building was originally constructed in 1948; however, the Town's 2006 Historic Structure Survey indicates the complex was built in 1954. The Town's Historic Structure Survey identifies the architectural style as Masonry Vernacular (some MiMo features). It appears from the plans that all of the DU are 1-bedroom / 1-bathroom units. The plans also show several proposed interior renovations (Existing / Proposed Walls). A small 115 sq. ft. addition is also proposed at the southeast corner of the building and three (3) additional small additions (100+/- sq. ft. total) along the west side of the building (closets). There does not appear to be a true floor plan of the existing DU layouts but there is a demolition plan for each floor indicating the existing DU configuration to compare to the proposed DU layout submitted. There is no table with the individual DU information listed such as BR / Bath mix or square footage. However, based on the living area square footage shown (600+/- sq. ft.), none of the DU appear to meet the minimum DU size requirement of today. Per Sec. 23-9 the minimum DU sizes today are 750 sq. ft. (studio) / 900 sq. ft. 1-BR / 1,150 sq. ft. 2-BR). As was common for most earlier land developments in the Town, there are no on-site parking spaces at all, and the quantity of adjoining "street" parking spaces is only 9 (1 space per DU vs. 2 spaces required today = 18 spaces). In the early years of the Town there was no Zoning Code (initially adopted in 1957) with land development criteria, only the developer's Deed Restrictions that had minimal standards. Therefore, this site is deemed legal non-conforming as to DU sizes, parking, and several other current day criteria.

Following are the modifications noted to the exterior elements of the building:

1. Modification the exterior façade and finish materials

2. All windows and doors are to be replaced by impact, keeping the same openings. A few of those openings will be blocked.

3. All exterior doors are rotten and will be replaced by impact doors keeping the same openings.

4. All parking areas are to be repaired, maintaining the same quantity and location.

5. Existing railings are damaged and are not compliant with current Code. All railings will be replaced.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

> "The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the 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".

The accompanying a Town Manager memo from 2008 it states the Town's staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity). Based on the applicant's desired modifications, staff collectively determined the

Design Review Board (DRB) is required to review this application due to the extent of the renovations, new building additions, and changes to the exterior façade appearance. As stated previously most of the complex's window replacement would not require the DRB's review / approval, but they intend on blocking-in several windows. This complex is in poor condition and numerous improvements are planned and desired.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Based on the lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional dwelling units are being requested in this application, nor would they be allowed without acquiring TDRs and the extreme parking limitations). Therefore, the use and density are compliant with the Town's Comprehensive Plan FLUM.

Land Development Regulations / Zoning Code –The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum allowable base density is 34 DUA. Based on the lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional units are requested; therefore, the use and density are compliant with the Town's zoning classification and regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot). The subject site is comprised of Lot 7 of Block 13.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

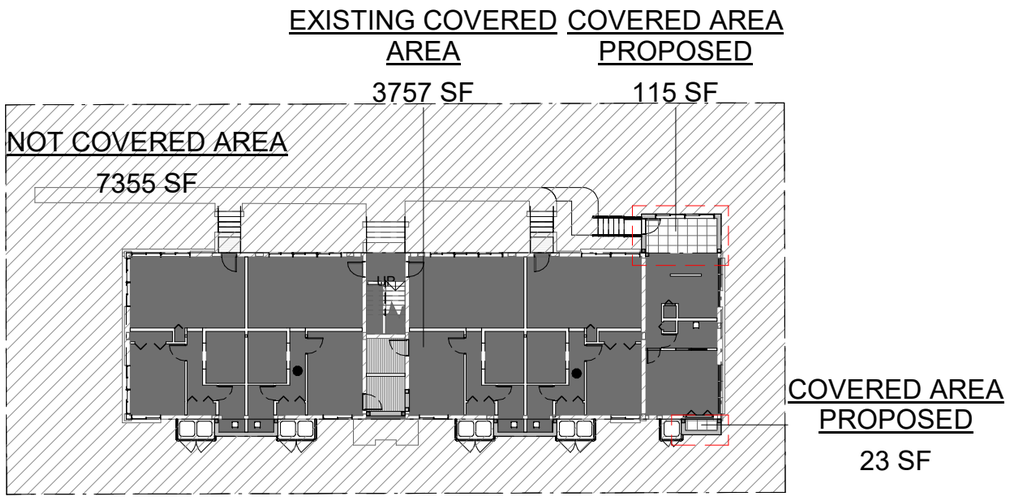
The site will continue to use the existing non-conforming nine (9) perpendicular off-street parking spaces located in front of the property connecting to 95th Street.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval based on the most recent revised plans dated November 14th, 2023, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Victor R. Vega Sanabria / Florida Building Plans, as agent for the property owner (Bay Harbor 1080 Partners, LLC / Avi Dashi Principal), dated November 14th, 2023, as well as any required modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

LOT COVERAGE



Lot coverage

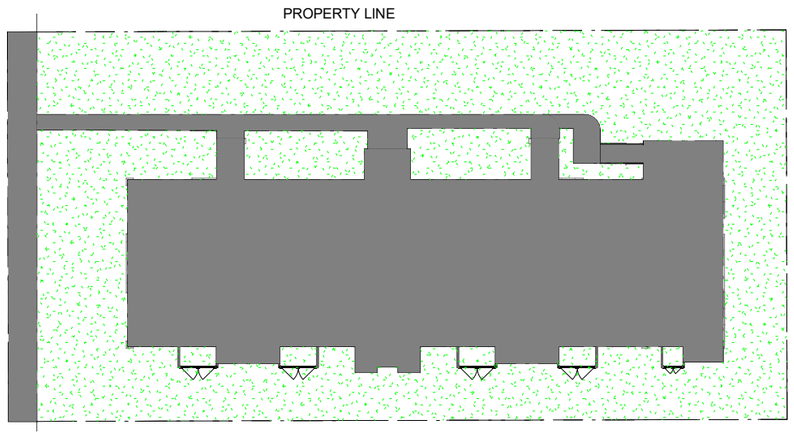
COVERED AREA PROPOSED

NOT COVERED AREA

EXISTING COVERED AREA

LOT COVERAGE CALCULATIONS	
EXISTING LOT SIZE:	11.250 ft^2
EXISTING LOT COVERAGE:	3.757 ft^2
NEW ADDITION L.C:	138 ft^2
NEW TOTAL LOT COVERAGE:	3.895 ft^2

PERVIOUS VS IMPERVIOUS



53

Proposed Pervious/Impervious areas legend

IMPERVIOUS

PERVIOUS

(Existing Pervious/Impervious) DRB 1		
LOT AREA: 11250 SF		
Name	**Area**	**%**
IMPERVIOUS	4742 SF	42.15%
PERVIOUS	6508 SF	57.85%
	11250 SF	

(Proposed Pervious/Impervious) DRB 1		
LOT AREA: 11250 SF		
Name	**Area**	**%**
IMPERVIOUS	4932 SF	44%
PERVIOUS	6318 SF	56%
	11250 SF	

Revision Number	Revision	Date
53	D.Impervious/Pervious area calculations is square footage / Percentage.	09-14-2023

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For: _____ **Drawn By:** Author

Issued By: DRB **Checked:** Checker

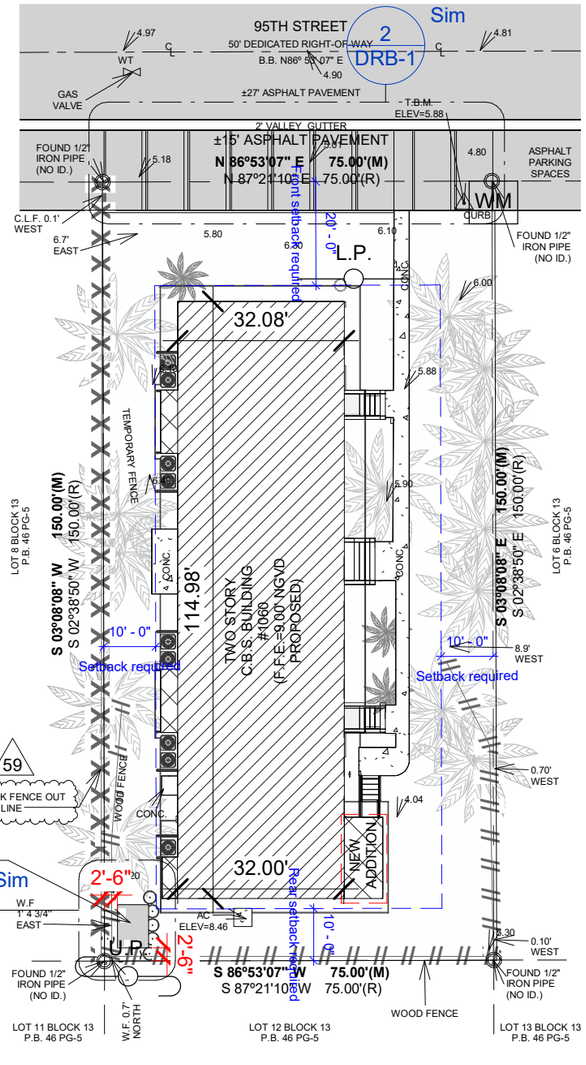
Date: 07/25/23 **Project #:** Project Number

Title: **Dwg:**

LOT COVERAGE AND PERVIOUS PLAN

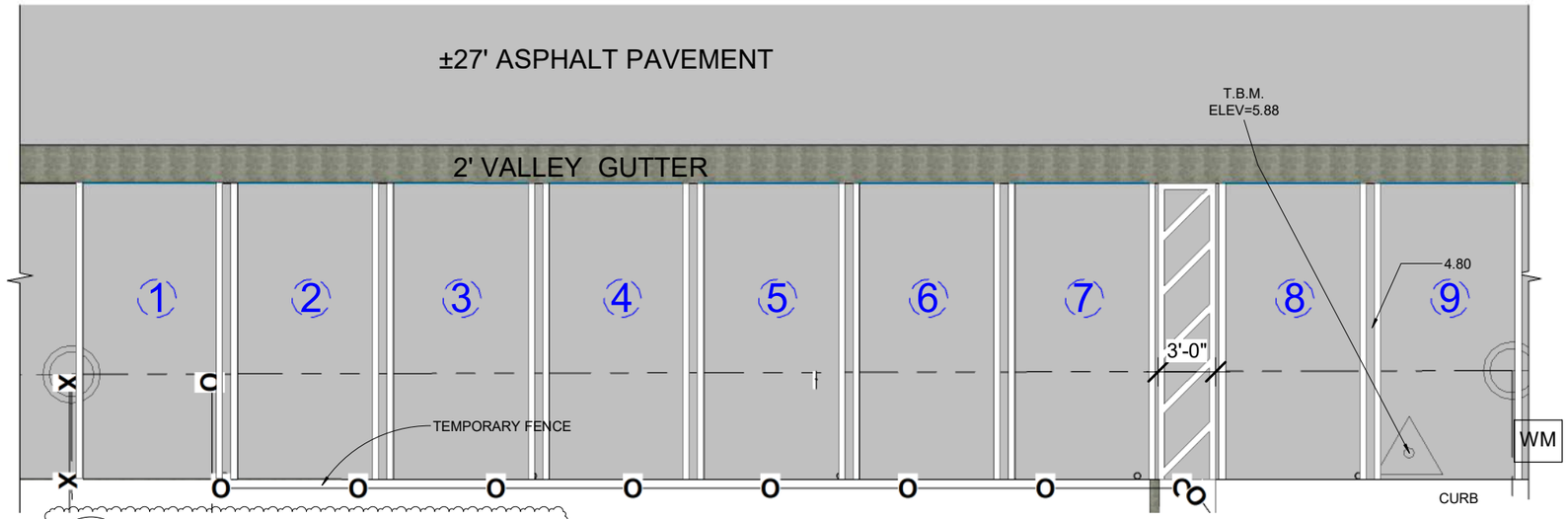
DRB.1

SITE PLAN W/ EXISTING PARKING SPACES



6 / DRB.2 SITE PLAN - PROPOSED - DRB-1

Scale: 1" = 30'-0"



65 / 2 / DRB.2 EXISTING ASPHALT PARKING SPACES

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

PARKING LOTS REQUIRED

2 Parking lots per D/U required

APARTMENT UNITS PROVIDED	PARKING LOTS REQUIRED	PARKING LOTS PROVIDED
9	18	9*

*PARKING LOTS ARE EXISTING TO REMAIN

NOTE: THIS SITE IS DEEMED LEGAL NON-CONFORMING

66

EXISTING PARKING LOT

PARKING SPACES	EXISTING
STANDARD	8
ADA	1
TOTAL PARKING SPACES	**9**

58

54

There won't be any improvements to the existing parking lots

PROPERTY LEGAL DESCRIPTION

LOT 7, BLOCK 13, OF "BAY HARBOR ISLAND" ACCPRDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

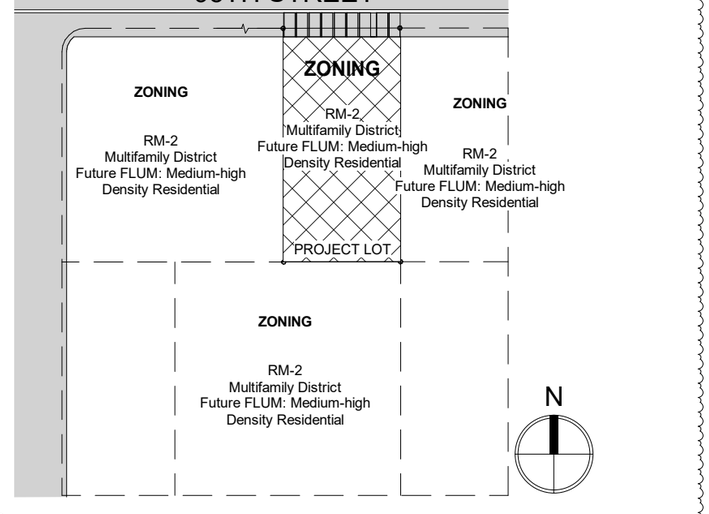
50

FLOOD LEGEND

Flood map:	12086C0144L
Flood Date:	09/11/2009
Base Flood elevation:	8.00 ft
Flood Legend:	Zone AE
Vertical Datum:	NGVD
Finish Floor Elevation:	9.00 ft
Lowest elevation of equipment:	9.00 ft
Highest Crown of Road:	4.97 ft
Lowest and highest adjacent grade:	5.74 ft

33

52



1 / DRB.2 ZONING- SITE PLAN WITH ADJOINING LOTS - DRB Copy 1

Scale: 1" = 100'-0"

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
33	2. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5.	09-13-2023
50	A.Legal description of the property	09-14-2023
52	C.The applicable Zoning District Classification (RM-2)and comprehensive Plan FLUM designation (Medium-high Density Residential) are not on the plans, nor do the plans reflect the existing uses, Zoning or complain designations for adjoining properties as required by Sec. 5-20.	09-14-2023
54	E.Number of parking spaces required and provided.	09-14-2023
58	8.What if any are the improvements to the existing parking spaces?	09-14-2023
59	9.What is the height/color/material of the fence along the west property line? who owns it ?	09-14-2023
65	1.The site will continue to use the existing nine (9) perpendicular off/street parking spaces in front of the property connecting the 95th street.	09-14-2023
66	A.Number of parking spaces required and provided. Not provided with submittal	10-23-2023

Issued For: _____ **Drawn By:** Author

Issued By: DRB **Checked:** Checker

Date: 07/25/23 **Project #:** Project Number

Title: **Dwg:**

EXISTING PARKING SPACES

DRB.2

AERIAL REPRESENTATIONS

AERIAL CONTEXT VIEWS

AERIAL FRONT VIEWS

AERIAL REAR VIEWS

Revision Number	Revision	Date

FLORIDA BUILDING PLANS

1060 Bay Harbor

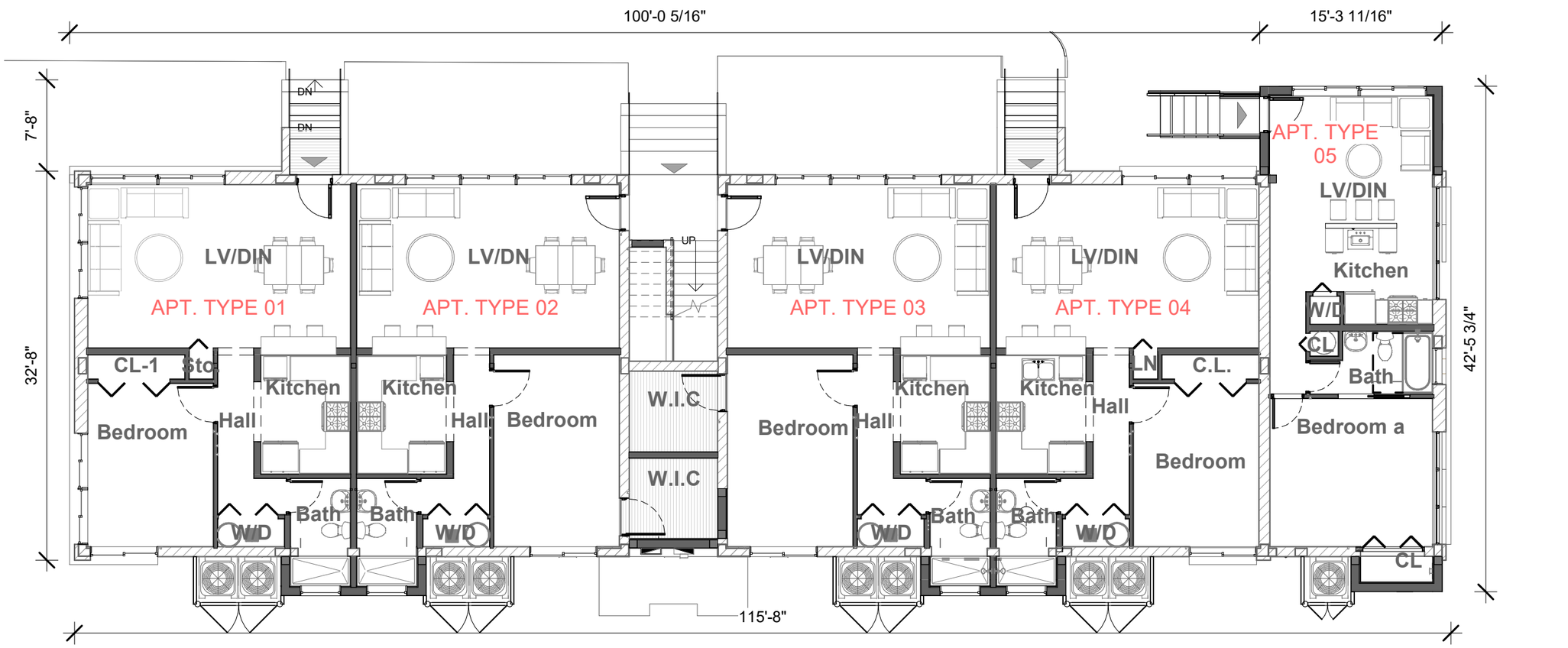
address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For:
Issued By:
Date: 07/25/23
Title: AERIAL REPRESENTATIONS

Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg:

DRB.3

GENERAL 1ST FLOOR



N

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

Revision Number	Revision	Date

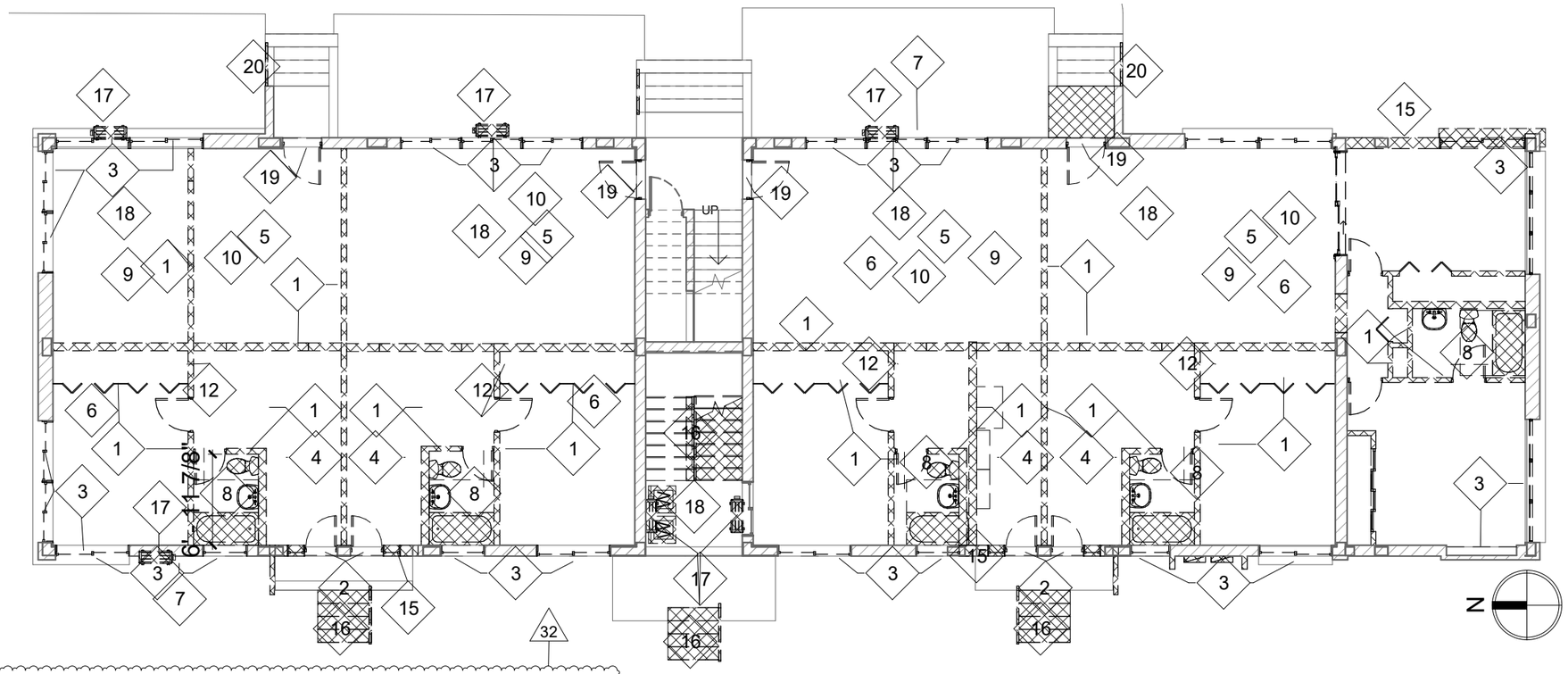
FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

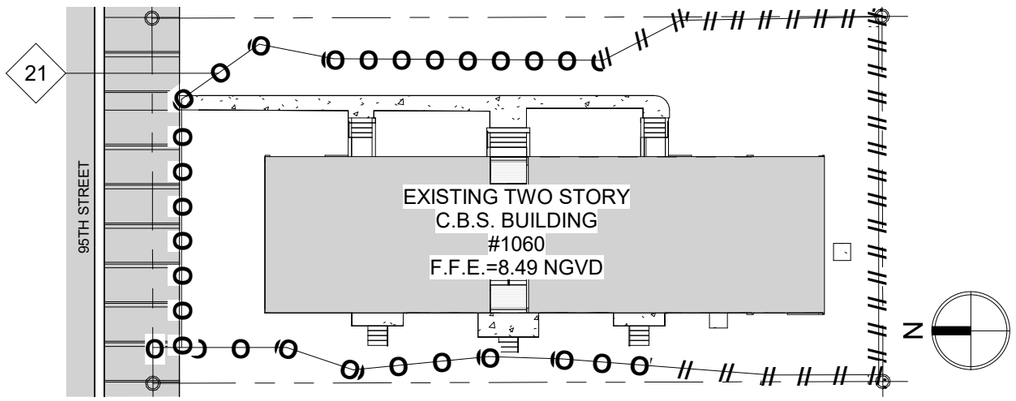
Issued For:
Issued By:
Date: 07/25/23
Title: GENERAL 1ST FLOOR PROPOSED

Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg: DRB.4



1 DRB.4.1 (01) - 1ST FLOOR -EXISTING/ DEMOLITION PLAN-DRB-1

Scale: 3/32" = 1'-0"



2 DRB.4.1 SITE PLAN - EXISTING - DRB-1

Scale: 1/32" = 1'-0"

DEMOLITION NOTES -...

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if neccesary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished

57

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
32	1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.	09-13-2023
57	7.What is the purpose of the temporary fence? Is this simply to secure the site at present?	09-14-2023

Issued For: _____ Drawn By: Author

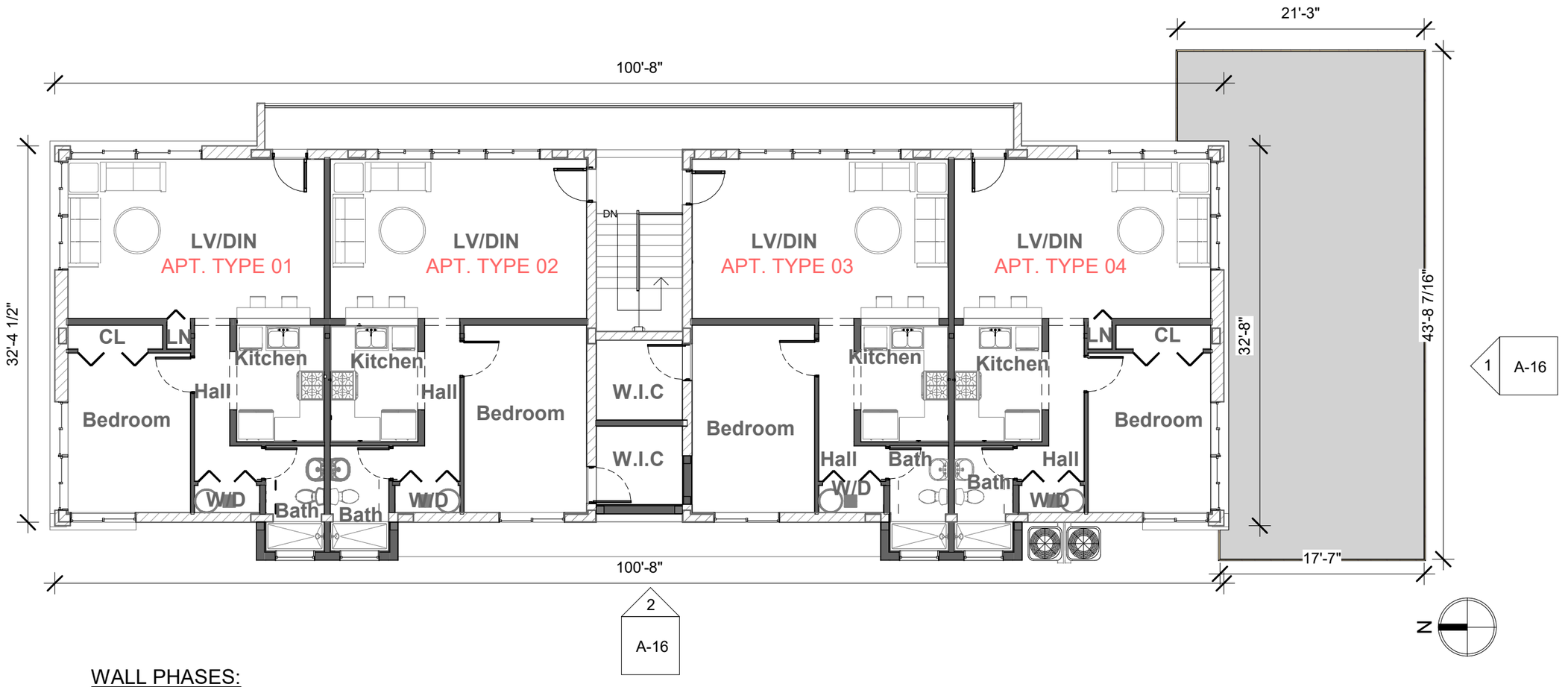
Issued By: DRB Checked: Checker

Date: 09/27/23 Project #: Project Number

Title: GENERAL 1ST FLOOR EXISTING

Dwg: DRB.4.1

GENERAL 2ND FLOOR



WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

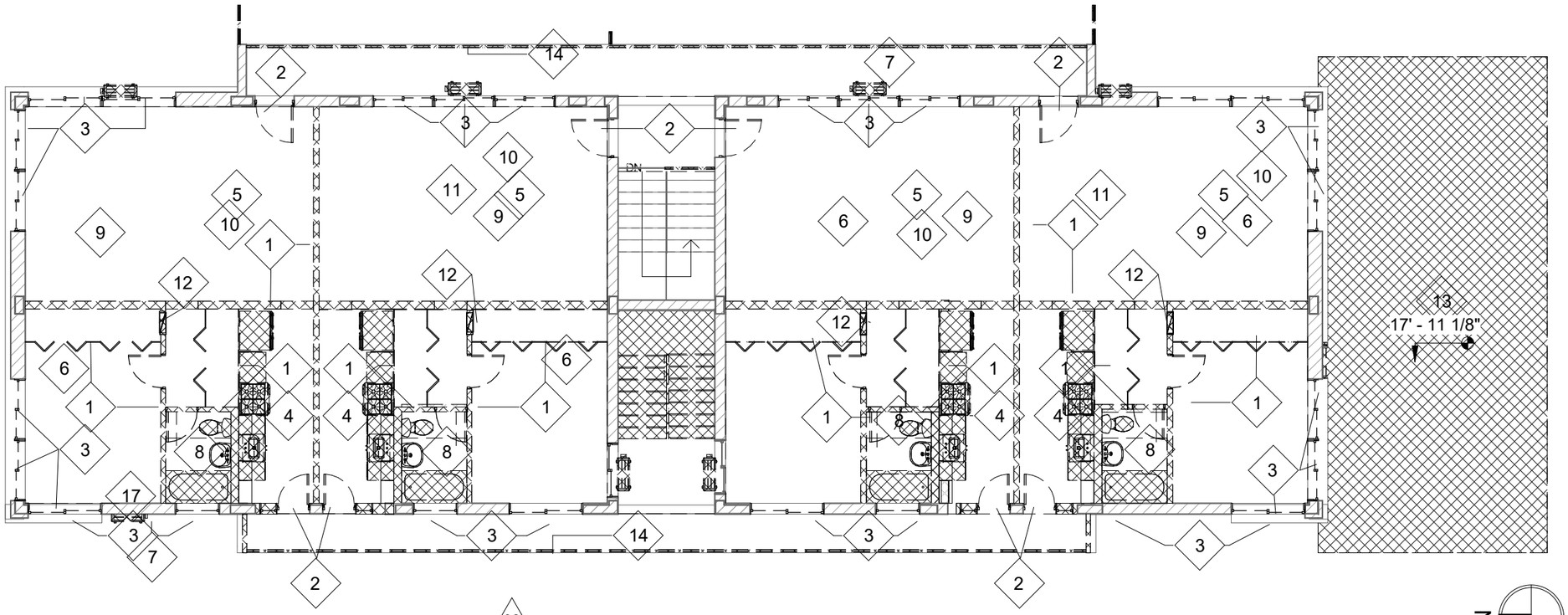
Revision Number	Revision	Date

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For:		Drawn By:	Author
Issued By:		Checked:	Checker
Date:	07/26/23	Project #:	Project Number
Title:	GENERAL 2ND FLOOR PROPOSED	Dwg:	DRB.5



1 DRB.5.1 (02) - 2ND FLOOR -EXISTING/ DEMOLITION PLAN-DRB-1

Scale: 1" = 10'-0"

DEMOLITION NOTES ...

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if neccesary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished

FLORIDA BUILDING PLANS

1060 Bay Harbor

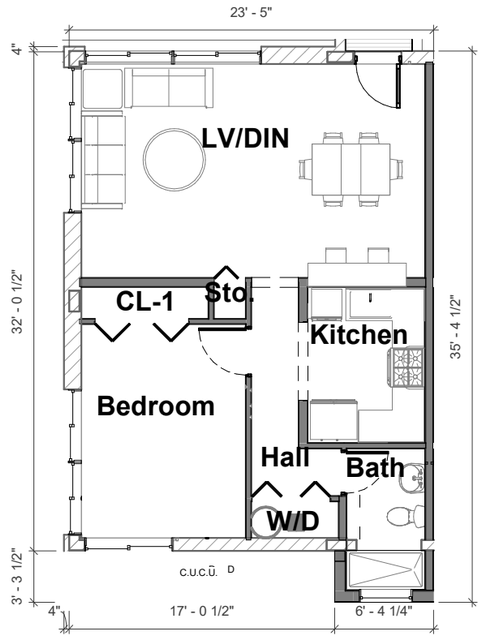
address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
32	1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.	09-13-2023

Issued For:
Issued By:
Date: 09/27/23
Title: GENERAL 2ND FLOOR EXISTING

Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg: DRB.5.1

TYP. APARTMENT 1



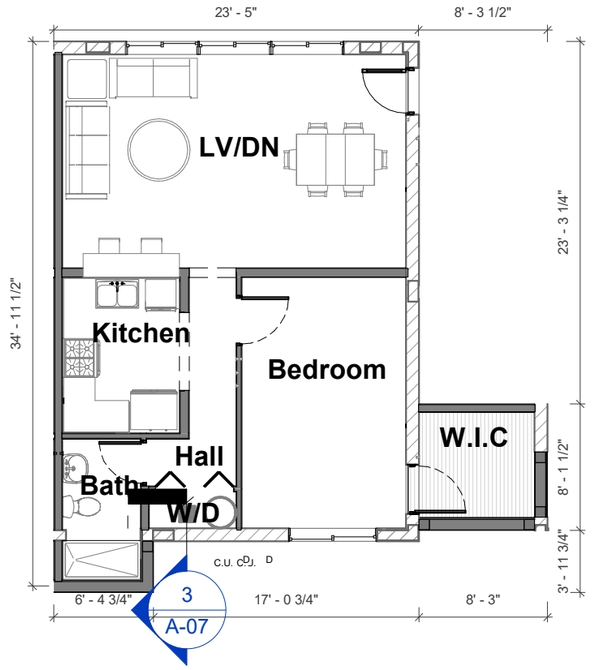
APT TYPE. 1	
Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 7	643 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 643 SF

51

TYP. APARTMENT 2



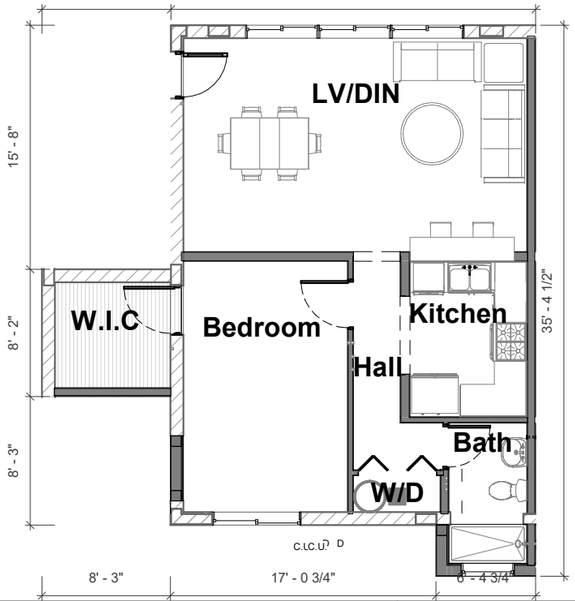
APT TYPE. 2	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

51

TYP. APARTMENT 3



APT TYPE. 3	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

Revision Number	Revision	Date
51	B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/	09-14-2023

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

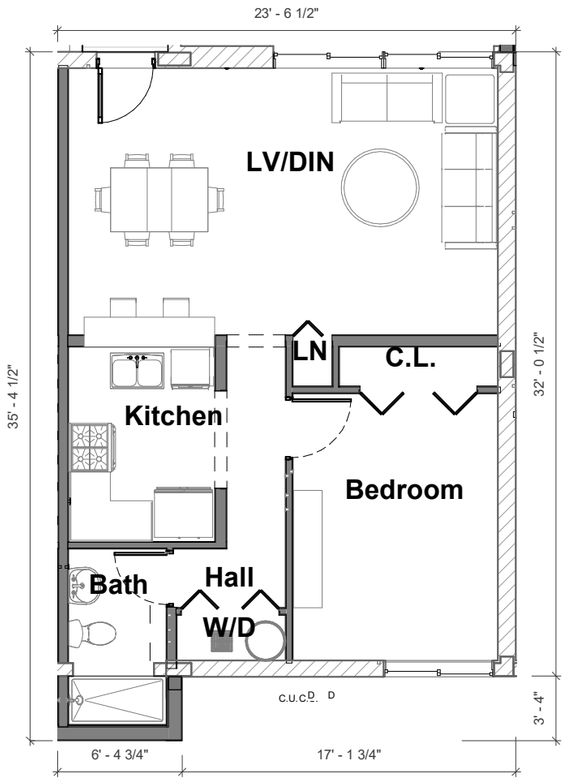
Issued For:
Issued By: DRB
Date: 07/26/23
Title:

Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg:

TYP. FLOOR PLANS

DRB.6

TYP. APARTMENT 4



51

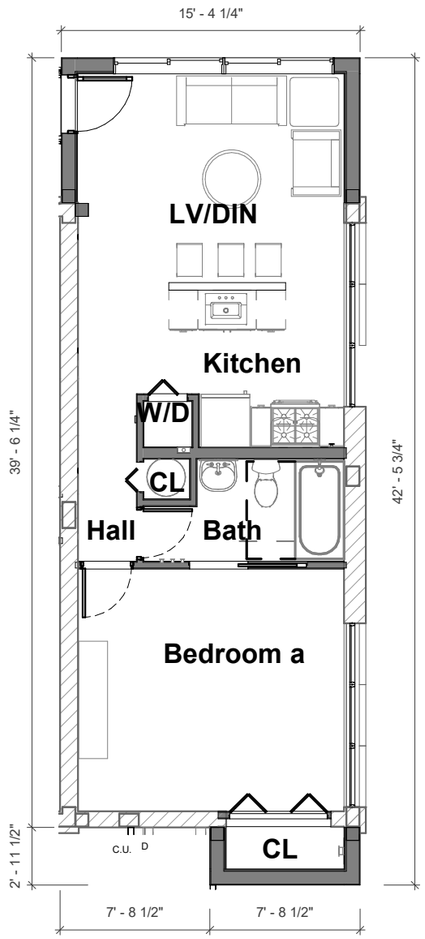
APT TYPE. 4

Name	Area
LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 8	647 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 647 SF

TYP. APARTMENT 5



51

APT TYPE. 5

Name	Area
CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF
Grand total: 8	511 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 511 SF

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

Revision Number	Revision	Date
51	B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/	09-14-2023

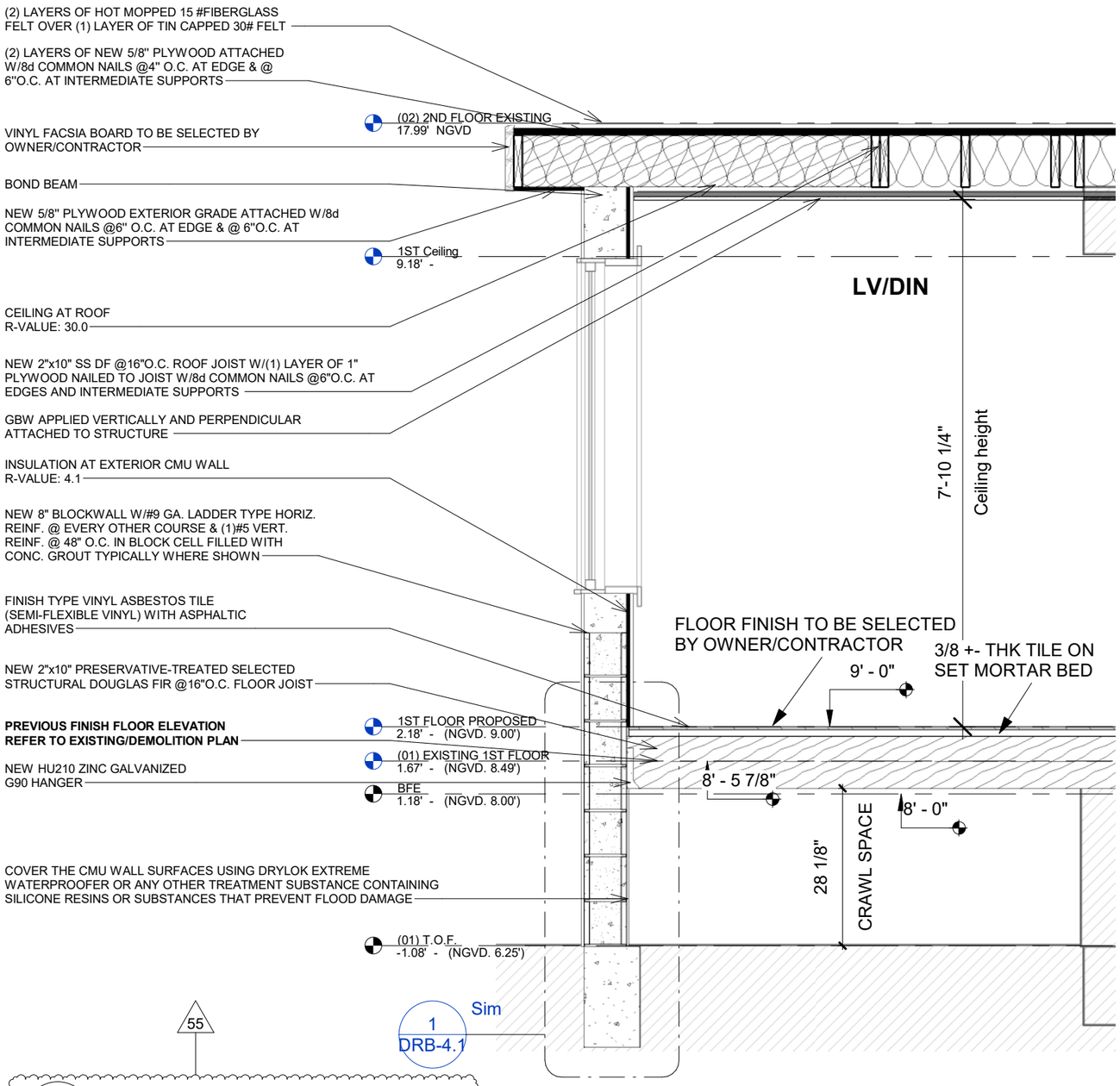
FLORIDA BUILDING PLANS

1060 Bay Harbor

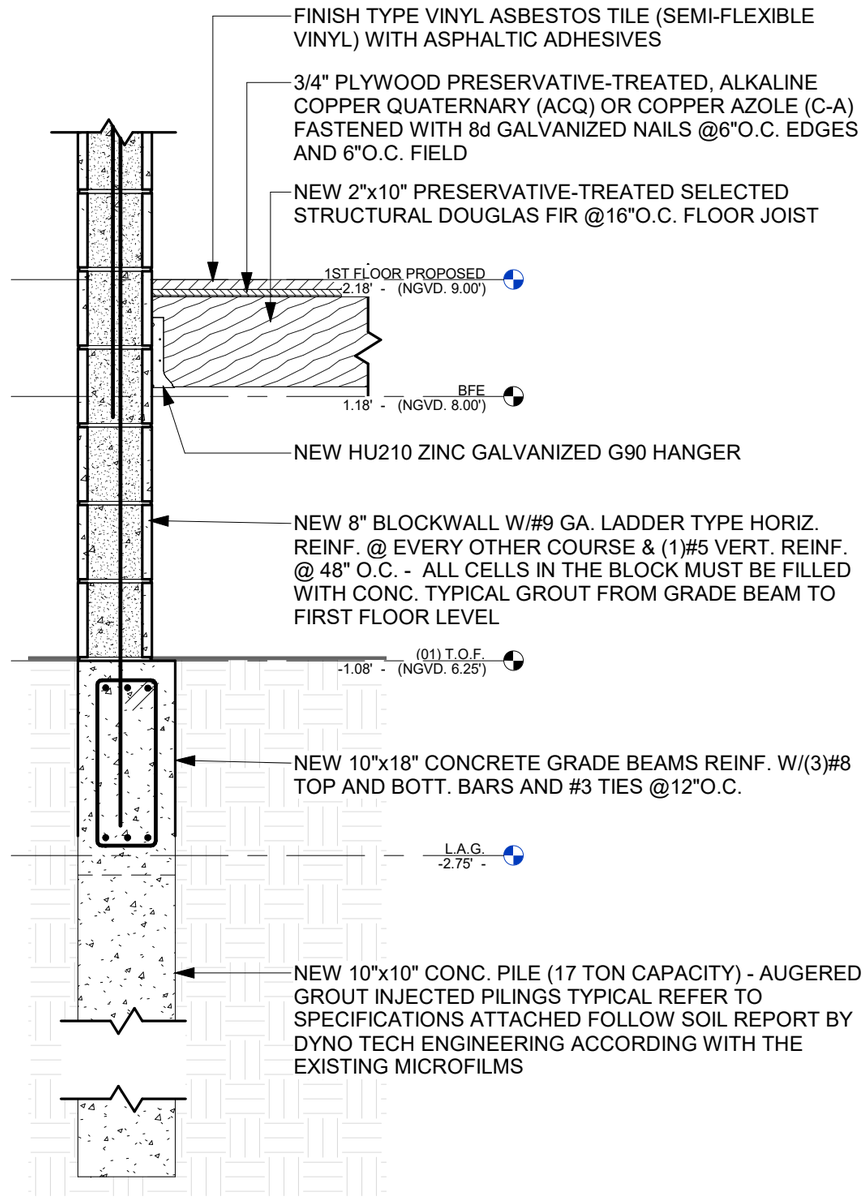
address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For:
Issued By: DRB
Date: 09/27/23
Title: TYP FLOOR PLANS-B

Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg: DRB.6.1



1 DRB.6.2 Wall section - Proposed addition - DRB
Scale: 1/2" = 1'-0"



2 DRB.6.2 NEW CONCRETE PILE DETAIL-DRB 1
Scale: 3/4" = 1'-0"

Revision Number	Revision	Date
55	5.Provide details on proposed 115 Square foot addition covered area.	09-14-2023

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For: _____ **Drawn By:** Author
Issued By: DRB **Checked:** Checker
Date: 10/02/23 **Project #:** Project Number
Title: **Dwg:**

WALL SECTION

DRB.6.2

EAST ELEVATION

60

NORTH ELEVATION

60

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
34	3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC), SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.	09-13-2023
60	10.While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.	09-14-2023

Issued For: _____ **Drawn By:** Author

Issued By: DRB **Checked:** Checker

Date: 07/26/23 **Project #:** Project Number

Title: **Dwg:**

ELEVATIONS

DRB.7

WEST ELEVATION

60

SOUTH ELEVATION

60

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
34	3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC), SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.	09-13-2023
60	10.While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.	09-14-2023

Issued For: _____ **Drawn By:** Author

Issued By: DRB **Checked:** Checker

Date: 07/26/23 **Project #:** Project Number

Title: **Dwg:**

ELEVATIONS B

DRB.8

ELEVATIONS - RENDERS

56

NW-ELEVATION

NE-ELEVATION

SE-ELEVATION

SW-ELEVATION

MATERIALS

1 **ROOF**
PVC Roof membrane

2 **WINDOW**
Aluminum/PVC frame

3 **CORNICE**
Concrete finish

4 **WINDOW**
Glass

5 **WALL**
Smooth Stucco

5 **WALL**
Wood siding finish

	Product category	Description	FL Approval #	Comments
1.	Roof cover	Thermoplastic (PVC and KEE/ PVC) single ply roof membranes	FL 14318-R19	VersiFlex™ PVC (polyvinyl chloride) and KEE (ketone ethylene ester) single-ply membranes
2.	Window frame	Aluminum material	FL 163-R8 & FL 153-R7.	
2.1	Window frame	PVC Vynil impact	FL 224-R20 & FL 4093 R-10.	
3.	Facade Cornice	Polished concrete	Do not require a Florida Product Approval Number	
4.	Window glass	Glass Category II	--	Glass type according to window size
5.	Walls finish	Smooth Stucco Finish (Traditional)	Do not require a Florida Product Approval Number	Comply with ASTM C 932
6.	Panel walls	NewTechWood European Siding System		Composite Belgian Board Siding Sample Board in Brazilian Ipe UH58-16-IP-S
7.	Doors	Metal & Glass	FL 4031-R10 & FL 6336 R8.	

Revision Number	Revision	Date
56	6.While pictures have been provided the code normally requires colored rendering for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings	09-14-2023

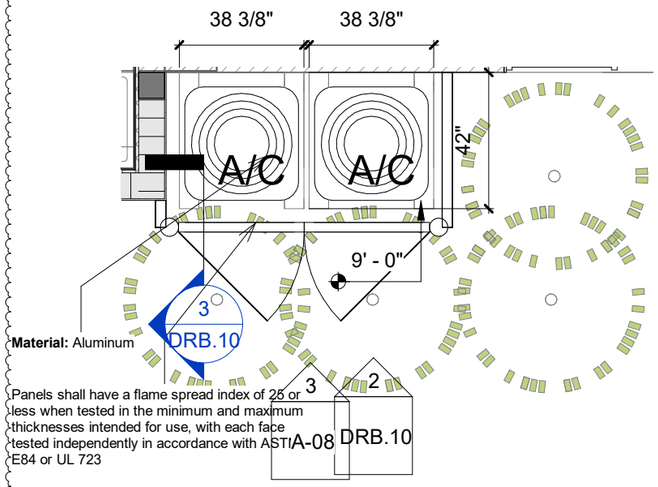
FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

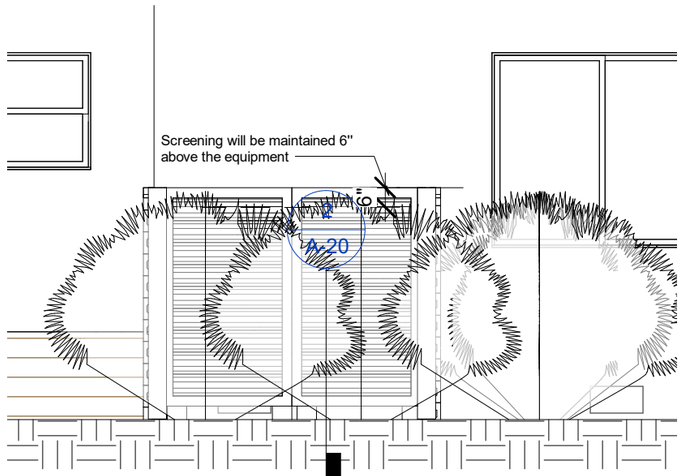
Issued For:
Issued By: DRB
Date: 07/26/23
Title: RENDERING & MATERIALS

Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg: DRB.9



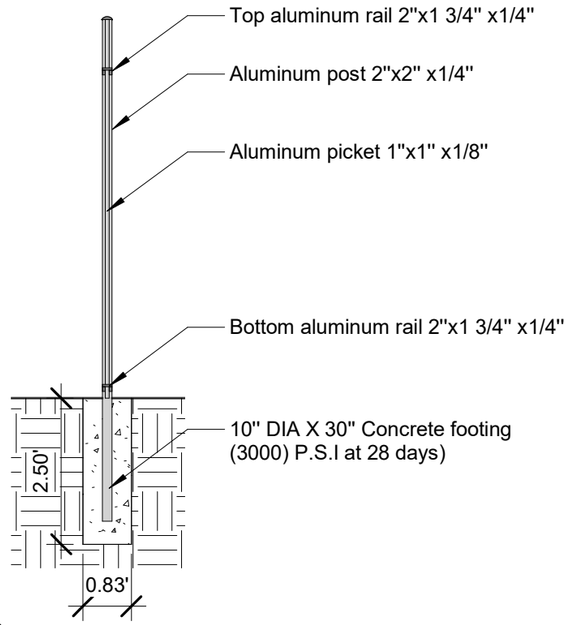
1 DRB.10 TYP. A/C SCREENING PLAN CALLOUT -DRB Copy 1

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



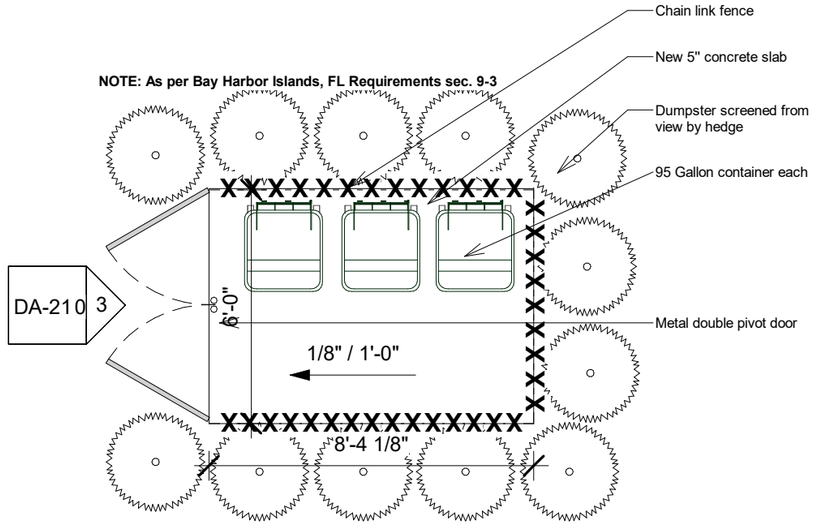
2 DRB.10 TYP. A/C SCREENING ELEVATION-DRB Copy 1

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



3 DRB.10 TYP Fence section -DRB

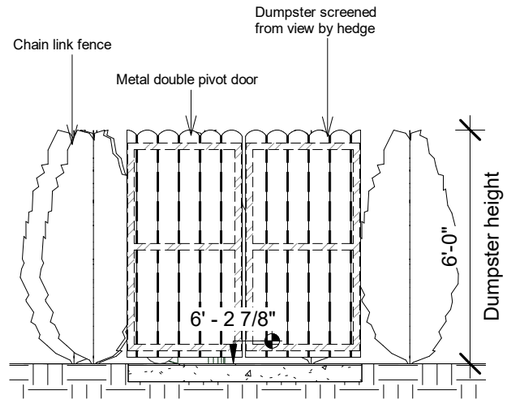
Scale: 3/8" = 1'-0"



5 DRB.10 (01) - TRASH ENCLOSURE - PROPOSED DRB 2

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

62



6 DRB.10 (01) - TRASH ENCLOSURE - NORTH ELEVATION DRB 2

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

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
49	3.The new A/C units appear to be elevated to meet FEMA / FBC requirements, however, they need to be screed. The code requires a physical barrier (Fence/wall) with supplemental landscaping. (Landscaping alone is not sufficient). Call out type of proposed screening including material, color and height.	09-14-2023
62	12.Provide information on existing/proposed trash and garage disposal storage system including the proposed required screening.	09-14-2023

Issued For: _____ **Drawn By:** Author

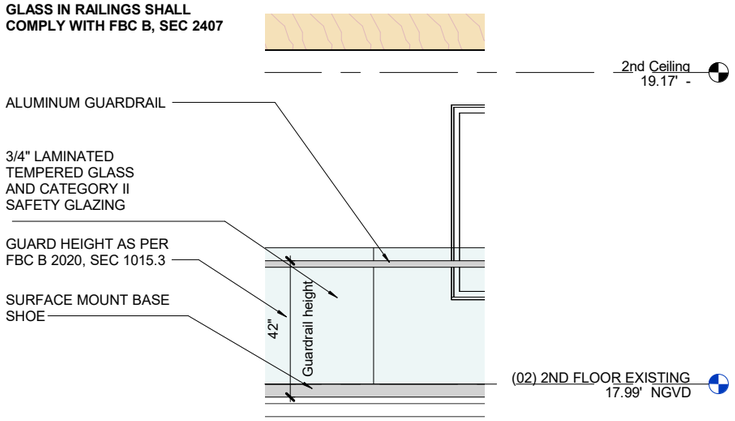
Issued By: DRB **Checked:** Checker

Date: 09/27/23 **Project #:** Project Number

Title: **Dwg:**

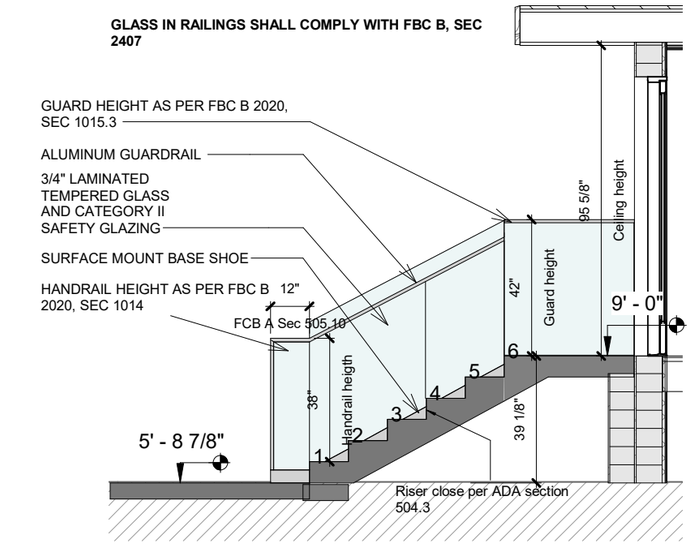
CALLOUT DETAILS

DRB.10



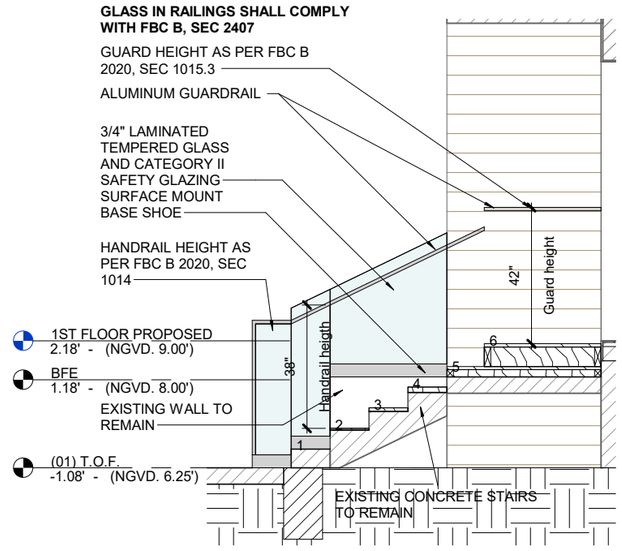
1 DRB.11 TYP GUARDRAIL - SECTION DRB

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



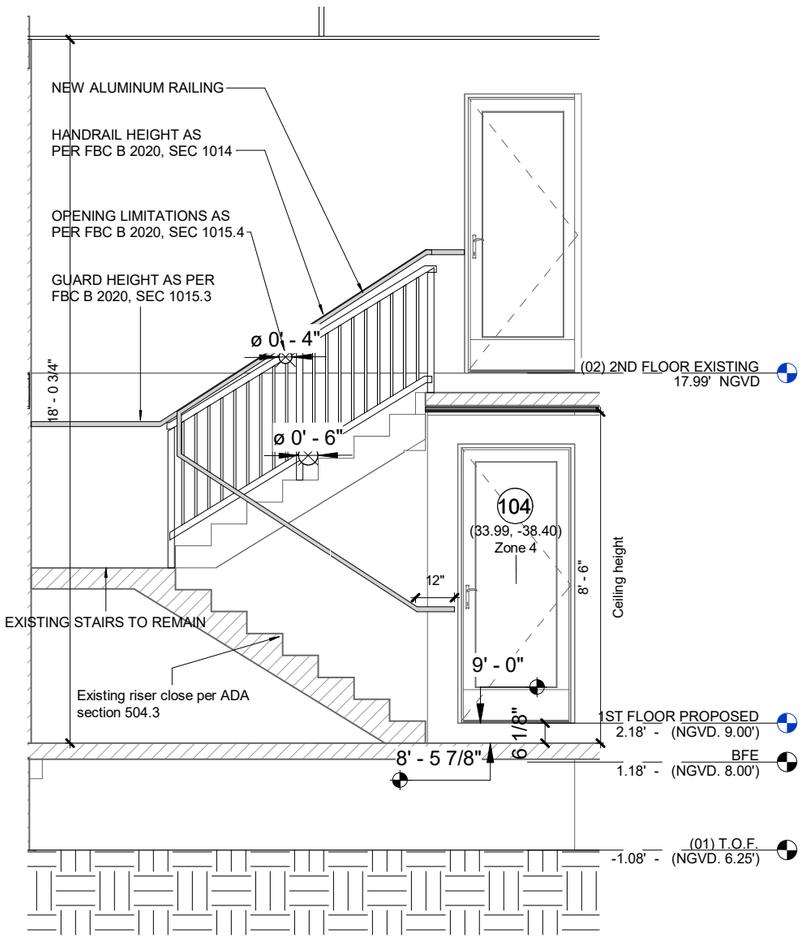
4 DRB.11 TYP RAILING ON PROPOSED STAIRS - SECTION - DRB 1

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



3 DRB.11 TYP RAILING ON EXISTING STAIRS - SECTION - DRB 1

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



2 DRB.11 TYP RAILING ON EXISTING INTERIOR STAIRS - SECTION - DRB 1

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

FLORIDA BUILDING PLANS

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number	Revision	Date
48	2.Provide height of the proposed railings and color and materials.	09-14-2023

48

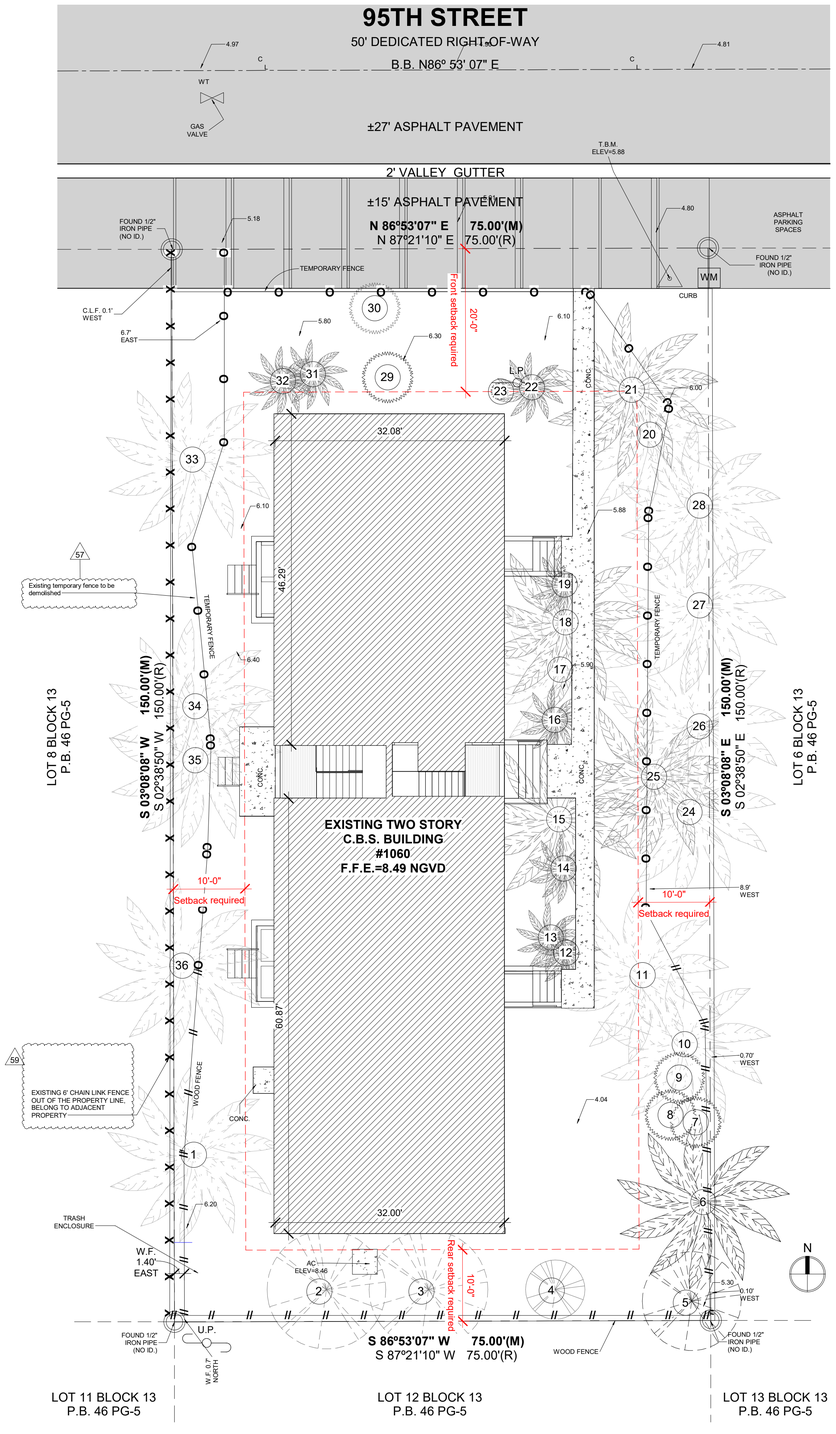
Issued For: _____ Drawn By: Author

Issued By: DRB _____ Checked: Checker

Date: 10/10/23 Project #: Project Number

Title: RAILING DETAILS DRB

Dwg: DRB.11



1 DRB-0 EXISTING SITE PLAN -DRB
Scale: 1" = 10'-0"

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No.	Description	Date
57	7.What is the purpose of the temporary fence? Is this simply to secure the site at present?	09-14-2023
59	9.What is the height/color/material of the fence along the west property line? who owns it ?	09-14-2023

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ONLINE BUILDING PLANS CORP.
AA 26003924
345 W 75TH PL, HIALEAH
FL. 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

5/01/2024 2:37:34 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

EXISTING SITE PLAN

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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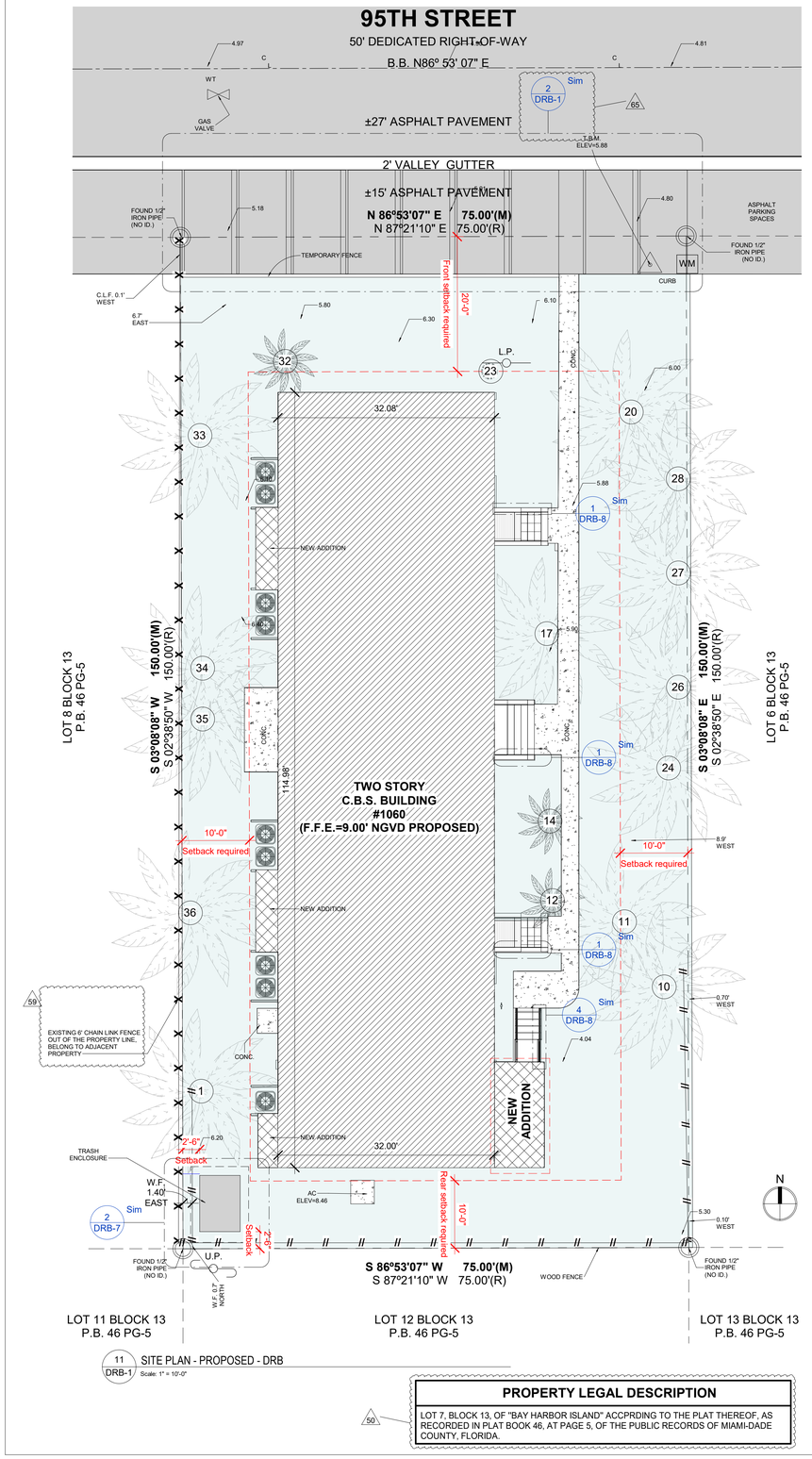
SITE PLAN W/ EXISTING PARKING SPACES

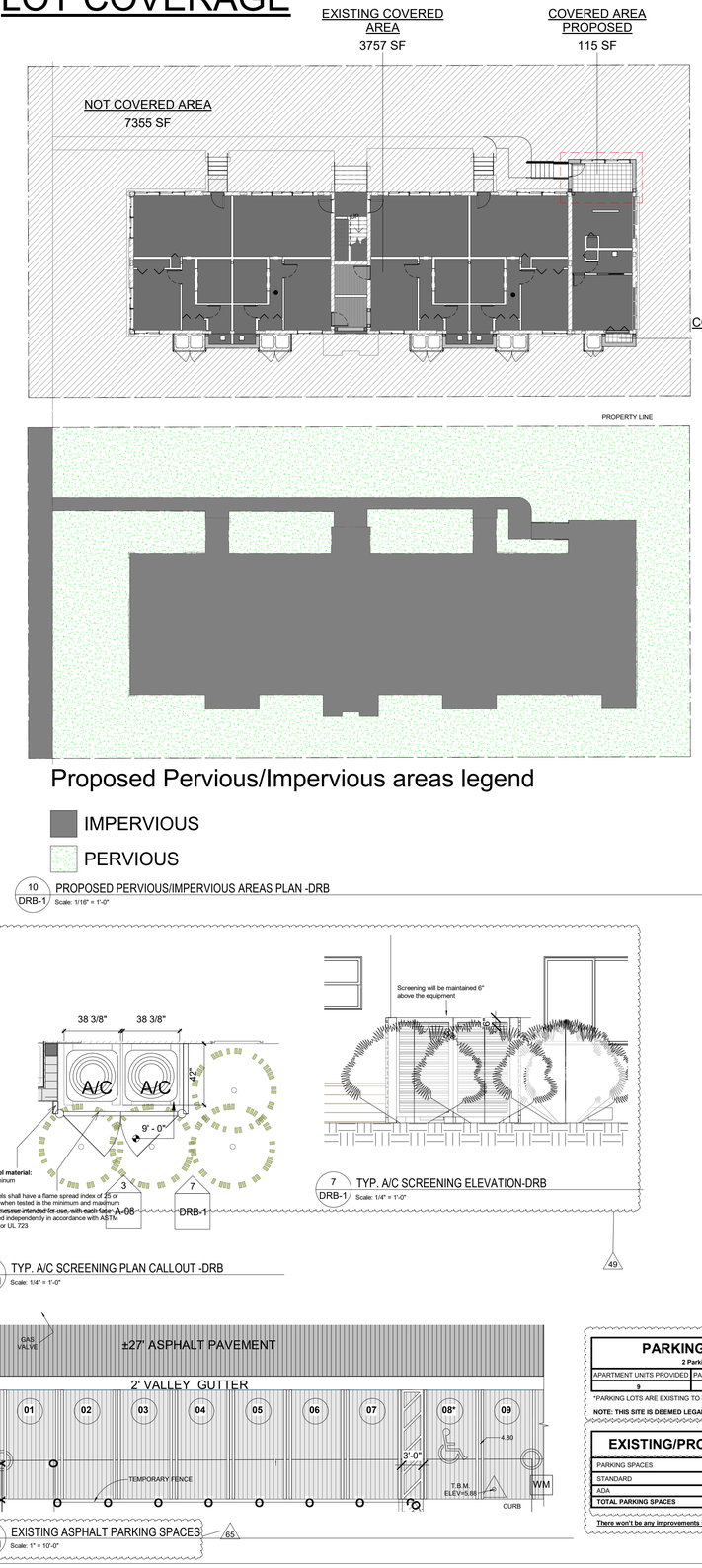


11 DRB-1 SITE PLAN - PROPOSED - DRB
Scale: 1" = 10'-0"

PROPERTY LEGAL DESCRIPTION

LOT 7, BLOCK 13, OF "BAY HARBOR ISLAND" ACCPRDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT COVERAGE



Proposed Pervious/Impervious areas legend

IMPERVIOUS

PERVIOUS

10 DRB-1 PROPOSED PERVIOUS/IMPERVIOUS AREAS PLAN -DRB
Scale: 1/16" = 1'-0"

Lot coverage

COVERED AREA PROPOSED

NOT COVERED AREA

EXISTING COVERED AREA

LOT COVERAGE CALCULATIONS

EXISTING LOT SIZE:	11.250 ft²
EXISTING LOT COVERAGE:	3.757 ft²
NEW ADDITION L.C:	138 ft²
NEW TOTAL LOT COVERAGE:	3.895 ft²

(Existing Pervious/Impervious) DRB

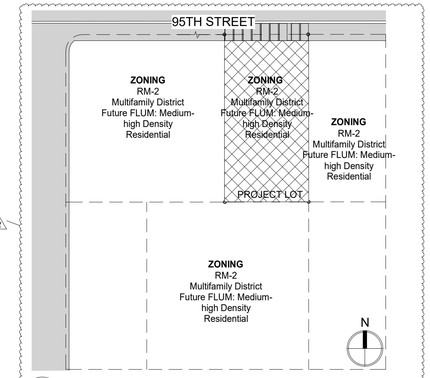
LOT AREA: 11250 SF

Name	Area	%
IMPERVIOUS	4742 SF	42.15%
PERVIOUS	6508 SF	57.85%
	11250 SF	

(Proposed Pervious/Impervious) DRB

LOT AREA: 11250 SF

Name	Area	%
IMPERVIOUS	4932 SF	44%
PERVIOUS	6318 SF	56%
	11250 SF	



9 DRB-1 ZONING- SITE PLAN WITH ADJOINING LOTS - DRB
Scale: 1/64" = 1'-0"

8 DRB-1 TYP. A/C SCREENING PLAN CALLOUT -DRB
Scale: 1/4" = 1'-0"

7 DRB-1 TYP. A/C SCREENING ELEVATION-DRB
Scale: 1/4" = 1'-0"

2 DRB-1 EXISTING ASPHALT PARKING SPACES
Scale: 1" = 10'-0"

PARKING LOTS REQUIRED

2 Parking lots per D/U required

APARTMENT UNITS PROVIDED	PARKING LOTS REQUIRED	PARKING LOTS PROVIDED
9	18	9*

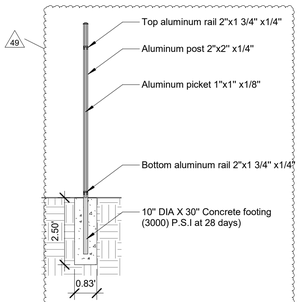
*PARKING LOTS ARE EXISTING TO REMAIN

NOTE: THIS SITE IS DEEMED LEGAL NON-CONFORMING

EXISTING/PROVIDED - PARKING LOT

PARKING SPACES	EXISTING
STANDARD	8
ADA	1
TOTAL PARKING SPACES	**9**

There won't be any improvements to the existing parking lots



12 DRB-1 TYP Fence section
Scale: 3/8" = 1'-0"

FLOOD LEGEND

Flood map:	12086C0144L
Flood Date:	09/11/2009
Base Flood elevation:	8.00 ft
Flood Legend:	Zone AE
Vertical Datum:	NGVD
Finish Floor Elevation:	9.00 ft
Lowest elevation of equipment:	9.00 ft
Highest Crown of Road:	4.97 ft
Lowest and highest adjacent grade:	5.74 ft

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No.	Description	Date
33	2. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5.	09-13-2023
49	3.The new A/C units appear to be elevated to meet FEMA / FBC requirements, however, they need to be screed. The code requires a physical barrier (Fence/wall) with supplemental landscaping. (Landscaping alone is not sufficient). Call out type of proposed screening including material, color and height.	09-14-2023
50	A.Legal description of the property	09-14-2023
52	C.The applicable Zoning District Classification (RM-2)and comprehensive Plan FLUM designation (Medium-high Density Residential) are not on the plans, nor do the plans reflect the existing uses, Zoning or complain designations for adjoining properties as required by Sec. 5-20.	09-14-2023
53	D.Impervious/Pervious area calculations is square footage / Percentage.	09-14-2023
54	E.Number of parking spaces required and provided.	09-14-2023
58	8.What if any are the improvements to the existing parking spaces?	09-14-2023
59	9.What is the height/color/material of the fence along the west property line? who owns it ?	09-14-2023
65	1.The site will continue to use the existing nine (9) perpendicular off/street parking spaces in front of the property connecting the 95th street.	09-14-2023
66	A.Number of parking spaces required and provided. Not provided with submittal	10-23-2023

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

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ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

5/01/2024 2:37:38 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

PARKING AREA & LOT COVERAGE

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Project Number:	Project Number
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AERIAL REPRESENTATIONS

Aerial context views

Aerial front views

Aerial rear views

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No.	Description	Date

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

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AERIAL PHOTOGRAPHIC REPRESENTATIONS

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Date:	Issue Date
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DRWNG. NO. DRB-2 Permit Process

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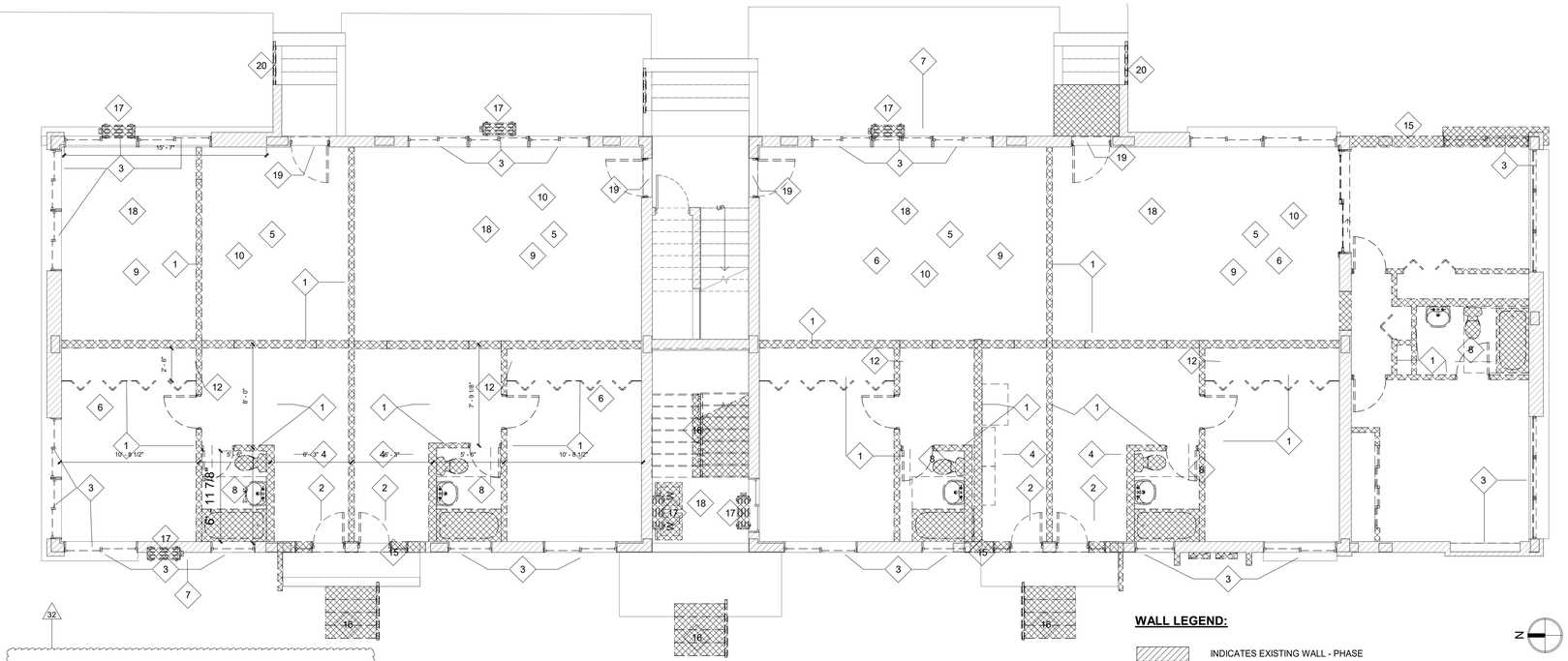
EXISTING/DEMOLITION GENERAL 1ST FLOOR



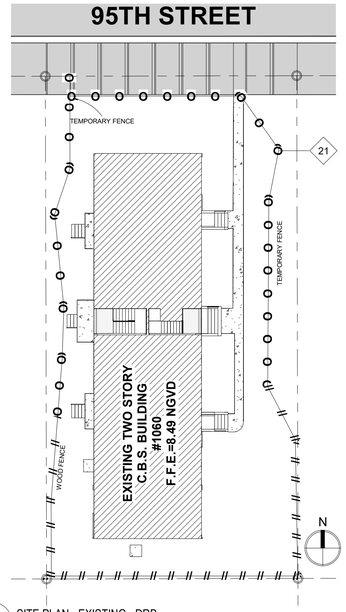
2 DRB-3 (01) - 1ST FLOOR -EXISTING/ DEMOLITION PLAN-DRB
Scale: 3/16" = 1'-0"

WALL LEGEND:

INDICATES EXISTING WALL - PHASE

INDICATES DEMOLITION WALL - PHASE

INDICATES TEMPORARY WALL - PHASE



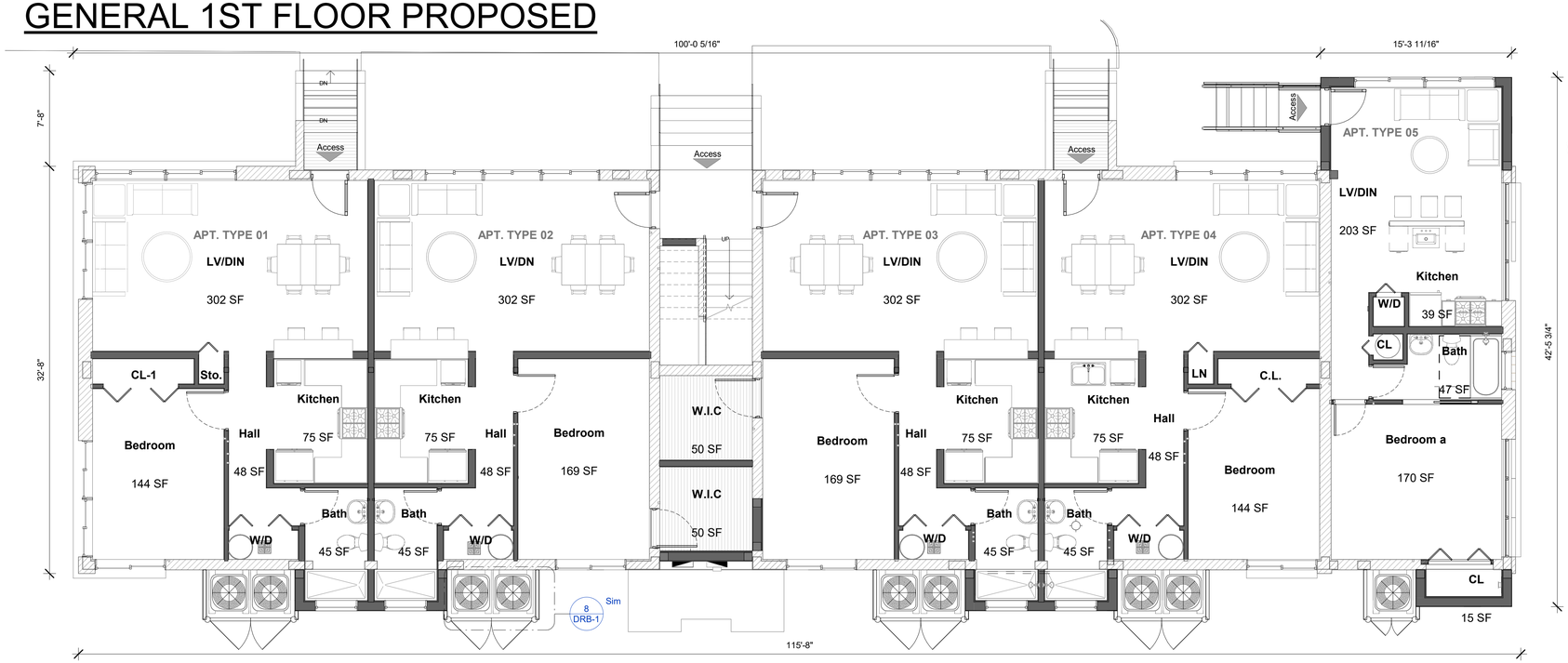
5 DRB-3 SITE PLAN - EXISTING - DRB
Scale: 3/64" = 1'-0"

DEMOLITION NOTES - DRB 1

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if neccesary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished

57

GENERAL 1ST FLOOR PROPOSED



1 DRB-3 (01) - 1ST FLOOR - PROPOSED-DRB
Scale: 3/16" = 1'-0"

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

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No.	Description	Date
32	1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.	09-13-2023
57	7.What is the purpose of the temporary fence? Is this simply to secure the site at present?	09-14-2023

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

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FL, 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

5/01/2024 2:37:40 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

EXISTING AND PROPOSED
1ST FLOOR

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Date:	Issue Date
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DRB-3 Permit Process

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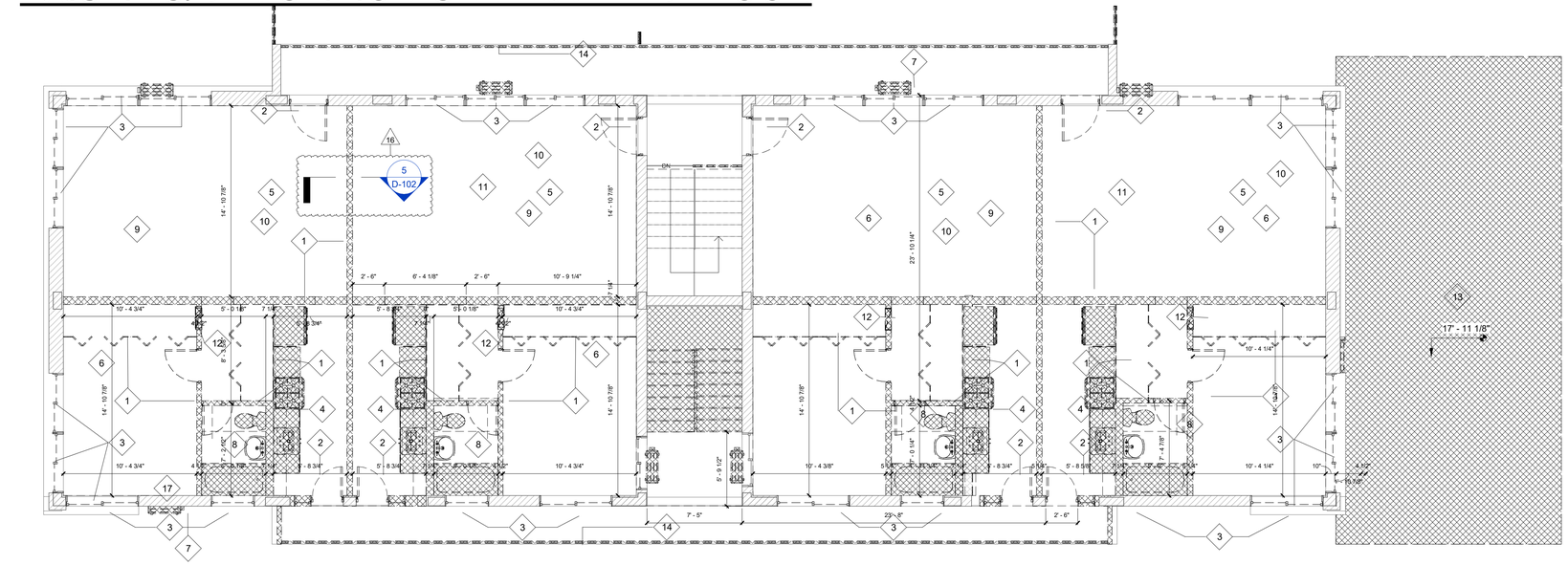
EXISTING/DEMOLITION GENERAL 2ND FLOOR



2 DRB-3.1 (02) - 2ND FLOOR -EXISTING/ DEMOLITION PLAN-DRB
Scale: 3/16" = 1'-0"
32

WALL LEGEND:

INDICATES EXISTING WALL - PHASE

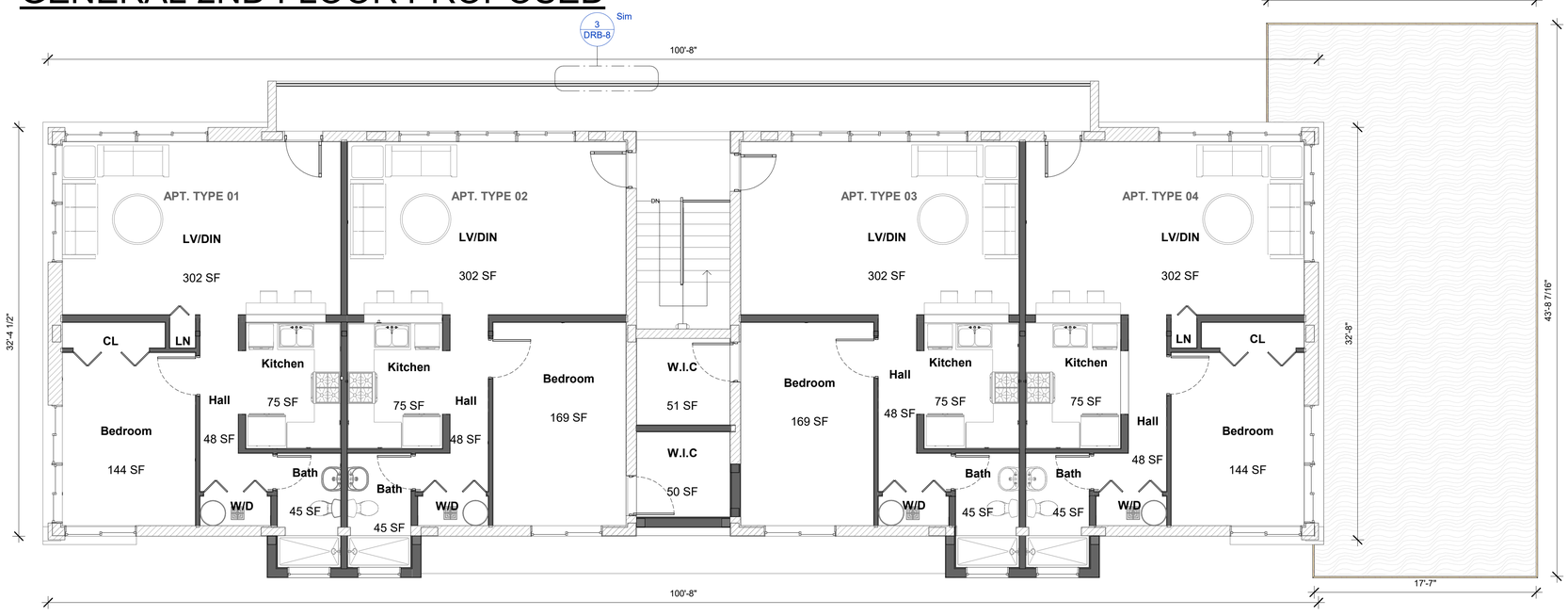
INDICATES DEMOLITION WALL - PHASE

INDICATES TEMPORARY WALL - PHASE

DEMOLITION NOTES - DRB

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if neccesary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished

GENERAL 2ND FLOOR PROPOSED



1 DRB-3.1 (02) - 2ND FLOOR - PROPOSED-DRB
Scale: 3/16" = 1'-0"
2 A-16

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

1 A-16

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No.	Description	Date
16	5. According to the information provided on note 13 on demolition plan, sheet D-101 the roof is to be replace however the same note has been use for the second floor. Does the demolition include subfloor and roof structural members?	08-26-2023
32	1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.	09-13-2023

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

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ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

5/01/2024 2:37:43 p. m.

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

EXISTING AND PROPOSED
2ND FLOOR

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number
Date:	Issue Date
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Checked By:	Checker
Scale:	As indicated
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DRWNG NO.

DRB-3.1

Permit Process

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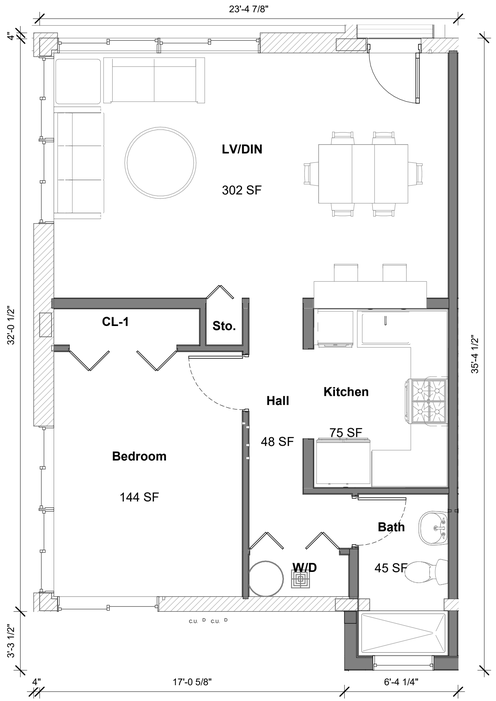
APT TYPE 01



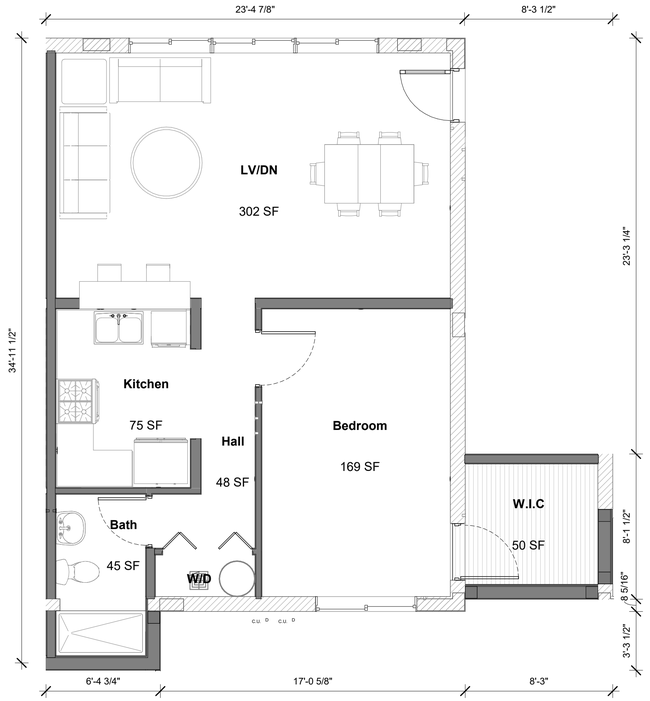
51

APT TYPE. 1	
Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 7	643 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 643 SF

APT TYPE 02



51

APT TYPE. 2	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

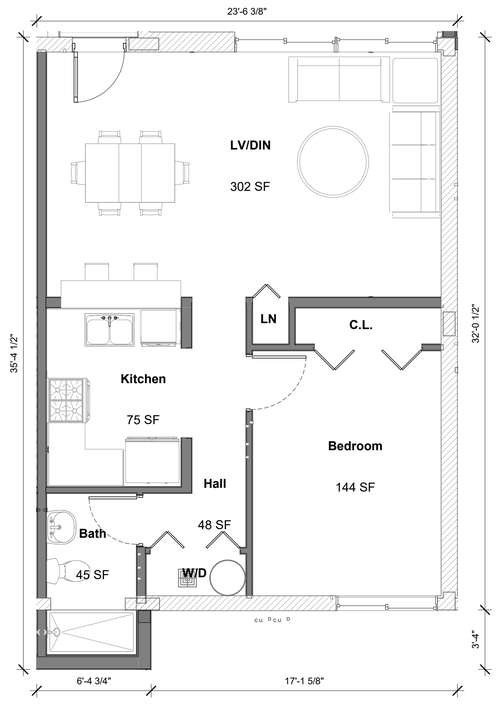
TOTAL UNIT SF = 703 SF

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

APT TYPE 03



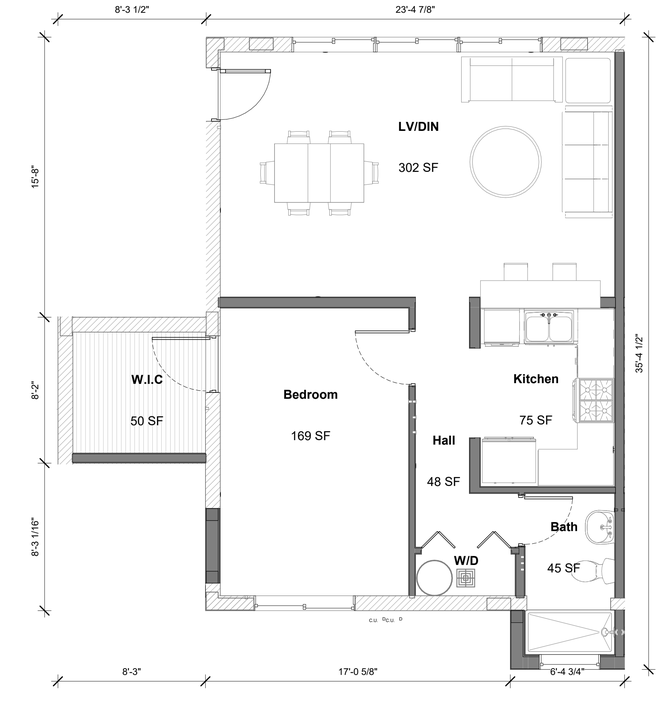
51

APT TYPE. 3	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

APT TYPE 04



51

APT TYPE. 4	
Name	Area
LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 8	647 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 647 SF

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No.	Description	Date
51	B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/	09-14-2023

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ONLINE BUILDING PLANS CORP.
AA 26003924
345 W 75TH PL, HIALEAH
FL. 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

5/01/2024 2:37:45 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

TYP. FLOOR PLANS

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Project Number:	Project Number
Date:	Issue Date
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Scale:	1/4" = 1'-0"
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DRWNG. NO.

DRB-4

Permit Process

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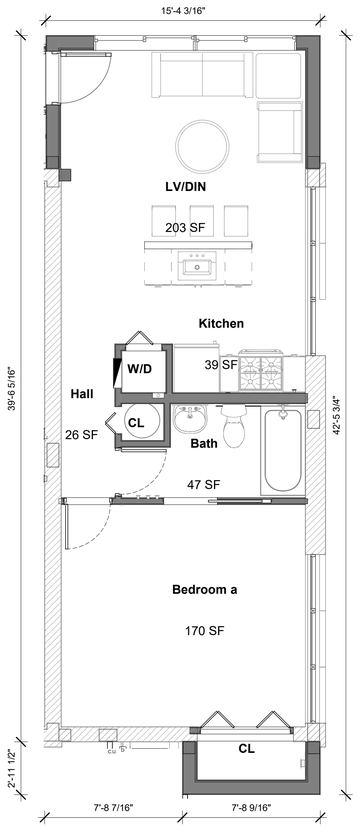
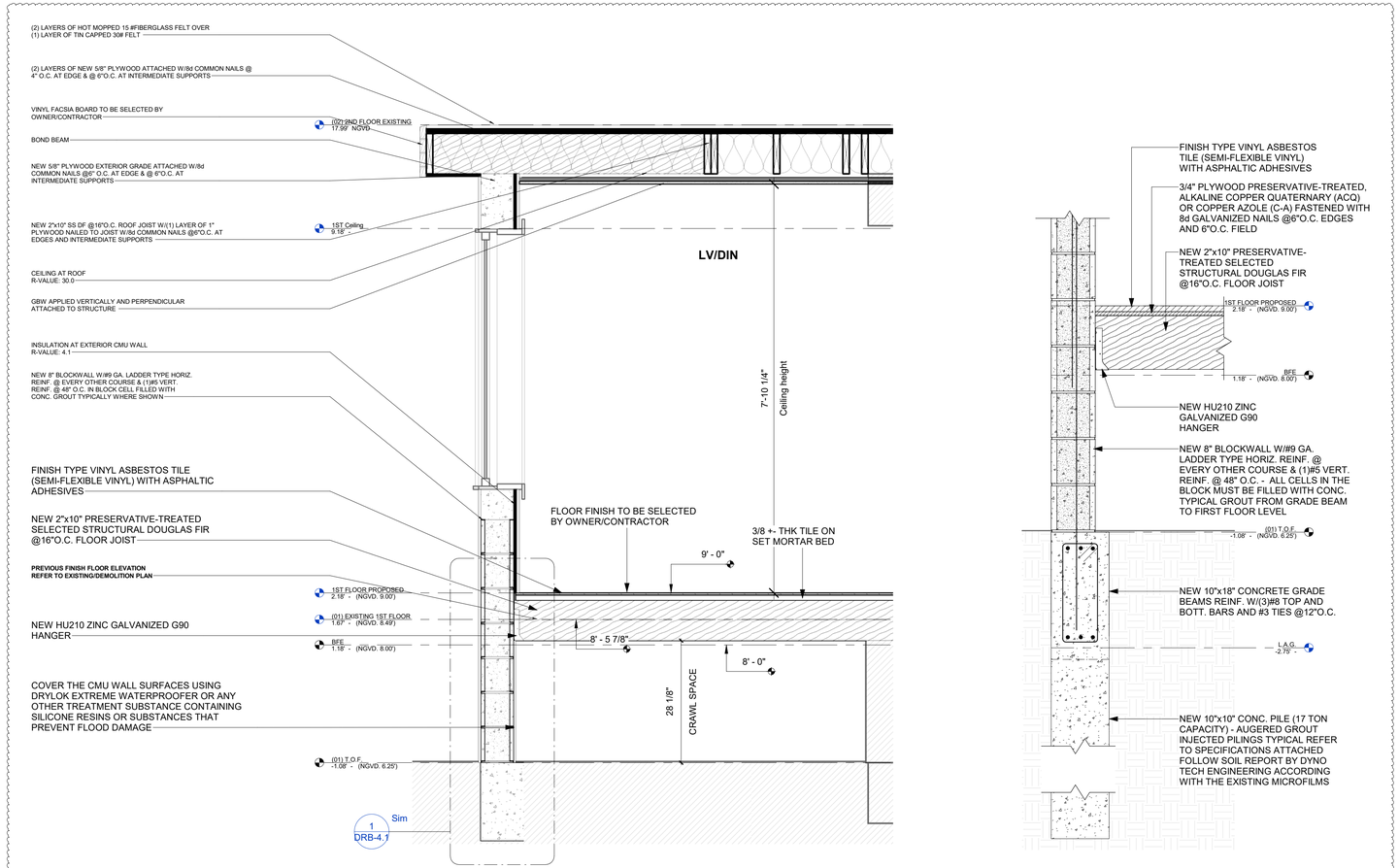
APT TYPE 05



2 (01) - APT. TYPE 05 Copy 1
DRB-4.1 Scale: 1/4" = 1'-0"



3 Wall section - Proposed addition
DRB-4.1 Scale: 3/4" = 1'-0"

1 NEW CONCRETE PILE DETAIL-DRB
DRB-4.1 Scale: 1" = 1'-0"

55

WALL PHASES:

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

APT TYPE. 5

Name	Area
CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF
Grand total: 8	511 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 511 SF

51

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
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No.	Description	Date
51	8.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/	09-14-2023
55	5.Provide details on proposed 115 Square foot addition covered area.	09-14-2023

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FBC 107.2.1. Scope of Work -

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AA 26003924
345 W 75TH PL, HIALEAH FL, 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

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ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

TYP. FLOOR PLANS-B

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DRWNG NO.

DRB-4.1

Permit Process

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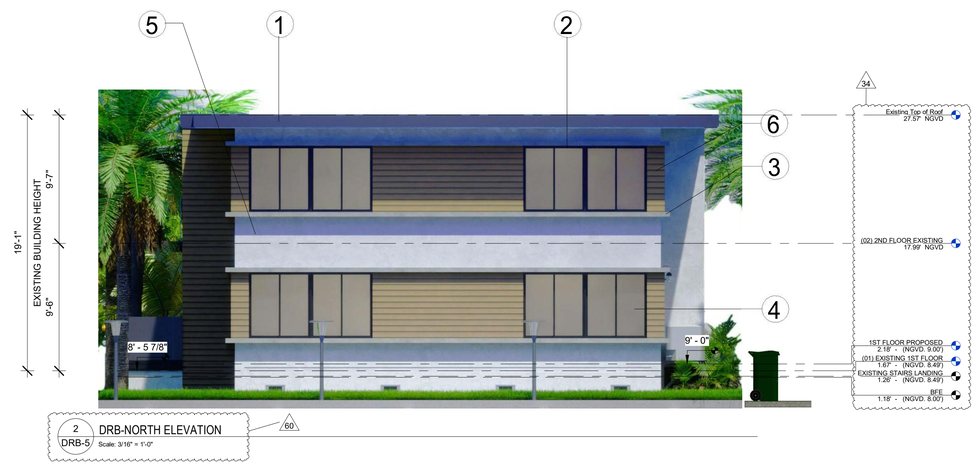
PROJECT ELEVATIONS

1 DRB-5 DRB-EAST ELEVATION
Scale: 3/16" = 1'-0"
60

4 DRB-5 DRB-WEST ELEVATION
Scale: 3/16" = 1'-0"
60



2 DRB-5 DRB-NORTH ELEVATION
Scale: 3/16" = 1'-0"
60

3 DRB-5 DRB-SOUTH ELEVATION
Scale: 3/16" = 1'-0"
60

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No.	Description	Date
34	3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC), SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24 FEMA AND FBC . ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.	09-13-2023
60	10.While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.	09-14-2023

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FBC 107.2.1. Scope of Work -

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ONLINE BUILDING PLANS CORP.
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345 W 75TH PL, HIALEAH
FL. 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

5/01/2024 2:38:47 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

ELEVATIONS

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Project Number:	Project Number
Date:	Issue Date
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Checked By:	Checker
Scale:	3/16" = 1'-0"
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DRWNG. NO.

DRB-5

Permit Process

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ELEVATIONS - RENDERS

56

NW-ELEVATION

NE-ELEVATION

SE-ELEVATION

SW-ELEVATION

MATERIALS:

Colors to be selected by owner/contractor

1 ROOF
PVC Roof membrane

2 WINDOW
Aluminum/PVC frame

3 CORNICE
Concrete finish

4 WINDOW
Glass

5 WALL
Smooth Stucco

6 WALL
Wood siding finish

	Product category	Description	FL Approval #	Comments
1.	Roof cover	Thermoplastic (PVC and KEE/ PVC) single ply roof membranes	FL 14318-R19	VersiFlex™ PVC (polyvinyl chloride) and KEE (ketone ethylene ester) single-ply membranes
2.	Window frame	Aluminum material	FL 163-R8 & FL 153-R7.	
2.1	Window frame	PVC Vynil impact	FL 224-R20 & FL 4093 R-10.	
3.	Facade Cornice	Polished concrete	Do not require a Florida Product Approval Number	
4.	Window glass	Glass Category II	--	Glass type according to window size
5.	Walls finish	Smooth Stucco Finish (Traditional)	Do not require a Florida Product Approval Number	Comply with ASTM C 932
6.	Panel walls	NewTechWood European Siding System		Composite Belgian Board Siding Sample Board in Brazilian Ipe UH58-16-IP-S
7.	Doors	Metal & Glass	FL 4031-R10 & FL 6336 R8.	

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No.	Description	Date
56	6.White pictures have been provided the code normally requires colored rendering for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings	09-14-2023

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FL 33014

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VICTOR R. VEGA SANABRIA. AR 97719

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

5/01/2024 2:38:47 p. m.

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

RENDERINGS & MATERIALS

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Project Number:	Project Number
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Scale:	1/8" = 1'-0"
	5/01/2024 2:38:47 p. m.

DRWNG. NO. DRB-6 Permit Process ----

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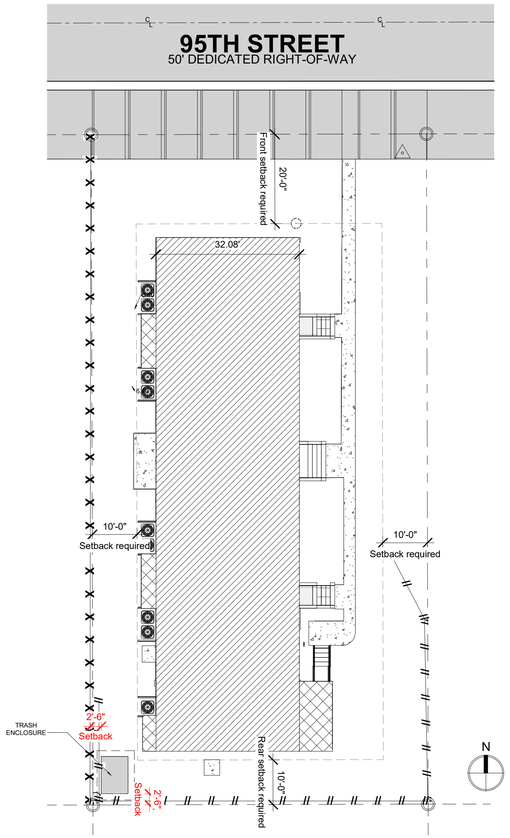

3 DRB-7 DUMPSTER LOCATION-DRB 1
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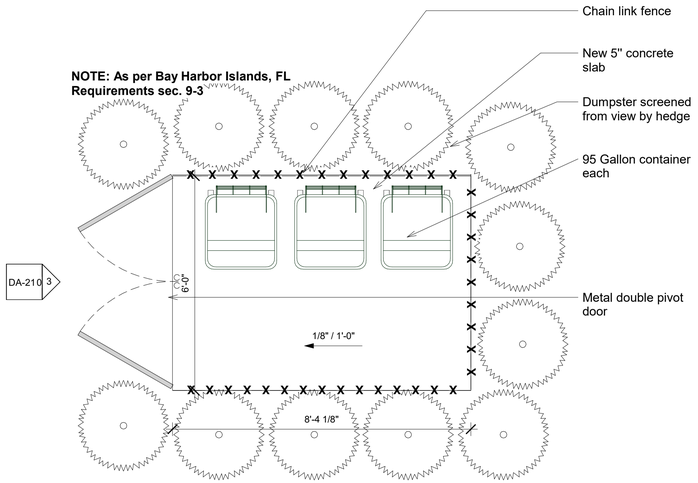

2 DRB-7 (01) - TRASH ENCLOSURE - PROPOSED DRB 1
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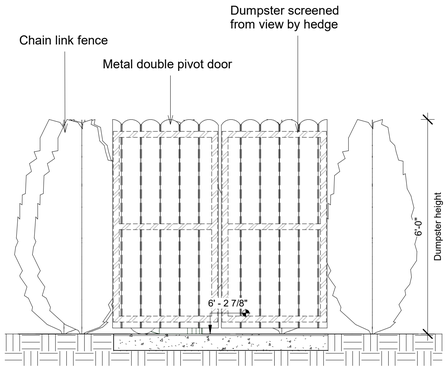

1 DRB-7 (01) - TRASH ENCLOSURE - NORTH ELEVATION DRB 1
Scale: 1/2" = 1'-0"

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345 W 75TH PL, HIALEAH, FL 33014
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No.	Description	Date
62	12.Provide information on existing/proposed trash and garage disposal storage system including the proposed required screening.	09-14-2023

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5/01/2024 2:38:49 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

62 GARBAGE DISPOSAL

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Project Number:	Project Number
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Checked By:	Checker
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DRWNG. NO. DRB-7 Permit Process

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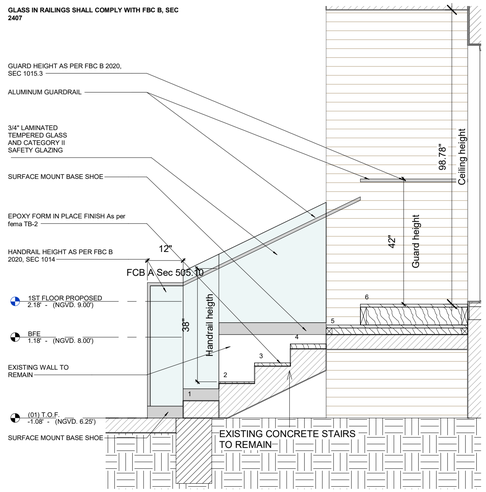
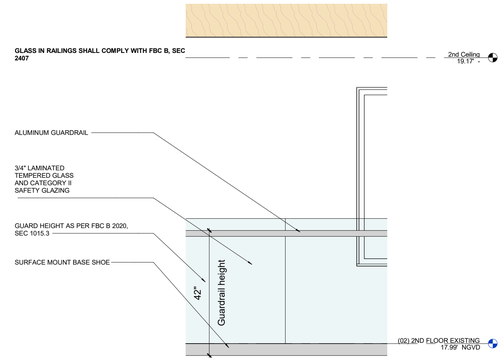


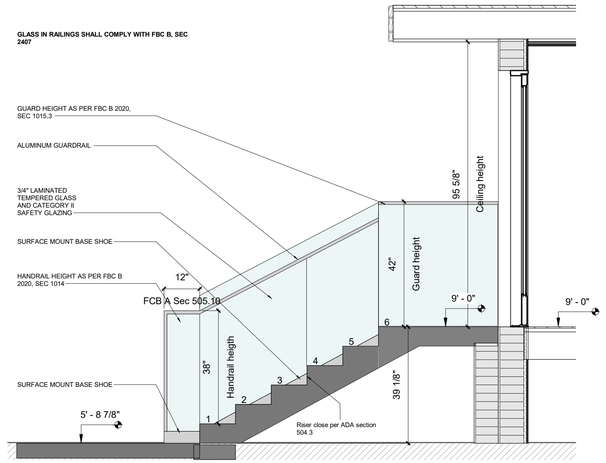
1 DRB-8 TYP RAILING ON EXISTING STAIRS - SECTION - DRB

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



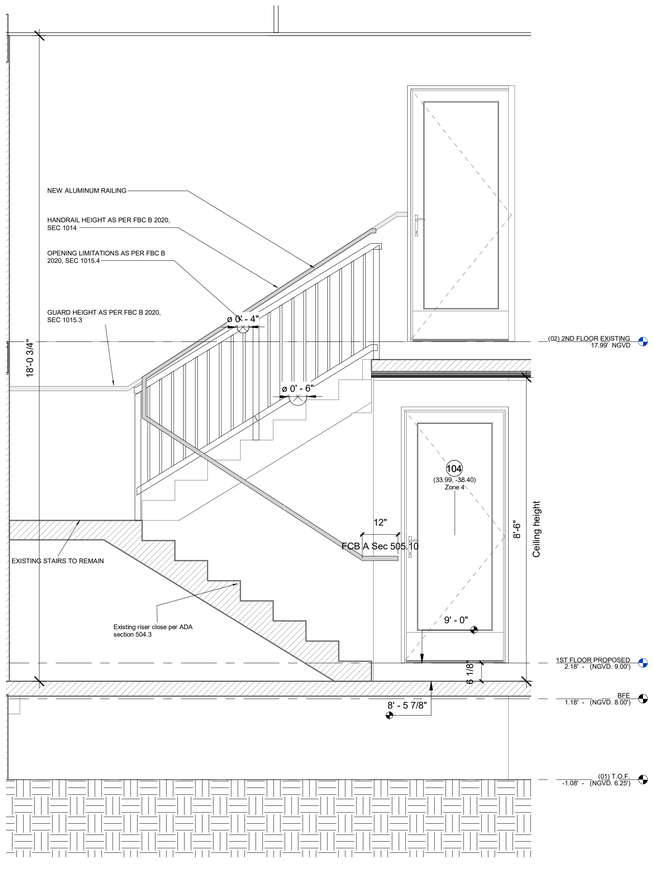
3 DRB-8 TYP GUARDRAIL - SECTION

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



4 DRB-8 TYP RAILING ON PROPOSED STAIRS - SECTION - DRB

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



2 DRB-8 TYP RAILING ON EXISTING INTERIOR STAIRS - SECTION - DRB

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

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BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)424-9223 E. atoro@onlinebuildingplans.com

No.	Description	Date
48	2.Provide height of the proposed railings and color and materials.	09-14-2023

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FL, 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA. AR 97719

5/01/2024 2:38:49 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

48

RAILING DETAILS DRB

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Scale:	1/2" = 1'-0"
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DRWNG. NO.

