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

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

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

April 15, 2025
7:00 PM

AGENDA

SPECIAL NOTICE

A Design Review Board Meeting will take place in-person and virtually through the Zoom platform, on Tuesday, April 15, 2025, at 7:00 p.m.

"In an effort to provide greater public access and comment on pending matters, the Town of Bay Harbor Islands is providing a Zoom link to enable members of the public to comment on pending items on the Design Review Board agenda. Zoom access is provided under the same terms and conditions as in-person access, including length of time and decorum. Anyone desiring to be heard may utilize the Zoom link. However, members of the public must understand that the provision of Zoom access for comments is a courtesy, not a vested right, and that access is provided subject to the availability and functionality of the Town's equipment. There is no guarantee that internet service will be reliable or that the Town's equipment will function as intended. In the event that the Zoom access is unavailable or interrupted for any reason, the Design Review Board meeting will still proceed forward, and will not be stopped or rescheduled in any regard. Those wishing to be absolutely certain that their comments are heard by the Board should present themselves in person at the Board meeting and seek recognition, or alternatively, should submit their comments in advance of the meeting in writing to the Town Clerk, and ask that they be read into the record, subject to the above terms and conditions, such as length and decorum. The validity of any actions taken by the Design Review Board will in no way be affected by the use or functionality of Zoom access for comments."

Zoom Meeting Link: https://us06web.zoom.us/j/88181044129
Meeting ID: 881 8104 4129

To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free numbers below:

US Toll Free Numbers: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location):
US: 1 305 224 1968 or 1 646 558 8656 or 1 301 715 8592

Meeting ID: 881 8104 4129

Participant ID: Press the # key.

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the Zoom platform.

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. **OATH OF OFFICE**

2. **ELECTION OF OFFICERS:**

   1. Chair
   2. Vice Chair

3. **LOTTERY FOR THREE (3) MEMBERS WHO WILL SERVE ONE-YEAR TERMS.** Pursuant to Section of the Town Code, as a one-time adjustment in 2025, three of the seven members appointed by the Town Council will be selected randomly through a lottery process to serve one-year terms. Following these 2025 appointments, all subsequent members will be appointed to serve two-year terms.

4. Request for approval for exterior renovations for “Kelly and Mordechai Ifergan" located at 1270 101 Street, Lot 6 of Block 26. The owners are proposing to replace the front door and shift it to the left. Remove a door from the east side. Replace their existing fence to match the design of the front door. Replace the stone wall with a new stone style and replace the exterior lighting to create a cohesive look with the exterior metals. Enclosed please find the site plan and elevations. Item #4

   ***** *Staff Review:* The design meets the Town Code and was approved by Lorrainia Belle, Town Planner.

5. Request for approval for exterior renovations for “Leon J. Wolfe” located at 9501 W. Broadview Drive, Lot 7 of Block 33. The owner is proposing substantial renovations to the interior and exterior of their existing single-family residence. The existing home was built in 1958. The residence has 5 bedrooms, 4 full baths, one half bath and a carport. The house has an existing pool and covered trellis. Enclosed please find the site plan and elevations. Item #5

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

6. Request for approval for a garage enclosure and exterior renovations for “Teresita Yanes” located at 10141 E. Broadview Drive, Lot 23 of Block 23. The owner submitted an application for exterior renovations and a garage enclosure to an existing single-family residence on a waterfront lot. The owner is proposing to convert the existing garage into an a/c space with a bathroom, exercise room, laundry room and utility closet. The interior square foot will increase from 2,004 sq. ft. to 2,484 sq. ft. The exterior changes will include facade updates and a new driveway. Enclosed please find the site plan and elevations. Item #6

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

7. Request for approval for revisions to an approved site plan for “Shaul Dina & Danielle Dina” located at 9720 W. Broadview Drive, Lot 64 of Block 23. On June 5, 2022, the Board approved the site plan for the construction of a new single-family home. The house is now under construction and the owners are proposing a few changes to the previously approved plans. Some changes include a spiral staircase with access to the roof. New retaining wall with pedestrian and vehicular gates and other changes listed in the narrative letter submitted by the architect. Enclosed please find the previously approved and proposed site plan and elevations. Item #7

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

8. Request for approval of an outdoor recreational court for “Stuart & Stacey Schwadron” located at 1270 98 Street, Lots 5 & 6 of Block 29. On January 7, 2025, the Board deferred the project. At that time, the DRB had only four members due to member resignations. The application was deferred (3 to 1) to allow the applicant to meet with neighbors to discuss the project. The owners are proposing to construct a "mini" tennis court on an existing single-family residence. Lot number 5, the home, was demolished and removed, grass was installed and now there is a vacant lot. Enclosed please find the proposed plans and elevation. (Item #8)

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

9. Request for approval for a new multifamily dwelling for "West Bay Harbor 9761, LLC" located at 9761 West Bay Harbor Drive, Lot 8 of Block 22. On March 4, 2025, the Board deferred the project. The architect submitted revised plans with the modifications as requested by the Board. The developer is proposing to construct a new five (5) dwelling unit "townhouse" development. The proposed site design incorporates one rectangular-shaped building positioned north / south of the site. The proposed building will have three (3) stories in height with two (2) floors of residential over one (1) floor (grade) of a garage with two bedrooms / bathrooms elevated to DFE @ 32'-10" feet above BFE + 1' FBC freeboard. The proposed dwelling units will range from 2,735 to 3,076 square feet of A/C space plus garages, balconies, etc. On the buildings' rooftop

are five (5) proposed individual recreation areas with a plunge pool, half bathroom, lounge chair area and expansive open terrace. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. Item #9.

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9761 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 11:00 p.m.

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

AGENDA ITEM REPORT
April 15, 2025

ITEM NUMBER: 4.

ITEM: Request for approval for exterior renovations for “Kelly and Mordechai Ifergan" located at 1270 101 Street, Lot 6 of Block 26. The owners are proposing to replace the front door and shift it to the left. Remove a door from the east side. Replace their existing fence to match the design of the front door. Replace the stone wall with a new stone style and replace the exterior lighting to create a cohesive look with the exterior metals. Enclosed please find the site plan and elevations. Item #4

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Lorrainia Belle, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI DRB Staff Report 1270 101 Steet 4.9.2025
2.	1270 101st Cover Letter DRB
3.	1270 101st Exterior Paint
4.	1270 101st Exterior Wall Tile
5.	1270 101st Front Door Pic
6.	1270 Outdoor Light Spec GRAY
7.	1270 101 Street DRB Set 4.15.2025
8.	1270 101st Front Dr FL NOE Cert
9.	1270 101 Street Survey

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 4

MEETING DATE: 04/15/2025

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000010
A public hearing to consider an application by Kelly and Mordechai Ifergan requesting the approval for a single-family exterior alternation for the subject property located at 1270 101st Street, identified with parcel identification number 13-2227-001-5131.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Kelly and Mordechai Ifergan (homeowners) request an approval to allow an existing single-family home of 3,809 square feet (net area) within a two-story, 4,548 square feet (gross area) located at 1270 101st Street.

Recommended Action: The Design Review Board (DRB) to consider the request for an approval to allow an existing single-family home to do exterior alternation for the subject property located at 1270 101st Street and to approval with all of Staff conditions.

Property Description: The current application pertains to a request for exterior alterations to a single-family home located at 1270 101st Street. The homeowners are undertaking interior renovation under Process #B24-000674 and are also requesting approval to refresh the façade of the house. The intent of the exterior alterations is to make updates to the home while preserving the integrity and charm of its existing Mid-Century Modern design.

The homeowners have a strong appreciation for the unique split-level layout and Mid-Century Modern style of the home and intend to retain the existing structure. Rather than demolishing the building for a new construction, the proposed alterations focus on updating key exterior elements to enhance the home's aesthetic while keeping the original design intact.

Proposed Exterior Alterations:

- Color Scheme: The house will be repainted in a similar color, which is part of the Town's approved color palette.
- Exterior Wall: The current stone wall on the right will be replaced with a different stone style.
- Exterior Lighting: The current exterior sconce will be replaced with a new one that maintains the same scale but incorporates cleaner lines and silver tones. This update will align with the existing window trim, creating a cohesive look with the exterior metals.
- Front Door: The existing front door will be replaced and shifted to the left. The new door design will match that of the neighboring property at 1260 101st Street.
- Fence & Gates: The existing wood fence and gates will be replaced with a new 6-foot wood fence and gates that match the design of the front door, featuring slating at the top.
- East Side Door: The east side door will be removed.
- Rear Chimney: The rear chimney will be updated from stone to stucco to better align with the overall aesthetic.
- Front 2nd Floor Patio Fence: The front patio fence will retain its original design, but the existing silver horizontal bars will be replaced with silver cables.

These alterations aim to refresh the home's exterior while respecting the original design and preserving the character of the structure.

2. ANALYSIS

The applicants, Kelly and Mordechai Ifergan, are proposing exterior alterations to their existing single-family home located at 1270 101st Street. The home is situated on a 10,000 square-foot lot and is a 5-bedroom, 5-bathroom residence. Originally built in 1959 with an addition in 2012, the home spans 3,809 square feet (net area) within a two-story structure of 4,548 square feet (gross area). The homeowners are also undertaking interior renovations under Process #B24-000674 and are requesting approval to refresh the façade of the house, aiming to enhance its appearance while maintaining the integrity of its Mid-Century Modern style.

The proposed exterior alterations to the single-family home at 1270 101st Street include a series of updates aimed at enhancing the home's appearance while preserving its original Mid-Century Modern design. The homeowners plan to repaint the house in a similar color, chosen from the Town's approved color palette, to refresh the exterior without altering its character. The existing stone wall on the right side of the house will be replaced with a different stone style that complements the overall aesthetic of the home. Additionally, the exterior sconce will be updated to one of the same scales but with cleaner lines and silver tones, aligning with the existing window trim for a more cohesive look with the home's exterior metals. The front door will be replaced and repositioned to the left to improve the symmetry and scale of the home, with the new design mirroring that of the neighboring property at 1260 101st Street. The homeowners also plan to replace the existing wood fence and gates with a new 6-foot wood fence that matches the design of the front door, featuring slating at the top to complement the Mid-Century Modern style. Finally, the front patio

fence will maintain its original design but will have the silver horizontal bars replaced with silver cables for a sleeker, less bulky appearance. These alterations are intended to enhance the home's curb appeal while maintaining the integrity of its Mid-Century Modern design.

Zoning and Land Use:
The property is located within the Single-Family District (RD) zoning district, which permits single-family residential use. The proposed exterior alterations are consistent with the permitted uses under this zoning designation, as they involve cosmetic updates to the home's exterior without any change in use or intensity of the property.

Platting:
Re-platting of the site will not be required, as it is already platted as outlined in the legal description above.

Neighborhood Compatibility:
The proposed alterations will maintain the integrity of the home's Mid-Century Modern design while enhancing the property's curb appeal. These updates are compatible with the surrounding neighborhood, preserving the architectural character of the area and ensuring that the home remains in harmony with neighboring properties.

Parking Considerations:
As the property is a single-family residence, no new parking spaces are required for the proposed exterior alterations. The property provides ample parking space for the homeowners' needs, and there is no parking deficiencies associated with this project.

Future Land Use Map Designation:
The property is designated as Low Density Residential on the Future Land Use Map, which permits up to six (6) dwelling units per gross acre. It is currently zoned within the Single-Family Districts (RD) zone. This designation is consistent with the Comprehensive Plan, and the proposed use aligns with the objectives outlined for Low Density Residential areas.

Conclusion:
The proposed exterior alterations to the single-family home at 1270 101st Street aim to enhance the home's aesthetic while preserving its original Mid-Century Modern design. The changes are compatible with the zoning requirements for the Single-Family District (RD) and are in line with the surrounding neighborhood. Staff recommend approval of the application as presented.

Applicable Code Sections:

The following sections of the Land Development and Zoning Code are applicable to this proposal:

- Section 23-3 (Use Regulations for 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 for RD Single-Family Areas), and

- Section 23-12 (Land Development Regulations - General Provisions).
- Section 23-16 (Minimum landscape standards)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

Review criteria. The Design Review Board shall not approve unless the Board finds that the following criteria have been met: (Section 5-23.1)

1) *The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2) *The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
4) *The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.*
5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*
7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
8) *The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:*
    a. *Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography.*
    b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
    c. *Maximum height, area, setbacks, and overall masks as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.*
    d. *Building design, materials, and colors to be sympathetic with surroundings.*
    e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*

f. Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.

g. Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.

h. Design and appropriateness of signs, as well as interior and exterior lighting of signs.

i. Graphics, as understood in architectural design.

j. The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.

3. RECOMMENDATION

Staff recommends that the Design Review Board approve the exterior alterations for the existing single-family home located at 1270 101st Street, as shown in the submitted plans by the architect Ana Maria Beebe, dated March 21, 2025.

- Staff recommend approval with the following conditions:
    1) Separate permits are required for the fence, door, and railing. Please contact the Building Department to confirm if any additional permits are necessary.

Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Attn: Zoning Department, Design Review Board

Project Location: 1270 101st Street, Bay Harbor Islands, Florida 33154
Project Description: Single Family Exterior Cosmetic Alterations
Process Number: B24-000679

April 2, 2025

To Whom It May Concern:

While undergoing a separate, interior renovation under Process # B24-000674, we would also like to refresh the facade of the house. We are the homeowners and this will be our primary residence. This is not an investment property, a “flip project” or a large-scale Bay Harbor Islands development: these are simple updates to a single family home.

Please note that our remodel preserves the integrity of our old home. We are not tearing down the existing structure in favor of a mega-build. We love our split level and appreciate its Mid Century Modern style. We intend to keep the structure as-is, while refreshing select elements to present a more cohesive Mid Century Modern style, inside and out.. The highlights:

-The color of the house would stay almost the same, and the fresh coat of paint is from the city’s Color Template.
-The front door is being replaced and moved to the left, to better match the scale of the house and improve symmetry. The new door would mirror the layout of our next door neighbors entrance at 1260 101st Street. It also removes the glass elements for privacy.
-The dilapidated side gates would be replaced with ones that match the front door and have slatting at the top, more in keeping with Mid Century Design.
-The exterior sconce would be replaced with one of the same scale, but cleaner lines and silver tones to match the existing window trim, so the exterior metals would match.
-The front patio fence will look virtually the same, except that the silver horizontal bars will be replaced by silver cables, for a less bulky look.

Thank you for helping us refresh our home and plant further roots in the community.

Best,
Kelly & Moti Ifergan
Homeowners

1270 101st Street
Bay Harbor Islands, FL 33154

EXTERIOR PAINT



NATURAL STONE FLOORING & WALLING

Oyster Tuscan Rubble Walling










luxe
RESIDENTIAL
EXCELLENCE
IN DESIGN
AWARDS
2024
READERS' CHOICE
WINNER

NATE 17 OUTDOOR WALL

VISUAL COMFORT & CO.

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- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
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- Wet listed, IP65 (International Protection rating indicating resistance to dust and water).
- 5- year Warranty. Go to www.techlighting.com for warranty details.
- Available in modern finishes



Black



Bronze



Silver



Black

LAMPING

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700OWNTE	LENGTH (A)	FINISH	LAMP
	17 17"	B BLACK	-LED930 LED 90 CRI 3000K 120V
		Z BRONZE	
		I SILVER	

700OWNTE _____ _____ _____

JOB NAME _____

NOTES _____

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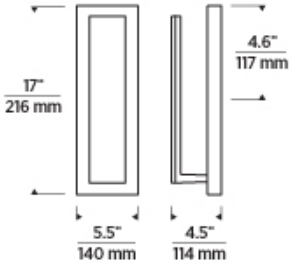
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NATE 17 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	4.5 lbs
HEIGHT	17in
WIDTH	4.5in
LENGTH	5.5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		62.0		
WATTS		12		
MAX WATTAGE PER BULB				
		120V ELV		
CCT		3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

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IFERGAN SINGLE FAMILY RES.

EXTERIOR ALTERATION

ADDRESS:
1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

OWNER'S INFORMATION:
MORDECHAI AND KELLY IFERGAN

CONSULTANTS:

INDEX OF DRAWINGS:

ARCHITECTURAL

SHEET NO.	DESCRIPTION
	COVER SHEET/INDEX
G-100	LOCATION PLAN, SCOPE OF WORK
A-100	EXISTING GROUND LEVEL FLOOR PLAN - DEMOLITION NOTES
A-101	PROPOSED GROUND LEVEL FLOOR PLAN, DOOR SCHEDULE AND LEGENDS
A-102	PROPOSED 2nd LEVEL FLOOR PLAN, DOOR SCHEDULE AND LEGENDS
A-201	EXTERIOR ELEVATIONS IMAGES
A-202	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-203	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-204	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-205	EXTERIOR ELEVATIONS AND SECTIONS



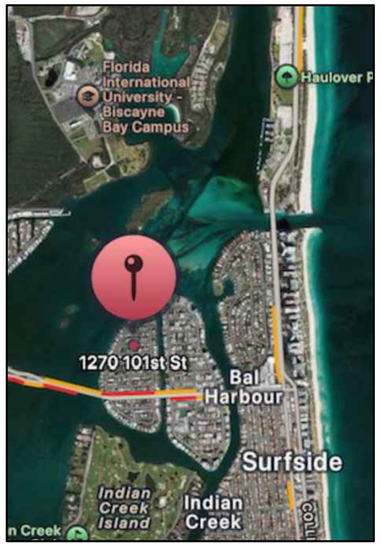
CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

ANA MARIA BEEBE, REGISTERED ARCHITECT
FLORIDA LICENSE NUMBER: AR102734

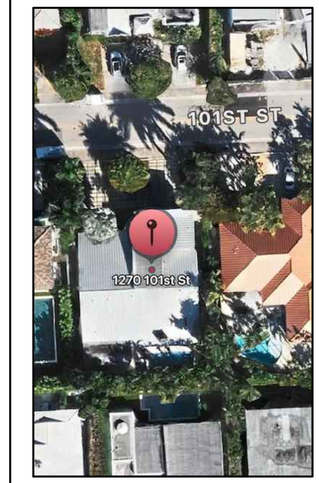
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CONSULTANT'S INFORMATION



SITE IMAGE (FOR REFERENCE)

N.T.S



LOCATION MAP

1270 101th STREET, BAY HARBOR ISLANDS, FL

CODE SEARCH AND TABULATION:

OCCUPANCY GROUPS : (R-3) SINGLE FAMILY RESIDENCE

- FLORIDA BUILDING CODE 2023-8th EDITION
- FLORIDA BUILDING CODE 2023-8th EDITION-EXISTING BUILDING
- FLORIDA BUILDING CODE 2023-8th EDITION-RESIDENTIAL

CLASSIFICATION OF WORK:

ALTERATION- LEVEL 2

FBC-EXIST. BLDG- SECTION 603

603.1 SCOPE: LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITION EQUIPMENT.

603.2 APPLICATION: LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8.

SCOPE OF WORK:

EXISTING TWO STORY SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, DEN AND 5.5 BATHROOMS (2ND FLOOR HAS ONLY A BEDROOM AND BATHROOM) AND 2 CAR GARAGE TO HAVE SOME EXTERIOR ALTERATIONS ON THE FACADES TO

AFFECTED ITEMS:

-TO REMOVE SIDE METAL DOOR AND TO BLOCK OPENING WITH CMU, SERVICING A FORMER A/C CLOSET.
-TO REMOVE STONE CLADDING ON A FRONT WALL AND AROUND THE EXTERIOR OF THE CHIMNEY AT THE REAR.
-TO REMOVE AND REPLACE THE 2 SIDE WOOD FENCE AND GATES BY A ONE WITH A DIFFERENT DESIGN. SAME DIMENSIONS OVERALL.
-TO REMOVE AND REPLACE THE ALUMINUM HORIZONTAL PICKETS RAILING IN THE 2nd LEVEL BALCONY BY A ONE WITH SAME CHARACTERISTICS BUT USING CABLES INSTEAD THE PICKETS. POST WILL BE IN SAME LOCATION.
-TO REMOVE WOOD HOUSE ENTRY DOOR AND TO BLOCK THE OPENING WITH CMU.
NEW WOOD PIVOT DOOR IS PROPOSED TO BE PART OF THE SIDE STOREFRONT.
-STOREFRONT TO BE MODIFIED IN THE AFFECTED SECTION TO ACCOMMODATE THE NEW DOOR.
-TO ADD A DECORATIVE 8' HIGH WOOD FENCE AND GATE TO ENCLOSE THE PORCH.
-PORCH TO HAVE NEW LIGHTING AT CEILING AND AT THE FLOOR (RECESSED).
-PORCH CONCRETE STEPS AND LANDING, TO BE ADJUSTED IN DIMENSIONS FOR A BETTER CLEARANCES OF THE NEW PIVOT DOOR AND GATE.

HOUSE COLOR TO REMAIN IN WHITE WITH CLEAR ALUMINUM WINDOWS AND DOORS FRAME.

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

ANA MARIA BEEBE, REGISTERED ARCHITECT
FLORIDA LICENSE NUMBER: AR102734

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CONSULTANT'S INFORMATION

OWNER'S INFORMATION:

MORDECHAI AND KELLY IFERGAN
1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NUMBER: 24-044

PROJECT INFORMATION

IFERGAN SINGLE FAMILY RES.
EXTERIOR ALTERATION

1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

REV No.	DESCRIPTION
	MAR 2025

SCALE: AS INDICATED
DRAWN BY: AMB
CHECKED BY: AMB

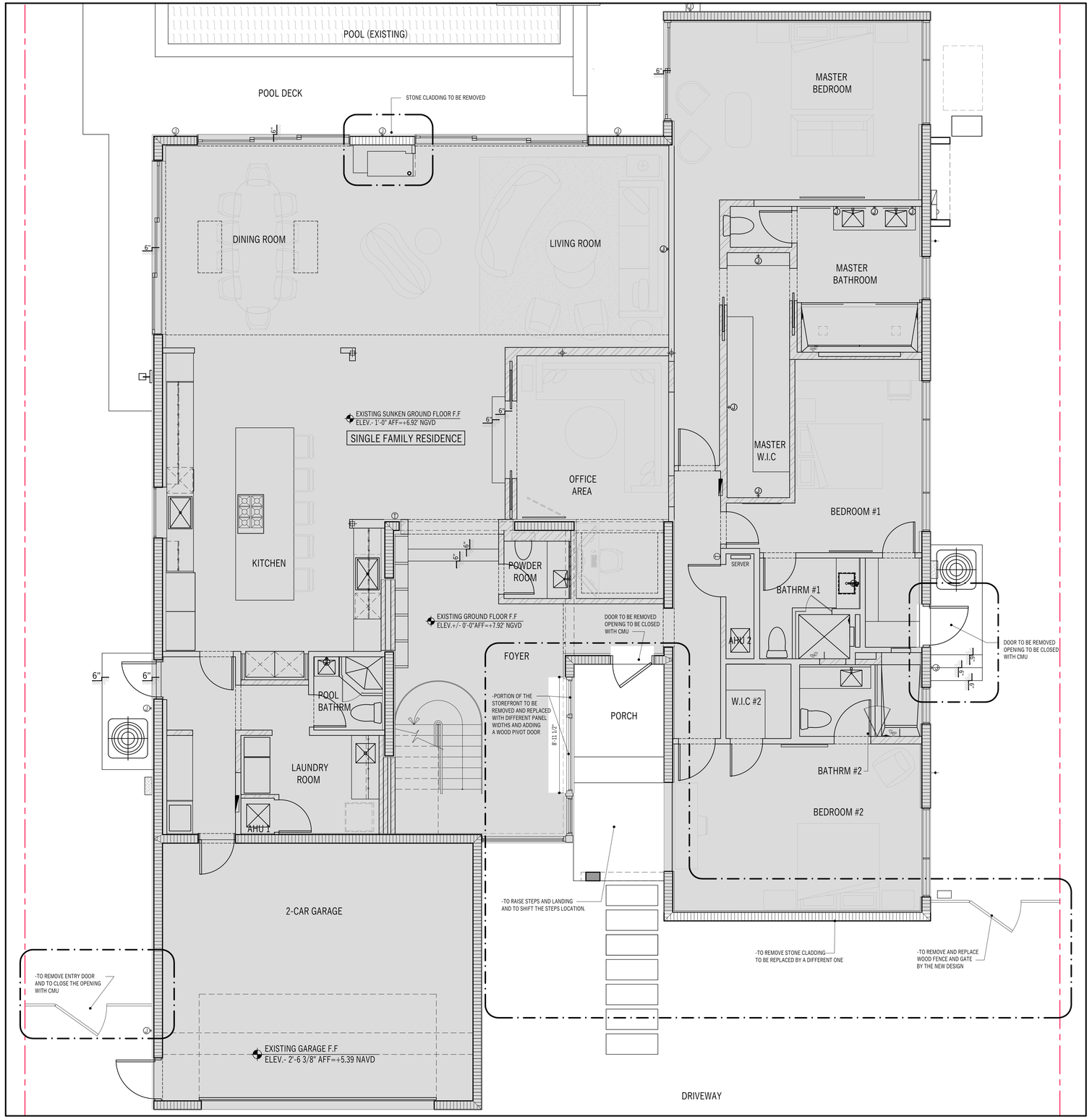
SHEET TITLE

GENERAL INFORMATION

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

SHEET NUMBER

G-100



NORTH

EXISTING GROUND LEVEL FLOOR PLAN

1/4"=1'



EXISTING SIDE GATES AND FENCE IMAGE



EXISTING PORCH- ENTRY DOOR/ WALL CLADDING IMAGE





EXISTING SIDE DOOR AND REAR WALL CLADDING IMAGE

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

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FLORIDA LICENSE NUMBER: AR102734

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BAY HARBOR ISLANDS, FL 33154

REV No.	DESCRIPTION
	MAR 2025

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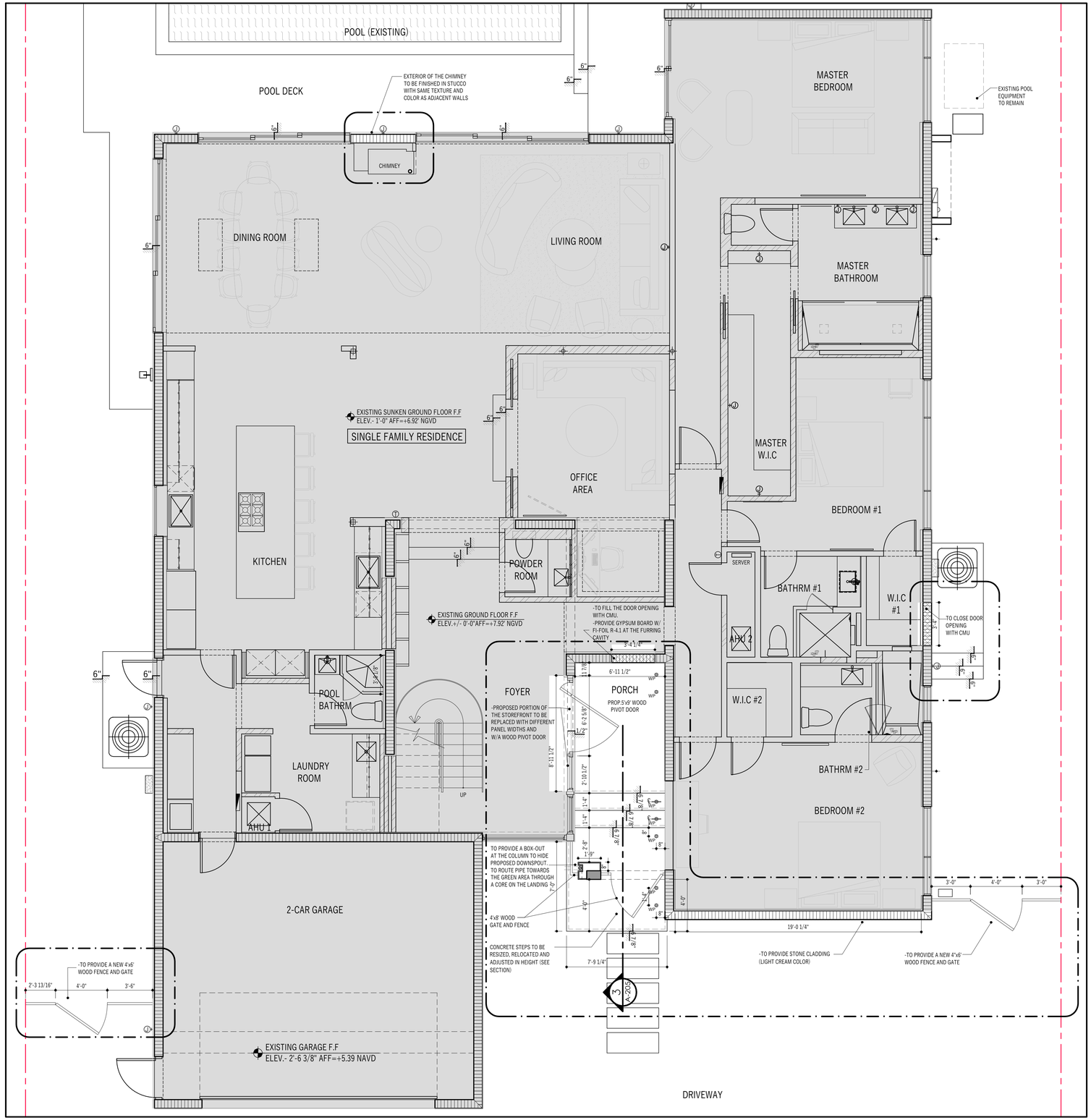
SHEET TITLE

EXISTING GROUND LEVEL FLOOR PLAN

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

SHEET NUMBER

A-100



NORTH

PROPOSED GROUND LEVEL FLOOR PLAN

1/4"=1'

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

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FLORIDA LICENSE NUMBER: AR102734

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1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NUMBER: 24-044

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BAY HARBOR ISLANDS, FL 33154

REV No.	DESCRIPTION
	MAR 2025

SCALE: AS INDICATED
DRAWN BY: AMB
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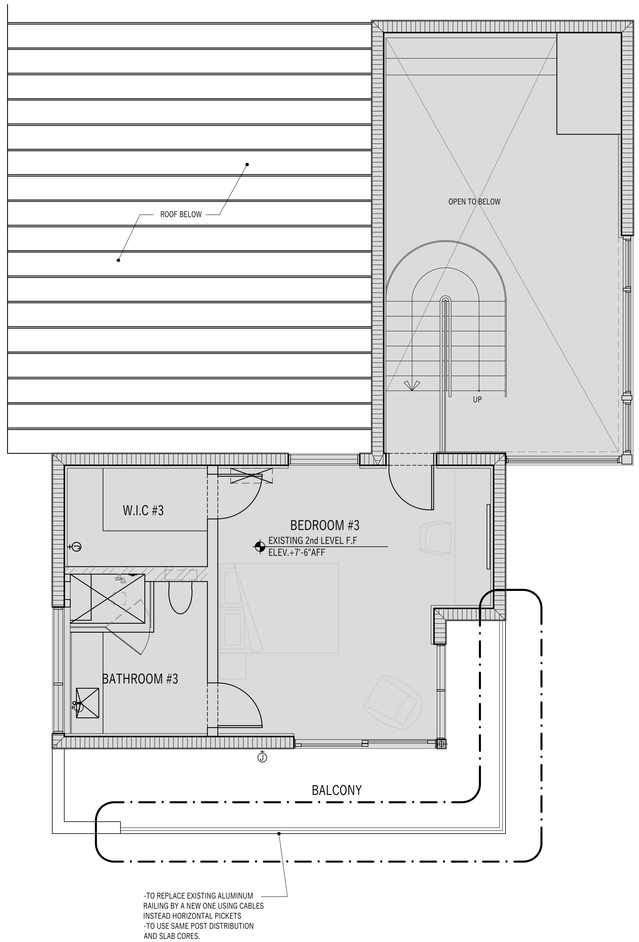
SHEET TITLE

PROPOSED GROUND LEVEL FLOOR PLAN

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

SHEET NUMBER

A-101



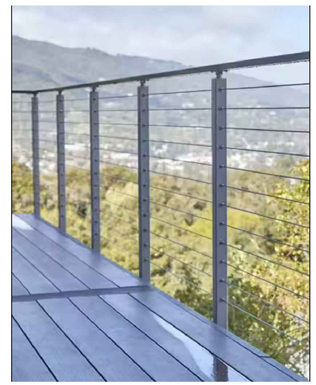
NORTH

PROPOSED 2nd LEVEL FLOOR PLAN

1/4"=1'



EXISTING RAILING AT BALCONY



PROPOSED RAILING AT BALCONY

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

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1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NUMBER: 24-044

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EXTERIOR ALTERATION
1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

REV No.	DESCRIPTION
	MAR 2025

SCALE: AS INDICATED
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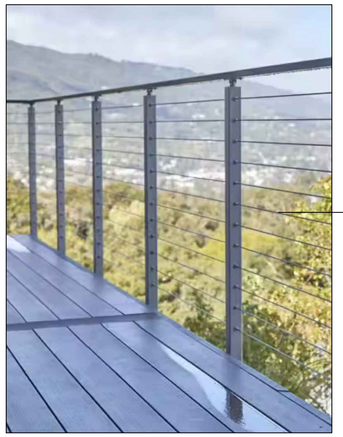
SHEET TITLE

PROPOSED SECOND LEVEL FLOOR PLAN

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

SHEET NUMBER

A-102



PROPOSED CABLE RAILING TO REPLACE THE EXISTING HORIZONTAL PICKET ONES





PROPOSED DESIGN FOR SIDE AND PORCH FENCE AND GATES



STONE CLADDING TO REPLACE EXISTING ONE



NEW ENTRY WOOD PIVOT DOOR TO BE PART OF THE STOREFRONT

1 A-201 IMAGES OF PROPOSED MATERIALS

1/4"=1'

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

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1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NUMBER: 24-044

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1270 101st STREET,
BAY HARBOR ISLANDS, FL 33154

REV No.	DESCRIPTION	
	MAR 2025	
1	OWNER'S CHANGES 2/25/25	AMB

SCALE: AS INDICATED
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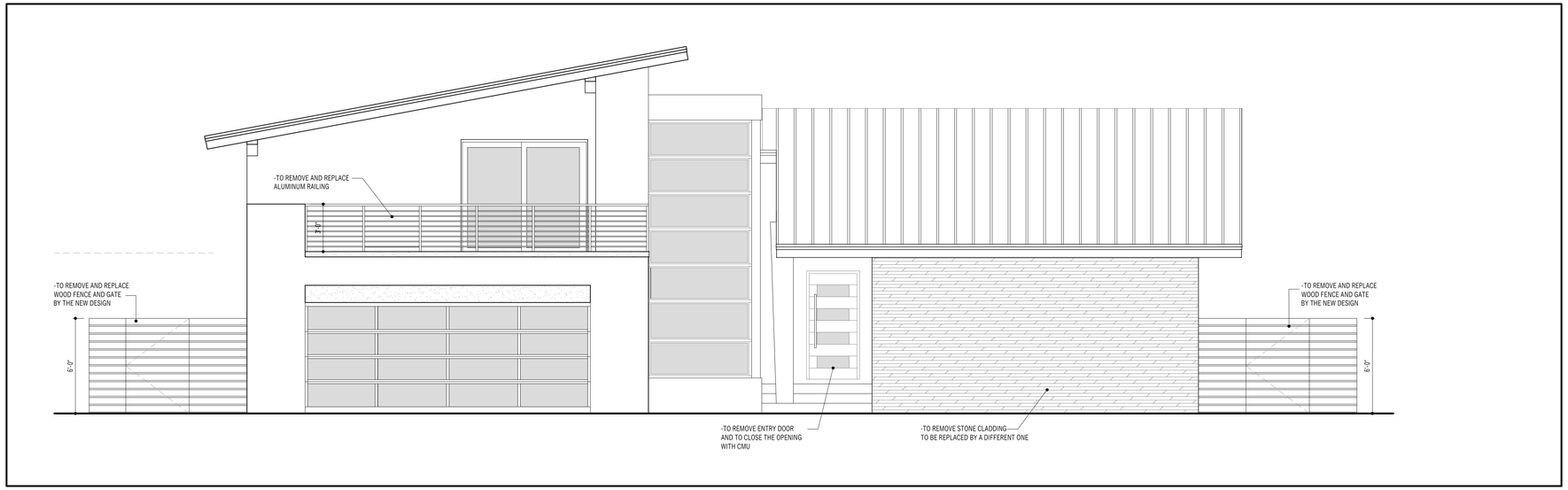
SHEET TITLE

EXTERIOR ELEVATIONS IMAGES

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

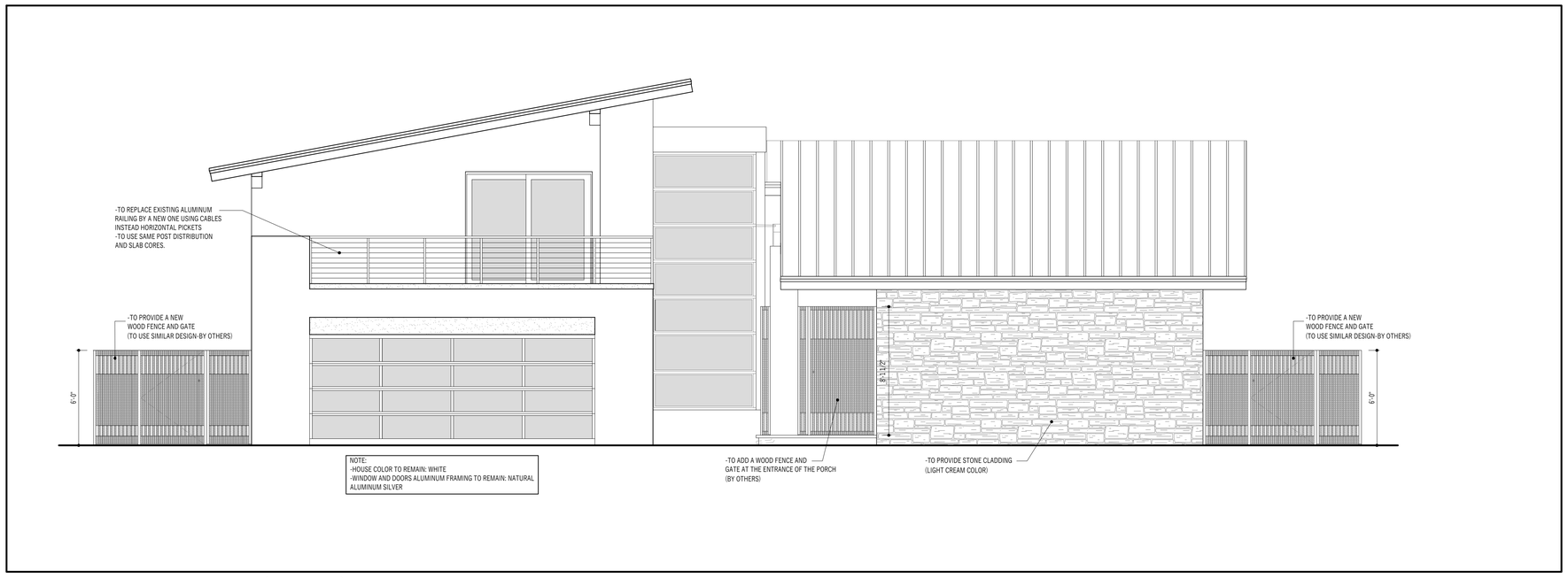
SHEET NUMBER

A-201



1 A-202 EXISTING NORTH ELEVATION (FRONT)

1/4"=1'



2 A-202 PROPOSED NORTH ELEVATION (FRONT)

1/4"=1'

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
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ARCHITECT SEAL

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REV No.	DESCRIPTION	
	MAR 2025	
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SCALE: AS INDICATED
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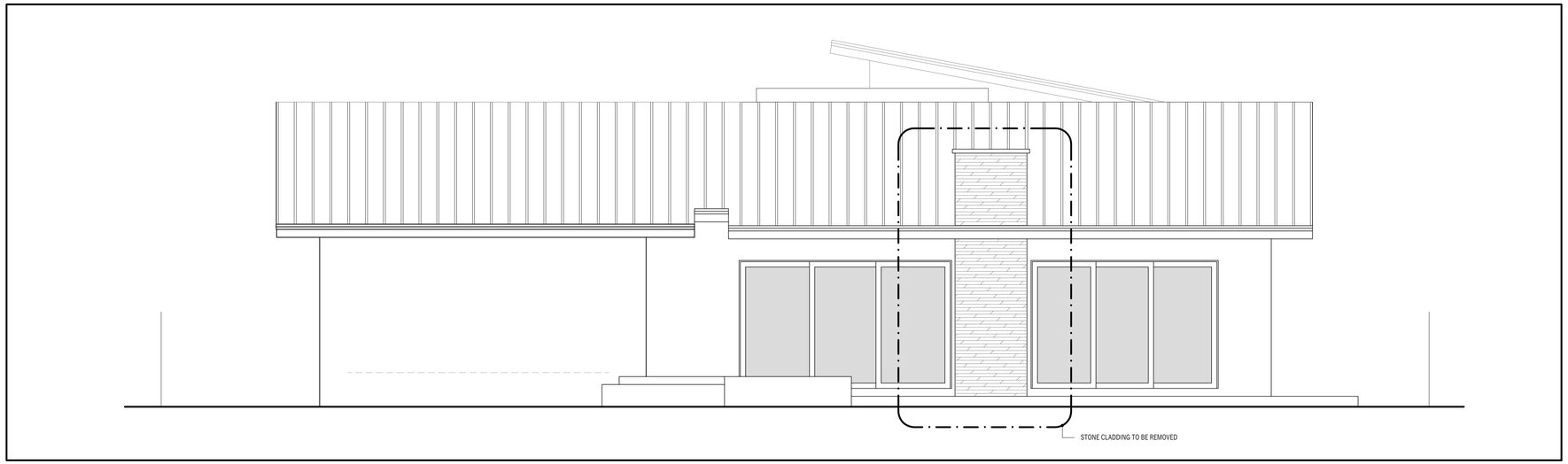
SHEET TITLE

EXTERIOR ELEVATIONS

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

SHEET NUMBER

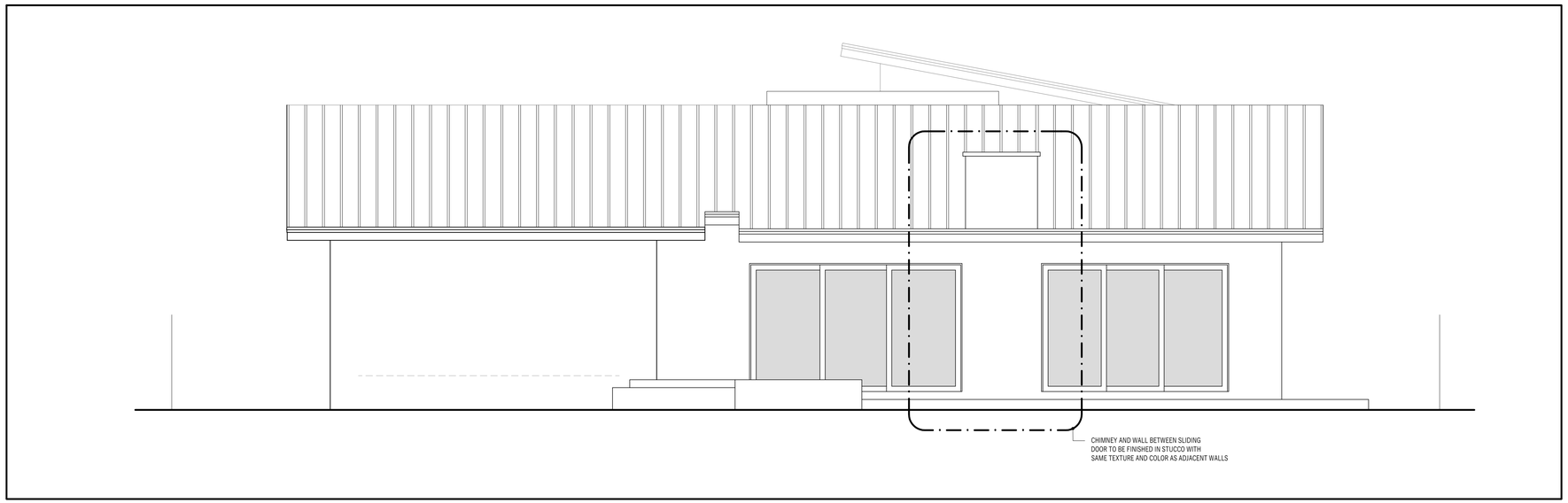
A-202



1
A-203

EXISTING SOUTH ELEVATION (REAR)

1/4"=1'



2
A-203

PROPOSED SOUTH ELEVATION (REAR)

1/4"=1'

CONCEPT DESIGN STUDIO
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REV No.	DESCRIPTION	
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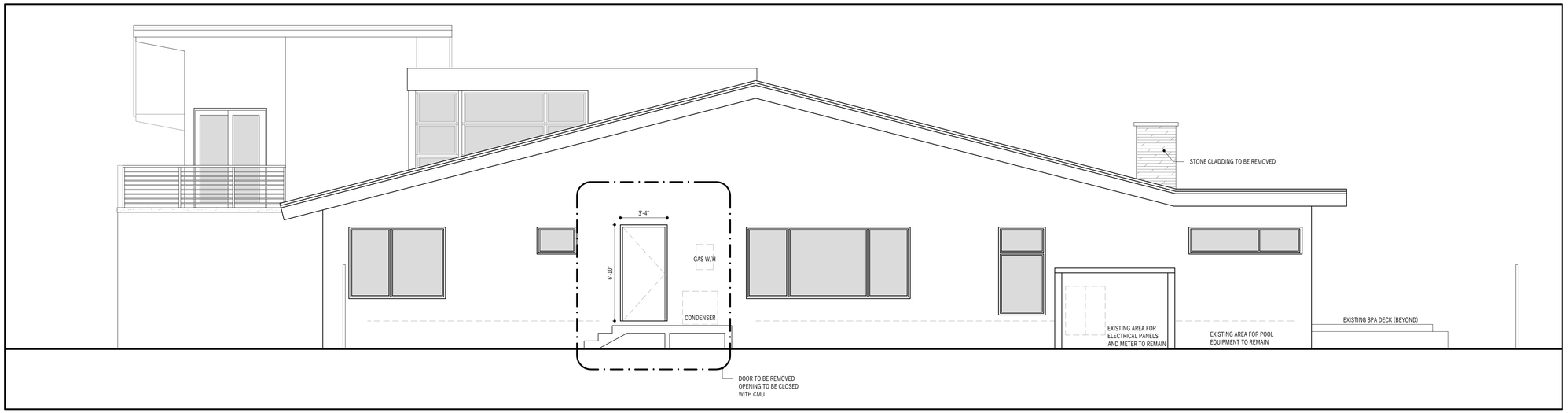
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EXTERIOR ELEVATIONS

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

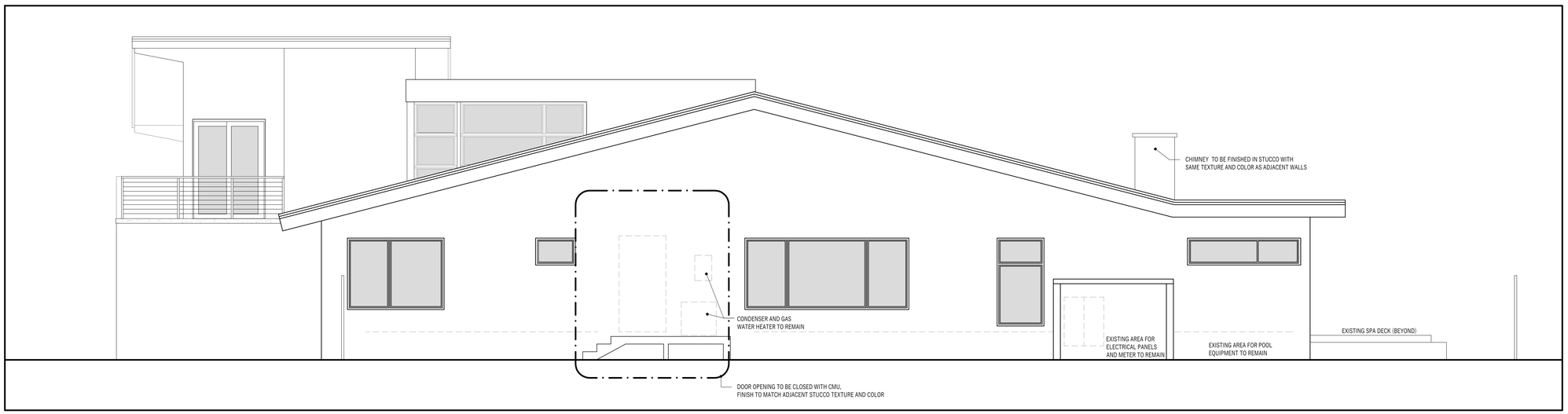
SHEET NUMBER

A-203



1 A-204 EXISTING SOUTH ELEVATION (REAR)

1/4"=1'



2 A-204 PROPOSED SOUTH ELEVATION (REAR)

1/4"=1'

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

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FLORIDA LICENSE NUMBER: AR102734

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BAY HARBOR ISLANDS, FL 33154

REV No.	DESCRIPTION	
	MAR 2025	
1	OWNER'S CHANGES 2/25/25	AMB

SCALE: AS INDICATED
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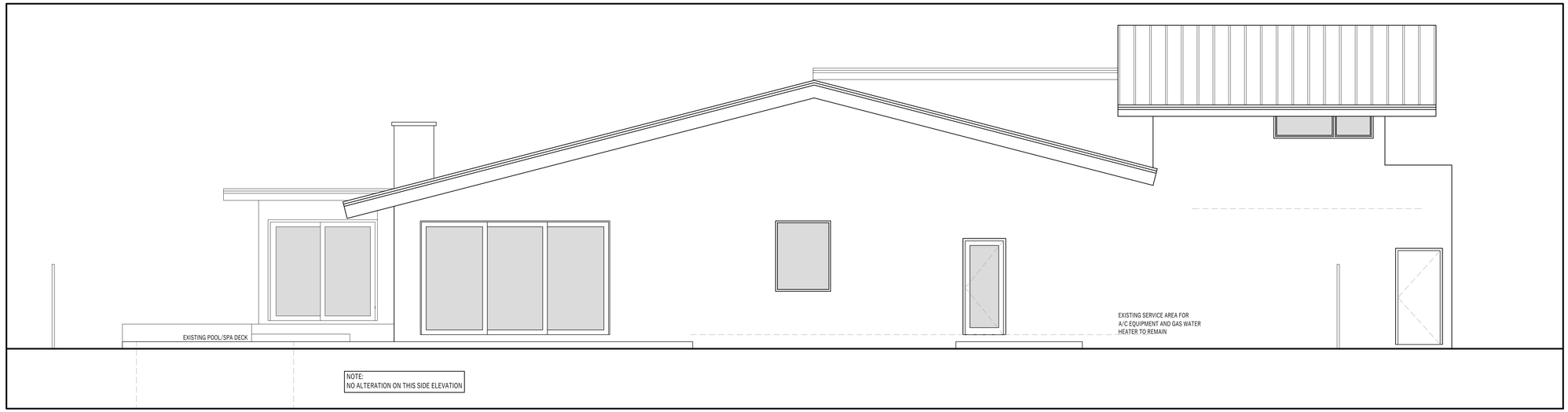
SHEET TITLE

EXTERIOR ELEVATIONS

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

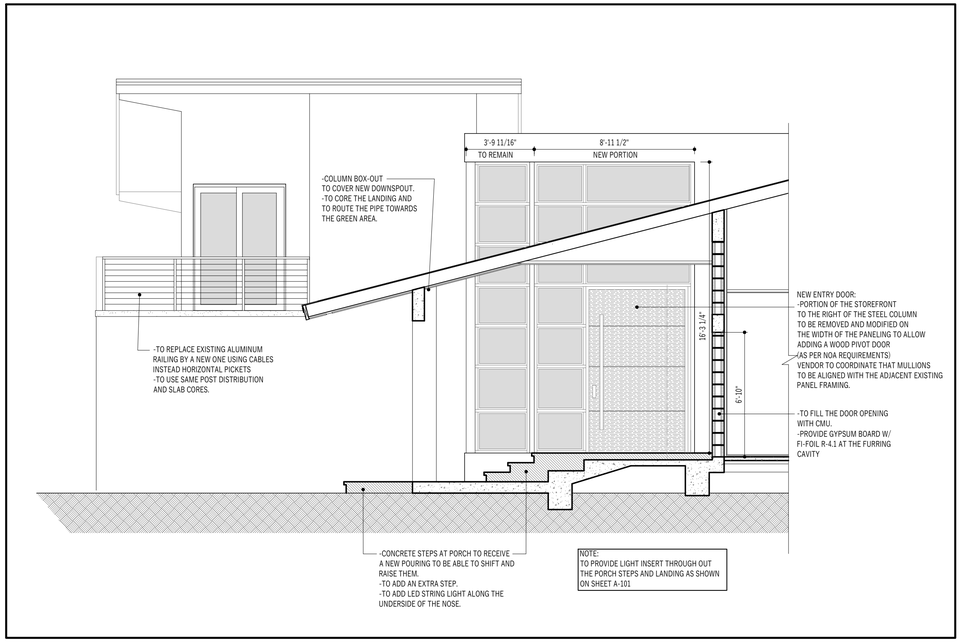
SHEET NUMBER

A-204



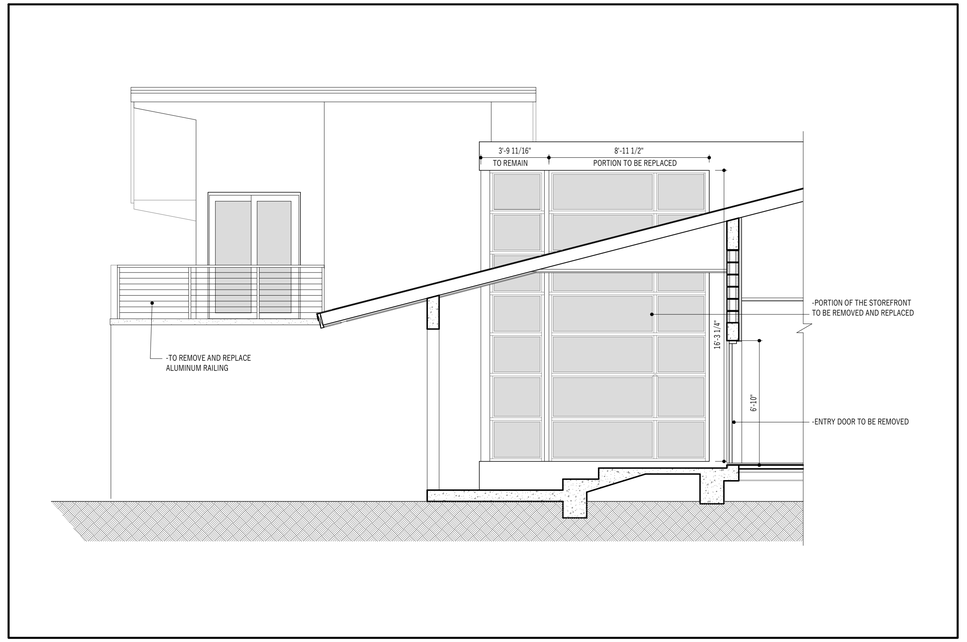
1 A-205 EXISTING EAST ELEVATION (SIDE)

1/4"=1'



3 A-205 PROPOSED PORCH SECTION

1/4"=1'



2 A-205 EXISTING PORCH SECTION

1/4"=1'

CONCEPT DESIGN STUDIO
Arquitecture & Planning
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Doral, FL 33178
PHONE: 786.367.1371

ARCHITECT SEAL

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REV No.	DESCRIPTION	
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SCALE: AS INDICATED
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CHECKED BY: AMB

SHEET TITLE

EXTERIOR ELEVATIONS AND SECTIONS

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

SHEET NUMBER

A-205

E.S. WINDOWS, INC.
ES-PSD5030T PIVOT DOOR - L.M.I.

GENERAL NOTES:

- THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 7TH EDITION FLORIDA BUILDING CODE (2020)/ 8TH EDITION FLORIDA BUILDING CODE (2023) INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

- DOORS RATED FOR LARGE MISSILE IMPACT. LMI SYSTEM TO BE USED FOR INSTALLATIONS UP TO 30 FT OF GRADE. FOR ABOVE 30 FT OF GRADE, SMI TO BE USED. IMPACT SHUTTERS ARE NOT REQUIRED.

- DOORS NOT APPROVED FOR WATER INFILTRATION.

- ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS.
  ANCHORS EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

- ANCHORING OR LOADING CONDITIONS NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

- MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 7TH EDITION FLORIDA BUILDING CODE (2020)/ 8TH EDITION FLORIDA BUILDING CODE (2023) SECTION AS APPLICABLE.

- METAL STRUCTURES BY OTHERS TO BE DESIGNED TO SUPPORT THE LOADS IMPOSED BY THIS GLAZING SYSTEM AND TO TRANSFER SUCH LOADS TO THE BUILDING MAIN STRUCTURE.

- ULTIMATE LOAD OBTAINED FROM ASCE 7-16/ ASCE 7-22, MULTIPLY BY 0.6 SHALL BE LESS THAN OR EQUAL TO MAX. DESIGN LOAD IN THIS DOCUMENT. THE DESIGN LOADS SHOWN IN THIS DOCUMENT ARE ALLOWABLE DESIGN LOADS.

- MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE LABELING TO COMPLY WITH SECTION 1709.9.2.

USE CHARTS AS FOLLOWS.

STEP 1: DETERMINE DESIGN WIND LOAD REQUIREMENTS BASED ON WIND VELOCITY, BLDG. HEIGHT, WIND ZONE USING APPLICABLE ASCE 7-16/ ASCE 7-22 STANDARD OR WIND TUNNEL REPORTS.

STEP 2: SEE SHEET E1 FOR TYPICAL DOOR ELEVATION. SEE SHEET G1 FOR GLASS OPTION.

STEP 3: SEE SHEET A1 FOR ANCHOR OPTIONS. SEE SHEET E1 FOR NUMBER OF ANCHORS REQUIRED.

STEP 4: THE LOWEST VALUE RESULTING FROM STEPS 2 & 3 THAT EXCEED THE DESIGN WIND PRESSURES DETERMINED THRU STEP 1 SHALL APPLY TO ENTIRE SYSTEM.

ABBREVIATIONS AND SYMBOLS

D.L.O. - DAYLITE OPENING
F.H. - FRAME HEIGHT
F.W. - FRAME WIDTH
W/ - WITH
W/O - WITHOUT
O.C. - ON CENTER

C / 7 — C: SECTION NUMBER; 7: SHEET NUMBER

LIMITATIONS OF USE

A- THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT; i.e. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.

B- CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT.

C- THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.

D- SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.

E- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
55583
C.A.N. 28677

STATE OF FLORIDA PROFESSIONAL ENGINEER No 55583

September 18th, 2023

MCY ENGINEERING, INC.
GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
MIRAMAR, FL. 33027 P: 305 271 0117
www.MCYEngineering.com mcy@mcyengineering.com

ES-PSD5030T PIVOT DOOR - L.M.I.

E.S. WINDOWS, INC.
10653 NE QUAYBRIDGE CT.
MIAMI, FL33138
TEL.(305) 624-7775

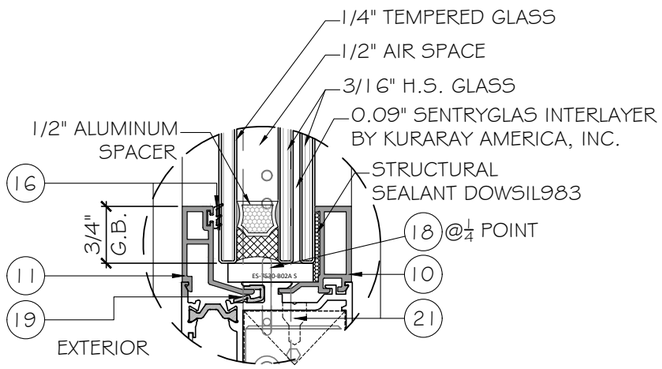
Rev. No.	Date	Drawn By	Description
R2	09.18.2023	James	UPDATE TO FBC 2023

Drawn Date: 09.18.2023
Drawn By: James

DRAWING NO.
AD22-07

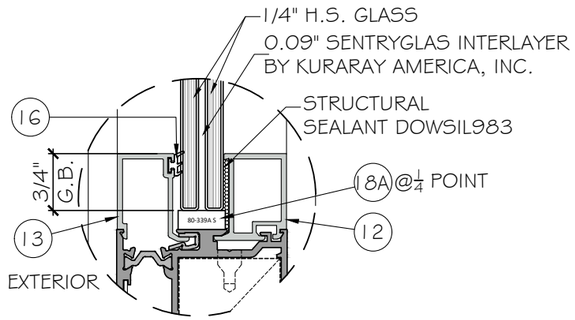
COVER

Sheet No.
1 OF 11



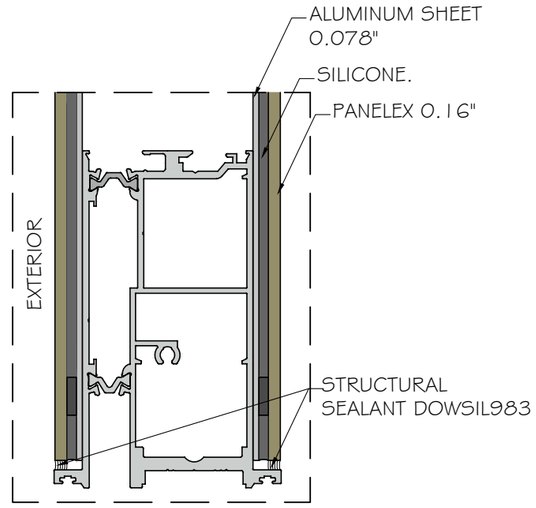
G1 GLASS TYPE 'G1'

1 3/16" NOMINAL OVERALL

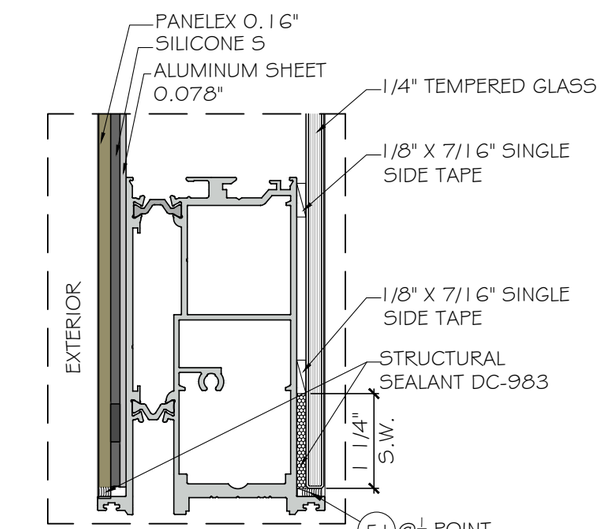


G2 GLASS TYPE 'G2'

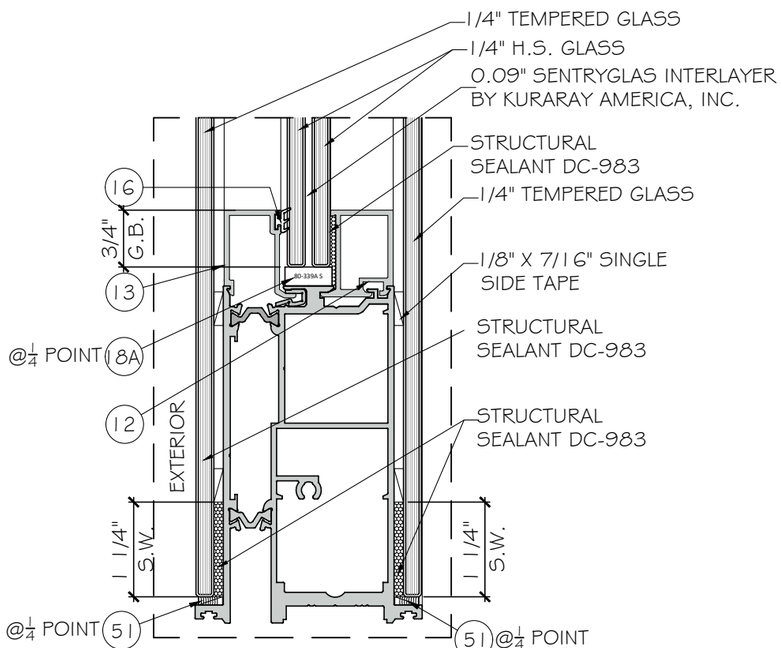
9/16" NOMINAL OVERALL



GP PANELEX



G3 PANEL TYPE 'G3'



G4 GLASS TYPE 'G4'

NOTE:
GLASS COMPLIES WITH ASTM E1300-09
(3 SEC. GUSTS).

FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
LICENSE NO.
No 55986
STATE OF FLORIDA
PROFESSIONAL ENGINEER
C.A.N. 28677
September 18th, 2023

MCY ENGINEERING, INC.
GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
MIRAMAR, FL 33027
P: 305 271 0117
www.MCYEngineering.com mcy@mcyengineering.com

ES-PSD5030T PIVOT DOOR - L.M.I.

