

There is a two (2) minute time limit for each speaker during public comment. Your cooperation is appreciated in observing the three (3) minute rule. 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

**February 4, 2025
7:00 PM**

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new single-family home for “Albert Gafhi” located at 10321 E. Broadview Drive, Lot 30 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing single-story home (built in 1955) will be demolished and replaced with a new two-story 10,435 sq. ft. home. The residence will have 8 bedrooms, 9 full baths, 1 1/2 half bath and a three-car garage. Enclosed please find the site plan and elevations. Item #1

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

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

February 4, 2025

ITEM NUMBER: 1.

ITEM: Request for approval for a new single-family home for “Albert Gafhi” located at 10321 E. Broadview Drive, Lot 30 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing single-story home (built in 1955) will be demolished and replaced with a new two-story 10,435 sq. ft. home. The residence will have 8 bedrooms, 9 full baths, 1 1/2 half bath and a three car garage. Enclosed please find the site plan and elevations. Item #1

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	DRB Staff Report 10321 E Broadview Drive 1.13.2025
2.	DRB Application SPR24-000020
3.	10321 E Brdv Drive Drainage Calculations
4.	10321 E BRDV Drive DRB Set 2.4.2025

**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 13th, 2025

Subject: Single-Family Residence – New Construction (Replacement House)
10321 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR24-000020
MMPA Acct. No.: 01-0702-1196

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated 12/06/24) 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 10321 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10321 East Broadview Drive
Legal Description: Lot 30 of Block 23, "Bay Harbor Island", according to the Plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Tamara Feldman Design, as agent for the property owner, Albert Gafhi, has submitted an application to construct a new replacement single-family residence on a waterfront lot located at 10321 East Broadview Drive. The existing 4,576 sq. ft. one-story home (built in 1955) will be demolished and replaced with a new two-story 10,435 sq. ft. (under a/c) home that has 8 bedrooms / 9 full bathrooms and 1½ half baths and a three (3) car garage. The proposed

house has an irregular shape and is centered on the pie-shaped lot with a two-story / 3 car garage wing extending toward the street, and with a 2-bedroom guest suite on the 2nd floor. The main house is located at the center / rear of the lot. The plans show an exterior outdoor deck, swimming pool, kid's pool, hot tub and outdoor kitchen. The architecture design is modern with cement stucco finish and exterior louvers / European oak finish. The aluminum window frames are dark bronze. The overall height of the proposed new structure is 25' above the Base Flood Elevation (BFE) + 1' FBC Freeboard, which complies with the 25' maximum height permitted for roofs with sloped areas. The proposed landscaping exceeds the Miami-Dade County Landscape Code & Town Supplemental Landscape Code requirements.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new replacement single-family home located at 10321 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on, 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 Tamara Feldman Design dated December 6th, 2024, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.



TOWN OF BAY HARBOR ISLANDS DESIGN REVIEW BOARD

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR24-000020
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name Tamara Feldman Contact Number 305.454.0595
Address 18411 W Dixie Hwy
City North Miami Beach State FL Email Address tamara@tamarafeldman.com

OWNER / PROPERTY INFORMATION

Name Albert Gahfi Address 10321 E Broadview Drive, bay Harbor Island, FL 33154
Folio# 13-2227-001-4190 Lot 30 Block 23

DESCRIPTION OF PROPOSED USE / REQUEST

Design Review Board application

PLEASE READ AND SIGN BELOW

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

Date: 08.21.24 Signature of Applicant: [Signature]

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

Date: 08.21.24 Signature of Owner: [Signature]

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

Date: 08.21.24 Signature of Applicant: [Signature]

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

BROADVIEW GAHFI RESIDENCE

DRAINAGE CALCULATIONS

September 10, 2024

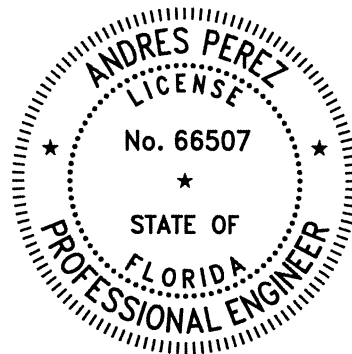
Prepared for:
10321 E. Broadview Drive
Bay Harbour Islands, Fl

By:

CivilTech Solutions, Inc.
5882 S.W. 147th Place • Miami, Florida 33193
Tel: (786) 397-9063

Andre
s Perez

Digitally signed
by Andres Perez
Date:
2024.11.20
17:46:18 -05'00'



Andres Perez, P.E.
FL No. 66507

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Drainage System Introduction

The drainage system at the Broadview Gahfi Residence includes 160 linear feet of exfiltration trench and several drainage swales, as shown on Civil Plans, sheet C-1.2. Together, the exfiltration trenches and swales are capable of storing and discharging 16,231 cubic feet of stormwater within the first 180 minutes of a storm.

Drainage System Design Criteria

The drainage system is designed in compliance with the Miami-Dade County Public Works Manual to meet the required Level of Service (LOS) for a 10-year, 1-day storm event with a rainfall of 7 inches, as shown in Figure C-4.

According to the Storage and Discharge Calculation Worksheet, the system must store and discharge 6,182 cubic feet of rainwater. However, based on the 5-year and 10-year Exfiltration Rate Calculations, the system is capable of storing and discharging 16,231 cubic feet of stormwater within the first 180 minutes of a storm, which exceeds the required LOS capacity.

Furthermore, the Drainage Calculations Treatment Volume Computation, using the SFWMD method, indicates that 147 linear feet of exfiltration trench is required. The system, with 160 linear feet of trench, surpasses this minimum requirement.

Storage and Drainage Calculation Worksheet

1) OVERALL SITE

18,295 sf **0.42 ac**

A=Total Area of Property in square feet

18,295 sf

2) TOTAL GREEN AREAS

7,405.00 sf **0.17 ac**

3) TOTAL SITE IMPERVIOUS

10,890.00 sf **0.25 ac**

4) H= High Water Elevation

2.00 ft NGVD

Distance = **1.95** ft

Distance between the High Ground Water
and the Average Elev of Pervious Area

5) K = Hydraulic Conductivity

1.55E-04 cfs/ft² -fthead

Soil Test P-1

6) Using Table 5.7 (Curve Numbers for Urban Land Uses) SCS 1986

$K(\text{in/hr}) = K(3600\text{sec/hr})(12\text{in/ft}) =$ **6.696** (in/hr)

A = 0.3 to 0.45<

B = 0.15 to 0.3

C = 0.05 to 0.15

D = < 0.05

Use group **A**

Cover Type and Hydrologic Conditions

Impervious Areas:

Paved Parking Lots, Roofs, Driveways, etc.

Cn = **98**

Pervious Areas:

Good Condition (grass cover > 75 %)

Cn = **39**

Cn = Curve Numbers For Hydrologic Soil Group

CN= 74.1194 *Total Curve Number*

$CN = (\% \text{ pervious })(Cn \text{ pervious }) + (\% \text{ impervious })(Cn \text{ impervious })$

S= 3.49174 inches *Ground Storage*

$S = (1000/CN) - 10$

Storage and Drainage Calculation Worksheet

- 7) P= 10 yr-1 day Rainfall Depth in inches
 inches

R=Runoff Depth in inches

$$R = \frac{(P - 0.2 \cdot S)^2}{(P + 0.8 \cdot S)} = \frac{39.71}{9.79}$$

$$R = \text{4.05 in}$$

- 8) V= Volume of Runof in cubic feet.

$$V = \frac{A \times R}{12} = \frac{74183.649}{12}$$

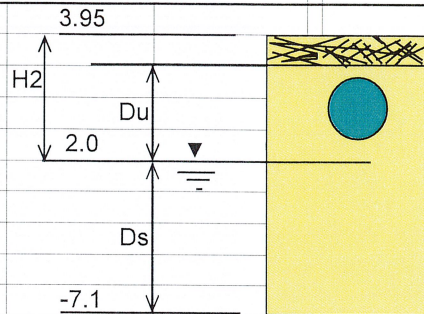
$$V = \text{6,182 cf}$$

- 9) VP= Retention Volume Provided

Trench and Srrface Storage Capacity at 90 minutes

$$VP = \text{8,517 cf}$$

- 10) VP V

I. EXFILTRATION RATE CALCULATIONS:

W:	4
H2:	1.95
Du:	0.95
Ds:	14.05

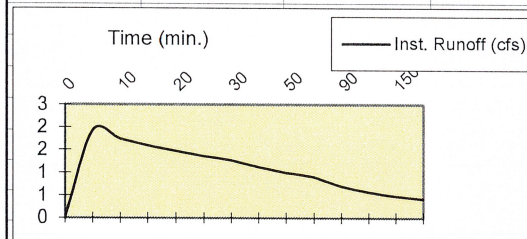
(SOIL) K:	1.55E-04	P-1
Exf/L.F.:	0.009	

TOTAL SITE AREA 0.42 AC.

w

MASS DIAGRAM CALCULATIONS:

Five Year Storm:	
C factor for impervious area:	0.95
C factor for pervious area:	0.25
Acres of impervious area:	0.25
Acres of pervious area:	0.17
Proposed feet of french drain:	160
Rate of exfiltration:	0.009
Storage avail. in the system:	804
Weighted coeff. of runoff:	0.670
Total drainage area:	0.42300275



Time (min.)	Trench Inflows runoff(c.f.)	Trench Outflows tot.(c.f.)	Excess c.f.
0	0	804	-804
5	578	1233	-654
10	1049	1661	-612
15	1440	2090	-650
20	1769	2518	-749
25	2051	2947	-896
30	2294	3375	-1081
40	2694	4232	-1539
50	3008	5089	-2081
60	3262	5946	-2684
90	3796	8517	-4722
120	4134	11089	-6955
150	4368	13660	-9292
180	4539	16231	-11692

			Trench Inflows runoff(c.f.)					Trench Outflows tot.(c.f.)
Time(min)	Int(in/hr)	runoff(cfs)	runoff(c.f.)	Exf(cfs)	exf.(c.f.)	Storage(c.f.)		
0	0.00	0.00	0	1.4	0	804		804
5	6.80	1.93	578	1.4	429	804		1233
10	6.17	1.75	1049	1.4	857	804		1661
15	5.64	1.60	1440	1.4	1286	804		2090
20	5.20	1.47	1769	1.4	1714	804		2518
25	4.82	1.37	2051	1.4	2143	804		2947
30	4.50	1.27	2294	1.4	2571	804		3375
40	3.96	1.12	2694	1.4	3428	804		4232
50	3.54	1.00	3008	1.4	4285	804		5089
60	3.20	0.91	3262	1.4	5142	804		5946
90	2.48	0.70	3796	1.4	7713	804		8517
120	2.03	0.57	4134	1.4	10285	804		11089
150	1.71	0.49	4368	1.4	12856	804		13660
180	1.48	0.42	4539	1.4	15427	804		16231

10yr-storm

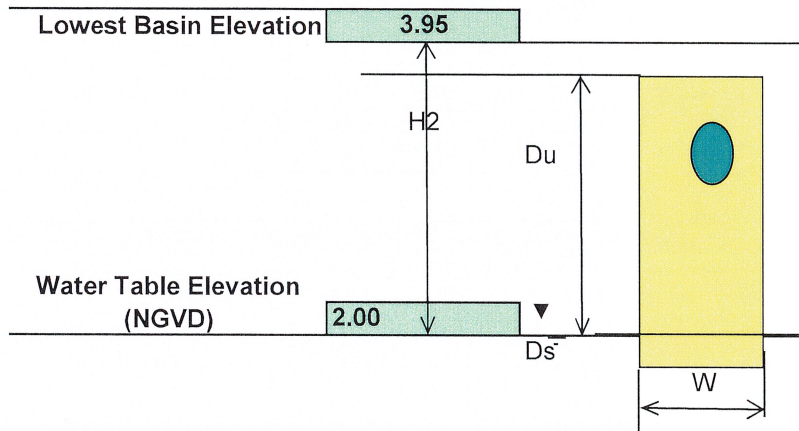
Ten Year Storm:			Inflows	outflows	overflow
		Time(min)	runoff(c.f.)	tot.(c.f.)	c.f.
C factor for impervious area:	0.95	0	0	804	-804
C factor for pervious area:	0.25	5	628	1233	-604
Acres of impervious area:	0.25	10	1146	1661	-515
Acres of pervious area:	0.17	15	1581	2090	-509
Linear feet of french drain:	160	20	1950	2518	-568
Rate of exfiltration:	0.009	25	2269	2947	-678
Storage avail. in the system:	804	30	2546	3375	-830
Weighted coeff. of runoff:	0.670	40	3004	4232	-1228
Total drainage area:	0.423003	50	3368	5089	-1722
		60	3663	5946	-2283
		90	4291	8517	-4226
		120	4694	11089	-6395
		150	4973	13660	-8686
		180	5179	16231	-11052

hydrogr.
(cfs)

Time(min)	Int(in/hr)	runoff(cfs)	Cum.run	Exf(cfs)	cum.exf.	Storage
0	0.00	0.00	0	1.4	0	804
5	7.39	2.09	628	1.4	428.5254	804
10	6.74	1.91	1146	1.4	857.0508	804
15	6.20	1.76	1581	1.4	1285.576	804
20	5.74	1.63	1950	1.4	1714.102	804
25	5.34	1.51	2269	1.4	2142.627	804
30	4.99	1.41	2546	1.4	2571.152	804
40	4.42	1.25	3004	1.4	3428.203	804
50	3.96	1.12	3368	1.4	4285.254	804
60	3.59	1.02	3663	1.4	5142.305	804
90	2.80	0.79	4291	1.4	7713.457	804
120	2.30	0.65	4694	1.4	10284.61	804
150	1.95	0.55	4973	1.4	12855.76	804
180	1.69	0.48	5179	1.4	15426.91	804

Drainage Calculations Treatment Volume Computation

Total Area	0.42	acre
Treatment Volume Required (V)	0.14	acre-ft
Storage Available	0.011	acre-ft
Treatment Volume Exf. Trench	0.13	acre-ft
Treatment Volume Exf. Trench	1.57	acre-in



W:	4
H2:	1.95
Du:	0.95
Ds:	14.05

(SOIL) K:	1.55E-04
Exf/L.F:	0.009

Depth of Trench	15
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$$L = V / (K(H_2W + 2H_2Du - Du^2 + 2H_2Ds) + (1.39 + 10^{-4})WDu)$$

Soil Test:	P-1
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Length of Exfiltration Trench Required	147
Length of Exfiltration Trench Provided	160

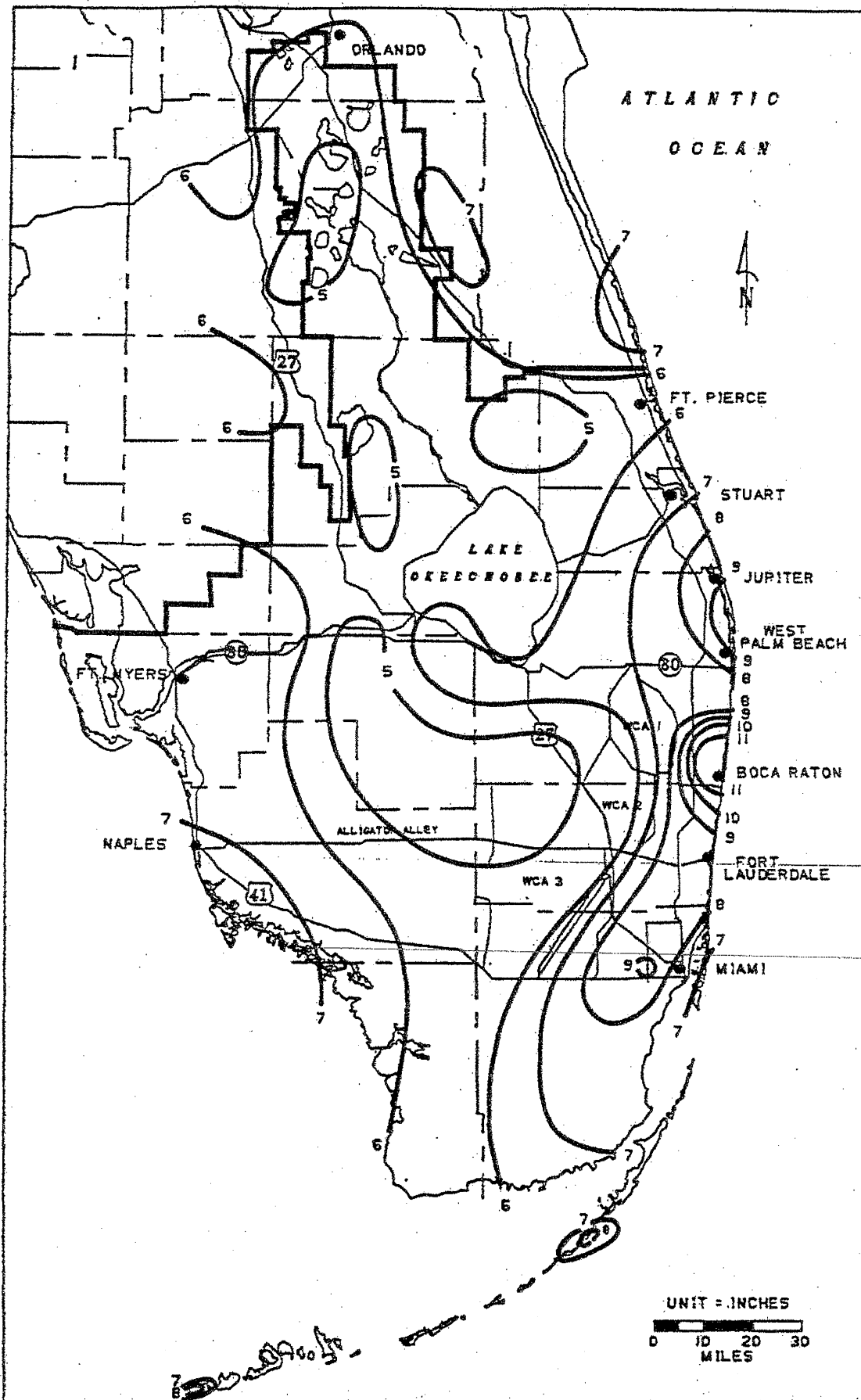


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, June 20, 2024

Mr. Sebastian de la Paz
TAMARA FELDMAN DESIGNS, INC.
18411 West Dixie Highway
North Miami Beach, FL 33160

Re: Proposed 2-Story Residence @
10321 East Broadview Drive
Bay Harbor Islands, FL 33154

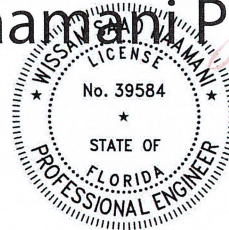
Wissam S

Naamani P.E.

Digitally signed by
Wissam S Naamani P.E.

Date: 2024.07.02

15:05:13 -04'00'



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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

Dear Mr. de la Paz

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed (1) Percolation Test on June 20, 2024 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

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

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 3'-0" below existing ground surface at the time of drilling due to varying ground elevation. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements. Excavations should be kept as high as practically feasible above the groundwater level to minimize the need for construction dewatering operations.

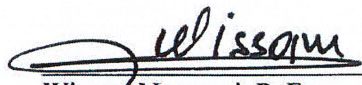
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified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

Re: 10321 East Broadview Drive, Bay Harbor Islands, FL

This report was prepared in compliance with the 2023 Florida Building Code, 8th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

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

Sincerely yours,

 6-27-2024

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

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

PRINTED COPIES OF THIS DOCUMENT
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PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

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

DATE : June 20, 2024
 CLIENT : TAMARA FELDMAN DESIGNS, INC.
 PROJECT : Proposed 2-Story Residence @
 PROJECT LOCATION : 10321 East Broadview Drive, Bay Harbor Islands, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-1

TEST DEPTH (feet) 0-10'
 AVERAGE FLOW (GPM) 2.5
 AVERAGE K (CFS/Sq. Ft-Ft Head) 1.55x10⁻⁴

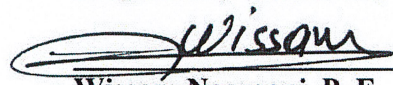
* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Average water table 3' below existing ground surface at time of drilling.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 1'-6"	Tan silty sand
1'-6" to 3'-6"	Gray silt
3'-6" to 5'-6"	Peat
5'-6" to 10'-0"	Gray fine silty beach sand

Respectfully submitted,

 6-27-2024

Wissam Naamani, P. E.
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Certificate of Authorization No.: CA 5491

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

SITE PLAN

PERCOLATION TEST



P-1

⊕ PERCOLATION TEST LOCATION (P#)

DATE: JUNE 20, 2024
CLIENT: TAMARA FELDMAN DESIGNS, INC.
DRAWN BY: RN
DRAWING SCALE: NOT TO SCALE

PROPOSED RESIDENCE
10321 E BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

DYNATECH ENGINEERING CORP.
750 WEST 84TH STREET
HIALEAH, FLORIDA 33014
(TEL) 305-828-7499
(FAX) 305-828-9598
EMAIL: INFO@DYNATECHENGINEERING.COM





DESIGN REVIEW BOARD SET
BROADVIEW GAHFI RESIDENCE

FOLIO: 13-2227-001-4190

ADDRESS: 10321 E Broadview Dr,
Bay Harbor Islands, Florida 33154



TAMARA FELDMAN
DESIGN

18411 W. DIXIE HWY
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info@tamarafeldman.com
www.tamarafeldman.com
Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING DESCRIPTION

COVER SHEET

PROJECT No.

TF_113

SEAL

REVISIONS

NO	DESCRIPTION	DATE

SCALE

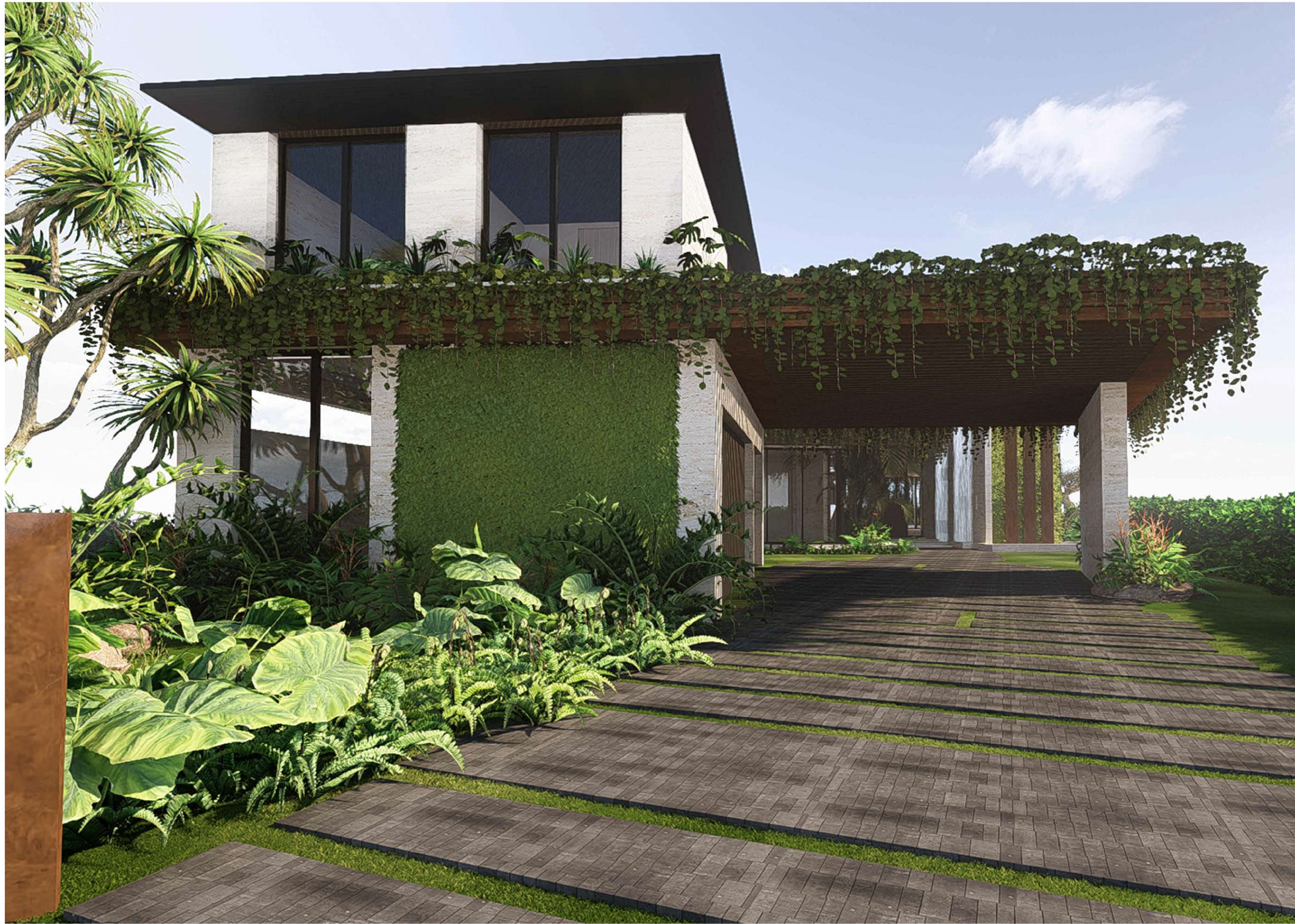
N/A

DATE

December 6th, 2024

DRAWING No.

A 0.0



FRONT VIEW



FRONT VIEW



REAR VIEW



REAR VIEW

NO	DESCRIPTION	DATE



FRONT AERIAL RENDERING



REAR AERIAL RENDERING

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PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

3D AERIAL VIEWS

PROJECT No.

TF_113

SEAL

REVISIONS

NO	DESCRIPTION	DATE

SCALE

N/A

DATE

December 6th, 2024

DRAWING No.

A 0.03



① AERIAL VIEW - PROPOSED RESIDENCE
1/32" = 1'-0"



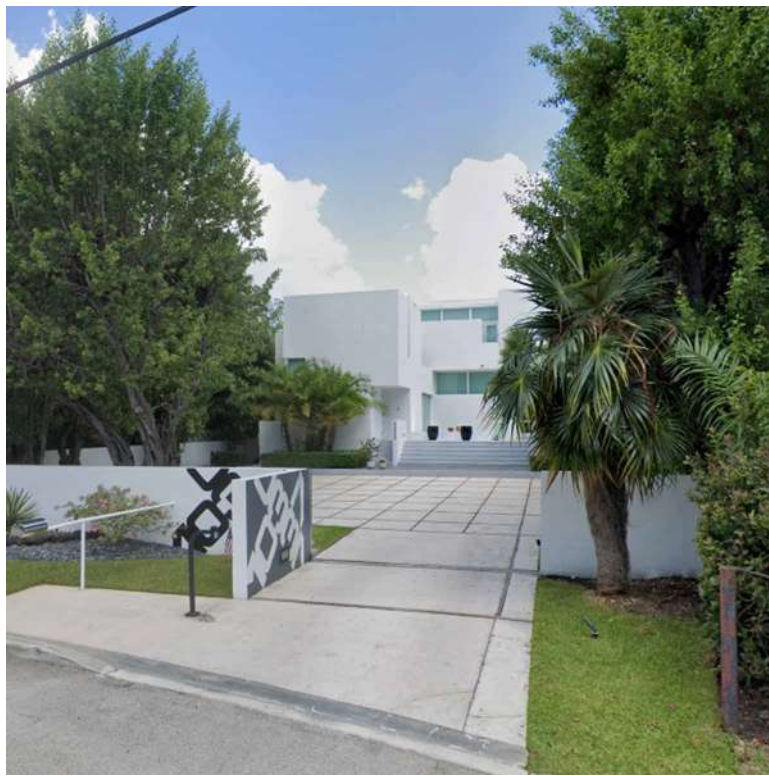
② AERIAL VIEW - PROPOSED RESIDENCE 300R
1" = 100'-0"



A1 - 10330 W BROADVIEW DR,



A2 - 10340 W BROADVIEW DR,



A3 - 10337 W BROADVIEW DR,



A4 - 10331 W BROADVIEW DR,



A5 - 10301 W BROADVIEW DR,



A6 - 10261 W BROADVIEW DR,



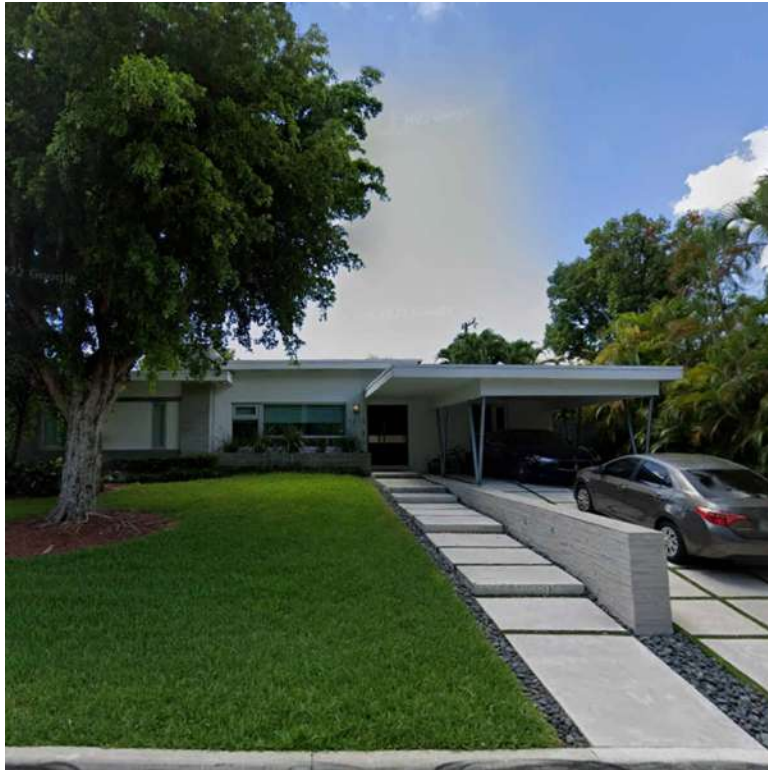
A7 - 10241 W BROADVIEW DR,



A8 - 10221 W BROADVIEW DR,



A9 - 10240 W BROADVIEW DR,



A10 - 1210 W BROADVIEW DR,



A11 - 1230 W BROADVIEW DR,

NO	DESCRIPTION	DATE



INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

BROADVIEW RESIDENCE

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

SITE PLAN

TF_113

[illegible]

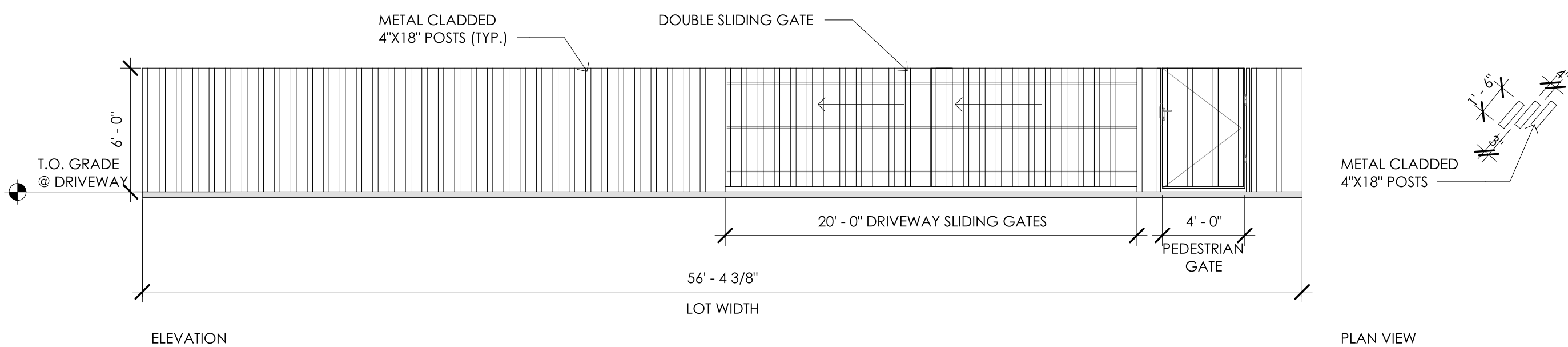
AS NOTED

December 6th, 2024

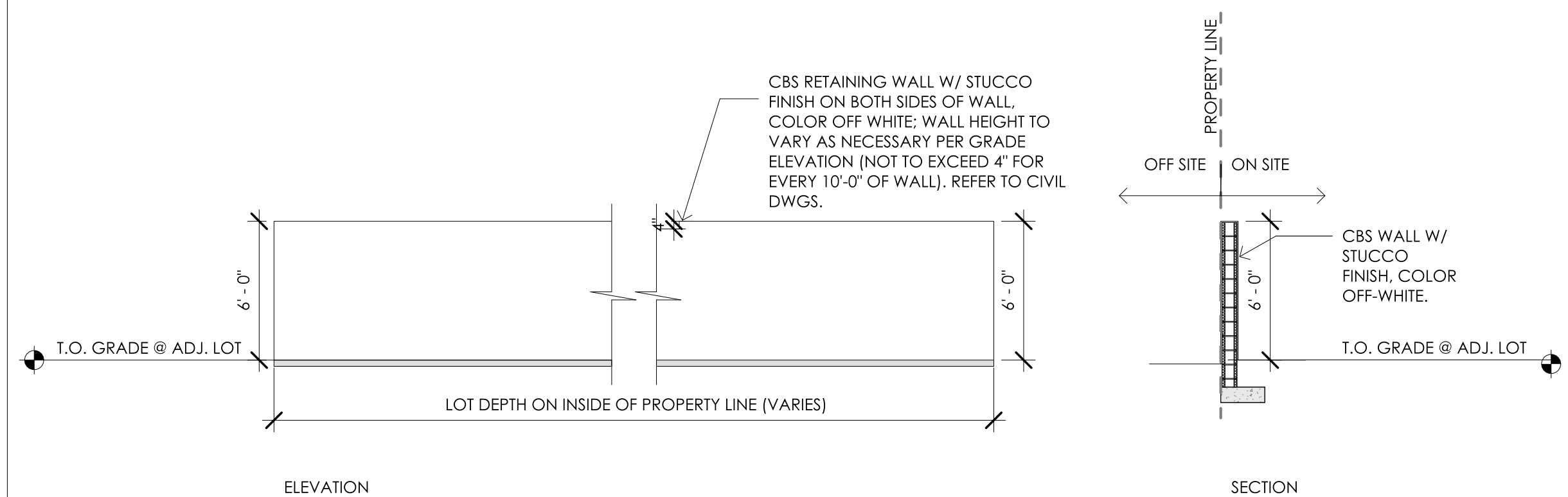
A 0.1


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

SITE PLAN


$$3/16'' = 1'-0''$$

RETAINING WALL DETAIL





INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

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BROADVIEW RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

ZONING DIAGRAMS

PROJECT No.