DRB-8 Permit Process

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July, 2023

Landscape set

1060 95th St

Residential

1060 95th St, Bay Harbor Islands, FL 33154

DRAWING INDEX

Sheet No.	Sheet Title
L-101	TREE DISPOSITION
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE DETAILS AND NOTES
L-104	PLANT MATERIAL

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

1060 95th St
1060 95th St
Bay Harbor Islands, FL 33154

SHEET TILE
Cover sheet

ISSUE DATE
07/26/2023

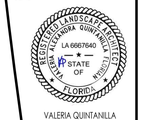
REVISION
July 2023

DESIGN
GA

DRAWN
TY

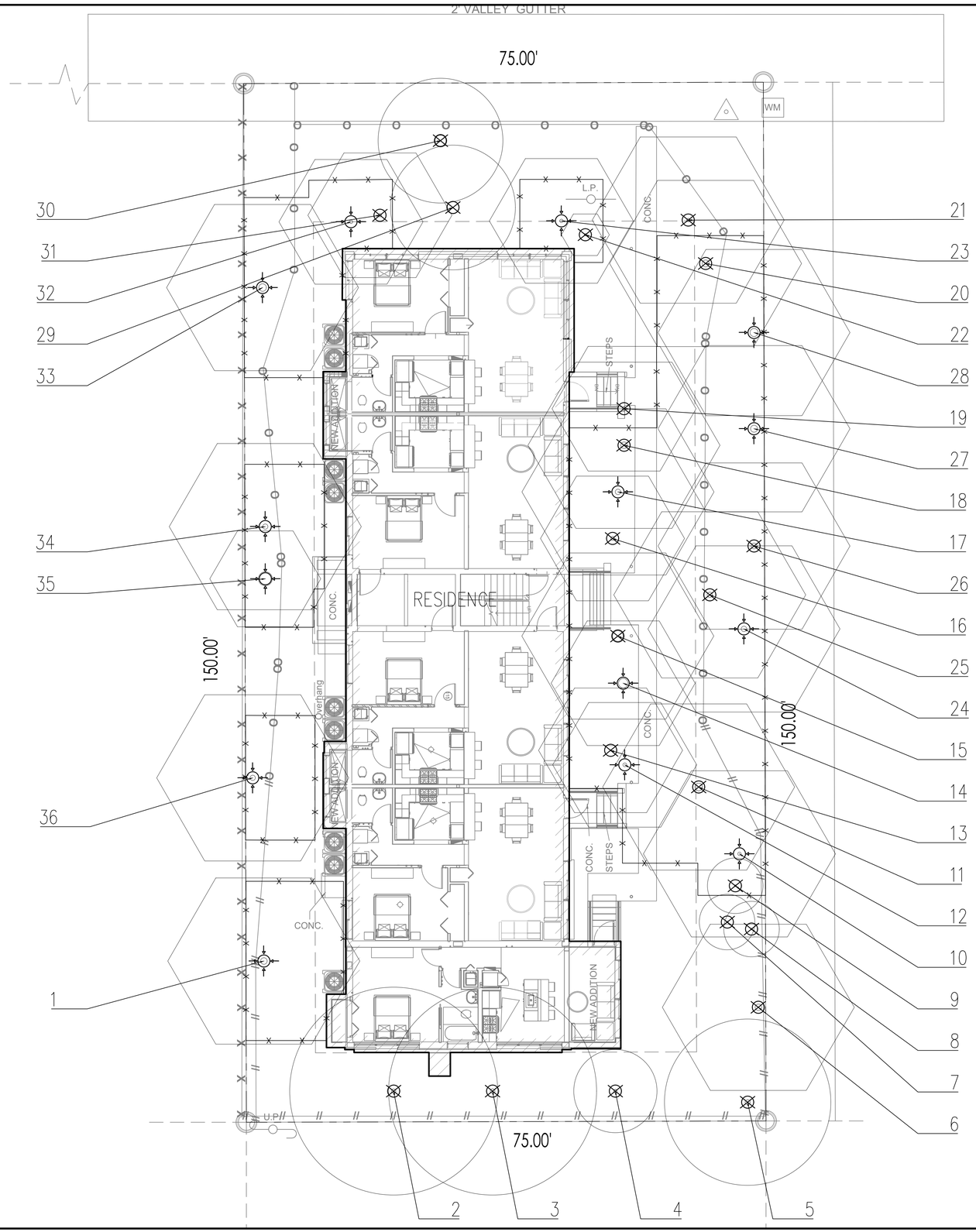
SCALE
N/A

SEAL



VALERIA QUINTANILLA
LA6667640

SHEET NUMBER



EXISTING TREES & PALMS

Number	Common name	Botanical Name	Height (')	DBH (")	Spread (')	Category	Disposition	Condition	Mitigation
1	Coconut palm	Cocos nucifera	50	11.5	24	Property tree	To remain	Good	N/A
2	Avocado	Persea americana		7.5	30	Property tree	To remove	Co-canopy, above head power lines, poor structure	N/A
3	Avocado	Persea americana		8	30	Property tree	To remove	Co-canopy, above head power lines	N/A
4	Mango	Mangifera indica		6.25	12	Property tree	To remove	Co-canopy, above head power lines	N/A
5	Avocado	Persea americana		8.75	24	Property tree	To remove	Above head power lines, previous hatrack pruning	N/A
6	Coconut palm	Cocos nucifera	20	11	24	Property tree	To remove	Hole in trunk	N/A
7	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
8	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
9	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
10	Coconut palm	Cocos nucifera	15	6	24	Property tree	To remain	Good	
11	Coconut palm	Cocos nucifera	28	11	24	Property tree	To remove	Good	
12	Christmas Palm	Adonidia merrill	20	6.5	18	Property tree	To remain	Good	
13	Montgomery Palm	Veitchia arecina	9	3.75	18	Property tree	To remove	Good	
14	Christmas Palm	Adonidia merrill	21	16.5	18	Property tree	To remain	Good	
15	Royal Palm	Roystonea regia	40	18.5	24	Property tree	To remove	Good	
16	Christmas Palm	Adonidia merrill	20	6.25	18	Property tree	To remove	Good	
17	Chinese fan palm	Livistona chinensis	30	9.5	24	Property tree	To remain	Good	
18	Coconut palm	Cocos nucifera	30	11.5	24	Property tree	To remove	Good	
19	Christmas Palm	Adonidia merrill	20	6.5	24	Property tree	To remove	Good	
20	Coconut palm	Cocos nucifera	30	12	24	Property tree	To remove	Good	
21	Coconut palm	Cocos nucifera	15	6	24	Property tree	To remove	Hole in trunk	N/A
22	White bird of paradise	Strelitzia nicolai	4	4	6	Property tree	To remove	To small	N/A
23	Christmas Palm	Adonidia merrill	15	6	18	Property tree	To remain	Good	
24	Coconut palm	Cocos nucifera	20	9.5	24	Property tree	To remain	Good	
25	Coconut palm	Cocos nucifera	25	9	24	Property tree	To remove	Good	
26	Coconut palm	Cocos nucifera	27	10	24	Property tree	To remove	Good	
27	Coconut palm	Cocos nucifera	30	12	24	Property tree	To remain	Good	
28	Sabal Palm	Sabal palmetto	18	14	24	Property tree	To remain	Good	
29	Norfolk Island pine	Araucaria heterophylla		20	18	Property tree	To remove	Good	N/A
30	Norfolk Island pine	Araucaria heterophylla		19	18	Property tree	To remove	Good	N/A
31	Christmas Palm	Adonidia merrill	18	5.5	18	Property tree	To remove	Good	N/A
32	Christmas Palm	Adonidia merrill	18	6	18	Property tree	To remain	Good	
33	Coconut palm	Cocos nucifera	40	13	24	Property tree	To remain	Good	
34	Coconut palm	Cocos nucifera	40	9	24	Property tree	To remain	Good	
35	Coconut palm	Cocos nucifera	40	7	24	Property tree	To remain	Good	
36	Coconut palm	Cocos nucifera	40	9	24	Property tree	To remain	Good	
							TOTAL DBH REMOVED		-
							TOTAL PALMS REMOVED		-

LEGEND

- TO RELOCATE
- TO REMOVE
- TO REMAIN
- ANSI TREE PROTECTION ZONE (FOR EVERY INCH (") OF TRUNK DIA. THERE WILL BE 1' (FT.) OF DISTANCE OUT FROM THE TRUNK)

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

1060 95th St

1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TILE
Tree Disposition Plan

ISSUE DATE
07/26/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

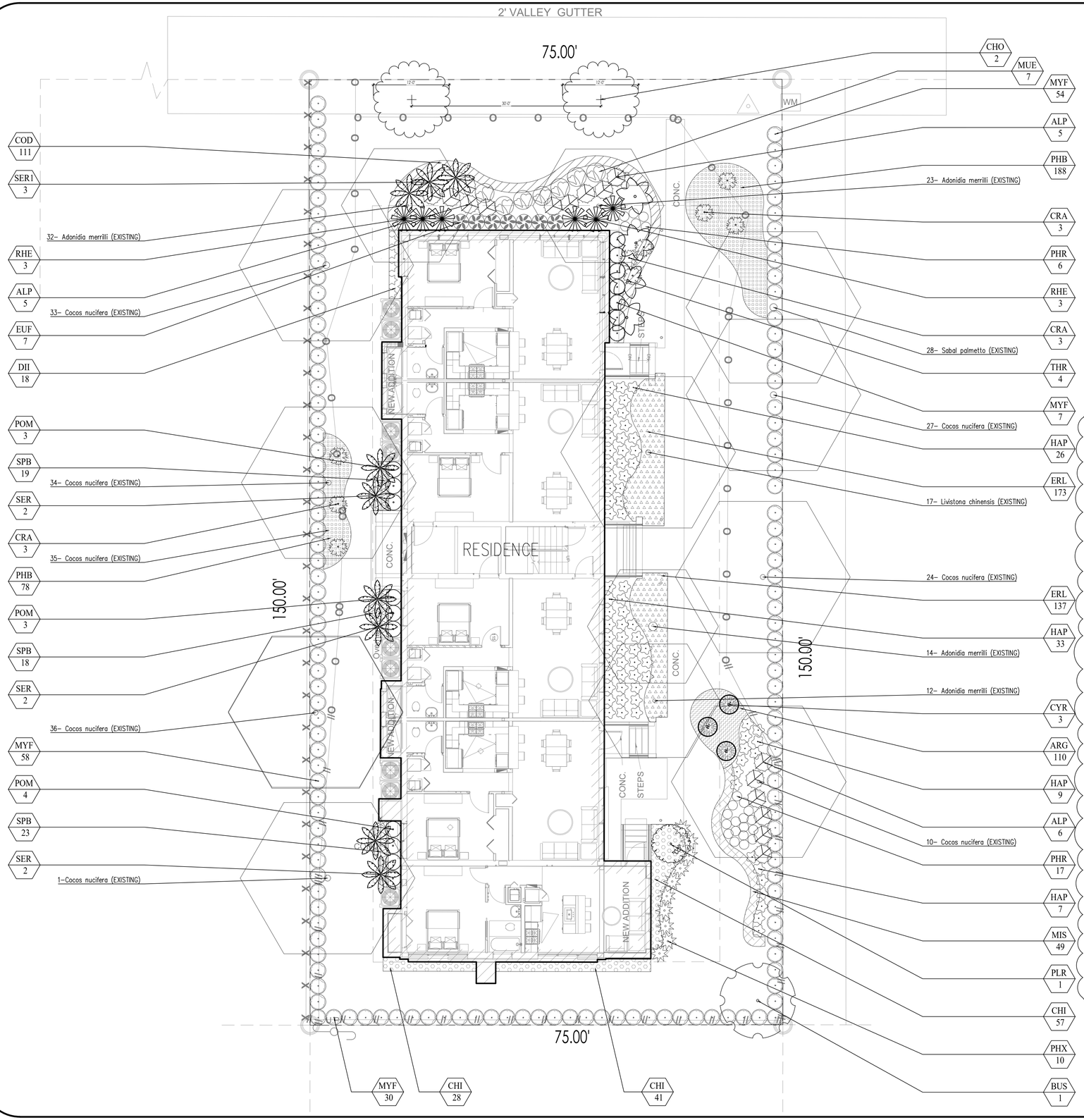
SCALE
1/8" = 1'-0"

SEAL

REGISTERED LANDSCAPE ARCHITECT
VALERIA QUINTANILLA
LA 6667640
STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-101



68

PLANT LIST							
Qty.	**Label**	**Botanical Name**	**Common name**	**Size**	**Native**	**Drought tolerance**	**Specifications**
TREES							
1	BUS	Bursera simaruba	Gumbo Limbo	14'	YES	Tolerant	Florida #1 or better
2	CHO	Chrysophyllum oliviforme	Satin Leaf	15'	YES	Tolerant	Florida #1 or better
1	PLR	Plumeria rubra	Frangipani	6'	NO	Tolerant	Florida #1 or better
PALMS							
3	CYR	Cycad revoluta	King sago	3'X3'	NO	Tolerant	Florida #1 or better
6	RHE	Rhapis excelsa	Lady Palm	4'	NO	Tolerant	Florida #1 or better
6	SER	Serenoa repens	Saw Palmeto	3'	YES	Tolerant	Florida #1 or better
3	SER1	Serenoa repens	Silver Saw Palmeto	3'	YES	Tolerant	Florida #1 or better
4	THR	Thrinax radiata	Thatch Palm	6'	YES	Tolerant	Florida #1 or better
SHRUBS							
16	ALP	Alpinia purpurata	Red Ginger	36"	NO	Tolerant	Florida #1 or better
111	COD	Cotoneaster dammeri	Cotoneaster	24"	NO	Tolerant	Florida #1 or better
9	CRA	Crinum asiaticum	Crinum lily	24"	NO	Tolerant	Florida #1 or better
126	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"	YES	Tolerant	Florida #1 or better
18	DII	Dietes iridoides	African Iris	24"	NO	Tolerant	Florida #1 or better
7	EUF	Eugenia foetida	Spanish Stopper	6'	YES	Tolerant	Florida #1 or better
75	HAP	Hamelia patens	Firebush	4'	YES	Tolerant	Florida #1 or better
7	MUE	Mussaenda erythrophylla	Mussaenda	24"	NO	Tolerant	Florida #1 or better
149	MYF	Myrcianthes frangans	Simpson´s stopper	6'	YES	Tolerant	Florida #1 or better
266	PHB	Philodendron Burle Marx	Burle marx	24"	NO	Tolerant	Florida #1 or better
23	PHR	Philodendron Red Congo	Red Congo	24"	NO	Tolerant	Florida #1 or better
10	PHX	Philodendron xanadu	Xanadu	24"	NO	Tolerant	Florida #1 or better
10	POM	Podocarpus macrophyllus	Podocarpus	6'	NO	Tolerant	Florida #1 or better
49	MIS	Microsorum scolopendrium	Wart Fern	24"	NO	Tolerant	Florida #1 or better
60	SPB	Spartina bakeri	Spartina grass	24"	YES	Tolerant	Florida #1 or better
GROUND COVERS							
110	ARG	Arachis grabata	Ornamental peanuts	12"	YES	Tolerant	Florida #1 or better
310	ERL	Ernodea littoralis Sw.	Beach Creeper	12"	YES	Tolerant	Florida #1 or better

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

1060 95th St

1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TILE
Landscape Plan

ISSUE DATE
07/26/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

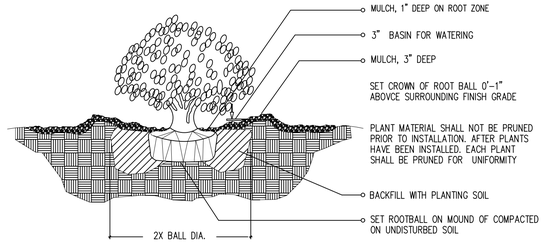
SCALE
1/8" = 1'-0"

SEAL

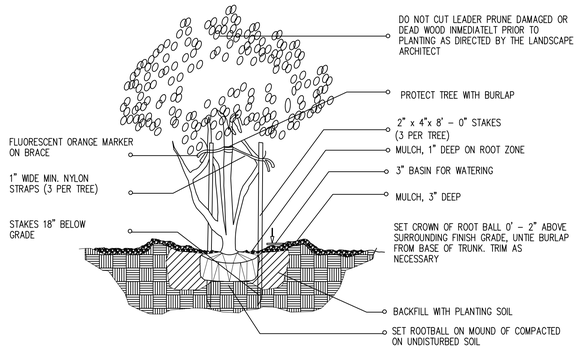
REGISTERED LANDSCAPE ARCHITECT VALERIA QUINTANILLA LA 6667640 STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

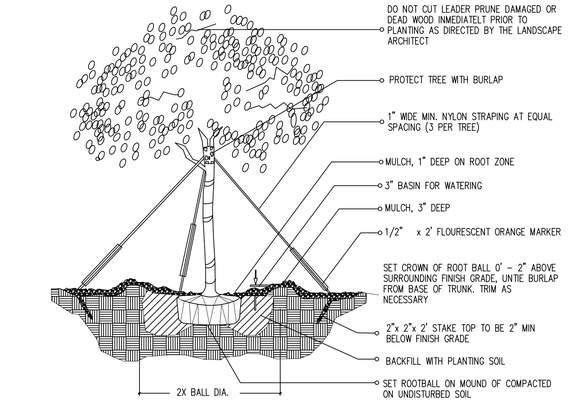
SHEET NUMBER
L-102



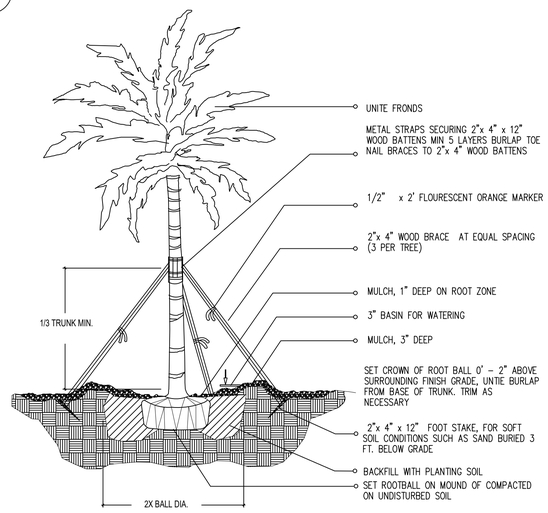
I–1 SHRUB / PLANTING DETAIL



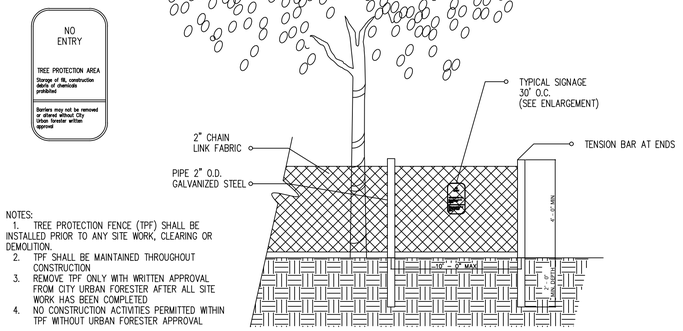
I–2 MULTI–TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



I–3 (2" cal. and over) LARGE TREE / PLANTING DETAIL

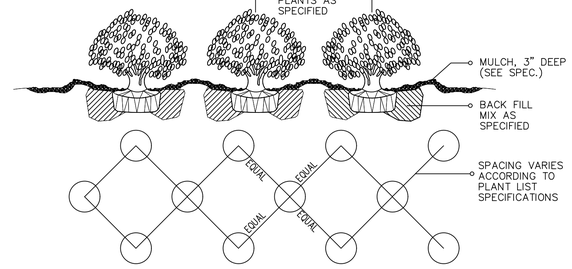


I–4 LARGE PALM / PLANTING DETAIL



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL

I–5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL



I–6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: RM-2 Lot Area 11250 Acres 0.26

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 11250 s.f. x 25 % = 2813 s.f.	2813	7253
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces _____ x 10 s.f. per parking space=		
C. Total square feet of landscaped open space required: A+B=	2813	7253
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required:	2813	7253
B. Maximum lawn area (sod) permitted = 50 % x 7253 s.f.	3627	3625
TREES		
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 3 trees x _____net lot acres – number of existing trees =	3	1 + 2 EX. GROUP OF PALMS
B. % Palms allowed: Number of trees provided x 30% =	1	11 (EX.)
C. % Natives required: Number of trees provided x 30% =	1	1
D. % Drought tolerant and low maintenance: Number of trees provided x 40% =	1	1
E. Street Trees (maximum average spacing of 40' o.c.): 75 linear feet along street / 40 =	2	2
% Palms permitted to count towards street trees on 1:1 basis x 30%:		
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): _____linear feet along street / 25 =		
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	50	936
B. % Native shrubs required: Number of shrubs required x 30% =	281	417
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	187	417

LANDSCAPE NOTES

1. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
2. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsii Indica to be planted 30'' form edge of walkways.
4. All trees and palms over 8'' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5. All palms except for species sush as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
6. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
7. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsability for the actual plant count necesary for the sucessfull completion of the work.
8. Landscape Contractor and his subcontractors shall be licensed and insured as requiered by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9. All work shal comform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-tres.
10. Landscape Contractor is requiered to procure and obtain any necessary permits aplicable for the sucesful completion of this project. If applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighboors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work requierd in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year warranty

TREES & PLANTING TO BE PRESERVED NOTES

TREE AND PALM TRANSPLANTING NOTES:
1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor Shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
K. Finish cutting of root ball for transplanting.
L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
R. Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
S. The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
U. A 6' saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
V. Provide a minimum of 3' layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6' away from the trunk.
W. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily; from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week..

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA Land & Design

1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TILE
Landscape details and notes

ISSUE DATE
07/26/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
REGISTERED LANDSCAPE ARCHITECT — LA 6667640 — STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-103

Bursera simaruba

Chrysophyllum oliviforme

Plumeria rubra

Cycad revoluta

Rhapis excelsa

Serenoa repens

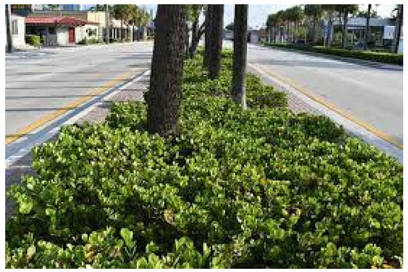
Serenoa repens (Silver)

Thrinax radiata

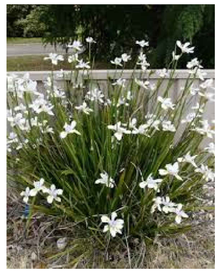
Alpinia purpurata

Cotoneaster dammeri

Crinum asiaticum

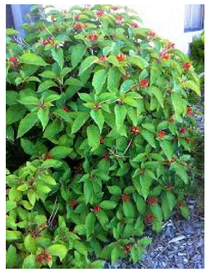


Chrysobalanus icaco 'Green'



Dietes iridoides

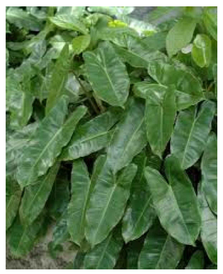
Eugenia foetida



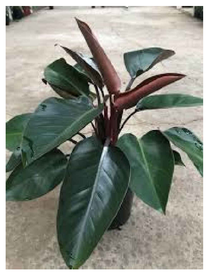
Hamelia patens

Mussaenda erythrophylla

Myrcianthes frangans



Philodendron Burle Marx



Philodendron Red Congo

Philodendron xanadu

Podocarpus macrophyllus

Microsorum scolopendrium

Spartina bakeri

Arachis glabrata

Ernodea littoralis Sw.

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Valeria Quintanilla LA6667640

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SHEET TILE
Plant material

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DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
REGISTERED LANDSCAPE ARCHITECT VALERIA QUINTANILLA LA6667640 STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-104

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 6.

ITEM: Request for approval for an addition to a single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. The owner is proposing to construct a 2nd story addition to an existing one-story waterfront single-family residence. Enclosed please find the site plan and elevations. Item #6.

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	698,927,980	16.1%	3,424,744	3,253,507
2016	4.55000	778,065,405	11.3%	3,540,199	3,363,189
2017	4.40000	880,111,824	13.1%	3,872,490	3,678,866
2018	3.99900	1,031,587,322	17.2%	4,125,319	3,919,053
2019	3.71990	1,214,738,742	17.8%	4,518,705	4,292,770
2020	3.62450	1,333,876,329	9.8%	4,834,634	4,592,902
2021	3.62450	1,378,221,001	3.3%	4,995,365	4,745,597
2022	3.59000	1,374,484,700	-0.3%	4,934,399	4,687,679
2023	3.17280	1,632,803,392	18.8%	5,180,558	4,921,530
2024	3.17280	1,894,000,218	32.2%	6,009,283	5,708,819

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

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 10250 WBVD SFR Add DRB Staff Report Dec 20 2023
2.	10250 W BRDV Drive DRB Set 1.16.2024

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 20th, 2023

Subject: Existing Single-Family Residence - Proposed 2-Story Addition
10250 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR23-000006
MMPA Acct. No.: 01-0702-1154

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest revised Site Development Plans (signed & sealed dated 11/16/23) 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 1,900+/- sq. ft. / 2-story addition to an existing single-family house located at 10250 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10250 West Broadview Drive
Legal Description:	Lot 38, Block 23, "Bay Harbor Island" subdivision, according to the plat thereof, as recorded in Plat Book 46, on Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Victor R. Vega Sanabria @ Florida Building Plans, as agent for the property owner, Julio Lujan, has submitted an application for the construction of a 1,900+/- square feet / 2-Story addition to an existing one-story waterfront (Biscayne Bay) single-family residence located at 10250 West Broadview Drive. The existing one-story single-family residence is about 4,691 square feet according to the MDPA website / plan information.

According to the MDPA website the existing home / improvements was built in 1975. Each floor is about 950 sq. ft. in size. The ground level will be used solely as a multi-vehicle enclosed parking garage with a front (street) facing entry door. An interior staircase is proposed from the garage to the 2nd floor. The second story addition includes two full bathrooms, one bedroom and a study. The property has an existing pool and existing two vehicle garage (tandem). The overall height of the new structure will be 25'-0" feet above Base Flood Elevation (BFE) + 1' FBC Freeboard, which is the maximum height allowed for a flat-roofed residence within the RD Single-Family District. A decorative 1' tall parapet wall is also proposed. The existing site landscaping is deficient and will be brought up to current code requirements and meets the Miami-Dade Countywide Landscape Code requirements and Town Supplemental Landscape Code requirements including for the use of native / drought tolerant plant materials.

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, driveways and building material regulations.

PLATTING

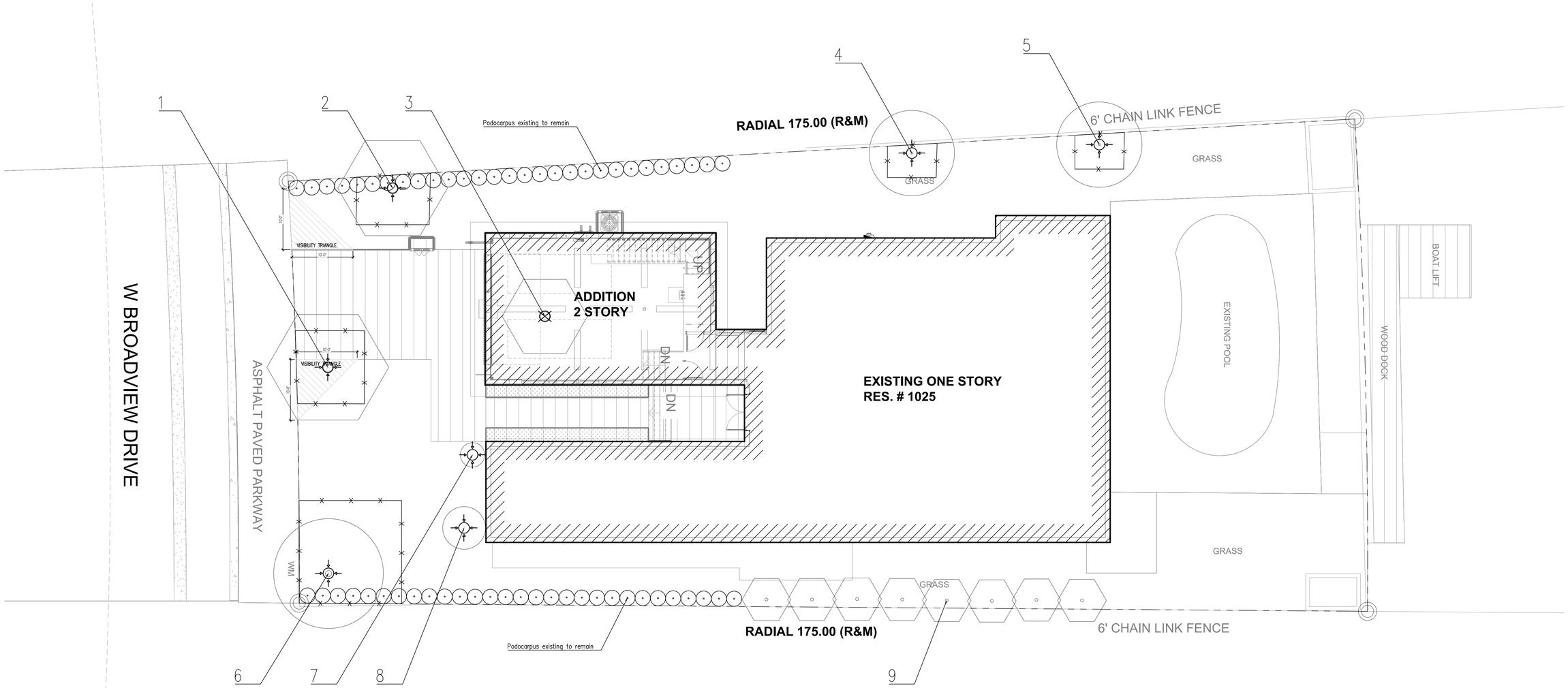
The site will not require re-platting, as the site is currently platted as described above (single lot) under the legal description.

SUMMARY / RECOMMENDED CONDITIONS

The latest revised Site Development Plans submitted for the construction of a 2-Story addition to an existing single-family home located at 10250 West Broadview Drive meet or exceed all Town Land Development requirements. The applicant submitted plans that were reviewed and commented on by Town staff / MMPA, and all previous comments / issues have been addressed by the current plans.

The following condition of approval is recommended:

1) This approval is based on the latest revised plans prepared by Victor R. Vega Sanabria @ Florida Building Plans last dated November 16th, 2023, with any modifications required by the Design Review Board. Any future modifications required 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.



EXISTING TREES & PALMS

Number	Botanical Name	Common name	Height (')	DBH (")	Canopy (')	Category	Disposition	Mitigation
			TREES					
1	Cocos nucifera	Coconut Palm	20'	6	20'	Property tree	To remain	
2	Cocos nucifera	Coconut Palm	18'	6	18'	Property tree	To remain	
3	Cocos nucifera	Coconut Palm	14'	5	14'	Property tree	To remove	*
4	Conocarpus erectus	Green Buttonwood	14'	4	14'	Property tree	To remain	
5	Conocarpus erectus	Green Buttonwood	14'	4	14'	Property tree	To remain	
6	Conocarpus erectus	Green Buttonwood	18'	12	18'	Property tree	To remain	
7	Dracaena fragrans	Corn plant	8'	Multi	4'	Property tree	To remain	
8	Elaeocarpus decipiens	Japanese blueberry	7'	Multi	7'	Property tree	To remain	
9	Chrysalidocarpus lutescens	Areca Palm (CLUSTER)				Property tree	To remain	
						TOTAL DBH REMOVED		-
						TOTAL PALM REMOVED		1

REPLACEMENT

PALMS					
Qty.	**Botanical Name**	**Common name**	**Height (')**	**DBH (")**	**Canopy (')**
1	Ptychosperma elegans	Alexander Palm (triple)	15'	4	17'

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

10250 W Broadview Dr

10250 W Broadview Dr.
Bay Harbor Islands, FL 33154

SHEET TILE
Tree disposition plan

ISSUE DATE
07/20/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

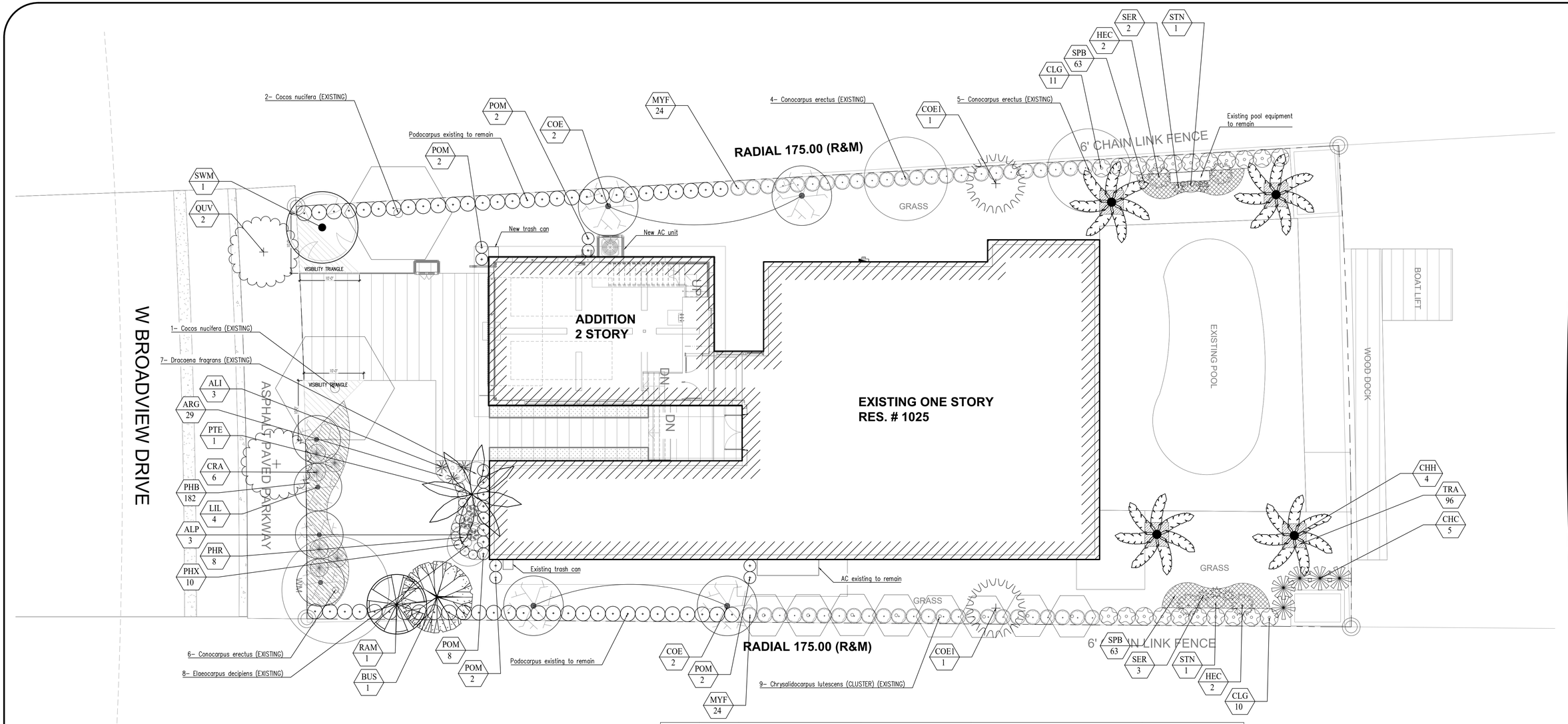
SCALE
1/8" = 1'-0"

SEAL

REGISTERED LANDSCAPE ARCHITECT
VALERIA QUINTANILLA
LA 6667640
STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-101



PLANT LIST

Qty.	Label	Botanical Name	Common name	Size	Native	Drought tolerance	Specifications
			TREES				
1	BUS	Bursera simaruba	Gumbo Limbo	14'	YES	Tolerant	Florida #1 or better
4	COE	Conocarpus erectus	Green Buttonwood	12'	YES	Tolerant	Florida #1 or better
2	COE1	Conocarpus erectus 'sericeus'	Silver Buttonwood	12'	YES	Tolerant	Florida #1 or better
5	LIL	Ligustrum lucidum	Glossy Privet	10'	NO	Tolerant	Florida #1 or better
2	QUV	Quercus virginiana	Live Oak	14'	YES	Tolerant	Florida #1 or better
			PALMS				
5	CHC	Chamaedorea cataractarum	Cat Palm	4'	NO	Tolerant	Florida #1 or better
4	CHH	Chamaerops humilis	Mediterranean Fan Palm	15'	NO	Tolerant	Florida #1 or better
1	PTE	Ptychosperma elegans	Alexander Palm (triple)	15'	NO	Tolerant	Florida #1 or better
1	RAM	Ravenala madagascariensis	Travelers Palm	10'	NO	Tolerant	Florida #1 or better
6	SER	Serenoa repens	Saw Palmetto	3'	YES	Tolerant	Florida #1 or better

PLANT LIST

			SHRUBS				
3	ALI	Alcantarea Imperialis	Bromelia Imperialis	36"	NO	Tolerant	Florida #1 or better
3	ALP	Alocasia 'Portora'	Alocasia	36"	NO	Moderate	Florida #1 or better
21	CLG	Clusia guttifera	Small Leaf Clusia	4'	NO	Tolerant	Florida #1 or better
6	CRA	Crinum agustum 'Queen Emma'	Queen Emma Crinum	36"	NO	Moderate	Florida #1 or better
4	HEC	Heliconia caribea	Heliconia caribea	36"	NO	Tolerant	Florida #1 or better
48	MYF	Myrcianthes frangans	Simpson´s stopper	4'	YES	Tolerant	Florida #1 or better
182	PHB	Philodendron Burle Marx	Burle marx	36"	NO	Tolerant	Florida #1 or better
8	PHR	Philodendron Red Congo	Red Congo	24"	NO	Moderate	Florida #1 or better
10	PHX	Philodendron xanadu	Xanadu	36"	NO	Moderate	Florida #1 or better
16	POM	Podocarpus macrophyllus 'maki'	Podocarpus	4'	NO	Tolerant	Florida #1 or better
2	STN	Strelitzia nicolai	White bird of paradise	36"	NO	Tolerant	Florida #1 or better
126	SPB	Spartina bakeri	Sand Cordgrass	24"	YES	Tolerant	Florida #1 or better
			GROUND COVERS				
29	ARG	Arachis glabrata	Ornamental peanuts	12"	NO	Tolerant	Florida #1 or better
96	TRA	Trachelospermum asiaticum	Asiatic jasmine	12"	NO	Tolerant	Florida #1 or better

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

10250 W Broadview Dr

10250 W Broadview Dr
Bay Harbor Islands, FL 33154

SHEET TILE
Landscape plan

ISSUE DATE
07/20/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

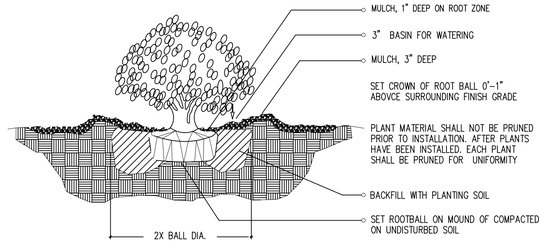
SCALE
1/8" = 1'-0"

SEAL

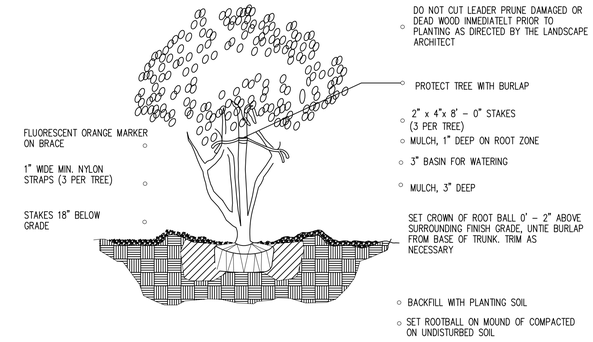
REGISTERED LANDSCAPE ARCHITECT
VALERIA QUINTANILLA GUINEA
LA6667640
STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

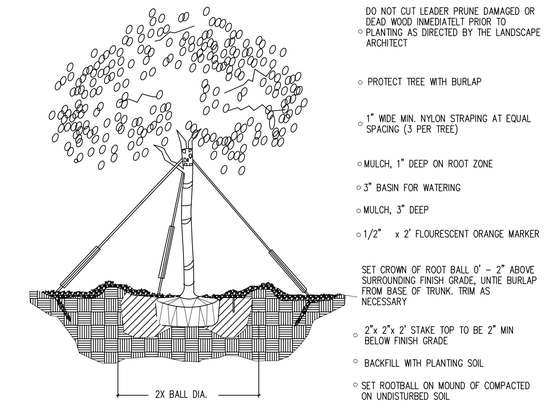
SHEET NUMBER
L-102



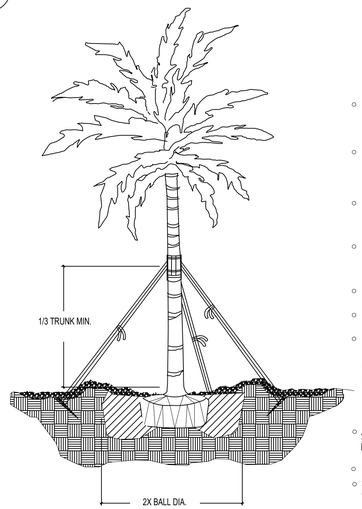
I-1 SHRUB / PLANTING DETAIL



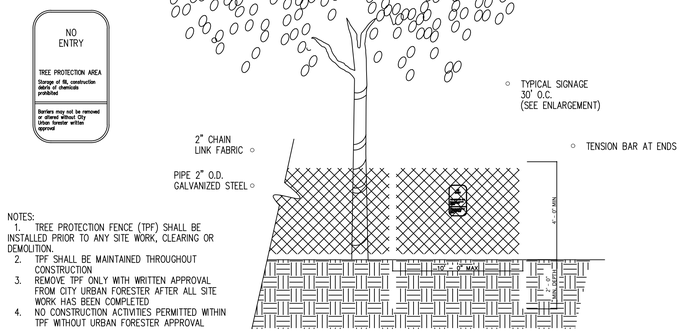
I-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



I-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL

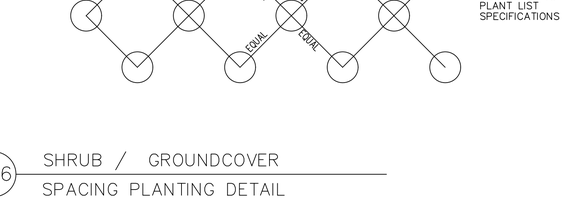


I-4 LARGE PALM / PLANTING DETAIL



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL

I-5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL



I-6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

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: 10250 W Broadview Dr **Lot Area** 13125 **Acres /** 0.30 **SF**

A. Shade Trees Required*	**Required**	**Provided**
1. Single-Family Non-Waterfront Lot	5	
2. Single-Family Waterfront Lot	6	11 (4 ex.)
3. Two-Family Lot	5	
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required – 50% min.	3	8
6. Drought Tolerant and Low Maintenance Species Required – 50% min.	3	8

B. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage Width of lot 69 / 35' =	2	2

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	
2. Single-Family Waterfront Lot	60	429
3. Two-Family Lot	50	
4. Native Species Required – 30% min.	15 / 18	174
5. Drought Tolerant and Low Maintenance Species Required – 50%	25 / 30	174

D. Maximum Lawn Area Allowed** **60% of Net Lot Area**	7875 Max.	3432

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

LANDSCAPE NOTES

1. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
2. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsis Indica to be planted 30'' form edge of walkways.
4. All trees and palms over 8'' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5. All palms except for species such as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
6. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
7. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the sucessfull completion of the work.
8. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9. All work shall comform to Miami-Dade County's landscape ordinance Chapter 18-A. ordinance #
98-113, and any other municipal landscape ordinance in effect at the projects location, includins streets-trres.
10. Landscape Contractor is required to procure and obtain any necessary permits aplicable for the sucesful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighboors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions prair to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year warranty

TREES & PLANTING TO BE PRESERVED NOTES

TREE AND PALM TRANSPLANTING NOTES:
1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
F. Provide a minimum of 3' mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
K. Finish cutting of root ball for transplanting.
L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
R. Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
S. The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
U. A 6' saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
V. Provide a minimum of 3' layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
W. Instal tree and palm bracing as per attached details. to ensure stability of tree and palm during time period to and after transplanting. stake trees and palms after transplanting only s required to keep them stable.
X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
first month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily; from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week..

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA Land & Design

10250 W Broadview Dr
10250 W Broadview Dr
Bay Harbor Islands, FL 33154

SHEET TILE
Landscape details and notes

ISSUE DATE
07/20/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
LA 6667640 STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-103

Bursera simaruba

Conocarpus erectus

Conocarpus erectus 'sericeus'

Guaiacum officinal

Ligustrum lucidum

Quercus virginiana

Chamaedorea cataractarum

Chamaerops humilis

Ptychosperma elegans

Ravenala madagascariensis

Serenoa repens

Alcantarea Imperialis

Alocasia 'Portora'

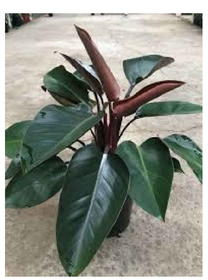
Clusia guttifera

Crinum agustum 'Queen Emma'

Heliconia caribea

Myrcianthes frangans

Philodendron Burle Marx



Philodendron Red Congo

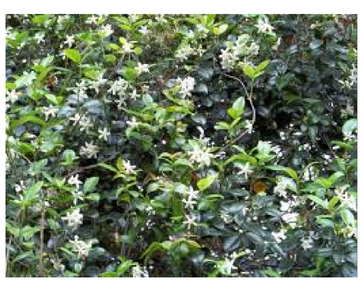
Philodendron xanadu

Podocarpus macrophyllus 'maki'

Strelitzia nicolai

Spartina bakeri

Arachis glabrata



Trachelospermum asiaticum

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

10250 W Broadview Dr
10250 W Broadview Dr
Bay Harbor Islands, FL 33154

SHEET TILE
Plant material

ISSUE DATE
07/20/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
LA 6667640
STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-104

Benjamin Moore Classic Color: White opulence 879

18

17

18

Benjamin Moore Classic Color: Beverly Hills 180

16

Benjamin Moore Classic Color: Beverly Hills 180

Benjamin Moore Classic Color: White opulence 879

No.	Description	Date
16	•MMPA Original Comment 2-10-23: Per Sec. 5-20 provide a series of color graphic architectural representations (i.e., front/sides/rear) illustrating how the project relates to the neighboring properties. We recognize this is an addition, but we cannot waive the Code requirements and the DRB members will want to see how this addition relates to the neighboring sites.	August 2023
17	MMPA Original Comment 2-10-23: Per Sec. 5-20 provide a series of colored aerial photographic representations (i.e., front/sides/rear) of the subject site with the proposed site improvements superimposed onto the subject site illustrating how the new proposed project relates to the neighboring properties (scale/compatibility). Again, we recognize this is an addition, but we cannot waive the Code requirements and the DRB members will want to see how this addition relates to the neighboring sites.	August 2023
18	Indicate proposed building materials and colors (color renderings / board and color chips from approved Town Color palette).	Oct 2023

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

10/17/2023 1:41:08 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

3D Views

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:
Date:
Drawn By:
Checked By:
Scale:

Project Number
Issue Date
Author
Checker

DRWNG. NO.
A-100.2

Permit Process ----

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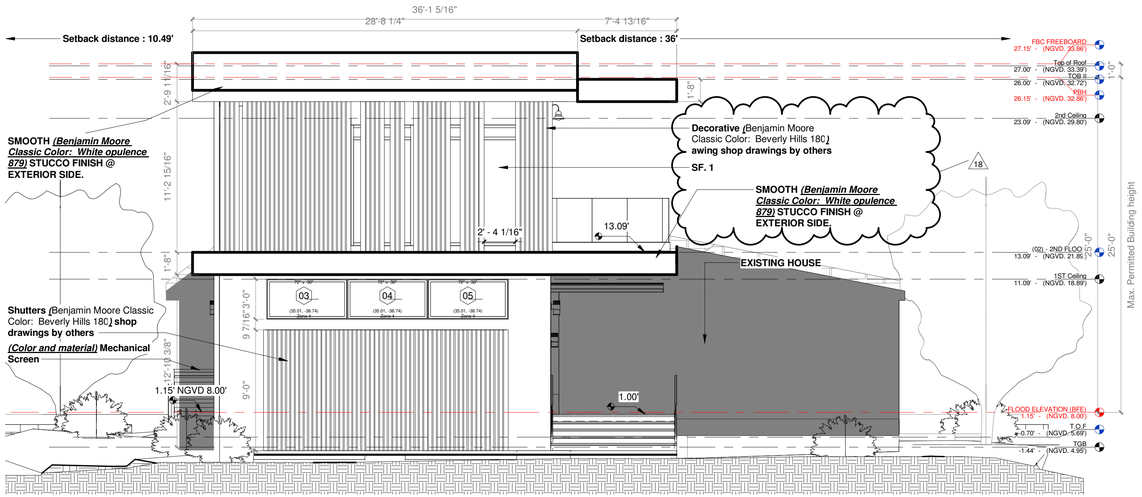

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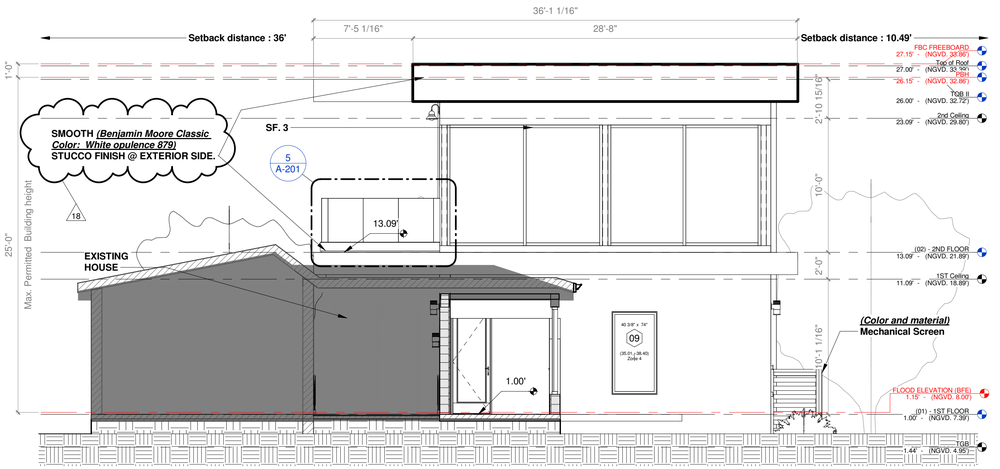
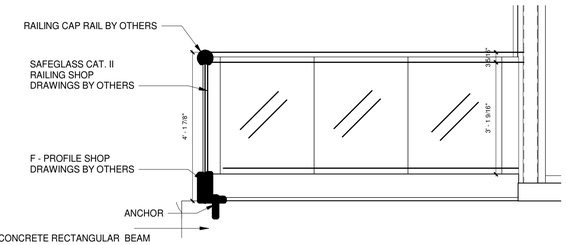
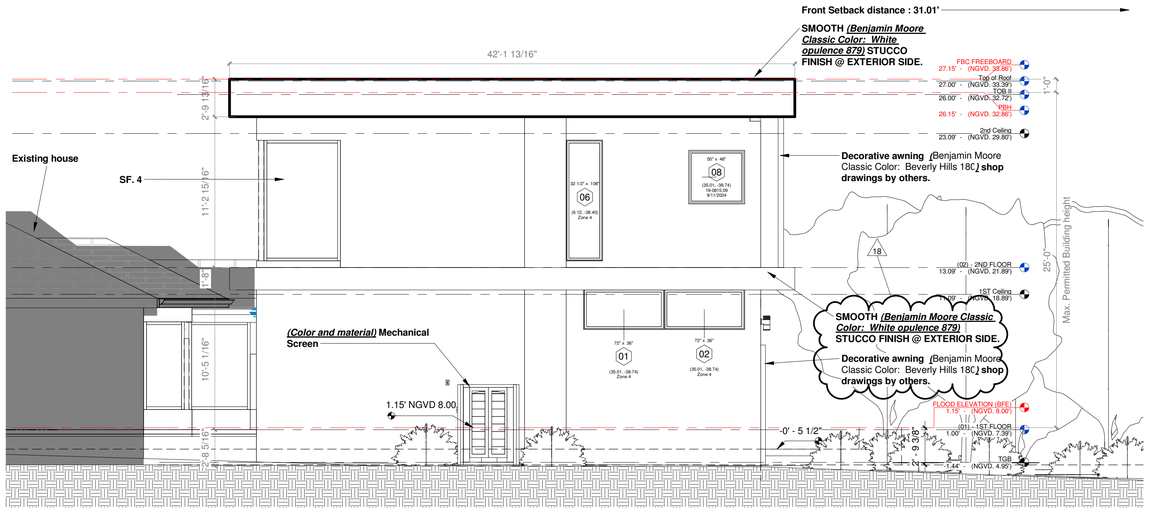


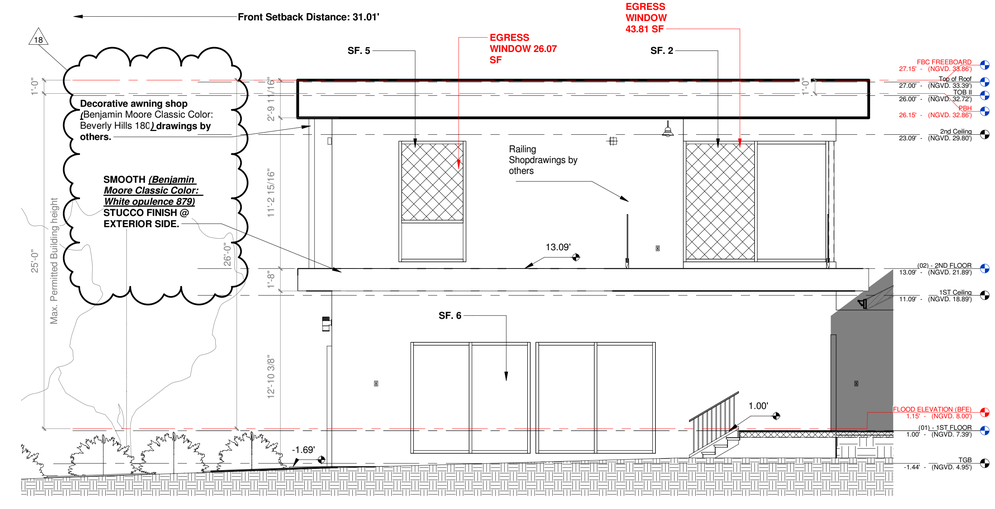
2 A-201 North
Scale: 3/16" = 1'-0"



5 A-201 Railing Detail
Scale: 1/2" = 1'-0"



4 A-201 West
Scale: 3/16" = 1'-0"



1 A-201 East
Scale: 3/16" = 1'-0"

No.	Description	Date
18	Indicate proposed building materials and colors (color renderings / board and color chips from approved Town Color palette).	Oct 2023

IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT OR THE ENGINEER THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR HIS FULL COMMISSION. ALL DESIGNS AND DRAWINGS HERE IN AND PRINTS ISSUED BY THE ARCHITECT OR THE ENGINEER ARE THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED.

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

10/17/2023 1:41:12 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

Elevations

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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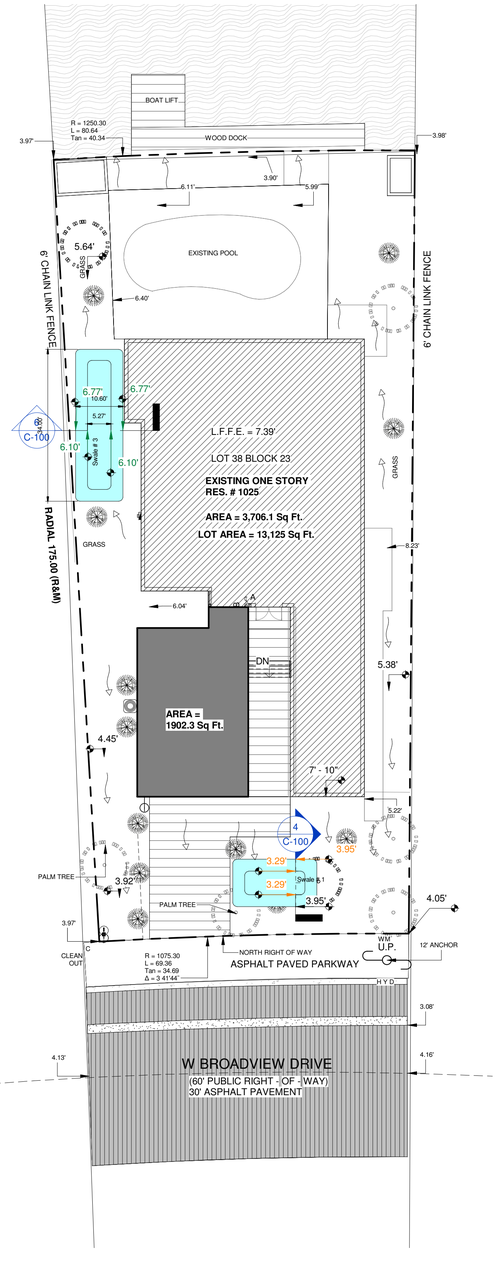
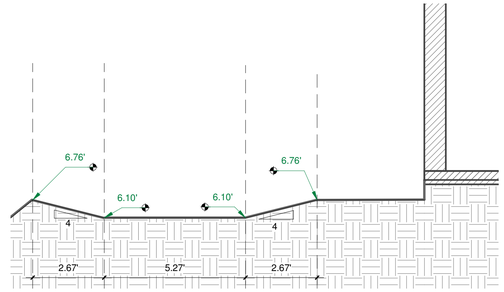
Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker	A-201	
Scale:	As indicated		

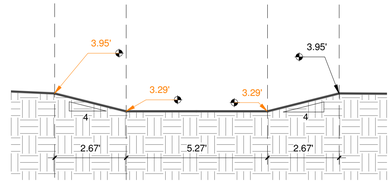
Permit Process ----



1 C-100 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



6 C-100 Swale #3 Cross Section
Scale: 3/8" = 1'-0"



4 C-100 Swale #1 Cross Section
Scale: 3/8" = 1'-0"

GRADING POINT - NATURAL ELEVATION
GRADING POINT - POINT MUST BE FILLED
GRADING POINT - POINT MUST BE EXCAVATED

2 C-100 Drafting Spot elevation
Scale: 3/4" = 1'-0"

CALCULATIONS

T=10 years, Duration of storm= 48 hour, i =0.19 in/hr , tc= 60 min

Zone	C	Area (SF)	Q(GPM)	V(CF)
Main House	0.95	3718.23	6.97	55.94
Grass	0.25	6406.97	3.16	25.37
Wood Flooring	0.95	1015	1.90	15.27
Pool	0.25	1046	0.52	4.14
New Addition	0.95	973	1.83	14.64

$C_{average}$ = 0.554
Total Area = 13 159.2 sq ft
Q = 14.38 GPM
Volume required = 115.357 CF

SWALE DIMENSIONS V = depth*(deepest area)/2

Swale 1 = 8" * (198.76 sf + 70.20 sf) /2 = 89.65 CF

Swale 3 = 8" * (359.63 sf + 151.20 sf) /2 = 170.28 CF

259.93 CF > 115.36 CF

3 C-100 Swale Calc
Scale: 1" = 1'-0"

No.	Description	Date

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ONLINE BUILDING PLANS CORP
345 W 75TH PL, HIALEAH, FL 33014

Alejandro D. Gonzalez Pagan PE
Professional Engineer
PE 74126

ALEJANDRO D. GONZALEZ PAGAN LICENSE No. 74126 STATE OF FLORIDA PROFESSIONAL ENGINEER

9/20/2023 1:47:52 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)424-9223 E.
info@onlinebuildingplans.com

Julio Lujan

Owner: Insert Owner

Address: address:

Sheet: **Grading Plan**

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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Project Number: Project Number
Date: Issue Date
Drawn By: Author
Checked By: Checker
Scale: As indicated

SHEET NO.
C-100

Permit Process: ----

RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST

Florida Department of Business and Professional Regulation
Simulated Performance Alternative (Performance) Method

Applications for compliance with the 2020 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:

- ☑ *This checklist*
- ☑ *Form R405-2020 report*
- ☑ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☑ *Energy Performance Level (EPL) Display Card (one page)*
- ☑ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☑ *Mandatory Requirements (five pages)*

Required prior to CO:

- ☐ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☐ *A completed 2020 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☐ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2020 Duct Leakage Test Report - Performance Method (usually one page)*

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FORM R405-2020

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	P22-0167 New residence	Builder Name:	
Street:	10250 W Broadview Dr	Permit Office:	
City, State, Zip:	Bay Harbor Island, FL, 33154	Permit Number:	
Owner:	Julio Lujan	Jurisdiction:	
Design Location:	FL, Miami	County:	MIami-Dade(Florida Climate Zone 1)

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Detached
3. Number of units, if multiple family	1
4. Number of Bedrooms	1
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft²)	1021
Conditioned floor area below grade (ft²)	0

7. Windows(602.7 sqft.)	Description	Area
a. U-Factor:	Sgl, U=0.50	602.67 ft²
SHGC:	SHGC=0.28	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		0.000 ft
Area Weighted Average SHGC:		0.280

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Floor Over Other Space	R= 13.0	590.00 ft²
b. Floor over Garage	R= 13.0	333.00 ft²
c. other (see details)	R=	98.00 ft²

10. Wall Types(1907.7 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=4.1	1611.80 ft²
b. Concrete Block - Ext Insul, Adjacent	R=4.1	295.90 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Types(923.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=0.0	923.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: WIC	6	204.2
b.		
c.		

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	34.2	SEER:17.50

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Strip Heat	17.0	COP:1.00

15. Hot Water Systems	
a. Electric	Cap: 40 gallons
	EF: 0.950
b. Conservation features	None
16. Credits	None

Glass/Floor Area: 0.590

Total Proposed Modified Loads: 61.84

Total Baseline Loads: 62.36

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: _____

DATE: _____

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL: _____

DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.

- Compliance with a proposed duct leakage Qn requires a PERFORMANCE Duct Leakage Test Report confirming duct leakage to outdoors, tested in accordance with ANSI/RESNET/ICC 380, is not greater than 0.030 Qn for whole house.

- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 5.00 ACH50 (R402.4.1.2).

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	P22-0167 New residence			Address type:	Street Address
Building Type:	User	Bedrooms:	1	Lot #:	---
Owner:	Julio Lujan	Conditioned Area:	1021	Block/SubDivision:	---
		Total Stories:	2	PlatBook:	---
Builder Name:		Worst Case:	No	Street:	10250 W Broadview Dr
Permit Office:		Rotate Angle:	0	County:	MIami-Dade
Jurisdiction:		Cross Ventilation:		City, State, Zip:	Bay Harbor Island, FL, 33154
Family Type:	Detached	Whole House Fan:			
New/Existing:	New (From Plans)	Terrain:	Suburban		
Year Construct:		Shielding:	Suburban		
Comment:					

CLIMATE

√	Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
___	FL, Miami	FL_MIAMI_INTL_AP	51	90	70	75	149.5	56	Low

BLOCKS

√	Number	Name	Area	Volume
___	1	Block1	1021	10259

SPACES

√	Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___	1	Stairs	98	1029	No	0		Yes	Yes	Yes
___	2	Bedroom	486	4860	No	2	1	Yes	Yes	Yes
___	3	Study	234	2340	No	0	0	Yes	Yes	Yes
___	4	Bathroom	49	490	No	0	0	Yes	Yes	Yes
___	5	WIC	50	500	No	0	0	Yes	Yes	Yes
___	6	Hall	104	1040	Yes	0	0	Yes	Yes	Yes

FLOORS (Total Exposed Area = 431 sq.ft.)

√	#	Floor Type	Space	Exposed Perim	Perimeter R-Value	Area	U-Factor	Joist R-Value	Tile	Wood	Carpet
___	1	Slab-On-Grade Edge Ins	Stairs	65.22	0	98 ft	0.710	---	1.00	0.00	0.00
___	2	Floor Over Other Space	Bedroom	---	---	486 ft	0.065		1.00	0.00	0.00
___	3	Floor over Garage	Study	---	---	234 ft	0.065	13	1.00	0.00	0.00
___	4	Floor over Garage	Bathroom	---	---	49 ft	0.065	13	1.00	0.00	0.00
___	5	Floor over Garage	WIC	---	---	50 ft	0.065	13	1.00	0.00	0.00
___	6	Floor Over Other Space	Hall	---	---	104 ft	0.065		1.00	0.00	0.00

ROOF

√	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___	1	Flat	Composition shingles	926 ft²	38 ft²	Medium	N	0.96	No	0.9	No	0	4.76

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

ATTIC

√ #	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___ 1	No attic	Unvented	0	923 ft²	N	N

CEILING (Total Exposed Area = 923 sq.ft.)

√ #	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___ 1	Under Attic(Unvented)	Bedroom	30.0	Blown	486.0ft²	0.030	0.11	Wood
___ 2	Under Attic(Unvented)	Study	30.0	Blown	234.0ft²	0.030	0.11	Wood
___ 3	Under Attic(Unvented)	Bathroom	30.0	Blown	49.0ft²	0.030	0.11	Wood
___ 4	Under Attic(Unvented)	WIC	30.0	Blown	50.0ft²	0.030	0.11	Wood
___ 5	Under Attic(Unvented)	Hall	30.0	Blown	104.0ft²	0.030	0.11	Wood

WALLS (Total Exposed Area = 1908 sq.ft.)

√ #	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___ 1	NW	Exterior	Conc. Blk - Ext Ins	Stairs	4.1	16.1	0	11.0	0	177.6	0.131	0	0	0.45	0 %
___ 2	SW	Exterior	Conc. Blk - Ext Ins	Stairs	4.1	4.7	0	11.0	0	51.2	0.131	0	0	0.45	0 %
___ 3	SE	Garage	Conc. Blk - Ext Ins	Stairs	4.1	19.6	0	11.0	0	215.0	0.131	0	0	0.45	0 %
___ 4	NE	Garage	Conc. Blk - Ext Ins	Stairs	4.1	2.5	0	11.0	0	28.0	0.131	0	0	0.45	0 %
___ 5	SE	Garage	Conc. Blk - Ext Ins	Stairs	4.1	4.8	0	11.0	0	52.8	0.131	0	0	0.45	0 %
___ 6	SW	Exterior	Conc. Blk - Ext Ins	Stairs	4.1	7.2	0	11.0	0	79.1	0.131	0	0	0.45	0 %
___ 7	NW	Exterior	Conc. Blk - Ext Ins	Bedroom	4.1	24.7	0	10.5	0	259.5	0.131	0	0	0.45	0 %
___ 8	NE	Exterior	Conc. Blk - Ext Ins	Bedroom	4.1	22.4	0	10.5	0	234.9	0.131	0	0	0.45	0 %
___ 9	NE	Exterior	Conc. Blk - Ext Ins	Study	4.1	15.0	0	10.5	0	157.6	0.131	0	0	0.45	0 %
___ 10	SE	Exterior	Conc. Blk - Ext Ins	Study	4.1	15.1	0	10.5	0	158.7	0.131	0	0	0.45	0 %
___ 11	SE	Exterior	Conc. Blk - Ext Ins	Bathroom	4.1	9.6	0	10.5	0	100.9	0.131	0	0	0.45	0 %
___ 12	SW	Exterior	Conc. Blk - Ext Ins	Bathroom	4.1	6.2	0	10.5	0	65.2	0.131	0	0	0.45	0 %
___ 13	SW	Exterior	Conc. Blk - Ext Ins	WIC	4.1	5.4	0	10.5	0	56.6	0.131	0	0	0.45	0 %
___ 14	SW	Exterior	Conc. Blk - Ext Ins	Hall	4.1	18.7	0	10.5	0	196.0	0.131	0	0	0.45	0 %
___ 15	SW	Exterior	Conc. Blk - Ext Ins	Bedroom	4.1	7.1	0	10.5	0	74.5	0.131	0	0	0.45	0 %

DOORS (Total Exposed Area = 0 sq.ft.)

√ #	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
___ 1	NW(Front)	Exterior	Wood	Stairs	None	0.20	0.10	0	0.10	0	0.1ft²

WINDOWS (Total Exposed Area = 603 sq.ft.)

√ #	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen
___ 1	NW	7	Metal	Single (Clear)	Y	0.50	0.28	N	N	211.3	1	23.48	9.00	0.0	0.0	None	None
___ 2	NE	8	Metal	Single (Clear)	Y	0.50	0.28	N	N	96.6	1	10.73	9.00	0.0	0.0	None	None
___ 3	NE	9	Metal	Single (Clear)	Y	0.50	0.28	N	N	45.0	1	5.00	9.00	0.0	0.0	None	None
___ 4	SE	10	Metal	Single (Clear)	Y	0.50	0.28	N	N	126.9	1	14.10	9.00	0.0	0.0	None	None
___ 5	SW	12	Metal	Single (Clear)	Y	0.50	0.28	N	N	16.7	1	4.17	4.00	0.0	0.0	None	None
___ 6	SW	14	Metal	Single (Clear)	Y	0.50	0.28	N	N	48.0	1	5.33	9.00	0.0	0.0	None	None
___ 7	SW	15	Metal	Single (Clear)	Y	0.50	0.28	N	N	58.2	1	6.47	9.00	0.0	0.0	None	None

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

INFILTRATION

√ #	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)
___ 1	Wholehouse	Proposed ACH(50)	0.00032	855	46.90	88.06	0.1528	5.0	All

GARAGE

√ #	Floor Area	Roof Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
___ 1	718 ft²	718 ft²	54 ft	13 ft	1

MASS

√ #	Mass Type	Area	Thickness	Furniture Fraction	Space
___ 1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Stairs
___ 2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bedroom
___ 3	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Study
___ 4	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bathroom
___ 5	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	WIC
___ 6	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Hall

HEATING SYSTEM

√ #	System Type	Subtype	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry	Power	Volt	Current	Ducts	Block
___ 1	Electric Strip Heat	None	202543207	COP: 1.00	17.0		0.00	0.00	0.00	sys#1	1

COOLING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___ 1	Central Unit	Split/Two	202543207	SEER:17.5	34.2	1200	0.85	sys#1	1

HOT WATER SYSTEM

√ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___ 1	Electric	None	Garage	0.95 (0.93)	40.00 gal	40 gal	120 deg	Standard	None	99

	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___ 1	No		NA	NA	NA	No	NA	NA	NA	None

DUCTS

√ Duct #	---------Supply--------- Location	R-Value	Area	---------Return--------- Location	R-Value	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat	Cool
___ 1	Attic	6.0	204 ft²	Attic	6.0	51 ft²	Prop. Leak Free	WIC	---	---	0.03	0.50	1	1

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

TEMPERATURES

Programable Thermostat: N Ceiling Fans: N

Cooling	[ ] Jan	[ ] Feb	[ ] Mar	[ ] Apr	[ ] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[ ] Oct	[ ] Nov	[ ] Dec
Heating	[X] Jan	[X] Feb	[X] Mar	[ ] Apr	[ ] May	[ ] Jun	[ ] Jul	[ ] Aug	[ ] Sep	[ ] Oct	[X] Nov	[X] Dec
Venting	[ ] Jan	[ ] Feb	[X] Mar	[X] Apr	[ ] May	[ ] Jun	[ ] Jul	[ ] Aug	[ ] Sep	[X] Oct	[X] Nov	[ ] Dec

√ Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
___ Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
___ Heating (WD)	AM	68	68	68	68	68	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	68	68
___ Heating (WEH)	AM	68	68	68	68	68	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	68	68

FORM R405-2020

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 99

The lower the EnergyPerformance Index, the more efficient the home.

10250 W Broadview Dr ,Bay Harbor Island,FL,33154

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		1
5. Is this a worst case?		No
6. Conditioned floor area above grade (ft²)		1021
Conditioned floor area below grade (ft²)		0

7. Windows**	Description	Area
a. U-Factor:	Sgl, U=0.50	602.67 ft²
SHGC:	SHGC=0.28	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		0.000 ft
Area Weighted Average SHGC:		0.280

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Floor Over Other Space	R= 13.0	590.00 ft²
b. Floor over Garage	R= 13.0	333.00 ft²
c. other (see details)	R=	98.00 ft²

10. Wall Types(1907.7 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=4.1	1611.80 ft²
b. Concrete Block - Ext Insul, Adjacent	R=4.1	295.90 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Types(923.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=0.0	923.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: WIC	6	204.2
b.		
c.		

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	34.2	SEER:17.50

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Strip Heat	17.0	COP:1.00

15. Hot Water Systems	
a. Electric	Cap: 40 gallons
	EF: 0.950
b. Conservation features	
	None
16. Credits	None

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 10250 W Broadview Dr City/FL Zip: Bay Harbor Island,FL,33154

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Florida Building Code, Energy Conservation, 7th Edition (2020)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS:	10250 W Broadview Dr Bay Harbor Island, FL 33154	Permit Number:

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

☑ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

SECTION R402 BUILDING THERMAL ENVELOPE

☑ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

Exception: Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☑ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☑ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☑ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

Exception: Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☐ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:
1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

MANDATORY REQUIREMENTS (Continued)

☐ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION R403 SYSTEMS

R403.1 Controls

☑ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

☑ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be "substantially leak free" in accordance with Section R403.3.3.

☑ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer's designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☐ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions;

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official

☑ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☑ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☑ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

MANDATORY REQUIREMENTS (Continued)

☑ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

R403.5.6 Water heater efficiencies (Mandatory).

☑ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☐ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☐ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☑ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

☐ **R403.6.2 Ventilation Air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

R403.7 Heating and cooling equipment.

☑ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

MANDATORY REQUIREMENTS (Continued)

TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIRFLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIRFLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	<90
Bathroom, utility room	90	2.8 cfm/watt	Any

For SI: 1 cfm = 28.3 L/min. a. When tested in accordance with HVI Standard 916

☑ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:

1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

R403.7.1.2 Heating equipment capacity.

☐ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:

1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

MANDATORY REQUIREMENTS (Continued)

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.

☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

☑ **R404.1 Lighting equipment (Mandatory).** Not less than 90 percent of the lamps in permanently installed luminaires shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

R404.1.1 Lighting equipment (Mandatory). uel gas lighting systems shall not have continuously burning pilot lights.

Residential Equipment Selection Summary

EnergyGauge
10250 W Broadview Dr
Bay Harbor Island, FL

P22-0167 New residence
Block 1, Heating System1, Cooling System1
Block1

1/19/2023

Conditions

Outdoor (FL, Miami)

Winter Dry Bulb:	49 F	Summer Dry Bulb:	92 F
		Summer Wet Bulb:	77 F

Room

Winter Dry Bulb:	70 F	Summer Dry Bulb:	75 F
		RH:	55 %

Air Entering Indoor Coil

Winter Dry Bulb:	70 F	Summer Dry Bulb:	75 F
		Summer Wet Bulb:	63 F

Design Loads in Btu/hr (Manual J or equivalent)

Heating:	13781	Sensible Cooling:	28830
		Latent Cooling:	3809

Air Flow Estimate

Heating CFM:	1200	Cooling CFM:	1200

Equipment Information - Heating

Type:	Electric Strip Heat	Manufacturer:	GOODMAN OR SIMILAR
AHRI Number:	202543207	Outdoor Model:	GSXC180361B
Nominal Capacity:	17000 Btu/hr	Indoor Model:	AVPTC49D14B

Equipment Information - Cooling

Type:	Central Unit	Manufacturer:	GOODMAN OR SIMILAR
Speed:	Two-Speed	Outdoor Model:	GSXC180361B
AHRI Number:	202543207	Indoor Model:	AVPTC49D14B

AHRI/Nominal Capacity: 36000 Btu/hr

-------OEM Capacity at Design Conditions (Btu/hr)-----

Total	Latent	Sensible	Sens + excess Latent
34200	5200	29000	29695

Manual S Compliance - Cooling

Cooling-Only Equipment

Total: Required: 90 – 120%	Actual: 105 %	Passes Manual S for Total	PASS
Latent: Required: 100 – 150%	Actual: 137 %	Manual S for Latent	PASS
Sensible: Required: 90% or more	Actual: 103 %	Manual S for Sensible	PASS

Compliance - Heating

Heating Only Equipment(Electric Strip Heat - Manual S Table N2-3)

Required: less than 5 KW (17 Mbtu)	Actual: 17.00MBTU	Manual S for Heating	PASS

I hereby certify that
the equipment selected is in
accordance with ACCA Manual S.

Prepared by:_____

Date:_____

Residential System Sizing Calculation

Summary

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

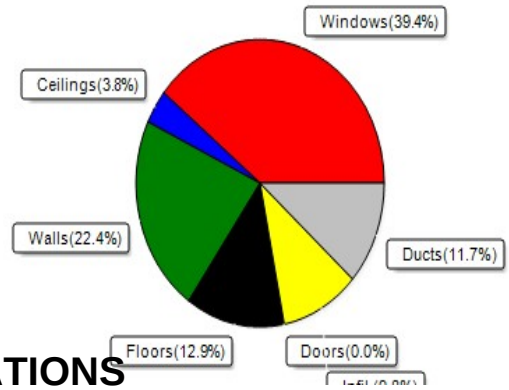
1/19/2023

Location for weather data: Miami, FL - Defaults: Latitude(25.82) Altitude(7 ft.) Temp Range(L) Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(57gr.)					
Winter design temperature(MJ8 99%)	52	F	Summer design temperature(MJ8 99%)	91	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	18	F	Summer temperature difference	16	F
Total heating load calculation	**13781**	**Btuh**	**Total cooling load calculation**	**32639**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Strip Heat)	123.4	17000	Sensible (SHR = 0.85)	100.6	29002
			Latent	136.5	5198
			Total	104.8	34200

WINTER CALCULATIONS

Winter Heating Load (for 1021 sqft)

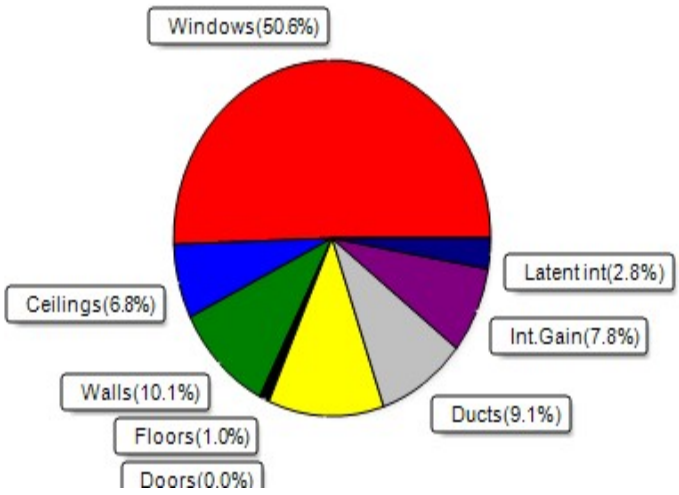
Load component			Load	
Window total	603	sqft	5424	Btuh
Wall total	1305	sqft	3082	Btuh
Door total	0	sqft	0	Btuh
Ceiling total	923	sqft	529	Btuh
Floor total	See detail report		1784	Btuh
Infiltration	68	cfm	1354	Btuh
Duct loss			1608	Btuh
Subtotal			**13781**	**Btuh**
Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
TOTAL HEAT LOSS			**13781**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 1021 sqft)

Load component			Load	
Window total	603	sqft	16501	Btuh
Wall total	1305	sqft	3309	Btuh
Door total	0	sqft	1	Btuh
Ceiling total	923	sqft	2205	Btuh
Floor total			332	Btuh
Infiltration	68	cfm	1203	Btuh
Internal gain			2560	Btuh
Duct gain			2719	Btuh
Sens.Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
Blower Load			0	Btuh
Total sensible gain			**28830**	**Btuh**
Latent gain(ducts)			259	Btuh
Latent gain(infiltration)			2650	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			900	Btuh
Total latent gain			**3809**	**Btuh**
TOTAL HEAT GAIN			**32639**	**Btuh**



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EnergyGauge® System Sizing
PREPARED BY: _____
DATE: _____

System Sizing Calculations - Summer

Residential Load - Room by Room Component Details

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

1/19/2023

Reference City: Miami, FL (Defaults)
Humidity difference: 57gr.

Temperature Difference: 16.0F(MJ8 99%)
Summer Setpoint: 75 °F (Required Manual J default)

Component Loads for Room #1: Stairs

Walls	Type	U-Value	R-Value	Area(sqft)	HTM	Load
			Cav/Sheath			
1	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	177.5	2.7	473 Btuh
2	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	51.2	2.7	136 Btuh
3	Concrete Blk,Hollow - Adj	0.13	4.1/0.0	215.0	2.1	451 Btuh
4	Concrete Blk,Hollow - Adj	0.13	4.1/0.0	28.0	2.1	59 Btuh
5	Concrete Blk,Hollow - Adj	0.13	4.1/0.0	52.8	2.1	111 Btuh
6	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	79.1	2.7	211 Btuh
	Wall Total			604 (sqft)		1441 Btuh
Doors	Type			Area (sqft)	HTM	Load
1	Wood - Exterior			0.1	6.2	1 Btuh
	Door Total			0 (sqft)		1 Btuh
Floors	Type		R-Value	Size	HTM	Load
1	Slab On Grade		0.0	98 (ft-perimeter)	0.0	0 Btuh
	Floor Total			98.0 (sqft)		0 Btuh
					Zone Envelope Subtotal:	1442 Btuh

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.40	1029	0.46	31.6	557 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		0	X 230	+	300	300 Btuh
					Sensible Envelope Load:	2298 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)				(DGM of 0.104)	239 Btuh
					Sensible Zone Load	**2538 Btuh**

Component Loads for Room #2: Bedroom

Window	Type*					Overhang		Window Area(sqft)			HTM		Load
	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
1	1 NFRC	0.28, 0.50		No	No	NW	0.0ft	0.0ft	211.3	0.0	211.3	14	27	5776 Btuh
2	1 NFRC	0.28, 0.50		No	No	NE	0.0ft	0.0ft	96.6	0.0	96.6	14	27	2640 Btuh
7	1 NFRC	0.28, 0.50		No	No	SW	0.0ft	0.0ft	58.2	0.0	58.2	14	27	1598 Btuh
	Window Total								366 (sqft)					10014 Btuh

Walls	Type	U-Value	R-Value	Area(sqft)	HTM	Load
			Cav/Sheath			
7	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	48.1	2.7	128 Btuh
8	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	138.3	2.7	368 Btuh
15	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	16.3	2.7	43 Btuh
	Wall Total			203 (sqft)		540 Btuh

Manual J Summer Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

Climate:FL_MIAMI_INTL_AP

1/19/2023

Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
1	Unvented Attic/Light/Shingle	0.032	30.0/0.0	486.0	2.39	1161 Btuh
	Ceiling Total			486 (sqft)		1161 Btuh
Floors	Type		R-Value	Size	HTM	Load
2	Interior		13.0	486 (sqft)	0.0	0 Btuh
	Floor Total			486.0 (sqft)		0 Btuh
					Zone Envelope Subtotal:	11715 Btuh

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.40	4860	0.16	10.6	187 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		2	X 230	+	700	1160 Btuh
					Sensible Envelope Load:	13062 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)				(DGM of 0.104)	1360 Btuh
					Sensible Zone Load	**14422 Btuh**

Component Loads for Room #3: Study

Window	Type*					Overhang		Window Area(sqft)			HTM		Load
	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
3	1 NFRC	0.28, 0.50		No	No	NE	0.0ft	0.0ft	45.0	0.0	45.0	14	27	1230 Btuh
4	1 NFRC	0.28, 0.50		No	No	SE	0.0ft	0.0ft	126.9	0.0	126.9	14	27	3483 Btuh
	Window Total								172 (sqft)					4713 Btuh

Walls	Type	U-Value	R-Value	Area(sqft)	HTM	Load
			Cav/Sheath			
9	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	112.6	2.7	300 Btuh
10	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	31.8	2.7	85 Btuh
	Wall Total			144 (sqft)		385 Btuh
Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
2	Unvented Attic/Light/Shingle	0.032	30.0/0.0	234.0	2.39	559 Btuh
	Ceiling Total			234 (sqft)		559 Btuh
Floors	Type		R-Value	Size	HTM	Load
3	Raised Wood - Adj		13.0	234 (sqft)	1.0	234 Btuh
	Floor Total			234.0 (sqft)		234 Btuh
					Zone Envelope Subtotal:	5890 Btuh

Manual J Summer Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

Climate:FL_MIAMI_INTL_AP

1/19/2023

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio		CFM=	Load
	Natural	0.40	2340	0.11		7.6	133 Btuh
Internal gain		Occupants	Btuh/occupant			Appliance	Load
		0	X 230	+		400	400 Btuh
					Sensible Envelope Load:		6423 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)				(DGM of 0.104)		669 Btuh
					Sensible Zone Load		**7092 Btuh**

Component Loads for Room #4: Bathroom

	Type*					Overhang		Window Area(sqft)			HTM		Load
Window	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
5	1 NFRC	0.28, 0.50		No	No	SW	0.0ft	0.0ft	16.7	0.0	16.7	14	27	458 Btuh
	Window Total								17 (sqft)					458 Btuh

Walls	Type	U-Value	R-Value	Area(sqft)	HTM	Load
			Cav/Sheath			
11	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	100.9	2.7	269 Btuh
12	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	48.5	2.7	129 Btuh
	Wall Total			149 (sqft)		398 Btuh

Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
3	Unvented Attic/Light/Shingle	0.032	30.0/0.0	49.0	2.39	117 Btuh
	Ceiling Total			49 (sqft)		117 Btuh

Floors	Type	R-Value	Size	HTM	Load
4	Raised Wood - Adj	13.0	49 (sqft)	1.0	49 Btuh
	Floor Total		49.0 (sqft)		49 Btuh
				Zone Envelope Subtotal:	1022 Btuh

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio		CFM=	Load
	Natural	0.40	490	0.11		7.8	138 Btuh
Internal gain		Occupants	Btuh/occupant			Appliance	Load
		0	X 230	+		300	300 Btuh
					Sensible Envelope Load:		1460 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)				(DGM of 0.104)		152 Btuh
					Sensible Zone Load		**1612 Btuh**

Manual J Summer Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

Climate:FL_MIAMI_INTL_AP

1/19/2023

Component Loads for Room #5: WIC

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
13	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	56.6	2.7	151 Btuh
	Wall Total			57 (sqft)		151 Btuh
Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
4	Unvented Attic/Light/Shingle	0.032	30.0/0.0	50.0	2.39	119 Btuh
	Ceiling Total			50 (sqft)		119 Btuh
Floors	Type		R-Value	Size	HTM	Load
5	Raised Wood - Adj		13.0	50 (sqft)	1.0	50 Btuh
	Floor Total			50.0 (sqft)		50 Btuh
					Zone Envelope Subtotal:	320 Btuh

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.40	500	0.04	3.0	52 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		0	X 230	+	100	100 Btuh
					Sensible Envelope Load:	472 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)				(DGM of 0.104)	49 Btuh
					Sensible Zone Load	**521 Btuh**

Component Loads for Room #6: Hall

	Type*						Overhang		Window Area(sqft)			HTM		Load
Window	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
6	1 NFRC	0.28, 0.50		No	No	SW	0.0ft	0.0ft	48.0	0.0	48.0	14	27	1316 Btuh
	Window Total								48 (sqft)					1316 Btuh

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
14	Concrete Blk,Hollow - Ext	0.13	4.1/0.0	148.1	2.7	394 Btuh
	Wall Total			148 (sqft)		394 Btuh
Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
5	Unvented Attic/Light/Shingle	0.032	30.0/0.0	104.0	2.39	248 Btuh
	Ceiling Total			104 (sqft)		248 Btuh
Floors	Type		R-Value	Size	HTM	Load
6	Interior		13.0	104 (sqft)	0.0	0 Btuh
	Floor Total			104.0 (sqft)		0 Btuh
					Zone Envelope Subtotal:	1959 Btuh

Manual J Summer Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

Climate:FL_MIAMI_INTL_AP

1/19/2023

Infiltration	Type		Wholehouse ACH		Volume(cuft)		Wall Ratio		CFM=	Load
	Natural		0.40		1040		0.11		7.8	137 Btuh
Internal gain			Occupants		Btuh/occupant				Appliance	Load
			0	X	230	+			300	300 Btuh
							Sensible Envelope Load:			2396 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)							(DGM of 0.104)		250 Btuh
							Sensible Zone Load			**2645 Btuh**

Manual J Summer Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence

Climate:FL_MIAMI_INTL_AP

1/19/2023

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	**Sensible Envelope Load All Zones**	**26111**	**Btuh**
	Sensible Duct Load	2719	Btuh
	Total Sensible Zone Loads	**28830**	**Btuh**
	Sensible ventilation (Ex:0 cfm; Sup:0 cfm)	0	Btuh
	Blower	0	Btuh
	Total sensible gain	**28830**	**Btuh**
	Latent infiltration gain (for 57 gr. humidity difference)	2650	Btuh
	Latent ventilation gain	0	Btuh
	Latent duct gain	259	Btuh
	Latent occupant gain (2.0 people @ 200 Btuh per person)	400	Btuh
	Latent other gain	500	Btuh
	Latent total gain	**3809**	**Btuh**
	TOTAL GAIN	**32639**	**Btuh**

EQUIPMENT

1. Central Unit	GOODMAN OR SIMILAR #GSXC180361B	34200 Btuh

*Key: Window types (Panes - Number and type of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value)
(U - Window U-Factor)
(InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))
- For Blinds: Assume medium color, half closed
For Draperies: Assume medium weave, half closed
For Roller shades: Assume translucent, half closed
(IS - Insect screen: none(N), Full(F) or Half(½))
(Ornt - compass orientation)

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Version 8

System Sizing Calculations - Winter

Residential Load - Room by Room Component Details

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence
Building Type: User

1/19/2023

Reference City: Miami, FL (Defaults) Winter Temperature Difference: 18.0 °F (MJ8 99%)
Winter Setpoint: 70 °F (Required Manual J default)

Component Loads for Room #1: Stairs

Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
1	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	178	2.36	419 Btuh
2	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	51	2.36	121 Btuh
3	Conc Blk,Hollow	- Adj	(0.131)	4.1/0.0	215	2.36	508 Btuh
4	Conc Blk,Hollow	- Adj	(0.131)	4.1/0.0	28	2.36	66 Btuh
5	Conc Blk,Hollow	- Adj	(0.131)	4.1/0.0	53	2.36	125 Btuh
6	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	79	2.36	187 Btuh
	Wall Total				604(sqft)		1426 Btuh
Doors	Type	Storm	Ueff.		Area X	HTM=	Load
1	Wood - Exterior,	n	(0.200)		0	3.6	0 Btuh
	Door Total				0(sqft)		0Btuh
Floors	Type		Ueff.	R-Value	Size X	HTM=	Load
1	Slab On Grade		(1.180)	0.0	65.2 ft(perim.)	21.2	1385 Btuh
	Floor Total				98 sqft		1385 Btuh
					Room Envelope Subtotal:		2812 Btuh
Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio	CFM=	
	Natural		0.40	1029	0.46	31.6	626 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)					(DLM of 0.132)	454 Btuh
Room #1				**Sensible Room Subtotal**			**3892 Btuh**

Component Loads for Room #2: Bedroom

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
1	1, NFRC 0.28	Metal	0.50	NW	211.3	9.0	1902 Btuh
2	1, NFRC 0.28	Metal	0.50	NE	96.6	9.0	869 Btuh
7	1, NFRC 0.28	Metal	0.50	SW	58.2	9.0	524 Btuh
	Window Total				366.1(sqft)		3295 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
7	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	48	2.36	114 Btuh
8	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	138	2.36	327 Btuh
15	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	16	2.36	39 Btuh
	Wall Total				203(sqft)		479 Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence
Building Type: User

1/19/2023

Ceilings	Type/Color/Surface		Ueff.	R-Value	Area X		HTM=	Load
1	Unvent Attic/L/Shing		(0.032)	30.0/0.0	486		0.6	279 Btuh
	Ceiling Total				486(sqft)			279Btuh
Floors	Type		Ueff.	R-Value	Size X		HTM=	Load
2	Interior		(1.180)	13.0	486.0 sqft		0.0	0 Btuh
	Floor Total				486 sqft			0 Btuh
					Room Envelope Subtotal:			4053 Btuh
Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio		CFM=	
	Natural		0.40	4860	0.16		10.6	210 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)					(DLM of 0.132)		563 Btuh
Room #2					**Sensible Room Subtotal**			**4826 Btuh**

Component Loads for Room #3: Study

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X		HTM=	Load
3	1, NFRC 0.28	Metal	0.50	NE	45.0		9.0	405 Btuh
4	1, NFRC 0.28	Metal	0.50	SE	126.9		9.0	1142 Btuh
	Window Total				171.9(sqft)			1547 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X		HTM=	Load
9	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	113		2.36	266 Btuh
10	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	32		2.36	75 Btuh
	Wall Total				144(sqft)			341 Btuh
Ceilings	Type/Color/Surface		Ueff.	R-Value	Area X		HTM=	Load
2	Unvent Attic/L/Shing		(0.032)	30.0/0.0	234		0.6	134 Btuh
	Ceiling Total				234(sqft)			134Btuh
Floors	Type		Ueff.	R-Value	Size X		HTM=	Load
3	Raised Wood - Adj		(0.067)	13.0	234.0 sqft		1.2	280 Btuh
	Floor Total				234 sqft			280 Btuh
					Room Envelope Subtotal:			2303 Btuh
Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio		CFM=	
	Natural		0.40	2340	0.11		7.6	150 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)					(DLM of 0.132)		324 Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence
Building Type: User

1/19/2023

Room #3	**Sensible Room Subtotal**	**2776 Btuh**

Component Loads for Room #4: Bathroom

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
5	1, NFRC 0.28	Metal	0.50	SW	16.7	9.0	150 Btuh
	Window Total				16.7(sqft)		150 Btuh

Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
11	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	101	2.36	238 Btuh
12	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	49	2.36	115 Btuh
	Wall Total				149(sqft)		353 Btuh

Ceilings	Type/Color/Surface	Ueff.	R-Value	Area X	HTM=	Load
3	Unvent Attic/L/Shing	(0.032)	30.0/0.0	49	0.6	28 Btuh
	Ceiling Total			49(sqft)		28Btuh

Floors	Type	Ueff.	R-Value	Size X	HTM=	Load
4	Raised Wood - Adj	(0.067)	13.0	49.0 sqft	1.2	59 Btuh
	Floor Total			49 sqft		59 Btuh

	Room Envelope Subtotal:	590 Btuh

Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio	CFM=	
	Natural		0.40	490	0.11	7.8	155 Btuh

Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic) (DLM of 0.132)	98 Btuh
Room #4	**Sensible Room Subtotal**	**843 Btuh**

Component Loads for Room #5: WIC

Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
13	Conc Blk,Hollow	- Ext	(0.131)	4.1/0.0	57	2.36	134 Btuh
	Wall Total				57(sqft)		134 Btuh

Ceilings	Type/Color/Surface	Ueff.	R-Value	Area X	HTM=	Load
4	Unvent Attic/L/Shing	(0.032)	30.0/0.0	50	0.6	29 Btuh
	Ceiling Total			50(sqft)		29Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence
Building Type: User

1/19/2023

Floors	Type	Ueff.	R-Value	Size X	HTM=	Load
5	Raised Wood - Adj	(0.067)	13.0	50.0 sqft	1.2	60 Btuh
	Floor Total			50 sqft		60 Btuh
				Room Envelope Subtotal:		222 Btuh
Infiltration	Type	Wholehouse ACH	Room Volume	Wall Ratio	CFM=	
	Natural	0.40	500	0.04	3.0	59 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)				(DLM of 0.132)	37 Btuh
Room #5				**Sensible Room Subtotal**		**318 Btuh**

Component Loads for Room #6: Hall

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
6	1, NFRC 0.28	Metal	0.50	SW	48.0	9.0	432 Btuh
	Window Total				48.0(sqft)		432 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
14	Conc Blk,Hollow - Ext		(0.131)	4.1/0.0	148	2.36	350 Btuh
	Wall Total				148(sqft)		350 Btuh
Ceilings	Type/Color/Surface		Ueff.	R-Value	Area X	HTM=	Load
5	Unvent Attic/L/Shing		(0.032)	30.0/0.0	104	0.6	60 Btuh
	Ceiling Total				104(sqft)		60Btuh
Floors	Type		Ueff.	R-Value	Size X	HTM=	Load
6	Interior		(0.067)	13.0	104.0 sqft	0.0	0 Btuh
	Floor Total				104 sqft		0 Btuh
					Room Envelope Subtotal:		841 Btuh
Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio	CFM=	
	Natural		0.40	1040	0.11	7.8	154 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Attic)					(DLM of 0.132)	131 Btuh
Room #6					**Sensible Room Subtotal**		**1126 Btuh**

Manual J Winter Calculations

Residential Load - Component Details (continued)

Julio Lujan
10250 W Broadview Dr
Bay Harbor Island, FL 33154

Project Title:
P22-0167 New residence
Building Type: User

1/19/2023

WHOLE HOUSE TOTALS

Totals for Heating	Subtotal Sensible Heat Loss Ventilation Sens. Heat Loss (Ex:0 cfm; Sup:0 cfm) Total Heat Loss	13781 Btuh 0 Btuh 13781 Btuh

EQUIPMENT

1. Electric Strip Heat		17000 Btuh

Key: Window types - NFRC (Requires U-Factor and Shading coefficient(SHGC) of glass as numerical values)
or - Glass as 'Clear' or 'Tint' (Uses U-Factor and SHGC defaults)
U - (Window U-Factor)
HTM - (ManualJ Heat Transfer Multiplier)

Powered by ACCA Air Conditioning Contractors of America MANUAL J®

Version 8

2020 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA
TABLE 402.4.1.1
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA[a]

Project Name:	P22-0167 New residence	Builder Name:		
Street:	10250 W Broadview Dr	Permit Office:		
City, State, Zip:	Bay Harbor Island, FL, 33154	Permit Number:		
Owner:	Julio Lujan	Jurisdiction:		
Design Location:	FL, Miami	County:	MIami-Dade(Florida Climate Zone 1)	

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	CHECK
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.	
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.	
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.		
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.	
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.	
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.	
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.		
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.	
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.		
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.	
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.		
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot.		
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings.		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Envelope Leakage Test Report (Blower Door Test)
Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder: Community: Lot: NA

Address: 10250 W Broadview Dr

City: Bay Harbor Island State: FL Zip: 33154

Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2020 (Performance) or R406-2020 (ERI), section labeled as infiltration, sub-section ACH50.

ACH(50) specified on Form R405-2020-Energy Calc (Performance) or R406-2020 (ERI): 5.000

_____ x 60 ÷ 10259 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

R402.4.1.2 Testing. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues.*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the*code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2020 7th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Duct Leakage Test Report

Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder:	Community:	Lot: NA
Address: 10250 W Broadview Dr		
City: Bay Harbor Island	State: FL	Zip: 33154

Duct Leakage Test Results

System 1	_____ cfm25
System 2	_____ cfm25
System 3	_____ cfm25
Sum of others	_____ cfm25
Total of all	_____ cfm25

_____ ÷ 1021 = _____Qn
Total of all systems / Total Conditioned Square Footage

☐ **PASS** ☐ **FAIL**

○ **Prescriptive Method** cfm25 (Total)

To qualify as "substantially leak free" Qn Total must be less than or equal to 0.04 if air handler unit is installed. If air handler unit is not installed, Qn Total must be less than or equal to 0.03. This testing method meets the requirements in accordance with Section R403.3.3.

Is the air handler unit installed during testing? ☐ YES ($^{=.04}_{Qn}$) ☐ NO ($^{=.03}_{Qn}$)

● **Performance/ERI Method** cfm25 (Out or Total)

To qualify using this method, Qn must not be greater than the proposed duct leakage Qn specified on Form R405-2020 or R406-2020.

Leakage Type selected on Form R405-2020 (EnergyCalc) or R406-2020	*Qn specified on Form R405-2020 (EnergyCalc) or R406-2020*
Proposed Leak Free	0.03

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above duct leakage testing results are in accordance with the Florida Building Code requirements with the selected compliance path as stated above, either the Prescriptive Method or Performance Method.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Eligible for Federal Tax Credit

Certificate of Product Ratings

AHRI Certified Reference Number : 202543207 Date : 01-19-2023 Model Status : Production Stopped

AHRI Type : RCU-A-CB (Split System: Air-Cooled Condensing Unit, Coil with Blower)

Outdoor Unit Brand Name : GOODMAN

Outdoor Unit Model Number (Condenser or Single Package) : GSXC180361B*

Indoor Unit Model Number (Evaporator and/or Air Handler) : AVPTC49D14B*

Region : All (AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, ID, IL, IA, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WV, WI, WY, U.S. Territories)

Region Note : Central air conditioners manufactured prior to January 1, 2015 are eligible to be installed in all regions until June 30, 2016. Beginning July 1, 2016 central air conditioners can only be installed in region(s) for which they meet the regional efficiency requirement.

The manufacturer of this GOODMAN product is responsible for the rating of this system combination.

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2017 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 36000

SEER : 17.50

EER (A2) - Single or High Stage (95F) : 13.00

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced."Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

The Department of Energy has published updated energy efficiency metrics for central air conditioners and heat pumps. This publication reflects both the 1987 metric (SEER) and the 2023 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRInet.org for more information about updated energy efficiency metrics.

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Technical Evaluation Report

DIVISION: 23 08 00–COMMISSIONING OF HVAC

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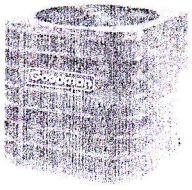
(Subject to Renew July1, 2022 or next code cycle change)

EVALUATION SUBJECT: GOODMAN SPLIT UNITS

TER-20-34290

REPORT HOLDER:
GOODMAN MANUFACTURING COMPANY, L.P.
19001 KERMIER ROAD
WALLER, TX 77484, USA
877-254-4729 | GOODMANMFG.COM



Florida Building Code 6th & 7th Editions (2017 & 2020)
International Building Code (2012, 2015, & 2018)

MAR 15 2021

SCOPE OF EVALUATION (compliance with the following codes):

THIS IS A STRUCTURAL (WIND) PERFORMANCE EVALUATION ONLY. NO ELECTRICAL OR TEMPERATURE PERFORMANCE RATINGS OR CERTIFICATIONS ARE OFFERED OR IMPLIED HEREIN.

This Product Evaluation Report is being issued in accordance with the requirements of the **Florida Building Code 6th & 7th Editions (2017 & 2020)) and the 2015/2018 International/Residential Code** per FBC Section 104.11.1, FMC 301.15, FBC Building Ch. 16, ASCE-7, FBC Existing Building sections 707.1, 707.2, FBC Building 1522.2, and FBC Residential M1202.1, M1301.1, FS 471.025, including Broward County Administrative Provisions 107.3.4. This Report is also in accordance with the **International Building Code (2012, 2015, & 2018)**. The product noted on this report has been tested and/or evaluated as summarized herein.

IN ACCORDANCE WITH THESE CODES EACH OF THESE REPORTS MUST BEAR THE ORIGINAL SIGNATURE & RAISED SEAL OF THE EVALUATING ENGINEER.

SUBSTANTIATING DATA:

- **Product Evaluation Documents**

Substantiating documentation has been submitted to provide this TER and is summarized in the sections below.

- **Structural Engineering Calculations**

Structural engineering calculations have been prepared which evaluate the product based on comparative and/or rational analysis to qualify the following design criteria:

- Maximum allowable unit panel wind pressure connection integrity
- Maximum allowable uplift, sliding, & overturning moment for ground and roof applications

Calculation summary is included in this TER and appears below.
NOTE: No 33% increase in allowable stress has been used in the design of this product. Microsoft Excel was used to carry out the calculations present in this report.

INSTALLATION:
The product(s) listed above shall be installed in strict compliance with this TER & manufacturer-provided model specifications.
The product components shall be of the material specified in the manufacturer-provided product specifications. All screws must be installed in accordance with the applicable provisions & anchor manufacturer's published installation instructions.

LIMITATIONS & CONDITIONS OF USE:
Use of this product shall be in strict accordance with this TER as noted herein. See final page for complete limitations and conditions of use.

OPTIONS:
This evaluation is valid for all GOODMAN models present in the table located on the final page.

FINISH:
Baked enamel.

NOTE: GRAPHICAL DEPICTIONS IN THIS REPORT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER IN APPEARANCE

UNIT CASING MATERIAL:
26ga galvanized sheet steel ASTM A653 CS cold rolled steels for side covers. 22ga galvanized sheet steel ASTM A653 cold rolled steel for bottom base pan. 20ga galvanized sheet steel ASTM A653 cold rolled steel for top panel. Removable top & side covers secured with #10-12 sheet metal screws.
Knockouts provided for utility & control connections.

INSTALLATION:
Shall follow manufacturer specifications as well as the information provided herein.

STRUCTURAL PERFORMANCE:
Models referenced herein are subject to the following design limitations:

Maximum Rated Wind Pressures*:
± 119 psf Lateral, 94 psf Uplift

- Required design wind pressures shall be determined according to the design pressure guide provided in the appendix or on a site-specific basis in accordance with ASCE 7 and applicable sections of the building code(s) being referenced in accordance with ASD methodology.
- Required design pressures shall be less than or equal to the maximum pressures listed herein.
- *Maximum Rated Wind Pressures indicate the maximum pressures that all units listed herein are approved for. Valid for at-grade and rooftop applications. See limitations herein.
- Valid for use inside and outside the High-Velocity Hurricane Zone (HVHZ).
- Site-specific wind analysis may produce alternate limitations provided maximum rated wind pressures stated herein are not exceeded.

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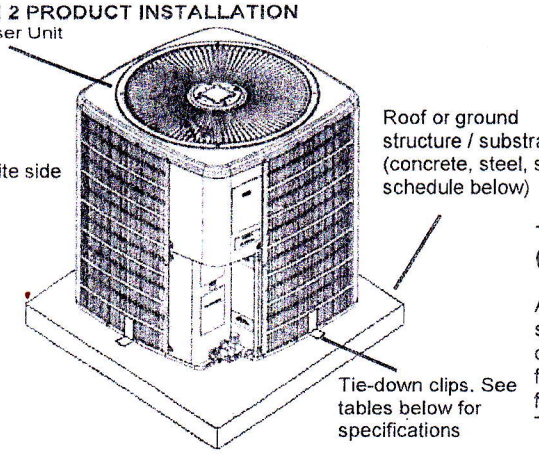
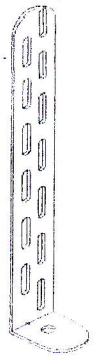
SECTION 2 PRODUCT INSTALLATION



TIE-DOWN CLIP (GROUND APPLICATION)

ASTM A653 G60 galvanized cold rolled steel 0.072" thick for all cabinets tied down at ground (Goodman Bracket); fasten cabinet using (2) anchors per clip from Anchor to Host Structure Schedule Table. Clip integrates into base pan slot.



TIE-DOWN CLIP (GROUND AND ROOF APPLICATION)

Miami Tech CUTD 1" wide and any length ASTM A653 galvanized steel 0.07" thick for all cabinets tied down to a roof structure; fasten clip to structure using anchor from Anchor Schedule to Host Structure Table and (2) #10 x 1/2" SS 410 self-drilling screw to fasten clip to unit base pan. See Tie-down Strap & Clip Schedule Table for clip amount. Hurricane kit #DGACUTD36K

Tie-Down Strap & Clip Schedule						
Unit Model	Max Lateral Pressure	Max Uplift Pressure	Strap Req'd?	Qty	Minimum WLL (lbs)	Tie Down Clips Needed
Cabinet A1	50 psf	39 psf	NO	N/A	N/A	4
	106 psf	84 psf	YES	2	300	8
	119 psf	94 psf	YES	2	400	8
Cabinet B1, B2	50 psf	39 psf	NO	N/A	N/A	4
	106 psf	84 psf	YES	2	400	8
	119 psf	94 psf	YES	2	400	8
Cabinet C1 to C6	50 psf	39 psf	NO	N/A	N/A	4
	106 psf	84 psf	YES	2	500	8
	119 psf	94 psf	YES	2	600	8
Cabinet D1 to D6	50 psf	39 psf	NO	N/A	N/A	4
	106 psf	84 psf	YES	2	600	8
	119 psf	94 psf	YES	2	600	8

Tie-down Strap & Clip Type:
(for roof applications)

Working Load Limit (WLL) is strap's manufacturer - specified per strap.
A minimum strap width of 1" is required for all cabinets.
Clips heights shall be adequate to fit SMS within base pan height.
Verify height on site.
Clips should be placed at center on each side and equally spaced, for ground mounted condition.
See details in page 3, for roof mounted condition.

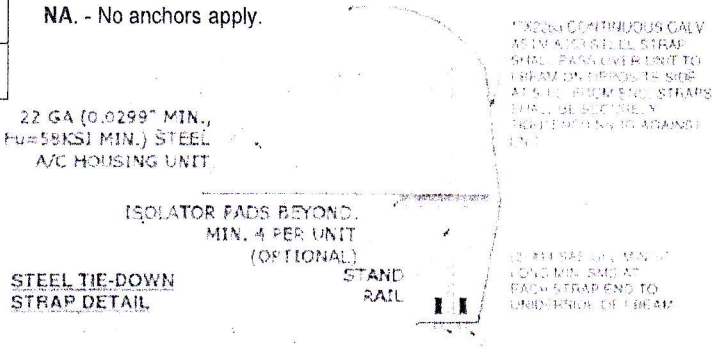
Note: *(Vertical Strapping)*

1. Tie-down straps shall be wrapped around unit and roof stand rail, and shall be tightened using the buckle. Provide two straps per unit.
2. Strap material shall be either high strength webbing and shall be compliant for exterior grade use if they contain plastic components, per FBC chapter 26. Or 1" wide 22ga ASTM A653 steel strap secured with (2) #14 SS sms to the bottom of the stand rail.
3. For 200 MPH Non-HVHZ, use (2) metal straps, up to 56' MRH Exposure C.