E.S. WINDOWS, INC.
10653 NE QUAYBRIDGE CT.
MIAMI, FL33138
TEL.(305) 624-7775

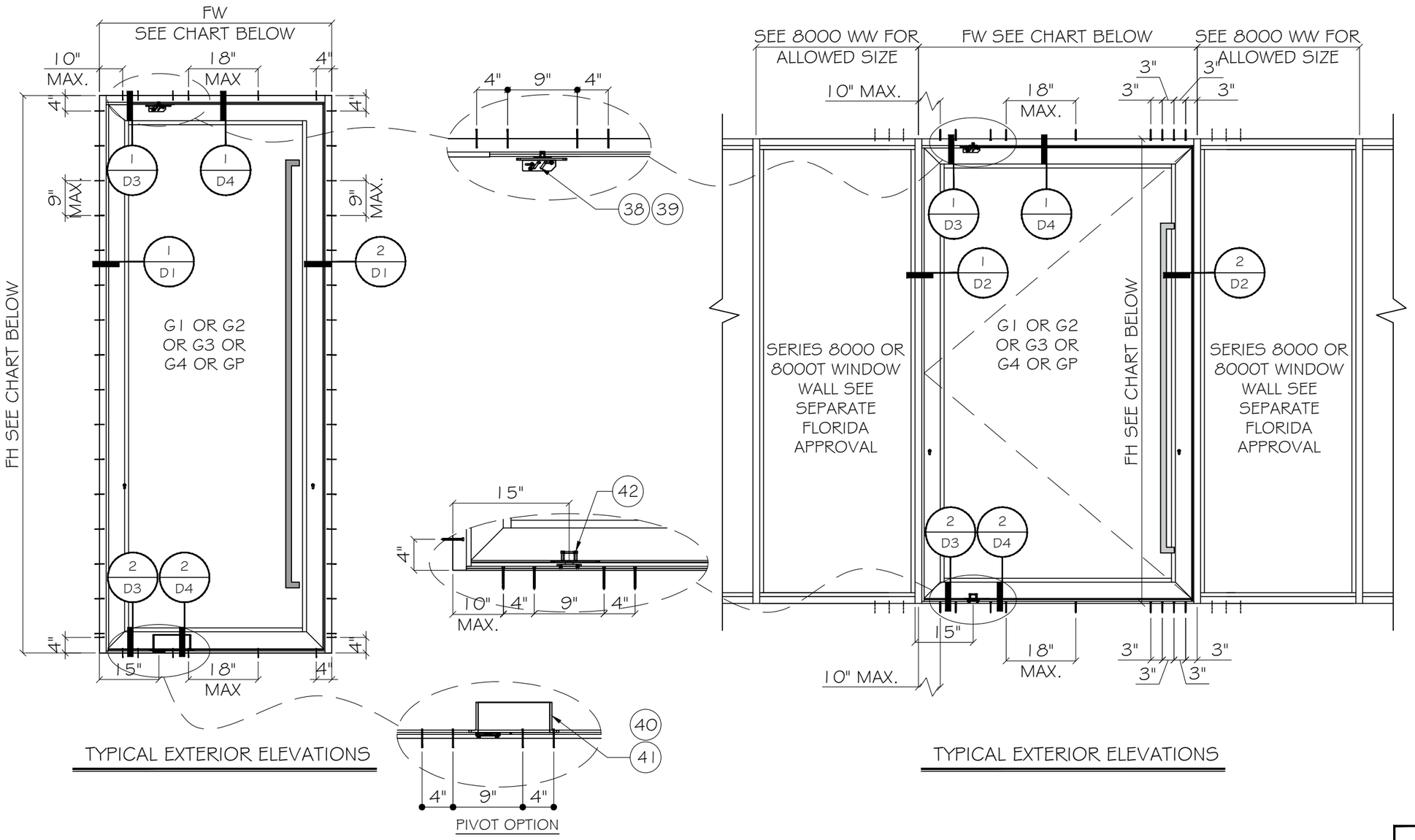
Rev. No.	Date	Drawn By	Description
R2	09.18.2023	James	UPDATE TO FBC 2023

Drawn Date: 09.18.2023
Drawn By: James

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G1

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2 OF 11



TYPICAL EXTERIOR ELEVATIONS

PIVOT OPTION

TYPICAL EXTERIOR ELEVATIONS

ALLOWABLE DESIGN LOADS			
DIMENSIONS (INCH)		GLASS TYPE	Pd(PSF)
FW (MAX.)	FH (MAX.)		
60"	144"	G1 OR G2 OR G3 OR G4 OR GP	±95
72"	120"		±95
90"	96"		±95

NOTE: FOR SIZE SHOWN ABOVE OR SMALLER AS PERMITTED BY FBC

FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG P.E.
FLORIDA REGISTRATION
LIC. # 55880
C.A.N. 28677
STATE OF FLORIDA PROFESSIONAL ENGINEER

September 18th, 2023

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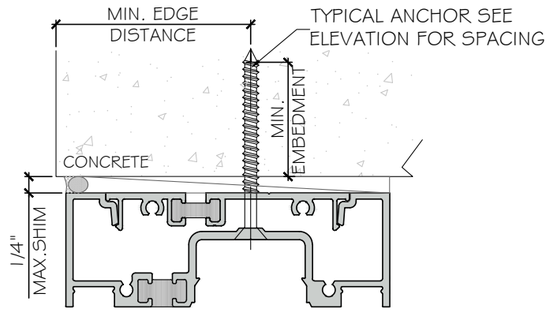
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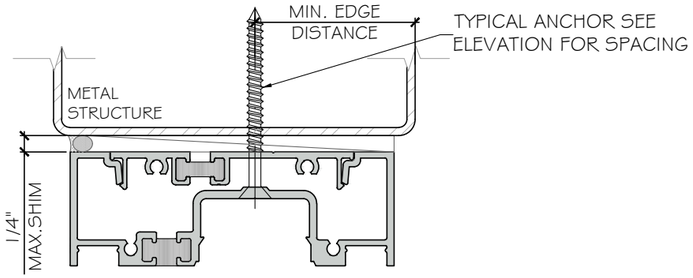
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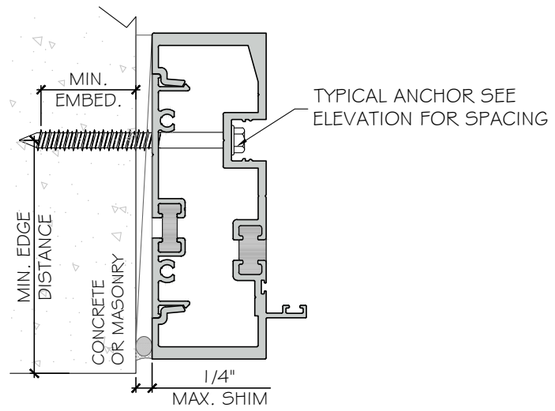
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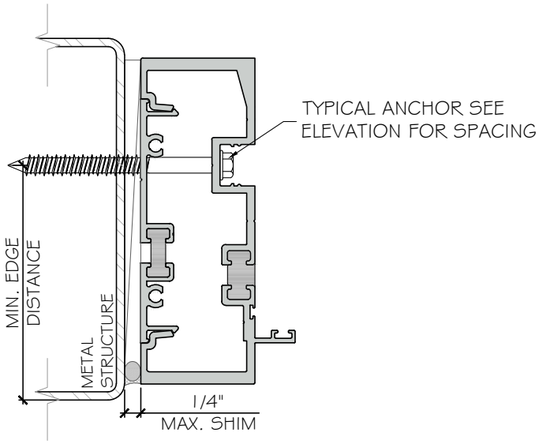
Sheet No.

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NOTE:METAL STRUCTURES BY OTHERS MUST BE PROPERLY SECURED TO SUPPORT LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURES.

TYPICAL ANCHOR TYPES:
SEE ELEVATIONS FOR SPACING

TYPE "A": 1/4" DIA. ULTRACON+ BY 'DEWALT' (Fu=164 KSI, Fy=148 KSI)
DIRECTLY INTO CONCRETE
WITH 1 3/4" MIN. EMBED

INTO HOLLOW BLOCK (JAMB ONLY)
WITH 1 1/4" MIN. EMBED

INTO GROUT FILLED BLOCKS (JAMB ONLY)
WITH 1 3/4" MIN. EMBED

TYPE "B": 1/4" SELF DRILLING SCREW(GRADE 5) (Fu=120 KSI, Fy=90 KSI)
INTO APPROVED MULLIONS
(1/8" THK. MIN.) INTO METAL STRUCTURE

STEEL: 1/8" MIN. (Fy=36 KSI MIN.)
ALUMINUM: 1/8" THK. MIN. (6063-T6 MIN.)
(3) THREADS MIN. PENETRATION BEYOND METAL SUBSTRATE
(STEEL IN CONTACT WITH ALUMINUM TO BE ISOLATED OR PAINTED)

TYPICAL ANCHOR EDGE DISTANCE:
INTO CONCRETE AND MASONRY = 2 1/2" MIN.
INTO METAL STRUCTURE = 3/4" MIN.

WOOD SG = 0.55 MIN.
CONCRETE f'c = 3000 psi MIN.
C-90 HOLLOW/FILLED BLOCK f'm = 2000 psi MIN.
NORMAL STRENGTH CMU(AT JAMB ONLY)

GLAZING BEAD AT FRAME SILL SEALED TO GLASS WITH DOW CORNING 791.
FRAME CORNERS SEALED WITH DOW CORNING 791 OR EQUAL COMPATIBLE

FLORIDA APPROVAL:
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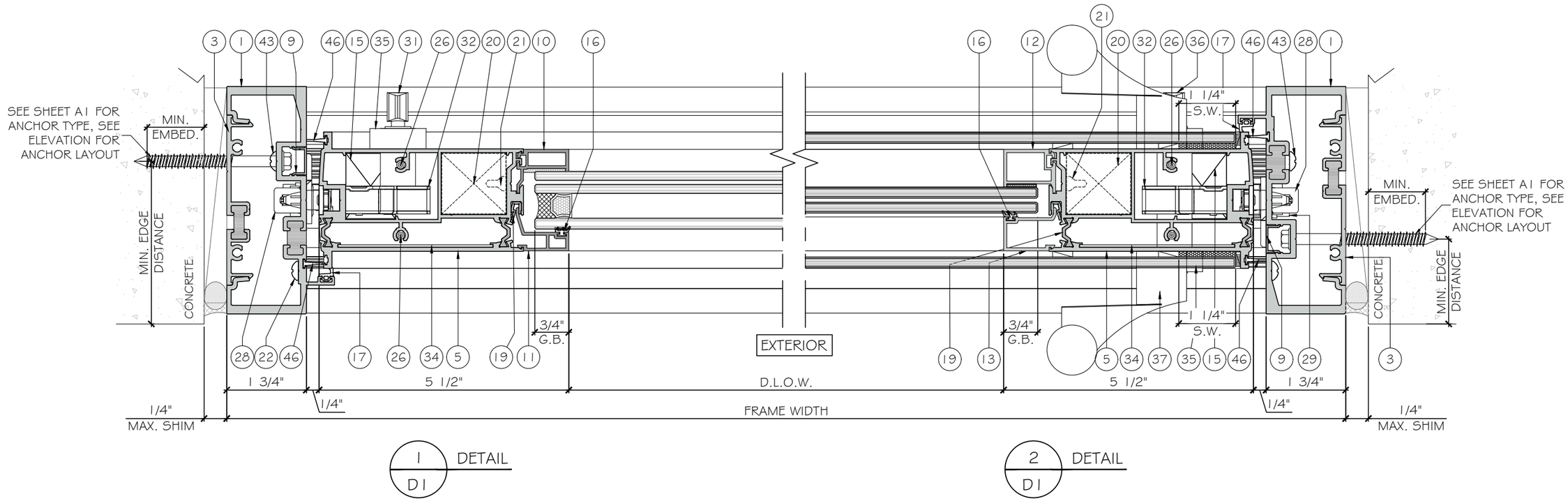
YIPING WANG, P.E.
FLORIDA REGISTRATION
#55983
C.A.N. 28677
STATE OF FLORIDA PROFESSIONAL ENGINEER
September 18th, 2023

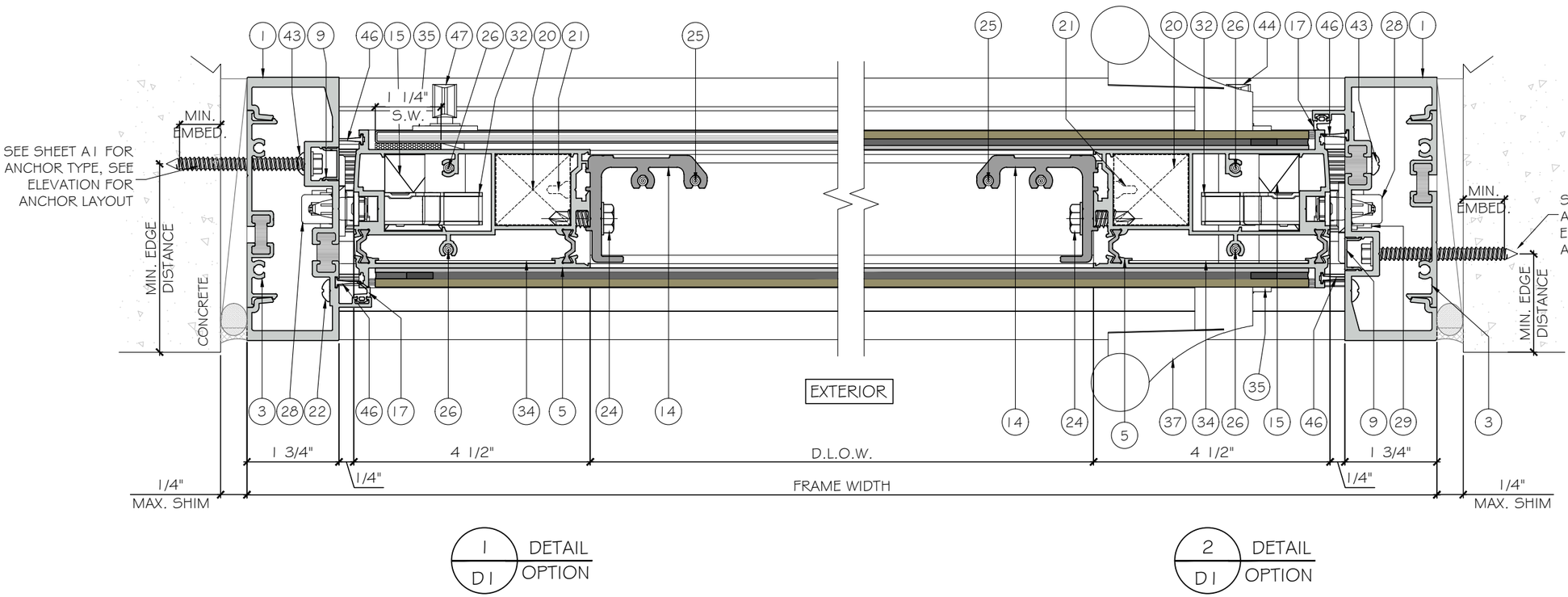
MCY ENGINEERING, INC.
GLAZING CONSULTANTS
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MIRAMAR, FL. 33027 P: 305 271 0117
www.MCYEngineering.com mcy@mcyengineering.com

ES-PSD5030T PIVOT DOOR - L.M.I.
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10653 NE QUAYBRIDGE CT.
MIAMI, FL33138
TEL.(305) 624-7775

Rev. No.	Date	Drawn By	Description
R2	09.18.2023	James	UPDATE TO FBC 2023

Drawn Date: 09.18.2023
Drawn By: James
DRAWING NO.: AD22-07
A1
Sheet No.: 4 OF 11





FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
LICENSE
No 55586
STATE OF FLORIDA
PROFESSIONAL ENGINEER
E.A.N. 28677
September 18th, 2023

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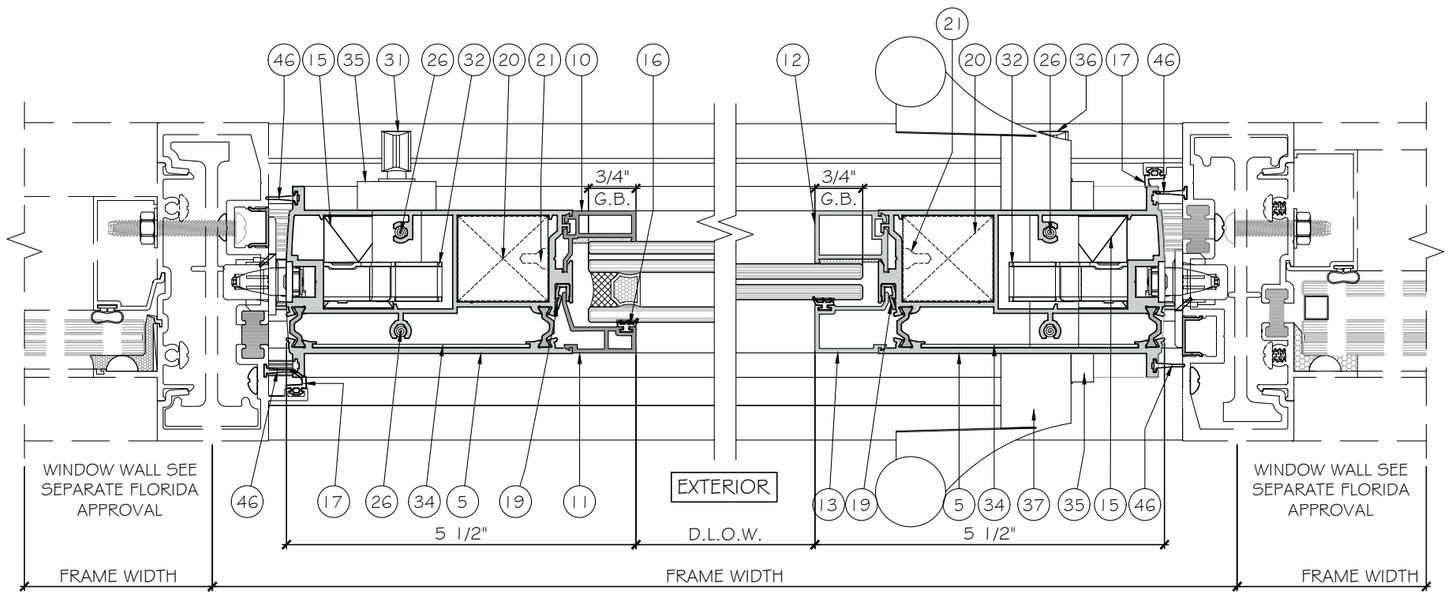
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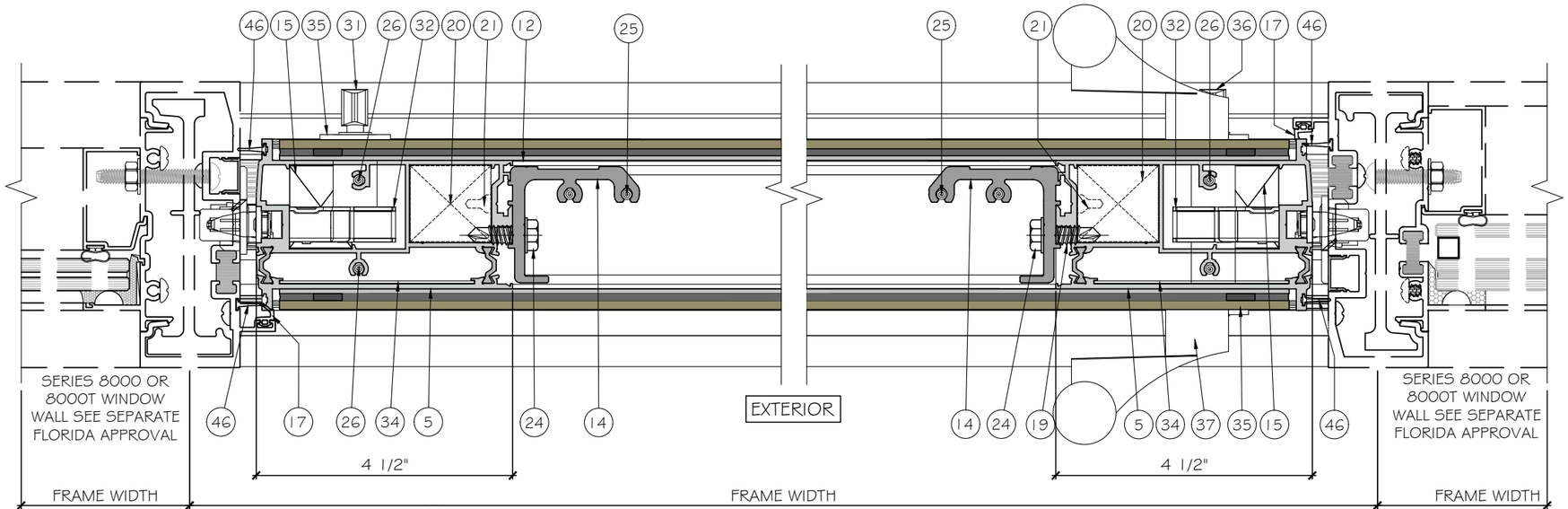
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Sheet No.
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1 / D2 DETAIL

2 / D2 DETAIL



1 / D2 DETAIL OPTION

2 / D2 DETAIL OPTION

FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
LICENSE NO.
55583
C.A.N. 28677

STATE OF FLORIDA PROFESSIONAL ENGINEER No 55583

September 18th, 2023

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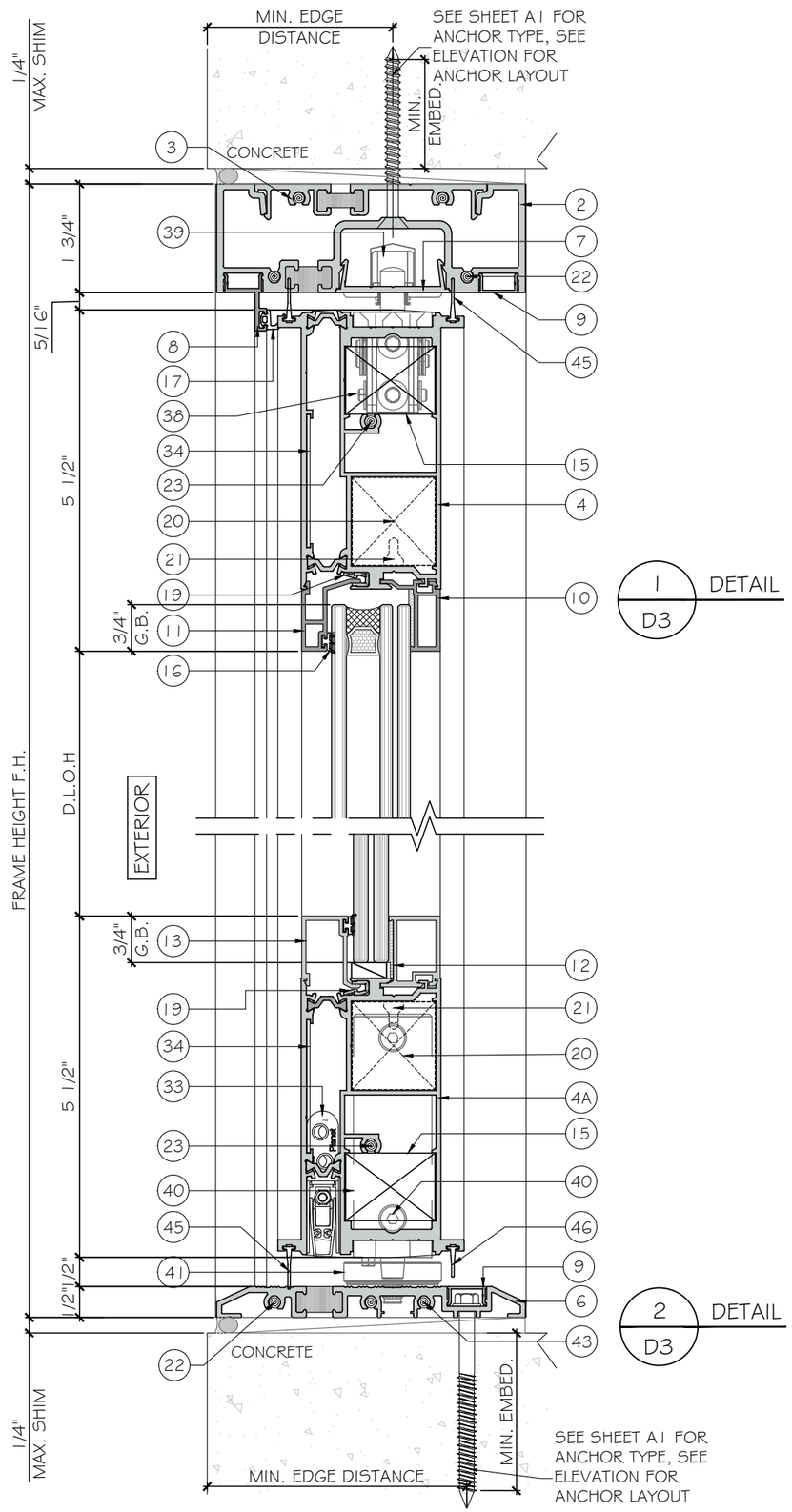
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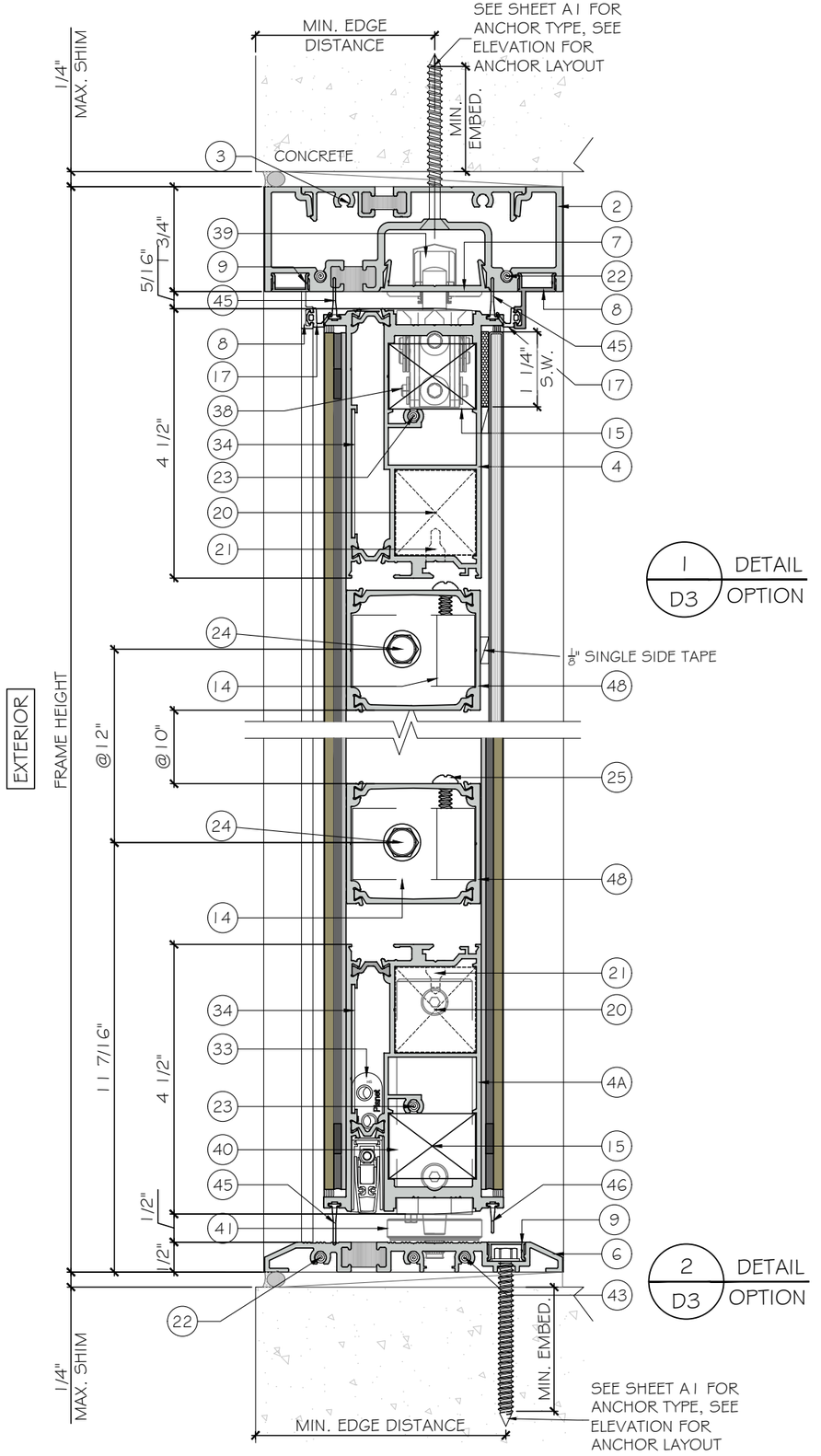
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Drawn By: James

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D2

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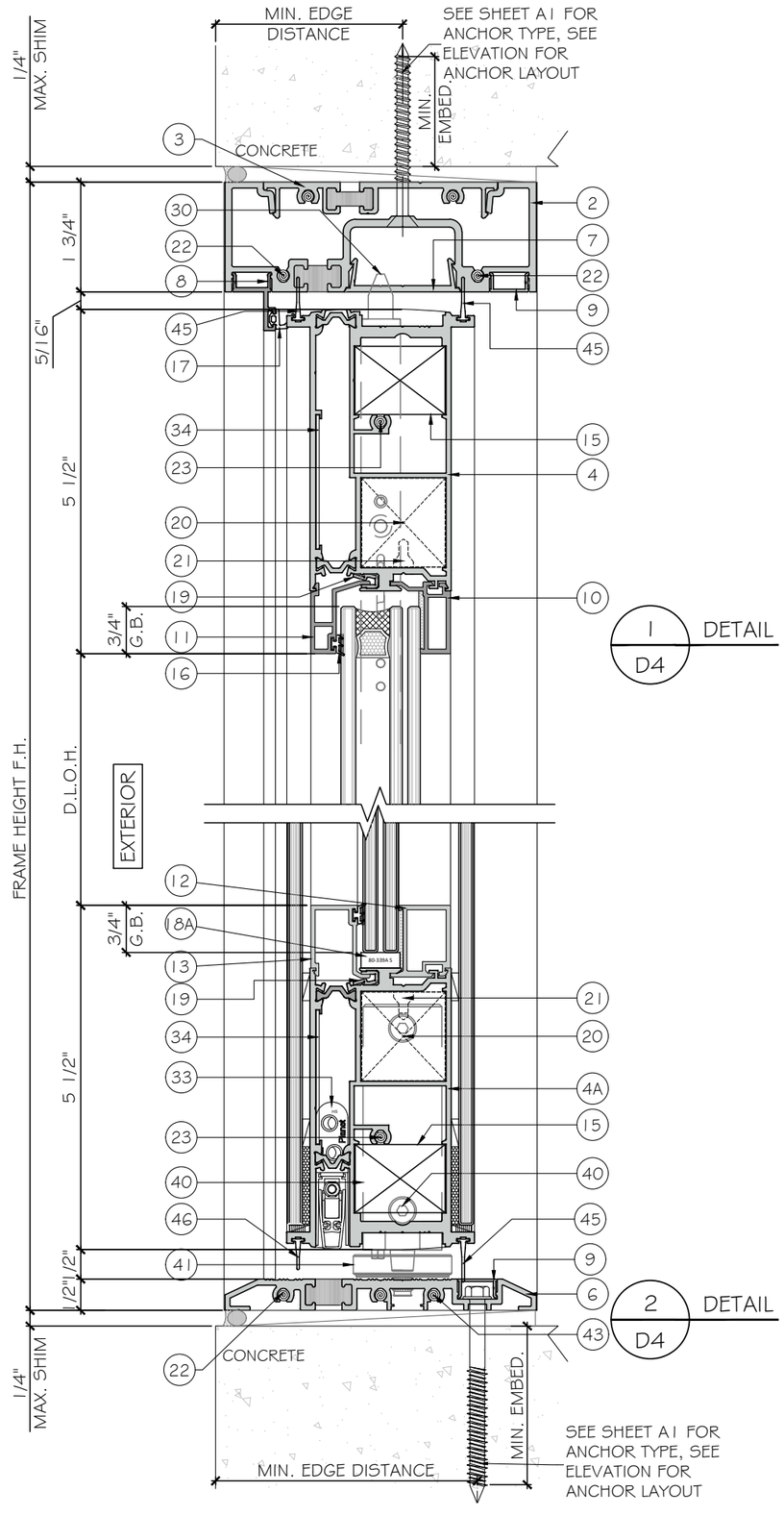
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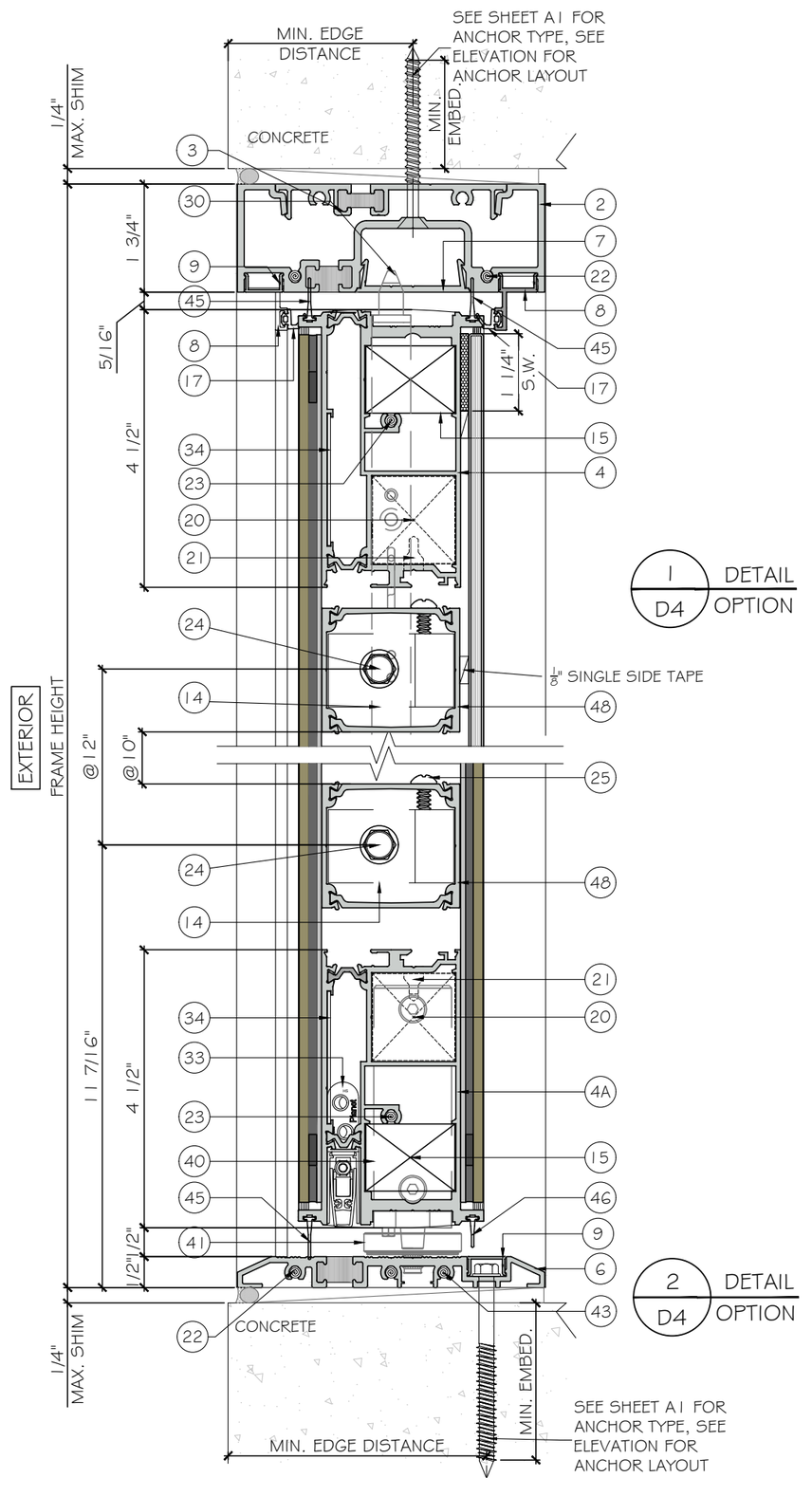
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Sheet No.
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FLORIDA APPROVAL:
FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
LICENSE #55983
C.A.N. 28677
No 55983
STATE OF FLORIDA
PROFESSIONAL ENGINEER
September 18th, 2023





FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
FILE NO.
No 55933
C.A.N. 28677
STATE OF FLORIDA
PROFESSIONAL ENGINEER

September 18th, 2023

MCY ENGINEERING, INC.
GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
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www.MCYEngineering.com mcy@mcyengineering.com

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10653 NE QUAYBRIDGE CT.
MIAMI, FL33138
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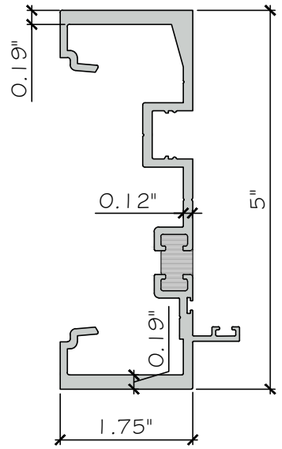
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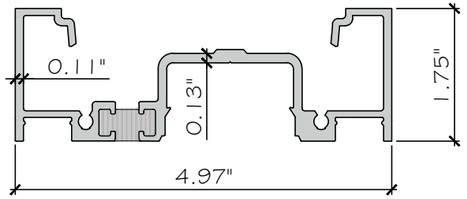
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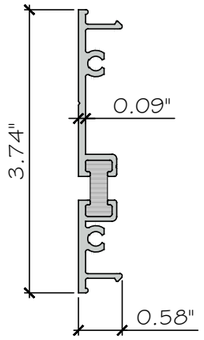
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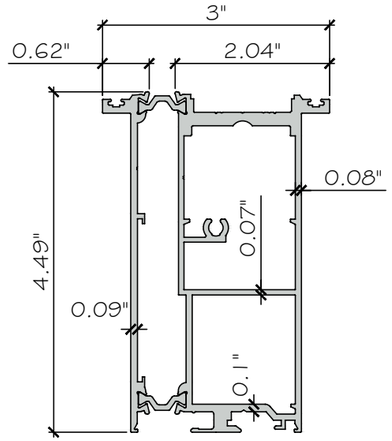
1 FRAME JAMB
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ALUM.6005-T5



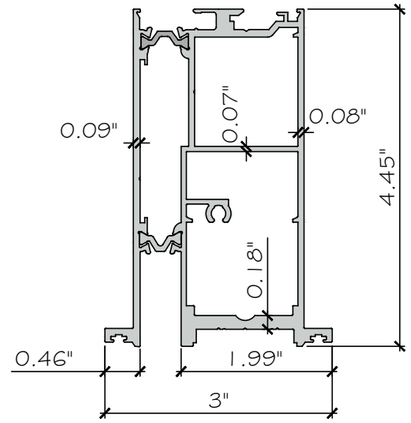
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ALUM.6005-T5



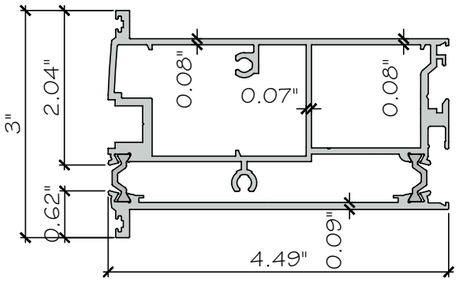
3 SHEAR CLIP
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ALUM.6063-T6



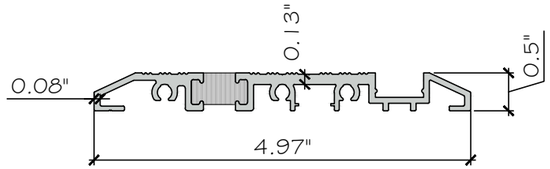
4 LEAF TOP 029 FRONT + 008 BACK
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ALUM.6063-T6



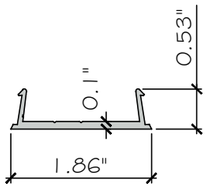
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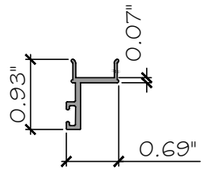
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+ 007 BACK
5 ES-PSD5030T-501
ALUM.6063-T6



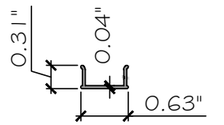
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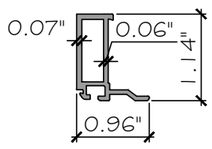
7 HEAD COVER
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ALUM.6063-T5



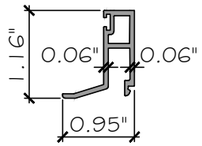
8 DOOR STOP
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ALUM.6063-T5



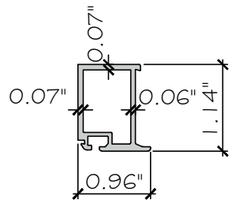
9 JAMB SCREW COVER
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ALUM.6063-T6



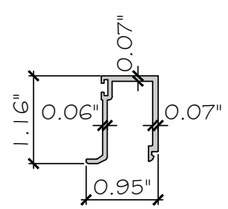
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ALUM.6063-T5



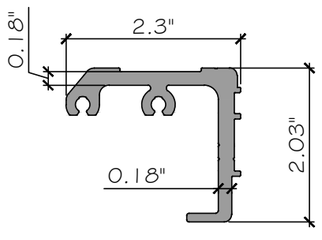
11 EXTERIOR GLASS STOP
ES-PSD5030T-011
ALUM.6063-T5



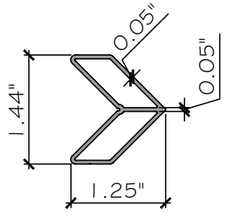
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ALUM.6063-T5



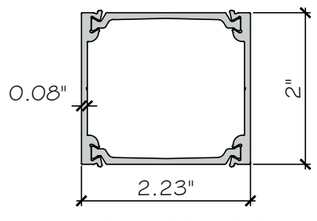
13 EXTERIOR GLASS STOP
ES-PSD5030T-015
ALUM.6063-T5



14 SHEAR BLOCK
ES-PSD5030T-017
ALUM.6063-T5



15 CORNER KEY
ES-45T-011
ALUM.6063-T5



INTERMEDIATE PANELS
48 020 FRONT + 020 BACK
ES-PSD5030T-504
ALUM.6063-T6

FLORIDA APPROVAL:
FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
P.E. #55983
C.A.N. 28677
No 55983
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September 18th, 2023

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PART

Sheet No.
9 OF 11

BILL OF MATERIALS

ITEM	PART	DESCRIPTION	MATERIAL
1	ES-PSD5030T-001T	FRAME JAMB	ALUM.6005-T5
2	ES-PSD5030T-002T	FRAME HEAD	ALUM.6005-T5
3	ES-8000T-003T	SHEAR CLIP	ALUM.6063-T6
4	ES-PSD5030T-502	LEAF TOP 029 FRONT + 008 BACK	ALUM.6063-T6
4A	ES-PSD5030T-503	LEAF BOTTOM 009 FRONT + 010 BACK	ALUM.6063-T6
5	ES-PSD5030T-501	LEAF STILE 006 FRONT + 007 BACK	ALUM.6063-T6
6	ES-PSD5030T-005T	THRESHOLD	ALUM.6063-T6
7	ES-PSD5030T-003	HEAD COVER	ALUM.6063-T5
8	ES-PSD5030T-004	DOOR STOP	ALUM.6063-T5
9	ES-EL114	JAMB SCREW COVER	ALUM.6063-T6
10	ES-PSD5030T-012	INTERIOR GLASS STOP	ALUM.6063-T5
11	ES-PSD5030T-011	EXTERIOR GLASS STOP	ALUM.6063-T5
12	ES-PSD5030T-016	INTERIOR GLASS STOP	ALUM.6063-T5
13	ES-PSD5030T-015	EXTERIOR GLASS STOP	ALUM.6063-T5
14	ES-PSD5030T-017	SHEAR BLOCK	ALUM.6063-T5
15	ES-45T-011	CORNER KEY	ALUM.6063-T5
16	EMP-768 ES-EL100-G02A	GLAZING GASKET	SILICONE
17	EMP-501 ES-EL300-G01 E	SEAL GASKET	EPDM
18	EMP-471 ES-7530-B02A S	INSULATED LAMINATED SETTING BLOCK, 80±5SHORE A	SILICONE
18A	EMP-682 80-339A S	LAMINATED SETTING BLOCK, 80±5SHORE A	SILICONE
19	ES-UN8030-301	ISOLATOR	RIGID PVC
20	5039/50 CORNER JOINT	ESCUADRA DE ENSAMBLE	ALUMINUM
21	VILM5X14_D8	CORNER SCREW (5039/50)	STAINLESS STEEL
22	TOR #12 X 1" PAN NATURAL INOX	FRAME ASSEMBLY SCREW	STAINLESS STEEL
23	TOR #12 X 2" PHIL FLAT TYPE A 18-8SS	LEAF ASSEMBLY SCREW	STAINLESS STEEL
24	TOR #14 x 3/4" HWH TYPE AB	SCREW FOR SHEAR BLOCK	STAINLESS STEEL
25	TOR #12 X 3/4" PH	SCREW FOR SHEAR BLOCK INTERMEDIATE (PANELEX)	STAINLESS STEEL
26	#12 X 2 1/2" F.H.	SCREW FOR LEAF ASSEMBLY TOP/ BOTTOM	STAINLESS STEEL
27	#14 X 3 1/4" HWH (390) ELCO	SCREW FOR INSTALLATION JAMB/SILL	STAINLESS STEEL
28	3479715 - LSB 8050-752 - LEFT	STRIKER	STAINLESS STEEL
29	3478750 - FSB 3630-03-24Q/41 KEEPER	STRIKER	STAINLESS STEEL
30	3145903 - 7029 SHOOTBOLT	SHOOTBOLT BOTTOM	STAINLESS STEEL
31	DL01-6259-* CYLINDER 40/10 TURN BR	CYLINDER 40/10	BRASS
32	3492553 - AS2600 MULTIPONT LOCK	LOCK	STAINLESS STEEL

FLORIDA APPROVAL:

FL # 41358.1

YIPING WANG, P.E.
FLORIDA REGISTRATION
No. 55983
C.A.N. 28677
STATE OF FLORIDA
PROFESSIONAL ENGINEER

September 18th, 2023

MCY ENGINEERING, INC.
GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
MIRAMAR, FL. 33027 P: 305 271 0117
www.MCYEngineering.com mcy@mcyengineering.com

ES-PSD5030T PIVOT DOOR - L.M.I.

E.S. WINDOWS, INC.
10653 NE QUAYBRIDGE CT.
MIAMI, FL33138
TEL.(305) 624-7775

Rev. No.	Date	Drawn By	Description
R2	09.18.2023	James	UPDATE TO FBC 2023

Drawn Date: 09.18.2023
Drawn By: James

DRAWING NO.
AD22-07

BOM

Sheet No.
10 OF 11

BILL OF MATERIALS

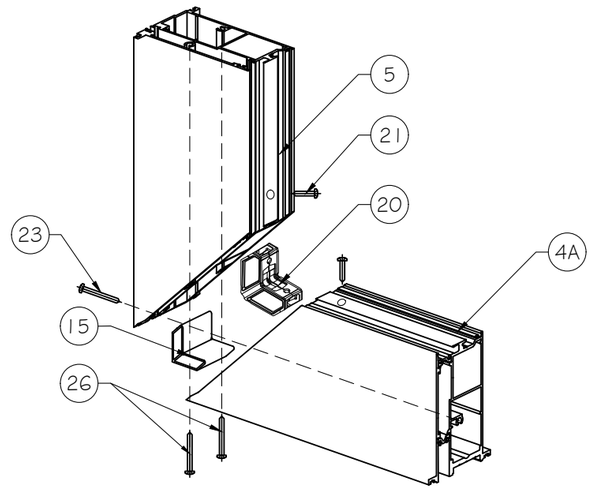
ITEM	PART	DESCRIPTION	MATERIAL
32	3492553 - AS2600 MULTIPONT LOCK	LOCK	STAINLESS STEEL
33	PLANET HS DROP SEAL	DROP SEAL	STAINLESS STEEL
34	ESC-004 ES-PSD5030T-E01	ESC-004 ES-PSD5030T-E01	-
35	PS01-6208-* ROSE COVER	COVER CYLINDER	STAINLESS STEEL
36	DL01-6253-* CYLINDER 40/40 TURN/KEY	CYLINDER	BRASS
37	SHPRO316OLPNS6012 50 DOOR THICK 2 1/4"	PULL-PULL	AISI 316 STAINLESS STEEL
38	600532*- SYSTEM M32	TOP PIVOT	STAINLESS STEEL
39		CEILING PLATE	STAINLESS STEEL
40		SYSTEM M	STAINLESS STEEL
41		FLOOR PLATE	STAINLESS STEEL
42	600101/B11 - SYSTEM ONE - SS	SYSTEM ONE HINGE SYSTEM KIT	STAINLESS STEEL
43	TOR #12 x 1 1/2" P.H. S.M.S. ST/ST	FOR ASSEMBLY (ES-8000 FRAME)	STAINLESS STEEL
44	DL01-6200-* CYLIND 45/45 TURN/KEY BR	CYLIND 45/45 FOR PANELEX	BRASS
45	ES-PSD5030T-G02 S	BOTTOM AND TOP GASKET	POLYPROPYLENE
46	ES-PSD5030T-G01 S	BOTTOM AND STILE GASKET	POLYPROPYLENE
47	CILINDRO 45/10 SOLO BOTON 820945109	CYLIND 45/10 FOR PANELEX	BRASS
48	ES-PSD5030T-504	INTERMEDIATE PANELS 020 FRONT + 020 BACK	ALUM.6063-T6
49	900920 - PIVOT DOOR ACCESORY	PIVOT DOOR ACCESORY	-
50	DC-983	STRUCTURAL SEALANT	SILICONE
51	-	1/8" THK SETTING BLOCK @ G3, 80±5SHORE A	SILICONE

LOCK SYSTEM

SIX SURFACE MOUNT METALLIC KEEPERS AT 19", 78", 101" FROM BOTTOM OF FRAME JAMB WITH (2) #8X3/4" FH SMS.
MULTI POINT LOCKING SYSTEM WITH KEY OPERATOR ON THE INTERIOR AT 44 3/4" FROM BOTTOM AT LEFT JAMB STILE WITH (1)#12X1 1/2" FH MS.
MULTI POINT LOCKING SYSTEM WITH THUMB TURN OPERATOR ON THE INTERIOR AND KEY OPERATOR ON THE EXTERIOR AT 44 3/4" FROM BOTTOM AT RIGHT JAMB STILE WITH (1)#12X1 1/2" FH MS.

TWO SURFACE MOUNT METALLIC STRIKE PLATES AT 44 3/4" FROM BOTTOM AT LEFT AND RIGHT FRAME JAMBS.

THE LOCKING RODS PENETRATES 1/2" INTO FRAME HEAD AND THRESHOLD.



CORNER ASSEMBLY

FLORIDA APPROVAL:
FL # 41358.1

YIPING WANG P.E.
FLORIDA REGISTRATION
LICENSE #55983
C.A.N. 28677
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 55983
September 18th, 2023

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mcy@mcyengineering.com

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Rev. No.	Date	Drawn By	Description
R2	09.18.2023	James	UPDATE TO FBC 2023

Drawn Date: 09.18.2023
Drawn By: James

DRAWING NO.
AD22-07

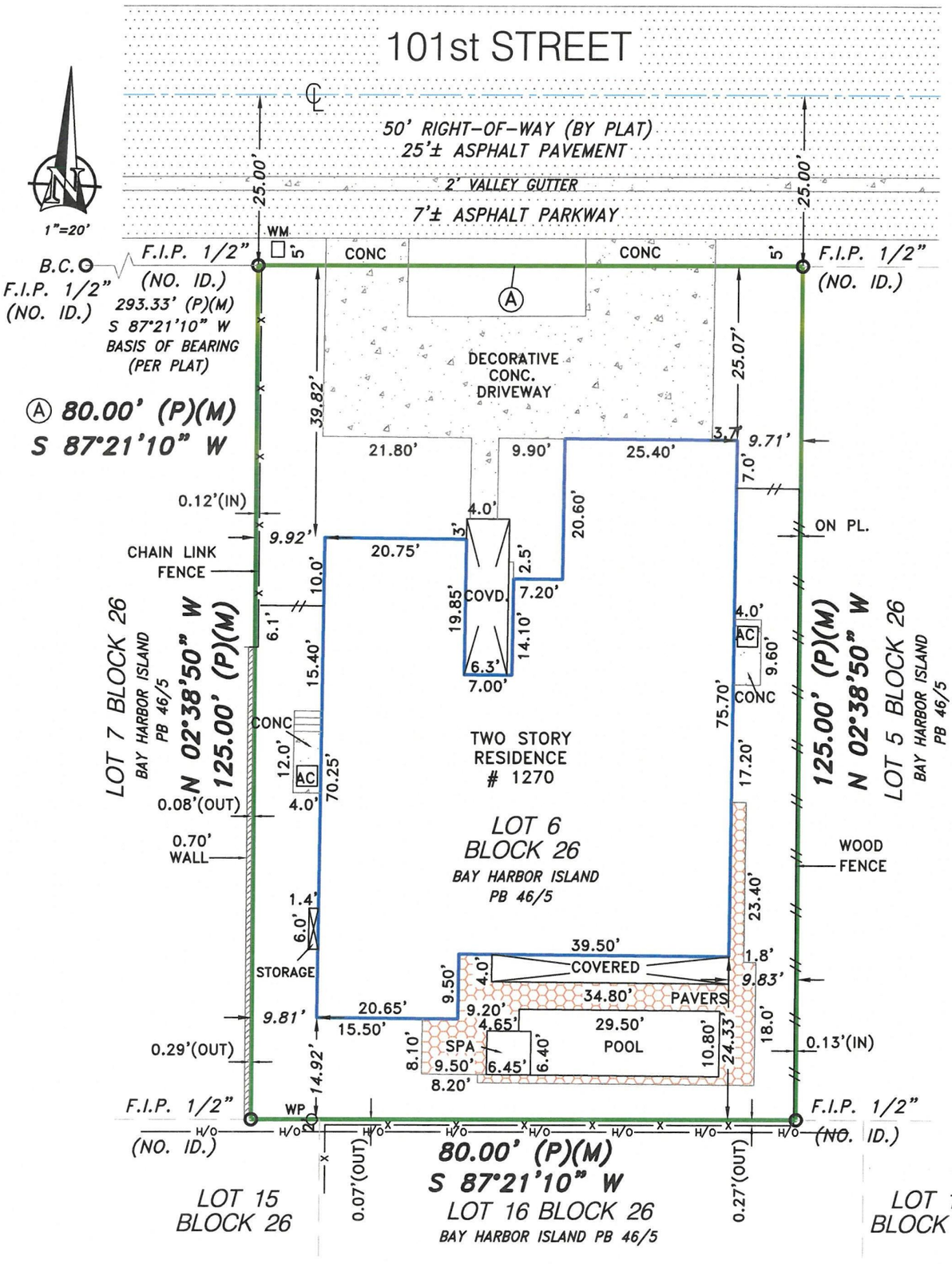
BOM

Sheet No.
11 OF 11





This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
1270 101 Street
Bay Harbor Islands, FLORIDA 33154

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION AND THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-I7-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

MIGUEL ESPINOSA LICENSE NUMBER NO. 5101 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA

SIGNED _____ **FOR THE FIRM**
Miguel Espinosa 06/04/24
STATE OF FLORIDA **P.S.M. No. 5101**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Surveyor's Legend

LIMITED ACCESS RIGHT-OF-WAY LINE							
PROPERTY LINE							
STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITES
CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
			N&D	NAIL & DISK	SCR.	SCREENED
ASPHALT	⊕	BENCHMARK	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
BRICK / TILE	ELEV	ELEVATION	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	P.T.	POINT OF TANGENCY	(W)	WELL	N.T.S.	NOT TO SCALE
WATER	P.C.	POINT OF CURVATURE	FH	FIRE HYDRANT	F.F.	FINNISHED FLOOR
	P.R.M.	PERMANENT REFERENCE MONUMENT	(M)	MANHOLE	T.O.B.	TOP OF BANK
APPROXIMATE EDGE OF WATER	P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	P.O.B.	POINT OF BEGINNING	CATV	CABLE TV RISER	C.V.G	CONCRETE VALLEY GUTTER
TREE	P.O.C.	POINT OF COMMENCEMENT	W	WATER METER	B.S.L.	BUILDING SETBACK LINE
POWER POLE	P.C.P.	PERMANENT CONTROL POINT	P/E	POOL EQUIPTMENT	S.T.L.	SURVEY TIE LINE
	M	FIELD MEASUREMENT	CONC.	CONCRETE SLAB	℄	CENTER LINE
CATCH BASIN	D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
C.U.E.	C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
I.E./E.E.	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
U.E.	R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
EP	CONC.	CONCRETE	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
PG.	CSW	CONCRETE SIDEWALK	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
P.B.	L	CURVE LENGHT	WF	WOOD FENCE		

Property Address:

1270 101 Street
Bay Harbor Islands, FLORIDA 33154

Flood Information:

Community Number: 120637
Panel Number: 12086C0144
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: AE
Base Flood Elevation: 8.0'
Date of Field Work: 05/31/2024
Date of Completion: 06/04/2024

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:
Lot 6, of Block 26, of BAY HARBOR ISLAND, according to the plat thereof, as recorded in Plat Book 46, Page 5, of the public records of Miami-Dade County, FLORIDA

Printing Instructions:
While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
Mordechai Ifergan and Kelly Ifergan
Waterstone Closings Inc
First American Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:
This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa *, for M.E. Land Surveying, LLC., dated* 06/04/2024 *bearing Job #* B-141771 *:*

a. *NO NOTES*

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

AGENDA ITEM REPORT
April 15, 2025

ITEM NUMBER: 5.

ITEM: Request for approval for exterior renovations for "Leon J. Wolfe" located at 9501 W. Broadview Drive, Lot 7 of Block 33. The owner is proposing substantial renovations to the interior and exterior of their existing single-family residence. The existing home was built in 1958. The residence has 5 bedrooms, 4 full baths, one half bath and a carport. The house has an existing pool and covered trellis. Enclosed please find the site plan and elevations. Item #5

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9501 WBVD SFR Reno DRB Staff Report March 24 2025
2.	9501 W. BRDV DRIVE DRB SET 4.15.2025

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: March 24th, 2025

Subject: Existing Single-Family Residence – Interior & Exterior Renovations
9501 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR25-000001
MMPA Acct. No.: 01-0702-1200

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report and the latest Site Development Plans (S&S March 10th, 2025), and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow interior & exterior renovations of an existing single-family home located at 9501 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9501 West Broadview Drive
Legal Description:	Lot 7 of Block 33, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Austin M. Fox (Austin Fox Architecture), as agent for the property owner, Leon J. Wolfe, has submitted an application for substantial interior & exterior renovations for an existing single-family residence on an interior dry lot located at 9501 West Broadview Drive. The existing 4,811 sq. ft. / two-story home was built in 1958 according to the MDPA website. The residence has 5 bedrooms / 4 full baths and one half-bath and a carport. The renovations include major updates to the existing residence. The house has an existing pool and covered trellis.

PROJECT HISTORY

As stated above, the house was originally built in 1958 according to the MDPA website. The applicant initially submitted a Building Permit application, but upon review by staff, based on the extent and types of modifications proposed, the Town required a Site Development Plan submission (Res. No. 1077). The applicant subsequently submitted an initial set and several revised sets of site plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were made to the applicant each time and the current submitted plans are reflective of all requested changes.

It is noted the lot is oddly shaped and located on a corner (2 street frontages). There are several existing features that do not meet current-day Zoning / Other Town Code requirements, including building setbacks (house), the driveway setback and a few others. The proposed renovations will not alter the house footprint / pool / etc. It is assumed the existing site improvements were approved by the Town in accordance with the applicable Land Development Regulations (LDRs) and procedures at that time. Therefore, those features should be considered "grandfathered".

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for major interior & exterior renovations of an existing single-family home located at 9501 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements, except as noted as "Existing / Grandfathered". The applicant submitted plans that were reviewed and commented on by MMPA / other Town staff and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

1) This approval is based on the latest revised plans prepared by Austin Fox Architecture, plans signed & sealed dated March 10th, 2025, 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.

EXTERIOR RENOVATION (DESIGN REVIEW BOARD)
SINGLE FAMILY RESIDENCE
9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS FL 33154

BUILDING INFORMATION:

STRUCTURE:

CONC. SLAB
CMU WALLS
WOOD RAFTER ROOF SYSTEM

BUILDING CODE:

2023 FLORIDA BUILDING CODE 8th EDITION
EXISTING BUILDING

PROJECT INFO

OCCUPANCY:	GROUP 'R-3' - RESIDENTIAL
CONSTRUCTION TYPE:	TYPE 'III-B'
NUMBER OF STORIES:	1 PLUS CARPORT UNDER
BUILDING HEIGHT:	EXISTING
ALTERATION LEVEL:	LEVEL 2

SCOPE OF WORK

THERE IS NOT ANY INCREASE OF BUILDING FOOTPRINT ON THIS DESIGN. THE WORK TO BE PERFORM IS THE FOLLOWING,

- BUILDING FACADE RENOVATION AS PER PLANS
- EXISTING MASTER BEDROOM TO BE REMODEL
- EXISTING MASTER BATHROOM AND BATHROOM TO BE REMODEL

GENERAL NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAS NOT BEEN GIVEN.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS . ALL WORK AND MATERIALS SHALL COMPLY WITH FLORIDA BUILDING CODE AND ALL OTHER LOCAL ORDINANCES.
4. CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
6. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
G-0.0	COVER SHEET
SP-1	SITE PLAN EXISTING
SP-2	SITE PLAN PROPOSED
SP-3	SITE PHOTOS
SP-4	CONTEXT REFERENCE
SP-5	AERIAL VIEW CONTEXT
D-1.0	DEMOLITION FLOOR PLAN
D-1.1	DEMOLITION 2ND LEVEL FLOOR PLAN & ROOF PLAN
D-1.2	DEMOLITION ELEVATIONS
A-1.0	PROPOSED GROUND FLOOR PLAN
A-1.1	PROPOSED SECOND FLOOR PLAN & PROPOSED ROOF PLAN
A-1.2	PROPOSED ELEVATIONS
A-1.3	EXISTING AND PROPOSED ELEVATIONS COMPARISON
A-2.0	PROPOSED RENDRING
A-3.0	PROPOSED MATERIAL SELECTION

SYMBOL LEGEND

DRAWING TITLE — A1.01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

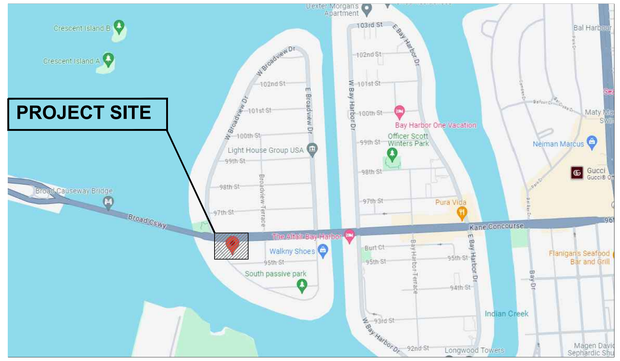
SECTION MARK — A2.02

ELEVATION VIEW MARK — A2.03

ELEVATION MARK — TOP OF FLOOR SLAB ELEV. +0'-0"

SCOPE OF WORK

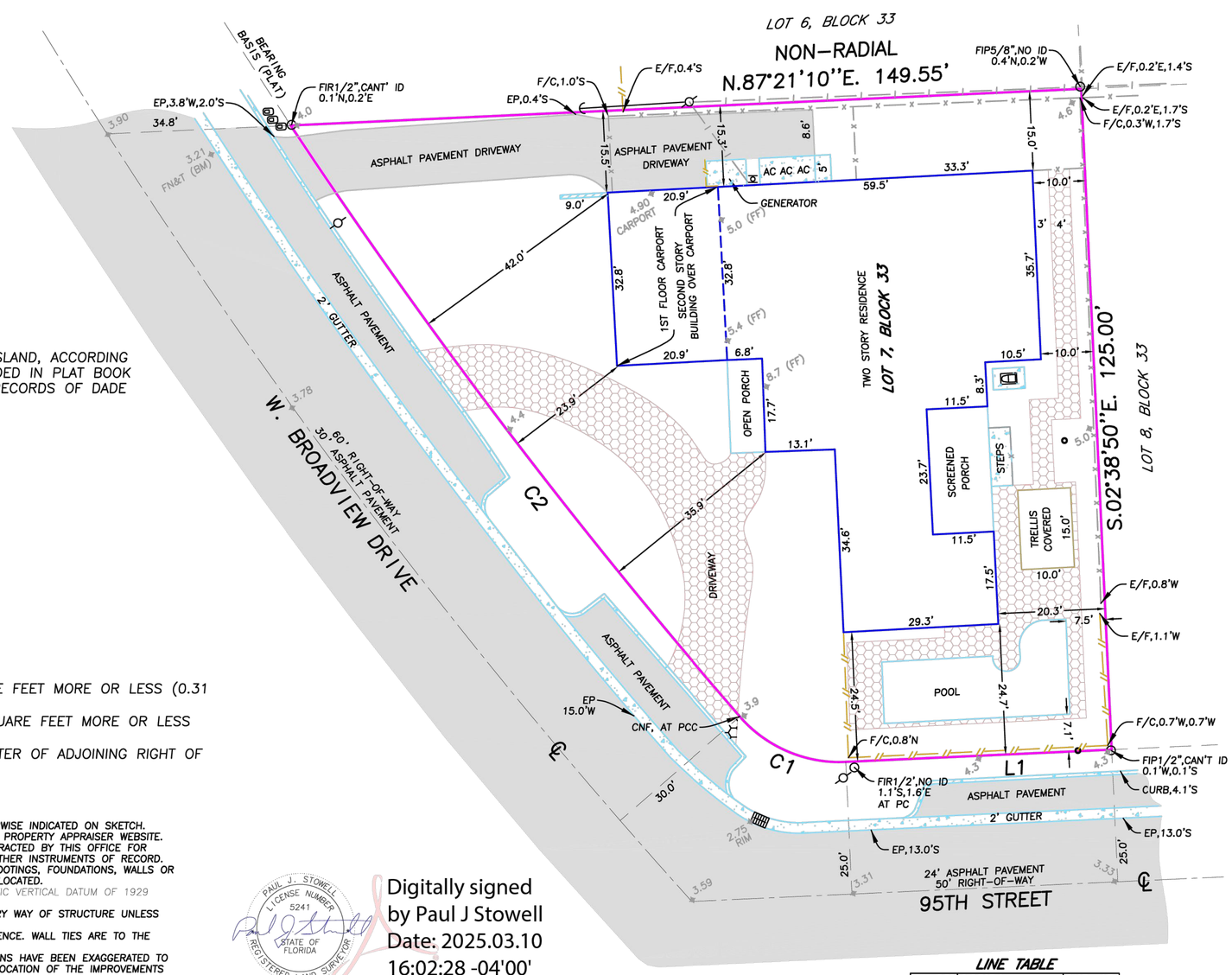
1. INTERIOR AND EXTERIOR RENOVATION IN AN EXISTING BUILDING:



SITE / VICINITY PLAN
N.T.S

N


PROJECT SITE
Broad Quay
Kane Concourse
Chevron
Bay Harbor Islands Bridge
W Broadview Dr
93rd St
Decoplata Pointe
Bay Harbor Islands
Bay Harbor Dr
Bay Harbor Terrace
Bay Dr
Broadview Park
Bay Harbor Islands Bridge
Broadview Park



LEGAL DESCRIPTION
LOT 7, BLOCK 33, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFIED TO:
LEON J WOLFE &W LISA

PROPERTY ADDRESS
9501 W BROADVIEW DRIVE
BAY HARBOR, FL 33154

BOUNDARY SURVEY
INVOICE # 44595U
SURVEY DATE 11/29/23
UPDATED SURVEY DATE 02/06/25

FLOOD ZONE AE-8
MAP DATE 09/11/09
MAP NUMBER 120637 0144L

NET LAND AREA = 13,494 SQUARE FEET MORE OR LESS (0.31 ACRES MORE OR LESS)
GROSS LAND AREA* = 20,328 SQUARE FEET MORE OR LESS (0.47 ACRES MORE OR LESS
GROSS LAND AREA TAKEN TO CENTER OF ADJOINING RIGHT OF WAY.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

PAUL J. STOWELL LICENSE NUMBER 5241 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Digitally signed by Paul J Stowell
Date: 2025.03.10 16:02:28 -04'00'

20 0 20 40 60
Scale 1" = 20'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.87°21'10"W.	50.28'

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	51°40'45"	N.66°48'28"W.	25.00	22.55	21.79
C2	07°27'40"	N.37°14'15"W.	1078.18	140.40	140.30

LEGEND

GUY ANCHOR
WATER METER
FIRE HYDRANT
CABLE BOX
ELECTRIC SERVICE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
CONTROL VALVE
FP&L BOX
CATCH BASIN
CLEAN OUT
MANHOLE
WELL
WATER VALVE
CONCRETE/CHAT
ASPHALT PAVEMENT
BRICK/TILE PAVERS
WOOD DECK/DOCK
PROPERTY LINE
CENTERLINE
CONCRETE WALL
METAL FENCE
WOOD/PVC FENCE
OVERHEAD WIRES
0.00 / *0.00 ELEVATION

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

ATLANTIC COAST SURVEYING INC.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net

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CONSULTANT:

PROJECT TITLE:
9501 W BROADVIEW REMODEL

CLIENT:
SACHA TOURET

ADDRESS:
9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:
- COVER SHEET

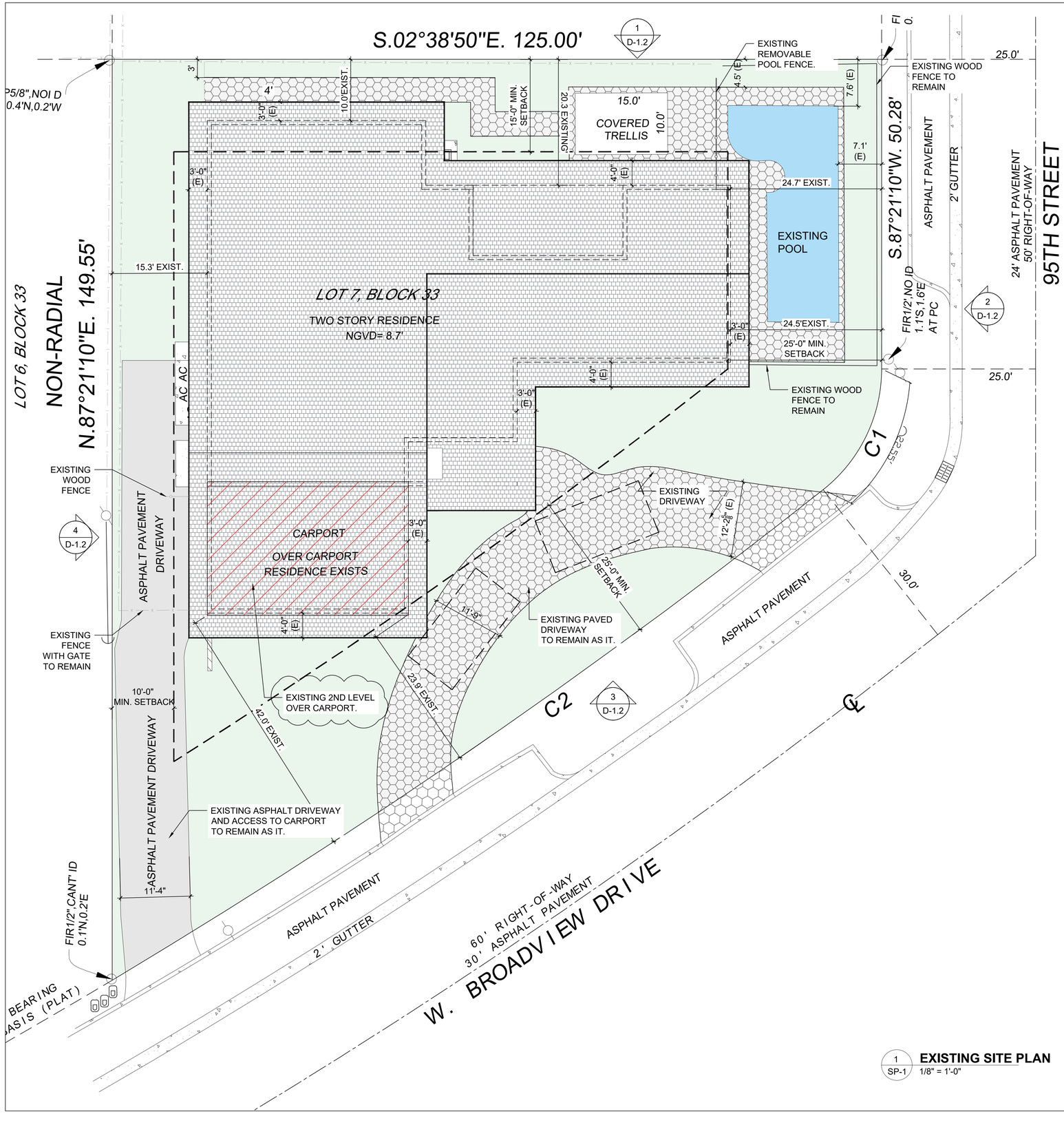
SUBMISSION:

DATE	REVISION	BY

Date	03.06.2025
Scale	AS SHOWN
Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.
G-0.1

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



1 SP-1 **EXISTING SITE PLAN**
1/8" = 1'-0"

N

ZONING INFO:

FOLIO: 13-2227-001-6190
ZONING TYPE: RD - SINGLE FAMILY
LOT SIZE: 10,697.5 SQ FT. AS PER **MDPA** (SEE SURVEY FOR SQ FT)

LEGAL DESCRIPTION

LOT 7, BLOCK 33, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BAY HARBOR ISLAND PB 46-5

ZONING DATA SHEET_ RD SINGLE FAMILY

BUILDING DISPOSITION LOT OCCUPATION	REQUIRED	EXISTING
A. LOT AREA	NO APPLY	EXISTING NET: 13,494 SF. = 0.31 ACRE
B. LOT COVERAGE (INCLUDING ROOF OVERHANG)	---	EXISTING= 5,669 (42.00%)
C. PERVIOUS AREA (OPEN SPACE)	---	EXISTING IMPERVIOUS 5,080.9 (37.64%) EXISTING PERVIOUS 8,413.1 (62.36%)
FRONT YARD	---	EXISTING= NET AREA 5,019 SF. EXIST. IMPERVIOUS 3,272 SF (65.19%)
D. PARKING SPACES	---	4 PARKING SPACES TOTAL (2) AT CARPORT (2) AT DRIVEWAY
E. BUILDING SQ FT	---	EXISTING CARPORT 610 SQ FT. EXIST. 1ST LEVEL 3,571 SQ FT. EXIST. 2ND LEVEL 630 SQ FT.
F. SETBACKS	**REQUIRED**	**EXISTING**
FRONT (WEST SIDE)	25'-0" MIN.	23.9' EXIST.
REAR (EAST SIDE)	15'-0" MIN.	10' EXIST.
SIDE (NORTH SIDE)	10'-0" MIN.	15.3' EXIST.
SIDE (SOUTH SIDE)	25'-0" MIN.	24.4' EXIST.