TF_113

SEAL

REVISIONS

[illegible]

SCALE

$$1/16'' = 1'-0''$$

DATE _____

December 6th, 2024

DRAWING No.



1

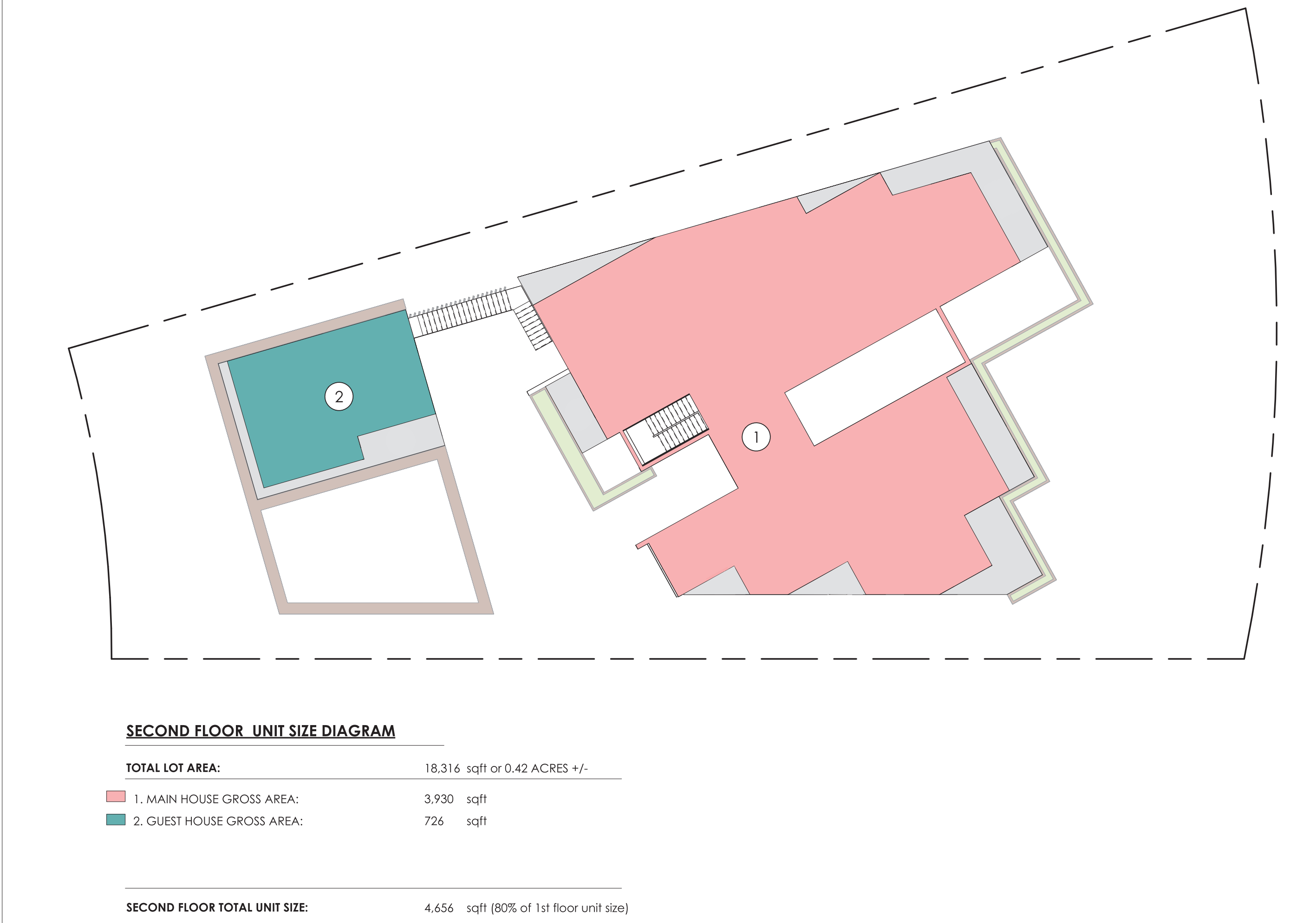
$$1/16'' = 1'-0'$$

ZONING DIAGRAM - OPEN SPACE

3

$$1/16'' = 1'-0''$$

ZONING DIAGRAM - UNIT SIZE 1ST FLOOR



2

$$1/16'' = 1'-0'$$

ZONING DIAGRAM - LOT COVERAGE

4

$$1/16'' = 1'-0''$$

ZONING DIAGRAM - UNIT SIZE 2ND FLOOR

A 0.2



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PROJECT ADDRESS

10321 E Broadview Dr,
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Florida 33154

DRAWING, DESCRIPTION

PROPOSED FLOOR PLAN - LEVEL 1

PROJECT No.

TF_113

SEAL

REVISIONS

[illegible]

SCALE

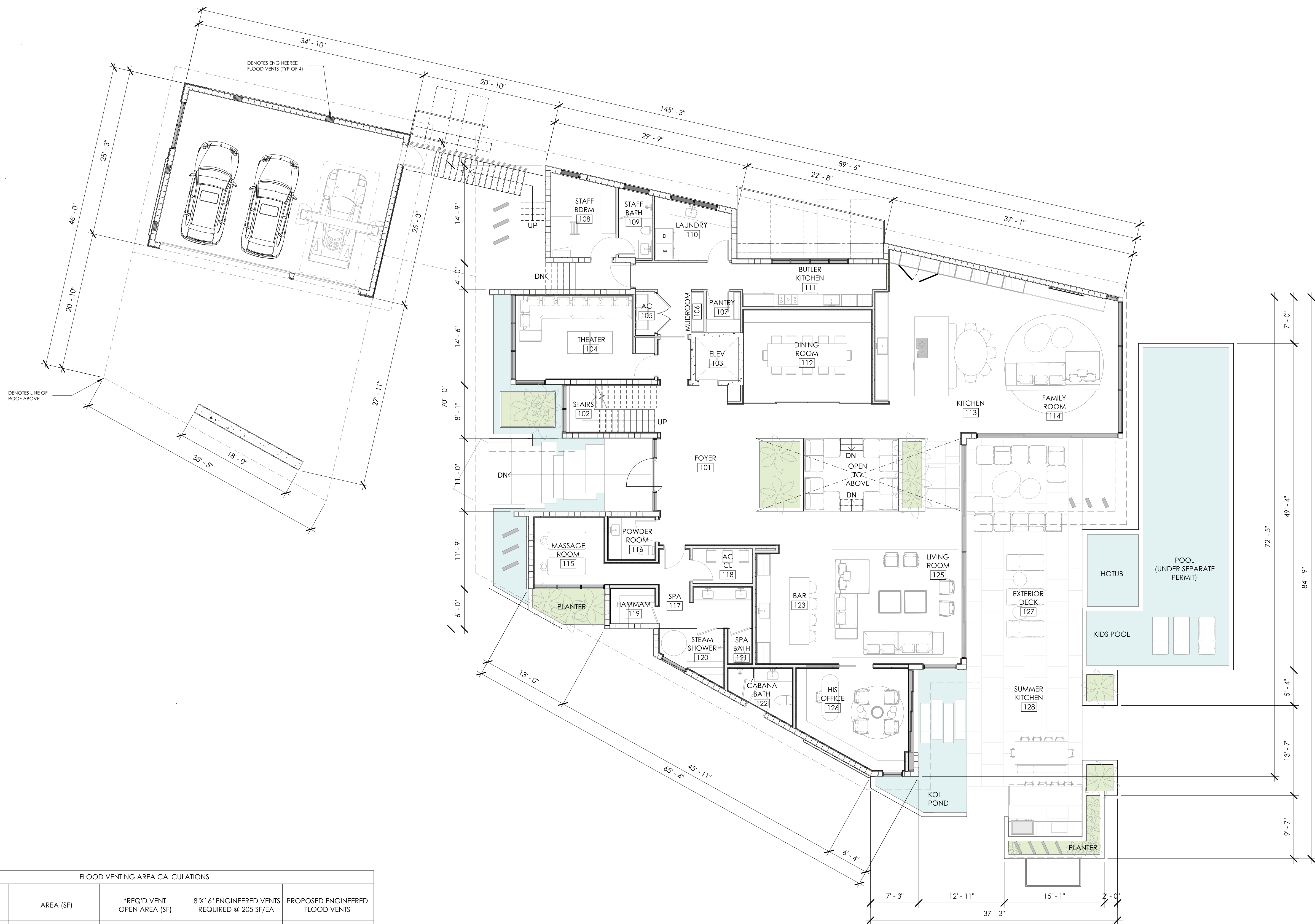
$$1/8'' = 1'-0''$$

DATE _____

December 6th, 2024

DRAWING No.

A 1.0

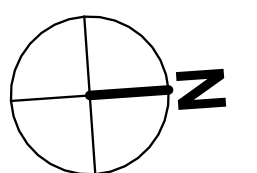


FLOOD VENTING AREA CALCULATIONS				
	AREA (SF)	*REQ'D VENT OPEN AREA (SF)	8"X14" ENGINEERED VENTS @ 205 SF/EA	PROPOSED ENGINEERED FLOOD VENTS
GARAGE LEVEL	876 SF	876 SF	876 / 205 = 4.27 OR 4	4

*IF ENGINEERED OPENINGS ARE USED, 1 SQ. IN. IS CONVERTED TO 1 SQ. FT.
 *FLOOD VENTS REQUIREMENTS AS PER FEMA AND NFIP: SECTION 44CFR60.3 AND ASCE 24-14
 SECTION 2.7, CMB ORD. CH 54-48. (3), FBCR SECT. R322.2.2.1

NOTES:

1. THE BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE.
2. 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.





INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

PROPOSED FLOOR
PLAN - LEVEL 2

PROJECT No.

TF_113

SEAL

REVISIONS

[illegible]

SCALE

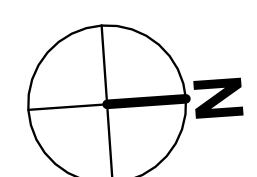
$$1/8'' = 1'-0''$$

DATE _____

December 6th, 2024

DRAWING No.

A 1.1





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ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

0321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

[illegible]

SCALE

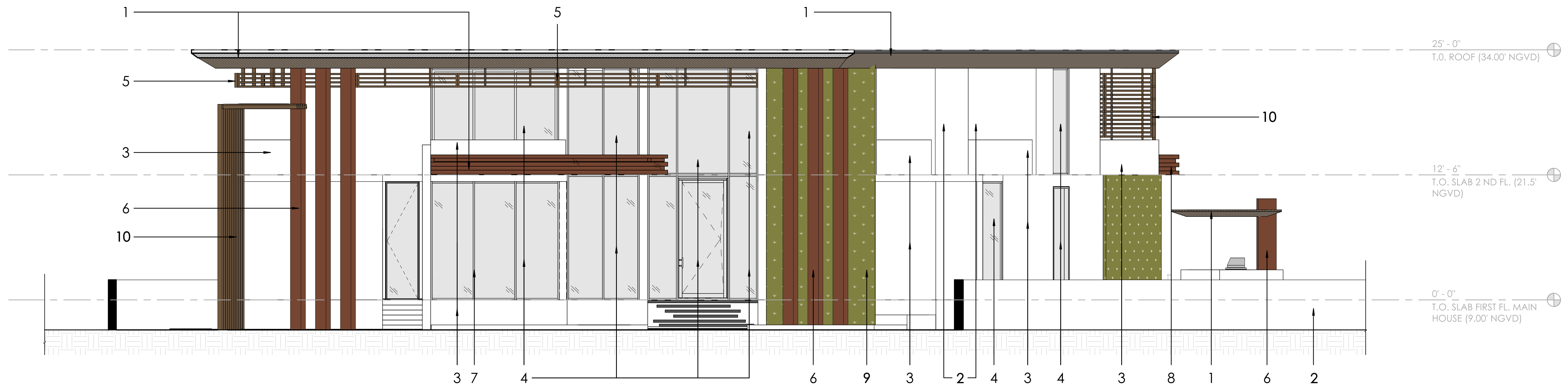
$$1/8'' = 1'-0''$$

DATE _____

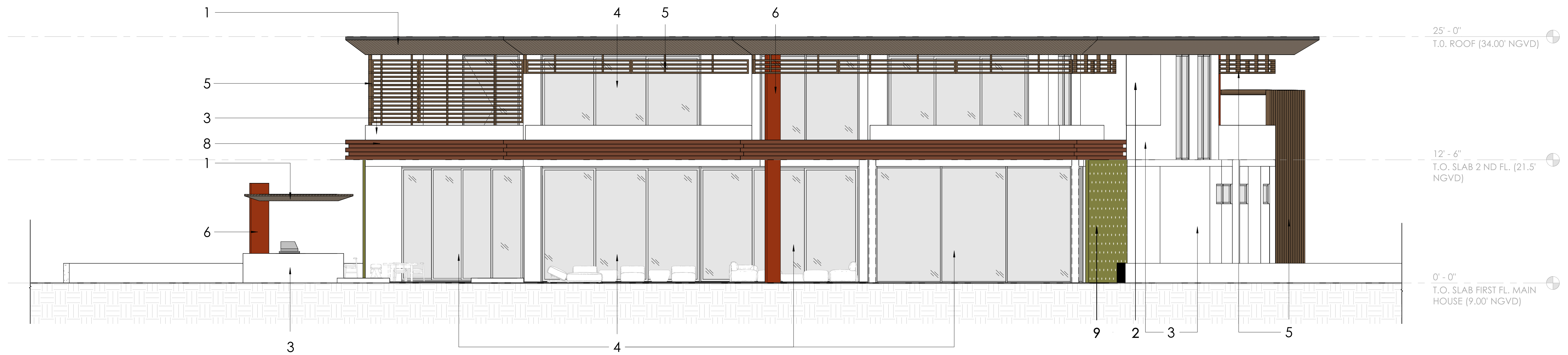
December 6th, 2024

DRAWING No.

A 4.0



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



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

MATERIAL LEGEND

1	BREAK METAL - BLACK METALLIC	9	GREEN WALL
2	MICRO CEMENT - SMOOTH FINISH	10	ALUMINUM SCREEN - DARK BRONZE
3	TRAVERTINE WALL CLADDING		
4	STOREFRONT - GLAZING GREY TINT		
5	EXTERIOR LOUVERS - DARK BRONZE		
6	BURNISHED STEEL EXTERIOR COLUMNS CLADDING		
7	ALUMINUM WINDOW FRAME - DARK BRONZE		
8	ALUMINUM CLADING - DARK BRONZE		

Building Articulation Per Town of Bay Harbor Islands Code of Ordinance Chapter 23-11 (A) (7)

Main House

West Elevation

First Floor Wall Length: 70'-0" ; 50% of Length = 35'-0" Min.
Elevation Articulation (windows, doors, materials)
Windows: 12'-10" + 7'-3" + 6'-0" = 26'-1"
Doors: 5'-0" + 3'-4" = 8'-4"
Material Change: 10'-11"
Total: 45'-4" (greater than 35'-0" min. required)

Second Floor Wall Length: 70'-0" ; 50% of Length = 35'-0" Min.
Elevation Articulation (windows, doors, materials)
Windows: 12'-10" + 7'-3" + 11'-0" = 31'-1"
Material Change: 10'-11"
Metal Cladded Planter: 23'-8"
Louvers: 52'-3"
Total: 117'-11" (greater than 35'-0" min. required)

Main House

East Elevation

First Floor Wall Length: 72'-5" ; 50% of Length = 36'-2.5" Min.
Elevation Articulation (windows, doors, materials)
Windows/Doors (sliding glass): 19'-1" + 32'-3" + 12'-5"
Total: 63'-9" (greater than 36'-2.5" min. required)

Second Floor Wall Length: 71'-4"; 50% of Length = 35'-8" Min.
Elevation Articulation (windows, doors, materials)
Windows/Doors (sliding glass): 14'-4" + 10'-1" + 16'-3" + 2'-5"= 43'-1"
Door: 3'-4"
Metal Cladded Planter: 79'-2"
Louvers /Screens: 75'-10"
Total: 201'-5" (greater than 35'-8" Min. required)

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

NO	DESCRIPTION	DATE

SCALE

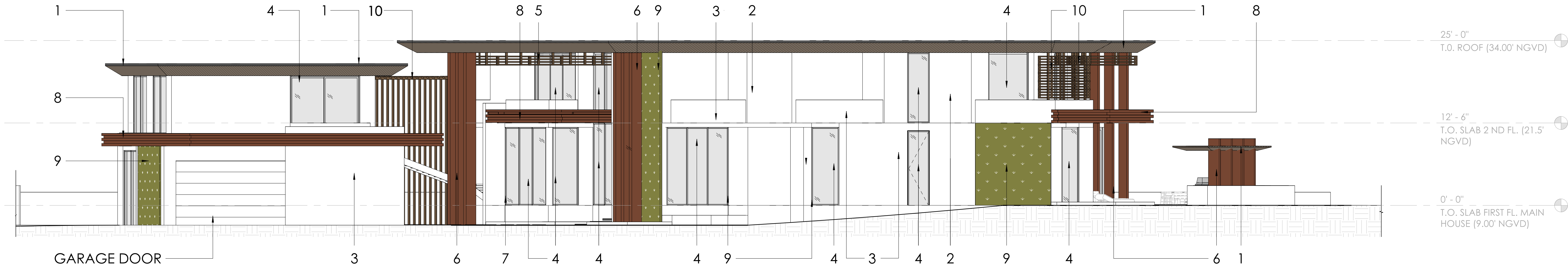
1/8" = 1'-0"

DATE

December 6th, 2024

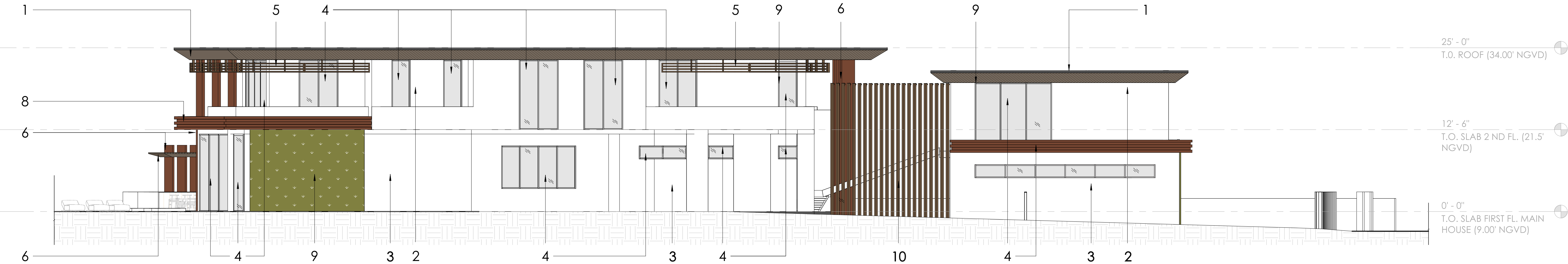
DRAWING No.

A 4.1



1
1/8" = 1'-0"

NORTHEAST ELEVATION



2
1/8" = 1'-0"

WEST ELEVATION

MATERIAL LEGEND

1	BREAK METAL - BLACK METALLIC	9	GREEN WALL
2	MICRO CEMENT - SMOOTH FINISH	10	ALUMINUM SCREEN - DARK BRONZE
3	TRAVERTINE WALL CLADDING		
4	STOREFRONT - GLAZING GREY TINT		
5	EXTERIOR LOUVERS - DARK BRONZE		
6	BURNISHED STEEL EXTERIOR COLUMNS CLADDING		
7	ALUMINUM WINDOW FRAME - DARK BRONZE		
8	ALUMINUM CLADING - DARK BRONZE		

Building Articulation Per Town of Bay Harbor Islands Code of Ordinance Chapter 23-11 (A) (7)

Main House

North Elevation

First Floor Wall Length: 89'-6" ; 50% of Length = 44'-8" Min.
Elevation Articulation (windows, doors, materials)
Windows: 2'-11" + 3'-11" + 7'-3" + 11'-4" + 1'-10" = 27'-3"
Material Change: 17'-6"
Total: 44'-9" (greater than 44'-8" min. required)

Second Floor Wall Length: 89'-6" ; 50% of Length = 44'-8" Min.
Elevation Articulation (windows, doors, materials)
Windows: 3'-0" + 6'-0" + 6'-0" + 6'-0" + 2'-11" + 2'-11" 6'-0" = 32'-10"
Planters: 25'-9" + 15'-6" + 22'-6" = 63'-9"
Total: 96'-7" (greater than 44'-8" Min. required)

Main House

South Elevation

First Floor Wall Length: 65'-4" ; 50% of Length = 32'-8" Min.
Elevation Articulation (windows, doors, materials)
Windows: 10'-8" + 4'-2" + 3'-0" = 17'-10"
Doors: 3'-4"
Material Change: 17'-6"
Total: 38'-8" (greater than 32'-7 1/2" min. required)

Second Floor Wall Length: 65'-4" ; 50% of Length = 32'-8" Min.
Elevation Articulation (windows, doors, materials)
Windows: 3'-4" + 6'-1" = 10'-3"
Planters: 11'-4" + 13'-2" + 12'-6" + 7'-11" = 44'-11"
Total: 55'-2" (greater than 32'-7 1/2" min. required)



FRONT VIEW



REAR VIEW

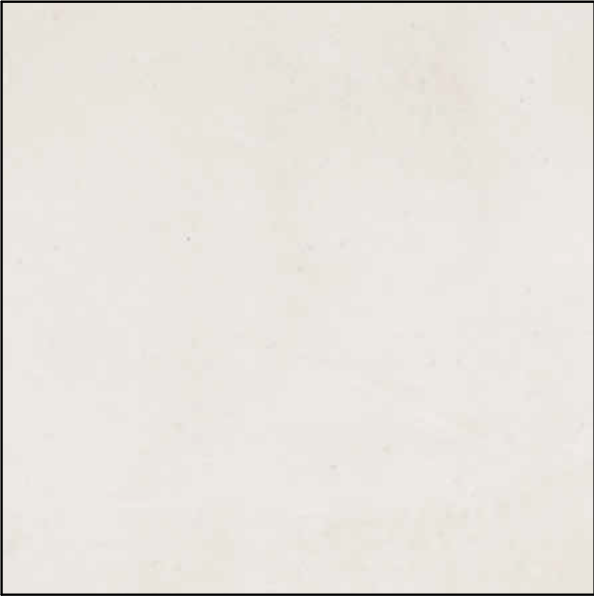
MATERIAL LEGEND

1	BREAK METAL - DARK BRONZE
2	MICRO CEMENT - WHITE, SMOOTH FINISH
3	TRAVERTINE WALL CLADDING
4	STOREFRONT - GLAZING GREY TINT
5	EXTERIOR LOUVERS - ALUMINUM DARK BRONZE
6	BURNISHED STEEL EXTERIOR COLUMNS CLADDING
7	ALUMINUM WINDOW FRAME - DARK BRONZE
8	ALUMINUM CLADDING - DARK BRONZE
9	GREEN WALL
10	ALUMINUM SCREEN - DARK BRONZE

MATERIAL LIBRARY



1 - BREAK METAL - DARK BRONZE



2 - MICRO CEMENT - WHITE, SMOOTH FINISH



3 - TRAVERTINE WALL CLADDING



4 - IMPACT RESISTANT GLAZING



5 - EXTERIOR LOUVERS - DARK BRONZE



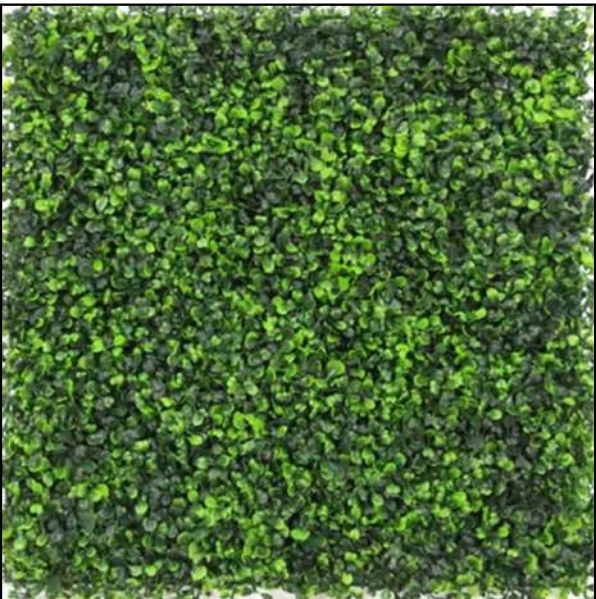
6 - BURNISHED STEEL EXTERIOR COLUMNS CLADDING



7 - ALUMINUM WINDOW FRAME - DARK BRONZE



8 - ALUMINUM CLADDING - DARK BRONZE



9 - GREEN WALL

NO	DESCRIPTION	DATE

1. ALL CONSTRUCTION ASSOCIATED WITH THIS PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE CODES OF JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FLORIDA ADMINISTRATIVE CODE 62-555 & 62-610 AND ALL LOCAL AGENCIES INCLUDING: BAY HARBOR VILLAGE PUBLIC WORKS DEPARTMENT, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING FAMILIARIZED WITH THE PROJECT SITE TO DETERMINE TOPOGRAPHIC OR UNDERGROUND FEATURES THAT WILL BE IMPACTED FROM AND DUE TO CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE THE COST OF RELOCATING, ADJUSTING AND OR REPLACING IN KIND ANY FEATURES IMPACTED INCLUDING BUT NOT LIMITED TO TREES, UTILITY BOXES, SIGNAGE, POSTS, FENCES, GATES, HYDRANTS, POLES, VALVES, ETC. FINAL DISPOSITION OF IMPACTED FEATURE SHALL BE SUBJECT TO ACCEPTANCE OF OWNER OR AGENCY OR AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING TREES, STRUCTURES AND UTILITIES, WHICH MAY OR MAY NOT BE SHOWN ON PLANS/DRAWINGS.
4. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL AT LEAST (48) HOURS PRIOR TO PERFORMING ANY EXCAVATION / DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
5. THE LOCATION & SIZE OF EXISTING UTILITIES SHOWN ON THESE PLANS/DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH UTILITIES AGENCIES PRIOR TO BEGINNING CONSTRUCTION. ALL CONFLICTS WITH EXISTING UTILITIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. THIS IS CONSIDERED INCIDENTAL TO OVERALL CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE PROVIDED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY REPORTING ANY DISCREPANCIES RELATING TO SITE CONDITIONS.
7. CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO ENSURE SAFETY WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRICAL, TELEPHONE, COMMUNICATIONS AND OTHER UTILITIES.
8. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES OPEN, UNCOVERED, EXPOSED AND UNATTENDED TO.
9. CONTRACTOR SHALL KEEP THE SITE FREE OF DEBRIS, TRASH AND CONSTRUCTION WASTES. DEBRIS STOCKPILED FOR HAULING SHALL BE STORED AND SHALL BE ADEQUATELY MARKED AT ALL TIMES FOR TRAFFIC AND PEDESTRIAN SAFETY.
10. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
11. CONSTRUCTION HOURS AND NOISE CONTROL SHALL COMPLY WITH LOCAL JURISDICTIONAL ORDINANCES, CODES AND REQUIREMENTS.
12. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS PRIOR TO THE START OF CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PAVEMENT MARKINGS WITH NEW STRIPING IN THEIR PRE-CONSTRUCTION LOCATIONS. THE CONTRACTOR SHALL SURVEY THE LOCATIONS, DIMENSIONS, COLOR AND OTHER RELEVANT CHARACTERISTICS OF THE EXISTING PAVEMENT MARKINGS PRIOR TO CONSTRUCTION. FINAL PAVEMENT MARKING SHALL BE AS SPECIFIED BY THE RESPONSIBLE LOCAL JURISDICTION, OWNER AND EOR. ALL CONSTRUCTION EFFORTS AND EXPENSES TO RESTORE DAMAGED OR IMPACTED MARKINGS SHALL BE ASSUMED INCLUDED IN THE CONTRACTOR'S BID PRICE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED ALL TRAFFIC & NON-TRAFFIC SIGNAGE WITH NEW SIGNS IN THEIR PRE-CONSTRUCTION LOCATIONS AND CONDITIONS. THE CONTRACTOR SHALL SURVEY THE LOCATIONS, DIMENSIONS, COLOR AND OTHER RELEVANT CHARACTERISTICS OF THE EXISTING SIGNS PRIOR TO CONSTRUCTION. ALL CONSTRUCTION EFFORTS AND EXPENSES TO REPLACE DAMAGED OR IMPACTED SIGNS SHALL BE ASSUMED INCLUDED IN THE CONTRACTOR'S BID PRICE.
15. DEWATERING OPERATIONS REQUIRED FOR CONSTRUCTION SHALL BE APPROVED AND PERMITTED BY LOCAL JURISDICTIONAL AGENCY /AGENCIES AND AUTHORITY/AUTHORITIES. COST OF DEWATERING AND PERMITTING EXPENSES SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
16. ALL AREAS IMPACTED BEYOND THE CONSTRUCTION LIMITS, SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL BE ACCEPTED BY RESPONSIBLE OWNER, JURISDICTION OR AGENCY.
17. IN THE EVENT CONTAMINATED MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY EOR, OWNER AND APPLICABLE REGULATORY AND JURISDICTIONAL AGENCY OR AGENCIES.
18. WHERE NEW PAVEMENT MEETS EXISTING, THE CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE & FLUSH WITH EXISTING PAVEMENT.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH EXISTING UTILITY OWNERS AND COMPANIES FOR TEMPORARY AND/OR PERMANENT RELOCATION AND ADJUSTMENT TO FACILITATE CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION IS EXECUTED SAFELY AND IN STRICT COMPLIANCE WITH ALL REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATORY ORDINANCES.
21. THE CONTRACTOR SHALL UTILIZE A STREET SWEEPER (USING WATER) OR OTHER LOCAL JURISDICTION APPROVED EQUIPMENT FOR CONTROLLING AND REMOVING DUST.
22. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES UNLESS OTHERWISE APPROVED BY REGULATORY AUTHORITIES.
23. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL AND EQUIPMENT.
24. ALL EXISTING MANHOLE COVERS, TOPS, CATCH BASIN GRATES, VALVE BOX TOPS, AND OTHER UTILITY CASTINGS SHALL BE ADJUSTED TO MATCH FINISH GRADE.
25. NO STAGING OR ACTIVITIES SHALL BE PERFORMED WITHIN THE DRIP LINE OF EXISTING TREES.
26. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS/DRAWINGS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
27. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION TESTING. INCLUDING BUT NOT LIMITED TO:
- A. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS.
- B. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS
- C. CONCRETE AND ASPHALT PAVING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
31. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
32. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", AND PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
33. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
34. CONTRACTOR SHALL BE AWARE THAT DRAWING SCALE SHOWN ON THE PLANS/DRAWINGS CORRESPOND TO A PLOT SIZE ESTABLISHED FOR THE PROJECT. IF DRAWING IS PLOTTED ON OTHER SHEET SIZE, THE EOR. DOES NOT WARRANT ACCURACY OF DRAWING SCALE.
35. AS-BUILT DRAWING REQUIREMENTS:
- A. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
- B. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
- a. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
- b. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
- c. RETENTION / DETENTION/ SWALE AREA TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED
- d. AT A MINIMUM OF FIVE LOCATIONS OR AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF AREA HORIZONTAL DIMENSIONS ARE
- e. ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
- f. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND
- g. SKIMMERS.
- h. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
- i. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
- j. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR
- k. IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
- l. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 100-FT PLUS ALL
- m. CHANGES IN HORIZONTAL OFFSET.
- n. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS,
- o. RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
- p. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL
- q. MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
- r. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
- s. WHERE THE PLANS/DRAWINGS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT
- t. DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

- u. WHERE THE PLANS/DRAWINGS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE
v. ACTUAL MEASURED VERTICAL ELEVATION.
37. TRAFFIC CONTROL NOTES:
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING MAINTENANCE OF TRAFFIC (M.O.T) PLANS /DRAWINGS CERTIFIED BY LICENSED PROFESSIONAL AND APPROVED BY RESPONSIBLE LOCAL JURISDICTION AGENCY/AGENCIES PRIOR TO CONSTRUCTION. THE M.O.T. PLANS/DRAWINGS SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN APPROVED BY THE RESPONSIBLE JURISDICTIONAL AGENCY AND LOCAL ORDINANCES OR CODES IN EFFECT AS OF THE TIME OF CONSTRUCTION. CONTRACTOR SHALL INCLUDE COST FOR PREPARING MOT, PERMITS AND IMPLEMENTATION IN SUBMITTED BID.
- B. TEMPORARY CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
- C. CONTRACTOR SHALL INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
- D. CONTRACTOR SHALL CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
- E. CONTRACTOR SHALL WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
- F. CONTRACTOR SHALL ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
- G. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
- H. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSURE THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.
- I. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

EXCAVATION NOTES:

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.



SITE CIVIL NOTES:

1. CONTRACTOR SHALL COORDINATE CIVIL SITE PLAN(S)/DRAWING(S) WITH OTHER TECHNICAL DISCIPLINE RELATED PLANS/DRAWINGS TO ENSURE SEAMLESS CONSTRUCTION FOR THE PROJECT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SITE LAYOUT UTILIZING A LICENSED SURVEYOR AND ENSURING THAT TIES ARE TAKEN TO ESTABLISHED SURVEY MONUMENTS, BENCHMARKS, BEARINGS AND HORIZONTAL & VERTICAL DATUMS.
3. CONTRACTOR SHALL PUT IN PLACE MEASURES TO PROPERLY AND SAFELY MAINTAIN AREA ADJACENT AND ADJOINING CONSTRUCTION LIMITS/BOUNDARIES. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND CONSTRUCTION BOUNDARIES.
4. CONTRACTOR SHALL EMPLOY AND MAINTAIN ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION AT ALL TIMES.
5. ALL PARKING SPACES ARE A MINIMUM 8.5 FEET BY 18 FEET.
6. CONTRACTOR SHALL VERIFY EXISTING DRAINAGE INLET RIM ELEVATION AND REPORT BACK TO THE EOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY THAT EXISTING DRAINAGE INLET IS CLEANED, WITHOUT DEBRIS OR SEDIMENTS AND IN PROPER WORKING CONDITION PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THAT DISPOSAL AND REGULATORY REQUIRED TREATMENT OF STORMWATER RUNOFF OCCURS THROUGH THE EXISTING DRAINAGE INLET, PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL REPORT FINDINGS TO THE OWNER AND EOR PRIOR TO CONSTRUCTION.
10. EOR MAINTAINS NO RESPONSIBILITY OR LIABILITY FOR THE EXISTING DRAINAGE INFORMATION SPECIFIED ON THIS PARKING LOT.
11. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF A CERTIFIED PROFESSIONAL SURVEYOR IN ESTABLISHING THE SITE GRADING BASED ON THE EXISTING GRADES.