Anchor to Host Structure Schedule					
Unit Model	Max Lateral Pressure	Max Uplift Pressure	Concrete 3,000 psi	1/8"Min A36 Steel	1/8" Min 6061-T6 Aluminum
All Cabinets A1, B1-2, C1-6, D1-6	50 psf	39 psf	A	N/A	N/A
	119 psf	94 psf	N/A	B	B

Anchor Types to Host Structure:

A. – 1/4" Dewalt ULTRACON SS4 Anchor embedded 3" in 3,000 psi concrete. 2 1/2" from edge minimum.
B. – 1/4" -20 UNC SS 316 bolt min. 1/2" from edges with nut and 1" OD washer
NA. - No anchors apply.



Panel Integrity Summary			
Unit Model	Max Lateral Pressure	Max Uplift Pressure	Horizontal Strapping Required
All Cabinets A1, B1-2, C1-6, D1-6	50 psf	39 psf	NONE
	119 psf	94 psf	NONE

IN ALL CONDITIONS IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ENSURE THE HOST STRUCTURE IS CAPABLE OF WITHSTANDING THE RATED GRAVITY, LATERAL, AND UPLIFT FORCES BY SITE-SPECIFIC DESIGN. NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, IS OFFERED BY ENGINEERING EXPRESS AS TO THE INTEGRITY OF THE HOST STRUCTURE TO CARRY DESIGN FORCE LOADS INCURRED BY THIS UNIT.

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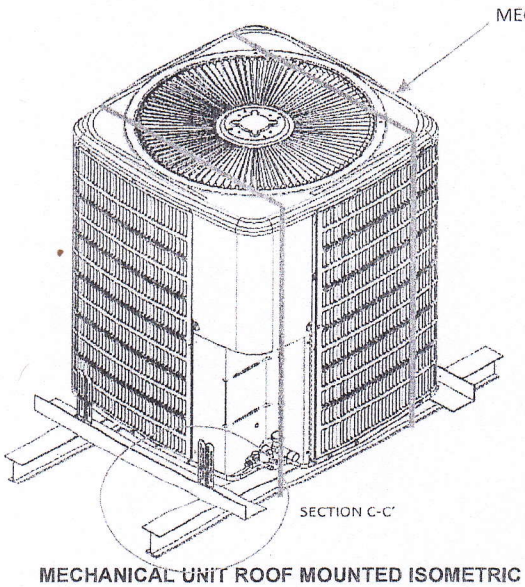
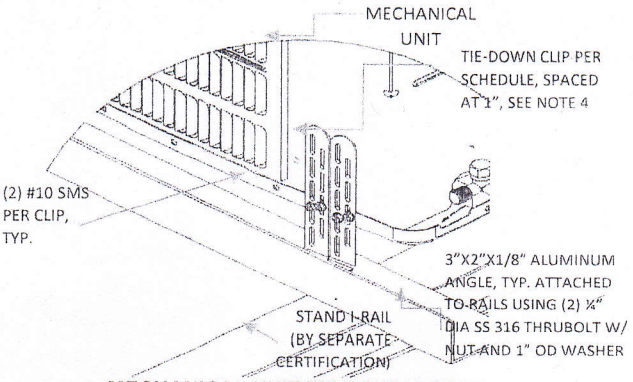
STRAP AND CLIP LAYOUT ROOF INSTALLATIONS

NOTES:

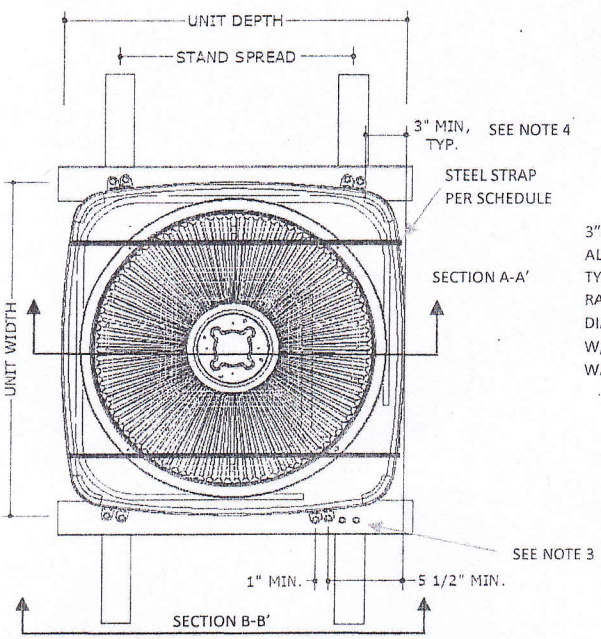
1. 3"X2"X1/8" ALUMINUM ANGLE SHALL BE 6061-T6 AND SHALL OVERHANG 8" MAXIMUN FROM STAND RAIL PER SIDE.
2. CONDENSER SHALL REST ON TOP OF THE STAND RAILS.
3. CLIPS MAY NOT COINCIDE WITH RAIL BELOW, ATTACHED ANGLE USING (2) ¼" THRUBOLT W/ NUT AND 1.0 OD WASHER.
4. TIE-DOWN CLIPS FOR CABINETS EQUAL OR SMALLER THAN 26" WIDE SHALL BE LOCATED 1" FROM EDGE MIN.



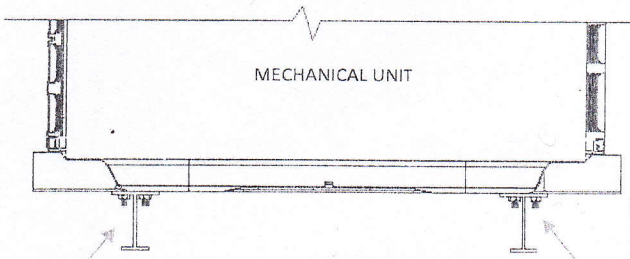
MECHANICAL UNIT ROOF MOUNTED ISOMETRIC



MECHANICAL UNIT TIE-DOWN DETAIL (SECTION C-C')



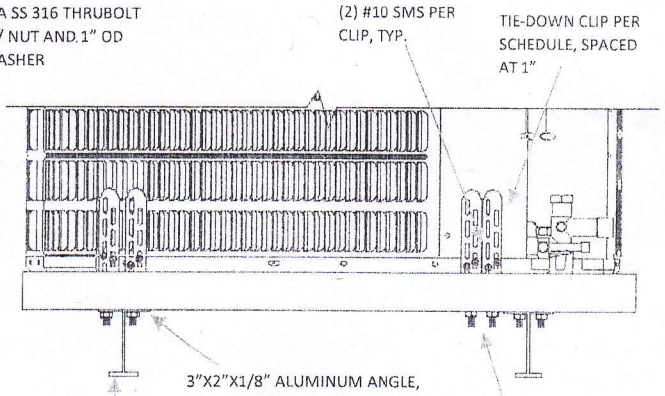
MECHANICAL UNIT ROOF MOUNTED PLAN VIEW

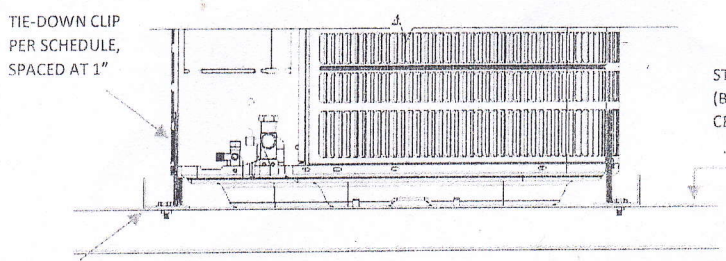


MECHANICAL UNIT RESTING ON STAND RAILSSECTION A-A'

3"X2"X1/8" ALUMINUM ANGLE, TYP. ATTACHED TO RAILS USING (2) ¼" DIA SS 316 THRUBOLT W/ NUT AND.1" OD WASHER

STAND I-RAIL (BY SEPARATE CERTIFICATION)





MECHANICAL UNIT RESTING ON STAND RAILS SIDE VIEW

MECHANICAL UNIT RESTING ON STAND RAILS FRONT VIEW (SECTION B-B')

Note: Installers must ensure that screws used to fasten the tie-down clips with the unit base pan do not touch the coil preventing any damage. All pieces and installation parts per Miami Tech Hurricane kit #DGACUTD36K

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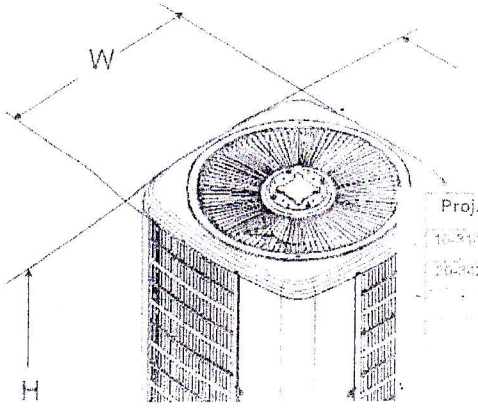
CABINETS & DIMENSIONS

Goodman Model No.	W / D (in.)	H (in)	Cabinet
GSX130181	23	25.75	A1
GSX130241	26	27.5	B1
GSX130301	26	27.5	B1
GSX130361	26	27.5	B1
GSX130421	29	36.25	C3
GSX130481	29	36.25	C3
GSX130601	29	40	C6
GSX130611	35.5	38.25	D5
GSX140181	26	27.5	B1
GSX140181-M*	23	25	A1
GSX140191	26	27.5	B1
GSX140241	26	27.5	B1
GSX140251	26	32.5	B2
GSX140301	29	32.5	C2
GSX140311	29	32.5	C2
GSX140361	29	32.5	C2
GSX140371	29	32.5	C2
GSX140421	29	36.25	C3
GSX140431	29	36.25	C3
GSX140481	35.5	36.25	D1
GSX140601	35.5	38.25	D5
GSX16*181A*	29	32	C2
GSX16*241A*	29	32	C2
GSX16*301A*	29	35.75	C3
GSX16*361A*	29	39.5	D6
GSX16*421A*	35.5	35.75	D1
GSX16*481A*	35.5	39.5	D6
DSXC160241	29	32.25	C2
DSXC160361	29	38.25	C2
DSXC160481	35.5	36.25	D1
DSXC160601	35.5	38.25	D3
GSX160181	29	32.25	C2
GSX160241	29	32.25	C2
GSX160301	29	36.25	C3
GSX160361	29	38.25	C6
GSX160421	35.5	36.25	D1
GSX160481	35.5	36.25	D3
GSX160601	35.5	38.25	D5
GSX160611	35.5	38.25	D5
GSXC160241	29.25	32.5	C2
GSXC160361	35.75	36.5	D1
GSXC160481	35.75	37	D3
GSXC160601	35.75	42.25	D6
GSXC180241	35.75	40	D6
GSXC180361	35.75	40	D6
GSXC180481	35.75	42.25	D6
GSXC180601	35.75	42.25	D6

Goodman Model No.	W / D (in.)	H (in)	Cabinet
GSX160311A	29	38.25	C3
GSX160371A	35.5	36.25	D1
DSXC180361	35.5	38.25	D3
DSXC180481	35.5	38.25	D3
DSXC180601	35.5	38.25	D3
GSZ140181	29	34.5	C1
GSZ140241	29	34.5	C1
GSZ140301	29	36.25	C5
GSZ140361	29	36.25	C5
GSZ140421	35.5	39.75	D6
GSZ140481	29	36.25	C5
GSZ140491	35.5	34.5	D2
GSZ140601	35.5	34.5	D2
VSZ140181	29	34.5	C1
VSZ140241	29	34.5	C1
VSZ140301	29	36.25	C5
VSZ140361	29	36.25	C5
VSZ140421	35.5	39.75	D6
VSZ140481	29	36.25	C5
VSZ140491	35.5	34.5	D2
VSZ140601	35.5	34.5	D2
VSX140181	26	27.5	B1
VSX140191	26	27.5	B1
VSX140241	26	27.5	B1
VSX140251	26	27.5	B1
VSX140301	29	32.5	C1
VSX140311	29	32.5	C1
VSX140361	29	32.5	C1
VSX140371	29	32.5	C1
VSX140421	29	36.25	C2
VSX140431	29	36.25	C2
VSX140481	35.5	36.25	D1

Goodman Model No.	W / D (in.)	H (in)	Cabinet
VSX140601	35.5	38.25	D2
GSZ160181	29	36.38	C5
GSZ160241	35.5	34.63	D2
GSZ160301	35.5	34.63	D2
GSZ160361	35.5	40	D6
GSZ160421	29	36.38	C5
GSZ160481	35.5	34.63	D2
GSZ160601	35.5	40	D6
GSZC160241	35.5	34.63	D2
GSZC160361	35.5	40	D6
GSZC160481	35.5	34.63	D2
GSZC160601	35.5	40	D6
GSZC180241	35.5	40	D6
GSZC180361	35.5	34.63	D3
GSZC180481	35.5	40	D6
GSZC180601	35.5	40	D6
DSZC160241	29	38.25	C4
DSZC160361	35.5	38.25	D3
DSZC160481	35.5	38.25	D3
DSZC160601	35.5	38.25	D3
DSZC180361	35.5	38.25	D3
DSZC180481	35.5	38.25	D3
DSZC180601	35.5	38.25	D3
GSZ14019	29	34.5	C1
GSZ14025	29	34.5	C1
GSZ14031	35.5	34.63	D2
GSZ14037	35.5	40	D6



Note: The model numbers on this page may be followed by up to two (2) alphanumeric characters. Those characters will not affect the structural performance, since they refer to minor/major changes not related to the cabinet structure.
Note: Illustration selected for dimensional purposes

Proj. #	Remarks	By	Checked	Date
16-21134.4	Initial Issue	LAO	FLE	7/6/16
20-34290	Update to 2020 FBC	COB	RWM	12/29/20

LIMITATIONS & CONDITIONS OF USE:

Use of this product shall be in strict accordance with this TER as noted herein. The supporting host structure shall be designed to resist all superimposed loads as determined by others on a site specific basis as may be required by the Authority Having Jurisdiction. Host structure conditions which are not accounted for in this product's respective anchor schedule shall be designed for on a site-specific basis by a registered professional engineer. No evaluation is offered for the host supporting structure by use of this document; Adjustment factors noted herein and the applicable codes must be considered, where applicable.

All supporting components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times. Fasteners must penetrate the supporting members such that the full length of the threaded portion is embedded within the main member. This evaluation does not offer any evaluation to meet large missile impact debris requirements which typically are not required for this type of product. All of the wind resisting exterior panels, individually meet or exceed their capacity to resist the design wind loads as stated in the calculations as required by the FBC. Due to the indeterminate nature of these units, distortion and deflection cannot be accurately evaluated, but with diaphragm action of external components and internal stiffeners, the base unit has the capacity to withstand these forces with individual external parts being contained. Yearly inspections, during equipment maintenance or after a named storm; all screws, cabinet components, clips, anchor, bolts, straps and cables are to be verified by the A/C contractor. All damaged cabinet components, loose, corroded, broken screws or anchor bolts shall be replaced to ensure structural integrity for hurricane wind forces.

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APPENDIX A: DESIGN WIND PRESSURE GUIDE

Max. Ult. Wind Speed (V_{ult})	Max. MRH (Roof Height)	Exposure Category	Required Design Wind Pressures (ASD)	
			Lateral Pressure	Uplift Pressure
140 mph	At-Grade (0 ft)	C	26 psf	21* psf
		D	31 psf	25* psf
	100 ft	C	67 psf	53 psf
		D	75 psf	59 psf
	200 ft	C	76 psf	60 psf
		D	84 psf	67 psf
175 mph	At-Grade (0 ft)	C	40 psf	32* psf
		D	49 psf	39* psf
	100 ft	C	104 psf	82 psf
		D	117 psf	93 psf
	200 ft	C	119 psf	94 psf
		D	~~131 psf~~	~~104 psf~~
186 mph	At-Grade (0 ft)	C	46 psf	36* psf
		D	55 psf	44* psf
	100 ft	C	117 psf	93 psf
		D	~~132 psf~~	~~105 psf~~
	200 ft	C	~~135 psf~~	~~106 psf~~
		D	~~148 psf~~	~~117 psf~~

~~100 psf~~ indicates a design wind pressure that is not approved for use by this evaluation. Seek additional engineering or contact this office for design solutions.

DIRECTIVE: This design pressure guide is for reference only and shall be approved for use by the Authority Having Jurisdiction (AHJ). If the design pressures listed in this guide are not used, required design pressures shall be calculated on a site-specific basis by others. For site-specific scenarios classified as Exposure Category B, the required design pressures stated for Exposure Category C in the above guide shall be used or design pressures shall be calculated separately. For heights and parameters beyond the above values, consult with an engineer for a site-specific analysis.

The required ASD design pressures listed in the above guide were calculated based on the parameters listed below. The project design professional or permitting contractor shall verify that the site-specific conditions are equal to or less than the design parameters listed below.

*Note: Per the codes and standards referenced herein, uplift is optional for mechanical equipment at-grade. At the discretion of the AHJ, uplift may be taken as 0 psf or as the value listed in the guide.

At-Grade (0 ft MRH) Required Design Pressures:

- ASCE 7 "Design Wind Loads: Other Structures"
- Structure Shape = Square, flat terrain
- Height of structure (unit + stand or curb, if used) = 6 ft max.
- Width of unit = 1 ft min., Depth of unit = 1 ft min.
- Uplift Pressure = Lateral Pressure x 1.5 / 1.9 (if considered)

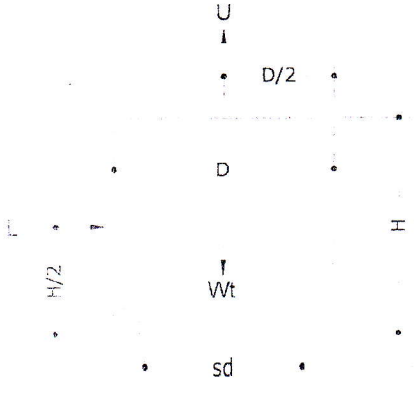
Rooftop (>15 ft MRH) Required Design Pressures:

- ASCE 7 "Design Wind Loads: Other Structures: Rooftop Structures and Equipment for Buildings"
- Structure Shape = Square, flat terrain
- z = up to 7 ft, where z = height of stand or curb + ½ unit height
- Lateral GC_r = 1.90; Uplift GC_r = 1.50

VISIT ECALC.IO/FORCES

FOR HELP DETERMINING DESIGN PARAMETERS AND TO SEE MORE EXAMPLES, OR SCAN THE QR CODE TO THE RIGHT >

UNIT REACTIONS FROM WIND GUIDE



DIRECTIVE: This guide is intended for use by a project design professional. Design parameters shall abide all specifications and limitations stated in this report. Design Professional shall consider all forces, including seismic and snow loads per governing building codes. Unit reactions obtained from this guide shall be verified by a registered Professional Engineer. Reactions are applicable for unit-to-host connections only. Sample calculations are provided below.

Design Parameters:

- Lateral Wind Pressure, P_lat
- Unit Height, H
- Unit Width, W
- Support Spacing across Depth, sd
- Uplift Wind Pressure, P_up
- Unit Depth, D
- Unit Weight, Wt
- Support Spacing across Width, sw

Unit Reaction Equations:

Long Side (Width x Height):

- Sliding Force, L = P_lat x W x H
- Uplift Force, U = P_up x W x D
- Total Tension per Long Side = (L x H/2 + U x sd/2 – Wt x 0.6 x sd/2) / sd

Short Side (Depth x Height):

- Sliding Force, L = P_lat x D x H
- Uplift Force, U = P_up x W x D
- Total Tension per Short Side = (L x H/2 + U x sd/2 – Wt x 0.6 x sd/2) / sw

Example: A (48" W x 36" D x 42" H), 250 lb net weight unit at wind pressures of 120 psf lateral and 95 psf uplift, on a 24" wide roof stand. shall have the following unit reactions:

Long Side (Width x Height)

1. Sliding Force, L = P_lat x W x H
= (120 psf) x (48 in) x (42 in) x (1 in^2 / 144 ft^2) = **1680 lb**
2. Uplift Force, U = P_up x W x D
= (95 psf) x (48 in) x (36 in) x (1 in^2 / 144 ft^2) = **1140 lb**
3. Total Tension per Long Side =
= (L x H/2 + U x sd/2 – Wt x 0.6 x sd/2) / sd
= ((1680 lb x 42/2 in) + (1140 lb x 24/2 in) – (250 lb x 0.6 x 24/2 in)) / 24 in = **1965 lb**

Short Side (Depth x Height):

1. Sliding Force, L = P_lat x D x H
= (120 psf) x (36 in) x (42 in) x (1 in^2 / 144 ft^2) = **1260 lb**
2. Uplift Force, U = P_up x W x D
= (95 psf) x (48 in) x (36 in) x (1 in^2 / 144 ft^2) = **1140 lb**
3. Total Tension per Short Side =
= (L x H/2 + U x sd/2 – Wt x 0.6 x sd/2) / sw
= ((1260 lb x 42/2 in) + (1140 lb x 24/2 in) – (250 lb x 0.6 x 24/2 in)) / 48 in = **1046 lb**

IN ALL CONDITIONS IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ENSURE THE HOST STRUCTURE IS CAPABLE OF WITHSTANDING THE RATED GRAVITY, LATERAL, AND UPLIFT FORCES BY SITE-SPECIFIC DESIGN. NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, IS OFFERED BY ENGINEERING EXPRESS AS TO THE INTEGRITY OF THE HOST STRUCTURE TO CARRY DESIGN FORCE LOADS INCURRED BY THIS UNIT.

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Content

PROJECT NAME 1
CODES REFERENCE 1
WIND LOAD CALCULATION 2

PROJECT NAME

10250 W Broadview Dr Bay Harbor Islands, Fl 33154 – P22-0167 JULIO LUJAN

CODES REFERENCE

ALL STRUCTURES DESIGNED IN ACCORDANCE WITH:

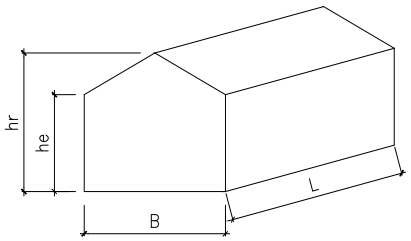
- 2020 FLORIDA BUILDING CODE
- 2020 INTERNATIONAL BUILDING CODE
- ASCE 7-16
- ACI 318-14
- TMS 402-16
- ACI 360

WIND LOAD CALCULATION

Wind Analysis for Low-rise Building, Based on ASCE 7-16

INPUT DATA

Exposure category (B, C or D, ASCE 7-16 26.7.3)		D	
Importance factor (ASCE 7-16 Table 1.5-2)	I_w =	1,00	for all Category
Basic wind speed (ASCE 7-16 26.5.1 or 2017 IBC)	V =	175	mph
Basic wind speed (ASCE 7-16 26.5.1 or 2017 IBC)	V =	135,6	mph
Topographic factor (ASCE 7-16 26.8 & Table 26.8-1)	K_{zt} =	1	Flat
Building height to eave	h_e =	25	ft
Building height to ridge	h_r =	25	ft
Building length	L =	42,000	ft
Building width	B =	35,000	ft
Effective area of components (or Solar Panel area)	A =	1	ft^2
Slope		0,25	/ 12"



DESIGN SUMMARY

Max horizontal force normal to building length, L, face	=	34,94	kips, SD level (LRFD level), Typ.
Max horizontal force normal to building length, B, face	=	29,78	kips
Max total horizontal torsional load	=	193,25	ft-kips
Max total upward force	=	49,70	kips

ANALYSIS

Velocity pressure

$q_h = 0.00256\ K_z\ K_{zt}\ K_d\ K_e\ V^2$ = **44,78** psf

where: q_h = velocity pressure at mean roof height, h. (Eq. 26.10-1 page 268)

K_z = velocity pressure exposure coefficient evaluated at height, h, (Tab. 26.10-1, pg 268) = **1,12**

K_d = wind directionality factor. (Tab. 26.6-1, for building, page 266) = **0,85**

h = mean roof height = **25,00** ft

K_e = ground elevation factor. (***1.0*** per Sec. 26.9, page 268) **< 60 ft, [Satisfactory]** **< Min (L, B), [Satisfactory]**

Design pressures for MWFRS

$p = q_h\ [(G\ C_{pf})-(G\ C_{pi})]$

where: p = pressure in appropriate zone. (Eq. 28.3-1, page 311). p_{min} = **16** psf (ASCE 7-16 28.3.4)

$G\ C_{pf}$ = product of gust effect factor and external pressure coefficient, see table below. (Fig. 28.3-1, page 312 & 313)

$G\ C_{pi}$ = product of gust effect factor and internal pressure coefficient.(Tab. 26.13-1, Enclosed Building, page 271)

= **0,18** or **-0,18**

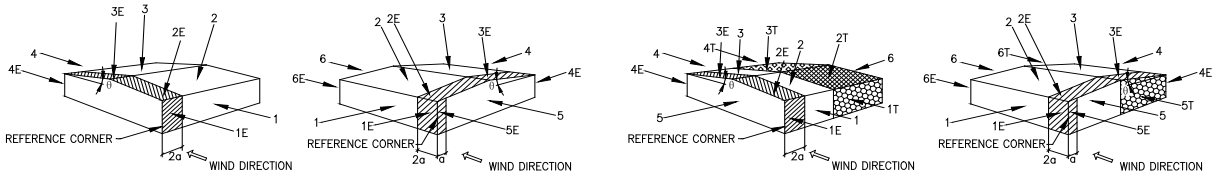
a = width of edge strips, Fig 28.3-1, page 312, MAX[MIN(0.1B, 0.1L, 0.4h), MIN(0.04B, 0.04L), 3] = **3,50** **ft**

Net Pressures (psf), Basic Load Cases

	Surface	Roof angle θ = 1,19			Roof angle θ = 0,00		
		$G\ C_{pf}$	Net Pressure with $(+GC_{pi})$	Net Pressure with $(-GC_{pi})$	$G\ C_{pf}$	Net Pressure with $(+GC_{pi})$	Net Pressure with $(-GC_{pi})$
WaW	1	0,40	9,85	25,97	-0,45	-28,21	-12,09
LRI	2	-0,69	**-38,96**	-22,84	-0,69	-38,96	-22,84
WRI	3	-0,37	-24,63	-8,51	-0,37	-24,63	-8,51
WaL	4	-0,29	-21,05	-4,93	-0,45	-28,21	-12,09
	5				0,40	9,85	25,97
	6				-0,29	-21,05	-4,93
WaEW	1E	0,61	19,26	35,38	-0,48	-29,56	-13,43
WRE	2E	-1,07	**-55,98**	-39,86	-1,07	-55,98	-39,86
LRE	3E	-0,53	-31,80	-15,67	-0,53	-31,80	-15,67
WaEL	4E	-0,43	-27,32	-11,20	-0,48	-29,56	-13,43
	5E				0,61	19,26	35,38
	6E				-0,43	-27,32	-11,20
LO	2(O)	-0,69	**-38,96**	-22,84			
WO	2E(O)	-1,07	**-74,56**				

Net Pressures (psf), Torsional Load Cases

Surface	Roof angle θ = 1,19		
	$G\ C_{pf}$	Net Pressure with $(+GC_{pi})$	Net Pressure with $(-GC_{pi})$
1T	0,40	2,46	6,49
2T	-0,69	-9,74	-5,71
3T	-0,37	-6,16	-2,13
4T	-0,29	-5,26	-1,23
Surface	Roof angle θ = 0,00		
	$G\ C_{pf}$	Net Pressure with $(+GC_{pi})$	Net Pressure with $(-GC_{pi})$
5T	0,40	2,46	6,49
6T	-0,29	-5,26	-1,23



Load Case A (Transverse) Load Case B (Longitudinal) Load Case A (Transverse) Load Case B (Longitudinal)

Basic Load Cases Torsional Load Cases

Basic Load Case A (Transverse Direction)

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$
1	875	8,62	22,73
2	613	-23,87	-13,99
3	613	-15,09	-5,21
4	875	-18,42	-4,31
1E	175	3,37	6,19
2E	123	-6,86	-4,88
3E	123	-3,90	-1,92
4E	175	-4,78	-1,96
Σ	Horiz.	34,94	34,94
	Vert.	-49,70	-26,00
Min. wind 28.4.4	Horiz.	16,80	16,80
	Vert.	-23,52	-23,52

Basic Load Case B (Longitudinal Direction)

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$
2	613	-23,87	-13,99
3	613	-15,09	-5,21
5	700	6,89	18,17
6	700	-14,73	-3,45
2E	123	-6,86	-4,88
3E	123	-3,90	-1,92
5E	175	3,37	6,20
6E	175	-4,79	-1,96
Σ	Horiz.	29,78	29,78
	Vert.	-40,36	-14,96
Min. wind 28.4.4	Horiz.	14,00	14,00
	Vert.	-23,52	-23,52

Torsional Load Case A (Transverse Direction)

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$	Torsion (ft-k) $(+GC_{pi})$	Torsion (ft-k) $(-GC_{pi})$
1	350	3,45	9,09	30	80
2	245	-9,55	-5,60	-2	-1
3	245	-6,04	-2,09	1	0
4	350	-7,37	-1,72	64	15
1E	175	3,37	6,19	59	108
2E	123	-6,86	-4,88	-3	-2
3E	123	-3,90	-1,92	1	1
4E	175	-4,78	-1,96	84	34
1T	525	1,29	3,41	-14	-36
2T	368	-3,58	-2,10	1	0
3T	368	-2,26	-0,78	0	0
4T	525	-2,76	-0,65	-29	-7
Total Horiz. Torsional Load, M_T				193	193

Torsional Load Case B (Longitudinal Direction)

Surface	Area (ft^2)	Pressure (k) with $(+GC_{pi})$	Pressure (k) with $(-GC_{pi})$	Torsion (ft-k) $(+GC_{pi})$	Torsion (ft-k) $(-GC_{pi})$
2	613	-23,87	-13,99	-1	-1
3	613	-15,09	-5,21	1	0
5	262	2,58	6,81	18	48
6	262	-5,52	-1,29	39	9
2E	123	-6,86	-4,88	3	2
3E	123	-3,90	-1,92	-2	-1
5E	175	3,37	6,20	53	98
6E	175	-4,79	-1,96	75	31
5T	438	1,08	2,84	-9	-25
6T	438	-2,30	-0,54	-20	-5
Total Horiz. Torsional Load, M_T				156,6	156,6

Design pressures for components and cladding

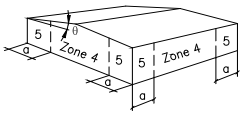
$p = q_h[(G C_p) - (G C_{pi})]$

where: p = pressure on component. (Eq. 30.3-1, pg 334)

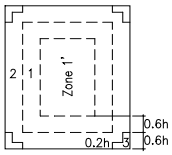
p_{min} = 16,00 psf (ASCE 7-16 28.3.4)

G C_p = external pressure coefficient.
see table below. (ASCE 7-16 30.3.2)

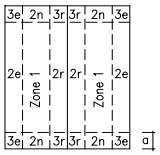
θ = 1,19 °



Walls



Roof θ≤7°



Roof θ>7°

	Effective Area (ft^2)	Zone 1 GC_P	Zone 1 $-GC_P$	Zone 2 GC_P	Zone 2 $-GC_P$	Zone 3 GC_P	Zone 3 $-GC_P$	Zone 4 GC_P	Zone 4 $-GC_P$	Zone 5 GC_P	Zone 5 $-GC_P$
Comp.	1	0,30	-1,00	0,30	-1,80	0,30	-2,80	1,00	-1,10	1,00	-1,40

(Walls reduced 10 %, Fig. 6-11A note 5.)

Comp. & Cladding Pressure (psf)	Zone 1 Positive	Zone 1 Negative	Zone 2 Positive	Zone 2 Negative	Zone 3 Positive	Zone 3 Negative	Zone 4 Positive	Zone 4 Negative	Zone 5 Positive	Zone 5 Negative
	21,50	-52,84	21,50	-88,67	21,50	-133,45	52,84	-57,32	52,84	-70,76

Note: If the effective area is roof Solar Panel area, the only zone 1, 2 , or 3 apply.

ROOF OVERHANGS (MAIN WIND FORCE RESISTING SYSTEM (ENVELOPE PROCEDURE),for Low-Rise Buildings Based on ASCE 7-16

Design pressures for MWFRS

$p = q_h [(G C_{pf})-(G C_{pi})]$

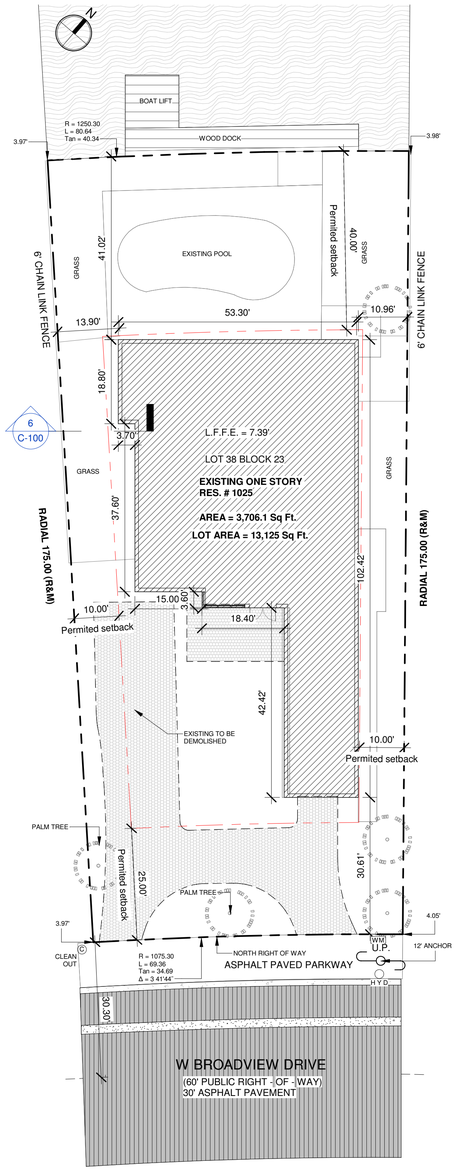
where: p = pressure in appropriate zone. (Eq. 28.3-1, page 311). p_{min} = **16** psf (ASCE 7-16 28.3.4)

G C_{pf} = The positive ext. pressure on the bott. surface of windward roof overhangs shall be determined using GCp = 0.7 in(28.3.3, page 314)

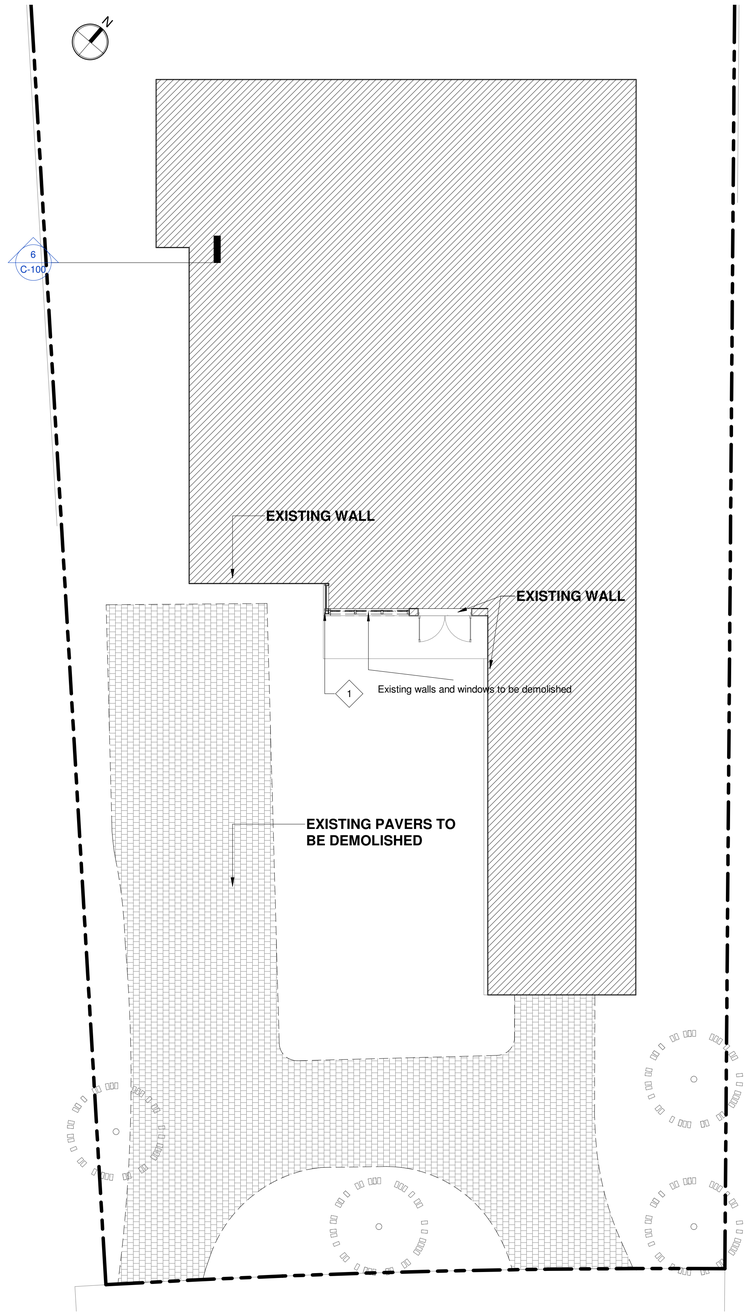
G C_{pi} = product of gust effect factor and internal pressure coefficient.(Tab. 26.13-1, Enclosed Building, page 271)

= **0,18** or **-0,18**

$p = q_h [(G C_{pf})-(G C_{pi})]$ = 23,29 PSF , 39,41 PSF



3 A-100.1 EXISTING / DEMOLITION SITE PLAN
Scale: 1/16" = 1'-0"



2 A-100.1 EXISTING / DEMOLITION SITE PLAN
Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTE

1. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE, IF REQUIRED.
2. PROVIDE ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM REMANATING FROM DEMOLITION/ CONSTRUCTION AREA. KEEP AREA CLEAN.
4. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
5. DEBRIS REMOVAL SHALL BE PERFORMED USING THE BUILDING FREIGHT ELEVATOR. CONTACT THE BUILDING MGMT OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
6. ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND RE-USED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF AS DIRECTED BY BLDG MGMT.
7. THE ELECTRICAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHT & POWER IN THE SPACE DURINGCONSTRUCTION.
8. CAREFULLY REMOVE ALL EXISTING LIGHT FIXTURES AND LENSES WHERE DEMOLITION IS NOTED AND RETURN TO BLDG OWNER.
9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTINGCNSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, IF NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.
12. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING REUSED.
13. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.
14. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
15. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
16. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
17. STAIRWAYS AND EXIT PATHS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.
18. REMOVE EXISTING SIGNAGE/GRAPHICS AND STORE FOR RE-USE, WHERE APPLICABLE.
19. ALL CEILING AND LIGHTING TO BE REMOVED IN AREAS SHOWN IN CONTRACT.
20. ALL FLOOR AND WALL BASE TO BE REMOVED IN AREAS SHOWN IN CONTRACT.
21. DEMOLISH ALL DEMOUNTABLE PARTITIONS AND RETURN TO BUILDING OWNDER.
22. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/ OR COLUMNS, AS NOTED.
23. GC TO DEMO ANY EXISTING ABANDONED VOICE/DATA CABLING AND DEAD OR NON-USE ELECTRICAL BACK TO PANEL. ALL RECEPTACLES NOT REUSED TO BE REMOVED, PATCHED, & PAINTED.
24. REMOVE EXISTING INTERIOR DOORS AND RETURN TO BUILDING OWNER.

1 A-100.1 GENERAL DEMOLITION NOTES
Scale: 1/2" = 1'-0"

WALL LEGEND:

- INDICATES EXISTING WALL - PHASE
- INDICATES DEMOLITION WALL - PHASE
- INDICATES TEMPORARY WALL - PHASE

WALL LEGEND - PHASES
Scale: 1/4" = 1'-0"

DEMOLITION NOTES

MK D	Description
1	Existing walls and windows to be demolished

No.	Description	Date

IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT OR THE ENGINEER THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR HIS FULL COMMISSION. ALL DESIGNS AND DRAWINGS HERE IN AND PRINTS ISSUED BY THE ARCHITECT OR THE ENGINEER ARE THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED.

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FBC 107.2.1. Scope of Work -

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LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

4/11/2023 12:56:53 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
Address: 10250 W Broadview Dr
Bay Harbor Islands, Fl 33154

Demolition Plan

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker	A-100.1	
Scale:	As indicated		

Permit Process ----

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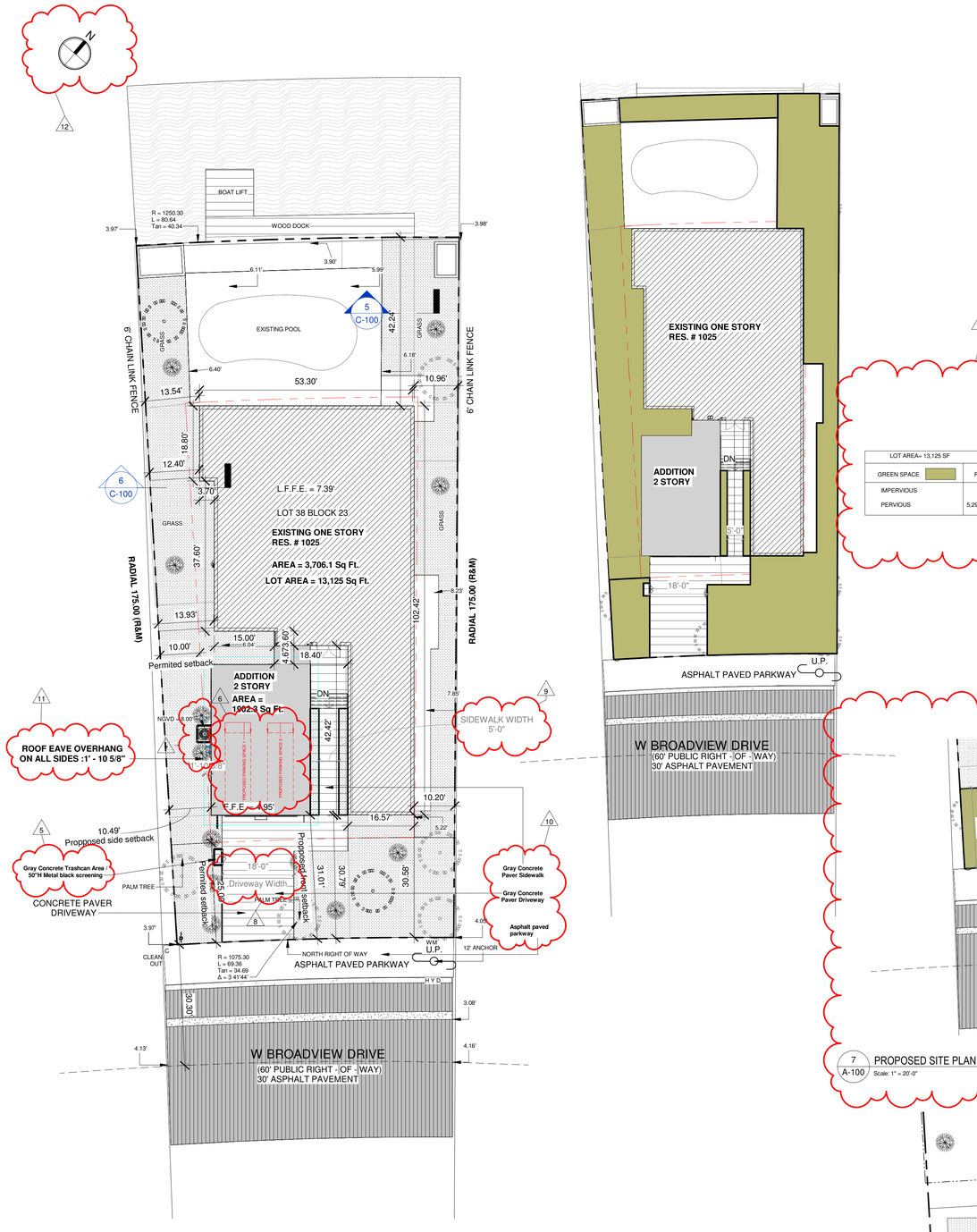
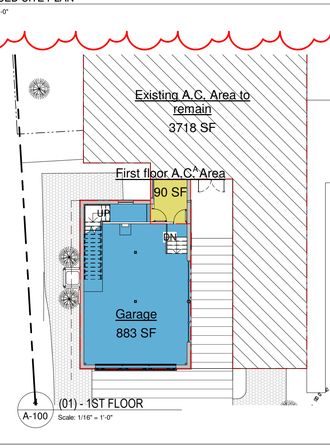


LOT AREA= 13,125 SF			
GREEN SPACE	REQUIRED	PROVIDED	
IMPERVIOUS		7675.17 SF (58.48%)	
PERVIOUS	5,299.6 SF (40%)	5,449.83 SF (41.52%)	

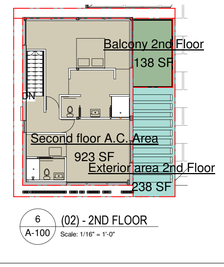
front yard (lot width x 25' front setback AREA= 1752.65 SF		
	ALLOWED	PROVIDED
IMPERVIOUS	876.32 SF (50%)	500.52 SF (28.56%)
PERVIOUS		1261.03 SF (71.44%)

3 A-100 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

7 A-100 PROPOSED SITE PLAN
Scale: 1" = 20'-0"



A-100 (01) - 1ST FLOOR
Scale: 1/16" = 1'-0"



6 A-100 (02) - 2ND FLOOR
Scale: 1/16" = 1'-0"

LEGEND AND ABBREVIATIONS:

- WM — WATER METER
- CLEANOUT
- X X X — FENCE
- OH OH OH — OVERHANG
- SURVEY POINT
- L.P. — LIGHT POLE - WOOD
- U.P. — UTILITY POLE
- SW — SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- C.B. — CATCH BASIN
- BUILD TO LINE — BUILD TO LINE
- ℄ — CENTERLINE
- TRANS. — ELECTRICAL TRANSFORMER

W.M.= WATER METER
L.P.= LIGHT POLE
F.H.= FIRE HYDRANT
M.H.= SANITARY MANHOLE
C.B.= CATCH BASIN
C.L. = CENTERLINE
W.V.= WATER VALVE
U.P.= UTILITY POLE
P.P.= POWER POLE
U.E.= UTILITY EASEMENT
TELE = TELECOMUNICATION
SW = SEWER
ST = STORM SEWER

SCOPE OF WORK

1. NEW ADDITION BUILDING

CLASSIFICATION OF WORK

CLASS. OF WORK: (6) - Provisions for additions shall apply where work is classified as an addition as defined in Chapter 2.

LEGEND
(0) NEW BUILDING
(1) REPAIR
(2) ALTERATION—LEVEL 1
(3) ALTERATION—LEVEL 2
(4) ALTERATION—LEVEL 3
(5) CHANGE OF OCCUPANCY
(6) ADDITIONS
(7) HISTORIC BUILDINGS
(8) RELOCATED BUILDINGS
(9) DEMOLITIONS

DESCRIPTION
SECTION 507 - ADDITIONS

APPLICABLE CODES

Applicable Codes include, but are not limited to:

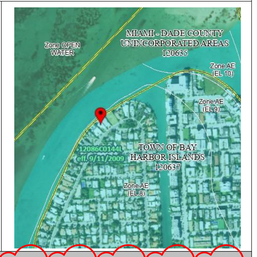
BUILDING: FBC 2020
ACCESIBILITY CODE: FAC 2020
ELECTRICAL CODE: NEC 2017
EXISTING CODE: FEC 2020
FIRE CODE: FFPC 2020
MECHANICAL CODE: FMC 2020
PLUMBING CODE: FPC 2020
RESIDENTIAL CODE: FRC 2020

FLOOD MAP

FLOOD MAP	FEMA	
FLOOD DATE:		09/11/2009
FLOOD ELEVATION (IF APPLY)		8.00 ft
FLOOD LEGEND		Zone AE (EL8)
CROWN OF ROAD		4.16 ft
PROPOSED BUILDING ELEVATION		8.00 ft
ELEC. & MECHANICAL EQUIP. HEIGHT AS PER R322.1.6		8.00 ft

PROVIDE JUSTIFICATION FOR THE PROPOSED FINISHED FLOOR ELEVATION. THE PROPOSED MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FROM THE HIGHEST ELEVATION OF THE FOLLOWING:

- FEMA FIS / FIRM Base Flood Elevation plus one foot (Sec.4-85(1)(b)) = 8.00 ft + 1.00 ft = 9.00 ft
- 100 YEAR FLOOD ELEVATION (IF LOCATED IN "A" ZONE) = 4.50 ft
- HIGHEST CROWN OF THE ROAD (CROWN OF THE ROAD + X FEET) = 4.16 ft + 12 in = 5.16 ft
- ELEVATION ESTABLISHED BY THE COUNTY FLOOD CRITERIA MAP MIN. (BASE FLOOD ELEVATION,CROWN OF THE ROAD, 100 YEAR FLOOD ELEVATION) MIN. 9.00 ft <= 8.00 ft



ZONING CODE:

County	1 - Miami-Dade County
City:	4 - Bay Harbor Island
Zoning District:	7 - RD
Zoning Descripion	Single Family district
FLUM Designation:	Residential Low Density

LOT COVERAGE

	ALLOW / REQ	EXISTING	PROVIDED
Max. Lot Coverage:	65.0% Max.	28.20%	38.64%
Lot Area	13,125.00 ft²/3.012 Acr.	13,125.00 ft² /3.012 Acr.	13,125.00 ft² /3.012 Acr.
Building Area	8,531.25 ft²	3,706.1 ft²	5,071.00 ft²
Parking spaces	2	2	2

BUILDING HEIGHT

	ALLOW	EXISTING	PROVIDED
	10.00 ft / 1 Stories		
Building Height / Stories	25.00 ft / 2.5 Stories	25.00 ft / 2 Stories	25.00 ft / 2 Stories

SETBACK REQUIREMENTS

	ALLOW	EXISTING	PROVIDED
Front (min)	25.00 ft	30.58 ft	30.58 ft
Rear (min)	40.00 ft	42.24 ft	42.24 ft
Side (min) Interior	10.00 ft	10.20 ft	10.20 ft
Side (min) Street	10.00 ft	12.40 ft	10.49 ft

OCCUPANCY GROUP

OCCUPANCY TYPE:	Residential Group R	LEGEND: (0) NONE; (1) A-1; (2) A-2; (3) A-3; (4) A-4; (5) A-5; (6) GROUP E; (7) F-1; (8) GROUP H; (9) Group I; (10) Group R; (11) Group R-1; (12) Group R-4 Condition 1; (13) Group R-4 Condition 2; (14) Group S-1; (15) Group S-2
OCCUPANCY GROUP:	(11) R-3	
CONSTRUCTION TYPE:	III-B	

CHECK WITH AN ■ WHICH APPLY:

UNDER SEPARATED PERMIT:

☐ DRIVEWAY	■ DOORS	■ SHUTTERS/AWNINGS
☐ POOL/POOL DECK	■ FENCE	■ WINDOWS
■ WINDOWS	☐ WATERPROOFING	

GROSS BUILDING AREA (GBA)

In accordance with ANSI (American National Standard Institute) SQUARE FOOTAGE - METHOD FOR CALCULATING - ANSI Z765

Number	Name	Finished GBA (air Conditioned)	Unfinished GBA (Balconies & Porches)	Total
(01) - 1ST FLOOR				
13	First floor A.C. Area	90 SF	0 SF	90 SF
14	Existing A.C. Area to remain	3718 SF	0 SF	3718 SF
22	Garage	883 SF	0 SF	883 SF
		4691 SF	0 SF	4691 SF
(02) - 2ND FLOOR				
16	Second floor A.C. Area	923 SF	0 SF	923 SF
23	Balcony 2nd Floor	0 SF	138 SF	138 SF
24	Exterior area 2nd Floor	0 SF	238 SF	238 SF
		923 SF	376 SF	1299 SF
Grand total		5614 SF	376 SF	5990 SF

First Floor Area: 4,691 sqft
Second Floor Area: 1,299 sqft (27.69% of the first floor gross Area)

No.	Description	Date
1	•Provide an exhibit & calculations showing a min. 50% landscape "green" pervious open space at ground level in the front yard (lot width x 25' front setback in the area for calculation).	03042023
5	oShow the location of existing / proposed trash can area. It must be screened from public view. Call out type of screening, material, color, and height.	03042023
6	oShow the location of the proposed parking spaces (2 spaces min. reqd. by Code).	03042023
7	oMechanical equipment must be fully screened by a fence or wall with supplemental landscaping (landscaping alone does not meet Code). Label the type of screening, material, color, and height.	03042023
8	oDimension the width of the proposed driveways. Per Sec. 5-19.2(f)(2) – the min. straight driveway width = 18' and max. width is 20'.	03042023
9	oDimension the sidewalk shown in the front of the house. Per Sec. 23-12 (15)(b) no sidewalk shall exceed five (5) feet in width.	03042023
10	oProvide notes on the plan stating the material and color of all hardscape areas (driveway, walkways).	03042023
11	oProvide the location of all roof eaves. Roof eaves may overhang up to 3' into side yards and 4' into front & rear yards.	03042023
12	oProvide a north arrow and a date for each drawing sheet within the plan set.	03042023
13	o/n the Site Data Table show the following information: Total site acreage (in addition to sq. ft.). Label existing Comptan FLUM designation (Residential Low Density) Parking spaces required / provided = 2. Include calculations for the 2nd story volume - NTE 80% of 1st floor. See Town Code Sec. 23-11A(/8)(b). Provide pervious and impervious areas in square footage / percentage.	03042023
18	Provide pervious and impervious areas in square footage / percentage.	03042023

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria,AIA,PA
AR 97719

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Insert Owner
Julio Lujan
Address: 10250 W Broadview Dr
Bay Harbor Islands, Fl 33154

10250 W Broadview Dr Bay Harbor Islands, Fl 33154

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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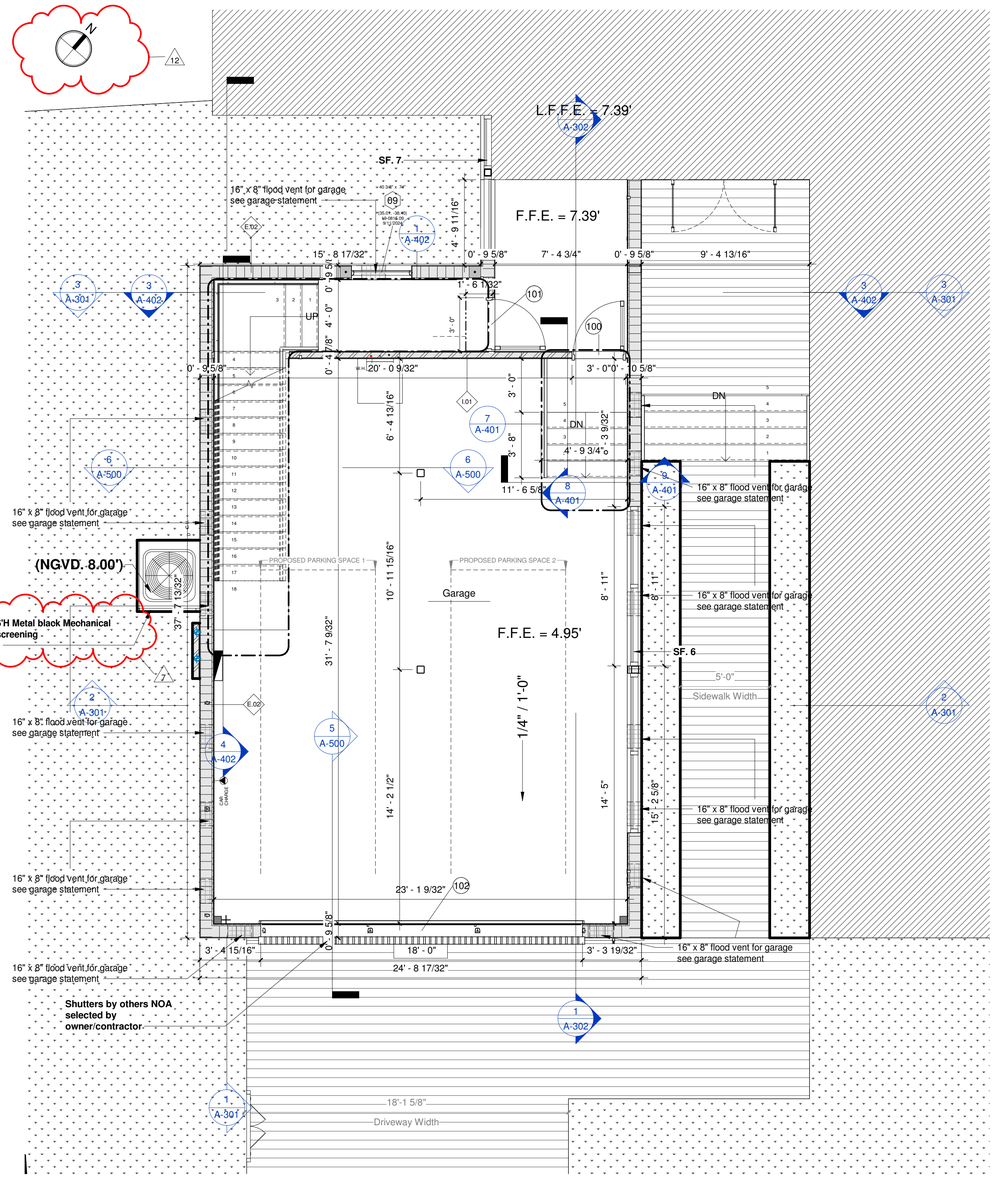
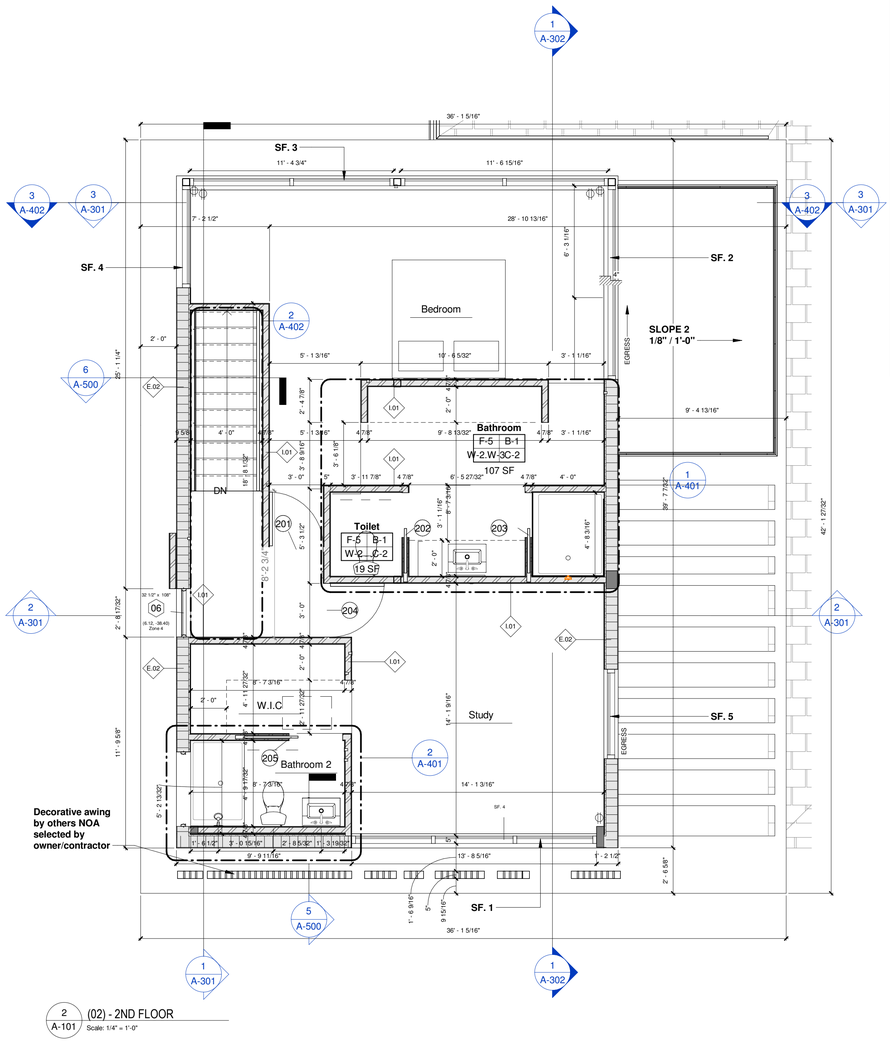
Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	A-100
Drawn By:	Author	
Checked By:	Checker	
Scale:	As indicated	

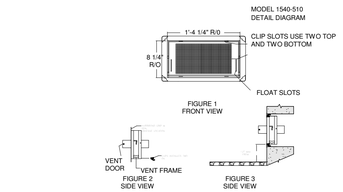
Permit Process



1 A-101 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 A-101 (02) - 2ND FLOOR
Scale: 1/4" = 1'-0"



3 A-101 DUAL FUNCTION FLOOD AND VENTILATION VENT
Scale: 3/4" = 1'-0"

TOTAL AREA= 973 SQ. FT. /200 = 4.9 SQFT UNIT= 4.9/0.35 = 14 UN

GARAGE AREA= 883 SQ. FT. /200 = 4.4 SQ FT UNIT=4.4/0.35 = 13 UN

FIRST FLOOR AC AREA = 90 SQ. FT. /200 = 0.45 SQ FT UNIT =0.45/0.35 = 1 UN

WALL LEGEND:

E.02 - CMU WALL (9 5/8")

FINISH 1: 5/8" DRYWALL
CORE: C.M.U. BLOCK (7 5/8")
SUBSTRATE 2: FURRING & R5 INSULATION
FINISH 2: 5/8" DRYWALL

I.01 - METAL STUD WALL (4 7/8")

FINISH 1: 5/8" DRYWALL
CORE: METAL STUD 3 5/8" 25 GAUGE
FINISH 2: 5/8" DRYWALL

STORM DRAINS CALCULATION

AS PER FLORIDA BUILDING CODE - PLUMBING - SECTION1106

1. DETERMINE TOTAL ROOF AREA

STORM DRAINS, BUILDING STORM SEWERS AND ANY HORIZONTAL PIPING SHALL BE SIZED FOR RAINFALL RATES BASED ON THE 100-YEAR HOURLY RAINFALL RATE INDICATED IN FIGURE 1106.1

ROOF AREA = 1214.66 SQ.FT
100-YEAR RAINFALL RATE: = 4.7 INCHES
ROOF AREA TOTAL = 59.31272 GPM

TABLE 1106.2 STORM DRAIN PIPE SIZING

PIPE SIZE (inches)	CAPACITY (gpm)				
	VERTICAL DRAIN	SLOPE OF HORIZONTAL DRAIN			
		1/16" per ft	1/8" per ft	1/4" per ft	1/2" per ft
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

I 106.5PARAPET WALL SCUPPER LOCATION.
ALL PARAPET WALLS SHALL HAVE AN OVERFLOW SCUPPER LOCATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1302.4 OF THE FLORIDA BUILDING CODE, BUILDING

- OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. PLUMBING. 1503.4.2.1

No.	Description	Date
7	oMechanical equipment must be fully screened by a fence or wall with supplemental landscaping (landscaping alone does not meet Code). Label the type of screening, material, color, and height.	03042023
12	oProvide a north arrow and a date for each drawing sheet within the plan set.	03042023

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

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FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
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Insert Owner
Julio Lujan
Address: 10250 W Broadview Dr
Bay Harbor Islands, Fl 33154

FLOOR PLAN

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	A-101
Checked By:	Checker	
Scale:	As indicated	

Permit Process ----

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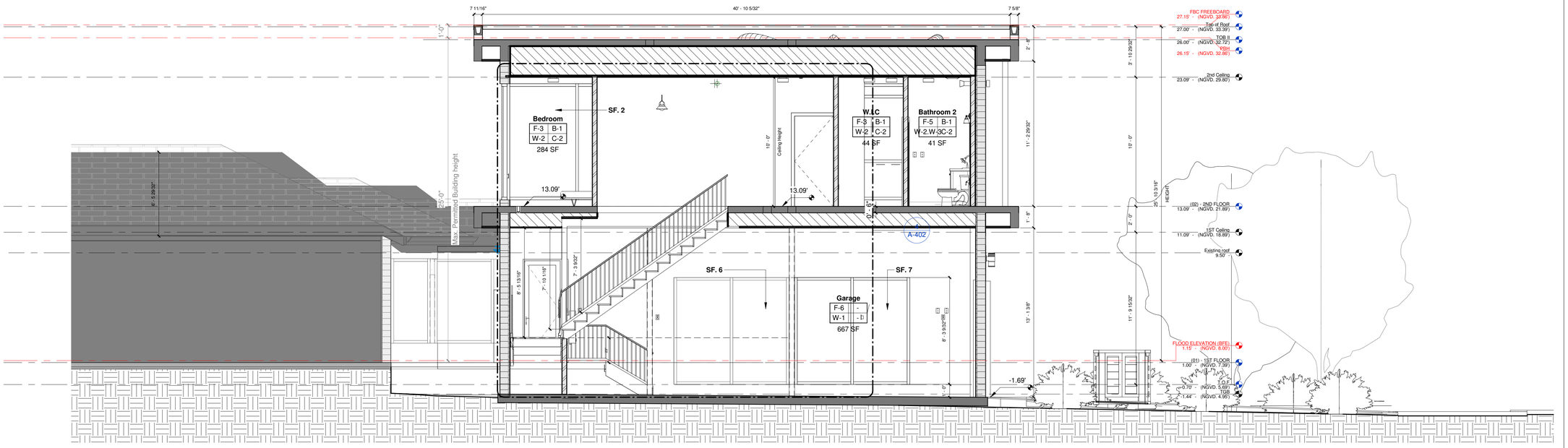

1 / A-301 Section 6
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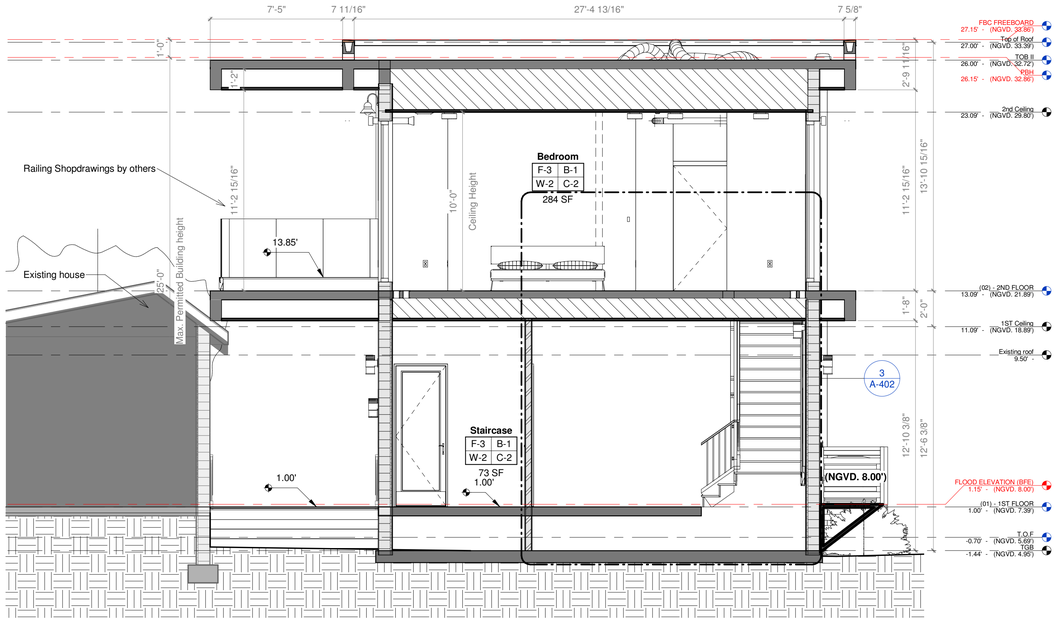

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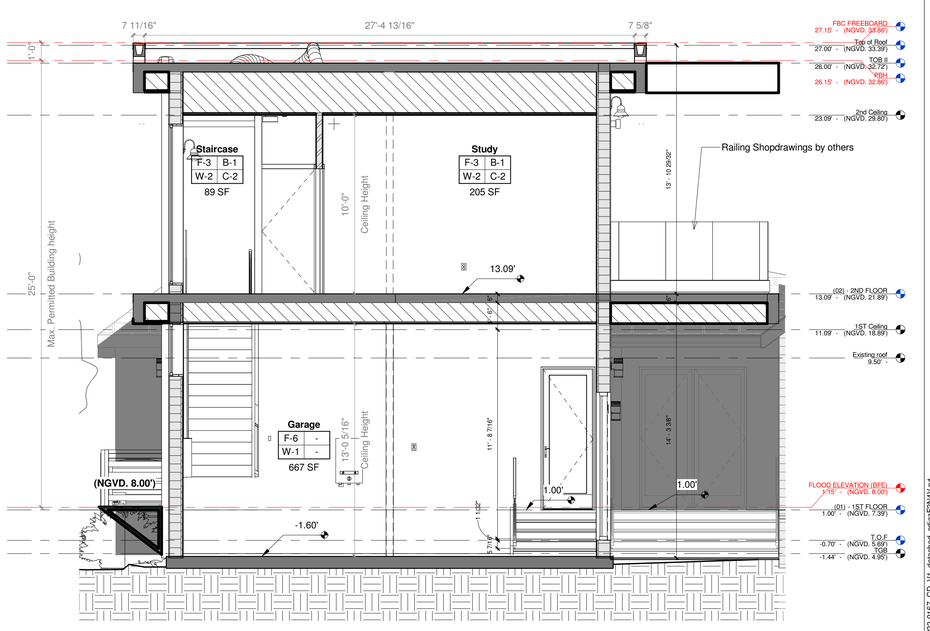

2 / A-301 Section 7
Scale: 1/4" = 1'-0"

No.	Description	Date

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AR 97719

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Insert Owner
Julio Lujan
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Sections

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	A-301
Checked By:	Checker	
Scale:	1/4" = 1'-0"	

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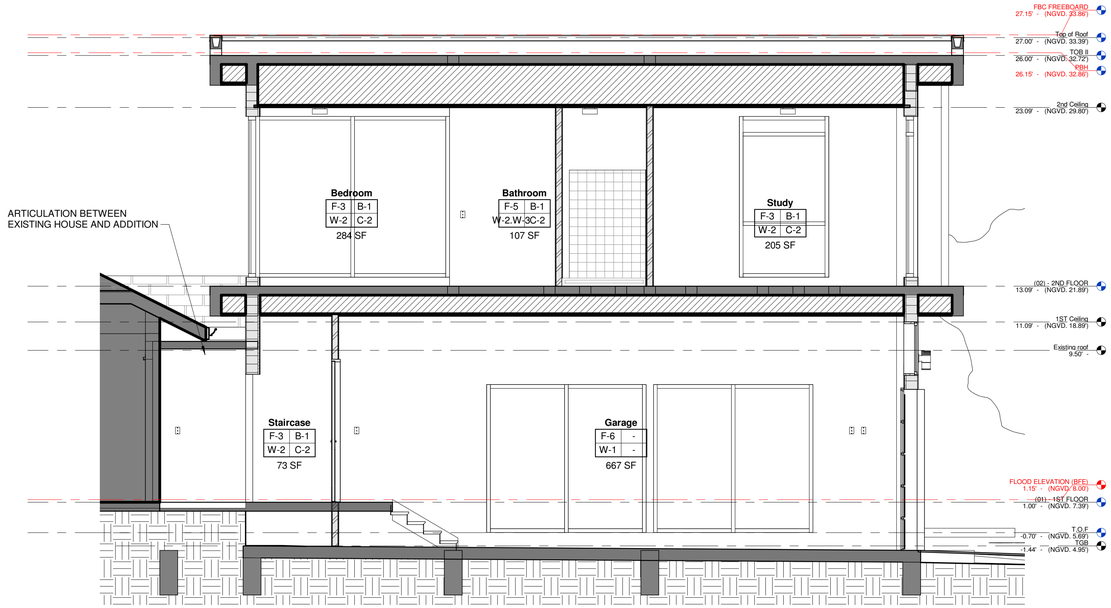
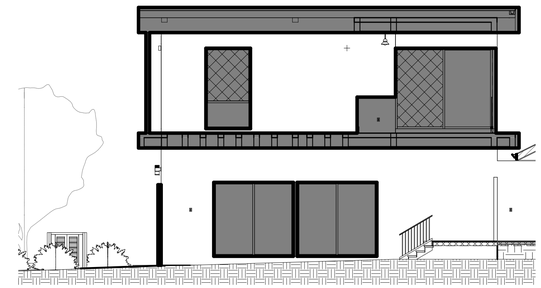


1 A-302 Section 36
Scale: 1/4" = 1'-0"

TOTAL HOUSE FACADE AREA = 3819 SF
ARCHITECTURAL EMBELLISHMENT AREA = 2108.29 SF (55.21%)

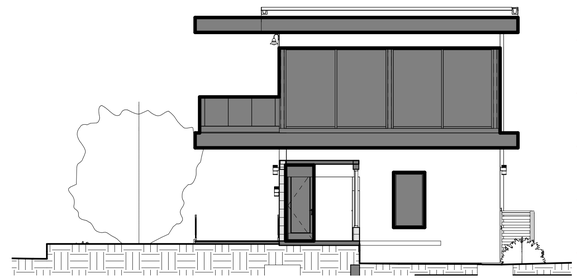
TOTAL EAST FACADE AREA = 1076 SF
ARCHITECTURAL EAST EMBELLISHMENT AREA = 515.52 SF (47.96%)

17



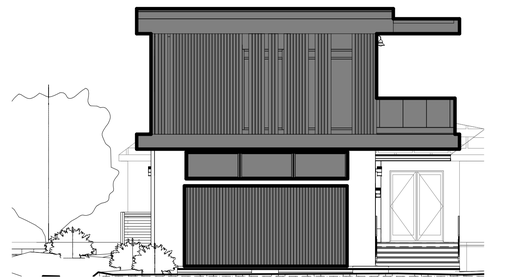
2 A-302 East Copy 1
Scale: 1/8" = 1'-0"

TOTAL FACADE AREA = 1076 SF
ARCHITECTURAL EMBELLISHMENT AREA = 515.52 SF (47.96%)



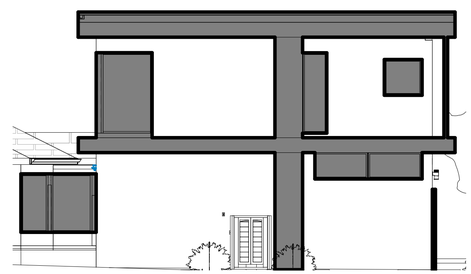
3 A-302 North Copy 1
Scale: 1/8" = 1'-0"

TOTAL SOUTH FACADE AREA = 801.56 SF
ARCHITECTURAL EMBELLISHMENT AREA = 690.25 SF (86.11%)



4 A-302 South Copy 1
Scale: 1/8" = 1'-0"

TOTAL WEST FACADE AREA = 1169.53 SF
ARCHITECTURAL EMBELLISHMENT AREA = 463.23 SF (39.61%)



5 A-302 West Copy 1
Scale: 1/8" = 1'-0"

No.	Description	Date
17	Per Sec.23-11 (A) (7) Building articulation. Architectural embellishments, including but not limited to windows, eyebrows, material changes, reliefs, reveals, ornamentation, banding, canopies, copings, etc., must be incorporated into the design to avoid large flat uninterrupted wall surfaces for at least 50% of the length of all elevations of the main house and accessory structures. Please provide plans / calculations demonstrating compliance with this Code provision.	03042023

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Insert Owner
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Sections

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Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	A-302
Checked By:	Checker	
Scale:	As indicated	

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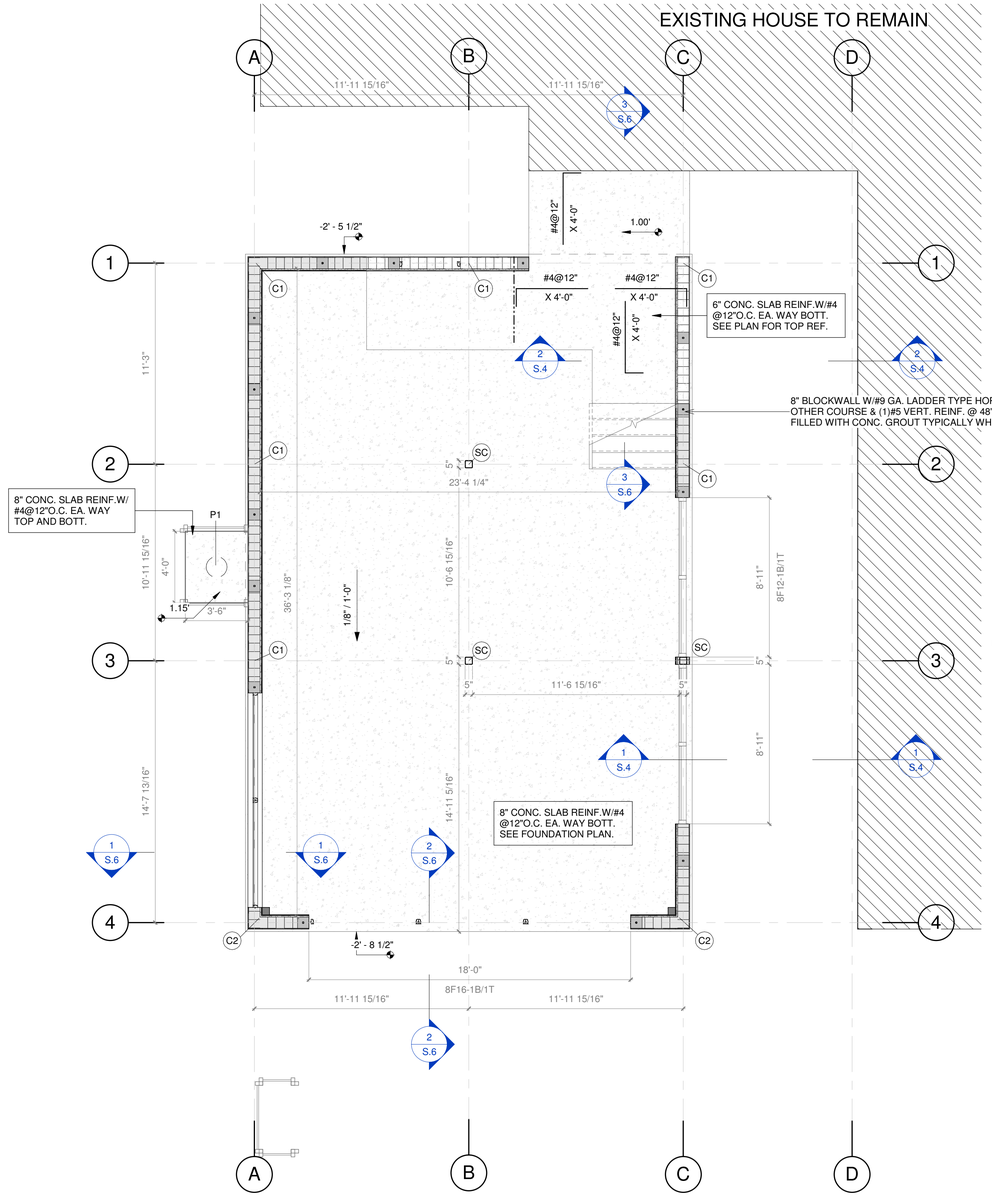
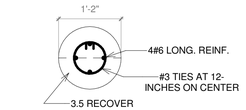
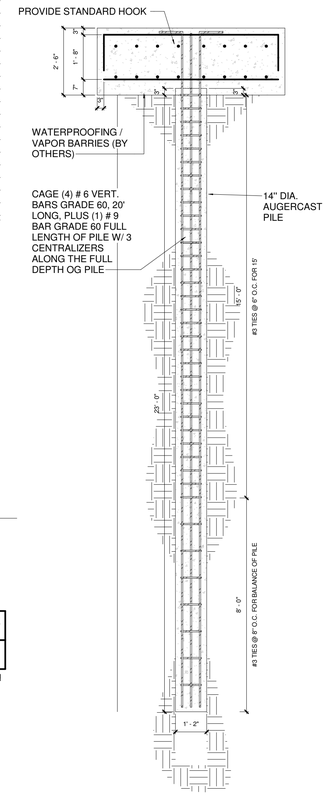


2 S-1 Walls and Columns from first floor to second floor
Scale: 1/4" = 1'-0"



6 S-1 STEMWALL FOUNDATION DETAILS
Scale: 3/4" = 1'-0"



5 S-1 TYPICAL CAP AND PILE DETAIL
Scale: 3/8" = 1'-0"

BEAM SCHEDULE FIRST FLOOR

MARK	ELEV. (TO.B)	SIZE B x D	BOTT.CONT. No.	BOTT.CONT. SIZE	"T" TOP CONT. No.	"T" TOP CONT. SIZE	"C" BARS No.	"C" BARS SIZE	"I" BARS No.	"I" BARS SIZE	STIRRUPS	REMARKS
B-1	-2'-6 1/2"	12"X30"	3	6	3	6	-	-	-	-	#3 @ 8" O.C.	

CONCRETE COLUMN SCHEDULE

MARK	DIMS	LONG REINF.	TRANSV REINF.	REMARKS
C1	8"X12"	4 # 5	#3 @ 8" O.C.	
C2	14"X14"	8 # 6	#3 @ 8" O.C.	

STEEL COLUMN SCHEDULE

MARK	SIZE	BOTTOM PLATE	TOP PLATE	REMARKS
SC	GALV. TS 5" X 5" X 1/4"	SEE TYP. DETAIL	SEE TYP. DETAIL	

NOTE: SEE ATTACHMENT REPORT

PILE	COMPRESSIVE CAPACITY	TENSION CAPACITY	TOTAL PILE LENGTH	LATERAL CAPACITY	CONCRETE COMPRESSIVE STRENGTH
AUGER PILES PILES 14"	35 ton	15 ton	23 FT MIN.	2 ton	5000 PSI

NOTE: GEOTECHNICAL RECOMMENDATIONS WRITTEN IN THIER REPORT SHALL BE FOLLOWED IN CASE OF DISCREPANCY

TERMITE STATEMENT

ALL BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES.
THE RULES & LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREAMENT FOR PROTECTION AGAINST SUBTERANEAN TERMITES.
A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARMENT BY THE LISENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTERANEAN TERMITES. TREATMENT IS IN ACOORDANCE WITH RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES" (AS PER 4409.13.5 FBC RESIDENTIAL CODE)

PRESUMPTIVE SOIL BEARING CAPACITY STATEMENT

ALLOWABLE SOIL BEARING PRESSURE USED IN THE DESIGN OF AUGER CAST PILES IS 35 TONS (77 KIPS), REFER TO SOIL REPORT. PREPARED BY THERPROFESSIONAL ENGINEER V.M.B VENKATESAN DATE: 10/31/2022

No.	Description	Date

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AR 97719

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FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

PILING DATA

Insert Owner
Julio Lujan
Address: 10250 W Broadview Dr
Bay Harbor Islands, Fl 33154

FIRST FLOOR

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Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker	S-1	
Scale:	As indicated		

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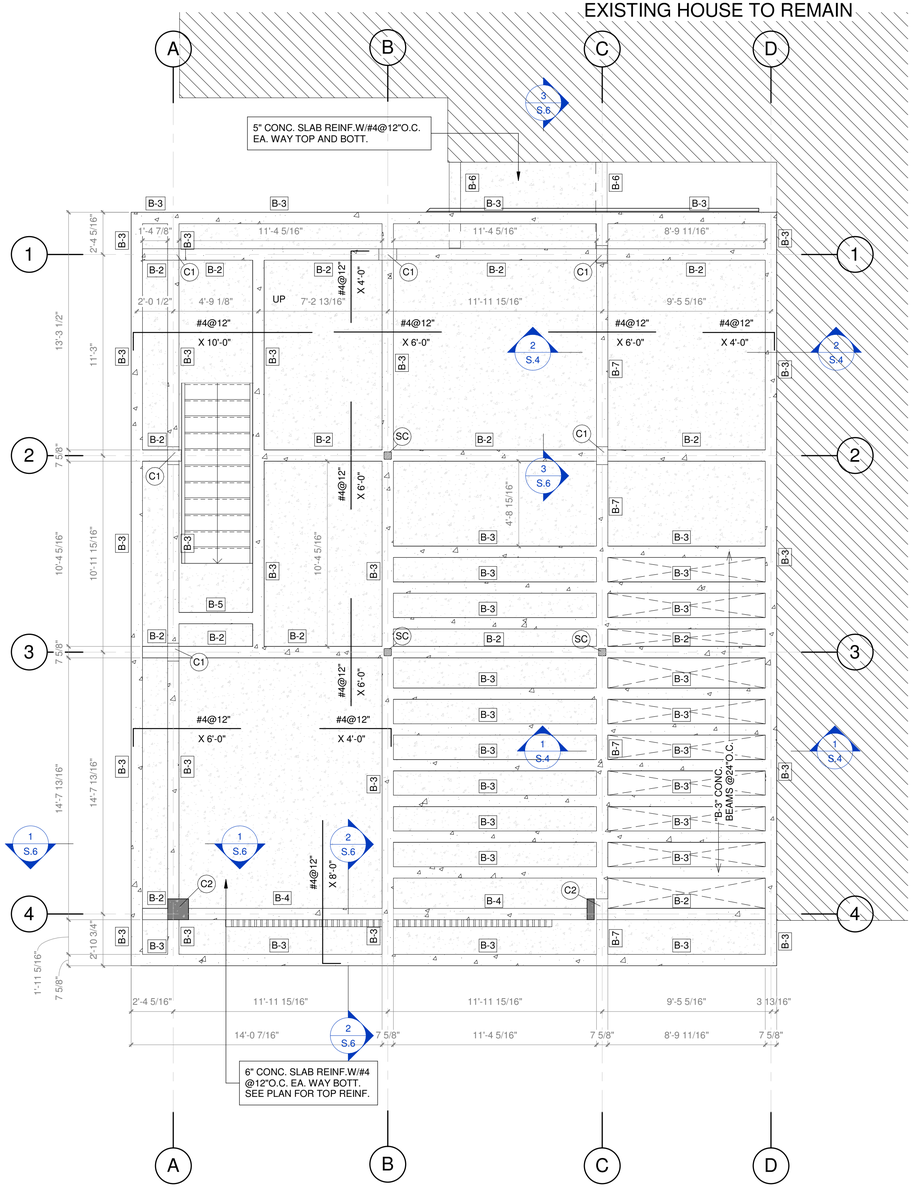

1 S.2 STRUCTURAL - 2ND FLOOR FRAMING PLAN
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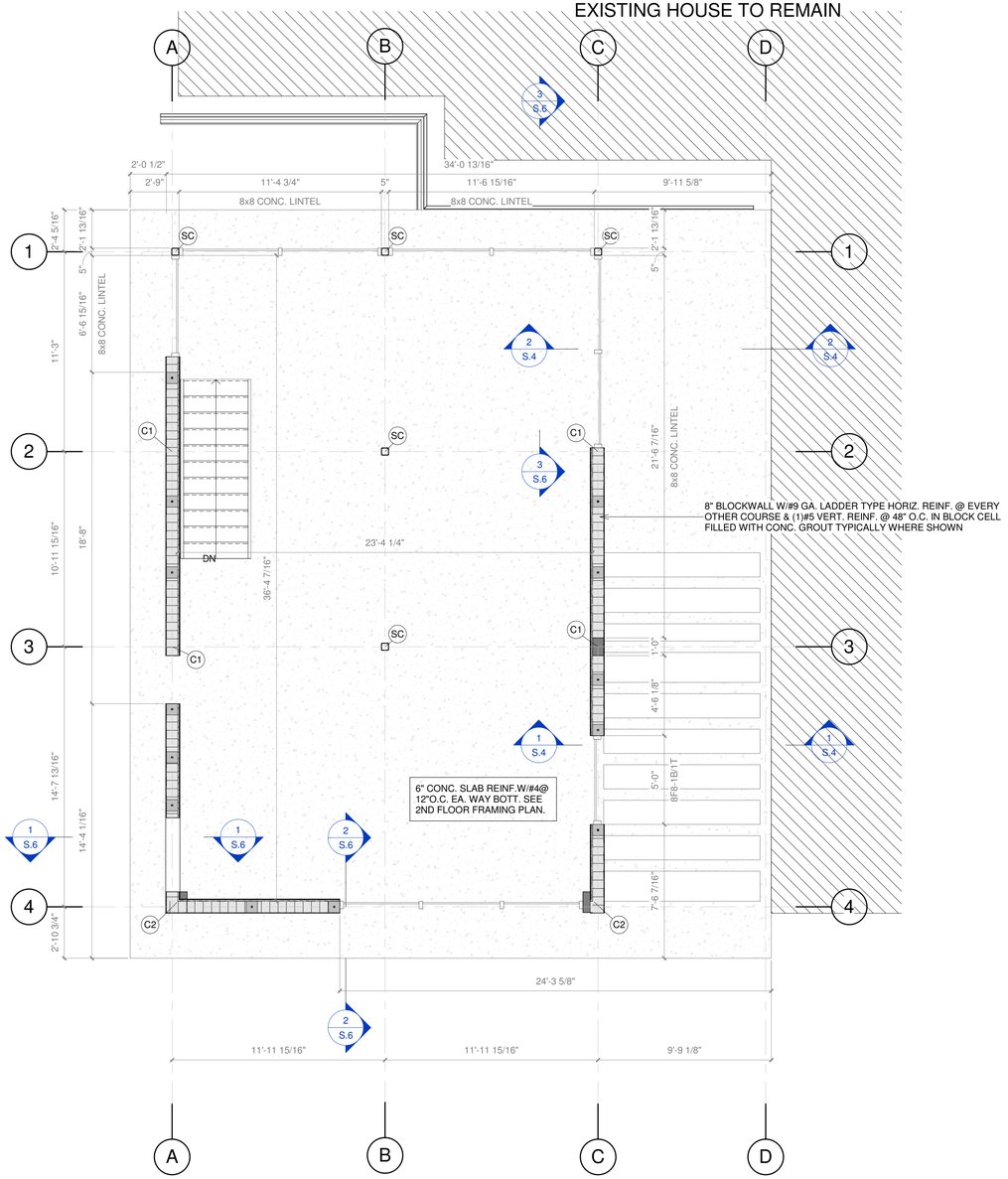

2 S.2 Walls and Columns From second floor to Roof
Scale: 1/4" = 1'-0"

CONCRETE COLUMN SCHEDULE

MARK	DIMS	LONG REINF.	TRANSV REINF.	REMARKS
C1	8"X12"	4 # 5	#3 @ 8" O.C.	
C2	14"X14"	8 # 6	#3 @ 8" O.C.	

STEEL COLUMN SCHEDULE

MARK	SIZE	BOTTOM PLATE	TOP PLATE	REMARKS
SC	GALV. TS 5" X 5" X 1/4"	SEE TYP. DETAIL	SEE TYP. DETAIL	

BEAM SCHEDULE SECOND FLOOR

MARK	ELEV. (TO.B)	SIZE B x D	BOTT.CONT. No.	BOTT.CONT. SIZE	"T" TOP CONT. No.	"T" TOP CONT. SIZE	"C" BARS No.	"C" BARS SIZE	"I" BARS No.	"I" BARS SIZE	STIRRUPS	REMARKS
B-2	+14'-6"	8"X20"	2	6	2	6	-	-	-	-	#3 @ 6" O.C.	
B-3	+14'-6"	8"X20"	2	5	2	5	-	-	-	-	#3 @ 6" O.C.	
B-4	+14'-6"	8"X24"	2	6	2	6	-	-	-	-	#3 @ 6" O.C.	
B-5	+14'-6"	8"X12"	2	5	2	5	-	-	-	-	#3 @ 6" O.C.	
B-6	+9'-0"	8"X12"	2	5	2	5	-	-	-	-	#3 @ 6" O.C.	
B-7	+14'-6"	8"X20"	2	7	2	7	-	-	-	-	#3 @ 6" O.C.	

DESIGN LOADS FOR SECOND FLOOR

TOTAL DESIGN LOADS: 197 PSF

DEAD LOAD (TOTAL= 97 PSF)

SLAB SELF WEIGHT.....65 PSF
SUSPENDED CEILING.....4 PSF
MECHANICAL DUCT ALLOWANCE.....4 PSF
CERAMIC TILE 3/4" W/1/2" MORTAR BED.....16 PSF
WOOD OR STEEL STUDS + 1/2" GYPSUM BOARD EACH SIDE....8 PSF

LIVE LOAD (TOTAL=40 PSF)

INTERIOR LIVE LOAD.....40 PSF
BALCONY.....60 PSF

No.	Description	Date

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SECOND FLOOR

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Project Number:	Project Number	DRWNG. NO.
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Drawn By:	Author	
Checked By:	Checker	
Scale:	As indicated	

Permit Process ----

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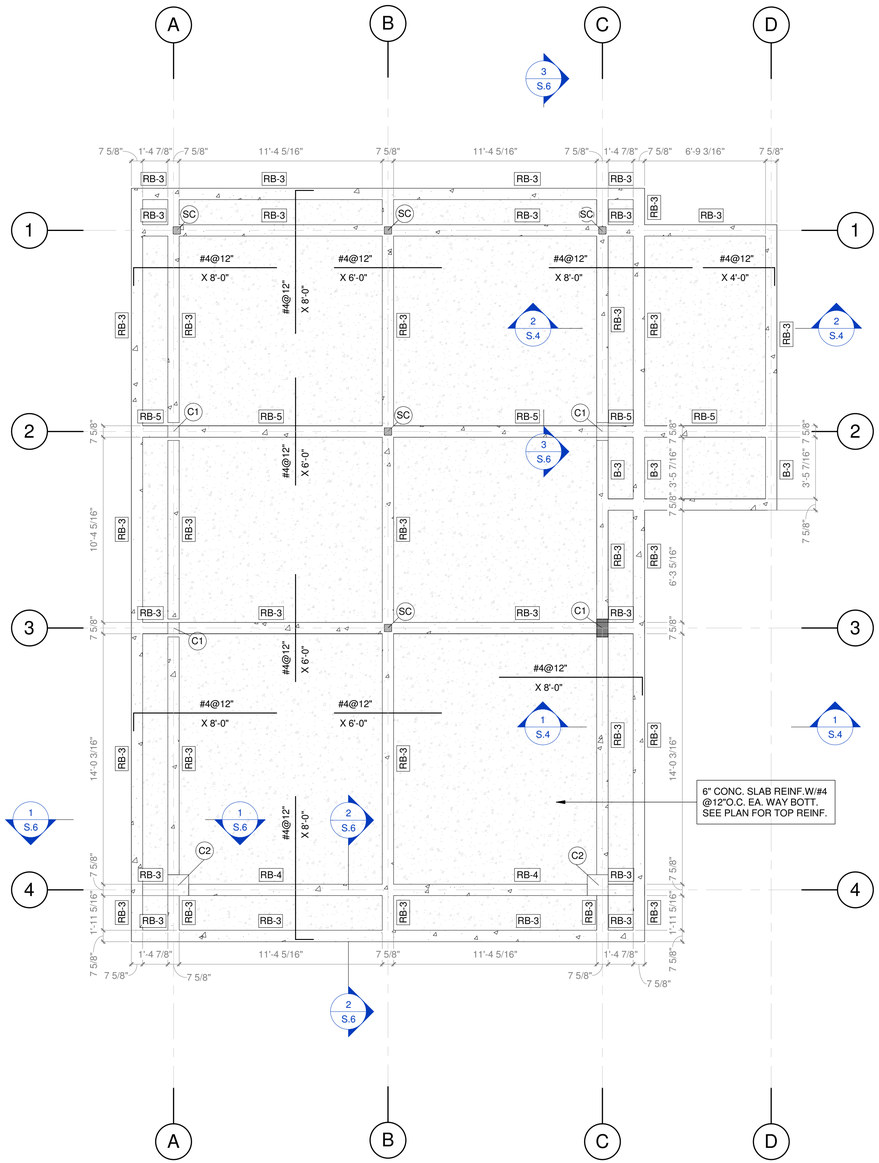

1 S.3 TOB II
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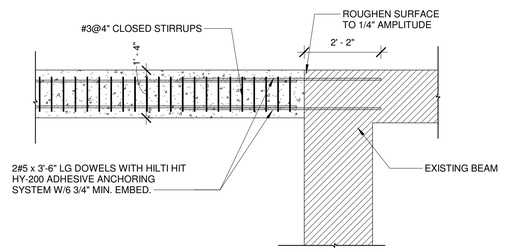

8 S.3 CONNECTION DETAIL
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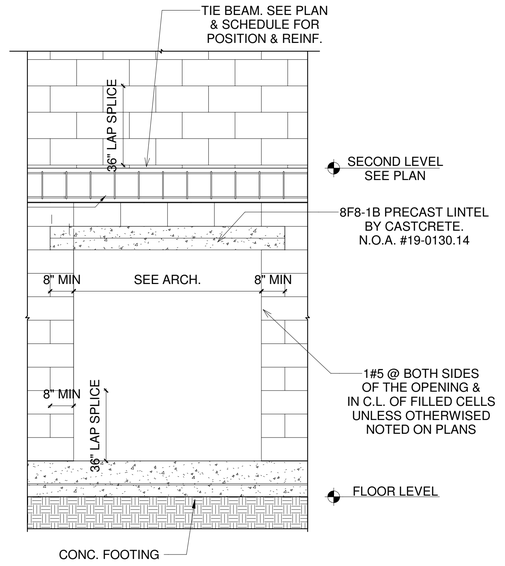
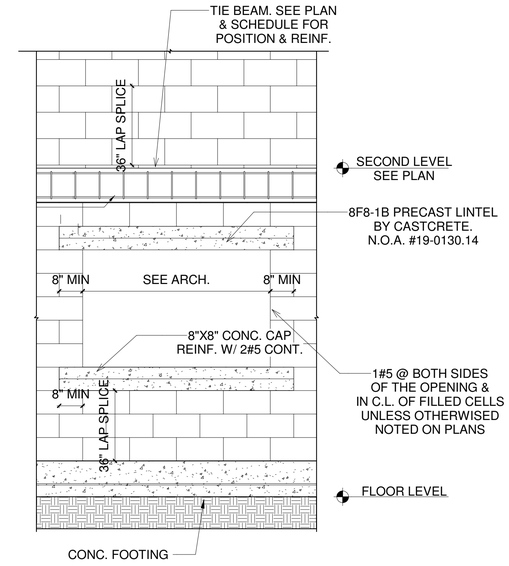


6 S.3 TYP. NEW FILL-CELL REINF. DETAIL DOOR OPENINGS.
Scale: 1/2" = 1'-0"



5 S.3 TYP. NEW FILL-CELL REINF. DETAIL WINDOW OPENINGS.
Scale: 1/2" = 1'-0"

BEAM SCHEDULE TOP OF ROOF

MARK	ELEV. (TO.B)	SIZE B x D	BOTT.CONT. No.	BOTT.CONT. SIZE	"T" TOP CONT. No.	"T" TOP CONT. SIZE	"C" BARS No.	"C" BARS SIZE	"I" BARS No.	"I" BARS SIZE	STIRRUPS	REMARKS
RB-3	+25'-10"	8"X20"	2	5	2	5	-	-	-	-	#3 @ 6" O.C.	
RB-4	+25'-10"	8"X24"	2	6	2	6	-	-	-	-	#3 @ 6" O.C.	
RB-5	+25'-10"	8"X20"	2	7	2	7	-	-	-	-	#3 @ 6" O.C.	

CONCRETE COLUMN SCHEDULE

MARK	DIMS	LONG REINF.	TRANSV REINF.	REMARKS
C1	8"X12"	4 # 5	#3 @ 8" O.C.	
C2	14"X14"	8 # 6	#3 @ 8" O.C.	

STEEL COLUMN SCHEDULE

MARK	SIZE	BOTTOM PLATE	TOP PLATE	REMARKS
SC	GALV. TS 5" X 5" X 1/4"	SEE TYP. DETAIL	SEE TYP. DETAIL	

DESIGN CRITERIA

CODE REF: FLORIDA BUILDING CODE 2020

-ASCE 7-16
-BASIC WIND SPEED (Vult)=175 MPH
-NOMINAL DESIGN WIND SPEED (Vasd)=136.0 MPH
-IMPORTANCE FACTOR= 1.0
-EXPOSURE CATEGORY= D
-INTERNAL PRESSURE COEFFICIENT= +/-0.18
-BUILDING CATEGORY II

DESIGN LOADS FOR ROOF

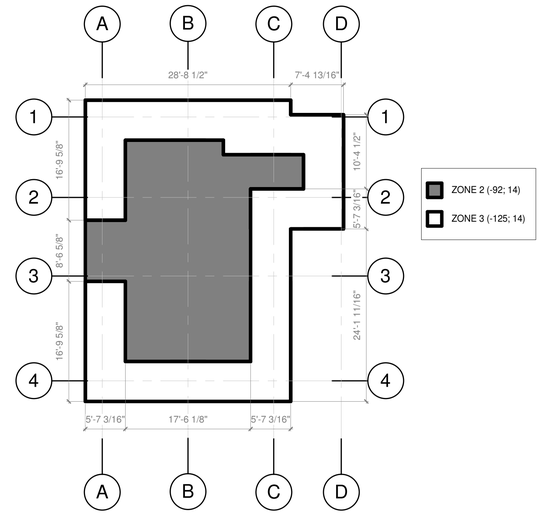
TOTAL DESIGN LOADS: 159 PSF

DEAD LOAD (TOTAL= 104 PSF)

SLAB SELF WEIGHT.....65 PSF
SUSPENDED CEILING.....4 PSF
MECHANICAL DUCT ALLOWANCE.....4 PSF
LIQUID WATERPROOFING.....1 PSF
LEVELING MORTAR.....30 PSF

LIVE LOAD (TOTAL=20 PSF)

RESIDENTIAL ROOF.....20 PSF



7 S.3 WIND ZONE PRESSURES
Scale: 1" = 10'-0"

No.	Description	Date

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ONLINE BUILDING PLANS CORP
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Architect of Record
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AR 97719

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TOP OF ROOF

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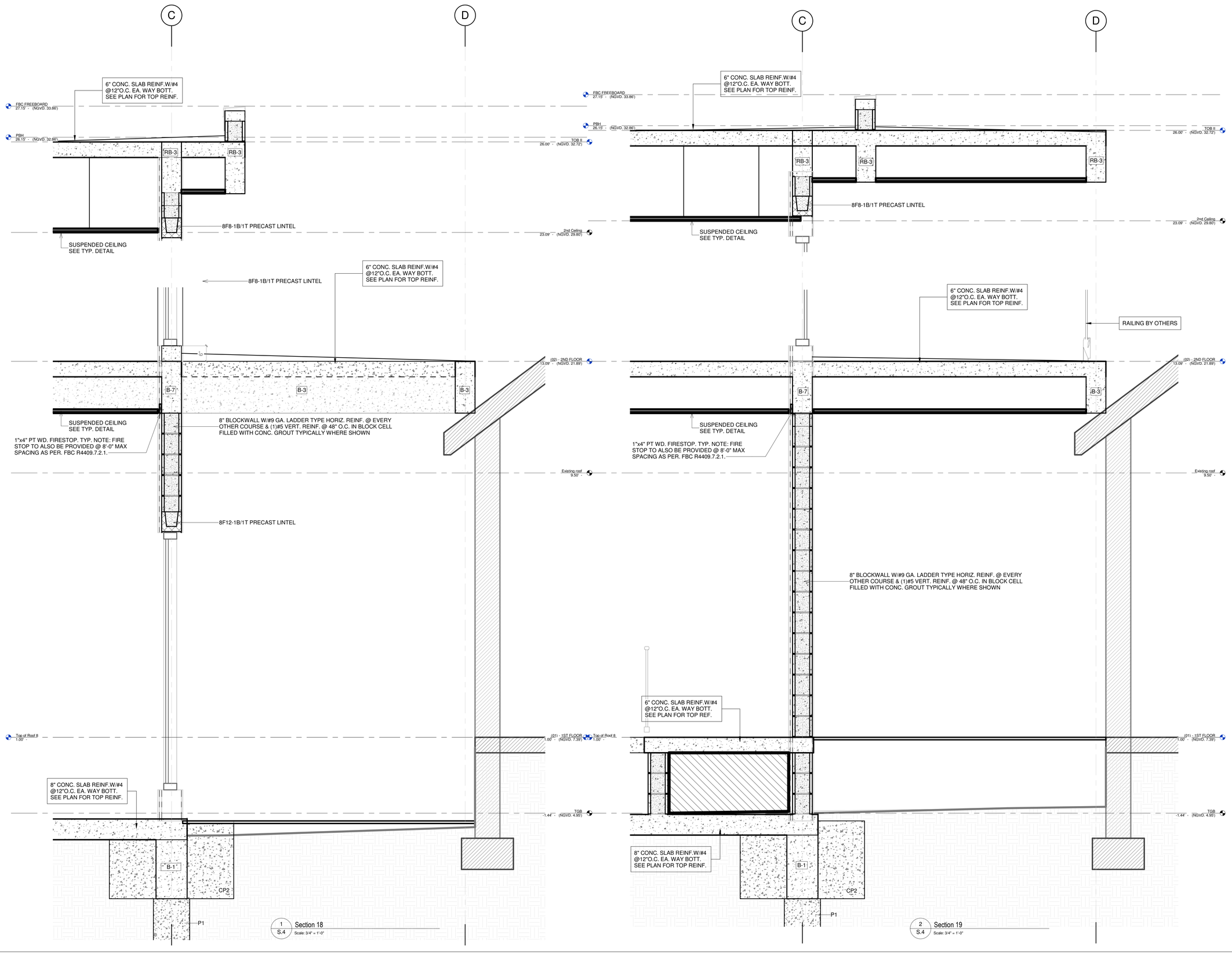
Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	S.3
Drawn By:	Author	
Checked By:	Checker	
Scale:	As indicated	

Permit Process ----



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Wall Sections

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Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	S.4
Drawn By:	Author	
Checked By:	Checker	
Scale:	3/4" = 1'-0"	

Permit Process ----

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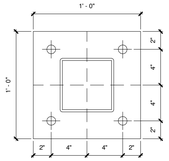
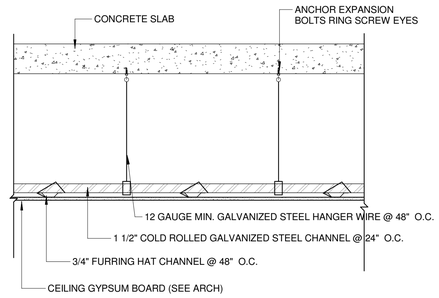
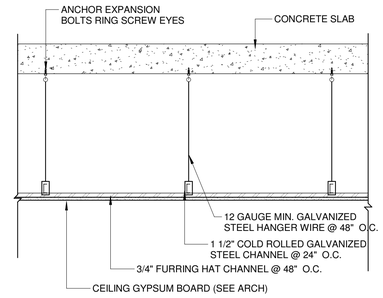
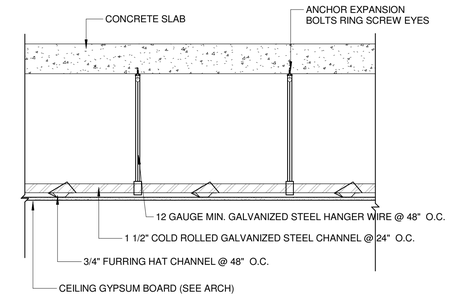


2 S.5 TYP. BOTT. PLATE DETAIL A
Scale: 1 1/2" = 1'-0"



5 S.5 INTERIOR SUSPENDED CEILING
Scale: 1" = 1'-0"





6 S.5 EXTERIOR SUSPENDED CEILING
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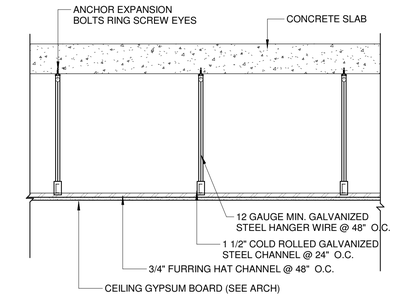
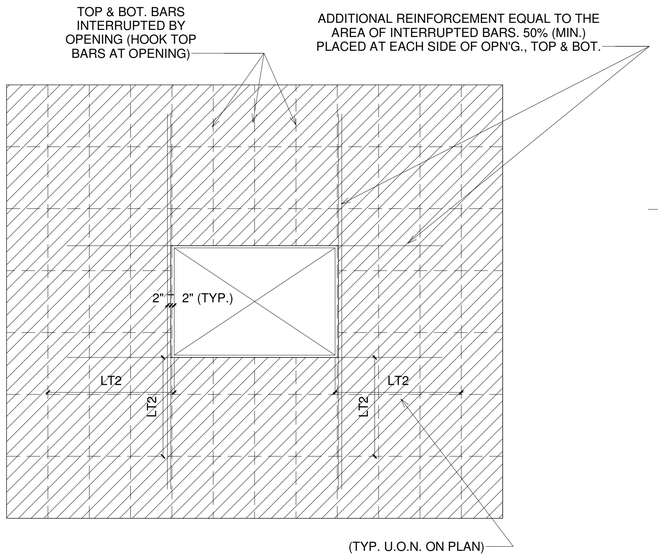
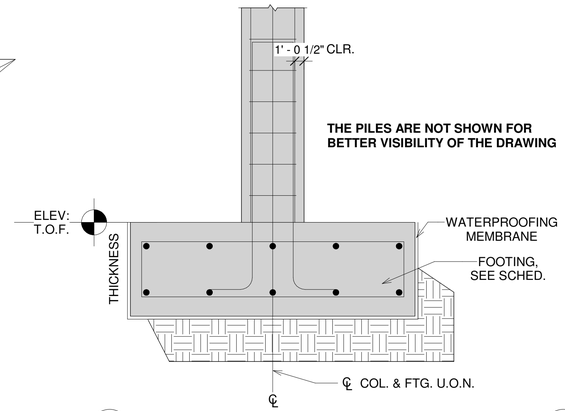




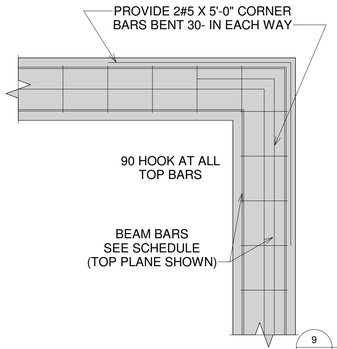
NOTE:

IF SIZE OF OPENING IS LESS THAN TWICE THE SLAB THICKNESS, REINF. MAY BE ROUTED AROUND OPN'G., UNLESS OTHERWISE SHOWN ON PLANS. IF SIZE OF OPENING IS MORE THAN TWICE THE SLAB THICKNESS, REINF. WILL BE INTERRUPTED AND REPLACED BY ADDITIONAL REINF. AS SHOWN IN THIS DETAIL, UNLESS OTHERWISE SHOWN ON PLANS.

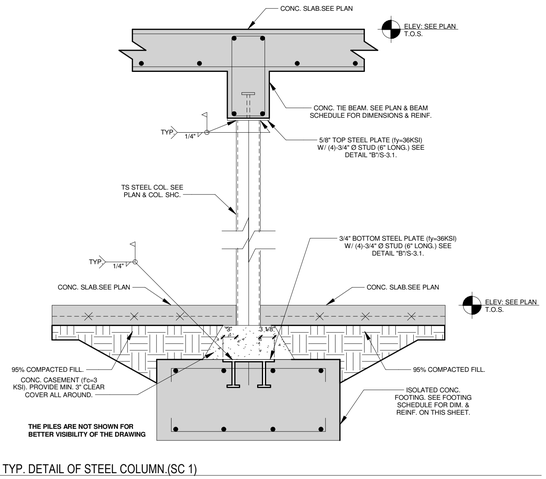
4 S.5 TYPICAL SLAB OPENING DETAIL
Scale: 3/8" = 1'-0"



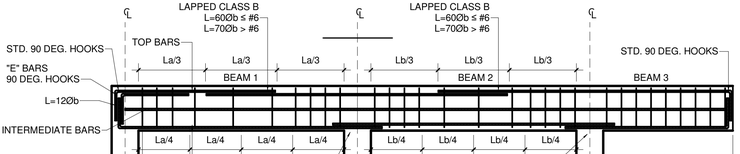
7 S.5 TYPICAL COLUMN-CAP DETAIL
Scale: 1/8" = 1'-0"



8 S.5 TYPICAL CORNER TIE BEAM DETAIL
Scale: 1/8" = 1'-0"



9 S.5 TYP. DETAIL OF STEEL COLUMN.(SC 1)
Scale: 3/4" = 1'-0"

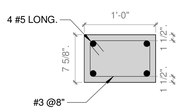


10 S.5 TYPICAL CONC.BEAM REINF. DIAGRAM FOR EXT. BEAMS.
Scale: 3/4" = 1'-0"

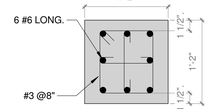
NOTES:
1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 48 TIMES BAR DIAMETER IN MIDDLE 1/3 OF SPAN
2. FOR STIRRUP SPACING ('S') AND INTERMEDIATE REINFORCING SEE BEAM SCHEDULE
3. BEAMS @ THE PERIMETER OF THE STRUCTURE SALL HAVE AT LEAST 1/6 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.
4. FOR EXTERIOR (PERIMETER) BEAMS, PLEASE SHOW BOTTOM BARS LAPPED WITH CLASS B SPLICE AT INTERMEDIATE COLUMNS & HOOKED AT END COLUMNS AND SHOW TOP BARS WITH CLASS B SPLICE AT MIDSPAN.