LANDSCAPE NOTES

1. THERE IS NOT ANY TREE REMOVAL UNDER THIS PERMIT
2. ALL EXISTING TREES SHALL BE PROTECTED

FLOOD LEGEND

- FLOOD ZONE: "AE" 8' COMMUNITY:120637 PANEL: 0144L
- ADDRESS: 9501 W BROADVIEW DR, BAY HARBOR ISLAND, FL 33154-1925
- LOT: 7 IN BLOCK 33
- HIGHEST CROWN OF ROAD ELEVATION: 3.78' NGVD
- HIGHEST CROWN OF ROAD ELEV WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY
- THE ATTACHED CERTIFIED SURVEY PALA 19700653 PLS LIC. # 5241
- MAX. GRADE ELEVATION EXISTING TO REMAIN: 5.4' (N.G.V.D.)
- ALL EQUIPMENT AND MACHINERIES AND UTILITIES SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION
- ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING.THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS.FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
- 0'-0" = 8.70' N.G.V.D.

GRANDFATHERED NOTE

ALL LABELS WITH (EXISTING TO REMAIN) SHALL BE GRANDFATHERED

ANY TEXT WITH LABEL "(E)" IS ABBREVIATION FOR EXISTING

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CONSULTANT:

PROJECT TITLE:

9501 W BROADVIEW REMODEL

CLIENT:

SACHA TOURET

ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

- EXISTING SITE PLAN

SUBMISSION:

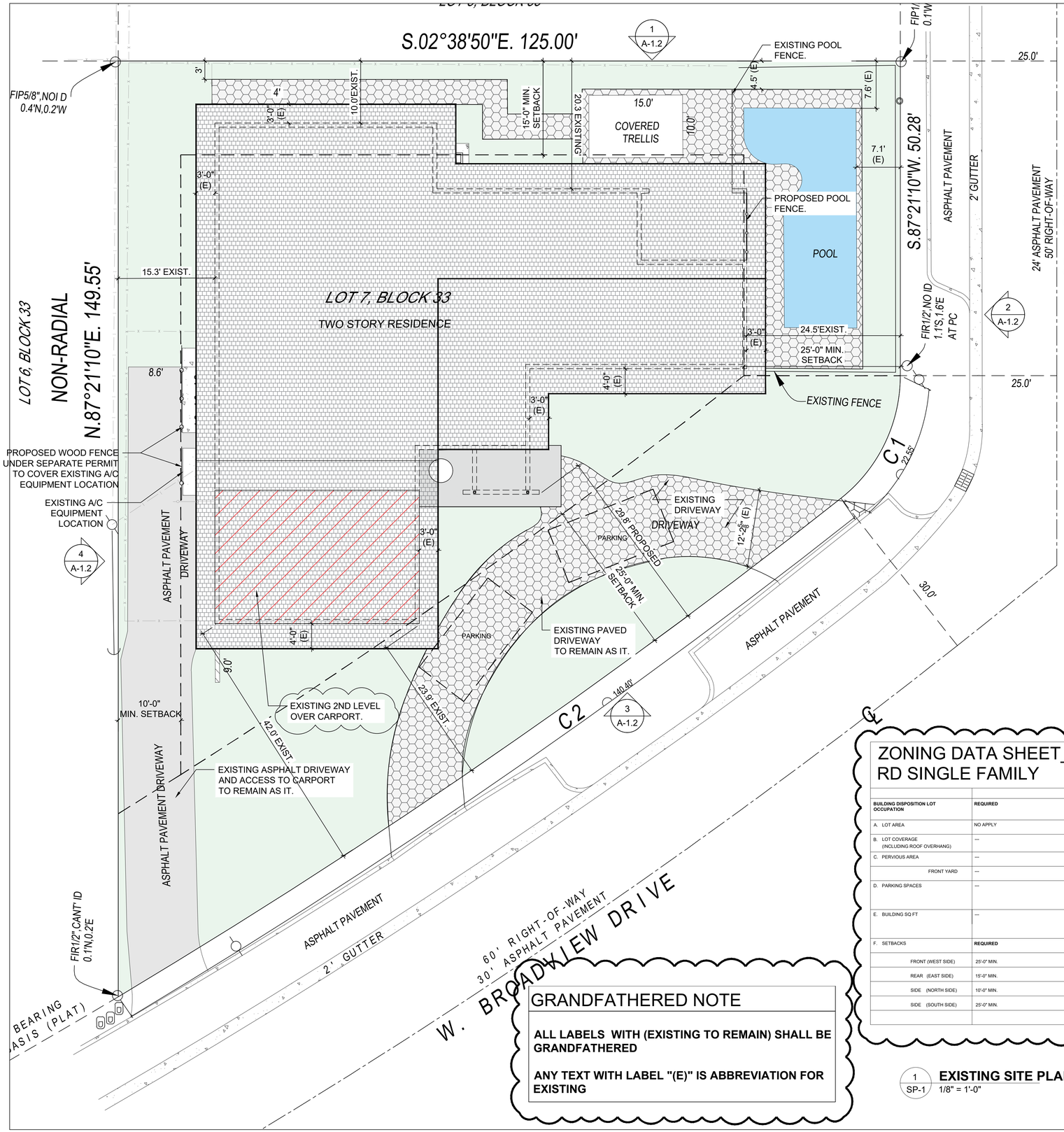
DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.

SP-1

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



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ZONING DATA SHEET_ RD SINGLE FAMILY

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1 SP-1 **EXISTING SITE PLAN**
1/8" = 1'-0"

N

ZONING INFO:

FOLIO: 13-2227-001-6190
ZONING TYPE: RD - SINGLE FAMILY
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GENERAL SITE NOTES

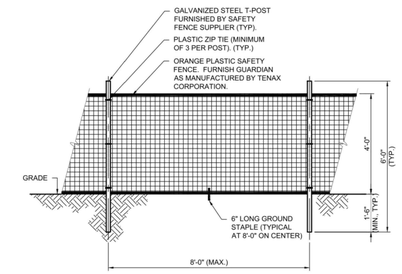
THERE IS NOT ANY NOT ADDITIONAL BUILDING SLAB ADDED FOR THIS SITE, ALL EXTERIOR COMPONENTS ARE EXISTING AND THERE IS NOT ANY LOT COVERAGE MODIFICATION FOR THIS SITE.

GENERAL SITE NOTES

1. REFER TO MECHANICAL FOR EQUIPMENT LOCATIONS
2. REFER TO ELECTRICAL FOR SERVICE LOCATIONS
3. REFER TO PLUMBING FOR UTILITIES, TIE-IN LOCATIONS, CLEANOUTS, ETC.

LANDSCAPE NOTES

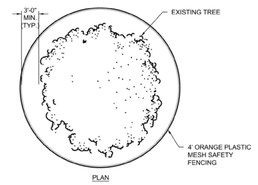
1. THERE IS NOT ANY TREE REMOVAL UNDER THIS PERMIT
2. ALL EXISTING TREES SHALL BE PROTECTED



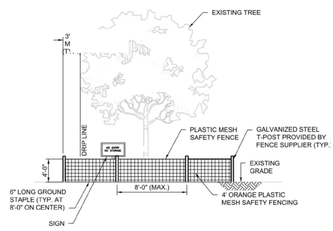
NOTES:

1. REBAR SHALL NOT BE USED FOR SUPPORTING THE FENCE.
2. LOOP THE ZIP TIES THROUGH THE AVAILABLE HOLES OR "TEETH" IN THE POST TO PREVENT THE FENCE FROM SLIDING DOWN THE POST.
3. PLASTIC ZIP TIES SHALL BE AS FOLLOWS:
   A. MINIMUM WIDTH = 0.3 INCHES.
   B. LENGTH = AS REQUIRED.
   C. COLOR = BLACK WITH UV STABILIZER.

PLASTIC SAFETY FENCE



PLAN



ELEVATION

TREE PROTECTION FENCE

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CONSULTANT:

PROJECT TITLE:

9501 W BROADVIEW REMODEL

CLIENT:

SACHA TOURET

ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

- EXISTING SITE PLAN

SUBMISSION:

	DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.

SP-2

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



N

1
SP-2

EXISTING AERIAL VIEW
1/8" = 1'-0"



EXISTING STREET VIEW @ (BROADVIEW DR)



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

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ARCHITECTURE

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ADDRESS:
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BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:
- EXISTING SITE PLAN

SUBMISSION:

	DATE	REVISION	BY

Date	03.06.2025
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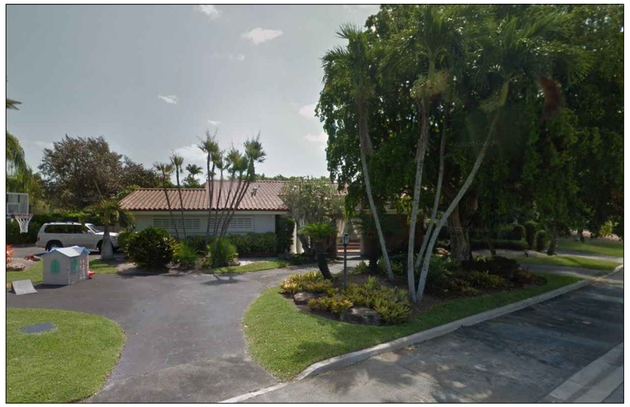
Drawing No.
SP-3

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



N

1 SP-2 **EXISTING AERIAL VIEW**
1/8" = 1'-0"



9555 W BROADVIEW DR,



1351 95TH ST,



1333 95TH ST,



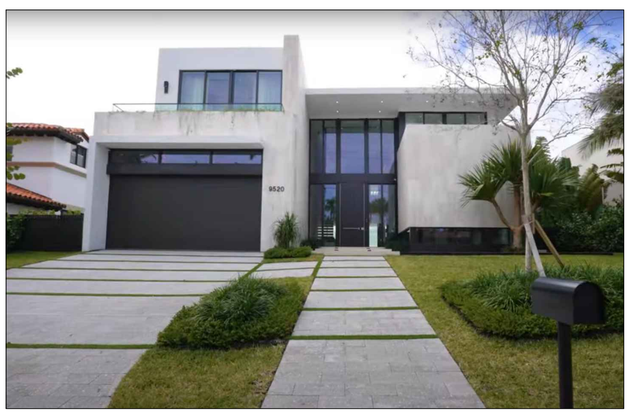
9451 W BROADVIEW DR,



9500 W BROADVIEW DR,



9510 W BROADVIEW DR,



9520 W BROADVIEW DR,



9530 W BROADVIEW DR,

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BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

- EXISTING CONTEXT REF.

SUBMISSION:

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Date	03.06.2025
Scale	AS SHOWN
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Checked by	AF
Job No.	AF2414

Drawing No.

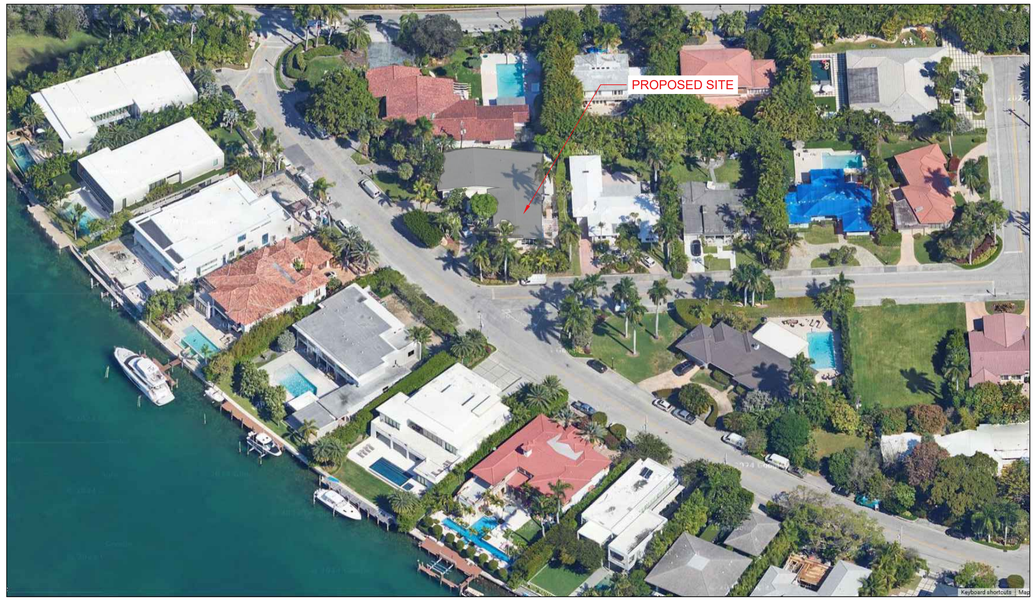
SP-4

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925

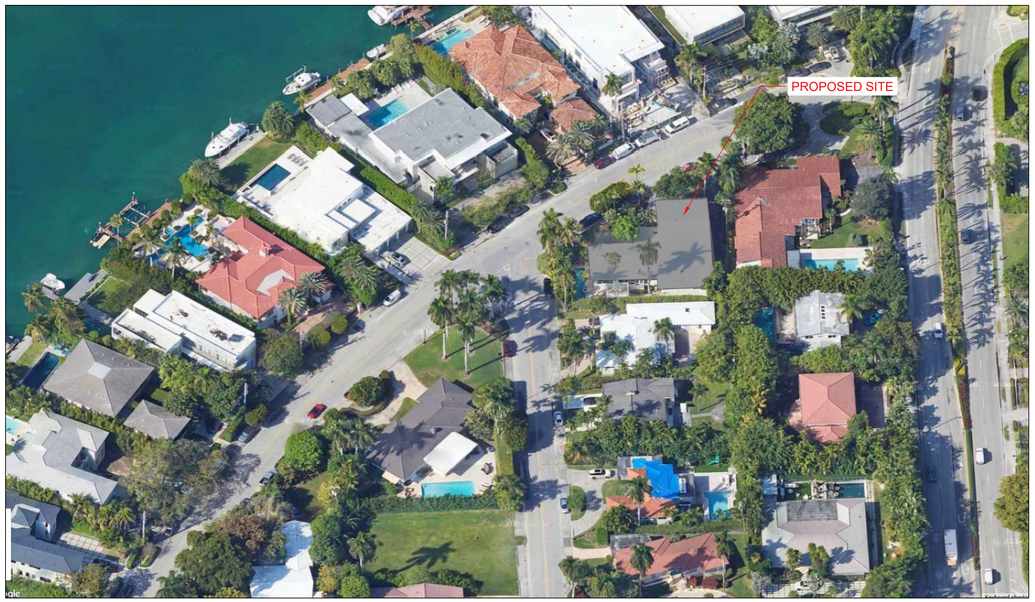


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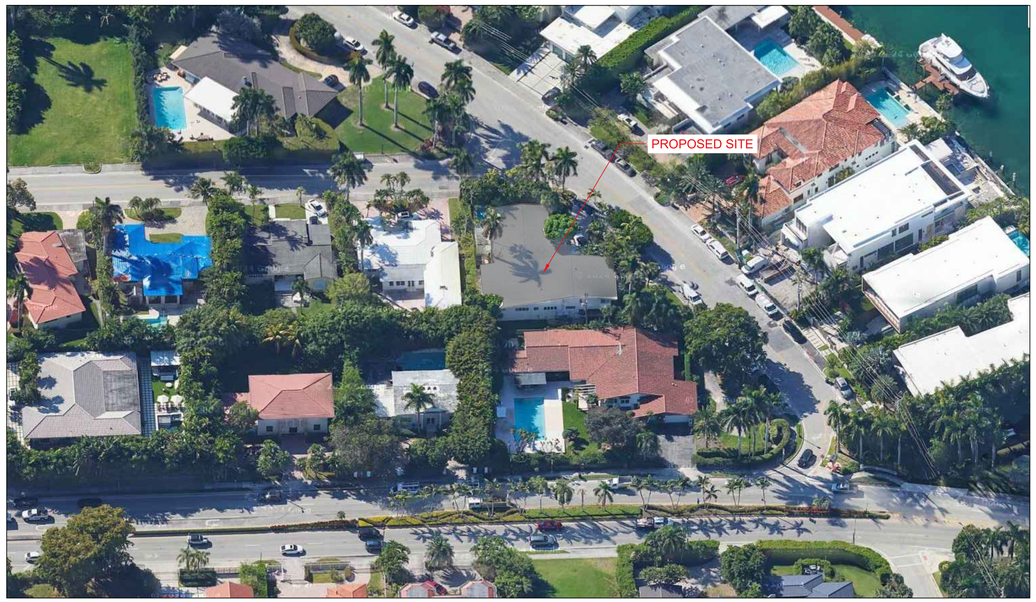
1 / SP-2 **EXISTING AERIAL VIEW**
1/8" = 1'-0"



AERIAL ISOMETRIC VIEW FACING NORTH



AERIAL ISOMETRIC VIEW FACING EAST



AERIAL ISOMETRIC VIEW FACING SOUTH

AUSTIN FOX
ARCHITECTURE

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954.314.9242

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CONSULTANT:

PROJECT TITLE:

9501 W BROADVIEW REMODEL

CLIENT:

SACHA TOURET

ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

- EXISTING AERIAL CONTEXT REF.

SUBMISSION:

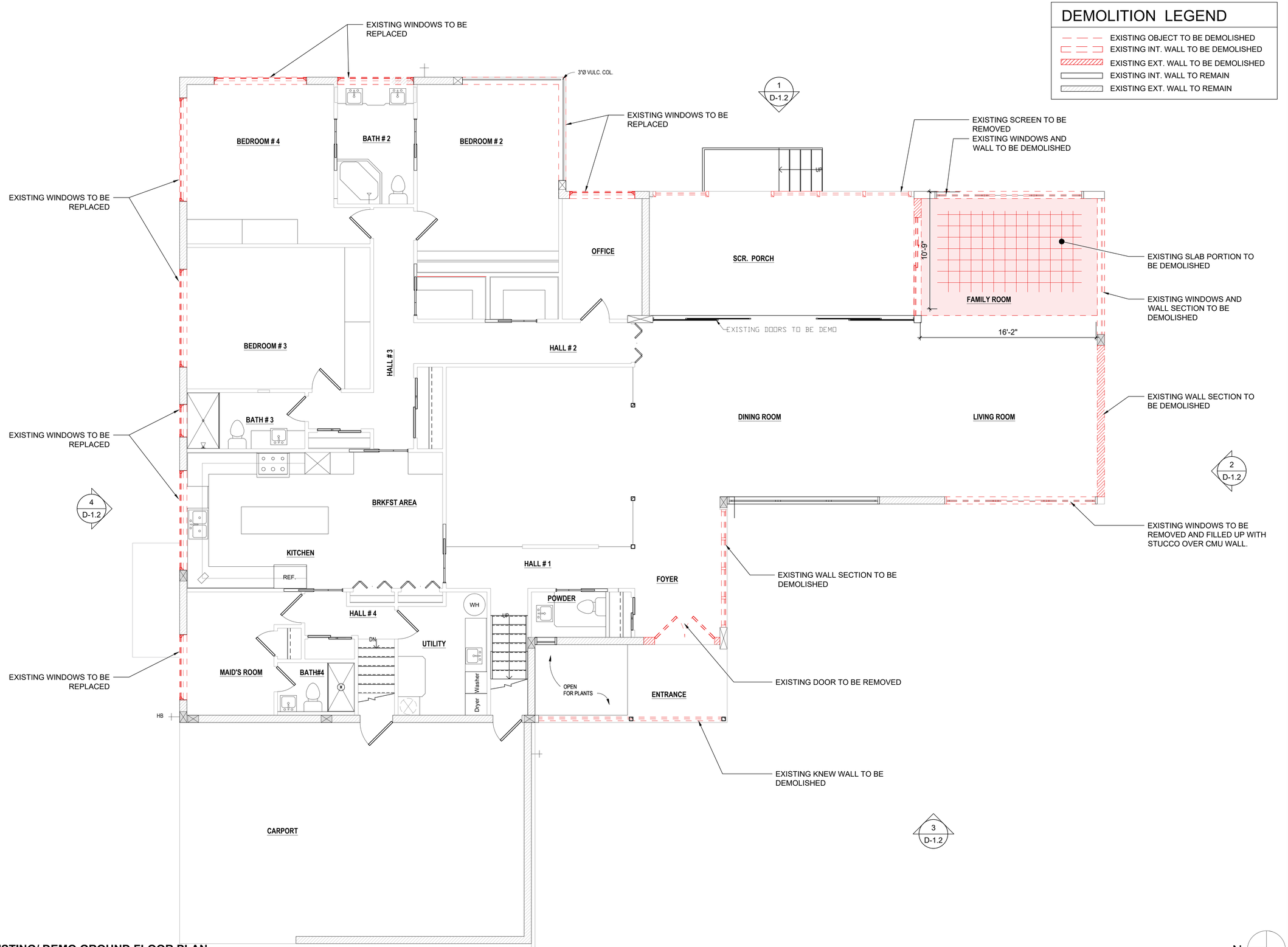
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Date	03.06.2025
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Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.

SP-5

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



1 A-1.0 **EXISTING/ DEMO GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:
-EXISTING/ DEMO GROUND FLOOR PLAN

SUBMISSION:

	DATE	REVISION	BY

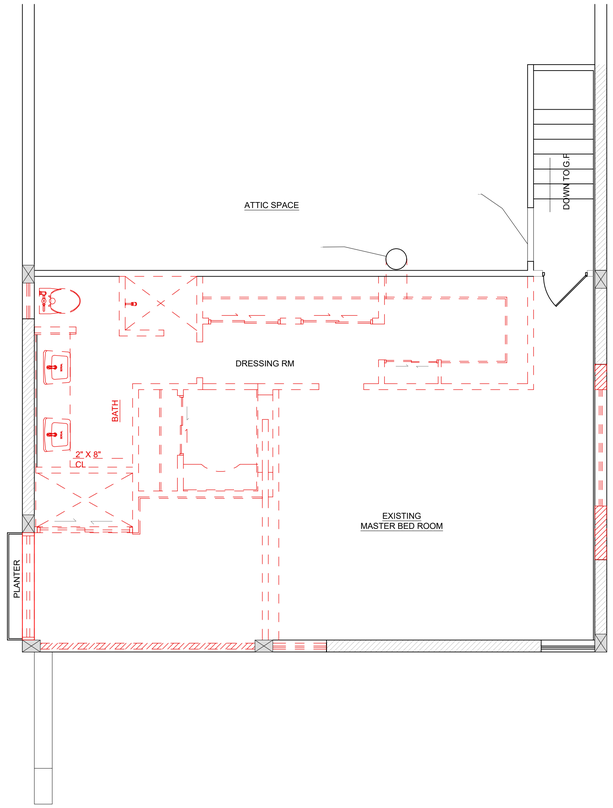
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D-1.0

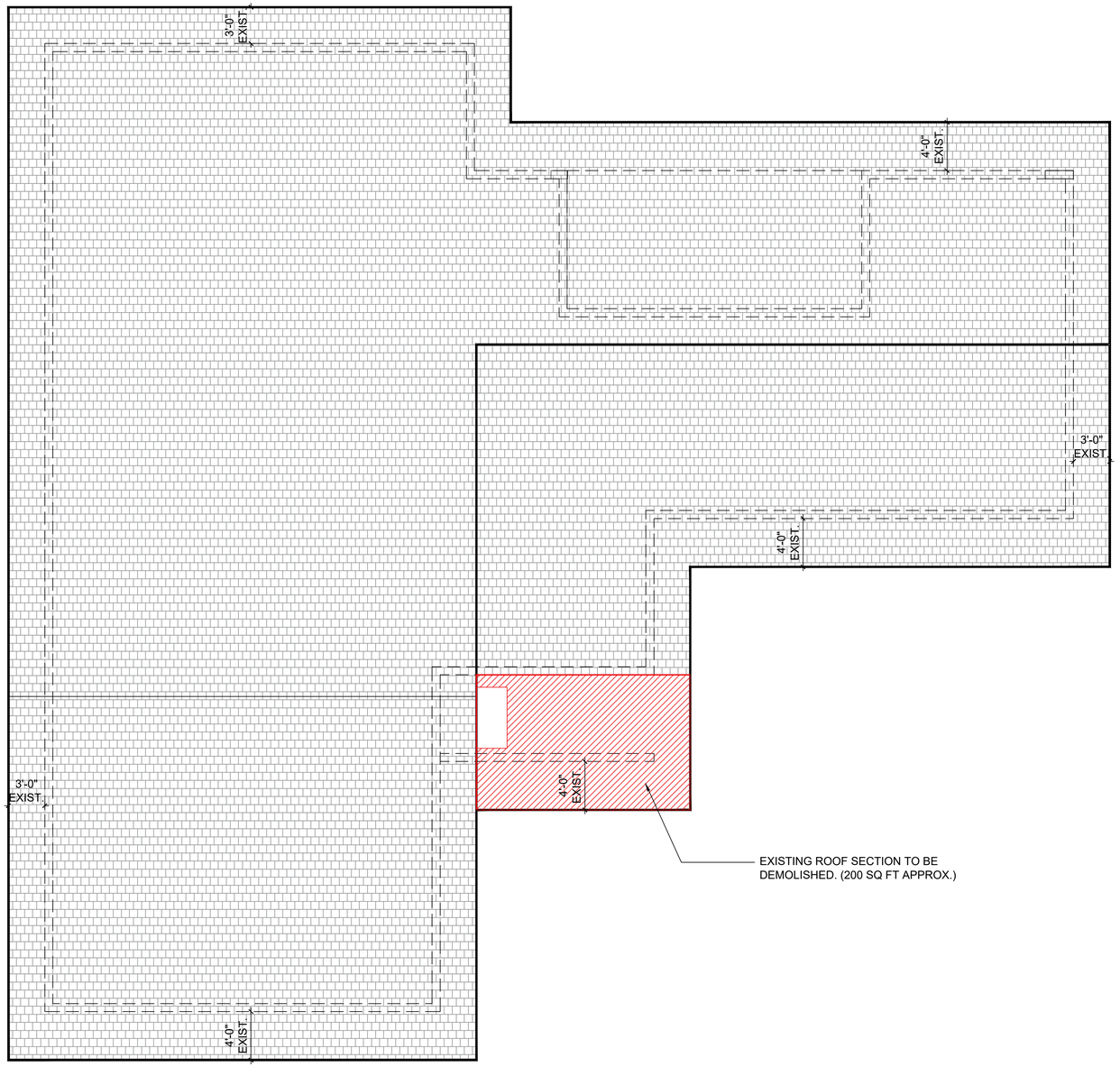
9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925

DEMOLITION LEGEND

- EXISTING OBJECT TO BE DEMOLISHED
- EXISTING INT. WALL TO BE DEMOLISHED
- EXISTING EXT. WALL TO BE DEMOLISHED
- EXISTING INT. WALL TO REMAIN
- EXISTING EXT. WALL TO REMAIN



1 A-1.1 **EXISTING/ DEMO MEZZANINE FLOOR PLAN**
1/4" = 1'-0"



2 A-1.1 **EXISTING ROOF PLAN**
3/16" = 1'-0"

TOTAL EXISTING ROOF: 5,669 SQ FT.

N

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33154-1925

SHEET CONTENTS:

-EXISTING/ DEMO SECOND FLOOR PLAN
-EXISTING ROOF PLAN

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Checked by	AF
Job No.	AF2414

Drawing No.

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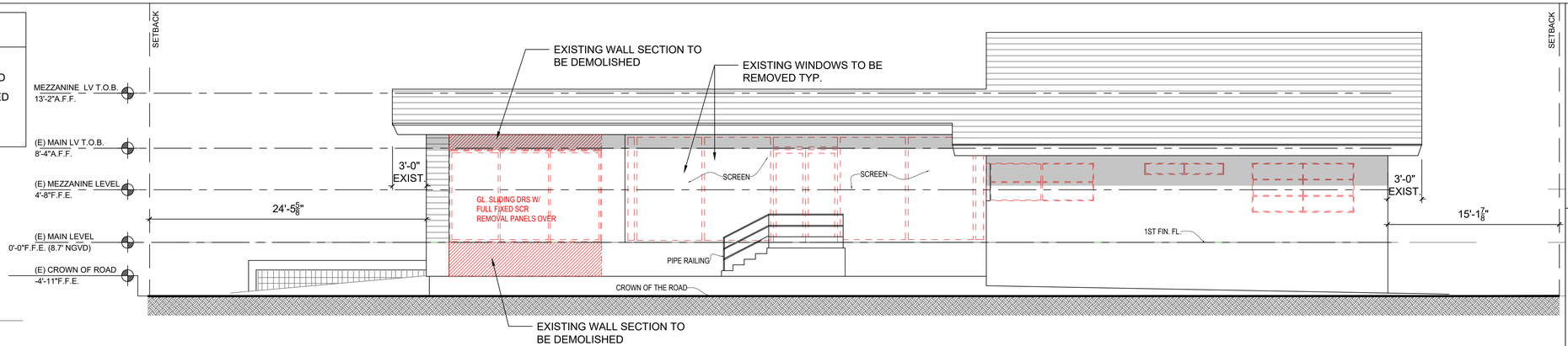
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- EXISTING EXT. WALL TO BE DEMOLISHED
- EXISTING INT. WALL TO REMAIN
- EXISTING EXT. WALL TO REMAIN

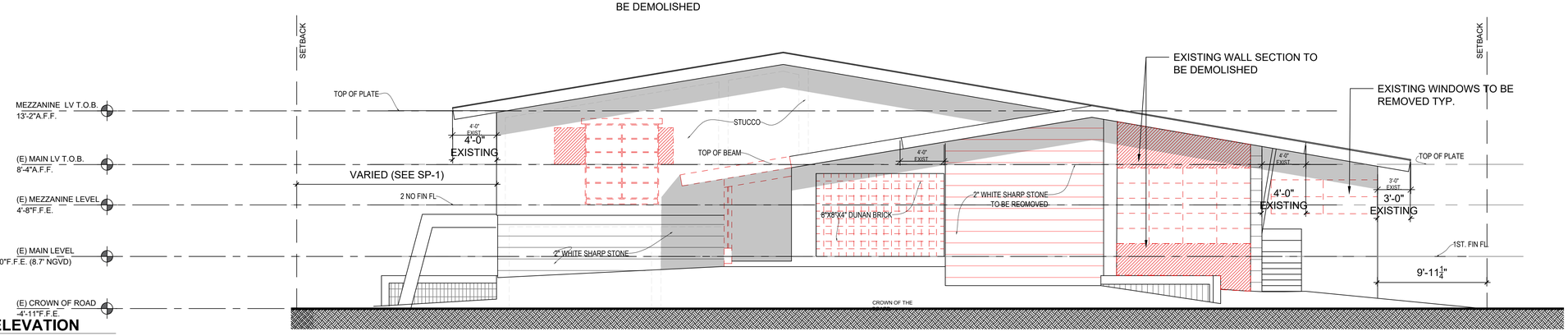
GRANDFATHERED NOTE

ALL LABELS WITH (EXISTING TO REMAIN) SHALL BE GRANDFATHERED



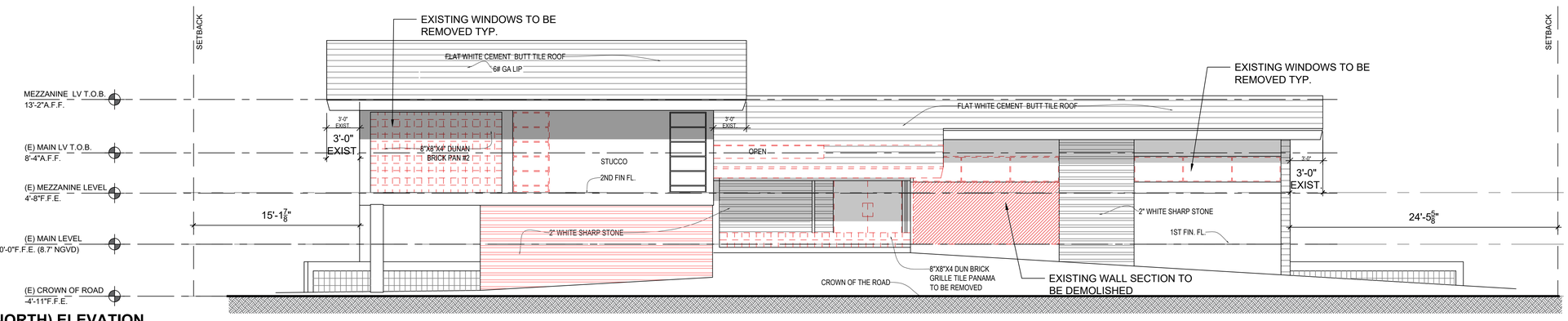
1 A-1.2 **EXISTING FRONT ELEVATION**

3/16" = 1'-0"



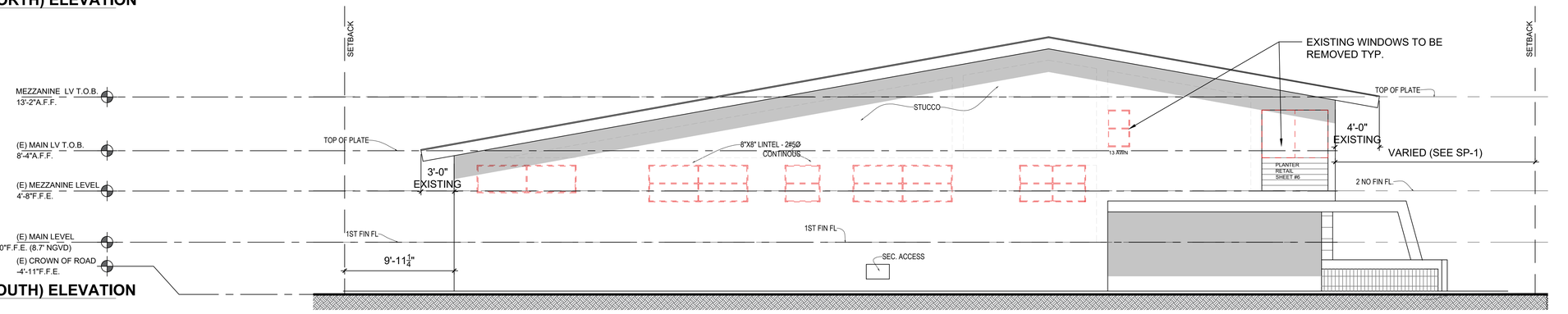
2 A-1.2 **EXISTING REAR ELEVATION**

3/16" = 1'-0"



3 A-1.2 **EXISTING SIDE(NORTH) ELEVATION**

3/16" = 1'-0"



4 A-1.2 **EXISTING SIDE(SOUTH) ELEVATION**

3/16" = 1'-0"

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BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

-EXISTING ELEVATIONS

SUBMISSION:

	DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.

D-1.2

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925

WALL LEGEND

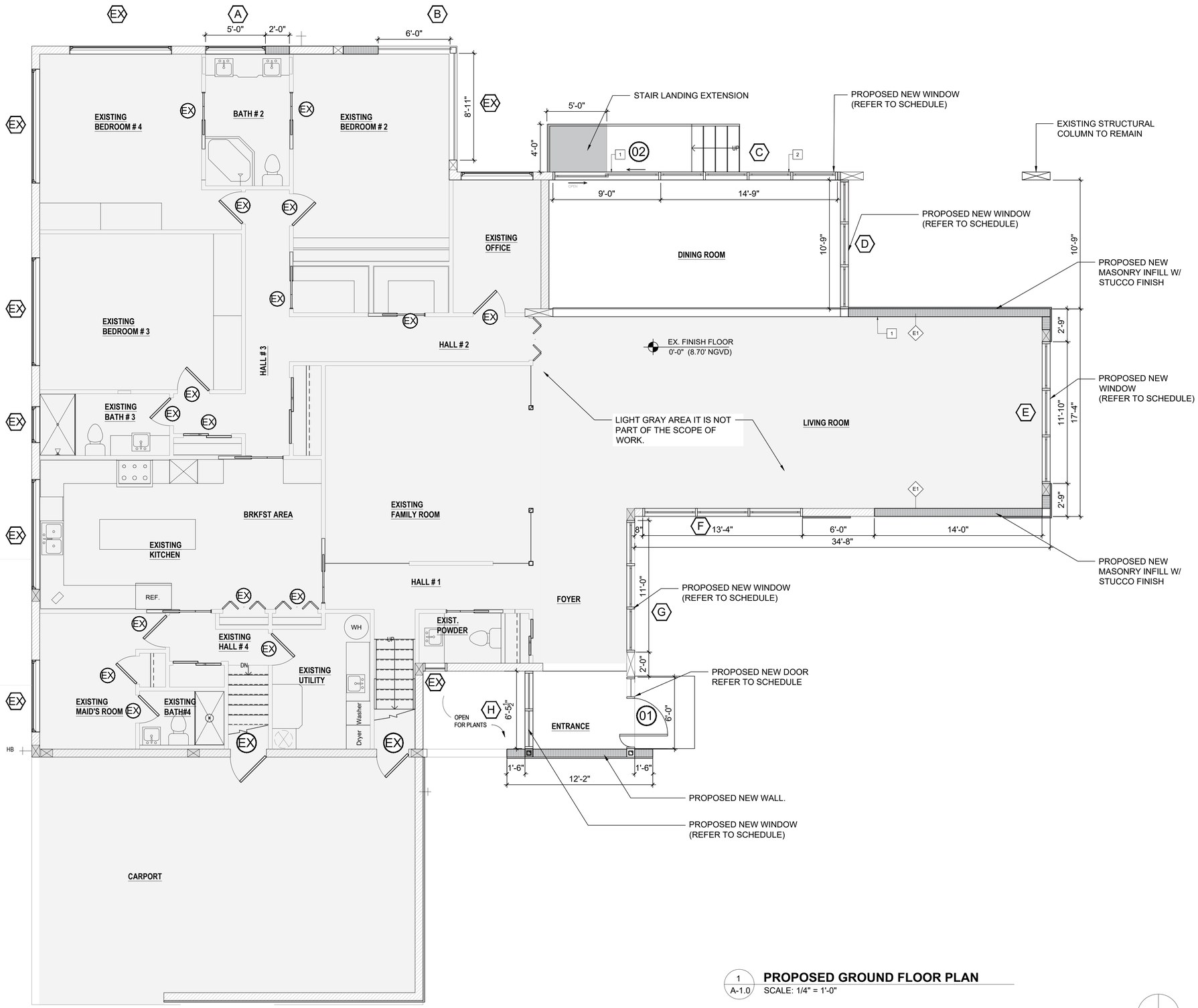
- EXISTING INTERIOR WALL PARTITION TO REMAIN
- EXISTING CMU WALL TO REAMIN
- PROPOSED CMU WALL SEC.
- PROPOSED INTERIOR PARTITION

FLOOR PLAN NOTES:

1. BATHROOM FLOORS AND BASE SHALL BE OF IMPERVIOUS MATERIAL.
2. ALL GLASS USED INSIDE DWELLING SHALL BE CAT. II SAFETY GLASS.
3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX (6) FEET ABOVE THE FLOOR.
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE CLOSET
5. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
6. PROVIDE 1/2" M.R. G.W.B. IN GENERAL BATHROOM AREA.
7. PROVIDE DUROCK AT ALL INTERIOR STONE OR TILE AREA INSTALLATION.
8. GENERAL CONTRACTOR SHALL FOLLOW THE TILE COUNCIL OF NORTH AMERICA INSTALLATION GUIDELINES FOR ALL TILE AND STONE INSTALLATION THROUGHOUT.COEFFICIENT OF FRICTION FOR WET INTERIOR TILES SHALL BE 0.42 PER THE TILE COUNCIL OF NORTH AMERICA.
9. MILLWORK WILL BE SELECTED BY OWNER, INSTALLED BY GENERAL CONTRACTOR.
10. NEW PLUMBING FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY. PLUMBING FIXTURE SELECTION SHALL BE COORDINATED BY GENERAL CONTRACTOR WITH OWNER.

PLAN KEY NOTES

1. NEW DOOR SEE DOOR SCHEDULE ON SHEET A-5
2. NEW WINDOW SEE SHEET A-5 FOR DETAIL
3. NEW EXTERIOR WALL (SEE WALL SECTION AND TYPES)
4. EXISTING SLAB TO BE LEVELED WITH EXISTING INT. SLAB
5. PATCH NEW WALL TO MATCH EXISTING WALLS
6. PROPOSED NEW FLOOR
7. VANITY SELECTED BY OWNER
8. VANITY FAUCET SELECT BY OWNER
9. MIRROR ABOVE VANITY
10. SHOWER TILE SELECTED BY OWNER (REFER TO SHOWER DETAIL)
11. SHOWER HEAD AND CONTROL SELECTED BY OWNER
12. SHOWER GLASS PANEL BY GC
13. W.C. SELECTED BY OWNER (INSTALLED BY G.C.)
14. CLOSET CAB. SELECTED BY CLIENT (INSTALLED BY G.C.)
15. NONE.



1 / A-1.0 **PROPOSED GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

N

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9501 W BROADVIEW REMODEL

CLIENT:

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ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

PROPOSED GROUND FLOOR PLAN

SUBMISSION:

	DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414
Drawing No.	A-1.0

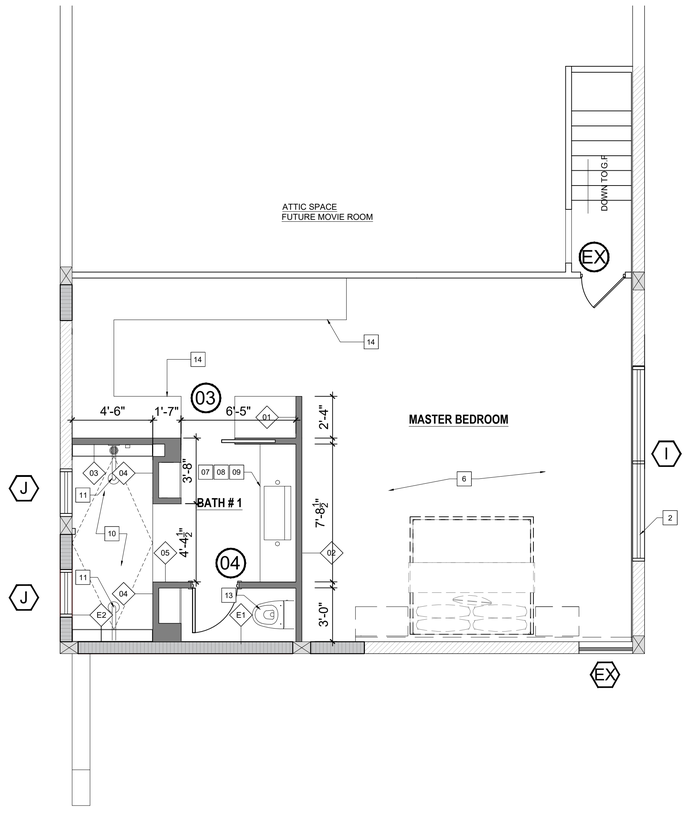
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WALL LEGEND

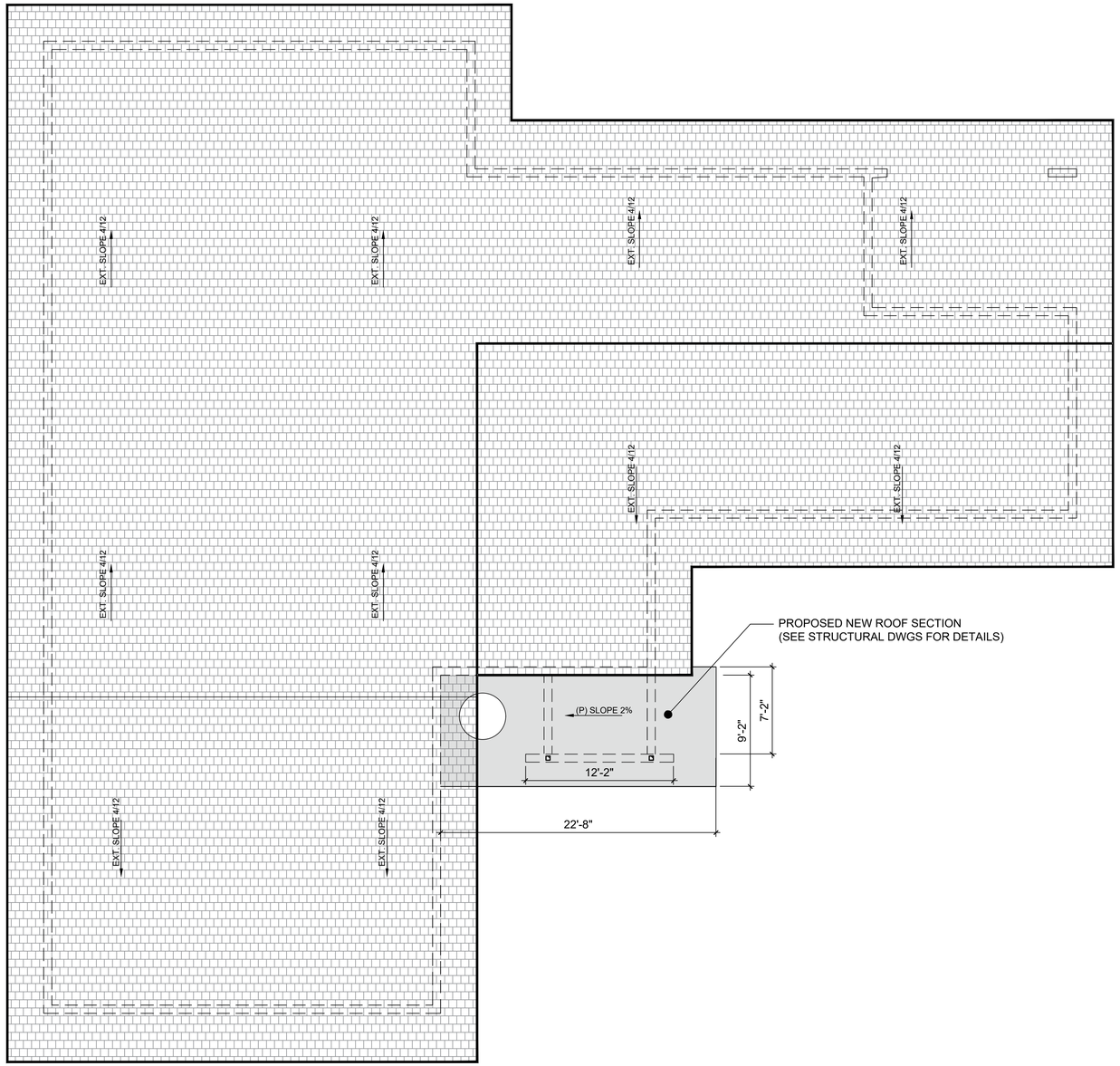
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12. SHOWER GLASS PANEL BY GC
13. W.C. SELECTED BY OWNER (INSTALLED BY G.C.)
14. CLOSET CAB. SELECTED BY CLIENT (INSTALLED BY G.C.)
15. NONE.



1 A-1.1 **PROPOSED MEZZANINE FLOOR PLAN**
1/4" = 1'-0"



2 A-1.1 **EXISTING ROOF PLAN**
3/16" = 1'-0"

TOTAL ROOF WITH ADDITION : 5,653 SQ FT.

N

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BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:
PROPOSED SECOND FLOOR PLAN
-EXISTING ROOF PLAN

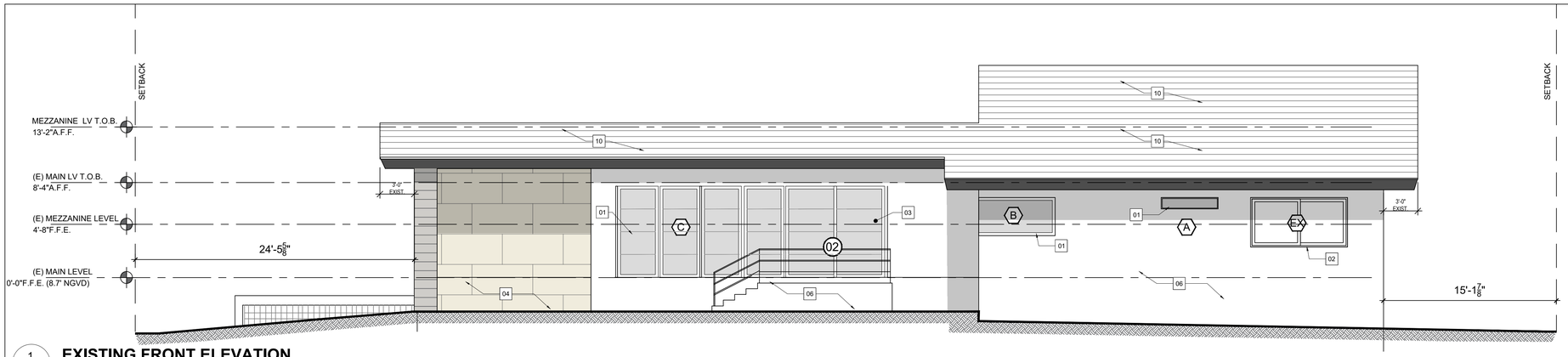
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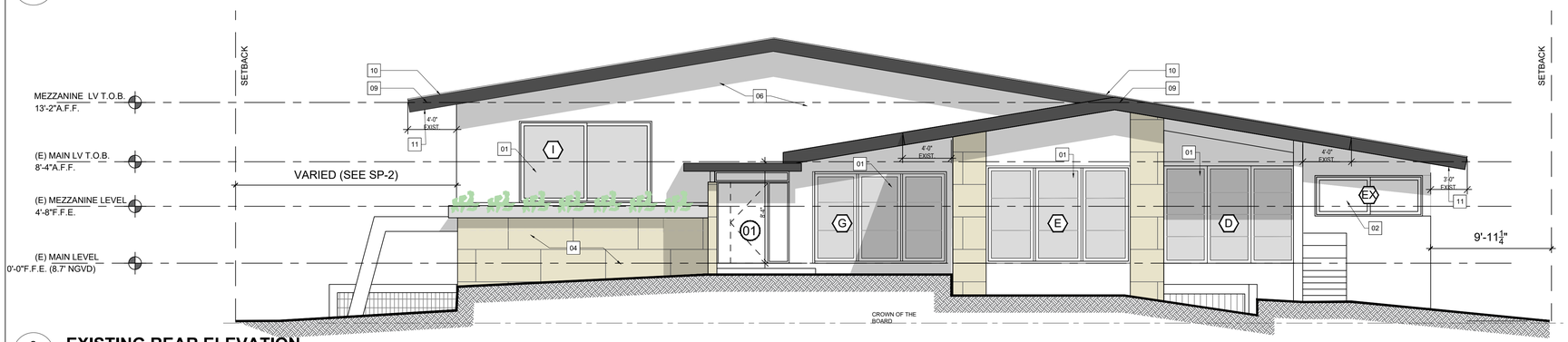
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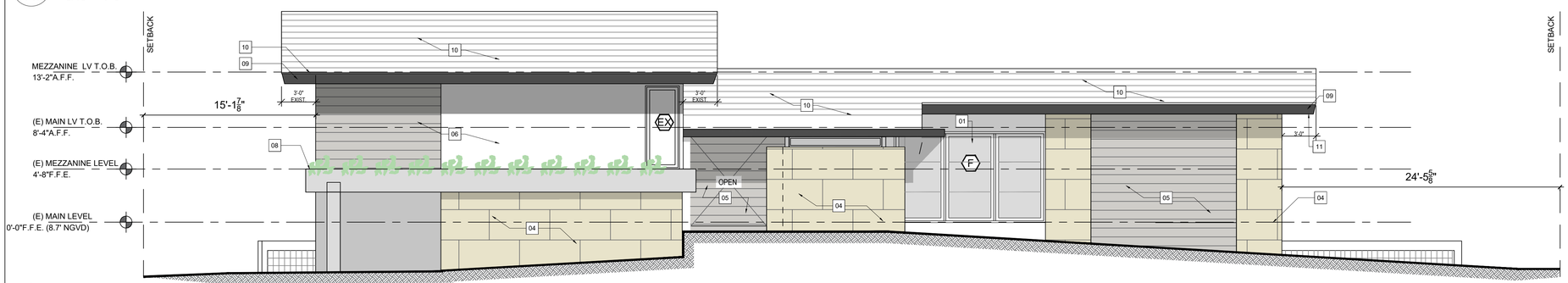
1 A-1.2 **EXISTING FRONT ELEVATION**

3/16" = 1'-0"



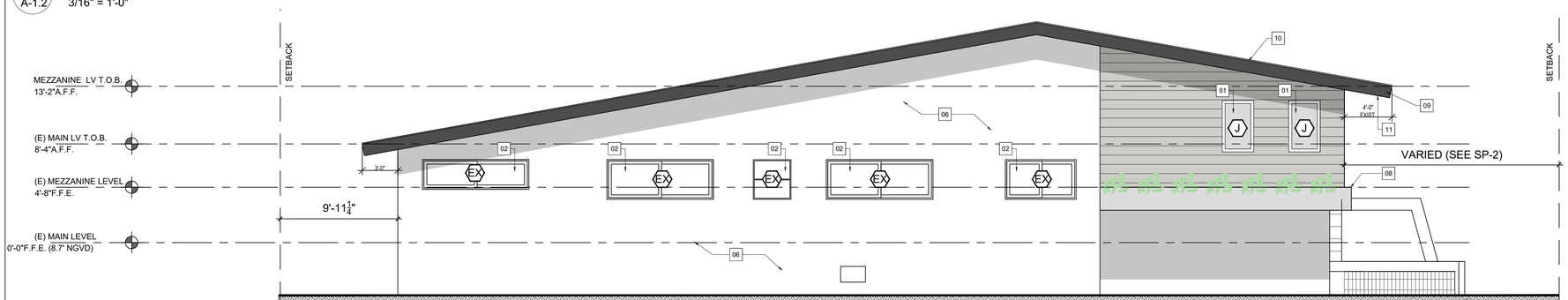
2 A-1.2 **EXISTING REAR ELEVATION**

3/16" = 1'-0"



3 A-1.2 **EXISTING SIDE(NORTH) ELEVATION**

3/16" = 1'-0"



4 A-1.2 **EXISTING SIDE(SOUTH) ELEVATION**

3/16" = 1'-0"

ELEVATION KEY NOTES

1. PROPOSED NEW WINDOWS
2. EXISTING WINDOW TO BE REPLACED
3. PROPOSED NEW DOOR
4. PROPOSED NEW STONE CLADDING
5. PROPOSED NEW COMPOSITE WOOD CLADDING
6. STUCCO TO BE PAINTED
7. PROPOSED NEW FLOOR
8. PROPOSED PLANTER (DETACHABLE)
9. EXISTING FASCIA TO BE PAINT
10. EXISTING ROOF TO REMAIN
11. PROPOSED WOOD SOFFIT
12. NOT USED

GRANDFATHERED NOTE

ALL LABELS WITH (EXISTING TO REMAIN OR EXISTING) SHALL BE GRANDFATHERED

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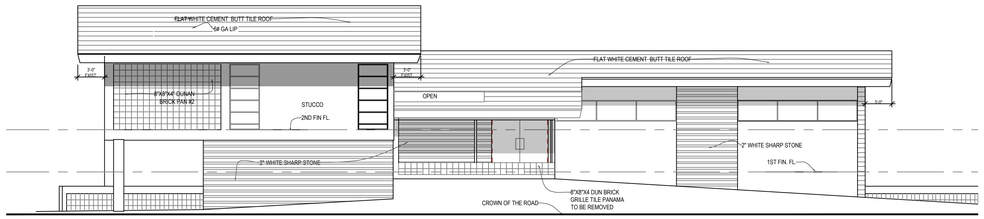
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Drawing No.

A-1.2

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



1 A-3.0 **EXISTING FRONT ELEVATION**



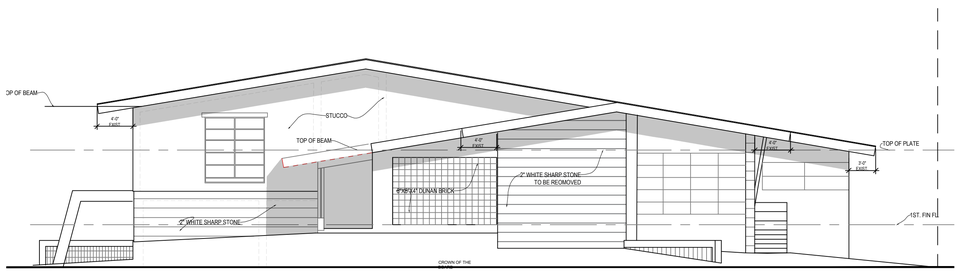
1 A-3.0 **PROPOSED FRONT ELEVATION**



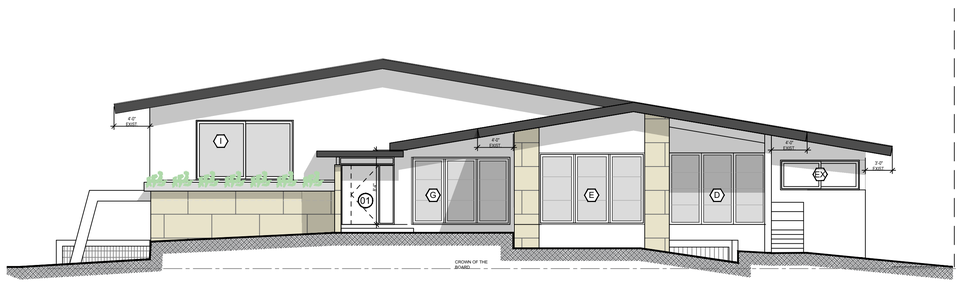
2 A-3.0 **PROPOSED REAR ELEVATION**



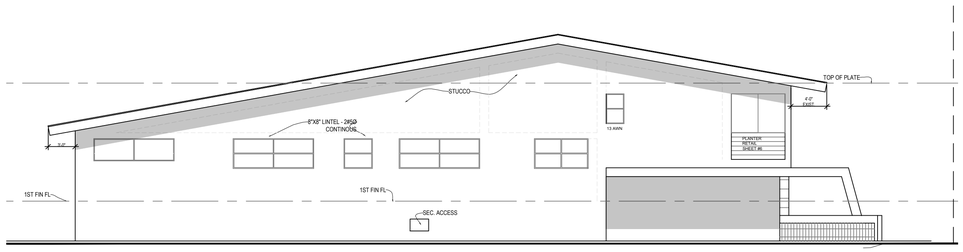
2 A-3.0 **PROPOSED REAR ELEVATION**



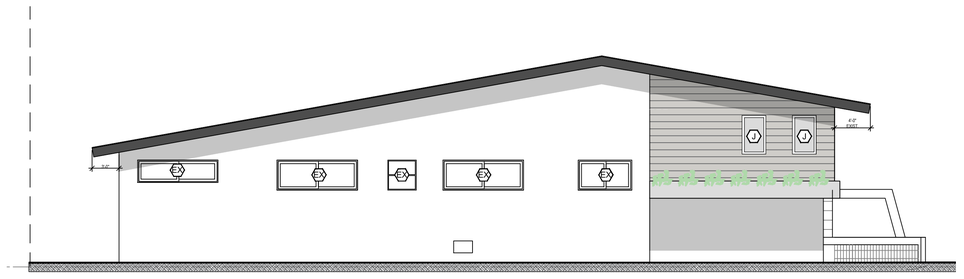
3 A-3.0 **EXISTING SIDE ELEVATION**



3 A-3.0 **PROPOSED SIDE ELEVATION**



4 A-3.0 **EXISTING SIDE ELEVATION**



4 A-3.0 **PROPOSED SIDE ELEVATION**

AUSTIN FOX
ARCHITECTURE

1754 E COMMERCIAL BLVD.
FORT LAUDERDALE,FL 33334
INFO@AF-ARCHITECT.COM
954.314.9242

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CONSULTANT:

PROJECT TITLE:

9501 W BROADVIEW REMODEL

CLIENT:

SACHA TOURET

ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

FACADE EXISTING / PROPOSED

SUBMISSION:

	DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.

A-1.3

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



1 A-2.0 **PROPOSED RENDERING. FRONT VIEW**



2 A-2.0 **PROPOSED RENDERING. REAR VIEW**



3 A-2.0 **PROPOSED RENDERING. SIDE VIEW**



4 A-2.0 **PROPOSED RENDERING. SIDE VIEW**

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9501 W BROADVIEW REMODEL

CLIENT:

SACHA TOURET

ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

-PROPOSED GROUND FLOOR PLAN

SUBMISSION:

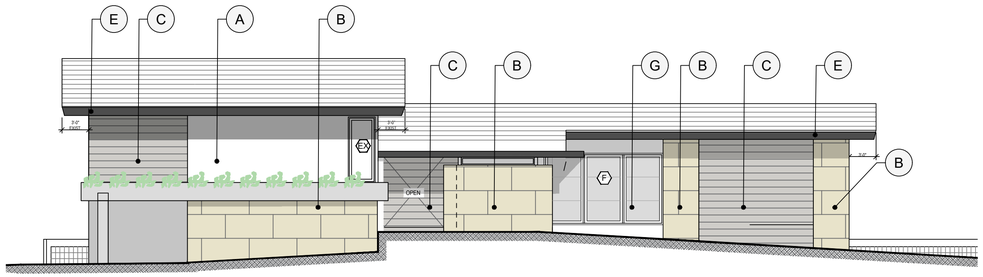
	DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414

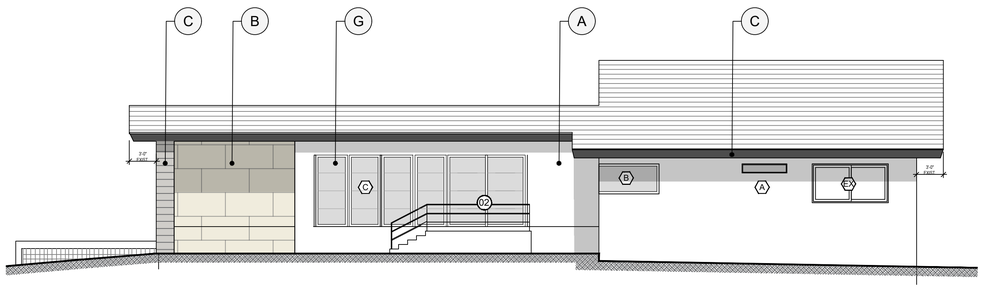
Drawing No.