APPLICABLE CODES AND STANDARDS

1. FLORIDA ADMINISTRATIVE CODE (FAC)
2. NATIONAL FIRE CODE (NFC)
3. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
4. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
5. MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
6. SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
7. BAY HARBOR VILLAGE STANDARDS
8. FLORIDA DEPARTMENT OF HEALTH (FDOH)
9. AMERICANS WITH DISABILITIES ACT & ACCESSIBILITY GUIDELINES (ADA)
10. RECOMMENDED STANDARDS FOR WATER AND WASTEWATER FACILITIES – TEN STATES STANDARDS
11. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RULE 62-555 FOR PERMITTING, CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC WATER SYSTEMS
12. FLORIDA BUILDING CODE (FBC)

APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION TECHNICAL SPECIFICATIONS

100 CONSTRUCTION EQUIPMENT - GENERAL REQUIREMENTS
101 MOBILIZATION
102 MAINTENANCE OF TRAFFIC
104 PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION
105 CONTRACTOR QUALITY CONTROL GENERAL REQUIREMENTS
107 LITTER REMOVAL AND MOWING
110 CLEARING AND GRUBBING
120 EXCAVATION AND EMBANKMENT
160 STABILIZING
230 LIMEROCK STABILIZED BASE
300 PRIME AND TACK COATS
320 HOT MIX ASPHALT - PLANT, METHODS, AND EQUIPMENT
330 HOT MIX ASPHALT - GENERAL CONSTRUCTION REQUIREMENTS
522 SIDEWALKS
527 DETECTABLE WARNINGS
700 HIGHWAY SIGNING
710 PAINTED PAVEMENT MARKINGS
911 LIMEROCK MATERIAL FOR BASE AND STABILIZED BASE
914 STABILIZATION MATERIALS

SPECIFICATIONS NOTES

1. WHEREVER THE SPECIFIED SECTIONS OF THE ABOVE REFERENCES SPECIFICATIONS ARE IN CONFLICT OR IN CONFLICT WITH PLAN NOTES/DIRECTION THE MORE STRINGENT REQUIREMENT GOVERNS.
2. IN GENERAL, CONTRACTOR SHALL NOTIFY CITY PROJECT MANAGER AND EOR OF CONFLICT TIMELY AND RECEIVE ACCEPTANCE OF RESOLUTION PRIOR TO PROCEEDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COST OR DELAYS RESULTING FROM NOT NOTIFYING THE PROJECT MANAGER AND EOR IN A TIMELY MANNER.

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

DRAWING, DESCRIPTION

GENERAL NOTES

PROJECT No

318000

SEAL

REVISIONS

[illegible]

SCALE

As Indicatec

DATE _____

August, 21, 2024

DRAWING No.

G-1.0

COUNTY REQUIREMENTS

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
BROADVIEW GAHFI RESIDENCE
10321 E BROADVIEW DRIVE
BAY HARBOUR VILLAGE, FL 33154

OWNER:

10321 E BROADVIEW, LLC
1801 NE 123rd STREET, SUITE 421
NORTH MIAMI, FL 33181

DESCRIPTION:

THE PROJECT IS LOCATED ON E BROADVIEW DRIVE, BAY HARBOUR VILLAGE, MIAMI-DADE COUNTY, FLORIDA 33154. THE PROJECT SITE WILL OCCUR WITHIN PRIVATE PROPERTY. THE PROPOSED CONSTRUCTION ACTIVITY CONSISTS OF A NEW RESIDENTIAL BUILDING.

PRIVATE:

ON A 0.42 +/- ACRE SITE

SOIL DISTURBING ACTIVITIES WILL INCLUDE:

NONE

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO CONTRACTOR'S RESPONSIBILITY FOR A VERBAL DESCRIPTION OF CONTROLS THAT MAY BE IMPLEMENTED.

TIMING OF CONTROLS / MEASURES

REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED:

CONTRACTOR

DATED:

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN.
IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULENT TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

1. DEMOLITION OF EXISTING DRIVEWAY AND SITE CLEARING
2. HOUSE CONSTRUCTION
3. GRADING AND DRAINAGE
4. SITEWORK
5. WATER SERVICE
6. SANITARY SEWER SEPTIC SYSTEM

TIMING OF CONTROLS/ MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN.

CONTROLS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: HALE BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
 - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURE SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - B. MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

3. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

4. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREA WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

5. INLET PROTECTION: INLETS AND CATCH BASINS SHALL NOT DISCHARGE DIRECTLY OFF-SITE. INLETS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

6. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

7. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT OF GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER

8. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

9. PERMANENT EROSION CONTROL: THE CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

EROSION CONTROL DEVICES:

1. LOCATIONS AND TYPES OF ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY PLAN AND/OR BY BAY HARBOUR. CONTRACTOR SHALL IMPLEMENT THE SWPPP AS PER CONTRACT PLANS. HOWEVER, IT MAY BE REVISED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME WORK IS BEING PERFORMED. FIELD MODIFICATIONS WILL BE APPROVED BY THE CITY OF MIAMI BEACH. MONITORING SHALL BE PERFORMED ON A WEEKLY BASIS AND AFTER A ½" STORM EVENT WITH ROUTINE MAINTENANCE AND REPLACEMENT OF ANY DEVICES AS REQUIRED. CONTAINMENT OR REMOVAL OF POLLUTANTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND CITY OF MIAMI REGULATIONS AND/OR FDOT STANDARD SPECIFICATIONS.

DESCRIPTION OF STORMWATER MANAGEMENT:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL, DESCRIBED HEREIN, AFTER ANY RAIN EVENT, THE CONTRACTOR WILL REPAIR OR REPLACE ANY AFFECTED CONTROLS (SILT FENCE, FILTER FABRIC, AND SYNTHETIC BALES).

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:

A. BLOCK & GRAVEL SEDIMENT FILTER- THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND STRUCTURE.

B. GRAVEL SEDIMENT TRAP- THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

C. DROP INLET SEDIMENT TRAP- THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (0 $\leq$ 5%) AND WHERE SHEET OR OVERLAND FLOW (0 $\leq$ 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER SYSTEMS.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.

INVENT. FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ON SITE DURING CONSTRUCTION:

- ☐ CONCRETE

☐ ASPHALT

☐ TAR

☐ _____

☐ PAINTS

☐ PETROLEUM BASED PRODUCTS

☐ CLEANING SOLVENTS

☐ _____

☐ WOOD

☐ _____

BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS		RESPONSIBLE FOR/DUTIES
SIGNATURE		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

PLANT BED PREPARATION NOTES

PROTECTION OF PLANTS:

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING TREES AND SHRUBS IN AND ADJACENT TO THE AREA OF WORK. ERECT BARRIERS AS NECESSARY TO KEEP EQUIPMENT AND MATERIALS, ANY TOXIC MATERIAL, AWAY FROM THE CANOPY DRIP LINE OF TREES AND SHRUBS. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

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CIVIL ENGINEER

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Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

DRAWING, DESCRIPTION

STORMWATER
POLLUTION
PREVENTION
NOTES

PROJECT No.

318000

SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

SCALE

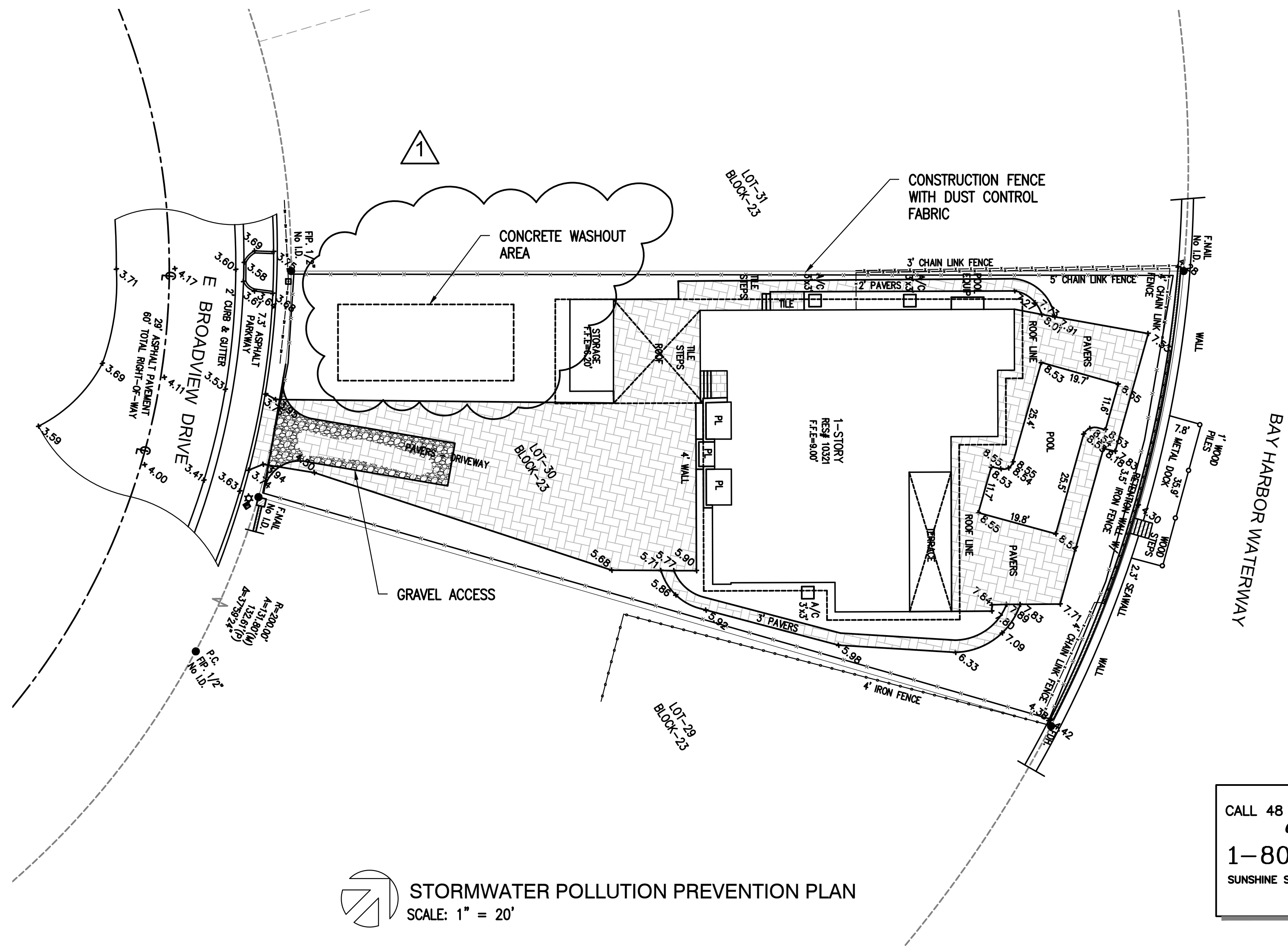
As Indicated

DATE

August, 21, 2024

DRAWING No.

G-2.0

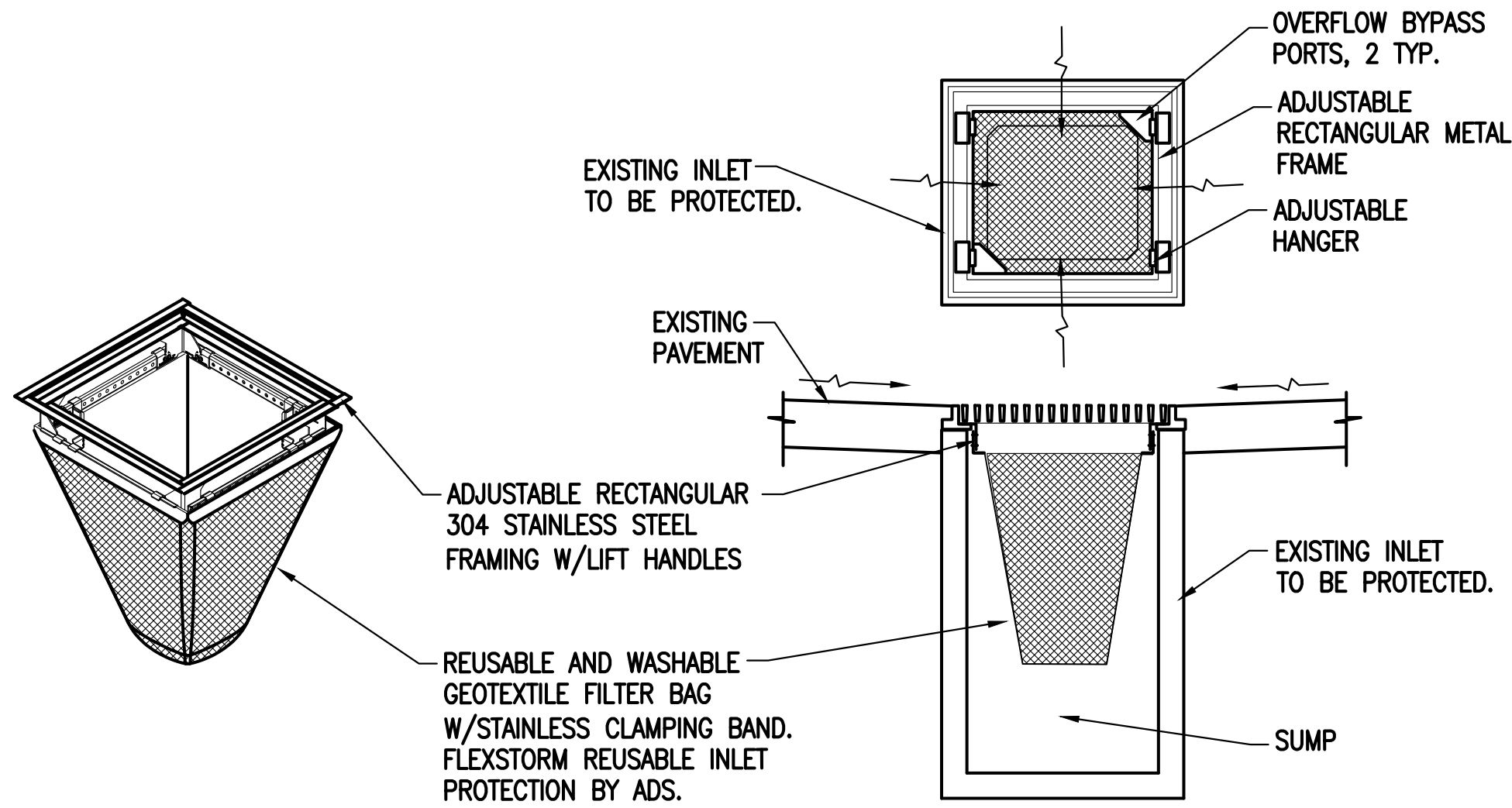


STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1" = 20'

STORMWATER POLLUTION PREVENTION NOTES:

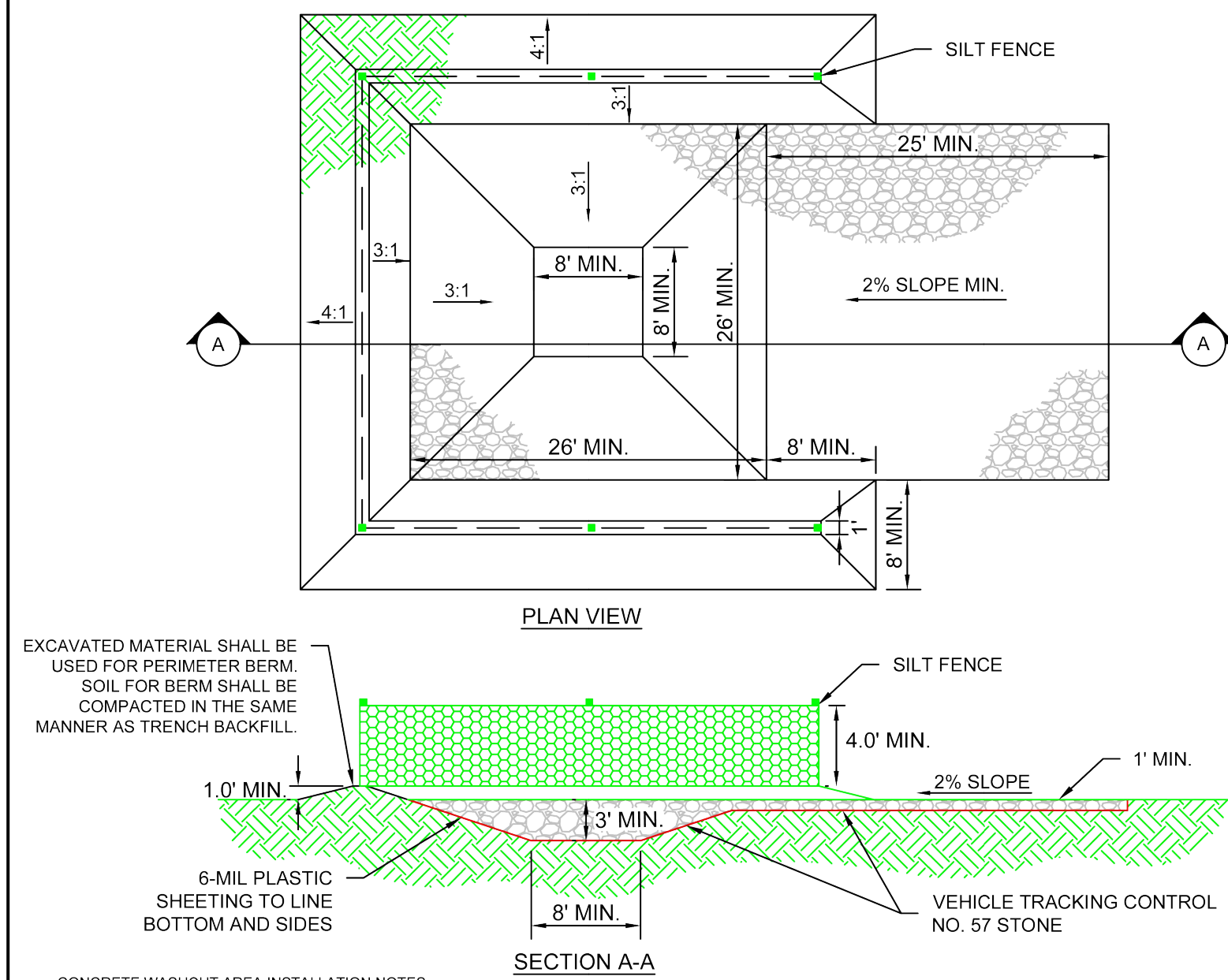
- PERMANENT OR TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICABLE TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICE. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHALL BE THE PLACEMENT OF TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT, THE INITIAL WORK AREA, & OTHER AFFECTED AREAS TO PREVENT STORM WATER POLLUTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE & REPAIRS OF EROSION & SEDIMENT CONTROL/SWPPP DEVICES PER THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (CURRENT EDITION). THE MAINTENANCE OF THESE DEVICES WILL OCCUR UNTIL THE OWNER OR THE OWNER'S REPRESENTATIVE HAD DEEMED AN AREA PERMANENTLY STABILIZED. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AFTER COMPLETION OF THE PROJECT.
- CONFORMANCE WITH SWPPP SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITIES TO PROTECT ADJACENT PROPERTIES, FEATURES & NATURAL ENVIRONMENT FROM THE POSSIBLE DAMAGE IMPACT THAT MAY ARISE AS A RESULT OF THE CONSTRUCTION.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO ENSURE THEIR INTENDED FUNCTION.
- CONTRACTOR SHALL VERIFY THAT ALL DRAINAGE STRUCTURES, WITHIN THE PROJECT LIMITS WHETHER INDICATED ON THE PLANS OR NOT, ARE PROTECTED IN ACCORDANCE WITH THE ESTABLISHED METHODS.
- DUST, RESULTING FROM PROPOSED DEMOLITION ACTIVITIES, SHALL BE PREVENTED FROM INTRUSION INTO THE STORMWATER CONVEYANCE SYSTEM. APPROPRIATE DUST CONTROL TECHNIQUES (WATER OR SHALL BE RETAINED ON SITE. THE USE OF CALCIUM CHLORIDE, OILS OR OTHER CHEMICAL DUST CONTROL AGENTS IS PROHIBITED FROM THIS PROJECT.
- CONTRACTOR SHALL INSTALL PERIMETER POLLUTION PREVENTION CONTROLS AFTER CLEARING & GRUBBING BEFORE BEGINNING OTHER CONSTRUCTION PHASES. CONTRACTOR SHALL REMOVE PERIMETER CONTROLS ONLY AFTER ALL AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE FLOW PATTERNS DURING CONSTRUCTION.
- CONTRACTOR SHALL MONITOR ALL POLLUTION CONTROL DEVICES TO ENSURE SUFFICIENT CONVEYANCE OF STORMWATER RUNOFF DURING CONSTRUCTION.
- CONTRACTOR SHALL COVER LOADED TRUCKS WITH TARPULINS.
- CONTRACTOR SHALL REMOVE DIRT AND SEDIMENTS FROM ROADS DAILY.
- CONTRACTOR SHALL STABILIZE CONSTRUCTION ENTRANCES ACCORDING TO FDOT EROSION & SEDIMENT CONTROL MANUAL SOIL TRACKING PREVENTION DEVICE DETAIL.
- CONTRACTOR SHALL REMOVE BUILT UP SEDIMENT FROM THE STAKED SILT FENCE WHEN IT REACHES ONE-THIRD OF THE FENCE BARRIER OR WHENEVER FLOW IS IMPEDED.
- CONTRACTOR SHALL INSPECT POLLUTION CONTROL DEVICES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS & WITHIN 24 HOURS OF THE END OF A STORM, THAT IS 0.50 INCHES OR GREATER. TO COMPLY, THE CONTRACTOR SHALL INSTALL & MAINTAIN RAIN GAUGES & RECORD THE DAILY RAINFALL. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH. THE CONTRACTOR SHALL ALSO VERIFY THAT CONTROLS INSTALLED IN THE FIELD COMPLY WITH APPROVED NPDES/NOI PERMIT CONDITIONS.
- WITHIN 24 HOURS OF INSPECTION, THE CONTRACTOR SHALL INITIATE REPAIRS TO THE CONTROL DEVICES THAT THE INSPECTION INDICATES ARE NOT IN ACCEPTABLE WORKING CONDITIONS.
- CONTRACTOR SHALL INSTALL SOIL TRACKING PREVENTION DEVICES (STPD) (PER FDOT STANDARDS) AT POINTS WHERE TRAFFIC LEAVES OR ENTER DISTURBED AREAS SUCH AS WORK ZONES STOCKPILE CONTRACTOR SHALL INSTALL STPD PRIOR TO THE ASSOCIATED AREA BEING DISTURBED.
- CONTRACTOR SHALL NOT ALLOW SEDIMENTS TO ACCUMULATE WITHIN DRAINAGE STRUCTURE & CONVEYANCE PIPELINES. STRUCTURES & PIPELINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- CONTRACTOR SHALL PROTECT STOCKPILE OF EARTH & OTHER CONSTRUCTION RELATED MATERIAL AGAINST ACCIDENTAL TRANSPORTATION FROM PROJECT SITE BY WIND & WATER FLOW.
- CONTRACTOR SHALL PROTECT ALL STORM DRAINAGE SYSTEMS MADE OPERABLE DURING CONSTRUCTION FROM SEDIMENT(S) INTRUSION.
- CONTRACTOR SHALL SUBMIT MODIFICATIONS OR CHANGES TO THE INFORMATION DEPICTED ON THE SWPPP NOTES AND DRAWINGS TO THE EOR/JURISDICTIONS FOR APPROVAL.
- IF ADDITIONAL EROSION & SEDIMENT CONTROL BMP'S ARE REQUESTED BY ANY REGULATORY AGENCY, CONTRACTOR SHALL PROMPTLY IMPLEMENT SAID MEASURES AFTER APPROVAL OF EOR/JURISDICTIONS.
- THE INSTALLATION OF EROSION & SEDIMENT CONTROL PRACTICES SHALL TAKE PRECEDENCE OVER CONSTRUCTION ACTIVITIES.
- ALL APPLICABLE PERMITS RELATING THE INSTALLATION OF THESE MEASURES SHALL BE SECURED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

CALL 48 HOURS BEFORE DIGGING
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**TYPICAL DETAIL OF INLET PROTECTION
BASIN PROTECTION DETAILS**
N.T.S.

- NOTE:
- Drainage basin shall be cleaned prior to beginning of project
 - All basin shall be protected from debris with filter fabric or gutter socks
 - Drainage basin shall be inspected/cleaned post completion of project

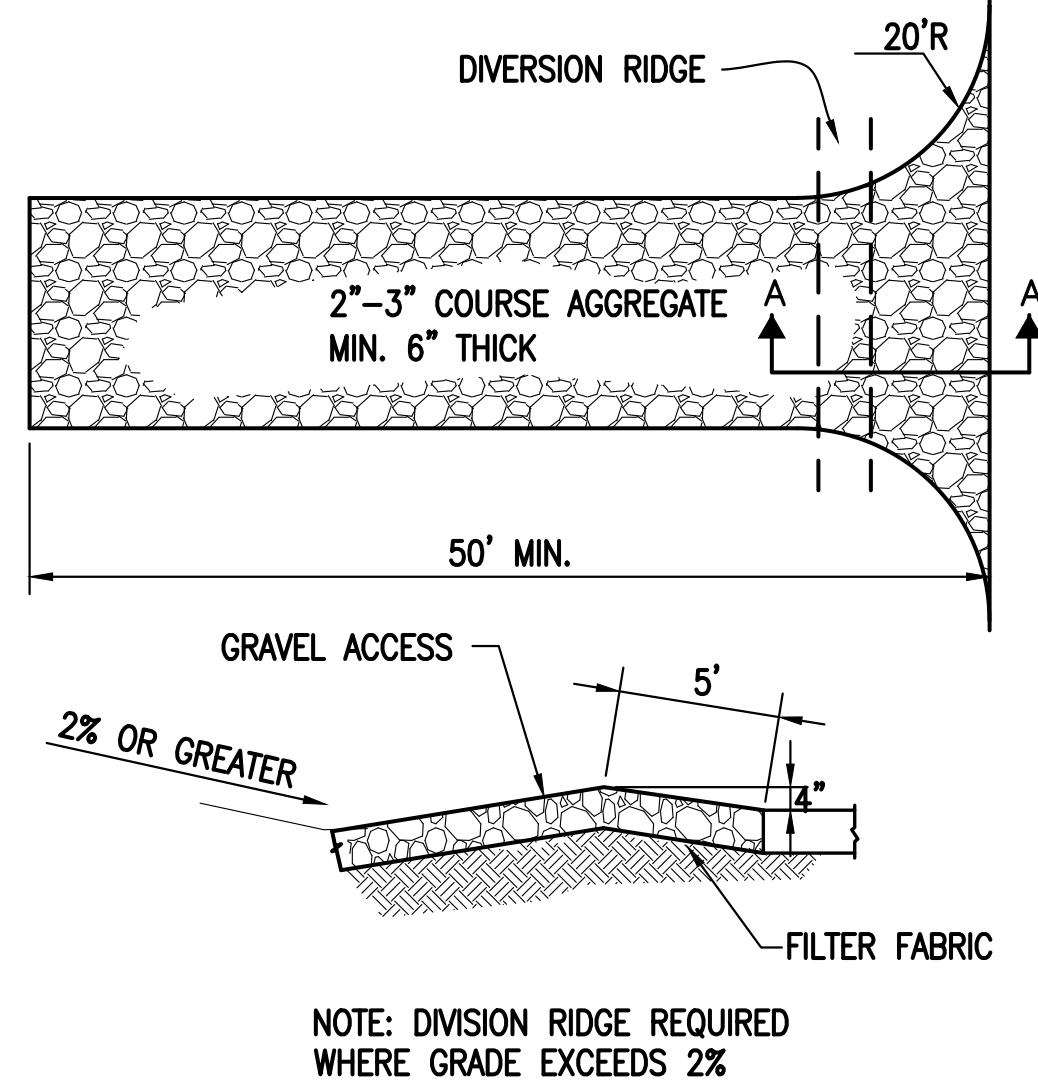


CONCRETE WASHOUT AREA INSTALLATION NOTES:

- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8'x8'. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE DEPTH OF THE PIT SHALL BE AT LEAST 3'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1'. THE VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA. A SILT FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
- VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
- A CURB STEP SHALL BE IMPLEMENTED IF A CURB EXISTS AT THE ACCESS POINT TO THE CONCRETE WASHOUT AREA.
- HIGHLY VISIBLE SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATIONS OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

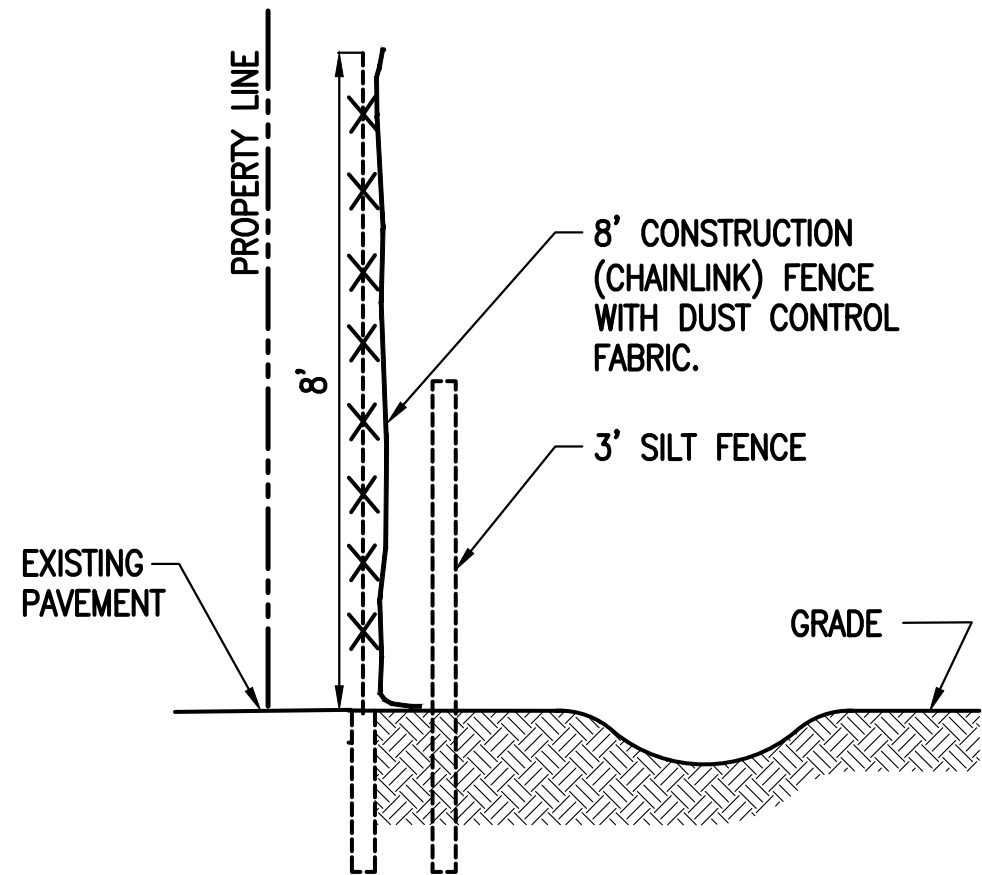
CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES:

- THE CITY SITE INSPECTOR SHALL INSPECT THE CONCRETE WASHOUT AREA AT THE FOLLOWING INTERVALS:
A. AFTER INITIAL INSTALLATION.
B. AT LEAST WEEKLY WHILE THE CONCRETE WASHOUT AREA IS PRESENT ON SITE.
- CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- 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.
- CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOP SOIL. ANY DISTURBED AREAS ASSOCIATED WITH INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED AND MULCHED.
- CONCRETE WASHOUT CONTAINERS ARE RECOMMENDED TO BE PLACED INSIDE THE CONCRETE WASHOUT AREA FOR LESS MAINTENANCE.
- CONCRETE WASHOUT CONTAINERS ARE NOT AN ACCEPTABLE SUBSTITUTE FOR CONCRETE WASHOUT AREAS.



SECTION A-A

STONE BLANKET ACCESS



FENCE DETAIL WITH SEDIMENT TRAP

..\\..\\..\\Marketing\\Logo.jpg

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

**BROADVIEW
RESIDENCE**

PROJECT ADDRESS

10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

DRAWING, DESCRIPTION

**STORMWATER
POLLUTION
PREVENTION
PLAN & DETAILS**

PROJECT No.

318000

SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

SCALE

As Indicated

DATE

August, 21, 2024

DRAWING No.

G-2.1

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

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RESIDENCE

PROJECT ADDRESS

10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

DRAWING, DESCRIPTION

PAVING AND
LAYOUT PLAN

PROJECT No.

318000

SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

SCALE

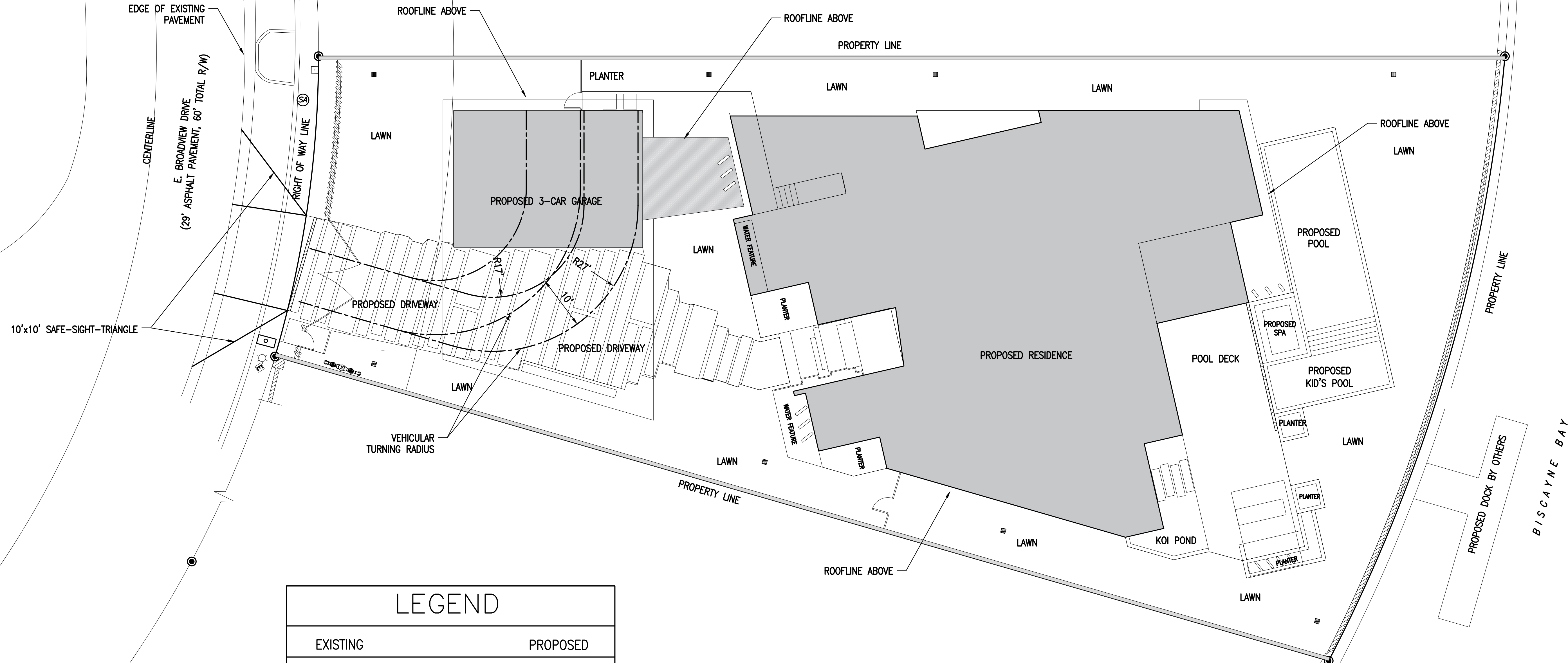
As Indicated

DATE

August, 21, 2024

DRAWING No.