12 S.5 BEAM STEEL PLACEMENT DIAGRAM1
Scale: 3/4" = 1'-0"

COLUMN DIAGRAM

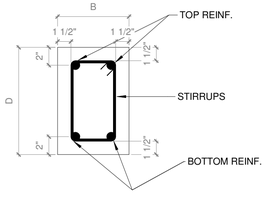


13 S.5 C1
Scale: 1" = 1'-0"



16 S.5 C2
Scale: 1" = 1'-0"

BEAM DIAGRAM



18 S.5 BEAM DETAIL
Scale: 1 1/2" = 1'-0"

11 S.5 TYP. DETAIL OF STEEL COLUMN.(SC)
Scale: 3/4" = 1'-0"

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Bay Harbor Islands, Fl 33154

Details

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Project Number:	Project Number	DRWNG. NO.
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Checked By:	Checker	
Scale:	As indicated	

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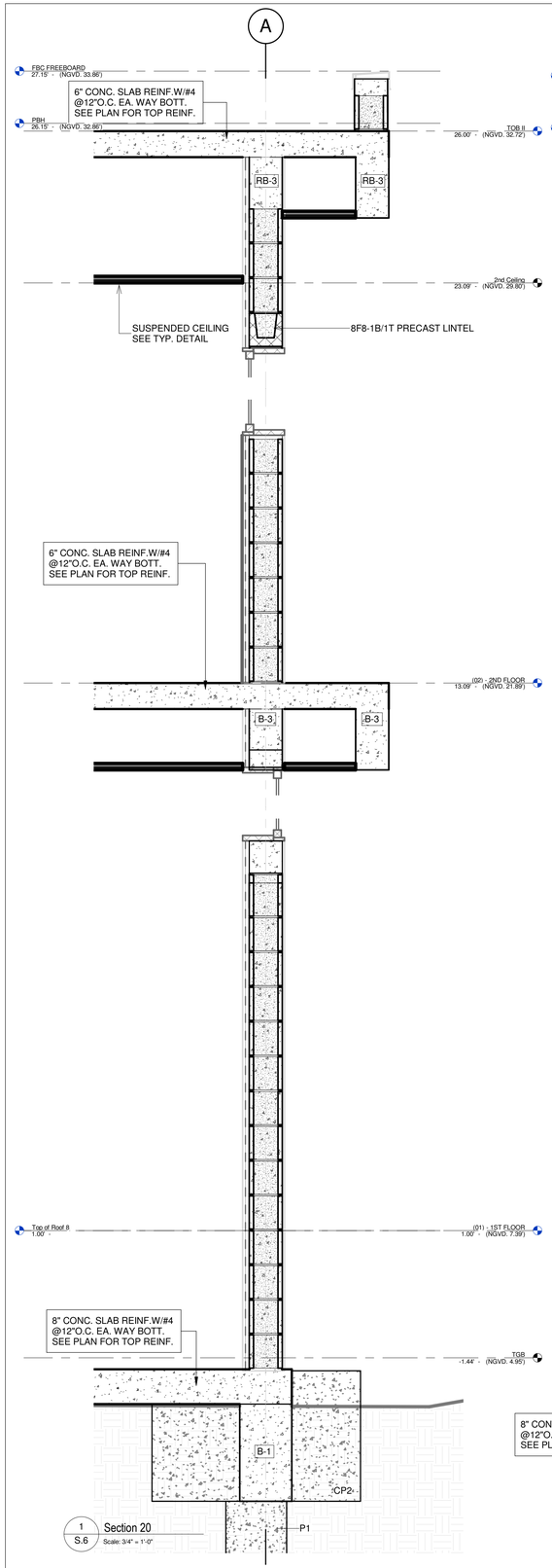

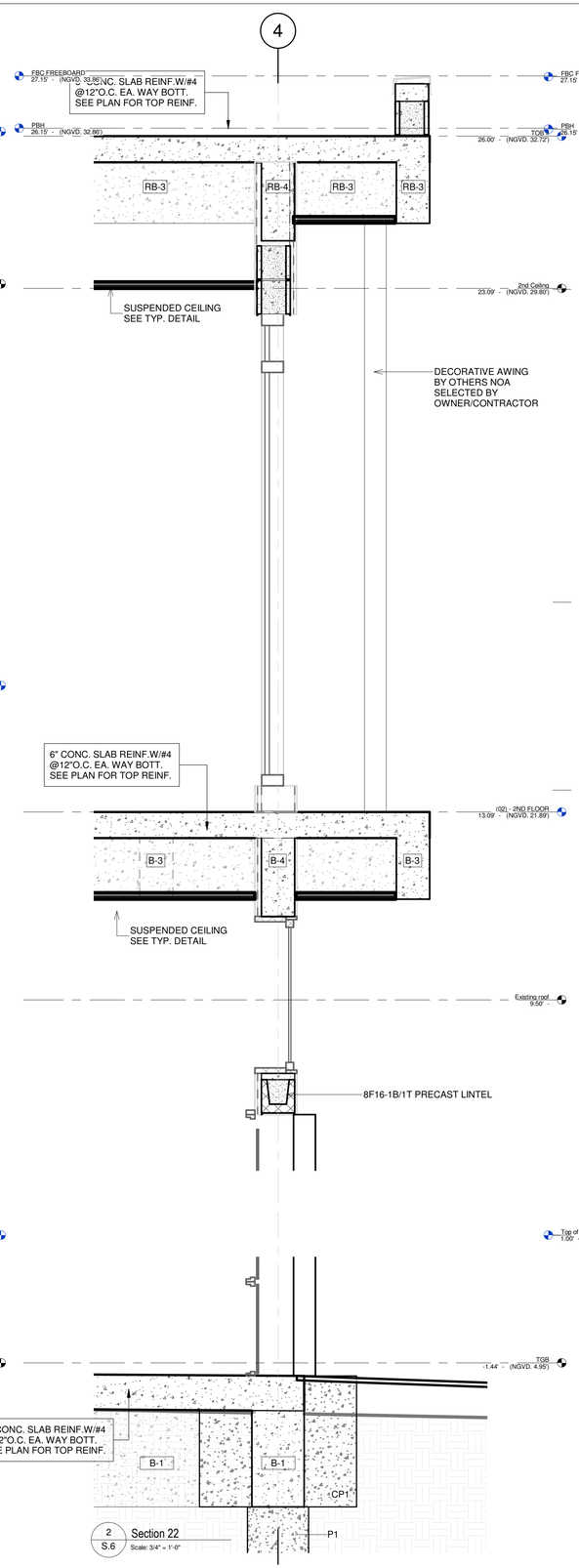

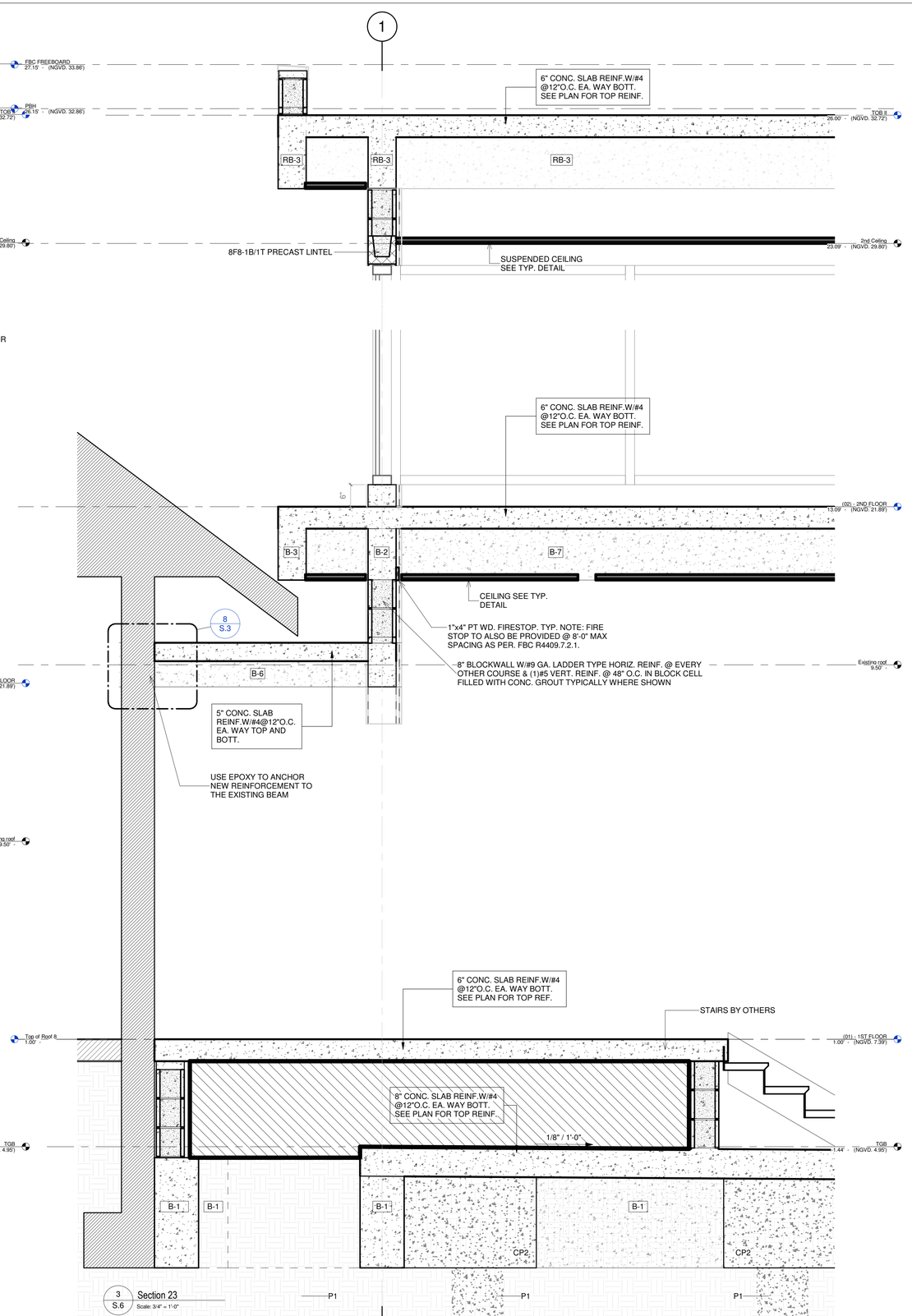

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Wall Sections

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Checked By:	Checker	
Scale:	3/4" = 1'-0"	

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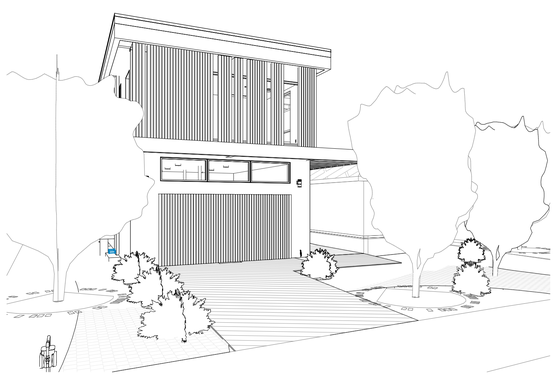

Sheet List

Sheet Number	Sheet Name
A-0.0	TITLE SHEET
A-100	10250 W Broadview Dr Bay Harbor Islands, Fl 33154
A-100.1	Demolition Plan
A-101	FLOOR PLAN
A-102	Demolition and roof plan
A-104	Ceiling Plans
A-201	Elevations
A-301	Sections
A-401	BLOW-UP PLAN & ELEVATIONS
A-402	BLOW-UP PLAN & ELEVATIONS
A-500	TYP WALL SECTION
A-603	DOORS & WINDOWS DETAILS
A-604	STOREFRONT SCHEDULE
C-100	Grading Plan
E-201	ELECTRICAL SCHEDULES, NOTES & DETAILS
E-202	Electrical first floor
E-203	Electrical second floor
G-101	ABBREVIATION, SYMBOLS & NOTES
G-102	LEGENDS & NOTES
G-103	TYPICAL ACCESSIBILITY CODE DETAILS
L-101	LANDSCAPING PLAN
LS-101	MEAN OF EGRESS
LS-102	Unnamed
M-101	MECHANICAL NOTES & SCHEDULES
M-102	MECHANICAL SCHEDULES, DRAWING & DETAILS
P-101	PLUMBING LEGEND, SPECIFICATIONS & NOTES
P-102	Plumbing Schedule & Details
P-103	Supply Plans & Isometric
P-104	Sanitary Plans & Isometric
P-105	Storm Plan
P-106	Gas
S-1	FIRST FLOOR
S.2	SECOND FLOOR
S.3	TOP OF ROOF
S.4	Wall Sections
S.5	Details
S.6	Wall Sections
V-101	EXISTING SITE PLAN

SCOPE OF WORK

1. NEW ADDITION BUILDING

CLASSIFICATION OF WORK

CLASS. OF WORK: (6) - Provisions for additions shall apply where work is classified as an addition as defined in Chapter 2.

LEGEND:
(0) NEW BUILDING
(1) REPAIR
(2) ALTERATION—LEVEL 1
(3) ALTERATION—LEVEL 2
(4) ALTERATION—LEVEL 3
(5) CHANGE OF OCCUPANCY
(6) ADDITION
(7) HISTORIC BUILDINGS
(8) RELOCATED BUILDINGS
(9) REROOFING

DESCRIPTION
SECTION 507 - ADDITIONS

OCCUPANCY GROUP

OCCUPANCY TYPE:	Residential Group R	
OCCUPANCY GROUP:	(11) R-3	
CONSTRUCTION TYPE:	III-B	

LEGEND:
(0) NONE (6) GROUP E (12) Group R-4 Condition 1
(1) A-1 (7) F-1 (13) Group R-4 Condition 2
(2) A-2 (8) GROUP H (14) Group S-1
(3) A-3 (9) GROUP I (15) Group S-2
(4) A-4 (10) Group M
(5) A-5 (11) Group R-1

APPLICABLE CODES

Applicable Codes include, but are not limited to:

BUILDING: FBC 2020
ACCESIBILITY CODE: FAC 2020
ELECTRICAL CODE: NEC 2017
EXISTING CODE: FEC 2020
FIRE CODE: FFPC 2020
MECHANICAL CODE: FMC 2020
PLUMBING CODE: FPC 2020
RESIDENTIAL CODE: FRC 2020

FLOOD MAP

FLOOD MAP	FEMA	-
FLOOD DATE:		-
FLOOD ELEVATION (IF APPLY)		8.00 ft
FLOOD LEGEND		Zone AE (EL8)
CROWN OF ROAD		4.16 ft
PROPOSED BUILDING ELEVATION		8.00 ft
ELEC. & MECHANICAL EQUIP. HEIGHT AS PER R322.1.6		8.00 ft

PROVIDE JUSTIFICATION FOR THE PROPOSED FINISHED FLOOR ELEVATION. THE PROPOSED MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FROM THE HIGHEST ELEVATION OF THE FOLLOWING:

= FEMA FIS / FIRM Base Flood Elevation plus one foot (Sec.4-85(1)(b)) =	8.00 ft + 1.00 ft = 9.00 ft
= 100 YEAR FLOOD ELEVATION (IF LOCATED IN "A" ZONE) =	4.50 ft
= HIGHEST CROWN OF THE ROAD (CROWN OF THE ROAD + 4 FEET) =	4.16 ft + 12 in = 5.16 ft
= ELEVATION ESTABLISHED BY THE COUNTY FLOOD CRITERIA MAP	MIN. 9.00 ft <= 8.00 ft

MAX (BASE FLOOD ELEVATION,CROWN OF THE ROAD, 100 YEAR FLOOD ELEVATION)

CHECK WITH AN ■ WHICH APPLY:

UNDER SEPARATED PERMIT:

■ DRIVEWAY	□ DOORS	□ ROOFING
■ POOL/POOL DECK	■ FENCE	□ SHUTTERS/AWNINGS
□ WINDOWS	□ WATERPROOFING	

No.	Description	Date

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address:

TITLE SHEET

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Drawn By:	Author	A-0.0
Checked By:	Checker	
Scale:	12" = 1'-0"	

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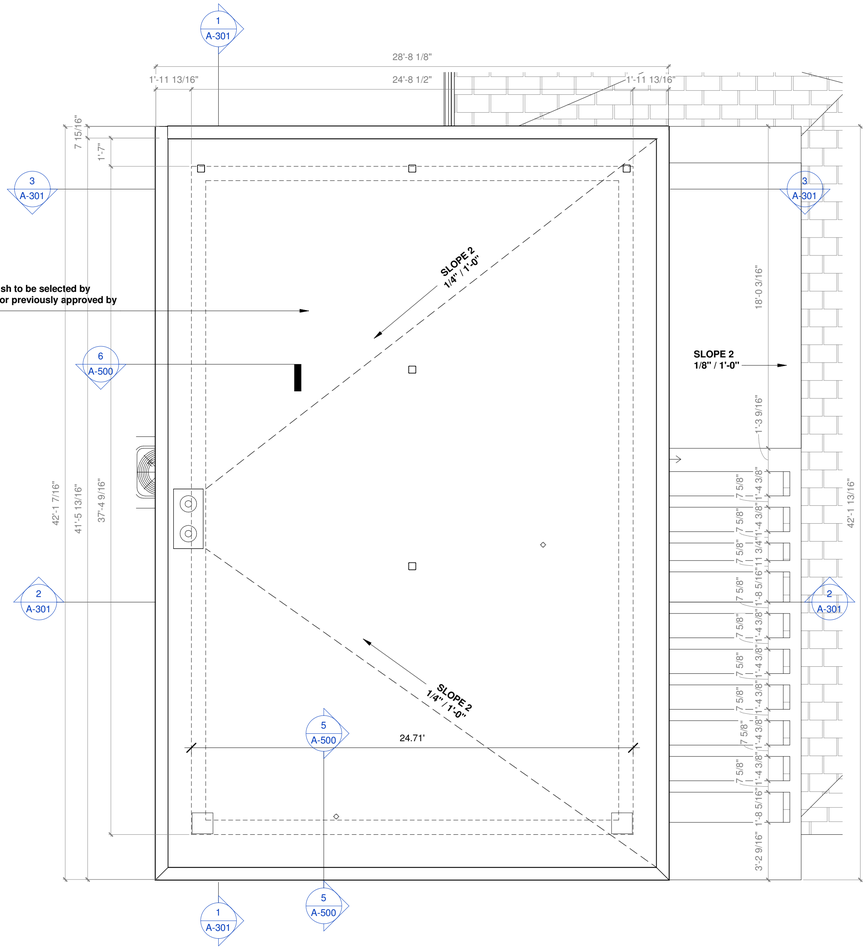
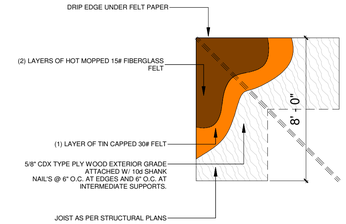
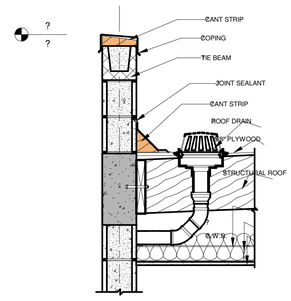


1 A-102 Top of Roof
Scale: 1/4" = 1'-0"



2 A-102 LOW SLOPE UNDERLAYMENT
Scale: 1/4" = 1'-0"



3 A-102 ROOF DETAIL
Scale: 3/4" = 1'-0"

STORM DRAINS CALCULATION

AS PER FLORIDA BUILDING CODE - PLUMBING - SECTION1106

1. DETERMINE TOTAL ROOF AREA

STORM DRAINS, BUILDING STORM SEWERS AND ANY HORIZONTAL BRANCHES OF SUCH DRAINS OR SEWERS SHALL BE BASED ON THE 100-YEAR HOURLY RAINFALL RATE INDICATED IN FIGURE 1106.1

ROOF AREA = 1214.66 SQ.FT
100-YEAR RAINFALL RATE: = 4.7 INCHES
ROOF AREA TOTAL = 59.313272 GPM

TABLE 1106.2 STORM DRAIN PIPE SIZING

PIPE SIZE (inches)	CAPACITY (gpm)				
	VERTICAL DRAIN	SLOPE OF HORIZONTAL DRAIN			
		1/16" per ft	1/8" per ft	1/4" per ft	1/2" per ft
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

1106.3PARAPET WALL SCUPPER LOCATION.
PARAPET WALL ROOF DRAINAGE SCUPPER AND OVERFLOW SCUPPER LOCATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1503.4 OF THE FLORIDA BUILDING CODE, BUILDING.

- OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE ROOF SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS- PLUMBING, 1503.4.2.1

No.	Description	Date

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

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Insert Owner
Julio Lujan
address:

Demolition and roof plan

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Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	A-102
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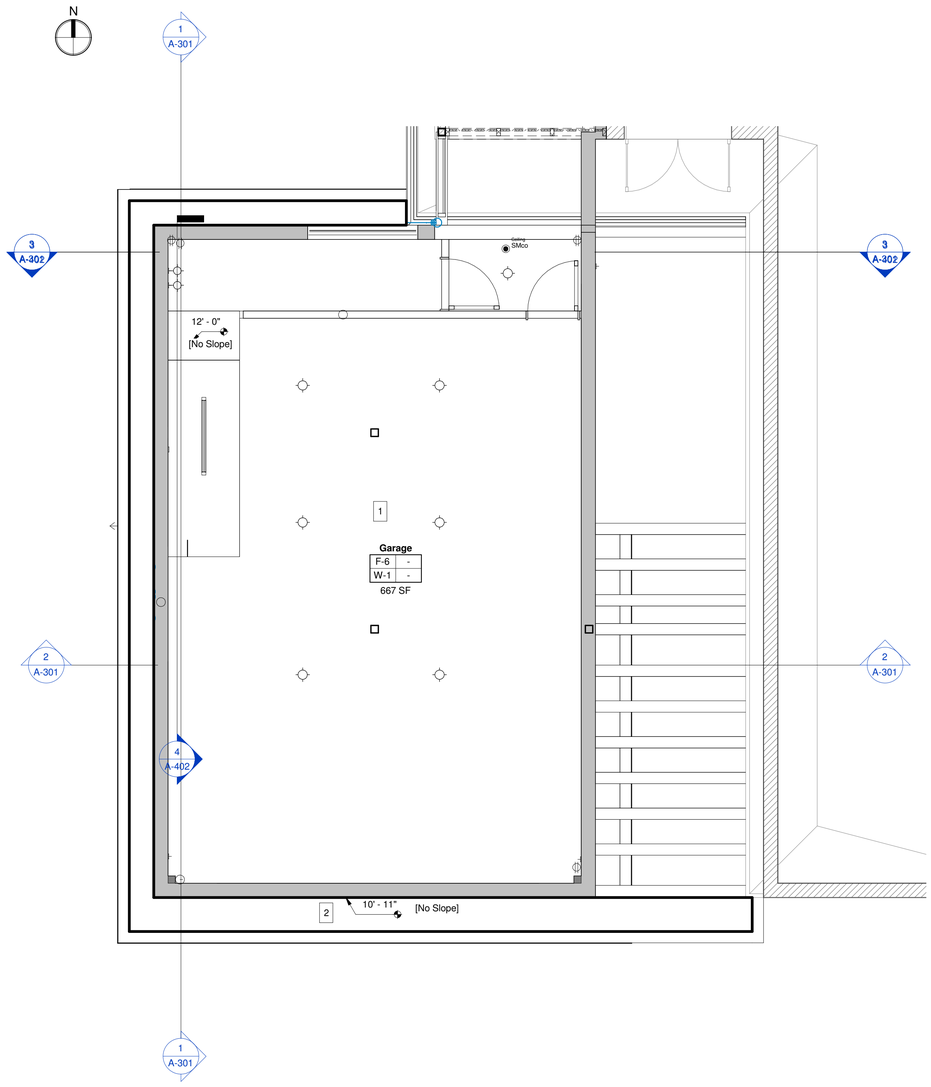
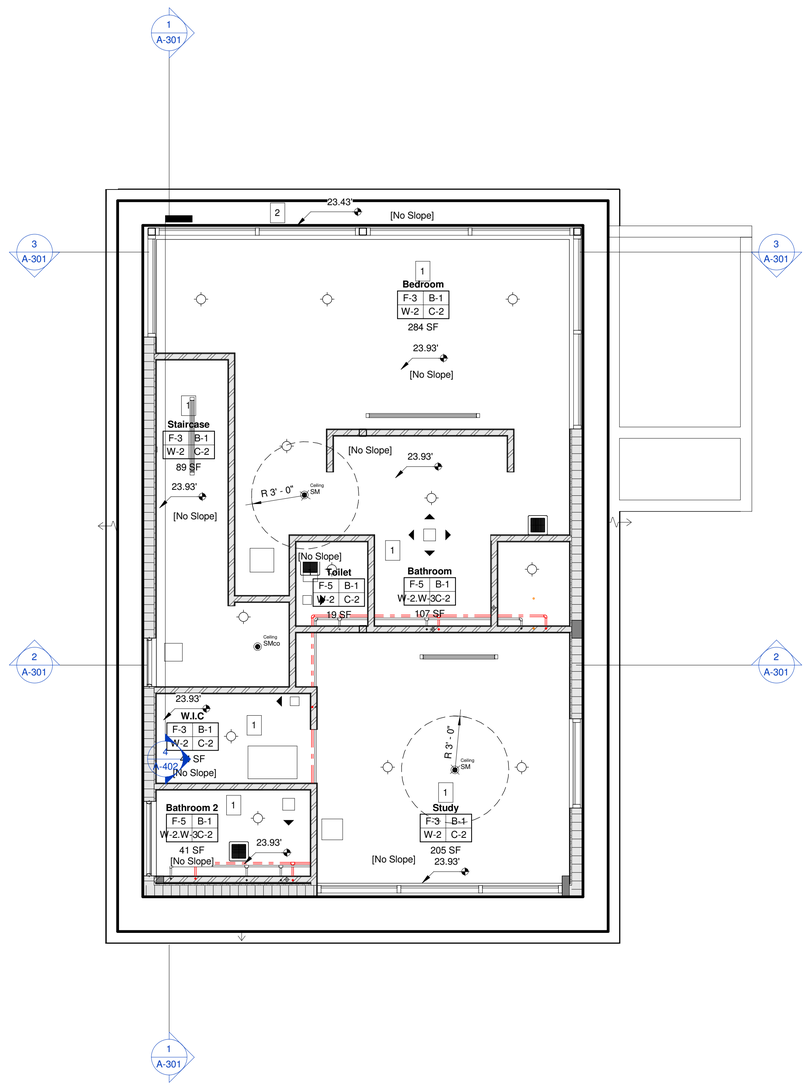


1 A-104 (01) - 1ST FLOOR
Scale: 1/4" = 1'-0"



2 A-104 (02) - 2ND FLOOR
Scale: 1/4" = 1'-0"

KEYED NOTES

1	INDICATES GYPSUM BOARD CEILING
2	INDICATES EXTERIOR FIBER CEMENT WATERPROOF CEILING W/ 1 Coat of Spread Ultra Latex Primer-Sealer No. 5111 and 2 Coats of Spred Enamel-Latex Semi-Gloss No. 3700
	INDICATES NEW SMOKE DETECTOR (SEE FIRE ELECTRICAL PLANS)
	EXHAUST FAN (SEE MECHANICAL DRAWINGS)
	INDICATES NEW SUPPLY AIR (SEE MECHANICAL DRAWINGS)
	INDICATES NEW LIGHTING FIXTURE (SEE ELECTRICAL DRAWINGS)
	INDICATES NEW CEILING MOUNTED JUNCTION BOX (SEE ELECTRICAL DRAWINGS)
	INDICATES NEW JUNCTION BOX ON SOFFIT (SEE ELECTRICAL DRAWINGS)
	INDICATES NEW CEILING LIGHT FAN (SEE ELECTRICAL DRAWINGS)

No.	Description	Date

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Julio Lujan
address:

Ceiling Plans

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Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	A-104
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Scale:	As indicated	

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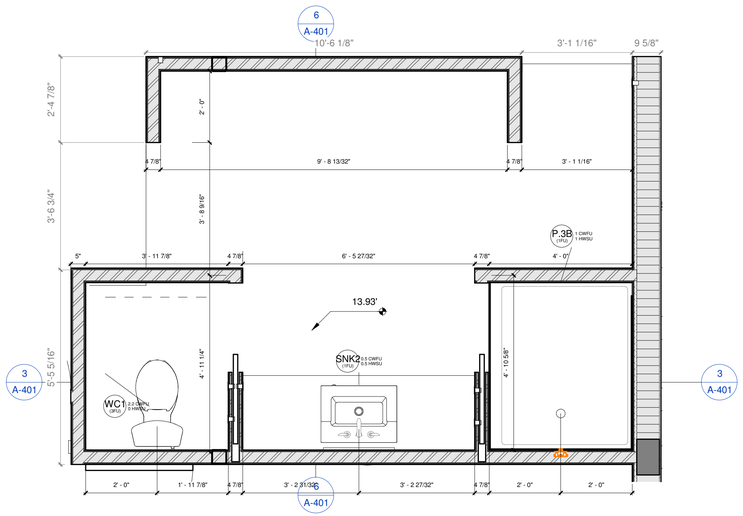
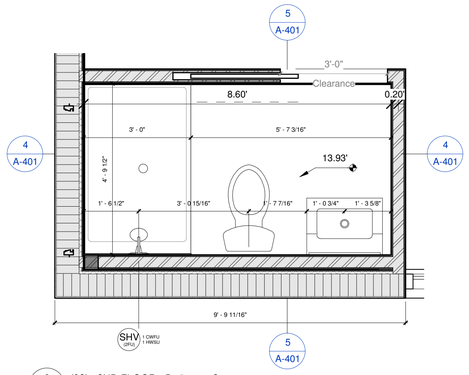
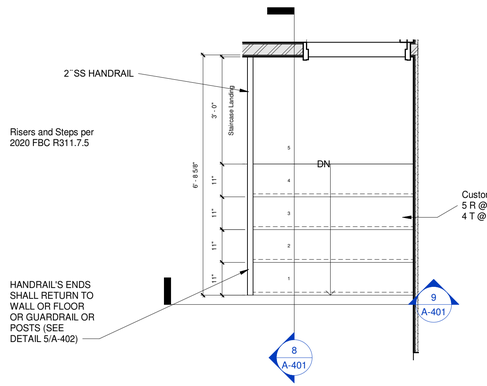


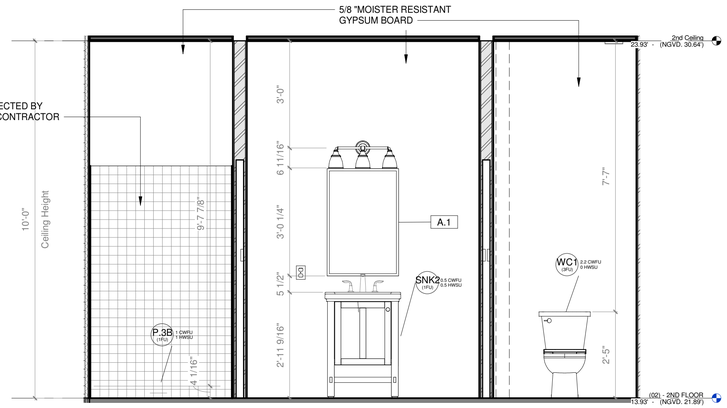
1 A-401 (02) - 2ND FLOOR - Bathroom 1
Scale: 1/2" = 1'-0"



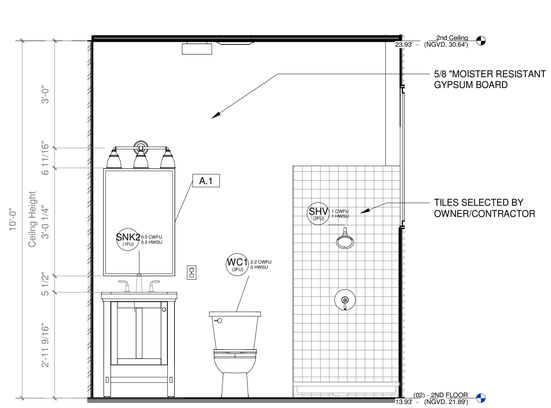
2 A-401 (02) - 2ND FLOOR - Bathroom 2
Scale: 1/2" = 1'-0"



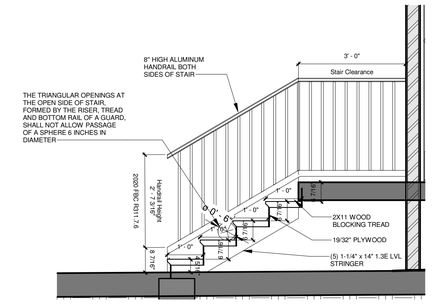
7 A-401 (01) - 1ST FLOOR - Callout 2
Scale: 1/2" = 1'-0"



3 A-401 Bathroom 1 section 1
Scale: 1/2" = 1'-0"

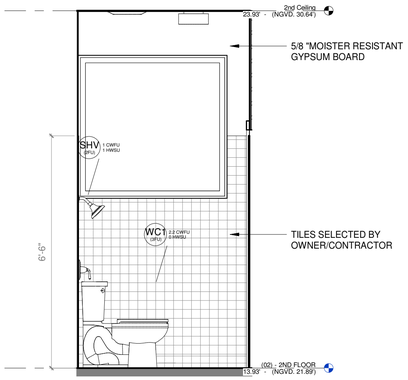


4 A-401 Bathroom 2 section 1
Scale: 1/2" = 1'-0"

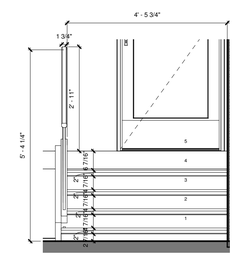


8 A-401 Section 33
Scale: 1/2" = 1'-0"

6 A-401 Bathroom 1 section 2
Scale: 1/2" = 1'-0"



5 A-401 Bathroom 2 section 2
Scale: 1/2" = 1'-0"



9 A-401 Section 35
Scale: 1/2" = 1'-0"

No.	Description	Date

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345 W 75TH PL, HIALEAH, FL 33014
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address:

BLOW-UP PLAN & ELEVATIONS

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Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker		
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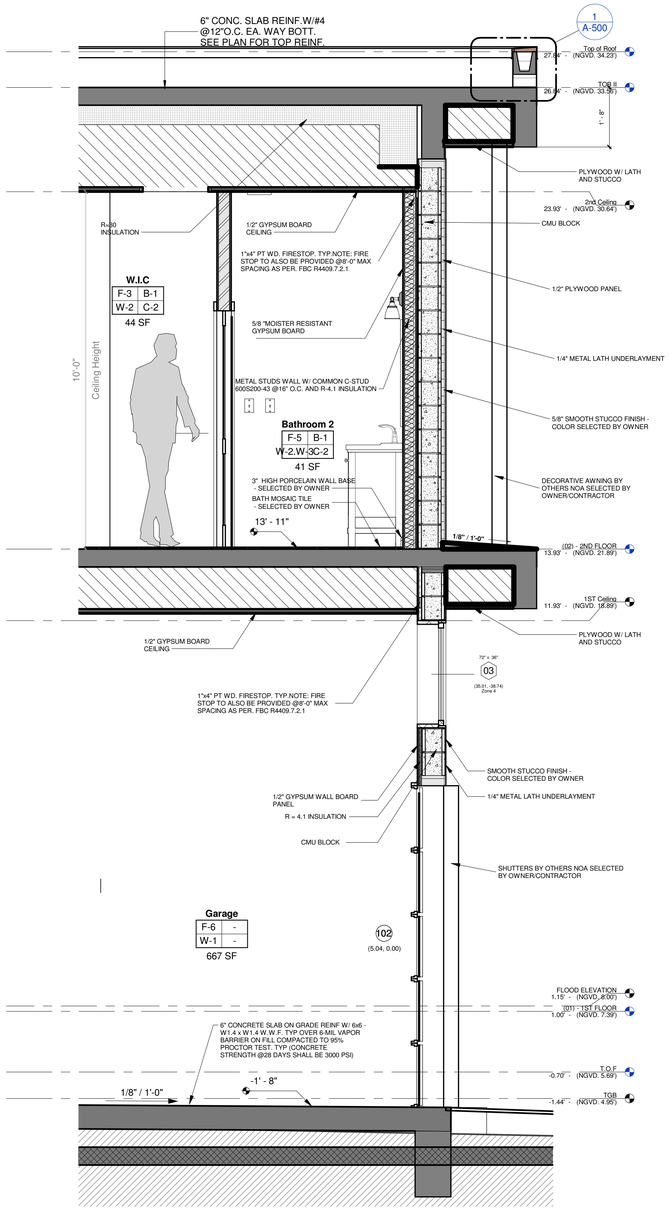

5 A-500 Section 3
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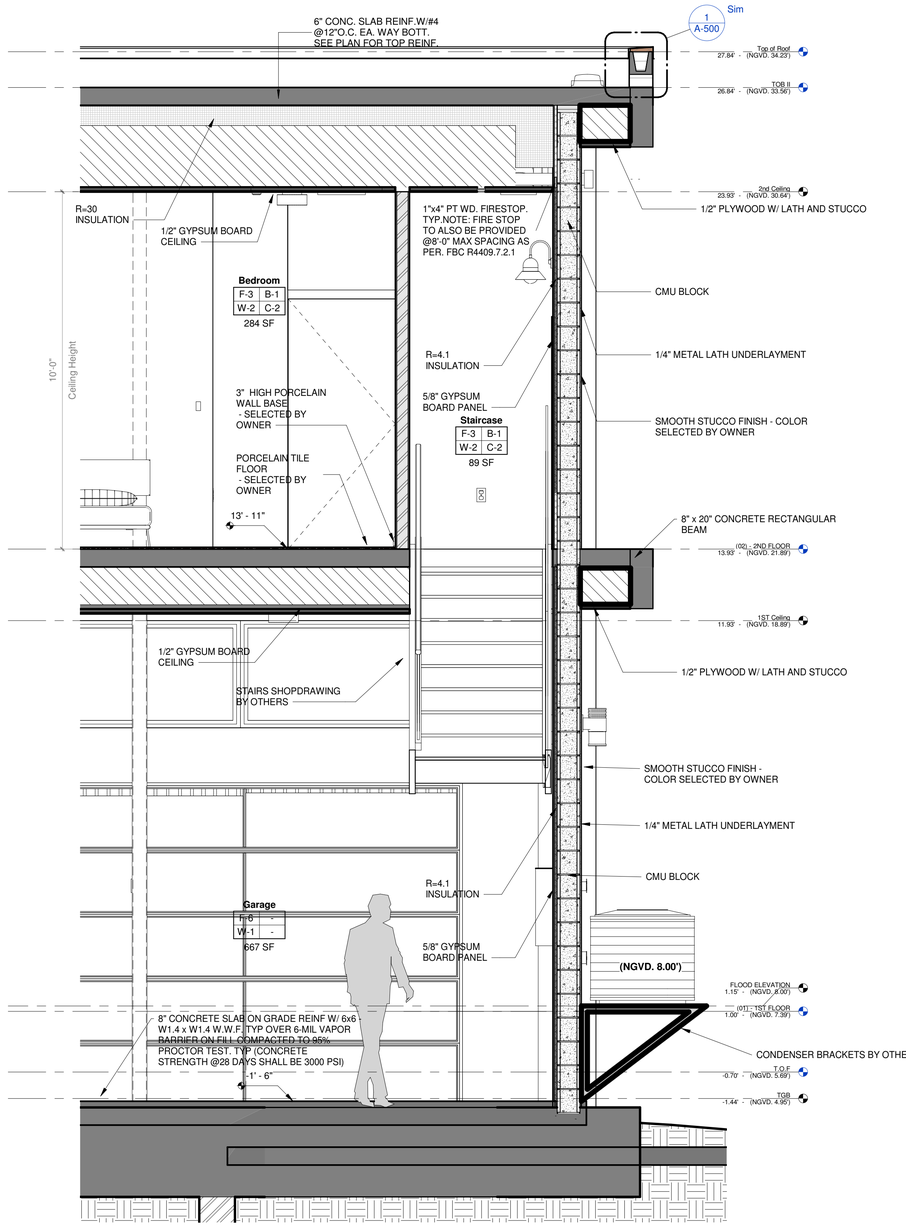
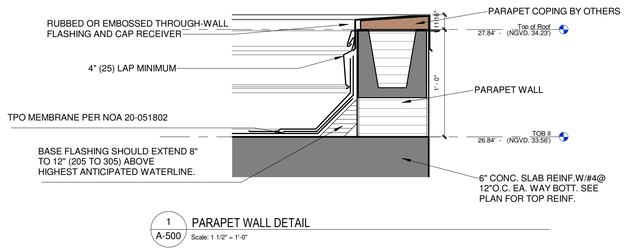


6 A-500 Section 10
Scale: 1/2" = 1'-0"



1 A-500 PARAPET WALL DETAIL
Scale: 1 1/2" = 1'-0"

INSULATION VALUES TO INSTALL

City: Bay Harbor Island
County: Miami-Dade
Climate Zone 1A

AREA	R-VALUE
CEILING AT ROOF	30
EXTERIOR WALL (CMU)	4.1
FLOOR OVER UNCONDITIONED SPACE	13
DUCT R VALUE	6

PROPOSED INSULATION VALUES AS PER ENERGY CALCULATIONS
FBC-EC 7TH EDITION, SECTION 405 PERFORMANCE METHOD

No.	Description	Date

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PROPERTY INFORMATION:

Project Address: address:
Folio:
Year Built:
Legal Description:

SITE INFORMATION

Crown of the Road
Building Floor Elevation:

APPLICABLE CODES

Applicable Codes include, but are not limited to:

CODE BUILDING: FLORIDA BUILDING CODE (2020)
CODE RESIDENTIAL: FLORIDA RESIDENTIAL CODE (2020)
CODE PLUMBING: FLORIDA BUILDING CODE (2020)
CODE MECHANICAL: FLORIDA MECHANICAL CODE (2020)
CODE ELECTRICAL: NATIONAL ELECTRICAL CODE (2017)

FLOOD MAP

Flood Map	-
Flood Date	
Flood Elevation	
Flood Legend	

Compliance Method FBCE 2020:

-

LEGEND:
(I) NEW BUILDING
(1) REPAIRS
(2) ALTERATION—LEVEL 1
(3) ALTERATION—LEVEL 2
(4) ALTERATION—LEVEL 3
(5) CHANGE OF OCCUPANCY
(6) ADDITIONS
(7) HISTORIC BUILDINGS
(8) RELOCATED BUILDINGS
(9) RETROFITTING

FBC 107.2.1. Scope of Work -

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Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

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345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 E. info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

TYP WALL SECTION

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Date:
Drawn By:
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Scale:

Project Number
Issue Date
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A-500

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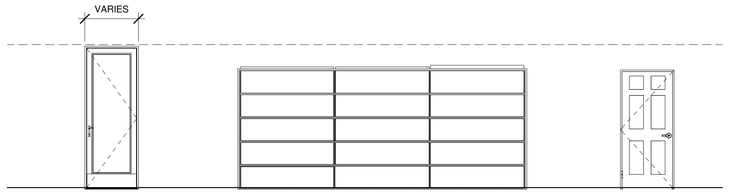
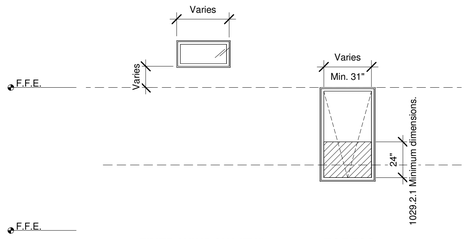


EXTERIOR DOORS LEGEND



WINDOWS LEGEND

08 50 00 - WINDOW SCHEDULE

Mark	Type	Windows Dimension Width	Windows Dimension Height	Wall Opening Width	Wall Opening Height	Head Height	Sill Height	PDP-	PDP+	Glazing Category	U-FACTOR & SHGC	Comments
01	FIXED WINDOW	72"	36"	73"	37"	10' - 11 3/16"	7' - 11 3/16"	-38.744496	35.005992	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
02	FIXED WINDOW	72"	36"	73"	37"	10' - 11 3/16"	7' - 11 3/16"	-38.744496	35.005992	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
03	FIXED WINDOW	72"	36"	73"	37"	10' - 11 3/16"	7' - 11 3/16"	-38.744496	35.005992	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
04	FIXED WINDOW	72"	36"	73"	37"	10' - 11 3/16"	7' - 11 3/16"	-38.744496	35.005992	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
05	FIXED WINDOW	72"	36"	73"	37"	10' - 11 3/16"	7' - 11 3/16"	-38.744496	35.005992	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
06	FIXED WINDOW	32 17/32"	108"	33 17/32"	109"	9' - 6"	0' - 6"	-38.404632	6.117552	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
08	FIXED WINDOW	50"	48"	51"	49"	8' - 9"	4' - 9"	-38.744496	35.005992	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAs to be selected by Owner/Contractor
09	FIXED WINDOW	74"	74"	75"	75"	7' - 8"	1' - 6"	-6.117552	6.117552		Impact windows - U .75 SHGC .25	

08 10 00 - DOOR & FRAMES SCHEDULE

Mark	Count	Description	From Room: Name	Door Dimension Width	Door Dimension Height	PDP+	PDP-	Wind speed (Vult)	U-FACTOR & SHGC	Glazing Type	No	Comments
Exterior												
66	1	Series 2400 Double Glass Door		6' - 0"	8' - 0"	26.868185	-29.666955	175	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	II	1	NOA's to be selected by owner/Contractor
100	1	Series 24000 Glass Door - One Panel	Garage	3' - 0"	8' - 0"	28.547447	-31.066339	175	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	II	2	NOA's to be selected by owner/Contractor
101	1	Series 24000 Glass Door - One Panel	Staircase	3' - 0"	8' - 0"	28.547447	-31.066339	175	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	II	2	NOA's to be selected by owner/Contractor
102	1	Amarr - Model 1200 Heritage & Oak Summit 3000 Ins. Steel Garage Door		18' - 0"	9' - 0"	5.037785	0	175	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	II	1	NOA's to be selected by owner/Contractor
Interior												
201	1	Interior Single Hung Door	Staircase	3' - 0"	7' - 0"							
202	1	1500 Series Pocket Door	Toilet	2' - 6"	6' - 8"							
203	1	1500 Series Pocket Door		2' - 6"	6' - 8"							
204	1	Interior Single Hung Door	Staircase	3' - 0"	7' - 0"							
205	1	1500 Series Pocket Door	W.I.C	3' - 0"	6' - 8"							

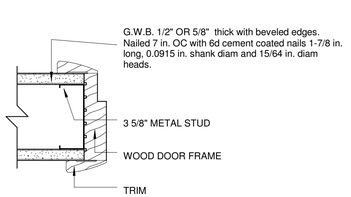
Grand total: 9

SHGC & U-FACTOR VALUES

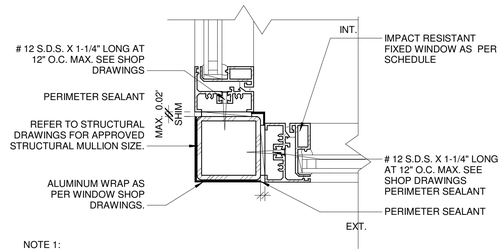
TYPE	SHGC	U-FACTOR
NEW WINDOWS & GLASS DOORS	0.28	0.50

NOTES:

ALL WINDOWS AND GLASS DOORS BY OTHERS. SHGC = 0.28 & U-FACTOR = 0.50 AS PER ENERGY CALCULATIONS

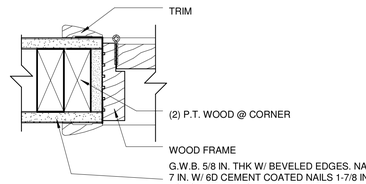


5 A-603 Non Structural CFGS Door Head Jamb Detail
Scale: 3" = 1'-0"

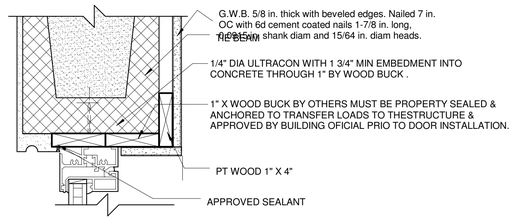


NOTE 1:
ALL STEEL IN CONTACT WITH ALUMINUM TO BE PAINTED OR PLATED
REFER TO WINDOW MANUFACTURER SHOP DRAWING AND NOTIFY ARCHITECT IF CONFLICT EXISTS.

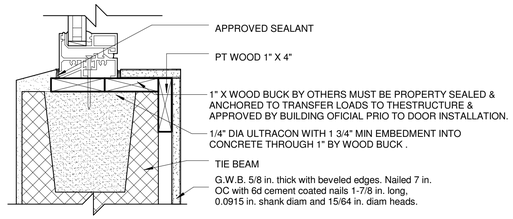
17 A-603 FIXED WINDOW JAMB DETAIL AT MULLION
Scale: 3" = 1'-0"



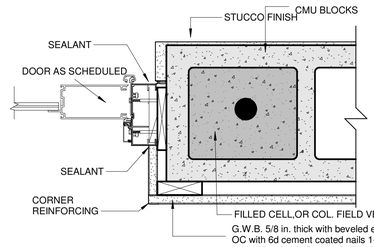
6 A-603 Door lateral Jamp Detail - 4 7/8" Wall
Scale: 3" = 1'-0"



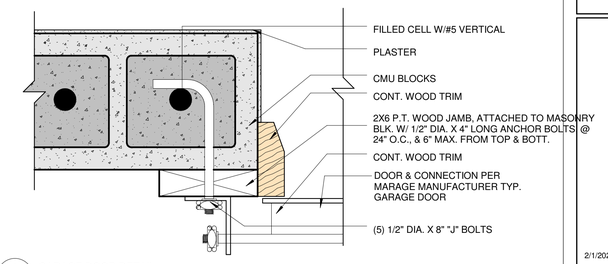
9 A-603 HEADER DOOR DETAIL @ BOND BEAM
Scale: 3" = 1'-0"



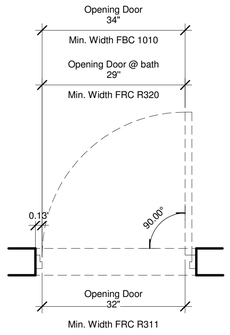
18 A-603 SILL DOOR DETAIL @ BOND BEAM
Scale: 3" = 1'-0"



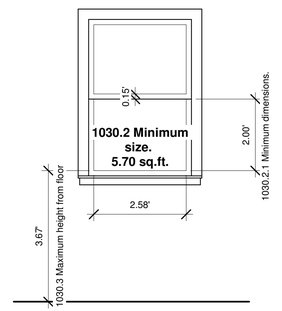
2 A-603 EXTERIOR DOOR JAMB DETAIL
Scale: 3" = 1'-0"



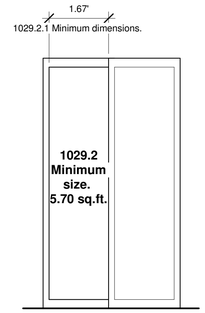
1 A-603 GARAGE DOOR DETAIL
Scale: 3" = 1'-0"



10 A-603 R311- Mean of Egress
Scale: 3/4" = 1'-0"



11 A-603 Escape window minimum opening dimensions.
Scale: 1/2" = 1'-0"



12 A-603 Escape Door minimum opening dimensions
Scale: 1/2" = 1'-0"

No.	Description	Date

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PROPERTY INFORMATION:

Project Address: address:
Folio:
Year Built:
Legal Description:

SITE INFORMATION

Crown of the Road
Building Floor Elevation:

APPLICABLE CODES

Applicable Codes include, but are not limited to:

CODE BUILDING: FLORIDA BUILDING CODE (2020)
CODE RESIDENTIAL: FLORIDA RESIDENTIAL CODE (2020)
CODE PLUMBING: FLORIDA BUILDING CODE (2020)
CODE MECHANICAL: FLORIDA MECHANICAL CODE (2020)
CODE ELECTRICAL: NATIONAL ELECTRICAL CODE (2017)

FLOOD MAP

Flood Map	
Flood Date	-
Flood Elevation	
Flood Legend	

Compliance Method FBCE 2020:

.

LEGEND:
(I) NEW BUILDING
(1) REPAIRS
(2) ALTERATION—LEVEL 1
(3) ALTERATION—LEVEL 2
(4) ALTERATION—LEVEL 3
(5) CHANGE OF OCCUPANCY
(6) ADDITIONS
(7) HISTORIC BUILDINGS
(8) RELOCATED BUILDINGS
(9) RETROFITTING

FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria,AIA,PA
AR 97719

2/1/2023 6:01:55 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 E. info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

DOORS & WINDOWS DETAILS

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	A-603
Drawn By:	Author	
Checked By:	Checker	
Scale:	As indicated	

Permit Process ----

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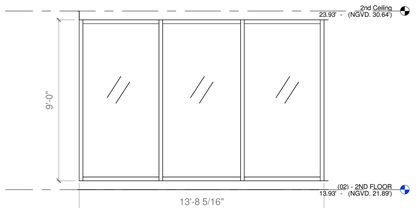
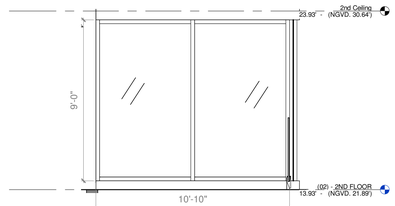
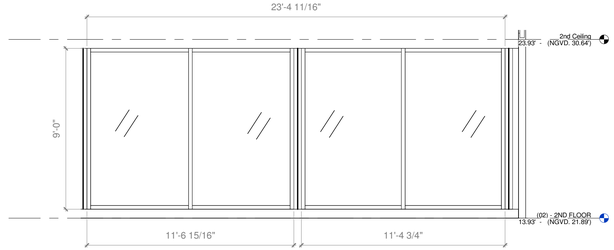
MARK	Window Type Description	WALL OPENING		WIND ZONE	WIND PRESSURE AS PER ASCE 7-16 PROJECT		GLAZING CAT	U FACTOR & SHGC VALUES	ADDITIONAL COMMENTS
		WIDTH	HEIGHT		PDP+	PDP-			
SF.1	STORE FRONT 1	13' 8 5/16"	9' 0"	ZONE 4	40,78	-44,82	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR
SF.2	STORE FRONT 2	10' 10"	9' 0"	ZONE 4	41,62	-45,65	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR
SF.3	STORE FRONT 3	23' 4 11/16"	9' 0"	ZONE 4	39,10	-43,13	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR
SF.4	STORE FRONT 4	5' 8 3/8"	9' 0"	ZONE 4	43,08	-47,11	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR
SF.5	STORE FRONT 5	5' 0"	9' 0"	ZONE 4	43,89	-47,92	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR
SF.6	STORE FRONT 6	18' 3"	8' 3 5/16"	ZONE 4	38,43	-43,46	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR
SF.7	STORE FRONT 7	7' 11 3/8"	6' 6 1/2"	ZONE 4	43,27	-47,3	II	VALUES AS SPECIFIED ON ENERGY CALCULATIONS TABLE	NOAS TO BE SELECTED BY OWNER/CONTRACTOR



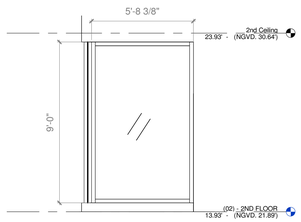
1 A-604 SF.1
Scale: 1/4" = 1'-0"



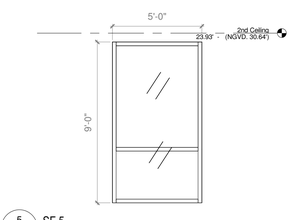
2 A-604 SF.2
Scale: 1/4" = 1'-0"



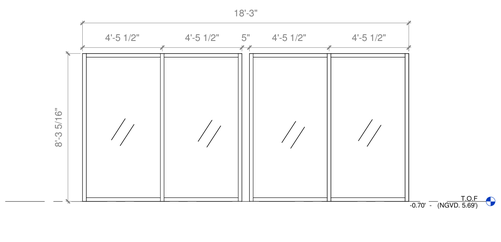
3 A-604 SF.3
Scale: 1/4" = 1'-0"



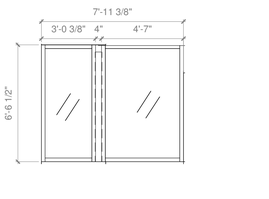
4 A-604 SF.4
Scale: 1/4" = 1'-0"



5 A-604 SF.5
Scale: 1/4" = 1'-0"



6 A-604 SF.6
Scale: 1/4" = 1'-0"



7 A-604 SF.7
Scale: 1/4" = 1'-0"

No.	Description	Date

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

2/1/2023 6:01:58 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

STOREFRONT SCHEDULE

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	A-604
Checked By:	Checker	
Scale:	1/4" = 1'-0"	

Permit Process ----

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New Construction

PANEL P1

Project... Julio Lujan
Location: SEE PLANS
Supply from: METER
Mounting: SURFACE
NEMA: NEMA 1
Notes:

Volts: 120/240 Single
Phase: 1
Wires: 3

A.I.C. Rating: 20 kA
MainsType: MLO
Mains Rating: 100 A

** ARC FAULT PROTECTED RECEPTACLES AS PER NEC 210.12(B). **AFCI/GFCI*

*	CKT	Load Name - Desc.	Wire Size	POLES - BKR	KVA Load	A	B	KVA Load	POLES - BKR	Wire Size	Load Name - Desc.	CKT	*
**	1	GARAGE - RECEPTACLES/	1-#12, 1-#12, 1-#12	1 - /20 A	1.80	1.8 / 0.2		0.18	1 - /20 A	1-#12, 1-#12, 1-#12	GARAGE - GATE/	2	**
	3	WATER HEATER LOAD -	2-#12, 1-#12, 1-#12	2 - /20 A	0.72		0.4 / 0.4	0.36	1 - /20 A	1-#12, 1-#12, 1-#12	2 FLOOR - BATHS RECEP/	4	**
	5					0.4 / 3.6		7.20	2 - /40 A	2-#8, 1-#8, 1-#10	CAR CHARGE -	6	
*	7	STUDY AND HALL - RECEPTACLES/	1-#12, 1-#12, 1-#12	1 - /20 A	1.08		1.1 / 3.6					8	
**	9	MASTER ROOM AND BALCONY -...	1-#12, 1-#12, 1-#12	1 - /20 A	1.44	1.4 / 0.3		0.29	1 - /20 A	1-#12, 1-#12, 1-#12	LIGHTING - OUTDOOR/	10	**
	11	HVAC LOAD - OUTDOOR/	2-#8, 1-#8, 1-#10	2 - /40 A	7.20		3.6 / 0.5	0.51	1 - /20 A	1-#12, 1-#12, 1-#12	LIGHTING - GARAGE/	12	*
	13					3.6 / 0.5		0.47	1 - /20 A	1-#12, 1-#12, 1-#12	LIGHTING - STAIRS HALL & STUDY/	14	*
**	15	LIGHTING - BEDROOM AND BALCONY/	1-#12, 1-#12, 1-#12	1 - /20 A	0.53		0.5 / 0.5	0.47	1 - /20 A	1-#12, 1-#12, 1-#12	SMOKE DETECTOR/	16	
	17	HVAC LOAD - INDOOR/	2-#6, 1-#6, 1-#10	2 - /50 A	9.20	4.6 / 0.0						18	
	19						4.6 / 0.0					20	
						16.3 kVA	15.1 kVA						

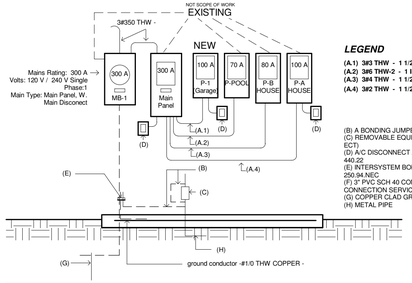
Total Conn. Load: 31.5 kVA

TABLE 250.122 MINIMUM SIZE EQUIPMENT GROUNDING CONDUCTORS FOR GROUNDING RACEWAY AND EQUIPMENT

RATING OR SETTING OF AUTOMATIC OVERCURRENT DEVICE IN CIRCUIT AHEAD OF EQUIPMENT, CONDUIT, ETC., NOT EXCEEDING (AMPERES)	SIZE (AWG OR KCMIL) COOPER	ALUMINUM OR COPPER-CLAD ALUMINUM*
15	#14 **	#12 **
20	#12 **	#10 **
60	#10 **	#8
100	#8	#6
200	#6	#4
300	#4	#2
400	#3	#1
500	#2	#1/0
600	#1	#2/0
800	#1/0	#3/0
1000	#2/0	#4/0
1200	#3/0	#250
1600	#4/0	#350
2000	#250	#400
2500	#350	#600
3000	#400	#600
4000	#500	#750
5000	#700	#1200
6000	#800	#1200

NOTES: WHERE NECESARY TO COMPLY WITH 250.4(A)(5) OR (B)(4), THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE SIZED LARGER THAN GIVEN IN THIS TABLE.
*SEE INSTALLATION RESTRICTIONS IN 250.120.

1 E-201 Table 250.122 Minimum Size Equipment Grounding
Scale: 1/2" = 1'-0"



LEGEND

(A.1) 3#3 THW - 1 1/2 IN - C
(A.2) 3#6 THW-2 - 1 IN - C
(A.3) 3#4 THW - 1 1/2 IN - C
(A.4) 3#2 THW - 1 1/2 IN - C

(B) A BONDING JUMPER
(C) REMOVABLE EQUIP.(WATER METER, FILTER, ECT)
(D) A/C DISCONNECT AS PER NEC 440.14 & NEC 440.22
(E) INTERSYSTEM BONDING TERMINATION PER 250.94,NEC
(F) 3" PVC SCH 40 CONDUIT FOR UNDERGROUND CONNECTION SERVICE
(G) COPPER CLAD GROUND ROD. 3/4" X 8'-0"
(H) METAL PIPE

MAIN BREAKER SERVICED LOAD MB-1

ALL LOAD DEMANDS AND CALCULATIONS PERFORMED W. NEC 2017 ARTICLE 220.

PANEL DESCRIPTION	AMP. CONNECTED.	AMP. MIN. REQ.	AMP. PROVIDED	SERVICE LOAD
P-1 (Garage)	70 A	100 A	100 A	16891 VA
P-POOL -	50 A	70 A	70 A	12000 VA
P-B HOUSE -	63 A	70 A	80 A	15000 VA
P-A HOUSE -	83 A	100 A	100 A	20000 VA
SERVICE LOAD PROVIDED	**266 A**	**300 A**	**300 A**	**63891 VA**
120 V / / 240 V				**300 A**

SERVICE CONDUCTOR PROVIDED: **3#350 THW - 4 IN**
AS PER N.E.C. TABLE 310.15 (B)(7) allowed that value to be multiplied by 100%
GROUNDING ELECTRODE CONDUCTOR PROVIDED: **#1/0 THW COPPER**
AS PER N.E.C. **TABLE 250.66**

P-1 - ELECTRICAL LOAD CALCULATION

SERVICE LOAD CALCULATION

STEP 1 - ARTICLE 220.42 & 220.52

1,020.00 ft²	General Lighting Load (220.42)	3,060.0 VA	
0 Circuit	Small Appliance (220.52(A))	0 VA	
0 Circuit	Laundry Circuit (220.52(B))	0 VA	
	TOTAL	3,060 VA	
		3000 VA @ 100%	= 3000 VA
		60 VA @ 35%	= 21 VA
	GENERAL LIGHTING DEMAND LOAD (220.42)		3,021 VA

STEP 2 - ARTICLE 220.50 & 220.51

(1) - 1.0 TON	**A/C #1** 5 - 3.0 TON - 5,075 VA	(1) - 5.0 kW	**AHU #1**	1 - 5.0 KW - 5800 VA	
(2) - 1.5 TON	**A/C #2** 0 - NONE - 0 VA	(2) - 7.5 kW	**AHU #2**	0 - NONE - 0 VA	
(3) - 2.0 TON	**A/C #3** 0 - NONE - 0 VA	(3) - 8.0 kW	**AHU #3**	0 - NONE - 0 VA	
(4) - 2.5 TON	**A/C #4** 0 - NONE - 0 VA	(4) - 9.6 kW	**AHU #4**	0 - NONE - 0 VA	
(5) - 3.0 TON	**A/C #5** 0 - NONE - 0 VA	(5) - 10.0 kW	**AHU #5**	0 - NONE - 0 VA	
(7) - 4.0 TON		(6) - 12.5 kW			
(8) - 5.0 TON					
	COOLING LOAD 100% - 5,075 VA -V.S.- HEATING 100% - 5800 VA				
	AIR CONDITIONER KVA CALCULATION				5800 VA

STEP 3 - ARTICLE 220.53

1	WATER HEATER	720 VA	720 VA
0	REFRIGERATOR	1,400 VA	0 VA
0	FREEZER	600 VA	0 VA
0	DISHWASHER	1,030 VA	0 VA
0	DISPOSAL	690 VA	0 VA
0	R/HOOD	400 VA	0 VA
0	MICROWAVE	1,630 VA	0 VA
0	MINI REFRIGERATOR	170 VA	0 VA
0	WINE COOLER	400 VA	0 VA
0	WASHER	1,500 VA	0 VA
1	GATE (1/2 HP)	300 VA	300 VA
0	JACUZZI TUB (1/2 HP)	1,127 VA	0 VA
0	POOL PANEL(100% LOAD)	0 VA	0 VA
1	car charger	7,200 VA	7,200 VA
			8,220 VA
		APPLIANCE DEMANDLOAD@75%	8,040 VA

STEP 4 ARTICLE 220.54

0	CLOTHES DRYERS	5,000 VA	0 VA
		DRYER DEMAND LOAD	0 VA

STEP 5 ARTICLE 220.55

0	NUMBER OF APPLIANCES	COLUMN C DEMAND	0 VA
		RANGE DEMAND LOAD	0 VA

CALCULATED LOAD FOR SERVICE

	SERVICE DEMAND W AC LOAD
	16,861 VA

POOL PANEL FEEDER CALCULATION

POOL MOTORS 1/6 HP	0	0 VA
SPA HEATER 7 kVA	0	0 VA
POOL HEATER 3.5 TON	0	0 VA
POOL LIGHT	0	0 VA
		0 VA
		0 AMP
MIN PANEL RATING: 30 AMP.		**DEMAND LOAD: 70 A**

SERVICE LOAD PROVIDED **100 A**
minimum service rating in accordance with **230.42** and **230.79**.

SERVICE CONDUCTOR PROVIDED: **3#3 THW IN 1-1/4" C.**
AS PER N.E.C. TABLE 310.15 (B)(16)

GROUNDING ELECTRODE CONDUCTOR:
AS PER N.E.C. TABLE 250.102(C)(1) **#8 THW COPPER**

TABLE 250.66 GROUNDING ELECTRODE CONDUCTOR FOR ALTERNATING-CURRENT SYSTEMS

Size of Largest Ungrounded Service-Entrance Conductor or Equivalent Area for Parallel Conductorsa (AWG/kcmil)		Size of Grounding Electrode Conductor (AWG/kcmil)	
Copper	Aluminum or Copper-Clad Aluminum	Copper	Aluminum or Copper-Clad Aluminum
2 or smaller	1/0 or smaller	8	6
1 or 1/0	2/0 or 3/0	6	4
2/0 or 3/0	4/0 or 250	4	2
Over 3/0 through 350	Over 250 through 500	2	1/0
Over 350 through 600	Over 500 through 900	1/0	3/0
Over 600 through 1100	Over 900 through 1750	2/0	4/0
Over 1100	Over 1750	3/0	250

Table 310.15(B)(16) (formerly Table 310.16) Allowable Ampacities of Insulated Conductors Rated Up to and Including 2000 Volts, 60°C Through 90°C (140°F Through 194°F), Not More Than Three Current-Carrying Conductors in Raceway, Cable, or Earth (Directly Buried), Based on Ambient Temperature of 30°C (86°F)*

Temperature Rating of Conductor

Size AWG or kcmil	60°C (140°F) Types TW, UF	75°C (167°F) Types RHW, THHW, THW, THWN, XHHW, USE, ZW	90°C (194°F) Types TBS, SA, SIS, FEP, FEPB, MI, RHH, RHW-2, THHN, THHW, THW-2, THWN-2, USE-2, XHH, XHHW, XHHW-2, ZW-2
		Cooper	
#14 **	15	20	25
#12 **	20	25	30
#10 **	30	35	40
#8	40	50	55
#6	55	65	75
#4	70	85	95
#3	85	100	115
#2	95	115	130
#1	110	130	145
#1/0	125	150	170
#2/0	145	175	195
#3/0	165	200	225
#4/0	195	230	260
#250	215	255	290
#300	240	285	320
#350	260	310	350
#400	280	335	380
#500	320	380	430
#600	350	420	475
#700	385	460	520

*Refer to 310.15(B)(2) for the ampacity correction factors where the ambient temperature is other than 30°C (86°F).
**Refer to 240.4(D) for conductor overcurrent protection limitations.

ELECTRICAL LEGEND

WIRING DEVICE

- $ Circuit Switch ID — SWITCHES - CIRCUIT BASE
- D $ Circuit Switch ID — SWITCHES- DIMMER - MOUNTED AT 48" AFF.
- DR $ Circuit Switch ID — SWITCHES- DOOR - MOUNTED AT 48" AFF.
- 4 $ Circuit Switch ID — SWITCHES- FOUR WAY- MOUNTED AT 48" AFF.
- SP $ Circuit Switch ID — SWITCHES- POLE - MOUNTED AT 48" AFF.
- 3 $ Circuit Switch ID — SWITCHES- THREE WAY
- T $ Circuit Switch ID — SWITCHES- TIMER
- Device Circuit — SINGLE RECEPTACLE -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- Stand. Circuit — DUPLEX RECEPTACLE -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- SINGLE RECEPTACLE -240 VOLT, 1 PHASE, 4 WIRE WALL, MOUNTED AT 18" AFF
- GFI Circuit — DUPLEX RECEPTACLE - GROUND FAULT -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- WP Circuit — DUPLEX RECEPTACLE - WATER PROOF -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- A/C DISCONNECT AS PER **NEC 440.14 & NEC 440.22**
- CEILING FAN W. LIGHTING FIXTURE
- !! #XX — OUTLET FIXTURE TAG
- SW - X # XX - Panel — LIGHTING FIXTURE TAG
- SW - X — SWITCH FIXTURE TAG
- Panel Name: Panel Name; Mains Type: Mains Type; MCB Rating: MCB Rating; Data: 120V/ 1PH/ 3W — ELECTRICAL PANEL TAG
- WIRE RUN

FIRE ALARM DEVICE

- SM — Smoke Detector -120 volt, 1 Phase, 3 Wire Wall mounted at 72" AFF
- CO — Smoke Carbon Monoxide Detector -120 volt, 1 Phase, 3 Wire Wall mounted at 72" AFF
- SM Ceiling — Smoke Detector -120 volt, 1 Phase, 3 Ceiling mounted
- CO Ceiling — Smoke Carbon Monoxide Detector -120 volt, 1 Phase, 3 Wire Ceiling mounted

LIGHTING FIXTURE

- Recessed mounted Ceiling Light Fixture
- Circuit Switch ID — Ceiling Light Fixture
- Circuit Switch ID — Wall mounted Light Fixture, mounting height as indicated

POWER EQUIPMENT

- Recessed or surface mounted Electrical Panel
- Recessed or surface mounted Meter Bank Electrical Panel

PHASES

- HALFTONE DENOTES EXISTING TO REMAIN
- 1:1 — HIDDEN LINES DENOTES EXISTING TO BE DEMOLISH

SMOKE DETECTOR NOTES

1. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 & SECTION R314. (R314.1 GENERAL)
2. Smoke alarms or smoke detectors mounted on a peaked ceiling shall be located within 36 in. (910 mm) horizontally of the peak, but not closer than 4 in. (100 mm) vertically to the peak. (NFPA 72 SECTION 29.8.3.1)
3. Smoke alarms or smoke detectors mounted on a sloped ceiling having a rise greater than 1 ft in 8 ft (1 m in 8 m) horizontally shall be located within 36 in. (910 mm) of the high side of the ceiling, but not closer than 4 in. (100 mm) from the adjoining wall surface. (NFPA 72 SECTION 29.8.3.2)
4. Smoke alarms or smoke detectors mounted on walls shall be located not farther than 12 in. (300 mm) from the adjoining ceiling surface. (NFPA 72 SECTION 29.8.3.1)
5. Specific Location Requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements as per NFPA 72 SECTION 29.8.4:

(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the anufacturer's published instructions.

(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40ºF (4ºC) or exceed 100ºF (38ºC).

(3)*Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.

(4)*Smoke alarms and smoke detectors shall not be installed within an area of exclusion determined by a 10 ft (3.0 m) radial distance along a horizontal flow path from a stationary or fixed cooking appliance, unless listed for installation in close proximity to cooking appliances. Smoke alarms and smoke detectors installed between 10 ft (3.0 m) and 20 ft (6.1 m) along a horizontal flow path from a stationary or fixed cooking appliance shall be equipped with an alarm-silencing means or use photoelectric detection.

Exception: Smoke alarms or smoke detectors that use photoelectric detection shall be permitted for installation at a radial distance greater than 6 ft (1.8 m) from any stationary or fixed cooking appliance when the following conditions are met:

(a) The kitchen or cooking area and adjacent spaces have no clear interior partitions or headers and

(b) The 10 ft (3.0 m) area of exclusion would prohibit the placement of a smoke alarm or smoke detector required by other sections of this code.

6. Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from a door to a bathroom containing a shower or tub unless listed for installation in close proximity to such locations. [ROP-562]
7. Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
8. Smoke alarms and smoke detectors shall not be installed within a 36 in. horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan. (NFPA 72 SECTION 29.8.4.8)
9. Where stairs lead to other occupiable levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction. [ROP-563]
10. For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
11. For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
12. Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
13. Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.
14. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. R314.6

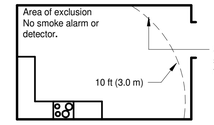


FIGURE A.29.8.3.4(4)(a) Example of the Zone of Exclusion (gray area) Within a Typical Residential Kitchen.

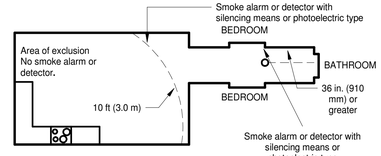


FIGURE A.29.8.3.4(4)(b) Example of Smoke Alarm or Smoke Detector Placement Between 10 ft (3.0 m) and 20 ft (6.1 m) Away in a Hallway from the Center of a Stationary or Fixed Cooking Appliance.

ELECTRICAL NOTES

1. ALL WORK SHALL BE PERFORMANCED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (2017), THE FLORIDA BUILDING CODE (2020) EDITION, AND ALL OTHER LOCAL CODES AND ORDINANCES IN EFFECT AND AS DICTATED BY THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME ACQUAINTED WITH THE EXISTING FIELD CONDITIONS. IF SHALL BE THE DIRECT RESPONSIBILITY OF THE CONTRACTOR TO BRING PROMPLTY TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES BETWEEN THE EXISTING FIELD CONDITIONS AND THOSE THAT WERE USED FOR DESIGN PURPOSE. THIS SHALL BE DONE BEFORE THE CONTRACTOR SUBMITS HIS BID, SO THAT THE ENGINEER CAN RENDER A DECISION ON THE MATTER BEFORE THE BIDS ARE RECEIVED. THE SUBMITTAL OF THE BID BY THE CONTRACTOR WILL BE HELD AS PROOF THAT THE CONTRACTOR UNDERSTAND THOROUGHLY AND COMPLETELY AS THE SCOPE OF THE WORK INVOLVED, HAS FAMILIARIZED HIMSELF WITH THE EXISTING FIELD CONDITIONS AND HAS INCLUDED ON HIS BID ALL THE NECESSARY ITEMS TO CARRY OUT THE ELECTRICAL WORK. NO ALLOWANCE WILL BE PERMITTED ON THIS MATTER AFTER BIDS ARE RECEIVED
3. THE CONTRACTOR'S WORK PRACTICES AND CONDITIONS SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS FESS, INSPECTIONS, AND TESTING, ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
5. ALL MATERIAL USED SHALL BE NEW AND SHALL BEAR THE UL LABEL WHEN APPLICABLE.
6. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL; IT IS THE RESPONSABILITY OF THE CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE INSTALLATION.
7. ALL WORK SHALL BE PERFORMANCE IN A NEAT AND WORKMANLIKE MANNER BY A LICENSED ELECTRICIAN.
8. THE CONTRACTOR SHALL SATISFACTORY REPAIR OR REPLACE EQUIPMENT OR PART OF THE STRUCTURE DAMAGED AS A RESULT OF HIS/HER WORK. SURFACES ABD FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
9. PRIOR OF ROUGH-IN OF NEW WIRING DEVICES, CEILING LIGHTS, POWER FEED TO EQUIPMENT ETC. THE CONSTRACTOR MUST VERIFY THEIR EXACT MOUNTING LOCATION WITH THE ARCHITECTURAL PLANS, THE OWNER AND THE LOCATION OF EXISTING AND NEW FURNITURE. ALSO COORDINATE WITH OWNER THE FINAL MOUNTING LOCATION FOR LIGHT SWITCHES AND ANY OTHER TYPE OF LIGHTING CONTROL.
10. ALL CIRCUIT SHALL BE PROPERTLY IDENTIFIED AND LISTED IN THE PANEL DIRECTORY. PANEL DIRECTORY SHALL BE UPDATED TO REFLECT EXISTING CONDITIONS AS INSTALLED
11. ALL BRANCH CIRCUITS SHALL BE PROPERTLY PHASE BALANCED.
12. ALL PULL AND JUNTION BOXES SHALL BE ACCESIBLE AT ALL TIMES, PROVIDE ACCESIBLE PANELS WHERE REQUIRED
13. ALL EXTERIOR MOUNTED ELECTRICAL EQUIPMENT SHALL BE WEATHER PROOF OR SHALL BE WEATHER PROOF ENCLOSURE
14. ALL EXTERIOR MOUNTED RLIGHTING FIXTURE SHALL BE U.L. LISTED FOR WET LOCATION.
15. a horizontal and vertical separation of 12 minimum shall be maintained between powerline and/or system ducts banks and other utilities conduits; such as water gas,sewer, ect.
16. coordinate all telephone work and catv work with the local utility company prior to start of construction. notify contract engineer of any discrepancies encounted.
17. install power and all control wiring and related control components for air conditioning system equipment as required and indicated in the drawing. refer to the equipment installation manual for requirements.
18. ALL GROUND CONNECTIONS SHALL BE DONE PER THE LASTEST EDITION OF NATIONAL ELECTRICAL CODE. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE N.E.C. CODE 2017.
19. ALL OUTLET BOXES SHALL BE PLUMB AND FLUSHED WITH THE FINISHED SURFACE, TWO OR MORE LIGHT SWITCHES INSTALLED IN THE SAME LOCATION SHALL BE INSTALLED IN GANG-TYPE BOXES.
20. INSTALLED IN THE SAME LOCATION SHALL BE INSTALLED IN GANG-TYPE BOXES.
21. ALTERATIONS, REPAIRS AND ADDITIONS TRIGGER THE INSTALLATION OF SMOKE ALARMS PER 313.2. To show all smoke alarm with a lighting circuit feeding them. To show smoke alarm in the existing part of the hous
22. ALL WORK SHALL BE COORDENATED WITH OTHER TRADES TO AVOID INTERFERENCES OR DELEYS WITH THE PROGRESS OF CONSTRUCTION.
23. CONTRACTOR TO PROVIDE ALLCUTTING, PATCHING AND PAINTING. OBTAIN APPROVAL FROM ARCHITECT AND /OR STRUCTURAL ENGINEER PRIOR TO ANY CUTTING.
24. PROVIDE FIRE STOP MATERIAL IN ALL CONDUIT OPENINGS IN WALLS, CEILING FLOOR AND OTHER LOCATIONS AS REQUIRE TO PRESERVE THE FIRERATING INTEGRITY
25. CONTRACTOR IS RESPONSABLE TO DISPOSE OF ALL CONSTRUCTION DEBRIS AND MATERIAL AND EQUIPMENT NO LONGER USED.
26. NEW TYPEWRITTEN PANEL DIRECTORY SHALL BE FURNISHED AT EACH PANEL BOARD AFTER THE WORK IS COMPLETED REFLECTING ALL CIRCUITS INSTALLATION.
27. CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP TO BE FREE OF DEFECT FOR THE PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK.
28. CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP TO BE FREE OF DEFECT FOR THE PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK.
29. UNLESS OTHERWISE INDICATED, ALL WIRES AND CABLES SHALL BE COPPER.
30. PROVIDE # 12 AWG GREEN JUMPER BETWEEN RECEPTACLE GROUNDING SCREW AND OUTLET BOX GROUNDING SCREW.
31. ALL UNDERGROUND CONDUIT COUPLINGS SHALL BE WATERTIGHT.
32. PROVIDE EXPANSION JOINT COUPLINGS OF THE REQUIRED TYPE AND SIZE WHENEVER A CONDUIT CROSSES AN EXPANSION JOINT.
33. PROVIDE CONDUIT PLASTIC DIVIDERS IN ALL UNDERGROUND CONDUIT RUNS. MAXIMUM DISTANCE BETWEEN DIVIDERS TO BE 4'-0".
34. CONTRACTOR MUST MAKE SURE THAT THE ENTIRE ELECTRICAL SYSTEM HAS GROUND CONTINUITY.
35. ALL OUTLETS SHALL HAVE ITS OWN INDEPENDENT OUTLET MINIMUM SIZE OF OUTLET BOX TO BE 4" X 2 1/8" X 1 7/8" DEEP EXACT SIZE OF OUTLET BOX TO BE DETERMINED ACCORDING TO THE MAXIMUM NUMBER OF CONDUCTORS IN THE BOX PER N.E.C., ARTICLE 370 - SECTION 16.
36. THE DIMENSIONS OF THE ELECTRICAL CABINET WILL BE SUBJECT TO THE RULES AND REGULATIONS OF ELECTRICAL COMPANIES.
37. WHEN ENT (FLEX-PLUS) CONDUIT OR PVC CONDUIT ARE USE ALL BRANCH CIRCUITS REQUIRES AN INDEPENDENT GREEN GROUND WIRE.
38. ALL EQUIPMENT SHALL BE CONSTRUCTED ACCORDING TO ANSI, NEMA & ELECTRICAL COMPANIES STANDARDS.
39. UP TO ONE MILE FORM SEA SHORE, ALL EQUIPMENT SHALL BE STAINLESS STEEL OR GALVANIZED STEEL WITH HEAVY DUTY FENDIX.
40. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ELECTRICAL COMPANIES AREA OFFICE ON BEGINNING ELECTRICAL WORK ON THE PROJECT.
41. ROUTE OF CONDUITS SHOWN IN LAYOUT IS SCHEMATIC, CONCEPTUAL AND INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS. EXACT ROUTING SHALL BE DETERMINED AT JOB SITE
42. INSTALL A GREEN GROUND WIRE (MINIMUM SIZE #12) FOR ALL BRANCH CIRCUITS OR GROUND WIRE OF THE SIZE INDICATED FOR EACH CORRESPONDING FEEDER, IN CASE IT IS PVC CONDUIT
43. THE EXACT ROUTE AND/OR LOCATION OF CONDUITS EQUIPMENTS, APPLIANCES SHALL BE COORDINATED AT THE PROJECT. CONTRACTOR SHALL USE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, GRADING AND SITE PLANS AS REFERENCE TO COORDINATE HIS WORK. SUBMIT SHOP DRAWINGS TO THE PROJECT SUPERVISOR TO CLARIFY DIFFICULT SITUATIONS AND/OR CONDITIONS.
44. CONTRACTOR SHALL COORDINATE ELEVATOR RECALL FOR THE SMOKE DETECTOR.
45. LEAVE A NO.12 AWG GALVANIZED FISH WIRE IN ALL EMPTY CONDUITS.
46. GROUNDING OF THE MODULES AND APARTMENT SHOULD COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE IN SECTION 250.
47. ALL 120-VOLT, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (8) shall have ground-fault circuit interrupter protection for personnel.
48. COMPLY WITH AFCI REQUIREMENT OF NEC 2017, 210.12(a) & 210.12(b)
49. NOT LESS THAT 90 PERCENT OF THE LAMPS PERMANENTLY INSTALLED LIGHTING FIXTURE SHALL BE HIGH-EFFICIENCY LAMPS OR NOT LESS THAN 90 PERCENT FEC 404.1
50. TAMPER RESISTANT RECEPTACLE OUTLETS WILL BE INSTALLED AS REQUIRED PER NEC 406.12.
51. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 & SECTION R314.
51. RECEPTACLES OF 15 & 20 AMPERES INSTALLED IN WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AS PER NEC 406.9(B)(1)
52. NEUTRAL CONDUCTOR TO BE INSTALLED AT LIGHTING SWITCH LOCATION AS PER NEC 404.2(C)

No.	Description	Date

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

2/1/2023 6:02:05 PM

FLORIDA BUILDING PLANS
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☎ (305)699-5093 E. info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

ELECTRICAL SCHEDULES, NOTES & DETAILS

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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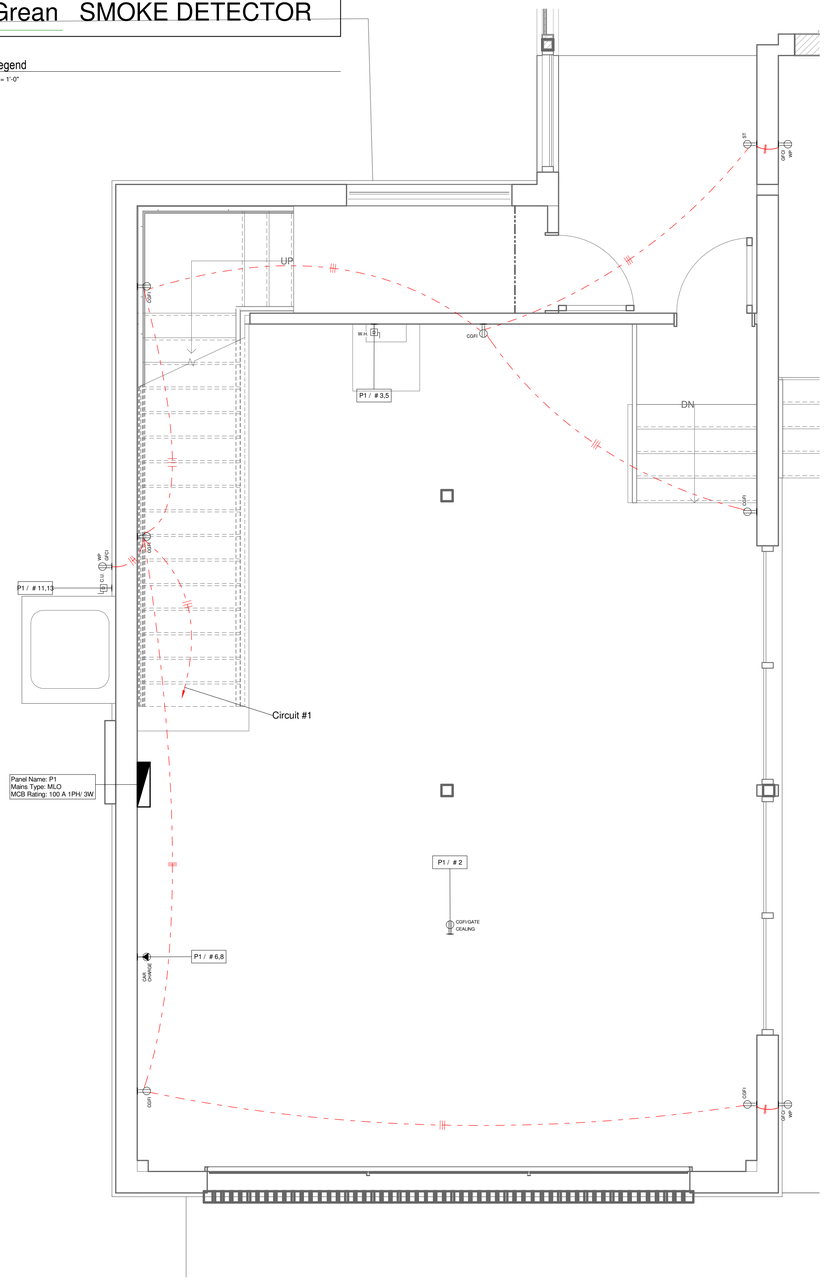
Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker	E-201	
Scale:	As indicated		

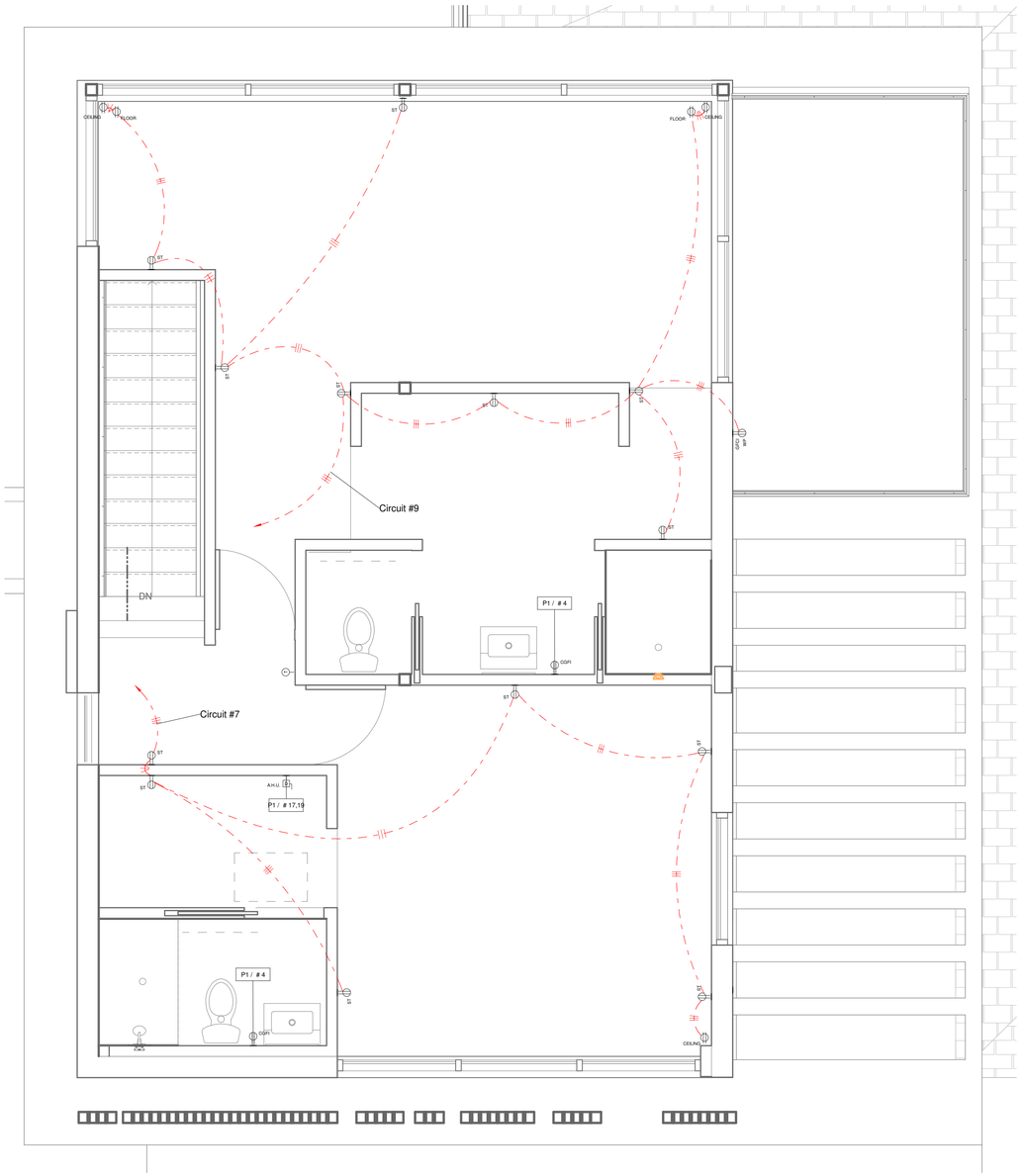
Permit Process ----

COLOR LEGEND

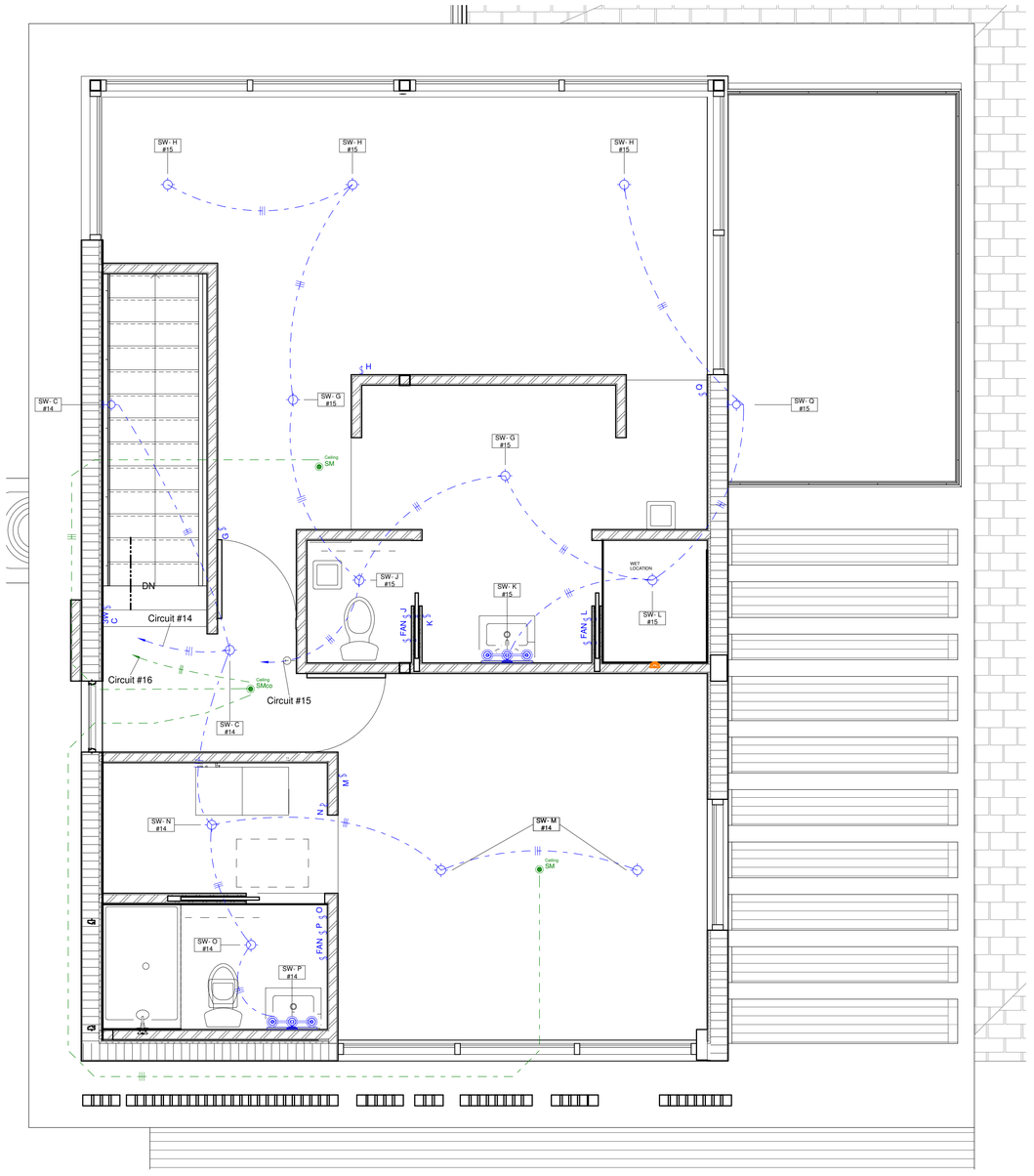
Red	RECEPTACLES
Blue	LIGHT
Grean	SMOKE DETECTOR

3 / E-202 color legend
Scale: 12" = 1'-0"


UP
DN
P1 / # 3,5
P1 / # 11,13
P1 / # 6,8
P1 / # 2
Panel Name: P1
Mains Type: MLO
MCB Rating: 100 A 1PH/ 3W
Circuit #1
CGFI/GATE CEALING
CGFI
GFCI
GFCI
GFC



2 E-203 2ND FLOOR RECEPTACLES
Scale: 3/8" = 1'-0"



1 E-203 2ND FLOOR LIGHT AND SMOKE DETECTOR
Scale: 3/8" = 1'-0"

No.	Description	Date

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345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

2/1/2023 6:02:10 PM

FLORIDA BUILDING PLANS
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Insert Owner
Julio Lujan
address:

Electrical second floor

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Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker		E-203
Scale:	3/8" = 1'-0"		
Permit Process			----

ABBREVIATIONS LEGEND

A: Area,
ABV: Above
AC: Air Conditioning, Acoustical
ACC: Access
ACOUST: Acoustical
ACT: Acoustical Tile; Actual
ADA: Americans with Disabilities Act
ADD: Addendum; Addition
AF: Above the Floor
AFF: Above Finished Floor
ALT: Alternate, Alteration; Altitude
ALUM: Aluminum
AMP: Ampere, Ampacity
ANCH: Anchor, Anchorage
ASPH: Asphalt
AT: Acoustical Tile

B: Boiler, Bathroom, Bidet
B TO B: Back to Back
B/: Bottom (of)
BD: Board, Blow Down (pipe)
BEL: Below
BETW: Between
BF: Board Foot
BKR: Breaker
BL: Base Line, Building Line, Block
BLT-IN: Built-In
BOT: Bottom
BP: Base Plate, Blueprint, Bypass
BR: Bedroom, Brick, Brass,
BRDG: Bridge, Bridging
BRG: Bearing
BS: Both Sides, Backset, Bluestone
BT: Bathtub, Bolt
BTU: British Thermal Units
BTUH: British Thermal Units per Hour
BVL: Bevelled
BW: Both Ways

C: Courses, Degrees, Celsius,
C/C: Center to Center
C TO C: Center to Center
CA: Compressed Air
CAB: Cabinet
CAP: Capacity
CAV: Cavity
CB: Catch Basin, Concrete Block,
CCTV: Closed Circuit TV
CF: Cubic Feet
CFM: Cubic Feet per Minute
CFT: Cubic Foot
CHAM: Chamfer
CI: Cast Iron
CIR: Circle, Circular, Circuit
CITG: Clear Insulating Tempered Glass
CL: Centerline, Clearance, Closing,
CLG: Ceiling
CLKG: Caulking
CLO: Closet
CLR OPG: Clear Opening
CMT: Ceramic Mosaic Tile
CMU: Concrete Masonry Unit
CNTR: Center, Counter
CO: Company, Cleanout
COL: Column
COMB: Combination, Combustion
CONC: Concrete
COND: Condenser, Conduit
CONN: Connection
CONST: Construction
CONT: Continuous, Continue, Control
CONTR: Contractor
CORR: Corridor, Corrugate
CT: Ceramic Tile
CTR: Center, Counter
CU: Cubic, Coefficient of Utilization
CU. FT.: Cubic Feet
CU. YD.: Cubic Yard
CW: Cold Water
CY: Cubic Yard, Cycle
DBL: Double
DEG: Degree
DEMO: Demolition
DET: Detail
DIAG: Diagonal
DIAM: Diameter
DIFF: Diffuser
DIM: Dimension
DISL: Disposal
DIV: Division
DL: Dead Load
DN: Down
DR: Door, Drain, Dining Room
DWL: Dowel
DWP: Drywall, Painted

E: East, Enamel, Exhaust
EIFS: Exterior Insulation & Finish System
EL: Elevation, Elevator
ELB: Elbow
ELECT: Electrical
ELEV: Elevator, Elevation
EMER: Emergency
ENCL: Enclosure
EP: Electrical Panelboard, E
EQUIP: Equipment
EQ: Equal
EVAP: Evaporator
EW: Each Way
EW & C. Electric Wiring and Communication
EXG: Existing

TSL: Top of Slab
TV: Television
TW: Top of Wall, Thin Wall (conduit)
TYP: Typical

UH: Unit Heater
UNF: Unfinished
UNFIN: Unfinished
V: Volt, Valve, Vinyl, Vent, ventilator
VA: Volt Ampere
VB: Vapor Barrier, Vacuum Breaker
VENT: Ventilate, Ventilator
VERT: Vertical
VOL: Volume
VP: Vapor Proof, Vent Pipe
VR: Vapor Retarder,Vertical Riser
VS: Vent Stack
VT: Vinyl Tile
VTR: Vent Through Roof
W: West, Width, Wide
W/O: Without
WC: Watercloset
WD: Wood
WDW: Window
WF: Wide Flange (structural steel)
WGL: Wire-Glass
WH: Water Heater
WI: Wrought Iron
WM: Wire Mesh,
WP: Waterproof
WWF: Welded Wire Fabric

YD: Yard
YR: Year

SYMBOLS

&	AND
~<	ANGLE
@	AT
x	BY
~C	CENTER LINE
[	CHANNEL
°	DEGREE
∅	DIAMETER
~d	DOUBLE ANGLE
'	FEET
"	INCHES
#	NUMBER, POUNDS
d	PENNY (NAIL)
%	PERCENT
~P	PLATE
±	PLUS OR MINUS
⌑	SQUARE FEET
□	TUBE
⌊	ZEE

MATERIALS

- COMPACTED SOIL
- UNDISTURBED SOIL
- SAND
- CONCRETE
- TERRAZZO
- CUT STONE
- CONCRETE MASONARY UNIT
- STEEL
- ALUMINUM
- ORNAMENTAL METAL
- WOOD BLOCKING
- FINISH WOOD WORK
- PLYWOOD
- GRASS
- RIGID INSULATION
- BATT INSULATION
- GYPSUM WALLBOARD
- CARPETING
- RESILIENT FLOORING
- PLASTIC LAMINATE
- GLAZING
- SEALANT AND BACKER ROD

NOTES

- (X) ARCHITECTURAL NOTES
- (X) CIVIL NOTES
- (X) DEMOLITION NOTES
- (X) FINISH NOTES
- (X) FIRE NOTES
- (X) MEAN OF EGRESS NOTES
- (X) MECHANICAL NOTES
- (X) STRUCTURAL NOTES
- (X) ELECTRICAL NOTES
- (X) SMOKE DETECTOR NOTES
- (X) DRAINAGE DETECTOR NOTES
- (X) LOW VOLTAGE NOTES
- (X) LANDSCAPE NOTES

SYMBOLS LEGEND

SHEET NUMBER
A5.21
SHEET NUMBER
CATEGORY NUMBER
DISCIPLINE LETTER

N
NORTH ARROW

PARTIAL PLAN AND DETAIL TAG
1 / A-100
PLAN OR DETAIL DESIGNATION
SHEET NUMBER

GRAPHIC SCALE
02' 4' 8'
SCALE: 1" = 4'-0"

VERTICAL ELEVATION
LEVEL 2
FRE 18'-6"

SPOT ELEVATION
SECOND FLOOR
EL. 18'-6"

DATUM POINT

MATCH LINE
SEE XX/X-XXX
SHEET NUMBER ON WHICH CONTINUATION IS FOUND

BREAK LINE
GLASS LINES
PARALLEL LINES
WOOD GRAIN DIRECTION
CR CARD READER
CENTERLINE

DRAWING TITLE
20 DRAWING
1/4" = 1'-0"

ROOM NAME 101 ROOM NAME AND NUMBER

DOOR NUMBER
101 NEW DOOR IN NEW OR EXISTING FRAME
OR
DOOR NO, USE ROOM NO WITH DOOR MARK OR DOOR MARK ONLY
DR 1203

B WINDOW TYPE
A41 PARTITION TAG

BUILDING SECTION TAG
1 / A-100 SECTION DESIGNATION
1 / A-100 SHEET NUMBER

DETAIL/WALL SECTION TAG
1 / A-100 SECTION DESIGNATION
1 / A-100 SHEET NUMBER

EXTERIOR & INTERIOR ELEVATION TAG
1 / 4 / 101 / 2 / 3
ELEVATION DESIGNATION
SHEET NUMBER

DRAWING REVISION
3 REVISION TAG
REVISION CLOUD
CHANGE OF ELEVATION

LIFE SAFETY LEGEND

TRAVEL DISTANCE NUMBER
TRAVEL PATH #1 62.00 ft
TRAVEL DISTANCE PATH
TRAVEL DISTANCE LENGHT
PATH OF EGRESS

ROOM NAME
AREA
2 / ?
OCCUPANCY LOAD TAG

OCCUPANCY LOAD= ?
OCCUPANT = ?
OCCUPANCY GROUP = ?

WHERE HATCHED, LABELED AS CORRIDOR, AND INCLUDING ALL STAIRS:

PROVIDE EGRESS LIGHTING AS FOLLOWS:
1. ACROSS REQUIRED MINIMUM 44" WIDTH AND EXTENDING TO THE EXTERIOR LANDINGS OF EGRESS DOORS.
2. MINIMUM LIGHT LEVEL OF 1 FOOT CANDLE AS MEASURED AT FLOOR LEVEL.
3. MINIMUM OF 90-MINUTE BATTERY POWERED BACKUP.
4. EGRESS LIGHTING WILL BE FIELD TESTED FOR CONFORMANCE WITH ILLUMINATION LEVEL AND UNIFORMITY RATIO.

- Existing Wall- to Remain
- Existing Wall- to be Demolish
- New Wall- Concrete Wall 6" or 8"
- New Wall- GypsumBoard with Studs
- New Wall- CMU Blocks
- Fence
- Door
- Windows
- Toilets
- Sink Mount
- Shower Tub 30" x 60"
- Vanity
- Washer & Dryer Combo - N.I.C.
- ADA WHEELCHAIR DIAMETER (ø 5'- 0")
- ADA WHEELCHAIR REACH (4.00" / 2.50" / 1.58' min)
- ADA WHEELCHAIR SINK (0.50")

PLUMBING

- DOUBLE ELBOW PVC SCH 40
- CAP PVC SCH 40
- REDUCING COUPLING PVC SCH 40
- CROSS PVC SCH 40
- ELBOW PVC SCH 40
- TEE PVC SCH 40
- WYE 45 DEGREE BEND PVC SCH 40
- WYE COMBINATION BEND PVC SCH 40
- WM WATER METER
- SAN 1 SANITARY TAG

MECHANICAL

- Duct Fitting Rectangular Tee
- Duct Fitting Rectangular Elbow
- DUCT FITTING CAP
- TRANSITION RETURN DUCT (A CFM, 18 x 14 / 18 x 14)
- DUCT FITTING RECTANGULAR TRANSITION
- AHU - AIR HANDING UNIT
- EXHAUST FAN

ELECTRICAL

Mark
- Recessed mounted Ceiling Light Fixture
- Mark 1 — Wall mounted Light Fixture, mounting height as indicated
- Mar k $ CB — Switches - circuit base
- Mar k $ D — Switches- Dimmer - mounted at 48" AFF.
- Mar k $ DR — Switches- Door - mounted at 48" AFF.
- Mar k $ 4 — Switches- four Way- mounted at 48" AFF.
- Mar k $ SP — Switches- Pole - mounted at 48" AFF.
- Mar k $ 3 — Switches- Three Way
- Mar k $ T — Switches- Timer
- Recessed or surface mounted Electrical Panel
- Single Receptacle -120 volt, 1 Phase, 3 Wire Wall mounted at 18" AFF
- Duplex Receptacle -120 volt, 1 Phase, 3 Wire Wall mounted at 18" AFF
- Single Receptacle -240 volt, 1 Phase, 4 Wire Wall, mounted at 18" AFF
- GFCI Duplex Receptacle - Ground Fault -120 volt, 1 Phase, 3 Wire Wall mounted at 18" AFF
- WP Duplex Receptacle - Water Proof -120 volt, 1 Phase, 3 Wire Wall mounted at 18" AFF

GLAZING STATEMENTS

TABLE R308.3.1.1
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

	EXPOSED SURFACEAREA OF ONE SIDEOF ONE LITE	GLAZING IN STORM OR COMBINATION DOORS (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BYSECTION R308.4.3 (Category Class)	GLAZED PANELS REGULATED BYSECTION R308.4.2 (Category Class)	GLAZING INDOORS & ENCLOSURES REGULATED BY SECTION 308.4.5 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
	9 sq.ft or less + than 9 sq.ft	I II	I II	NR II	I II	II II	II II

CEILING HEIGHT STATEMENT

NO CEILING HEIGHT SHALL BE LOWER THAN 7'-0" AS PER FBC R 305

SMOKE ALARMS STATEMENT

Alterations, Repairs and Additions trigger the installation of Smoke Alarms per R313.2. To show all smoke alarm with a lighting circuit feeding them. To show smoke alarm in the existing part of the house

SOIL STATEMENT

OTHER WISE NOTICED IN THIS PLANS, FOUNDATION SYSTEM CONSIST OF CONTINOUS AND SHALLOW SPREAD FOOTING BEARING ON UNDISTURBANCE LIMEROCK ALLOWABLE SOIL BEARING PRESSURE USED IN THE DESIGN OF FOOTING IS 2,000 PSF
ENGINEER OF RECORD WILL SUBMIT A SIGNED AND SEAL LETTER TO THE BUILDING OFFICIAL ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITION ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.
GENERAL CONSTRUCTOR SHOULD OBSERVED & CONTACT THE ENGINEER OF RECORD IF HE SEE ANY DISCREPANCY WITH THE EXISTING SOIL CONDITION & THE ENGINEER OF RECORD SOIL CONDITION LETTER

CLEANING STATEMENTS

IN ADDITION TO REMOVAL OF RUBBISH AND LEAVING BUILDINGS "BROOM CLEAN"
A. REPLACE BROKEN GLASS
B. REMOVE PAINT SPOTS AND SMEARS,STAINS,MARKS,AND DIRT TO PROVIDE CLEAN SURFACE.
C. CLEAN GLASS, HARDWARE, FIXTURES, CASEWORK, AND EQUIPMENT.
D. WASH CONCRETE SURFACES,TILE FLOORS, TILE WALLS AND ANY OTHER IMPERVIOUS FLOOR AND WALL SURFACES.

GLAZING STATEMENTS

THE U-FACTOR & SHGC FOR ALL THE GLASS GLAZING AS PER TABLE R402.1.2 FEC 2020

CLIMATE ZONE 1

Zone 1 (Dade, Broward, Monroe, Palm Beach, Collier, Lee, Hendry Counties)

Impact windows		Non-Impact windows	
U-FACTOR	=NR	U-FACTOR	=.NR
SHGC	=.25	SHGC	=.25

WINDOW STATEMENT

COORDINATE ALL WALL OPENING FOR WINDOWS & DOORS WITH MANUFACTURER PRIOR TO BEAM & BLOCK ERECTION.

PURCHASE STATEMENTS

All material to be used must meet the requirements of the city, county and state. Material certification must be submitted before being purchased.

FOUNDATION STATEMENT

GENERAL CONSTRACTOR SHOULD OBSERVED & CONTACT THE ENGINEER OF RECORD IF THE GC OBSERVED ANY DISCREPANCY WITH THE EXISTING SOIL CONDITION & THE ENGINEER OF RECORD SOIL CONDITION LETTER

TERMITE STATEMENTS

ALL BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES & LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREAMENT FOR PROTECTION AGAINST SUBTERANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARMENT BY THE LISENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTERANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES" (AS PER 4409.13.5 FBC RESIDENTIAL CODE)

DOOR & WINDOWS STATEMENTS

COORDINATE ALL WALL OPENING FOR WINDOWS & DOORS WITH MANUFACTURER PRIOR TO BEAM & BLOCK ERECTION.

SOUND TRANSMISSION STATEMENT

Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90.
Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

FINISH STATEMENT

R302.9 Flame spread index and smoke-developed index for wall and ceiling finishes.
Flame spread and smoke index for wall and ceiling finishes shall be in accordance with Sections R302.9.1 through R302.9.4.
Wall and ceiling finishes shall have a flame spread index of not greater than 200.
Wall and ceiling finishes shall have a smoke-developed index ofnot greater than 450.

INSULATION STATEMENT

R-values given in FEC 2020 Table 402.1.1

CEILINGS
Climate Zone 1 - R-30
Climate Zone 2 - R-38
FLOORS
Slab on grade
Climate Zone 1 - NR
Climate Zone 2 - NR
Over unconditioned Space
Climate Zone 1 - R-13
Climate Zone 2 - R-13

WALLS
Frame walls
Climate Zone 1 - R-13
Climate Zone 2 - R-13
Block walls
Interior Insulation
Climate Zone 1 - R-4
Climate Zone 2 - R-6
Exterior Insulation
Climate Zone 1 - R-3
Climate Zone 2 - R-4

R302.10 Flame spread index and smoke developed index for insulation.
Flame spread and smoke developed index for insulation shall be in accordance with Sections R302.10.1 through R302.10.5.