A-2.0

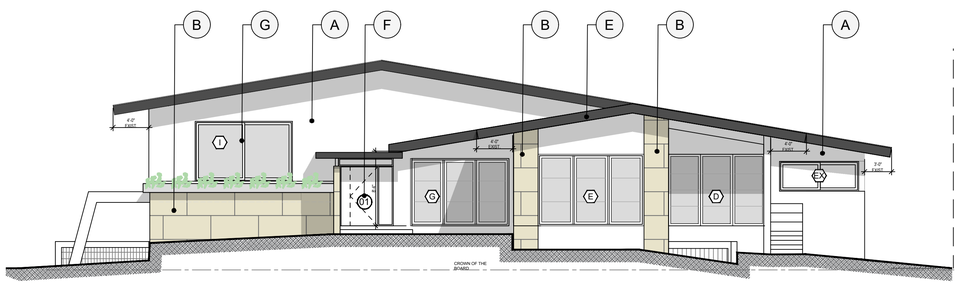
9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925



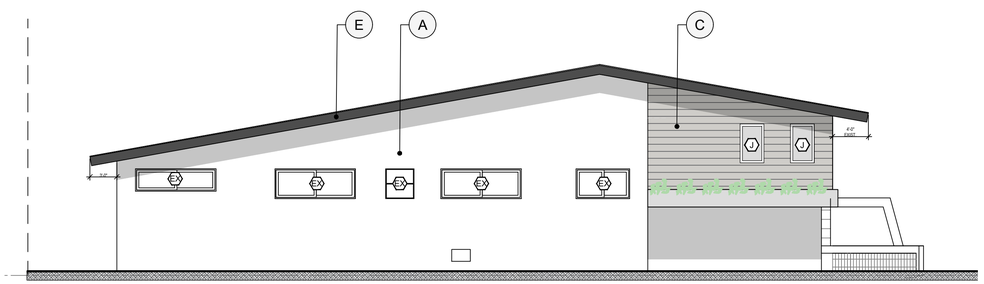
1 A-3.0 **PROPOSED FRONT ELEVATION**



2 A-3.0 **PROPOSED REAR ELEVATION**



3 A-3.0 **PROPOSED SIDE ELEVATION**



4 A-3.0 **PROPOSED SIDE ELEVATION**

FINISH SCHEDULE

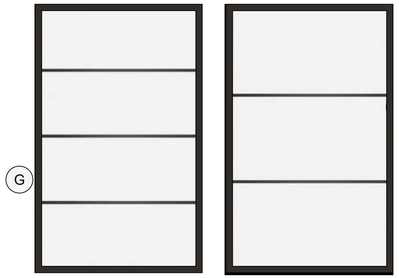
TAG	MAT	DESCRIPTION
A		STUCCO PAINTED OC-57 WHITE HERON BENJAMIN MOORE
B		STONE CLADDING
C		WOOD CLADDING
D		WOOD FOFFIT
E		PAINT FASCIA ONYX 2133-10 BENJAMIN MOORE

F



MAIN ENTRANCE CONCEPT

G



WINDOWS REFERENCE

AUSTIN FOX
ARCHITECTURE

1754 E COMMERCIAL BLVD.
FORT LAUDERDALE,FL 33334
INFO@AF-ARCHITECT.COM
954.314.9242

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CONSULTANT:

PROJECT TITLE:

9501 W BROADVIEW REMODEL

CLIENT:

SACHA TOURET

ADDRESS:

9501 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL
33154-1925

SHEET CONTENTS:

PROPOSED FINISH SCHEDULE

SUBMISSION:

	DATE	REVISION	BY

Date	03.06.2025
Scale	**AS SHOWN**
Drawn by	AF
Checked by	AF
Job No.	AF2414

Drawing No.

A-3.0

9501 W BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154-1925

AGENDA ITEM REPORT
April 15, 2025

ITEM NUMBER: 6.

ITEM: Request for approval for a garage enclosure and exterior renovations for "Teresita Yanes" located at 10141 E. Broadview Drive, Lot 23 of Block 23. The owner submitted an application for exterior renovations and a garage enclosure to an existing single-family residence on a waterfront lot. The owner is proposing to convert the existing garage into an a/c space with a bathroom, exercise room, laundry room and utility closet. The interior square foot will increase from 2,004 sq. ft. to 2,484 sq. ft. The exterior changes will include facade updates and a new driveway. Enclosed please find the site plan and elevations. Item #6

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10141 EBVD SFR Reno DRB Staf Report March 24 2025
2.	Yanes Residence DRB application
3.	10141 E. Brdv Drive DRB Set 4.15.2025

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: March 24th, 2025

Subject: Existing Single-Family Residence
Interior & Exterior Renovation and Garage Conversion
10141 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR25-000002
MMPA Acct. No.: 01-0702-1201

RECOMMENDED ACTION

MPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated Feb. 5th, 2025) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow interior & exterior renovations, and a garage conversion to living area, of an existing single-family home located at 10141 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10141 East Broadview Drive
Legal Description:	Lot 23 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Jerome Gavcovich from TAG Architecture, LLC, as agent for the property owner, Teresita Yanes, has submitted an application for major interior & exterior renovations and a garage conversion for an existing single-family residence on a waterfront lot located at 10141 East Broadview Drive. The existing 2,673 sq. ft. / one-story home was built in 1954. The

residence has 3 bedrooms / 3 full baths and a 2-car garage. The applicant is seeking to convert the existing garage into A/C space with an additional bathroom, an exercise room, laundry room and utility closet. The interior area square footage (A/C) will increase from 2,004 sq. ft. to 2,484 sq. ft. The proposed work includes substantial interior remodeling and to the exterior, including a new roof over entry, conversion of the garage to A/C space, façade updates and new driveway.

PROJECT HISTORY

As stated above, the house was built in 1954 per the MDPA website information. The applicant submitted an initial set and revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were made to the applicant each time and the current submitted plans are reflective of all the changes requested.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the interior & exterior renovations of an existing single-family home located at 10141 East Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

1) This approval is based on the latest plans prepared by TAG Architecture, LLC, last revised on February 5th, 2025, 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 SPR25-000002
DRB APPLICATION FEE - $350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name Rafael E. Yanes Contact Number 305-331-7628
Address 10141 East Broadview Drive
City Bay Harbor Islands State Fl Email Address yanesrafael16@gmail.com

OWNER / PROPERTY INFORMATION
Name Teresita Yanes Address 10141 East Broadview Drive
Folio# 13-2227-001-4120 Lot 23 Block 23

DESCRIPTION OF PROPOSED USE / REQUEST
Full interior remodel & modifications to update the exterior including new roof over entry, conversion of garage to interior space and facade updates. New driveway.

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: 01/07/2025 Signature of Applicant: _____

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

Date: 01/07/2025 Signature of Owner: _____

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

Date: 01/07/2025 Signature of Applicant: _____

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

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786

Receipt Record

Receipt #: 19 **Permit #:** SPR25-000002 Payment Date: 01/07/2025

Received From: TERESITA YANES
TERESITA YANES

Received By: Ayanidys Martinez

Reference #: 1467

Amount: 350.00

Note:

Fees:

Quantity	Account Code	Description	Amount	Total Cost
1	6	DRB Application	350.00	350.00
				350.00

Accounts:

6	PROCESSING FEES - BLDG	350.00
		$350.00

YANES RESIDENCE

10141 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

12 / 22 / 24 - DRB SET



PROJECT TEAM

ARCHITECT
TAG ARCHITECTURE LLC
PO Box 402332
Miami Beach, FL
T: 305 318 0670
F: 305 866 8792

TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.

THE 2023 FLORIDA BUILDING CODE, 8TH EDITION RESIDENTIAL, & THE 2023 FLORIDA BUILDING CODE, 8TH EDITION 'EXISTING' ARE THE BASED CODES FOR DESIGN

SCOPE OF WORK:
REFER TO SHEET A-1.00 FOR SCOPE OF WORK

MUNICIPALITY:	TOWN OF BAY HARBOR ISLANDS
ZONING SUBDIVISION:	RD SINGLE FAMILY DISTRICT
OCCUPANCY CLASSIFICATION:	R-3 (AS PER SEC 310.5 OF THE FBC 2023)
CLASSIFICATION OF WORK:	SEE SHEET A-1.00

DRAWING INDEX

ARCHITECTURAL

A-0.01	COVER SHEET
A-0.02	ADJACENT PROPERTIES/SITE PHOTOS
A-0.03	AREA DIAGRAMS
A-0.04	OPEN SPACE DIAGRAMS
A-1.00	SITE PLAN & PROJECT DATA
A-2.00	PROPOSE PLAN
A-2.01	ROOF PLAN
A-3.00	ELEVATIONS
A-3.01	ELEVATIONS
A-3.10	COLORED ELEVATIONS
A-4.00	3D VIEWS
A-4.01	AERIAL VIEWS
D-1.00	DEMOLITION PLAN

TAG ARCHITECTURE

TAG ARCHITECTURE LLC
PO Box 402332
Miami Beach, FL
305 866 8792
305 318 0670
jerry@architecture-tag.com

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: COVER SHEET

PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

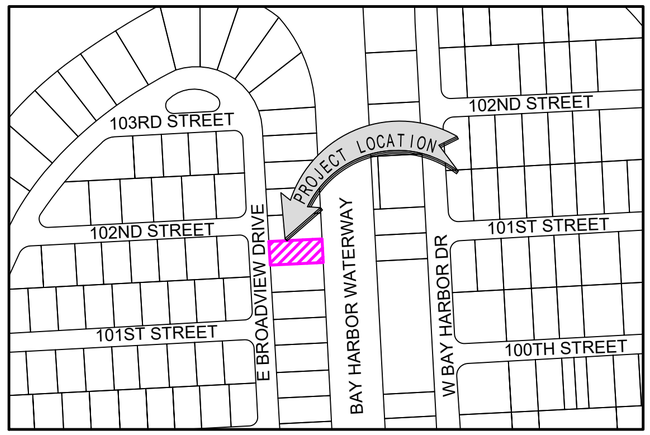
PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
A-0.01

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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



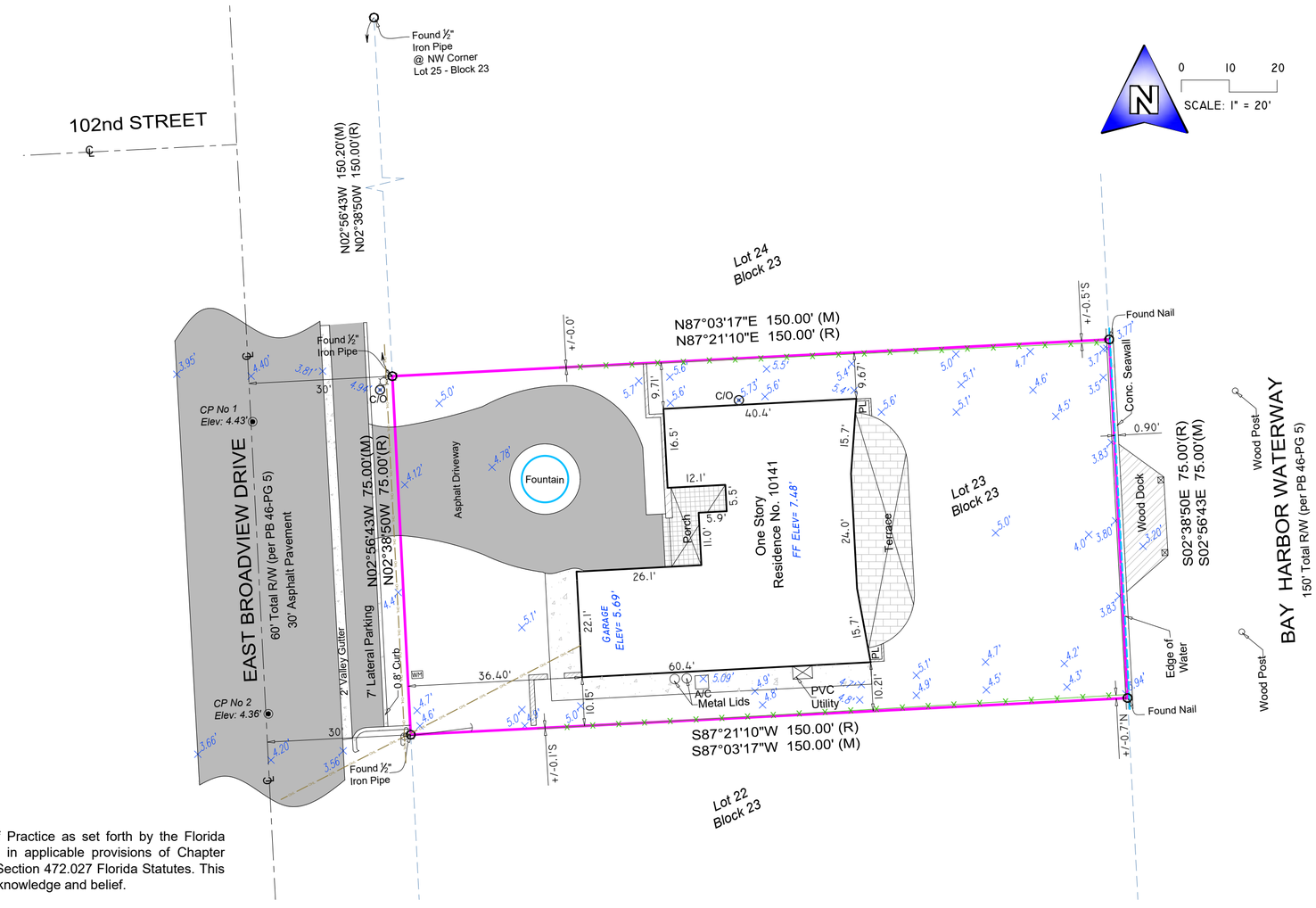
LOCATION MAP

Not to Scale

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

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoiners. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120637 (Town of Bay Harbor Island), Panel 0144, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929)
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark R-243,
Elevation = 6.61 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark A-17,
Elevation = 7.67 feet



LEGEND & ABBREVIATIONS

= CONCRETE (CONC.)
= CONCRETE BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
= TILE
= PAVERS
= STONE
= CHAIN LINK FENCE (CLF)
= WOOD FENCE (WF)
= IRON METAL BARS FENCE (IF)
= OVERHEAD WIRES
= WATER VALVE (WV)
= POWER POLE (PP)
= GUY ANCHOR
= WATER METER (WM)
= CONC. LIGHT POLE (LP)
= WELL
= STREET SIGN
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= MANHOLE
= FIRE HYDRANT
= CABLE BOX (CATV)
= FPL TRANSFORMER
= CATCH BASIN OR INLET
x.x' = EXISTING ELEVATION
= PERMANENT REFERENCE MONUMENT (PRM)
= PROPERTY CORNER
= PERMANENT CONTROL POINT (PCP)
= CLEAN OUT (C/O)

PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PRC = POINT OF REVERSE CURVE
BM = BENCH MARK
BR = BEARING REFERENCE
TBM = TEMPORARY BENCH MARK
℄ = PROPERTY LINE
℄ = CENTER LINE
℄ = MONUMENT LINE
℄ = BASE LINE
MEAS = FIELD MEASURED
P = PER PLAT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
PL = PLANTER
FF ELEV= FINISHED FLOOR ELEVATION
(XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
ORB = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
R/W = RIGHT OF WAY
ELEV = ELEVATION
SEC = SECTION
T = TOWNSHIP
R = RANGE
CALC = CALCULATED
(R) = RECORD

I HEREBY CERTIFY TO:
Teresita Yanes.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code Pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 · State of Florida
Field Work Date: 05/21/2024
Survey Updated: 02/10/2025

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
10141 East Broadview Drive, Bay Harbour Islands, Florida, 33154
Project No. 23783 D.B.: IC



PHOTO #1



PHOTO #4



PHOTO #2 - SUBJECT PROPERTY



PHOTO #5



PHOTO REFERENCE PLAN

N.T.S



PHOTO #3



PHOTO #6



PHOTO 7

TAG ARCHITECTURE

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AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: ADJACENT PROPERTIES PHOTOS

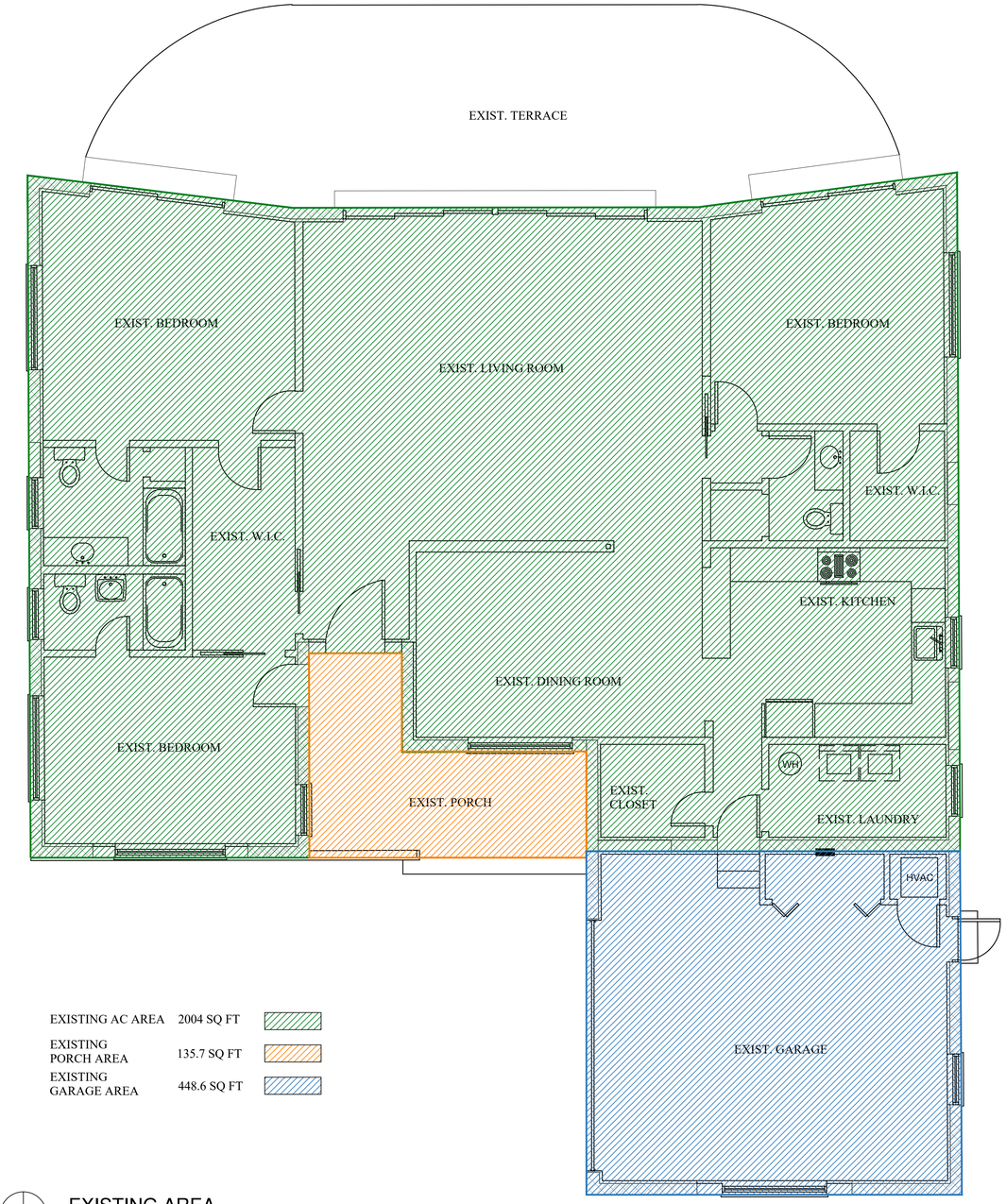
PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
A-0.02

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EXISTING AC AREA	2004 SQ FT	
EXISTING PORCH AREA	135.7 SQ FT	
EXISTING GARAGE AREA	448.6 SQ FT	

EXISTING AREA

SCALE 1/4"=1'-0"



NEW AC AREA	2484.8 SQ FT	
NEW PORCH AREA	103.8 SQ FT	

PROPOSED AREA

SCALE 1/4"=1'-0"

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SHEET TITLE: AREA DIAGRAMS

PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

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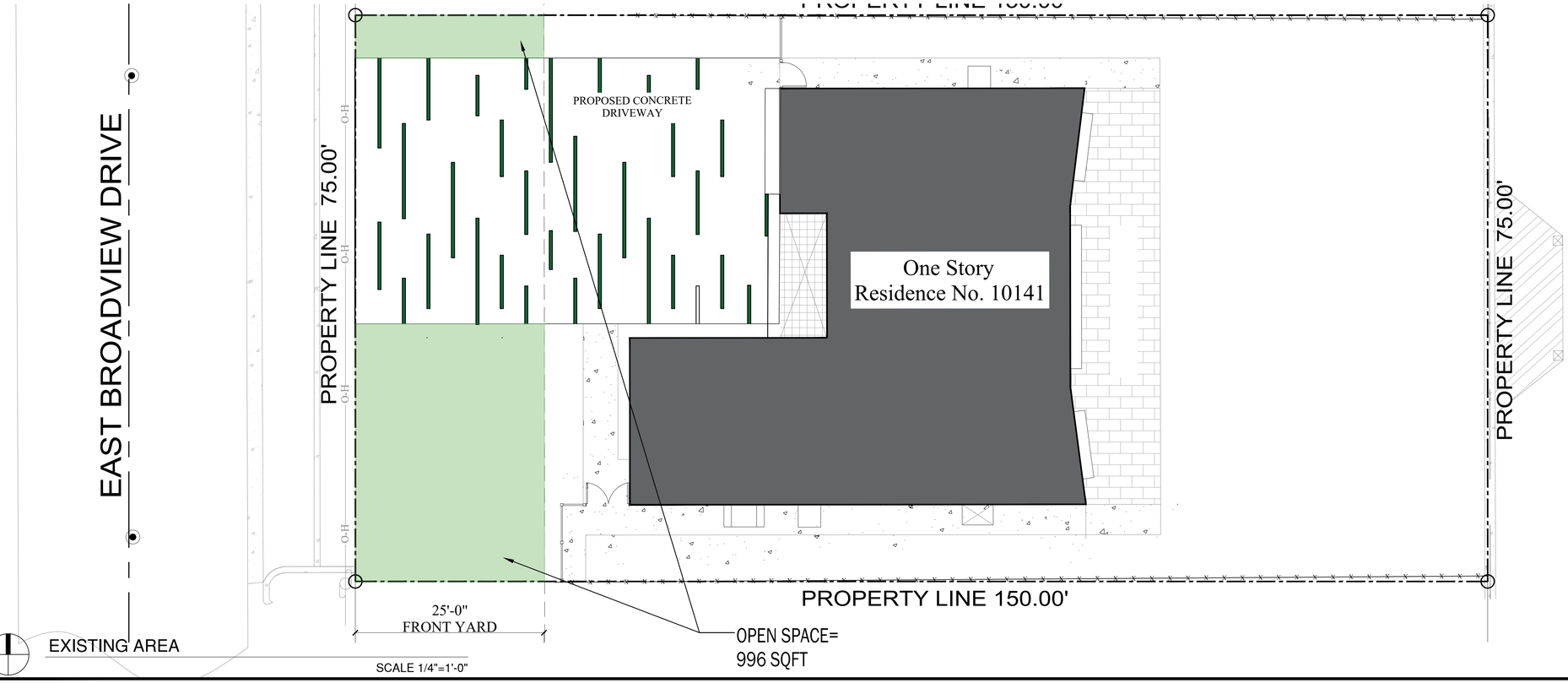
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EXISTING AREA

SCALE 1/4"=1'-0"

OPEN SPACE CALCULATIONS	
–LOT AREA:	11,250 SQFT (100%)
–OPEN SPACE PROVIDED:	5,423 SQFT (48.20%)



EXISTING AREA

SCALE 1/4"=1'-0"

FRONT YARD CALCULATIONS	
–FRONT YARD AREA:	1,875 SQFT (100%)
–OPEN SPACE PROVIDED:	996 SQFT (53.12%)

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SHEET TITLE: **AREA DIAGRAMMS**

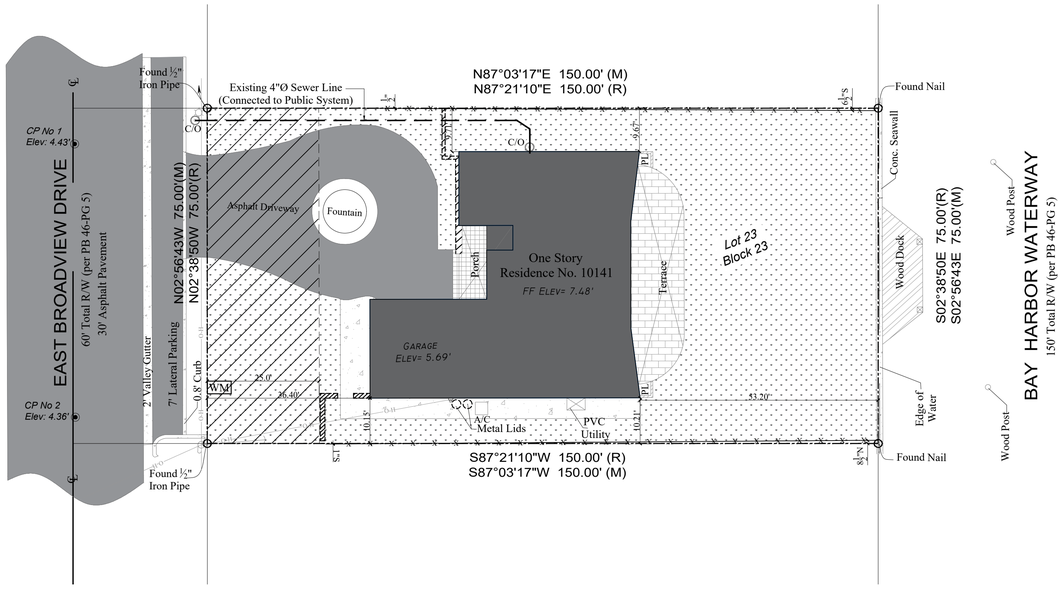
PROJECT: **YANES RESIDENCE**
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EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

APPLICABLE CODES:

A) 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION.
B) 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION.
C) 2023 FLORIDA BUILDING CODE, EXISTING, 8TH EDITION.
D) 2020 EDITION OF THE NEC.
E) 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION.
F) 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION.

BUILDING INFORMATION:

1- OCCUPANCY:	RESIDENTIAL GROUP 'R'
2- CONSTRUCTION TYPE:	TYPE I-A
3- No OF STORIES:	1 STORY
4-FUTURE LAND DESIGNATION:	RESIDENTIAL LOW DENSITY

SCOPE OF WORK:

THESE DRAWINGS ARE FOR THE RENOVATION OF AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE.
THE SCOPE OF WORK INCLUDES:
- REMOVE EXISTING WOOD FLOOR JOISTS AND REPLACE WITH NEW CONCRETE JOISTS ON BOTH SIDES AREAS OF THE HOUSE.
- RISE THE EXISTING FRONT PORCH TO EMPHASIZE THE MAIN ENTRANCE OF THE RESIDENCE, (ABOVE OF EXISTING CMU WALLS).
- FULL RENOVATION OF KITCHEN.
- FULL RENOVATION OF ALL EXISTING BATHROOMS.
- INTERIOR FLOORING TO BE REPLACED AS PER DRAWINGS AND OWNER'S SPEC'S.
- REMOVE AND REPLACE ALL DRYWALL OF THE ENTIRE HOUSE. (WALLS AND CEILING).
- PROVIDE NEW HURRICANE IMPACT WINDOWS AND DOORS FOR ALL AREAS AS INDICATED.
- UPGRADE ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS INDICATED.
- NEW METAL GATES AT BOTH SIDES OF THE HOUSE.
- REMOVE EXISTING ASPHALT DRIVEWAY AND INSTALL NEW CONCRETE PADS AS INDICATED.

WORK CLASSIFICATION:

AS PER FLORIDA BUILDING CODE THIS IS AN ADDITION AND ALTERATION LEVEL II ACCORDING TO F.B.C. (E) 401.1

PROJECT DATA

ZONING DATA:

PROPERTY ADDRESS:	10141 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL
FLOOD ZONE:	"AE" 8.00' NGVD

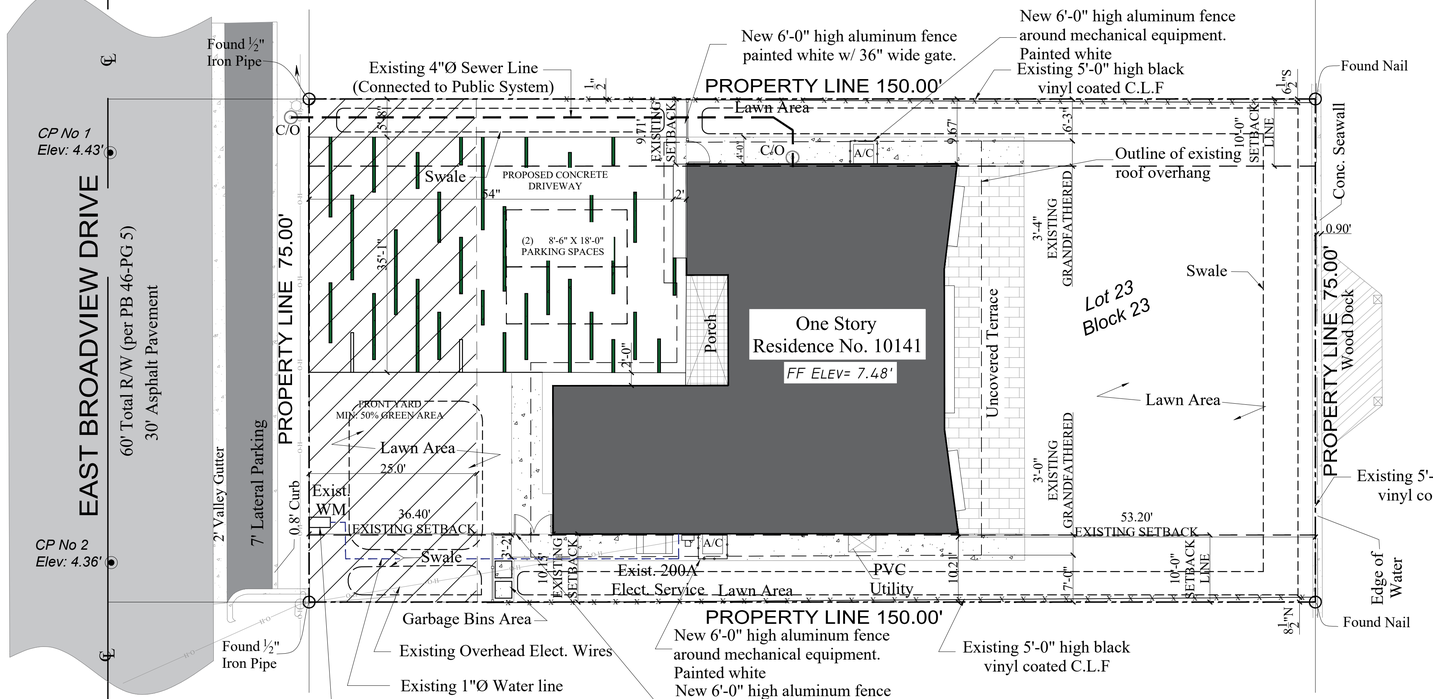
LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA		11,250 SF (0.26 ACRES)
LOT WIDTH		75'-0"
LOT DEPTH		150'-0"

	ALLOWED	EXISTING	PROPOSED
OPEN SPACE REQUIREMENTS:			
FOR 1 STY			
35% MIN. OF LOT AT GROUND LEVEL	3,937 SF	5,787.8 SF	5,423 SF SEE SHEET
LOT AREA: 11,250 SF	35%	51.4%	48.20% A-0.04
50% MIN. OF PERVIOUS GREEN	937.5 SF	1,168.8 SF	996 SF SEE SHEET
FRONT YARD AT GROUND LEVEL	50 %	62.3 %	53.12 % A-0.04
FRONT YARD: 1,875 SF			

	REQUIRED	EXISTING	PROPOSED
BUILDING SETBACKS			
FRONT YARD	25.0 FT	36.40 FT	NO CHANGE
REAR YARD	25.0 FT	53.20 FT	NO CHANGE
SIDE YARD	10.0 FT	LEFT: 9.71 FT/ 9.67 FT	NO CHANGE
		RIGHT: 10.15 FT/ 10.21 FT	NO CHANGE
HEIGHT LIMITS (ABOVE BASE FLOOD ELEVATION: BFE)	25 FT 2-1/2 STY	13.08 FT 1 STY	13.75 FT NO CHANGE

BUILDING AREAS:
SEE SHEET A-0.03 FOR BUILDING AREA DIAGRAMS

PARKING		
PARKING STALL 8.5'X18'	2 SPACES REQUIRED	2 SPACES PROVIDED



PROPOSED SITE PLAN

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



SITE LOCATION

LOCATION MAP

N.T.S

LEGAL DESCRIPTION:

LOT 23, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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GENERAL CONTRACTOR

SHEET TITLE: SITE PLAN & PROJECT DATA

PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
MIAMI BEACH, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION
1	02-05-25	DRB COMMENTS

SHEET
A-1.00

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CONSTRUCTION GENERAL NOTES:

1- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ERRORS BEFORE PROCEEDING WITH THE WORK.
2- ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING AGENCIES AND APPLICABLE CODES.
3- SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS. PROVIDE ALL ACCESS PANELS AS REQUIRED, LOCATION AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING.
4- CONTRACTOR SHALL PROVIDE A PORTABLE EXTINGUISHER WITH A RATING OF NOT LESS THAN 4A 60 B C FOR PROTECTION DURING CONSTRUCTION.
5- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR'S WORK TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS, THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
6- SUBMIT SHOP DRAWINGS AND CATALOGS OF EQUIPMENT REQUIRED FOR THE PROJECT.
7- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
8- DOORS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR SHALL BE LOCATED 5 INCHES FROM FINISH WALL TO EDGE OF DOOR BUCK.
9- ALL TRADES, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORKS.
10- CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
11- CONTRACTOR SHALL FURNISH AND MAINTAIN TEMPORARY SANITATION FACILITIES AS REQUIRED DURING CONSTRUCTION.
BRACING AND TEMPORARY SUPPORTS SHALL BE PROVIDED AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE, AND TO SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION AND UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING.
12- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR ALL INSTALLATION OF ALL CASEWORK AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENTS.

GENERAL NOTES:

- EXTERIOR WINDOWS/ DOORS, ROOFING/ WATERPROOFING, RAILING, FENCES,POOLS/ WATER FEATURES, PREFABRICATED STAIRS AND ELEVATORS REQUIRE SEPARATE PERMITS BY OTHERS.
- REPLACEMENT OR INSTALLATION OF PLUMBING FIXTURES REQUIRES COMPLIANCE W/ MAXIMUM WATER CONSUMPTION RATES AS PER FBC PLUMB. 604.4 AND COMPLIANCE W/ REFERENCED STANDARDS AS PER FBC PLUMB. 406-421.
- COORDINATE ALL NEW KITCHEN FIXTURES AND FINISHES WITH KITCHEN DESIGNER.
ALL OTHER NEW FIXTURES AND FINISHES COORDINATE WITH OWNER.
- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 110.3).
- A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION, AS PER SECTION FBCR 318.

DOOR AND WINDOW NOTE:

WINDOWS AND DOORS SHALL BE UNDER SEPARATE PERMIT

SPECIFIC NOTES:

- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
- FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 10' HORIZONTALLY AND AT CEILING/ FLOORS LEVEL, INTERCONNECTIONS, BETWEEN STAIR STRINGERS AT OPENING, AT CHIMNEYS, AT FLOORS JOISTS, AROUND POCKET DOORS. FBCR 302.11 (1-6).
- PROVIDE HARDIEBACKER BOARDS OR EQUIVALENT FOR WET AREAS. FBCR 703.3.7.

SPEC. CONSTRUCTION NOTES:

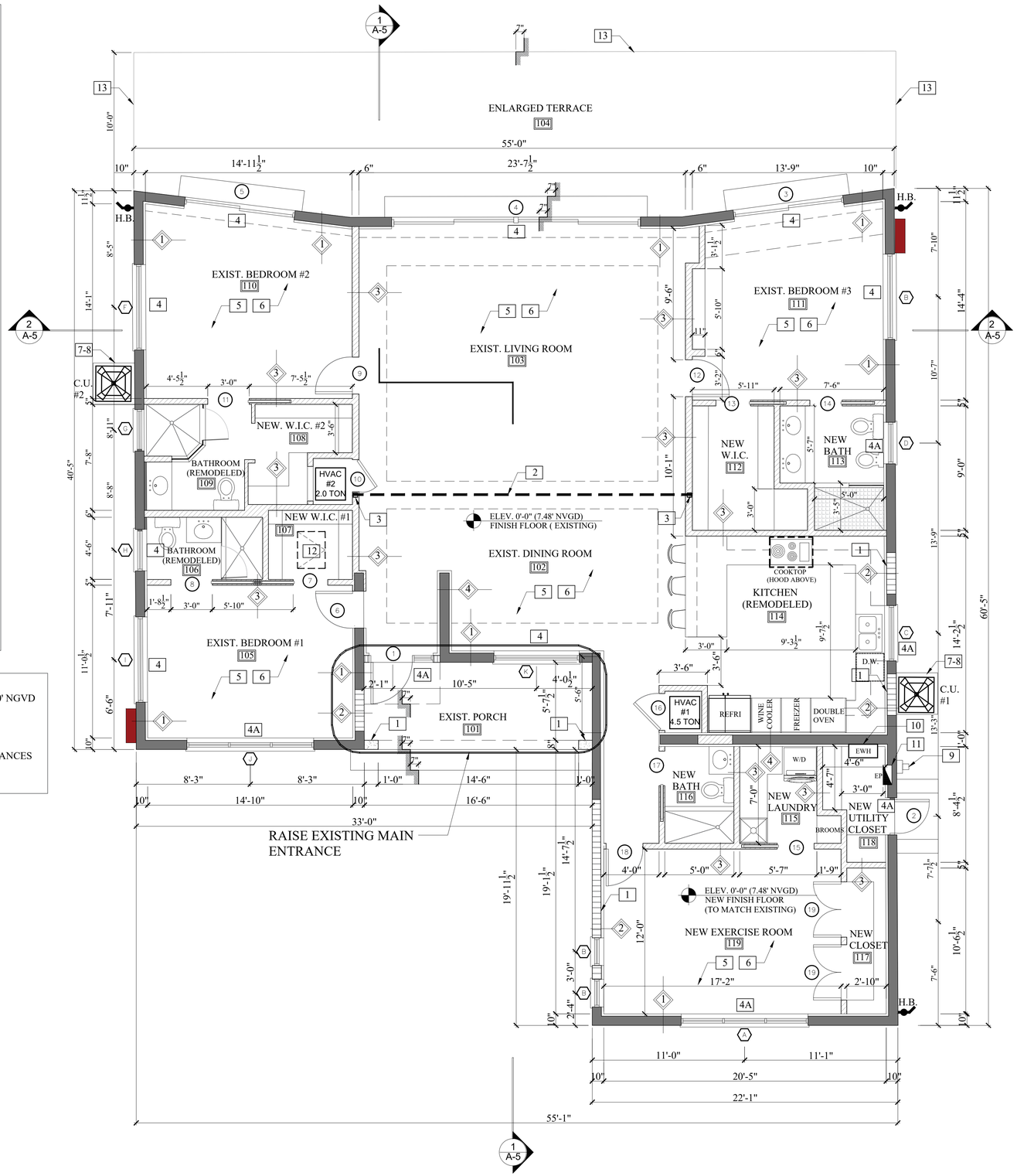
1. NEW CONCRETE COLUMN OR NEW CMU WALL. (SEE STRUCT. DWGS).
2. NEW CONCRETE OR STEEL BEAM (SEE STRUCT. DWGS)
3. NEW STEEL COLUMN (SEE STRUCT. DWGS).
4. PROVIDE NEW WINDOW/ DOOR IN EXIST. OPENING (SEE WINDOW SCHEDULE).
4A. PROVIDE NEW WINDOW/ DOOR IN ENLARGED (OR NEW) OPENING, (SEE WINDOW SCHEDULE AND STRUCT. DWG's).
5. NEW TILE FINISH. GC TO PROVIDE LEVEL SURFACE AS REQUIRED. TILE SELECTED BY OWNER.
6. NEW GWB CEILING AT ENTIRE HOUSE. SEE RCP ON SHEET A-X.
7. NEW AHU (SEE MECH. DWGS).
8. NEW CONC. PAD FOR NEW CONDENSER UNIT (SEE MECH. DWGS).
9. EXIST.200 AMPS ELECT. SERVICE.
10. NEW ELECT.WATER HEATER LOCATION.
11. NEW ELECT. PANEL LOCATION
12. NEW 24" x 32" ATTIC ACCESS HATCH.PS
13. PROVIDE STEEL MESH UNDER THE SLAB TO PREVENT IGUANA INTRUSION. (ALL AROUND).

BATHROOMS NOTES:

1. WALL MOUNTED LAVATORY AND MILLWORK CABINET.
2. VANITY W/ COUNTERTOP AND CABINETS
3. CAT II TEMP. GLASS SHOWER ENCLOSURE.
4. PL GLASS OR FRAMED MIRROR (BY OWNER).
5. WATER CLOSET. (SELECTED BY OWNER)
6. TILE ON WALLS AND FLOOR SELECTED BY OWNER.

FLOOD PROOFING NOTE:
CONSTRUCTION MATERIALS, INCLUDING FINISHES BELOW +8.00' NGVD TO BE FLOOD DAMAGE RESISTANT.

EQUIPMENT ELEVATION NOTE:
NEW ELECT. SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS & OTHER SERVICE EQUIPMENT SHALL BE ELEVATED AT OR ABOVE +8.00' NGVD.



PROPOSED GROUND FLOOR PLAN.
SCALE: 1/4" = 1'-0"

ATTIC ACCESS HATCH
SCALE: N.T.S.

WALL LEGEND:
- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING PARTITION
- NEW PARTITION

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SHEET TITLE: PROPOSED FLOOR PLAN

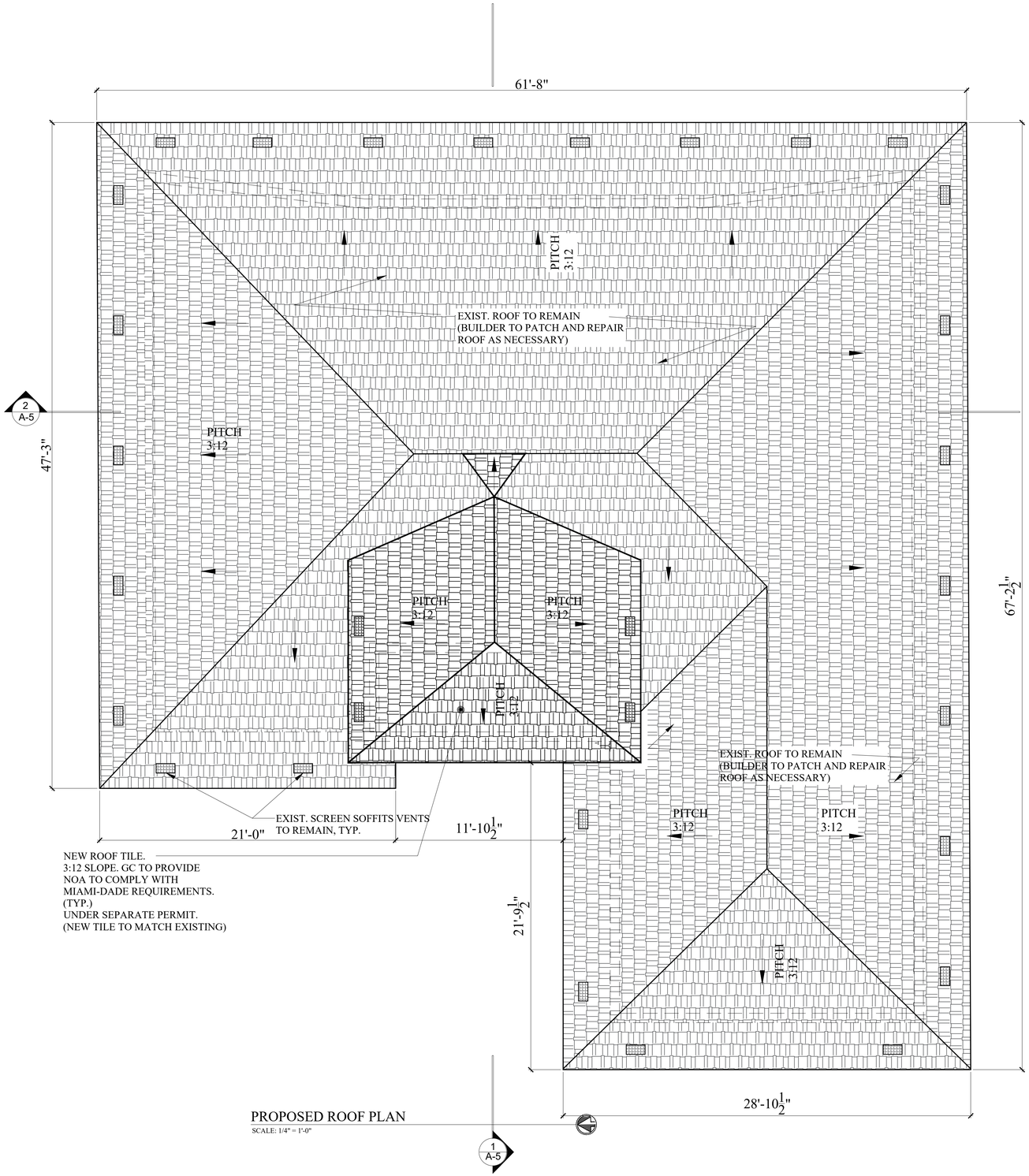
PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
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DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET A-2.00

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PROPOSED ROOF PLAN

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

NOTE:
GC TO PROVIDE NOA TO COMPLY WITH MIAMI-DADE REQUIREMENTS. (TYP.)
UNDER SEPARATE PERMIT.
(NEW TILE TO MATCH EXISTING)

EXISTING ROOF AREA:	3,116.5 SF
NEW ROOF AREA:	350.2 SF
TOTAL ROOF AREA:	3,466.7 SF

ALUM. SCREEN SOFFITS VENTS, (18"x6)

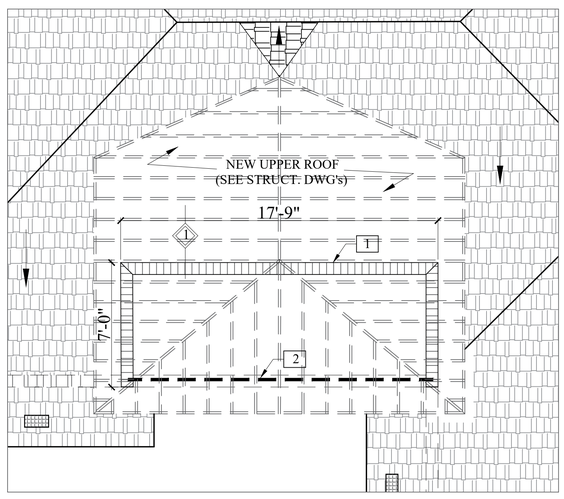
	MIN. REQ.	PROPOSED
AT EXISTING ROOF AREA:	21 EACH	26 EACH
AT NEW ROOF AREA:	3 EACH	4 EACH
TOTAL:	24 EACH	30 EACH

ROOF NOTE:

PRIOR TO REMOVAL OF ANY SUPPORT MEMBERS, PROVIDE INTERIOR AND EXTERIOR SHORING BRACING, OR SUPPORT TO PREVENT MOVEMENT OR COLLAPSE OF STRUCTURES.

ROOFING AND WATER PROOFING UNDER SEPARATE PERMIT

GC TO PROVIDE CROSS VENTILATION FOR ATTIC AND PROTECT OPENINGS WITH SCREENING, HARDWARE CLOTH OR EQUIVALENT WITH OPENING THEREIN NOT EXCEEDING 1/8". RATIO OF TOTAL FREE VENTILATION AREA TO AREA OF CEILING SHALL BE NOT LESS THAN 1/150. FBCR 806.



PARTIAL ROOF PLAN (RAISED ENTRANCE DETAIL)

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

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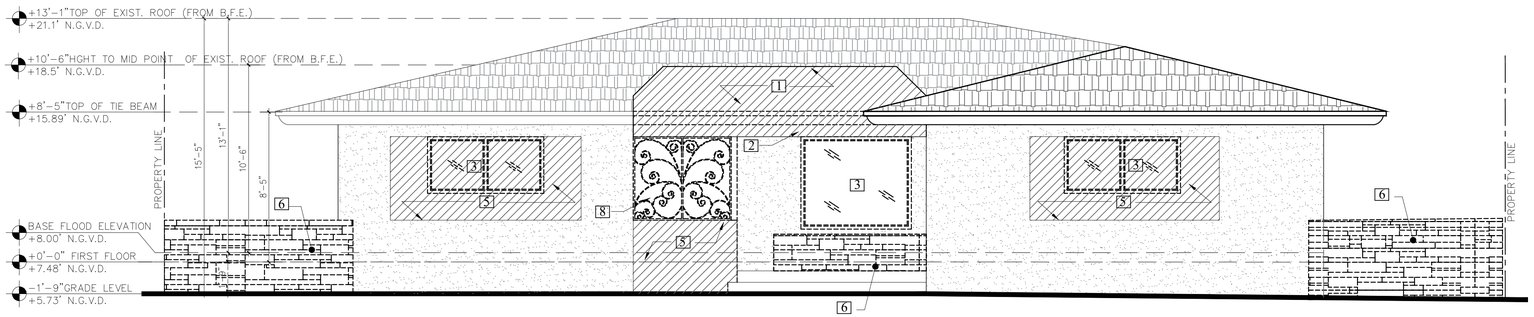
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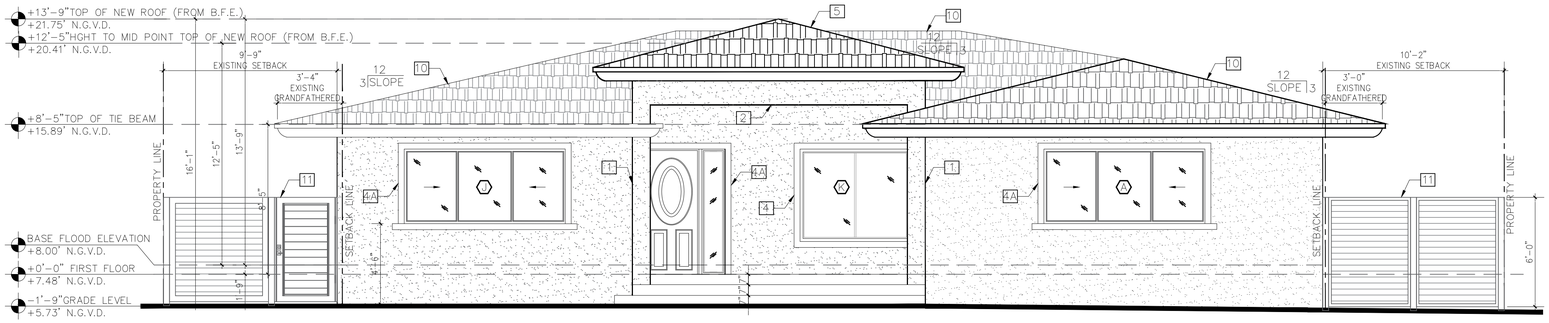
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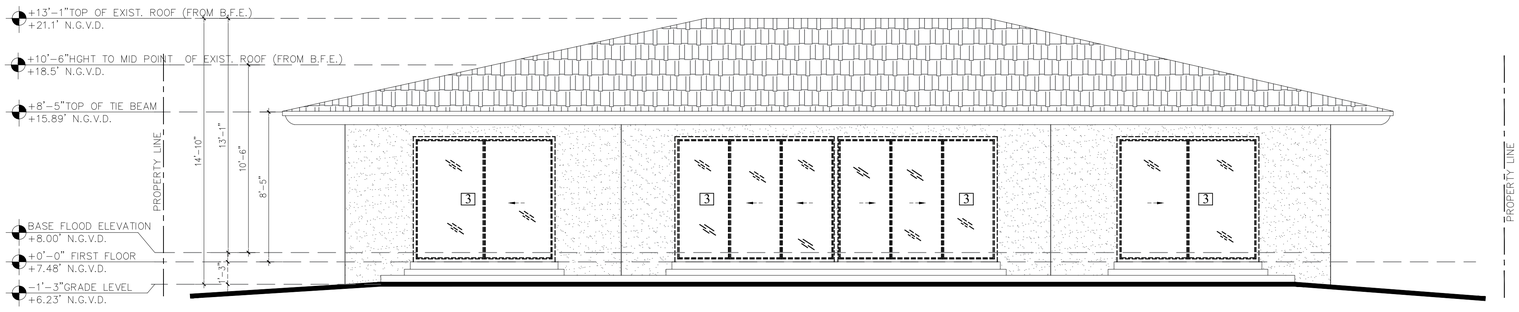
EXISTING WEST ELEVATION DEMO

SCALE 1/4" = 1'-0"



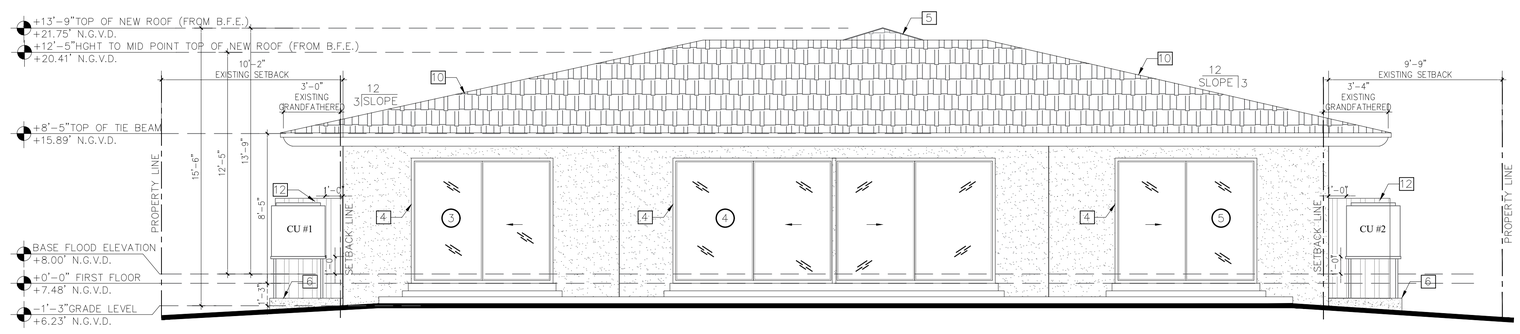
PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



EXISTING EAST ELEVATION DEMO

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

SPECIFIC DEMO NOTES:

REFER TO EXISTING ELEVATIONS

1. REMOVE EXISTING ROOF TILE AND WOOD STRUCTURE (RAFTERS AND CEILING JOISTS). ONLY HATCHED AREA.
2. DEMOLISH EXISTING CMU WALL AND CONCRETE TIE BEAM OR BEAM AS SHOWN.
3. REMOVE AND REPLACE EXISTING WINDOW/ DOOR (SEE WINDOW SCHEDULE).
4. REMOVE EXISTING WINDOW/ DOOR AND SEAL OPENING.
5. PORTION OF CMU WALL TO BE DEMOLISH.
6. DEMOLISH EXISTING LOW WALL.
7. DEMOLISH EXISTING BRICK VENEER. PROVIDE NEW STUCCO
8. DECORATIVE METAL SCREEN TO BE REMOVED

CONSTRUCTION NOTES:

REFER TO PROPOSED ELEVATIONS

1. NEW CONCRETE COLUMN AND BEAM ABOVE (SEE STRUCT. DWGS).
2. NEW CONCRETE OR STEEL BEAM (SEE STRUCT. DWGS)
3. NEW STEEL COLUMN (SEE STRUCT. DWGS).
4. PROVIDE NEW IMPACT RESISTANT WINDOW/ DOOR IN EXIST. OPENING (SEE WINDOW SCHEDULE).

4A. PROVIDE NEW IMPACT RESISTANT WINDOW/ DOOR IN ENLARGED OPENING, (SEE WINDOW SCHEDULE AND STRUCT. DWG's).

5. NEW MIAMI-DADE APPROVED ROOFING OVER NEW SHEATHING OVER NEW WOOD RAFTERS. SLOPE AND ROOFING TYPE TO MATCH EXISTING.
6. NEW CONC. PAD FOR NEW CONDENSER UNIT (SEE MECH. DWGS).
7. EXIST.200 AMPS ELECT. SERVICE.
8. NEW FLOOD VENT. SEE CALCULATIONS ON THIS SHEET.
9. NEW STONE VENEER (SELECTED BY OWNER).
10. EXISTING ROOF TILE TO REMAIN (REPLACE BROKEN TILES NECESSARY). EXISTING SLOPE 3:12.
11. NEW ALUM. GATE AND FENCE, 6'-0" H.
12. NEW ALUM. FENCE, 6'-0" H. PAINTED WHITE.

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GENERAL CONTRACTOR

SHEET TITLE: **ELEVATIONS**

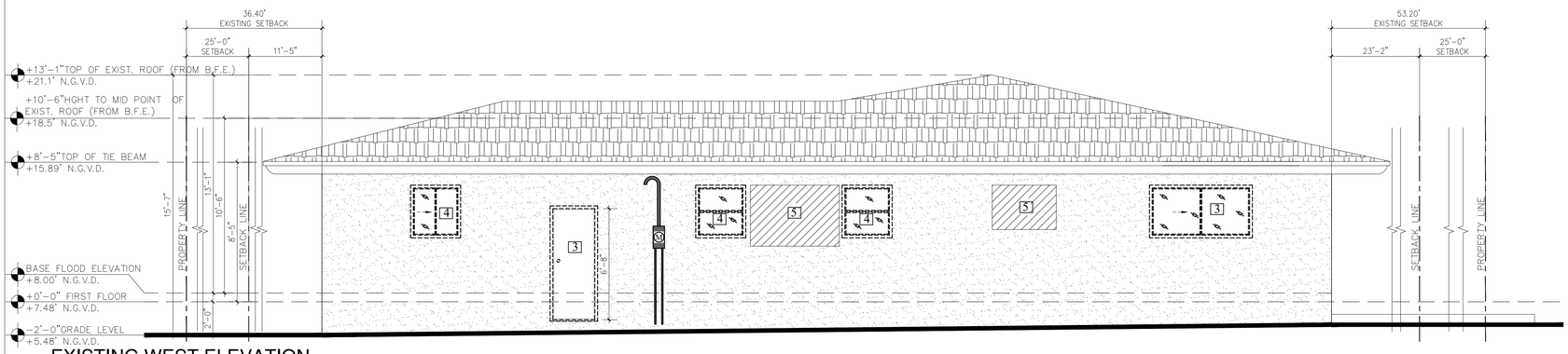
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CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

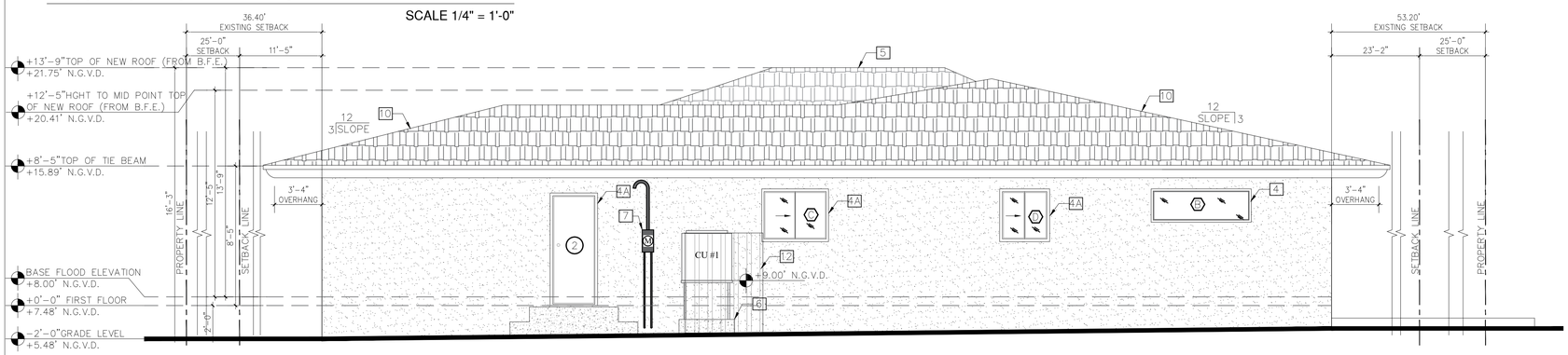
SHEET
A-3.00

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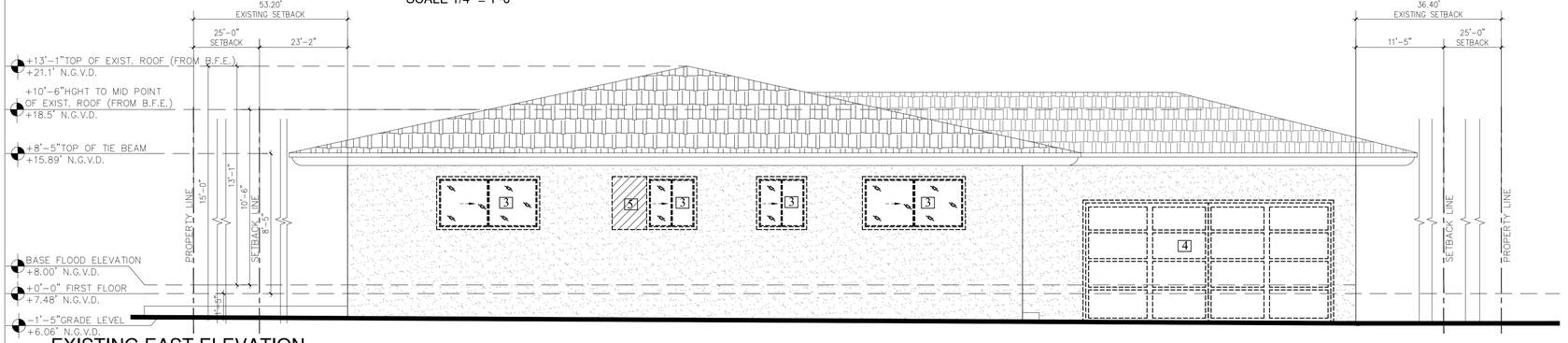
EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



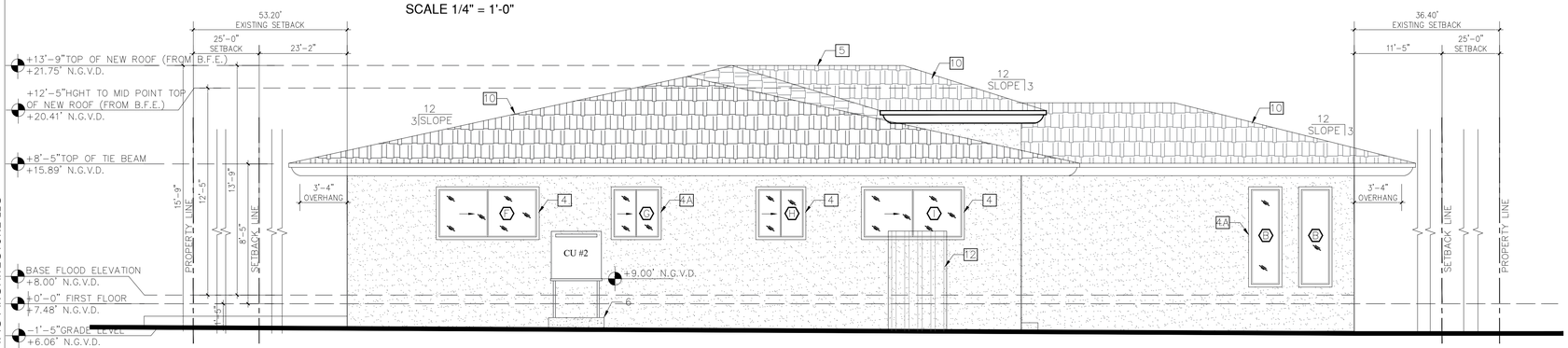
PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

SPECIFIC DEMO NOTES:

REFER TO EXISTING ELEVATIONS

1. REMOVE EXISTING ROOF TILE AND WOOD STRUCTURE (RAFTERS AND CEILING JOISTS). ONLY HATCHED AREA.
2. DEMOLISH EXISTING CMU WALL AND CONCRETE TIE BEAM OR BEAM AS SHOWN.
3. REMOVE AND REPLACE EXISTING WINDOW/ DOOR (SEE WINDOW SCHEDULE).
4. REMOVE EXISTING WINDOW/ DOOR AND SEAL OPENING.
5. PORTION OF CMU WALL TO BE DEMOLISH.
6. DEMOLISH EXISTING LOW WALL.
7. DEMOLISH EXISTING BRICK VENEER. PROVIDE NEW STUCCO
8. DECORATIVE METAL SCREEN TO BE REMOVED

CONSTRUCTION NOTES:

REFER TO PROPOSED ELEVATIONS

1. NEW CONCRETE COLUMN AND BEAM ABOVE (SEE STRUCT. DWGS).
2. NEW CONCRETE OR STEEL BEAM (SEE STRUCT. DWGS)
3. NEW STEEL COLUMN (SEE STRUCT. DWGS).
4. PROVIDE NEW IMPACT RESISTANT WINDOW/ DOOR IN EXIST. OPENING (SEE WINDOW SCHEDULE).

4A. PROVIDE NEW IMPACT RESISTANT WINDOW/ DOOR IN ENLARGED OPENING, (SEE WINDOW SCHEDULE AND STRUCT. DWG's).

5. NEW MIAMI-DADE APPROVED ROOFING OVER NEW SHEATHING OVER NEW WOOD RAFTERS. SLOPE AND ROOFING TYPE TO MATCH EXISTING.
6. NEW CONC. PAD FOR NEW CONDENSER UNIT (SEE MECH. DWGS).
7. EXIST.200 AMPS ELECT. SERVICE.
8. NEW FLOOD VENT. SEE CALCULATIONS ON THIS SHEET.
9. NEW STONE VENEER (SELECTED BY OWNER).
10. EXISTING ROOF TILE TO REMAIN (REPLACE BROKEN TILES NECESSARY). EXISTING SLOPE 3:12.
11. NEW ALUM. GATE AND FENCE, 6'-0" H.
12. NEW ALUM. FENCE, 6'-0" H. PAINTED WHITE.

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: **ELEVATIONS**

PROJECT: **YANES RESIDENCE**
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
A-3.01



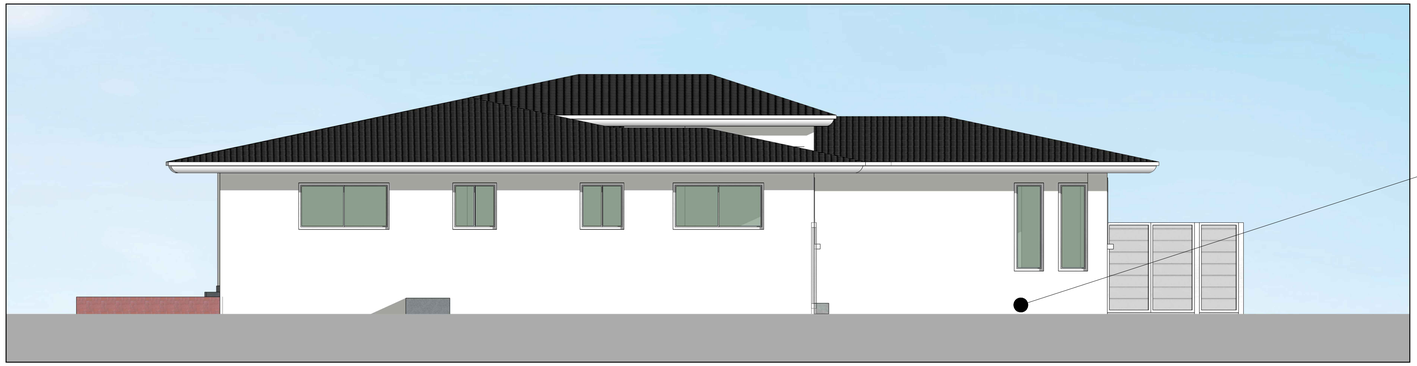
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WINDOW FRAME: WHITE.
GLASS: THK: 5/16" COLOR: SB 70 (GREEN) OR SIMILAR.