C-1.1



LEGEND		
EXISTING		PROPOSED
	WATER METER	
	WATER VALVE	
	WATER MAIN	
	FIRE HYDRANT	
	IRRIGATION VACUUM BREAKER	
	SANITARY SEWER	
	DRAINAGE FLOW	
	SPOT ELEVATION	
	CATCH BASIN	
	DRAIN BASIN	

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5 0 10
SCALE IN FEET
1" = 10'

BROADVIEW RESIDENCE

10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

GRADING AND DRAINAGE PLAN

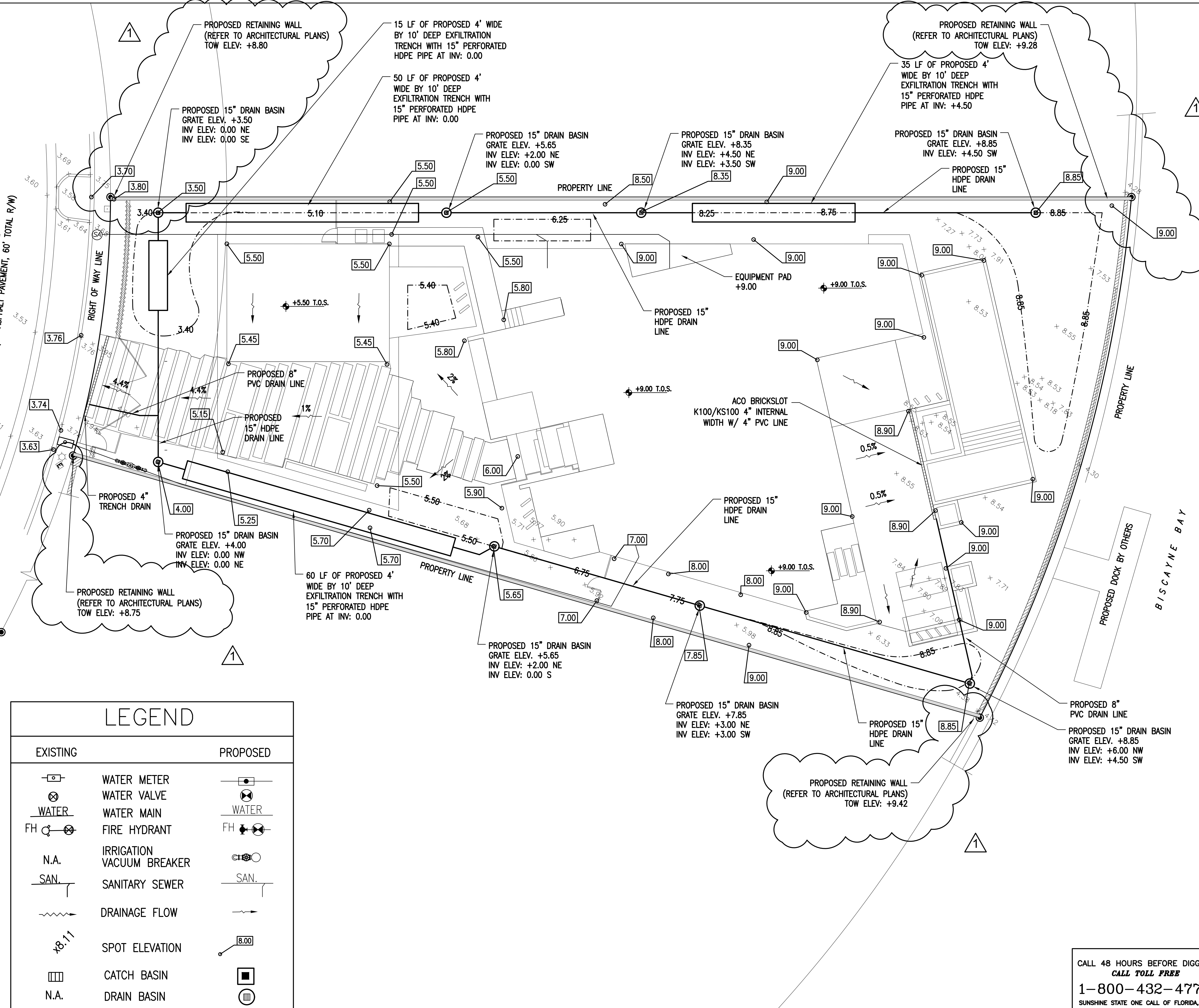
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NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

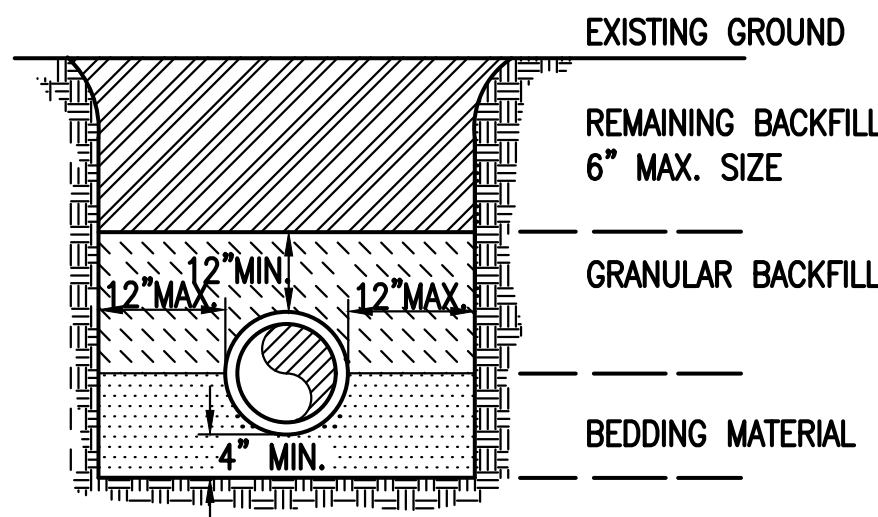
As Indicated

August, 21, 2024

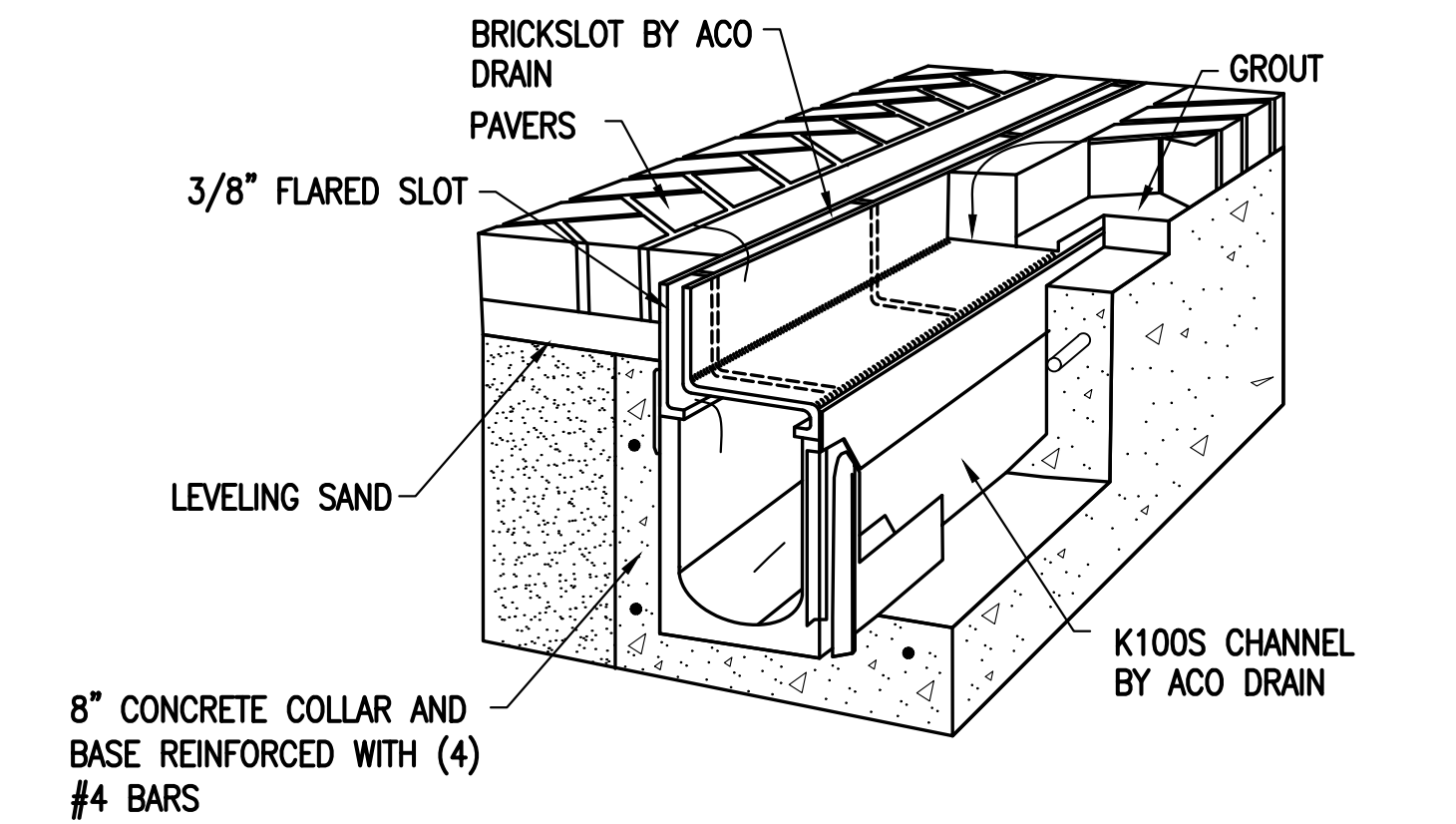
C-1.2



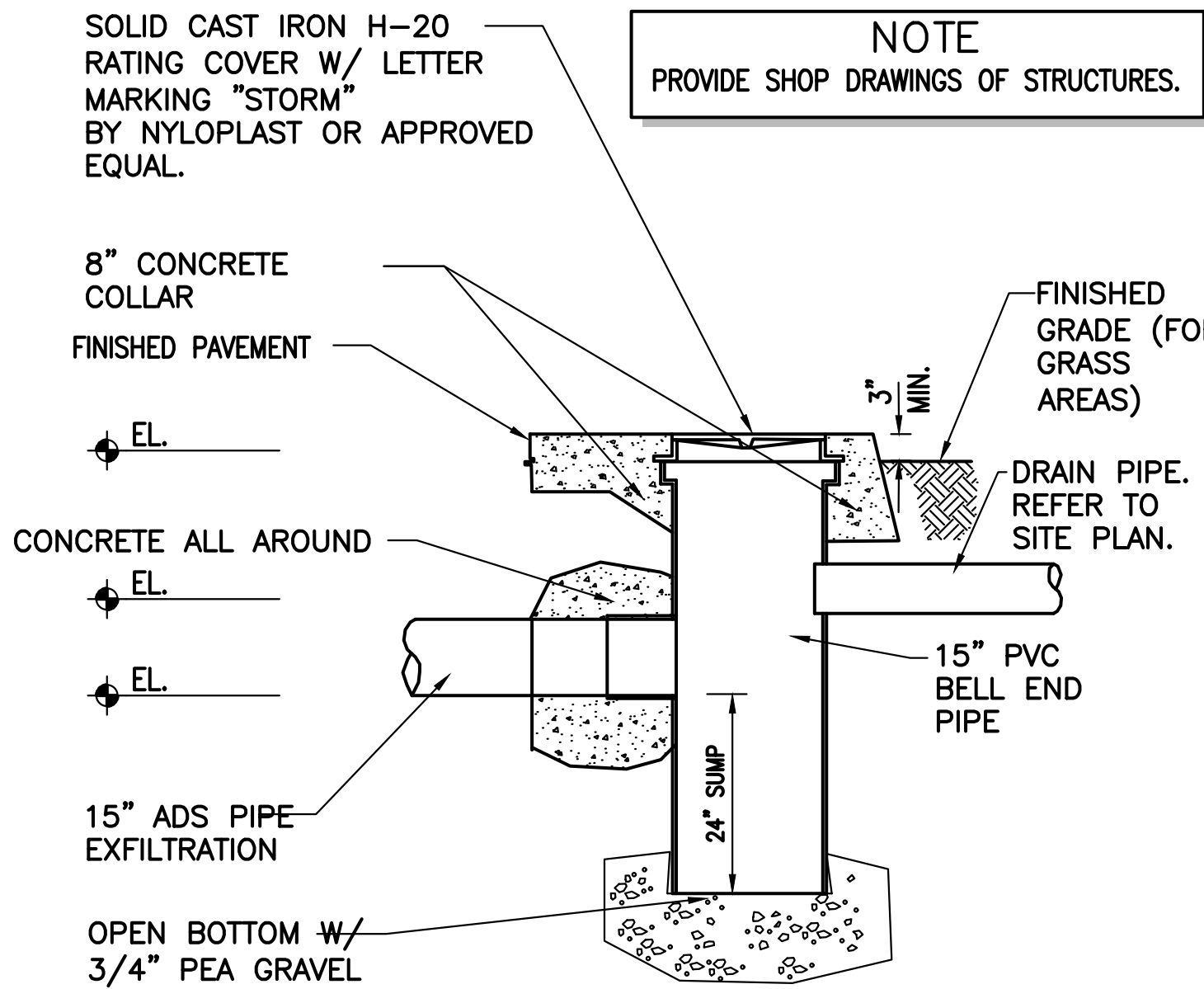
- DRAINAGE PIPE NOTES**
1. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITE GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITE MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 5. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 6. A. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
B. WHERE "NO" PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 90% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
 7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL TRENCH SAFETY REGULATIONS.



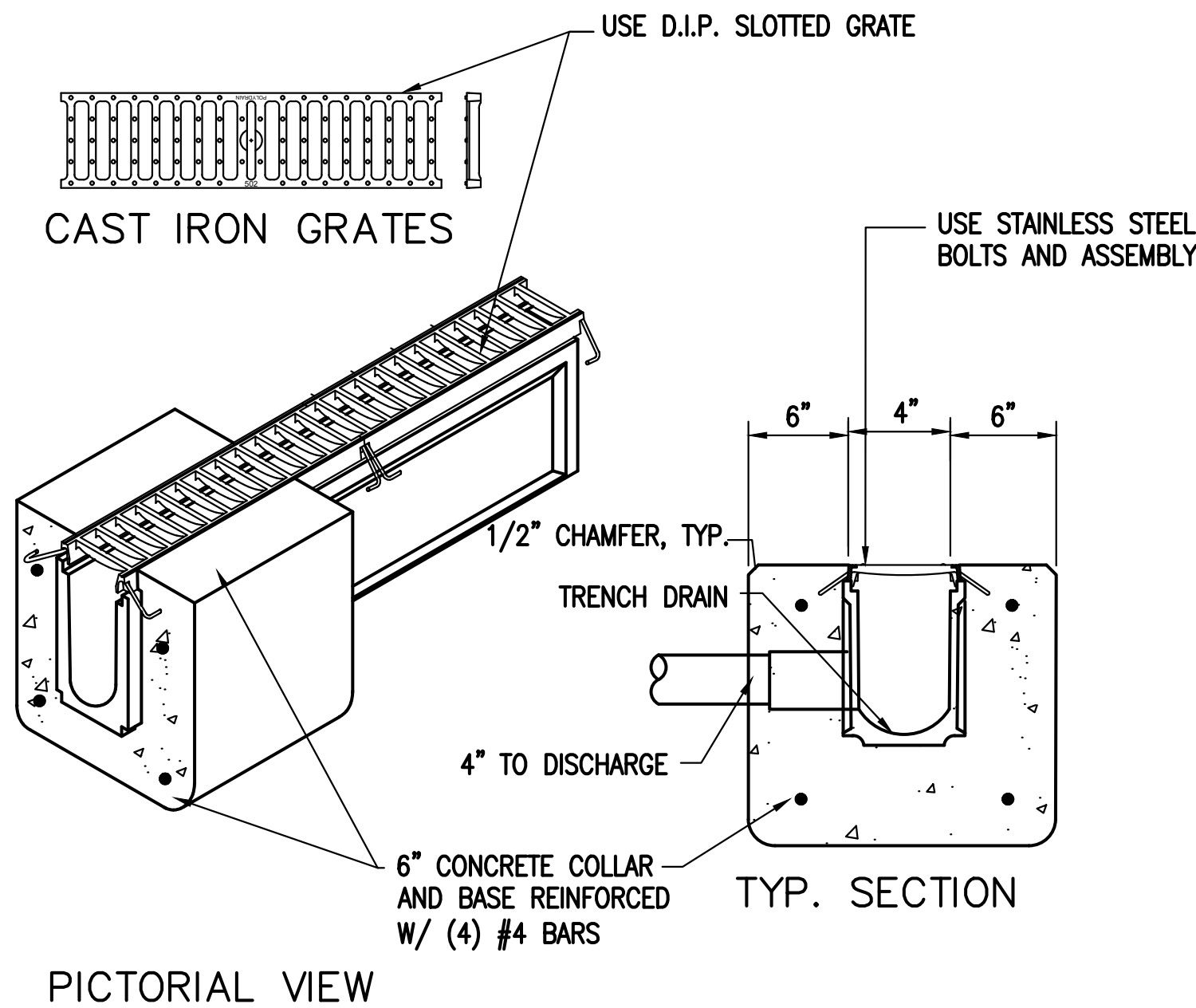
TYPICAL TRENCH DETAIL



BRICK SLOT DETAIL

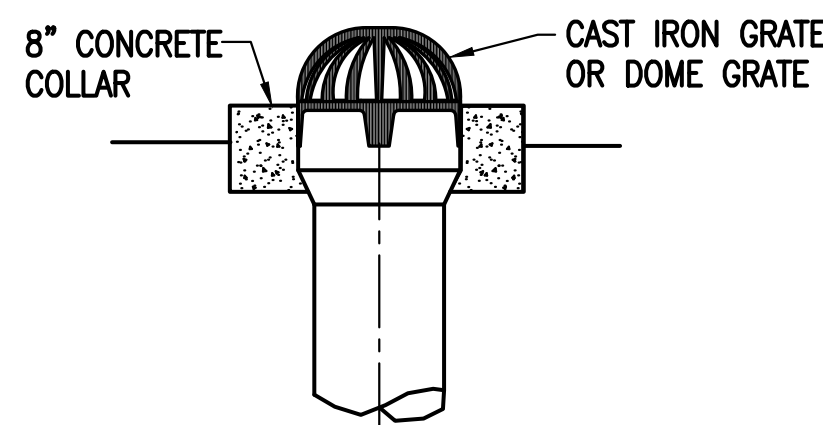


DRAIN BASIN DETAIL

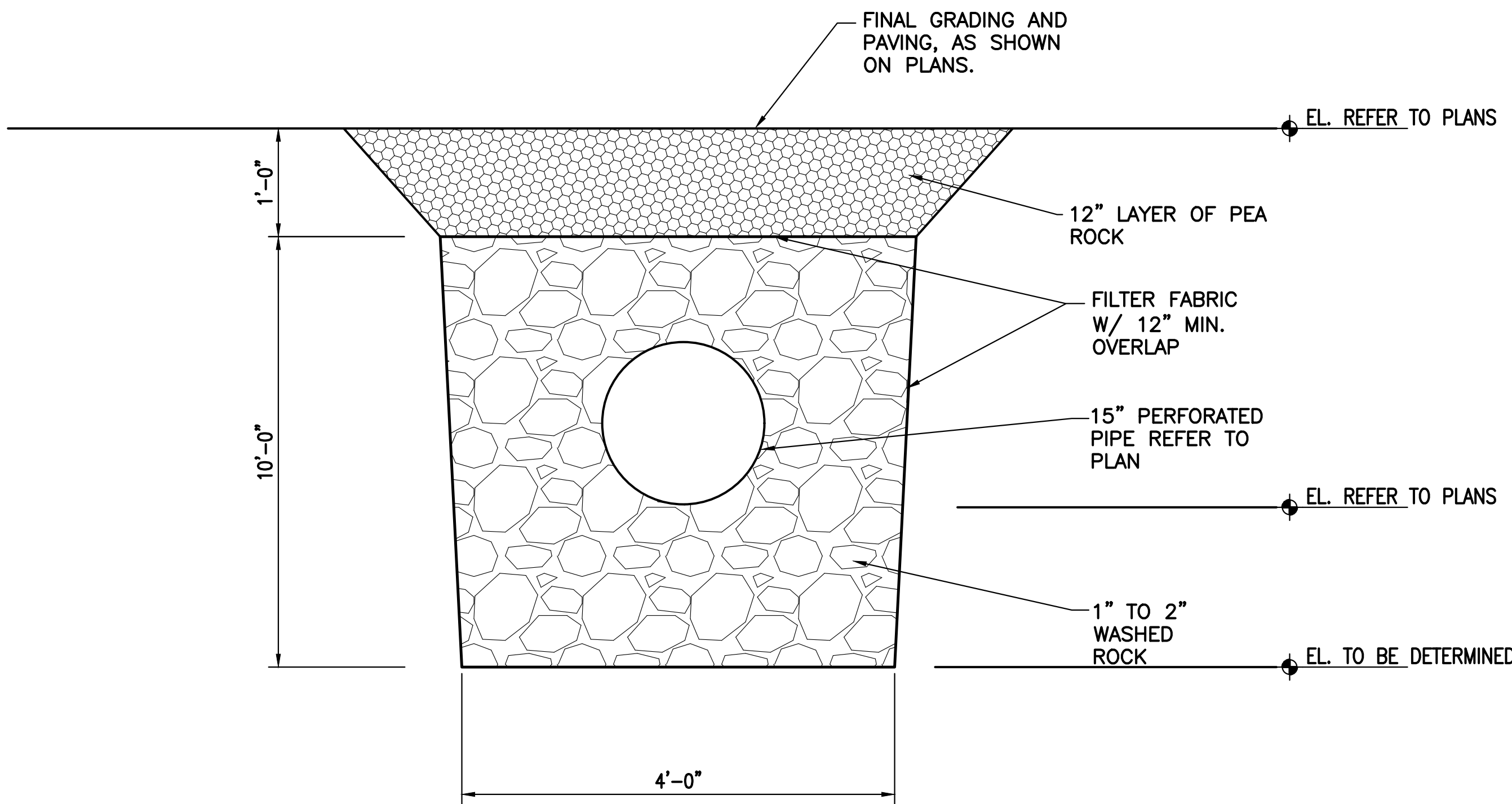


TYPICAL 4" TRENCH DRAIN DETAIL

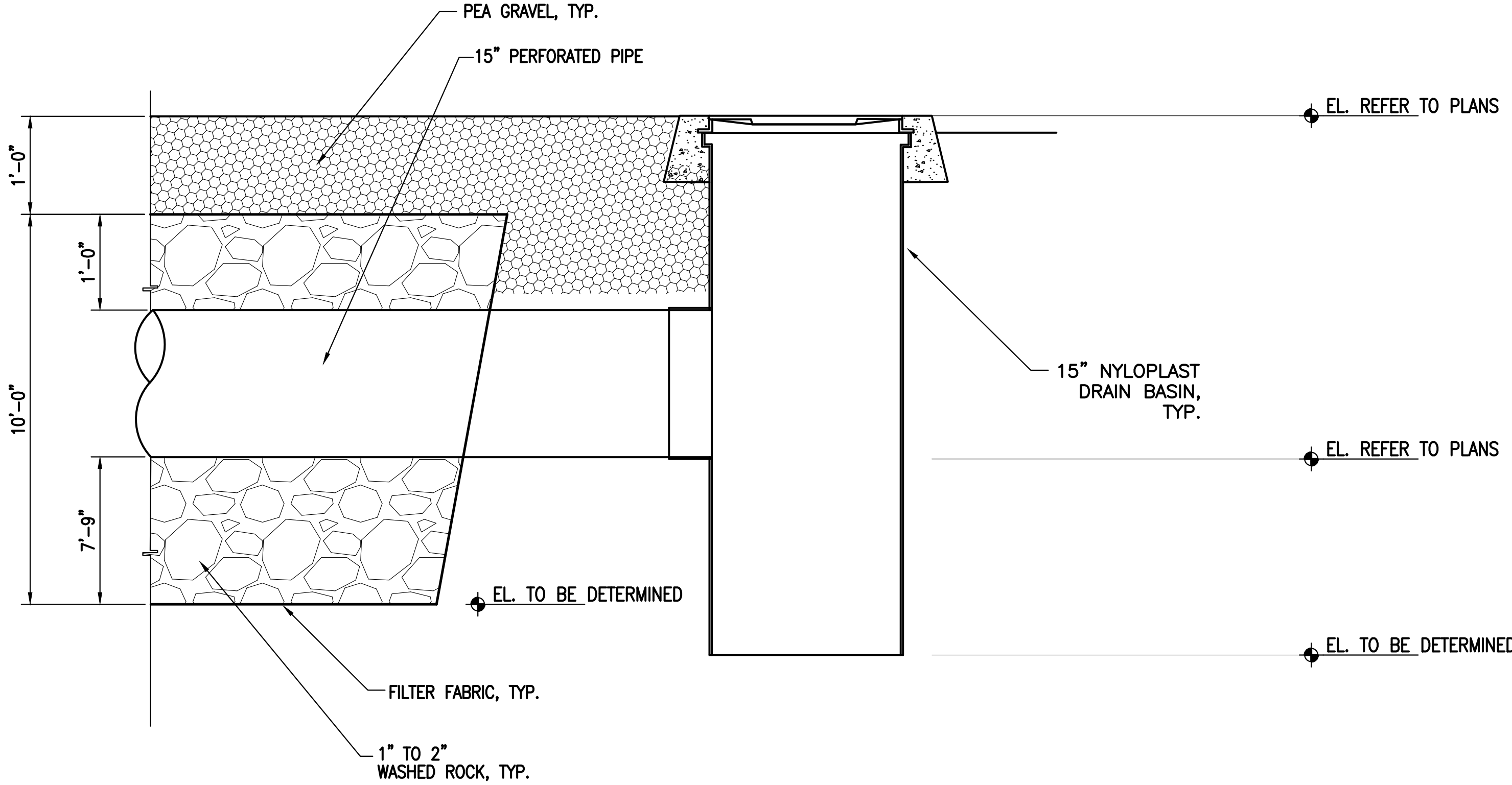
- NOTES**
1. PROVIDE 1/2" EXPANSION JOINTS @ 20' O.C. (TYP)
 2. PROVIDE SHOP DRAWINGS OF STRUCTURES.



OPTIONAL DOME GRATE DETAIL



CROSS SECTION



DRAIN BASIN EXFILTRATION TRENCH SYSTEM DETAIL

DRAIN BASIN SYSTEM DETAIL

**BROADVIEW
RESIDENCE**

**DRAINAGE
DETAILS**

REVISIONS

NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

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INTERIOR DESIGN
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10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

DRAWING, DESCRIPTION
WATER AND
SEWER
SERVICE PLAN

PROJECT No.
318000

SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

SCALE

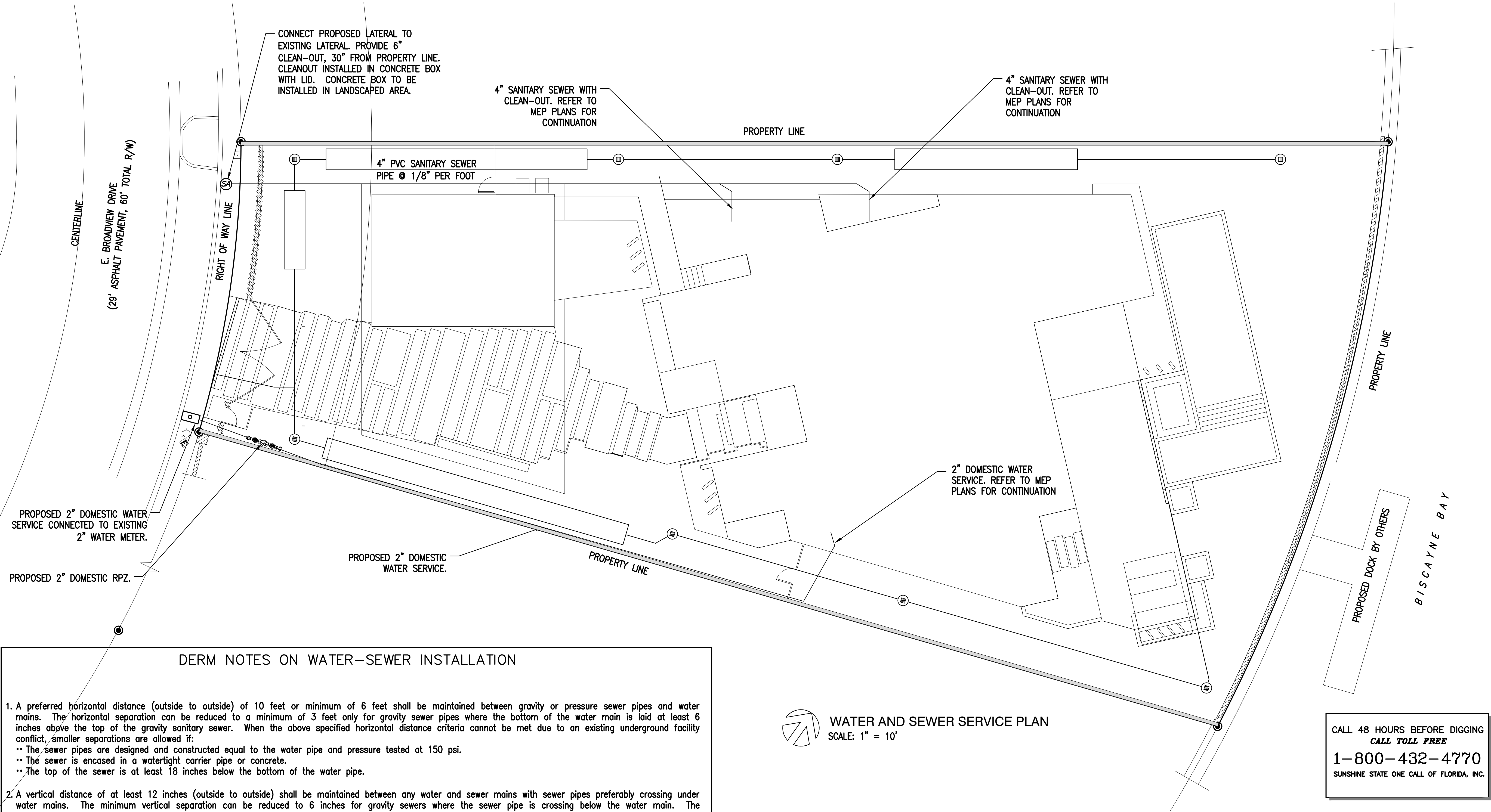
As Indicated

DATE

August, 21, 2024

DRAWING No.

WS-1.0



DERM NOTES ON WATER-SEWER INSTALLATION

1. A preferred horizontal distance (outside to outside) of 10 feet or minimum of 6 feet shall be maintained between gravity or pressure sewer pipes and water mains. The horizontal separation can be reduced to a minimum of 3 feet only for gravity sewer pipes where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
 - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - The sewer is encased in a watertight carrier pipe or concrete.
 - The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for gravity sewers where the sewer pipe is crossing below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
 - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - The sewer is encased in a watertight carrier pipe or concrete.
3. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
4. All other public or private utility facilities shall be constructed at least 5 feet from any water and sewer main as measured from the outside bell of the water of the utility pipe.
5. When the 5 feet separation between proposed and existing line is not possible, the contractor shall hand dig or expose the water and sewer pipes before proceeding with power equipment excavation.
6. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench parallel and above an existing water or sewer pipe except where they cross. Any deviation from notes 3, 4 and 5 shall be approved in writing by the responsible water and sewer utility.
7. In highly congested areas, where either water or sewer facilities are existing or the separation requirements cannot be met, special consideration may be given subject to submittal of documentation showing that the proposed alternative will result in an equivalent level of reliability and public health protection.
8. The maximum allowable exfiltration, infiltration, or leakage for gravity sanitary sewers constructed within a public wellfield protection area shall be fifty (50) gallons per inch pipe diameter per mile per day for residential land use and twenty (20) gallons per inch pipe diameter per mile per day for non-residential land use with no allowances for manholes or laterals. The maximum allowable exfiltration, infiltration, or leakage in gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day. The duration of all tests shall be a minimum of two (2) hours. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
9. Force main sewers constructed in a public wellfield protection area shall be either ductile iron or reinforced concrete pressure sewer pipes.
 - For ductile iron pipe exfiltration rate shall not be greater than the allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi.
 - For reinforced concrete pressure sanitary sewer exfiltration rate shall not be greater than half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi.
10. A non-resettable elapsed time meter shall be installed at each pump to record the total number of operating hours of the station.

WATER AND SEWER SERVICE PLAN
SCALE: 1" = 10'

FOR ALL PROJECTS WHERE REMOVAL
OF UTILITY LINES IS PROPOSED.