CONTRATOR NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS. CONTRACTOR SHALL NOTIFY ENGINEER BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS ARE MADE. IF ENGINEER IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES. ERRORS AND/OR OMISSIONS.
* ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED.
* IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER. THE PERSON SO DOING WILL BE INDEBTED TO THE ENGINEER FOR HIS FULL COMMISSION.
* CONTRACTOR SHALL NOT USE FOR CONSTRUCTION PURPOSES ANY DRAWINGS THAT WERE ADVANCED TO HIM PRIOR TO THE START OF CONSTRUCTION. ALL PLANS BEING USED BY CONTRACTOR SHOULD BEAR A STAMP WITH THE LABEL: "FOR CONSTRUCTION ONLY" SIGNED BY ENGINEER.
* GENERAL CONTRACTOR SHALL FIELD SURVEY LOCATION AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCES SHALL BE REPORTED TO THE TENANT AND ENGINEER
* GENERAL CONTRACTOR SHALL COMPLETE ALL WORK AS INDICATED ON THESE PLANS UNLESS OTHERWISE NOTED.
* GENERAL CONTRACTOR SHALL OBTAIN PERMITS, APPROVALS, INSPECTIONS, CERTIFICATE FOR COMPLIANCE AND CERTIFICATE OF OCCUPANCY AS REQUIRED, UNLESS OTHERWISE NOTED.
* GENERAL CONTRACTOR SHALL CHECK IN WITH AND COORDINATE ALL WORK WITH THE LANDLORD'S PROJECT PERSONNEL.
* GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER, LIGHT AND TELEPHONE IN ACCORDANCE WITH LANDLORD'S AND TENANTS REQUIREMENTS.
* GENERAL CONTRACTOR SHALL REMOVED ALL THESE ITEMS AT THE COMPLETION OF WORK OR AS REQUIRED
* GENERAL CONTRACTOR SHALL HAVE TENANT'S SPACE CLEANED UPON COMPLETION OF WORK BY A PROFFESSIONAL CLEANNING SERVICE.
* GENERAL CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES, ALL APPROVED DRAWINGS INCLUDING ALL REVISIONS AND ADDENDA.
* GENERAL CONTRACTOR SHALL HAVE AT ALL TIME IN SITE OFFICE COPY OF ALL ENDORSEMENTS AND PERMITS OF THE PROJECT AT A VISIBLE PLACE.

BURGLAR / INTRUSION STATEMENTS

•ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

• ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-KNOB LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.

• THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIR OF FLOORS SHALL HAVE MULTIPLE POINT LOCKS WITH " MINIMUM THROW BOLTS WITH INSERTS.

• SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEADBOLT OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR AT THE JAMB, SILL, HEAD OR MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS IF NECESSARY AND SUCH DOORS SHALL HAVE READY ENTRY FROM OUTSIDE.

• HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-OPERABLE PINS.

• OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLT OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MINIMUM OF 5/8 ". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.

• JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

• SINGLE SWING EXTERIOR DOORS, IF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1- " IN THICKNESS.

• GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES, STANDARD Z97.1.

• VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN DOORS, SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z97.1.

• SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION STANDARD FOR FORCED ENTRY RESISTANCE, AAMA 13303.3.

• FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A SCOPE OR VISION PANELS.

• SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH ONE INCH MINIMUM THROW OR A COMBINATION OF DEAD LATCH AND DEAD BOLT SETS WITH A LATCH THROW A MINIMUM OF -" AND BOLTS HAVING A 1"MINIMUM THROW. DOORS SHALL BE A MINIMUM OF 1- " THICK.

FINISHES SELECTION STATEMENTS

ALL FINISHES MATERIAL & EQUIPMENT WILL BE SELECTED BY OWNER.

SITE ADDRESS STATEMENTS

R319.1ADDRESS IDENTIFICATION. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

LIST OF SHOP DRAWING

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL THE FOLLOWING ITEM , (ALL ITEMS MAY NOT BE APPLICABLE.
   1. AWNING CANOPIES
   2. CLADDING
   3. CURTAIN WALLS
   4. DOORS
   5. EQUIPMENTS
   6. FASTENERS
   7. FENCE
   8. FIRE ALLARM
   9. FFIR PROTECTION
   10. FIRE SPRINKLERS
   11. HVAC SYSTEM
   12. INSULATION
   13. LANDSCAPING IRRIGATION SYSTEM
   14. LINTELS
   15. MEMBRABIE STRUCTURE
   16. METAL FABRICATION
   17. METAL TRUSSES
   18. MILLWORK
   19. PAINT
   20. PLUMBING ACCESORIES
   21. RAILINGS
   22. ROOFING
   23. ROOFING FASTENER
   24. SCREEN ENCLOSURE
   25. SHUTTERS
   26. SKYLIGHTS
   27. STOREFRONTS
   28. TILES
   29. VENTS
   30. WINDOWS
   31. TRUSSES
2. CONTRACTOR SHALL BE RESPONSABLE FOR SUBMMITING ALL ADDITIONAL SHOP DRAWINGS SPECIFIED ON THE PROJECT DRAWINGS AND SPECIFICATION.

AS-BUILT RECORD STATEMENTS

UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM"

1. ROUGH FACE OF FACE WALL
   A. GC SHALL COORDINATE IN FIELD AND SHALL FURR OUT WALLS WHERE IN CONFLICT WHIT EXISTING STRUCTURE OR UTILITIES AS REQUIRED.
2. FACE TO FACE OF CONCRETE MASINRY UNIT
3. DOOR NOT OTHERWISE DIMENSIONES SHALL BE 4" FROM FACE OF ADJECENT WALL TO ROUGHR DOOR OPENING. WINDOWS & DOOR MEASUREMENT AREA TO ROUGHT OPENING.
4. STUDS DIM ARE ROUNDED OFF TO REAREST INCH FOR ACTUAL STRUD SIZE REFER TO PARTITION TYPE DETAILS.

No.	Description	Date

IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT OR THE ENGINEER THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR HIS FULL COMMISSION. ALL DESIGNS AND DRAWINGS HERE IN AND PRINTS ISSUED BY THE ARCHITECT OR THE ENGINEER ARE THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED.

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Compliance Method FBCE 2020:

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LEGEND:
(I) NEW BUILDING
(1) REPAIRS
(2) ALTERATION—LEVEL 1
(3) ALTERATION—LEVEL 2
(4) ALTERATION—LEVEL 3
(5) CHANGE OF OCCUPANCY
(6) ADDITIONS
(7) HISTORIC BUILDINGS
(8) RELOCATED BUILDINGS
(9) RETROFITTING

FBC 107.2.1. Scope of Work -

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ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
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Architect of Record
Victor R. Vega-Sanabria AIA,PA
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Insert Owner
Julio Lujan
address:

ABBREVIATION, SYMBOLS & NOTES

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number
Date:	Issue Date
Drawn By:	Author
Checked By:	Checker
Scale:	1/4" = 1'-0"

DRWNG. NO. G-101

Permit Process ----

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MECHANICAL GENERAL NOTES

NOTE #	DESCRIPTION
1.	GENERAL:
A.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 AND WITH ALL APPLICABLE REGULATIONS.
B.	DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK.
C.	ARRANGE AND PAY FOR ALL PERMITS LICENSES INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
D.	GUARANTEE: THE COMPLETE INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR. COMPRESSORS SHALL BE GUARANTEED FOR A PERIOD OF FIVE YEARS.
E.	AS BUILT DRAWINGS SHALL BE SUBMITTED TO OWNER AT THE COMPLETION OF PROJECT.
2.	SHOP DRAWINGS: CONTRACTORS SHALL SUBMIT FOR APPROVAL, WITHIN 30 DAYS AFTER SIGNING CONTRACT, A MINIMUM OF FIVE COPIES OF FULLY DESCRIPTIVE LITERATURE, INCLUDING BUT NOT LIMITED TO: FANS, AIR CONDITIONING UNITS, AIR OUTLETS. NO WORK SHALL PROCEED WITHOUT APPROVAL OF THESE SUBMITALS.
3.	ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICACL CONTRACT.
4.	EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC., LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
5.	MATERIALS:
	A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWING OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
	B. INSULATION: REFRIGERANT SUCTION PIPING SHALL BE INSULATED WITH 1/2" THICK FOAMED PLASTIC INSULATION, FIRE RETARDING TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GRAY TAPE. REFRIGERANT SUCTION LINE TO BE INSULATED W/ INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AND EXTERNAL PERMANENCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE W/ FMC-1411.5.
	C. DUCTWORK: - ALL HVAC DUCTWORK SHALL CONFORM TO SMACNA STANDARDS. ALL EXTERIOR DUCTWORK SHALL BE GALVANIZED SHEETMETAL. ALL INTERIOR DUCTWORK SHALL BE FIBERGLASS BOARD UNLESS OTHERWISE NOTED AND CONFORM WITH LOCAL CODES. FIBERGLASS DUCT BOARD SHALL BE RESISTANT TO CONDENSATION, MOLD, BACTERIAL GROWTH AND SHALL BE TREATED WITH AND EPA-REGISTERED ANTI MICROBIAL AGENT. DUCTWORK SHALL BE 1-1/2" THICK (R-6.0) IF IN UNCONDITIONED SPACE, DUCTWORK SHALL BE 1" THICK (R-4.2) IF IN CONDITIONED SPACE. - EXHAUST AIR - MINIMUM 28 GAGE. GALVANIZED METAL OR MINIMUM 26 GAGE ALUMINUM. CONTRACTOR SHALL FIELD COORDINATE WITH EQUIPMENT MANUFACTURER PRIOR TO EQUIPMENT INSTALLATION. - ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. - FLEXIBLE INSULATED DUCTWORK WITH 1 1/2" THICK FIBERGLASS INSULATION WITH FRK VAPOR BARRIER, CLASS I AIR DUCT, U.L. R-6.0 MIN. - ALL HVAC DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES. - PROVIDE METAL ROUND FITTINGS WITH SCOOP AT ALL FLEXIBLE DUCT CONNECTION TO SUPPLY DUCT.
6.	ALL AIR DEVICES (DIFUSERS, REGISTERS AND GRILLES) SHALL BE ALUMINUN CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR, OR AIRGUIDE, OR APPROVED EQUAL
7.	PROVIDE OPPOSED BLADER DAMPERS AT ALL DIFFUSERS AND REGISTERS.
8.	DUCT TESTING IS NOT MANDATORY FOR BUILDINGS COMPLYING BY SECTION 405 OF FBC EC 7TH. DUCT LEAKAGE TESTING IS REQUIRED FOR SECTION R405 COMPLIANCE WHERE CREDIT IS TAKEN FOR LEAKAGE, AND A DUCT AIR LEAKAGE QN TO THE OUTSIDE OF LESS THAN 0.080 (WHERE QN = DUCT LEAKAGE TO THE OUTSIDE IN CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA TESTED AT 25 PASCALS) IS INDICATED IN THE COMPLIANCE REPORT FOR THE PROPOSED DESIGN
9.	CONTROL: AIR CONDITIONING UNITS SHALL BE STARTED AND STOPPED THRU INDIVIDUAL THERMOSTAST. INDIVIDUAL THERMOSTATS SHALL START/STOP SUPPLY FANS AND ACTIVATE COOLING/HEATING SYSTEMS AS SELECTED.
10.	MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUCTION WITH ARCH, PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11.	CONTRACTOR SHALL VERIFY JOB CONDITIONS PRIOR TO ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICTS BEFORE FABRICATIONS.
12.	ALL INTERIOR DOORS SHALL HAVE 1" UNDERCUT A.F.F TO COMPLY WITH RETURN AIR BALANCE.
13.	DUCT LOCATIONS MAY CHANGE DUE TO FIELD CONDITIONS.

AHU LOCATION STATEMENT

A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS, IN 16-POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD:

NOTICE TO HOMEOWNER

A PART OF YOUR AIR-CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT AND ECONOMIC OPERATION OF THE AIRCONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR-CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING: (1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR (2) A DEVICE THAT WILL SHUT DOWN THE SYSTEM WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME, AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.

SCOPE OF WORK

MECHANICAL WORK INCLUDES:

1. NEW HVAC SYSTEM FOR NEW HOUSE.
2. NEW EXHAUST FANS FOR BATHS.

DUCT GENERAL NOTES

RIGID DUCTS:

DUCTS SUPPORTS ARE SPECIFIED IN THE SMACNA MANUAL "HVAC DUCT CONSTRUCTION STANDARDS." AS A SUPLEMENT, THESE GUIDELINES FOR LOCATION OF HANGERS ARE RECOMMENDED:

1. INSTALL HANGERS AT RIGTH ANGLES TO CENTER LINE OF DUCTS. STRAPNHANGERS SHOULD BE INSTALLED IN PAIRS ON EXACT OPPOSITE SIDES OF DUCT.
2. HANGERS ARE INSTALLED ADJACENT TO TRANSVERSE JOINTS OF DUCT WHENEVER SPECIFIED SPACING INTERVALS OF HANGERS MATCH LENGTHS OF DUCTS SECTION. BASE THE SPACING OF HANGERS ON EITHER THE DUCT" CROSS-SECTIONAL AREA" OR "HALF-PERIMETER" (SMACNA) METHOD. HANGER INTERVALS DERIVED FROM THESE METHODS ARE USUALLY COMBINATIONS OF 4, 6, AND 8 FI OR 5 AND 10 Ft.
3. JOINTS OF NESTED FITTINGS, AS SPLITS IN MAIN DUCT AND JOINTS OF DIRECT BRANCH TAPS INTO SIDE OF MAIN DUCTS, ARE CONSIDERED WEAK JOINTS IN A DUCT SYSTEM AND REQUIRE EXTRA HANGERS.
4. AT HORIZONTAL CHANGES IN DUCT DIRECTION, GREATER THAN 20°, ONE OR MORE SETS OF HANGERS (LOCATED SYMMETRICALLY AT THE CENTER OF THE ELBOW) ARE NECESSARY TO PREVENT OVERSTRESSING OF ORDINARILY SPACED HANGERS.
5. LOCATE HANGERS AT BOTH ELBOWS OF LONG VERTICAL OFFSETS CLOSE TO THE CENTERLINE OF VERTICAL DUCT. SHORT OFFSETS NEED HANGERS AT BOTTOM ELBOWS.
6. DUCT RISERS REQUIRE SUPPORT AT EACH FLOOR. RISERS PASSING THROUGH BUILDING STORIES MORE THAN 15 FI HIGH SHOULD BE PROVIDED WITH EQUALLY SPACED INTERMEDIATE SUPPORTS. VERTICAL SPACE BETWEEN INTERMEDIATE SUPPORTS SHOULD NOT EXCEED 12 Ft.
7. SUPPLEMENTARY HANGERS SHOULD BE PROVIDED FOR MEDIUM OR HEAVYWEIGHT EQUIPMENT INSTALLED INSIDE DUCTWORK.

FLEXIBLE DUCTS:

1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
2. ALL FLEXIBLE DUCT CONNECTIONS TO THE RIGID DUCTOWORK SHALL BE PROVIDED WITH AN ACCESSIBLE MANUAL VOLUME DAMPER.
3. BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
4. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
5. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS, CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.
6. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET, HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMENDATIONS AND SHALL BE NOT LESS THAN 1 - 1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTIONS OF THE INTERNAL DUCT DIAMETER.

EXHAUST DUCTS:

1. AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES; 3FEET (914 MM) FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET (914 MM) ABOVE THE AIR INTAKE.
2. EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1507.4.
3. BATHROOM EXHAUST DUCTS SHALL TERMINATE, NOT LESS THAN 6" ABOVE FIN. ROOF SURFACE, AND SHALL NOT BE SCREEWED WITH A CORROSION RESISTANT MATERIAL. A MESH SIZE NO LARGER THAN 1/2".

APPLICABLE CODES AND STANDARDS

1. FLORIDA BUILDING CODE - RESIDENTIAL 2020 - 7TH EDITION.
2. FLORIDA BUILDING CODE - MECHANICAL 2020 - 7TH EDITION.
3. FLORIDA BUILDING CODE - ENERGY CONSERVATION 2020 - 7TH EDITION.
4. SMACNA, 2005 HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE.

A/C SPLIT SYSTEM EQUIPMENT SCHEDULE

GSXC / AVPT
SERIES SPLIT SYSTEMS
(DUAL STAGE)

MANUFACTURER: GOODMAN (OR SIMILAR)

	A/C NUMBER:		01
	NOMINAL TONNAGE		3.0
	SEER:		17.5
	CONDENSING UNIT MODEL		GSXC180361B
	AIR HANDLER MODEL		AVPTC49D14B
	AHRI		202543207
FAN	TOTAL AIR	CFM	1200
FAN	EXTERNAL STATIC PRESSURE	IN. OF W	0.5
FAN	FAN MOTOR	FLA - HP	0.8- 1/6
CLG. COIL	TOTAL COOLING CAPACITY	MBH	34.2
CLG. COIL	SENSIBLE CAPACITY	MBH	29.0
CLG. COIL	ENTERING AIR. TEMP (°F)	DB / WB	75 / 63
CLG. COIL	AMBIENT TEMP.	°F	91
AHU	AIR HANDLER UNIT NUMBER		AHU-01
AHU	DIMENSIONS (L, W, H)	IN	21x24.5x58
AHU	WEIGHT	LBS	137
AHU	ELEC. SERVICE	V / PH / Hz	208-230 / 1 / 60
AHU	MCA - W/ HEATER	AMPS	7.2 - 43
AHU	MOCP - W/ HEATER	AMPS	15.0 - 45
HEATER	HEATER (240V) - KIT	kW	5.0
HEATER	ELEC. SERVICE	V / PH / Hz	240 / 1 / 60
HEATER	HEATING CAPACITY	MBH	17.0
AIR COOLED CONDENSING UNIT	CONDENSING UNIT NUMBER		CU-01
AIR COOLED CONDENSING UNIT	DIMENSIONS (L, W, H)	IN	33.7x33.74x31
AIR COOLED CONDENSING UNIT	WEIGHT	LBS	192
AIR COOLED CONDENSING UNIT	ELEC. SERVICE	V / PH / Hz	208-230 / 1 / 60
AIR COOLED CONDENSING UNIT	MCA		21
AIR COOLED CONDENSING UNIT	MOCP		35
AIR COOLED CONDENSING UNIT	COMPRESSOR	QTY / TYPE	1-SCROLL
AIR COOLED CONDENSING UNIT	COMPRESSOR RLA - LRA	AMPS	15.4 - 83.9
AIR COOLED CONDENSING UNIT	CONDENSER FAN	FLA - HP	0.8 - 1/6
AIR COOLED CONDENSING UNIT	REFRIGERANT		R-410
AIR COOLED CONDENSING UNIT	VAPOR	(IN. OD)	3/4"
AIR COOLED CONDENSING UNIT	LIQUID	(IN. OD)	3/8"

RECOMMENDED NOTES:

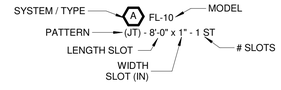
1. UNITS SHALL BE AHRI CERTIFICATE. APPROVED EQUIVALENT MANUFACTURER: CARRIER, TRANE, AMERICAN STANDARD, CLIMATE MASTER, AMANA, GOODMAN OR SIMILAR.
2. APPROVED EQUAL MANUFACTURER MUST COMPLY WITH WIND RESISTANCE DESIGN FOR CONDENSER UNIT PER FBC-M 301.15
3. PROVIDE AUXILIARY DRAIN PAN BELLOW AHU'S STAND. AUXILIARY DRAIN SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL (24 GAGE MIN.) AND SHALL HAVE A MINIMUM DEPTH OF 1.5 INCHES AND SHALL BE NOT LESS THAN THREE (3) INCHES LARGER THAN THE UNIT OR THE COIL DIMENSIONS IN WIDTH AND LENGTH.
4. PROVIDE CONDENSATE DRAIN OVERFLOW SWITCHES INTO AHU'S CONDENSATE PAN, AUXILIARY DRAIN PAN, SERIES CONNECTED WITH CONDENSER UNITS 24 VOLTS CONTACTOR COIL.
5. IF REQUIRED CONDENSATE PUMP CONNECT IT OVERFLOW SWITCH WITH AHU'S CONDENSATE PAN OVERFLOW AND AUXILIARY DRAIN PAN, THRU SERIES WIRING.

AIR DISTRIBUTION SCHEDULE

SYMBOL	TAG	USE	TYPE	ACCESORIES	MFG. & MODEL NUMBER NO	REMARK
	A	SUPPLY AIR	LINEAR SLOT	O.B.D	TITUS TITUS FL- 10 JT	CEILING / SIDE WALL MOUNTED
	B	SUPPLY AIR	ALUMINIUM CEILING DIFFUSER	O.B.D	TITUS TITUS 250-AA	CEILING / SIDE WALL MOUNTED
	C	RETURN AIR	ALUMINIUM CEILING GRILLE	- - -	TITUS TITUS 350 FL	CEILING / SIDE WALL MOUNTED

NOTE:

1. REFER TO PLAN FOR QUANTITY, LOCATION AIR THROW PATTERN AND SIZES.
2. (JT) JETHROW, (HT) HIGHTROW PATTERN.
3. ALL AIR DISTRIBUTION DEVICES SHALL BE ALL ALUMINUM CONSTRUCTION.
4. FINISHED AND TYPES OF MOUNTS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWING. COORDINATE COLOR FINISH.
5. DESIGN IS BASED ON TITUS. APPROVED EQUIVALENT: PRICE, METAL AIR OR SIMILAR
6. MAX. ACCEPTABLE FACE VELOCITY THROUGH NET FREE AREA: 400 FT/MIN.
7. 30 MAX NOISE CRITERIA.
8. COORDINATE MATERIAL, COLORS AND FINISH WITH ARCHITECT BEFORE PURCHASE.
9. NO RETURN PATTERN CONTROL FOR RETURN & TRANSFER LINEAR DIFFUSERS.



EXHAUST FAN SCHEDULE

UNIT DESIGNATION		EF-01	EF-02	EF-03
AREA SERVED		SEE PLAN	SEE PLAN	SEE PLAN
OPERATING WEIGHT, LBS		13	13	13
LOCATION		CEILING	CEILING	CEILING
FAN TYPE		CEILING MNTD.	CEILING MNTD.	CEILING MNTD.
FAN	TOTAL AIR, CFM	50	80	110
FAN	DRIVE TYPE	DIRECT	DIRECT	DIRECT
FAN	FAN WHEEL TYPE	CENTRIFUGAL	CENTRIFUGAL	CENTRIFUGAL
FAN	FAN TIP SPEED, FPM MAX	-	-	-
FAN	FAN SPEED, RPM	-	-	-
FAN	TOTAL S. P. IN of H_2O	0.125	0.125	0.125
FAN	FAN MOTOR WATTS	19 W	19 W	19 W
FAN	FAN MOTOR START TYPE	-	-	-
FAN	STARTER FURNISHED BY	CONTRACTOR	CONTRACTOR	CONTRACTOR
FAN	ELECTRICAL SERV. AVA.	120 / 1φ / 60	120 / 1φ / 60	120 / 1φ / 60
FAN	SONES	0.8	0.8	0.8
DESIGN MANUFACTURER		PANASONIC	PANASONIC	PANASONIC
DESIGN MFGR. MODEL #		FV-0510VS1	FV-0510VS1	FV-0510VS1
ACCESORIES	SERVICE SWITCH	YES	YES	YES
ACCESORIES	SMOKE DETECTORS	NO	NO	NO
ACCESORIES	FIRE DAMPER	--	--	--
ACCESORIES	CONSTRUCTION	ALUM / PLASTIC		
ACCESORIES	M-BLADE BACKDRAFT DAMP	YES	YES	YES
ACCESORIES	BIRDSCREEN	NO	NO	NO
ACCESORIES	SSS CONTROL	NO	NO	NO
ACCESORIES	THERMOSTAT CONTROL	NO	NO	NO
ACCESORIES	FACT. FABRI. CURB MDL No.	NO	NO	NO
ACCESORIES	FILTER AND FILTER FRAME	NO	NO	NO

NOTES:

1. ACCEPTABLE MANUFACTURERS: NUTONE, DELTA, GREENHECK OR SIMILAR.
2. EXHAUST FANS SHALL BE INTERLOCKED WITH CORRESPONDING LIGHT SWITCH (TYP.)

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR (EXIST.)		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASEMBLY		X
FIRE STOPPING		X
SMOKE EXHAUST		X

SHGC & U-FACTOR VALUES

TYPE	SHGC	U-FACTOR
NEW WINDOWS & GLASS DOORS	0.28	0.50

NOTES:

ALL WINDOWS AND GLASS DOORS BY OTHERS. SHGC = 0.28 & U-FACTOR = 0.50 AS PER ENERGY CALCULATIONS

INSULATION VALUES TO INSTALL

City: Bay Harbor Island
County: Miami-Dade
Climate Zone 1A

AREA	R-VALUE
CEILING AT ROOF	30
EXTERIOR WALL (CMU)	4.1
FLOOR OVER UNCONDITIONED SPACE	13
DUCT R VALUE	6

PROPOSED INSULATION VALUES AS PER ENERGY CALCULATIONS
FBC-EC 7TH EDITION, SECTION 405 PERFORMANCE METHOD

No.	Description	Date

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FBC 107.2.1. Scope of Work -

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Architect of Record
Victor R. Vega-Sanabria AIA,PA
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2/1/2023 6:02:21 PM

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Insert Owner
Julio Lujan
address:

MECHANICAL NOTES & SCHEDULES

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	M-101
Drawn By:	Author	
Checked By:	Checker	
Scale:	As indicated	

Permit Process ----

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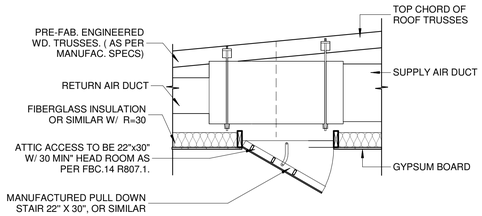
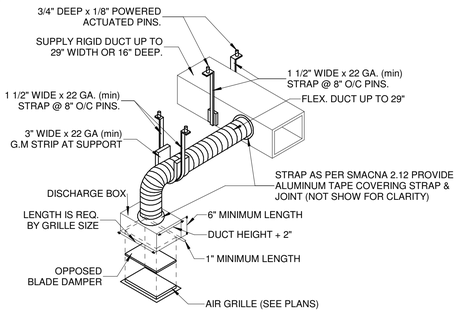


MANDATORY NOTES AS PER FBC-EC 403..3.6

1. THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6 FEET (1829 MM) OF AN ATTIC ACCESS.
2. A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT DOWN THE UNIT WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY
3. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
4. A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS, IN 16-POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD: (REFER TO AHU STATMENT ON SHEET M-101 FOR NOTE)

3 M-102 ATTIC ACCESS DETAIL N.T.S.



NOTES:

1. **5' MAX. SPACING ON FLEX DUCT HANGER PER SMACNA**

5 M-102 DUCT HANGER & DISCHARGE BOX DETAIL N.T.S.

KEYNOTES HVAC

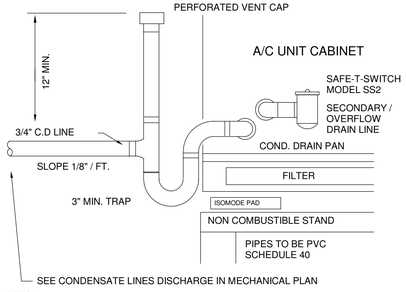
NOTE #	DESCRIPTION
1	PROGRAMMABLE THERMOSTAT MOUNT 48" A.F.F.
2	REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS. FBC-R M1411.8.
3	CONDENSING UNIT GSXC18 GOODMAN CABINET. REFER TO INSTALLATION DETAIL. INSTALL ABOVE FLOOD ELEVATION. PER FBC-M 301.15 FOR INSTALLATION AND WIND LOAD PRESSURES USE TER. 20-34290
4	AIR HANDLER UNIT LOCATED ON ATTIC. REFER TO HANGING DETAIL FOR INSTALLATION. PROVIDE SECUNDARY DRAIN PAN OF GALVANIZED SHEET METAL GA. 24, 2" DEEP AND 3" LARGER THAN A/H. PROVIDE A WATER LEVEL SENSOR TO SHUT DOWN THE HVAC SYSTEM UPON DETECTION OF HIGH DRAIN LEVEL.
5	CONDENSATE DRAIN 3/4" DIAM. PVC SCHD. 40. DISCHARGE CONDENSATE LINE AT LEAST 1 FT. AWAY FROM THE STRUCTURE SIDEWALL FBC B-1503.7
6	BATH EXHAUST AIR DUCT SHALL BE CONSTRUCTED WITH GALV. METAL DUCT, 26 GAUGE, W/ VENT CAP & BACKDRAFT DAMPER FROM FAN TO EXTERIOR WALL - TO MEET ALL REQUERIMENTS OF CHAPTER 5 OF FBC-MECHANICAL 2020 EDITION.
7	REFRIGERANT AND CONDENSING DRAIN LINES THRU CEILING SPACE
8	REFRIGERANT AND CONDENSING DRAIN LINES DOWN TO 1ST FLOOR

A/C LEGEND & ABREVIATIONS

RIGID DUCTWORK
DUCT UNDER POSITIVE PRESSURE
DUCT UNDER NEGATIVE PRESSURE
SUPPLY AIR GRILLE (CEILING MOUNTED)
RETURN AIR GRILLE (CEILING MOUNTED)
CLASS 1 FLEXIBLE DUCT
REFRIGERANT LINES
CONDENSATE PIPING
EXHAUST FAN
THERMOSTAT
DENOTES NEW CLG. TRANSFER GRILL.
AHU - AIR HANDING UNIT
CU - CONDENSING UNIT

AHU	AIR HANDLER UNIT	MVD	MANUAL VOLUME DAMPER
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CD	CONDENSATE DRAIN	O/A	OUTSIDE AIR
CG	CEILING GRILLE	OAL	OUTSIDE AIR LOUVER
CU	CONDENSING UNIT	OBD	OPPOSED BLADE DAMPER
DG	DOOR GRILLE	R/A	RETURN AIR
EF	EXHAUST FAN	RAG	RETURN AIR GRILLE
EXH	EXHAUST	RET	RETURN
HP	HEAT PUMP	S/A	SUPPLY AIR
LD	LINEAR DIFFUSER	S.M	SHEET METAL
MCD	MOTORIZED CONTROL DAMPER	TG	TRANSFER GRILLE
MUA	MAKE UP AIR	UD	UNDERCUT DOOR

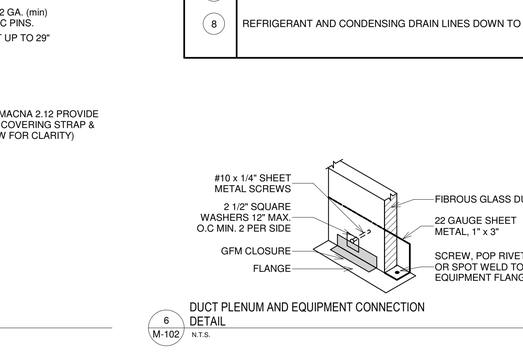
6 M-102 DUCT PLENUM AND EQUIPMENT CONNECTION DETAIL N.T.S.



NOTES:

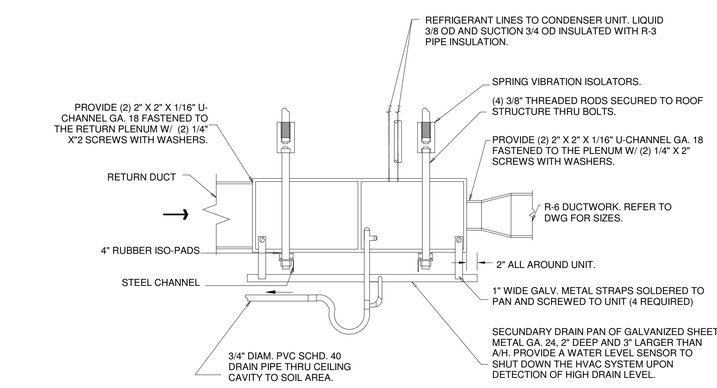
1. MECHANICAL CONTRACTOR WILL COORDINATE WITH PLUMBING CONTRACTOR CONDENSATE SYSTEM INSTALLATION (TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 "MECHANICAL".
2. SAFE-T SWITCH IN SECONDARY / OVERFLOW DRAIN LINE OR MICRO FLOAT SWITCH IN AUXILIARY DRAIN PAN WIRED TO AHU CONTROL SET TO SHUT DOWN SYSTEM IF LINE CLOGS, OVERFLOWS OR LEAK OCCURS.

7 M-102 TYPICAL CONDENSATE DRAIN TRAP DETAIL N.T.S.

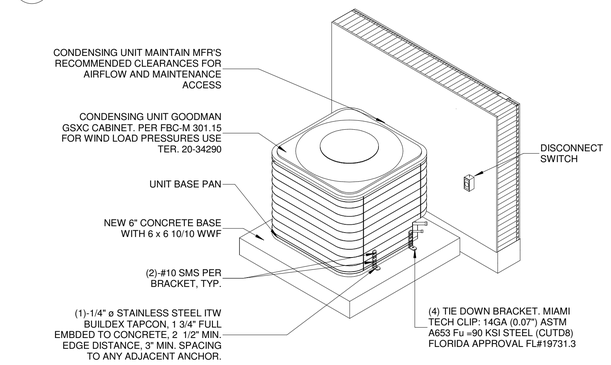


NOTES:
1. INSTALLATION FOR CEILING RETURN AIR GRILLES IS SIMILAR.
2. ALL FLEX DUCT TO BE FULL CIRCLE INTO PLENUM BOXES BOOTS (TYPICAL)

8 M-102 PLENUM BOX DETAIL N.T.S.

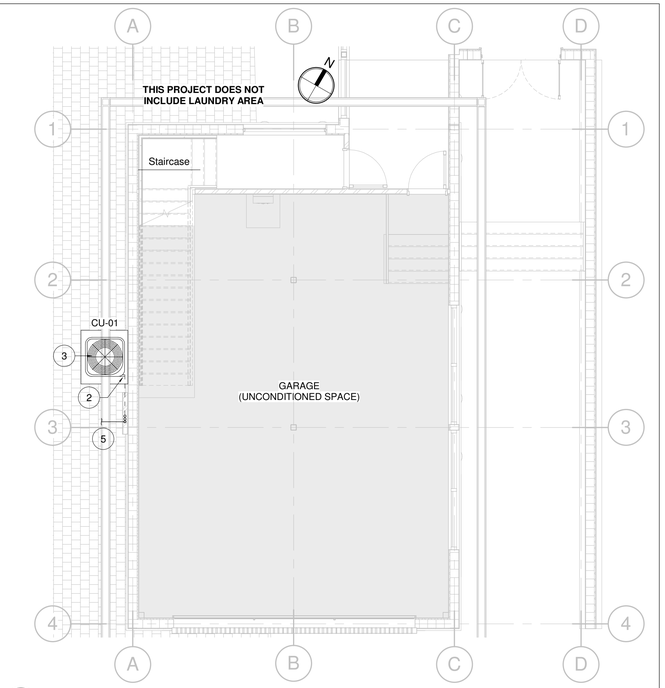


10 M-102 SUSPENDED AIR HANDLER N.T.S.

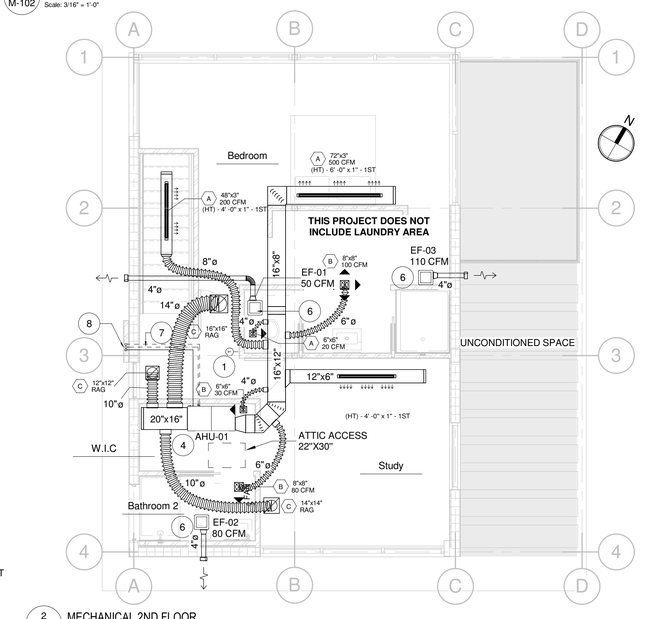


NOTES:
1. PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF NOT LESS THAN R-3 AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM (2.87 NG/(S .M2 .PA)) WHEN TESTED IN ACCORDANCE WITH ASTM E96.
2. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS.
3. TOP OF CONC. PAD SHALL BE ABOVE FLOOR LEVEL CRITERIA. (11.5' NGVD) 6" ABOVE ADJACENT GRADE.

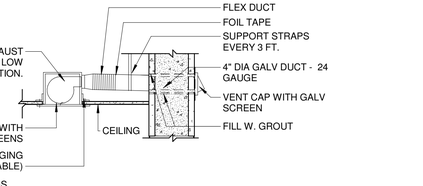
4 M-102 CONDENSING UNIT MOUNTING DETAIL N.T.S.



1 M-102 MECHANICAL 1ST FLOOR Scale: 3/16" = 1'-0"



2 M-102 MECHANICAL 2ND FLOOR Scale: 3/16" = 1'-0"



FBC-R M1506.3 EXHAUST OPENINGS.
AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES; 3 FEET (914 MM) FROM OPERABLE AND NONOPERABLE OPENINGS INTO THE BUILDING AND 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET (914 MM) ABOVE THE AIR INTAKE. OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6.

9 M-102 EXHAUST FAN THRU (CMU) WALL N.T.S.

No.	Description	Date

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FBC 107.2.1. Scope of Work -

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Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

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FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
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Insert Owner
Julio Lujan
address:

MECHANICAL SCHEDULES, DRAWING & DETAILS

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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Project Number:	Project Number	DRWNG. NO.	
Date:	Issue Date		
Drawn By:	Author		
Checked By:	Checker		
Scale:	As indicated	M-102	

Permit Process ----

SYMBOL	DESCRIPTION
	DOMESTIC (POTABLE) COLD WATER
	DOMESTIC HOT WATER (xxx)°F
	DOMESTIC HOT WATER RETURN
	SANITARY
	VENT
NAME	NEW PIPE (SEE ABBREVIATIONS FOR DESIGNATION)
	PIPE ELBOW UP, 90° OR 45°
	PIPE ELBOW DN, 90° OR 45°
	PIPE TEE UP
	PIPE TEE DOWN
	BRANCH, TOP CONNECTION
	GATE VALVE OR GENERAL SERVICE VALVE
	GLOBE VALVE
	PLUG VALVE
	CHECK VALVE (ARROW INDICATES DIRECTION OF FLOW)
	BALL VALVE
	BUTTERFLY VALVE
	BALANCING VALVE
	PRESSURE REDUCING VALVE
VB	VACUUM BREAKER
	REDUCED PRESSURE BACKFLOW PREVENTER
	PIPE CAPPED
	PRESSURE GAUGE WITH STOPCOCK
	STRAINER
	THERMOMETER
WM	METER
CO	CLEANOUT
CO	CLEANOUT AT FLOOR OR AT GRADE
CO	WALL CLEANOUT
DS	DOWN SPOUT
	PIPE UNION
A	WATER HAMMER ARRESTOR - "A" INDICATES SIZE
FD	FLOOR DRAIN
RD	ROOF DRAIN
SRD	SECONDARY ROOF DRAIN
AD	AREA DRAIN
HB	HOSE BIBB
W	POTABLE WATER RISER
S	SANITARY STACK
VENT	VENT STACK

PLUMBING NOTES:

1. COORDINATE EXACT REQUIREMENTS AND LOCATION OF WORK WITH THE WORK OF OTHER TRADES PRIOR TO FABRICATION. PROVIDE ADDITIONAL OFF-SETS AND SECTIONS OF PIPING AS MAY BE REQUIRED TO MEET THE APPLICABLE JOB CONDITION REQUIREMENTS. VERIFY EXISTING JOB-SITE ELEVATIONS, DIMENSIONS, AND CONDITIONS, PRIOR TO FABRICATION OR INSTALLATION OF THE WORK. COORDINATE EXACT ROUTING OF PIPING WITH OTHER TRADES SO THAT NO CONFLICTS OCCUR WITH DUCTWORK, PIPING, LIGHTS, STRUCTURE, ETC.

2. ALL SEALS, BEARINGS, PACKINGS, AND ACCESSORIES FOR ALL EQUIPMENT AND/OR PIPING SPECIALTIES SHALL BE SUITABLE FOR THE CONTINUOUS OPERATIONAL TEMPERATURES, PRESSURES AND CHARACTERISTICS, OF THE SYSTEMS THEY SERVE.

3. COORDINATE PHASING OF ALL DEMOLITION WORK WITH OWNER AND OTHER TRADES AS WELL AS PHASING OF RENOVATION WORK. REVIEW RENOVATION DRAWINGS TO VERIFY AND/OR DETERMINE EXTENT OF, AND SCHEDULING FOR, ALL DEMOLITION PRIOR TO PERFORMING DEMOLITION WORK.

4. COORDINATE ALL DEMOLITION WORK WITH RENOVATION WORK. REVIEW RENOVATION DRAWINGS TO VERIFY AND/OR DETERMINE EXTENT OF DEMOLITION PRIOR TO PERFORMING DEMOLITION WORK.

5. FIELD VERIFY ALL SIZES AND LOCATION OF EXISTING PIPING TO REMAIN. NOTIFY ARCHITECT OF DEVIATIONS WHICH AFFECT RENOVATION WORK PRIOR TO PROCEEDING WITH THE WORK.

6. VISIT THE SITE OF THE WORK AND DETERMINE AN EXACT KNOWLEDGE OF CONDITIONS AFFECTING THE EXECUTION OF WORK. AFTER VISITING THE SITE, REQUEST SUCH FURTHER INFORMATION AND/OR CLARIFICATIONS AS NECESSARY TO FULLY UNDERSTAND THE WORK REQUIRED AND TO PROPERLY ESTIMATE COSTS. THE RENDERING OF A PROPOSAL OR BID TO PERFORM THE WORK SHALL REPRESENT THAT THE SITE HAS BEEN VISITED AND ALL CONDITIONS AFFECTING PERFORMANCE OF THE CONTRACT HAVE BEEN NOTED.

7. INSURE THAT WORK WILL NOT INTERFERE OR INTERRUPT SERVICES TO AREAS OUTSIDE OF THE DESIGNATED CONTRACT AREAS. UNAVOIDABLE INTERRUPTIONS ARE TO BE MINIMIZED AND SCHEDULED WITH THE OWNER WELL IN ADVANCE AND ARE TO OCCUR DURING OFF PEAK PERIODS (NIGHTS AND WEEKENDS).

8. SAWCUT OR CORE DRILL EXISTING FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW PIPING. DO NOT USE JACK HAMMER AS A MEANS OF CUTTING.

9. HIRE A TEST LABORATORY OR AGENCY TO LOCATE FLOOR SLAB PRE STRESSED CABLES AND STRUCTURAL RIBS BY MEANS OF X-RAY OR OTHER RELIABLE METHOD PRIOR TO CUTTING OR CORE DRILLING. ADJUST FLOOR PENETRATIONS, WITH ARCHITECT'S APPROVAL, TO AVOID DAMAGING THE PRE STRESSED CABLES OR CUTTING THE STRUCTURAL RIBS. ALL PIPING PENETRATIONS MUST OCCUR WITHIN THE SLAB VOID AREAS.

10. ALL FLOOR PENETRATIONS TO BE SEALED WATER TIGHT AND COMPLETELY PACKED WITH FIRE STOP MATERIAL BY TRADE CONTRACTORS.

11. ALL PLUMBING FIXTURES/EQUIPMENT WHICH IS TO BE REMOVED SHALL BE STORED OR DISCARDED AS DIRECTED BY OWNER.

12. SCHEDULE ALL WORK AS TO CAUSE A MINIMUM OF "DOWN TIME" FOR THE OWNER. AS ANY INTERRUPTIONS OF EXISTING SERVICES BECOMES NECESSARY, SCHEDULE SUCH INTERRUPTIONS WITH THE OWNER PRIOR TO THEIR COMMENCEMENT. THE GIVE THE OWNER NO LESS THAN TWO WEEKS NOTICE AS TO WHEN HE EXPECTS SUCH INTERRUPTIONS. WORK SHALL BE PERFORMED AT SUCH TIMES AS DIRECTED BY THE OWNER.

13. EACH TRADE SHALL PAY THE GENERAL CONTRACTOR TO PATCH FLOOR SLAB AND WALL PENETRATIONS TO MATCH EXISTING WHERE PIPING IS BEING REMOVED OR INSTALLED.

14. EACH TRADE SHALL PAY THE GENERAL CONTRACTOR TO PATCH OPENINGS WHERE EQUIPMENT IS BEING PERMANENTLY REMOVED.

15. ALL WORK IS TO BE PHASED AS INDICATED ON THE ARCHITECTURAL DRAWINGS. CLOSELY COORDINATE PHASING OF WORK WITHIN THE CORRIDORS WITH THE HOSPITAL STAFF. CORRIDORS CAN NOT BE TOTALLY CLOSED OFF TO PEDESTRIAN TRAFFIC. TO ACCOMMODATE PHASING AND CORRIDOR ACCESS WORK MAY NEED TO BE PERFORMED AT NIGHT AND ON WEEKENDS. PRIOR TO MOVING ON TO A NEXT PHASE, ALL PREVIOUS PHASES MUST BE OPERATIONAL AND OCCUPIABLE. CONTRACTORS TO PROVIDE TEMPORARY CONNECTIONS (PLBG, F.P., MED. GAS) AS REQUIRED TO MAINTAIN PLUMBING, FIRE PROTECTION AND MEDICAL GAS SERVICES IN ALL OCCUPIED AREAS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SERVICES THROUGHOUT THE CONSTRUCTION SCHEDULE.

16. PROVIDE NEW DOMESTIC WATER, SANITARY WASTE, STORM DRAINAGE, NATURAL GAS, ACID WASTE AND MEDICAL GAS SYSTEMS FOR THIS BUILDING. PROVIDE ALL NECESSARY COMPONENTS FOR FULLY OPERATIONAL SYSTEM. INSTALL SYSTEMS IN ACCORDANCE WITH STATE REQUIREMENTS AND LOCAL AUTHORITY HAVING JURISDICTION.

17. COORDINATE THE LOCATION OF ALL UTILITY CONNECTION POINTS, FLOOR DRAINS AND HUB DRAINS FOR EQUIPMENT WITH OTHER TRADES.

18. PROVIDE NEW WET PIPE SPRINKLER SYSTEM FOR THIS BUILDING. PROVIDE ALL NECESSARY COMPONENTS FOR FULLY OPERATIONAL WET PIPE SPRINKLER SYSTEM. ALL SHUT OFF VALVES IN THE SPRINKLER SYSTEM ARE TO BE ELECTRICALLY SUPERVISED. DESIGN AND INSTALL FIRE PROTECTION SYSTEM IN ACCORDANCE WITH NFPA 13, STATE REQUIREMENTS AND LOCAL AUTHORITY HAVING JURISDICTION.

19. THE CONTRACTOR IS TO VERIFY THE EXACT SERVICE OF ANY EXISTING PIPING OR DUCTWORK PRIOR TO INSTALLING ANY NEW CONNECTIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS OR THE DESIGN INTENT AND ACTUAL CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY, PRIOR TO INSTALLING SAID CONNECTION.

20. BEFORE STARTING WORK, ARRANGE TO SHUT DOWN UTILITIES AND SERVICE LINES IN AREA OF DEMOLITION WORK. BE SURE THAT LOCATIONS OF UTILITIES IN VICINITY ARE KNOWN AND IDENTIFIED AS "IN SERVICE" OR "SHUT DOWN". COORDINATE DEMOLITION AND UTILITY SHUT DOWN OF PLUMBING SYSTEMS WITH OTHER TRADES ON SITE.

21. DEMOLITION SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL CODES, ORDINANCES AND BASE STANDARDS. OBSERVE RECOMMENDATIONS IN "BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS", NFPA NO. 241.

22. PROMPTLY REMOVE MATERIALS FROM THE PROPERTY, OTHER THAN THOSE SPECIFIED HEREIN OR NOTED ON THE DRAWINGS AS BEING REUSED OR SALVAGE. REMOVE DEMOLISHED PIPING AND VALVES, DEBRIS AND RUBBISH FROM THE PROPERTY.

23. PROMPTLY REPAIR ANY ITEMS DAMAGED DURING PROCESS OF THIS WORK, INCLUDING ANY DAMAGE TO EXISTING STRUCTURE, PAVEMENT, SIDEWALKS OR ADJACENT GROUND CAUSED BY TRANSPORTING MATERIALS OR EQUIPMENT.

24. INFORMATION CONTAINED ON THIS DRAWING WAS OBTAINED FROM ARCHIVED DRAWINGS AND SITE VISITS. NOT ALL SANITARY AND VENT PIPING MAY BE SHOWN. VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE EXECUTION OF THE WORK. AFTER VISITING THE SITE, REQUEST SUCH FURTHER INFORMATION AND/OR CLARIFICATIONS AS NECESSARY TO FULLY UNDERSTAND THE WORK REQUIRED AND TO PROPERLY ESTIMATE COSTS. THE RENDERING OF A PROPOSAL OR BID TO PERFORM THE WORK SHALL REPRESENT THAT THE SITE HAS BEEN VISITED AND ALL CONDITIONS AFFECTING PERFORMANCE OF THE CONTRACT HAVE BEEN NOTED.

25. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED AS PER FBC PLUMBING 604.9

BASIC MECHANICAL MATERIALS AND METHODS

1.1 GUARANTEE

A. IN ENTERING INTO A CONTRACT COVERING THIS WORK, THE CONTRACTOR ACCEPTS THE SPECIFICATIONS AND DRAWINGS AND GUARANTEES THAT THE WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS OR SUCH AUTHORIZED MODIFICATIONS AS MAY BE MADE IN THE CONTRACT DOCUMENTS. CONTRACTOR FURTHER GUARANTEES THAT THE WORKMANSHIP AND MATERIAL WILL BE OF THE BEST PROCURABLE AND THAT NONE BUT EXPERIENCED WORKERS FAMILIAR WITH EACH PARTICULAR CLASS OF WORK WILL BE EMPLOYED. CONTRACTOR FURTHER GUARANTEES TO REPLACE AND MAKE GOOD AT HIS OWN EXPENSE ANY DEFECTS WHICH MAY DEVELOP, WITHIN ONE (1) YEAR AFTER FINAL PAYMENT AND ACCEPTANCE BY THE OWNER, DUE TO FAULTY WORKMANSHIP OR MATERIAL, UPON RECEIPT OF WRITTEN NOTIFICATION OF DEFECT FROM THE OWNER.

1.2 QUALITY ASSURANCE

A. REGULATIONS AND STANDARDS

1. 1. ALL EQUIPMENT, APPARATUS, AND SYSTEMS ARE TO BE FABRICATED AND INSTALLED IN COMPLETE ACCORDANCE WITH FIRE AND INSURANCE-RELATED RULES AND REGULATIONS, AND THE LIFE SAFETY CODE, AND THE LATEST EDITION OR REVISION OF THE APPLICABLE REGULATIONS, STANDARDS, AND CODES.

2. THE WORK SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF **THE FLORIDA BUILDING CODE 7TH EDITION- 2020, THE MECHANICAL CODE 7TH EDITION- 2020, THE STATE OF FLORIDA PLUMBING CODE 7TH EDITION- 2020 AND THE NATIONAL ELECTRICAL CODE (NEC 2017)**, AS APPLICABLE AND AS ADOPTED BY GOVERNING AUTHORITIES HAVING JURISDICTION.

3. THE APPLICABLE EDITION OF ALL CODES SHALL BE THAT ADOPTED AT THE TIME OF ISSUANCE OF PERMITS BY THE AUTHORITY HAVING JURISDICTION AND SHALL INCLUDE ALL MODIFICATIONS AND ADDITIONS ADOPTED BY THAT AUTHORITY.

1.3 JOB CONDITIONS AND COORDINATION

A. LOCAL CONDITIONS
   1. EACH TRADE CONTRACTOR IS TO BECOME FAMILIAR WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, THE SITE OF THE WORK, THE STRUCTURE OF THE GROUND, THE OBSTACLES THAT MAY BE ENCOUNTERED, THE AVAILABILITY AND LOCATION OF NECESSARY FACILITIES AND ALL RELEVANT MATTERS CONCERNING THE WORK TO BE DONE.

B. PRESENT JOB SITE INSPECTION

   1. CONTRACTORS SHALL SCHEDULE THROUGH THE OWNER A VISIT TO THE PRESENT SITE PROPOSED FOR THE WORK AND SHALL MAKE A CAREFUL INSPECTION OF THE EXISTING CONDITIONS BEFORE PRESENTING BIDS.

   2. EACH TRADE CONTRACTOR IS TO DETERMINE DURING THE SITE VISIT ANY EXISTING CONDITIONS AND RESPONSIBILITIES WHICH ARE NOT CLEARLY DEFINED BY THE DRAWINGS AND SPECIFICATIONS. IF ANY SUCH CONDITIONS EXIST, HE SHALL BRING THEM TO THE ATTENTION OF THE A/E, IN WRITING, WHO IN TURN WILL MAKE THE REQUIRED WRITTEN CLARIFICATION. THE ABSENCE OF CLASSIFIED BEFORE THE OPENING OF BIDS SHALL INDICATE A CLEAR UNDERSTANDING OF THE SCOPE OF WORK AND THE CONTRACTOR'S RESPONSIBILITY.

A. PERMITS AND FEES: THIS CONTRACTOR IS TO OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE WORK UNDER THIS DIVISION 15 OF THE WORK.

B. COORDINATION: COORDINATE THE EXACT LOCATION OF THIS WORK WITH THE WORK OF OTHER TRADES PRIOR TO FABRICATION OR INSTALLATION OF SAME. VERIFY ALL DIMENSIONS AND ELEVATIONS. PROVIDE ADDITIONAL OFFSETS AND SECTIONS OF MATERIAL AS MAY BE REQUIRED TO MEET THE APPLICABLE JOB CONDITION REQUIREMENTS. COORDINATE WITH AND REVIEW ALL RELATED CONSTRUCTION DRAWINGS AND SHOP DRAWINGS OF ALL EQUIPMENT SUPPLIERS PRIOR TO START OF WORK.

1.4 CUTTING AND PATCHING IN BUILDINGS

A. EACH CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE NECESSARY CUTTING AND PATCHING AS REQUIRED FOR THE INSTALLATION OF HIS WORK, UNLESS OTHERWISE INDICATED.

B. PATCHING IS TO BE PERFORMED BY THE TRADE PROPER FOR EACH MATERIAL TO BE PATCHED. PATCHING SHALL LEAVE PREMISES AND FINISHES IN A COMPLETE AND NEAT CONDITION COMPARABLE TO THE ORIGINAL. PAINTING OF PATCHED SURFACES TO BE DONE BY THE PAINTING SUB-CONTRACTOR OF THE GENERAL CONTRACTOR, UNLESS OTHERWISE SPECIFICALLY INDICATED OR THE MECHANICAL CONTRACTOR IS THE PRIME CONTRACTOR FOR THE PROJECT. MAINTAIN THE FIRE INTEGRITY OF ALL WALLS, FLOORS, CEILINGS, AND PARTITIONS.

1.5 PROTECTION

A. PROTECT EQUIPMENT AND TRIM AGAINST DAMAGE AND INJURY DUE TO BUILDING MATERIALS, ACID, TOOLS, EQUIPMENT AND ANY CAUSES INCIDENTAL TO CONSTRUCTION. COVER THE FINISHED SURFACE OF EACH PIECE OF EQUIPMENT WITH BUILDING PAPER OR SIMILAR PROTECTION. REPLACE ANY TRIM WITH MARRED OR SCRATCHED FINISH AND ANY EQUIPMENT DAMAGED BY ANY CAUSE, AT NO COST TO THE OWNER, UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE A/E.

B. WHERE MATERIALS TO BE INSTALLED ARE BEING STORED AT OR NEAR THE PROJECT DURING CONSTRUCTION, ARRANGE SUCH MATERIALS SO AS TO MINIMIZE THE POSSIBILITY OF CONTAMINATION, CORROSION AND DAMAGE. KEEP ENDS OF PIPE, DUCTWORK, EQUIPMENT, AND SPECIALTIES, PROPERLY CLOSED DURING CONSTRUCTION AND INSTALLATION TO AVOID THE POSSIBILITY OF MISCELLANEOUS MATERIALS BEING PLACED IN THE OPENINGS.

1.6 WORK IN EXISTING BUILDING

A. FABRICATE AND INSTALL INTERCONNECTING PORTIONS OF THESE SYSTEMS PRIOR TO SHUT-DOWN FOR FINAL CONNECTIONS INCLUDING VALVE ASSEMBLIES IN PIPING SYSTEMS.

B. LOCATE EXISTING PIPING AND MAKE CONNECTIONS REQUIRED.

   1. DO NOT CUT INTO EXISTING SERVICES WITHOUT FIRST VERIFYING WITH OWNER THAT SERVICE HAS BEEN CORRECTLY IDENTIFIED.
   2. PERFORM WORK THAT INTERRUPTS ANY SERVICE (THIS INCLUDES CUTTING INTO EXISTING LINES FOR NEW CONNECTION) AT TIME (USUALLY NIGHT) LIKELY TO CAUSE LEAST INTERFERENCE TO NORMAL OPERATION OF BUILDING.
   3. INFORM BUILDING ENGINEERING STAFF IN ADVANCE OF ALL SHUT-OFFS THAT WILL OCCUR AND GIVE ESTIMATE OF DURATION.
   4. BEGIN WORK ONLY AFTER ENGINEERING STAFF IS FULLY INFORMED AND HAS AGREED TO SCHEDULE OF SHUT-OFFS.

C. MAINTAIN ALL EXISTING SERVICES AND EQUIPMENT UNLESS INDICATED TO BE REMOVED.

PIPE SUPPORTS, SLEEVES, AND SEALS

1.1 QUALITY ASSURANCE

A. PIPE HANGER STANDARDS: MANUFACTURERS STANDARDIZATION SOCIETY (MSS) SP-58, SP-89, AND SP-69, AS REFERENCED.

1.2 SUBMITTALS

A. SHOP DRAWINGS: BRACE SPACING, LAYOUT, CONNECTION METHOD AND DETAILS.
B. PRODUCT DATA: CATALOG CUTS, PERFORMANCE DATA.
C. SAMPLES: NOT REQUIRED FOR REVIEW.
D. REFERENCE SUBMITTALS: NOT REQUIRED FOR REVIEW.
E. CONTRACT CLOSEOUT INFORMATION: OPERATING AND MAINTENANCE DATA., WARRANTY.

1.3 ACCEPTABLE MANUFACTURERS

A. PIPE HANGERS: ELCEN METAL PRODUCTS CO., B-LINE SYSTEMS INC., CARPENTER AND PATERSON INC., ANVIL CORP.
B. CONCRETE ANCHORS: PHILLIPS, HILTI.
C. INSULATED PIPE SUPPORTS: PIPE SHIELDS INC., ANVIL, POWER PIPING.
D. PIPE AND EQUIPMENT ANCHORS: SHOP-FABRICATED., FIELD-FABRICATED.
E. SLEEVES: SHAMROCK INDUSTRIES, "CRETE-SLEEVE" PLASTIC HOLE FORMS., PROSET SYSTEMS INC., "PROSET" FIRE-SAFE PIPE PENETRATIONS., SHOP FOR FIELD FABRICATED.
F. SLEEVES, PRE-MANUFACTURED FIRE AND SMOKE WALL BARRIER: PIPE SHIELDS, INC.

1.4 GENERAL

A. INSTALL PIPING SYSTEMS WITH APPROVED HANGERS AND SUPPORTS TO PREVENT SAGGING, WARPING AND VIBRATION OF PIPING SYSTEMS. INSTALL PIPE HANGERS AND SUPPORTS TO ALLOW FOR EXPANSION, CONTRACTION, AND DRAINAGE OF PIPING. PLACE HANGERS AND SUPPORTS CLOSE TO VALVES, VERTICAL RISER DROPS, AND EACH PIPING CHANGE OF DIRECTION.
B. CONNECT HANGER RODS TO STRUCTURE BY MEANS OF CHANNEL CLAMPS, CONCRETE INSERTS OR EXPANSION SHIELDS. PROVIDE ALL CONCRETE INSERTS AND STRUCTURAL MEMBERS REQUIRED FOR THE PROPER SUPPORT OF THE PIPING SYSTEMS WITH PROPER APPROVED DISTRIBUTION OF WEIGHT.
C. SPACE PIPE HANGERS FOR HORIZONTAL PIPING AS INDICATED, UNLESS OTHERWISE DIRECTED. PROVIDE PIPE HANGERS WITH THE MINIMUM ROD SIZES SHOWN, COMPLETE WITH FULL LENGTH MACHINED THREADS, AND ADJUSTING AND LOCK NUTS.
D. ARRANGE PIPE LINES TO GIVE AMPLE ROOM FOR PIPE INSULATION. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES WITH THE LINES OF THE BUILDING.

1.5 PIPE HANGERS AND SUPPORTS

A. FOR STANDARD STEEL AND COPPER PIPING, LOCATE HANGERS AT EACH CHANGE OF DIRECTION AS WELL AS WITHIN REMAINING LENGTHS SPACED AT OR WITHIN MAXIMUM LIMITS.
B. FOR FIRE PROTECTION PIPING, SPACE ACCORDING TO NFPA SECTION 13.
C. FOR CAST IRON SOIL PIPING, SPACE MAXIMUM 10 FEET O.C. PROVIDE MINIMUM OF ONE HANGER PER PIPE SECTION CLOSE TO JOINT ON BARREL AND AT CHANGE OF DIRECTION AND BRANCH CONNECTIONS.
D. TRAPEZE HANGERS: SUSPEND TRAPEZE HANGERS FROM CONCRETE INSERTS OF APPROVED STRUCTURAL CLIPS. CONSTRUCT TRAPEZE HANGERS OF GALVANIZED ANGLE IRON, CHANNELS OR OTHER STRUCTURAL SHAPES WITH FLAT SURFACES FOR POINT OF SUPPORT.
E. VERTICAL PIPE SUPPORTS: SUPPORT ALL VERTICAL PIPE RUNS IN PIPE CHASES AT BASE OF RISER. SUPPORT PIPES FOR LATERAL MOVEMENT WITH CLAMPS OR BRACKETS.
F. CONCRETE INSERTS: PROVIDE INDIVIDUAL OR CONTINUOUS SLOT CONCRETE INSERTS FOR USE WITH HANGERS FOR PIPING AND EQUIPMENT EXPOSED IN FINISHED AREAS, AND AS REQUIRED. PROVIDE CONCRETE INSERTS IN TIME FOR INSTALLATION IN CONCRETE.

1.6 ANCHORS

A. ALL CONNECTIONS TO THE STRUCTURE SHALL BE SIZED ACCORDING TO ACTUAL APPLIED LOAD PLUS ANY SEISMIC VERTICAL COMPONENT INCREASE.
B. PIPE ANCHORS: PROVIDE AS INDICATED AND REQUIRED TO PERMIT COMPLETE INSTALLATION OF SYSTEM. DO NOT ANCHOR PIPING TO PLASTER OR GYPSUM WALLBOARD PARTITION WALLS. PROVIDE ANCHORING DEVICES AT LOCATIONS INDICATED. DO NOT USE POWDER DRIVEN FASTENERS, EXPANSION NAILS, OR FRICTION SPRING CLAMPS.

1.7 SLEEVES

A. COORDINATE LOCATION OF ANY OPENING IN STRUCTURAL SYSTEMS WITH A/E AND OTHER TRADE CONTRACTORS.
B. MAINTAIN RATING OF FIRE- AND SMOKE-RATED CONSTRUCTION.
C. SET SLEEVES PLUMB OR LEVEL, IN PROPER POSITION, TIGHTLY FITTED INTO THE WORK.
D. SET ALL SLEEVES WITH ENDS FLUSH WITH FINISHED WALL AND CEILING SURFACES.
E. SEAL AROUND ALL PIPES AND USE FIRESTOPPING FOR ALL MECHANICAL PENETRATIONS THROUGH FLOOR SLABS, FIRE RATED WALLS AND PARTITIONS, AND AT EACH FLOOR LEVEL IN VERTICAL MECHANICAL SERVICE SHAFTS. INSTALL FIRESTOPPING AS DESCRIBED IN MANUFACTURER'S INSTALLATION INSTRUCTIONS.
F. SEAL AROUND ALL SLEEVES.
G. FILL OPENINGS MADE BY OTHERS FOR PIPING PENETRATIONS, WITH SAME CONSTRUCTION AS WORK OPENING IS IN, OR CONSTRUCTION OF EQUIVALENT FIRE OR SMOKE RATING.

BUILDING SANITARY

1.1 SUBMITTALS

A. SHOP DRAWINGS: NOT REQUIRED FOR REVIEW.
B. PRODUCT DATA: CATALOG CUTS
C. SAMPLES: NOT REQUIRED FOR REVIEW.
D. REFERENCE SUBMITTALS: NOT REQUIRED FOR REVIEW.
E. CONTRACT CLOSEOUT INFORMATION: TEST REPORTS, FINAL APPROVALS BY AUTHORITIES HAVING JURISDICTION.

1.2 PIPE MATERIALS

A. GENERAL

   1. ALL PIPE SHALL BE CUT OFF EVEN AND REAMED FULL BORE. THREADS SHALL BE CUT SMOOTH, TRUE AND TO FULL STANDARD SIZE. PIPING SHALL BE INSTALLED CLEAN OF CHIPS, BURRS OR OIL.
   2. NO SALVAGED OR USED PIPE SHALL BE USED WITHOUT THE WRITTEN APPROVAL OF THE A/E OR OWNER. WHEREVER SUCH APPROVAL IS GIVEN, RECUT THE ENDS OF THE PIPE, SQUARE, CUT NEW THREADS ON SCREWED PIPE, AND THOROUGHLY CLEAN THE PIPE OF ALL RUST, DIRT, SCALE AND FOREIGN MATTER BEFORE INSTALLATION.

B. ABOVE GROUND SOIL, WASTE AND VENT

   1. SOLID-WALL PVC PIPE, SCHEDULE 40, ASTM D 2665, PVC SOCKET FITTINGS, ASTM D 2665, SOCKET TYPE, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS.

      a. ASTM D 2564 PVC SOLVENT CEMENT THAT HAS A VOC CONTENT OF 510 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).

      b. ADHESIVE PRIMER THAT HAS A VOC CONTENT OF 550 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD).

1.3 PIPING AUXILIARIES/SPECIALTIES

A. GENERAL: ALL AUXILIARIES AND SPECIALTIES SHALL BE GUARANTEED BY THE MANUFACTURER FOR THE PRESSURE, TEMPERATURE AND MATERIALS BEING HANDLED, AND SHALL BE SUITABLE FOR THE PIPING TO WHICH THEY ARE ATTACHED.

1.4 BUILDING DRAINAGE SYSTEM: INSTALLATION

A. GENERAL

   1. ALL SANITARY LINES SHALL BE OF THE SIZES NOTED AND ROUTED AS INDICATED.
   2. UNLESS OTHERWISE INDICATED OR REQUIRED BY CODES, ALL BUILDING DRAINS SHALL BE INSTALLED WITH A MINIMUM UNIFORM GRADE OF ONE PERCENT (1%).
   3. ALL OVERHEAD LINES SHALL BE INSTALLED AS CLOSE TO THE BUILDING STRUCTURE AS POSSIBLE.
   4. ALL OVERHEAD DRAINS SHALL BE SUPPORTED AT EACH JOINT, EACH CHANGE OF DIRECTIONS, EACH TRAP, AND ALL NECESSARY INTERMEDIATE POINTS TO MAINTAIN A UNIFORM PITCH WITHOUT SAGGING OR POCKETING OF THE LINE.

B. CLEANOUTS

   1. INSTALL AT EACH OF THE FOLLOWING POINTS, BUT NOT LIMITED TO: CHANGE OF DIRECTION OF 45 DEG OR GREATER IN THE BUILDING DRAINS, WHERE INDICATED, AS DIRECTED BY LOCAL CODE.
   2. SHALL BE CONNECTED TO THE MAIN WITH LONG SWEEP OR SANITARY WYE FITTINGS, UNLESS OTHERWISE NOTED.
   3. SHALL BE INSTALLED TO MATCH THE FINISHED SURFACE LINE.
   4. REMOVABLE PLUGS SHALL BE LUBRICATED WITH A MIXTURE OF GREASE AND GRAPHITE.

DOMESTIC WATER PIPING

1.1 SUBMITTALS

A. SHOP DRAWINGS: NOT REQUIRED FOR REVIEW.
B. PRODUCT DATA: CATALOG CUTS.
C. SAMPLES: NOT REQUIRED FOR REVIEW.
D. REFERENCE SUBMITTALS: NOT REQUIRED FOR REVIEW.
E. CONTRACT CLOSEOUT INFORMATION: VALVE CHART: PREPARE VALVE CHART FOR REVIEW PRIOR TO INSTALLATION., TEST REPORTS., FINAL APPROVALS BY AUTHORITIES HAVING JURISDICTION.

1.2 PIPING

A. PIPE - GENERAL
   1. ALL PIPE AND FITTINGS SHALL BE EQUAL TO OR BETTER THAN THE GRADE SPECIFIED.
   2. WHENEVER SPECIFICATIONS CALL FOR CLOSE BENDING OR COILING, USE GRADE B PIPE.
   3. ALL PIPING MATERIAL SHALL BE NEW AND FREE FROM DEFECTS AND SHALL BE SUBJECT TO STANDARD MILL TEST BEFORE BEING SHIPPED.
   4. PIPE SHALL BE LABELED.
   5. FITTINGS AND VALVES SHALL HAVE THE MANUFACTURER'S NAME OR TRADEMARK LEGIBLY RAISED OR CUT INTO EACH PIECE.
   6. ALL PIPE SHALL BE CUT OFF EVEN AND REAMED FULL BORE. THREADS SHALL BE CUT SMOOTH, TRUE AND TO FULL STANDARD SIZE. PIPING SHALL BE INSTALLED CLEAN OF CHIPS, BURRS OR OIL.
   7. NO SALVAGED OR USED PIPE SHALL BE USED WITHOUT THE WRITTEN APPROVAL OF THE A/E OR OWNER. WHEREVER SUCH APPROVAL IS GIVEN, RECUT THE ENDS OF THE PIPE, SQUARE, CUT NEW THREADS ON SCREWED PIPE, AND THOROUGHLY CLEAN THE PIPE OF ALL RUST, DIRT, SCALE AND FOREIGN MATTER BEFORE INSTALLATION.

B. PIPE 4-INCH SIZE AND SMALLER UP TO 1-1/2"
   1. PIPE: COPPER TUBE, SEAMLESS, TYPE L HARD TEMPER, ASTM B-88, ABOVE GROUND.
   2. FITTINGS: CAST BRASS OR WROUGHT COPPER, SOLDER TYPE, ASTM 75, ANSI B16.22, OR B16.18.
   3. JOINTS: SOLDERED, 95-5 TIN-ANTIMONY SOLDER ABOVE GROUND, AND SILVER SOLDER BELOW GROUND.
   4. UNIONS: SWEAT-END, 150 LB. CAST BRASS, GROUND JOINT.
   5. MECHANICALLY FORMED TEE CONNECTIONS AND COUPLINGS, SUCH AS T-DRILL, ARE ACCEPTABLE. ALL JOINTS SHALL BE BRAZED WITH BRAZING MATERIAL CONFORMING TO AWS A5.8 CLASSIFICATION BCUP-3 OR BCUP-4.

C. PIPE 1 1/2" SIZE AND SMALLER
   1. PIPE: CPVC PIPING AS PER ASTM CLASS 23447 AS DEFINED IN ASTM SPECIFICATION D1784
   2. FITTINGS: CPVC FITTING AS PER ASTM CLASS 23447 AS DEFINED IN ASTM SPECIFICATION D1784
   3. JOINTS: SOLVENT CEMENT, CPVC, MEDIUM BODIED, LOW VOC, SIZE 8, FOR USE WITH CPVC PIPE AND FITTINGS

1.3 PIPING AUXILIARIES/SPECIALTIES

A. GENERAL: ALL AUXILIARIES AND SPECIALTIES SHALL BE GUARANTEED BY THE MANUFACTURER FOR THE PRESSURE, TEMPERATURE AND MATERIALS BEING HANDLED. ALL AUXILIARIES AND SPECIALTIES SHALL BE SUITABLE FOR THE PIPING TO WHICH THEY ARE ATTACHED.
B. WATER HAMMER ARRESTERS
   1. MANUFACTURERS: JOSAM, WADE, J.R. SMITH, WATTS, OR ZURN.
   2. JOSAM TYPE "ABSORBATRON".
   3. MEET THE REQUIREMENTS OF PDI STANDARD WH-201 FOR SIZE AND LOCATION.
   4. SIZE OF UNIT SHALL BE CLEARLY INDICATED ON UNIT.
C. BALL VALVES
   1. MANUFACTURERS: APOLLO, HAMMOND, MILWAUKEE, NIBCO OR STOCKHAM.
   2. TWO PIECE BALL VALVES WITH BRONZE THREADED OR SOLDERED ENDS, LEVER-HANDLE, STAINLESS STEEL OR CHROME PLATED BALL, FULL PORT, BLOWOUT PROOF STEM, CLASS 150 SWP-600WOG.

1.4 BUILDING PIPING SYSTEM: INSTALLATION
A. DOMESTIC WATER: COLD, HOT
   1. GENERAL: ALL PIPING SHALL BE INSTALLED AND PITCHED TO PROVIDE PROPER DRAINAGE. INSTALL DRAIN VALVES AT ALL LOW POINTS AND AS REQUIRED TO PROVIDE DRAINAGE FACILITIES FOR THE PIPING. WHEREVER SYSTEM IS SECTIONALIZED, INSTALL DRAIN VALVES BETWEEN EACH SECTIONAL SHUT-OFF VALVE. ALL HOT WATER PIPING SHALL BE PITCHED TO PROVIDE NATURAL GRAVITY RECIRCULATION REGARDLESS OF A RECIRCULATION PUMP.
   2. SHOCK ELIMINATION: ALL PIPING SHALL BE PROTECTED AGAINST WATER SHOCK. INSTALL A WATER HAMMER ARRESTOR OF THE PROPER SIZE AT THE END OF THE MAIN, AT THE END OF ALL BRANCH LINES, AND AT THE END OF LINES SERVING GROUPS OF FIXTURES. WATER HAMMER ARRESTORS

22 40 10 - WATER-SUPPLY FIXTURE UNIT VALUES

11 (-FU) - CWFU - HWSU
Type Mark
Cold Water Fixture Units
Hot Water Fixture Units
Fixture Units

MAXIMUM FLOW RATE AS PER WATER USE EFFICIENCY STANDARDS MIAMI-DADE COUNTY ORDINANCE 8-14b

TABLE P2903.6 - WATER-SUPPLY FIXTURE-UNIT VALUES FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

			WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.)					WATER	
MKD	QTY	Description	HWFU	CWFU	F.U.	COMBINED	Waste	C.W.	H.W.
	1	12" Diameter Combination Main Roof And Overflow Drain With Low Silhouette Domes And Double Top Set Deck Plate (Neo-Loc)							
	1	FLOOR DRAIN. INSTALL PRIMER TAB	0.0	0.0					
	2	Refinia widespread lavatory faucet	1.0	1.0	0			3/4"	3/4"
	2	Tresham(tm) One Piece Surface and Integrated Lavatory with 8 inch Widespread Faucet Drilling	0.0	0.0					
G.1	1								
P9.D	1	10inch Contemporary Square 2.5 gpm rainhead with Katalyst air-induction technology							
P.3B	1	ShowerCast 60 in. x 30 in. Single Threshold Shower Pan in White	1.0	1.0	1		2"		
P.3C	1	ShowerCast 32 in. x 32 in. Single Threshold Shower Pan in White	1.0	1.0	1		3"		
SHV	1	Balancing Shower Faucet Trim With Lever Handle. Final Selection by Owner	1.0	1.0	2			3/4"	3/4"
SHV.2	1	Balancing Shower Faucet Trim With Lever Handle. Final Selection by Owner	1.0	1.0	2			3/4"	3/4"
SNK2	2	Tresham(tm) Petite Vanity	0.5	0.5	1		2"	3/4"	3/4"
WC1	2	Cadet Pressure Assisted Elongated Toilet in White, Seat Not Included	2.2	2.2	3		3"	3/4"	

TABLE P2903.2b MINIMUM WATER SERVICE SIZE

NO. OF FIXTURE UNITS FLUSH TANK WCb	DIAMETER OF WATER PIPEc	RECOMMENDED METER SIZE (inches)d	APPROX. PRESSURE LOSS METER + 100' PIPE (psi)e	NO. OF FIXTURE UNITS FLUSH VALVE WCb
18	3/4"	5/8"	30	-
19-55	1 1	1 1	30 30	- 9
56-85	1 ¼ 1 ¼	1 1	30 30	- 10-20
8-225	1 ½ 1 ½	1 ½ 1 ½	30 30	- 21-77
226-350	2 2	1 ½ 1 ½	30 30	- 78-175
351-550	2 2	2 2	30 30	- 176-315
551-640	2 ½ 2 ½	2 2	30 30	- 316-392
641-1340	3 3	3 3	22 22	- 393-940

a. Table is applicable for both copper and plastic water piping.
b. See Table P3004.1for fixture unit values.
c. Minimum water service shall be ¾" to control valve.
d. All secondary submeters and backflow assemblies shall be at least the same size as the line in which they are installed.
e. Table based on minimum water main pressure of 50 psi.
f. Minimum sizes for fixture supply pipe from the main or from the riser shall be from the Florida Building Code 6th Edition (2017) - Plumbing Section 604.5.
g. Four (4) fixtures maximum (hot or cold) may connect to a one-half inch fixture water supply or as required by manufacturers' installation instructions.
h. Where the water main pressure falls below 50 p.s.i. the next larger pipe size shall be used.
i. Buildings above three (3) stories in height shall use the next larger pipe size.

Local Conditions and Need: Adds more limitations to control pipe sizing.
Fiscal Impact Statement: Cost per installation will be controlled due to added limitations.
Effective Date: Effective date of Florida Building Code 6th Edition (2017) - Residential.

This amendment if implemented would not discriminate against materials, products, or construction techniques of demonstrated capabilities.

WATER USE EFFICIENCY STANDARDS MIAMI-DADE COUNTY ORDINANCE 8-14b

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory faucet	1.5 gpm at 60 psi
Shower heada	1.5 gpm at 80 psi
Sink faucet	1.5 gpm at 60 psi
Urinal	Waterless or 0.5 gallon per flushing cycle
Water closet	1.28 gallons per flushing cycle (effective 1.28 gpf for dual flush systems)
Dishwasher (residential)	6.5 gallons per cycle or less (Energy Star/Water Sense Certified) (c)
Washing machine	Water factor of 8 or lower (Energy Star/Water Sense Certified) (c)

http://miami-fl.elaws.us/code/coor_ptii_ch22.5_artiv_sec22.5-75

For SI: 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. A handheld shower spray shall be considered a shower head.
b. Consumption tolerances shall be determined from referenced standards.

TABLE P3005.4.2

MAXIMUM NUMBER OF FIXTURE UNITS ALLOWED TO BE CONNECTED TO THE BUILDING DRAIN, BUILDING DRAIN BRANCHES OR THE BUILDING SEWER

DIAMETER OF PIPE (inches)	SLOPE PER FOOT		
	1/8 inch	1/4 inch	1/2 inch
11/2" a,b	-	Note a	Note a
2b	-	21	27
21/2"b	-	24	31
3"	36	42	50
4"	180	216	250

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. 11/2-inch pipe size limited to a building drain branch serving not more than two waste fixtures, or not more than one waste fixture if serving a pumped discharge fixture or food waste disposer discharge.
b. No water closets.

TABLE P3005.4.1

MAXIMUM FIXTURE UNITS ALLOWED TO BE CONNECTED TO BRANCHES AND STACKS

DIAMETER OF PIPE (inches)	ANY HORIZONTAL FIXTURE BRANCH	ANY ONE VERTICAL STACK OR DRAIN
11/4" a	-	-
11/2" b	3	4
2b	6	10
21/2"b	12	20
3"	20	48
4"	160	240

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a.11/4-inch pipe size limited to a single-fixture drain or trap arm. See Table P3201.7.
b.No water closets.

TABLE P3004.1
DRAINAGE FIXTURE UNIT (d.f.u.) VALUES FOR VARIOUS PLUMBING FIXTURES

TYPE OF FIXTURE OR GROUP OF FIXTURES	DRAINAGE FIXTURE UNIT VALUE (dJ.u.)a
Bar sink	1
Bathtub (with or without shower head and/or whirlpool attachments)	2
Bidet	1
Clothes washer standpipe	2
Dishwasher	2
Floor drainb	0
Kitchen sink	2
Lavatory	1
Laundry tub	2
Shower stall	2
Water closet (1.6 gallons per flush)	3
Water closet (greater than 1.6 gallons per flush)	4
Full-bath group with bathtub (with 1.6 gallon per flush water closet, and with or withoutshower head and/or whirlpool attachment on the bathtub or shower stall)	5
Full-bath group with bathtub (water closet greater than 1.6 gallon per flush, and with or without shower head and/or whirlpool attachment on the bathtub or shower stall)	6
Half-bath group (1.6 gallon per flush water closet plus lavatory)	4
Half-bath group (water closet greater than 1.6 gallon per flush plus lavatory)	5
Kitchen group (dishwasher and sink with or without garbage grinder)	2
Laundry group (clothes washer standpipe and laundry tub)	3
Multiple-bath groupsc:	
1.5 baths	7
2 baths	8
2.5 baths	9
3 baths	10
3.5 baths :	11

For SI: 1 gallon = 3.785 L.

a.For a continuous or semicontinuous flow into a drainage system, such as from a pump or similar device, 1.5 fixture units shall be allowed per gpm of flow. For a fixture not listed, use the highest d.f.u. value for a similar listed fixture.

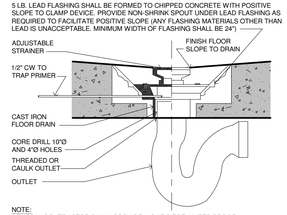
b.A floor drain itself does not add hydraulic load. Where used as a receptor, the fixture unit value of the fixture discharging into the receptor shall be applicable.

c.Add 2 d.f.u. for each additional full bath.

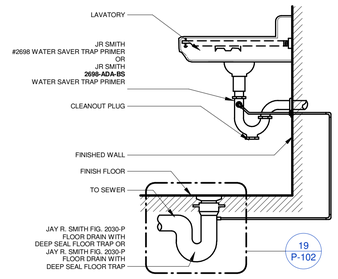
TABLE P2903.6

WATER-SUPPLY FIXTURE-UNIT VALUES FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

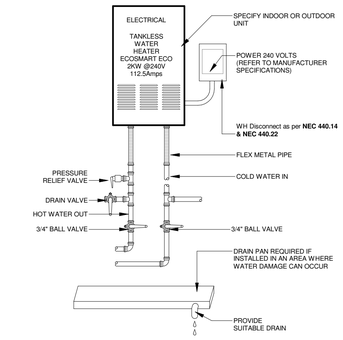
TYPE OF FIXTURES OR GROUP OF FIXTURES	WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.)		
	HOT	COLD	COMBINED
Bathtub (with/without overhead shower head)	1.0	1.0	1.4
Clothes washer	1.0	1.0	1.4
Dishwasher	1.4	-	1.4
Full-bath group with bathtub (with/without shower head) or shower stall	1.5	2.7	3.6
Half-bath group (water closet and lavatory)	.5	2.5	2.6
Hose bibb (sillcock)a	-	2.5	2.5
Kitchen group (dishwasher and sink with or without food-waste disposer)	1.9	1.0	2.5
Kitchen sink	1.0	1.0	1.4
Laundry group (clothes washer standpipe and laundry tub)	1.8	1.8	2.5
Laundry tub	1.0	1.0	1.4
Lavatory	0.5	0.5	0.7
Shower stall	1.0	1.0	1.4
Water closet (tank type)	-	2.2	2.2



19 P-102 FLOOR DRAIN W/ TRAP PRIMER
Scale: 3/4" = 1'-0"

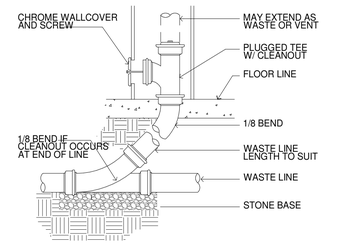


22 P-102 PRIMER TRAP DIAGRAM- RESIDENTIAL
Scale: 3/4" = 1'-0"



NOTES:
-WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NATIONAL ELECTRIC CODE, AND ANY APPLICABLE LOCAL PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING CODES, AND MANUFACTURER INSTALLATION INSTRUCTIONS -PROTECT HEATER FROM FREEZING

12 P-102 WATER HEATER DETAIL -ELECTRIC
Scale: 1" = 1'-0"

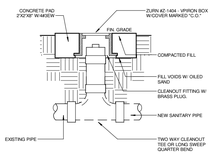


18 P-102 WALL CLEANOUT DETAIL
Scale: 3/4" = 1'-0"

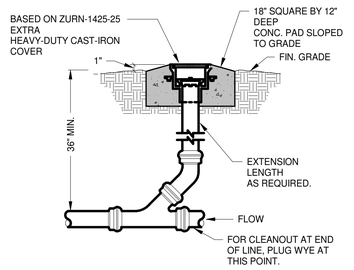
SLOPE OF WASTE LINES

1- UNDERGROUND WASTE LINES :
A- MINIMUM SIZE : 2 " @ 1/4 " FT/ SLOPE
B- LINES 3 " AND ABOVE @ 1/8 " /FT. SLOPE
C- BUILDING DRAIN SHALL HAVE A UNIFORM SLOPE OF 1/8 " /FT.
2- HORIZONTAL WASTE LINES , ABOVE GROUND :
A- 2 " & SMALLER @ 1/4 " /FT SLOPE
B -3 " & ABOVE @ 1/8"/FT. SLOPE.
3- FURNISH ANTI-SCALD VALVES FOR BATHTUBS AND SHOWERS

7 P-102 SLOPE OF WASTE LINES
Scale: 1/8" = 1'-0"



2 P-102 CLEANOUT DETAIL - CONECTION TO EXISTING
Scale: 1/2" = 1'-0"



9 P-102 GRADE CLEANOUT DETAIL
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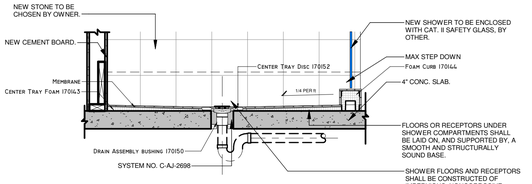

4 P-102 SHOWER SANITARY PIPE CONECTION
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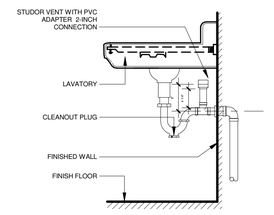
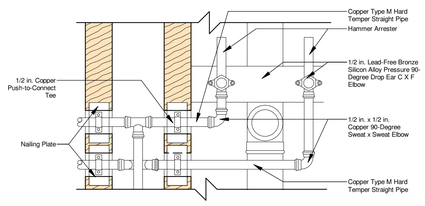
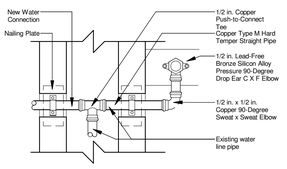


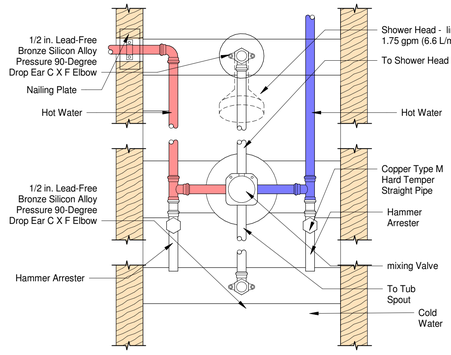
23 P-102 STUDOR VENT DETAIL
Scale: 3/4" = 1'-0"



11 P-102 TIE-IN CONNECTION TO EXISTING PIPE DETAILS AT WALL
Scale: 3" = 1'-0"



10 P-102 TIE-IN PIPE DETAILS AT WALL
Scale: 3" = 1'-0"



GentaTM
Single-Handle Tub/Shower Valve
Models: 82760 series

5 P-102 MIXING VALVE AT WALL
Scale: 3" = 1'-0"

No.	Description	Date

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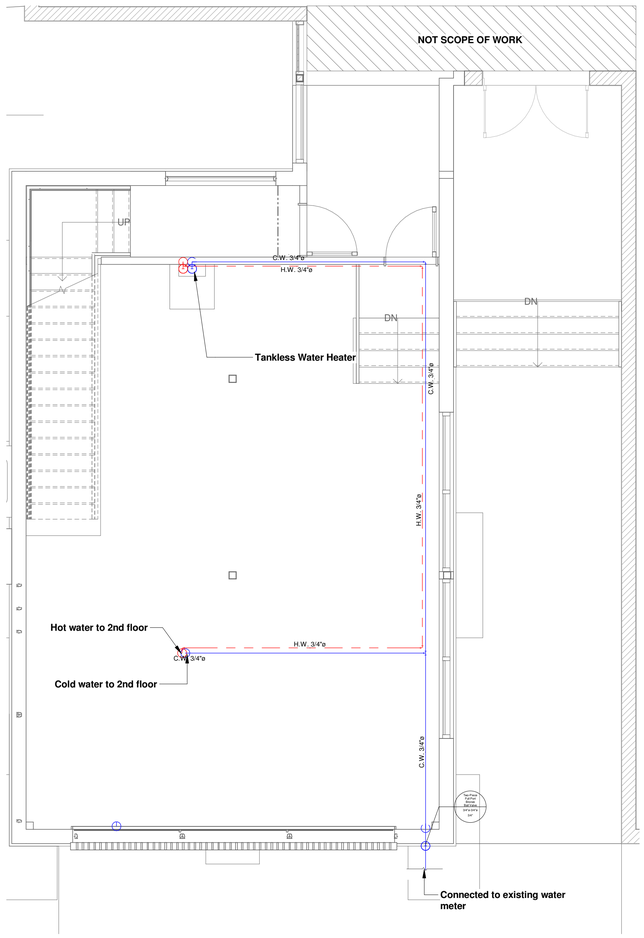
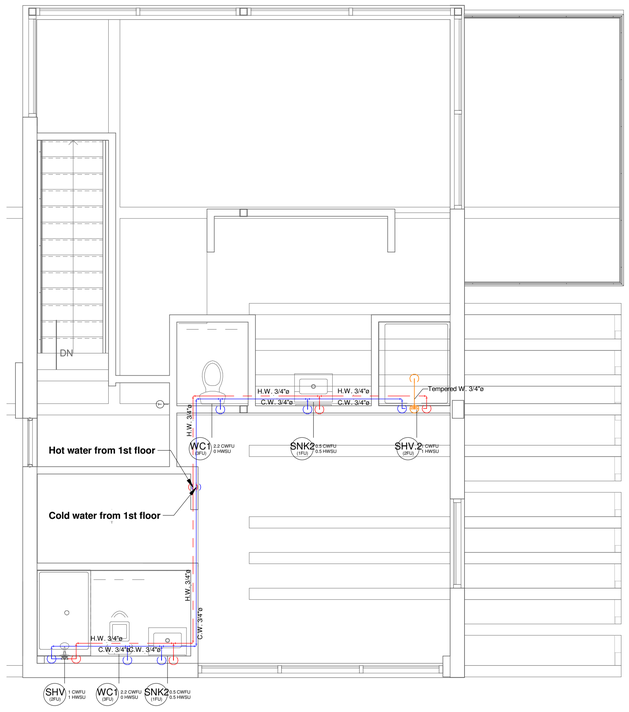


1 P-103 C & W - 1st Floor
Scale: 1/4" = 1'-0"



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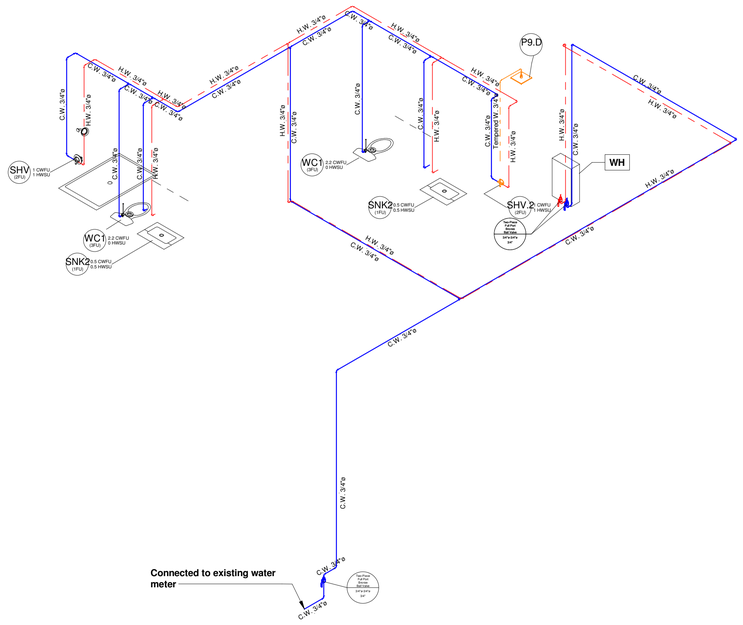

2 P-103 Hot & Cold Water Isometric
Scale:

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Supply Plans & Isometric

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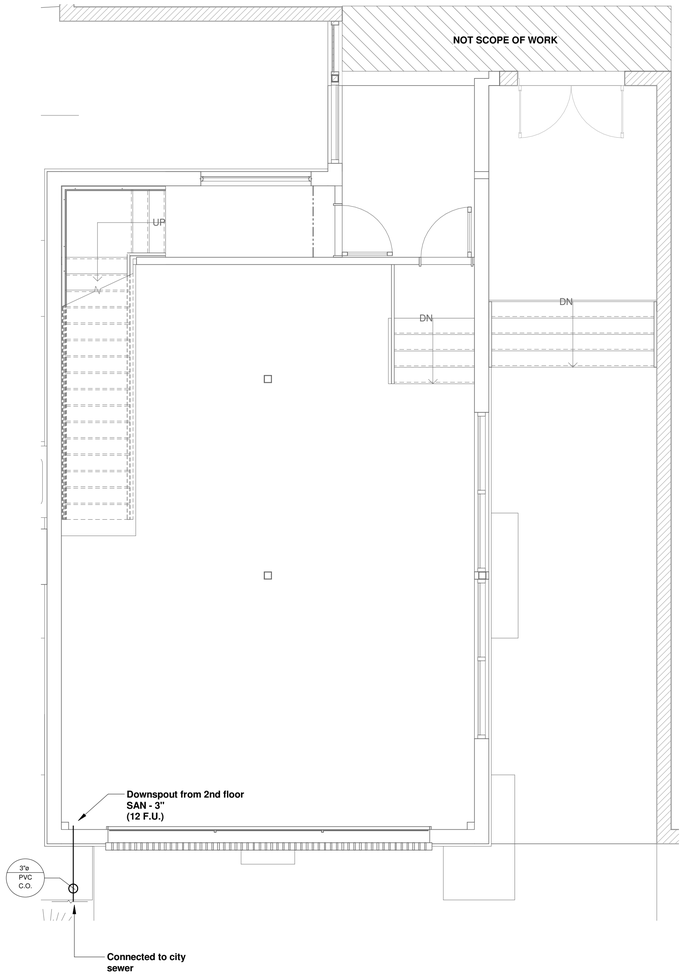
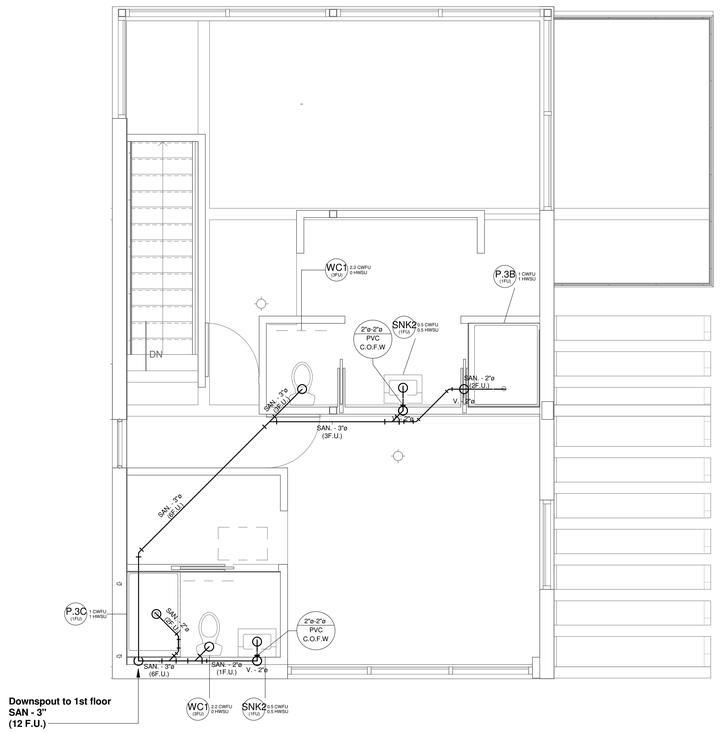


1 P-104 Sanitary - 1st Floor
Scale: 1/4" = 1'-0"



2 P-104 Sanitary - 2st Floor
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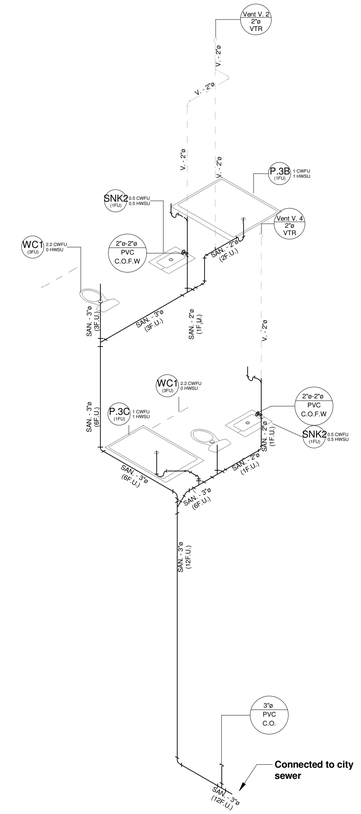

3 P-104 Sanitary Isometric
Scale:

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

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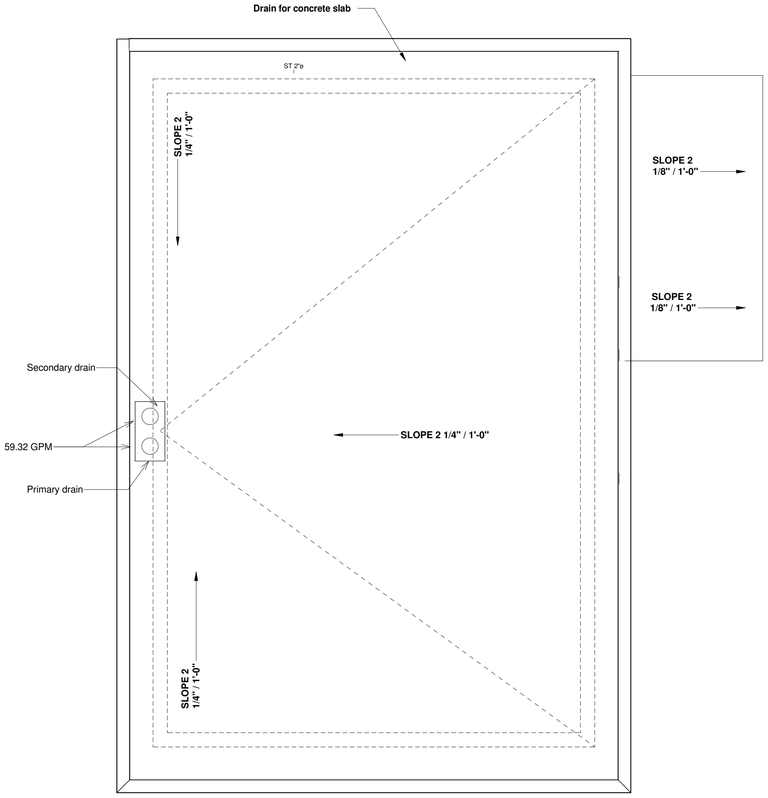


1 P-105 STORM PLAN
Scale: 1/4" = 1'-0"

Storm drainage distribution - catch basins per each downspout (from primary and secondary system)		
Storm line # 1 (Primary system) - 1/4 of piping slope		
Basin Area	**Flow (GPM)**	**Area (sq ft)**
#1	**59.32**	**1214.66**
Total flow = 59.32 GPM		
Storm line # 2 (Secondary system) -1/4 of slope		
Basin Area	**Flow (GPM)**	**Area (sq ft)**
#2	**59.32**	**1214.66**
Total flow = 59.32 GPM		
Storm line # 3 -1/8 of slope		
Basin Area	**Flow (GPM)**	**Area (sq ft)**
#2	**2.37**	**48.44**
Total flow = 2.37 GPM		

2 P-105 Storm calculations table
Scale: 3/4" = 1'-0"

STORM DRAINS CALCULATION

AS PER FLORIDA BUILDING CODE - PLUMBING - SECTION1106

1. DETERMINE TOTAL ROOF AREA

STORM DRAINS, BUILDING STORM SEWERS AND ANY HORIZONTAL BRANCHES OF SUCH DRAINS OR SEWERS SHALL BE BASED ON THE 100-YEAR HOURLY RAINFALL RATE INDICATED IN FIGURE 1106.1

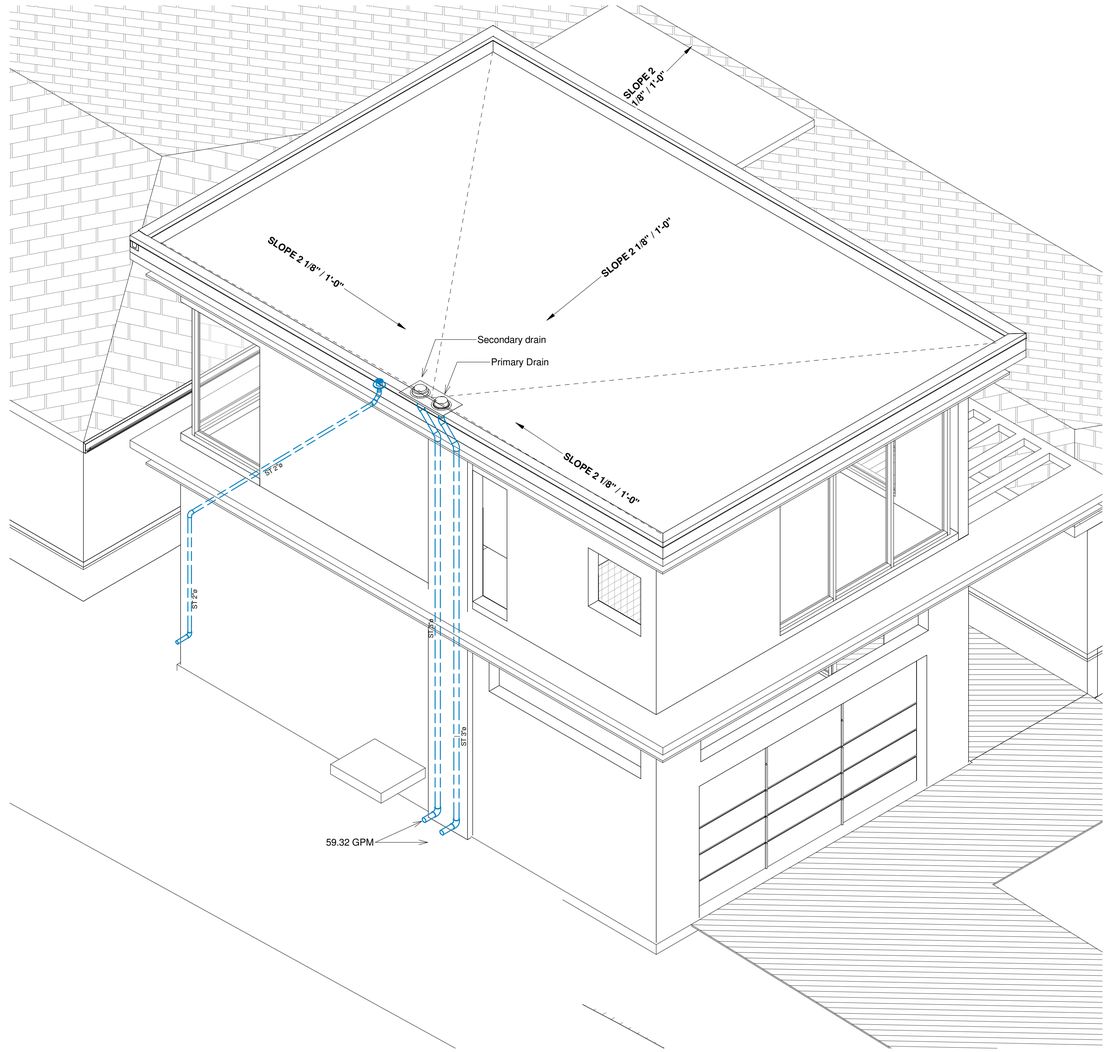
ROOF AREA = 1214.66 SQ.FT
100-YEAR RAINFALL RATE = 4.7 INCHES
ROOF AREA TOTAL = 59.313272 GPM

TABLE 1106.2 STORM DRAIN PIPE SIZING

PIPE SIZE (inches)	CAPACITY (gpm)				
	VERTICAL DRAIN	SLOPE OF HORIZONTAL DRAIN			
		1/16" per ft	1/8" per ft	1/4" per ft	1/2" per ft
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

1106.5PARAPET WALL SCUPPER LOCATION
PARAPET WALL ROOF DRAINAGE SCUPPER AND OVERFLOW SCUPPER LOCATION SHALL COMPLY WITH THE FLOW REQUIRMENTS OF ALL THE FOLLOWING AND THE FURTHEST USE STANDARD.

- OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT EXCEEDING 2 INCHES (51 MM) IN HEIGHT ABOVE THE ROOF LEVEL UNLESS THE ROOF DRAINAGE SYSTEM SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS- PLUMBING. 1503.4.2.1



3 P-105 Storm Isometric
Scale:

No.	Description	Date

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria,AIA,PA
AR 97719

2/1/2023 6:02:47 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

Storm Plan

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	
Checked By:	Checker	P-105
Scale:	As indicated	

Permit Process ----

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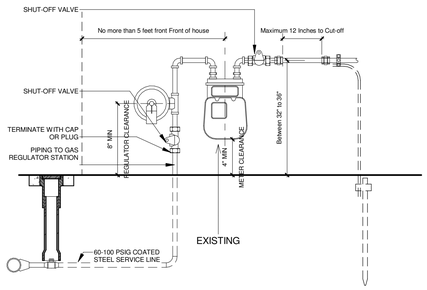
KEYED NOTES

1. INSTALLATION OF ALL GAS PIPING SHALL BE PER F.B.C. FUEL GAS 2017 (GAS PIPING STANDARD)
2. REFER TO RISER FOR PIPE MATERIALS
3. PRESSURE TEST GAS PIPING FOR LEAKS PRIOR TO CONNECTING GAS SUPPLY.
4. PLEASE VERIFY MANUFACTURES REQUIREMENTS FOR BTU DEMAND, MINIMUM AND MAXIMUM GAS PRESSURE LIMITS AT EQUIPAMENT PRESSURE REGULATOR IF REQUIRED MUST BE APPROVED BY EQUIPMENT MANUFACTURE.
5. VERIFY LOCATION OF EQUIPMENT PRIOR TO INSTALLATION.
6. ALL CONDUITS ENCASING GAS PIPE BELOW SLAB SHALL BE VENTED MINIMUM 6" ABOVE GRADE AND SHALL BE INTALLED SO AS TO PREVENT THE ENTRY OF WATER & INSECTS.
7. GAS PIPE SHALL REQUIRED INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER AGAVE WIRE) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTRELINE OF THE PIPE. USE FGG/BM COMPATIBLE DUCT TAPE AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
8. PE PIPE INSTALLED BELOW ARD SURFACE MUST BE SLEEVED AND VENTED.
9. MATERIAL TUBE "SCHEDULE 40 METALLIC PIPE" TUBE SIZING BASED ON TABLE 402.4(27).
10. THE SHELL OF CONTAINERS INSTALLED IN AREAS WITH NO VEHICULAR TRAFFIC SHALL BE INSTALLED AT LEAST 6 IN (150 mm) BELOW GRADE.
11. APPROVED INTERCHANGEABLE ABOVEGROUND-UNDERGROUND CONTAINER ASSEMBLIES INSTALLED UNDERGROUND SHALL NOT BE PLACED WITH THE CONSTAINER SHELL MORE THAN 12 IN (300MM) BELOW GRADE.
12. PRIOR TO DIGGING, THE LOCATION OF UNDERGROUND AND MOUNTED CONTAINERS AND PIPING IN THE VICINITY OF CONSTRUCTION AND EXCAVATION ACTIVITIES SHALL BE DETERMINED AND THE INSTALLATION SHALL BE PROTECTED FROM DAMAGE
13. A CORROSION PROTECTION SYSTEM SHALL INSTALLED ON NEW INSTALLATIONS OF UNDERGROUND STELL CONTAINERS, UNLESS TECHNICAL JUSTIFICATION IS PROVIDED TO AND IS APPROVED BY THE AUTHORITY HAVING JURISDICTION. THE CORROSION PROTECTION SYSTEM SHALL INCLUDE THE FOLLOWING:
    1. A CONTAINER COATING COMPLYING WITH 5.2.1.11 NFPA 58.
    2. A CATHODIC PROTECTION SYSTEM THAT CONSISTS OF A SACRIFICIAL ANODE(S) OR AN IMPRESSED CURRENT ANODE.
    3. A MEANS TO TEST THE PERFORMANCE OF THE CATHODIC PROTECTION SYSTEM IN ACCORDANCE WITH 6.19.3 NFPA 58
14. PRIOR TO BURRIAL, THE CONTAINER SHALL BE VISUALLY EXAMINED FOR DAMAGE TO THE COATING. DAMAGED AREAS SHALL BE REPAIRED WITH A ECOATING RECOMMENDED FOR UNDERGROUND SERVICE AND COMPATIBLE WITH THE EXISTING COATING
15. CONTAINERS SHALL BE SET LEVEL AND SHALL BE SURROUNDED BY EARTH OR SAND FIRMLY TAMPED IN PLACE.
16. WHERE ELECTRICAL ISOLATION IS PROVIDED BETWEEN BURRIED METALLIC PIPING AND AN UNDERGROUND CONTAINER, THE DIELECTRIC CONNECTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 5.11 OR SHALL BE LISTED
17. BACKFILL SHALL BE FREE OF ROCKS AND ABRASIVES

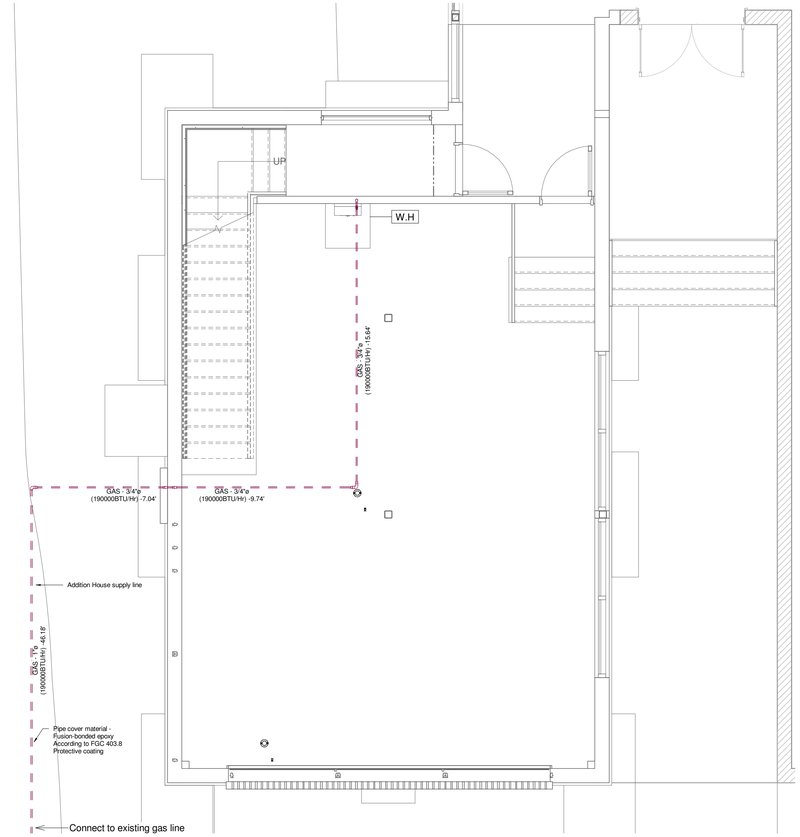
1 P-106 gas specifications
Scale: 1/2" = 1'-0"

Gas Equipment Schedule

Type Mark	Equipment	Category	BTU/Hr
W.H	TANKLESS W.H	GAS	190000

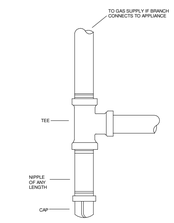


5 P-106 GAS METER DETAIL1
Scale: 1 1/2" = 1'-0"

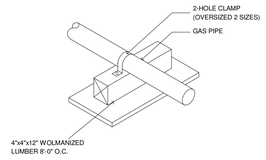


NATURAL GAS						
PREASURE DROP: 1/2" WATER COLUMN			ADAPTED FROM TABLE 402.4(2), FGC			
SPECIFIC GRAVITY: 0.60						
CAPACITY (MBTU/HOUR)						
LENGTH (ft)	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"
10	172	360	678	1390	2090	4020
20	118	247	466	957	1430	2760
30	95	199	374	768	1150	2220
40	81	170	320	657	985	1900
50	72	151	284	583	583	1680
60	65	137	257	528	791	1520
80	56	117	220	452	677	1300
100	50	104	195	400	600	1160

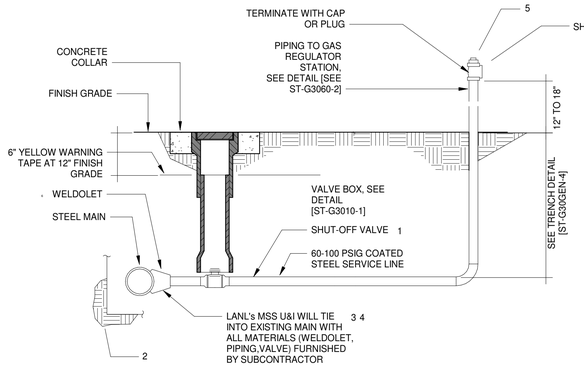
7 P-106 GAS TABLE 402.4 (2)
Scale: 3" = 1'-0"



2 P-106 Sediment Trap detail
Scale: 1/8" = 1'-0"

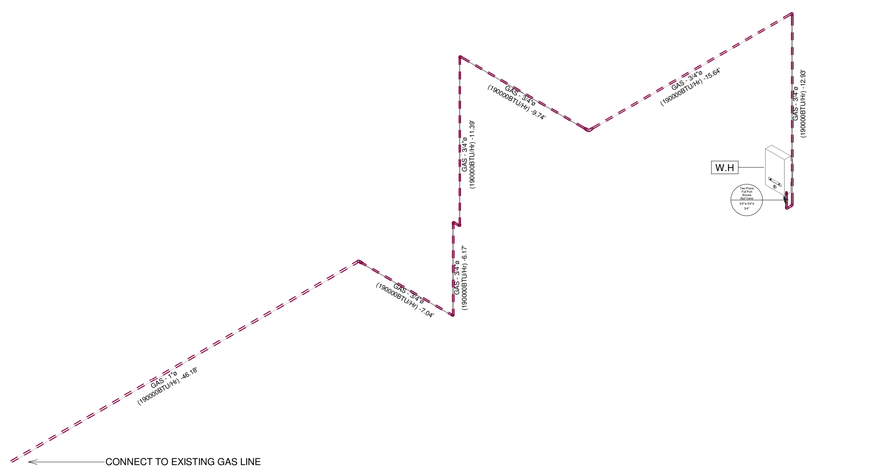


3 P-106 GAS MOUNTING DETAIL2
Scale: 1 1/2" = 1'-0"



1. RUN NEW SERVICE LINE TO WITHIN 6" OF EXISTING MAIN
2. MINIMUM BELL HOLE AT BOTTOM OF TRENCH: 24" FROM CENTERLINE OF NEW PIPE ON EACH SIDE; 18" FROM EDGE ON BACK SIDE; 4'-0" IN FRONT OF MAIN (LENGTH OF BELL HOLE); 18" UNDER MAIN. TAPER OR STEP TRENCH TO MEET OSHA REQUIREMENTS.
3. LANL STR WILL ENSURE MATERIALS REQUIRED FOR TIE-IN ARE AT THE JOB SITE, SERVICE LINE HAS BEEN PRESSURE TESTED, AND BELL HOLE IS DUG PRIOR TO NOTIFYING MSS U&I.
4. LANL STR WILL NOTIFY MSS U&I 15 DAYS IN ADVANCE TO SCHEDULE TIE-IN.
5. LOCATE STUB-OUT FOR GAS REGULATOR 8" TO 12" FROM BUILDING. ENSURE PIPING IS STRAIGHT, LEVEL AND PLUMB WITH BUILDING.
6. WHEN TIE-IN PIPING IS EQUAL TO OR EXCEEDS 1/2 OF MAIN DIAMETER, MAKE TIE-IN WITH FULL CIRCLE WELD CLAMP OR BY CUTTING IN A TEE.