ROOF TILE:
TYPE: TO MATCH EXISTING.
COLOR: IT WILL BE PAINTED AS PICTURE ATTACHED



STUCCO: REGULAR STUCCO, IT WILL BE PAINTED WHITE FROM SHERWIN WILLIAMS.

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AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: COLORED ELEVATIONS

PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

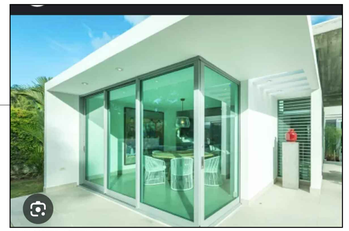
PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
A-3.10

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WINDOW FRAME: WHITE.
GLASS: THK: 5/16" COLOR: SB 70 (GREEN) OR SIMILAR.





ROOF TILE:
TYPE: TO MATCH EXISTING.
COLOR: IT WILL BE PAINTED AS PICTURE ATTACHED



STUCCO: REGULAR STUCCO, IT WILL BE PAINTED IN BONE WHITE FROM SHERWIN WILLIAMS.

TAG ARCHITECTURE

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AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: 3D VIEWS

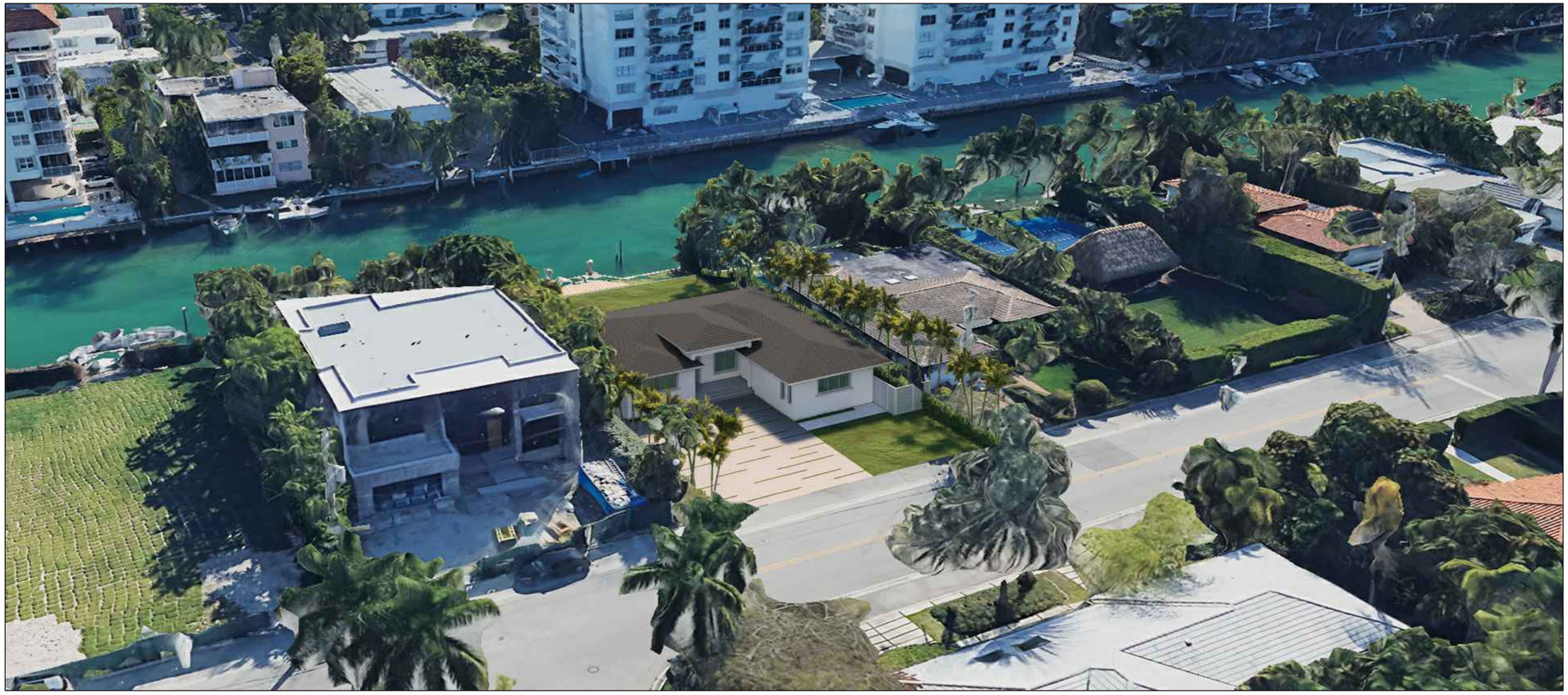
PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
A-4.00

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE:
AERIAL VIEW

PROJECT:
YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
A-4.01

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DEMOLITION NOTES:

A. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF CONSTRUCTION. ANY CONDITION NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

B. GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY DEMOLITION. (I.E. WATER, SEWER, FPL, ETC.) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR WORK & FOR REPAIRS.

C. CONTRACTOR TO RELOCATE ALL EXISTING INSTALLATIONS THAT WILL PREVENT THE CONSTRUCTION OF THE INTENDED ITEMS, OR REQUIRE THE MODIFICATION OF CEILING HEIGHTS.

D. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL SURFACES THAT BECOME AFFECTED DURING CONSTRUCTION. TO MATCH EXISTING.

E. ALL SALVAGEABLE MATERIALS TO BE REMOVED AND STORED ACCORDING TO OWNER'S REQUEST.

F. ITEMS TO BE REMOVED OR RELOCATED SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES, ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR. TO MATCH EXISTING.

G. ALL EXIST. POWER AND PHONE LINES IN DEMOLISHED WALLS ARE TO BE REROUTED AS REQUIRED TO MAINTAIN SYSTEM IN WORKING ORDER AS REQUIRED BY OWNER OR AS INDICATED ON THE PLANS BY ARCHITECT, FINISH TO MATCH EXISTING.

H. DEMOLISH OR RELOCATE SWITCHES AS REQUIRED FOR NEW LIGHTING AS PER FIELD CONDITIONS. REFER TO ELECTRICAL PLANS FOR PROPOSED LIGHTING LAYOUT.

I. LOCATION OF DUMPSTER AND WORK PROCEDURES ARE TO BE COORDINATED WITH PROPERTY MANAGEMENT OR OWNER.

J. CONTROL, AS MUCH AS PRACTICAL, THE SPREAD OF DUST AND DIRT. CONTRACTOR TO PROVIDE PLASTIC COURTAINS/ TEMPORARY PARTITIONS AS NECESSARY BETWEEN EXIST. TO REMAIN & NEW WORK.

K. VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND PROPERLY CAPPED TO INSURE SAFETY. CALL OF CITY FOR LOCATION

L. PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.

M. TRANSPORT MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF SITE.

N. UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS LEAVING ALL AREAS(EXT.&INT.) CLEAN AND PREPARED FOR NEW CONSTRUCTION.

O. REPAIR ANY AND ALL OBJECTS DAMAGED DURING THE DEMOLITION PHASE TO CONDITION PRIOR TO DEMOLITION, FINISH TO MATCH EXIST.

P. ALL DEMOLISHED MATERIAL SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY CONTRACTOR.

SPECIFIC DEMO NOTES:

(1) REMOVE EXISTING ROOF TILE AND WOOD STRUCTURE (RAFTERS AND CEILING JOISTS). ONLY SHADED AREA.

(2) THE SHADED AREA INDICATES WHERE THE FLOOR JOISTS, SUB-FLOOR AND TILE WILL BE REMOVED.(SEE SECTION ON SHEET A-05 AND STRUCT. DWG's).
PS

(3) DEMOLISH EXISTING CMU WALL AND CONCRETE TIE BEAM OR BEAM AS SHOWN.

(4) DEMOLISH EXISTING INTERIOR PARTITION.

(5) REMOVE EXISTING FLOOR TILE TO PROVIDE NEW.

(6) DEMOLISH EXISTING CEILING FINISH (GWB). CEILING JOIST TO REMAIN.

(7) REMOVE AND REPLACE EXISTING WINDOW/ DOOR (SEE WINDOW SCHEDULE).

(8) REMOVE EXISTING WINDOW/ DOOR AND SEAL OPENING.

(9) REMOVE EXISTING SHOWER AND VANITIES, PLUMBING FIXTURES AND ASSOCIATES VENT STACKS, WATER LINES, DRAINAGE PIPES AND CAP OFF UTILITY LINES AS REQUIRED.

(10) REMOVE WASHER AND DRYER AND CAP OFF UTILITY LINES AS REQUIRED.

(11) REMOVE ELECT. WATER HEATER.

(12) REMOVE EXIST. AHU AND ASSOCIATES DUCTWORKS, REFRIGERANT LINES, ETC.

(13) REMOVE EXISTING KITCHEN SINK, COUNTER TOP, CABINETS AND ASSOCIATES PIPES, VENT STACK, DRAINAGE, ETC.

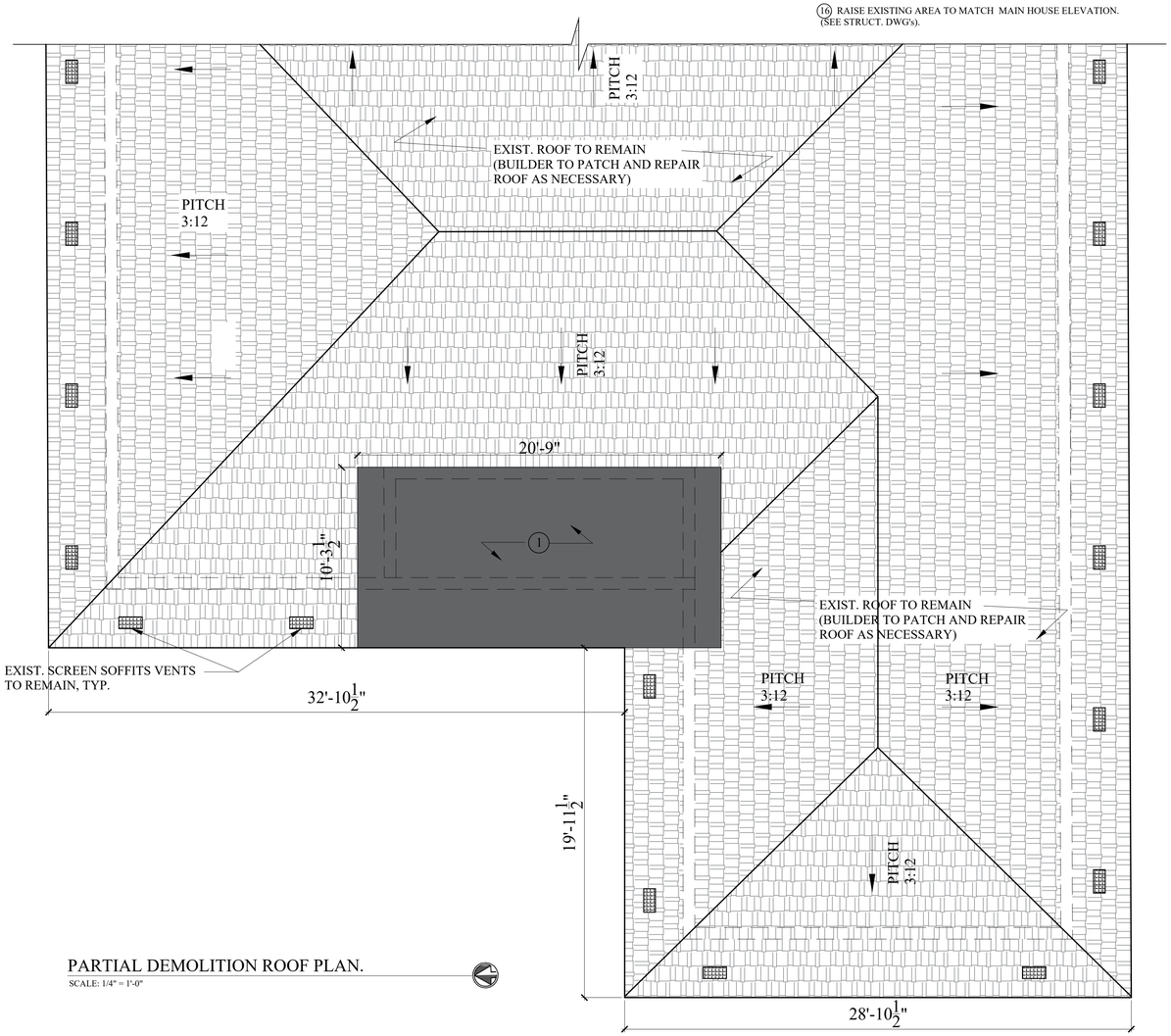
(14) RELOCATE EXIST. ELECT. PANEL.

(15) PORTION OF CMU WALL TO BE DEMOLISH.

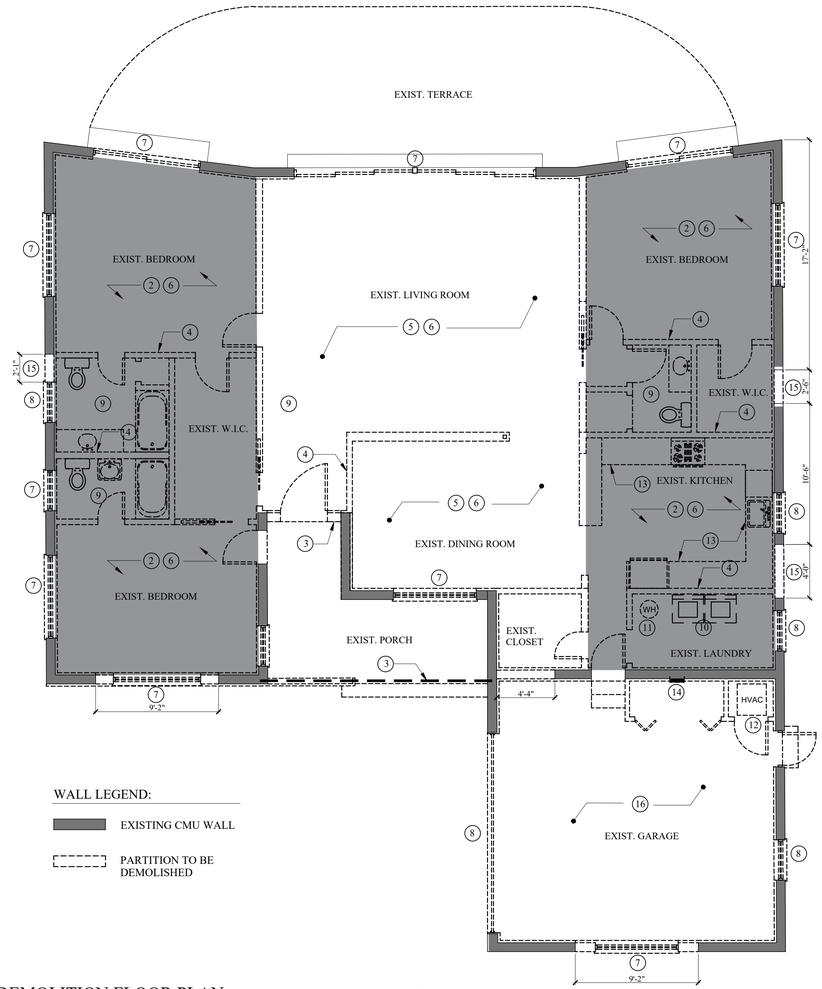
(16) RAISE EXISTING AREA TO MATCH MAIN HOUSE ELEVATION. (SEE STRUCT. DWG's).

GC NOTE:

PRIOR TO REMOVAL OF ANY SUPPORT MEMBERS, PROVIDE INTERIOR AND EXTERIOR SHORING BRACING, OR SUPPORT TO PREVENT MOVEMENT OR COLLAPSE OF STRUCTURES.



PARTIAL DEMOLITION ROOF PLAN.
SCALE: 1/4" = 1'-0"



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

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AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: DEMOLITION PLAN

PROJECT: YANES RESIDENCE
10141 E BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

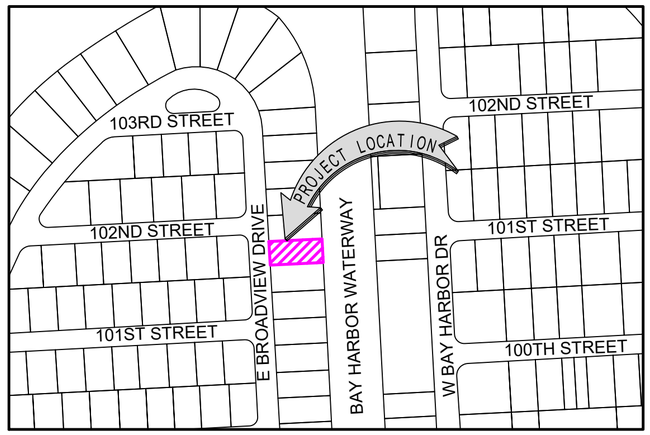
PROJECT NO. : 24-472
DRAWN BY: MD
CHECKED BY: JG
DATE: 10-21-24

REV.	DATE	DESCRIPTION

SHEET
D-1.00

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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



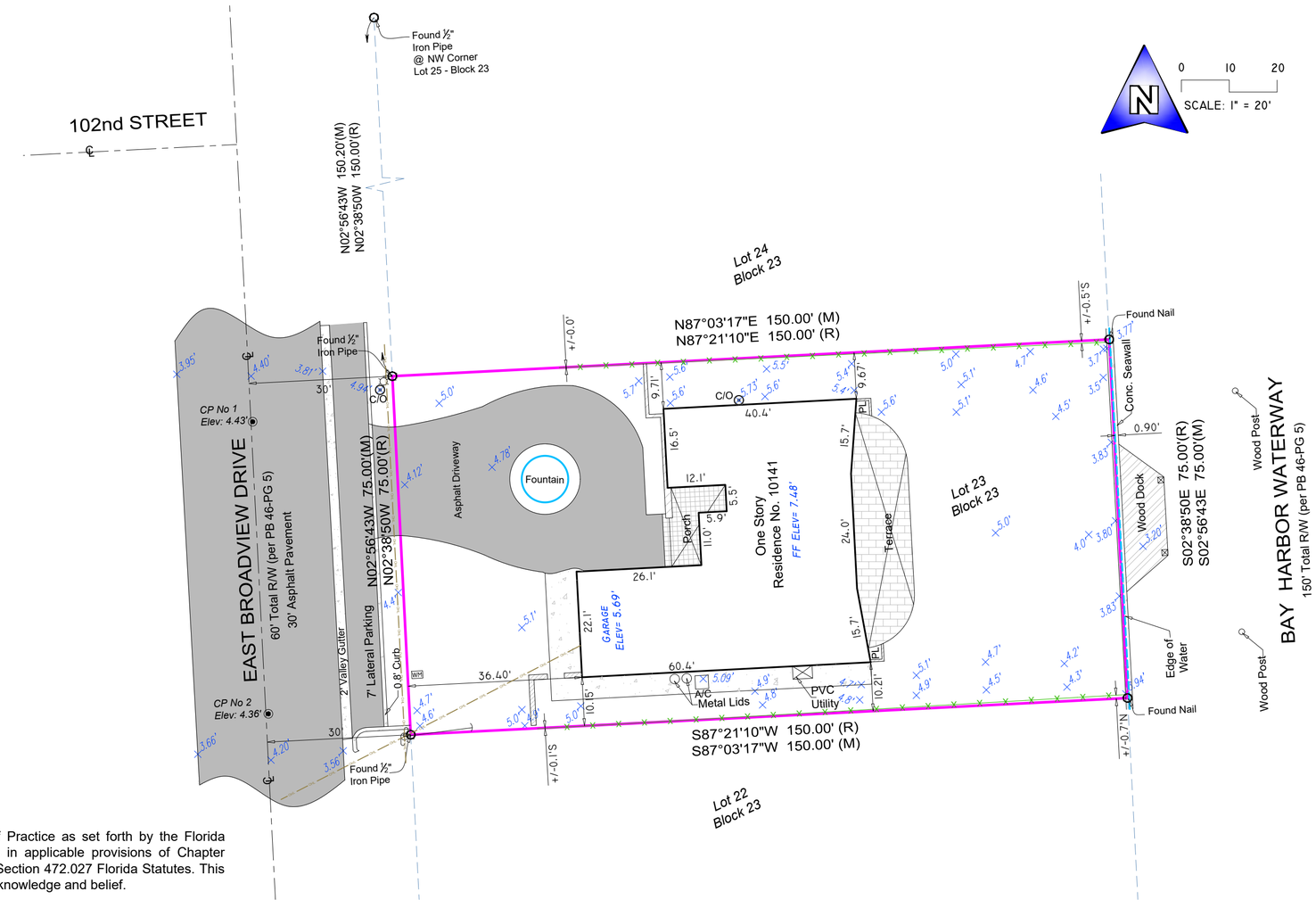
LOCATION MAP

Not to Scale

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

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoiners. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120637 (Town of Bay Harbor Island), Panel 0144, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929)
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark R-243,
Elevation = 6.61 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark A-17,
Elevation = 7.67 feet



LEGEND & ABBREVIATIONS

= CONCRETE (CONC.)
= CONCRETE BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
= TILE
= PAVERS
= STONE
= CHAIN LINK FENCE (CLF)
= WOOD FENCE (WF)
= IRON METAL BARS FENCE (IF)
= OVERHEAD WIRES
= WATER VALVE (WV)
= POWER POLE (PP)
= GUY ANCHOR
= WATER METER (WM)
= CONC. LIGHT POLE (LP)
= WELL
= STREET SIGN
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= MANHOLE
= FIRE HYDRANT
= CABLE BOX (CATV)
= FPL TRANSFORMER
= CATCH BASIN OR INLET
x.x' = EXISTING ELEVATION
= PERMANENT REFERENCE MONUMENT (PRM)
= PROPERTY CORNER
= PERMANENT CONTROL POINT (PCP)
= CLEAN OUT (C/O)

PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PRC = POINT OF REVERSE CURVE
BM = BENCH MARK
BR = BEARING REFERENCE
TBM = TEMPORARY BENCH MARK
℄ = PROPERTY LINE
℄ = CENTER LINE
℄ = MONUMENT LINE
℄ = BASE LINE
MEAS = FIELD MEASURED
P = PER PLAT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
PL = PLANTER
FF ELEV= FINISHED FLOOR ELEVATION
(XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
ORB = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
R/W = RIGHT OF WAY
ELEV = ELEVATION
SEC = SECTION
T = TOWNSHIP
R = RANGE
CALC = CALCULATED
(R) = RECORD

I HEREBY CERTIFY TO:
Teresita Yanes.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code Pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 · State of Florida
Field Work Date: 05/21/2024
Survey Updated: 02/10/2025

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
10141 East Broadview Drive, Bay Harbour Islands, Florida, 33154
Project No. 23783 D.B.: IC

AGENDA ITEM REPORT
April 15, 2025

ITEM NUMBER: 7.

ITEM: Request for approval for revisions to an approved site plan for "Shaul Dina & Danielle Dina" located at 9720 W. Broadview Drive, Lot 64 of Block 23. On June 5, 2022, the Board approved the site plan for the construction of a new single-family home. The house is now under construction and the owners are proposing a few changes to the previously approved plans. Some changes include a spiral staircase with access to the roof. New retaining wall with pedestrian and vehicular gates and other changes listed in the narrative letter submitted by the architect. Enclosed please find the previously approved and proposed site plan and elevations. Item #7

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9720 WBVD SFR Rev DRB Staff Report Feb 12 2025
2.	BHI 9720 WBVD SFR Rev Arch Ltr Feb 18, 2025
3.	9720 W BROADVIEW DRB Set 4.15.2025

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: February 12th, 2025

Subject: Single-Family Residence – House Now Under Construction
Request for Revisions to Approved DRB Plans (July 5th, 2022)
9720 West Broadview Drive
Bay Harbor Islands Acct. No. SPR21-000019 / SPR25-000003
MMPA Acct. No.: 01-0702-1118B

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (BHI Recd. 2/06/25) and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the owner's desired revisions to occur for a new single-family home now under construction located at 9720 West Broadview Drive.

PROJECT HISTORY

In September of 2021 a Site Development Plan application was made to the Town for a new replacement single-family home located at 9720 West Broadview Drive. The Town's staff reviewed the initial plans, and several revised sets were submitted and eventually signed off for DRB review. The DRB reviewed the initial application on May 3rd, 2022, and after discussion deferred action for several recommended modifications. The applicant submitted revised Site Development Plans that were approved by the DRB (5-0) on July 5th, 2022, subject to several conditions. Subsequently a building permit application was made to the Town and issued. Construction has been ongoing with the construction nearing completion. In late 2024 the architect approached the Town with some Building Permit revisions to the approved plans. MMPA / Town Staff (BO) reviewed the revised Building Permit plans and determined the extent / nature of some of the proposed architectural changes were too substantial for staff to approve administratively per Sec. 5-23.1. On Jan. 22nd, 2025, the Town received an application to modify the previously approved Site Development Plans. MMPA reviewed the initial revised drawings / narrative and provided comments to the applicant. The Town has now received acceptable revised plans and a narrative explaining the desired changes.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9720 West Broadview Drive
Legal Description:	Lot 64, 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

As stated above, in September 2021 the project architect, MTTR MGMT XK LLC, as agent for the property owners, Shaul and Danielle Dina, submitted an application to construct a new replacement single-family residence on a waterfront lot located at 9720 West Broadview Drive. After the Town's DRB approved the project, the former 5,522 sq. ft. two-story home (built in 1948) was demolished and is being replaced with a new two-story 10,498 sq. ft. home that has 7 bedrooms / 7 full baths, 1 ½ bath and a two (2) car garage. The site fronts westerly directly onto Biscayne Bay. This proposed new rectangular-shaped home has a modern design with extensive glazing and is oriented toward a waterfront outdoor living area with a pool, outdoor dining, and sauna. The architect included a number of building articulation features (façade openings (windows) / building offsets & relief / metal slat trellis) to help break up the otherwise boxy massing. The overall height of the proposed structure is 25' above the current Base Flood Elevation (BFE) +1' FBC freeboard, which complies with the 25' maximum height permitted for homes with flat roofs. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

Subsequently a building permit application was made to the Town and issued. Construction has been ongoing with the construction nearing completion. In late 2024 the architect approached the Town staff with Building Permit revisions to the approved plans. MMPA / Town Staff (BO) reviewed the revised Building Permit plans and determined the extent / nature of some of the proposed architectural changes were too substantial for staff to approve administratively per Sec. 5-23.1. These include changes to the location of a proposed spiral staircase from the center of the house to the front house façade, a street front decorative privacy fence / retaining wall / planter with both vehicular and pedestrian gates, rooftop changes, and a few others.

As the Town requires for all "substantial" DRB project modifications, the applicant submitted both illustrative plans and a written narrative explaining each desired modification (see attached). Following is a summary of the applicant's requested project modifications:

1) Several features are proposed in the front yard including a retaining wall, planter, 2 pedestrian gates / 1 vehicular gate. These are shown in greater detail on Sheet A5.02.

2) A spiral stair with access to the roof is proposed to be moved outside to the front façade of the house with a decorative screen to the street. The former access hatch will be replaced with a skylight. New stair location is shown in greater detail on Sheet A5.01.

3) The previous roof deck shape is proposed to be modified because of the new relocated spiral stair location. Also, the new skylight is shown in place of the old stair location.

4) Some minor interior modifications were made as a result of the above changes.

SUMMARY / RECOMMENDATION / CONDITIONS

The Town's Design Review Board (DRB) approved this new project on July 5th, 2022, subject to a few conditions. The new home is now under construction. In late 2024 the Town received a Building Permit revisions application for several desired changes. The Town staff reviewed those changes and agreed to several minor changes allowed via Sec. 5-23.1; however, some of the requested modifications were felt to be too substantial for staff to approve administratively. One of the proposed modifications is to relocate a spiral staircase that was to be built in the center of the house to the front façade facing West Broadview Drive that would be very visible to the public. The Code requires the DRB to approve all retaining wall designs. Therefore, staff was reluctant to approve the changes without the Board's consent / knowledge.

The latest revised Site Development Plans submitted for modifications of a previously approved new single-family home located at 9720 West Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements, except as noted below. The applicant submitted revised plans in January 2025, and after some revisions, a final revised set of plans was resubmitted together with a narrative. MMPA has reviewed the latest revised plans and find they meet minimum Town Code requirements, except for the front yard fence / wall setback (2' min setback reqd.). It is the prerogative of the Design Review Board (DRB) to consider acceptable architecture design.

The following conditions of approval are recommended:

1) This approval is based on the latest revised plans prepared by MTTR MGMT XK, LLC, dated received by the Town Feb. 5th, 2025, with any additional modifications required by the DRB. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

2) As related to the proposed front yard retaining wall / planter / fencing / gates the DRB specifically approves the retaining wall design pursuant to Sec. 23-12(22)(c). Per Code a minimum 2' setback is required from the front lot line. Within the 2' setback a continuous shrub row is required that must be at least 50% of the height of the fence / wall at the time of planting. The Town Planner must agree to the plant species.

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Miami, FL 33150
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RE: Project at 9720 W Broadview Dr
Process Number: B22-000394 – Revision 2 – Responses to Comments

Febuary 18th 2025

To Whom it May Concern,

I am writing this letter to serve as a guide for the revisions hereby submitted. Please let us know if we can further clarify.

A-1 - Several features were added to the front yard including a retaining wall, a hedge, two pedestrian gates and a vehicular gate. This is shown in greater detail on sheet A-6

A-2 - Spiral Stair with access to the roof has been moved outside to the front terrace. The access hatch has been replaced with a skylight.

A-3 - Roof deck shape changed because of the new spiral stair location. Also, the new skylight is shown in place of the old stair location.

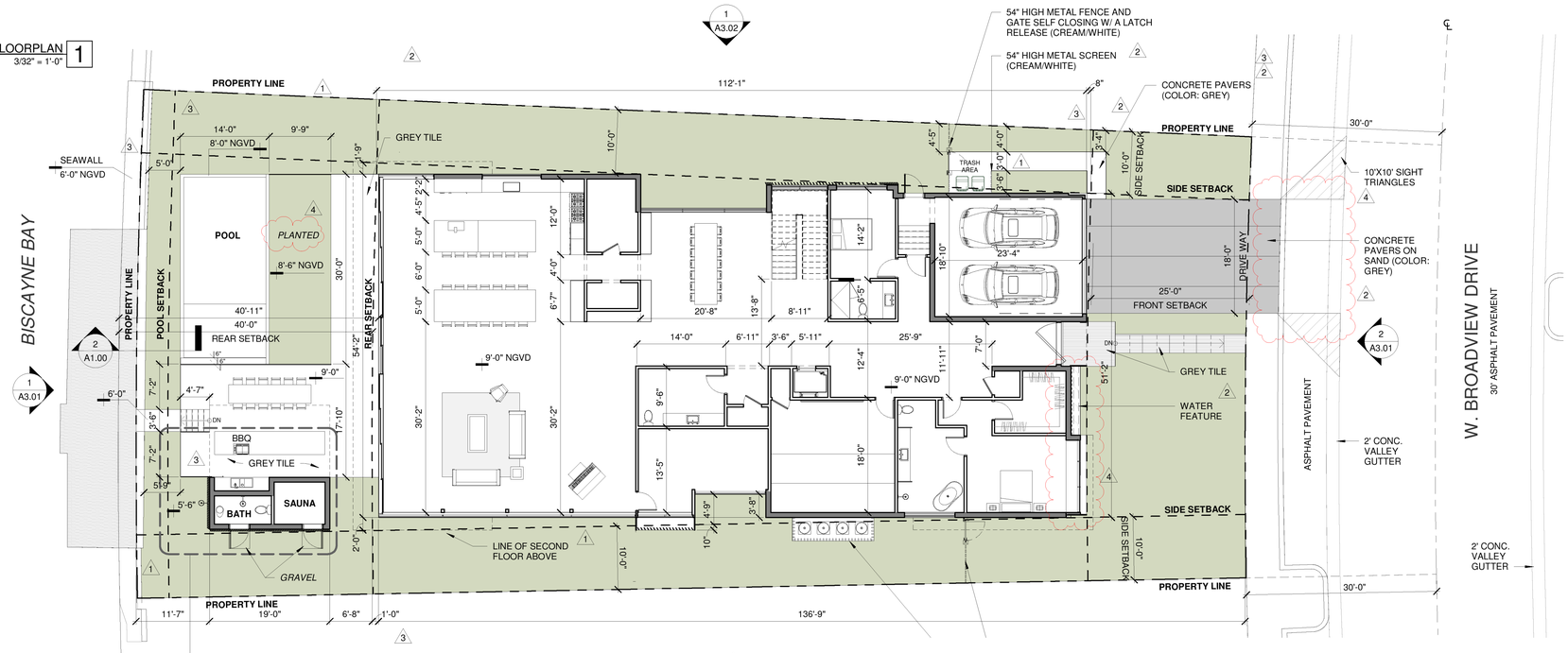
A-4 - New spiral stairs, and new front wall + vehicular gate are visible in front elevation. A continuous hedge will be planted in front of this retaining wall.

A-5 - Renders show the changes listed above as they are affected by the revisions to the project.

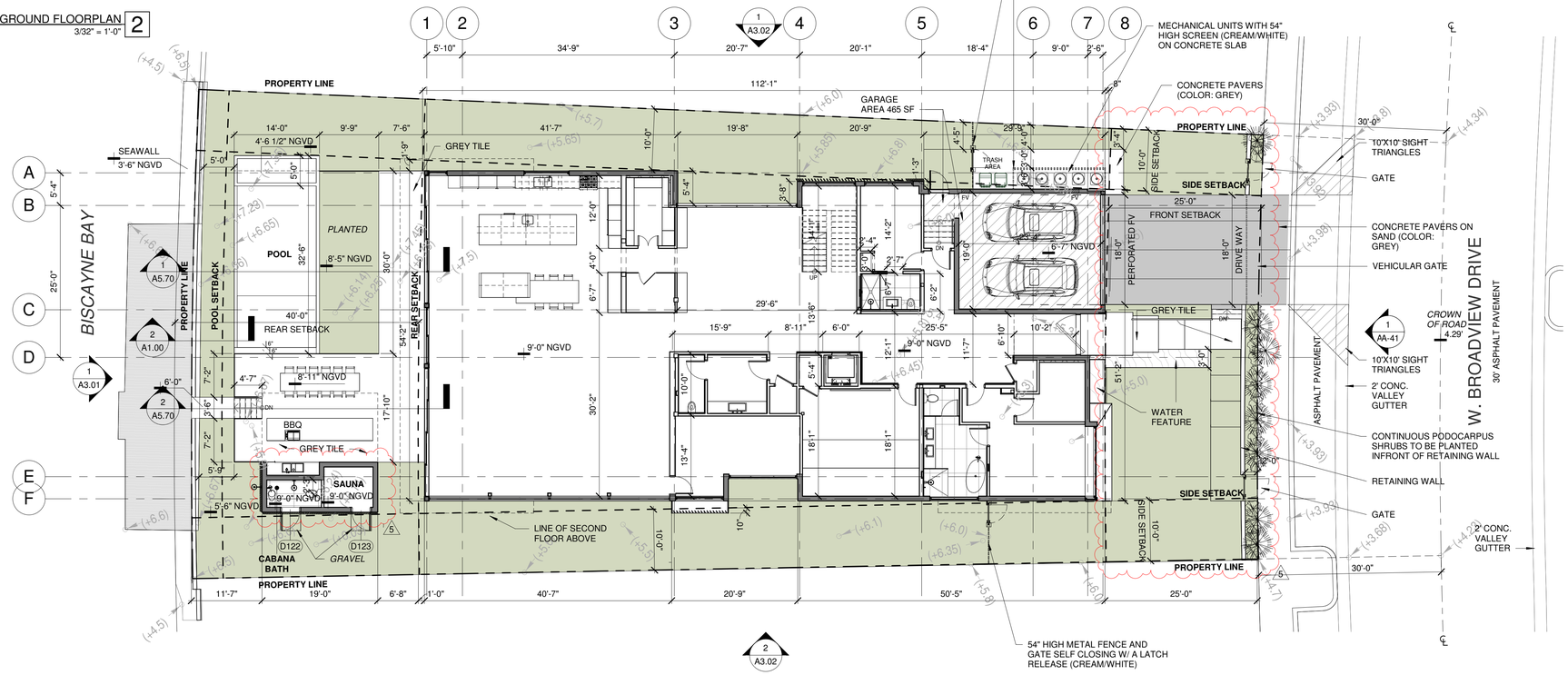
A-6 - Front Entry details show steps and new front retaining wall (setback 2' from the property line with hedges planted in the 2' buffer zone)

Juan Azulay, MTTR MGMT, Creative Director, Cell (310) 497–7303
Sylvia Pawlowski, MTTR MGMT, Project Architect, Cell (917) 775-3510

ORIGINAL GROUND FLOORPLAN 1
3/32" = 1'-0"



NEW GROUND FLOORPLAN 2
3/32" = 1'-0"



PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

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CONTRACTOR
TBD
TBD

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TBD

REVISIONS

5	DESIGN REVISION 3	2024-12-09

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

SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

GROUND FLOOR BEFORE&AFTER

SCALE 3/32" = 1'-0"

SHEET #

A-1

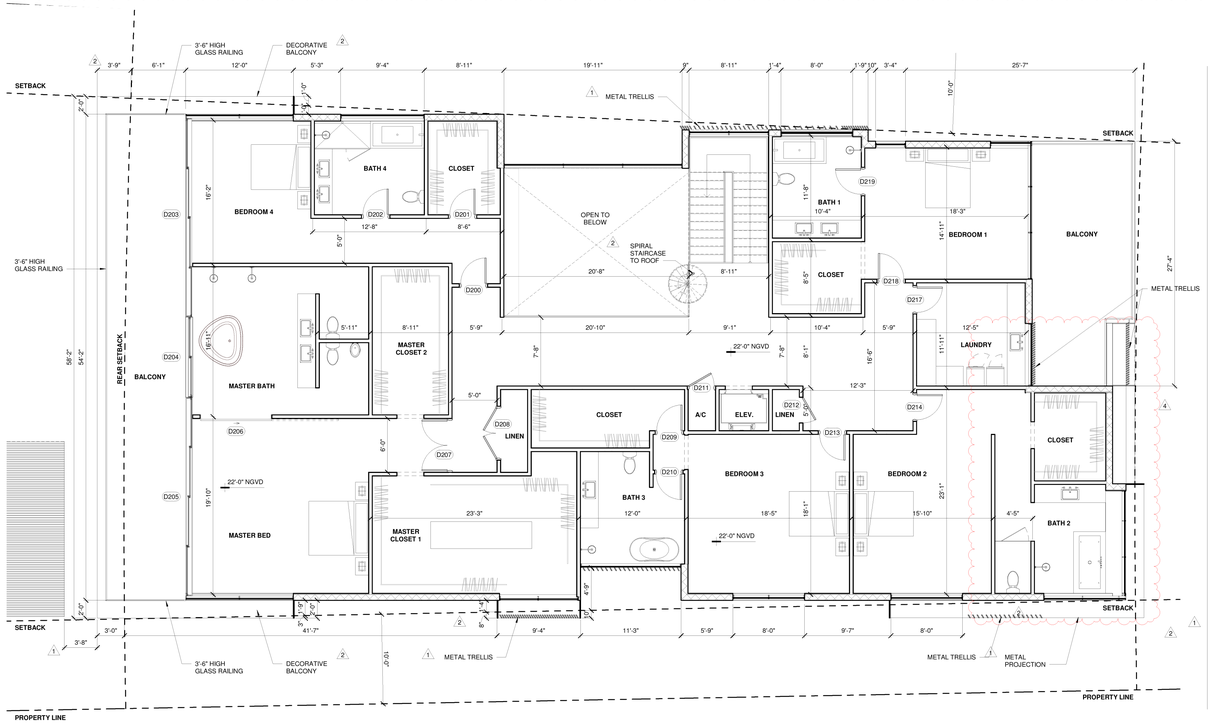
STATUS

PERMIT

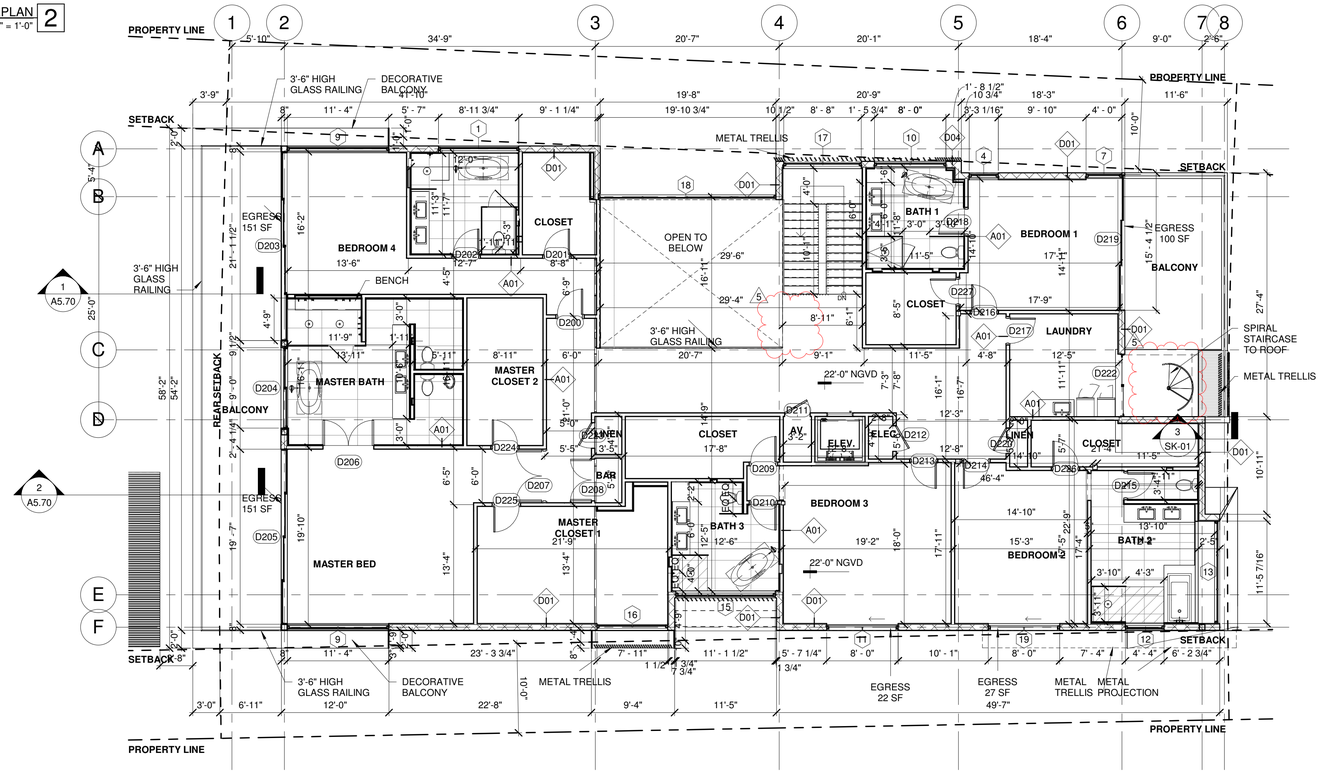
2022.07.27

4/4/2025 5:26:07 PM

ORIGINAL SECOND FLOORPLAN 1
3/32" = 1'-0"



NEW SECOND FLOORPLAN 2
1/8" = 1'-0"



PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

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REVISIONS

5	DESIGN REVISION 3	2024-12-09

SEAL

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

SECOND FLOOR BEFORE&AFTER

SCALE As indicated

SHEET #

A-2

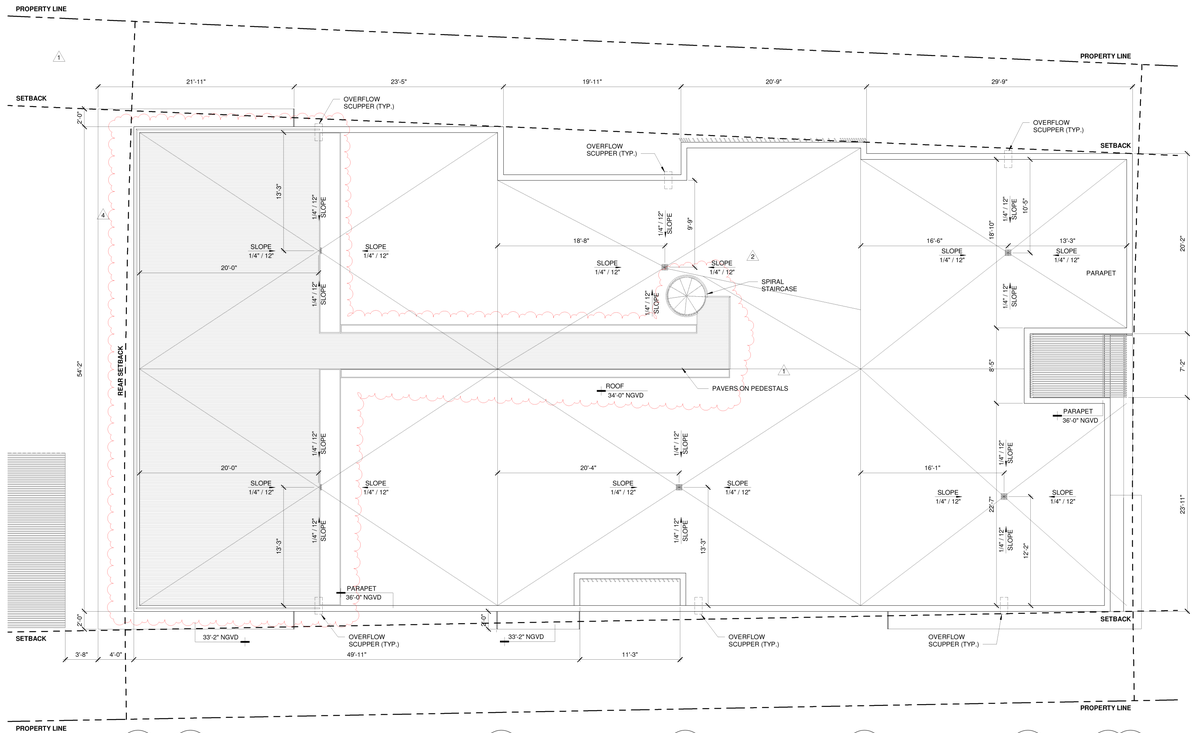
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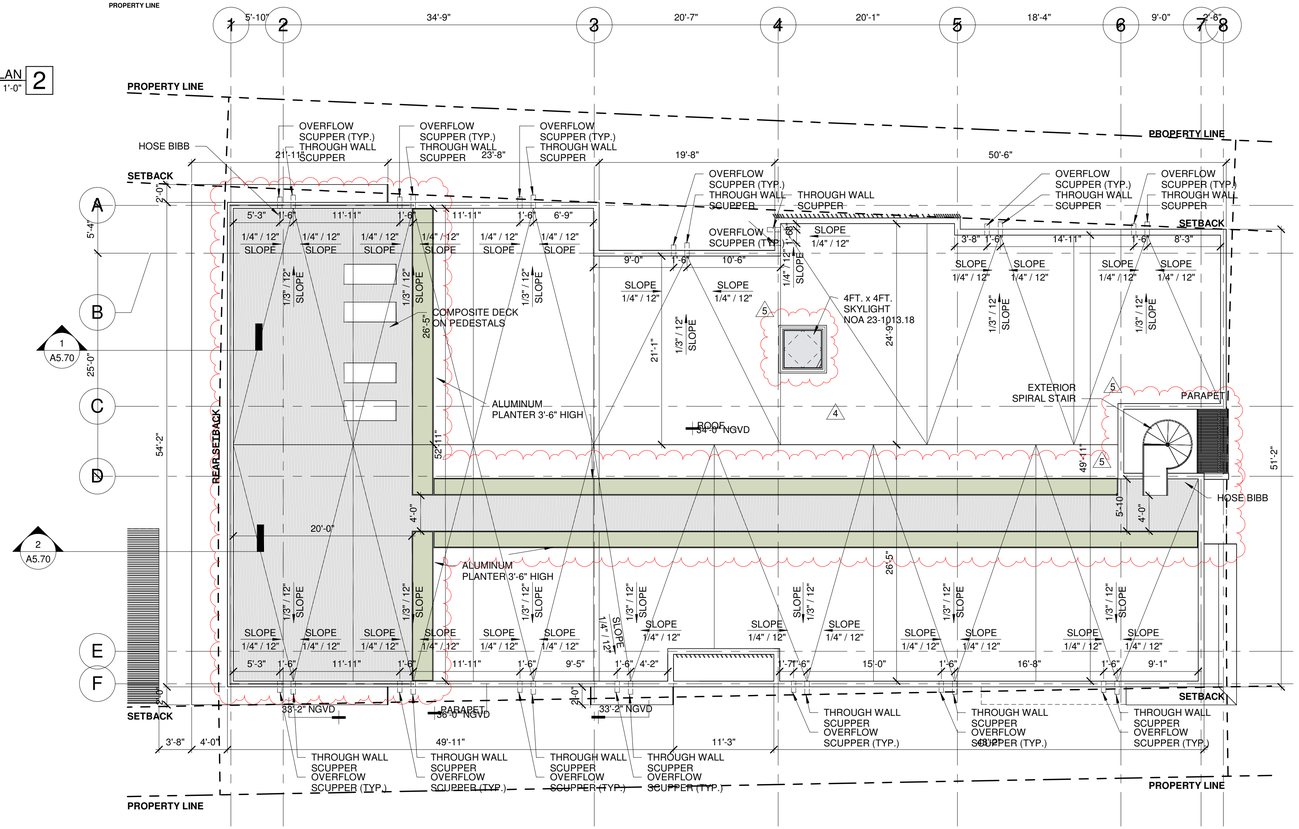
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ORIGINAL ROOF PLAN 1
3/32" = 1'-0"



NEW ROOF PLAN 2
1/8" = 1'-0"



PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

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REVISIONS

5	DESIGN REVISION 3	2024-12-09
4	DESIGN REVISION 2	2024-08-19

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

ROOF PLAN BEFORE&AFTER

SCALE As indicated

SHEET #

A-3

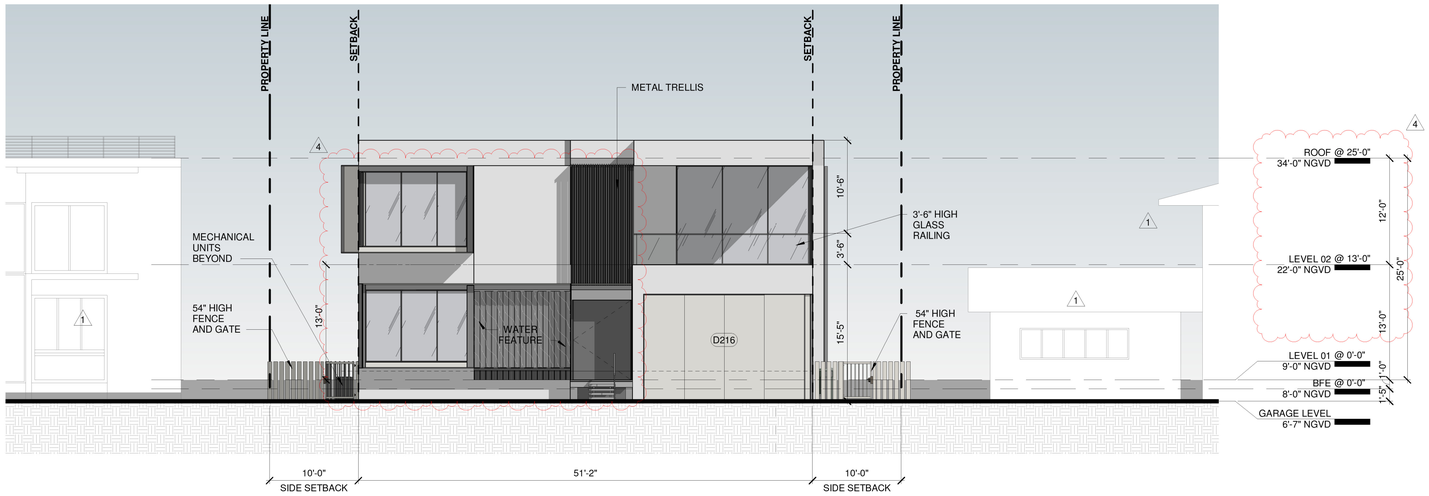
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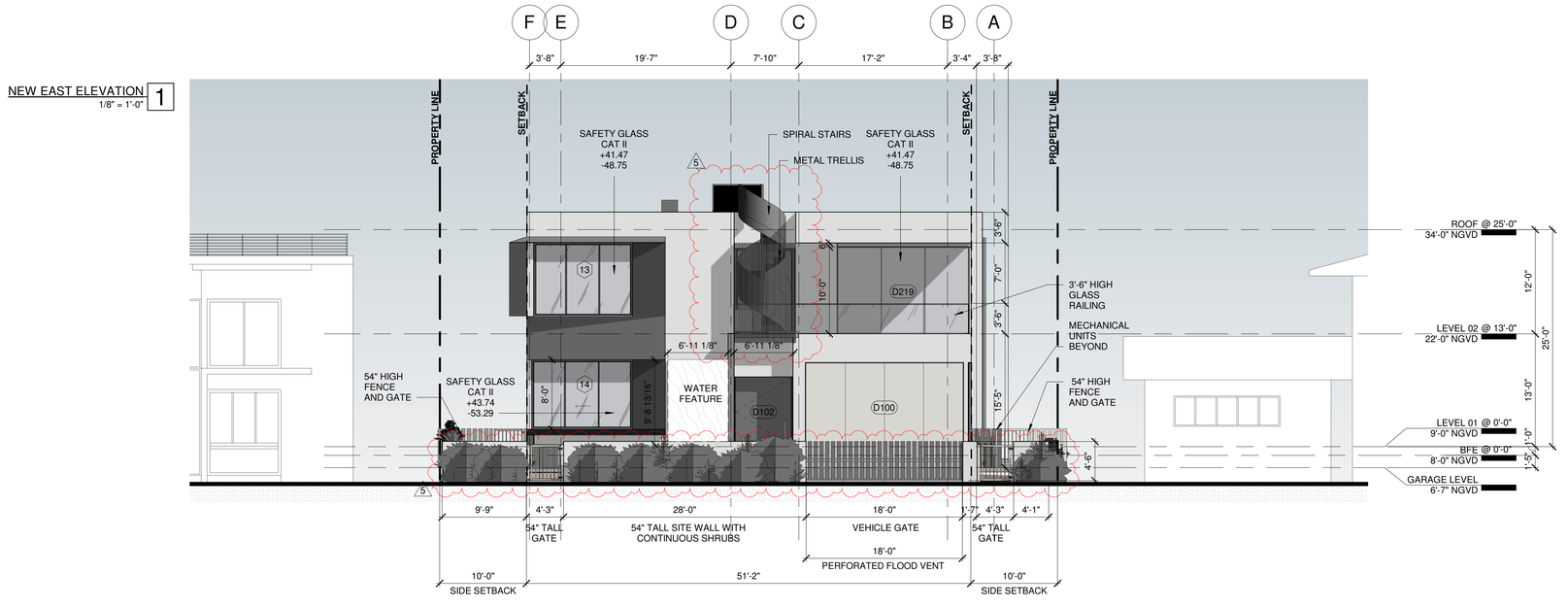
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ORIGINAL EAST ELEVATION 2
3/32" = 1'-0"



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



PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

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REVISIONS

5	DESIGN REVISION 3	2024-12-09

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

EAST ELEVATION BEFORE&AFTER

SCALE As indicated

SHEET #

A-4

STATUS

PERMIT

2022.07.27

4/4/2025 5:26:12 PM

ORIGINAL RENDERS





NEW RENDERS





PROJECT | OWNER

W BROADVIEW

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CONSULTANTS

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REVISIONS

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

FRONT RENDER BEFORE&AFTER

SCALE

SHEET #

A-5

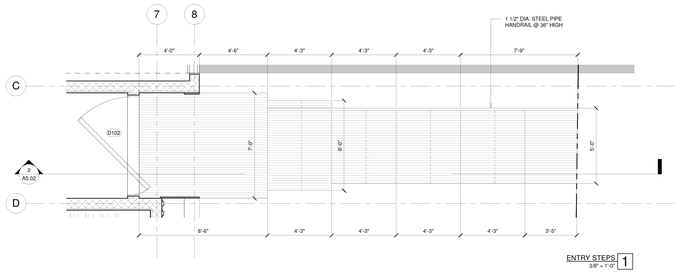
STATUS

PERMIT

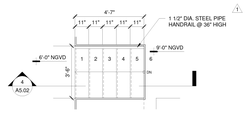
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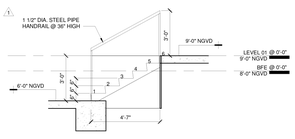
ORIGINAL SHEET A5.02 EXTERIOR STAIR DETAILS



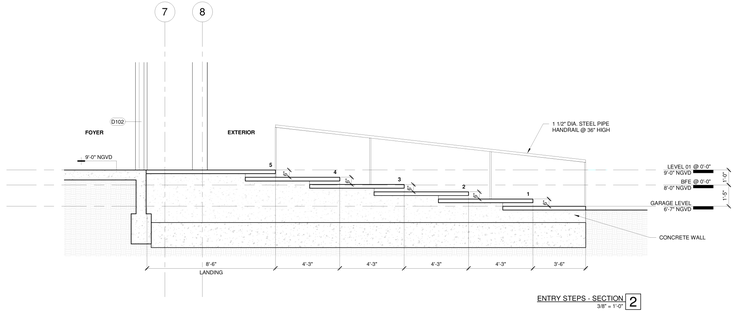
ENTRY STEPS 1
3/8" = 1'-0"



REAR STEPS 3
3/8" = 1'-0"

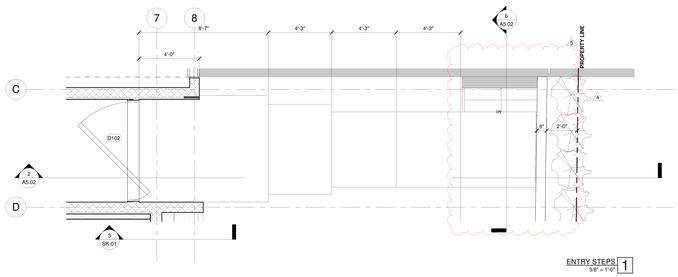


REAR STEPS - SECTION 4
3/8" = 1'-0"

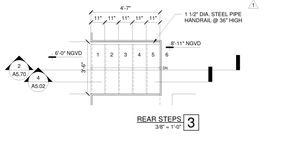


ENTRY STEPS - SECTION 2
3/8" = 1'-0"

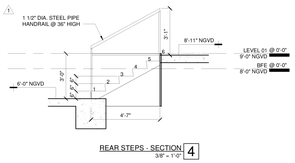
NEW SHEET A5.02 EXTERIOR STAIR DETAILS



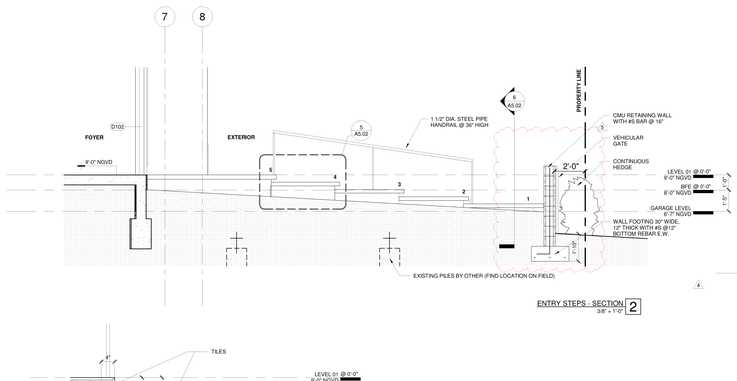
ENTRY STEPS 1
3/8" = 1'-0"



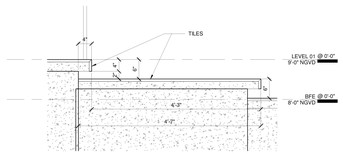
REAR STEPS 3
3/8" = 1'-0"



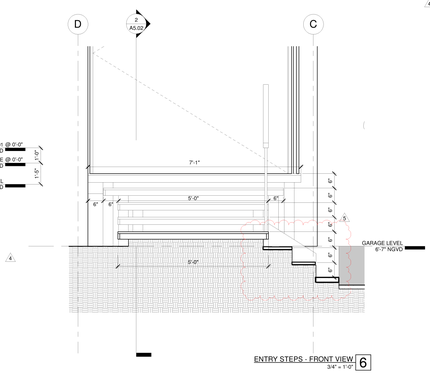
REAR STEPS - SECTION 4
3/8" = 1'-0"



ENTRY STEPS - SECTION 2
3/8" = 1'-0"



ENTRY STEPS - SECTION DETAIL 5
1" = 1'-0"



ENTRY STEPS - FRONT VIEW 6
3/4" = 1'-0"

PROJECT NAME
W BROADVIEW
9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

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SCHOOL BOARD
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REVISIONS

5	DESIGN REVISION 3	2024-12-09
4	DESIGN REVISION 2	2024-08-19
3	REVIEW COMMENTS 1	2022-08-25

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SEAL
SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

EXTERIOR STAIR DETAILS

SCALE As indicated

SHEET # A5.02

STATUS PERMIT

2022.07.27

2/14/2025 3:15:55 PM

PROJECT | OWNER
W BROADVIEW
9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

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CONSULTANTS
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CONTRACTOR
TBD
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REVISIONS

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE
EXTERIOR STAIR DETAILS BEFORE&AFTER

SCALE

SHEET # A-6

STATUS PERMIT

2022.07.27

4/4/2025 5:26:14 PM

AGENDA ITEM REPORT
April 15, 2025

ITEM NUMBER: 8.

ITEM: Request for approval of an outdoor recreational court for “Stuart & Stacey Schwadron” located at 1270 98 Street, Lots 5 & 6 of Block 29. On January 7, 2025, the Board deferred the project. At that time, the DRB had only four members due to member resignations. The application was deferred (3 to 1) to allow the applicant to meet with neighbors to discuss the project. The owners are proposing to construct a "mini" tennis court on an existing single-family residence. Lot number 5, the home, was demolished and removed, grass was installed and now there is a vacant lot. Enclosed please find the proposed plans and elevation. (Item #8)

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1270 98 St SFR Tennis Ct DRB Rev Staff Report March 26 2025
2.	BHI Recreational Court LDRs Sec 23-12(26)
3.	1270 98 Street DRB Set 4.15.2025

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: March 26th, 2025

Subject: Construct a "Mini" Tennis Court @ Existing Single-Family Residence
1270 98th Street
Bay Harbor Islands Acct. No.: SPR24-000015
MMPA Acct. No.: 01-0702-1194

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the latest Site Development Plans (dated recd. November 7th, 2024), 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 "Mini" Tennis Court at an existing single-family home located at 1270 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1270 98th Street
Legal Description:	Lots 5 and 6 of Block 29, "Bay Harbor Island" according to the Plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / REVIEW HISTORY

In 2018 the Town received / reviewed / approved a new replacement single-family residence (Lot 6 Only) on a non-waterfront lot located at 1270 98th Street. A former 2,137 sq. ft. home built in 1950 was demolished and replaced with a new two-story 5,397 sq. ft. home that has 6 BRs / 6½ Baths, and a two (2) car garage. In 2019 the Town issued Building Permits, and construction occurred until early 2022 when the home was completed. From the MDPA public records it

appears the owners of the new house described above (Stuart & Stacey Schwadron) acquired an adjoining homesite (Lot 5), had the former home improvements demolished & removed, and installed landscaping (grass) on the vacant lot. In 2023 these owners began to plan for and retained a law firm (Matt Amster @ Bercow) to assist in requesting the Town to modify its Zoning Code to allow "Padel Ball" Courts, as the Town Code was written tightly in 2009 to allow only Tennis, Basketball and Children's Multipurpose Facilities in the RD Single Family District. These outdoor recreational court uses were selected carefully by the Town, as some other court uses can be a nuisance (noise / lights) to neighbors, as the racquets / balls / exterior court surfaces are typically hard / more rigid, rather than more flexible (tennis racquet strings / soft tennis balls / perimeter chain link fence). The Town Council discussed this request on several occasions over the last 2 years but has not agreed to alter the Code, as yet.

On June 24th, 2024, the applicant / owners filed a Site Development Plan application with the Town for an "Accessory tennis court, pergola and landscaping on east side of Property". MMPA was requested by the Town to review the initial application (plans / narrative) and provide comments, which was done. Initial comments were prepared by MMPA in July 2024 and discussed with the applicant's attorney. MMPA was instructed by the applicant's attorney to delay further review which was reactivated on November 7th, 2024. A set of plan revisions was submitted and reviewed for Code compliance. The application was placed on a DRB agenda.

On January 7th, 2025, the Town's DRB met and discussed the project. At the time the DRB had only 4 members due to member resignations. The application was eventually deferred (3-1) to allow the applicant to meet with their neighbors to discuss the project and hopefully gain support. In mid-February 2025 the Town was contacted to place the application back on a DRB agenda for further consideration. Due to DRB meeting scheduling deadlines it was agreed the matter would be placed on the April 2025 DRB agenda. The plan set from November 2024 has not changed. The Town was informed the applicant have met with residents in the neighborhood.

ANALYSIS

The Town's Zoning Code does not have size requirements for any of the listed allowable recreational court facilities. MMPA researched various sources for recreational court facilities and provides the following information. The United States Tennis Association (USTA) publishes recommended tennis court sizes for both full-sized "Regulation" and so-called "Intramural / Mini" tennis courts. According to the USTA a full-sized "Regulation" tennis court is 60' wide x 120' long overall with striped court area of 36' wide x 78' long for doubles / 27' wide for single. According to the USTA the smaller courts are intended for beginners / children learning the sport. The recommended sizes for an "Intramural / Mini" tennis court ranges from 18'-20' wide x 36'-44' long (striped playing surface). Due to the lot size and Town setback requirements, it is not possible to place a full-sized "Regulation" tennis court on this site. The applicant's latest Site Plan drawings show a "tennis" court size of 33' wide x 66' long, which is larger than a recommended USTA "Mini" tennis court, but about half the size of a full-sized "Regulation" USTA tennis court. The applicant's site plans, law firm's correspondence, and public statements try to make it clear their intention is to build a tennis court and a pergola on the site. The plans show a metal chain-link fence clad with green vinyl surrounding the court meeting the height and location criteria of the Town Code. The use of "fabric mesh" or "glass / similar" materials is not allowed as part of the tennis court chain-link fence or separately.

For informational purposes, the "preferred" size of a Padel Ball court is 20 meters x 20 meters (65.6' x 65.6') or 10 meters (32.8') x 20 meters (65.6') for each half. The "preferred" size of a Pickle Ball court specified by the USA Pickleball Association is 34' wide x 64' long (min. 30' x 60') with the playing lines at 20' x 44'. MMPA notes the applicant's proposed court size is more similar to the other court sizes listed above than the USTA recommended size of a "Mini" tennis court. This is not to infer the applicant's proposed court will be used for other than a "tennis" court as stated in the application documents, but for informational purposes on the various sizes of various recreational courts.