1. ALL EXISTING UTILITIES BEING REMOVED AND/ OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAIN HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWSD FORCES AT OWNER'S EXPENSES AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

GENERAL NOTES:

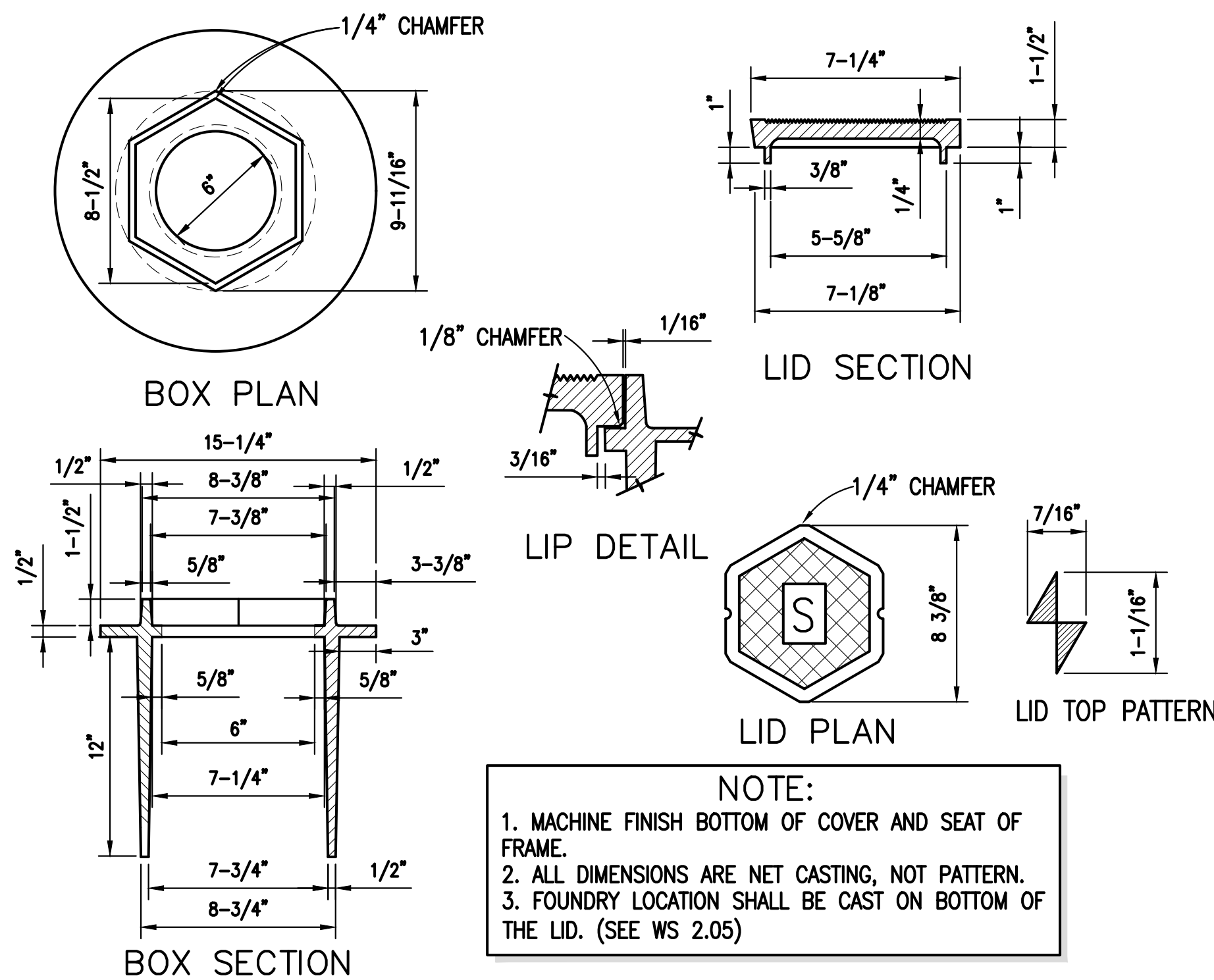
1. ALL VERTICAL BENDS ARE TO BE RESTRAINED.
2. METERS WILL NOT BE INSTALLED IN THIS PROJECT UNTIL ALL REQUIRED BACK FLOW DEVICES HAVE BEEN INSTALLED AND CERTIFIED BY ALL APPROPRIATE AGENCIES.
3. MAINTAIN 48" COVER AT WATER LINES.
4. DEFLECTIONS ARE TO BE 2.5 DEG. MAX.

M-DHD NOTES:

1. ALL MATERIALS SELECTION I.E. PIPE, FITTINGS, VALVES AND FIRE HYDRANTS CONFORM TO THE LATEST STANDARDS ISSUED BY THE ASTM, AWWA AND ANSI/NSF, ECT.
2. PIPE AND JOINT MATERIALS WHICH DO NOT ALLOW PERMEATION OF THE ORGANIC COMPOUNDS SHALL BE USED.
3. GASKETS CONTAINING LEAD SHALL NOT BE USED.

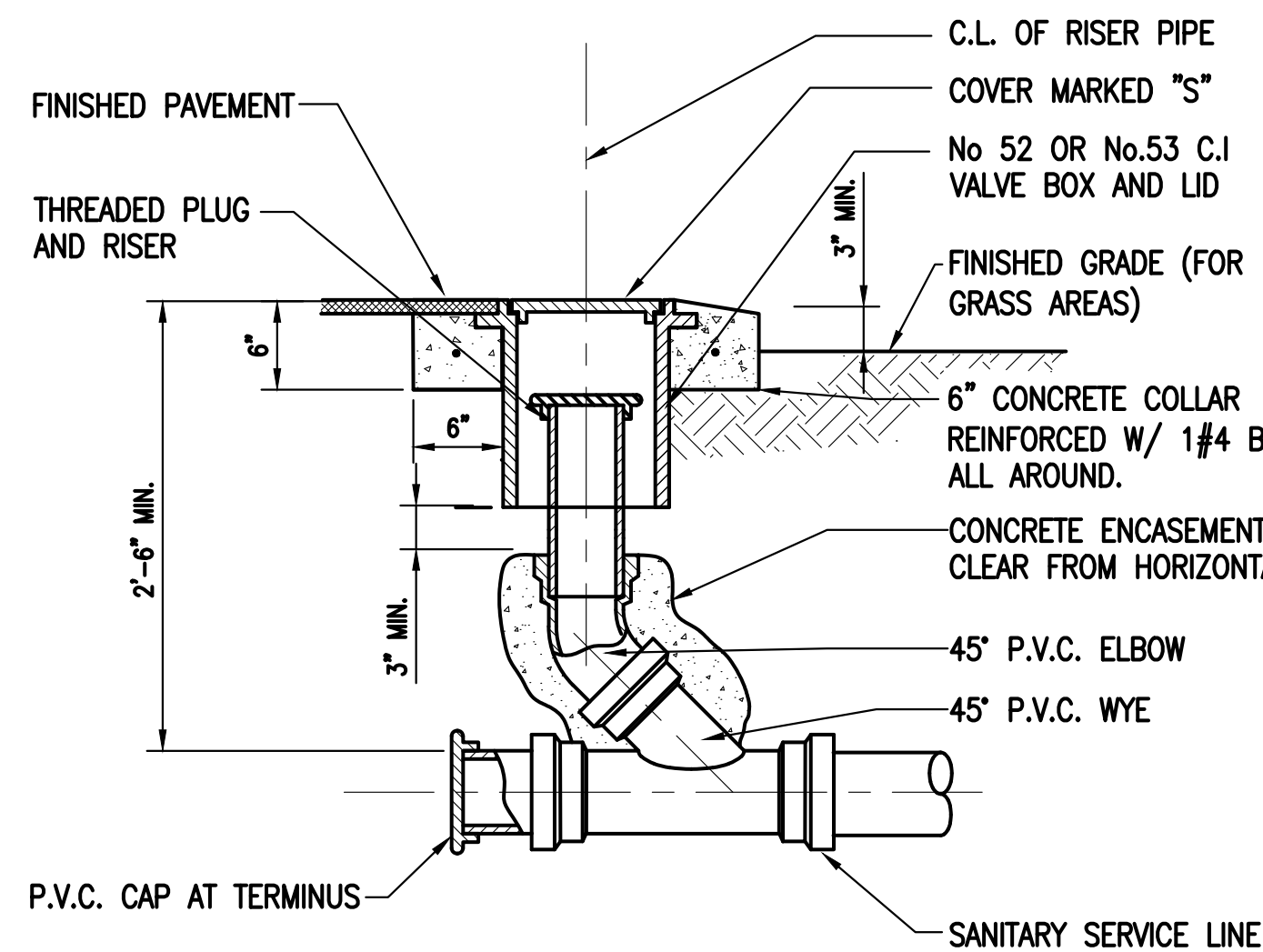
DEPARTMENT OF HEALTH NOTES

1. STORM DRAINAGE LINES ARE TREATED THE SAME AS SANITARY LINES. EXFILTRATION DRAINAGE ARE EXEMPTED.
2. MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES IS REQUIRED. IF UNABLE TO MAINTAIN MINIMUM SEPARATION HORIZONTALLY, EACH PIPE SHALL BE SHELVED WITH MINIMUM OF 18 INCHES VERTICAL SEPARATION.
3. FORCE MAIN MUST HAVE 18 INCHES VERTICAL SEPARATION FROM WATER LINES. NO EXCEPTIONS.
4. SEWER LINES, INCLUDING LATERAL, MUST HAVE 18" VERTICAL CLEARANCE BETWEEN WATER MAINS AND/OR 6 INCHES MINIMUM CLEARANCE IF SEWER IS DIP. STORM DRAINAGE LINES ARE EXEMPT IF DIP WATER MAIN SEPARATION OF 6 INCHES IS MAINTAINED AND BOTH PIPES HAVE NO JOINTS WITHIN 10 FEET OF EACH OTHER.



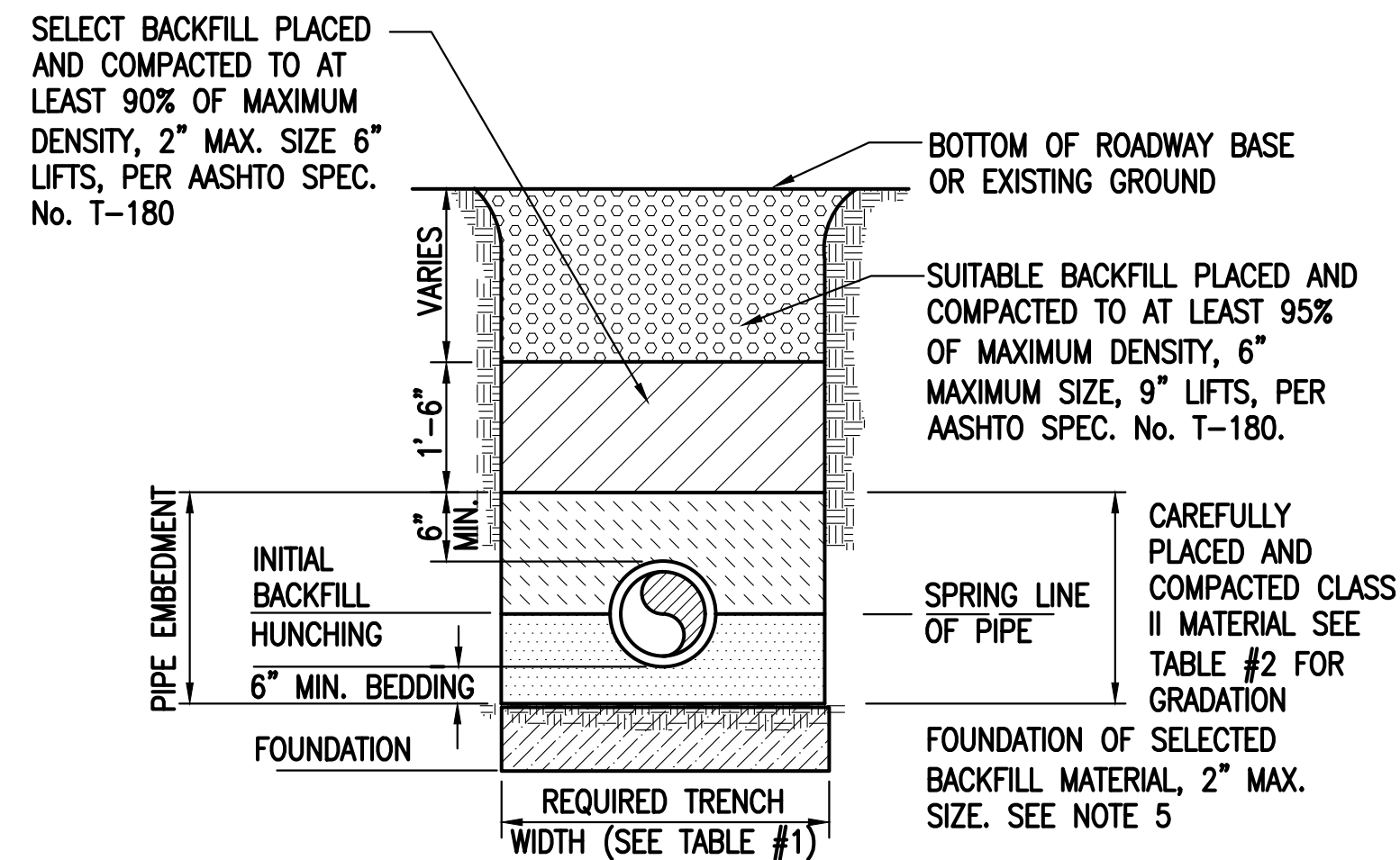
VALVE BOX AND LID No. 52 C.I.
STANDARD DETAIL SS 12.0

SS0028



TYPICAL SANITARY TERMINAL CLEAN-OUT
DETAIL

SS0004



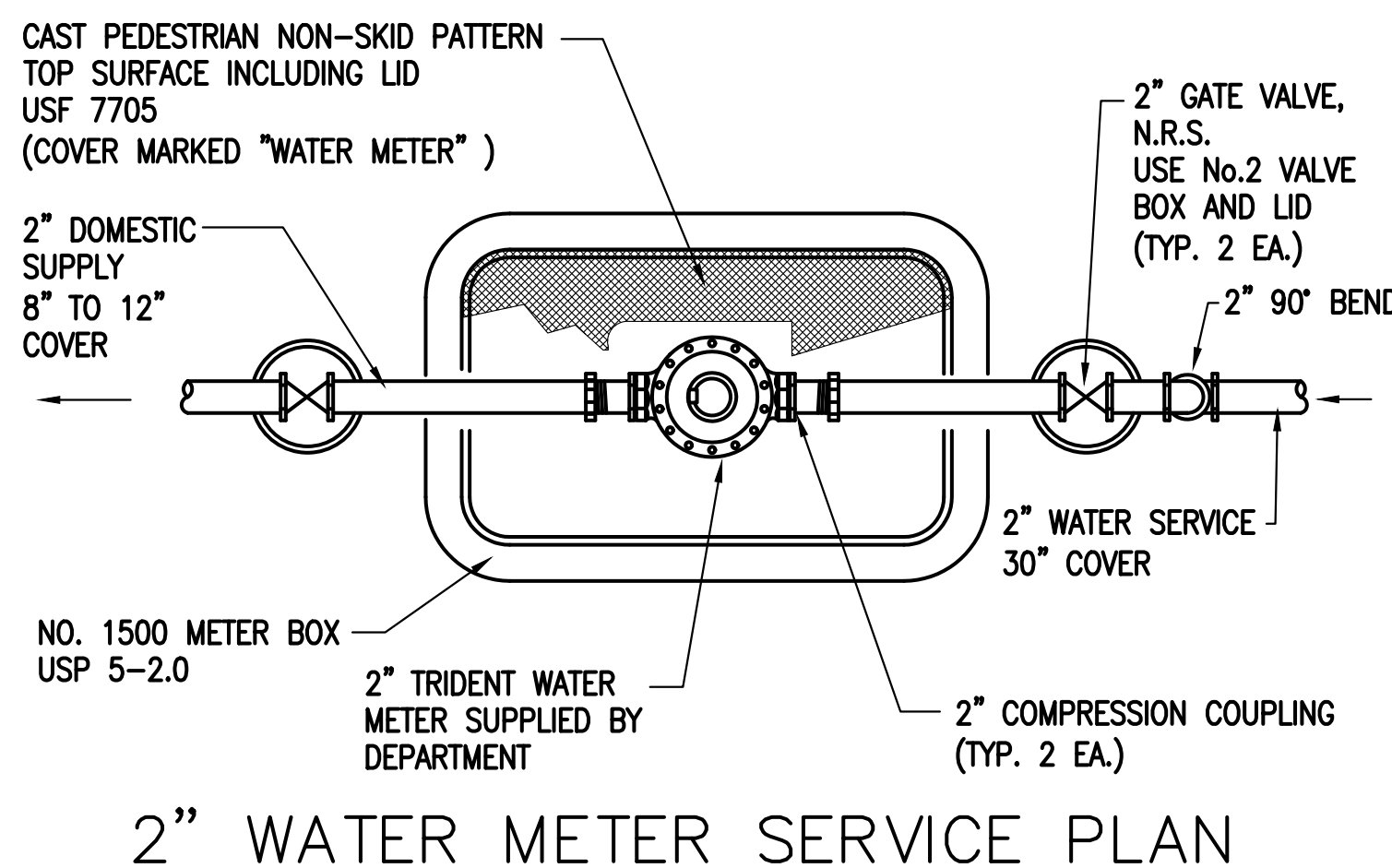
NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. CLASS II MATERIALS ARE WELL GRADED COURSE SAND AND GRAVEL SEE NOTE No. 2 FOR GRADATION REQUIREMENTS.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATION.
4. UNSTABLE SOILS ARE PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS BELOW THE WATER TABLE, AND FINE SANDS BELOW WATER TABLE.
5. EXTEND EXCAVATION AT 2' DEEPER FOR FOUNDATION UNLESS SUITABLE MATERIAL IS FOUND AT A LESSER DEPTH. GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.

TYPICAL TRENCH CONSTRUCTION
FOR PVC PIPE GRAVITY SEWERS
STANDARD DETAIL SS 18.0

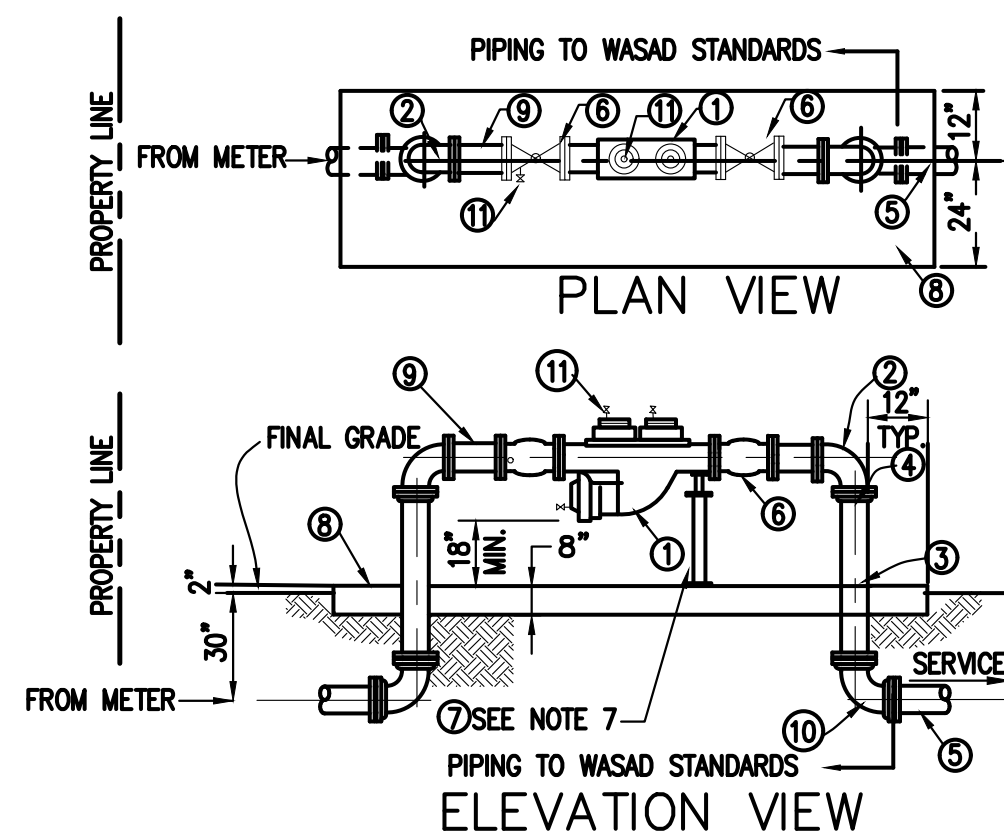
SS0005

SEWER SERVICE DETAILS



2" WATER METER SERVICE PLAN

W0026



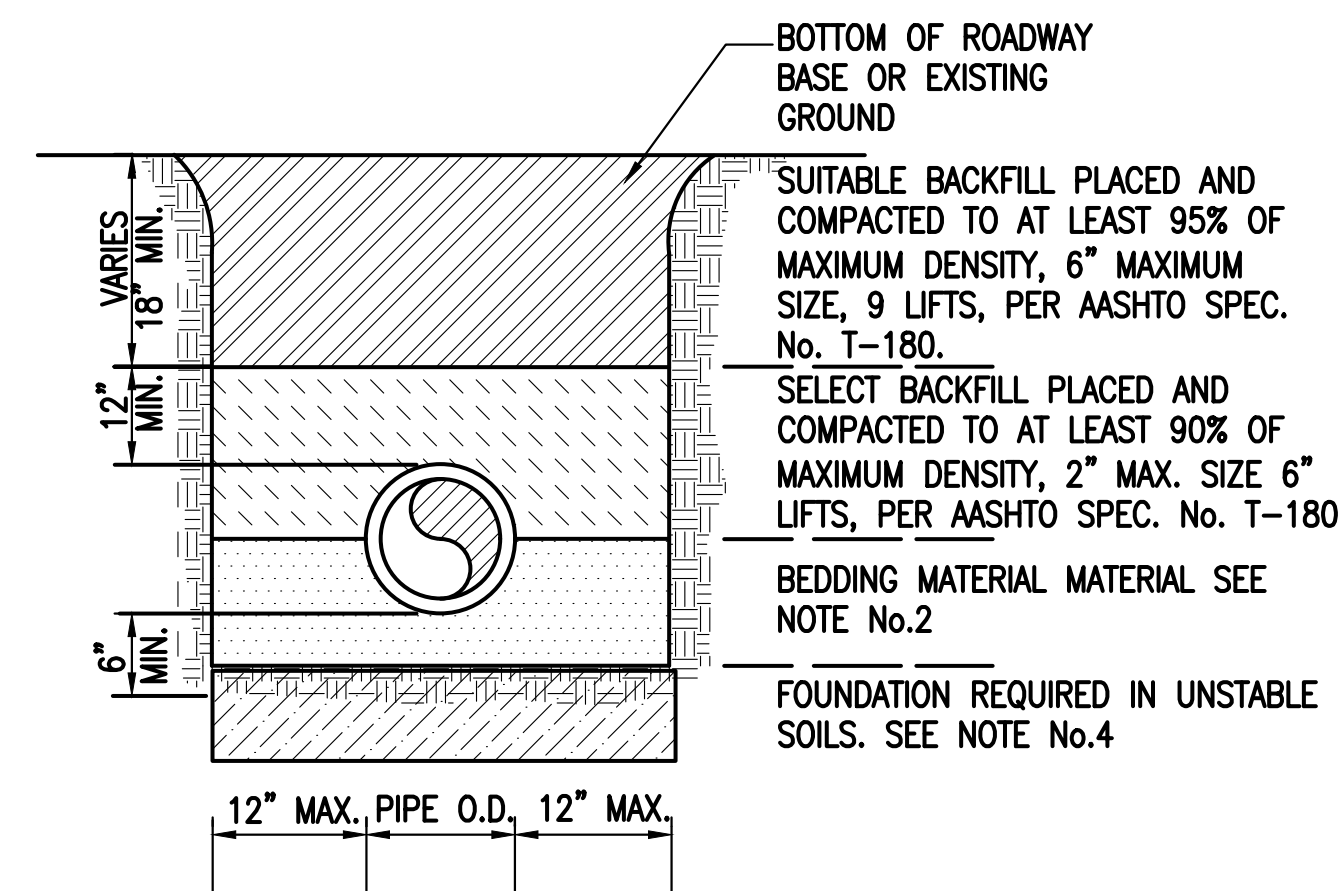
REDUCED PRESSURE BACKFLOW PREVENTOR NOTES

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
4. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, 0 EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
- THE UTILITY SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO VACUUM BREAKER ASSEMBLY.
5. PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS IN ACCORDANCE WITH WASA "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAIN".
6. ALL EXPOSED METALLIC PARTS SHALL BE PAINTED WITH BITUMASTIC PAINT, (THREADS AND PIPE), TO PREVENT CORROSION FROM OCEAN AIR.
7. ALL VALVES AND FITTINGS TO BE MUELLER, NO SUBSTITUTES. ALL BACKFLOW PREVENTOR TO BE HERESY.
8. PIPE SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MIAMI-DADE COUNTY "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS".

MATERIAL LEGEND		
ITEM	QUANT.	DESCRIPTION
1	1	SIZE (INCHES)* REDUCED PRESSURE BACK FLOW PREVENTOR
2	2	SIZE (INCHES)* BEND - 90 (FLANGE-FLANGE)
3	2	SIZE (INCHES)* PIPE, DUCTILE IRON RISER
4	2	SIZE (INCHES)* ADAPTER, FLANGE, D.I.P.
5	2	SIZE (INCHES)* PIPE, P.V.C. (DR-18) - PRIVATE
6	2	SIZE (INCHES)* MUELLER BALL VALVE, C.I. (FLANGE-FLANGE)
7	2	2" IRON PIPE / CONCRETE FOUNDATION
8	1	CONC. SLAB W/ #4 @ 12" E.W.
9	1	SIZE (INCHES)* OPTIONAL NIPPLE
10	2	BEND - 90 (MJ-MJ)
11	3	3/4" TEST COCK
* REFER TO PLANS FOR SIZE		

3/4" THRU 2" DOMESTIC SERVICE REDUCED PRESSURE ZONE
BACKFLOW PREVENTION - STANDARD DETAIL WS 4.18

W0024



NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECTED BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8"-7/8"), COMPACTED TO AT LEAST 90% MAXIMUM DENSITY, 6" LIFTS, PER AASHTO SPEC. No. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATION.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAY BELOW THE WATER TABLE , A FOUNDATION IS REQUIRED. COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFT, PER AASHTO SPEC. No. T-180. FOUNDATION MATERIAL SHALL BE SELECTED BACKFILL MATERIAL, 2" MAX. SIZE 6" LIFTS EXTEND EXCAVATION AT LEAST 2' DEEPER FOR EXCAVATION UNLESS SUITABLE MATERIAL IS FOUND AT LESSER DEPTH, GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.
5. POLYETHYLENE ENCASEMENT REQUIRED IN SOILS WITH HIGH COROSIVITY, INCLUDING POTENTIAL STRAY DIRECT CURRENTS, PER ANSI/AWWA C105/A215, METHOD A OR B, FOR TYPE I, CLASS C TUBE, MINIMUM 8 MILS THICK.

TYPICAL TRENCH FOR WATER BACKFILL
STANDARD DETAIL WS 4.7

W0006

WATER SERVICE DETAILS

..\\..\\..Marketing\\Logo.jpg

5882 SW 147th PLACE
MIAMI, FL 33193
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CIVIL ENGINEER

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www.tamarafeldman.com
Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview
Dr, Bay Harbor
Islands, FL 33154

DRAWING, DESCRIPTION

WATER AND
SEWER SERVICE
DETAILS

PROJECT No.

318000

SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	DRB COMMENT	11/20/24

SCALE

As Indicated

DATE

August, 21, 2024

DRAWING No.

WS-2.0

BROADVIEW RESIDENCE

10321 E BROADVIEW DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

DRB SET

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR PROJECT ADDRESS, TO BE PERMITTED BY MUNICIPALITY

- NEW HARDSCAPE AND LANDSCAPE DESIGN

DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION
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12/10/2024 DRB SET

12	SHEET INDEX		
	LANDSCAPE DRAWINGS	DRAWING NOTES	
	L001	COVER PAGE	By Others
	L002	GENERAL SITE NOTES	
	L003	SITE PLAN	
	L004	SURVEY	
	L100	TREE DISPOSITION SCHEDULE & NOTES	
	L110	TREE DISPOSITION PLAN	
	L200	MATERIALS SCHEDULE & NOTES	
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	L400	PLANTING SCHEDULE & NOTES	
	L401	PLANTING PALETTE	
	L410	TREES & PALMS PLANTING PLAN	
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COVER PAGE

GENERAL SITE NOTES

SITE PLAN

SURVEY

TREE DISPOSITION SCHEDULE & NOTES

TREE DISPOSITION PLAN

MATERIALS SCHEDULE & NOTES

MATERIALS PLAN

PLANTING SCHEDULE & NOTES

PLANTING PALETTE

TREES & PALMS PLANTING PLAN

UNDERSTORY PLANTING PLAN

PLANTING DETAILS

DETAILS

DETAILS

DESIGN TEAM

ARCHITECT / INTERIOR DESIGN TAMARA FELDMAN DESIGN 18411 W DIXIE HWY NORTH MIAMI BEACH, FL 33009 Phone: 305.454.0595	LANDSCAPE ARCHITECT L&ND 7294 NW 1st COURT MIAMI FL, 33150 Phone: 614.439.4895
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Sitework General Notes

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
12. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.

Sitework General Notes Continued

13. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
14. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
15. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
16. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
17. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
18. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
19. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
20. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
21. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
22. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
23. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

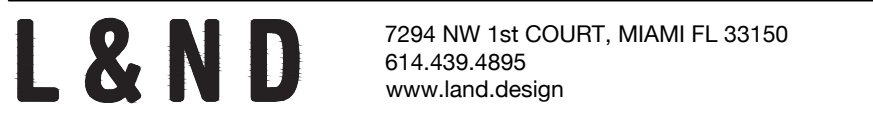
Soil Erosion Control Notes

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

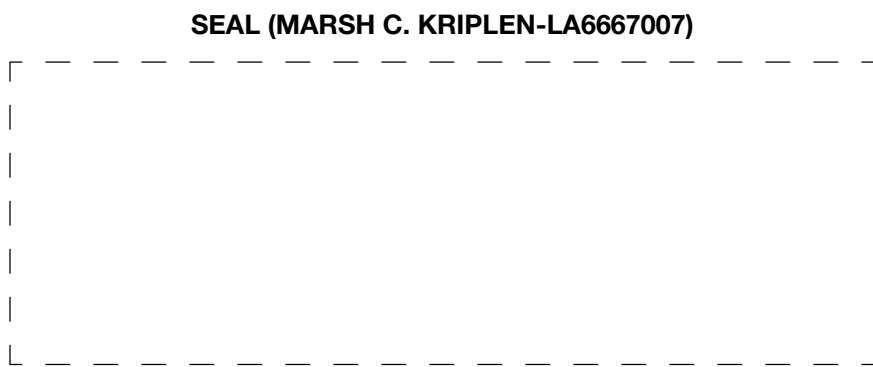


BROADVIEW RESIDENCE

10321 E Broadview Drive
Bay Harbor Islands, Florida 33154



12/10/2024		DRB SET
REV #	DATE	ISSUE
ARCHITECT / INTERIOR DESIGN TAMARA FELDMAN DESIGN 18411 W DIXIE HWY NORTH MIAMI BEACH, FL 33009 Phone: 305.454.0595		LANDSCAPE ARCHITECT L&ND 7294 NW 1st COURT MIAMI FL, 33150 Phone: 614.439.4895



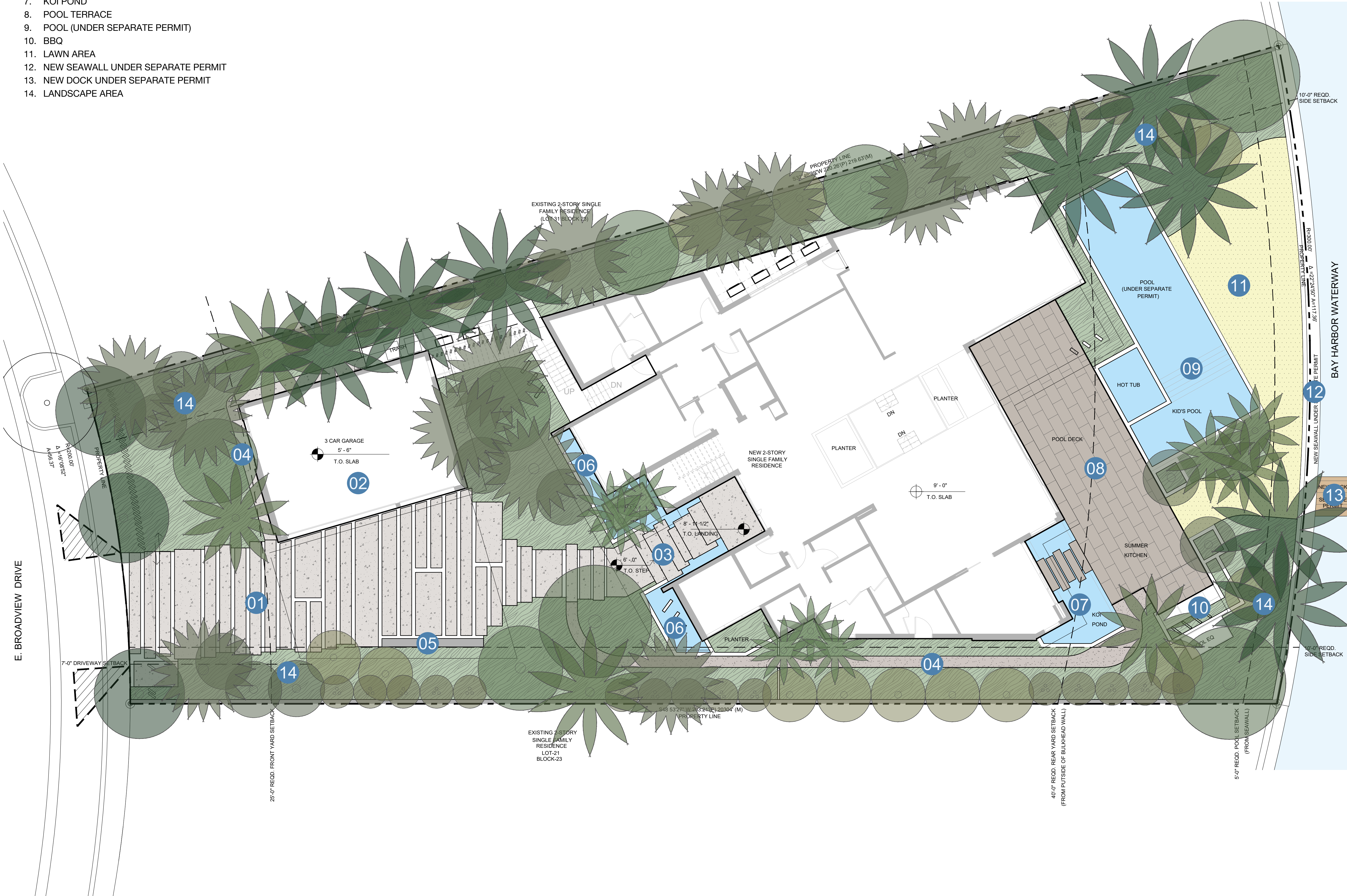
DRB SET

GENERAL SITE NOTES

L002

Legend

- 1. VEHICULAR ACCESS
- 2. GARAGE
- 3. PEDESTRIAN ACCESS
- 4. PEDESTRIAN CIRCULATION
- 5. EXTERIOR WALL REFER TO ARCH DRAWINGS
- 6. WATER FEATURE
- 7. KOI POND
- 8. POOL TERRACE
- 9. POOL (UNDER SEPARATE PERMIT)
- 10. BBQ
- 11. LAWN AREA
- 12. NEW SEAWALL UNDER SEPARATE PERMIT
- 13. NEW DOCK UNDER SEPARATE PERMIT
- 14. LANDSCAPE AREA