4 P-106 GAS PIPING TIE-IN DETAIL1
Scale: 3" = 1'-0"



8 P-106 Gas Isometric
Scale:

No.	Description	Date

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FBC 107.2.1. Scope of Work -

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LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

2/1/2023 6:02:54 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

Gas

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	P-106
Drawn By:	Author	
Checked By:	Checker	
Scale:	As indicated	

Permit Process ----

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 20th, 2023

Subject: Existing Single-Family Residence – Renovations
Exterior Facade / Front Entry Feature Modifications
1310 101st Street
Bay Harbor Islands Acct. No.: SPR23-000004
MMPA Acct. No.: 01-0702-1153

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the latest submitted plans dated December 18th, 2023, which are intended to address the DRB's comments made at their November 7th, 2023 meeting (no exterior strip LED lighting allowed / entry canopy revisions), 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:

1) Exterior building façade modifications including doors & windows different (location, quantity / sizes) than pre-existing the renovations, a new front entry canopy, decorative arches, and exterior lighting that requires the DRB approval.

The property owner (SZ FL, LLC) acquired this site in 2021 and has been making phased improvements to this older 1950 era house, most of which have been handled administratively, as allowed (interior renovations / new windows & doors / new pool & deck / driveway / landscaping). Because the Town Code Section 5-23.1 and Resolution #1077 requires the DRB to approve certain substantial additions, renovations, and particularly for pergolas / trellis / etc. applications are being brought to the DRB for review / approval. The interior renovations are mostly complete at this time. New doors / windows (some much different than existing size / appearance) and some exterior façade work has been done as well. The pool / pool deck renovations, yard / landscaping improvements and driveway are well along.

BACKGROUND / PROJECT REVIEW HISTORY / ANALYSIS

Since mid-2022 the property owner began to contact the Town about renovations to the house. Initially an addition to the home was proposed but dropped. As stated above, the owner has been making several renovation improvements, mostly interior work but some exterior, to the home & site. Permits were requested for the interior work, new pool / deck areas and other improvements that staff can approve administratively. Because the Town Code and Town Council Resolution #1077 requires the DRB to approve certain substantial additions, renovations, and for certain specialty accessory structures like pergolas / trellis / etc. these items must be brought to the DRB for approval. As part of the overall site improvements the owner is desirous of modifying some of the home façade elevations, mostly the front facade facing 101st Street. Some work started (different doors / windows / arches / canopy) but the Bldg. Dept. has stopped future exterior work until the DRB reviews / approves the plans. The existing house had a covered roofed canopy over the raised front entry steps. The owner started to construct a new replacement decorative front door entry canopy feature that were discretely included in the "interior renovation" plans; however, the Town believes upon seeing these features, that this represents a substantial exterior modification that needed to be reviewed / approved by the DRB first. Also, protruding architectural arches around some of the new front façade elongated windows is proposed. Not clearly noted on the initial plans submitted but observed are proposed linear lighting fixtures framing some of the house features (arches / other). The Town's Bldg. Dept. has issued a "Stop Work Order" until the DRB acts on this exterior façade changes.

At the May 2nd, 2023 DRB meeting the DRB approved the applicant's request for rear yard pergola accessory structures, as allowed / required by Sec. 23-12(15). Shortly after the DRB approved the new pergolas, the Town Council modified the Zoning Code to prohibit them from being constructed within the Town's base building setbacks (10' side setback / 15' rear setback). Such structures can still be built but only within the main building envelope. These improvements are proposed at an existing home located at 1310 101st Street now being renovated.

At the November 7th, 2023 meeting the DRB initially reviewed the application. The DRB denied the applicant's request to install recessed linear strip LED lighting on several front façade architectural features. As to the proposed front façade architectural arches and entry canopy design the DRB expressed opposition and offered comments to the applicant on revisions that may be acceptable. The DRB deferred action on the application to allow the applicant and his designer time to restudy and revise the plans. The Town staff subsequently coordinated with the applicant on revisions to the plans. On December 11th, 2023, the Town received a formal resubmittal of plan revisions for the DRB to consider. The previous recessed LED strip lighting has been removed and is now either imbedded inside the arch structures or via "up lighting" fixtures. Alterations to the entry canopy are shown that "enclose" more of the feature as requested. MMPA has verified the proposed changes meet all minimum Code requirements. The DRB must re-review the revised plans and decide if the changes are now acceptable.

According to the Miami-Dade Property Appraiser's public records this home was originally built in 1950 with some minor modifications made over the years. The 3 Bedroom / 3 Bath house is approximately 3,069 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 a SFR), plus the adjoining street paved swale areas. The Miami-Dade County Property Appraisers website lists the existing structure as being built in 1950. The 2006 Historical Structure Survey for the Town of Bay Harbor Islands identified the existing home structure as having Masonry Vernacular / Post Modern architectural features.

This house was originally 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 through the developer - most likely through their staff to ensure compliance with the CCR setbacks / etc. The existing house and most other features meet the current Zoning Code setbacks, etc. As the Town has reviewed the renovation plans non-conforming features have been noted and if possible corrected to meet current day standards (pool / deck / 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 permit 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:
>
> c. **Substantial renovations** (not including interior renovations).
>
> e. Revisions to plans previously approved by the Planning and Zoning Board for changes to 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 features).

As stated previously the Town reviewed / approved various building permits for the interior renovations, pool & pool deck renovations, door / window replacements and other items. A closer examination of some of the window replacements should have occurred as staff believed they were for like-kind / same location / same sizes – some were not. The "interior" renovation plans also discreetly included an exterior front entry canopy revision and other features. As stated, once the Town noticed the front façade changes and re-reviewed the BP plans, the new front entry canopy feature, significant window shape / size changes, and decorative arches were felt to be a "substantial" exterior modification that should have been reviewed by the DRB prior to permits. The proposed linear front facade site lighting detail was also noticed (not shown on site plans) and the applicant was informed the DRB would need to review / approve that feature as per Sec. 23-19 of the Code.

SUMMARY / RECOMMENDED CONDITIONS

The property owner (SZ FL, LLC) acquired this site in 2021 and has been making phased improvements to this older 1950 era house, most of which have been handled administratively, as allowed (interior renovations / new windows & doors / new pool & deck / driveway / landscaping). Because the Town Code and Resolution #1077 requires the DRB to approve certain substantial

additions, renovations, and particularly for pergolas / trellis / etc. several items are being brought to the DRB for approval. The applicant originally requested DRB approval for the front entry canopy feature, substantial door & window changes (front façade) and arches, and a linear LED strip lighting requested to be placed in recessed channels on the new front façade features. As stated above, at the November 7th, 2023 DRB meeting those requests were discussed. The DRB denied the request for linear LED strip lighting and suggested they incorporate more traditional accent lighting means if desired. The DRB did not agree with the initial proposed entry canopy design and offered some suggestions to more enclose the area. The applicant's new December 18th, 2023 revised plans appear to address both issues.

The following conditions of approval are recommended:

1) This approval is based on the latest revised Site Development Plan drawings prepared by Michael Spicyn, P.E. dated December 18th, 2023, with any modifications required by the Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

Michael Spicyn, PE

1801 South Ocean Blvd
Hallandale Beach, FL 33009
786-514-3222

Date: January 2, 2024

REVISED
JAN 02 2024
By:

To: Bay Harbor Islands
Building Department
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: Permit: SPR23-000016
1310 101 Street
Bay Harbor Islands, FL 33154

Subject: Narrative to changes

In addition to revised drawings, I am submitting below narrative to changes:

Drawing A-001, Revision 1: New façade rendering showing revised landscape

Drawing A-103, Revision 1: Revised façade light fixtures

Drawing A-505, Revision 1: Revised façade light fixture
Revision 2: New polycarbonated roof
Revision 3: Removed LED strip light fixtures
Revision 4: Changed electrical fixture type

Drawing A-506, Revision 1: New polycarbonated roof
Revision 2: New decorative panels

Thanks

Respectfully submitted,

Michael Spicyn, PE

MICHAEL SPICYN
LICENSE
No. 77349
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HOUSE RENOVATION

DRAWING INDEX	
Label	Title
A-001	PROJECT OVERVIEW
A-002	GENERAL NOTES
A-003	SITE PLANS
A-004	PERVIOUS AREA CALCULATIONS
A-103	PROPOSED ARCHITECTURAL FLOOR PLAN
A-201	ELEVATIONS - FRONT AND REAR
A-202	ELEVATIONS - EAST AND WEST
A-505	FACADE FINISHING & LIGHTING DETAILS
A-506	AWNING DETAILS
A-801	EXISTING HOUSE ELEVATION PHOTOS
A-802	EXISTING ADJACENT PROPERTIES PHOTOS

VICINITY PLAN

CODE NOTES

APPLICABLE CODES

1. LOCAL JURISDICTION:
   CITY OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
   CITY OF BAY HARBOR ISLAND DESIGN REVIEW BOARD
2. BUILDING CODE:
   FLORIDA BUILDING CODE 2020 EDITION:
   FLORIDA RESIDENTIAL BUILDING CODE
   FLORIDA EXISTING BUILDINGS CODE
3. A.C.I. 318-05 FOR REINFORCED CONCRETE.
4. A.C.I. 315-05 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
5. A.I.C. 530-05 AND A.C.I. 530-1-05 FOR REINFORCED MASONRY.
6. A.I.C. STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL NINTH EDITION.
6. ANSI / AWS D 1.4
7. A.S.C.E. 7-10 FOR WIND ANALYSIS AND DESIGN.
8. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. AMERICAN FOREST AND PAPER ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. (N.D.S.)
10. A.P.A. THE ENGINEERED WOOD ASSOCIATION.
11. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
12. FLORIDA FIRE PREVENTION CODE 6th EDITION, AND N.F.P.A. 101-2015

2. CODE DATA

CLASSIFICATION OF WORK:	ALTERATION LEVEL 2
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	RESIDENTIAL GROUP R, SUB-CLASSIFICATION R-3

LEGAL DESCRIPTION:

LOT 9, BLOCK 26, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
1310 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

PROPERTY LEGAL DESCRIPTION AND BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY:

JOHNSON & JOHNSON LAND SURVEYING SERVICES INC.
7081 TAFT STREET, #180, HOLLYWOOD, FL 33024
PHONE: 954-246-9516

COMPLIANCE NOTE

MICHAEL SPICYN, PE , TO THE BEST OF MY KNOWLEDGE STATE THAT THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE AND AND CHAPTER 633 OF FLORIDA STATUS..

ZONING ANALYSIS

Project: **1310 101 Street, Bay Harbour Island**
Zone: RD - Single Family Residential District
Flood Zone: AE

ZONING ANALYSIS

DENSITY	Allowed	Provided
DU's Max	1	1

LOT		Provided
Min Lot width		90
Lot Depth		125
Min Lot Area	11250	11250

LOT COVERAGE	Required	Provided
Open space (1 story) %	35	35.36
Open space (1 story) SF	3937.5	3977.88
Pervious front %	50	50.38
PERVIOUS AREA		1219
DRIVEWAY+WALK+ENTRY		1200.71

SETBACKS	Required	Provided
Front FT	25	25
Rear FT	15	15
Side FT	10	10

BUILDING BULK	Required	Provided
Height, Feet, Max (BFE)	25	14
Height, Stories, Max	2 1/2	1
Min Bldg Size SF	1500	

PARKING	Required	Provided
Spaces	2	2

BUILDING CODE DATA
1. LOCAL JURISDICTION:
   CITY OF BAY HARBOUR ISLAND BUILDING DEPARTMENT
2. BUILDING CODE:
   FLORIDA BUILDING CODE 2020, 7th EDITION:
   FLORIDA RESIDENTIAL BUILDING CODE
   FLORIDA EXISTING BUILDINGS CODE
3. LIVE LOADS: PER TABLE R301.5
   STAIRS LIVE LOAD 40 PSF
   HANDRAILS 200 LBS
   HANDRAIL IN-FILL 50 PSF
4. STAIR WIDTH R311.7
   MIN 36"
   MAX EACH HANDRAILS PROJECTION 4½"
   MIN CLEAR WIDTH W/ HDR ON ONE SIDE 31½"
   MIN CLEAR WIDTH W/ HDR ON BOTH SIDES27"
5. HEADROOM R311.7.2
   MIN HEADROOM SHALL BE MIN 6'-8"
6. VERTICAL RISE R311.7.3 - MAX 12'
7. RISERS R311.7.5.1 - MAX 7¾"
8. TREADS R311.7.5.2 - MIN 10"
9. NOSINGS R311.7.5.3
   MIN ¾"
   MAX 1¼"
   DEVEATION MAX 3/8"
   MAX BEVELING ½"
10. NUMBER OF HANDRAILS R311.7.8 - AT LEAST ON ONE SIDE
11. HANDRAIL HEIGHT R311.7.8.1
    MIN 34"
    MAX 38"
12. GUARDRAIL HEIGHT: MIN 36"

PROPOSED WORK (INCLUDING WHAT HAS ALREADY BEEN APPROVED) WILL NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT

Digitally signed by Michael Spicyn
DN: c=US, o=Florida, dnQualifier=A01410D0000018CA0FEB40700151FCD, cn=Michael Spicyn
Date: 2023.12.28 04:07:07 -05'00'

MICHAEL SPICYN LICENSE No. 77349 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISION TABLE

NUMBER	DESCRIPTION	DATE

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

PROJECT SITE

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #: 77349
1801 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
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PROJECT OVERVIEW

DRAWING DESCRIPTION:

PROJECT NUMBER:	20230520
SCALE:	AS SHOWN
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

A-001

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.
3. ALL EXISTING SURFACES SUCH AS STUCCO, WALLS, FLOORS, CEILINGS, BASES, ETC THAT ARE AFFECTED BY THESE ALTERATIONS ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES.
4. GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC. AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE "PATCHED AREA" INDISCERNIBLE FROM THE EXIST. ADJACENT AREA.
5. ALL EXISTING A/C GRILLS AND DUCT WORK LOCATED IN THE CEILING OR SOFFIT AREAS TO BE OR NOT TO BE REMOVED, SHALL BE TEMPORARY CAPPED AND RELOCATED BASED ON MECHANICAL PLANS.

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE FULLY LICENSED AND INSURED AND SHALL MAINTAIN COMPLIANCE WITH ALL O.S.H.A AND OTHER APPLICABLE SAFETY STANDARDS.
2. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL RULES AND REGULATIONS GOVERNING THE DISPOSAL OF CONSTRUCTION DEBRIS.
3. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LOCAL JURISDICTION'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
4. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL PUBLIC SAFETY PROTOCOLS APPLICABLE TO DEMOLITION WORK WITHIN THE LOCAL JURISDICTION AND SPECIFICALLY AT THIS SITE.
5. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LANDLORD'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES AND FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
6. SHOULD ANY KNOWN HAZARDOUS MATERIALS BE DETECTED WITHIN THE STRUCTURE, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION WITH THE ARCHITECT. WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
7. IMPORTANT: IF THERE IS ANY DOUBT AS TO WHETHER A COMPONENT IS STRUCTURAL OR NON-STRUCTURAL, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION WITH THE ARCHITECT. DEMOLITION WORK SHALL RESUME PURSUANT TO THE ARCHITECT'S WRITTEN INSTRUCTIONS TO PROCEED.
8. IMPORTANT: IF THE DEMOLITION OF ANY NON-STRUCTURAL COMPONENT THREATENS THE INTEGRITY OF ANY STRUCTURAL COMPONENT, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
9. REMOVE ALL FINISHES IN ALL AREAS. STRIP AWAY ALL BACKING AND SUPPORT FOR FINISHES, EXPOSING STRUCTURE BENEATH IN ALL AREAS, ALL CONDITIONS THROUGHOUT.
10. REMOVE ALL NON-BEARING INTERIOR PARTITIONS AS INDICATED ON THIS PLAN. REMOVE ALL INTERIOR CONSTRUCTION (DOORS, BUILT-INS, MILLWORK, HEADERS, AND SOFFITS)
11. REMOVE NON-STRUCTURAL CEILINGS AS INDICATED ON THIS PLAN AND FULLY EXPOSE UNDERLYING STRUCTURE.
12. REMOVE ALL PLUMBING FIXTURES AND RELATED FITTING, BOTH SANITARY SEWER LINES AND WATER SUPPLY LINES. CAP ALL EXISTING PIPES BELOW SLAB.
13. REMOVE ELECTRICAL COMPONENTS, WIRING, CONDUITS, RACEWAYS, PANELS, JUNCTION BOXES. ELECTRICAL FIXTURES, & RELATED COMPONENTS WITHIN EXISTING BUILDING ELEMENTS TO BE DEMOLISHED. CAP ALL REMAINING PIPES AND CONDUITS BELOW SLAB.

SHOP DRAWING NOTES

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT / ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.
3. NO SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT / ENGINEER REVIEW UNTIL AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP.
4. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR. IRRESPECTIVE OF RECEIPT CHECKING OR REVIEW OF DRAWINGS BY THE ARCHITECT / ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.
5. ALL SHOP DRAWINGS AND RELATED CALCULATIONS SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
6. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT / ENGINEER COMPLETE SHOP DRAWINGS REQUIRED BY THESE NOTES. REVIEW AND APPROVAL OF SHOP DRAWINGS IS FOR THE DESIGN CONCEPT ONLY. THE CONTRACTOR SHALL CHECK AND APPROVE THE SHOP DRAWINGS FOR COMPLIANCE AND COMPLETENESS BEFORE SUBMITTAL. APPROVAL BY THE ARCHITECT / ENGINEER IS NOT FOR THE PURPOSE OF APPROVING CHANGES OR SUBSTITUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, QUANTITIES, JOB CONDITIONS, AND COORDINATION WITH ALL DOCUMENTS AND OTHER TRADES.
7. ALL SHOP DRAWINGS TO BE THOROUGHLY CHECKED BY THE CONTRACTOR AND SUBCONTRACTORS AND BEAR THE REVIEWER'S INITIALS BEFORE BEING SUBMITTED TO THE ARCHITECT / ENGINEER. SUBMIT 3 COPIES OF ALL DETAILED WORK SHOP DRAWINGS TO ARCHITECT / ENGINEER BEFORE COMMENCING WORK. OWNER AND / OR CONTRACTOR IS REQUIRED TO SUBMIT TO ARCHITECT / ENGINEER ALL DETAILED SHOP DRAWINGS IN ORDER THAT THEY MAY OBSERVE SAID SHOP DRAWINGS FOR GENERAL COMPLIANCE. ALL SHOP DRAWINGS WHEN OBSERVED BY THE ARCHITECT / ENGINEER, WHICHEVER THE CASE MAY BE, SHALL BEAR THE SIGNATURE OF THE ARCHITECT / ENGINEER WHEN THE ABOVE HAS BEEN OBSERVED. SHOP DRAWINGS AND NOTES TO BE THOROUGHLY CHECKED BY CONTRACTOR AGAIN, PRIOR TO PROCEEDING WITH WORK. NO CHANGES OR DEVIATIONS TO BE MADE UNDER ANY CIRCUMSTANCES WITHOUT THE WRITTEN PERMISSION FROM ARCHITECT / ENGINEER, RELATIVE TO THESE PLANS, DETAILS, AND SHOP DRAWINGS.
8. FOUR SETS OF SPECIFICATIONS OR SHOP DRAWINGS, WITH EACH COPY HAVING ALL ATTACHMENTS AND SEALING IF APPLICABLE, OF THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS OR COMMENCING WORK: STOREFRONT GLASS & FRAMING, ROOFING, STRUCTURAL FRAMING SYSTEM, PLUMBING FIXTURES, AIR CONDITIONING EQUIPMENT, ELECTRICAL EQUIPMENT & LIGHTING FIXTURES. EACH SUBMITTAL GIVEN TO THIS OFFICE SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR WITH SIGNATURE AND DATE REFLECTING APPROVAL, APPROVED AS NOTED, OR REJECTED.

SINGLE DOCUMENT NOTE:
USE OF THIS DRAWING IS AN ACKNOWLEDGMENT THAT THE ENTIRE SET OF ARCHITECTURAL. PLUMBING, ELECTRICAL, STRUCTURAL & MECHANICAL PLANS FOR THIS PROJECT SHALL BE CONSIDERED A SINGLE DOCUMENT AND MUST BE REVIEWED TOGETHER FOR CONSTRUCTION.

2020 FBC DATA

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

Section	Classification	Group
302.1.3	RESIDENTIAL	R-3
310.5		

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Section	Referenced Item	Classification ALLOWED	PROPOSED
504	GENERAL HEIGHT & AREA		
	ALLOWABLE HEIGHT (FEET) - TBL 504.3	60	14
	ALLOWABLE HEIGHT (STORIES) - TBL 504.4	2	2
506	BASIC ALLOWABLE AREA - TBL 506.2	7,000	2,492 SF

CHAPTER 6: TYPES OF CONSTRUCTION
CONSTRUCTION TYPE CLASSIFICATION V-B

Section	Referenced Item	Classification
TBL 602	EXTERIOR WALL FORE RATING	1
TBL 601	REQUIRED FOR BUILDING ELEMENTS	0 HOURS

CHAPTER 8: INTERIOR FINISHES

Section	Referenced Item	Classification
803	WALL & CEILING FINISHES	
	-TABLE 803.9 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	
	GROUP R - UNSPRINKLED	
	-VERTICAL EXITS & EXIT PASSAGEWAYS	CLASS B
	-EXIT ACCESS CORRIDORS & OTHER EXITWAYS	CLASS B
	-ROOMS & ENCLOSED SPACES	CLASS C

CHAPTER 10: MEANS OF EGRESS

Section	Referenced Item	Classification
1004	OCCUPANCY LOAD	
	TABLE 1004.1.1 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
	- BUSINESS	100 GROSS
	- OCCUPANCY LOAD = 1,493 SF/100SF/PERSON	ALLOWED 14 PERSONS
	- OCCUPANCY LOAD	ACTUAL 9 PERSONS
1005	EGRESS WIDTH	
	1005.1 - MINIMUM EGRESS WIDTH PER OCCUPANT SERVED (WITHOUT SPRINKLER SYSTEM)	
	- STAIRWAYS (EACH)	36" / 0.3=120 PERSONS
	- OTHER EGRESS COMPONENTS	36" / 0.2=180 PERSONS
1008	DOORS, GATES, & TURNSTILES	
	- 1008.1.1 - SIZE OF DOORS	32" MINIMUM
	- 1008.1.2 - DOOR SWING	IN DIRECTION OF SWING
1015	EXIT & EXIT ACCESS DOORWAYS	
	TABLE 1015.1	
	B OCCUPANCY < 49 PERSONS	1 EXIT
1016	EXIT ACCESS TRAVEL DISTANCE	
	TABLE 1016.1 - EXIT ACCESS TRAVEL DISTANCE	
	B OCCUPANCY W/O SPRINKLER SYSTEM	200 FT MAXIMUM
1018	CORRIDORS	
	1018.1 - CONSTRUCTION	EXCEPTION 4 - NONE REQUIRED
	1018.2 - CORRIDOR WIDTH	EXCEPTION 2 > 36 "
	1018.4 - DEAD ENDS	20 FT MAXIMUM
1020	EXISTS	EXISTING: COMPLIANT
1021	NUMBER OF EXITS & CONTINUITY (STORY)	
	OCCUPANCY LOAD < 20 PERSONS - EXCEPTION 5	1 EXIT REQUIRED
1023	EXIT PASSAGEWAYS - 1023.2	26"
11130	BUSINESS	COMPLIES

CHAPTER 5: CLASSIFICATION OF WORK (EXISTING BUILDINGS)

Section	Referenced Item	Classification
502	REPAIRS	
503	ALTERATION LEVEL 1	
504	ALTERATION LEVEL 2	
505	ALTERATION LEVEL 3	

DRAWINGS INTERPRETATION:

1. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD.
2. LARGE SCALE DRAWING HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
3. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.
4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SCALE IS TO BE USED FOR GUIDELINE PURPOSES ONLY.
5. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE OR ASSUME DIMENSIONAL VALUES, REQUEST CLARIFICATION VIA A FORMAL RFI FROM ARCHITECT/ENGINEER.
6. IT IS NOT THE INTENTION OF THESE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. ALL STANDARD CONSTRUCTION MEANS AND METHODS ARE TO BE EMPLOYED BY THE GENERAL CONTRACTOR TO PROVIDE COMPLETE SYSTEMS, FINAL FINISHED MATERIALS, AND SURFACES.
7. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
8. ALL MATERIALS SHOWN OR CALLED FOR ON THESE CONSTRUCTION DOCUMENTS SHALL BE NEW AND INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
9. BRAND NAMES, MODEL NUMBERS, OR SPECIFIC MANUFACTURERS NAMES INDICATED IN THESE DRAWINGS ARE TO ESTABLISH A STANDARD OF QUALITY. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER FOR APPROVAL.
10. CONTRACTORS ARE INSTRUCTED TO ADJUST, VERIFY AND COORDINATE INFORMATION NOTED HEREIN AS "TYPICAL"
11. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. ALL CONTRACTORS ARE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR ERECTION OF ANY PORTION OF THIS PROJECT.
12. DIMENSIONS ON OTHER INFORMATION: REFER TO ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SEALING, WATERPROOFING, FINISHES, OPENING, STAIRS, LADDERS, HARDWARE, AND ANY AND ALL OF OTHER NON NON-STRUCTURAL ELEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER AND GEOTECHNICAL ENGINEER IF SOILS ENCOUNTERED DURING EXCAVATIONS DIFFER FROM INFORMATION PRESENTED IN GEOTECHNICAL REPORT

GENERAL NOTES

1. GC AND ALL SUB-CONTRACTORS SHALL OBTAIN ALL PERMITS, AS REQUIRED BY STATE AND LOCAL AUTHORITIES.
2. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, SECURE ALL PERMITS, FEES, INSPECTIONS AND TESTS REQUIRED TO COMPLETE RELATED WORK.
3. ALL WORK IS TO BE PERFORMED IN THE FIRST CLASS WORKMANSHIP.
4. GC SHALL BE IN CHARGE OF THE OPERATION FROM THE TIME OF COMMENCEMENT UNTIL COMPLETION OF WORK AND TO WHOM ALL ORDERS AND DIRECTIONS SHALL BE GIVEN.
5. ALL EXISTING CONDITIONS (STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING) WERE COMPLETED BY THE ARCHITECT/ENGINEER FROM SITE VISITS OF EXISTING STRUCTURE AND/OR DRAWINGS PROVIDED BY THE OWNERS.
6. THE CONSTRUCTION DRAWINGS AND NOTES ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT.
7. THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
8. ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SYMBOLS & ABBREVIATIONS OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
9. THE ARCHITECT/ENGINEER WILL NOT PROVIDE SUPERVISION OR SITE OBSERVATIONS.
10. THE WORK IN PROGRESS OR SCHEDULING OF ANY WORK RESPECTIVE TO THE JOB SHALL NOT BE GOVERNED BY THE ARCHITECT/ENGINEER.
11. THE INTENT OF THESE DRAWINGS IS THAT OF PERMIT DOCUMENTS AND CONSTRUCTION GUIDES. THE SOLUTION OF SPECIFIC CONSTRUCTION DETAILS IS LEFT TO THE DISCRETION OF THE OWNER AND/OR CONTRACTOR
12. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
13. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMANLIKE MANNER. ANY WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY ARCHITECT/ENGINEER AND MUST BE REMEDIED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
14. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
15. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES REQUIRED.
16. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
17. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL OBTAIN FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS, AND CERTIFICATE OF OCCUPANCY IF APPLICABLE.
18. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY SHUTDOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND BUILDING DEPARTMENT.
19. GENERAL CONTRACTOR SHALL PROVIDE DAILY TRASH REMOVAL. THE CONTRACTOR SHALL ARRANGE FOR REGULAR TRASH DUMPSTER SIZE AND LOCATION OF WHICH IS SUBJECT TO OWNER'S APPROVAL FOR THE REMOVAL OF REFUSE.
20. DURING CONSTRUCTION, ALL CONTRACTORS SHALL REMOVE FROM THE PREMISES RUBBISH, WASTE MATERIALS, DEBRIS AND ACCUMULATIONS, AND SHALL KEEP THE PREMISES CLEAN. THE GENERAL CONTRACTOR SHALL SWEEP OUT THE PREMISES WHEN DIRECTED BY THE OWNER DURING CONSTRUCTION.
21. THE CONTRACTOR SHALL ARRANGE (IF REQUIRED) FOR A TRASH DUMPSTER, SIZE AND LOCATION OF WHICH IS SUBJECT TO OWNER'S APPROVAL FOR THE REMOVAL OF REFUSE.
22. THE CONTRACT PRICE SHALL INCLUDE ALL LICENSE FEES, ROYALTIES FOR PATENTS, ALL FEDERAL, STATE AND LOCAL TAXES, SOCIAL SECURITY TAX, FEDERAL AND STATE UNEMPLOYMENT INSURANCE TAXES WHICH THE CONTRACTOR MUST PAY TO CARRY OUT THIS CONTRACT.
23. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
24. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
25. THE CONTRACTORS ARE RESPONSIBLE FOR ALL MATTERS OF LIFE SAFETY RESULTING FROM ALL CONSTRUCTION AND INSTALLATION OF MATERIALS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIATING, MAINTAINING AND SUPERVISING OF ALL SAFELY PRECAUTIONS FOR THE GENERAL PUBLIC AND EMPLOYEES WORKING IN THE PACKAGE.
27. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
28. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ARCHITECTURAL AND ENGINEERING DRAWINGS TO ALL SUBCONTRACTORS.
29. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK
30. THE GENERAL CONTRACTOR SHALL MAINTAIN "RECORD" DRAWINGS AT THE PROJECT SITE WHICH RECORD ALL CHANGES MADE DURING THE CONSTRUCTION TO THE SCOPE OF WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
31. IF ANY ERRORS, OMISSIONS OR CONTRADICTIONS APPEAR IN THIS DRAWINGS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL NOTIFY ARCHITECT / ENGINEER IN WRITING. NO WORK SHALL CONTINUE UNTIL SUCH TIME AS THE ERRORS, OMISSIONS OR CONTRADICTIONS HAS BEEN RESOLVED, GIVING SAID NOTICE TO THE ARCHITECT / ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CHECK, VERIFY AND COORDINATE THE DIMENSIONS OR ANY OTHER PORTION OF THE CONSTRUCTION DOCUMENTS OR FOR THE COST OF THE SAME.

RECORD DRAWINGS:

1. DURING THE COURSE OF CONSTRUCTION, A COMPLETE "BLUE LINE" SET OF DRAWINGS AND SPECIFICATIONS & SHALL BE KEPT ON THE JOB FOR THE SOLE PURPOSE OF RECORDING ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS. ALL SUCH CHANGES AND DEVIATIONS SHALL BE ACCURATELY AND NEATLY MARKED THEREON.
2. DRAWINGS AND SPECIFICATIONS SHALL BE KEPT-UP-TO-DATE AND BE AVAILABLE FOR INSPECTION BY THE OWNER'S OR ARCHITECT'S / ENGINEER'S REPRESENTATIVE AT ANY AND ALL TIMES.
3. BEFORE FINAL COMPLETION, A COMPLETE AND ACCURATELY MARKED SET OF PRINTS SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER SHOWING THE PROJECT 'AS BUILD'.

CONFLICTS IN DOCUMENTS:

1. IF CONFLICT OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT / ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO PROCEEDING WITH WORK.
2. IF ANY ERRORS, OMISSIONS, OR CONTRADICTIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IN WRITING. NO WORK SHALL CONTINUE UNTIL SUCH TIME AS THE ERRORS, OMISSIONS, OR CONTRADICTION HAS BEEN RESOLVED, GIVING SAID NOTICE TO THE ARCHITECT/ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CHECK, VERIFY, AND COORDINATE THE DIMENSIONS OR ANY OTHER PORTION OF CONSTRUCTION DOCUMENTS, OR FOR THE COST OF THE SAME.
3. NOTES SPECIFIED HEREIN SHALL PREVAIL UNLESS MORE STRINGENT OR SPECIFIC NOTES ARE SHOWN IN THE STRUCTURAL DRAWINGS OR BID DOCUMENTS
4. OMISSIONS AND CONFLICTS: NOTES AND SPECIFICATIONS ON STRUCTURAL DRAWINGS GOVERNS IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS OR ANY OTHER CONSTRUCTION DRAWINGS AND THE SITE CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BEFORE PREGEDING WITH THE WORK.

SAFETY:

1. THE CONTRACTOR SHELL BE RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION. CONSTRUCTION SITE SAFETY, INCLUDING ALL TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL WORK WITH ALL OTHER TRADES,
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO THE PUBLIC AND / OR PUBLIC PROPERTY.
3. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES AND WARNING DEVICES SURROUNDING THE AREA OF CONSTRUCTION TO ENSURE PUBLIC SAFETY.
4. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. ANY OBSERVATION VISIT TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE THE INSPECTION OF THE ABOVE ITEMS
5. THE CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, STORM DRAIN, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURE ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
6. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING UTILITY COMPANIES TO LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)

CONSTRUCTION MEANS AND METHODS

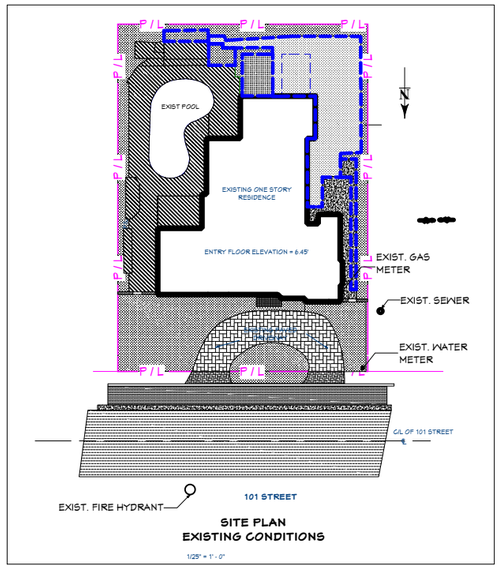
1. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF LOCAL BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
3. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
4. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, ABSTRACTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.
5. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE. PROVIDE ADEQUATE BRACING TO THE ELEMENTS ALREADY IN PLACE (ESPECIALLY MASONRY WALLS) AGAINST WIND FORCES CAPABLE OF DAMAGING THIS WORK.
6. AT THE END OF THE DAY'S WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.
8. "OSHA" SAFETY INSPECTIONS ARE NOT A PART OF OUR SERVICES. OUR PRESENCE ON SITE (FOR OBSERVATIONS, INSPECTIONS OF THE WORK IN PROGRESS OR MEETINGS) SHALL NOT BE CONSTRUED AS OUR ACTING AS "OSHA" INSPECTORS. CONFORMING WITH ALL AFFLICABLE "OSHA" SAFETY REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK IS TO BE PERFORMED IN FIRST CLASS WORKMANSHIP MANNER. IT SHALL BE RESPONSIBILITY OF THE CONTRACTORS TO CHECK, VERIFY, AND COORDINATE ALL DIMENSIONS, DETAILS, NOTES, CHASES AND ALL TRADES TO COMPLETE THIS PROJECT. ALL FINISH, FIXTURE, AND EQUIPMENT SELECTIONS SHALL BE VERIFIED WITH THE OWNER OR THEIR AUTHORIZED AGENT.
10. MATERIAL, DESIGN AND WORKMANSHIP SHALL CONFORM TO THE REFERENCED CODE AND STANDARDS

BURGLAR ALARM NOTES

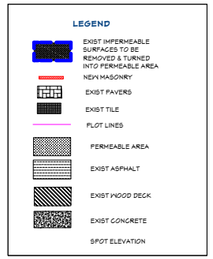
BURGLAR ALARM, IF ANY, SHALL BE FILED UNDER SEPARATE APPLICATION

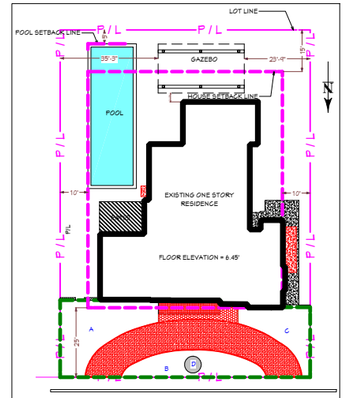
EXISTING CONSTRUCTION:

1. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND SUBCONTRACTORS IN THE FIELD PRIOR TO CONSTRUCTION AND BIDDING. ANY DISCREPANCIES WHICH ALTER THE INTENT OF THE ARCHITECTURAL OR ENGINEERING DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ ENGINEER FOR APPROVAL OR MODIFICATION.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL E

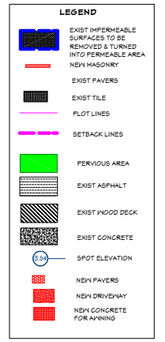


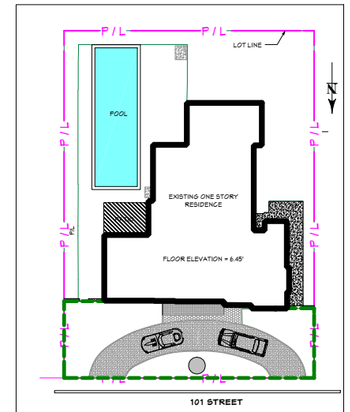
SITE PLAN
EXISTING CONDITIONS
1/25" = 1' - 0"





SITE PLAN - SETBACKS
PROPOSED
1/25" = 1' - 0"





SITE PLAN - PARKING
PROPOSED
2 PARKING SPACES REQUIRED
1/25" = 1' - 0"

REVISION TABLE

NUMBER	DESCRIPTION	DATE

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

PROJECT SITE

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #: 77349
1801 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
PHONE: 786-514-3222
michael@Donewell.biz
www.DonewellConstruction.com

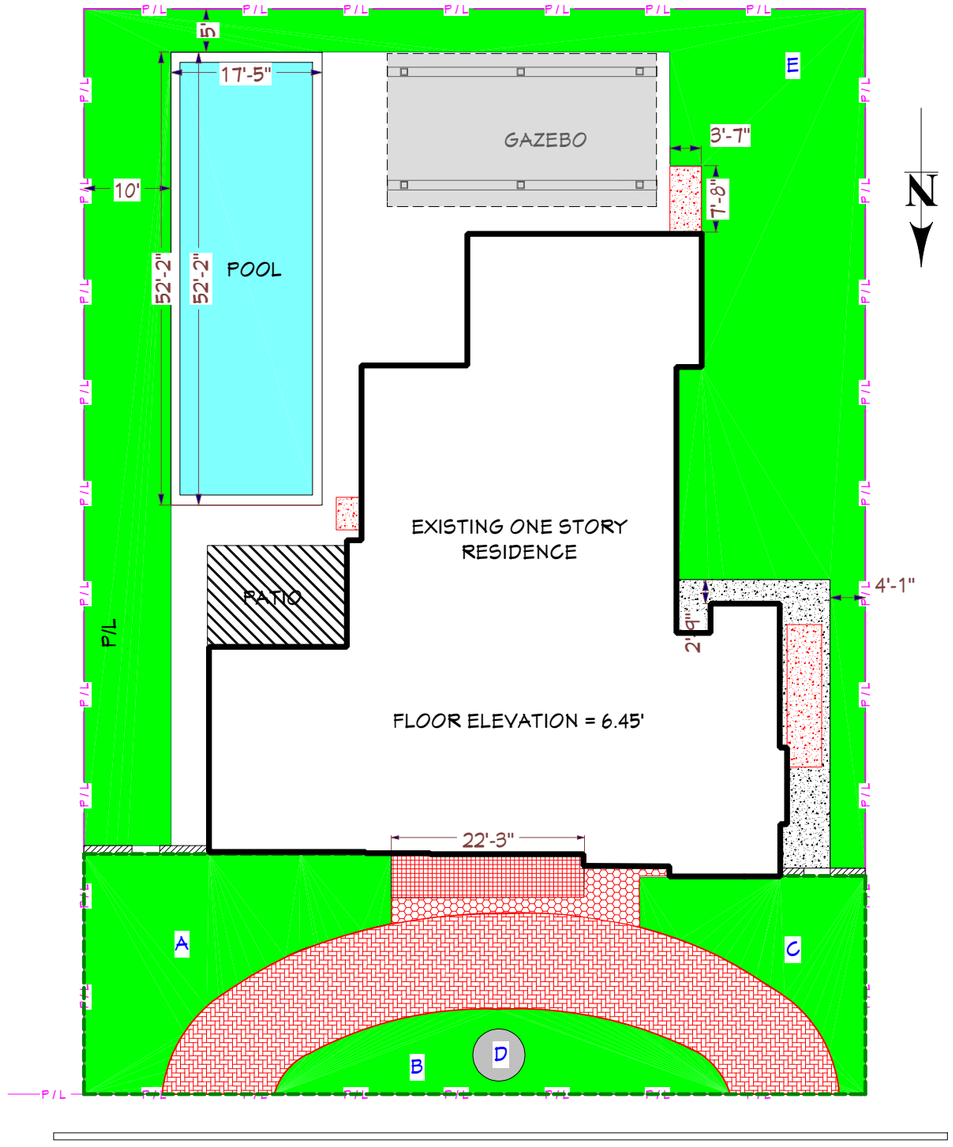
SITE PLANS

DRAWING DESCRIPTION:

PROJECT NUMBER:	20230520
SCALE:	AS SHOWN
DRAWN BY:	MS
ISSUE DATE:	10-09-2023

MICHAEL SPICYN
LICENSE
No. 77349
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A-003



101 STREET

SITE PLAN
PERVIOUS CALCULATIONS

1/25" = 1' - 0"

SECTION 23-11
ZONING: RD
(8) Open space requirements.
a. Each plot shall provide for a minimum of 35 percent open space at ground level for one-story homes.
b. Each plot shall provide for a minimum of 50 percent landscaped "green" pervious open space at ground level in the front yard area. The use of pervious pavers or landscape strips in driveways or walkways shall not be included in the 50-percent landscaping requirement.

LEGEND

PERVIOUS AREA

EVERYTHING ELSE IS IMPERVIOUS AREA

PERVIOUS AREA CALCULATIONS

1. FRONT YARD: MIN 50% REQUIRED
   TTL FRONT YARD AREA REQ'D 2419 * 50% = 1209.50 □

   ACTUAL PERVIOUS AREAS:
   AREA A = 605
   AREA B - D = 397 - 28 = 369
   AREA C = 336
   TOTAL = 1,310 □
   1,310 □ > 1209.50 THEREFORE OK

2. TOTAL LOT: MIN 35% REQUIRED
   TTL LOT AREA 11,250
   REQ'D PERVIOUS = 11,250 * 35% = 3,937.50 □

   ACTUAL PERVIOUS AREAS
   FRONT YARD = 1,310 □
   SIDE & REAR AREA E = 2,763 □
   =======
   TOTAL = 4,064 □
   4,063 □> 3,937.50 THEREFORE OK

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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PERVIOUS AREA CALCULATIONS

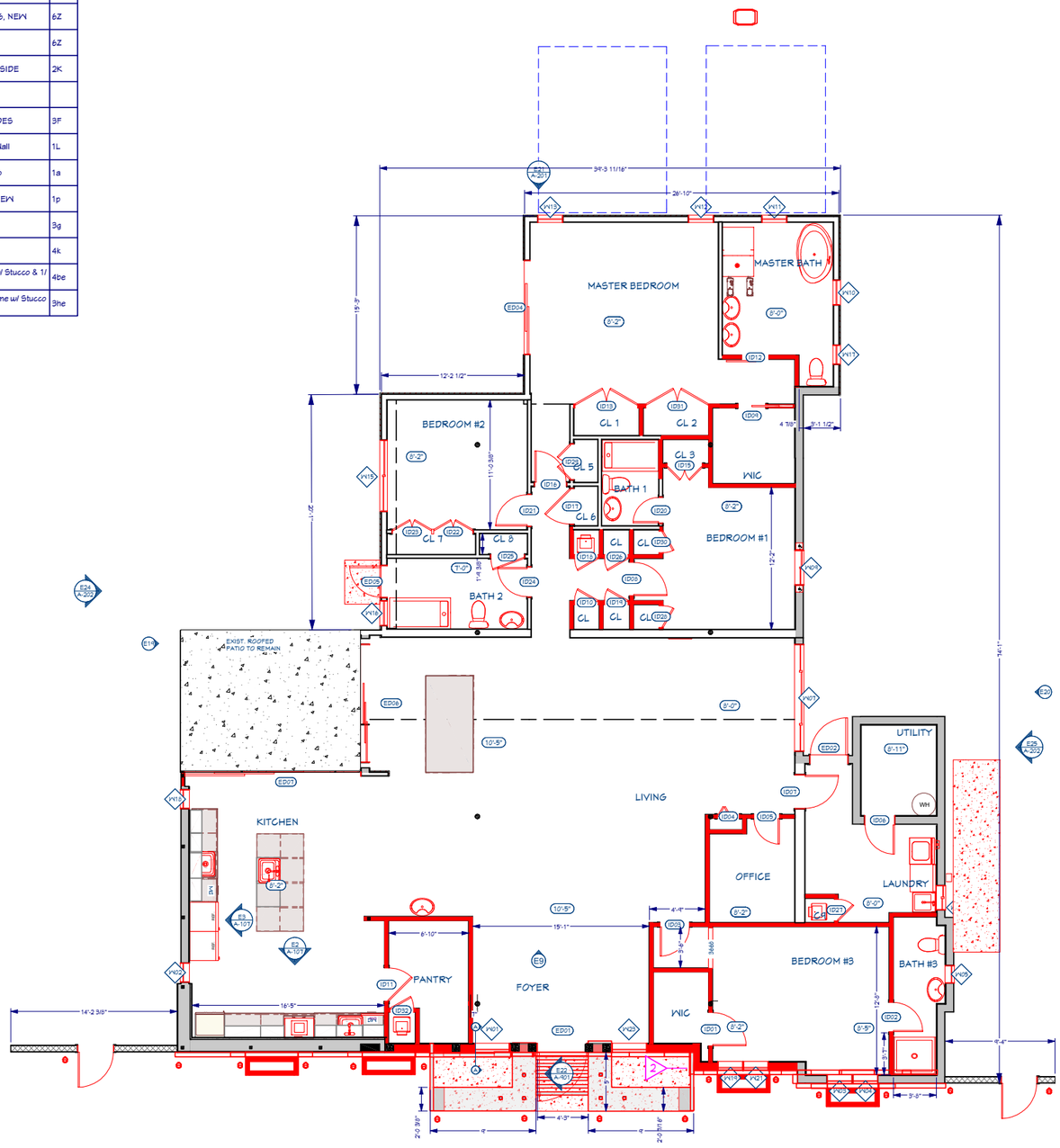
DRAWING DESCRIPTION:

PROJECT NUMBER:	20230520
SCALE:	1/8" = 1' - 0"
DRAWN BY:	MS
ISSUE DATE:	10-09-2023

MICHAEL SPICYN LICENSE No. 77349 STATE OF FLORIDA PROFESSIONAL ENGINEER

A-004

Wall Schedule			
2D Symbol	Number	Comments	Code
	WL-01	CMU Wall w/ Stucco both sides	1E
	WL-02	10" CMU Wall w/ Stucco both sides, NEW	1E
	WL-03	EXIST. INTERIOR-6, NEW	6Z
	WL-04	Exist. Interior 8"	6Z
	WL-05	Interior-2, GB ONE SIDE	2K
	WL-06		
	WL-07	Interior-4 BOTH SIDES	3F
	WL-08	Exist 8" Concrete Wall	1L
	WL-09	6" CMU Wall-stucco	1a
	WL-10	8" Concrete Wall, NEW	1p
	WL-11	Exist Interior-4"	3g
	WL-12	Interior 4" NEW	4k
	WL-13	Exiust 2x6 Frame w/ Stucco & 1/ 2" GB	4be
	WL-14	Exist 2x4 Steel Frame w/ Stucco - 1/2" GB	3he



PROPOSED 1-ST FLOOR PLAN

COLOR LEGEND: (E) EXISTING (N) NEW TO BE REMOVED

CONCRETE MASONRY UNIT WITH REINFORCEMENT LEGEND
1 - #5 VERTICAL REINFORCEMENT BAR BENT INTO FOOTINGS AND TIE BEAMS, CONCRETE ENCASED AND LAPPED MINIMUM 30", AT EACH CELL AS INDICATED.
2 - #5 VERTICAL REINFORCEMENT BAR BENT INTO FOOTINGS AND TIE BEAMS, CONCRETE ENCASED AND LAPPED MINIMUM 30", AT EACH CELL AS INDICATED.

Door Schedule Interior							
Number	Room Name	Qty	Description	Width	Height	Code	Comments
ID01	Bedroom #3/WIC	1	Hinged-Slab	34"	80"		
ID02	Bedroom #3/BATH #3	1	Hinged-Slab	30"	80"		
ID03	LIVING/GYM	1	Hinged-Slab	30"	80"		
ID04	LIVING/LIVING	1	2 Dr. Bifold-Door B05	22"	80"		
ID05	LIVING/OFFICE	1	Hinged-Slab	26"	80"		
ID06	Utility/LAUNDRY	1	Hinged-Slab	30"	80"		
ID07	LAUNDRY/LIVING	1	Hinged-Slab	34"	80"		
ID08	LIVING/BEDROOM #1	1	Hinged-Slab	34"	80"		
ID09	MAKE UP/WIC	1	Pocket-Slab	28"	80"		
ID10	GL /LIVING	1	Hinged-Slab	24"	80"		
ID11	PANTRY/KITCHEN	1	Hinged-Slab	34"	80"		
ID12	MAKE UP/MASTER BATH	1	Barn-Slab	28"	80"		
ID13	GL 1/MASTER BEDROOM	1	Double Hinged-Slab	64"	80"		
ID15	GL 3/BEDROOM #1	1	Double Hinged-Slab	36"	80"		
ID16	MASTER BEDROOM/LIVING	1	Hinged-Glass Panel	32"	80"		
ID17	GL 6/LIVING	1	Hinged-Slab	36"	80"		
ID18	LIVING/GL	1	Hinged-Slab	24"	80"		
ID19	GL /LIVING	1	Hinged-Slab	24"	80"		
ID20	BATH 1/BEDROOM #1	1	Hinged-Slab	26"	80"		
ID21	BEDROOM #2/LIVING	1	Hinged-Slab	32"	80"		
ID22	BEDROOM #2/GL 7	1	Double Hinged-Slab	40"	80"		
ID23	BEDROOM #2/GL 7	1	Double Hinged-Slab	40"	80"		
ID24	BATH 2/LIVING	1	Hinged-Slab	30"	80"		
ID25	GL 2/BATH 2	1	Hinged-Slab	34"	80"		
ID26	LIVING/GL	1	Hinged-Slab	24"	80"		
ID27	LAUNDRY/GA	1	Hinged-Slab	22"	80"		
ID28	GL /BEDROOM #1	1	Hinged-Slab	22"	80"		
ID29	GL 5 /MASTER BEDROOM	1	Double Hinged-Slab	36"	80"		

EXTERIOR DOOR SCHEDULE							
Number	Room Name	Description	W	H	Comments	APPRVL	PROVIDED PRESS	REQ'D PRESS
ED01	FOYER	ext. Hinged-Glass Panel	50"	120"		FL38501-R1		+42.40 / -45.96
ED02	LAUNDRY	ext. Hinged-Glass Panel	38"	80"		FL38501-R1		+42.40 / -45.96
ED04	MASTER BEDROOM	ext. Slider-Glass Slab	95 1/2"	79 1/4"		FL38755-R4		+42.40 / -56.72
ED05	BATH 2	ext. Hinged-Glass Panel	32"	80"		FL38501-R1		+42.40 / -56.72
ED06	KITCHEN	ext. 3+0-Panel Silder-Glass Slab	120"	96"		FL38755-R4		+42.40 / -56.72
ED07	KITCHEN	ext. 3+0-Panel Silder-Glass Slab	150"	96"		FL38755-R4		+42.40 / -56.72

Window Schedule										
Number	Room Name	Qty	Height	Width	Egress	Description	Manufacturer	Comments	APPRVL	PROVIDED PRESS	REQ'D PRESS
WN01	FOYER	1	120"	36"		Fixed Glass			FL34543-R2		+42.40 / -45.96
WN02	KITCHEN	1	79 1/2"	20"		Fixed Glass			FL34543-R2		+42.40 / -45.96
WN03	Bedroom #3	1	76"	26"	Yes	Single Casement-hl			FL34548-R1		+42.40 / -56.72
WN04	Bedroom #3	1	76"	26"		Single Casement-hl			FL34548-R1		+42.40 / -45.96
WN05	BATH #3	1	25 3/4"	18 1/2"		Single Casement-hl			FL34548-R1		+42.40 / -56.72
WN06	LAUNDRY	1	50"	25 1/2"		Left Sliding			FL38643-R1		+42.40 / -56.72
WN07	LIVING	1	62"	110"		Triple Sliding			FL38643-R1		+42.40 / -45.96
WN09	BEDROOM #1	1	50"	36"	Yes	Left Sliding			FL38643-R1		+42.40 / -45.96
WN10	MASTER BATH	1	50"	26"		Single Casement-hl			FL34548-R1		+42.40 / -45.96
WN11	MASTER BATH	1	50"	26"		Single Casement-hl			FL34548-R1		+42.40 / -45.96
WN12	MASTER BEDROOM	1	50"	26"	Yes	Single Casement-hl			FL34548-R1		+42.40 / -56.72
WN13	MASTER BEDROOM	1	50"	26"		Single Casement-hl			FL34548-R1		+42.40 / -45.96
WN15	BEDROOM #2	1	38"	79 1/2"	Yes	Left Sliding			FL38643-R1		+42.40 / -56.72
WN16	BATH 2	1	25 1/4"	26"		Single Casement-hl			FL34548-R1		+42.40 / -56.72
WN17	MASTER BATH	1	50"	20"		Single Casement-hl			FL34548-R1		+42.40 / -45.96
WN18	KITCHEN	1	79 1/2"	20"		Single Casement-hr			FL34549-R2		
WN19	Bedroom #3	1	76"	26"	Yes	Single Casement-hl			FL34548-R1		+42.40 / -56.72
WN21	Bedroom #3	1	76"	26"	Yes	Single Casement-hl			FL34548-R1		+42.40 / -56.72
WN23	FOYER	1	120"	36"		Fixed Glass			FL34543-R2		+42.40 / -45.96

CHANGES IN LEVEL
1. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUMSHALL BE PERMITTED TO BE VERTICAL.
2. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

CLEAR FLOOR OR GROUND SPACE
1. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM. (PARALLEL APPROACH)

CEILING HEIGHT NOTE
AS PER SECTION 1208.2 OF FBC 7TH EDITION
1. IN LIVING AND FOYER AREA OF RENOVATION MINIMUM CEILING HEIGHT SHALL BE MINIMUM 7'-6" A.F.F.
2. IN KITCHEN AREA OF RENOVATION MINIMUM CEILING HEIGHT SHALL BE MINIMUM 7'-0" A.F.F.

EMERGENCY ESCAPE & RESCUE OPENINGS:

1. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING.
2. OPENING CONTROL DEVICE: THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.
3. MIN OPENING AREA: SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
4. ALL AS PER FBC-R R310

GLAZING NOTES

1. TYPE AND THICKNESS OF GLASS SHALL BE SPECIFIED IN ACCORDANCE WITH SECTION R308.1
2. LOUVERED WINDOW OR JALOUSIES SHALL BE SPECIFIED IN ACCORDANCE WITH SECTION R308.2
3. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS). (SECTION R308.4)
   1. SIDE-HINGED DOORS EXCEPT JALOUSIES.
   2. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
   3. STORM DOORS.
   4. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS,BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   5. FIXED OR OPERABLE VERTICAL PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
   6. INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
      A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
      D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
   7. RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURED BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
   8. WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN:
      A. THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND 60 INCHES HORIZONTALLY OF THE WATERS EDGE. (THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING)
   9. WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   D.) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.
   E.) SITE BUILT WINDOWS SHALL COMPLY WITH SECTION R308.5.
   F.) EXTERIOR WINDOWS AND GLASS DOORS SHALL CONFORM TO THE PROVISIONS OF SECTION R613 AND THE FOLLOWING:
   1. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3). (SECTION R613.2)
   G.) WINDOWS AND GLASS DOORS SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURERS RECOMMENDATIONS. (SECTION R613.5.1)
   H.) ANCHORAGE OF EXTERIOR WINDOWS SHALL CONFORM TO SECTION R613.5.2.

REVISION TABLE		
NUMBER	DESCRIPTION	DATE
1	ESCRESS OPENING NOTES	06/06/2022
2	LAYOUT REVISIONS	06/06/2022
3	WINDOW REVISIONS	5/29/2023
4	PLANTERS	5/29/2023
5	COMBINED EQUIPMENT PAD	5/29/2023

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BAY HARBOR ISLAND, FL 33154

PROJECT SITE

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PHONE: (786) 514-3222
mspicyn@bellsouth.net
www.DoneweConstruction.com

PROPOSED ARCHITECTURAL FLOOR PLAN

DRAWING DESCRIPTION

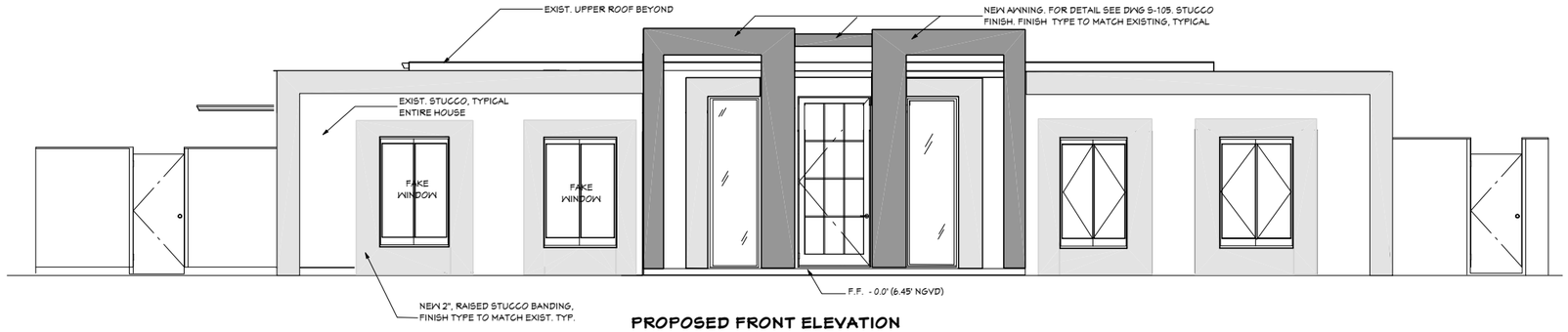
PROJECT NUMBER:	20230520
SCALE:	3/16" = 1'- 0"
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

MICHAEL SPICYN LICENSE No. 77349 STATE OF FLORIDA PROFESSIONAL ENGINEER

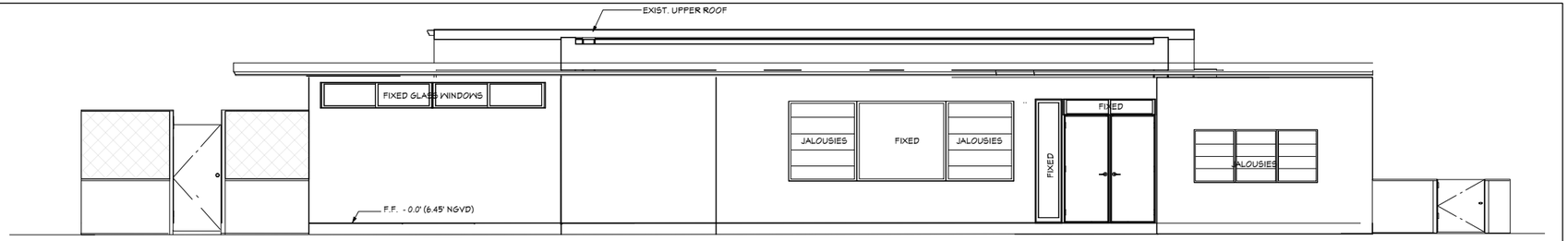
A-103

LIGHTING NOTES

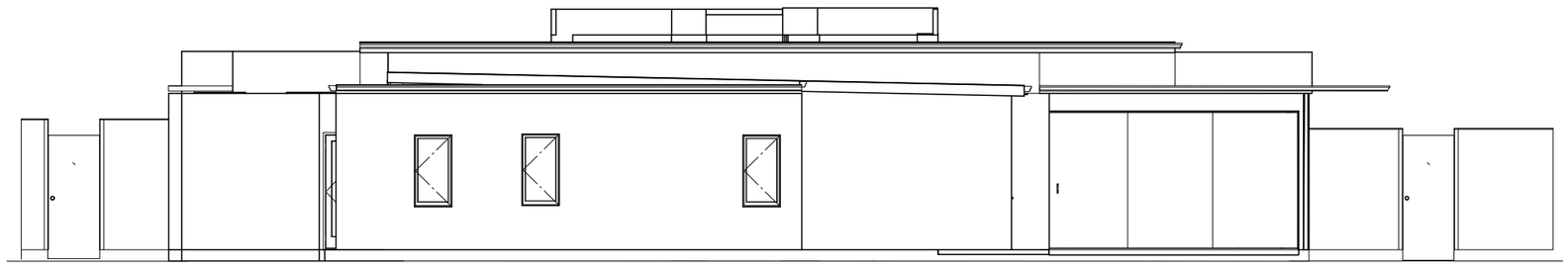
1. LIGHTING FIXTURES SHALL COMPLY WITH SECTION 23-16 CITY ORDINANCES
2. FIXTURES (LUMINAIRES). THE LIGHT SOURCE SHALL BE COMPLETELY CONCEALED WITHIN AN OPAQUE HOUSING AND SHALL NOT BE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES.
3. MAX 15' IN HEIGHT
4. LIGHT SOURCE SHALL BE LED
5. THE SAME LIGHT SOURCE TYPE MUST BE USED FOR THE SAME OR SIMILAR TYPES OF LIGHTING ON ANY ONE SITE **THROUGHOUT** ANY DEVELOPMENT.
6. FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT PRIMARILY DIRECTED TOWARDS THE EARTH'S SURFACE OR OTHERWISE SHIELDED. SUCH THAT LIGHTING IS CONTAINED ON-SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.
7. NO OUTDOOR RECREATIONAL FACILITY SHALL BE ILLUMINATED AFTER 10:00 P.M.
8. ILLUMINATION LEVEL SHALL COMPLY WITH EXTERIOR LIGHTING TABLE IN PARA (6)
9. SECURITY LIGHTING. ALL SECURITY LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, AND/OR SENSORS
10. UPWARDLY-DIRECTED LIGHTING USED TO ILLUMINATE ALL OR PART OF A STRUCTURE OR BUILDING FACADE SHALL USE LOW-WATTAGE ARCHITECTURAL OR DECORATIVE LIGHTING SO THAT DIRECT LIGHT EMISSIONS ARE CONTAINED BY THE STRUCTURE OR FACADE AND NOT BE VISIBLE ABOVE THE BUILDING ROOF LINE.
11. LIGHT FIXTURES USED TO ILLUMINATE FLAGS, **LANDSCAPING,** STATUES, OR OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW CONE BEAM OF LIGHT THAT DOES NOT EXTEND BEYOND THE ILLUMINATED OBJECT AND SHALL NOT BE OBTRUSIVE OR CAUSE GLARE.
12. ANY LIGHT SOURCE FORMING A LINEAR PATTERN SHALL BE RECESSED WITHIN THE STRUCTURE IN WHICH IT IS LOCATED.
13. ANY LIGHT SOURCE OR LAMP THAT EMITS MORE THAN 900 LUMENS SHALL BE CONCEALED OR SHIELDED WITH FULL CUT-OFF STYLE FIXTURE WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE GLARE AND UNNECESSARY LIGHT DIFFUSION ONTO ADJACENT PROPERTIES AND STREETS. NO LIGHT SOURCE OR LAMP MAY PRODUCE MORE THAN 1,800 LUMENS.
14. LIGHTING WITHIN ANY LOT THAT UNNECESSARILY ILLUMINATES AND SUBSTANTIALLY INTERFERES WITH THE USE OR ENJOYMENT OF ANY OTHER LOT, OR WHICH UNNECESSARILY ILLUMINATES THE NIGHT SKY OR NEIGHBORING PROPERTIES IS PROHIBITED. LIGHTING UNNECESSARILY ILLUMINATES ANOTHER LOT IF IT CLEARLY EXCEEDS THE REQUIREMENTS OF THIS SECTION. LIGHTING UNNECESSARILY ILLUMINATES THE NIGHT SKY IF IT DIRECTLY PROJECTS INTO THE NIGHT SKY OR IF IT CLEARLY EXCEEDS AVERAGE LIGHTING LEVELS WHEN MEASURED AT A HEIGHT ABOVE THE LIGHTING FIXTURE OR ITS SHIELD.
15. LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT **GLARE OR EXCESSIVE ILLUMINATION** ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.
16. FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING OR ART SHALL BE LOCATED, AIMED OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY AND NEIGHBORING PROPERTIES.
17. ILLUMINATION USING ILLUMINATED TUBING OR STRINGS OF LIGHTS THAT COMPLETELY OUTLINE OR DEFINE PROPERTY LINES, SALES AREAS, ROOFS, DOORS, WINDOWS OR SIMILAR AREAS IN A MANNER THAT IS NOT PRIMARILY FOR SAFETY PURPOSES, AS DETERMINED BY THE TOWN MANAGER, IS GENERALLY PROHIBITED
18. ALL WIRING FOR LIGHTING FIXTURES AND CONDUITS SHALL BE HIDDEN FROM VIEW, PREFERABLY ENCLOSED IN BUILDING COMPONENTS. NO LOOSE WIRING SHALL BE PERMITTED.



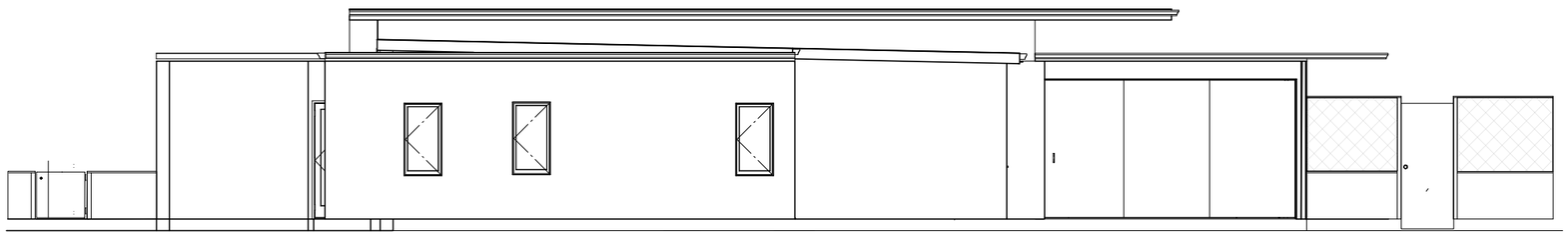
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

REVISION TABLE

NUMBER	DESCRIPTION	DATE

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

PROJECT SITE

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #: 77349
1601 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
PHONE: 786-514-3222
michael@donuelconstruction.com
www.DonuelConstruction.com

ELEVATIONS - FRONT AND REAR

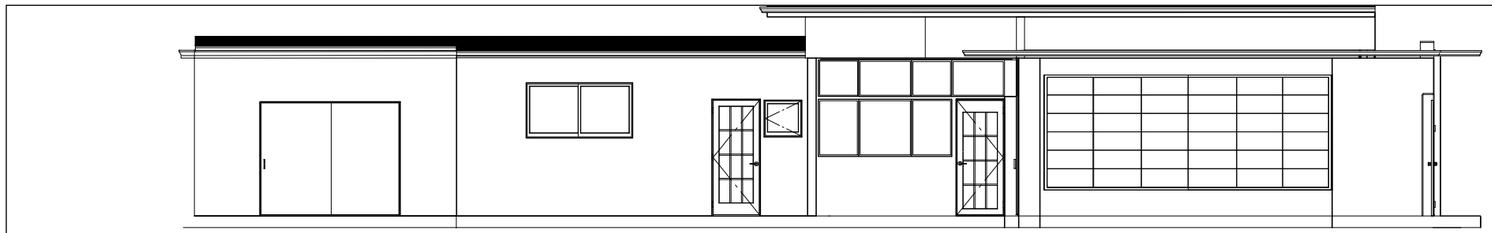
DRAWING DESCRIPTION

PROJECT NUMBER:	20230520
SCALE:	1/4" = 1' - 0"
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

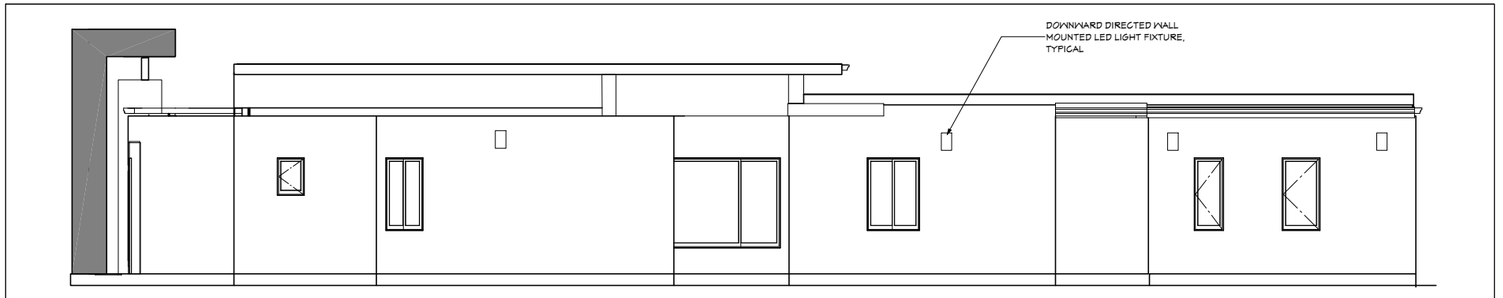
A-201

MICHAEL SPICYN LICENSE No. 77349 STATE OF FLORIDA PROFESSIONAL ENGINEER

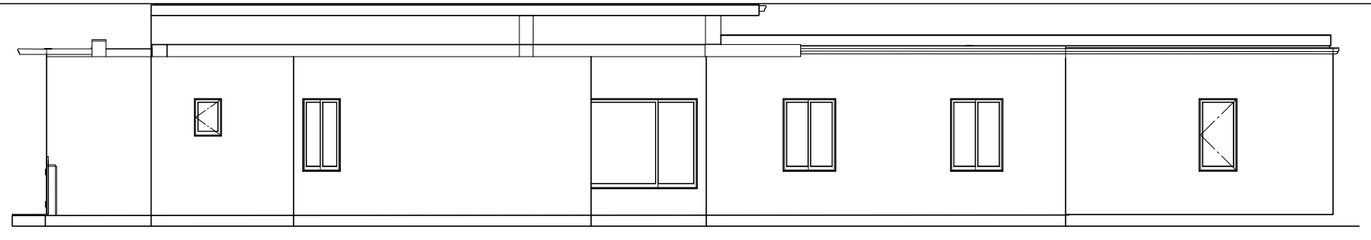
PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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PHONE: 786-514-3222
michael@donuelconstruction.com
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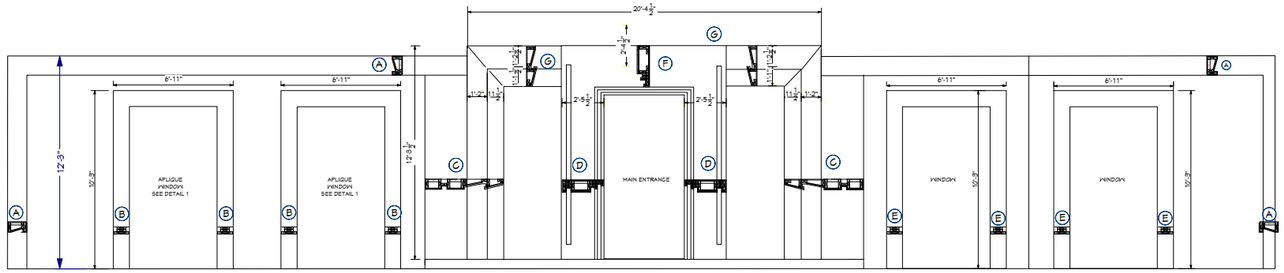
ELEVATIONS - EAST AND WEST

DRAWING DESCRIPTION:

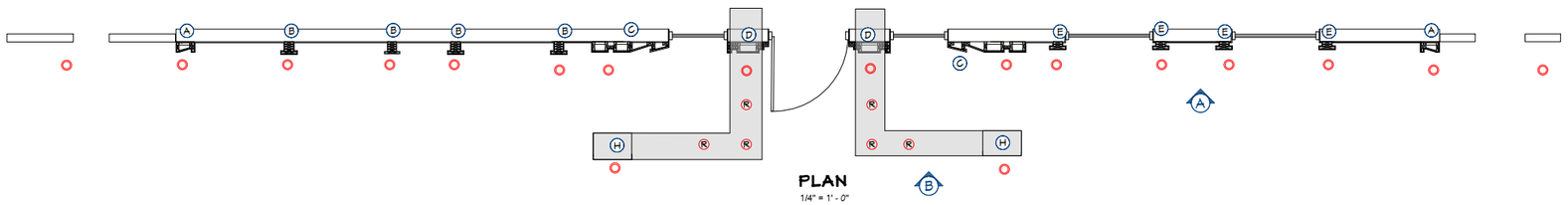
PROJECT NUMBER:	20230520
SCALE:	1/4" = 1' - 0"
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

A-202

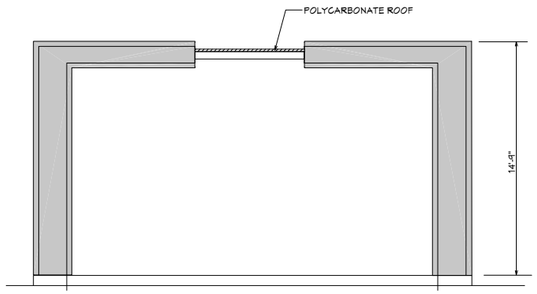
MICHAEL SPICYN LICENSE No. 77349 STATE OF FLORIDA PROFESSIONAL ENGINEER



FRONT ELEVATION A
1/4" = 1' - 0"



PLAN
1/4" = 1' - 0"

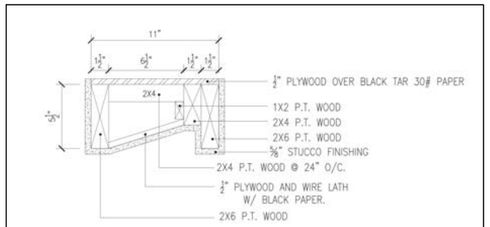


FRONT ELEVATION B
1/4" = 1' - 0"

SEE DRAWING A-506 FOR AWNING DETAILS

ELECTRICAL FIXTURE LEGEND

- RAB LIGHTING, MOD: DAISY6B, LED, DOWNLIGHT, 11W
- WAC 5031, LED, 3" INGROUND, WALLWASH, 12W



DETAIL A
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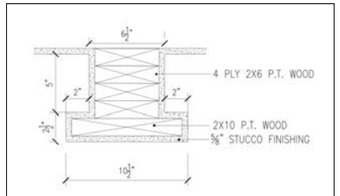

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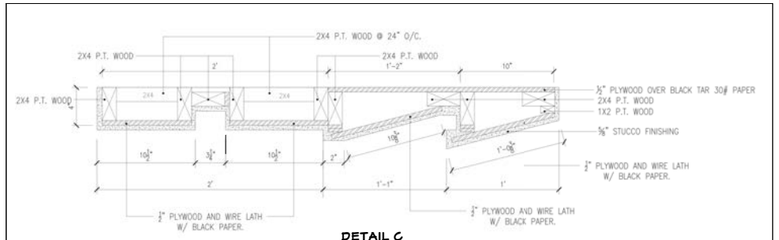

DETAIL C
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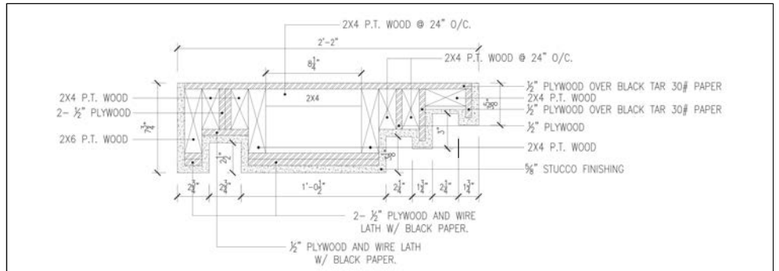

DETAIL D
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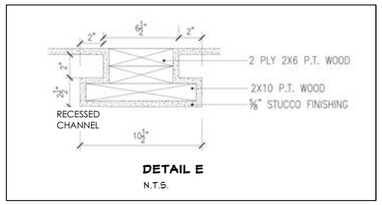

DETAIL E
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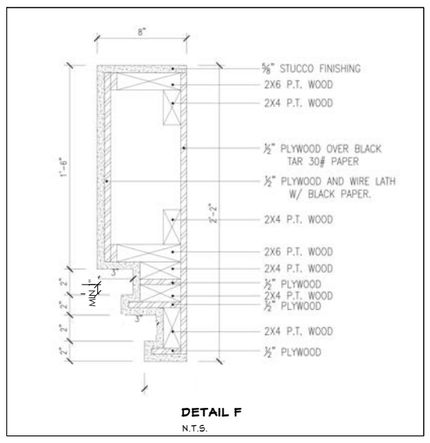

DETAIL F
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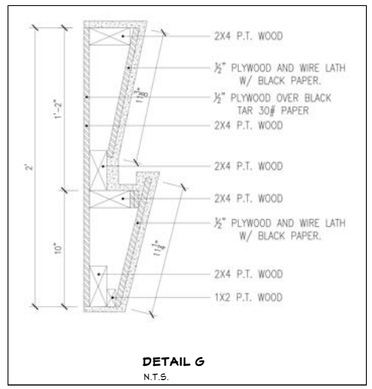
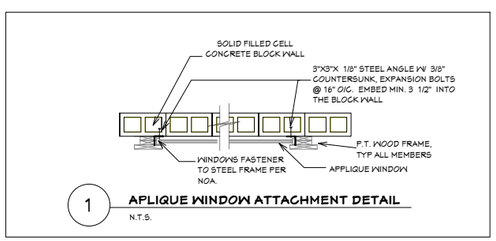


DETAIL G
N.T.S.



1 **APLIQUE WINDOW ATTACHMENT DETAIL**
N.T.S.

NUMBER	DESCRIPTION	DATE
	REVISION TABLE	

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154
PROJECT SITE

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #: 77349
1801 SOUTH OCEAN DRIVE
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PHONE: 305-814-8322
EMAIL: @DonauelConstruction.com
www.DonauelConstruction.com

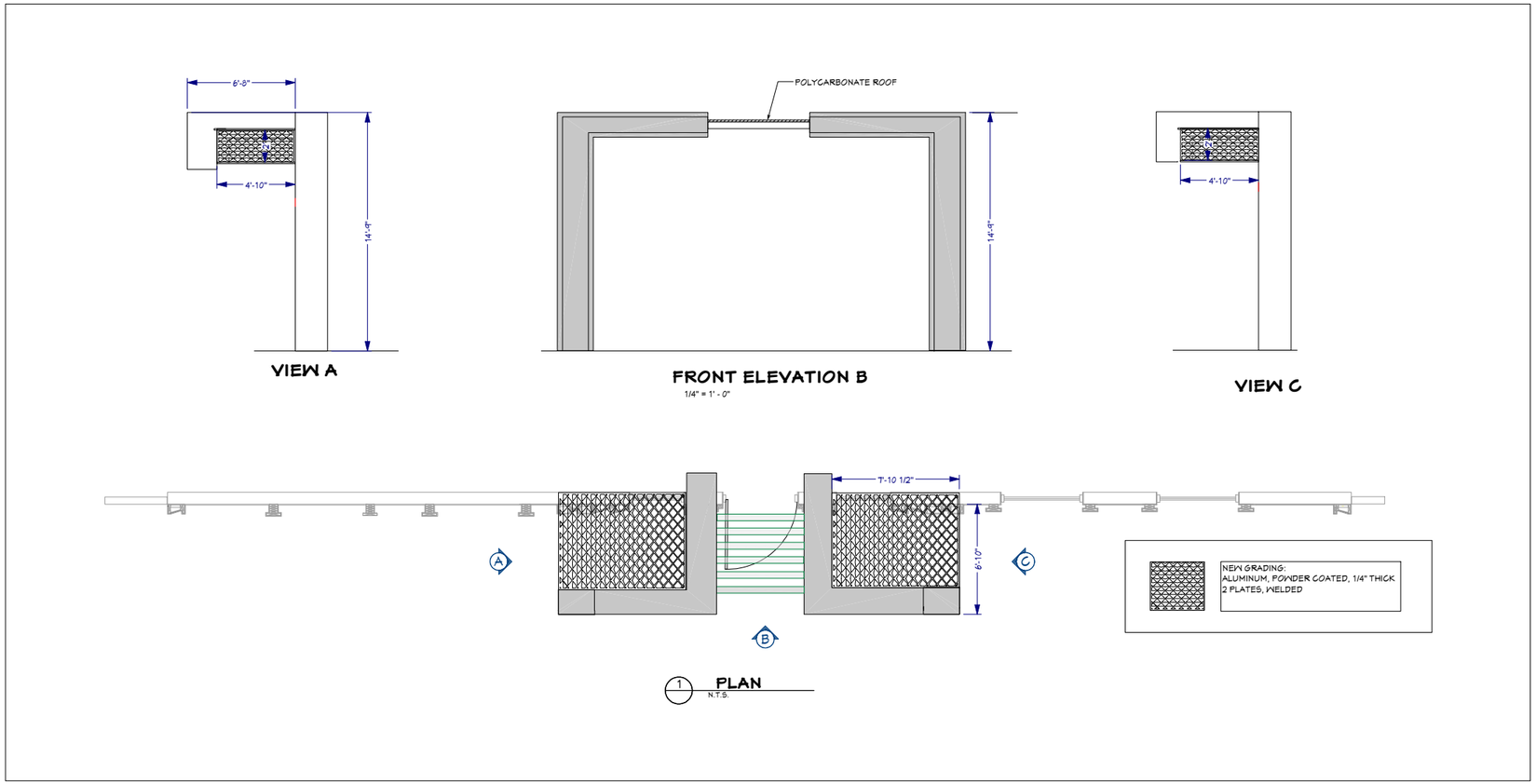
FACADE FINISHING & LIGHTING DETAILS

DRAWING DESCRIPTION

PROJECT NUMBER:	20230520
SCALE:	AS SHOWN
DRAWN BY:	MS
ISSUE DATE:	04-28-2023

MICHAEL SPICYN LICENSE No. 77349 STATE OF FLORIDA PROFESSIONAL ENGINEER

A-505



REVISION TABLE

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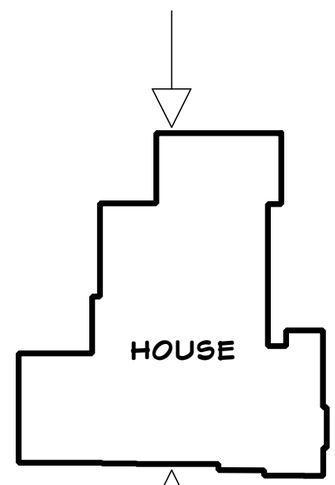
1801 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
PHONE: 786-514-3222
michael@Donewell.biz
www.DonewellConstruction.com

AWNING DETAILS

DRAWING DESCRIPTION:

PROJECT NUMBER:	20230520
SCALE:	AS SHOWN
DRAWN BY:	MS
ISSUE DATE:	12-07-2023

A-506



N

REVISION TABLE

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HALLANDALE BEACH, FL 33009
PHONE: 786-514-3222
michael@Donewell.biz
www.DonewellConstruction.com

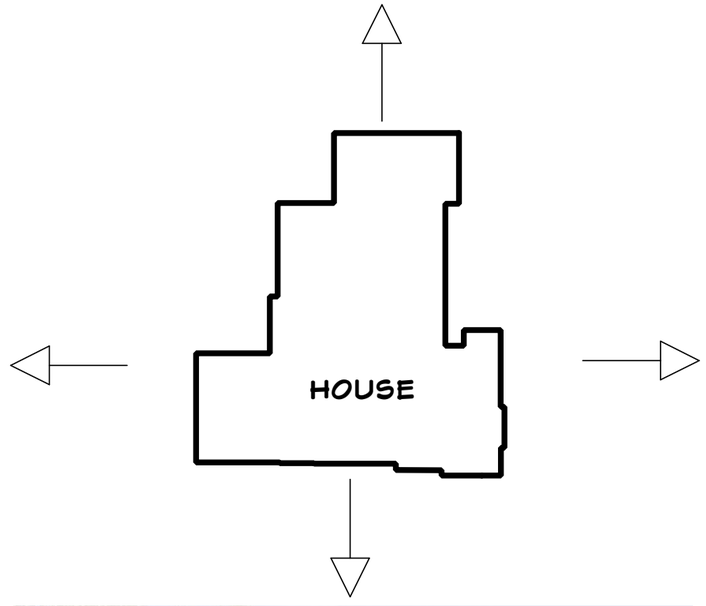
EXISTING HOUSE
ELEVATION PHOTOS

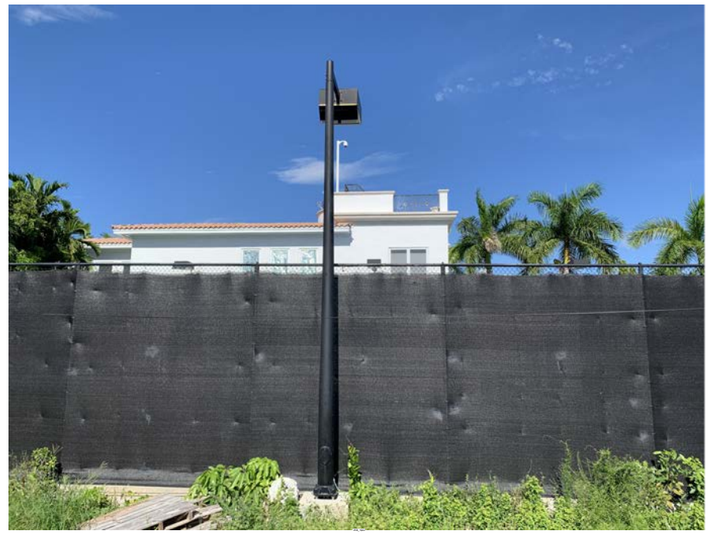
DRAWING DESCRIPTION:

PROJECT NUMBER:	20230520
SCALE:	N.T.S.
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

MICHAEL SPICYN
LICENSE
No. 77349
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A-801





N

REVISION TABLE		
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michael@Donewell.biz
www.DonewellConstruction.com

EXISTING ADJACENT PROPERTIES PHOTOS

DRAWING DESCRIPTION

PROJECT NUMBER:	20230520
SCALE:	N.T.S.
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

MICHAEL SPICYN
LICENSE
No. 77349
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A-802

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 8.

ITEM: Request for approval for a new single-family home for “1311 100 LLC” located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new two-story single-family home on a vacant lot. The proposed new two-story 6,321 sq. ft. under a/c home will have 7 bedrooms, 7 baths, 1 half bath. The new home's architectural style can be described as "new modern" with exterior stone / metal / other cladding and finishes. Enclosed please find the site plan and elevations. Item #8.

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	0.5%	3,206,487	3,046,163

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

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

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 1311 100 St SFR DRB Staff Report Oct 27 2023
2.	RUNOFF CALCULATION BAZBAZ 1311 BAY HARBOR
3.	1311 100 Street DRB Set 1.16.2024

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: October 27th, 2023

Subject: Single-Family Residence – New Construction
1311 100th Street
Bay Harbor Islands Acct. No.: SPR23-000018
MMPA Acct. No.: 01-0702-1164

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans signed & sealed October 22nd, 2023, 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 1311 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1311 100th Street
Legal Description:	Lot 13 of Block 26, "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 / HISTORY

In late April 2023 the project architectural firm (SDH Studio Architecture + Design), as agent for the property owners (1311 100, LLC) submitted an application for a new replacement single-family residence on an interior dry lot located at 1311 100th Street. The lot is currently cleared and vacant. The proposed new two-story / 6,321 sq. ft. under A/C home will have 7 bedrooms / 7 full baths / 1 half-bath. The new home's architectural style can be described as "new modern" with exterior stone / metal / other cladding and finishes.

The applicant submitted an initial set of plans and revisions that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. In mid-May 2023 the Town Council adopted significant Zoning Code amendments that required significant modifications to the initial design (removed several decorative architectural features / balconies). The plans were revised, resubmitted and reviewed by MMPA / Town staff. Although the final Ordinance adopted in May 2023 is not yet finalized and available to the Town staff / public, we believe the latest revised plans comply with current minimum Code requirements.

In the rear yard a swimming pool, pool deck, covered terrace and open yard areas are shown. The height of the proposed highest flat roof is 23'-8" above current FEMA Base Flood Elevation (BFE) + 1' FBC freeboard, which complies with the 25' maximum height permitted in the RD Single-Family District measured from current FEMA BFE (8.0' NGVD) + 1' FBC freeboard. The proposed home includes a 2-car garage.

The site has no existing trees at present. The new landscaping design meets the minimum Miami-Dade County Landscape Code (Ch. 18A) and Town Supplemental Landscape Code (Sec. 24-16) requirements, including the use of native and drought tolerant plant materials.

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 Town 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, 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 / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 1311 100th Street meets or exceeds all minimum Town Land Development. The applicant submitted various plan sets to the Town that were reviewed and commented on by staff / MMPA, and all previous comments and issues have been addressed by the current plans.

1) This approval is based on the latest revised plans prepared by SDH Studio Architecture + Design, signed & sealed on October 22nd, 2023, with any modifications required by the Design Review Board (DRB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

PROPOSED LAND USED : 1311 100TH STREET, BAY HARBOR ISLANDS, FL 33154-1107

IMPERVIOUS AREA			PERVIOUS AREA		
Building, pool, others	3339.0 sf		Green Areas:	4005.0 sf	
Paver/Conc./Asphalt	2082.0 sf		Permeable Decks:	0.0 sf	
Pool	574.0 sf		Permeable Paver:	0.0 sf	
Total Impervious Area:	5995.0 sf	59.95%	Total pervious Area:	4005.0 sf	40.05%
TOTAL AREA :	10000.0 sf		P =	8.88 in	(10-year storm / 24-hour)

The Volume that you need to contain in your property (V) is equal to Total Site Area per the Accumulated Direct Runoff in Feet: V=A x Q/12

Alioskar Ganem Osorio Digitally signed by Alioskar Ganem Osorio Date: 2023.11.08 16:31:51 -05'00'

Accumulated Direct Runoff (Q) = (P-0.2S)^2/(P+0.8S)

S= (Total Pervious Area/Total Site Area) x (Compacted Water Storage)

Total pervious Area : 4005.0 sf
Total Site Area : 10000.0 sf
Average Water Elev. 2.00 ft NGVD
Average finished site grade (pervious areas) : 6.25 ft NGVD
Depth to Water table : 4.3 ft
Compacted Water Storage (S1): 8.18 in (interpolation)
(S) : 3.28 in
Accumulated Direct Runnoff (R) : 5.88 in

Depth to Water Table	Compacted Water Storage [Inches]
1 FT	0.45 Inches
2 FT	1.88 Inches
3 FT	4.95 inches
4 FT	8.18 inches

Ref. SFWMD Soil Storage Table

Volume Of Runoff (V)

Note: The Volume of Runoff generated during a 10 year 48 hours storm (V) must be contained within the Property Boundaries. V=AQ/12

Volume of Runoff (V) : 4901.6 cf
Swale Equation= Heigth x (Top Area+Bottom Area)/2
Perv. Equation = L x H x (W1+W2)/2

Swale	Top Area (sf)	Bottom Area (sf)	Average Area (sf)	Height (ft)	Volume (cf)
Swale 1	118.31	43.95	81.13	0.50	40.57
Swale 2	237.00	59.46	148.23	0.50	74.12
			Total Swale Volume:		114.68

PERVIOUS PAVER	W1 (ft)	W2 (ft)	H (ft)	L (ft)	Red. Factor	Volume (cf)
						0.00
						0.00
						0.00
						0.00
			Total retention volume:			0.00

Volume of Runoff treated By Swale Areas : **114.68 cf**
Volume of Runoff treated By Exfiltration Trench : **4786.91 cf**

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH

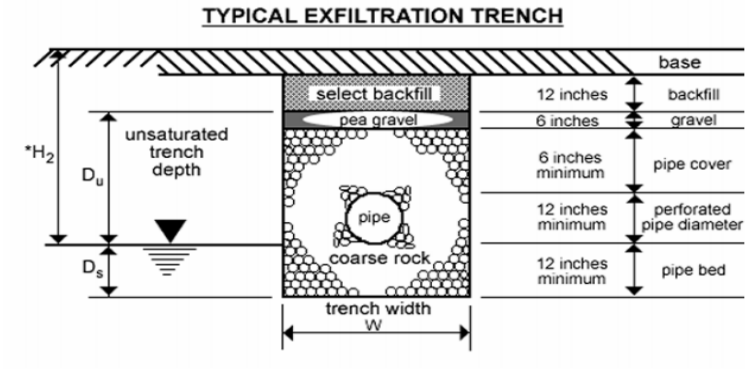
EXFILTRATION TRENCH CALCULATION

H2 =	4.25 ft
Du =	3.25 ft
Ds =	3.00 ft
W =	5.00 ft
K (Soil) =	2.00E-04
Depth Of Trench =	7.25 ft

PROPOSED CONDITION

Water Table Elevation :	2.00 ft	NGVD
Average Finish Site Grade :	6.25 ft	NGVD

SFWMD - TYPICAL EXFILTRATION TRENCH SECTION



L = Length of Trench Required (feet)
V = Volume Treated (acre – inches)
W = Trench Width (feet)
K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
***H_2 = Depth to Water Table (feet)**
D_u = Non-Saturated Trench Depth (feet)
D_S = Saturated Trench Depth (feet)

$$L = \frac{V}{K\,(H_2W + 2H_2D_u - D_u^2 + 2H_2D_S) + (1.39 \times 10^{-4})\,WD_u}$$

* **The value of H_2 to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H_2. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.**

SFWMD-LENGTH OF TRENCH REQUIRED

Exf. whenDs>Du	0.01077	Using [K*(2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]
Exf. whenDs≤Du	0.01502	Using [K*(H2*W+2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]

Used Exf For Design = **0.01502**

Required Retention Volume in (CF) : **4786.91** Amount of water (V) contained on the Trench

Required Retention Volume (ac-in) : **1.319**

Required L.F. of French Drain = 87.8 ft from equation L=V/Exf.

Use Length = **95.0 ft** **[OK]** **(5180.08 CF)** **1.08 Safety Factor** **(5294.76 CF)** Total retention (VP) Ex. Trench+Swales

1311 Bazbaz

1311 100th STREET BAY HARBOR ISLANDS, FL 33154

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

DRAWING INDEX

LANDSCAPING

L-1	LANDSCAPE PLAN
L-3	COLORED LANDSCAPE PLAN & LANDSCAPE IMAGE
TD-1	TREE DISPOSITION PLAN

ARCHITECTURE

A-000	COVER PAGE	A-300	SECTIONS
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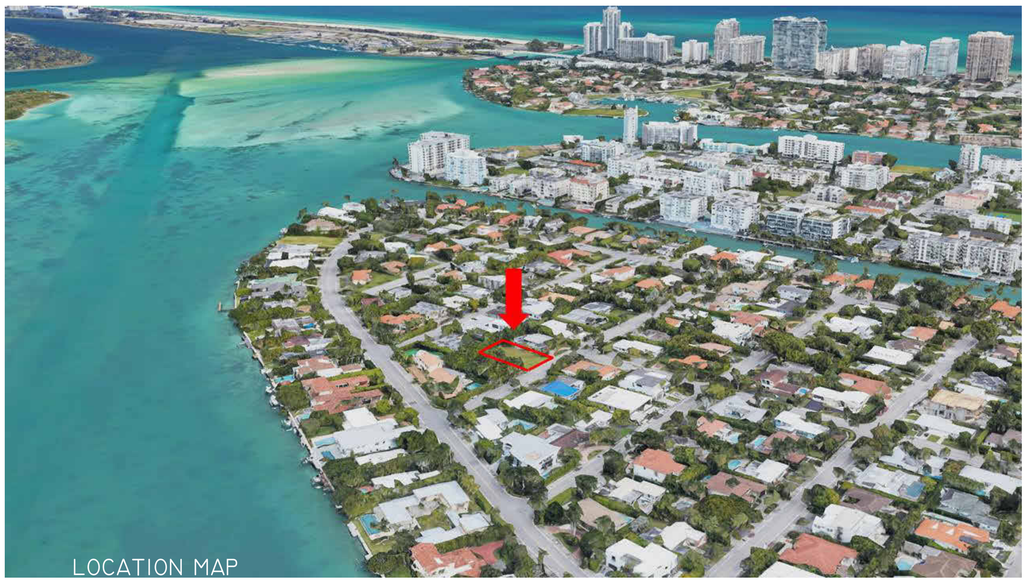

LOCATION MAP

1311 100TH ST. BAY HARBOR ISLANDS, FL. 33154

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
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.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
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.
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.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
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.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
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.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
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.
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.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
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.
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.
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.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
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.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
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.
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.
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.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
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.
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.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
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 HIS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
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.
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.
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.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
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.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
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.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR 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 APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS 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.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(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.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
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
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS 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
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 JAMB 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.
5. PROVIDE SCREENED VENTILATION IN GARAGE, VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
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.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
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
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.

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.

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
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

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
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 1618.4.6.3

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)

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

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

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:
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 15 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.
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.

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	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
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ELEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	TH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

℄	CENTER LINE	01	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
EGRESS	WINDOWS TAG	SL 1/4"	SLOPE TAG
101	DOOR TAG	WH	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	1	REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 A101 SIM	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref Ref A101 Ref Ref	BUILDING ELEV. TAG	Ref Ref ID A101 Ref Ref	INTERIOR ELEV. TAG
1 VIEW NAME 1/8" = 1'-0"		VIEW TITLE	

SDH_STUDIO
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AA26002883

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ARCHITECT P.A.

ARCH.REG# 99155

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NETZER

STATE OF FLORIDA
Stephanie Dombach de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1	Town comments	05-16-23

GENERAL NOTES

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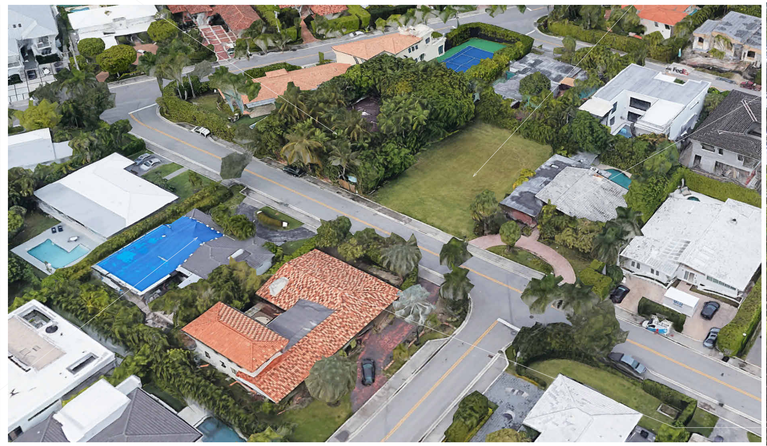
A-001

LOT TO THE WEST

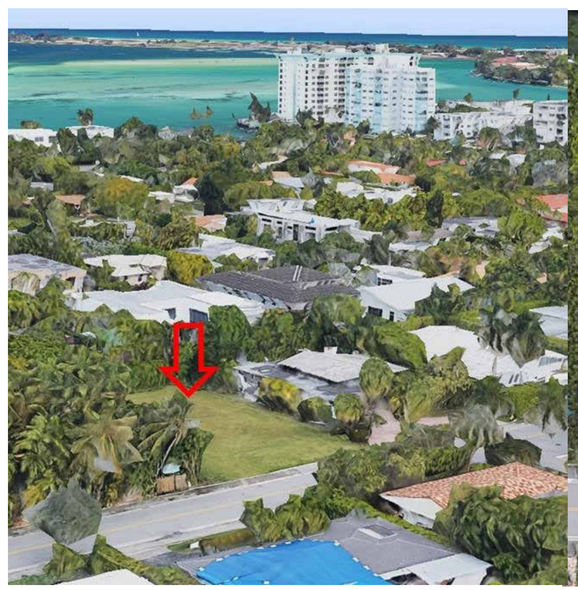
VACANT LOT

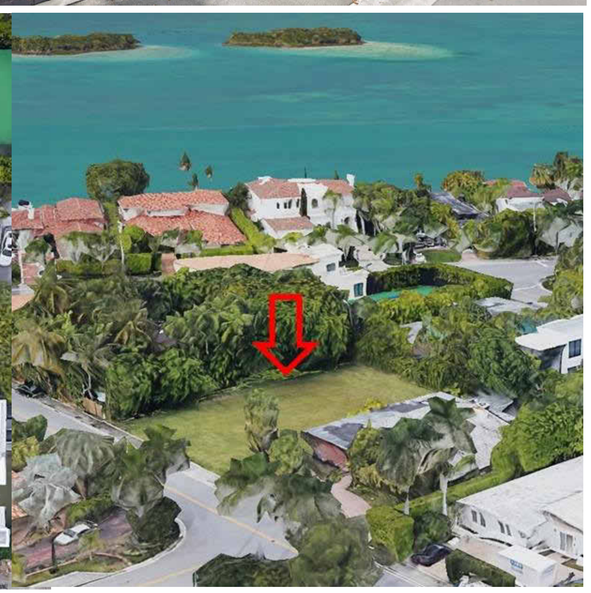
LOT TO THE EAST

LOT TO THE SOUTHWEST



LOT TO THE SOUTHEAST





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SITE PHOTOS

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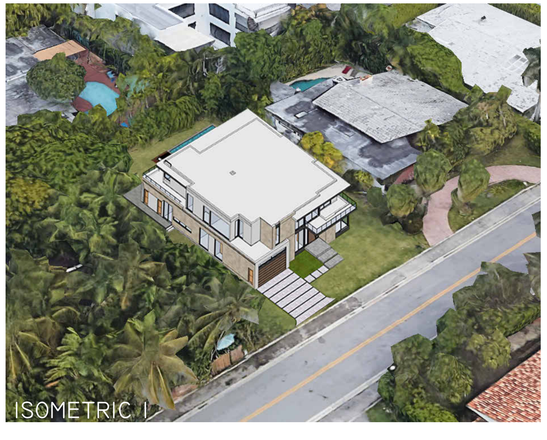
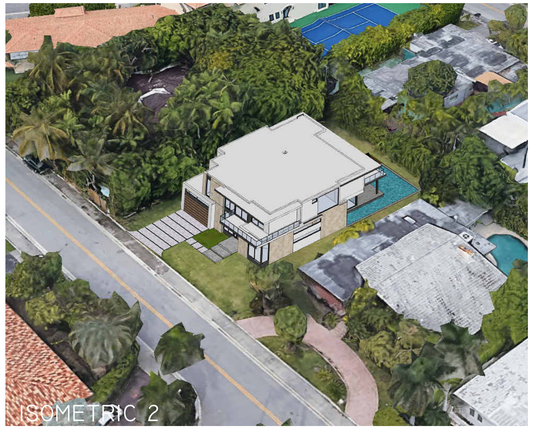
A-002

PROPOSED HOUSE



ISOMETRIC 1



ISOMETRIC 2

ISOMETRIC 3

ISOMETRIC 4

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A-003

SOUTH ELEVATION RENDER

NORTH ELEVATION RENDER

BRONZE ALUMINUM CLADDING FOR OVERHANGS AND WINGOW FRAMES

IMPACT GLASS RAILING

SMOOTH STUCCO- BENJAMIN MOORE SUPER WHITE PAINT

CORAL STONE

WOOD PLANK FLOORING FOR POOL DECK

TREATED WOOD FOR EXTERIOR CEILING

- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS
- SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE PAINT

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PROJECT RENDERINGS

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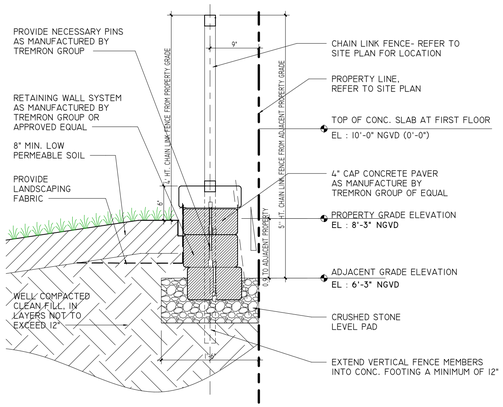
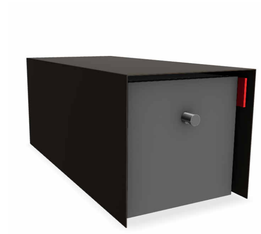
A-100.1

NOTE: FENCE TO COMPLU WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 2224

NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/ F.B.C- R.4501.17.1.6. MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3-4".