The Site Plan layout for the proposed "tennis" court, paved patio, gazebo over a portion of the paved patio, 10' tall green clad chain-link fence, lighting fixtures and landscaping meet minimum Town Code requirements for a "tennis" court. The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

COMPREHENSIVE PLAN / ZONING

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

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

SUMMARY / RECOMMENDATION / CONDITIONS

The latest Site Development Plans submitted for the construction of a "Tennis Court" at an existing single-family home located at 1270 98th Street meets or exceeds all current Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by the Town and all previous comments and issues have been addressed by the current plans. The following conditions of approval are recommended:

1) This approval is based on the plans prepared by VFD (Vincent Filigenzi Design) dated received by the Town November 7th, 2024, with any modifications required by the DRB. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

2) The use of the recreational court is subject to the provisions listed in Sec. 23-12(26) as to the permissible hours of operation, lighting, screening, etc., as well as those noise emission limitations listed in Chapter 12 Nuisances.

3) This approval is limited to the use of an outdoor recreational court facility as a "Tennis" Court only (Beginner / Intramural / Mini due to its size), at this time. Unless the Town chooses to modify its Zoning Code in the future to allow other than a "Tennis" Court or other outdoor recreational court facility listed in Sec. 23-12(26), this recreational court shall not be used for Padel Ball, Pickle Ball or any other similar facility.

4) The exterior 10' tall metal chain-link fence clad entirely with green vinyl surrounding the outdoor recreational court facility shall be the only permitted material used. No hard / solid surfaces such as glass / plastic / etc. shall be installed at the court facility. No meshing / netting shall be permitted along the sides of the court facility. This shall not be construed to prohibit a standard fabric windscreen attached to the metal chain-link fencing.

TOWN OF BAY HARBOR ISLANDS
LAND DEVELOPMENT CODE EXCERPT

Chapter 23 - ZONING AND PLANNING

ARTICLE I. - ZONING REGULATIONS

Sec. 23-12. - General Provisions

(26) *Outdoor recreational game court facilities.* The following regulations shall apply to all recreational game court facilities, including but not limited to tennis, racquetball, handball, basketball, shuffleboard, children's multipurpose and similar facilities, or any combination thereof:

a) In the RD district the only outdoor recreational game court facilities permitted are tennis, basketball and/or children's multipurpose facilities. Such facilities may be approved by the town subject to site plan approval by the design review board, except for a permanent or portable basketball pole installed in accordance with the provisions listed herein.

b) In all other zoning districts any individual or combination of recreational game court facilities may be approved by the town subject to site plan approval by the design review board.

Tennis courts.

i) *Fencing.* The maximum height allowed for a tennis court fence shall be ten feet. Any such tennis court fencing shall be clad with either black or green vinyl on all posts and fence surfaces. Any fencing over five feet in height must be placed so as to comply with the minimum setback requirements within the district in which the tennis court is proposed.

ii) *Playing surface location.* Within the RD district the playing surface of a tennis court may not be placed within 25 feet of a property line abutting a street or ten feet to either an interior side or rear property line. Within any other zoning district the playing surface of a tennis court may not be placed within the minimum base setback for the district in which the facility is proposed. The town council may consider variations to the above criteria for odd-shaped lots, corner lots or other special instances on a case-by-case basis through the submission of a variance application.

iii) *Hours of operation.* The hours of operation of a tennis court shall be between the hours of 9:00 a.m. and 10:00 p.m. during all days of the week. If any accessory lighting is provided the light fixtures shall not be illuminated outside of the hours of play specified herein. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate in the specified time period listed herein. The town manager may authorize the temporary use of a tennis court and/or lighting for special occasions outside of the times listed herein on a case-by-case basis after a written request to do so is submitted to the town and approved by the town in writing.

iv) *Lighting.* If any accessory lighting is provided, the lighting fixtures shall not produce more than one-half foot-candle at any property line nor more than 75 foot-candles overall. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate within the specified time period listed herein. The color of any lighting fixture or pole shall match the fence color. No portion of an exterior lighting fixture may exceed ten feet in a required yard area nor a maximum of 18.5 feet in height in the RD district nor more than 25 feet in any other zoning district and shall be aimed and/or provided with cutoffs so that the light source is directed to the outdoor recreational play court facility so as to minimize negative impacts to adjoining properties.

v) *Screening requirements.* Sufficient landscaping (trees and/or hedges) shall be approved as part of the site plan, installed when the facility is constructed, and maintained to opaquely screen the fence and all activities from view. The landscaping shall be at least six feet in height at the time of planting and equal to and maintained at the height of the fence within one year of the installation.

vi) *Miscellaneous requirements.*

1) No portion of an exterior wall surface shall be used for a backboard or rebound wall or structure.

2) If multiple platted lots, or portions thereof, are required to allow for the principal structure as well as any accessory uses and structures, including recreational game courts, a unity of title declaration acceptable to the town attorney shall be provided and recorded in the public records prior to the issuance of building permits. This provision shall not be interpreted to prohibit a freestanding recreational game court as a principal use, provided the lands upon which the recreational game court is proposed are adequate "as is" to accommodate the use (i.e. setbacks/screening) or a unity of title declaration acceptable to the town attorney is provided and recorded in the public records prior to the issuance of building permits.

3) In determining the percentage of coverage of a lot by buildings the area of a recreational game court shall not be provided in such computation. Notwithstanding the above, sufficient drainage shall be provided on-site so as not to negatively affect adjoining properties or public roads.

4) Any recreational game court facilities constructed on the rooftop of a principal or accessory structure shall comply with the provisions contained in subsection (25).

Basketball.

i) Outdoor basketball poles, including moveable relocatable poles, shall not be installed or placed within public road rights-of-way.

ii) No exterior lighting shall be allowed specifically for basketball use, except as approved by the town manager.

iii) No driveway may be enlarged to serve as a basketball game court.

iii) No striping (paint/decal) for any basketball game court shall be placed on any public roadway. No striping (paint/decal) for a basketball game court shall be placed on any private roadway, driveway or sidewalk without the prior approval of the town. Any such striping or markings shall be limited to inconspicuous colors.

Other game court facilities.

i) No other type of outdoor recreational game court facilities shall be placed closer than the minimum specified base setbacks for the zoning district in which the facility is proposed.

ii) No exterior lighting shall be allowed, except as specifically approved by the design review board.

iii) No driveway may be enlarged to serve as a recreational game court and no portion of a parking lot may be used as a recreational game court without the prior approval of the town.

iv) No striping (paint/decal) for any recreational game court shall be placed on any public roadway. No striping (paint/decal) for a recreational game court shall be placed on any private roadway, driveway or sidewalk without the prior approval of the town. Any such striping or markings shall be limited to inconspicuous colors.

iv) Any accessory structures such as fences, canopies, etc. shall meet the minimum design standards and setback requirements listed in this section.

Nonconforming preexisting game court facilities. As to any outdoor recreational game court facilities that existed as of the date this subsection was adopted (November 9th, 2009), that were previously issued permits from the town, but are in some way in conflict with the provisions stated herein, those improvements shall be allowed to remain as nonconforming, if maintained in a safe and aesthetic manner. If an existing nonconforming outdoor recreational game court facility is altered, it must comply with the current town regulations, to the extent possible, and may be reestablished if in need of repair caused by normal wear and tear to the facility or acts of God. The design review board shall review and approve any alterations to non-conforming outdoor recreational game court facilities. The design review board is authorized to grant variations to the regulations listed herein above for nonconforming facilities. This shall not be construed to require a property owner seeking to repair a nonconforming outdoor recreational game court to file a formal zoning variance application, unless a request is being made to expand the nonconforming of the facility.



Client / Property Information

PROPERTY ADDRESS
1270 98TH ST
BAY HARBOR ISLANDS, FL 33154

Index of Sheets

L-000 COVER SHEET + INDEX OF SHEETS
L-100 PROPERTY SURVEY
L-200 EXISTING SITE PHOTOS
L-300 SITE PLAN
L-301 SITE ELEVATION
L-400 ZONING DATA LEGEND
L-500 LANDSCAPE PLAN
L-600 IRRIGATION PLANS
L-601 IRRIGATION DETAILS
L-700 DRAINAGE CALCULATIONS
L-800 COURT DETAILS
L-801 DETAILS
L-802 DETAILS + COURT MATERIALS
L-900 PHOTOMETRIC PLAN
R-100 RENDERS
R-101 RENDERS
R-102 RENDERS

VFD
VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT
FL RLA LIC #6667191

9822 NE 2ND AVE SUITE #10
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PROFESSIONAL SEAL:

SEAL:

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LA #6667191

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EXISTING RESIDENCE
COVER PAGE

1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

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CHECKED BY: VF
DATE: 10.31.2024

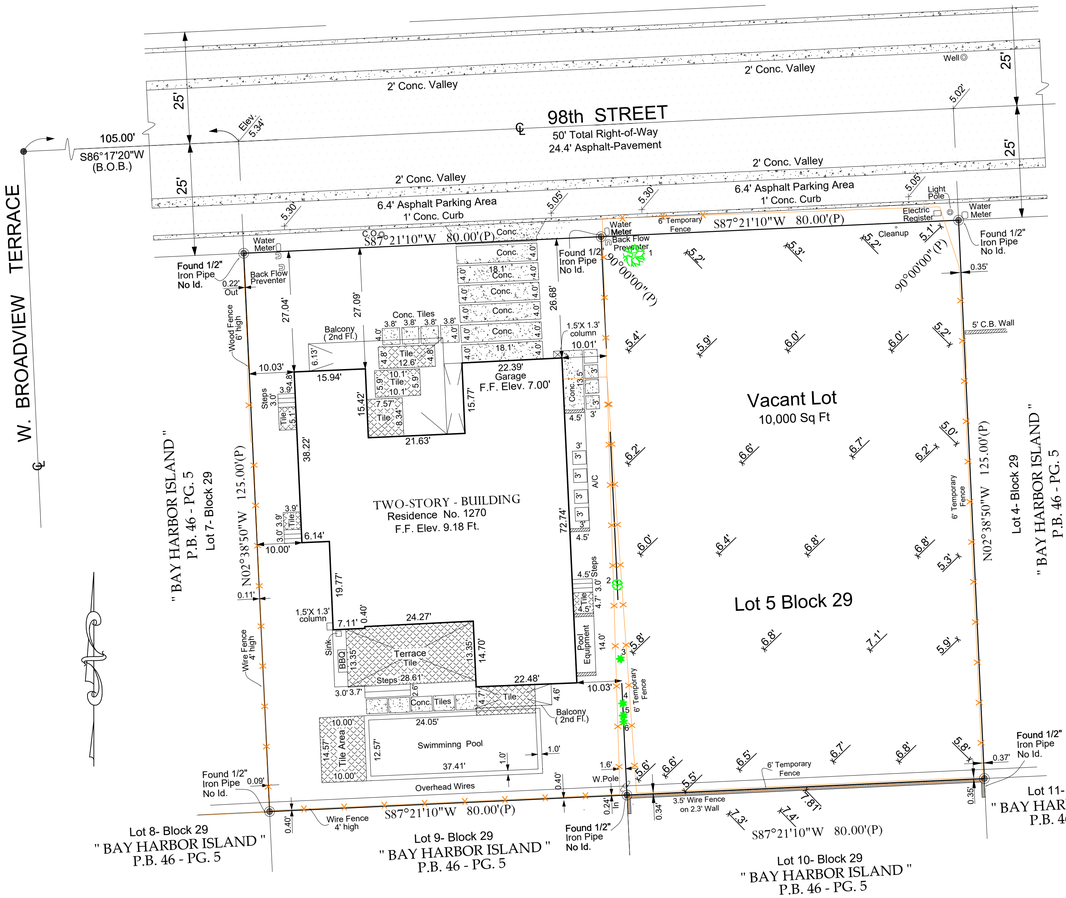
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COVER SHEET + INDEX OF SHEETS

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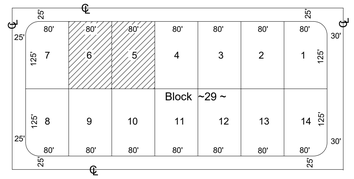
L-000

SKETCH OF BOUNDARY SURVEY



PROPERTY ADDRESS:

1260-1270 98th Street,
Bay Harbor Islands, Florida 33154



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

Lot 5 and Lot 6,Block 29 **" BAY HARBOR ISLAND "**, according to the plat thereof , as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

Folio ID (Lot 5): 13-2227-001-5590
and
Folio ID (Lot 6): 13-2227-001-5600

CERTIFIED TO:

- Stuart Schwadron and Stacey Ciulla Schwadron

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
3) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
4) Elevations are based on the National Geodetic Vertical Datum 1929.
5) Fence ties are to be the center line of the same.
6) Wall ties are to face of the same.
7) Ownership subject to opinion of the Title.
8) Underground utilities are not depicted hereon.
9) Coordinates are referenced to North American Datum 1983 (N.A.D. 83)
10) Benchmark: MIAMI-DADE COUNTY. A-17
Elevation=7.67' (N.G.V.D. 1929).
11) Addition or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties
12) Bearings shown hereon are based on Florida State Plane Coordinates, Florida East Zone 901, North American Datum 1983 (2011 adjustment), deriving a bearing of S 86°17'20" W along the Center Line of 98 Street

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of pratice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL AND/OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

Date of Field Work: 11-01-2023

LEGEND

A	= ARC	7.89'	= INDICATES ELEVATIONS
B.M.	= BENCH MARK	LME	= LAKE MAINTENANCE EASEMENT
B.O.B.	= BASIS OF BEARINGS	ML	= MONUMENT LINE
BR	= BEARING	(M)	= MEASURED
BC	= BLOCK CORNER	MH	= MAN HOLE
C	= CALCULATED	N&D	= NAIL AND DISC
CB	= CATCH BASIN	N	= NAIL
CBS	= CONCRETE BLOCK STRUCTURE	OS	= OFFSET
CH	= CHORD	OUL	= OVERHEAD UTILITY LINES
℄	= CENTER LINE	(P)	= PLAT
CONC.	= CONCRETE	POB	= POINT OF BEGINING
CL	= CLEARANCE	PC	= POINT OF CURVATURE
CME	= CANAL MAINTENANCE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
(C)	= CALCULATED	PCC	= POINT OF COMPOUND CURVATURE
C.P.	= CONCRETE POLE	POC	= POINT OF COMMENCEMENT
CH. BR.	= CHORD BEARING	R	= RADIUS
CLF	= CHAIN LINK FENCE	RES	= RESIDENCE
DH	= DRILL HOLE	(R)	= RECORD
DE	= DRAINAGE EASEMENT	SIP	= SET IRON PIPE
EL.	= ELEVATION	SIR	= SET IRON ROD
E.M.(P)	= ELECTRIC METER	T	= TANGENT
E.M.H.	= ELECTRIC MAN HOLE	TYP	= TYPICAL
E.T.	= ELECTRIC TRANSFORMER	PT	= TANGENCY POINT
ENC.	= ENCROACHMENT	UE	= UTILITY EASEMENT
FN	= FOUND NAIL	U.P.	= UTILITY POLE
FIP	= FOUND IRON PIPE	WM	= WATER METER
FIR	= FOUND IRON ROD	WV	= WATER VALVE
FD	= FOUND		= WOOD FENCE
"Y"	= FIRE HYDRANT		
F.F. EL.	= FINISHED FLOOR ELEVATION		
G.M.	= GAS METER		

TREES TABULATION

No.	NAME	TRUNK (DIAMETER)	CANOPY (DIAMETER)	HEIGHT
1	Averrhoa Carambola	0.60"	22'	19'
2	Ficus	0.70'	16'	24'
3	Bentinckia Nicobarica	0.25'	8'	20'
4	Bentinckia Nicobarica	0.25'	8'	12'
5	Bentinckia Nicobarica	0.25'	8'	14'
6	Bentinckia Nicobarica	0.25'	8'	16'

DBH=DIAMETER BREAST HEIGHT (4.5 FEET FROM GROUND) OH=OVERALL HEIGHT SP=SPREAD

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 20 ft.

Karl F. Kuhn
Professional Surveyor and Mapper # 5953
State of Florida.



KARL F. KUHN
Professional Surveyor
And Mapper
1382 N.E. 178th Street
North Miami Beach,
Florida, 33162
TEL: (786) 306-5348
kuhnkarl@comcast.net

COMMUNITY NUMBER: 120650
PANEL NUMBER: 0312
DATE OF FIRM: 09-11-2009
SUFFIX: L
FIRM ZONE: X
BASE FLOOD ELEVATION: N/A
DRAWN BY: A.L.
DATE: 12-20-2022
SCALE: 1"=20'
REVISED : K.F.K
JOB No. 22-0001 A-EL

SHEET 1 OF 1

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SEAL:

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EXISTING RESIDENCE
SITE SURVEY
1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

REV #	DATE	DESCRIPTION

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CHECKED BY: VF
DATE: 10.31.2024

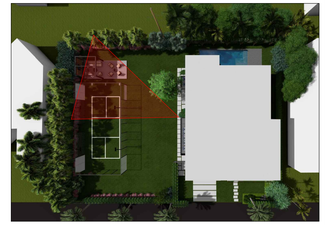
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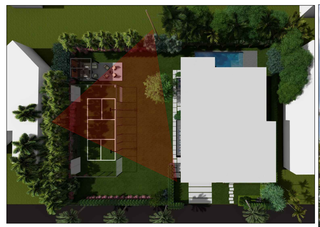
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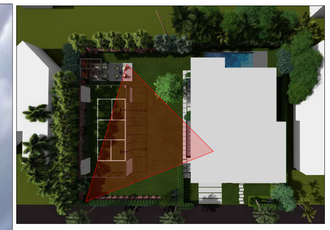












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EXISTING RESIDENCE
EXISTING SITE PHOTOS

1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

REV #	DATE	DESCRIPTION

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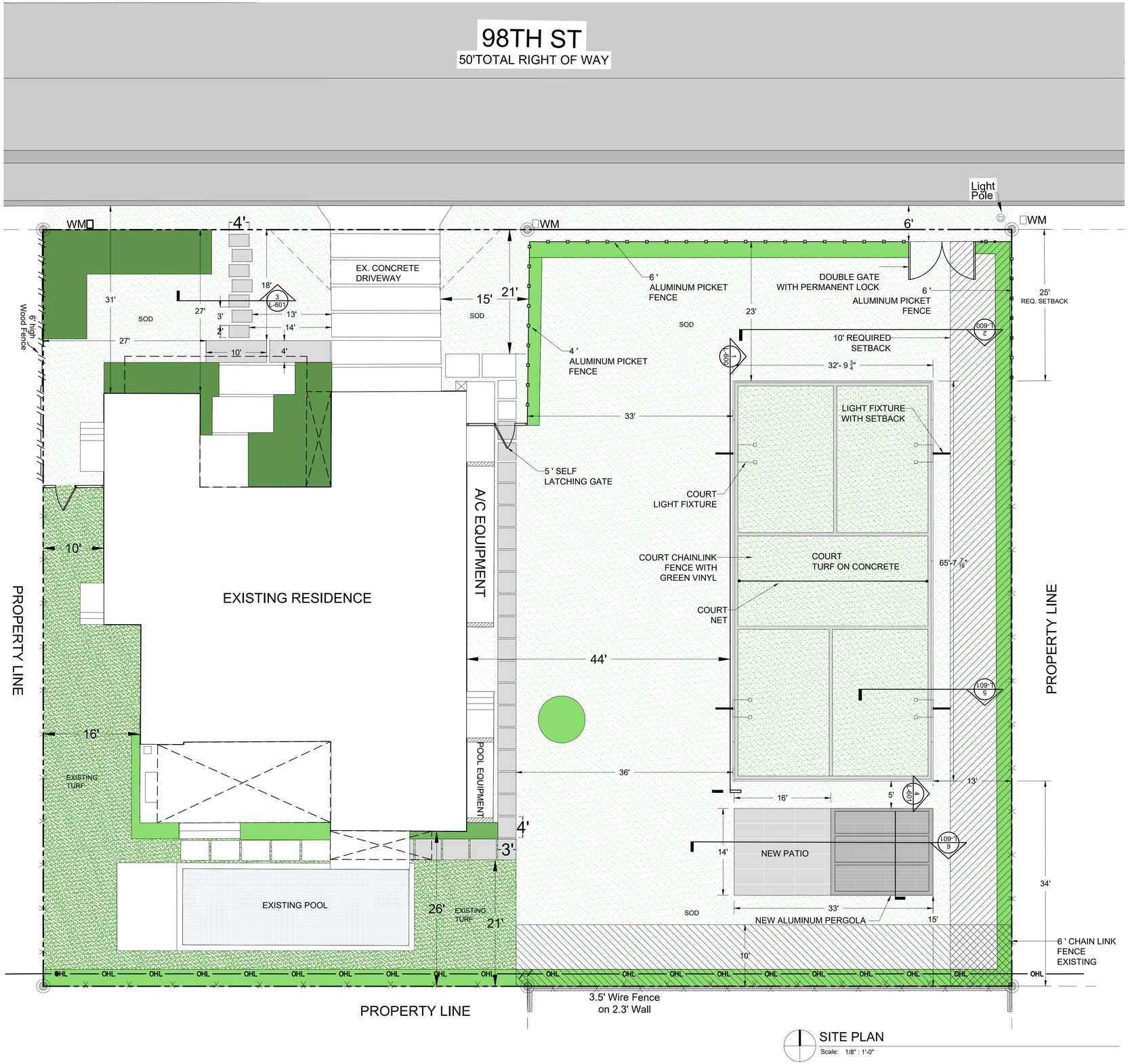
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

EXISTING SITE PHOTOS

SHEET NUMBER:

L-200



SITE PLAN

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

MATERIAL LEGEND

- EXISTING PLANTING AREA
- PLANTING AREA: 681 SQ. FT
- LAWN: 11,098 SQ. FT
- TURF
- EXISTING HARDSCAPE: 1740 SQ. FT
- NEW HARDSCAPE: 837 SQ FT

VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT
FL RLA LIC #6667191

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EXISTING RESIDENCE OVERALL SITE PLAN

1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

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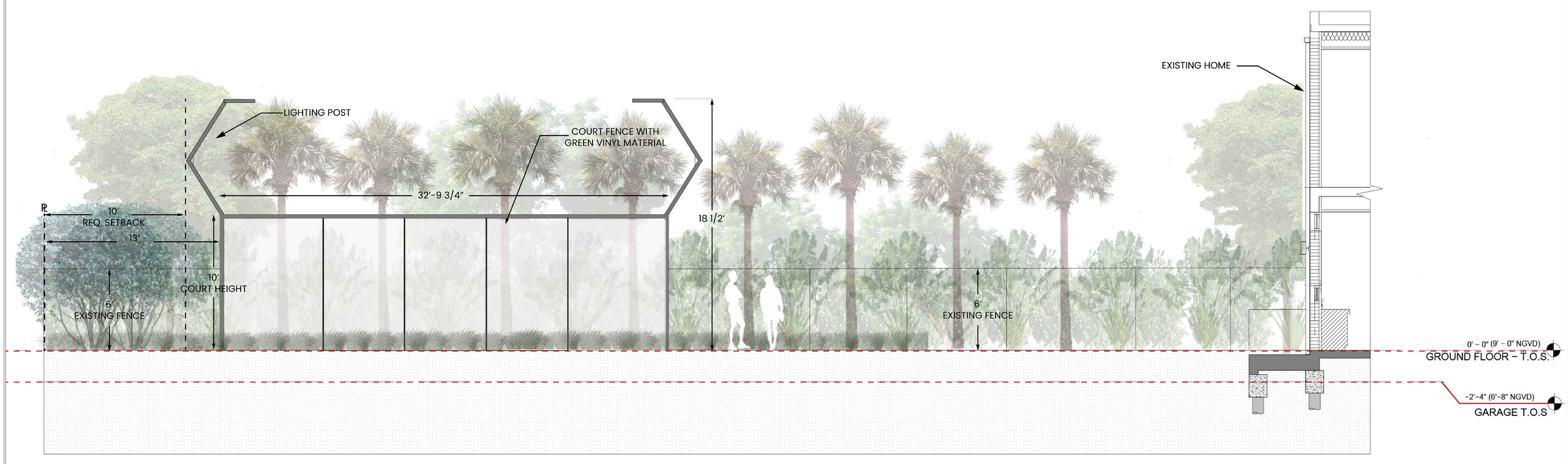
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DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

L-300



NORTH ELEVATION

VFD
VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT
FL RLA LIC #6667191

9822 NE 2ND AVE SUITE #10
MIAMI SHORES, FL 33138
P: 786.346.8909
www.VincentFiligenzi.com

PROFESSIONAL SEAL:

SEAL:

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LA #6667191

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SHEET ISSUE:

REV #	DATE	DESCRIPTION

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DISCIPLINE / SHEET TITLE:

SITE
ELEVATION

SHEET NUMBER:

L-301

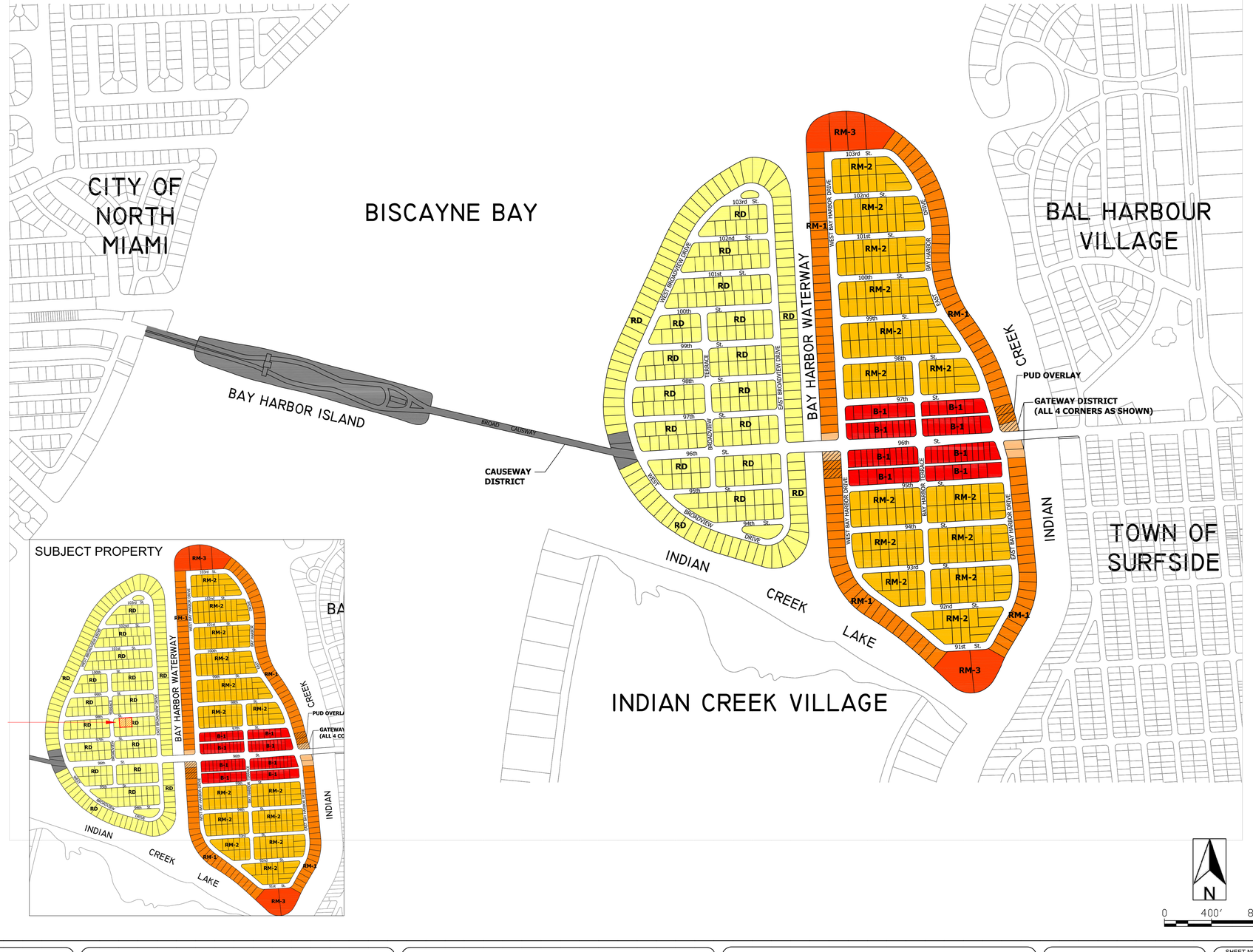
BAY HARBOR ISLANDS

LEGEND

- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT

AMENDMENTS

DATE	ORD. NO.	PURPOSE
07-10-06	797	RENAME BAA TO B-1
02-11-08	831	REZONE LOT 2, BLOCK 1 TO GATEWAY
12-13-10	907	RENAME RBA TO RM-3
10-10-11	919	ASSIGN PUD TO LOTS 1-3, BLOCK 2
11-14-11	926	ASSIGN PUD TO LOTS 34-37, BLOCK 4
02-10-14	959	ASSIGN PUD TO LOTS 1-3, BLOCK 2



NO.	DATE	REVISION	BY

Designed: MJM
Drawn: SDM
Checked: MJM

MICHAEL MILLER PLANNING ASSOCIATES, INC.
7522 Wiles Rd. Suite B-203
Coral Springs, Florida 33067
Tel. (954) 757-9909 Fax: (954) 757-7089

PREPARED FOR
TOWN OF BAY HARBOR ISLANDS

OFFICIAL ZONING MAP

SCALE 1"=400'

PROJECT 00

SHEET NO. 1/1

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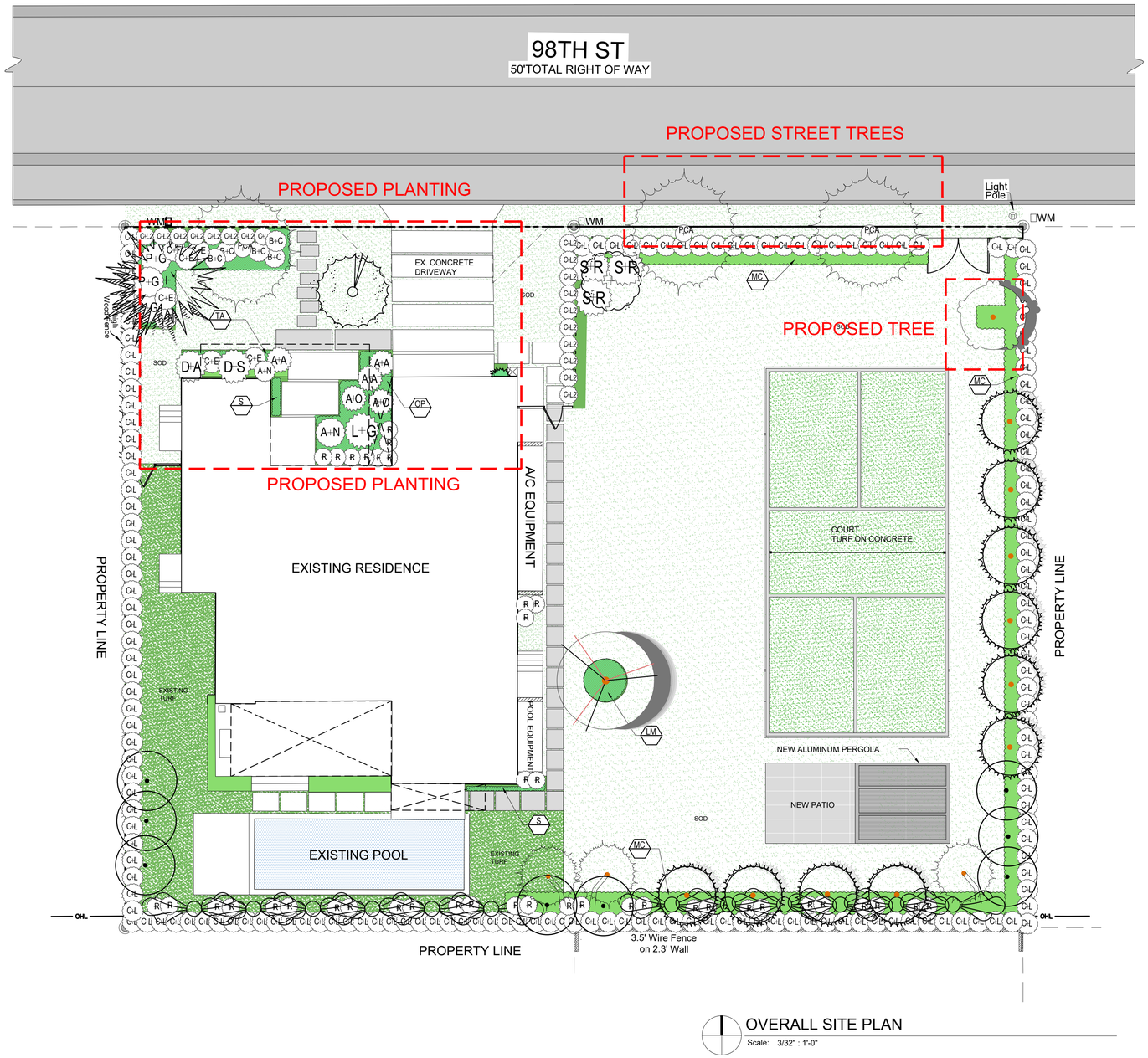
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ZONING DATA LEGEND

SHEET NUMBER:

L-400



OVERALL SITE PLAN
Scale: 3/32" : 1'-0"

EXISTING PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
TREES + PALMS						
ACA	*Averrhoa carambola*	Star Fruit tree	14' HT			1
CER	*Conocarpus erectus*	Silver Buttonwood	12-14' HT	*	*	8
FBE	*Ficus benjamina*	Weeping Fig	30' HT			1
RMA	*Ravenala madagascariensis*	Travelers Tree	14' HT			12
SPA	*Sabal palm*	Cabbage Palm	16-20' HT	*	*	10
SPA	*Sabal palm*	Cabbage Palm with Character	16-20' HT	*	*	3
SHRUBS + ACENTS						
CL	Clusia guttifera	Small Leaf Clusia Hedge	45G 8-9' HT	*		31
CL2	Clusia guttifera	Small Leaf Clusia Hedge	25G 6' HT	*		10
R	*Rhapis excelsa*	Lady Palm	25 GAL			14
EXISTING GROUNDCOVERS						
MC	*Muhlenbergia capillaris*	Muhly Grass	3 GAL @ 18" OC	*	*	640

PROPOSED PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
TREES + PALMS						
CBA	*Copernicia baileyana*	Bailey Palm	10' WD CT	*		1
CHA	*Calliandra haematocephala*	Powder Puff tree	FG 10'-16' HT MULTI W/ CHARACTER		*	1
PA	*Pandanus*	Screwpine	22' HT		*	1
PCA	*Phoenix canariensis*	Canary Island Date palm	16'-18' WD		*	3
SHRUBS + ACENTS						
AA	*Agave attenuata*	Foxtail agave	3 GAL		*	3
AN	*Asplenium nidus*	Bird's Nest Fern	30"X30"			2
AO	Alcantarea odorata	Silver odorata bromeliad	30"X30"		*	2
CE	Colocasia esculenta	Black Magic	7 GAL			7
CL2	Clusia guttifera	Small Leaf Clusia Hedge	25G 5' HT	*		8
DA	*Dracaena arborea*	African Dragon Tree	45 GAL W/ CHARACTER			1
DS	*Dioon spinulosum*	Giant Dioon	45 GAL		*	1
LG	*Licuala grandis*	Licuala Palm	45 GAL		*	1
PG	*Philodendron giganteum*	Giant Philodedron	15 GAL		*	3
PL	*Psychotria ligustrifolia*	Bahama wild Coffee	15 GAL	*	*	5
R	*Rhapis excelsa*	Lady Palm	25 GAL			25
SR	*Serenoa repens*	Silver Saw Palmetto	45 GAL	*	*	3
GROUNDCOVERS						
LM	*Liriope muscari*	Lily Turf	3 GAL @ 18" OC		*	30
OP	*Ophiopogon planiscapus*	Black Mondo Grass	1 GAL @ 12" OC		*	200
S	*Sansevieria*	Snake Plant	7 GAL @ 18" OC		*	7
TA	*Trachelospermum asiaticum*	Jasmine Minima	1 GAL @ 12" OC		*	265
VINES						
CT	*Clerodendrum thomsoniaeuscari*	Bleeding-Heart vine	1 GAL @ 12" OC			20

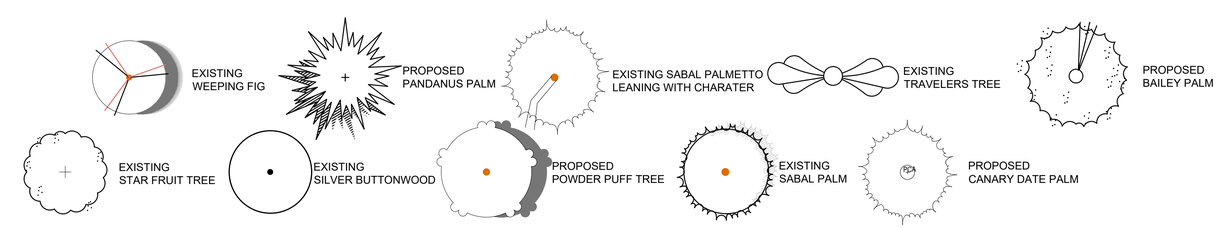
LANDSCAPE LEGEND

CHAPTER 18A

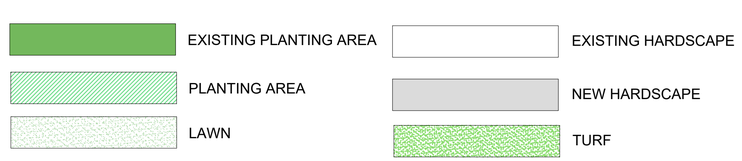
Transect Zone RD **Lot Area:** 20,000 sqft **Acres:** 0.459

	REQUIRED	PROVIDED
TREES		
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = ___10___trees x ___.459___net lot acres – number of existing trees (5) =	5	23
B. 30% palm trees allowed (two palms = one tree)	4	17
C. % Natives required: Number of trees provided x 30% = Number of trees provided x 50% = *3 x .30 = Native Trees required*	3	8
D. Street Trees (maximum average spacing of 20' o.c.): 160 linear feet along street / 20 = 8 *140/ 20 (driveway omitted) = 8 Street Trees required*	7	9
E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): _____linear feet along street / 20 =	N/A	N/A
SHRUBS		
A. Number of shrubs required: Number of trees required x 12 = *5 X 12 = 60 Shrubs required*	60	108
B. % Native shrubs required: Number of shrubs provided x 30% = *108 X .30 = 33 Native shrubs required*	33	49

LANDSCAPE MATERIAL



MATERIAL LEGEND



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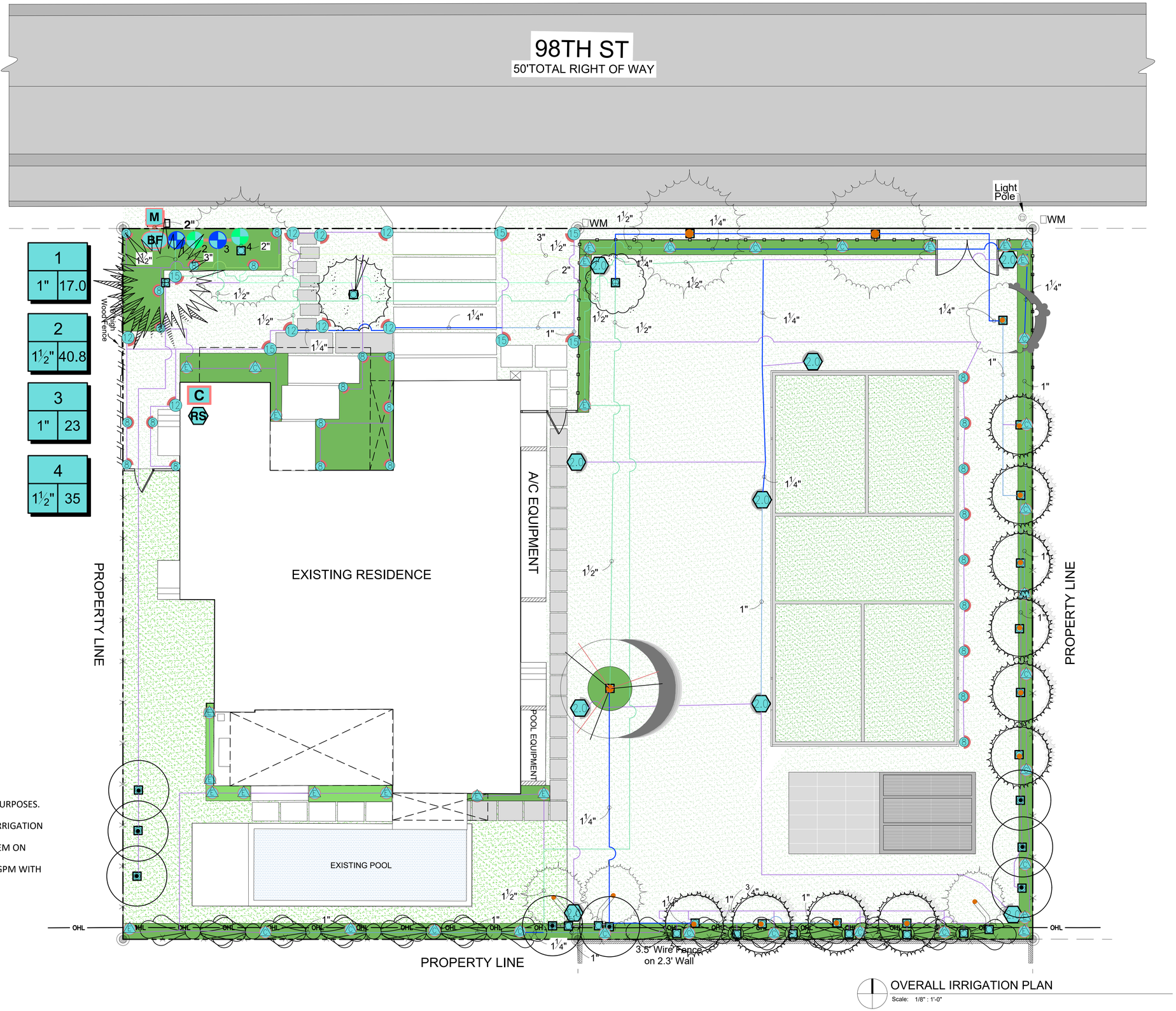
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DISCIPLINE / SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-500



OVERALL IRRIGATION PLAN
Scale: 1/8" : 1'-0"

IRRIGATION NOTES:

1. EQUIPMENT DRAWN WITHIN FLOOR PLAN FOR GRAPHICAL PURPOSES.
2. IRRIGATION SYSTEM TO PROVIDE 100%
3. IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL VALVES AND IRRIGATION LINES WHENEVER POSSIBLE.
4. IRRIGATION DESIGN TO BE USING EXISTING IRRIGATION SYSTEM ON SITE.
5. IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF GPM WITH A MINIMUM OPERATING PRESSURE OF PSI.L SHALL TEST AND VERIFY PRESSURE AND FLO' AND NOTIFY LANDSCAPE ARCHITECT IMMED PRESSURE FLOWS DO NOT MEET THESE MIN

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LANDSCAPE ARCHITECT
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EXISTING RESIDENCE IRRIGATION PLAN

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SHEET ISSUE:

REV #	DATE	DESCRIPTION

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DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

OVERALL IRRIGATION PLAN

SHEET NUMBER:

L-600

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.
LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.
ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.
PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.
***SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND**
***INSTALL RAIN SENSOR AS PER LOCAL CODE**
PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.
WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)
WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.
ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

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

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.
SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.
DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

ELECTRIC

POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.

IRRIGATION AUDIT PROCEDURE

1. **INSPECT EVERY IRRIGATION ZONE AND A WRITTEN REPORT SHALL BE GENERATED DESCRIBING PROBLEMS. THE REPORT SHALL INCLUDE A LIST OF EACH ZONE INSPECTED. USE THE FOLLOWING LIST TO ASSIST IN THE REPORT.**

- **TURN OFF EACH ZONE FROM THE CONTROLLER (WHEN POSSIBLE) TO VERIFY AUTOMATIC OPERATION. FOR BATTERY OPERATED ZONES, TURN ZONES ON AT BATTERY CONTROLLERS.**
- **CHECK REMOTE CONTROL VALVES TO ENSURE PROPER OPERATION.**
- **CHECK SETTING ON PRESSURE REGULATOR TO ENSURE PROPER SETTING.**
- **CHECK FLOW CONTROL AND ADJUST AS NEEDED. ENSURE VALVE IS CLOSED WITHIN 10-15 SECONDS AFTER VALVE HAS BEEN TURNED OFF.**
- **CHECK FOR LEAKS IN MAINLINE, LATERAL LINES, VALVES AND HEADS.**
- **CHECK SPRAY HEADS AND ROTORS TO ENSURE PROPER OPERATION. (e.g. LEAKS, POP-UP HEIGHT, PROPER PATTERN, AND PROPER ALIGNMENT.)**

2. **CHECK PUMP STATION FOR PROPER OPERATION, WATER VOLUME, FLOW RATE, PRESSURE AND PUMP CAPABILITIES.**

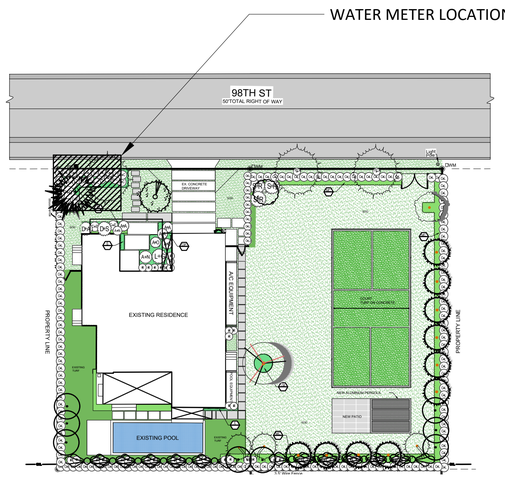
3. **INSPECT ALL FILTERS.**

4. **CHECK THE CONTROLLER FOR PROPER GROUNDING.**

5. **CHECK RAIN SHUT-OFF DEVICE FOR PROPER OPERATION.**

6. **INSPECT ALL VALVE BOXES AND COVERS TO ENSURE GOOD CONDITION.**

7. **CONDUCT ANY ADDITIONAL INSPECTIONS IF NECESSARY.**

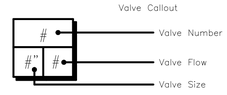


IRRIGATION SCHEDULE

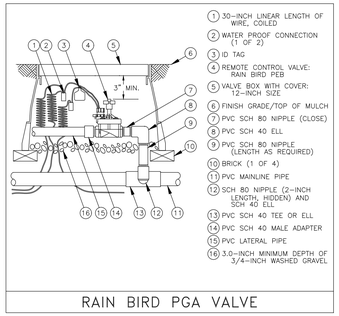
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LCS RCS CST SST	Rain Bird 1806 15 Strip Series Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	40
Q T H F	Rain Bird 1806 8 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	26
Q T H TQ F	Rain Bird 1806 12 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	8
Q T H TQ F	Rain Bird 1806 15 Series MPR Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	6
1401 1402 1404 1408	Rain Bird 1804-1400 Flood Flood Bubbler 4.0in. popup	35

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
4H	Rain Bird 5004-PC-R 2.0 Turf Rotor, 4in. Pop-Up, Plastic Riser. Adjustable to Full Circle. Standard Angle Nozzle. Pressure Regulating.	10

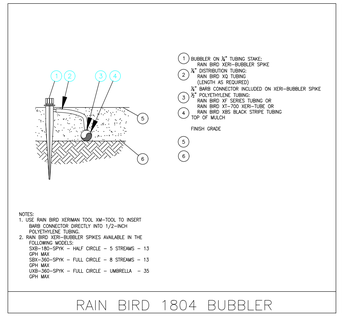
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA Angle 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	2
	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	2
BF	Zurn 720A 1-1/4" Pressure Vacuum Breaker	1
C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1-1/4"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,168 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	235.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	312.3 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	385.4 l.f.
	Irrigation Lateral Line: PVC Schedule 40 2"	74.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3"	76.4 l.f.
	Irrigation Mainline: PVC Schedule 40 2"	19.1 l.f.



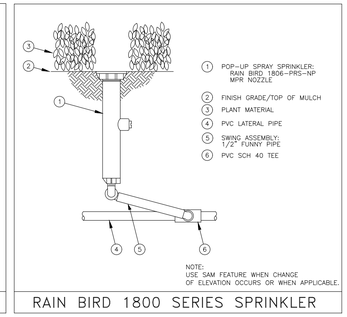




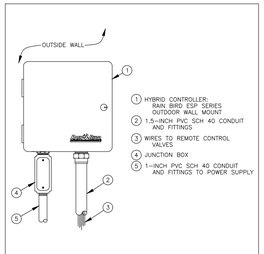
RAIN BIRD PGA VALVE



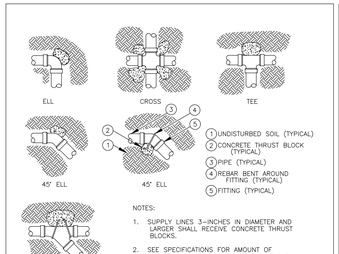
RAIN BIRD 1804 BUBBLER



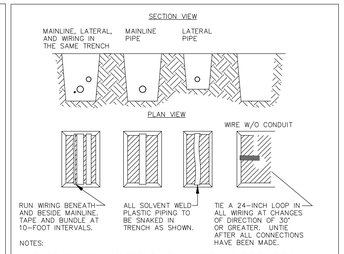
RAIN BIRD 1800 SERIES SPRINKLER



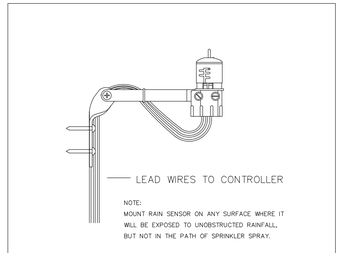
RAIN BIRD CONTROLLER DETAIL



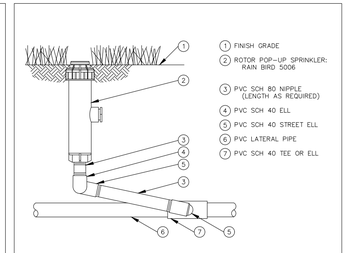
THRUST BLOCK DETAIL



TRENCH DETAIL



RAIN BIRD RAIN SENSOR



RAIN BIRD 5000 SERIES ROTOR

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IRRIGATION DETAILS
1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

REV #	DATE	DESCRIPTION

DRAWN BY: CB
CHECKED BY: VF
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

IRRIGATION DETAILS

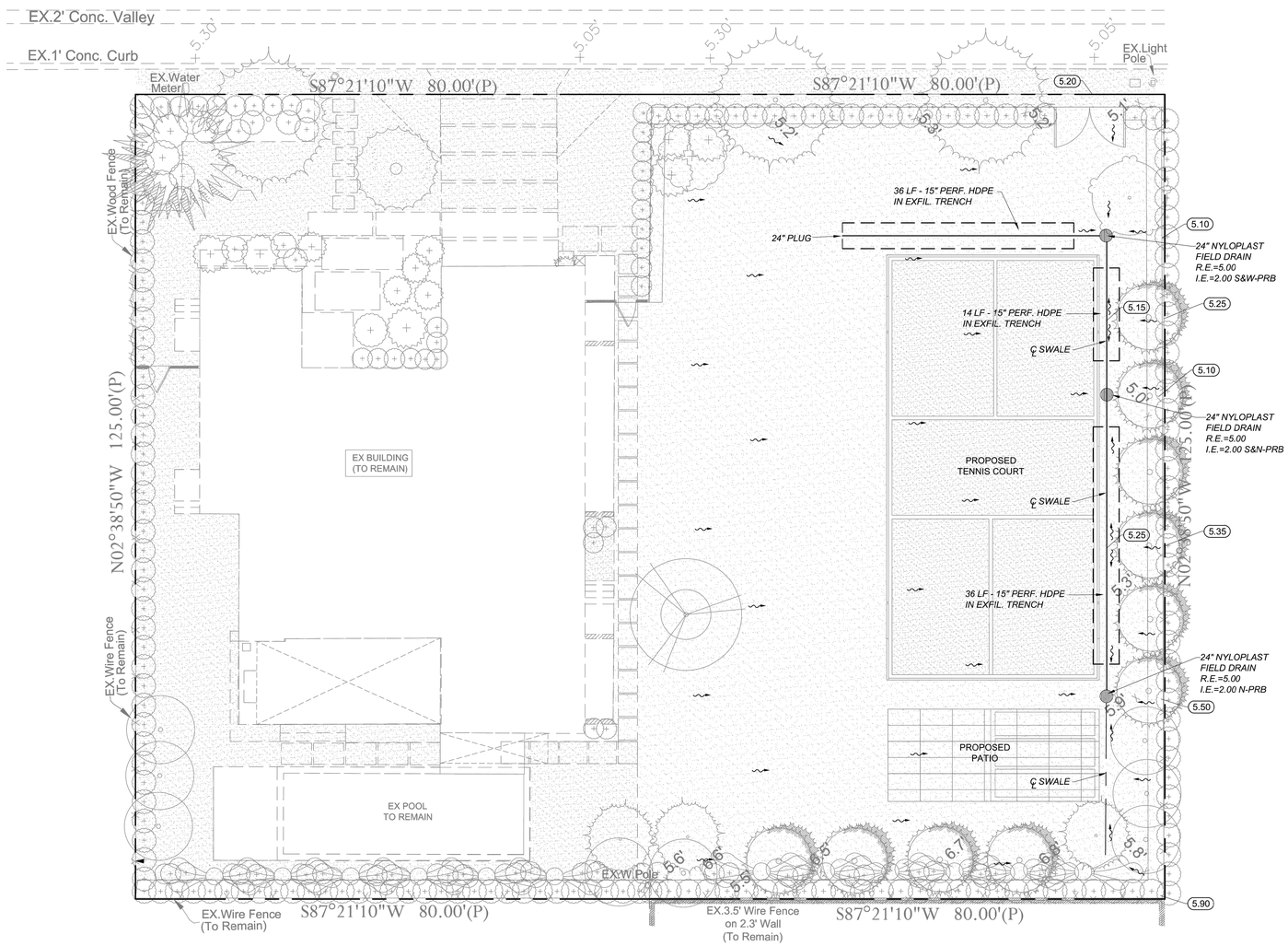
SHEET NUMBER:

L-601

NOTE:
FOR SITE DIMENSIONS AND MINIMUM SET-BACKS REFER TO ARCHITECTURAL SITE PLAN.

NOTE:
ALL EXISTING AND PROPOSED GRADE ELEVATIONS REFER TO THE 1929 NGVD DATUM.

NOTE:
NO DISCHARGE IS PERMITTED OFF-SITE (INTO ROADWAYS,BHVD DRAINAGE SYSTEM OR INTO THE BAY.



0 10' 20'
GRAPHIC SCALE

NORTH



LOCATION MAP
N.T.S.

LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
~~→	DIRECTION OF OVERLAND FLOW
F.F. ELEV=	FINISHED FLOOR ELEVATION
6.6'	EXISTING ELEVATIONS
5.50	PROPOSED ELEVATION
7.10	PROPOSED CONCRETE ELEVATION

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
VFD STUDIO
9822 NE 2ND AVE,
MIAMI SHORES, FL 33138

PROJECT:
1260-1270 98TH STREET
BAY HARBOR ISLANDS FLORIDA

TASK:
CIVIL ENGINEERING PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE: 10/28/24
SCALE: 1"=10'
DESIGNED BY: B.J.R.
DRAWN BY: J.A.
PROJECT NO. 24-0313
SHEET C-1

STATE OF FLORIDA PROFESSIONAL ENGINEER No. 71549

This document has been digitally signed and sealed by Bijan Rahimi, 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.

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LANDSCAPE ARCHITECT
FL RLA LIC #6667191

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PROFESSIONAL SEAL:

SEAL:

VINCENT A. FILIGENZI
LA #6667191

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EXISTING RESIDENCE
DRAINAGE CALCULATIONS
1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

REV #	DATE	DESCRIPTION

DRAWN BY: CB
CHECKED BY: VF
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:
DRAINAGE CALCULATIONS

SHEET NUMBER:
L-700



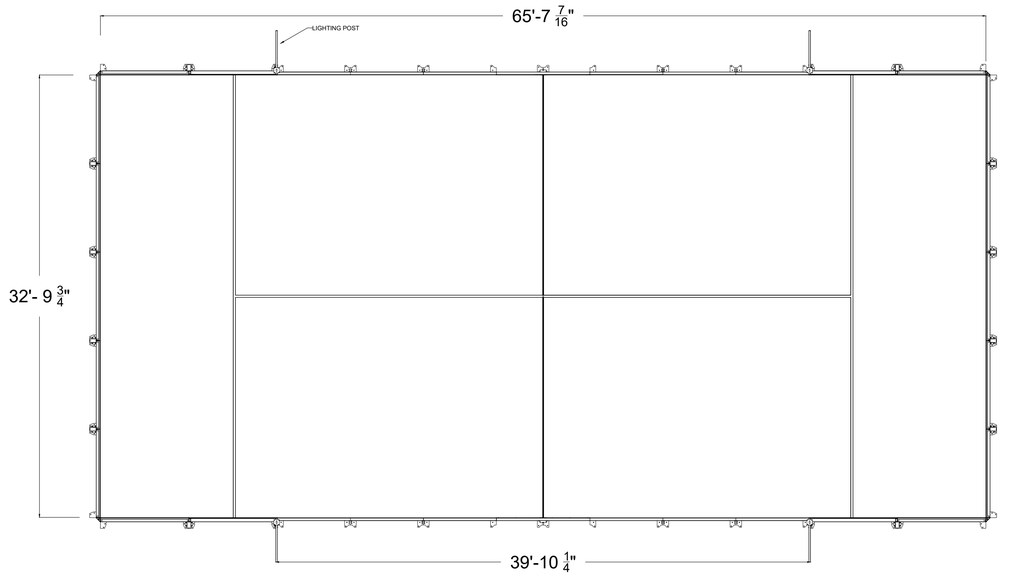
1 TENNIS COURT LONG SECTION

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



2 TENNIS COURT SHORT SECTION

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



0 TENNIS COURT TOP VIEW

SCALE: 3/16" = 1'-0"

NOTE: GREEN VINYL WILL BE PLACED ON THE COURT CHAINLINK FENCE SURFACES

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EXISTING RESIDENCE
COURT ELEVATIONS + DETAILS

1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

REV #	DATE	DESCRIPTION

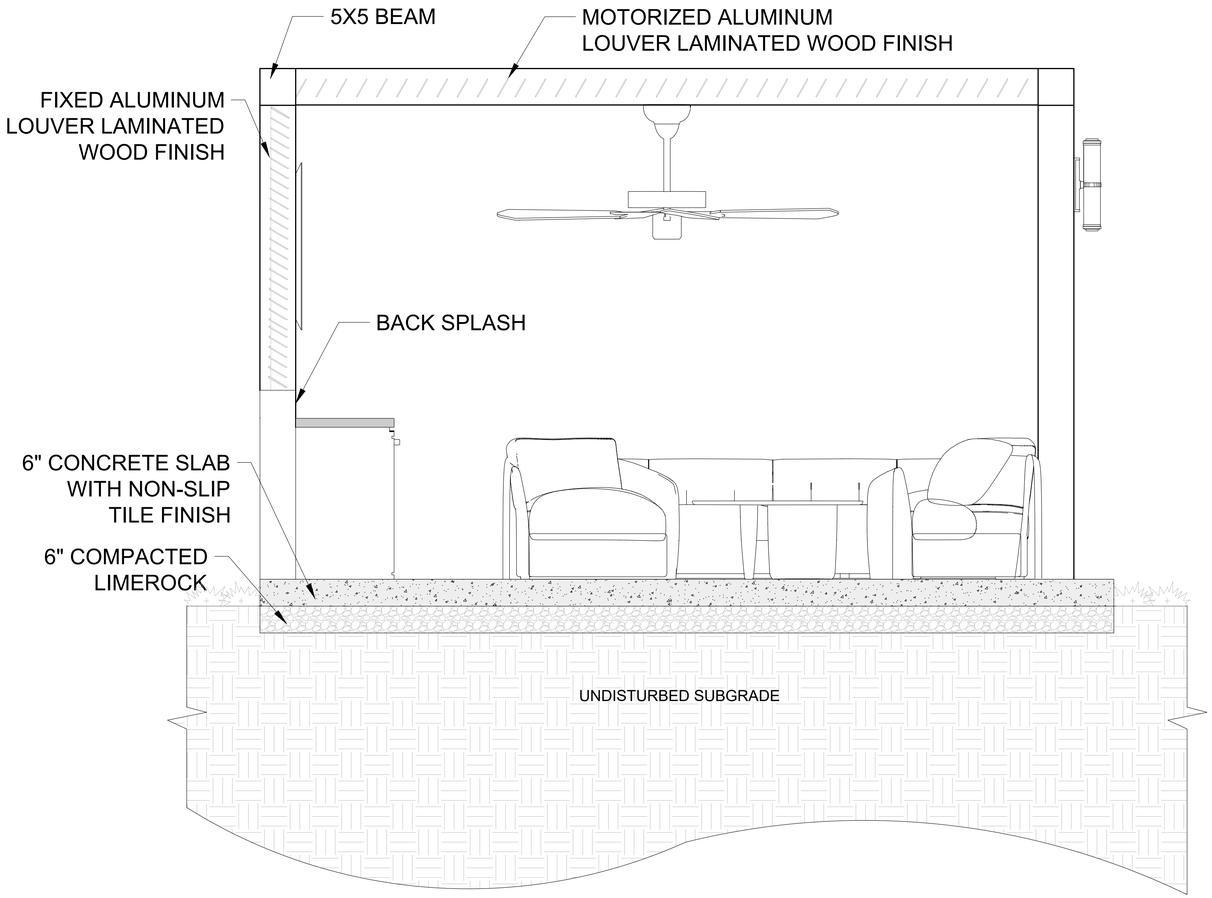
DRAWN BY: CB
CHECKED BY: VF
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

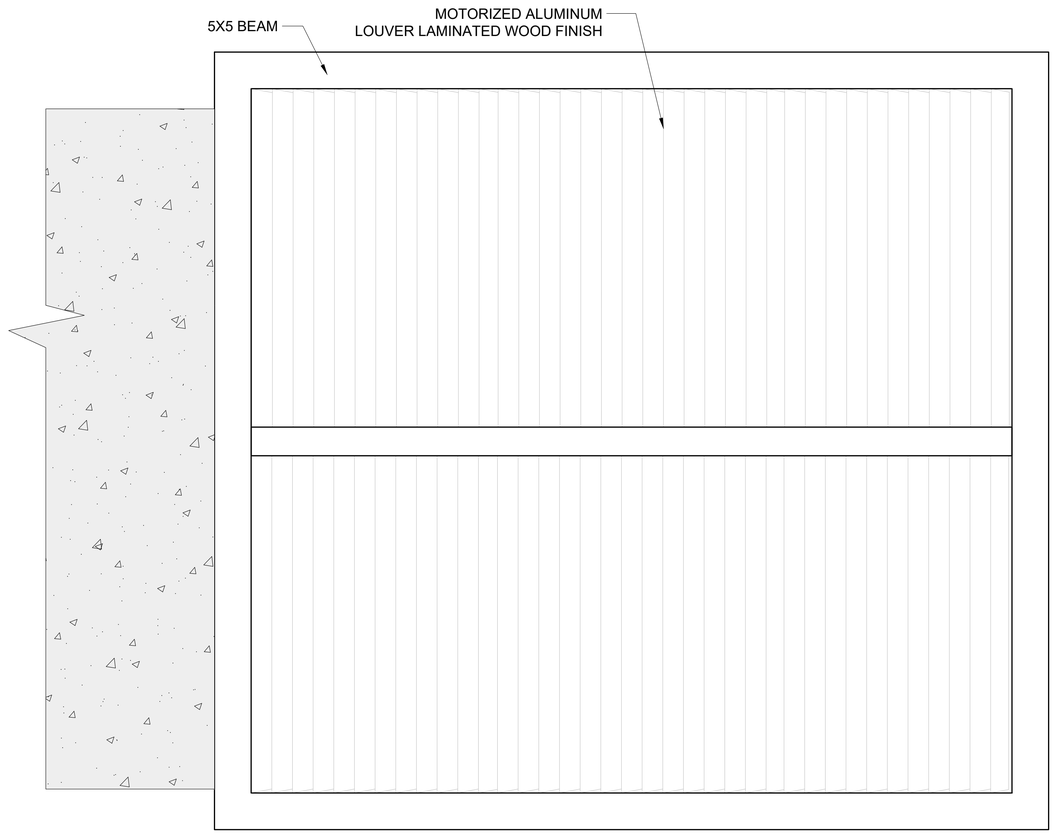
TENNIS COURT ELEVATIONS + DETAILS

SHEET NUMBER:

L-800



6 OUTDOOR PERGOLA
SCALE: 1/2"= 1'-0"



0 LOUVER TOP VIEW
SCALE: 1/2"= 1'-0"

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DETAILS
1270 98TH ST
BAY HARBOR ISLAND, FL 33154

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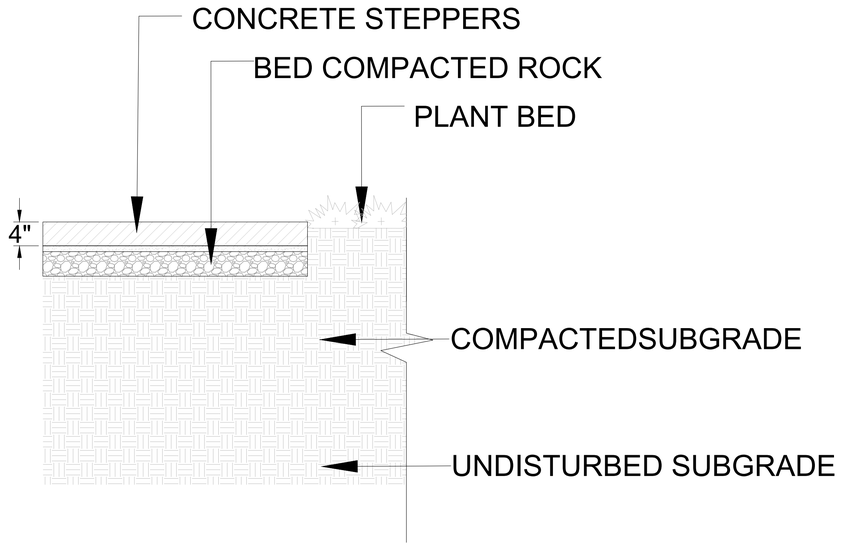
DRAWN BY: CB
CHECKED BY: VF
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

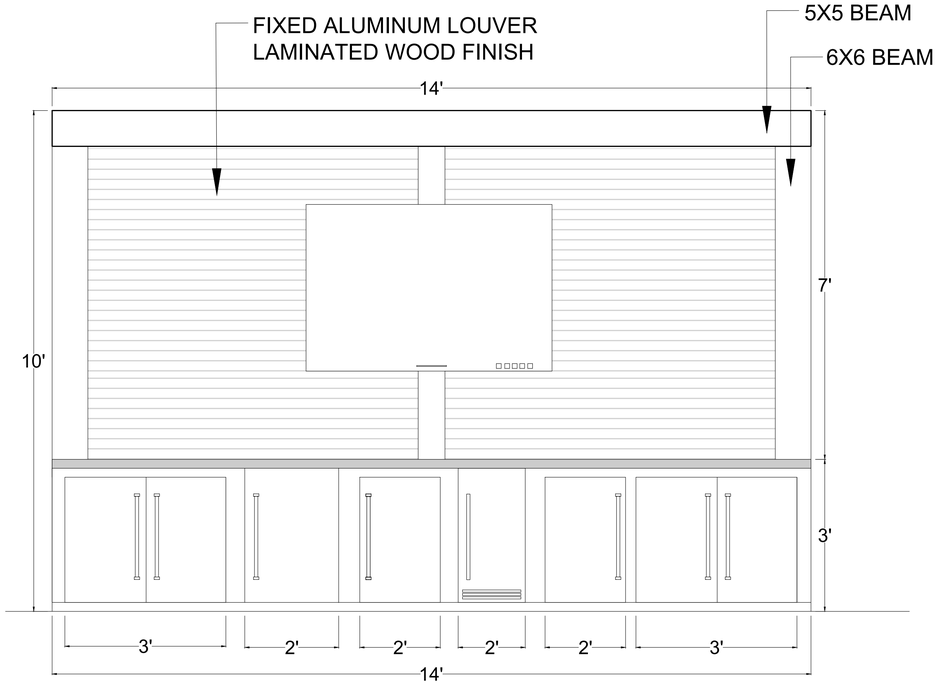
DETAILS

SHEET NUMBER:

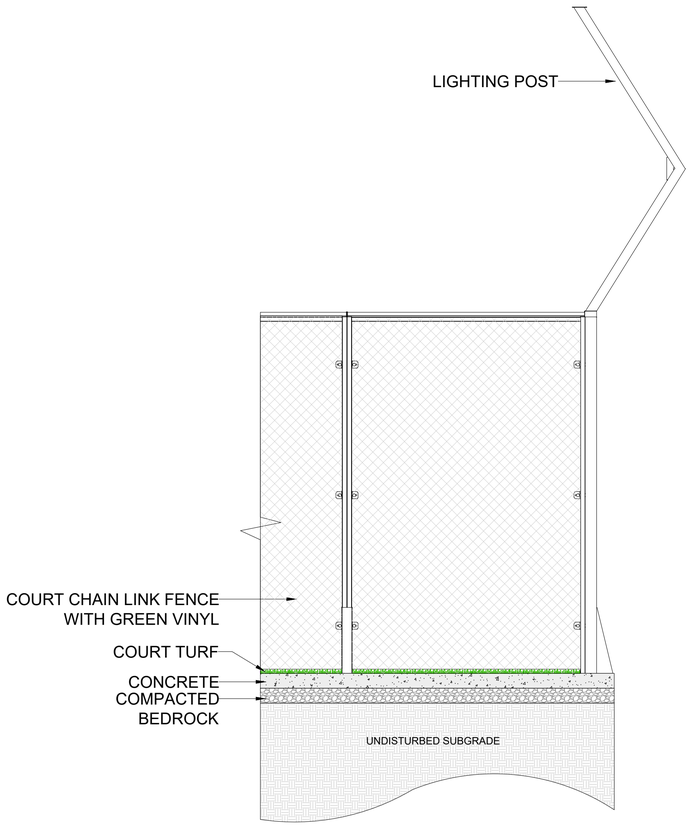
L-801



3 PATHWAY
SCALE: 1"= 1'-0"



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



5 TENNIS COURT CONCRETE SLAB + FENCE DETAIL
SCALE: 1/2"= 1'-0"

COURT MATERIAL

MAIN SUPPORTING STRUCTURE		
REF	DESCRIPtion	TOTAL PER WORK
EVO-MM3017	MESH MODULE 3000X1700	12
EVO-MM2010	MESH MODULE 2000X1000	18
EVO-MMP	MESH MODULE. ENTRANCE DOOR	2
EVO-PESQ	CORNER POST	4
EVO-PF	FOND POST	8
EVO-PL	LATERAL POST	4
EVO-PI	INTERMEDIATE POST 3000	4
EVO-R	RIOSTRA	22
EVO-PB	LIGHTING POLE BACULUM 6000	4
EVO-CFB	BUTTRESS BACULUM	4
EVO-ANG	FIXING ANGLE WIDTH 40	100

NON STRUCTURAL PIECES		
REF	DESCRIPTION	TOTAL PER WORK
EVO-TAPA	TRACK ENTRANCE COVER	4
EVO-RESQSUP	UPPER CORNER CAP	4
EVO-RESQINF	BOTTOM CORNER CAP	4
EVO-PRED	NET POST WITH COVER AND CLIPS	2
EVO-EMBELLECEDOR	COVER FOR MODULES	8

SCREWDRIVERS		
REF	DESCRIPTION	TOTAL PER WORK
EVO-TORM12X60Z	TOR. CORNER POST M12X60 DIN933 ZN	48
EVO-ANCLM12X150	GROUND ANCHOR M12X150	150
EVO-VM12X115Z	THREADED ROD M12X115mm zinc plated	224
EVO-TCIEGAM12X	BLIND NUT M12 DIN 1587 STAINLESS STEEL	460
EVO-APLM12X	FLAT WASHER M12 DIN9021INOX TMM	460
EVO-TORAUTAGZ	TOR. self-tapping washer-rubber 6,3X30 DIN7504K	0
EVO-TORAUTAGZ	TOR. self tapping washer-rubber washer 4,9X30 DIN7504K	70
EVO-TORM8X30X	TOR. GLASS M8X30 DIN7991 INOX	100
EVO-TAUTBLOCX	NUT M8 SELF-LOCKING STAINLESS STEEL	100
EVO-AM8X	WASHER M8 DIN9021 STAINLESS STEEL	100
	SCREWS FOR RATCHET:	
EVO-TORM10X30Z	M10X30 DIN 933	5
EVO-TUM10Z	M10 NUTS DIN 934	2
EVO-AM10Z	WASHERS D D10 DIN 125	6
EVO-TRED	SCREWS RED STOPPER	1
EVO-TREMACHM12	RIVET NUT HEXA WIDE HEAD M12	16
EVO-TREMACHM10	RIVET NUTS M10 HEXA WIDE HEAD	4

NON METALIC ELEMENTS		
REF	DESCRIPTION	TOTAL PER WORK
EVO-CASQUILLO	NYLON SLEEVE	100
EVO-CARRACA	UD TENSION RATCHET	1
EVO-RED	UD GAME NET	1
EVO-NEOPRENO40X4N	ML NEOPRENO NEGRO 40x4	180
EVO-NEOPRENO10X10N	ML NEOPRENO NEGRO 10X10	40
EVO-V10-3020	UD 3000X2000 10mm	14
EVO-V10-2020	UD 2000X2000X 10mm	4
EVO-CESPED	GREEN GRASS MONO	si
EVO-ARENA	TN SAND	SI
EVO-GEOTEX	M GEOTEXTIL	100
EVO-PEG	GLUE FOR THE GRASS	2
EVO-TAPM12N	TAPONES M12 NEGROS MOSS	150
EVO-CONT8080N	PLASTIC PLUGS 80X80 BLACK	12
EVO-CONT8040N	PLASTIC PLUGS 80X40 BLACK	44
EVO-SPRAY	SPRAY	2

EXTRA ACCESSORIES		
REF	DESCRIPTION	TOTAL PER WORK
EVO-PA2H	2-LEAF FOLDING DOORS	1
EVO-MMCHE	ENTRANCE OPENING CLOSING MODULE	1
EVO-SBILUM	LIGHTING BACULUM SUPPORT	4
EVO-FOCOSLED	UD NORMAL LED LIGHTING SPOTLIGHTS	8
EVO-	SCREWS FOR SPOTLIGHTS 2X LAMP MEDIDSAS S/ LAMP	16
EVO-CABLE	ML BACULUM CABLES	0

VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT
FL RLA LIC #6667191

9822 NE 2ND AVE SUITE #10
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EXISTING RESIDENCE
DETAILS + COURT MATERIAL

1270 98TH ST
BAY HARBOR ISLAND, FL 33154

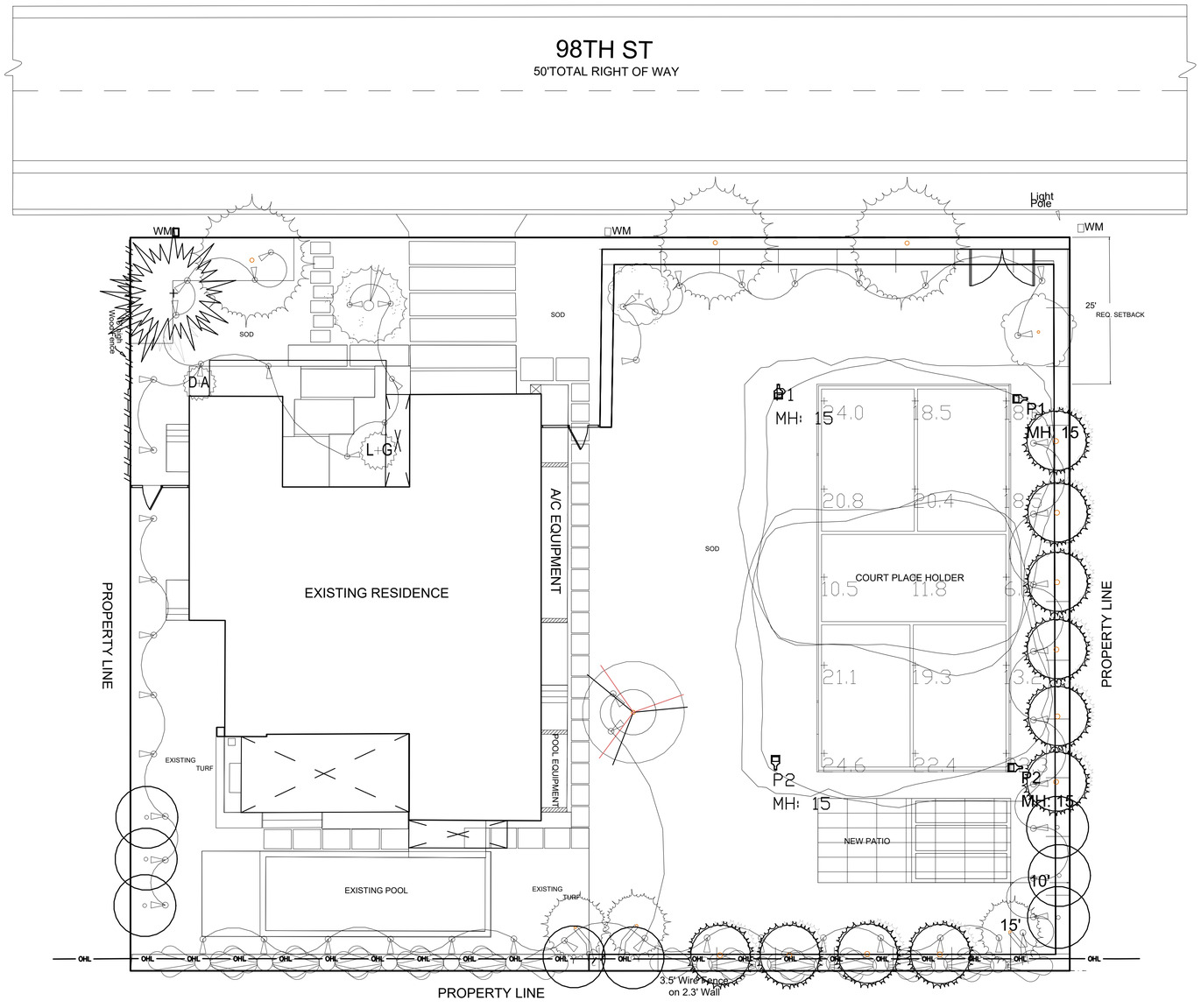
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REV #	DATE	DESCRIPTION

DRAWN BY: CB
CHECKED BY: VF
DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:
DETAILS + COURT MATERIALS

SHEET NUMBER:
L-802





MECHANICAL

- Body Material: Injected Aluminum
- Material Lenses: PMMA
- Fixation: M12 Bracket
- Inclination angle: 180°
- LED module: Interchangeable
- Opening Type: With Tools
- Body Finish: Black
- IP Protection Index: IP67
- IK Protection Index: IK10
- Use: Sports/Industrial

LUMINOUS

- LED model: Lumileds 5050
- Real Luminaire Efficiency: 170lm/W
- Color Temperature: 2,200-6,000K
- CRI: 70Ra/80Ra/90Ra*
- Useful life: L90B10>100,000h
- Work temperature: -20°C to 50°C
- Symmetrical Optics: 90°/60°/30°/15°
- Asymmetrical Optics: 85x135°/70x140°
- Padel/Tennis Opticians: 60x130°

ELECTRICAL

- Isolation: Class I/Class II*
- Power Range: 80W to 300W
- Power Voltage: Universal (100-277Vac)
- Frequency: 50/60Hz
- Power Factor: >0.95
- Driver Brand: Meanwell/Inventronics
- Electrical protection: SPD 10kV/SPD 20kV*
- Regulation: 1-10V/DALI2/D4i/DMX*

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	P1	Single	Lithonia Lighting	DSX0 LED P7 40K 70CRI RCCO	POLE ARM	N/A	0.900	14914	170.81
	2	P2	Single	Lithonia Lighting	DSX0 LED P7 40K 70CRI LCCO	POLE ARM	N/A	0.900	14914	170.81

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURT	Illuminance	Fc	15.5	15	3	18.15	24.6	6.2	2.93	3.97
PROPERTY LINE_III_Seg1	Obtrusive - III	Fc	10	10	N.A.	0.09	0.2	0.0	N.A.	N.A.
PROPERTY LINE_III_Seg2	Obtrusive - III	Fc	10	10	N.A.	0.52	1.0	0.0	N.A.	N.A.
PROPERTY LINE_III_Seg3	Obtrusive - III	Fc	10	10	N.A.	0.07	0.1	0.0	N.A.	N.A.

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EXISTING RESIDENCE PHOTOMETRICS

1270 98TH ST
BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

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DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

PHOTOMETRICS

SHEET NUMBER:

L-900



VIEW FROM REAR OF EXISTING HOME LOOKING EAST

The home blends into its lush, natural surroundings. The landscape design plays a pivotal role in unifying the property. The swimming pool reflects the surrounding greenery creating a cohesive visual flow from the house to the garden. Tall palm trees and various plants form a natural barrier, offering privacy while enhancing the organic feel of the space.

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BAY HARBOR ISLAND, FL 33154

SHEET ISSUE:

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DRAWN BY: CB
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DATE: 10.31.2024

DISCIPLINE / SHEET TITLE:

RENDERS

SHEET NUMBER:

R-100



The environment around the house is calm and relax environment. With the use of palm trees, grasses etc.contributing to a tropical ambiance.

NOTE: GREEN VINYL WILL BE PLACED ON THE COURT FENCES

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DISCIPLINE / SHEET TITLE:

RENDERS

SHEET NUMBER:

R-101



FRONT VIEW OF PROPERTY FROM NORTH

The landscape surrounding the house creates a lush scenery with natural elements . The tall palm trees provide a natural screen, filtering views from the road and adjacent properties. A combination of higher and lower foliage creates a layered effect, making the privacy measures feel less like a barrier and more like an integrated part of the landscape design.
The overall effect is one of harmony between the carefully curated landscaping and the natural beauty of the environment. It's a serene and inviting setting that complements the modern architecture of the house.

NOTE: THE PERIMETER CLUSIA WILL GROW TO 10' IN ONE YEAR

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DISCIPLINE / SHEET TITLE:

RENDERS

SHEET NUMBER:

R-102

AGENDA ITEM REPORT
April 15, 2025

ITEM NUMBER: 9.

ITEM: Request for approval for a new multifamily dwelling for "West Bay Harbor 9761, LLC" located at 9761 West Bay Harbor Drive, Lot 8 of Block 22. On March 4, 2025, the Board deferred the project. The architect submitted revised plans with the modifications as requested by the Board. The developer is proposing to construct a new five (5) dwelling unit "townhouse" development. The proposed site design incorporates one rectangular-shaped building positioned north / south of the site. The proposed building will have three (3) stories in height with two (2) floors of residential over one (1) floor (grade) of a garage with two bedrooms / bathrooms elevated to DFE @ 32'-10" feet above BFE + 1' FBC freeboard. The proposed dwelling units will range from 2,735 to 3,076 square feet of A/C space plus garages, balconies, etc. On the buildings' rooftop are five (5) proposed individual recreation areas with a plunge pool, half bathroom, lounge chair area and expansive open terrace. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. Item #9.

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9761 West Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9761 WBHD TH DRB #2 Staff Report April 4 2025
2.	Response Letter to DRB Meeting Comments
3.	9761 Bay Harbor Drainage Calcs 20250306 ss
4.	9761 WBH Drive Presentation 4.15.2025
5.	9761 WBH Drive DRB Set 4.15.2025

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 4th, 2025

Subject: Site Development Plan Application
Bay Harbor Luxury Townhomes - 5 DU Complex
9761 West Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR2024-000021
MMPA Acct. No. 01-0702-1196

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated March 25th, 2025, and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB. This application was initially reviewed by the DRB on March 4th, 2025 and after discussion, the item was deferred for further study / revisions.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 9761 West Bay Harbor Drive
Legal Description: Lot 8 of Block 22, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Orlando Castro, as agent for the owner (West Bay Harbor 9761, LLC) has submitted a Site Development Plan application to allow for the construction of a luxury five (5) dwelling unit "townhouse" development (original submittal had 6 DU) located at 9761 West Bay Harbor Drive. The proposed dwelling units will range between 2,735 to 3,076 square feet of A/C

space plus garages, balconies, etc. The lot is currently developed with a one-story / 2 DU duplex complex. Therefore, the net increase will be 3 DU. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site. Most of the "front doors" of the proposed dwelling units will face west (4 units) onto West Bay Harbor Drive while one (1) DU will face north onto 98th Street. Four (4) direct driveway connections along West Bay Harbor Drive and one (1) driveway connection along 98th Street are proposed. The driveways are straight-in driveways dimensioned at 18' in width. There are existing non-conforming parallel parking spaces adjoining the lot in the Town's right-of-way along West Bay Harbor Drive and 98th Street. Per Code these must be removed and proper swales created for drainage and landscaping.

On the building rooftops are five (5) proposed individual recreation areas, each with a plunge pool, half-bathroom, lounge chair area and expansive open terraces. The proposed new building is 3-stories in height with two (2) floors of residential over one (1) floor (grade) of a garage with two (2) bedrooms / bathrooms elevated to DFE @ 32'-10" feet above BFE + 1' FBC freeboard. There are stair towers to the roof terraces that are shown.

The M-D County Property Appraiser's records indicate that the lot is currently developed as a one-story residential duplex complex with a total of 2 DU. The project survey shows the lot size as 11,116 sq.ft./ 0.2557 acres (slightly smaller due to corner lot area loss). Based on the above this would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The revised proposal is to build five (5) residential units (19.6 DUA) which would not require the developer to obtain any TDR units (none being requested). There will be 4 TDR units available.

The adjoining / nearby development sites currently include the 3-story Villas at Bay Harbor Condo complex @ 18 DU / 34 DUA to the immediate east along 98th Street, and to the south is the Town's 97th Street surface parking lot (portion now being used for temporary construction staging area). To the west across W. Bay Harbor Drive is the 7-story Guildford House Condo complex 72 DU / 70 DUA and a new proposed 7-story multifamily complex now under construction at 9740-60 W. Bay Harbor Drive 27 DU / 52 DUA. To the north across 98th Street is an older 2-story / 20 DU multifamily complex. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

PROJECT REVIEW HISTORY

The initial application was made to the Town on October 1st, 2024. The Town's DRC staff reviewed the initial application documents, met on October 24th, 2024, and deferred action, as several substantial comments were made that required plan revisions. Revised plans were submitted in late November 2024 and the DRC met on December 12th, 2024, and deferred action again, as several of the initial DRC comments were not addressed / plans modified. Revised plans were submitted in late December 2024 and the DRC met again on January 9th, 2025, and the DRC approved the revised project design, as the previous DRC comments had been addressed. The applicant arranged for and held their required Community meeting. The application was subsequently scheduled for a DRB meeting, which was held on March 4th, 2025. After considerable discussion about the east façade design and several other items, the DRB deferred action & provided suggested modifications to the applicant's architectural firm. Since that time the architects coordinated with Town staff / MMPA to attempt to resolve the DRB's suggested revisions. A revised set of plans was developed and is now being presented to the DRB for re-consideration. The applicant has also provided a narrative on each of the DRB's previous comments. MMPA believes the narrative addresses each of the DRB items.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build only 5 DU while 9 DU are allowed via the base density. Therefore, no additional TDR are being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

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

As stated above, the revised Site Development Plan depicts access to the site from four (4) driveway connections along West Bay Harbor Drive and one (1) driveway connection to 98th Street. The driveways are straight-in driveways dimensioned at 18 feet in width and lead to five (5) individual one-car garages. The driveways provide access to the garages and the 2nd exterior parking spaces for each unit. The driveways to the garage spaces can serve for guests/deliveries. The Town limits driveway width to 12-feet for a single driveway and 18-feet for a double driveway. The Town has detailed requirements for townhouse developments with individual driveways.

Based on five (5) DU the Code requires at least ten (10) parking spaces. Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one (1) space must be in a garage and other parking spaces must be accessible without driving over or through another parking space. As designed each DU has one internal parking space in a garage, and one (1) space provided on the outdoor driveway next to garage driveway. As this is a single lot development, no additional guest spaces are required.

Fire Department staging areas are shown on the plans. The applicant met with the M-D Fire Department preliminarily to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with an abundant use stucco (painted white) with accents including travertine stone and tinted glass.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval and/or comments based on the latest revised plans dated March 25th, 2025, submitted to the Town for consideration:

1. This approval is based on the revised Site Development Plans prepared by Orlando Castro, dated March 25th, 2025, as well as any required modifications stated herein, and any modifications required by the Design Review Board. Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or Design Review Board as specified by the Code.

2. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

3. Town park impact fees must be paid / satisfied at the time of building permits.

4. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

5. Miami-Dade County Fire Department final approval of the staging areas shown on the plans is required at the time on building permit review. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

6. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

7. Applicant must install conduit for the undergrounding of the existing overhead utilities serving the site during the redevelopment. Utility connections to this new building shall be placed underground per Chapter 18 / Article II of the Town's Code

AMERICA GC&S Inc.
CONSTRUCTION CORPORATION
DESIGN & CONSTRUCTION CORPORATION
9039 West Sunrise Blvd, Plantation. Fl
954-474-0220. America.gcs@hotmail.com

RESPONSE LETTER TO DRB MEETING COMMENTS

Date: March 26,2025

Town of Bay Harbor Islands

Reference: 9761 WBH Drive DRB

Comments:

1. The Board request other design alternative of rear façade
   R. See new proposal on pages: A103, A112,

2. On page A111 the rendering for main façade integrated with the surrounding areas has been updated

3 See finish detail at corners of the building for marble and stucco, on pages A112 and also, a video presentation has been attached, (Will be used 90 deg, marble-marble junction cut at 45 Degrees)

4 Balcony and railing detail is added for better understanding of railing installation and dimensions, see plan A106 (Wall sections)

5 Samples of material finishes will be provided at the next DRB meeting.

ADS Architects
Orlando Castro
AR98530

Drainage Calculations

9761 West Bay Harbor Drive

Bay Harbor Islands, FL

March 6, 2025

Prepared By:

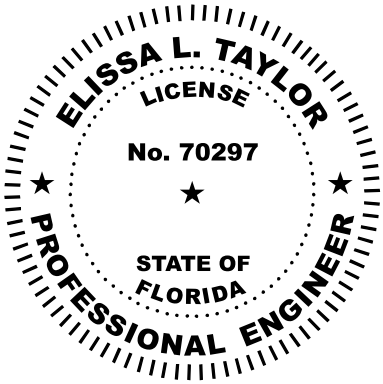
StormwaterJ Engineering, Inc.

1855 Indian Road, Suite 202

West Palm Beach, FL 33409

561-242-0028

This document has been digitally signed and sealed by Elissa Taylor, P.E. on 03/06/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Elissa Taylor Digitally signed by Elissa Taylor Date: 2025.03.06 15:25:27 -05'00'

STORMWATER J ENGINEERING, INC.

1855 Indian Road, Suite 202
West Palm Beach, FL 33409
(561) 242-0028 Fax 242-0109 stormwaterj@gmail.com

Job # 24148
Job Name: **9761 West Bay Harbor Drive**
Subject: Drainage Calculations
By: Elissa Taylor, P.E.
Date: 3/6/25

Introduction

The proposed site is located at 9761 West Bay Harbor Drive in Bay Harbor Island, Florida. The site is currently developed containing an existing multi family structure which will be demolished to make way for the proposed project. The project's stormwater management will be handled with a combination of exfiltration trenches and swales that are designed to retain the 5yr-1 day storm event in accordance with the requirements of the Miami-Dade Division of Environmental Resources Management (DERM)

All elevations are referenced to NGVD 1929

Site Data and General Design Criteria

Proposed Site:		Wet Season Water Table:	2 ft NGVD
Total Area	0.25 ac	FEMA Flood Elevation	8.00 ft NGVD
Building Area	0.12 ac	Min. FFE	9.00 ft NGVD
Pavement Area	0.05 ac	5 Year 24 Hour Rainfall	6.00 in
Pervious Area	0.08 ac		

Runoff Calculations

Soil Type:	Coastal	**Equivalent Soil**	
Seasonal High Water Elevation =	2 NGVD	Site Area	0.25 ac
Avg Proposed Grade=	6.0 NGVD	Impervious Area	0.17 ac
Avg Depth to Water Table=	4 ft	% Pervious =	32%
		S (in) =	2.64 in
Soil Storage Compacted (75%) =	8.18 in	CN = 1000/(S+10) =	79.1
		Runoff:	
		$Q = (P - 0.2*S)^2/(P + 0.8*S)$	
		*Rainfall (P) =	6.00 in
		Q =	3.69 in
		Q =	0.0781 ac-ft

Exfiltration Trench Calculations

Water Quality Required:		Conservative Exfiltration Trench Formula:	
0.5 inches dry pretreatment =	0.0106 ac-ft	$L = \frac{FS[(\%WQ)(V_{WQ}) + V_{add}]}{K(2H_2D_u - D_u^2 + 2H_2D_s) + 1.39\times10^{-4}(WD_u)}$	
1 inch over the site =	0.0212 ac-ft		
2.5 inches x % impervious =	0.0200 ac-ft		
Retention Volume Required =	0.0595 ac-ft		
Exfiltration Trench Calculations:		H2 =	2.70 ft
Trench Width (W) =	4 ft	Ds =	14.50 ft
Trench Height =	14 ft	Du =	1.50 ft
Bottom of Trench =	-12.50 ft NGVD	W =	4.00 ft
Water Table =	2.00 ft NGVD	Volume Required =	0.0595 ac-ft
Top of Trench =	3.50 ft NGVD		
Hydraulic Conductivity (K) =	1.06E-04 CFS/ft^2-ft	Minimum Length Required =	73 ft

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Job Name: **9761 West Bay Harbor Drive**
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Stage Storage Chart

Stage (ft NAVD)	Site Storage (ac-ft)	Exfiltration Trench (ac-ft)	Total (ac-ft)
4.0	0.0000	0.0595	0.0595
4.5	0.0064	0.0595	0.0659
4.8	0.0123	0.0595	0.0718
5.0	0.0186	0.0595	0.0781
5.5	0.0455	0.0595	0.1050
6.0	0.0886	0.0595	0.1481

5yr-1day Storm Event		
Rainfall (P) =	6.00	in
Runoff (Q) =	0.0781	ac-ft
Runoff from the 5yr-1day storm event is retained on-site at elevation 5.0 ft NGVD.		
Min: Perimeter Berm Elevation Required = 5.0 NGVD		
Min. Berm Elevation Provided = 5.0 NGVD		

PROJECT NAME	9761 W Bay Harbor Dr	**StormwaterJ Engineering, Inc.**
NAME	Elissa Taylor, P.E.	**1855 Indian Road, Suite 202**
FILE NAME	StgStr.xls	**West Palm Beach, Fl 33409**
SJE PROJECT #	24148	(561) 242-0028, Fax 242-0109
DATE	2/6/25	Sheet 3

ALL ELEVATIONS ARE REFERENCED TO NGVD 29

INPUTS:	ELMAX=	8.00	ELMIN=	4.00	INCREMENT IN STAGE =	0.10

POST DEVELOPMENT VERTICAL SURFACE STORAGE

Area #	1	2	3	4	5	6	7	8
Name	Retention							
Area (Ac)	0.013							
Starting El	4.00							

Area #	9	10	11	12	13	14	15	16
Name								
Area (Ac)								
Starting El								

POST DEVELOPMENT LINEAR SURFACE STORAGE

Area #	1	2	3	4	5	6	7	8
Name	Pavement		Landscape					
Area (Ac)	0.050		0.069					
Starting El	4.90		4.50					
Ending El	7.60		6.00					

Area #	9	10	11	12	13	14	15	16
Name								
Area (Ac)								
Starting El								
Ending El								

Area #	17	18	19	20	21	22	23	24
Name								
Area (Ac)								
Starting El								
Ending El								

Area = 0.13

Stage	Vertical Storage (AcFt)	Linear Storage (AcFt)	Total Storage (AcFt)
4.00	0.000	0.000	0.0000
4.10	0.001	0.000	0.0013
4.20	0.003	0.000	0.0025
4.30	0.004	0.000	0.0038
4.40	0.005	0.000	0.0051
4.50	0.006	0.000	0.0064
4.60	0.008	0.000	0.0079
4.70	0.009	0.001	0.0098
4.80	0.010	0.002	0.0123
4.90	0.011	0.004	0.0151
5.00	0.013	0.006	0.0186
5.10	0.014	0.009	0.0227
5.20	0.015	0.012	0.0274
5.30	0.017	0.016	0.0328
5.40	0.018	0.021	0.0388
5.50	0.019	0.026	0.0455
5.60	0.020	0.032	0.0528
5.70	0.022	0.039	0.0608
5.80	0.023	0.047	0.0694
5.90	0.024	0.055	0.0787
6.00	0.025	0.063	0.0886
6.10	0.027	0.072	0.0989
6.20	0.028	0.081	0.1094
6.30	0.029	0.091	0.1201
6.40	0.031	0.101	0.1310
6.50	0.032	0.110	0.1421
6.60	0.033	0.120	0.1534
6.70	0.034	0.130	0.1648
6.80	0.036	0.141	0.1764
6.90	0.037	0.151	0.1882
7.00	0.038	0.162	0.2002
7.10	0.039	0.173	0.2124
7.20	0.041	0.184	0.2248
7.30	0.042	0.195	0.2373
7.40	0.043	0.207	0.2501
7.50	0.045	0.218	0.2630
7.60	0.046	0.230	0.2761
7.70	0.047	0.242	0.2893
7.80	0.048	0.254	0.3025
7.90	0.050	0.266	0.3157
8.00	0.051	0.278	0.3289
8.10			

StormwaterJ Engineering, Inc.

1855 Indian Road, Suite 202

West Palm Beach, Fl 33409

(561) 242-0028, Fax 242-0109

Sheet 4

PROJECT NAME	9761 W Bay Harbor Dr
NAME	Elissa Taylor, P.E.
FILE NAME	StgStr.xls
SJE PROJECT #	24148
DATE	2/6/25

BAY HARBOR LUXURY TOWNHOMES

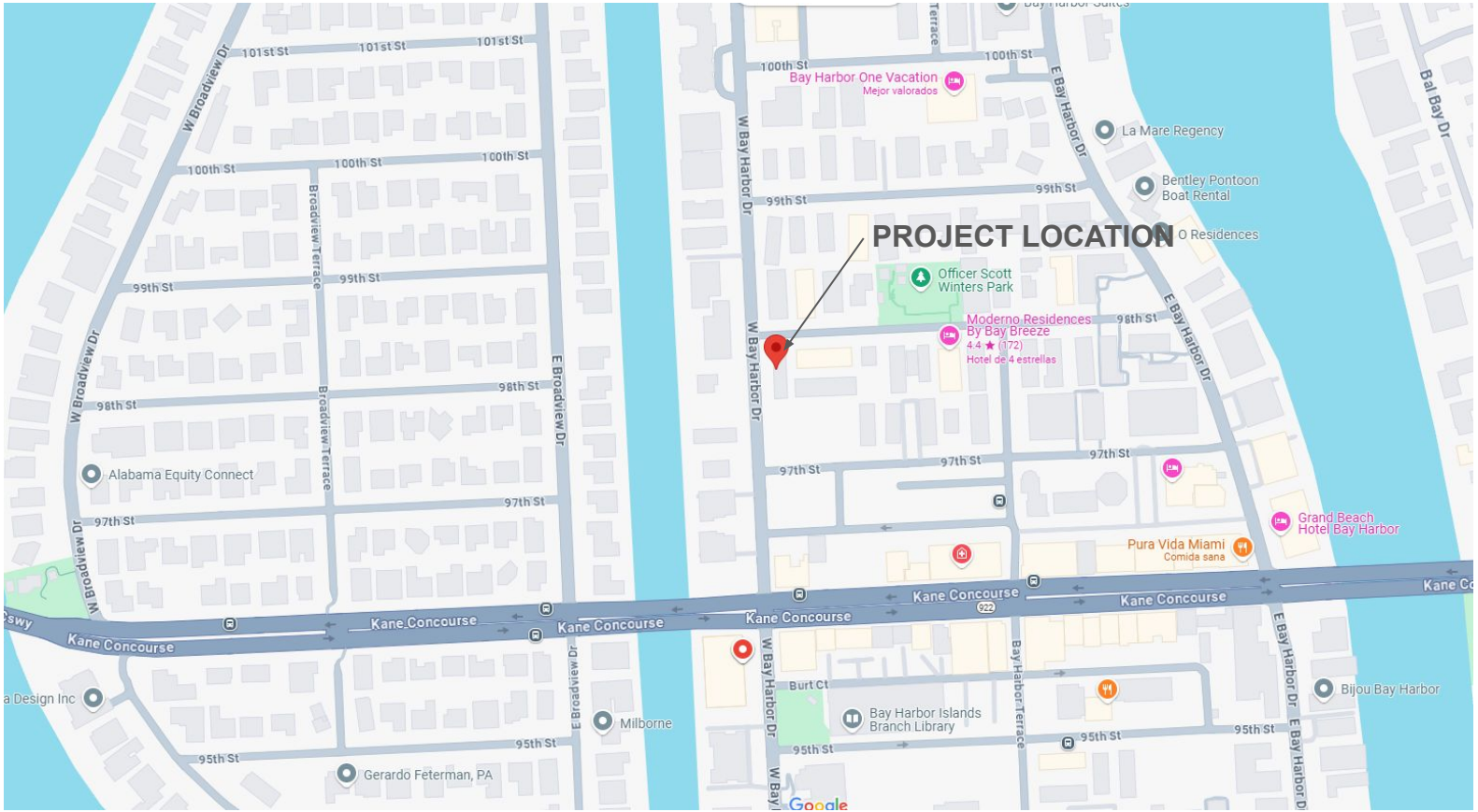
9761 WEST HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

neos DEVELOPMENT

ARCHITECTURE DESIGN **STUDIO**

AMERICA GC&S INC
BUILDERS

LOCATION: 9761 WEST HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154



DESCRIPTION OF PROJECT

DEVELOPMENT OF A MULTIFAMILY PROJECT WHICH INCLUDES

(5) 3 STORY DWELLING UNITS WITH USEFUL ROOF TERRACE, AS FOLLOWS:

1- TOWN-HOME 4 BED'S / 3 FULL BATH- (2) ½ BATH / 1 OFFICE; CORNER UNIT (2853 SF)

4- TOWN-HOME 5 BED'S / 4 FULL BATH - (1) ½ BATH / TYP. MID. UNIT (2529 SF)

VIDEO



EXISTING



RENDERS



RENDERS



RENDER



RENDERS



RENDERS



RENDERS



RENDERS



RENDERS



RENDERS



RENDERS



RENDERS



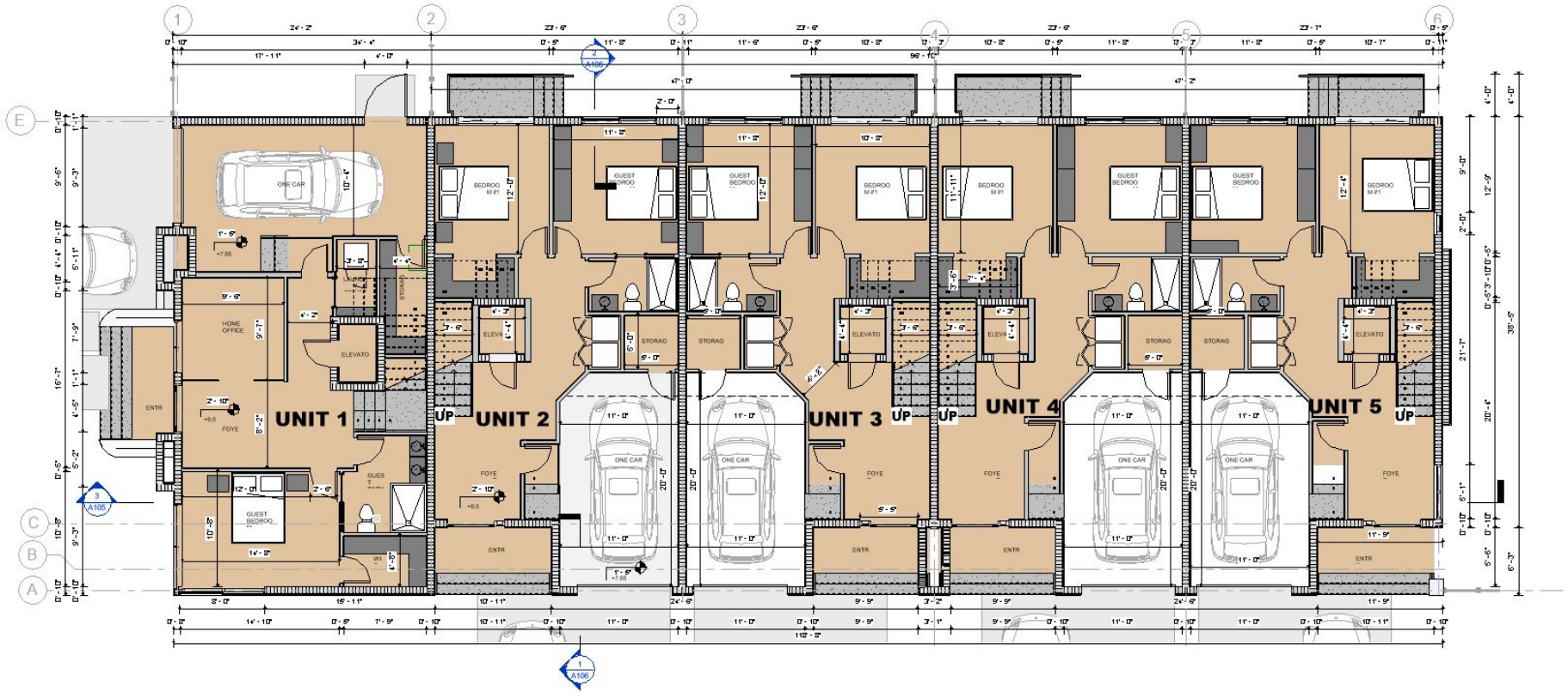
RENDERS



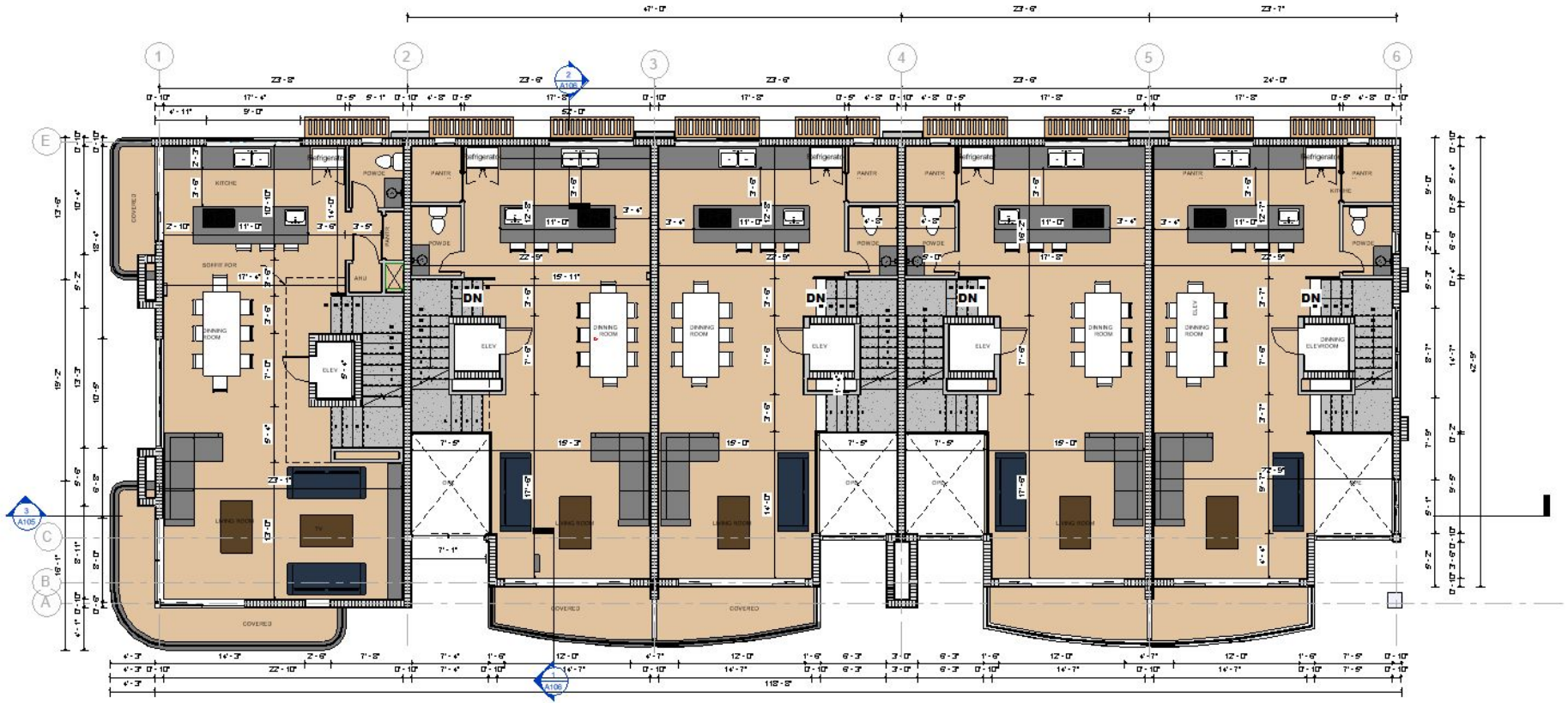
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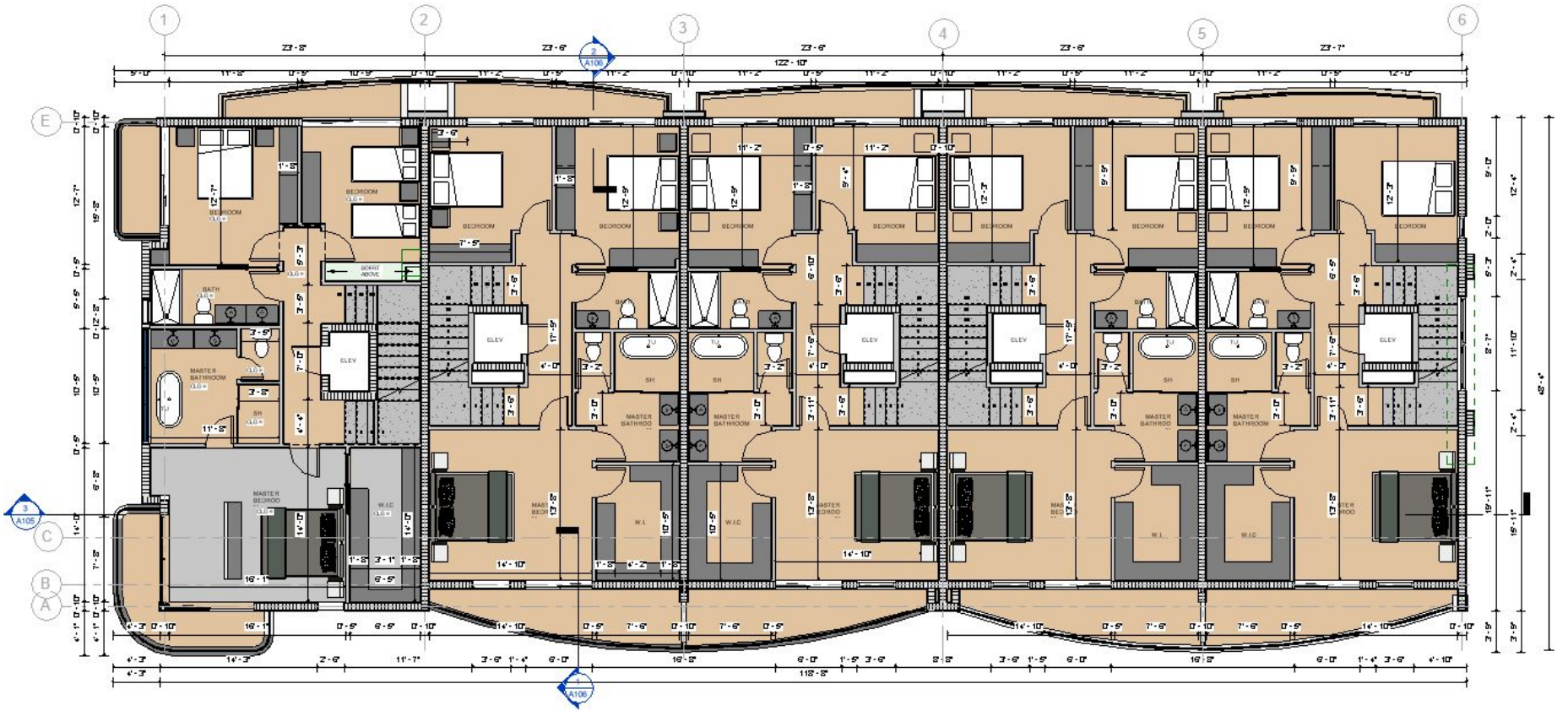
FIRST FLOOR PLAN



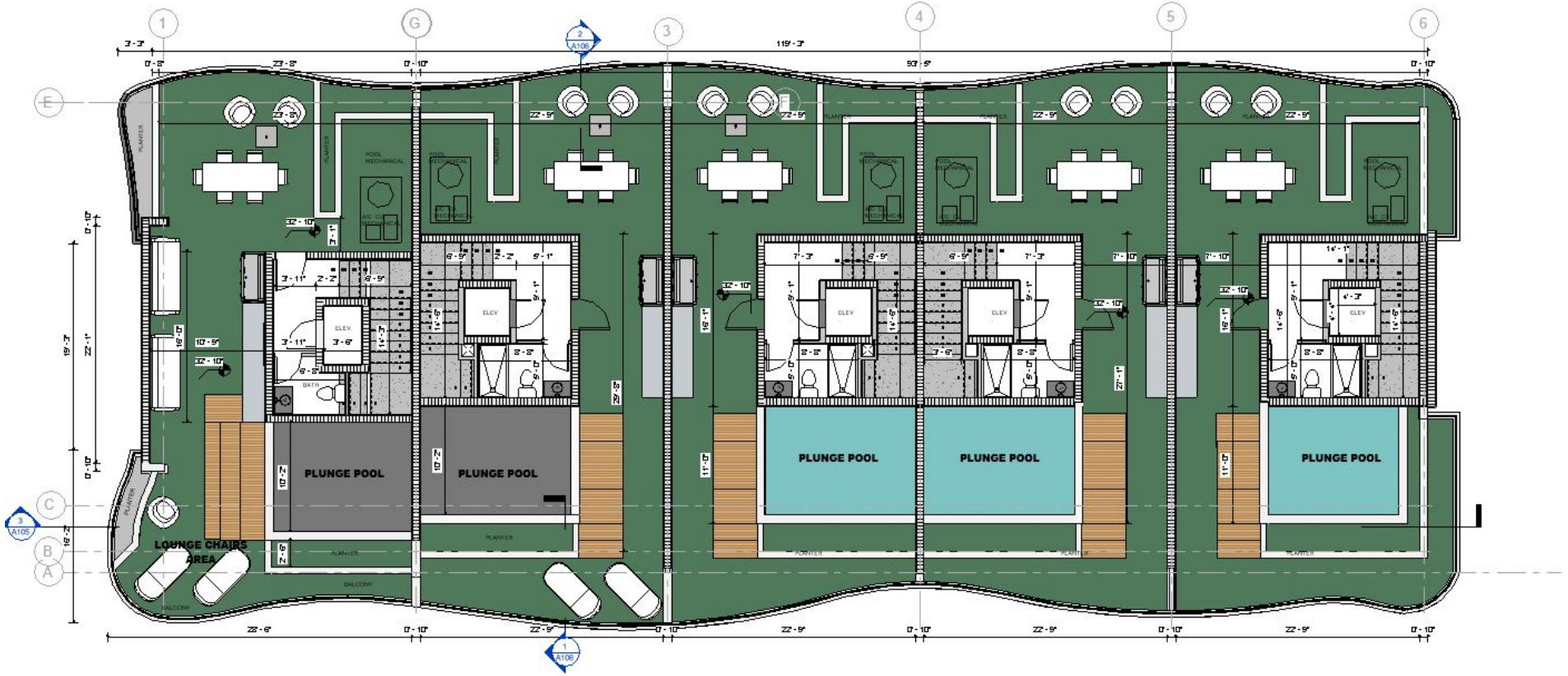
SECOND FLOOR PLAN



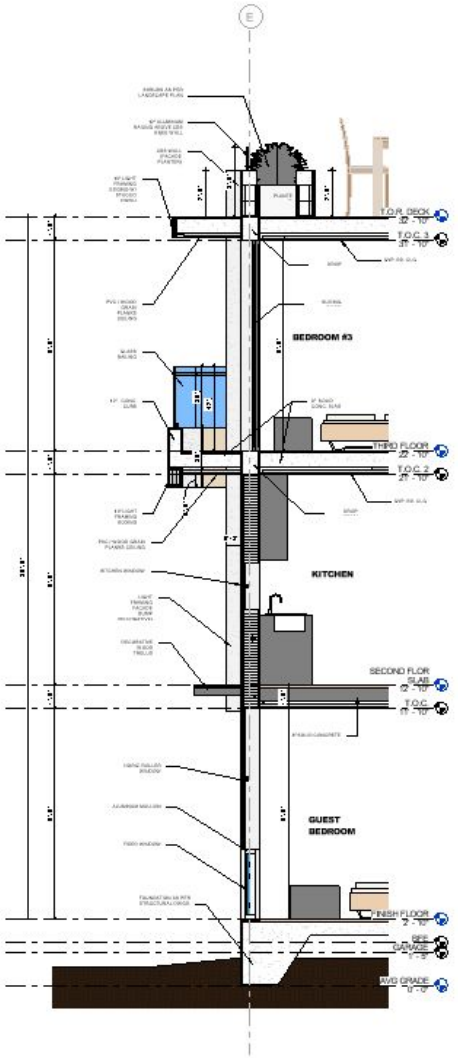
THIRD FLOOR PLAN



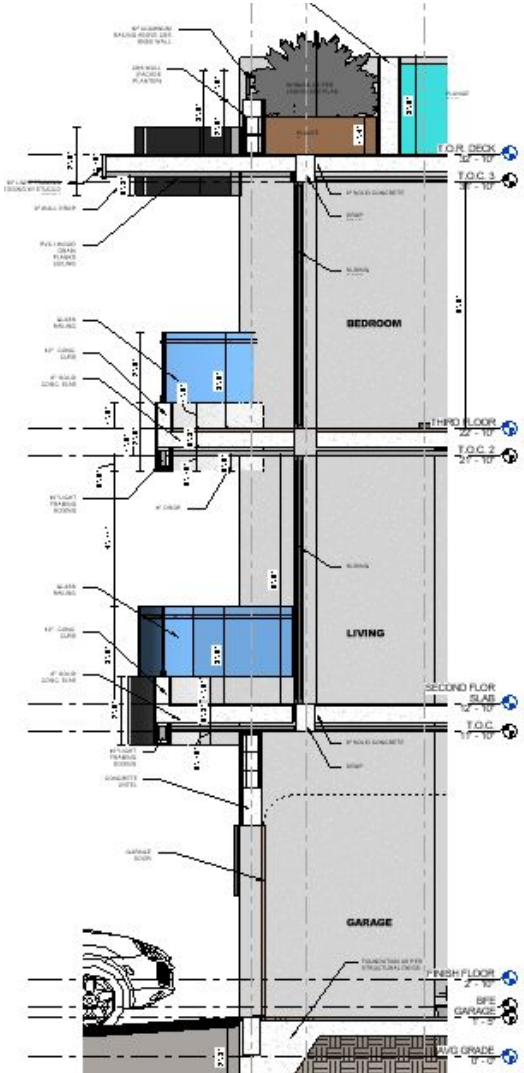
TERRACE FLOOR PLAN



REAR WALL SECTION

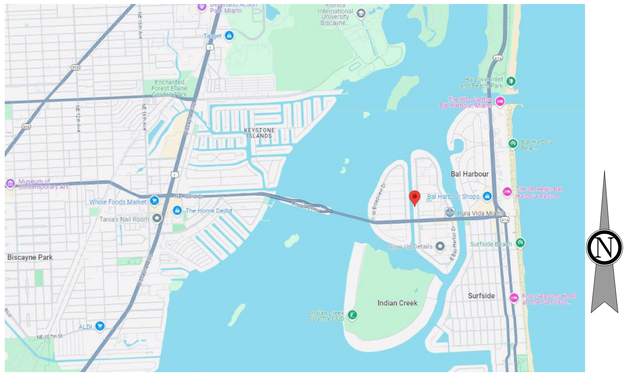


TYP SECTION

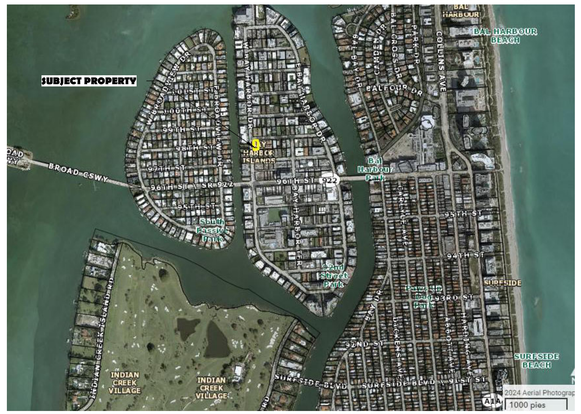

T.O.R. DECK
T.O.C 3
BEDROOM
THIRD FLOOR
T.O.C 2
LIVING
SECOND FLOOR SLAB
T.O.C
GARAGE
FINISH FLOOR
BFE GARAGE
AVG GRADE

BAY HARBOR LUXURY TOWNHOMES

9761 WEST HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154



VICINTY MAP



LOCATION AEREAL VIEW



CODE EFECTIVE F.B.C. 2023 8TH. EDITION
NFPA 70 2017 ED. & NEC 2017
FBC ENERGY CONS. 2023 8TH ED.
FBC RE. 2023 8TH ED., FLORIDA STATUTES
& FAC. (FLORIDA ADMINISTRATIVE CODE)

SCOPE OF WORK

NEW MULTIFAMILY PROJECT DEVELOPMENT WHICH CONSISTS OF
(5) 3 STORY DWELING UNITS WITH USEFULL ROOF TERRACE, AS FOLLOWS:

1- TOWN-HOME 4 BEDROOMS / 4 BATHROOMS CORNER UNIT (2853 SF)
4- TOWN-HOME 4 BEDROOMS /4 BATHROOMS TYP. MID. UNIT (2529 SF)

THE INTENTION OF THIS WORK IS TO FULLFIL THE CONSTRUCTION PROCESS OF THIS PROJECT ACCORDING TO THIS SET OF PLANS DATED TO FBC 2023 8TH EDITION, BY THE ARCHITECT OF RECORDS.
THIS JOB INCLUDES ALSO INTERIOR PARTITIONS, CEILINGS. EXTERIOR AND INTERIOR FINISHES, ELECTRICAL, PLUMBING AND MECHANICAL WORK .WINDOWS & DOORS INSTALLATION, KITCHEN, AND ROOFING

DEFERRED SUBMMITALS ARE REQUIRED FOR:

-RAILINGS
-ROOFING TPO.
-DRIVEWAY AND PAVING
-LANDSCAPING AND IRRIGATION
-FENCING
-WINDOWS & DOORS

FBC 2023 8TH ED. OCCUPANCY : RESIDENTIAL GROUP R-2
TYPE OF CONSTRUCTION: TYPE III-B
UNPROTECTED

SHEET SCHEDULE

NUMBER	SHEET NAME
A000	COVER PAGE/ PROJECT INFO.
A101	PROPOSED 1ST & 2ND FLOOR PLAN
A102	PROPOSED 3RD & TERRACE FLOOR PLAN
A103	EAST & NORTH ELEVATIONS
A104	SOUTH & WEST ELEVATIONS
A105	BUILDING SECTIONS
A106	WALL SECTIONS
A107	FLOOR PLAN PER UNIT
A108	FLOOR PLAN PER UNIT
A109	REFLECT. CLG PLAN & DETAILS
A110	WALL DETAILS
A111	PERSPECTIVES
A112	PROPOSED VIEWS
A113- DRC	OVERALL 1ST FLOOR PLAN
A114- DRC	OVERALL 2ND FLOOR PLAN
A115- DRC	OVERALL 3RD FLOOR PLAN
A116- DRC	OVERALL TERRACE PLAN
A-01	SITE PLAN GENERAL DETAILS
A-02	SITE PLAN
C-01	SITE DRAINAGE PLAN
C-02	STANDARD DETAILS 1
C-03	STANDARD DETAILS 2
C-04	EROSION CTRL PLAN
IR-01	IRRIGATION PLAN
L-01	LANDSCAPE PLAN
WS-01	WATER & SEWER CONNECTION PLAN

LEGAL DESCRIPTION

LOT 8, IN BLOCK 22, OF " **BAY HARBOR ISLAND** " ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK **46** AT PAGE **5** OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY , FLORIDA.

GENERAL NOTES

1-GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSIONS OF BID.
2-ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTIONS BEFORE SUBMISSION OF BID.
3-UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION CONTRACT AND/OR MANUFACTURES FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES OF BID ESTIMATE AND DIRECTED TO THE (ARCHITECT) ATTENTION IN A TIMELY MANNER.
4-WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK.
5-CONTRACTOR AND SUBCONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE. CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKER'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THIS JOB.
6-ALL WORK PERFORMED SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL BUILDING CODE HAVING JURISDICTION AND ALL APPLICABLE COUNTY ORDINANCES, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
7-CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS, NOT WITHSTANDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY INSPECTIONS AND REPORTS, ARCHITECTS AND/OR ARCHITECT'S FIELD OBSERVATIONS, THE LIKE OF WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY.
8-INCLUDED IN THE RESPONSIBILITIES OF ITEM 8. ARE THE FOLLOWING:
A-EXECUTION OF ALL WORKS IN A PROPER AND SAFE MANNER FOR ALL PERSONS, EQUIPMENT AND PROPERTIES.
B-DESIGN, ARCHITECT, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND TEMPORARY STRUCTURES.

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9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:
BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530
ADDRESS: 9039 WEST SUNRISE BLVD PLANTATION FL. 33322
PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	12-05-2024
DRAWN BY:	NPB
CHECKED BY:	O.C.S.

REVISIONS

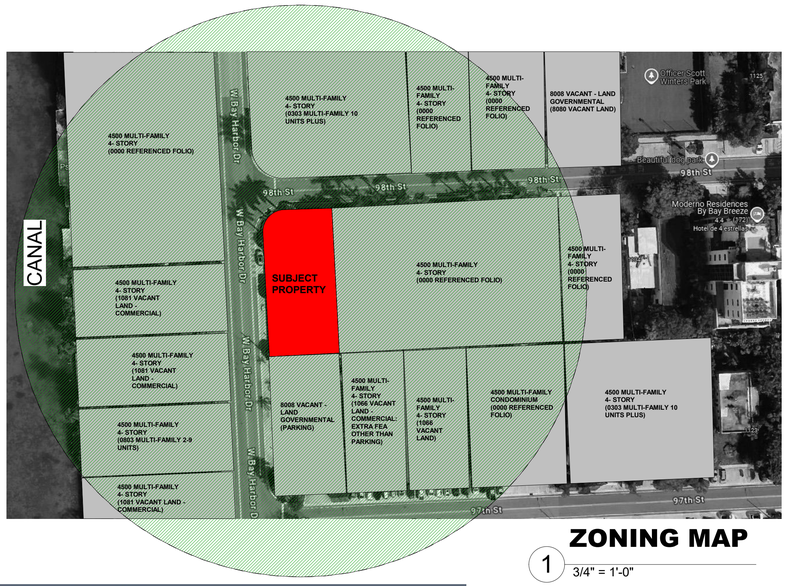
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2 DRC COMMENTS 12/17/24
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4 DRC COMMENTS 03/11/25

ZONING SET
COVER PAGE/ PROJECT INFO.

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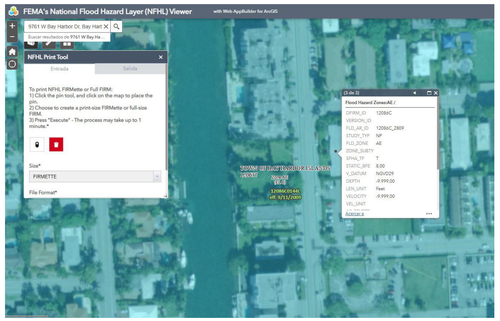
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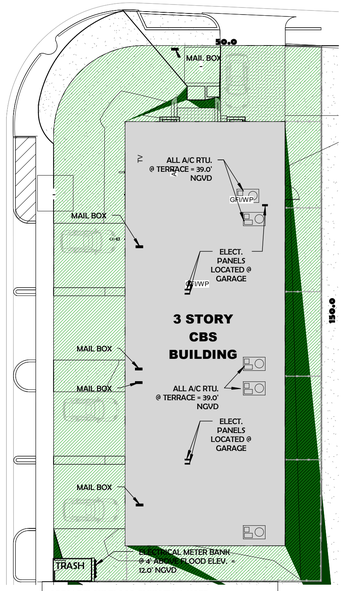
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ZONING MAP

1 3/4" = 1'-0"



FLOOD ZONE MAP



AREAS BELOW FLOOD ELEVATION NOTE:

EQUIPMENT LOCATION PLAN	REQ'D	PROVIDED
ELECTRICAL PANELS	9' NGVD	11.65' NGVD
A/C & POOL EQUIP.	9' NGVD	39.0' NGVD
LAUNDRY EQUIP.	9' NGVD	9.0' NGVD
TANKLESS WATER HEATER	9' NGVD	14.0' NGVD

7 EQUIP. LOCATION KEY PLAN
1" = 20'-0"

FLOOD LEGEND

ELEVATION NOTE:
ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

CLASSIFICATION OF STRUCTURE:
FOR: FLOOD RESISTANT DESIGN AND CONSTRUCTION

CLASS II - AS PER ASCE 24-14, TABLE 1-1

FLOOD ELEVATION NOTES:

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

ENCLOSED AREAS BELOW THE DFE OR, THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (ASCE 24-14 4.6.2)

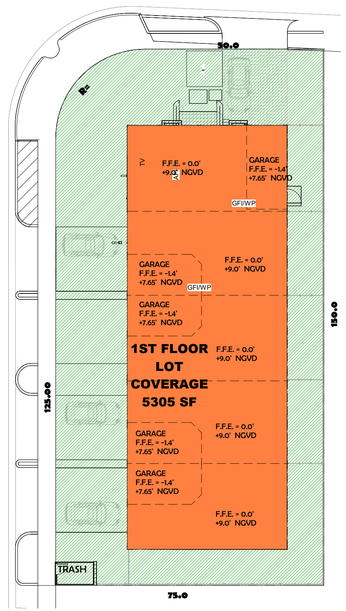
"ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION, OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL". (ASCE 24-14 . (ASCE 24-14 CH. 5.0)

AREAS BELOW FLOOD ELEVATION NOTE:

1 - PROVIDE A MINIMUM OF 2 (TWO) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE (1) FOOT ABOVE GRADE.