BROADVIEW RESIDENCE

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Bay Harbor Islands, Florida 33154

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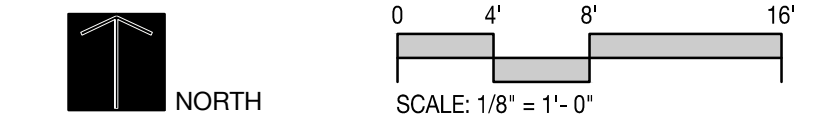
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ARCHITECT / INTERIOR DESIGN
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Phone: 305.454.0595

LANDSCAPE ARCHITECT
L&ND
7294 NW 1st COURT
MIAMI FL, 33150
Phone: 614.439.4895

SEAL (MARSH C. KRIPLEN-LA6667007)

DRB SET



SITE PLAN

L003

PROPERTY ADDRESS:
10321 E BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154
Folio# 13-2227-001-4190

LEGAL DESCRIPTION

Lot 30, in Block 23, of "BAY HARBOR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
ABSTRACT NOT REVIEWED.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey SKETCH OF SURVEY.
11- The North arrow and Bearings shown hereon are based State Plane Coordinates - Florida East Zone, GRID. 83/90 NAD.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
13- Benchmark Used: Miami-Dade County Benchmark #R-243. Elevation = +6.59'.
14- Flood Zone Data: Community/ Panel # 1206370144/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.00'
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

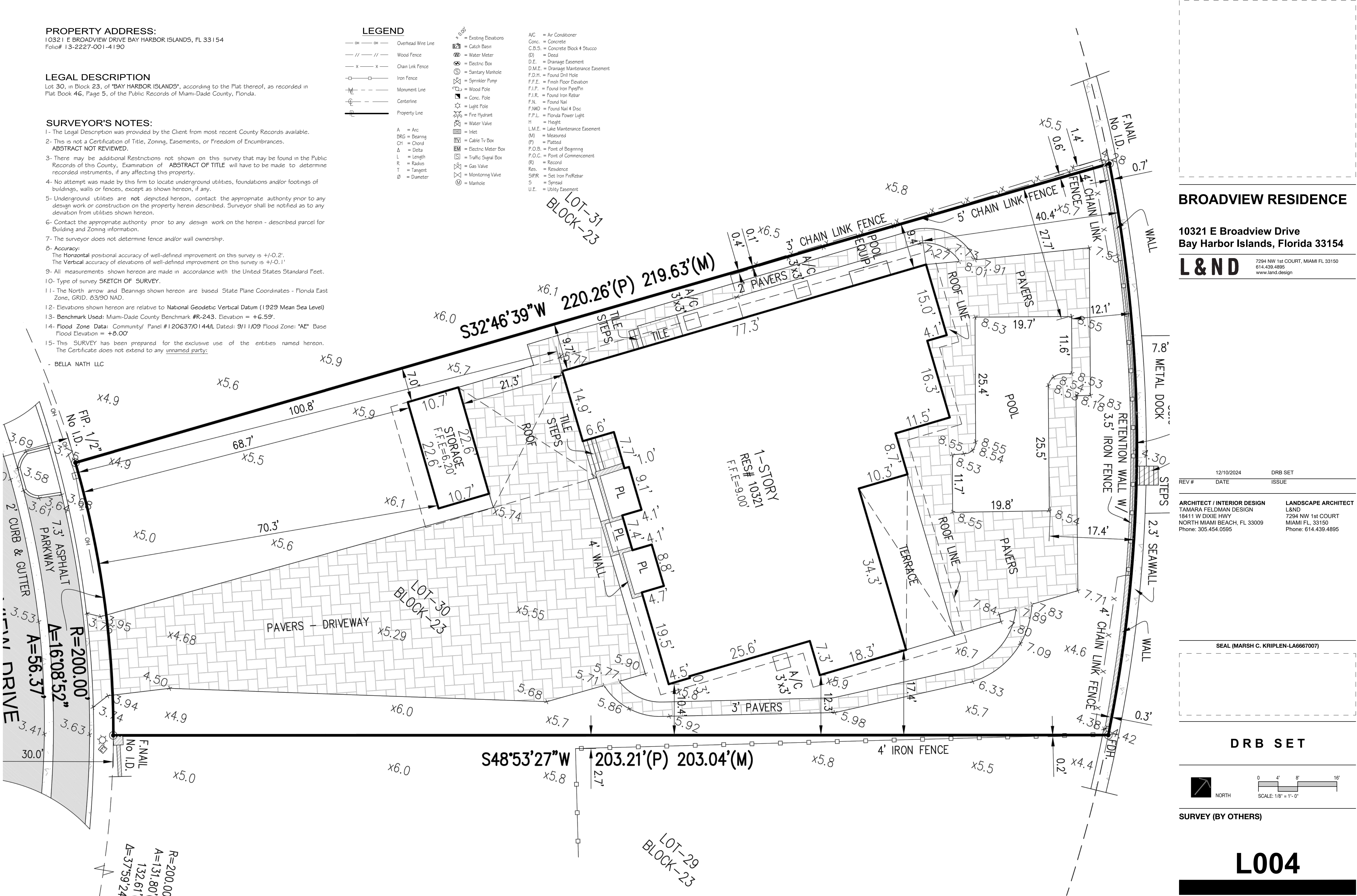
- BELLA NATH LLC

LEGEND

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

- A = Arc
BRG = Bearing
Ch = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter
= Existing Elevations
= Catch Basin
= Water Meter
= Electric Box
= Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
= Cable Tv Box
= Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
= Manhole

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



BROADVIEW RESIDENCE

10321 E Broadview Drive
Bay Harbor Islands, Florida 33154

L & N D

7294 NW 1st COURT, MIAMI FL 33150
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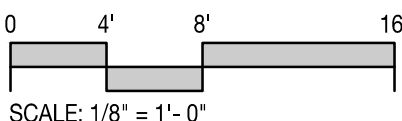
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MIAMI FL, 33150
Phone: 614.439.4895

SEAL (MARSH C. KRIPLEN-LA6667007)

DRB SET



NORTH



SURVEY (BY OTHERS)

L004

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Tree Disposition Schedule

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	APPROX HEIGHT (in feet)	CANOPY DIAMETER (in feet)	CRITICAL ROOTZONE RADIUS (in feet)	CONDITION	DISPOSITION	REMOVAL-MUNICIPAL CRITERIA		NOTES	
									PALM	DBH		
									1:1	DBH		
01	LAGERSTROEMIA INDICA	CRAPE MYRTLE	17	19		6	GOOD	OFF-SITE				
02	SYAGRUS ROMANZOFIANNA	QUEEN PALM	11	18		5	GOOD	REMOVE	1			
03	SYAGRUS ROMANZOFIANNA	QUEEN PALM	10	21		5	GOOD	REMOVE	1			
04	SYAGRUS ROMANZOFIANNA	QUEEN PALM	9	21		5	GOOD	REMOVE	1			
08	ACOELORRAPHE WRIGTII	PAUROTIS PALM	7	24		4	MODERATE	REMOVE	1			
09	ACOELORRAPHE WRIGTII	PAUROTIS PALM	7	24		4	MODERATE	REMOVE	1			
10	ARCHONTOPHOEANIX ALEXANDRAE	ALEXANDER PALM	4	27		4	GOOD	REMOVE	1			
11	ARCHONTOPHOEANIX ALEXANDRAE	ALEXANDER PALM	4	27		4	GOOD	REMOVE	1			
12	ARCHONTOPHOEANIX ALEXANDRAE	ALEXANDER PALM	4	27		4	GOOD	REMOVE	1			
13	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4	33		4	GOOD	REMOVE	1			
14	RAVENALA MADAGASCARENSIS	TRAVELER'S PALM	11	36		5	MODERATE	REMOVE	1			
15	PHOENIX ROEBELENI	PYGMY DATE PALM	18	9		4	GOOD	REMOVE	1			
16	PHOENIX ROEBELENI	PYGMY DATE PALM	14	12		4	GOOD	REMOVE	1			
18	ARCHONTOPHOEANIX ALEXANDRAE	ALEXANDER PALM	6	26		4	GOOD	REMOVE	1			
18A	ARCHONTOPHOEANIX ALEXANDRAE	ALEXANDER PALM	4	30		4	GOOD	REMOVE	1			
20	COCOS NUCIFERA	COCONUT PALM	11	27		5	GOOD	REMOVE	1			
21	COCOS NUCIFERA	COCONUT PALM	11	24		5	GOOD	REMOVE	1			
22	COCOS NUCIFERA	COCONUT PALM	9	21		5	GOOD	REMOVE	1			
23	COCCOLOBA UVIFERA	SEA GRAPE	90	24		23	MODERATE	REMOVE		90		
26	ROYSTONEA REGIA	ROYAL PALM	18	18		5	GOOD	REMOVE	1			
27	SYAGRUS ROMANZOFIANNA	QUEEN PALM	11	21		4	GOOD				Does not appear on Survey or Tree Location Diagram	
28	SABAL PALMETTO	CABBAGE PALM	10	15		4	GOOD				Does not appear on Survey or Tree Location Diagram	
29	SCHEFFLERA ACTIMOPHYLLA	UMBRELLA TREE	NA	NA		NA	NA	REMOVE			Invasive	
FROM PROPOSED PLANTING												
TOTAL UNITS TO BE REMOVED:									18	90	inches	
TOTAL ESTIMATED REQUIRED ON SITE MITIGATION PER CODE (12' Height and 2" DBH):									30		trees	
PROPOSED ON SITE MITIGATION BREAKDOWN											TREE CREDIT	
CANOPY TREE I - 12'HT / 2"DBH MIN:											0	
CANOPY TREE II - 16'HT / 4" DBH MIN:									25	one CT II is equal to two CT I		50
CANOPY TREE III - 18'HT / 6" DBH MIN:									0	one CT III is equal to three CT I		0
CANOPY TREE IV - 20' HT / 8" DBH MIN:									8	one CT IV is equal to four CT I		32
CANOPY TREE V - 24' HT / 12" DBH MIN:									0	one CT V is equal to six CT I		0
NATIVE - 10'HT / 1.5" DBH MIN:									2	up to 30% of required CT I		12
PALMS - 14'HT / 3"DBH MIN:									33	up to 30% of required CT I at 2 palm/tree		33
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):									68		COMBINATION FULFILLS SITE MITIGATION OF:	127

City's Tree Replacement Chart

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each Replacement Tree is a minimum of 2" DBH x 6' spread in Canopy x 12' in height)	OR	Total number of replacement trees required (where each Replacement Tree is a minimum of 4" DBH x 8' spread in Canopy x 16' in height)	Contribution to Tree Trust Fund	DIVERSITY OF REQUIRED TREE SPECIES IN ORDER TO AVOID A MONO-SPECIES APPEARANCE AND TO CIRCUMVENT SIGNIFICANT TREE LOSS DUE TO DISEASE TO A SPECIFIC TREE SPECIES, THE NUMBER OF DIFFERENT TREE SPECIES TO BE PLANTED IS AS FOLLOWS: A. 1 TO 5 REQUIRED TREES : 2 TREES SPECIES B. 6 TO 10 REQUIRED TREES: 3 TREE SPECIES C. 11 TO 15 REQUIRED TREES: 4 TREE SPECIES D. 16 TO 20 REQUIRED TREES: 5 TREE SPECIES R. 21 TO 30 REQUIRED TREES: 6 TREE SPECIES
2"—3"	1	or	0	\$1,000.00	
4"—6"	2	or	1	\$2,000.00	
7"—12"	4	or	2	\$4,000.00	
13"—18"	6	or	3	\$6,000.00	
19"—24"	8	or	4	\$8,000.00	
25"—30"	10	or	5	\$10,000.00	
31"—36"	12	or	6	\$12,000.00	
37"—42"	14	or	7	\$14,000.00	
43"—48"	16	or	8	\$16,000.00	
49"—60"	20	or	10	\$20,000.00	

Trees & Planting to be Removed Notes

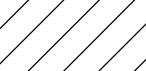
1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

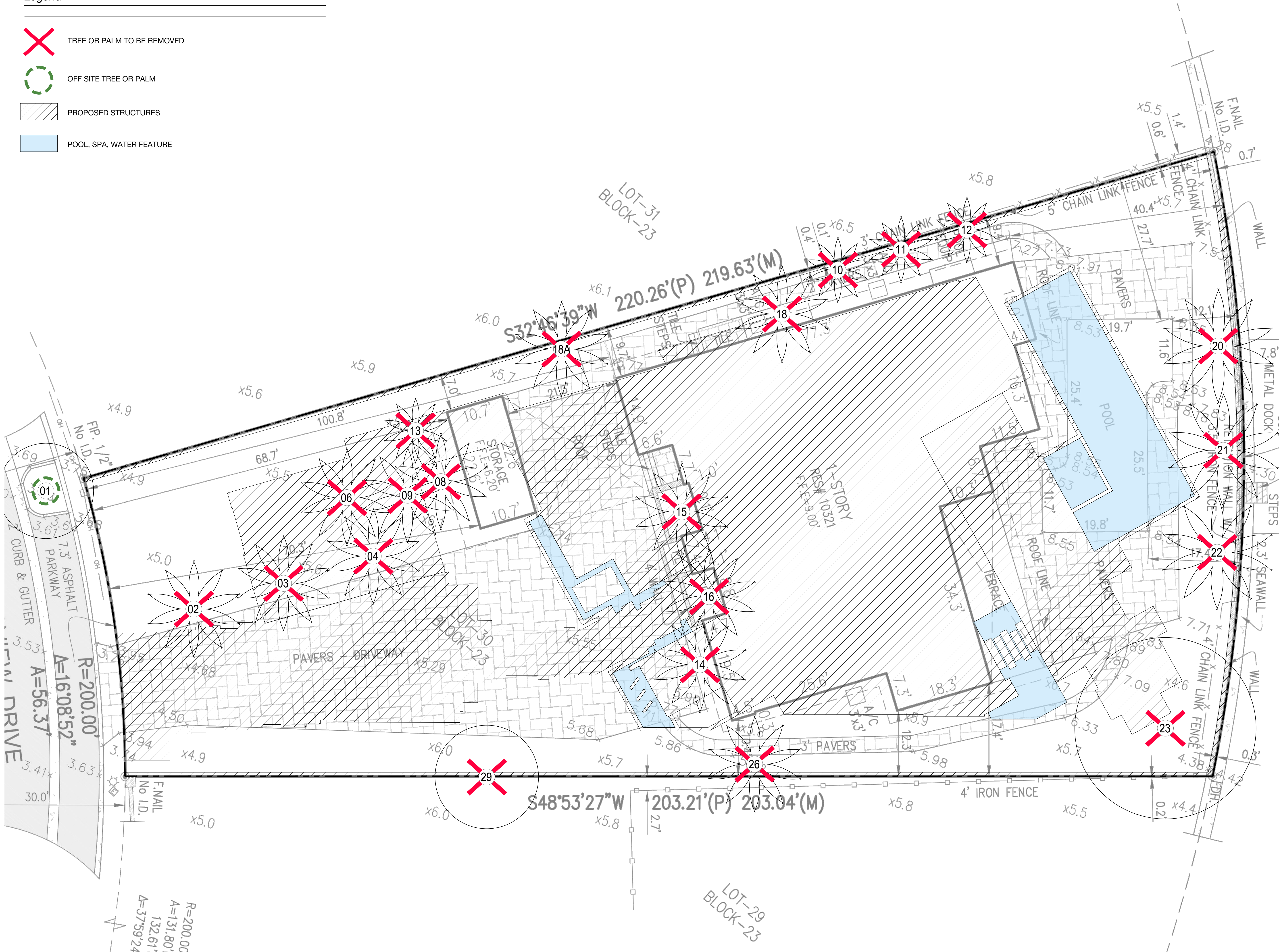
DRB SET

TREE DISPOSITION SCHEDULE & NOTES

L100

Legend

-  TREE OR PALM TO BE REMOVED
-  OFF SITE TREE OR PALM
-  PROPOSED STRUCTURES
-  POOL, SPA, WATER FEATURE



BROADVIEW RESIDENCE

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Bay Harbor Islands, Florida 33154

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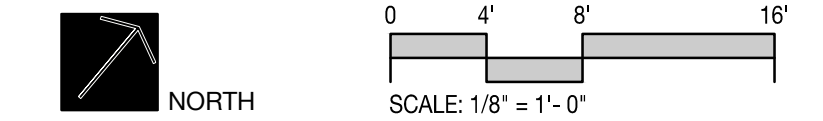
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SEAL (MARSH C. KRIPLEN-LA6667007)

DRB SET



TREE DISPOSITION PLAN

L110

Materials Notes

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECS: SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



Material A

CONCRETE WITH SEA SHELL FINISH

COLOR: Natural
LOCATION: Vehicular Circualtion
SPECS: Smooth Sea Shell Finish
SOURCE: TBD



Material C

SHELL REEF PAVERS

COLOR: Natural
LOCATION: Outdoor Terraces
SPECS: 24" x 48" Pavers
SOURCE: TBD



Material B

CRUSHED SHELL

COLOR: Natural
LOCATION: Pedestrian Circulation
SPECS: 1/2" - 1" Ø Average
SOURCE: TBD



Material D

LANDSCAPE EDGING

COLOR: Black
LOCATION: Landscape Areas
SPECS: 1/8" x 4"
SOURCE: Permaloc Inc

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DRB SET

MATERIALS SCHEDULE & NOTES

L200

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Legend

A

MATERIAL A
CONCRETE WITH SEA
SHELL FINISH

B

MATERIAL B
CRUSHED SEA SHELL

C

MATERIAL C
SHELL REEF PAVERS

LAWN AREA

POOL / SPA / WATER FEATURE

LANDSCAPE AREA

The site plan illustrates the layout of the Broadview Residence. It features an existing 2-story single family residence (Lot 31 Block 23) and a new 2-story single family residence. The property is bounded by E. Broadview Drive to the west and a Bay Harbor Waterway to the east. The plan includes a 3-car garage, a pool area with a hot tub and a kid's pool, a summer kitchen, and a koi pond. Various pavement types (1, 2, 3, 4, 5) are indicated, along with landscape areas, lawn areas, and pool/spa/water features. Setbacks are clearly marked, including a 10'-0" required side setback from the waterway and a 5'-0" required pool setback from the seawall. The plan also shows a new dock under a separate permit and a new seawall under a separate permit. Dimensions for setbacks and property lines are provided throughout the drawing.

BROADVIEW RESIDENCE

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A north arrow pointing towards the top right of the page. Below it is a graphic scale bar showing 0, 4, 8, and 16 feet. The text 'SCALE: 1/8" = 1'-0"' is printed below the scale bar.

MATERIALS PLAN

L210

© COPYRIGHT LAND

Planting Notes

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

Planting Schedule

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
TREES					
CBA	1	CASSIA BAKERIANA	PINK SHOWER TREE	20' HT / 20' SP / 6" DBH	
CRO	5	CLUSIA ROSEA	AUTOGRAPH TREE	20' HT / 20' SP	●
CUV	2	COCOLOBA UVIFERA	SEA GRAPE	20' HT / 20' SP / MULTI-TRUNK	●
GOF	2	GUAIACUM OFFICINALE	LIGNUM VITAE	10' HT / 10' SP / 2" DBH	●
SSU	3	SENNA SURATTENSIS	GLAUCOUS CASSIA	20' HT / 16' SP / 6" DBH	
NATIVE UNDERSTORY TREES					
CWI	2	CANELLA WINTERANA	CINNAMON BARK	16' HT / 16' SP / 4" DBH	●
GLU	12	GYMNANTHES LUCIDA	CRABWOOD	16' HT / 16' SP / 4" DBH	●
PDI	8	PIMENTA DIOICA	ALLPSICE	16' HT / 16' SP / 4" DBH	●
PALMS					
AAL1	2	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 25' OA	
AAL2	2	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 30' OA	
AAL3	2	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 35' OA	
CBY	2	COPERNICIA BAILEYANA	BAILEY PALM	FG 20' CT	
CNU1	3	COCOS NUCIFERA	COCONUT PALM	FG 20' CT	
CNU2	2	COCOS NUCIFERA	COCONUT PALM	FG 25' CT	
CNU3	3	COCOS NUCIFERA	COCONUT PALM	FG 30' CT	
DAL1	1	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 15' CT	
DAL2	1	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 20' CT	
DAL3	1	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 25' CT	
EGU	2	ELAEIS GUINEENSIS	OIL PALM	FG 25' CT	
SPA1	4	SABAL PALMETTO	SABAL PALM	FG 20' CT	●
SPA2	4	SABAL PALMETTO	SABAL PALM	FG 25' CT	●
SPA3	4	SABAL PALMETTO	SABAL PALM	FG 30' CT	●
BAMBOO					
BCH	5	BAMBUSA CHUNGI	BLUE BAMBOO	45 GAL / FG 12' HT	
BTE	5	BAMBUSA TEXTILIS	WEAVER'S BAMBOO	45 GAL / FG 12' HT	
PNI	18	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	45 GAL / FG 12' HT	
SHRUBS & GROUNDCOVERS					
AL	6	ALOCASSIA PORTORA	ELEPHANT EARS	15 GAL / 48" O.C.	
CN	119	CLUSIA NANA	DWARF CLUSIA	3 GAL / 24" O.C.	●
EL	204	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL / 12" O.C.	●
FM	46	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 24" O.C.	●
IV	57	IRIS VERSICOLOR	PURPLE IRIS	3 GAL / 24" O.C.	
MD	32	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL / 48" O.C.	
NF	136	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL / 36" O.C.	●
NO	256	NEPHROLEPIS OLITERATA	KIMBERLY FERN	3 GAL / 24" O.C.	●
PA	52	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3 GAL / 36" O.C.	●
PB	234	PHILODENDRON BURLE MARX	BURLE MARX PHILODENDRON	3 GAL / 24" O.C.	
GRASSES					
TD	40	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL / 36" O.C.	●
ZJ	943 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD	
NOTE: CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$ 10,000 WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS					

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: 10321 E BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
LOT AREA: 0.42 ACRES OR 18,316 SQFT

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	
→ 2. Single-Family Waterfront Lot	6	66
3. Two-Family Lot	5	
→ 4. Number of Shade Trees in Front Yard	2	31
→ 5. Native Species Required – 50% min.	3	46
→ 6. Drought Tolerant and Low Maintenance Species Required – 50% min.	3	46
B. Street Trees Required**	Required	Provided
Measured @ 1:35 lineal feet of frontage	2	3
Width of lot _____ / 35' = _____		
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	500+
3. Two-Family Lot	50	
→ 4. Native Species Required – 30% min.	15 / 18	400+
→ 5. Drought Tolerant and Low Maintenance Species Required – 50%	25 / 30	400+
D. Maximum Lawn Area Allowed****	10,989 SF Max.	943 SF
60% of Net Lot Area		

NOTES:

1. REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MIN OF 12 INCHES IN OVERALL HEIGHT, 4FT OF CLEAR WOOD BEFORE BRANCING AND HAVE MINIMUM 2 ½" TRUNK CALIPER. PALM TREES (15' HT 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
2. MIAMI DADE COUNTY RIGHT OF WAY CODE SEC 18B / BHI LANDSCAPE CODE SEC. 24-16 (A) (2) (A) STREET TREE SIZE = 15' MIN HT / 6' MIN CLEAR WOOD / 2 ½" MIN TRUNK CALIPER
3. REQUIRED SHRUBS AT TIME OF PLANTING MUST BE A MIN OF 24 INCHES OF OVERALL HEIGHT, SPACED MAX 24" ON CENTER, IF USED AS A VISUAL SCREEN MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT
4. 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 / UF FLORIDA LOW-MAINTENANCE PLANTS FOR SOUTH FLORIDA

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PLANTING SCHEDULE & NOTES
LANDSCAPE LEGEND

L400



CBA
CASSIA BAKERIANA
PINK SHOWER TREE



CRO
CLUSIA ROSEA
AUTOGRAPH TREE



CUV
COCOLOBU UVIFERA
SEA GRAPE



GOF
GUAIACUM OFFICINALE
LIGNUM VITAE



SSU
SENNA SURATTENSIS
GLAUCOUS CASSIA



CWI
CANELLA WINTERIANA
CINNAMON BARK



GLU
GYMNANTHES LUCIDA
CRABWOOD



PDI
PIMENTA DIOICA
ALLSPICE



AAL
ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



CBY
COPERNICA BAYLEIANA
BAILEY PALM



CBY
COPERNICA BAYLEIANA
BAILEY PALM



CNU
COCOS NUCIFERA
COCONUT PALM



DAL
DICTYOSPERMA ALBUM
HURRICANE PALM



EGU
ELAEIS GUINEENSIS
OIL PALM



SPA
SABAL PALMETTO
SABAL PALM



BCH
BAMBUSA CHUNGI
BLUE BAMBOO



BTE
BAMBUSA TEXTILIS
WEAVER'S BAMBOO



PNI
PHYLLOSTACHYS NIGRA
BLACK BAMBOO



AL
ALOCASSIA PORTORA
ELEPHANT EARS



CN
CLUSIA NANA
DWARF CLUSIA



EL
ERNODEA LITTORALIS
GOLDEN CREEPER



FM
FICUS MACROCARPA
GREEN ISLAND FICUS



IV
IRIS VERSICOLOR
PURPLE IRIS



MD
MONSTERA DELICIOSA
SWISS CHEESE PLANT



NF
NEPHROLEPSIS FALCATA
MACHO FERN



NO
NEPHROLEPSIS OLITERATA
KIMBERLY FERN



PA
PENNISETUM ALOPECUROIDES
FOUNTAIN GRASS



PB
PHILODENDRON BURLE MARX
BURLE MARX PHILODENDRON



TD
TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS



ZJ
ZOYSIA JAPONICA
ZOYSIA GRASS

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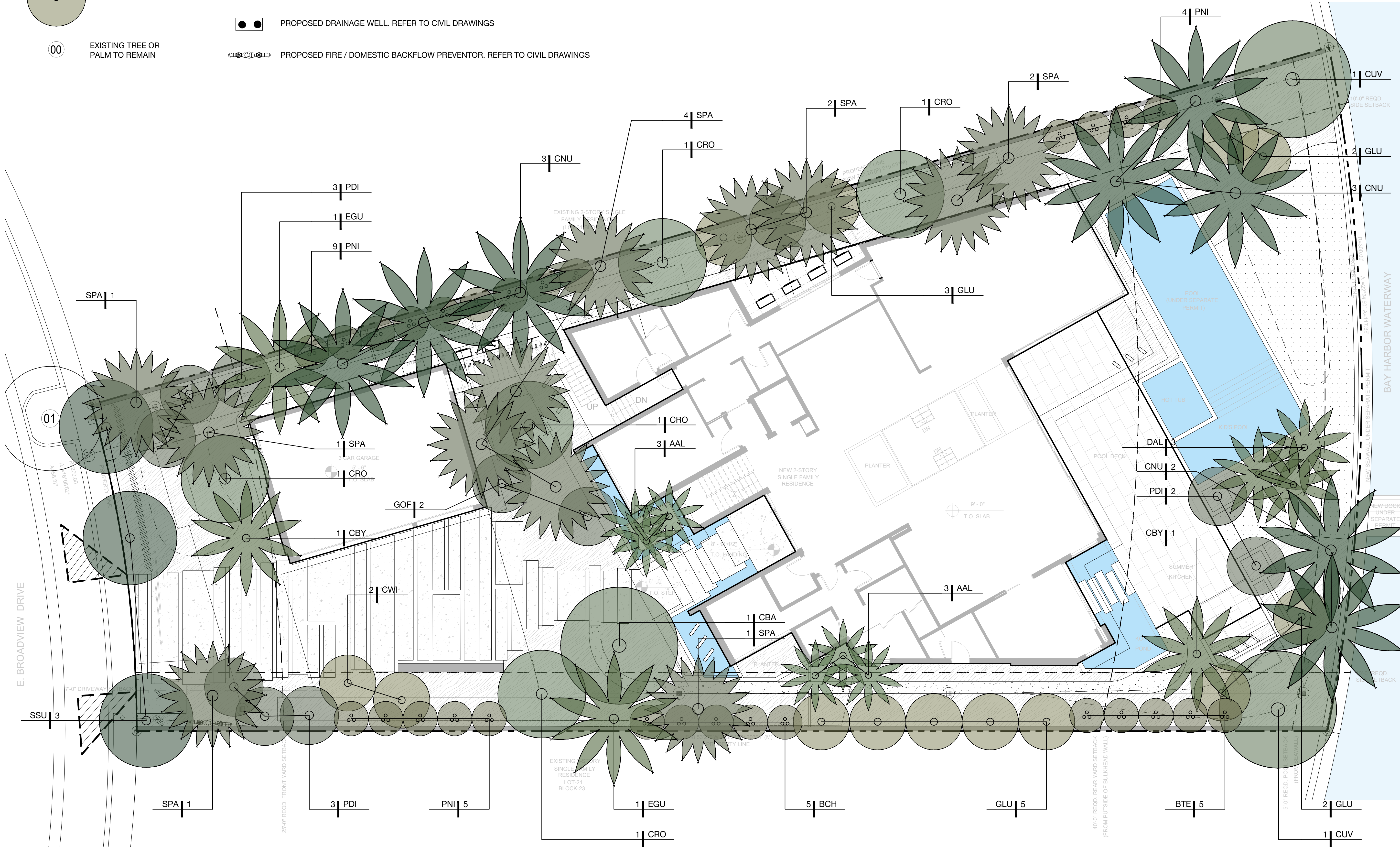
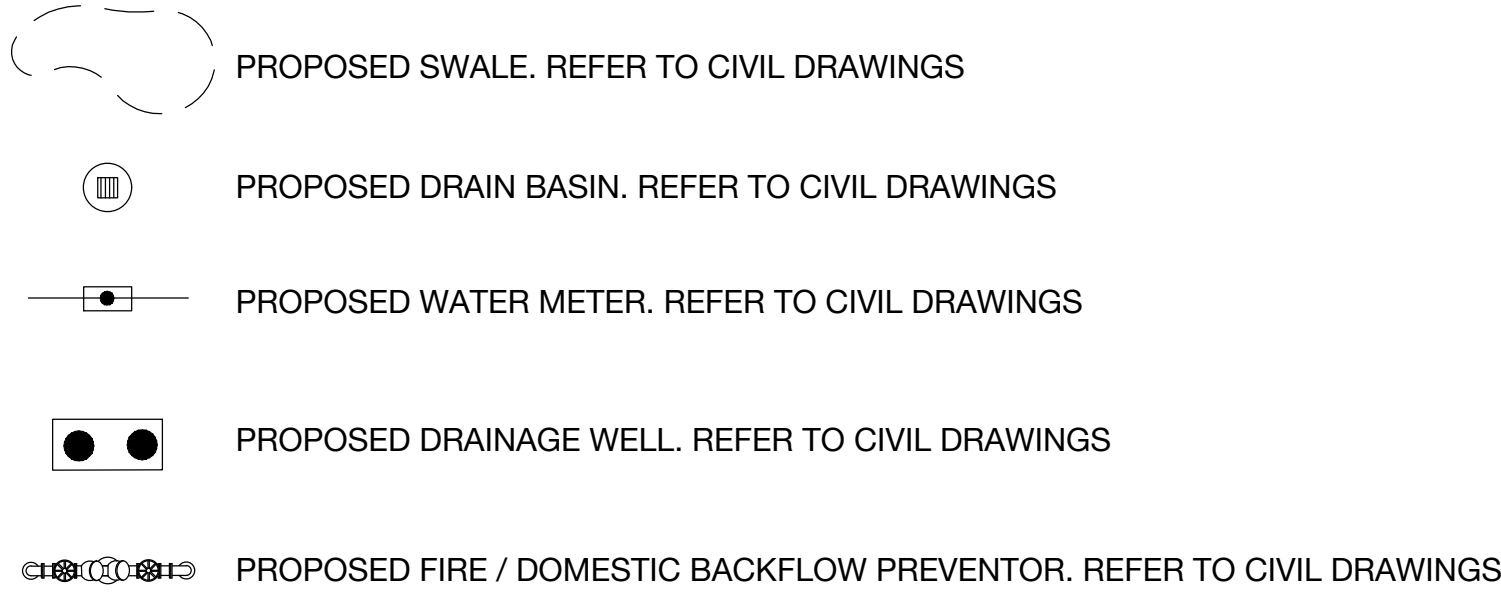
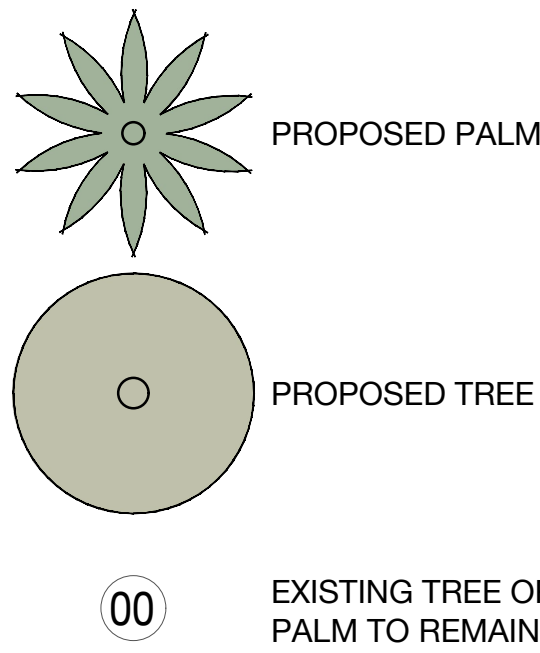
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DRB SET

PLANTING PALETTE

L401

Legend



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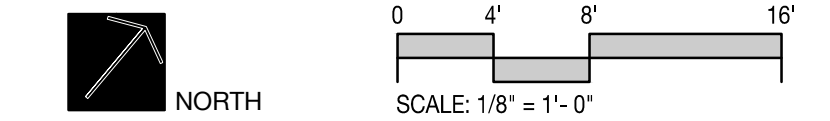
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TREES & PALMS PLANTING PLAN