3 RETAINING WALL TYPICAL DETAIL
1" = 1'-0"

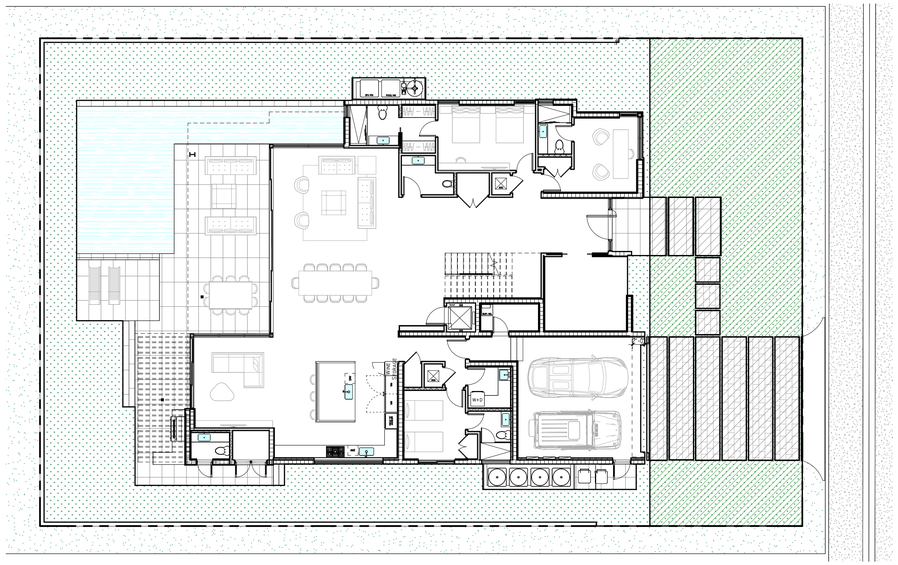


DEUS-MODERN
WALDO CUSTOM MAILBOX
MATTE BRONZE/DARK GRAY
(MAIL RECEPTABLE REFERENCE IMAGE)

MATERIAL LEGEND

CONCRETE PAVERS

CREAM LIMESTONE FOR OUTDOOR FLOORING

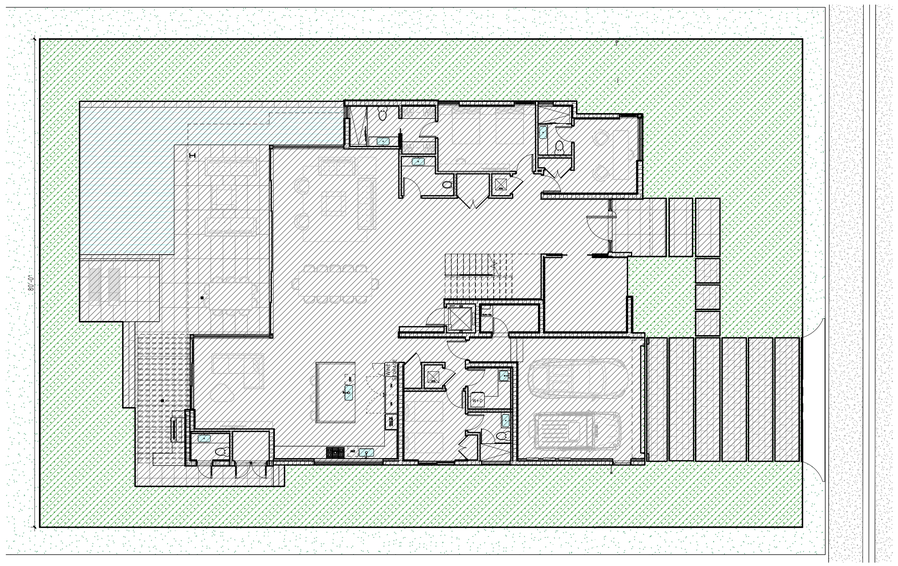


1 GREEN SPACE DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA: 10,000 SF
FRONT YARD: 2,000 SF

		PROVIDED		REQUIRED
GREEN SPACE:	1381 SF	= 69%	>	50% = 1,000 SF
IMPERVIOUS AREA:	619 SF	= 31%	<	50% = 1,000 SF

2



2 OPEN AREA DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA: 10,000 SF

		PROVIDED		REQUIRED
PERVIOUS AREA (GREEN SPACE):	4008 SF	= 40.08%	>	40% MIN. = 4,000 SF
IMPERVIOUS AREA:	5992 SF	= 59.92%	<	60% MAX. = 6,000 SF

2

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SITE PLAN DETAILS

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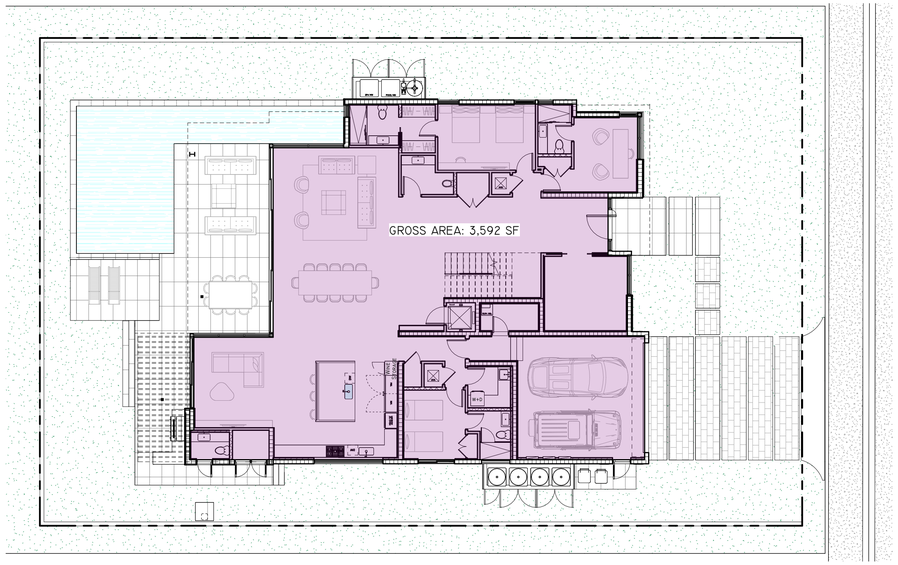
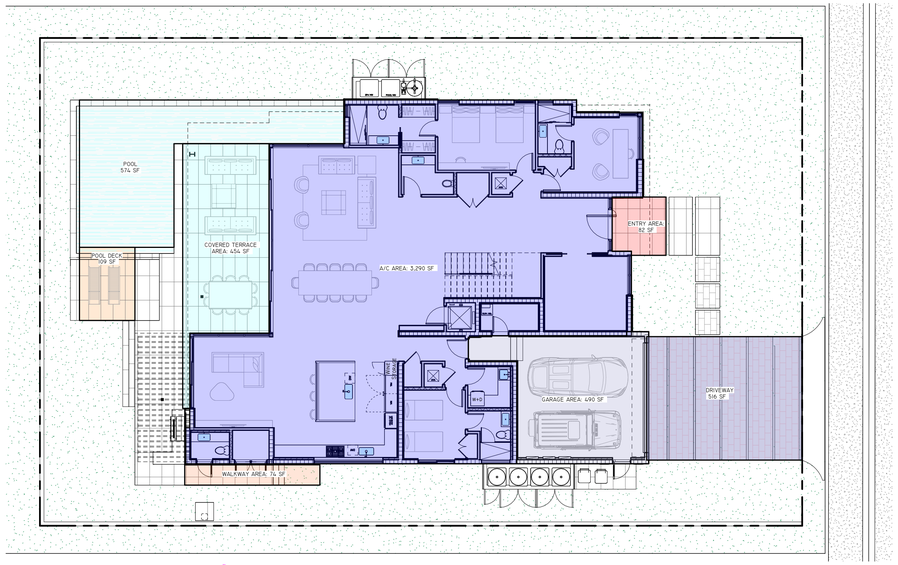
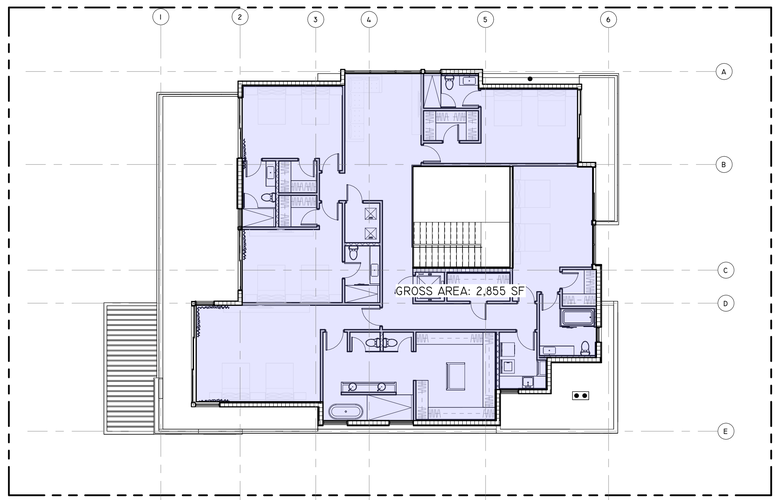
A-100.2



1 FIRST FLOOR AREA
3/32" = 1'-0"



3 FIRST FLOOR AREA DIAGRAM
3/32" = 1'-0"



2 2ND FLOOR AREA
3/32" = 1'-0"

4 2ND FLOOR AREAS DIAGRAM
3/32" = 1'-0"

NOTE: FOR RESIDENCES 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/NON-AIR-CONDITIONED AREAS).

FIRST FLOOR: 3,592 SF
80% OF 3,592 SF = 2,873 SF

SECOND FLOOR: 2,855 SF
79.49% OF 3,592 SF = 2,855 SF < 2,873 SF

AREAS		ADJUSTED AREA	
AREA UNDER AC			
GROUND FLOOR - T.O.S.	3290 SF		
2ND FLOOR - T.O.S.	3023 SF		
TOTAL	6312 SF	6312 SF	6312 SF
GARAGE	490 SF	490 SF / 2	245 SF
TERRACES/ENTRY/CARPORT			
GROUND FLOOR - T.O.S.	455 SF		
2ND FLOOR - T.O.S.	735 SF		
TOTAL	1190 SF	1190 SF / 3	397 SF
		TOTAL	6954 SF

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SITE PLAN DIAGRAMS

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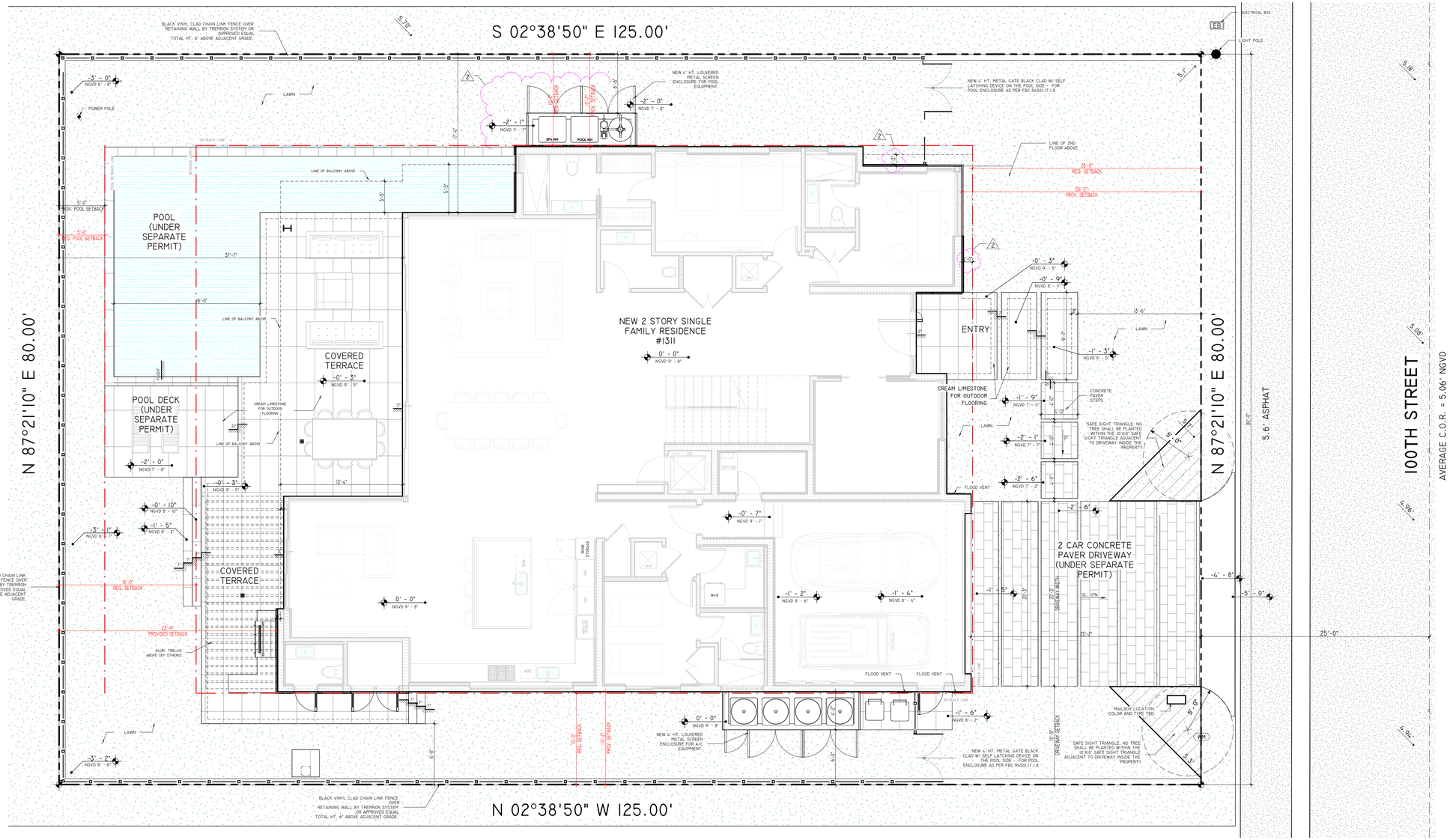

SITE PLAN
3/16" = 1'-0"

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	10,000 SF 0.23 ACRES
A/C GROUND FL	3,290 SF
A/C SECOND FL	3,023 SF
A/C TOTAL	6,312 SF
ENTRY	82 SF
TERRACES	454 SF
GARAGE	490 SF
BALCONIES	914 SF
POOL + POOL DECK	574 SF+109 SF
WALKWAY	74 SF
DRIVEWAY	516 SF

ZONING INFORMATION

CITY OF BAY HARBOR ISLANDS
ART. I: ZONING DISTRICT REQUIREMENTS - SECTION 23-II
ZONING DISTRICT - RD | FLUM: RESIDENTIAL LOW DESNITY

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25' - 0"	25' - 2"
REAR SETBACK	15' - 0"	23' - 9"
SIDES SETBACK	10' - 0"	10' - 2"
POOL SETBACK	5' - 0"	6' - 0"
HEIGHT LIMITATION	25' - 0"	25' - 0"
LOT OCCUPATION		
PERVIOUS AREA CALCULATION (GREEN SPACE AREA)	< 40% 10 000 SF X .40 = 4000 SF	4008 SF = 40.08%
IMPERVIOUS AREA CALCULATION	> 60% 10 000 SF X .60 = 6000 SF	5992 SF = 59.92%
SECOND FLOOR AREA RATIO	< 0.80 3,592 SF X 0.80 = 2,873 SF	0.79 (2855 SF / 3592 SF)
PARKING SPACES	2 SPACES MINIMUM	2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1311 100TH STREET BAY HARBOR ISLANDS, FL 33154

LOT: 13 BLOCK: 26 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 5' - 2" FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 5' - 1" BASE FLOOD: 8

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

SURVEYOR'S NAME: _____ PLS LIC.: _____ FIELD WORK DATE: _____

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 8" NGVD		
MINIMUM	9' - 8" NGVD		

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 (IIC3-3D3)

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SITE PLAN

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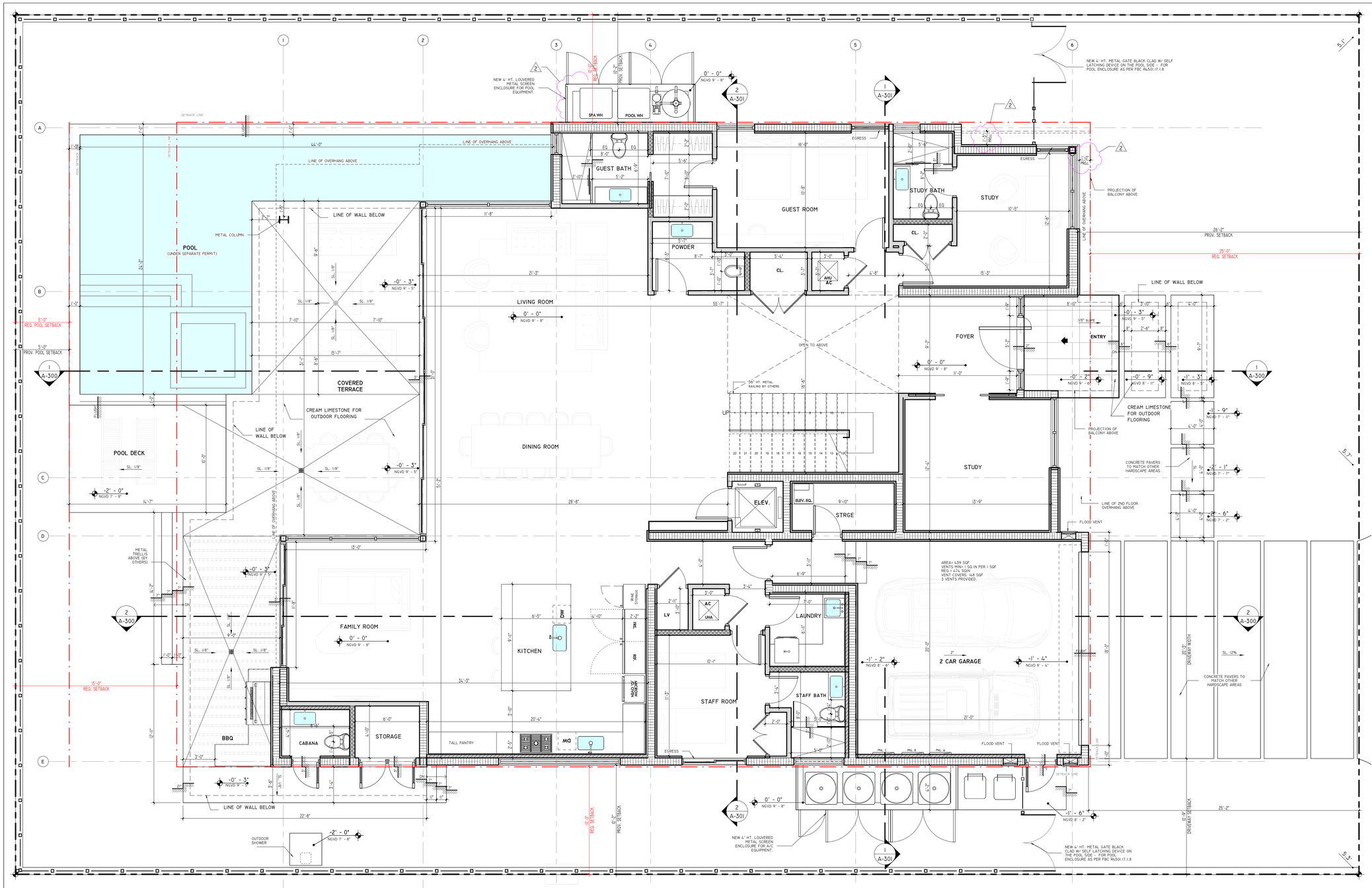

WALL LEGEND

- 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" MTL FURRING @ 24" O.C. & R-7.8 INSULATION - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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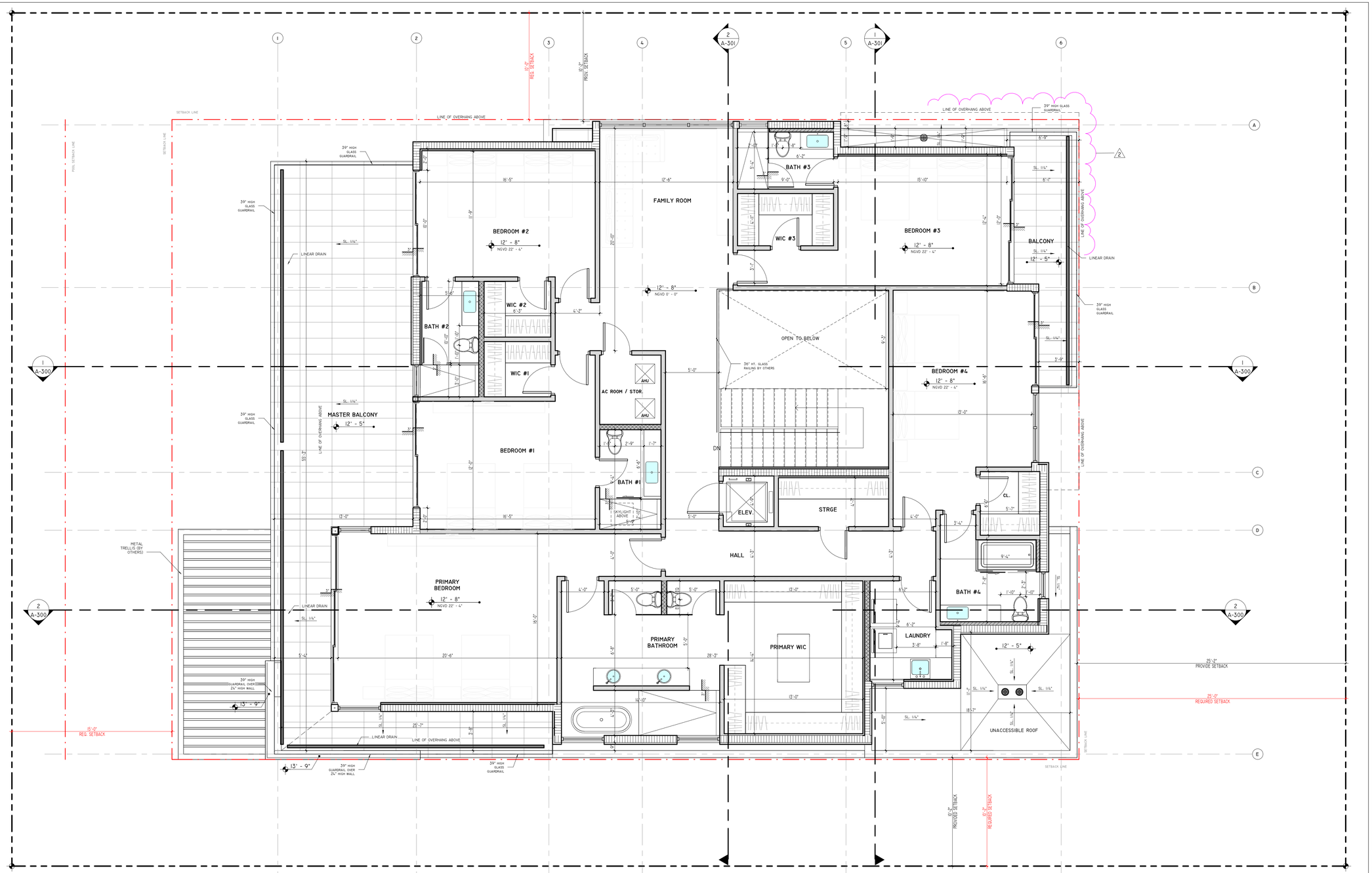
A-101



1 2ND FLOOR
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SECOND FLOOR

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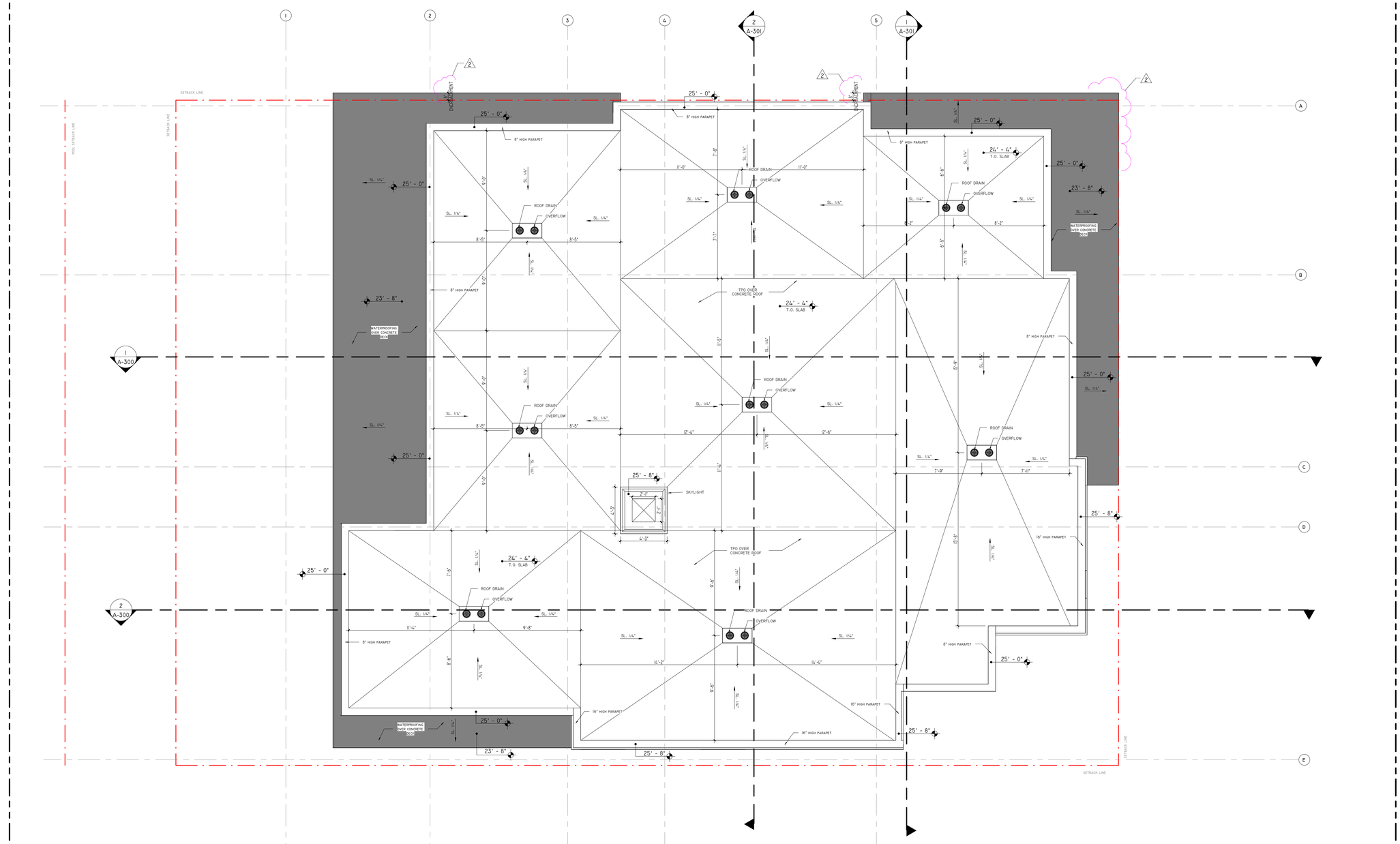

ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

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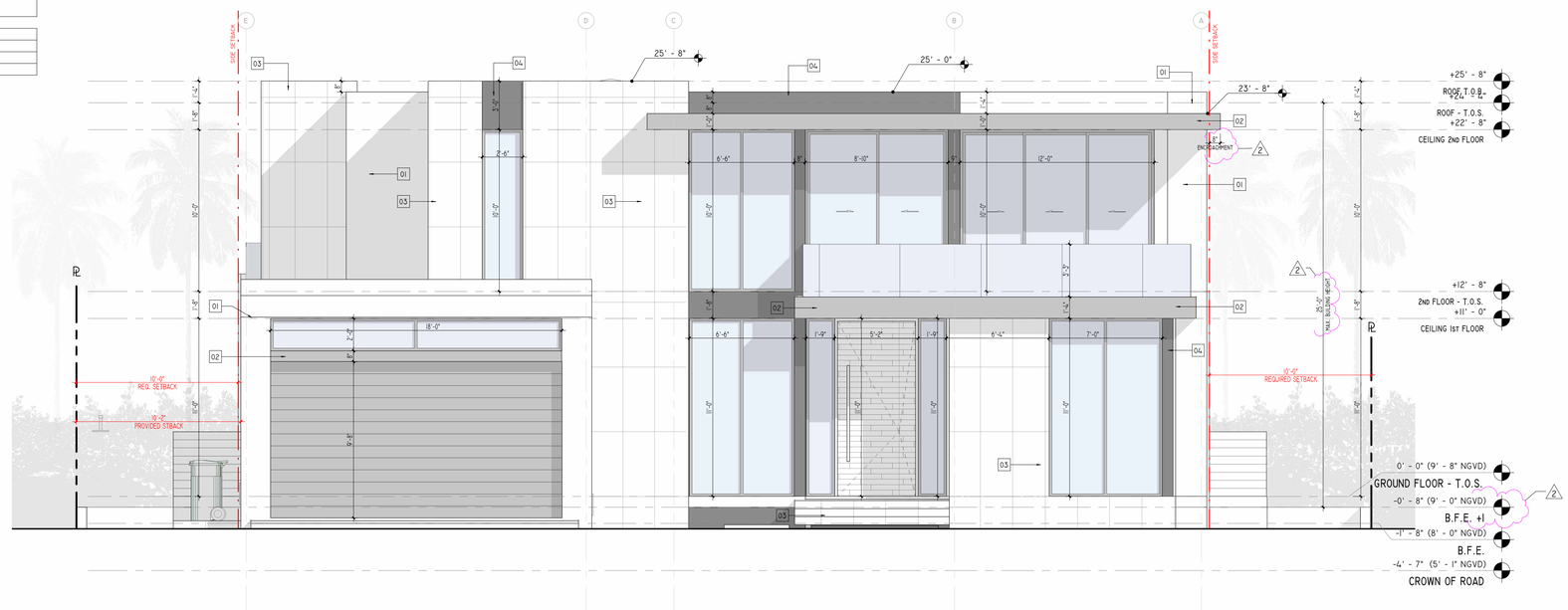
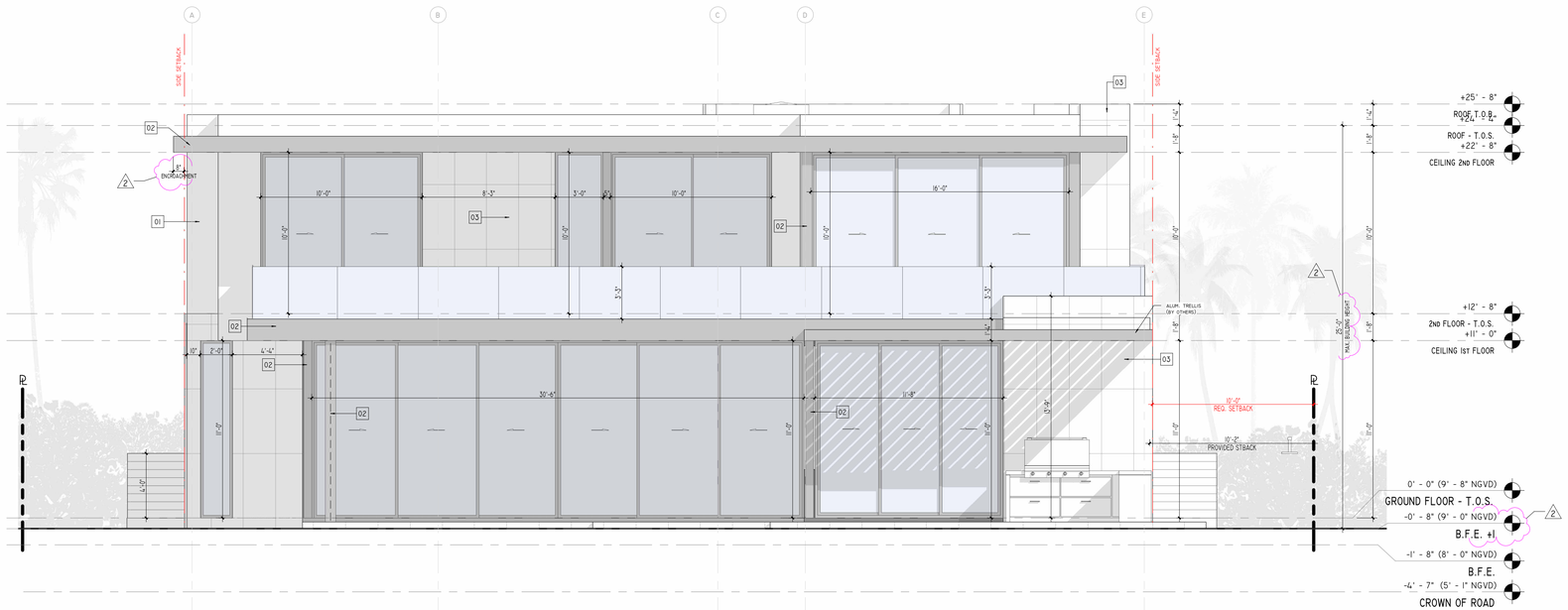
FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	METAL CLADDING	DARK BRONZE
03	CORALINA STONE	STONE TBD
04	DARK PAINT	DARK GREY



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



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

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
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1311 BAZBAZ

1311 100TH STREET
BAY HARBOR
ISLANDS, FL 33154

NETZER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1	Town COMMENTS	05-16-23
2	Town COMMENTS	09-29-23

ELEVATIONS

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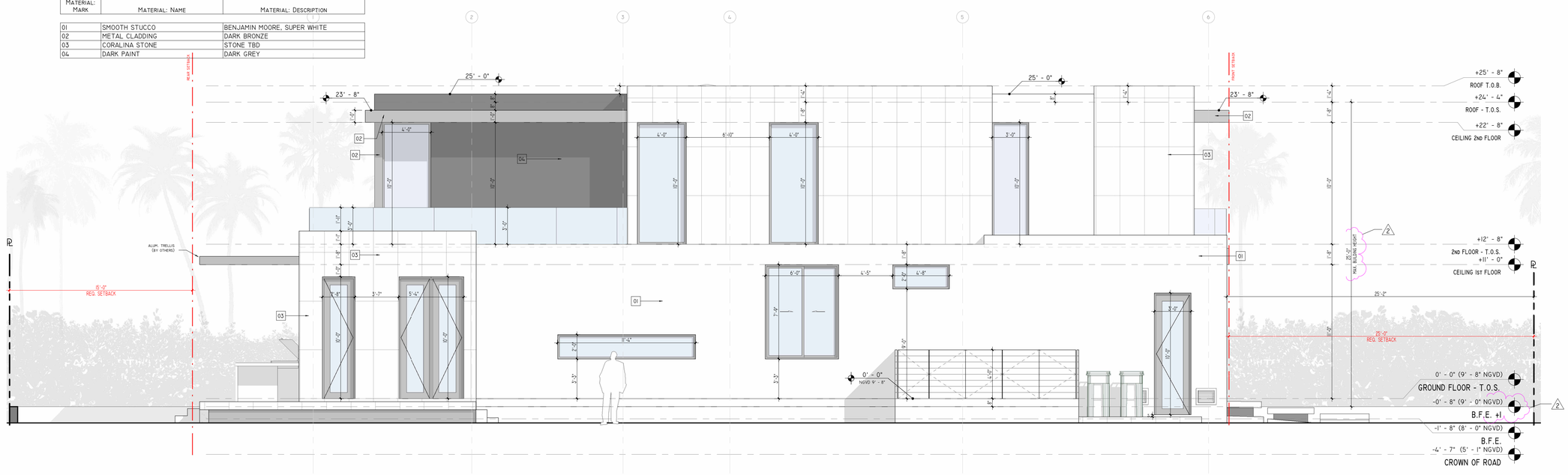
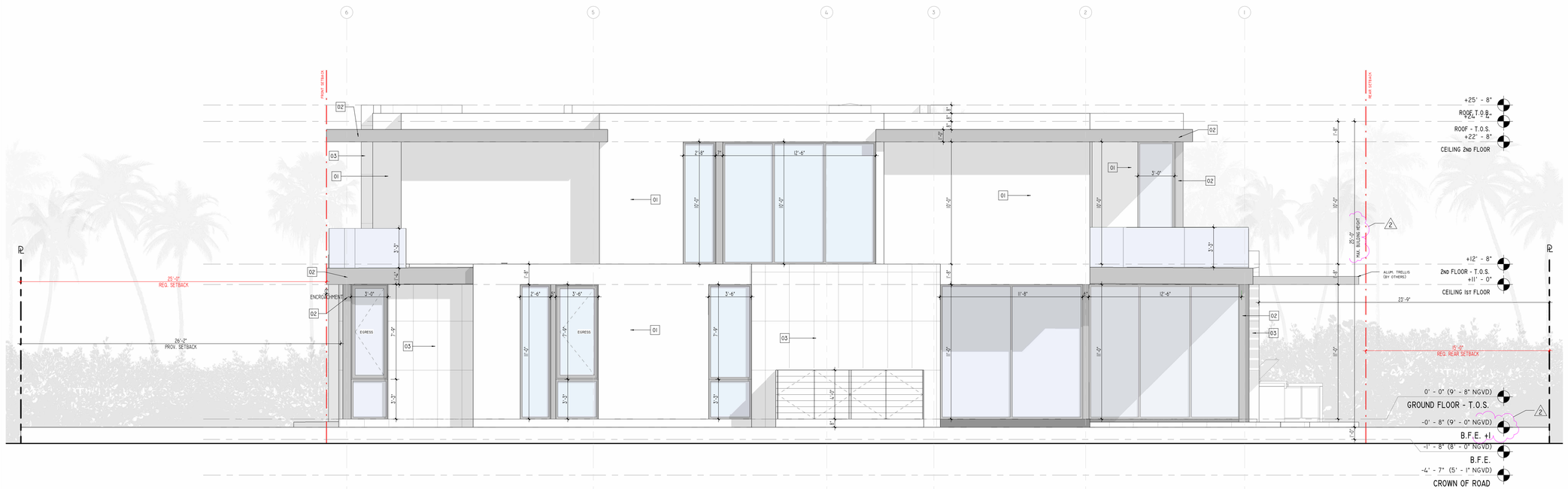
A-200

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	METAL CLADDING	DARK BRONZE
03	CORALINA STONE	STONE TBD
04	DARK PAINT	DARK GREY



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



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

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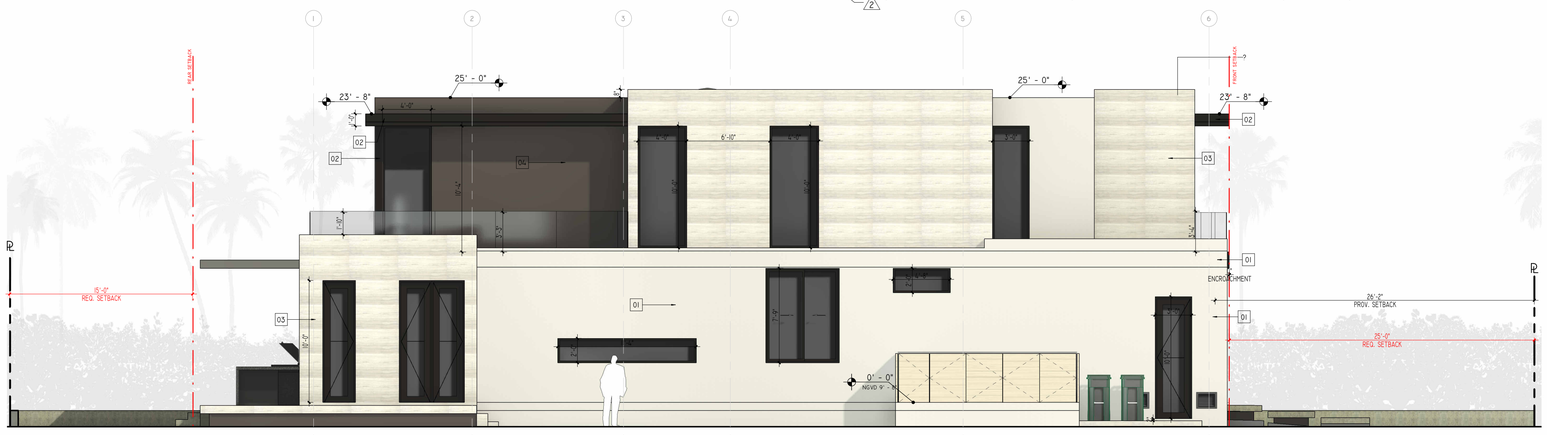
A-201

1 SOUTH ELEVATION - COLOR
3/16" = 1'-0"

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



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

4 EAST ELEVATION - COLOR
3/16" = 1'-0"

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COLOR ELEVATIONS

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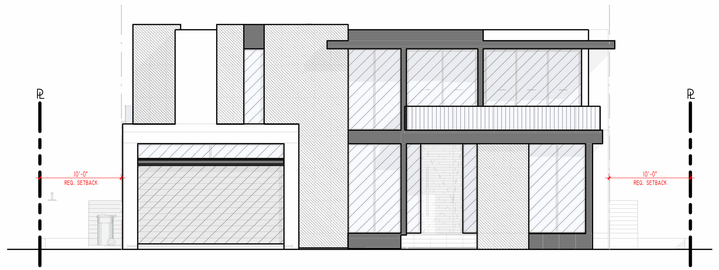
A-202



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1672.82 SF

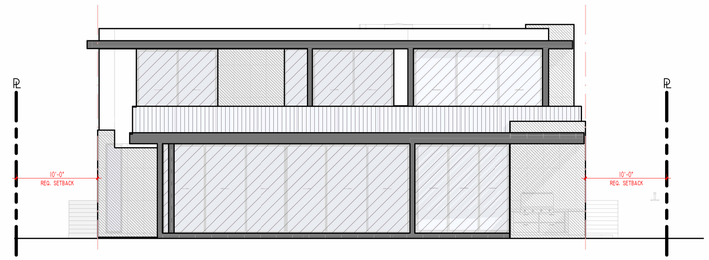
ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 77.49 SF
77.49 X 100% = 7749 / 1672.82 = 4.63%

ARCHITECTURAL "EMBELLISHMENTS" - FACHADE OPENINGS
PROVIDED: 633.82 SF
633.82 X 100% = 63382 / 1672.82 = 37.89%

ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 429.41 SF
429.41 X 100% = 42941 / 1672.82 = 25.67%

SMOOTH STUCCO
PROVIDED: 244.66 SF
244.66 X 100% = 24466 / 1672.82 = 14.62%

MTL CLADDING
PROVIDED: 194.65 SF
194.65 X 100% = 19465 / 1672.82 = 11.64%



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1563.97 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 175.65 SF
175.65 X 100% = 17565 / 1563.97 = 11.23%

ARCHITECTURAL "EMBELLISHMENTS" - FACHADE OPENINGS
PROVIDED: 728.88 SF
728.88 X 100% = 72888 / 1563.97 = 46.60%

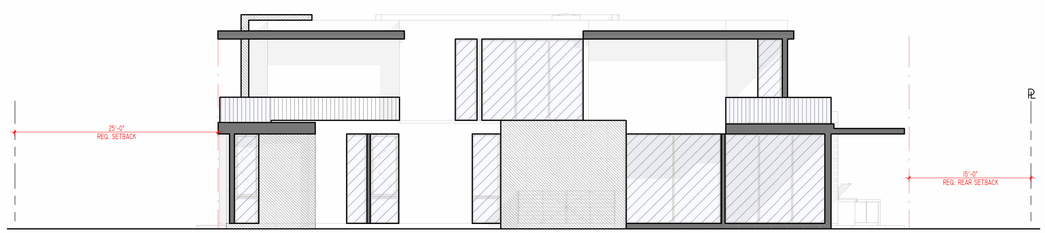
ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 305.07 SF
305.07 X 100% = 30507 / 1563.97 = 19.51%

SMOOTH STUCCO
PROVIDED: 177.40 SF
177.40 X 100% = 17740 / 1563.97 = 11.34%

MTL CLADDING
PROVIDED: 178.51 SF
178.51 X 100% = 17851 / 1961.24 = 9.10%

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

2 NORTH ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1939.06 SF

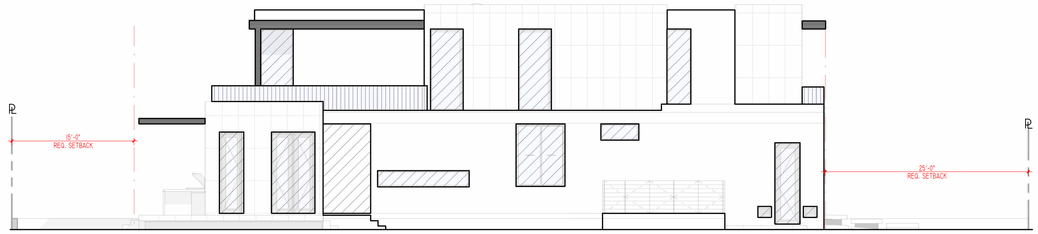
ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 126.93 SF
126.93 X 100% = 12693 / 1939.06 = 6.55%

ARCHITECTURAL "EMBELLISHMENTS" - FACHADE OPENINGS
PROVIDED: 573.80 SF
573.80 X 100% = 57380 / 1939.06 = 29.59%

ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 355.41 SF
355.41 X 100% = 35541 / 1939.06 = 18.33%

SMOOTH STUCCO
PROVIDED: 743.92 SF
743.92 X 100% = 74392 / 1939.06 = 38.36%

MTL CLADDING
PROVIDED: 129.54 SF
129.54 X 100% = 12954 / 1939.06 = 6.68%



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1988.73 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 98.39 SF
98.39 X 100% = 9839 / 1988.73 = 4.95%

ARCHITECTURAL "EMBELLISHMENTS" - FACHADE OPENINGS
PROVIDED: 418.91 SF
418.91 X 100% = 41891 / 1988.73 = 21%

ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 554.69 SF
554.69 X 100% = 55469 / 1988.73 = 27.89%

SMOOTH STUCCO
PROVIDED: 889.13 SF
889.13 X 100% = 88913 / 1988.73 = 44.71%

MTL CLADDING
PROVIDED: 28.81 SF
28.81 X 100% = 2881 / 1988.73 = 1.45%

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

4 WEST ELEVATION DIAGRAM
1/8" = 1'-0"

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ELEVATION DIAGRAMS

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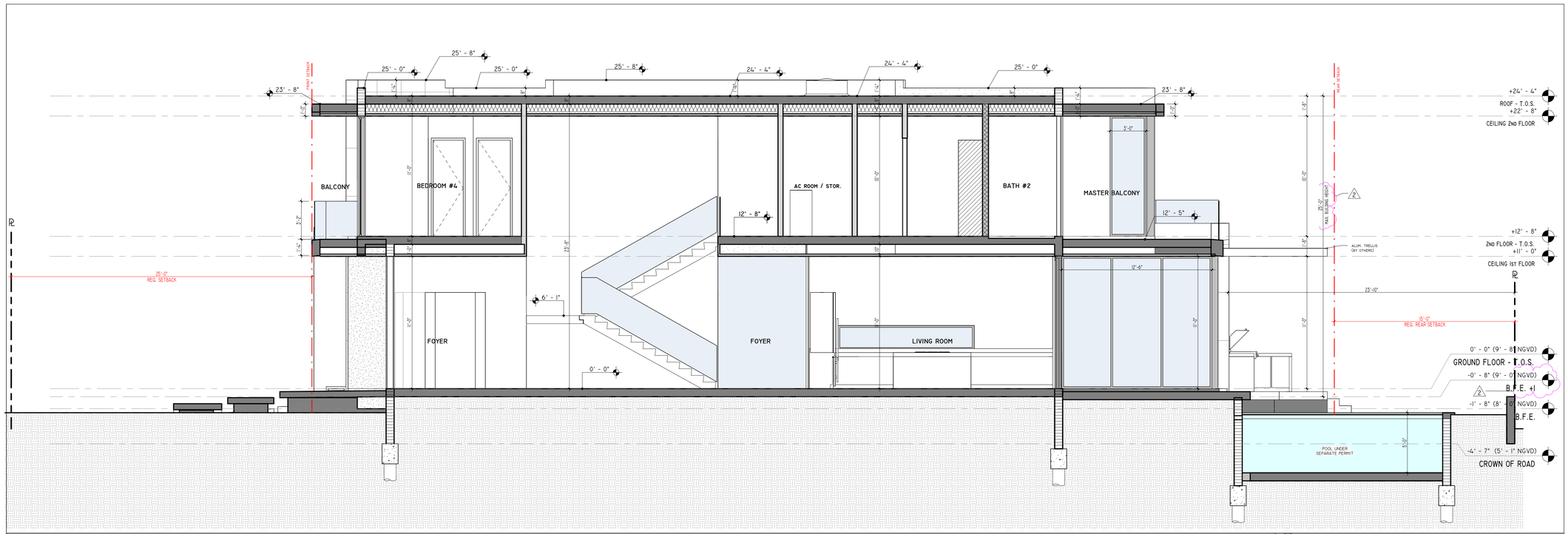
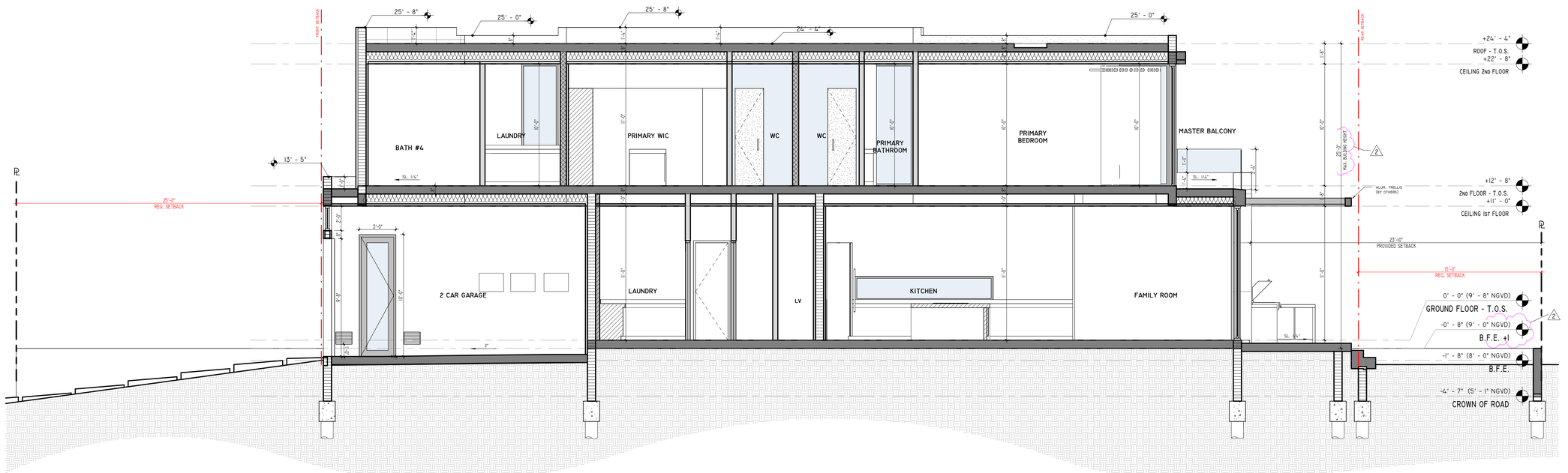
A-203



1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"

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SECTIONS

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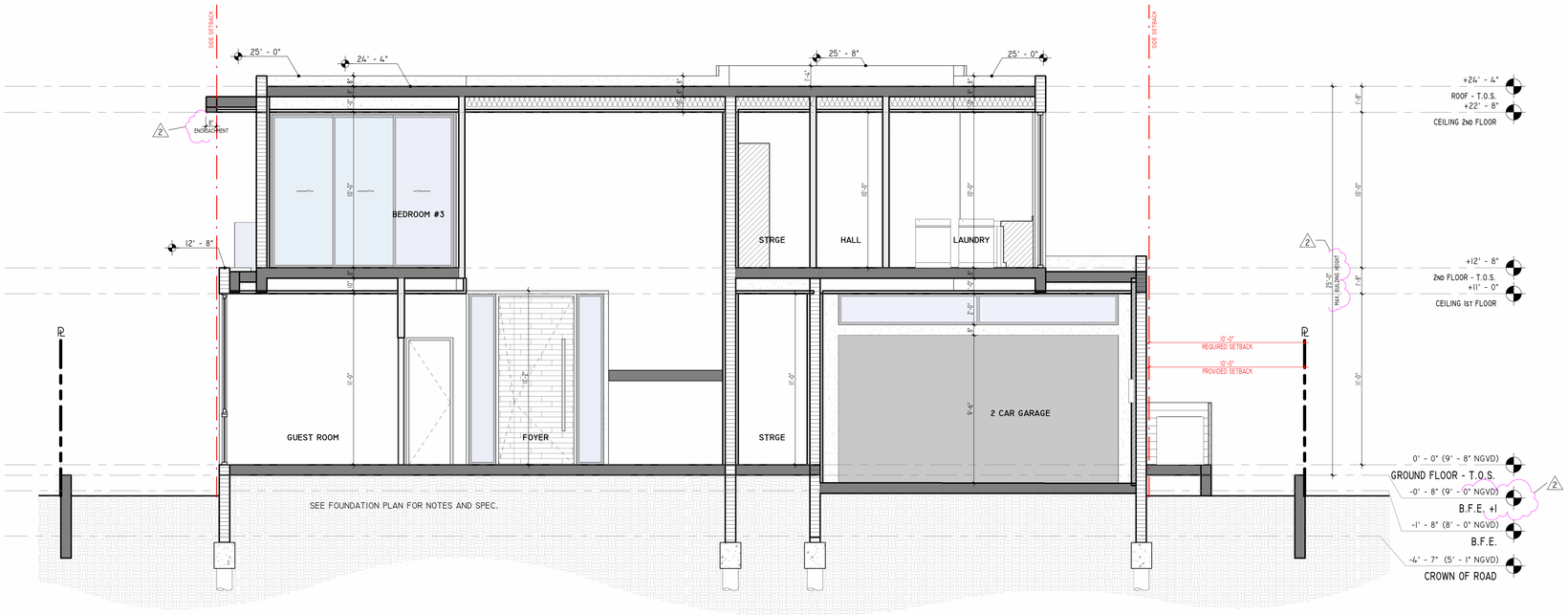
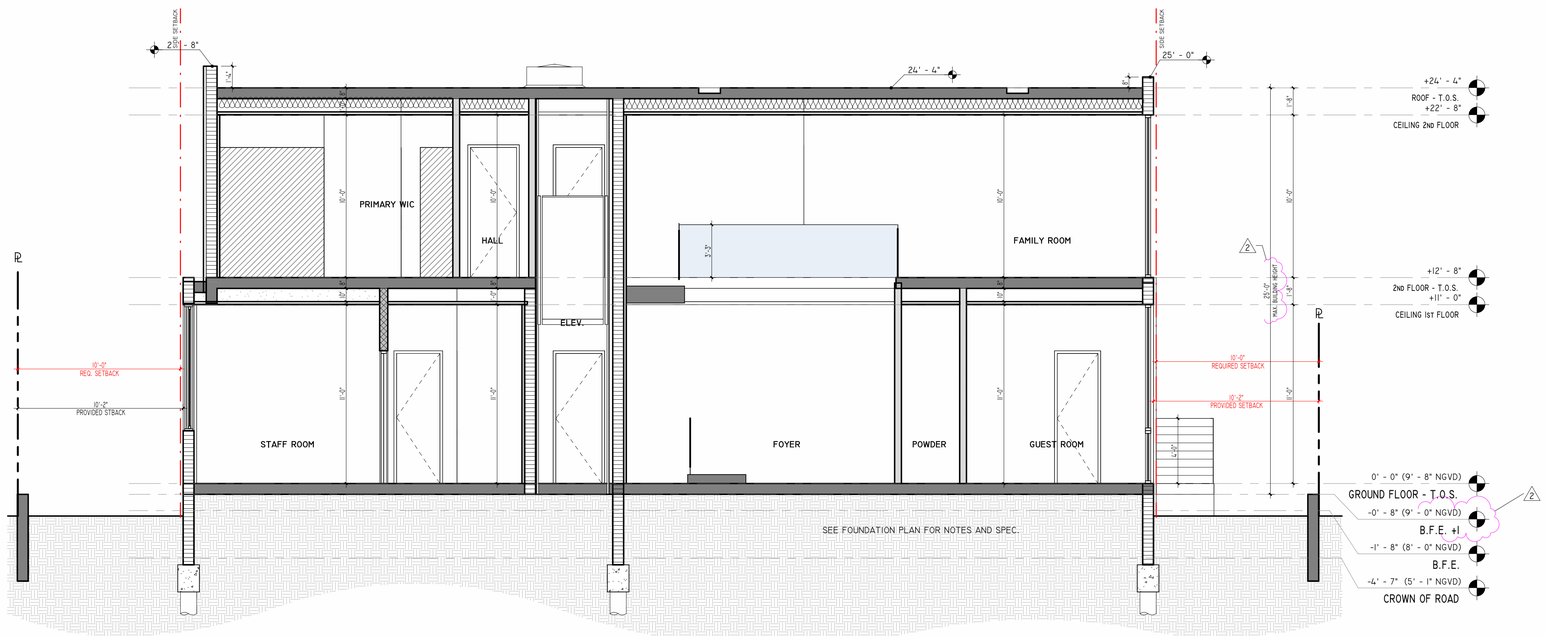
A-300



1 SECTION C
1/4" = 1'-0"



2 SECTION D
1/4" = 1'-0"

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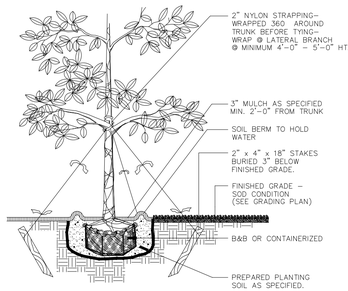
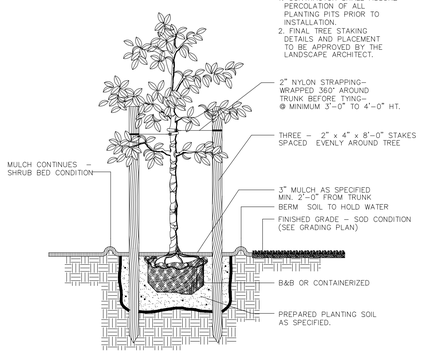
A-301

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

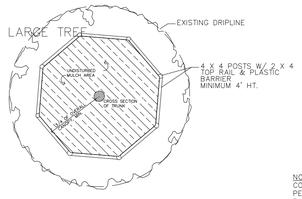


LARGE TREE

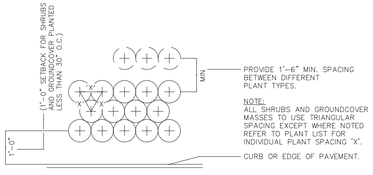
NOTE
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.



SMALL TREE DETAIL

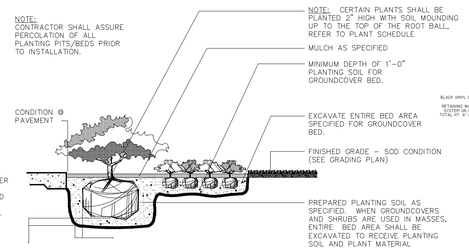


TREE PROTECTION DETAIL

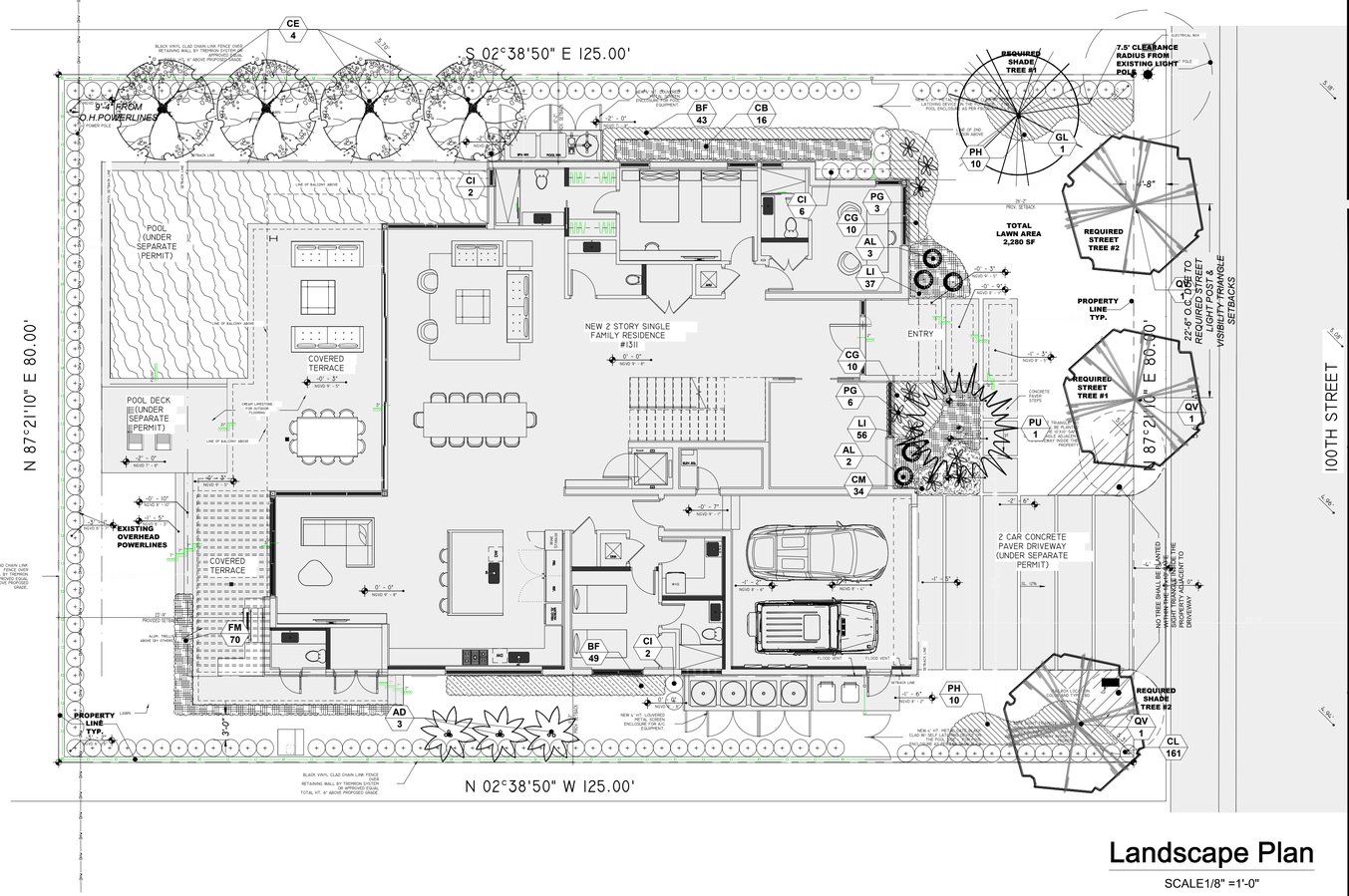


TYPICAL PLANT SPACING

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.



SHRUB / GROUNDCOVER



LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No.1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsis Indica to be planted 30" from edge of walkways.
04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrophe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the sucessfull completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform to Miami–Dade County's landscape ordinance Chapter 18–A , Ordinance #98–13, and any other municipal landscape ordinance in effect at the project's location.
10. Street trees, if part of this contract and shall conform to Miami–Dade County's or municipal requirements.
11. Landscape Contractor is required to procure and obtain any necessary permits applicable for the sucesful completion of this project, including tree removal permits , if applicable.
12. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
13. Landscape contractor shall call Sunshine State One Call Center of Florida at 1–800–432–4770 (Toll Free) 48 hours before digging.
14. Landscape contractor is responsable for inspectiong the site and physically observing all the site conditions prior to entering into agreement or contract with owner. Landscape contractor shall coordinate his work with the general contractor or construction manager in such a manner as to allow for a speedy and orderly complition of all work on the site, and special attention to location of all underground wires, pipes, footings, etc.
15. Any excess soil, landscape materials and debris from the landscape contractor's work shall be removed from the site immediately upon completion of his works.
16. Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decission shall be taken without specific consultation with the landscape architect, including substitutions when required.

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:1330 100 ST, BAY HARBOR ISLANDS, FL 33154 - LOT AREA 10,000 SF / 0.23 ACRES

		REQUIRED	PROVIDED
A.	**SHADE TREES REQUIRED***		
1.	SINGLE-FAMILY NON-WATERFRONT LOT	5	6
2.	SINGLE-FAMILY WATERFRONT LOT	N/A	N/A
3.	TWO-FAMILY LOT	N/A	N/A
4.	NUMBER OF SHADE TREES IN FRONT YARD	2	2
5.	NATIVE SPECIES REQUIRED - 50% MIN.	3	6
6.	DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50% MIN.	3	6
B.	**STREET TREES REQUIRED****	**REQUIRED**	**PROVIDED**
	MEASURED @ 1:35 LINEAL FEET OF FRONTAGE WIDTH OF LOT 80' / 35' = 2.28	2	2
	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	531
2.	SINGLE-FAMILY WATERFRONT LOT	N/A	N/A
3.	TWO-FAMILY LOT	N/A	N/A
4.	NATIVE SPECIES REQUIRED - 30% MIN.	15 / 18	288
5.	DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50%	25 / 30	501
D.	**MAXIMUM LAWN AREA ALLOWED**** **60% OF NET LOT AREA**	6,000 SF MAX.	2,320 SF

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.

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CM	3461	CARISSA MACROCARPA/ DWARF CARISSA	NO	LOW	12" HT. X 12" SPR./ FULL/ 12" OC.
AP	16	ALPINIA PURPURATA/ RED GINGER	NO	LOW	48" HT. X 24" SPR./ FULL/ AS SHOWN
CL	161	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
PG	9	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
AL	5	ALOCASIA 'KUCHING MASK' / ELEPHANT EAR	NO	LOW	36" HT. X 24" SPR. / FULL/ AS SHOWN
CG	20	PHILODENDRON 'CONGO GREEN'/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
BF	92	NEPHROLEPIS EXALTATA/ BOSTON FERN	NO	LOW	12" HT. X 12" SPR. / FULL/ 18" OC.
CB	0	COSTUS BARBATUS/ COSTUS	NO	LOW	36" HT. X 18" SPR. / FULL/ AS SHOWN
CI	10	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
LI	90	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / FULL/ 12" OC.
PH	20	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
FM	80	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	CE/ 4	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	14' HT. X 5' SPR. X 4" C.T. X 2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
	GL/ 1	BURSERA SIMAROUBA GUMBO LIMBO (REQUIRED SHADE TREE FRONT YARD #1)	YES	LOW	14' HT. X 5' SPR X 4' C.T. X 2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
	PU/ 1	PANDANUS UTILIS/ SCREW PINE	NO	LOW	12' HT. X 6' SPR X 4' CLEAR WOOD.,MULTIPLE THICK TRUNKS
	AD/ 3	ADONIDIA MERRILLII (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW	8' - 12' O.A. HT./ F.G. / FULL / HEAVY HEADS/ TRIPLE,
	QV/ 1	QUERCUS VIRGINIANA LIVE OAK (REQUIRED SHADE TREE FRONT YARD #2)	YES	LOW	15' HT. X 6' SPR X 4' C.T. X 2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	QV/ 2	QUERCUS VIRGINIANA LIVE OAK (REQUIRED STREET TREES) PER STREET TREE MASTER PLAN	YES	LOW	15' HT. X 6' SPR X 4' C.T. X 2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

Landscape Plan
SCALE1/8" =1'-0"

TOPO GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

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1311 RESIDENCE
Landscape Plan
1311 100 STREET
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:
REVISION #1 03.30.2023: PER REVISED INTERIOR ARCHITECTURE BACKGROUND/ NO CHANGES TO LANDSCAPE PLANS

REVISION #2 10.16.2023: PER REVISED INTERIOR ARCHITECTURE BACKGROUND/ NO CHANGES TO LANDSCAPE PLANS

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan
Date: 02.16.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-1

Front facade

Rear Facade

East Facade

West Facade

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1311 RESIDENCE
Landscape Elevations

1311 100 STREET

BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:
REVISION #1 10.16.2023: Per Planning and Zoning Comments: Landscape elevations sheet added

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 02.16.2023

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

Drawn by: JRP

Sheet No.:

L-2

Gumbo Limbo

Green Buttonwood

Adonidia Palm

Live Oak

Alpinia Purpurata

Clusia Hedge

Cocoplum

Alocasia

Green Congo

Giant Tree Fern

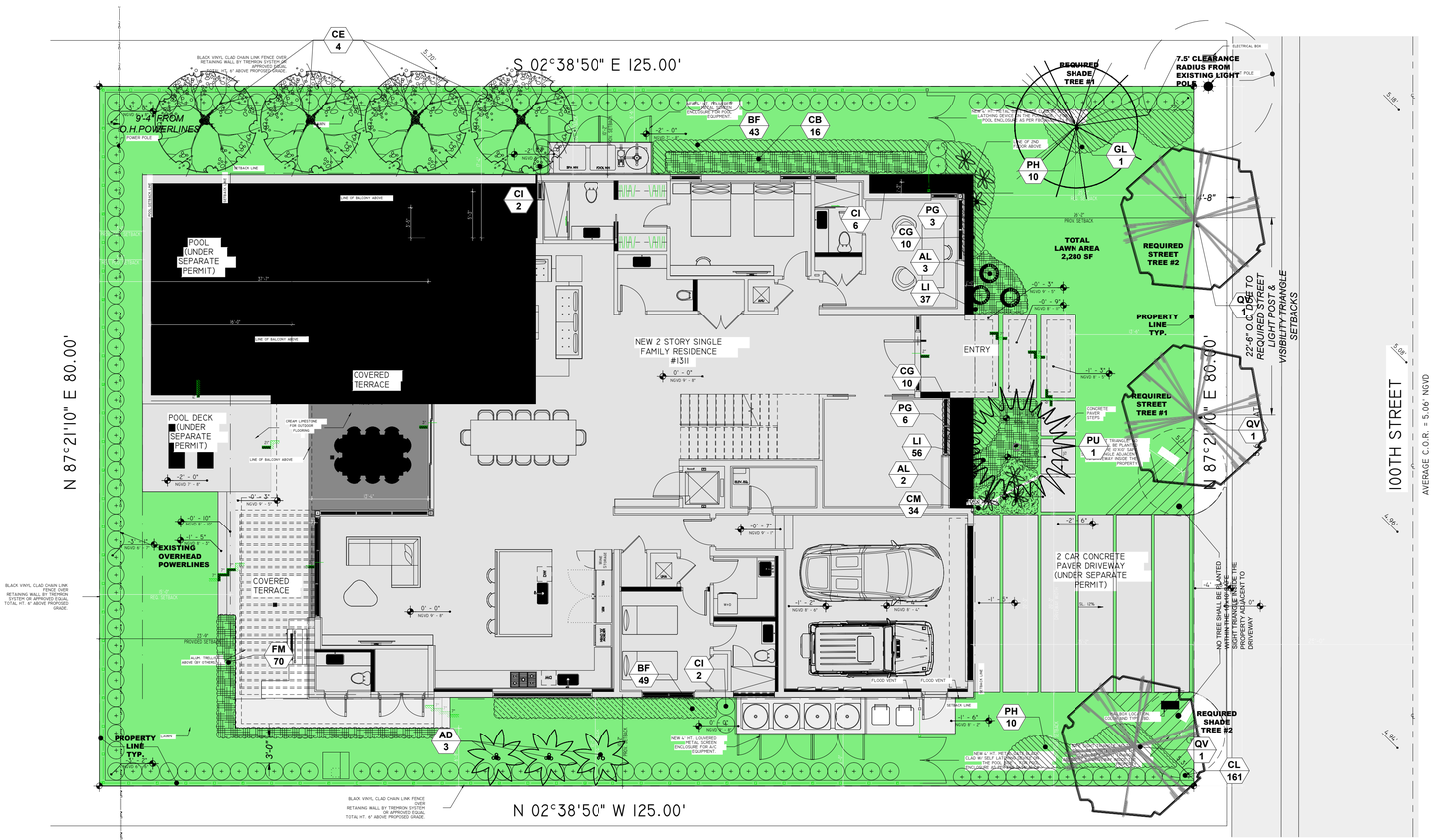
Philodendron Giganteum

Liriope Muscari

Carissa Macrocarpa

Pandanus Utilis

Philodendron Selloum



Colored Landscape Plan

SCALE1/8" =1'-0"

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CM	3461	CARISSA MACROCARPA/ DWARF CARISSA	NO	LOW	12" HT. X 12" SPR./ FULL/ 12" OC.
AP	16	ALPINIA PURPURATA/ RED GINGER	NO	LOW	48" HT. X 24" SPR./ FULL/ AS SHOWN
CL	161	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
PG	9	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
AL	5	ALOCASIA 'KUCHING MASK' / ELEPHANT EAR	NO	LOW	36" HT. X 24" SPR. / FULL/ AS SHOWN
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SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
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	QV/ 1	QUERCUS VIRGINIANA LIVE OAK (REQUIRED SHADE TREE FRONT YARD #2)	YES	LOW	15' HT. X 6' SPR X 4' C.T. X 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

	QV/ 2	QUERCUS VIRGINIANA LIVE OAK (REQUIRED STREET TREES) PER STREET TREE MASTER PLAN	YES	LOW	15' HT. X 6' SPR X 4' C.T. X 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER

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1311 RESIDENCE
Colored Landscape Plan & Landscape Images

1311 100 STREET
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

REVISION #1 03.30.2023: PER REVISED INTERIOR ARCHITECTURE BACKGROUND/ NO CHANGES TO LANDSCAPE PLANS

REVISION #2 10.16.2023: PER REVISED INTERIOR ARCHITECTURE BACKGROUND/ NO CHANGES TO LANDSCAPE PLANS

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 02.16.2023

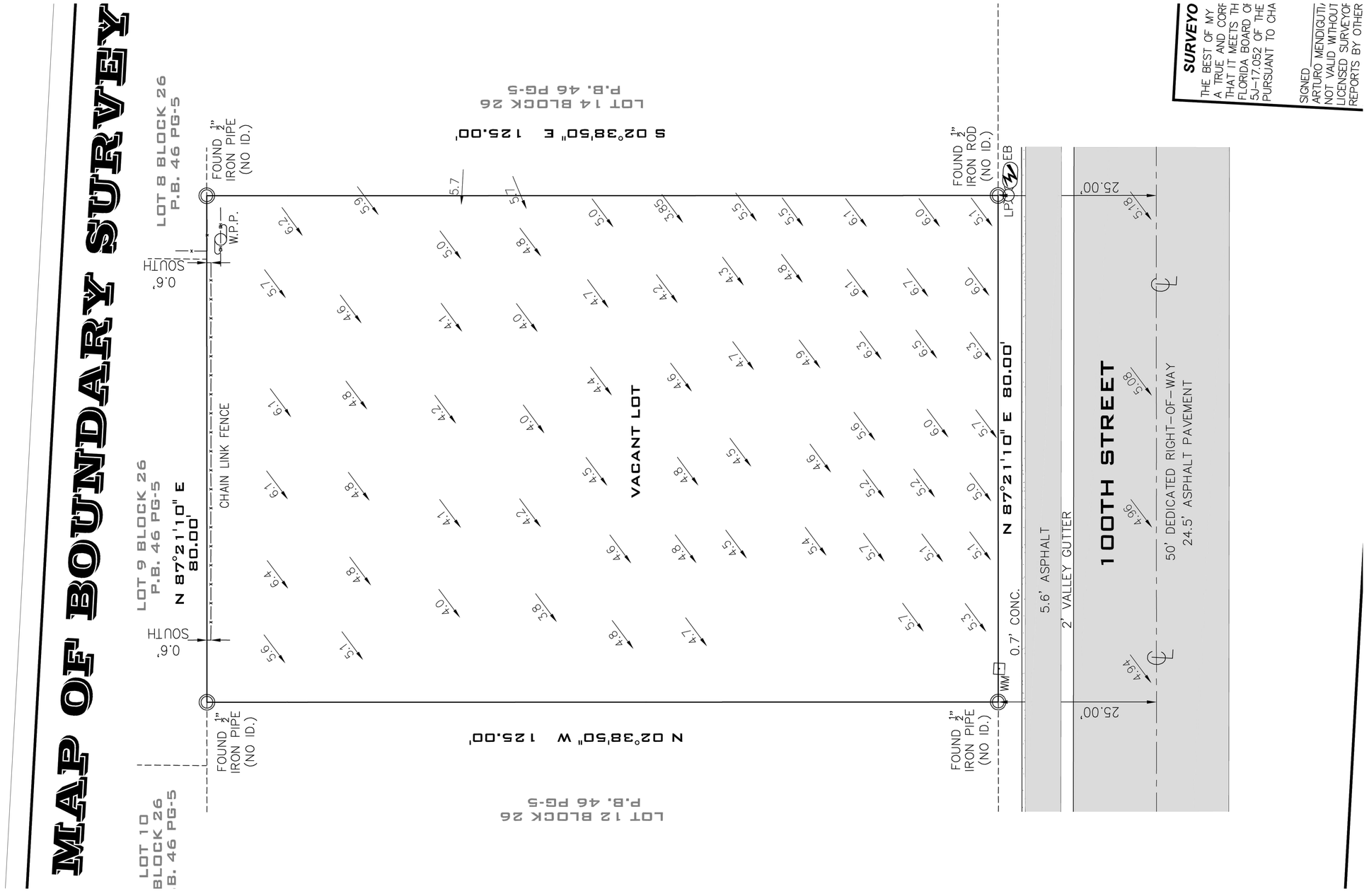
Scale: 1/8"=1' - 0"

Drawn by: JRP

Sheet No.:

L-3

MAP OF BOUNDARY SURVEY



Note: NO EXISTING TREES ON SITE,
VACANT LOT

Tree Disposition Plan

SCALE1/8" =1'-0"

SURVEYO

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landscape architecture & design

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1311 RESIDENCE
Tree Disposition Plan

1311 100 STREET
BAY HARBOR ISLANDS, FL 33154

Project:

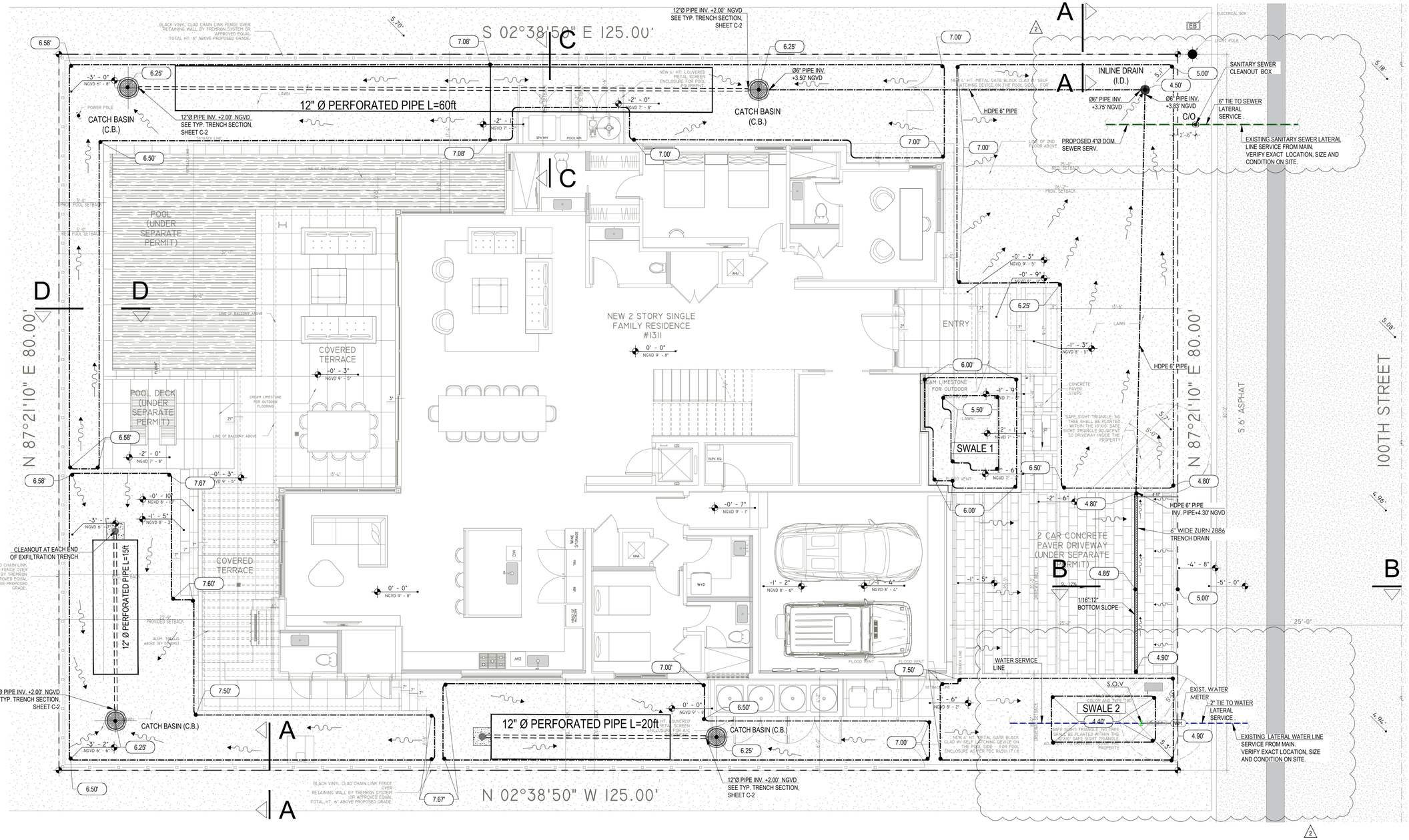
Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Tree Disposition Plan
Date: 02.16.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1



LEGEND

- PROPOSED ELEVATION (8.33')
- EXISTING ELEVATION (5.55')
- PROPOSED SWALE
- DIRECTION OF RUNOFF FLOW
- CATCH BASIN (C.B.)
- INLINE DRAIN (I.D.)

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

WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR. 2

1 STORM DRAINAGE PLAN
3/16" = 1'-0"

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

GCE
GANEM CONSULTING ENGINEERING
FL. C.A. #31187 FL. PE #74745
15805 BISCAYNE BLVD. SUITE 105
NORTH MIAMI BEACH, FL. 33160
TEL: (786) 916-6546
info@ganemce.com
ALIOSKAR GANEM P.E. FL. LIC. No. 74745

1311 BAZBAZ

1311 100TH STREET BAY HARBOR ISLANDS, FL 33154

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS
1 10-18-2023
2 10-18-2023

STORM DRAINAGE PLAN

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

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

C-1

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 9.

ITEM: Request for approval for a new single-family home for "SUSAN WOLASKY TRS & JERRY L WOLASKY TRS" located at 1260 100 Street, Lot 5 of Block 27. The owners are proposing to construct a new two-story single-family home. The existing single-story home (built in 1956) will be demolished and replaced with a new two-story 6,174 sq. ft. home. The residence will have 6 bedrooms, 7 baths, and 2 half baths. Enclosed please find the site plan and elevations. Item #9.

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	0.5%	3,206,487	3,046,163

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

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

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 1260 100 St. SFR DRB Staff Report Dec 6 2023
2.	RUNOFF CALCULATION_wolasky
3.	1260 100 Street DRB Set 1.16.2024

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 6th, 2023

Subject: Single-Family Residence – New Construction
1260 100th Street
Bay Harbor Islands Acct. No.: SPR23-000025
MMPA Acct. No.: 01-0702-1170

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest revised Site Development Plans (dated November 16th, 2023) 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 replacement single-family home located at 1260 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1260 100th Street
Legal Description:	Lot 5 of Block 27, "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 / HISTORY

SDH Studio Architectural + Design, as agent for the property owner, Jerry Wolasky TRS and Suan Sokol Wolasky TRS, has submitted an application for a new single-family residence on an interior dry lot located at 1260 100th Street. The lot is currently developed with a one-story home built in 1956 according to the Town's Historic Structure Survey (Masonry Vernacular - Ranch).

The proposed new two-story / 6,174 sq.ft. under A/C home will have 6 bedrooms / 7 baths / 2 half baths. The new home's architectural style can be described as "South Florida New Modern" with portions of the exterior clad with exterior stone / other cladding.

The existing house / other site improvements on the site will be demolished prior to development. In August 2023, the applicant submitted an initial set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Several revised sets of plans were submitted and reviewed. Comments were given to the applicant each time and the plan set was revised. MMPA believes the latest plans comply with minimum Code requirements.

The 2nd floor covers portions of the first floor (77.8% proposed / 80% max. allowed) which helps to break up the 2nd floor massing. The plans now comply with the Town's minimum building articulation criteria by the use of façade undulations, materials and detailing. In the rear yard a swimming pool, spa, pool deck, covered terrace with outdoor kitchen and open lawn areas are shown. The height of the proposed highest flat roof is 24'-8" above Base Flood Elevation (BFE) + 1' FBC freeboard, which complies with the 25' maximum height permitted in the RD Single-Family District. The proposed home includes a 1-car garage.

The site has a number of existing trees; however, mostly palm species that count on a limited basis. Only one existing palm will be kept with supplemental new landscaping materials to meet minimum Landscape Code requirements. Three (3) new Live Oak trees will be planted in the front yard to meet the M-D / Town Street Tree requirements. The landscaping design meets the minimum Miami-Dade County Landscape Code (Ch. 18A) and Town Supplemental Landscape Code (Sec. 24-16) requirements, including the use of native and drought tolerant plant materials.

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 Town 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, 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 / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new replacement single-family home located at 1260 100th Street meets or exceeds all minimum Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted revised plans to the Town that were reviewed and commented on by staff / MMPA, 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 revised plans prepared by SDH Studio Architecture + Design, last revised dated November 16th, 2023, with any modifications required by the Design Review Board (DRB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

PROPOSED LAND USED : 1260 100 TH St, Bay Harbor Islands, FL. 33154

IMPERVIOUS AREA			PERVIOUS AREA		
Building	3439.0 sf		Green Areas:	4037.0 sf	
Paver/Conc./Asphalt	1689.0 sf		Permeable Decks:	0.0 sf	
Pool	835.0 sf		Permeable Paver:	0.0 sf	
Total Impervious Area:	5963.0 sf	59.63%	Total pervious Area:	4037.0 sf	40.37%
TOTAL AREA :	10000.0 sf		P =	4.80 in	(10-year storm / 48-hour)

The Volume that you need to contain in your property (V) is equal to Total Site Area per the Accumulated Direct Runoff in Feet: V=A x Q/12

Alioskar Ganem Osorio

Digitally signed by Alioskar Ganem Osorio
Date: 2023.12.18 09:58:50 -05'00'

ALIOSKAR GANEM LICENSE No. 74745 STATE OF FLORIDA PROFESSIONAL ENGINEER

Accumulated Direct Runoff (Q) = (P-0.2S)^2/(P+0.8S)

S= (Total Pervious Area/Total Site Area) x (Compacted Water Storage)

Total pervious Area : 4037.0 sf
Total Site Area : 10000.0 sf
Average Water Elev. 2.00 ft NGVD
Average finished site grade (pervious areas) : 7 ft NGVD
Depth to Water table : 5.0 ft
Compacted Water Storage (S1): 8.18 in (interpolation)
(S) : 3.30 in
Accumulated Direct Runnoff (R) : 2.30 in

Depth to Water Table	Compacted Water Storage [Inches]
1 FT	0.45 Inches
2 FT	1.88 Inches
3 FT	4.95 inches
4 FT	8.18 inches

Ref. SFWMD Soil Storage Table

Volume Of Runoff (V)

Note: The Volume of Runoff generated during a 10 year 48 hours storm (V) must be contained within the Property Boundaries. V=AQ/12

Volume of Runoff (V) : 1918.9 cf
Swale Equation= Heigth x (Top Area+Bottom Area)/2
Perv. Equation = L x H x (W1+W2)/2

Swale	Top Area (sf)	Bottom Area (sf)	Average Area (sf)	Height (ft)	Volume (cf)
Swale 1	314.01	127.92	220.97	0.50	110.48
Swale 2	399.21	108.59	253.90	0.50	126.95
Swale 3	728.27	327.74	528.01	0.50	264.00
			Total Swale Volume:		501.44

PERVIOUS PAVER	W1 (ft)	W2 (ft)	H (ft)	L (ft)	Red. Factor	Volume (cf)
						0.00
						0.00
						0.00
						0.00
			Total retention volume:			0.00

Volume of Runoff treated By Swale Areas : **501.44 cf**
Volume of Runoff treated By Exfiltration Trench : **1417.44 cf**

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH

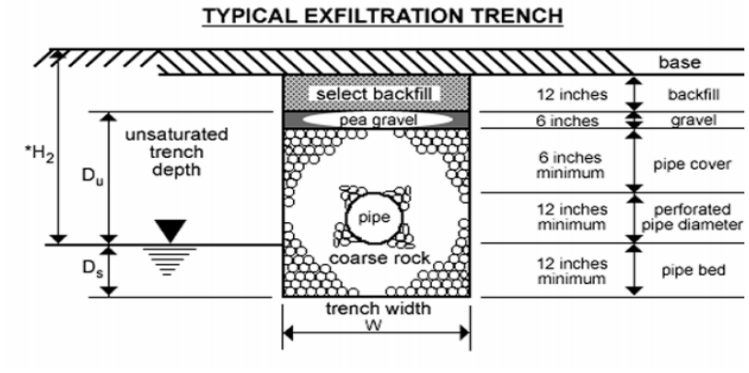
EXFILTRATION TRENCH CALCULATION

H2 =	5.00 ft
Du =	3.00 ft
Ds =	2.00 ft
W =	5.00 ft
K (Soil) =	2.501E-04
Depth Of Trench =	7.00 ft

PROPOSED CONDITION

Water Table Elevation :	2.00 ft	NGVD
Average Finish Site Grade :	7.00 ft	NGVD

SFWMD - TYPICAL EXFILTRATION TRENCH SECTION



L = Length of Trench Required (feet)
V = Volume Treated (acre – inches)
W = Trench Width (feet)
K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
***H_2 = Depth to Water Table (feet)**
D_u = Non-Saturated Trench Depth (feet)
D_S = Saturated Trench Depth (feet)

$$L = \frac{V}{K\,(H_2W + 2H_2D_u - D_u^2 + 2H_2D_S) + (1.39 \times 10^{-4})\,WD_u}$$

* **The value of H_2 to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H_2. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.**

SFWMD-LENGTH OF TRENCH REQUIRED

Exf. whenDs>Du	0.01234	Using [K*(2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]
Exf. whenDs≤Du	0.01859	Using [K*(H2*W+2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]

Used Exf For Design = **0.01859**

Required Retention Volume in (CF) : **1417.44** Amount of water (V) contained on the Trench

Required Retention Volume (ac-in) : **0.390**

Required L.F. of French Drain = 21.0 ft from equation L=V/Exf.

Use Length = **40.0 ft** **[OK]** **(2699.50 CF)** **1.90 Safety Factor** **(3200.94 CF)** Total retention (VP) Ex. Trench+Swales

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1676 West 31 PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

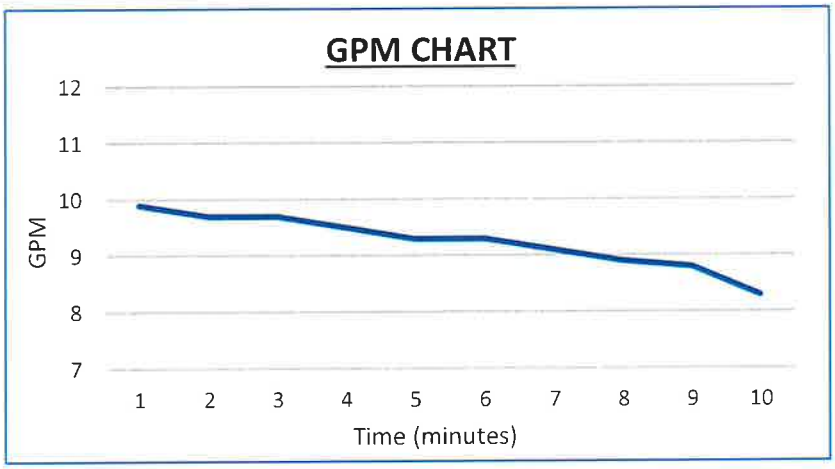
PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	**23-279**	DATE:	**Monday, August 21, 2023**
PROJECT	**Existing Property** 1260 100th Street Bay Harbor Islands, Florida 33154		
CLIENT	**Jerry Wolasky** 203 Via Vizcaya Palm Beach, Florida 33480		

LOCATION OF TEST	**Refer to the site map**				
DIAMETER OF HOLE (IN)	**6.0**	LATITUD:	**25.889760°**	LONGITUD:	**-80.136073°**
DEPTH HOLE (FT)	**15.0**	DATE TEST PERFORMED:		**8/16/2023**	
WATER TABLE BELOW GROUNG SURFACE (FT)	**4.0**	TEST #:		**1**	

No.	TIME (min)	GPM
1	1	9.9
2	2	9.7
3	3	9.7
4	4	9.5
5	5	9.3
6	6	9.3
7	7	9.1
8	8	8.9
9	9	8.8
10	10	8.3



DEPTH (FT)	SOIL DESCRIPTION
0' - 6"	Topsoil with vegetation.
6" - 2'-6"	Light brown fine to medium sand with shell fragments.
2'-6" - 6'	Silt (muck).
6' - 12'	Peat.
12' - 15'	Dark gray fine to medium sand with shell fragments.

PERCOLATION RATE :	**9.3**	Avg. GPM
K-VALUE:	**2.501E-04**	cfs/ft^2ft

FIELD TECH.	AL/EA
TYPE BY	bm

Report Distribution:

1 Client

1 BIII Office

Respectfully submitted,

DARIO A HERRERO LICENSE No. 67796 STATE OF FLORIDA PROFESSIONAL ENGINEER 8/21/2023

Dario A. Herrero, P.E.
Fla. Reg. #-67796

Wolasky Residence

1260 100th St. Bay Harbor Islands, FL.
33154

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DRAWING INDEX

LANDSCAPING

ARCHITECTURE

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MECHANICAL

ELECTRICAL

CIVIL

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C-2	STORM DRAINAGE DETAILS
C-3	EROSION CONTROL PLAN

PROJECT TEAM

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LOCATION MAP

1260 100TH ST. BAY HARBOR ISLANDS, FL. 33154

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	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
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	PH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

	CENTER LINE	01	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
W24 EGRESS	WINDOWS TAG	SL. 1/4"	SLOPE TAG
101	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	1	REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 SIM A101	SECTION MARK		NORTH ARROW
1 SIM A101	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref 1 Ref A101 Ref Ref	BUILDING ELEV. TAG	Ref 1D Ref A101 Ref Ref	INTERIOR ELEV. TAG
1 VIEW NAME 1/8" = 1'-0"		VIEW TITLE	

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
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.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
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.
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.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
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.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
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.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
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.
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.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
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.
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.
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.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
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.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
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.
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.
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.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
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.
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.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
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.
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.
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.
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.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
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.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
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.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR 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 APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3,11C-4,11C-5. GARAGE OR STORAGE (SFHA,OSHA(11C-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.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(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.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
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
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS 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
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 JAMB 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.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
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.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
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
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.

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.

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
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

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 1618.4.6.3

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)

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

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

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:
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 15 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.
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.

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GENERAL NOTES

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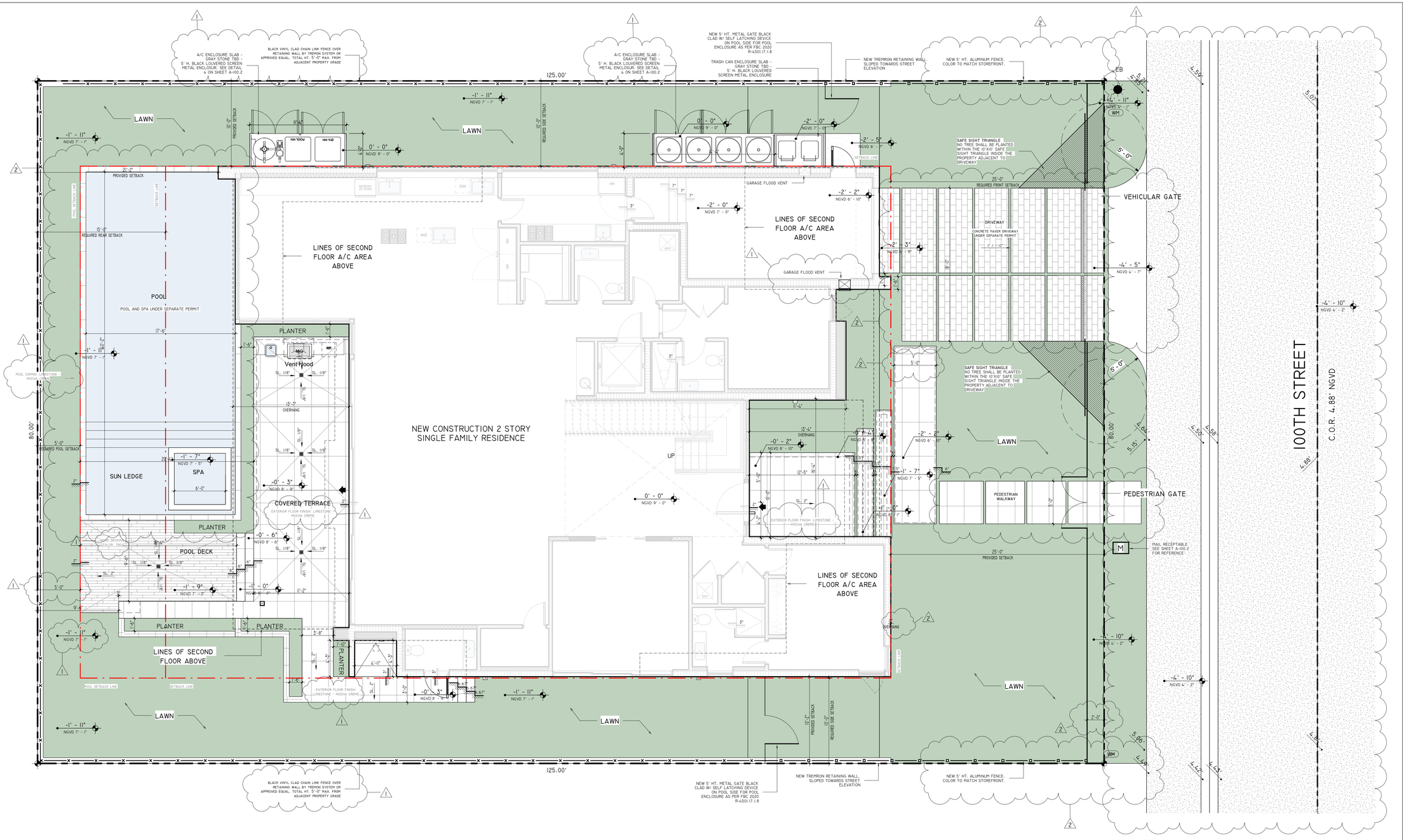

1 SITE PLAN
3/16" = 1'-0"

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	10,000 SF/0.23 AC
A/C GROUND FL	3,322 SF
A/C SECOND FL	2,852 SF
A/C TOTAL	6,174 SF
ENTRY	120 SF
TERRACES	382 SF
GARAGE	340 SF
BALCONIES	540 SF
POOL - POOL DECK	770 SF-231 SF
WALKWAY	171 SQF
DRIVEWAY	419 SQF

ZONING INFORMATION

CITY OF BAY HARBOR ISLANDS
ART. I - ZONING DISTRICT REQUIREMENTS SECTION 23-II
ZONING DISTRICT - RD | FLUM: RESIDENTIAL LOW DENSITY

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
REAR SETBACK	15'-0"	21'-2"
SIDES SETBACK	10'-0"	10'-2" FROM EAST - 10' FROM WEST
POOL SETBACK	5' - 0" FROM REAR - 10'-0" FROM SIDES	30' FROM SIDE & 5'-0" REAR
HEIGHT LIMITATION	25' FROM BASE FLOOD ELEVATION + 1'	24' - 8" FROM BFE + 1'
LOT OCUPATION		
PERVIOUS AREA	40% MIN: 4,000 SF	4003 SF = 40.03%
IMPERVIOUS AREA	60% MAX: 6,000 SF	5997 SF = 59.97%
FRONT YARD LANDSCAPE OPEN SPACE AREA	50% MIN: 1,000 SF	1362.59 SF = 68.12%
SECOND FLOOR AREA	80% OF FIRST FLOOR MAX: 2929.60 SF	2852 SF = 77.88%
PARKING SPOTS	2 SPACES MINIMUM	1 SPACE IN GARAGE - 2 SPACES IN DRIVEWAY

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1260 100TH ST. BAY HARBOR ISLANDS, FL. 33154

LOT: 5 BLOCK: 27 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 4' - 11" FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 4' - 10" BASE FLOOD: 8.00'

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

SURVEYOR'S NAME: CARLOS IBARRA PLS LIC.: 6770 FIELD WORK DATE: 03/29/22

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 8" NGVD	7' - 8" NGVD	
MINIMUM	9' - 8" NGVD	7' - 8" NGVD	

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 (IIC3-3D3)

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2	CITY COMMENTS	10-12-23

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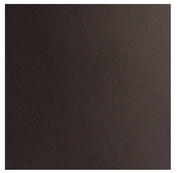
1 NORTH ELEVATION

2 SOUTH ELEVATION



BRONZE ALUMINUM FRAMING

CORAL STONE OR SIMILAR

IMPACT GLASS RAILING

WOOD CLADDING FOR DETAILS

SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE PAINT

- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS
- WOOD CLADDING FOR DETAILS AN ROOF
- SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE PAINT

3 EAST ELEVATION

4 WEST ELEVATION

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PROJECT RENDERS & MATERIALS

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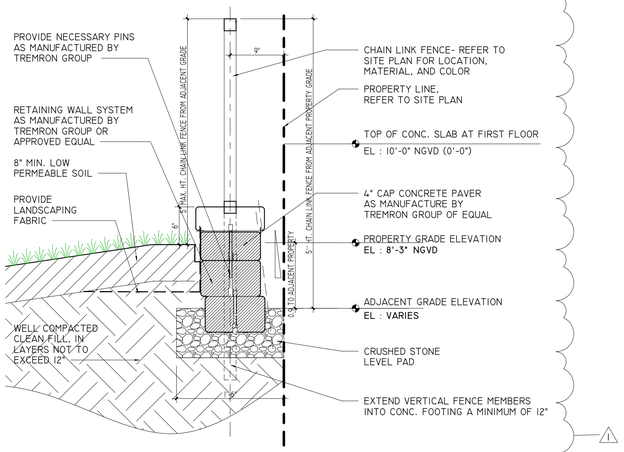
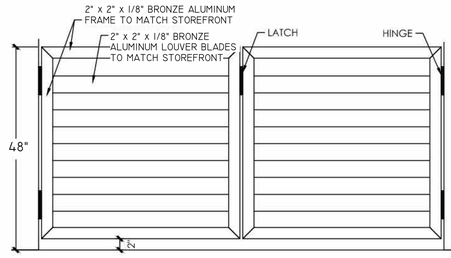


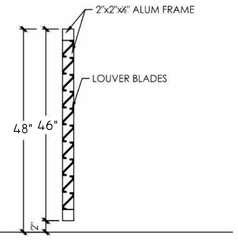
3 RETAINING WALL TYPICAL DETAIL
1" = 1'-0"

NOTE: FENCE TO COMPLU WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 2224

NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/ F.B.C- R.450I.17.1.6. MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3-4".