L410

Legend

TYP
#

PROPOSED SHRUB / GROUNDCOVER

PROPOSED LAWN AREA



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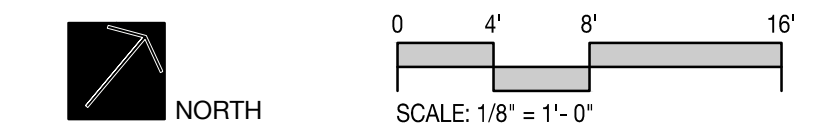
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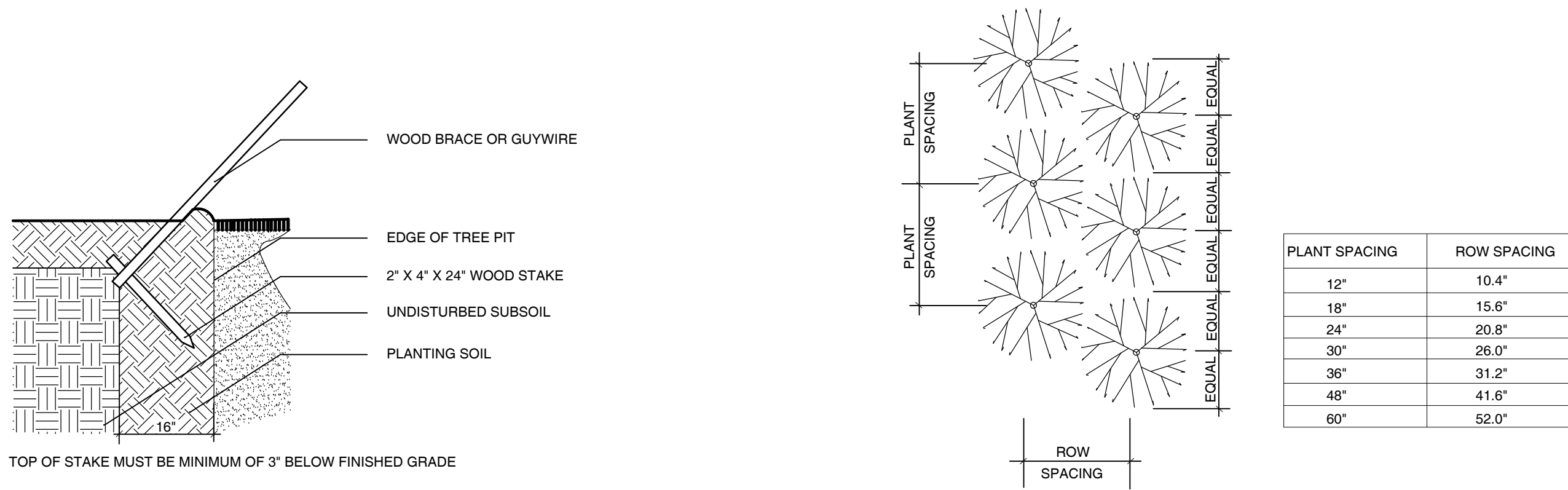
SEAL (MARSH C. KRIPLEN-LA6667007)

DRB SET



UNDERSTORYPLANTING PLAN

L420



1 STAKING DETAIL
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA. COVER TO PROTECT FROM RAIN AND MINIMIZE DUST.
COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

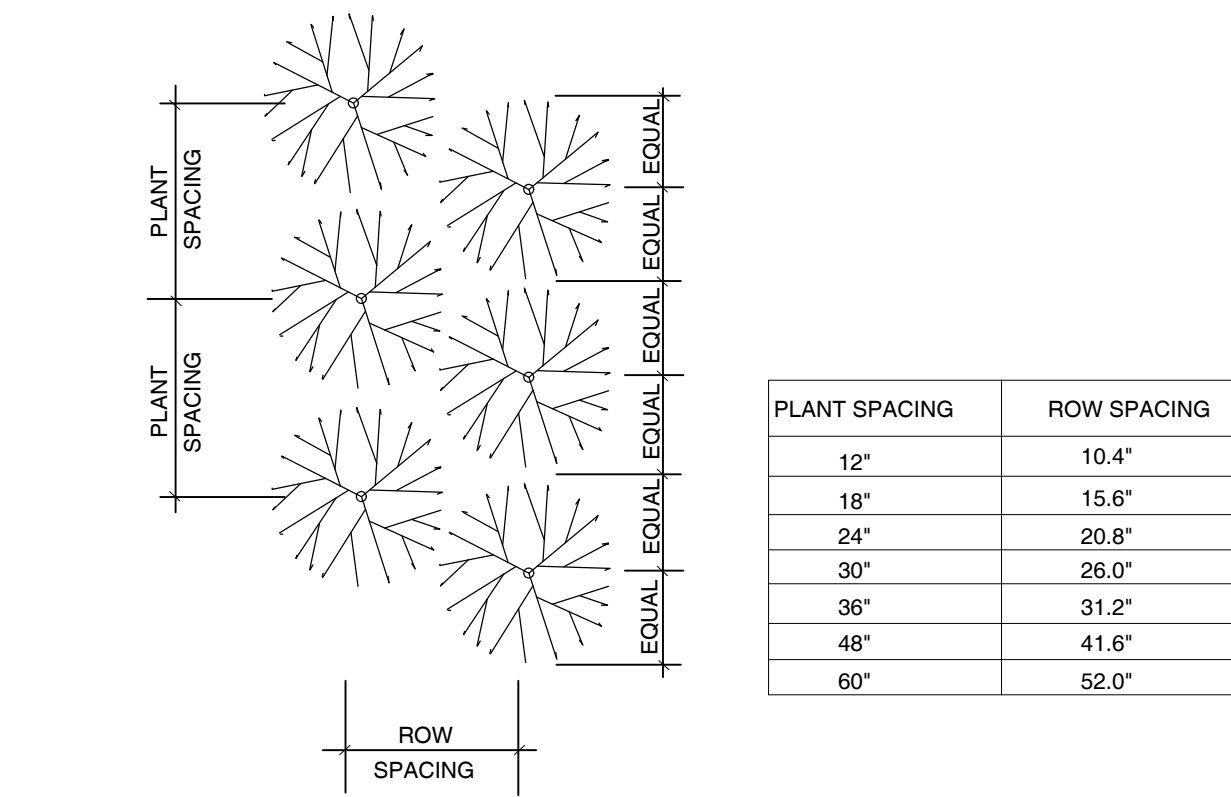
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

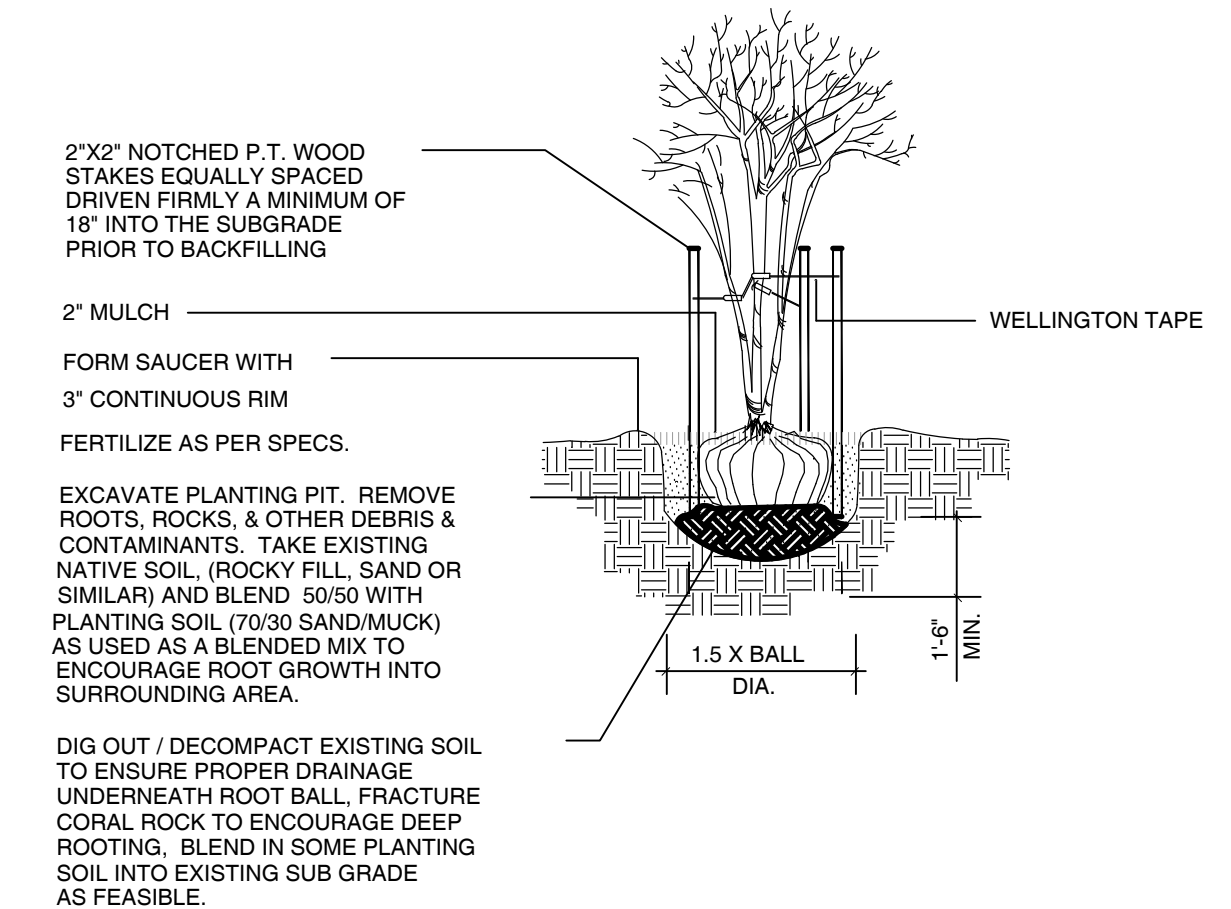
MIX:
5050- MUCK AND FINE SAND

SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING

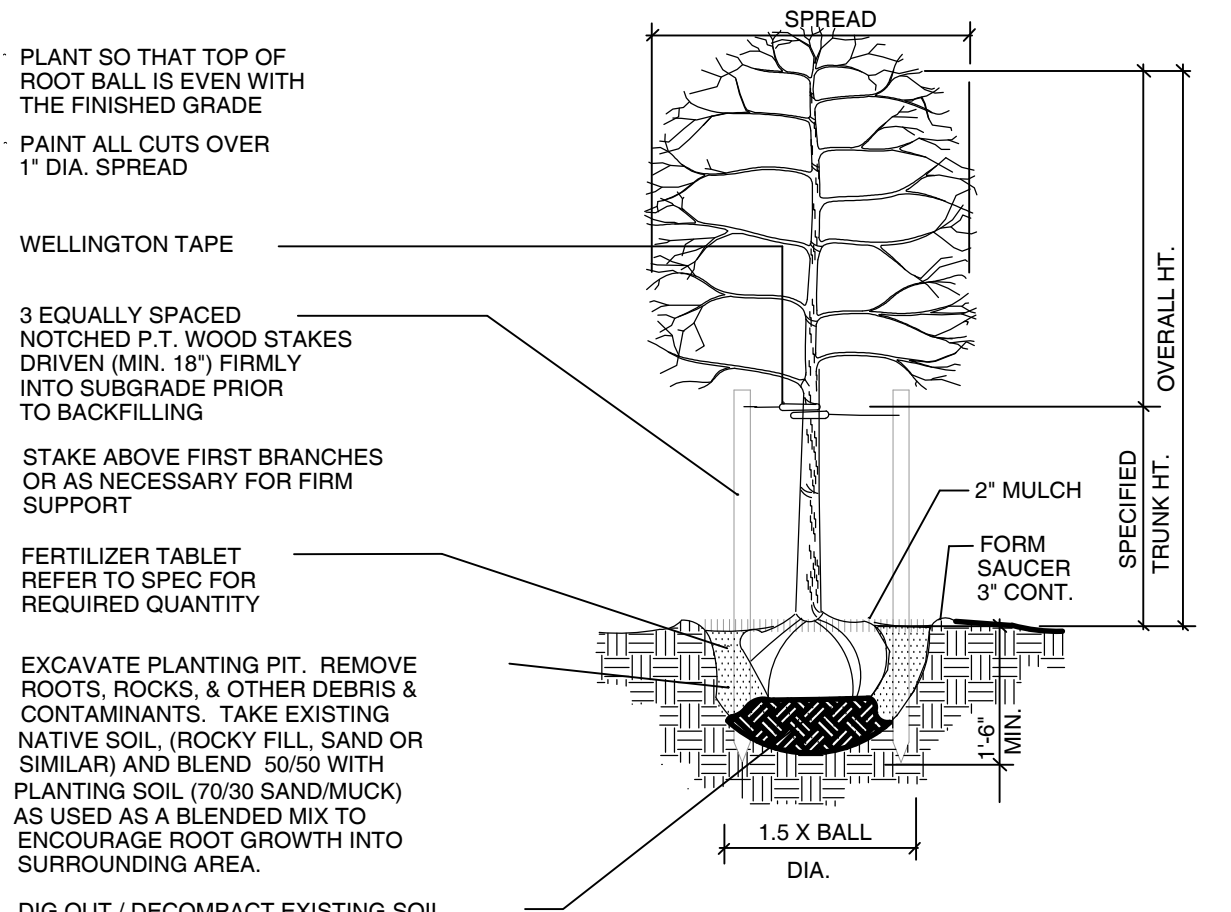


2 PLANT SPACING
SCALE: NOT TO SCALE



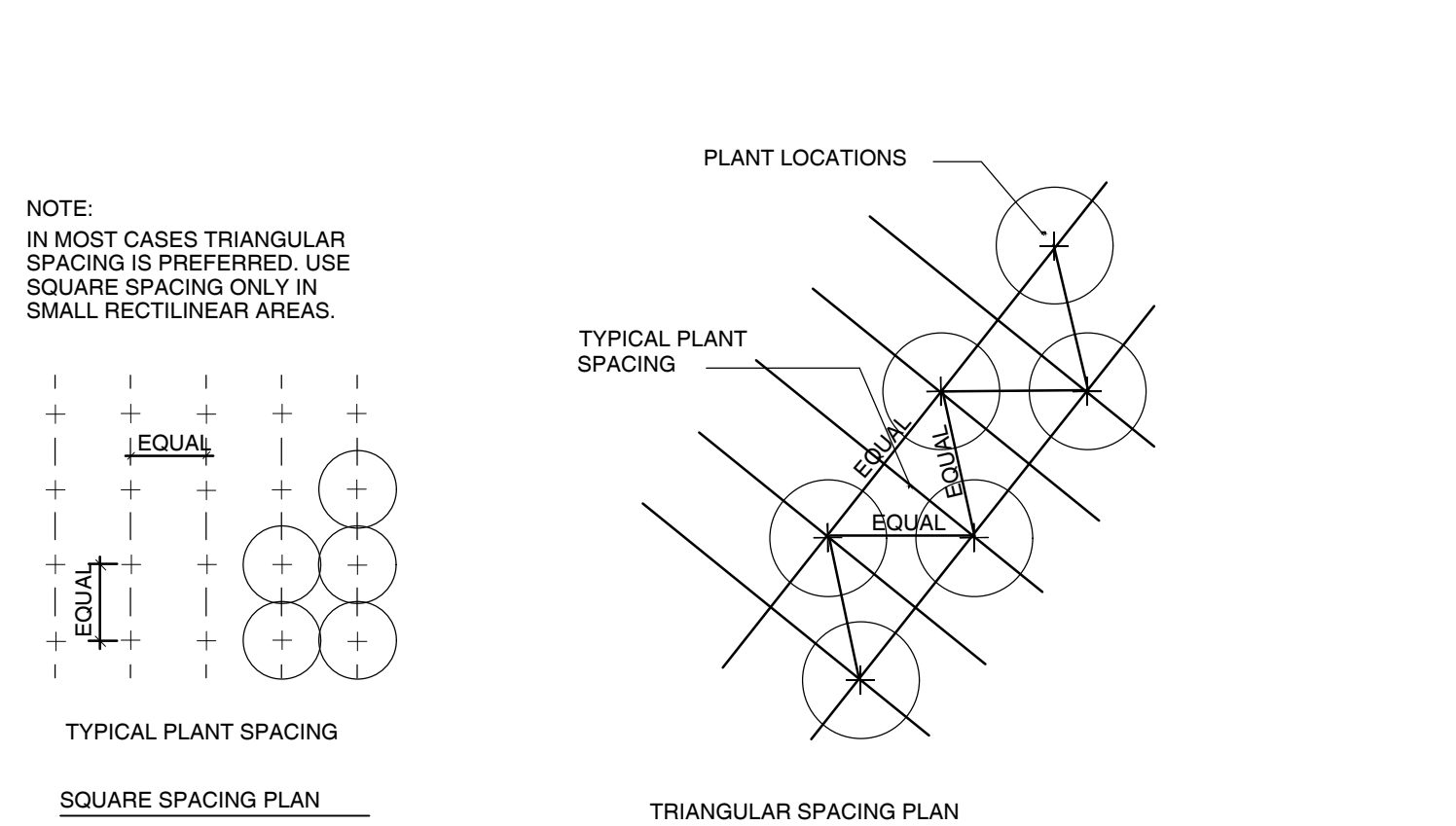
7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2



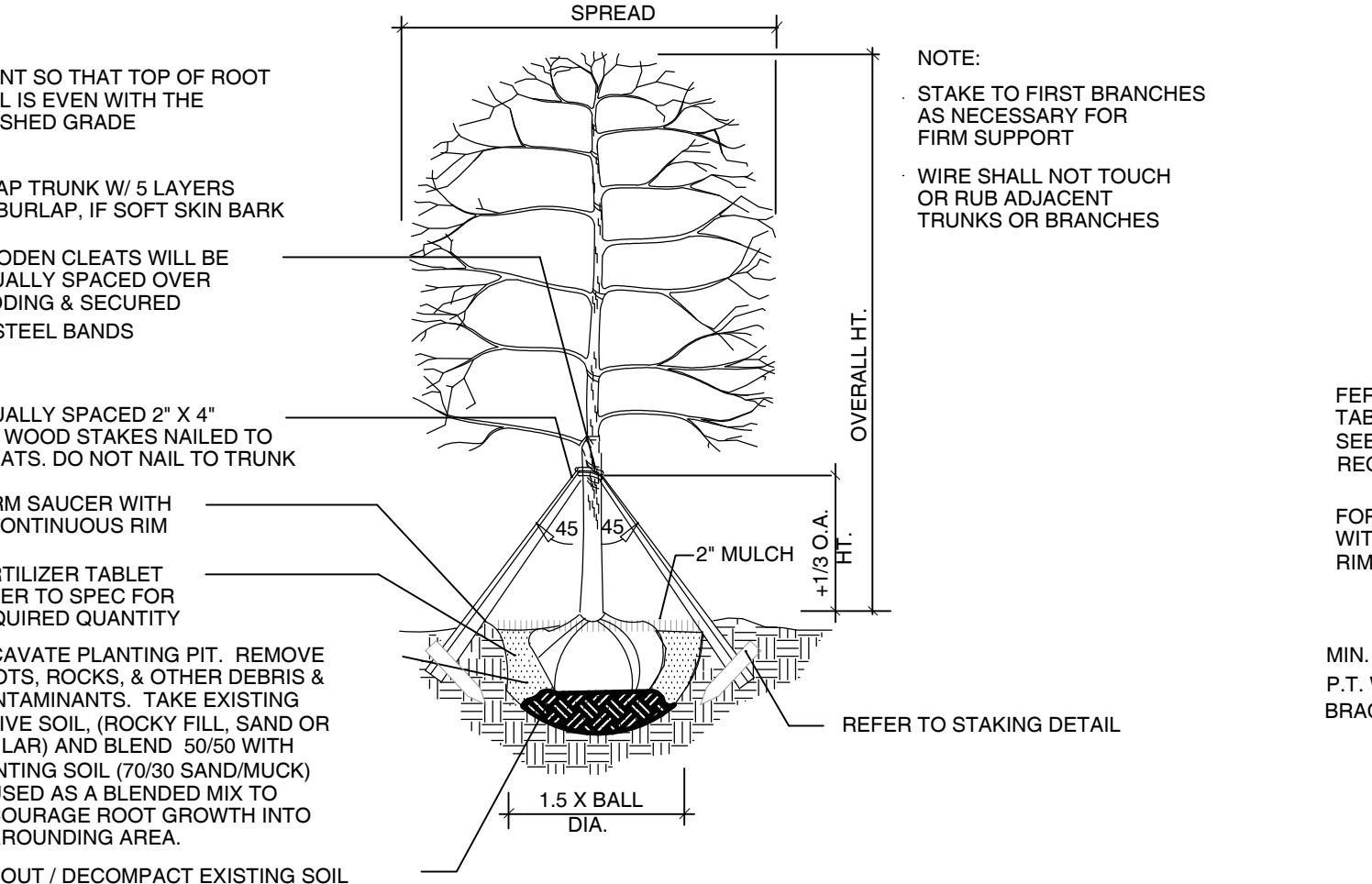
NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING
SCALE: NOT TO SCALE



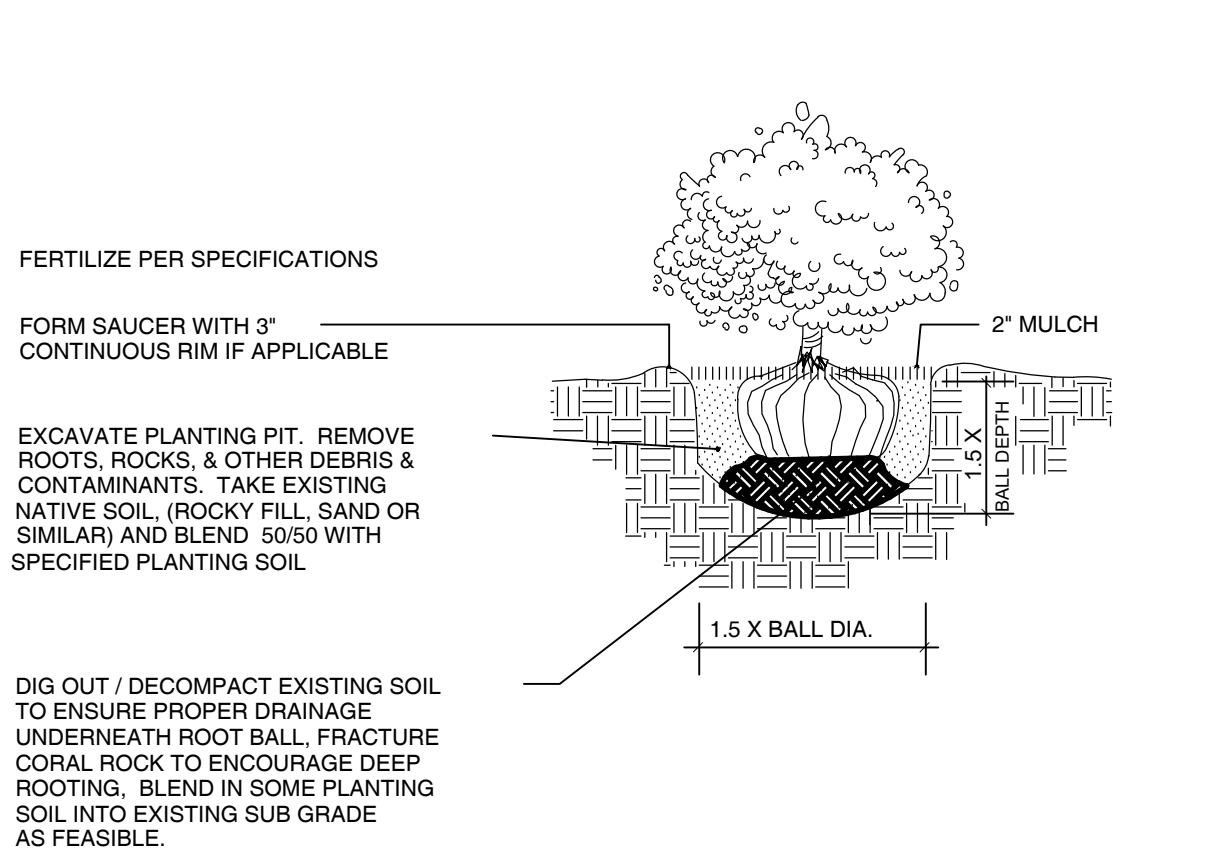
8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d

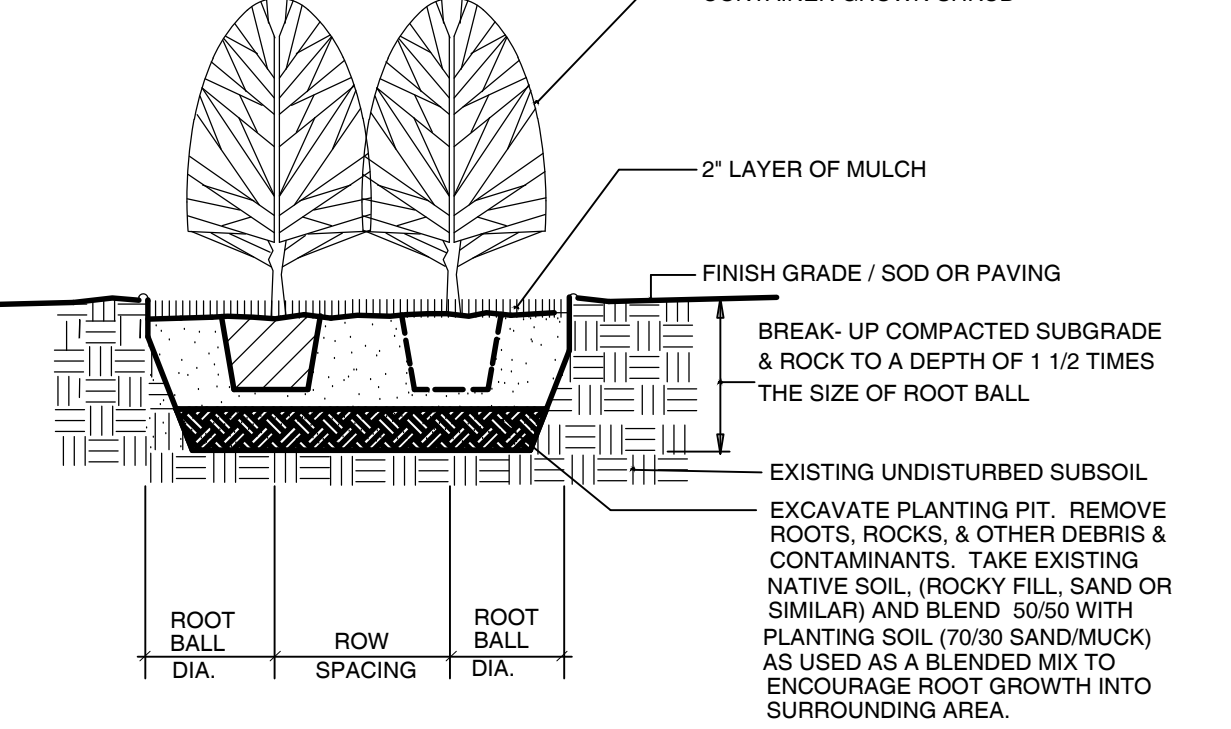


NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

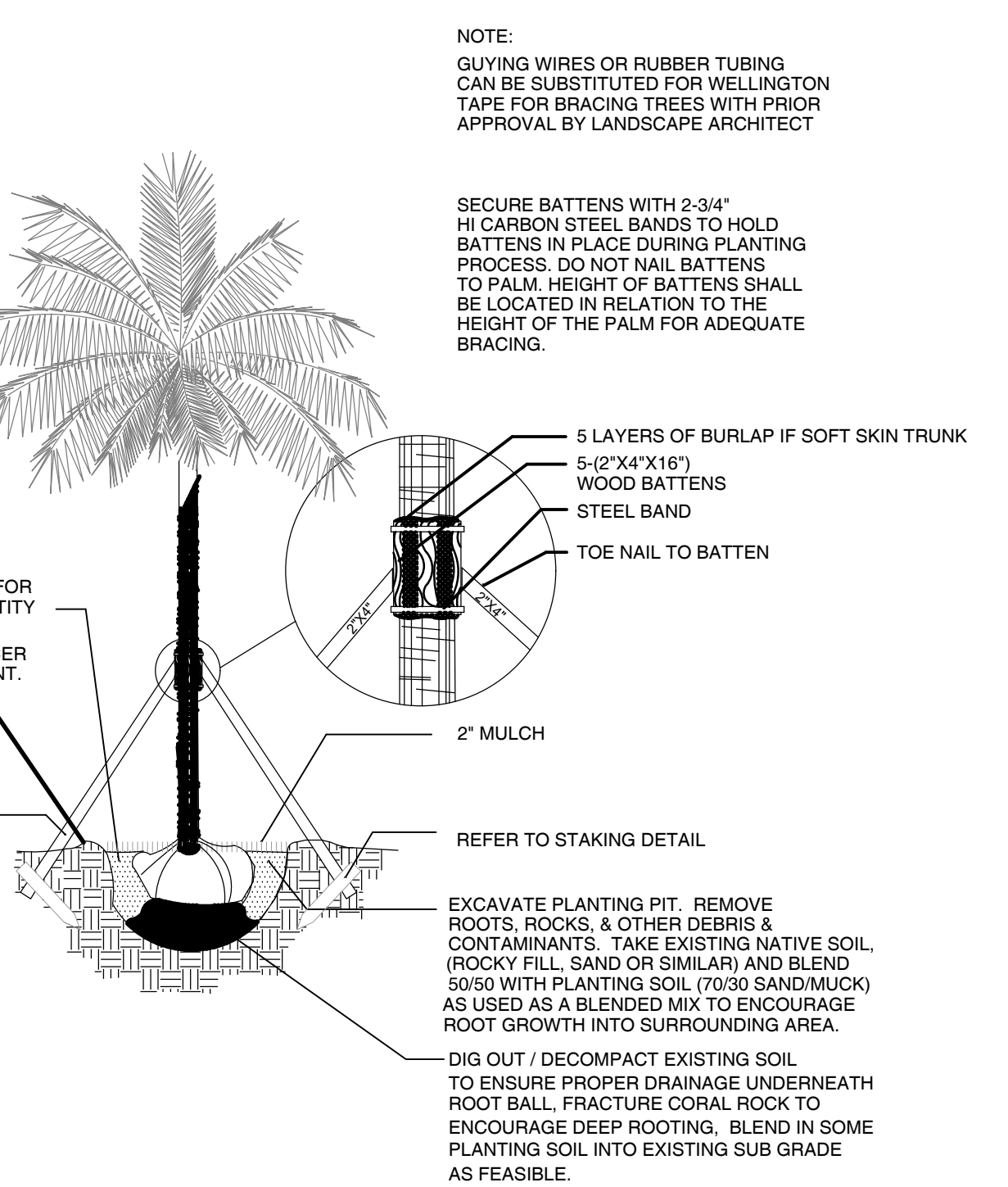
11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING
SCALE: NOT TO SCALE



3 SHRUB PLANTING
SCALE: NOT TO SCALE



9 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE

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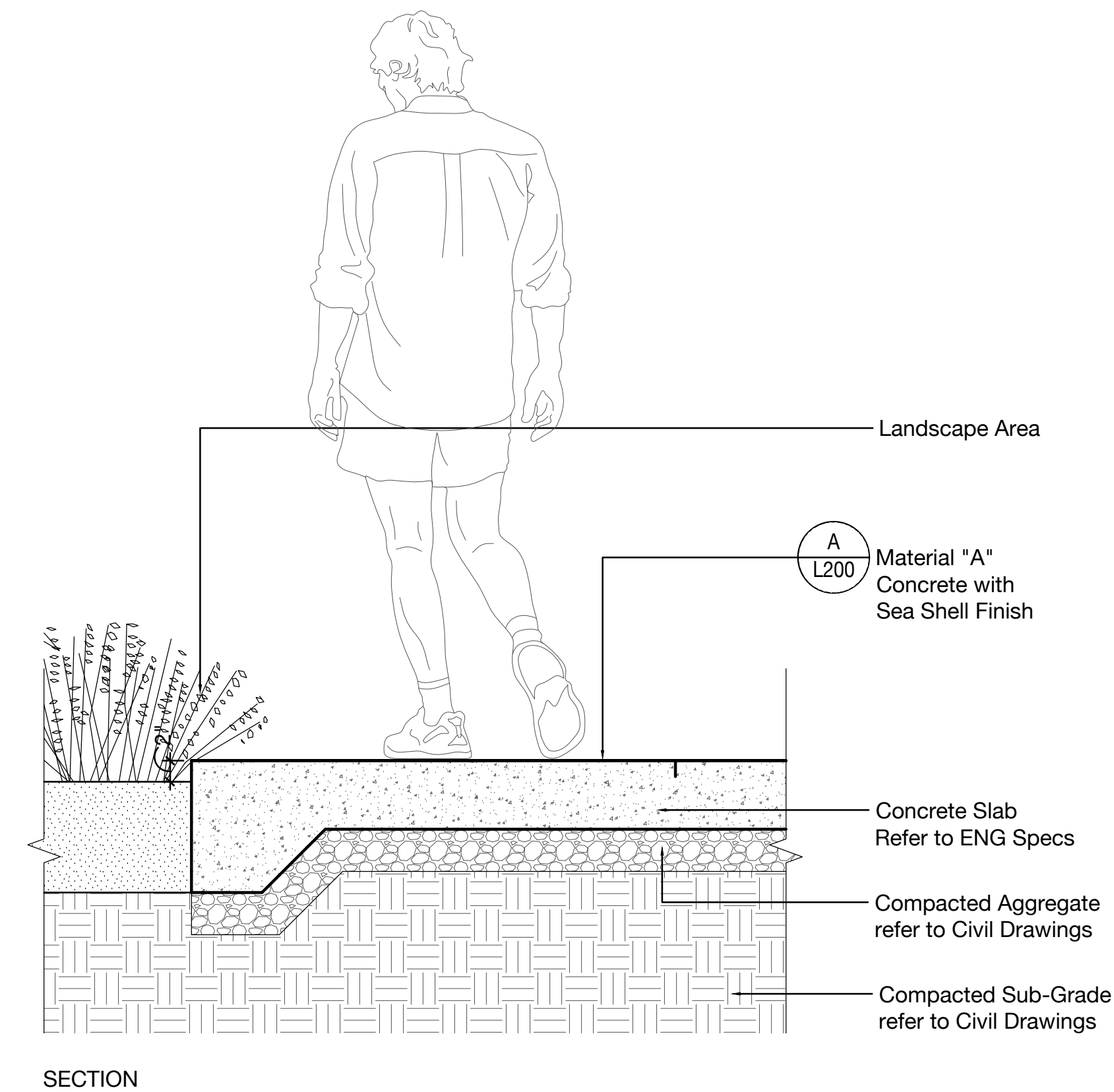
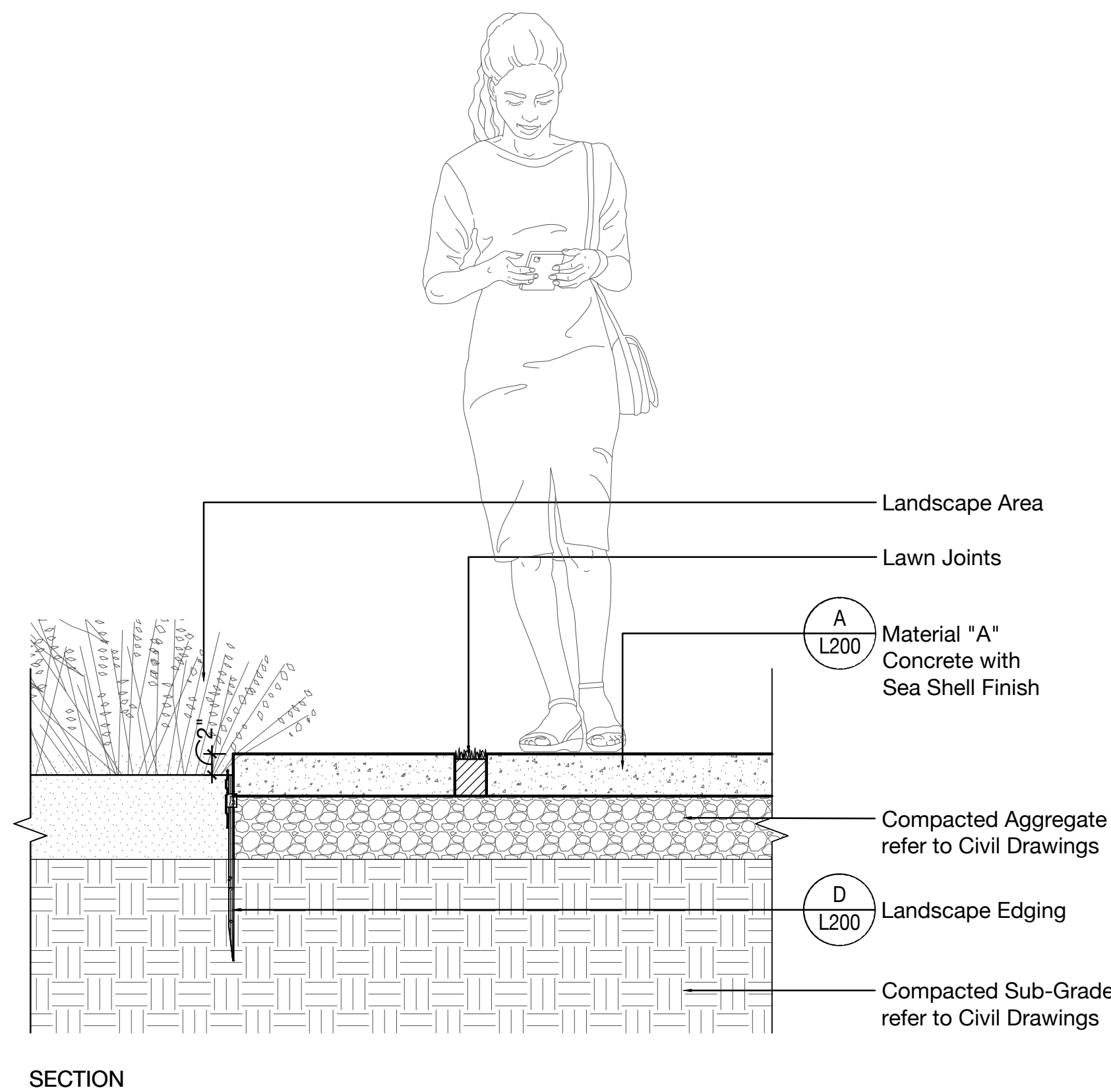
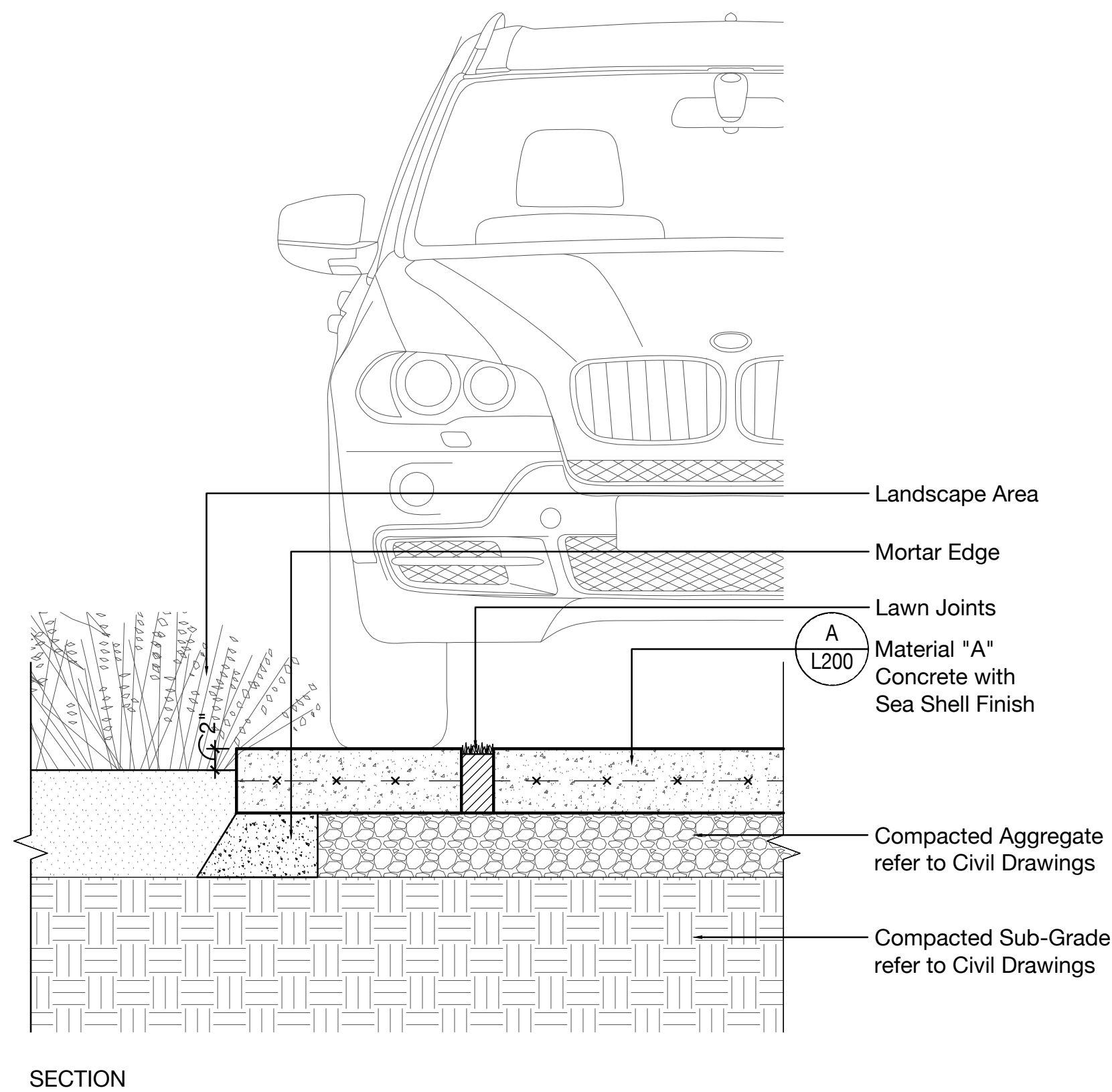
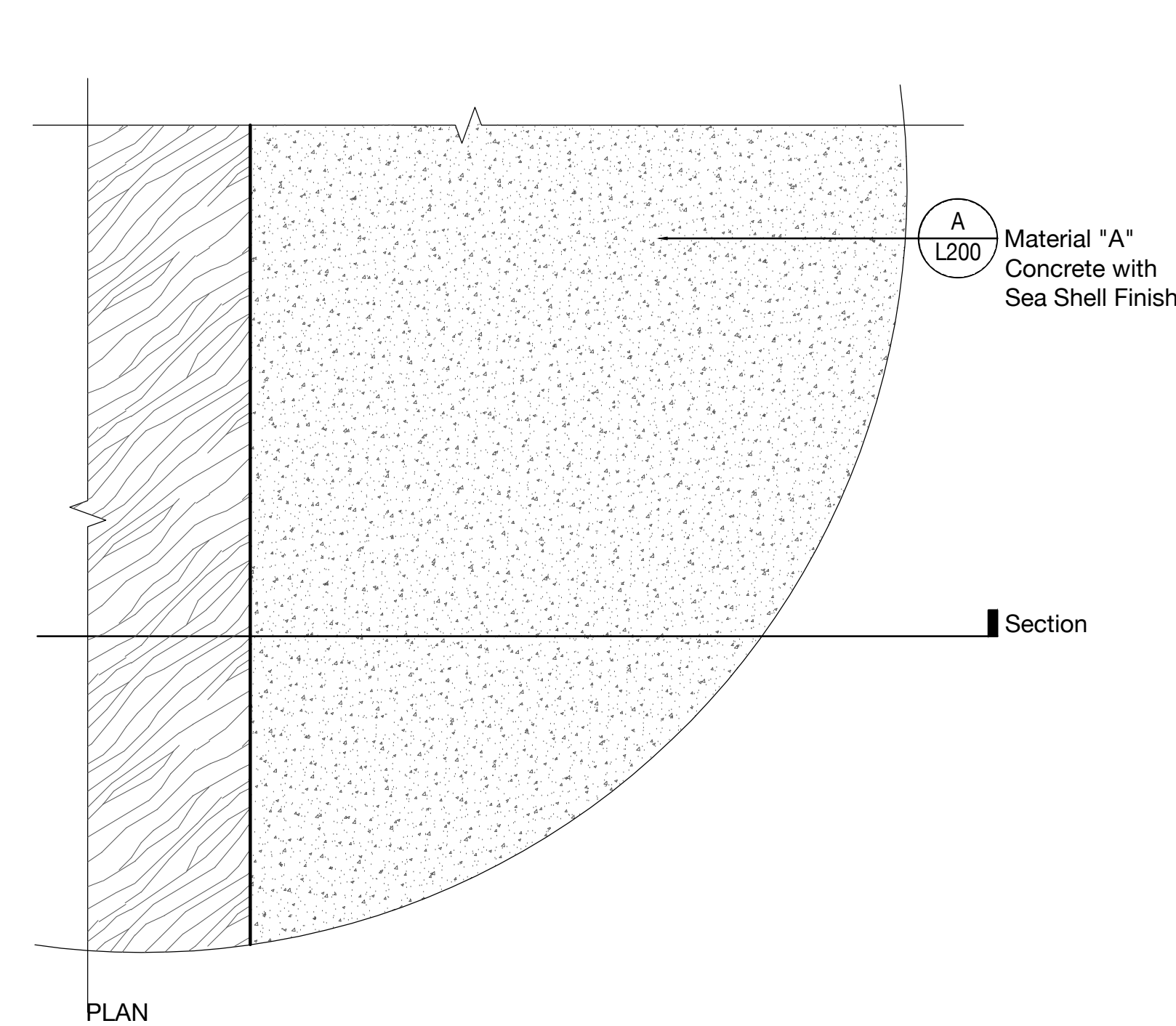
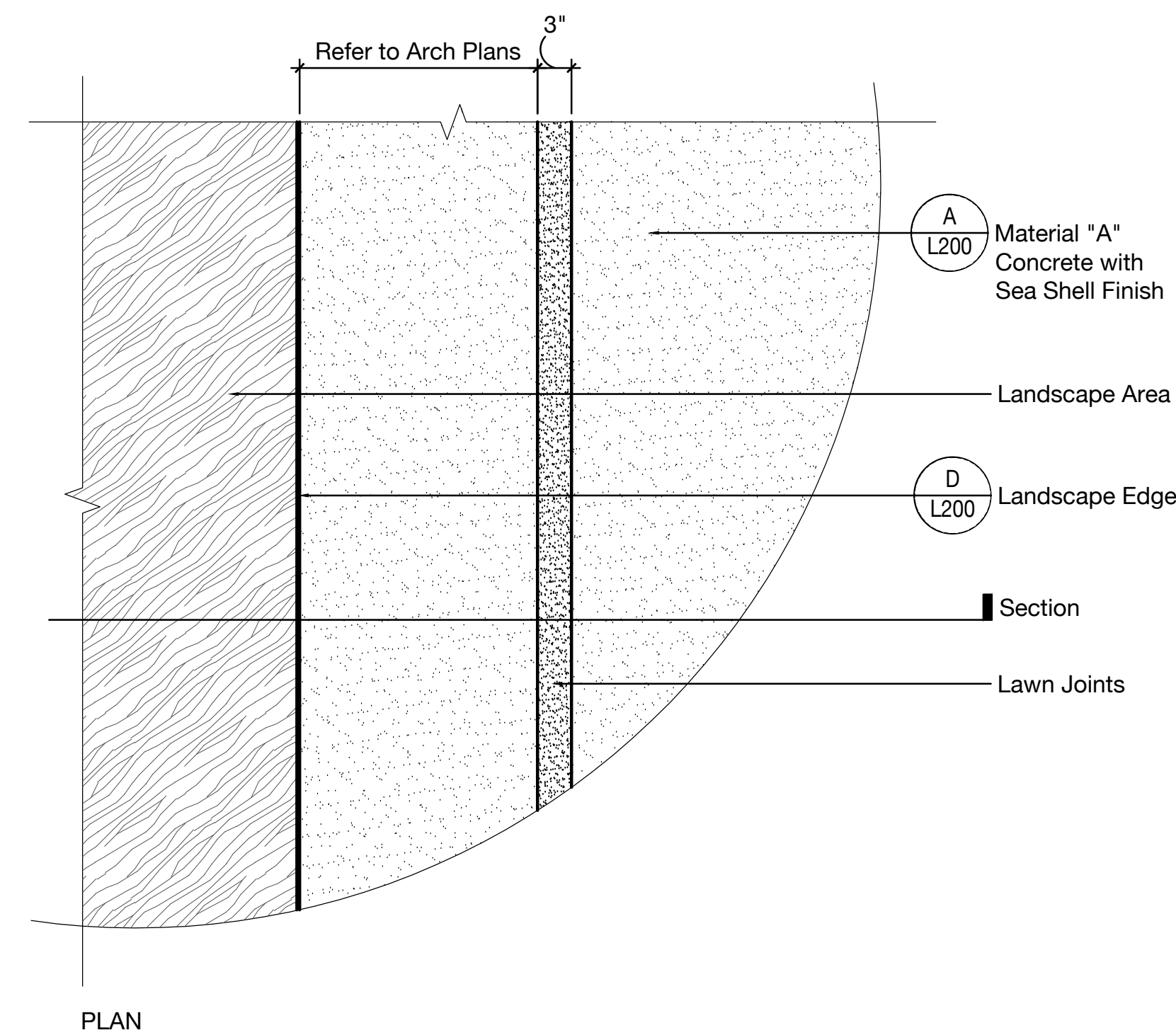
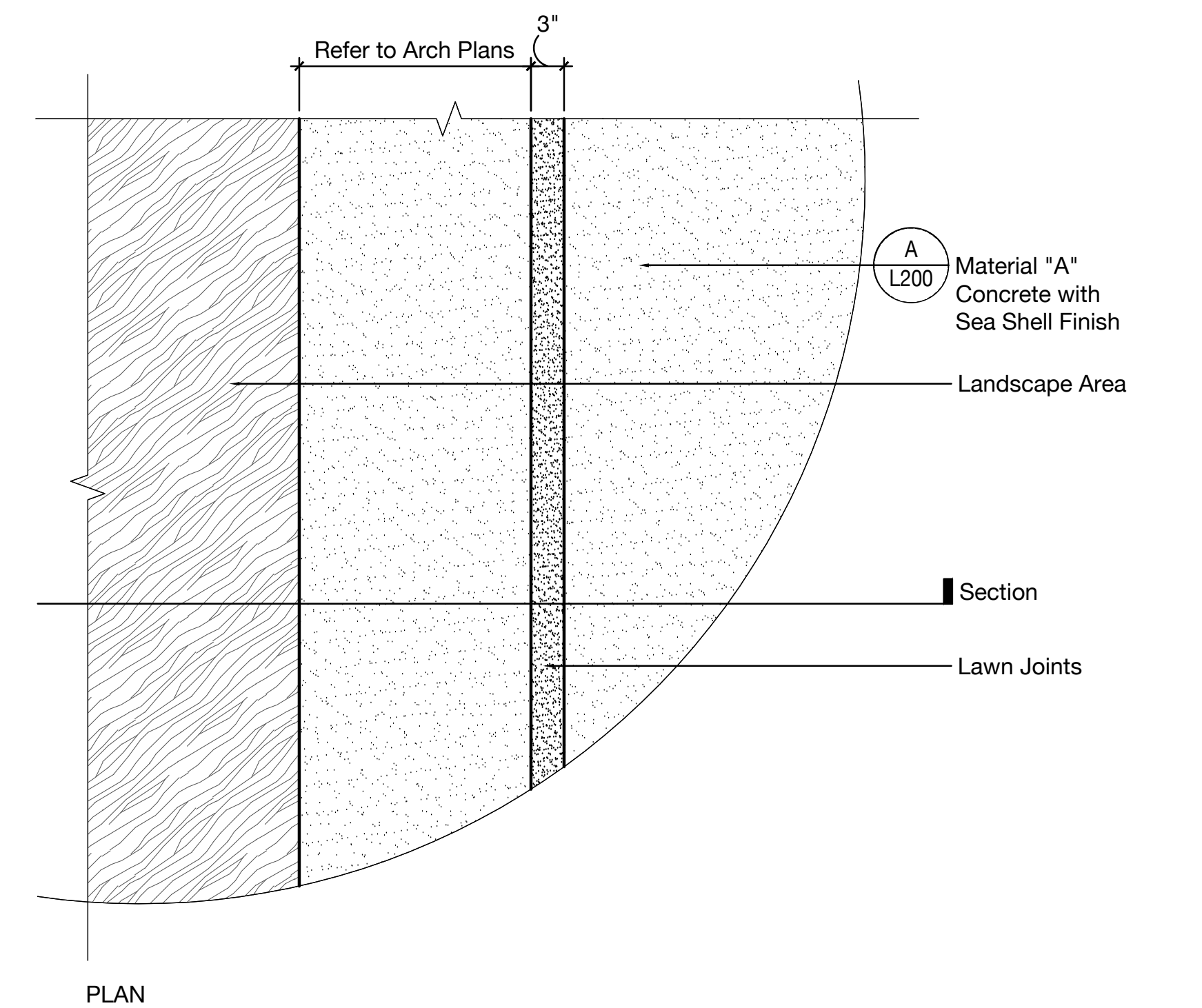
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SEAL (MARSH C. KRIPLEN-LA6667007)

DRB SET

PLANTING DETAILS

L450



1 Pavement Type 1 (Vehicular) Scale: 1" = 1'- 0"

2 Pavement Type 2 (Pedestrian) Scale: 1" = 1'- 0"

3 Pavement Type 3 (Service Circulation) Scale: 1" = 1'- 0"

NOTE:
MATERIAL SELECTION FOR REFERENCE ONLY, PLEASE REFER TO
ARCHITECTURE AND STRUCTURAL DRAWINGS FOR BELOW GRADE DEPTHS,
CONNECTIONS, SUPPORTING STRUCTURES, SLAB CONDITIONS AND WATER
PROOFING DETAILS"

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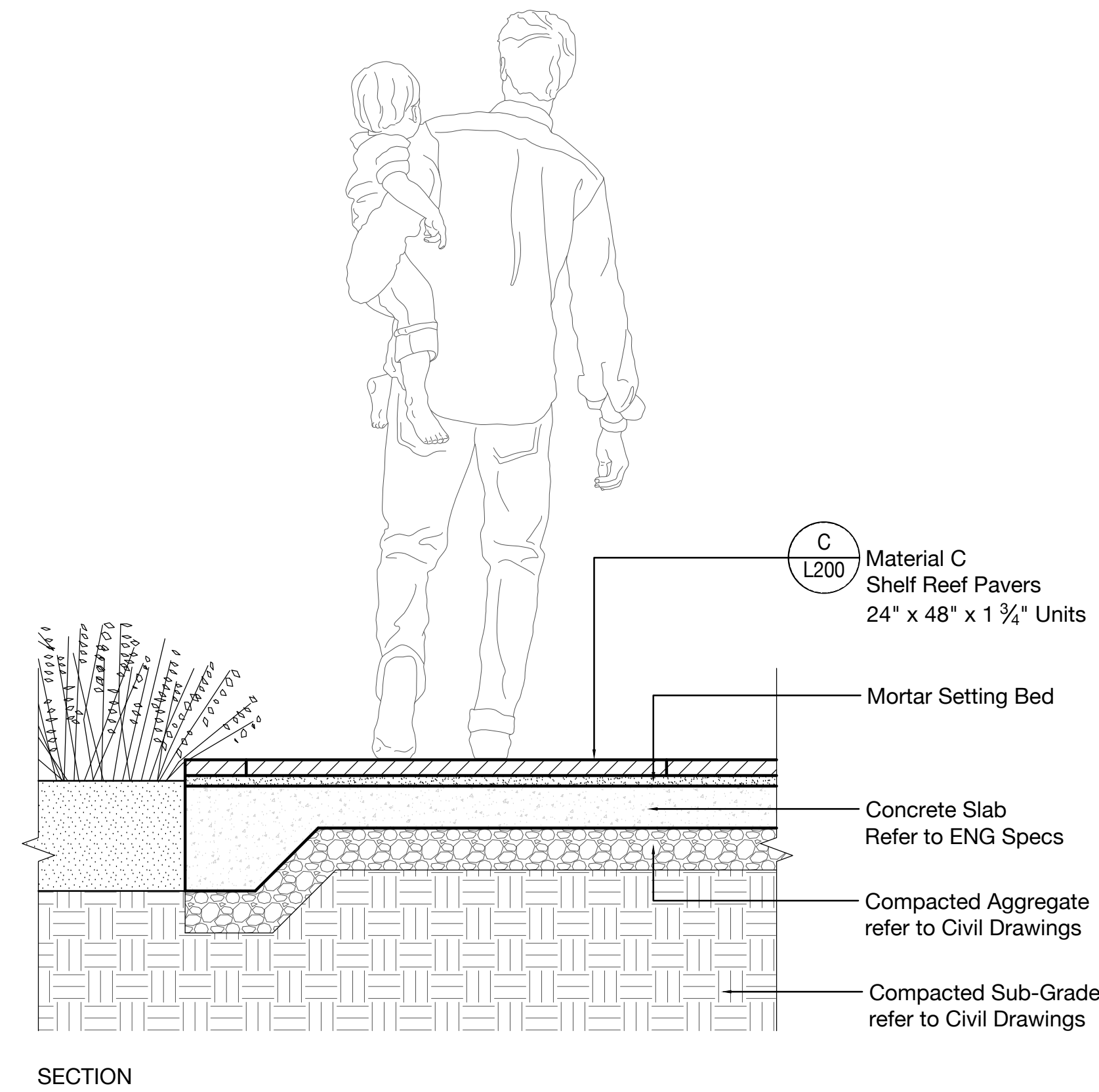
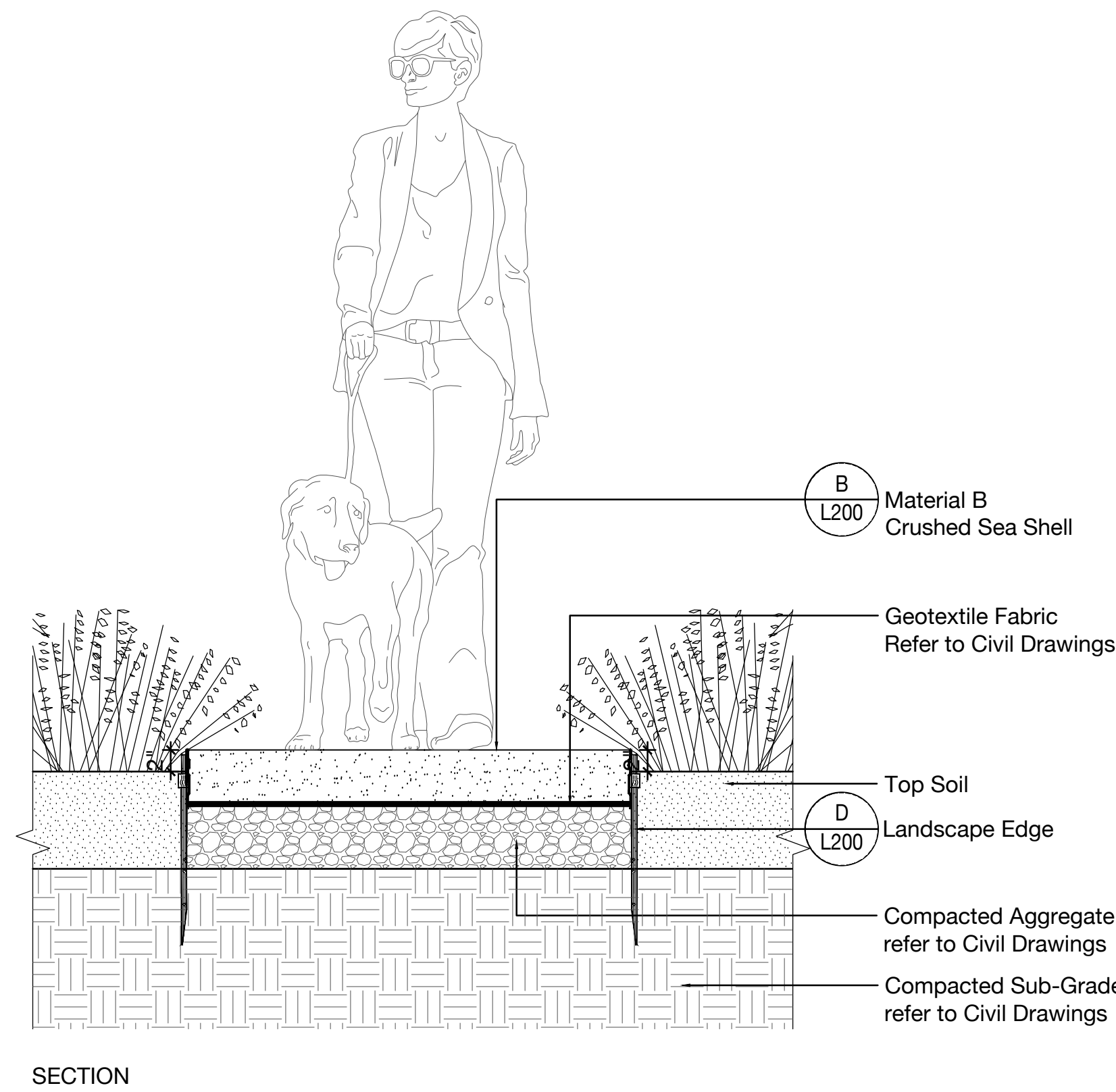
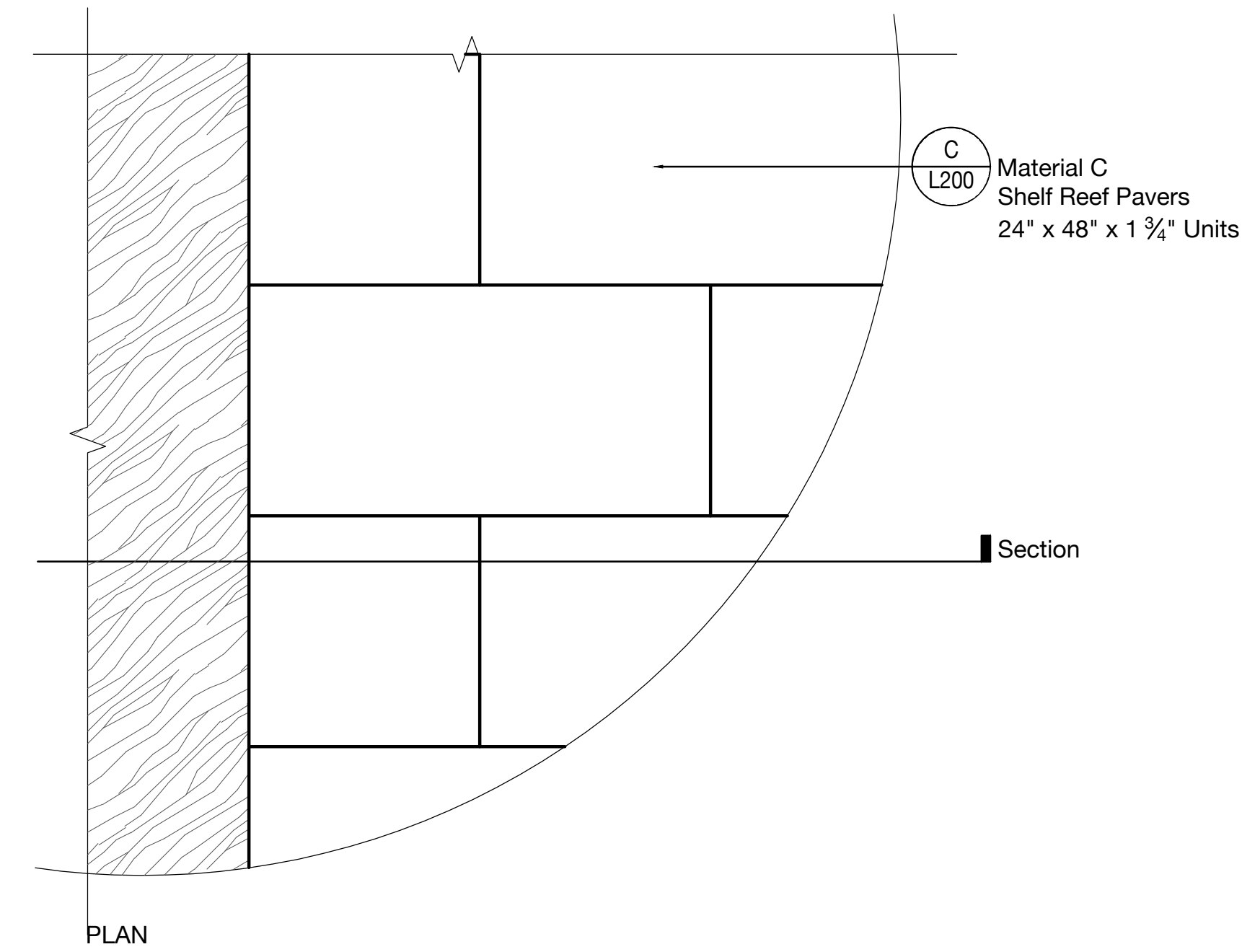
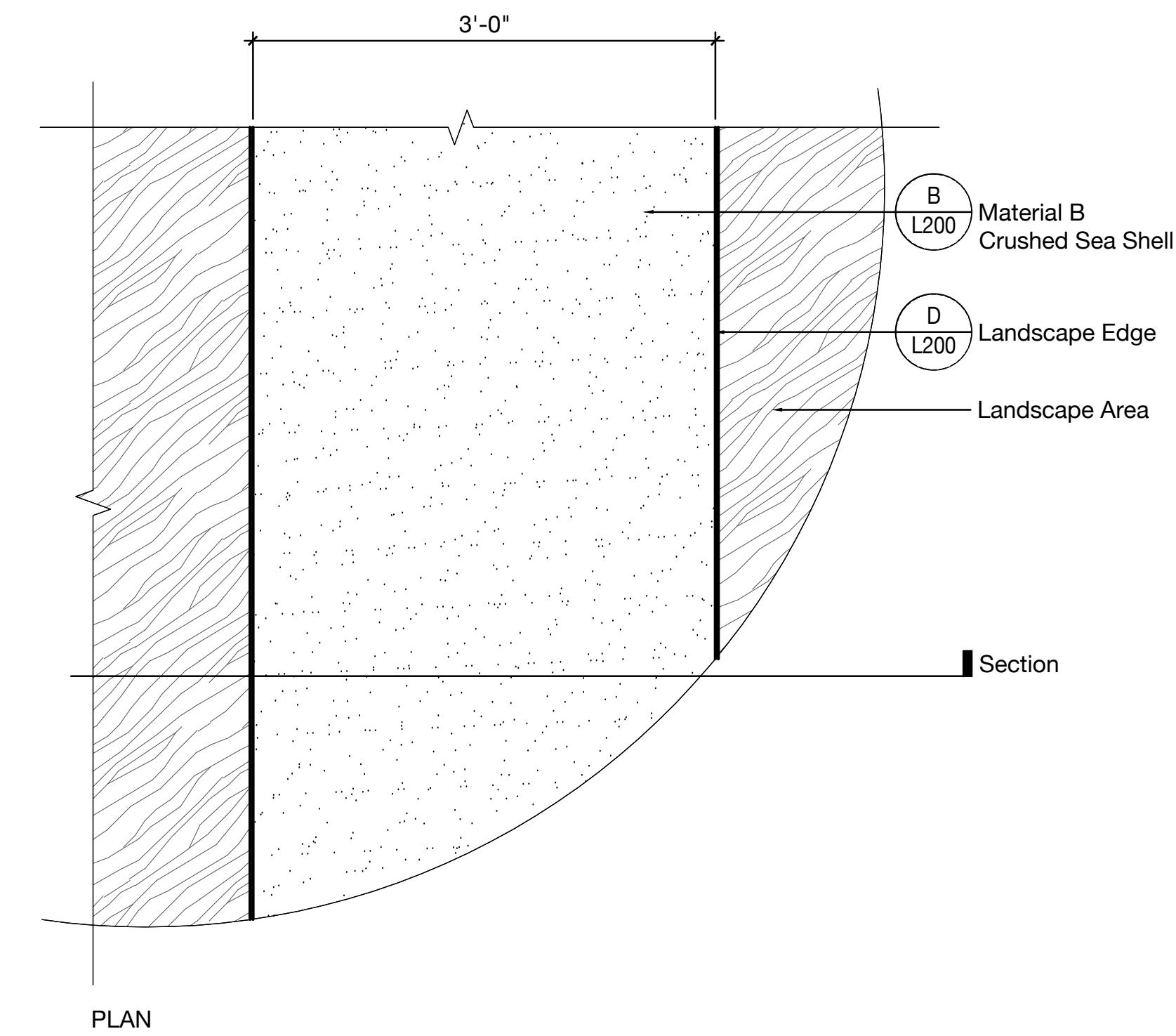
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SEAL (MARSH C. KRIPLEN-LA6667007)

DRB SET

DETAILS

L700



1 Pavement Type 4 (Pedestrian Circulation) Scale: 1" = 1'- 0"

2 Pavement Type 5 (Pool Terrace) Scale: 1" = 1'- 0"

NOTE:
MATERIAL SELECTION FOR REFERENCE ONLY, PLEASE REFER TO
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SEAL (MARSH C. KRIPLEN-LA6667007)

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DETAILS

L701