LOUVERED GATES ELEVATION



LOUVERED GATES SECTION

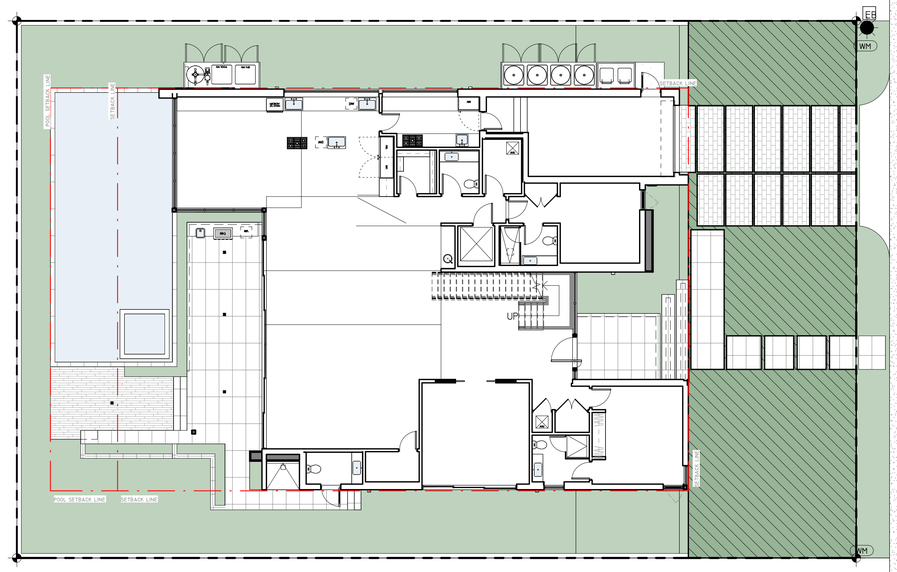
4 LOUVERED GATES FOR EQUIPMENT DETAIL
N.T.S

DEUS-MODERN
WALDO CUSTOM MAILBOX
MATTE BRONZE/DARK GRAY
(MAIL RECEPTABLE REFERENCE IMAGE)

MATERIAL LEGEND

CONCRETE PAVERS

CREAM LIMESTONE



FRONT LAWN LOT COVERAGE

LOT SIZE: 10,000 SF
FRONT LAWN AREA: 2,000 SF

MIN. REQUIRED OPEN AREA AT FRONT LAWN: 50% = 1,000 SF
OPEN AREA PROVIDED AT FRONT LAWN: 70.10% = 1,402 SF

1 FRONT YARD DIAGRAM
3/32" = 1'-0"

LOT COVERAGE

LOT SIZE: 10,000 SF

MIN. REQUIRED OPEN AREA: 40% = 4,000 SF
OPEN AREA PROVIDED: 40.09%= 4,009

2 LOT COVERAGE DIAGRAM
3/32" = 1'-0"

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2	CITY COMMENTS	10-12-23

SITE PLAN DETAILS & DIAGRAMS

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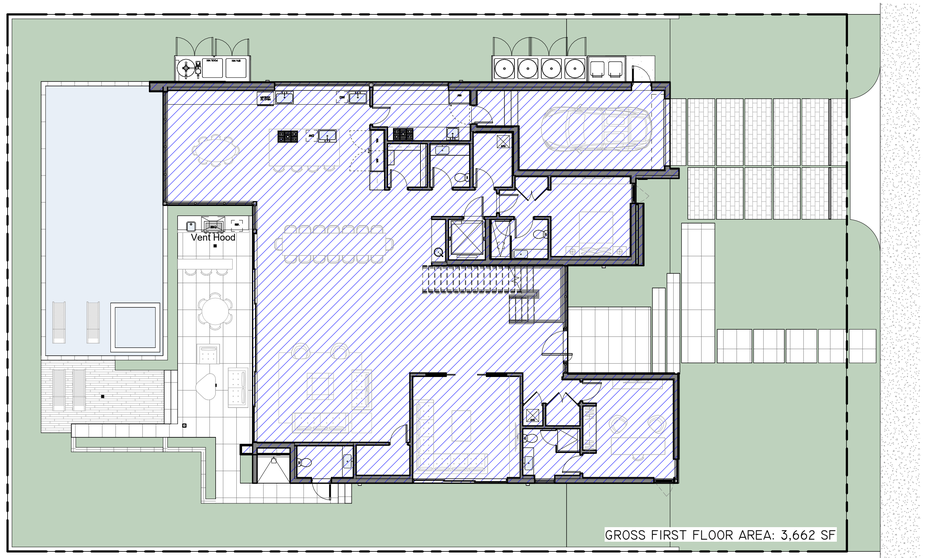
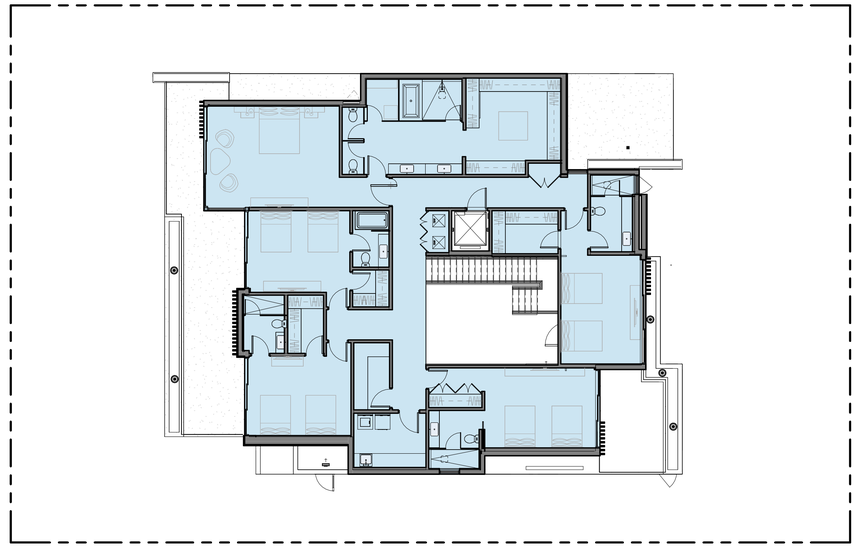
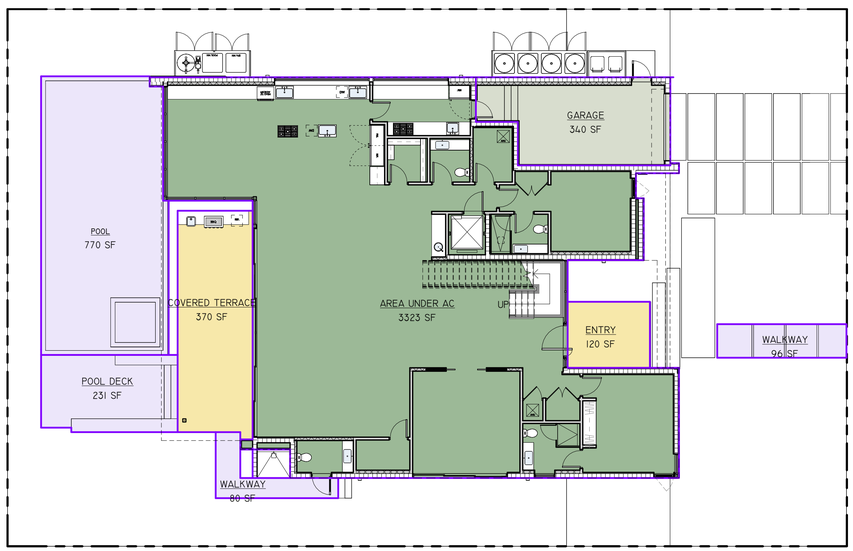


1 FIRST FLOOR PLAN - AREA DIAGRAM
3/32" = 1'-0"

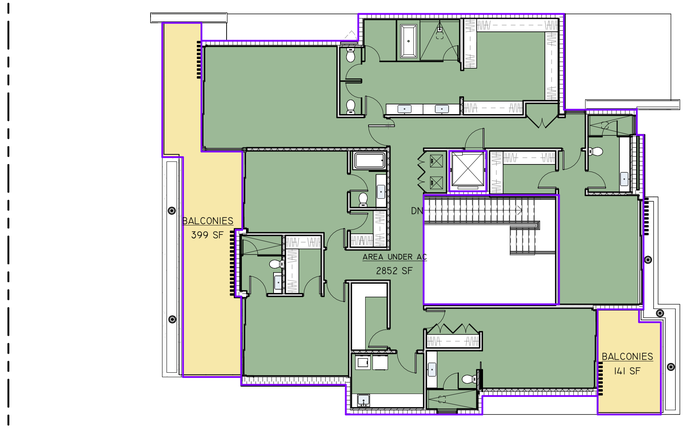


SECOND FLOOR AREA
ALLOWED: MAX. 80% OF FIRST FLOOR AREA: 2,929.60 SF
PROVIDED: 2847 SF = 77.74%

2 2ND FLOOR PLAN - AREA DIAGRAM
3/32" = 1'-0"



3 IST FLOOR
3/32" = 1'-0"



4 2ND FLOOR
3/32" = 1'-0"

AREAS		ADJUSTED AREA	
AREA UNDER AC			
GROUND FLOOR - T.O.S.	3323 SF		
2ND FLOOR - T.O.S.	2852 SF		
TOTAL	6175 SF	6175 SF	6175 SF
GARAGE	340 SF	340 SF / 2	170 SF
TERRACES/ENTRY/CARPORT			
GROUND FLOOR - T.O.S.	491 SF		
2ND FLOOR - T.O.S.	540 SF		
TOTAL	1031 SF	1031 SF / 3	344 SF
		TOTAL	6689 SF

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2	CITY COMMENTS	10-12-23

FLOOR PLAN DIAGRAMS

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1 3D View 1

2 3D View 2

3 3D View 3

4 3D View 4

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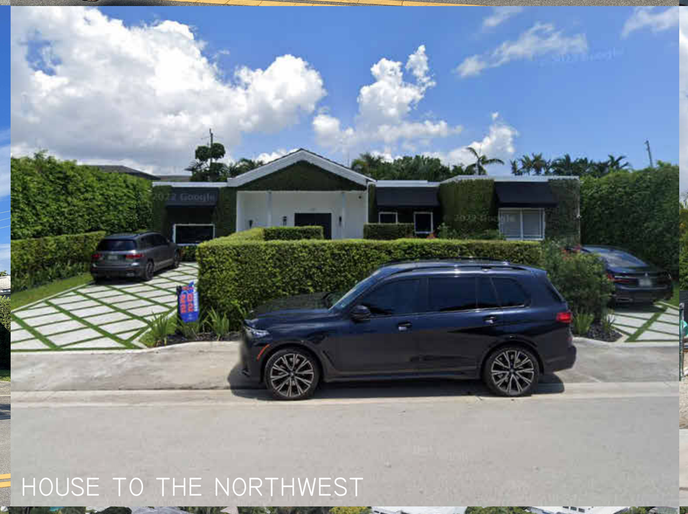
A-100.4

EXISTING HOUSE

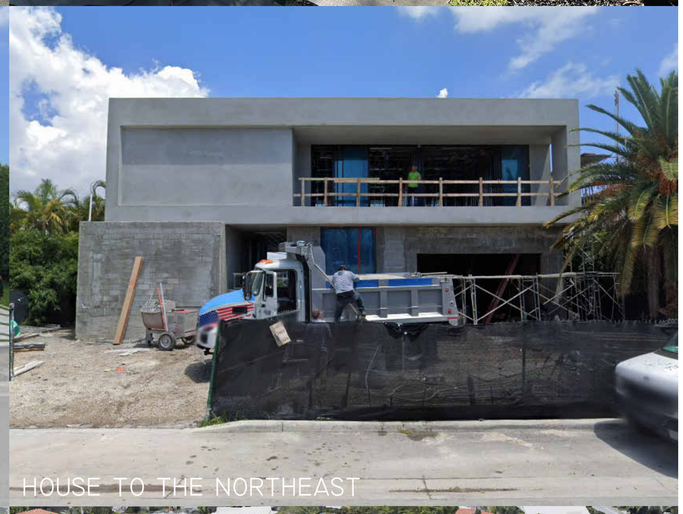
HOUSE TO THE NORTH

HOUSE TO THE EAST

HOUSE TO THE WEST

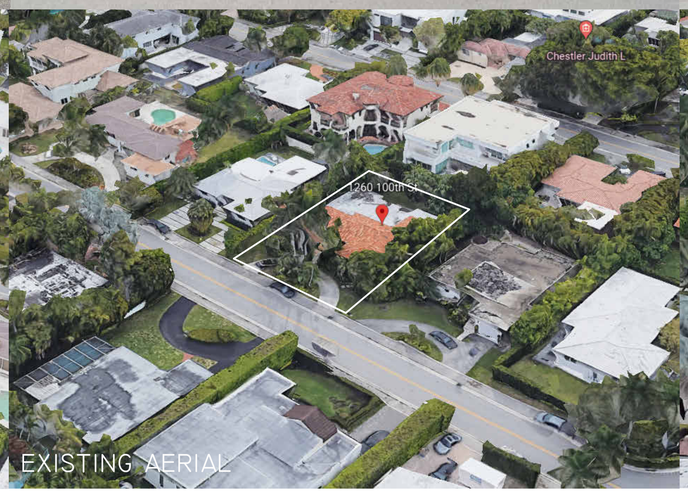


HOUSE TO THE NORTHWEST



HOUSE TO THE NORTHEAST

EXISTING AERIAL



EXISTING AERIAL

EXISTING AERIAL

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SITE PHOTOS

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A-100.5

NORTH SIDE OF EXISTING HOUSE

EAST SIDE OF EXISTING HOUSE

SOUTH SIDE OF EXISTING HOUSE

WEST SIDE OF EXISTING HOUSE

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1	City Comments	09-08-23

SITE PHOTOS II

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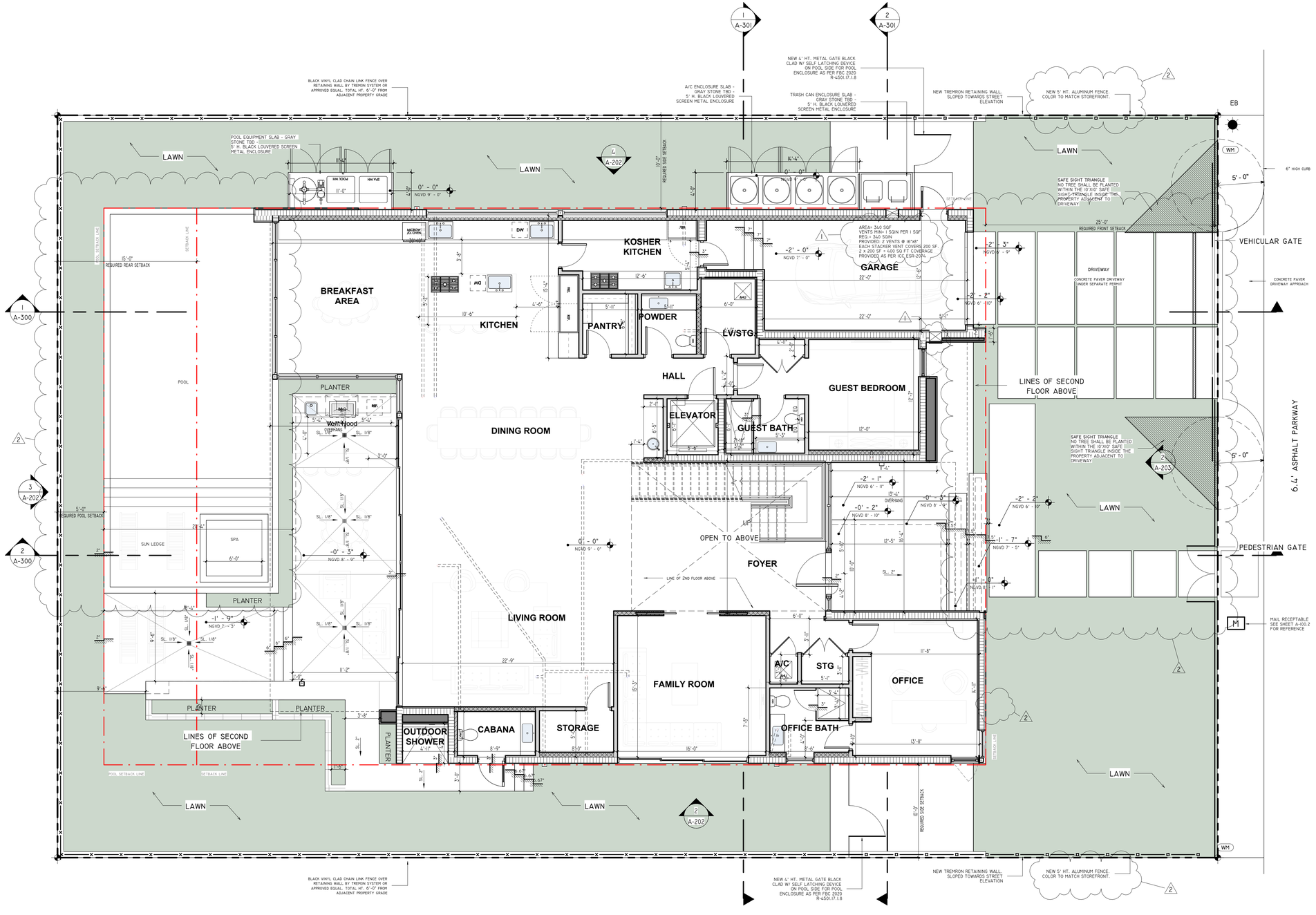

WALL LEGEND

- 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" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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

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AA26002883
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(305).501.5013
INFO@SDHSTUDIO.COM
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WOLASKY RESIDENCE

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WOLASKY

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1	CITY COMMENTS	09-08-23
2	CITY COMMENTS	10-12-23

FIRST FLOOR PLAN

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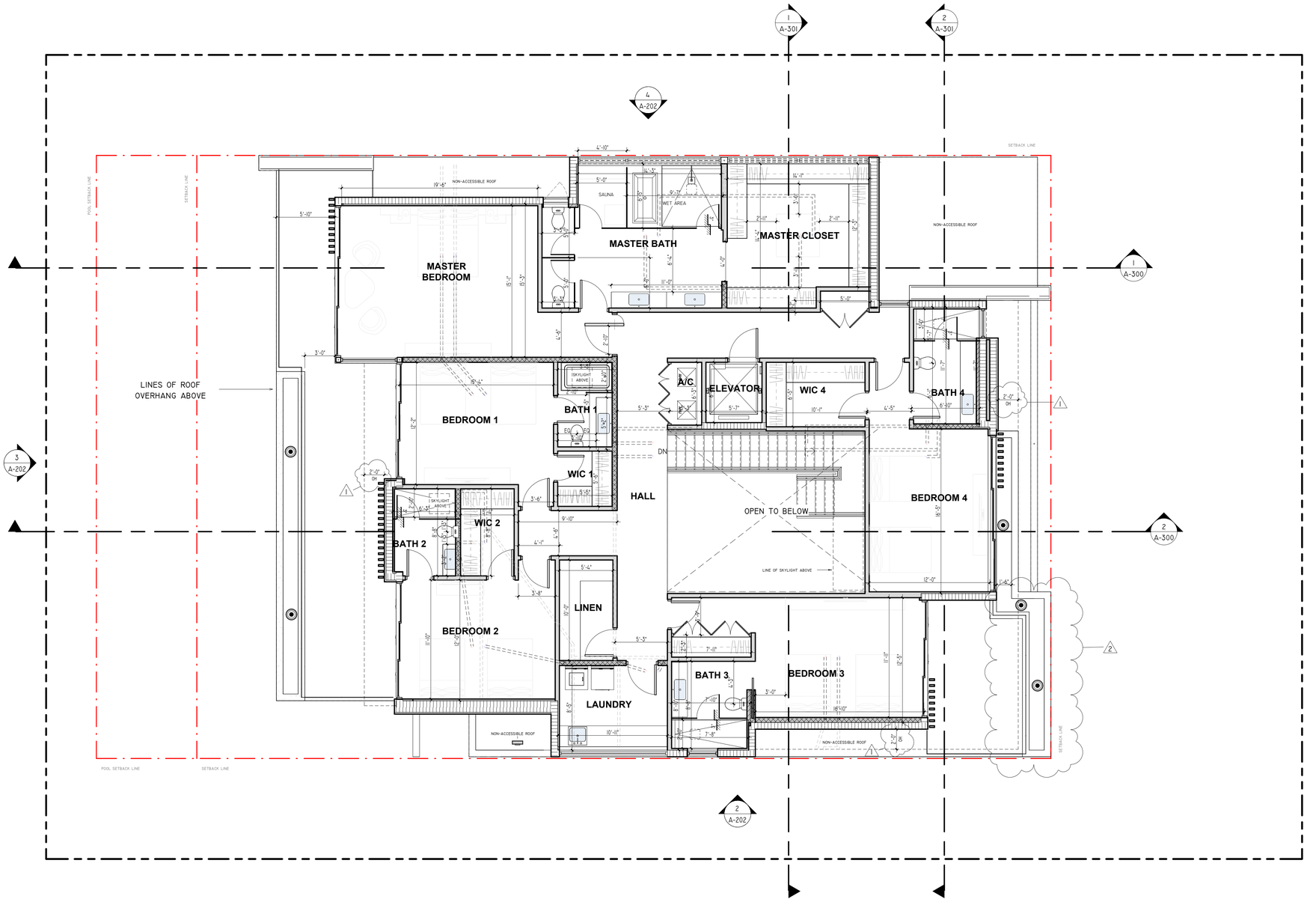

1 2ND FLOOR
3/16" = 1'-0"

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NOTES/COMMENTS

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1	CITY COMMENTS	09-08-23
2	CITY COMMENTS	10-12-23

SECOND FLOOR

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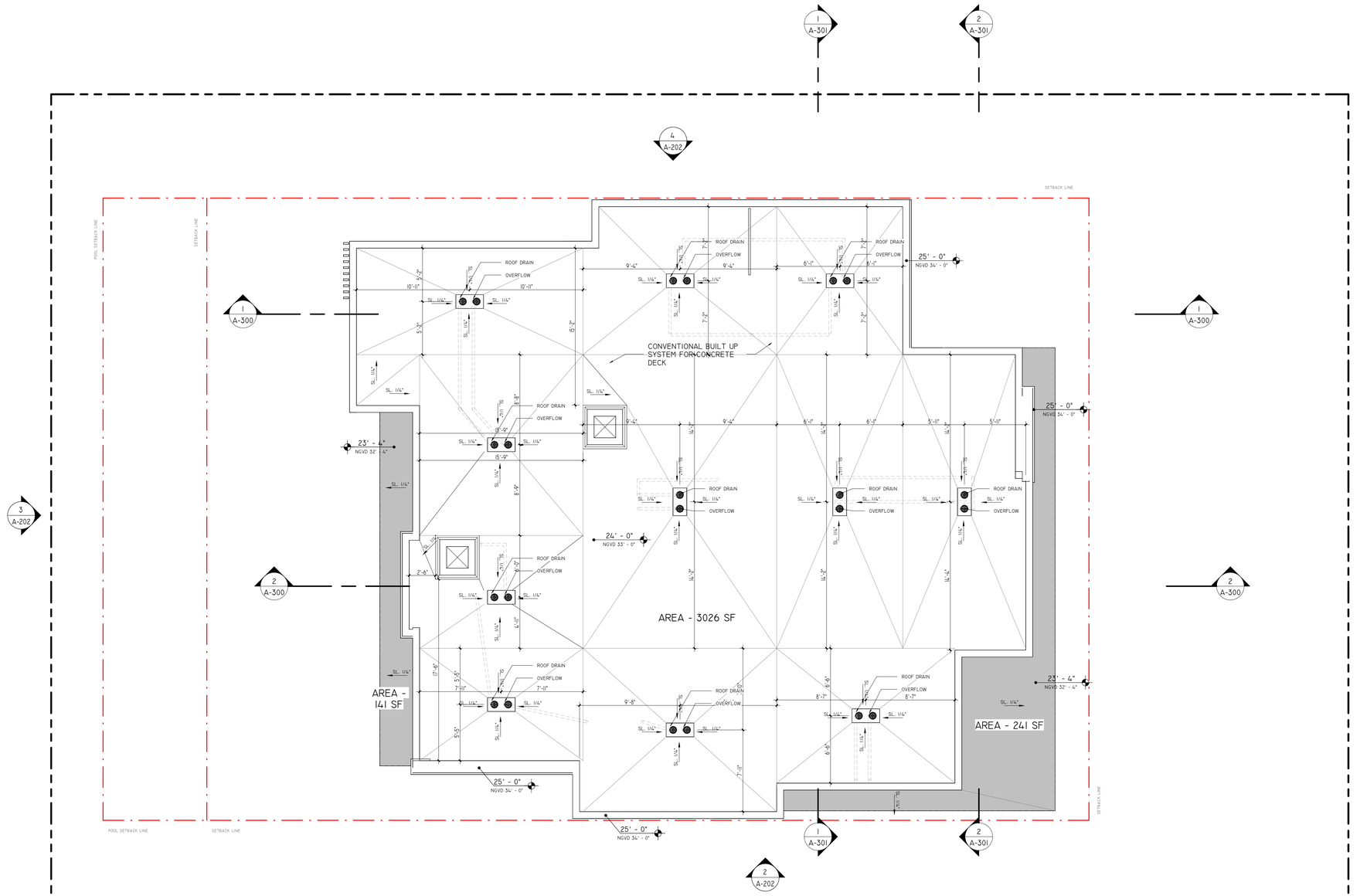

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ROOF PLAN

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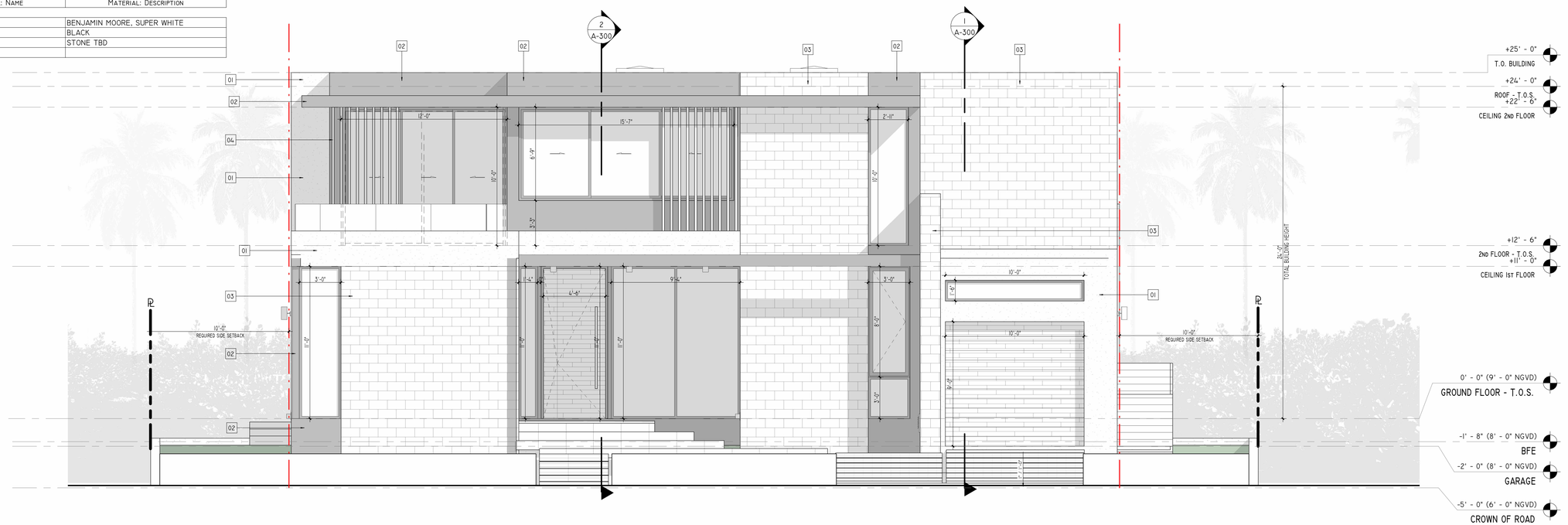
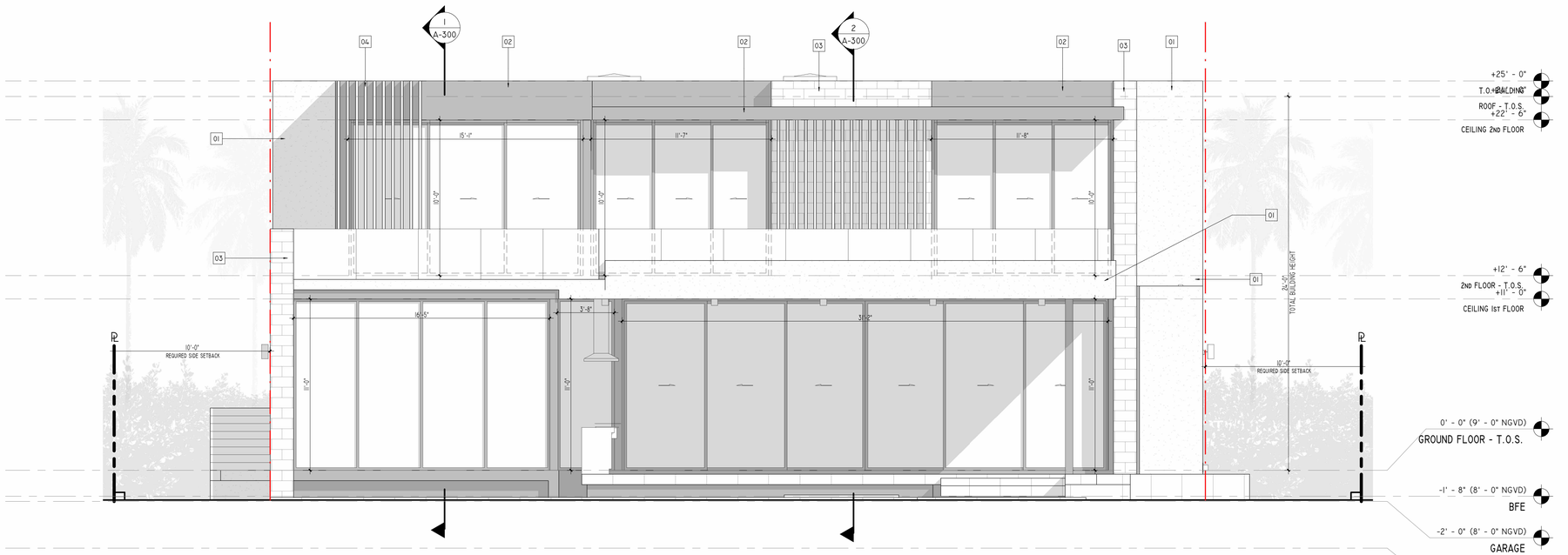
1 ROOF PLAN
3/16" = 1'-0"

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM FRAME	BLACK
03	CORAL STONE	STONE TBD
04	WOOD LOUVERS	



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



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

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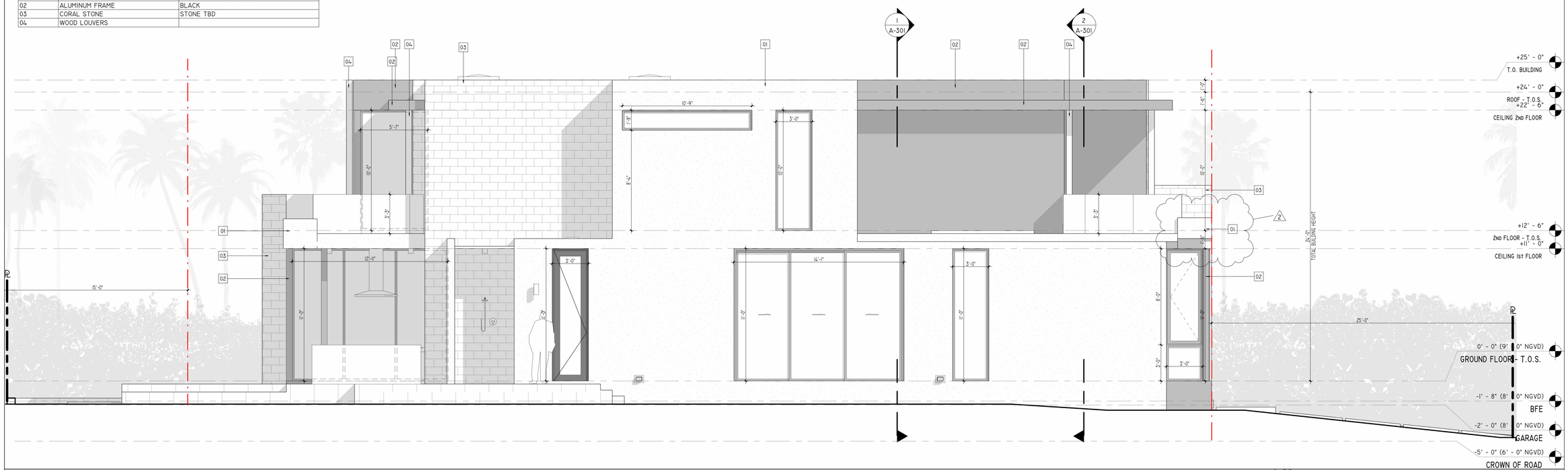
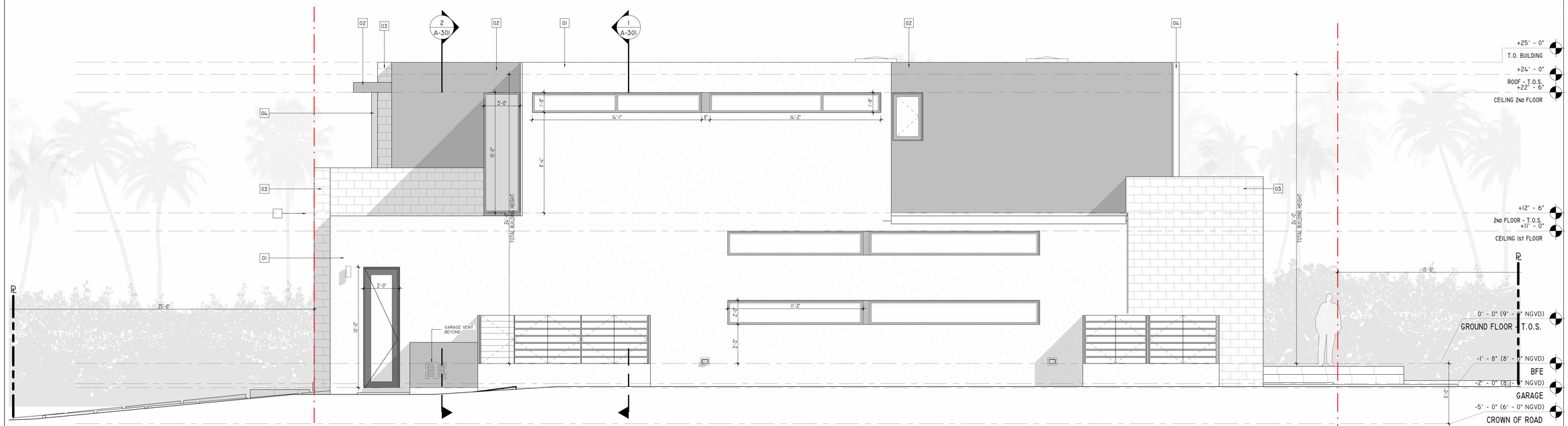
A-200

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM FRAME	BLACK
03	CORAL STONE	STONE TBD
04	WOOD LOUVERS	



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



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

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2	CITY COMMENTS	10-12-23

ELEVATIONS

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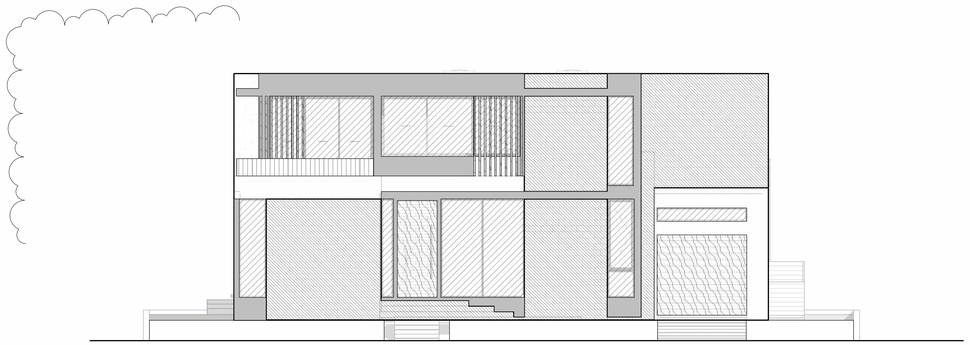


1 NORTH ELEVATION DIAGRAM
1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1648.44 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 29.59 SF
29.59 X 100% = 2959 / 1643.32 = 1.80%

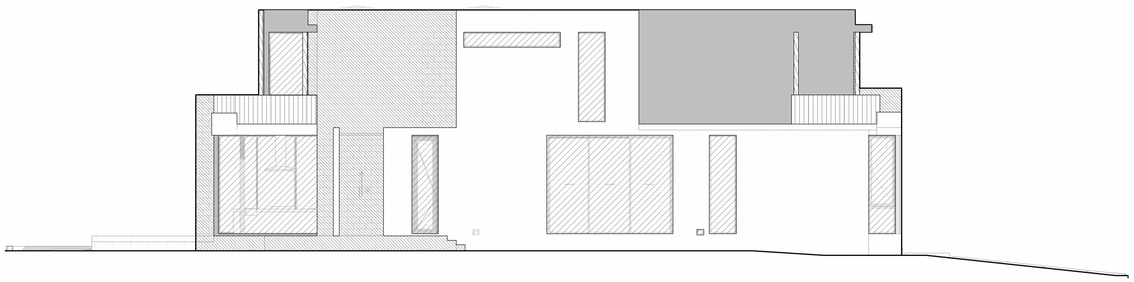
ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 395.62 SF
395.62 X 100% = 39562 / 1643.32 = 24.07%

ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 645.58 SF
643.58 X 100% = 64358 / 1643.32 = 39.28%

SMOOTH STUCCO
PROVIDED: 190.42 SF
185.3 X 100% = 18530 / 1643.32 = 11.27%

MTL CLADDING
PROVIDED: 221.05 SF
221.05 X 100% = 22105 / 1643.32 = 13.45%

ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 166.18 SF
166.18 X 100% = 16618 / 1643.32 = 10.11%



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

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2026.84 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 72.40 SF
75.43 X 100% = 7240 / 2021.29 = 3.58%

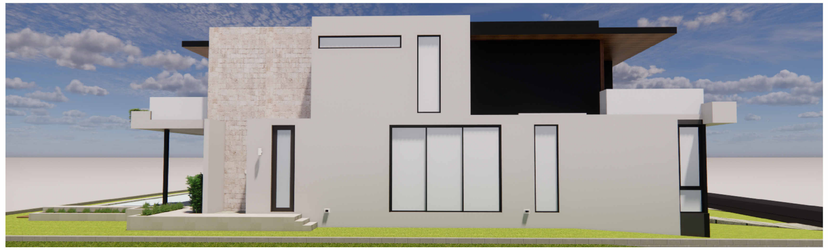
ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 449.74 SF
449.74 X 100% = 44974 / 2021.29 = 22.25%

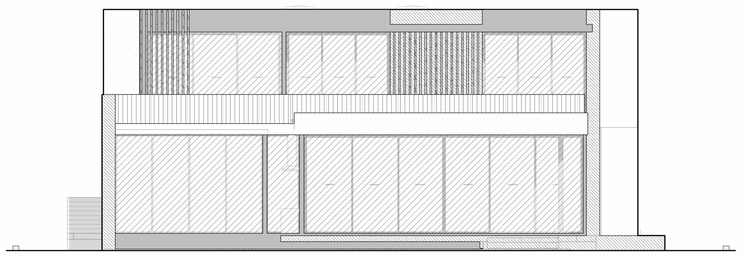
ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 384.53 SF
384.53 X 100% = 38453 / 2021.29 = 19.02%

SMOOTH STUCCO
PROVIDED: 801.31 SF
788.66 X 100% = 78866 / 2021.29 = 39.18%

MTL CLADDING
PROVIDED: 307.50 SF
307.50 X 100% = 30750 / 2021.29 = 15.21%

ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 15.43 SF
15.43 X 100% = 1543 / 2021.29 = 0.76%





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

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1619.06 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 131 SF
131 X 100% = 13100 / 1613.93 = 8.12%

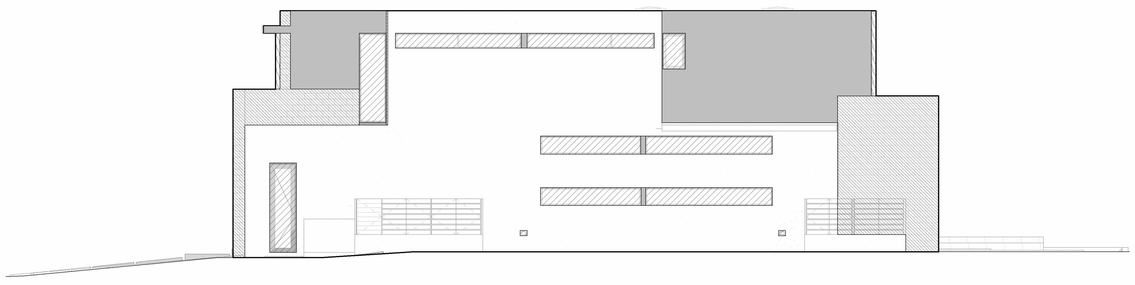
ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 823.30 SF
823.30 X 100% = 82330 / 1613.93 = 51.01%

ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 188.04 SF
188.04 X 100% = 18804 / 1613.93 = 11.65%

SMOOTH STUCCO
PROVIDED: 250.46 SF
250.38 X 100% = 25038 / 1613.93 = 15.51%

MTL CLADDING
PROVIDED: 184.91 SF
184.91 X 100% = 18491 / 1613.93 = 11.46%

ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 35.67 SF
35.67 X 100% = 3567 / 1613.93 = 2.16%



4 WEST ELEVATION DIAGRAM
1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2029.43 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 0 SF
0 X 100% = 0 / 2023.87 = 0%

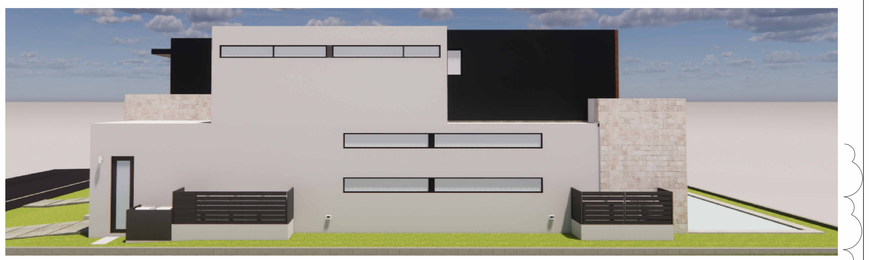
ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 219.60 SF
219.60 X 100% = 21960 / 2023.87 = 10.85%

ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 270.50 SF
270.50 X 100% = 27050 / 2023.87 = 13.36%

SMOOTH STUCCO
PROVIDED: 1178.95 SF
1173.39 X 100% = 117339 / 2023.87 = 57.98%

MTL CLADDING
PROVIDED: 351.71 SF
351.71 X 100% = 35171 / 2023.87 = 17.38%

ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 8.67 SF
8.67 X 100% = 867 / 2023.87 = 0.43%



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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

2	CITY COMMENTS	10-12-23

ELEVATION DIAGRAMS

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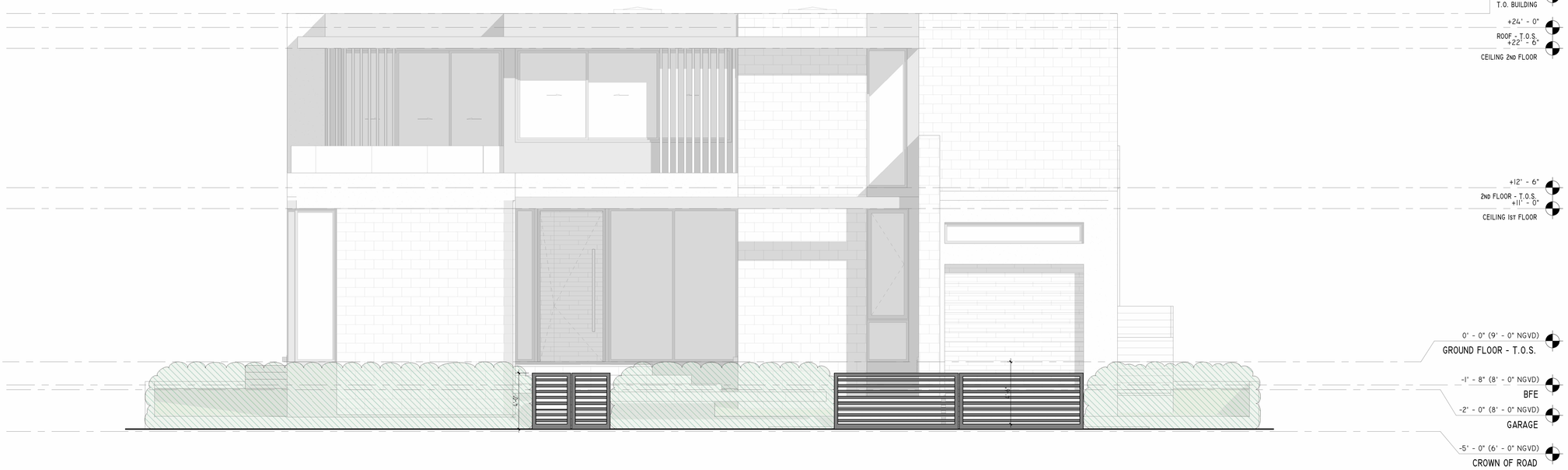
1 GATE ELEVATION RENDER
N.T.S.



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

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NOTES/COMMENTS

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2	CITY COMMENTS	10-12-23

GATE ELEVATION

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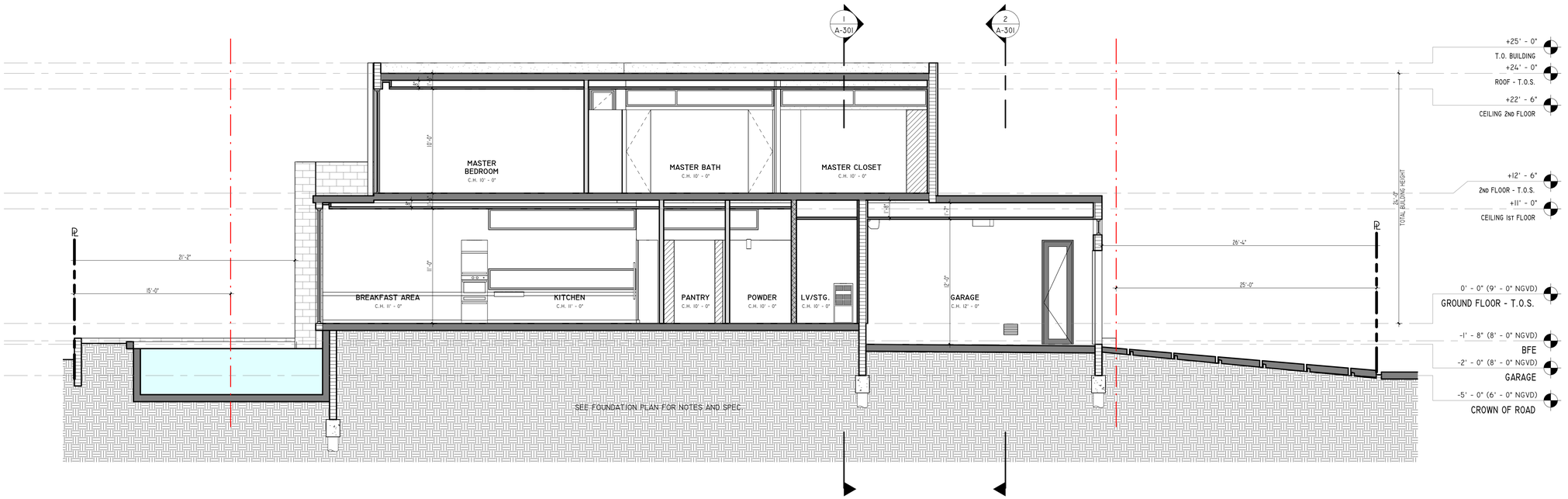
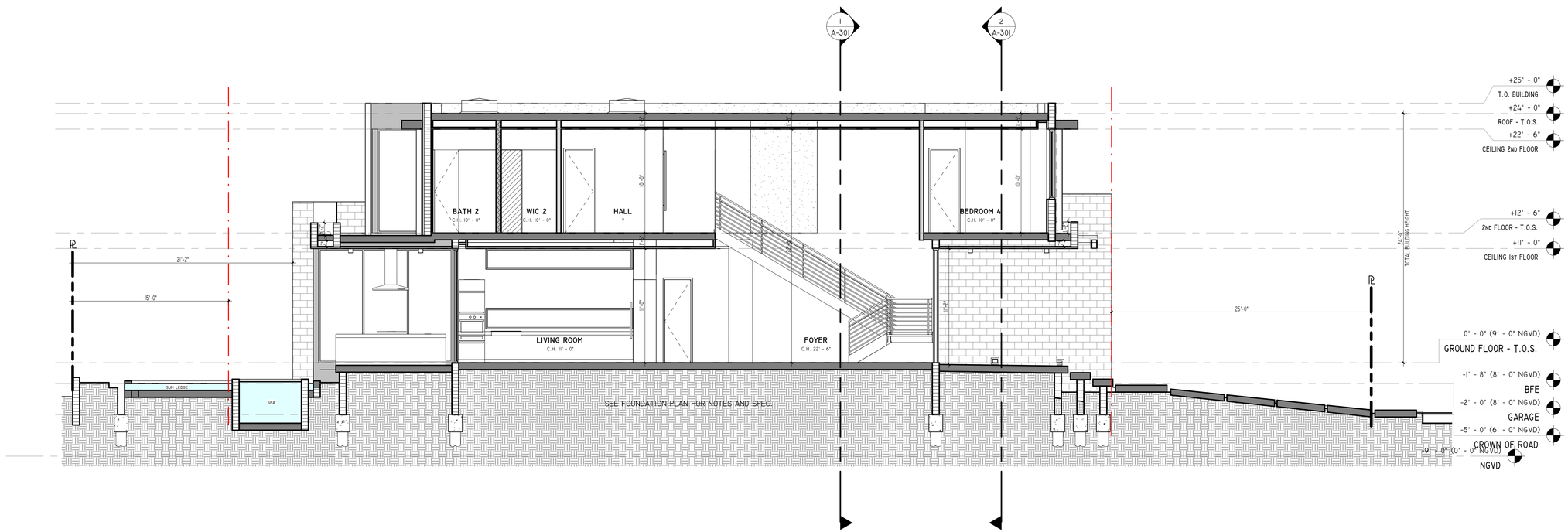


1 SECTION A
3/16" = 1'-0"



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

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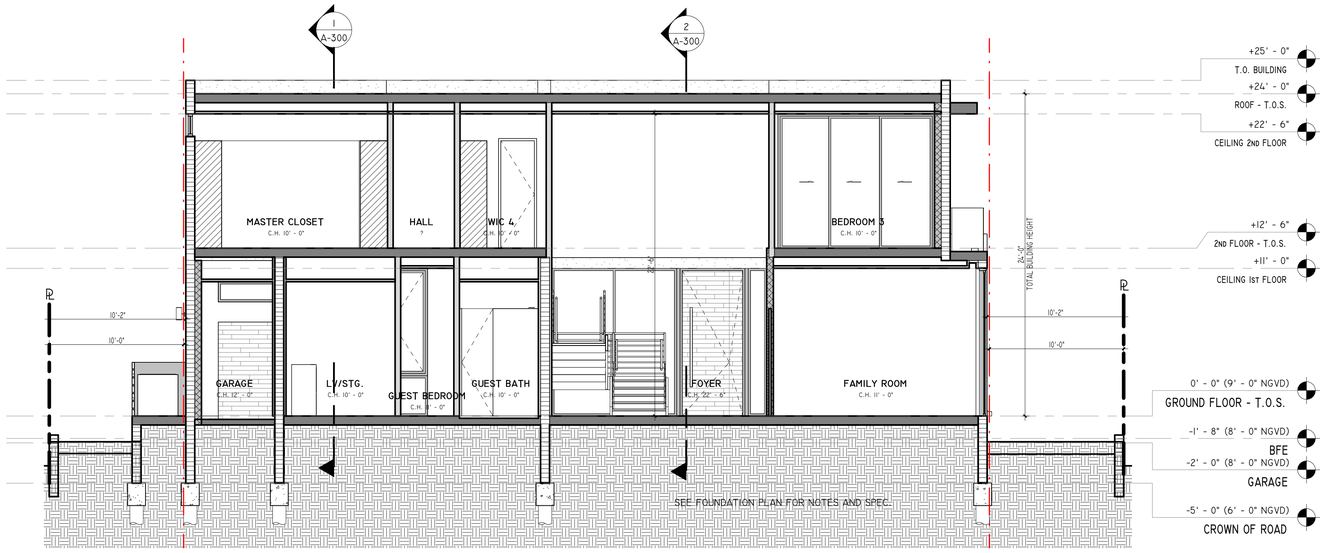
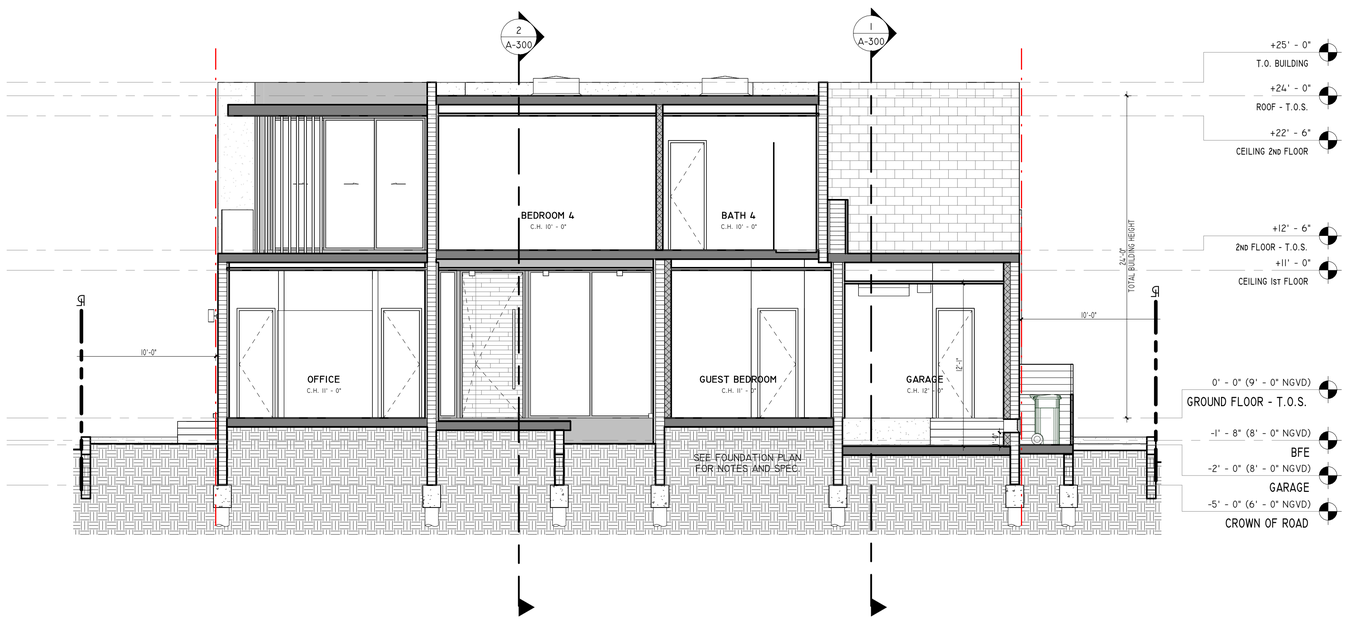
A-300



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



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

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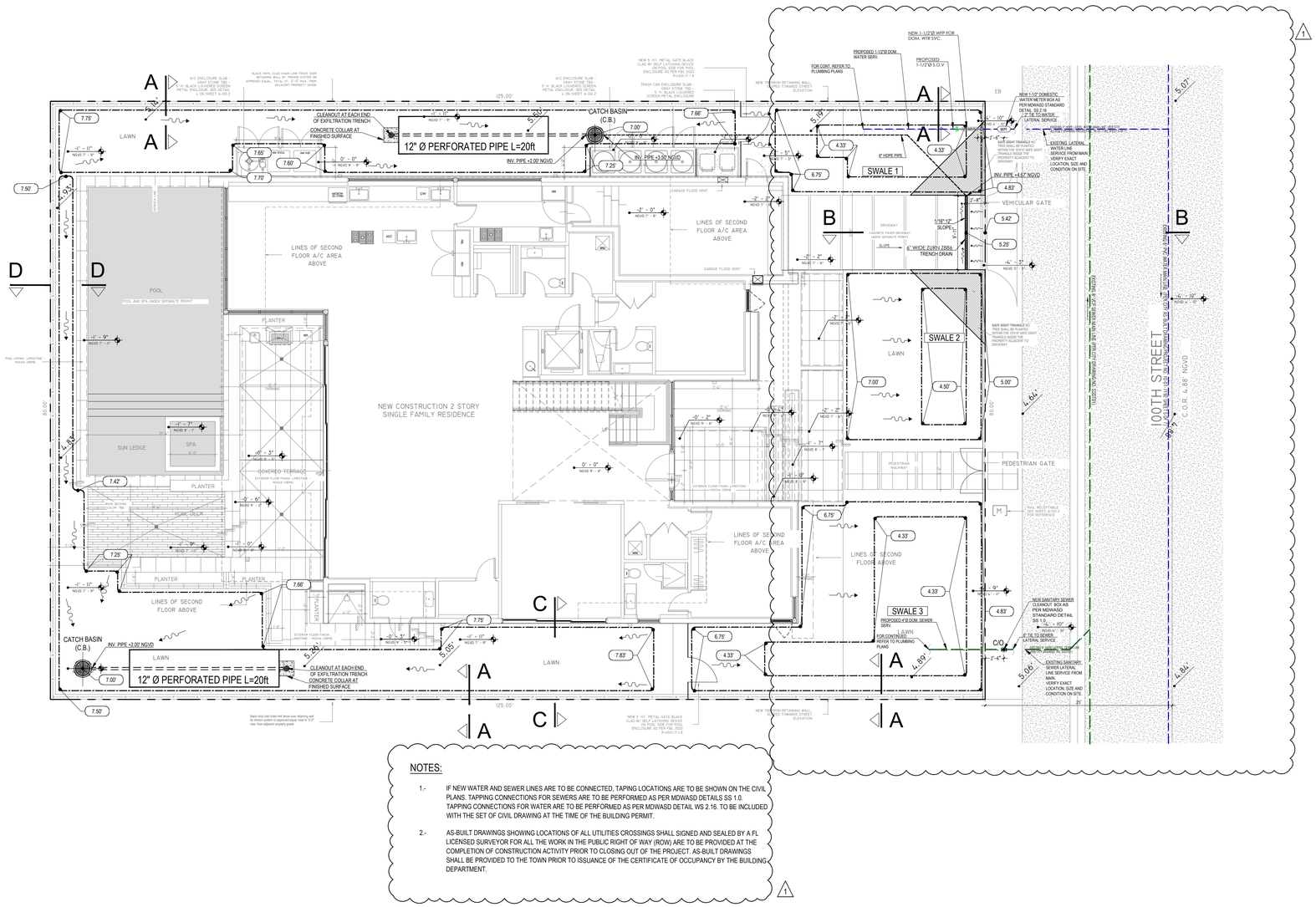

STORM DRAINAGE PLAN
1/8" = 1'-0"

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GCE
GANEM CONSULTING ENGINEERING
FL. C.A. #31187 FL. PE #74745
15805 BISCAYNE BLVD. SUITE 105
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info@ganemce.com
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NOTES/COMMENTS

1 09-27-2023

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STORM DRAINAGE PLAN

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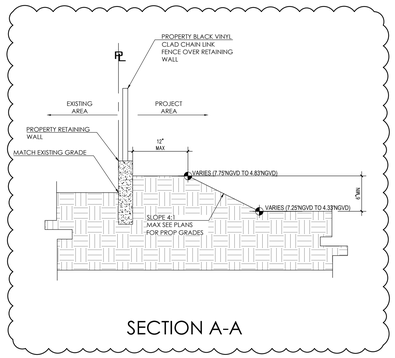
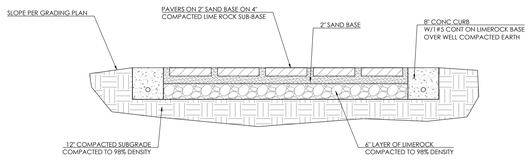
C-1

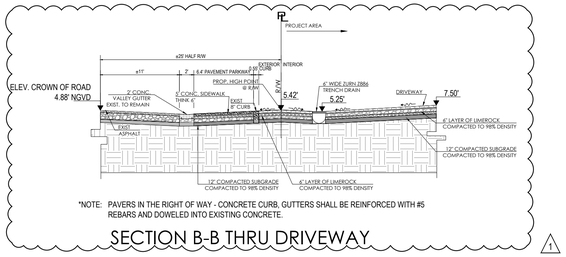


SECTION A-A

1



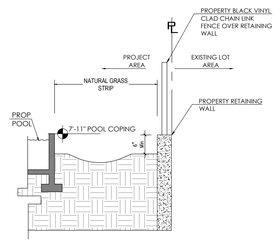
CONCRETE / BRICK PAVER DETAIL



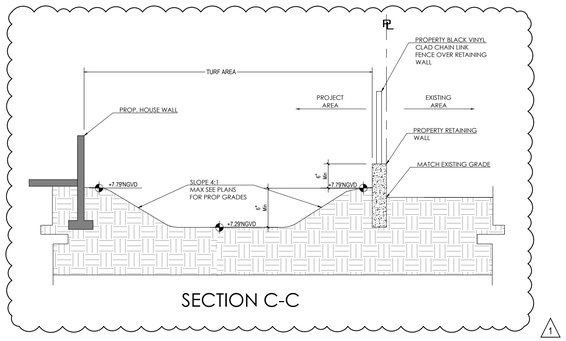
*NOTE: PAVERS IN THE RIGHT OF WAY - CONCRETE CURB, GUTTERS SHALL BE REINFORCED WITH #5 REBARS AND DOWELED INTO EXISTING CONCRETE.

SECTION B-B THRU DRIVEWAY

1



SECTION D-D



SECTION C-C

1

LEGAL DESCRIPTION

LOT 5, BLOCK 27, OF 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, FLORIDA.

ADDRESS:
1260 100TH ST, BAY HARBOR ISLAND, FL. 33154

1. ELEVATIONS SHOWN ON ENGINEERING PLAN ARE BASED ON N.V.G.D. UNLESS OTHERWISE NOTED.
2. INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY BY: JOHN IBARRA & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYOR AND MAPPERS.

LEGEND

PROPOSED ELEVATION

EXISTING ELEVATION

CENTER LINE

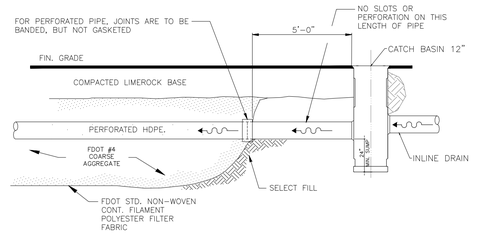
TOTAL VOLUME OF SWALE

PROVIDE STORAGE
SWALE AREA STORAGE =
(TOP AREA + BOTTOM AREA) /2 X DEPTH OF SWALE AREA

SWALE	TOP AREA	BOTTOM AREA	(A+B)/2	DEPTH OF SWALE	SWALE AREA STORAGE
1	314.01	127.92	220.97	0.50	110.48
2	399.21	108.59	253.90	0.50	126.95
3	728.27	327.74	528.01	0.50	264.00
				TOTAL (CF) =	501.44

TOTAL RETENTION FOR SWALE = 501.44 CUBIT FEET

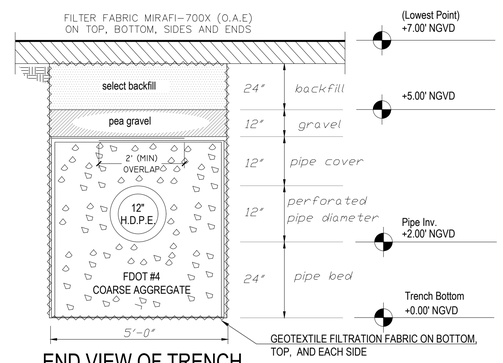
1 STORM DRAINAGE DETAILS
N.T.S.



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

2 TYP. CATCH BASIN DETAILS (C.B)
N/A

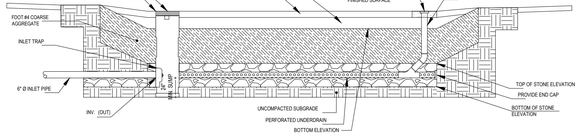


END VIEW OF TRENCH

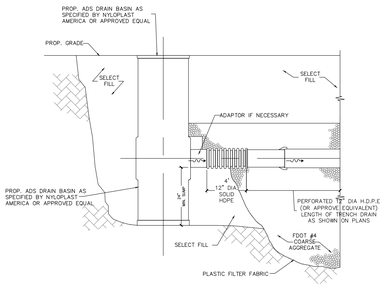
NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTTOM) SHALL BE USED IN THE TRENCH.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE A MIN 7.0'± BELLOW EXISTING GROUND ELEVATION.
3. AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE FDOT #4 COARSE AGGREGATE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. AVERAGE OCTOBER GROUND WATER ELEV = +2.0'NGVD.
5. FILTER FABRIC SHALL BE FILTER X, POLY FILTER X, FILTERWEAVE 70, EXXON GTF-400E, MIRAFI 700X, BELTON AEF 650W, OR ARMCO 1199.
6. DESIGN VALUES:
   6.1. H2= 5.00'
   6.2. DU= 3.00'
   6.3. DS= 2.00'
   6.4. K= 2.501E-04

3 TYP. TRENCH SECTION
N/A



4 EXFILTRATION TRENCH CLEAN OUT
N/A



LONGITUDINAL SECTION
N.T.S

NOTE:
AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACES TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF THE SETTLEMENT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS

5 TYP. CATCH BASIN DETAILS
N/A

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INFO@SDHSTUDIO.COM
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TEL: (786) 916-6546
info@ganemce.com

ALOSKAR GANEM STEVENS No. 74745 STATE OF FLORIDA PROFESSIONAL ENGINEER

WOLASKY RESIDENCE

1260 100 TH ST, BAY HARBOR ISLAND, FL. 33154

WOLASKY

SEAL

NOTES/COMMENTS

1 09-27-2023

REVISIONS / SUBMISSIONS

STORM DRAINAGE DETAILS

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

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

C-2

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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

9. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

10. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION AND SEDIMENT CONTROL NOTES

1. 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.

2. 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 STABILIZE

3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.

4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH V2 -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.

7. 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.

8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

10. 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

11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBA RS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL

14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. 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.

17. 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.

18. 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.

19. 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.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. 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.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. 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.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE. WATER QUALITY STANDARDS ARE MAINTAINED.

27. 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.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGKASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

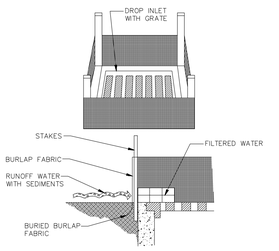
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

1. 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 ADVICE TO THE EOR BEFORE TO PROCEED WITH ANY JOB.
2. INLET PROTECTION (FILTER FABRIC AND A GUTTER BUDDY) WILL BE PLACED IN THE CLOSEST CATCH BASIN IN THE ROW DOWNSTREAM OF THE CONSTRUCTION
3. NO STAGING OR STORING IS ALLOWED IN THE RIGHT OF WAY

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED

Sunshine811.com

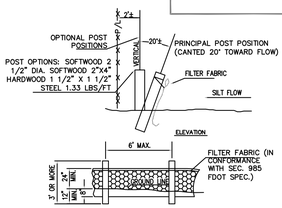
NOTE: EROSION AND SEDIMENTATION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO SITE PREPARATION PREPARATIONS. CONTRACTOR SHALL COORDINATE INSPECTION WITH MIAMI-DADE COUNTY BUILDING DEPARTMENT.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

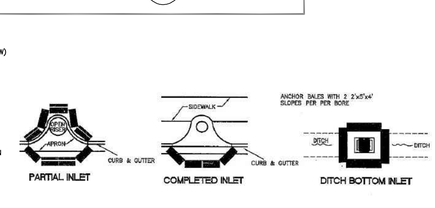
BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

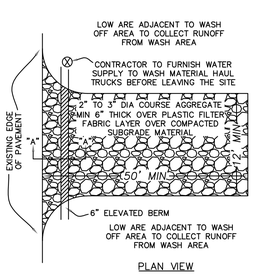


TEMPORARY SILT FENCE

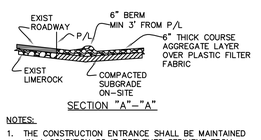
1. SILT FENCES (EROSION CONTROL FENCE (--▶--▶--)) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE
2. THE SITE FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN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

EROSION CONTROL FENCE SYMBOL --▶--▶--▶--▶--





PLAN VIEW

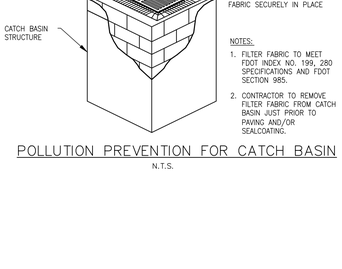


SECTION "A"-"A"

NOTES:

1. 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
2. IT MAY BE NECESSARY TO WASH THE TRUCK TIRES THAT WILL BE LEAVING THE SITE
3. 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

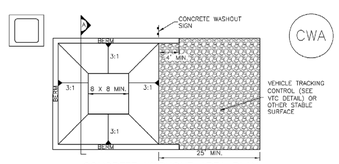
CONSTRUCTION ENTRANCE DETAIL



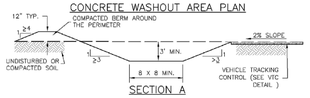
NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1, CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

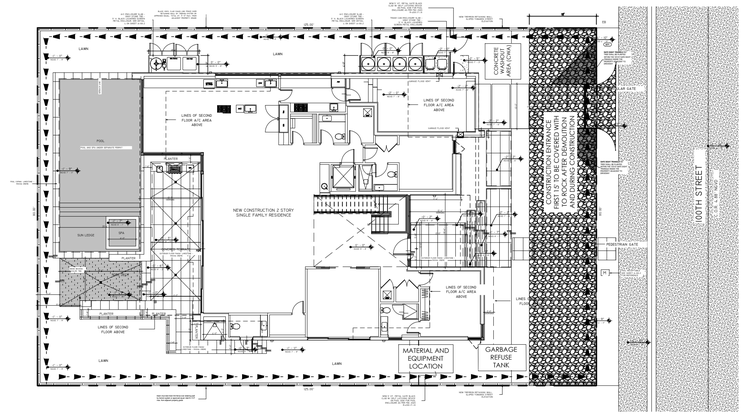
1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. 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.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. 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 RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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'.
5. 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.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. 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 DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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



SITE LOCATION

III EROSION CONTROL PLAN
1/16" = 1'-0"

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ALOSKAR GANEM STEVEN No. 74745 STATE OF FLORIDA PROFESSIONAL ENGINEER

WOLASKY RESIDENCE

1260 100 TH ST, BAY HARBOR ISLAND, FL. 33154

WOLASKY

SEAL

NOTES/COMMENTS

1 09-27-2023

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EROSION CONTROL PLAN

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CHECKED BY: GCE

INITIAL DRAWING RELEASE DATE:

C-3

BAY HARBOR ISLAND PLANNING + ZONING BOARD SUBMITTAL 08.11.23

NEW RESIDENCE | 1260 100TH ST | BAY HARBOR ISLANDS, FLORIDA

SHEET INDEX

L-000 LANDSCAPE COVER + SHEET INDEX
L-100 FIRST FLOOR LANDSCAPE PLAN
L-101 SECOND FLOOR LANDSCAPE PLAN
L-200 FRONT ELEVATIONS
L-201 REAR ELEVATIONS
L-202 SIDE ELEVATIONS
L-300 PLANT LIST, LANDSCAPE CODE + DETAILS
L-301 PLANT MATERIAL IMAGES
L-302 PLANT MATERIAL IMAGES
L-400 EXISTING TREE SURVEY + DISPOSITION PLAN
L-401 EXISTING TREE CHART + MITIGATION SUMMARY

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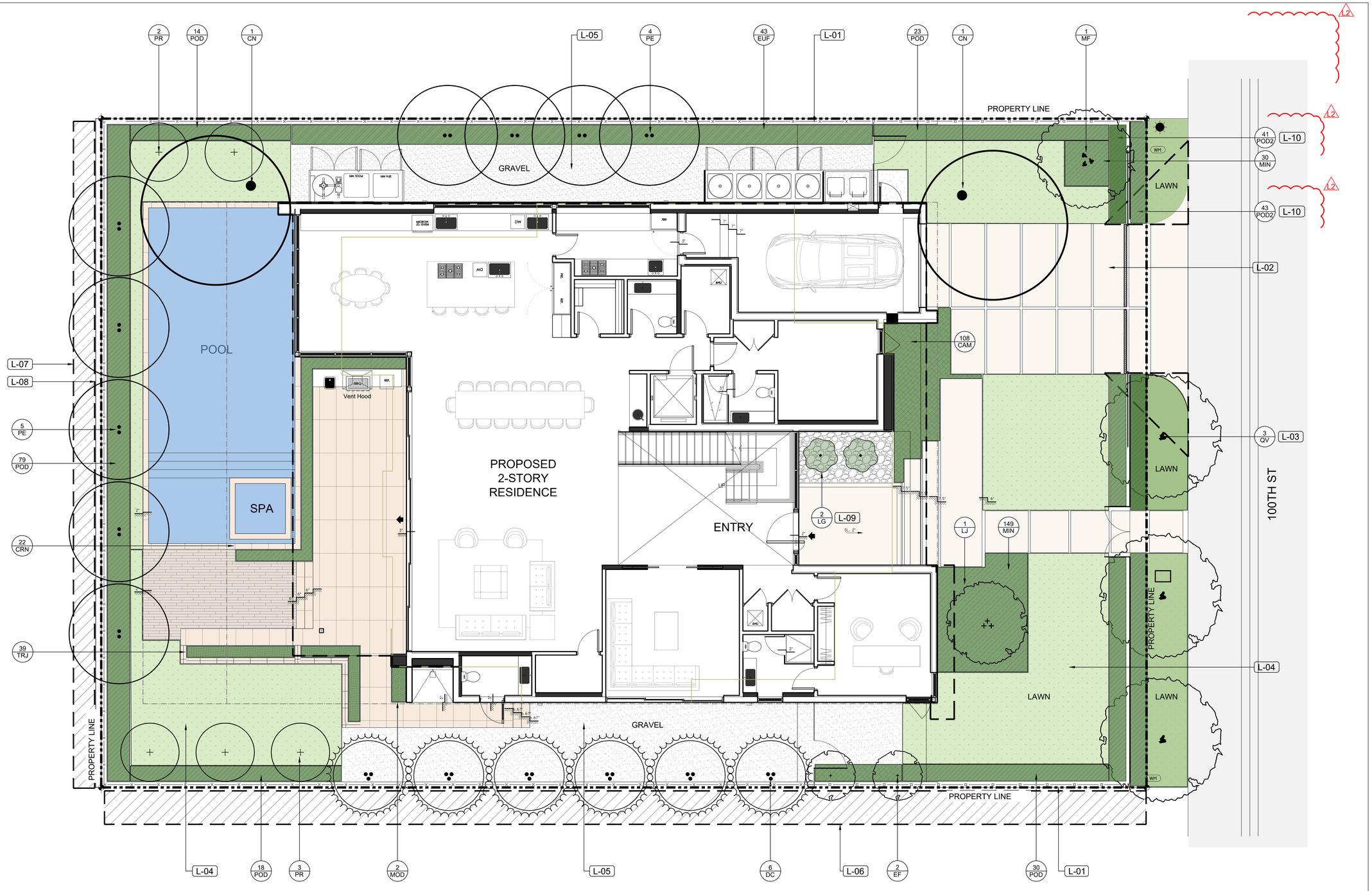

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
L-01	RETAINING WALL W/ BLACK VINYL CHAIN LINK FENCE. TOTAL 6' HT FROM ADJACENT PROPERTY GARDE. REFER TO REFER TO ARCHITECTURE PLANS.
L-02	CONCRETE PAVER DRIVEWAY, REFER TO ARCHITECTURE PLANS
L-03	LIVE OAK STREET TREES, AS PER TOWN CODE
L-04	OPEN LAWN AREA (TYP)
L-05	3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC

SYMBOL	DESCRIPTION
L-06	EXISTING 8' HT CLUSIA SHRUB ALONG ADJACENT PROPETY
L-07	EXISTING 10' HT PODOCARPUS SHRUB ALONG ADJECENT PROPERTY
L-08	EXISTING RETAINING WALL + FENCE ALONG ADJECENT PROPERTY
L-09	POLISHED RIVER ROCK OVER FILTER FABRIC
L-10	ALL PROPOSED PLANTING WITHIN 10' VISIBILITY TRIANGLE TO BE PLANTED + MAINTAINED @ 30" HEIGHT AS PER REGULATIONS

FIRST FLOOR LANDSCAPE PLAN

3/16" = 1'-0"

0' 5' 10' 15'

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SECOND FLOOR LANDSCAPE PLAN

3/16" = 1'-0"

0' 5' 10' 15'

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L-101

FRONT ELEVATION | NORTH

1/4" = 1'-0"

REAR ELEVATION | SOUTH

1/4" = 1'-0"

FRONT ELEVATIONS

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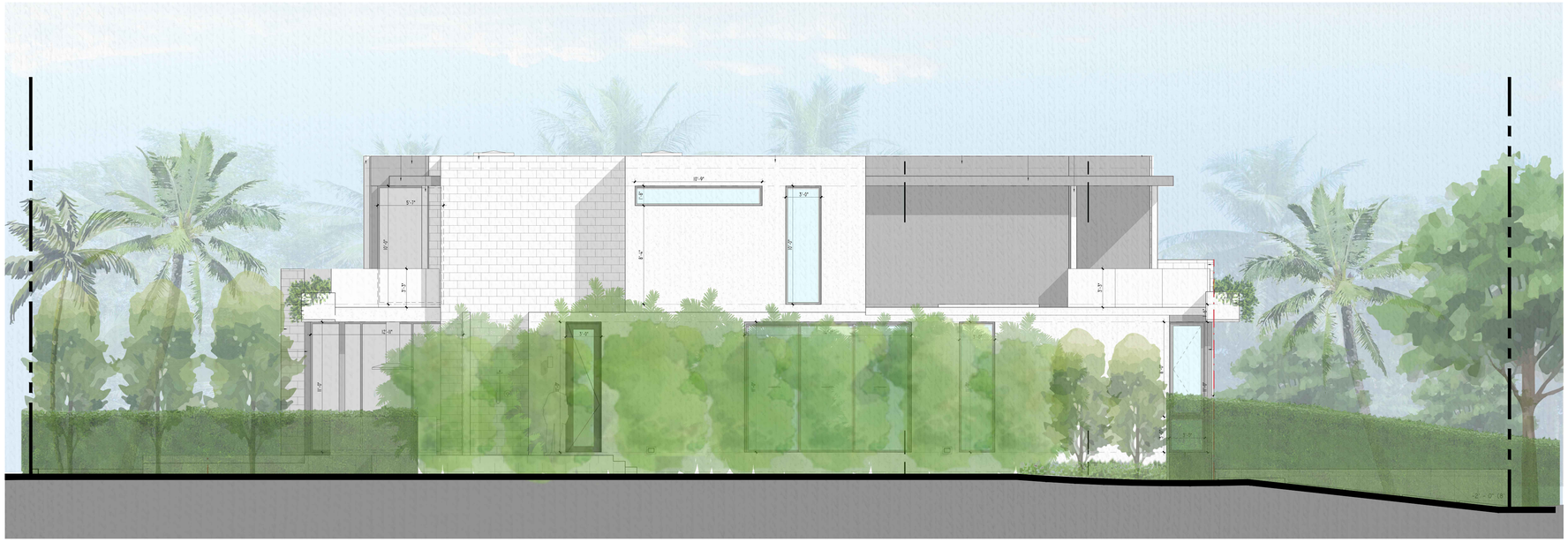
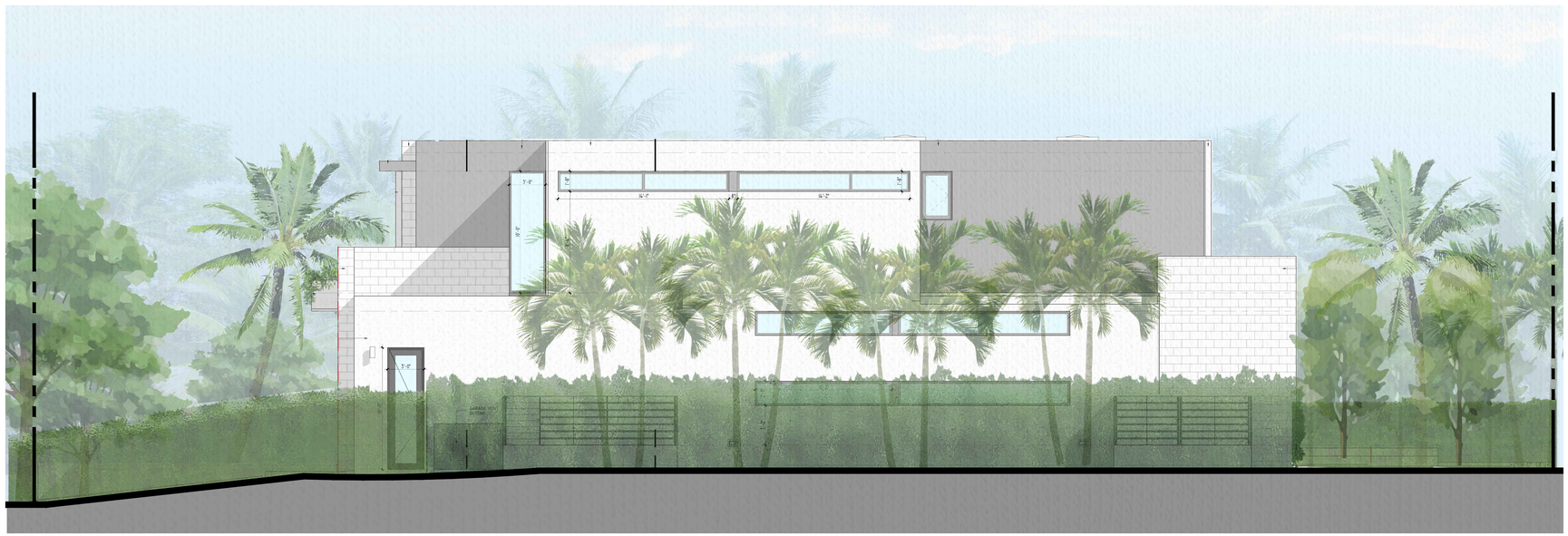


SIDE ELEVATION | EAST

3/16" = 1'-0"



SIDE ELEVATION | WEST

3/16" = 1'-0"

SIDE ELEVATIONS

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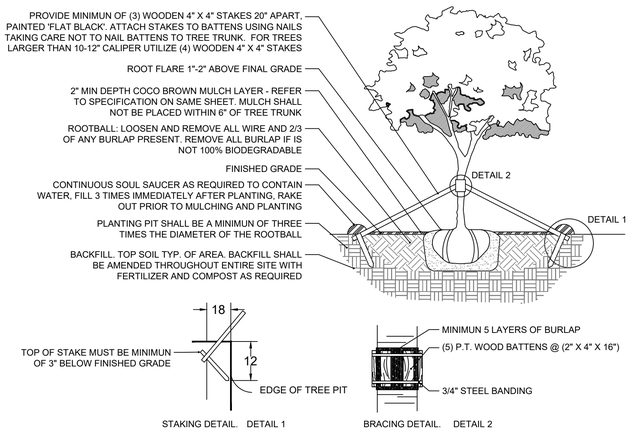
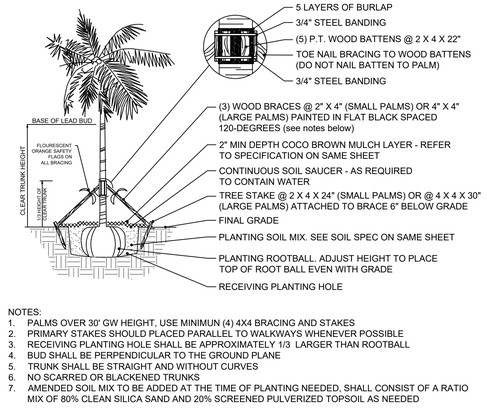


1 LARGE TREE PLANTING DETAIL

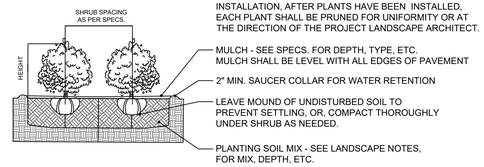
3/16" = 1'-0" CD-PL-01



NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUN (4) 4X4 BRACING AND STAKES
2. PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES
6. NO SCARRED OR BLACKENED TRUNKS
7. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED PULVERIZED TOPSOIL AS NEEDED

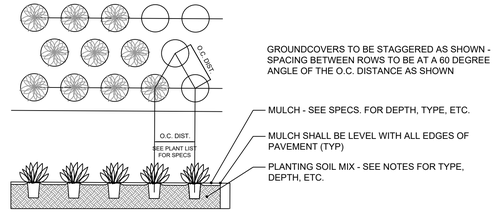
2 PALM PLANTING DETAIL

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: 1260 100 ST **Lot Area** 0.229 **Acres /** 10,000 SF **SF**

A. Shade Trees Required*	**Required**	**Provided**
1. Single-Family Non-Waterfront Lot	5	9
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required – 50% min.	3	3
6. Drought Tolerant and Low Maintenance Species Required – 50% min.	3	9

B. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage	3	3

Width of lot 80 LF / 35' = 2.28
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	266
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required – 30% min.	15 / 18	43
5. Drought Tolerant and Low Maintenance Species Required – 50%	25 / 30	43

D. Maximum Lawn Area Allowed** **60% of Net Lot Area**	6,000 SF Max.	1,977 SF

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

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.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	EF	2	SPANISH STOPPER	EUGENIA FOETIDA	YES	16` HT MIN, 8` SP, 4" DBH, STANDARD
	LJ	1	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	NO	12-14` HT MIN, 8-10` SP, 4" DBH MIN, SPECIMEN TO BE SELECTED + VERIFIED BY LA
	MF	1	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	YES	14-16` HT, 10` SP, MULTI TRUNK, SPECIMEN TO BE SELECTED FOR AUTOCOURT ENTRY
	PR	5	BAY RUM	PIMENTA RACEMOSA	NO	14-16` HT MIN, 6-8` SP MIN, 4" DBH, 4` CT, STANDARD
	QV	3	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**
	CN	2	COCONUT PALM	COCOS NUCIFERA 'GREEN MALAYAN'	NO	12` - 16` GW, SLIGHT CURVE, CETIFIED, FLORIDA FANCY
	DC	6	CABADA PALM	DYPSIS CABADAE	NO	16` - 18` HT, FULL TO BASE, SHADE GROWN
	LG	2	LICUALA PALM	LICUALA GRANDIS	NO	3-4` HT, FLORIDA FANCY
	PE	9	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	NO	14-18` OA HT, #2 SLENDER TRUNK, TRIPLE TRUNK, FLORIDA FANCY
SHRUB AREAS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**NATIVE**	**SPECIFICATIONS**
	CRN	22	CLUSIA ROSEA 'NANA'	CLUSIA ROSEA 'NANA'	NO	2-3` HT MIN, 2` SP MIN, FULL
	EUF	43	SPANISH STOPPER SHRUB	EUGENIA FOETIDA	YES	5` HT MIN, 2-3` SP MIN, FULL, GRADE #1
1.2	POD2	84	PODOCARPUS	PODOCARPUS MACROPHYLLUS 'PRINGLES'	NO	30" HT, FULL TO BASE
	POD	150	PODOCARPUS	PODOCARPUS MACROPHYLLUS	NO	5` HT, 2` SP, FULL, GRADE #1
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**NATIVE**	**SPECIFICATIONS**
	CAM	130	DWARF CARISSA	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	3 GAL, 12" O.C., FULL
	IPP	44	RAILROAD VINE	IPOMOEA PES-CAPRAE	YES	3 GAL, 18" O.C., FULL
	MOD	2	SWISS CHEESE PLANT	MONSTERA DELICIOSA	NO	3 GAL, 2` HT, 2` SP, 20" O.C.
	MIN	179	DWARF MINIMA ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM 'KENROKUEN'	NO	3 GAL, 12" O.C., FULL
	TRJ	106	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	NO	3 GALLON, TRELLIS
	SOD	1,593 SF	EMPIRE ZOYSIA	ZOYSIA X 'EMPIRE'	NO	OVER 2" TOPSOIL BED, SEE PLANTING SPECS

1.2

PLANT LIST, LANDSCAPE CODE + DETAILS

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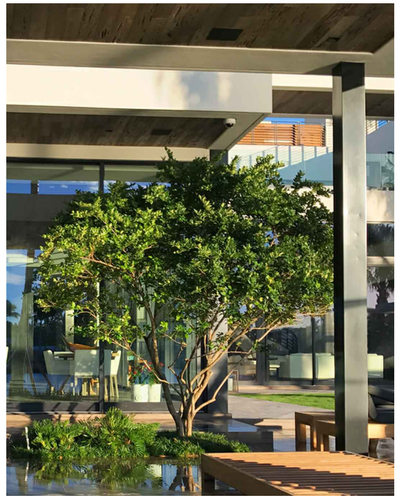
EF |SPANISH STOPPER
Eugenia foetida

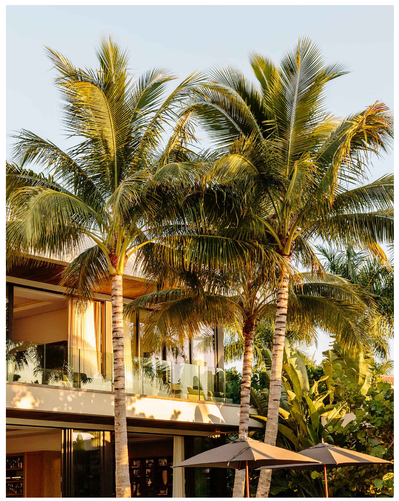


LJ | JAPANESE PRIVET
Ligustrum japonicum

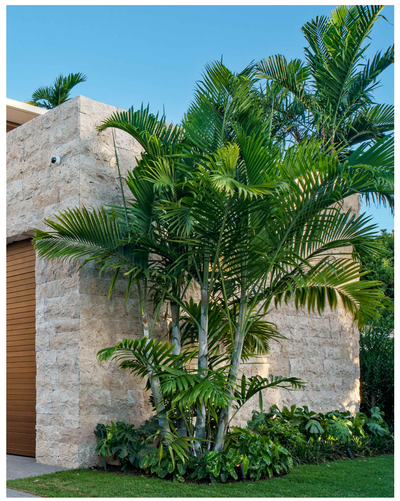
MF | SIMPSON STOPPER
Myrcianthes fragrans

PR | BAY RUM
Pimenta Racemosa

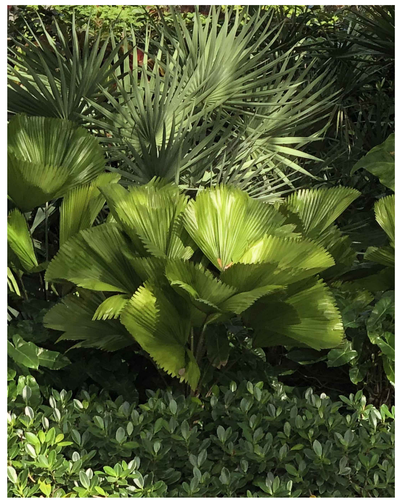
QV | SOUTHERN LIVE OAK
Quercus virginiana



CN | COCONUT PALM
Cocos nucifera



DC | CABADA PALM
Dypsis cabadae



LG | LICUALA PALM
Licuala Grandis

PE | ALEXANDER PALM
Ptychosperma elegans

PLANT MATERIAL IMAGES

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SEAL

NOTES/COMMENTS

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1 09.12.23 BD COMMENTS

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DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE:

L-301

CRN | DWARF PITCH APPLE SHRUB
Clusia rosea 'nana'

EUF | SPANISH STOPPER
Eugenia foetida

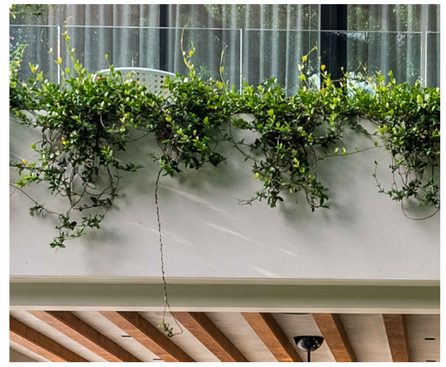
POD | PODOCARPUS
Podocarpus macrophyllus

CAM | CARISSA 'EMERALD BLANKET'
Carissa macrocarpa

IPP | RAILROAD VINE
Ipomea pes-caprae

MOD | SWISS CHEESE PLANT
Monstera deliciosa

MIN | DWARF MINIMA ASIATIC JASMINE
Trachelospermum asiaticum 'kenrokuen'



TRJ | CONFEDERATE JASMINE
Trachelospermum jasminoides 'confederate'

PLANT MATERIAL IMAGES

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INITIAL DRAWING RELASE DATE:

L-302

LINE DENOTES FOOTPRINT OF PROPOSED POOL + POOL DECK

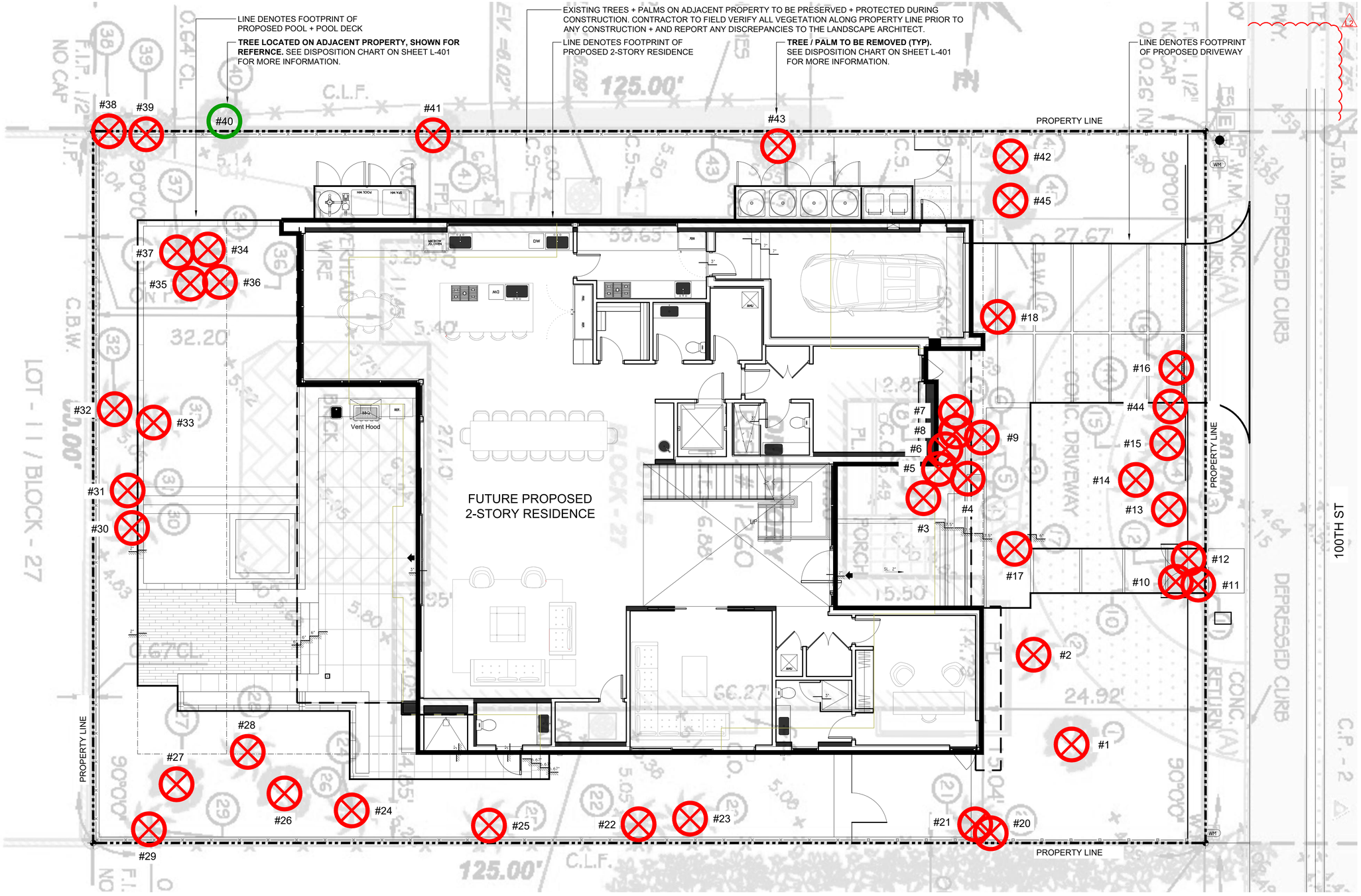
TREE LOCATED ON ADJACENT PROPERTY, SHOWN FOR REFERNCE. SEE DISPOSITION CHART ON SHEET L-401 FOR MORE INFORMATION.

EXISTING TREES + PALMS ON ADJACENT PROPERTY TO BE PRESERVED + PROTECTED DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL VEGETATION ALONG PROPERTY LINE PRIOR TO ANY CONSTRUCTION + AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

LINE DENOTES FOOTPRINT OF PROPOSED 2-STORY RESIDENCE

TREE / PALM TO BE REMOVED (TYP). SEE DISPOSITION CHART ON SHEET L-401 FOR MORE INFORMATION.

LINE DENOTES FOOTPRINT OF PROPOSED DRIVEWAY



EXISTING TREE INVENTORY + DISPOSITION NOTES

1. EXISTING TREE, PALM, + VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY JOHN IBARRA & ASSOCIATES, .
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 07.18.23

EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED. SEE CHART L-401
- # TREE or PALM TO REMAIN. PRESERVE + PROTECT
- TREE or PALM PROTECTION FENCE

EXISTING TREE SURVEY + DISPOSITION PLAN

3/16" = 1'-0"

0' 5' 10' 15'

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NOTES/COMMENTS

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1 09.14.23 BD COMMENTS

2 11.07.23 BD COMMENTS

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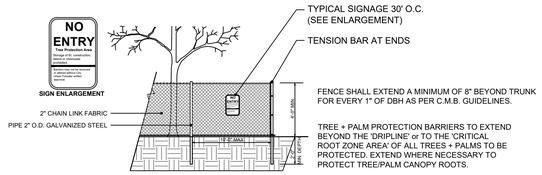
CHECKED BY: RB

INITIAL DRAWING RELEASE DATE:

L-400

TREE + PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES OR PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED' ONSITE. TPF SHALL BE MAINTAINED AND SHALL REMAIN UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. WITHOUT URBAN FORESTER APPROVAL.



1 TREE + PALM PROTECTION DETAIL (CHAINLINK FENCE)

3/16" = 1'-0" CD-PL-06

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	FICUS TREE	Bursera Simaruba	NO	15'	10'	12"	2.5'	POOR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
2	PYGMY DATE PALM	Pheonix roebellenii	NO	7'	4'	6"	2.5'	POOR	REMOVE	13 SF	PRESERVE + PROTECT
3	PYGMY DATE PALM	Pheonix roebellenii	NO	12'	7'	8"	2.5'	POOR	REMOVE	39 SF	PRESERVE + PROTECT
4	ALEXANDER PALM	Ptychosperma elegans	NO	20'	2'	5"	2.5'	FAIR	REMOVE	4 SF	PRESERVE + PROTECT
5	ALEXANDER PALM	Ptychosperma elegans	NO	18'	2'	5"	2.5'	FAIR	REMOVE	4 SF	PRESERVE + PROTECT
6	ALEXANDER PALM	Ptychosperma elegans	NO	20'	3'	4"	2.5'	FAIR	REMOVE	7 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
7	ALEXANDER PALM	Ptychosperma elegans	NO	19'	2'	4"	2.5'	FAIR	REMOVE	4 SF	SMALL PALM, NO MITIGATION REQUIRED
8	ALEXANDER PALM	Ptychosperma elegans	NO	20'	3'	5"	2.5'	FAIR	REMOVE	7 SF	PRESERVE + PROTECT
9	ALEXANDER PALM	Ptychosperma elegans	NO	17'	3'	5"	2.5'	FAIR	REMOVE	7 SF	PRESERVE + PROTECT
10	MONTGOMERY PALM	Veitchia montgomeryana	NO	20'	3'	8"	2.5'	GOOD	REMOVE	7 SF	PRESERVE + PROTECT
11	MONTGOMERY PALM	Veitchia montgomeryana	NO	35'	3'	11"	2.5'	GOOD	REMOVE	7 SF	PRESERVE + PROTECT
12	MONTGOMERY PALM	Veitchia montgomeryana	NO	30'	3'	10"	2.5'	GOOD	REMOVE	7 SF	PRESERVE + PROTECT
13	ROYAL PALM	Roystone regia	NO	35'	15'	24"	5'	POOR	REMOVE	177 SF	PRESERVE + PROTECT
14	ROYAL PALM	Roystone regia	NO	40'	15'	24"	5'	FAIR	REMOVE	177 SF	PRESERVE + PROTECT
15	ROYAL PALM	Roystone regia	NO	35'	15'	24"	5'	FAIR	REMOVE	177 SF	PRESERVE + PROTECT
16	MONTGOMERY PALM	Veitchia montgomeryana	NO	30'	15'	8"	5'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
17	PYGMY DATE PALM	Pheonix roebellenii	NO	4'	2'	7"	2.5'	FAIR	REMOVE	4 SF	SMALL PALM, NO MITIGATION REQUIRED
18	BANANA TREE	Musa	NO	15'	10'	12"	5'	FAIR	REMOVE	79 SF	PRESERVE + PROTECT
19	TREE		NO	12'	5'	3"	5'	FAIR	REMAIN	N/A	LOCATED ON ADJACENT PROPERTY
20	ALEXANDER PALM	Ptychosperma elegans	NO	22'	5'	3"	2.5'	GOOD	REMOVE	20 SF	PRESERVE + PROTECT
21	ALEXANDER PALM	Ptychosperma elegans	NO	20'	5'	4"	2.5'	GOOD	REMOVE	20 SF	PRESERVE + PROTECT
22	ALEXANDER PALM	Ptychosperma elegans	NO	30'	5'	4"	2.5'	GOOD	REMOVE	20 SF	PRESERVE + PROTECT
23	ALEXANDER PALM	Ptychosperma elegans	NO	20'	5'	4"	2.5'	POOR	REMOVE	20 SF	PRESERVE + PROTECT
24	ALEXANDER PALM	Ptychosperma elegans	NO	35'	5'	4"	2.5'	FAIR	REMOVE	20 SF	PRESERVE + PROTECT
25	ROYAL PALM	Roystone regia	NO	35'	10'	27"	5'	FAIR	REMOVE	79 SF	PRESERVE + PROTECT
26	FICUS TREE		NO	25'	15'	12"	5'	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
27	FICUS TREE		NO	25'	15'	15"	2.5'	FAIR	REMOVE	177 SF	SMALL PALM, NO MITIGATION REQUIRED
28	FISHTAIL PALM	Ptychosperma elegans	NO	20'	10'	6"	2.5'	FAIR	REMOVE	79 SF	PRESERVE + PROTECT
29	FISHTAIL PALM	Ptychosperma elegans	NO	20'	10'	6"	2.5'	FAIR	REMOVE	79 SF	PRESERVE + PROTECT
30	MONTGOMERY PALM	Veitchia montgomeryana	NO	29'	5'	11"	15.5'	GOOD	REMOVE	20 SF	PRESERVE + PROTECT
31	SABAL PALM	Sabal Palmetto	NO	30'	5'	10"	20.5'	GOOD	REMOVE	20 SF	PRESERVE + PROTECT
32	MONTGOMERY PALM	Veitchia montgomeryana	NO	28'	5'	13"	16'	GOOD	REMOVE	20 SF	PRESERVE + PROTECT
33	DEAD PALM		NO	28'	0'	12"	0'	DEAD	REMOVE	N/A	DEAD PALM, NO MITIGATION REQUIRED
34	SABAL PALM	Sabal Palmetto	NO	20'	10'	23"	5'	FAIR	REMOVE	79 SF	PRESERVE + PROTECT
35	SABAL PALM	Sabal Palmetto	NO	19'	10'	24"	5'	FAIR	REMOVE	79 SF	PRESERVE + PROTECT
36	SABAL PALM	Sabal Palmetto	NO	20'	10'	24"	5'	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
37	SABAL PALM	Sabal Palmetto	NO	22'	10'	24"	5'	FAIR	REMOVE	79 SF	SMALL PALM, NO MITIGATION REQUIRED
38	UMBRELLA TREE	Schefflera	NO	29'	15'	4", 4"	5'	FAIR	REMOVE	177 SF	PRESERVE + PROTECT
39	UMBRELLA TREE	Schefflera	NO	30'	15'	10"	5'	FAIR	REMOVE	177 SF	PRESERVE + PROTECT
40	SECOPHIA		NO	40'	2.5'	18"	15.5'	GOOD	REMOVE	5 SF	PRESERVE + PROTECT
41	UMBRELLA TREE	Schefflera	NO	20'	7'	7"	20.5'	GOOD	REMOVE	39 SF	PRESERVE + PROTECT
42	ROYAL PALM	Roystone regia	NO	25'	7'	24"	5'	GOOD	REMOVE	39 SF	PRESERVE + PROTECT
43	UMBRELLA TREE	Schefflera	NO	30'	15'	30"		POOR	REMOVE	177 SF	PRESERVE + PROTECT
44	FICUS		NO	20'	12'	12"		FAIR	REMOVE	113 SF	PRESERVE + PROTECT
45	PALM		NO	10'	2'	12"	5'	FAIR	REMOVE	4 SF	PRESERVE + PROTECT

TOTAL CANOPY LOSS: 2,774 SF
TOTAL TREE REPLACEMENT CANOPY PROVIDED: 3,000 SF

MD ERM CANOPY MITIGATION SUMMARY

NUMBER THE CANOPY MITIGATION OF 2,774 SF AS REQUIRED BY THE PERMIT HAS BEEN MET + EXCEEDED. A TOTAL 3,000 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY:

- (3) NATIVE LIVE OAK TREE: 1,500 SF (SHADE TREE I @ 500 SF)
- (2) NATIVE SPANISH STOPPER TREES: 600 SF (SHADE TREE II @ 300 SF)
- (3) BAY RUM TREES: 900 SF (SHADE TREE II @ 300 SF)

EXISTING TREE CHART + MITIGATION SUMMARY

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CHECKED BY: RB
INITIAL DRAWING RELEASE DATE:

L-401

AGENDA ITEM REPORT
January 16, 2024

ITEM NUMBER: 10.

ITEM: Approval of the minutes held on June 6, 2023 and September 5, 2023. (Item #10)

DESCRIPTION:
PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,000	
Increase/Decrease to 2022 Taxable Value	2,484,392	16.6%
2022 Taxable Value	1,600,000,000	
Increase/Decrease to 2023 Taxable Value	32,803,218	18.8%
Current Year Estimated Taxable Value	1,900,000,000	
Current Year Additions (New Construction)	(6,000,000)	-0.3%
Current Year Estimated Taxable Value for Operating Purposes	**1,894,000,000**	

15 Year Millage, Taxable Value and Revenue History

Fiscal Year	Millage Rate	Taxable Value	Percent Change in Taxable Value	Property Tax Revenue Gross	Net (95%)
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	602,162,980	3.8%	3,161,356	3,003,288
2015	4.90000	698,927,405	16.1%	3,424,744	3,253,507

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

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	06.06.2023 Design Review Board Meeting
2.	09.05.2023 Design Review Board Meeting

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, June 6, 2023, at 7:12 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Matthew Hurwitz
Vice Chair Alan Bebchik — Board Member Matthew Barnard
Board Member Alexander Feldman — Board Member Jed Frankel

Board Members Janet Adler and Wesley Kean were absent.

1. Request for approval for a pre-cast concrete wall for "Brian & Brittany Riemer" located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing a 7ft pre-cast concrete wall along Kane Concourse. The code requires that if portions of fences or walls abut a street, the specified design mandates are listed in Section 23-22(i)(5) that limit solid opaque portions and require non-opaque (open) decorative designs to avoid the appearance of large expanses of a solid wall surface. The code states "The DRB may grant exceptions to the criteria for specific sites based on creative and compatible design solutions and location issues.

   Witnesses who testified were sworn in by Town Attorney Geller.

   Owners, Brian, and Brittany Riemer, 9625 Broadview Terrace, presented the project to the Board. Mr. Riemer explained that they were seeking an exemption on the wall the plan to build. They proposed building a solid wall instead of a partially solid wall along the property line abutting Kane Concourse. He stated the reasons for building the wall was for safety, a need for privacy, and due to increased noise pollution. He added that the package includes pictures of other properties with solid walls abutting Kane Concourse. He felt this change was a significant design improvement to his property, and the construction of a solid wall was essential to them.

   Vice Chair Bebchik suggested a chain link with a hedge would look nicer and gives them the privacy and sound barrier they wanted. Mr. Riemer explained they did look into this option but for the past two years have failed to grow a successful hedge with Podocarpus and Halesia plants; however, they do intend to plant landscaping in front of the wall. Mrs. Riemer commented that the code requires a hedge 50% of the size of the wall, which is more doable. She also mentioned that the wall would serve as a barrier, if a car were to veer off Kane Concourse.

   Chair Hurwitz asked Town Planner Miller if the code requires the wall to be opaque and to be only on Kane Concourse. Town Planner Miller came forward and explained that a wall on the backyard could be solid, but if it's along the street line, the first three (3) feet of the wall can be solid, and the top part can be rod iron, aluminum, open blocks and decorative. If there is a two-feet setback from the property line, the property owner is required to plant a hedge row at least half the height of the wall.

   Chair Hurwitz acknowledged that the property owner could build a 3-foot structural wall without the Board's approval, but a portion of it must be open or decorative. He asked the owners if they explored that option. Mr. Riemer explained the issue of being on a public street with a sidewalk, and his concern of privacy.

Board Member Frankel asked the owners to confirm if they wanted to install prefabricated concrete. Mr. Riemer nodded in agreement. He raised a concern that other surrounding properties have walls, which are not prefabricated concrete walls. The aesthetics of how properties look when people drive by is important to the town and to the Board. He agreed with the need for a wall but did not like the material.

Vice Chair Bebchik suggested the hedge cover the entire wall. Mr. Riemer confirmed that they can have the height of the hedge be taller.

Board Member Feldman expressed concern to the aesthetics of the wall.

ACTION: Vice Chair Bebchik made a motion to include Town Planner Miller's Staff Report into evidence, to approve the request with all the conditions outlined in the report, to make the hedge at least 5 feet tall, for the hedge of the wall to be covered within a year, for the owner to work with the town for a nicer wall finish, and to add a precast cap at the top of the hedge. Board Member Feldman seconded the motion, and it passed 3-2 with Board Members Frankel and Chair Hurwitz opposing.

2. Request for approval for a facade modification for "Baby Luna" located at 1155 102 Street, Lot 11 of Block 5. The property owner is proposing to renovate the 10 interior units but, also including changing the existing doors and windows (same size / shape). However, 8 units of the 10 (NIC #105 / #202) have a noticeable exterior facade modification to the entrance of some units. The proposal is to remove the existing sliding glass doors / existing main door and construct a new French door with an integrated new main front door almost flush with the existing common walkways in the complex.

Town Planner Miller explained that although this is a minor modification to the original plans, he felt it should come to the Board.

Wilbert Rodriguez, Engineer, presented the project, which consisted of a a multi-family, two-story building with 10 apartments. He stated that all the windows were changed from single-home windows to horizontal rollers. The main difference is that the entrance will have sliding doors and French doors with two windows from floor to ceiling. Hurricane impact windows will be installed.

The Board commended Mr. Rodriguez for making improvements to the building as opposed to redeveloping it.

ACTION: Board Member Frankel made a motion to enter Town Planner Miller's Staff Report into evidence, and to approve the request with the conditions outlined in the report. Board Member Barnard seconded the motion, and all voted in favor.

3. Request for approval for an addition to an existing single-family home for "Alexander Galsky Trust" located at 1271 95 Street, Lot 9 of Block 31. The owner is proposing an addition of 742 sq. ft. The expanded home will have 4 bedrooms / 4 baths and no garage. The new total square footage will be 3,549 sq. ft.

Wesley Castellanos, Architect for the project, 7300 Biscayne Boulevard, Miami, Florida, presented the project, which consisted of an expansion to the current property. He clarified that no variances or waivers were being requested and emphasized that they tried to make the home look architecturally pleasing.

Chair Hurwitz asked if there were any renderings on the final outcome of the proposed project. Mr. Castellanos explained that they provided a 2-D rendering and referred to Sheet A-3.1. He explained that the house is white and gray; they will maintain the white and add more grey to the façade.

Board Member Barnard asked that more examples be provided on how the entrance would look. Mr. Castellanos explained that there is a large bulk head and they added more to the façade to make it look more in depth; it goes back one inch and protrudes a little further back in the front. The driveway will become completely enclosed. He noted that the project also meets the pervious and impervious requirements. And slope ceilings with sky lights were created.

The Board raised concerns due to the lack of renderings in the submittal, and suggested Mr. Castellanos provide renderings with a clear vision on what was being done.

ACTION: Vice Chair Bebchik made a motion to defer the project. Board Member Barnard seconded the motion, and all voted in favor.

4. Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. On December 6, 2022, and March 7, 2023, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units.

Town Planner Miller’s Staff Report was entered into record as evidence.

Maritza Haro, 200 South Biscayne Boulevard, Miami, Florida, representing the owner, presented the project. She explained that the property is an irregular shaped parcel, they proposed a six story 77-unit luxury building which includes 30% landscaping open space, and 158 parking spaces with mechanical lifts. This project came before the Board in December and March. Mrs. Haro pointed out that at the last meeting the Board requested that all windows are to be from floor to ceiling, that they provide renderings of the north and west side of the project, provide details on the valet, and meet with the neighbors.

Eduardo Shamosh, Shamosh Studio, Architect, came forward and explained that they revised the renderings. He explained Page 7 of the renderings, which shows that the windows from floor to ceiling break up the massing. He explained that Slide 8 was required to show the space between the setbacks; they added landscape with vegetation as a buffer. He stated that the design is consistent with the vertical fins and the balconies with the railings. He commented on Slide 10 which shows the rear back view of the project and include a part of the breezeway.

Vice Chair Bebchik commented that the façade looks very plain and needs a nicer finish.

Joe Goldberg, Langan Engineering, Traffic Engineer, came forward and explained that they performed a valet operations queuing analysis with standard IT methodology which used service time rates and the trips generated by the project, and determined that the proposed development is expected to generate a maximum queue of one vehicle; the stacking area for the valet operations has a storage length of 80 feet; with an average length of a vehicle of 25 feet, they did not expect any queuing to spill back on the right-of-way.

Vice Chair Bebchik and Board Member Barnard asked for an explanation as to how the number of trips for valet parking was determined. Mr. Goldberg explained that the number of dwelling units determines the number of trips. Board Member Frankel raised a concern that the calculations are not accounting for visitors, and employees coming to the property; the number one complaint of residents is traffic.

Mrs. Haro continued her presentation. She explained that they met with the residents of the Palms and presented the revised renderings which included the additional landscaping. She referred to Slide 16 with improvements they made based on comments taken from the meeting with residents of the Palms. She stated that on slide 17 which showed an aerial which showed a number of similarly assembled projects throughout the town. She added the neighbors to the proposed development expressed concerns on the multiple lot assemblage; however, the code allows the multi lot usage and they identified three more projects that consist of three or more assemblages. She referred to slide 18 and the comment from the neighbors as to the views from corner units; she explained there is no case law that recognizes interest in an obstructed view over adjoining land. On slide 22, the Palms' residents requested they relocate the mechanical equipment to the northwest of the floor plan and eliminate the trash access from the southwest corner; they accommodated the request by relocating the pumps, generator, and trash access to the interior of the site towards 103rd street. Ms. Haro made several comparisons between the Palms and the proposed project; the Palms has 81 units per acre as opposed to 60 units per acre; the Palms has 20% landscape area as opposed to 29.1 %; both projects proposed alternative parking – the Palms has tandem parking as opposed to the proposed project that will use lifts; both projects have an alternative breezeway design to accomplish the codes requirement to breaking up the massing when it's over 120 ft long. She continued presenting several breezeways that were previously approved by the Board. She concluded by presenting the revised landscape plan which included additional planting at the ground level between the Palms and the proposed project that would serve as a buffer.

PUBLIC COMMENTS

Frances Neuhut, 1060 Kane Concourse, came forward and stated the developer should be required to have FPL underground fiber. She raised a concern about the lifts and their safety, and about TDRs.

Elena Tushina, 1133 102 Street, came forward and stated that she lives in the Palms and bought the unit several years ago. She stated that the new development blocks her views completely. She was concerned that losing her view would reduce the sale and rental value. She raised a concern that several units on the first floor have not been able to sell their properties for several months, because they've lost their views through the Onda development, and this development will reduce any possibility of selling even more.

Judd Malin, 1133 102 Street, came forward and stated he serves on the Board for the Palms Condo Association; he met with the developers regarding their concerns. He thanked the developers for moving the mechanical equipment. He stated his main concern was the L-shaped design that wraps around the Palms.

Jackelyn Madrigal, 1133 102 Street, came forward and stated she purchased the property several years ago. She raised a concern about the breezeway, setbacks, and natural lighting. She felt that the proposed development will abut the Palms resulting with no privacy on their balcony and reducing the natural lighting they already have. She requested the Board to go and do a walkthrough of the property so they can see for themselves the comments of the residents.

Michael Miller, Town Planner, came forward and stated this site has three street frontages. There is a small segment on 103rd Street, East Bay Harbor Drive, and 102nd Street. He explained that when the Palms was built the code did not have the progressive setback increase; the Palms has 10-foot setbacks on both sides and 20-foot setback in the front. The code was amended afterwards which allows the setback to be 10% of the street width which explains the setbacks for the proposed project.

Chair Hurwitz asked Mr. Miller what the setbacks would be to the front and the side if this development is built as one lot or as separate lots. Mr. Miller responded the setback would remain the same, 22.5-feet setback minimum for the front and the side setbacks 10-feet.

Mr. Miller also discussed the FPL powerlines. He explained the Council passed an ordinance that allows the developer to bury the lines if they can until FPL can decide when they can do a block at a time and confirmed that the lines are being undergrounded for this project.

Vice Chair Bebchik made a motion to extend the meeting for 15 minutes. Board Member Feldman seconded the motion, and all voted in favor.

PUBLIC COMMENTS CLOSED

Vice Chair expressed his main concern is the parking issue even after reviewing the parking circulation presented; he felt that proposed valet parking operations will not work.

There was extensive discussion regarding the overall building massing, the proposed alternative breezeway design, and the applicant's proposed valet parking operations. It was the consensus of the Board that they would not approve of the project without seeing an improvement of the breezeway. Chair Hurwitz gave the applicant an option to defer/deny. Matt Amster preferred the Board vote to deny the project.

ACTION: Board Member Frankel made a motion to deny the project. Board Member Barnard seconded the motion, and it passed 4-1 with Vice Chair Bebchik opposing.

5. Approval of the minutes of the meeting held on March 7, 2023 and April 11, 2023.

ACTION: Vice Chair Bebchik made a motion to approve the minutes. Board Member Barnard seconded the motion and it passed unanimously.

6. Discussion item to possibly change the August 1, 2023 scheduled meeting date to a later date in the month.

   Town Attorney asked the Board if they were amenable to changing the date of the meeting to August 15, 2023 because he will be on vacation. Board Member Feldman raised a concern to people having to wait to have their items heard after DRC review. It was the consensus of the Board to hold a meeting at the end of June, if needed.

   ACTION: Board Member Barnard made a motion to change the date for the next meeting from August 1, 2023, to August 15, 2023. Board Member Barnard seconded the motion and it passed unanimously.

7. Discussion regarding possible DRB review of construction compliance with approved plans. (Sponsored by Chair Hurwitz)

   Chair Hurwitz presented the issue of the Board discussing items outside of a specific topic. He suggested a charrette be held with the Town Council to speak on specific items such as parking, breezeways, and the 80% rule. He also asked for clarification from the Town Attorney if the Board is allowed to have direct communications with the Town Council. Town Attorney Geller advised that they are, as long as there is no conflict of interest; but he would research more on the matter.

   Chair Hurwitz asked for an item to discuss parking be added to the next agenda.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:50 P.M.

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CHAIR

ATTEST

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TOWN CLERK

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, September 5, 2023, at 7:05 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Vice Chair Alan Bebchik Board Member Janet Adler
Board Member Alexander Feldman

Board Member Wesley Kean attended the meeting at 7:21 p.m.

Board Members Matthew Barnard and Jed Frankel were absent.

1. Request for approval for a revision for "DDG 1055 BHI, LLC" located at 1055 93 Street, Lot 13 of Block 14. On January 3, 2023, the Board approved the site plan application. The project architect, Carl Levin, as agent for the property owner, submitted revisions to the previously approved site plan after encountering problems with FPL concerning obtaining permits to relocate and/or remove their facilities and underground, due to existing poles and overhead lines running along their rear property line. The proposed construction is a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south of the site on top of a grade level parking area. The proposed building will have seven (7) stories in height (6 floors of residential use over a one-story parking area at 65 feet above BFE + 1" FBC freeboard. The proposed dwelling units range from 1,440 to 2,527 square feet of a/c space plus balconies. The proposal is to build nine (9) dwelling units.

   Town Clerk Yvonne P. Hamilton swore in those individuals who provided testimony.

   Architect Carl Levin, Carl Levin Architecture, 2980 McFarlane Road, Miami, Florida, presented the project. He explained that the project was approved in December 2022, and the plans have changed; some windows and doors were shifted and inner layouts were changed. He stated that their original intent was to bury the power lines that run along the northside of the building, along the rear façade. FPL refused to bury the power lines just for their project and insisted on doing the entire block, which is out of their budget scope. Accordingly, the powerlines will remain, but FPL advised they need to be at least 10 feet from the powerline during construction. In order to do so, the balconies on Levels 3 and 4 along the rear of the project were removed. He stated that the original intent of the project and the front façade have not changed; the sides have changed slightly by moving the placement of windows and doors; the rear façade has changed by moving those two balconies. Discussion ensued between the Board and the Architect regarding changes to the project. It was noted no changes were made to the front façade; on Level 5 the railings were moved in slightly in order to meet the clearance, the building is not being moved back, the balconies on Levels 3 and 4 were removed, vertical slats were removed along with the balcony, interior changes were made where the bedrooms were shifted and closets were changed; the project remains a nine-unit building with the same two and three-bedroom units, a conduit will be provided in the back to bury the pipe as a Code requirement; and balconies will not be added back to the project.

PUBLIC COMMENT

Dave Sanchez, 1080 94th Street, came forward and explained the parking for the project, which he thought was minimal. He felt there should be more than the minimum number of guest spaces. He stated that the building in the back, 1080 94th Street, should be included in the rendering, and it is not.

Town Planner Miller explained the parking regulations. He stated that only one ADA space is required for this project; as a single lot they are not required to have any guest spaces, but one is being provided.

Frances Neuhut, 1060 Kane Concourse, came forward and mentioned the lot size as 75"x150' based on the Property Appraiser's records. She questioned if the amount of pervious area being provided was sufficient to prevent flooding. She asked if the nine units were purchased and if there was a deed. She stated that the town allowed property owners to purchase the front right-of-way for $10 to put their telephone poles. She expressed concern to wooden FPL poles that are falling apart.

PUBLIC COMMENT CLOSED

Board Member Kean attended the meeting at this time, 8:21 p.m.

ACTION: Vice Chair Bebchik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report. Board Member Feldman seconded the motion, and it passed unanimously.

2. Request for approval for exterior modifications for "Richard & Jodie Rozencwaig" located at 9900 East Broadview Drive, Lot 14 of Block 27. The owners are proposing modifying portions of the exterior and interior to an existing single family and adding a new vehicle "portico" along 99th Street. The exterior work includes replacement of most existing doors and windows with impact glass, replacing an existing garage door, and extending an existing roof overhang over a new accessible balcony to the 2nd floor master bedroom.

Architect Jerome Gavcovich, Gavcovich Jerome Architect, 1251 97th Street, Bay Harbor Islands, Florida, presented the project. He referred to the Site Plans and stated that most of the project is an interior renovation to the home on the second floor; the new portico on the southside at the exterior of the home is the biggest element; at the rear of the home at the second floor, some windows will be modified, and a balcony will be added for the master bedroom. The garage door will be changed to opaque glass to make it as light as possible and of a more modern style. The portico will be behind the heavy landscaping on the corner of the property making it less visible; the portico does not require a waiver. The glass in all of the rooms will have a gray tint; some of the sliders in the rear of the house will be replaced as they are relatively new; the original windows and doors that are not hurricane impact will be changed; the ones in the back in the pool area will remain. On the west façade on the left side of the second floor, a balcony and sliding doors to access the balcony will be added at the master bedroom, on the west façade on the left side of the second floor; the windows below will be slightly modified. On the east elevation, a window over the garage door will be widened; the two small windows on both sides will be closed. The underside of the portico will be stucco painted white with some lighting and the roof will be of white smooth stucco.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and expressed concern that the setback are not right and questioned the pervious area on the property. Town Planner Michael Miller explained that the Town Code requires 40% open space for a two-story house and this project has 47%.

PUBLIC COMMENT CLOSED

ACTION:

Board Member Adler made a motion to approve the request. Board Member Kean seconded the motion, and all voted in favor.

There being no further business to discuss, the meeting adjourned at 8:33 P.M.

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CHAIR

ATTEST

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TOWN CLERK