2 - THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

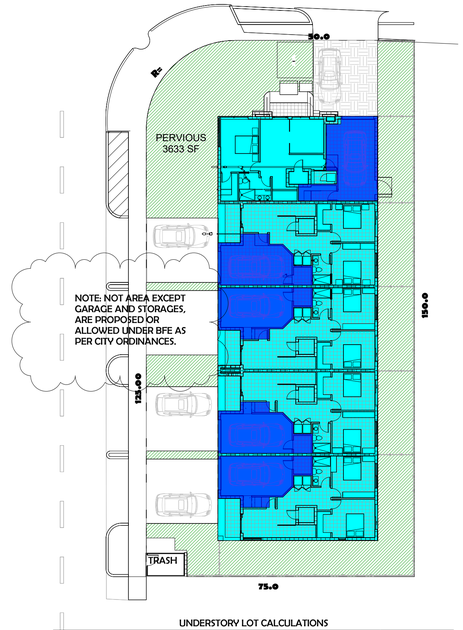
	REQUIRED	PROPOSED
CROWN OF ROAD	+ 4.79 NGVD	+ 4.79 NGVD
MAX. HEIGHT FROM DFE	30'	30'
FLOOD ZONE	AE	AE
BASE FLOOD ELEV.	-8.00 NGVD	
PROPOSED F.F.E (D.F.E)		9.00 NGVD
GRADE ELEVATION LOW/ HIGH (LOCATED AT TERRACE)	5.10 / 5.75 NGVD	5.10 / 5.75 NGVD
PANEL NUMBER	0144	0144
LOWEST ELEV. OF EQUIP.	9.00 NGVD	39.00 NGVD
HIGHEST CROWN ELEV.	4.79	4.79
ADJACENT GRADE AVG ELEV.	5.50 - 5.80 NGVD	5.50 - 5.80 NGVD
WATER HEATER INSTALLATION LOWEST ELEV. (LOCATED AT 1ST FL. 5' ABOVE FF.)	9.00 NGVD	14.00 NGVD
ELECT. PANELS INSTALLATION LOWEST ELEV. (LOCATED AT GARAGE 4' ABOVE FF.)	9.00 NGVD	11.65 NGVD
LAUNDRY INSTALLATION LOWEST ELEV. (LOCATED AT 1ST FL.)	9.00 NGVD	9.00 NGVD



LOT COVERAGE

5558 SF (50%) MAX. AT 1ST FLOOR
5305 SF (47.7%) PROPOSED

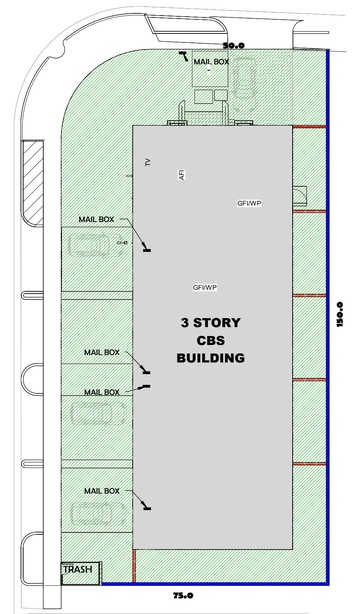
2 1ST F. LOT COVERAGE & F.F. ELEV.
1" = 20'-0"



UNDERSTORY LOT CALCULATIONS

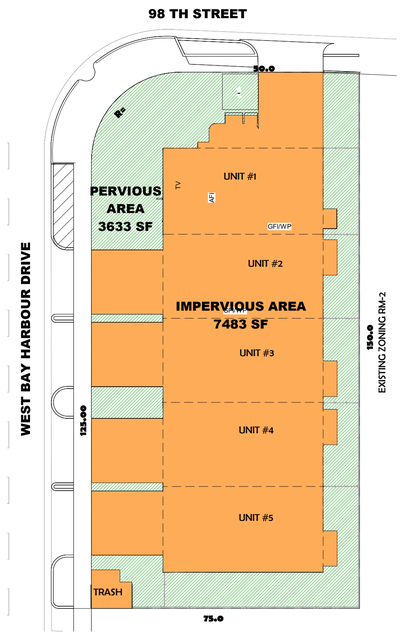
	SYMBOL	MAX / MIN	PROPOSED
TOTAL UNDERSTORY AREA:			5306 SF
UNDERSTORY ENCLOSED AREA:			1535 SF
UNDERSTORY PERVIOUS AREA:			3771 SF
PERVIOUS AREA (25% OF THE LOT AREA)		2779 SF/ MIN	3767 SF

3 UNDERSTORY LOT CALCULATIONS
1" = 20'-0"



FENCE LOCATION PLAN	LEGEND	PROVIDED
6' H. WOOD/ STEEL FENCE		= 214 LF
6' SEPARATION PRIVACY FENCE		= 60 LF

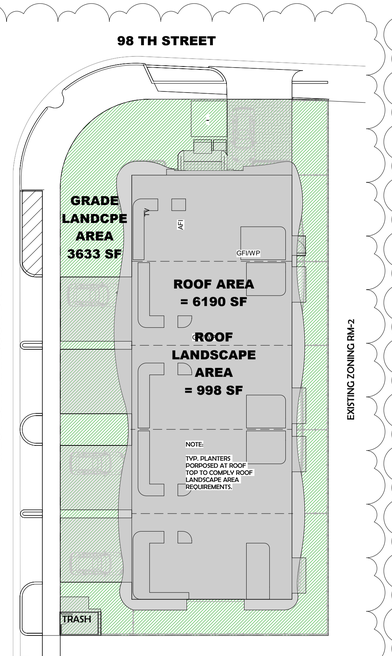
6 FENCE LOC. KEY PLAN
1" = 20'-0"



PERVIOUS AREA KEY PLAN

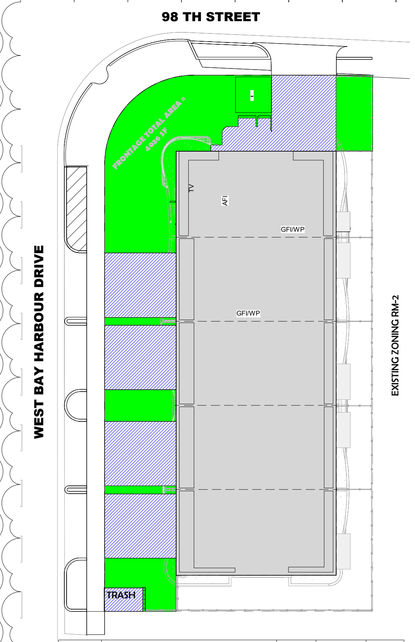
3633 SF = 32.68% > 2223 SF (20% MIN REQ'D)

4 PERVIOUS AREA PLAN
1" = 20'-0"



	LANDSCAPE AREA KEY PLAN	REQ'D	PROVIDED
	GRADE LEVEL LANDSCAPE AREA		= 3633 SF
	ROOF LANDSCAPE AREA (15% MIN.) = (PLANTERS PROPOSED)	928 SF	= 998 SF

5 LANDSCAPED AREAS
1" = 20'-0"



	FRONTAGE AREA KEY PLAN	REQ'D	PROV'D	%
	LANDSCAPE AREA (50% MIN) =	2018 SF	2020 SF	50.05%
	HARD DRIVEWAY AREA (50% MAX) =	2018 SF	2016 SF	49.95%

8 FRONTAGE AREA KEY PLAN
1" = 20'-0"

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SITE PLAN GENERAL DETAILS

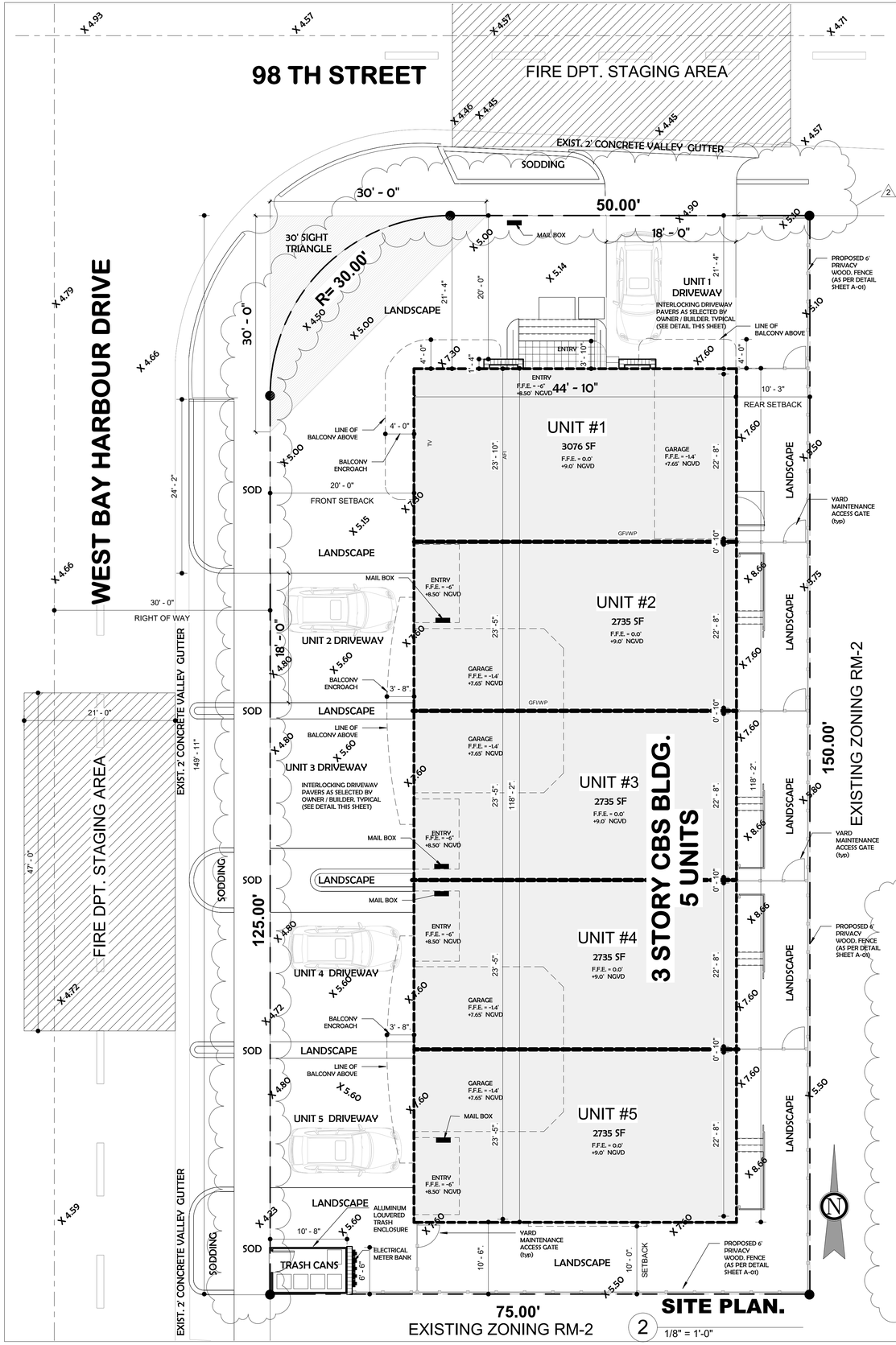
ZONING SET

SHEET

A-01

OF

ARCHITECT



LEGAL DESCRIPTION
LOT 8, IN BLOCK 22, OF " **BAY HARBOR ISLAND "** ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK **46** AT PAGE **5** OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY , FLORIDA.

BUILDING CODE DATA
1- BUILDING CODE FBC 2023 RESIDENTIAL 8TH EDITION
2- OCCUPANCY = R-2
3- TYPE OF CONSTRUCTION III B

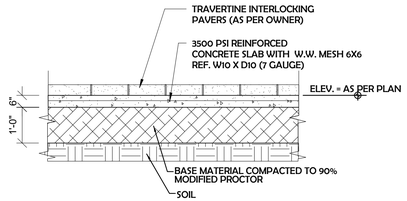
TERMITE PROTECTION NOTE:

TERMITE PROTECTION SHALL BE PROVIDE BV FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAV PRODUCT USED IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

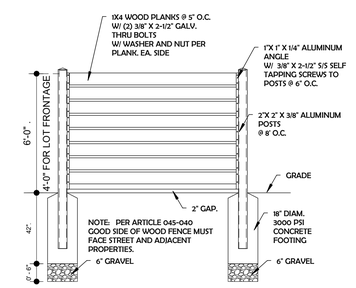
NOTES:
1. ALL DWELLING UNITS TO BE SOLD TO INDIVIDUALS. ALL EXTERIOR AREAS TO BE UNDER A COMMON H.O.A. ENTITY.

2. NO PROJECT SIGNAGE PROPOSED.

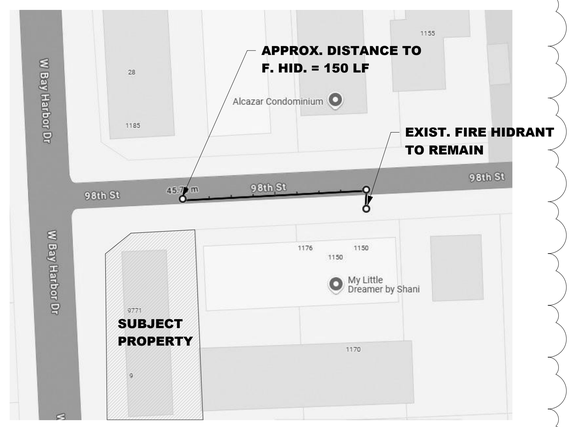
3. VISIBILITY TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2 FEET AND 6 FEET ABOVE PAVEMENT.



PAVER DRIVEWAY OVER CONC. SLAB DETAIL



TYP. FENCE DETAIL
5 1/2" = 1'-0"



FIRE HIDRANT LOCATION
4 1/2" = 1'-0"

ZONING CODES APPLICATION

FOLIO	13-2227-001-3820		
	PROVIDED		REQUIRED
ZONING DISTRICT - CODE	RM-2 Multiple Fam. Res. District		RM-2
LOT'S LAND USE DESIGNATION	MH - MEDIUM HIGH DENSITY RESIDENTIAL (6-34 DU / AC)		MH - MEDIUM HIGH DENSITY RESIDENTIAL (6-34 DU / AC)
GENERAL LOCATION	9761 WEST BAY HARBOUR DRIVE		
LOT AREA	11,116 S.F. 0.2551 ACRES		11,116 S.F. 0.2551 ACRES
CONSTRUCTION DENSITY MAX.	5 DU PROPOSED		6-34 DU/ACRE = 8 ALLW
PERVIOUS AREA. / GREEN SPACE	3633 SF	32.68%	20% MIN. = 2223 SF MIN.
IMPERVIOUS AREA.	7483 SF	67.32%	N/
HEIGHT MAX. TO TOP OF ROOF	3 STORIES	T.O.R 30'	65 FT. MAX ABOVE BFE + 1' FBC FREEBOARD
BUILDING FOOTPRINT AREA	5317 SF = 47.26 %		
SETBACKS			
FRONT SETBACK	20' - 0"		20 FT
REAR	10' - 0"		10 FT
SIDE SETBACK (8% of Lot/W Min)	10'-00" Ft		10 FT
SIDE FACING STREET SETBACK (8% of Lot/W Min)	20'-0" Ft		10 FT
PARKING SPACES			
PARKING REQ'D = 2 SPACES / DWELLING (*5 DW) = 10 SPACES 10 PARKING SPACES REQUIRED. 10 SPACES PROVIDED. / LOADING ZONE REQ'D (NONE)			
PROJECT PROPOSAL SUMMARY			UNIT
UNITS 3 STORV , RMS/BTHS 4/ 4	5 UN		
U/A CONSTRUCTION AREA	13,147 SF		
GARAGES	1,307 SF		
TOTAL AREA U/A	12,731 SF		
PRIVATE BALCONIES & TERRACES	5,512 SF		
TOTAL CONSTRUCTION AREA	19,672 SF		
FLOOD ZONE	AE		
BASE FLOOD ELEVATION	+8.00'		+8.00'
PROP. F.F. ELEVATION / DFE.	+9.00'		+9.00'
PANEL NUMBER	0144		0144
LOWEST ELEV. OF EQUIP.	39.00 NGVD		9.00 NGVD
HIGHEST CROWN ELEV.	4.79		4.79
GRADE ELEVATION (LOWEST / HIGHEST)	5.10 / 5.75		5.10 / 5.75
AREA SCHEDULE PER DWELLING UNIT UNIT 1 RMS/BTHS 4/ 4			
1ST FLOOR UNDER AIR / LIVING AREA	760 SF		
2ND FLOOR UNDER AIR / LIVING AREA	963 SF		
3RD FLOOR UNDER AIR / LIVING AREA	1002 SF		
TERRACE UNDER AIR / LIVING AREA	128 SF		
GARAGE	350 SF		
MAIN TERRACE	870 SF		
MAIN TERRACE LANDSCAPE REQ'D (15%)	166 SF		129 SF REQ'D
TOTAL BALCONIES	358 SF		
TOTAL UNDER AIR AREA	2853 SF		
TOTAL D.U. + GARAGE + TERRACES	4431 SF		
TYP. UNIT 2-5 RMS/BTHS 4/ 4			
1ST FLOOR UNDER AIR / LIVING AREA	715 SF		
2ND FLOOR UNDER AIR / LIVING AREA	783 SF		
3RD FLOOR UNDER AIR / LIVING AREA	891 SF		
TERRACE UNDER AIR / LIVING AREA	140 SF		
GARAGE	265 SF		
MAIN TERRACE	796 SF		
MAIN TERRACE LANDSCAPE REQ'D (15%)	(150 SF)		120 SF REQ'D
TOTAL BALCONIES	247 SF		
TOTAL UNDER AIR AREA	2529 SF		
TOTAL D.U. + GARAGE + TERRACES	3837 SF		

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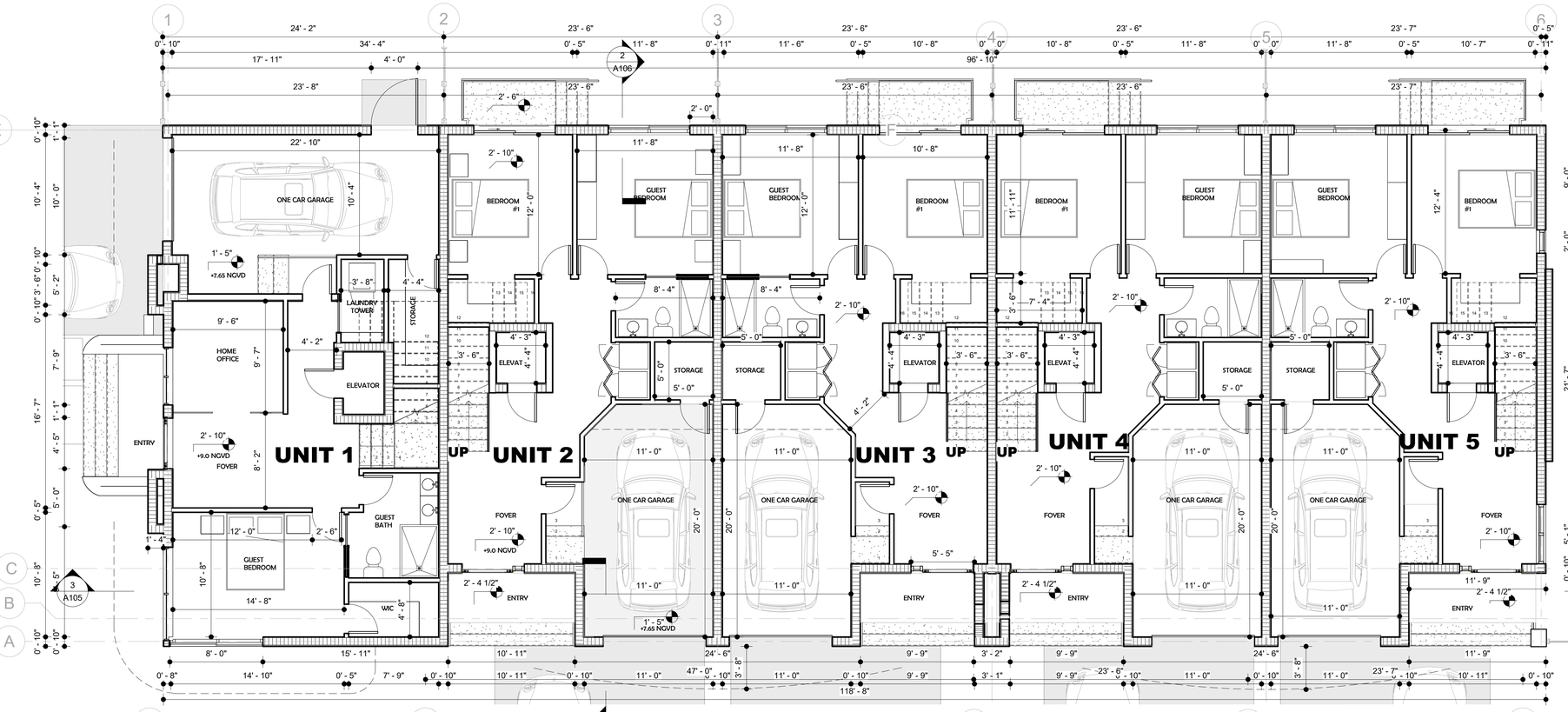
SITE PLAN

ZONING SET

SHEET
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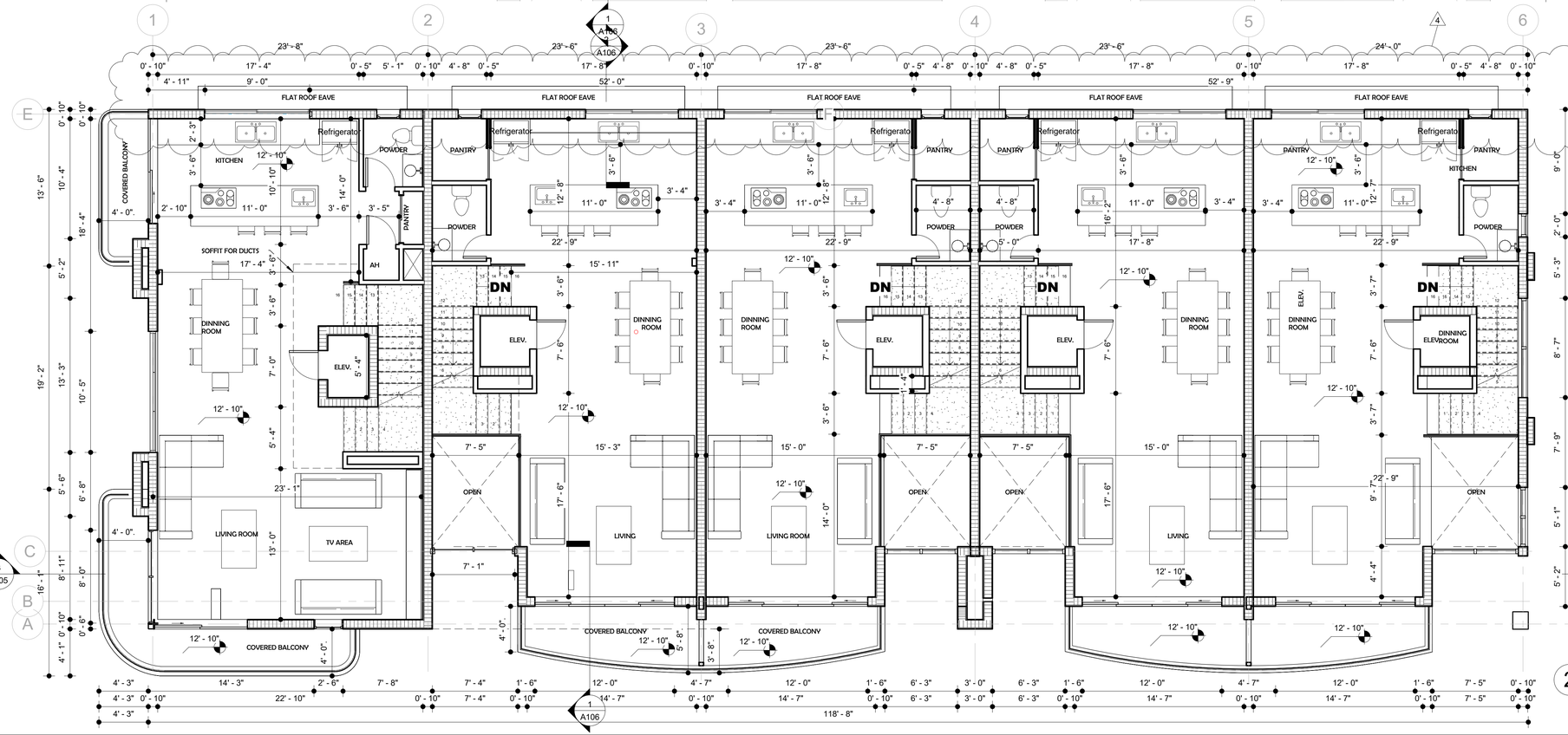
OF

ARCHITECT



1ST FLOOR PLAN

1 — 3/16" = 1'-0"



2ND FLOOR PLAN

2 — 3/16" = 1'-0"

GENERAL NOTES

1.- ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT & 5.7 SQ. FT., IN AREA, THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" A.F.F.

2.- ALL FRENCH AND SLIDING GLASS DOORS & SHWR. ENCLOSURES SHALL BE CLASSIFIED AS CATEGORY II SAFETY TEMPERED GLAZING.

3.- ALL NON-TEMPERED EMPERED GLAZING TO BE 3/16" THK. GLASS UNLESS OTHERWISE NOTED.

4.- DOOR AND WINDOW INSTALLERS TO VERIFY ALL MASONRY ROUGH OPENINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5.- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES AND CABINETRY SHALL BE 20 GA. @ 16" O.C. A HORIZONTAL MEMBER SECURED TO A MIN 2 STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH FIXTURE.

6.- KITCHEN & BATHROOMS 3-5/8" 18 GA. @12" O.C.

7.- USE 1/2" DUROCK FOR ALL AREAS WITH TILE/STONE FINISH W/ BUILDING PAPER BACKING & PROVIDE BLOCKING & SUPPORT AS NEEDED FOR MILLWORK & FIXTURES.

8.- PROVIDE MOIST. RESISTANT BOARDS ON WALL TO RECEIVE PAINT AT BATH AND LAUNDRY

9.- COORDINATE FURRING DEPTH WITH WALL FINISH THICKNESS

10.- INTERIOR WALL & CEILING FINISH PER FBC R3029-FLAME SPREAD INDEX OF NOT GREATER THAN 200. SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

11.- INSULATION AND GLASS PROPERTIES TO MATCH MECHANICAL ENERGY CALCS-
WALLS: R-5
CEILING: R-30
U-FACTOR: .95
SHGC: .40

12.- SAFETY GLASS SHALL BE PROVIDED IN HAZARDOUS AREAS AS DOOR BATH ENCLOSURE, ETC.
PROVIDE CAT.II SAFETY GLASS AS REQUIRED IN COMPLIANCE WITH FBC R 4410.2.6

13.- PROVIDE TILES IN BATHROOM WET AREAS TO 6'-0" MIN. ABOVE FLOOR IN COMPLIANCE WITH FBC R 307

GARAGE VENTILATION CALCULATION

Q= V x A x E
Q= 100 CFM PER CAR (TABLE 403 MEC. BLDG CODE) / 3 CARS = 300 CFM
V= VELOCITY 2 MPH = 352 FT PER MINUTE
A= SQFT WALL OPENING W/ SCREEN OR LOUVER (1/4" & 1/2")
E= EFECTIVENESS W/ WIND DIAGONAL TO WALL USE FACTOR 0.3

Q=V x A x E I A= Q / V x E
A= 300 CFM X (352 X 0.3) = 2.84 SQFT = 409 SQIN (REQ'D)

409 SQIN / 102 SQIN (1 SMART VENT 16 X 16 MOD. 1540-511) = 4 UNITS

GARAGE FLOOD PROTECTION CALCULATION

GARAGE AREA = 1015 SQFT
REQ'D 1 SQIN PER 15SQFT GARAGE AREA BELOW FEMA B.F.E., PER CODE
1015 SQFT REQUIERE 1015 SQIN
1015 SQIN REQ'D / 400 SQIN (1 SMART VENT 16 X 16 MOD. 1540-511) = 2.54 UN.

SMART VENT 1540-511 DUAL FUNCTION STACKER S-STEEL FLOOD

MODEL: 1540-511 SS
INSTALLATION TYPE: MASONRY WALL
STYLE: DUAL FUNCTION
CERTIFIED FOR: 400 SQFT FLOOD COVERAGE, 102 SQIN AIR VENTILATION
DIMENSIONS: 16" W X 16" H X 3" D.
FINISH" 316 STAINLESS STEEL

* NOTE: FLOOD VENT NOT TO EXCEED 12" ABOVE FINISH GRADE AS PER FEMA TECHNICAL BULLETIN 2-93

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EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	12-05-2024
DRAWN BY:	NPB
CHECKED BY:	O.C.S.

REVISIONS

1. CITY COMMENTS 11/26/24
2. DRC COMMENTS 12/17/24
3. DRC COMMENTS 12/31/24
4. DRC COMMENTS 03/11/25

PROPOSED 1ST & 2ND FLOOR PLAN

SHEET

A101

OF

ZONING SET

ARCHITECT



3RD FLOOR PLAN

3/16" = 1'-0"

TERRACE FLOOR PLAN

3/16" = 1'-0"

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CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:

BAY HARBOR MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530

ADDRESS: 9039 WEST SUNRISE BLVD
PLANTATION FL. 33322
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PROPOSED 3RD & TERRACE FLOOR PLAN

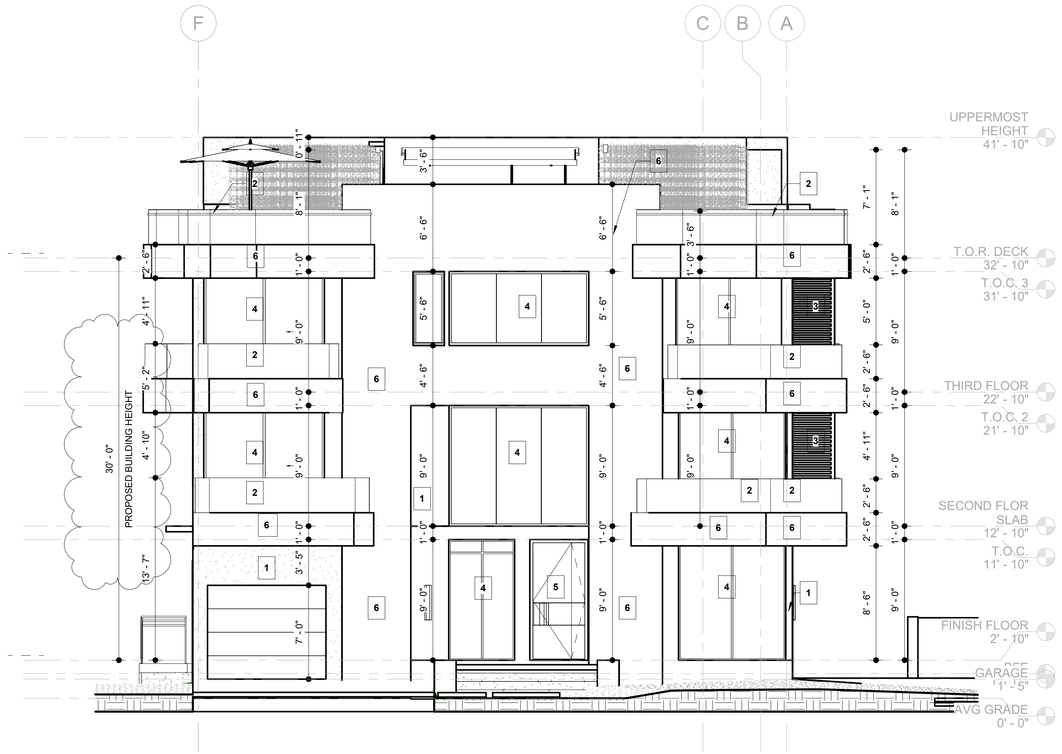
SHEET

A102

OF

ZONING SET

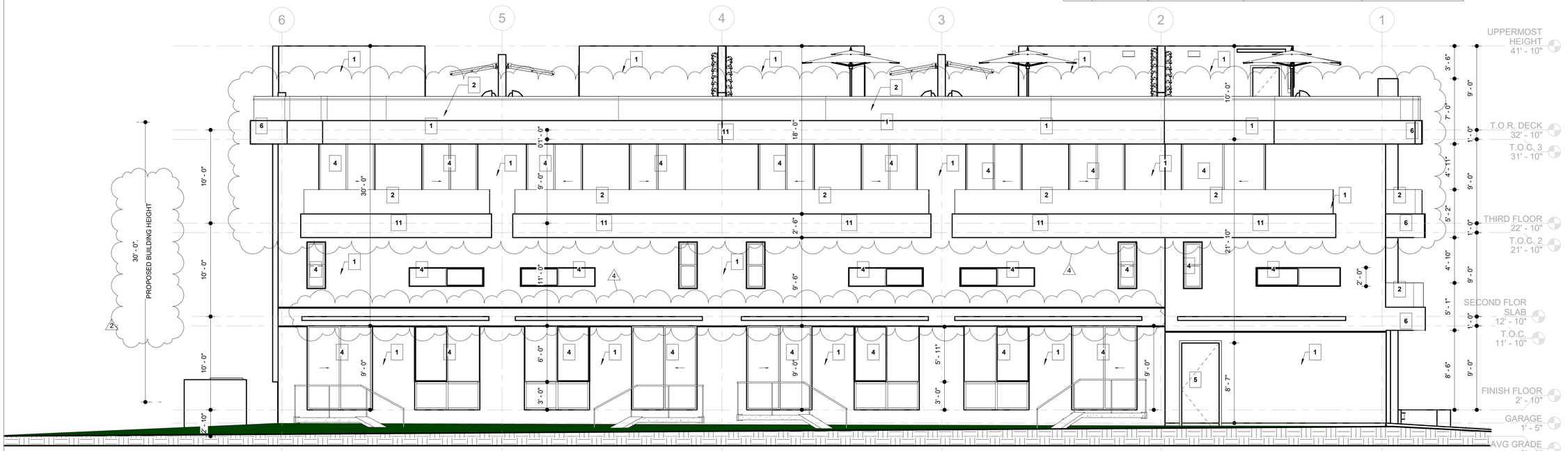
ARCHITECT



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

EXTERIOR FACADES FINISH SCHEDULE

No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	RAILINGS	TEMPERED OR LAMINATED GLASS RAILINGS	BRONZE COLOR LAMNATED OR TEMPERED GLASS W/ BRONZE COLOR ALUMINUM TOP RAIL	
3	BALCONY ACCENT TRELLIS	POWDER COATED ALUMINUM TUBING TRELLIS	WOOD PATTERN POWDER COATED NATURAL OAK COLOR AS PER MANUF.	
4	GLAZING	COLORED GLAZING / TINTED FLOAT (LIGHT REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	
5	FRONT DOOR	WOOD PIVOT DOOR W/ SIDELITES W/ BIOMETRIC SECURITY SYSTEM	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
6	FACADE ACCENTS / TILING	TRAVERTINE MARBLE TILING CLADDING	TRAVERTINE MARBLE TILES	
7	TERRACE RAILING	ALUMINUM RAILING W/ CABLES	BRONZE COLOR POWDER COATED ALUMINUM RAILING W/ S/S CABLES	
8	SITE & PRIVACY FENCE	WOOD SLATS W/ METAL FRAME AS PER MANUF. SPECS	WOOD SLATS AND BLACK METAL POSTS	
9	GARAGE DOOR	OVERHEAD WOOD GARAGE DOOR	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
10	EXTERIOR AREAS CEILING	PVC SLATS CEILING	PVC - OAK WOOD COLOR AS PER MANUF.	
11	REAR BALCONY WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE 2152-50 (GOLDEN STRAW)	



4 REAR ELEVATION
3/16" = 1'-0"

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BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:
BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530
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REVISIONS

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2. DRC COMMENTS 12/17/24
3. DRC COMMENTS 12/31/24
4. DRC COMMENTS 03/11/25

EAST & NORTH ELEVATIONS

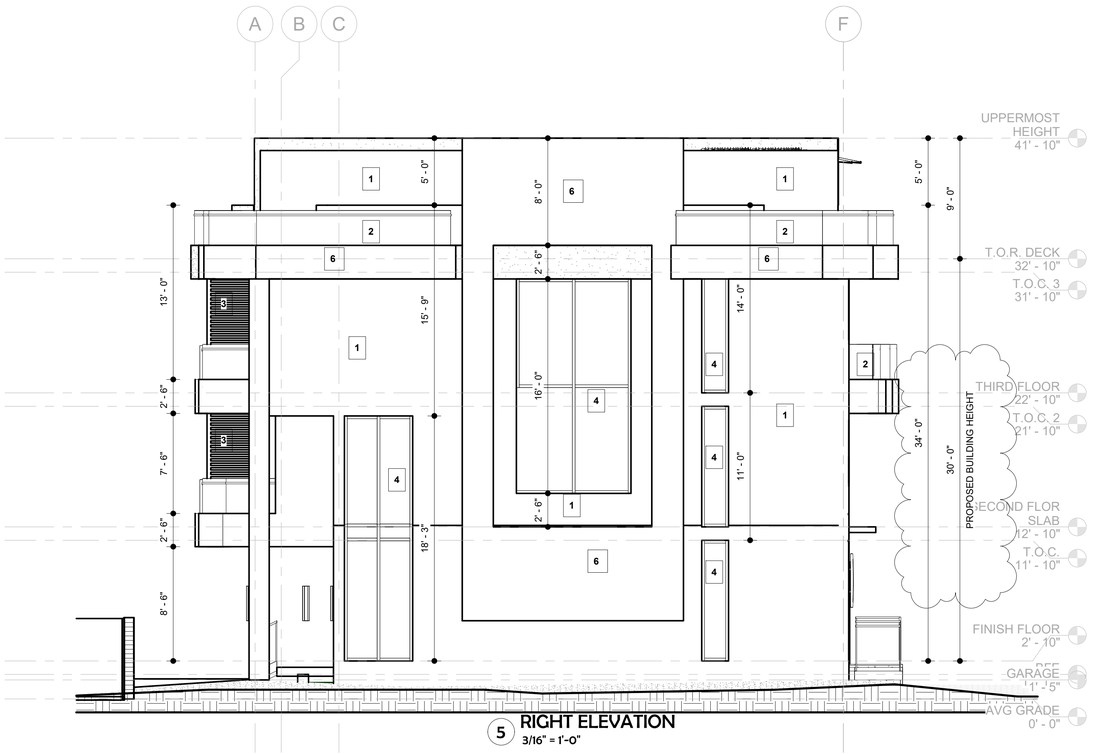
ZONING SET

SHEET

A103

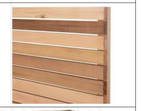
OF

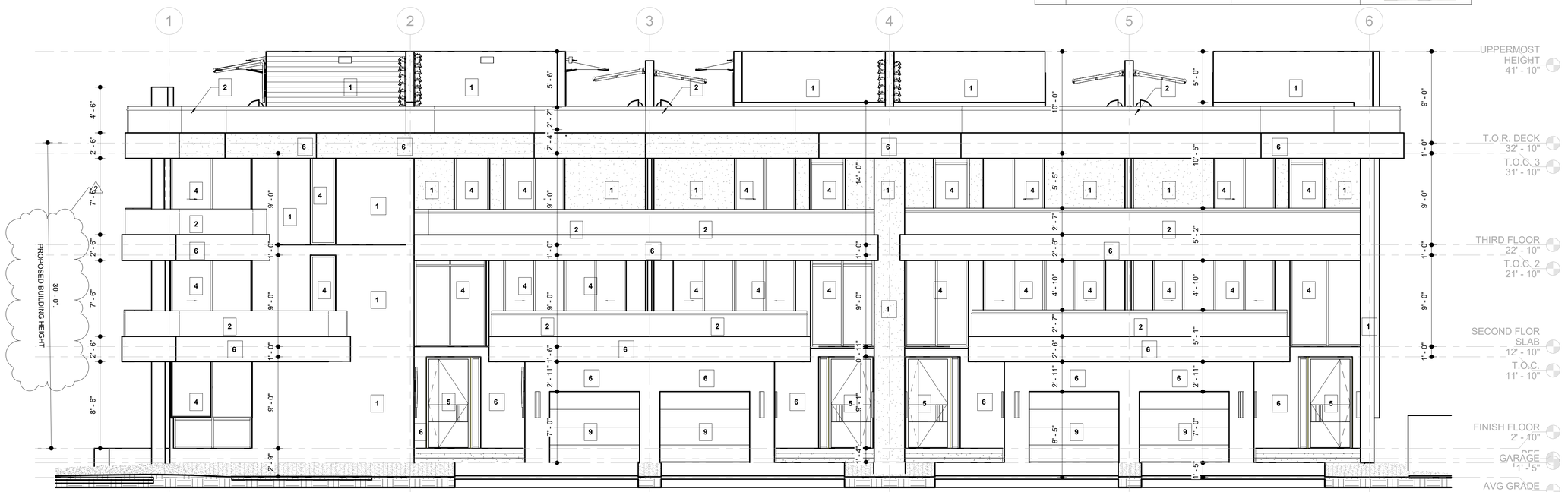
ARCHITECT



5 **RIGHT ELEVATION**
3/16" = 1'-0"

EXTERIOR FACADES FINISH SCHEDULE

No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	RAILINGS	TEMPERED OR LAMINATED GLASS RAILINGS	BRONZE COLOR LAMNATED OR TEMPERED GLASS W/ BRONZE COLOR ALUMINUM TOP RAIL	
3	BALCONY ACCENT TRELLIS	POWDER COATED ALUMINUM TUBING TRELLIS	WOOD PATTERN POWDER COATED NATURAL OAK COLOR AS PER MANUF.	
4	GLAZING	COLORED GLAZING / TINTED FLOAT (LIGHT REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	
5	FRONT DOOR	WOOD PIVOT DOOR W/ SIDELITES W/ BIOMETRIC SECURITY SYSTEM	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
6	FACADE ACCENTS / TILING	TRAVERTINE MARBLE TILING CLADDING	TRAVERTINE MARBLE TILES	
7	TERRACE RAILING	ALUMINUM RAILING W/ CABLES	BRONZE COLOR POWDER COATED ALUMINUM RAILING W/ S/S CABLES	
8	SITE & PRIVACY FENCE	WOOD SLATS W/ METAL FRAME AS PER MANUF. SPECS	WOOD SLATS AND BLACK METAL POSTS	
9	GARAGE DOOR	OVERHEAD WOOD GARAGE DOOR	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
10	EXTERIOR AREAS CEILING	PVC SLATS CEILING	PVC - OAK WOOD COLOR AS PER MANUF.	



1 **FRONT ELEVATION**
3/16" = 1'-0"

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SOUTH & WEST ELEVATIONS

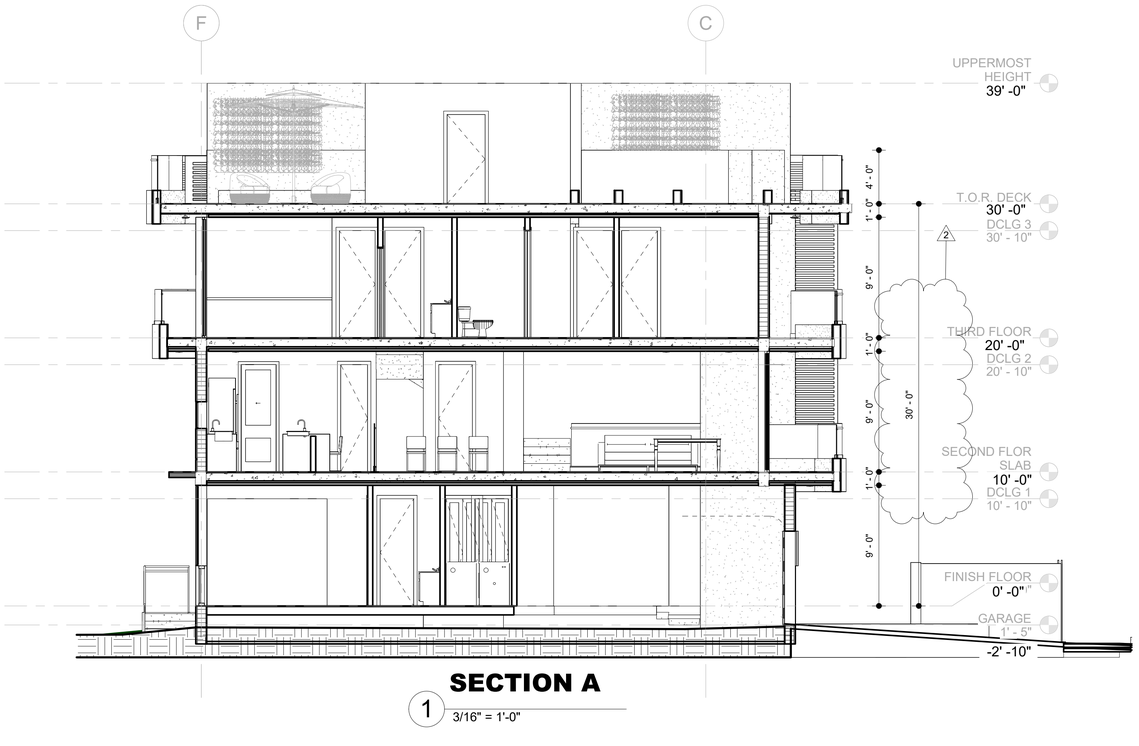
ZONING SET

SHEET

A104

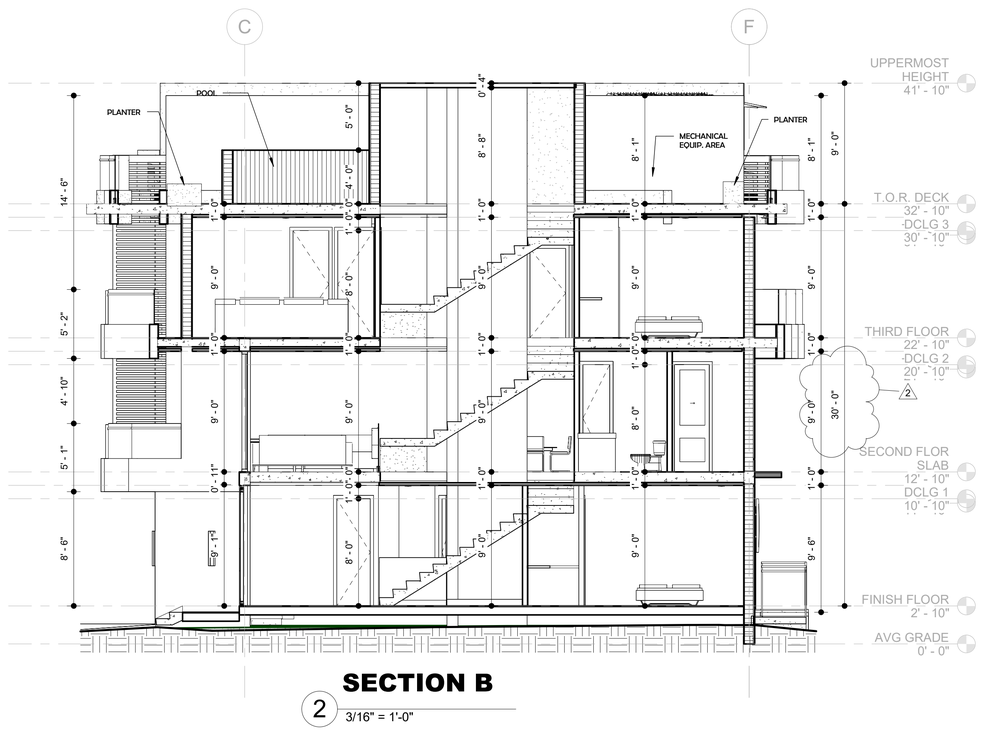
OF

ARCHITECT



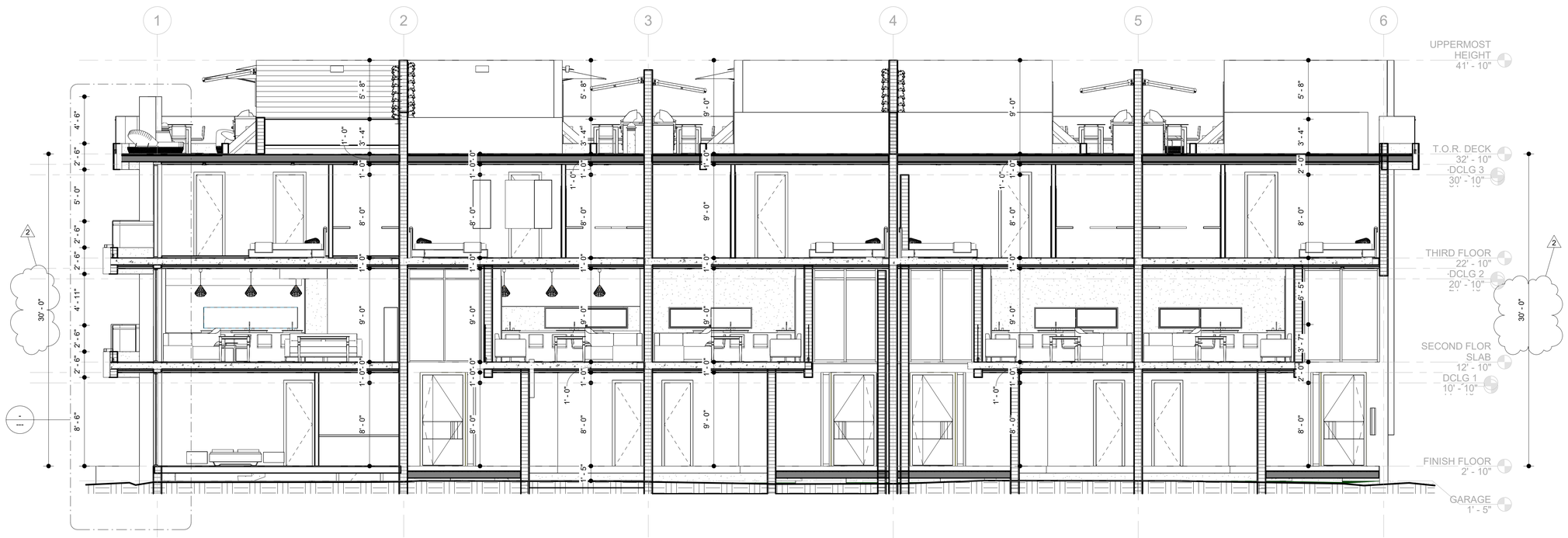
SECTION A

1 3/16" = 1'-0"



SECTION B

2 3/16" = 1'-0"



SECTION C

3 3/16" = 1'-0"

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ORLANDO CASTRO
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4. DRC COMMENTS 03/11/25

BUILDING SECTIONS

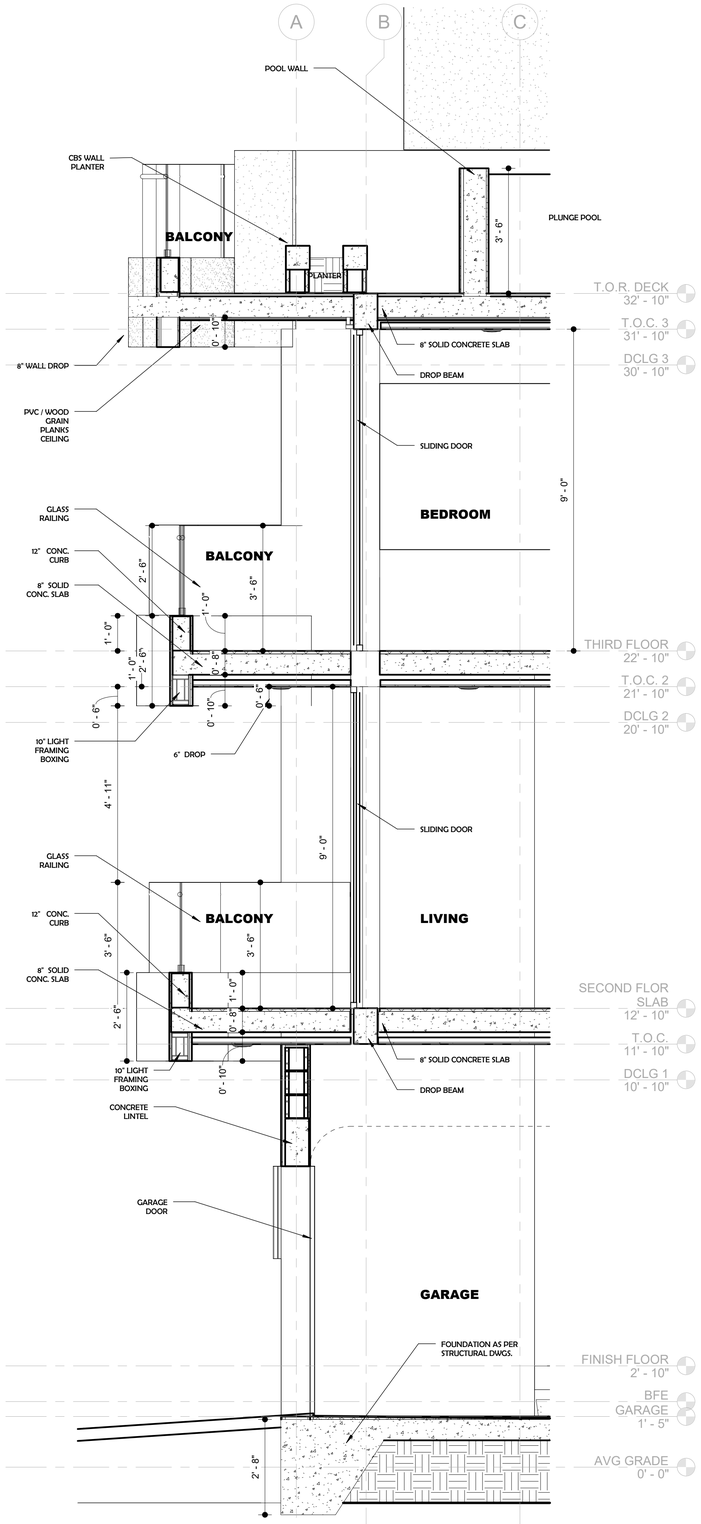
ZONING SET

SHEET

A105

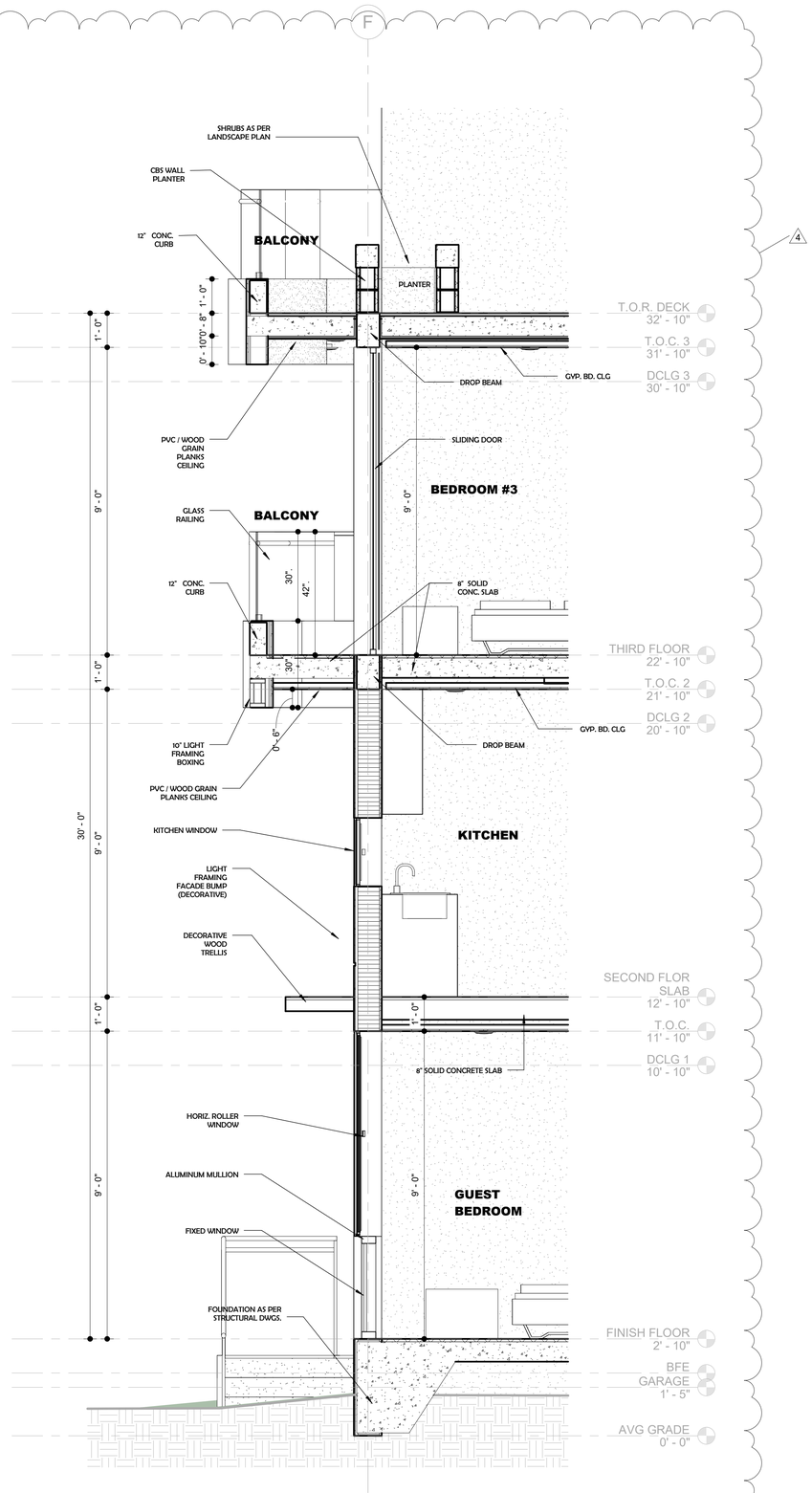
OF

ARCHITECT



TYP. WALL SECTION

1 1/2" = 1'-0"



REAR WALL SECTION

2 1/2" = 1'-0"

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WALL SECTIONS

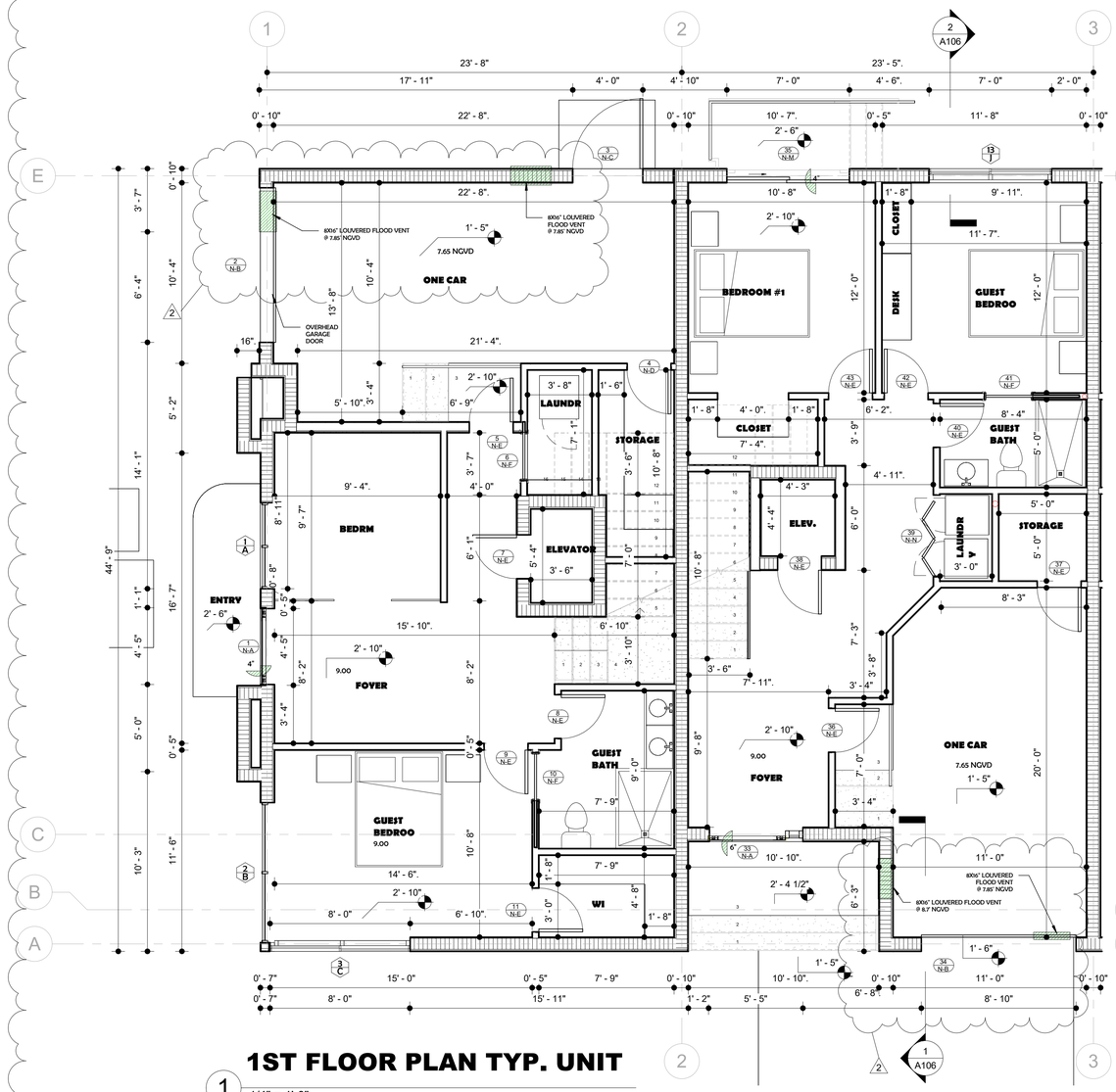
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SHEET

A106

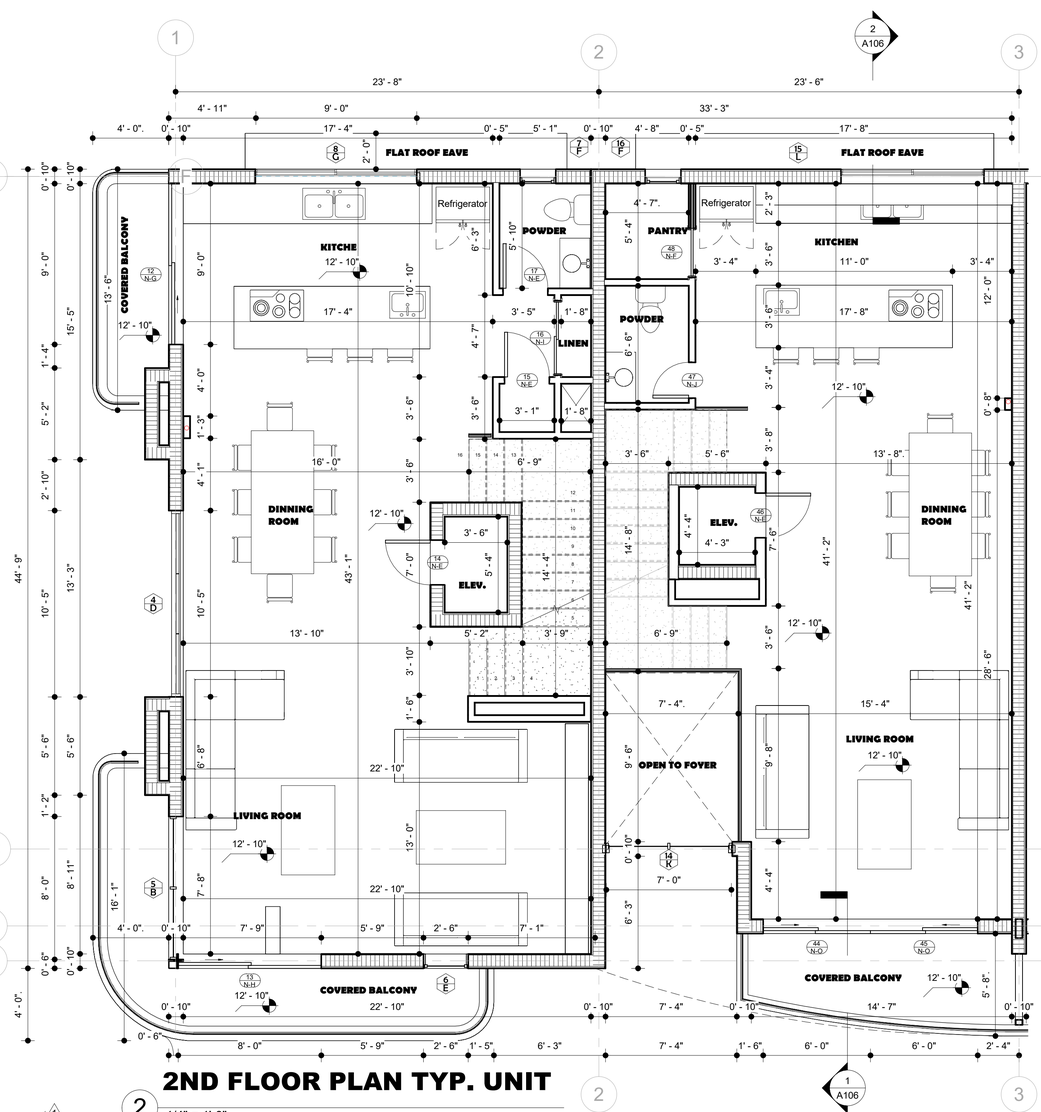
OF

ARCHITECT



1ST FLOOR PLAN TYP. UNIT

1 1/4" = 1'-0"



2ND FLOOR PLAN TYP. UNIT

2 1/4" = 1'-0"

DOOR SCHEDULE

Type Mark	Mark	Count	Height	Width	Wind pressures required	Wind pressures (NOA)	NOA	Comments
N-A	1	1	9' - 0"	4' - 4 1/16"	+51.08 / -55.84	+80.0 / -80.0	NOA 23-0714.09	EXTERIOR
N-B	2	1	7' - 0"	8' - 10"	+49.54 / -54.31	+51.9 / -58.9	NOA 23-1114.14	EXTERIOR
N-C	3	1	10' - 0"	4' - 0"	+51.12 / -55.88	+80.0 / -80.0	NOA 23-0714.09	EXTERIOR
N-D	4	1	6' - 8"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-E	5	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-F	6	1	8' - 0"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-E	7	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-E	8	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-E	9	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-F	10	1	8' - 0"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-E	11	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-G	12	1	9' - 0"	9' - 0"	+48.54 / -53.31	+65.0 / -65.0	NOA 23-0714.12	EXTERIOR
N-H	13	1	9' - 0"	8' - 0"	+48.98 / -53.74	+65.0 / -65.0	NOA 23-0714.12	EXTERIOR
N-E	14	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-E	15	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-I	16	1	6' - 8"	4' - 0"	N.A	N.A	N.A	INTERIOR
N-E	17	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR

THIS SCHEDULES LISTS THE DOORS FOR UNIT 1

DOOR SCHEDULE

Type Mark	Mark	Count	Height	Width	Wind pressures required	Wind pressures (NOA)	NOA	Comments
N-G	18	1	9' - 0"	9' - 0"	+48.54 / -53.31	+65.0 / -65.0	NOA 23-0714.12	EXTERIOR
N-H	19	1	9' - 0"	8' - 0"	+48.98 / -53.74	+65.0 / -65.0	NOA 23-0714.12	EXTERIOR
N-G	20	1	9' - 0"	9' - 0"	+48.54 / -53.31	+65.0 / -65.0	NOA 23-0714.12	EXTERIOR
N-F	21	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-P	22	1	8' - 0"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-E	23	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-K	24	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-J	25	1	6' - 8"	2' - 0"	N.A	N.A	N.A	INTERIOR
N-K	26	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-F	27	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-K	28	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-K	29	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-E	30	1	8' - 0"	2' - 6"	N.A	N.A	N.A	INTERIOR
N-K	31	1	6' - 8"	2' - 8"	N.A	N.A	N.A	INTERIOR
N-L	32	1	6' - 8"	2' - 10"	+53.88 / -58.64	+80.0 / -80.0	NOA 23-0714.09	EXTERIOR

Grand total: 32

WINDOWS SCHEDULE

Type Mark	Mark	Count	Height	Width	Wind Pressure required	Wind Pressure (NOA)	NOA	Comments
A	1	1	9' - 0"	4' - 11"	+36.79 / -40.26	+80.0 / -80.0	NOA 22-1227.03	EXTERIOR
B	2	1	9' - 0"	8' - 0"	+30.80 / -34.27	+62.2 / -62.2	NOA 22-1227.03	EXTERIOR
C	3	1	6' - 0"	8' - 0"	+40.97 / -44.44	+75.0 / -76.5	NOA 23-0103.02	EXTERIOR
D	4	1	9' - 0"	10' - 5"	+33.56 / -37.04	+80.0 / -80.0	NOA 22-1227.03	EXTERIOR
B	5	1	9' - 0"	8' - 0"	+33.56 / -37.04	+62.2 / -62.2	NOA 22-1227.03	EXTERIOR
E	6	1	9' - 0"	2' - 6"	+40.97 / -44.44	+60.0 / -80.0	NOA 22-0105.01	EXTERIOR
F	7	1	5' - 0"	2' - 0"	+37.50 / -40.98	+60.0 / -80.0	NOA 23-0714.15	EXTERIOR
G	8	1	2' - 0"	9' - 0"	+32.96 / -36.43	+75.0 / -80.0	NOA 23-0103.02	EXTERIOR
H	9	1	5' - 6"	2' - 4"	+39.40 / -42.88	+60.0 / -80.0	NOA 22-0105.01	EXTERIOR
I	10	1	5' - 6"	10' - 5"	+39.40 / -42.88	+80.0 / -80.0	NOA 22-1227.03	EXTERIOR
B	11	1	9' - 0"	8' - 0"	+30.80 / -34.27	+80.0 / -80.0	NOA 22-1227.03	EXTERIOR
E	12	1	9' - 0"	2' - 6"	+40.97 / -44.44	+60.0 / -80.0	NOA 22-0105.01	EXTERIOR
J	13	1	6' - 0"	7' - 0"	+50.94 / -55.70	+75.0 / -76.5	NOA 23-0103.02	EXTERIOR
K	14	1	9' - 0"	7' - 0"	+49.46 / -54.22	+80.0 / -80.0	NOA 22-1227.03	EXTERIOR
L	15	1	2' - 0"	8' - 0"	+54.47 / -59.23	+75.0 / -80.0	NOA 23-0103.02	EXTERIOR
F	16	1	5' - 0"	2' - 0"	+40.97 / -44.44	+60.0 / -80.0	NOA 23-0714.15	EXTERIOR
M	17	1	9' - 0"	3' - 6"	+51.99 / -56.76	+80.0 / -80.0	NOA 22-1227.03	EXTERIOR

WINDOWS NUMBERED 1-12 BELONG TO UNIT 1 & WINDOWS 13-17 BELONG TO UNITS 2-5

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DRAWN BY:	NPB
CHECKED BY:	O.C.S.

REVISIONS

1. CITY COMMENTS 11/26/24
2. DRC COMMENTS 12/17/24
3. DRC COMMENTS 12/31/24
4. DRC COMMENTS 03/11/25

FLOOR PLAN PER UNIT

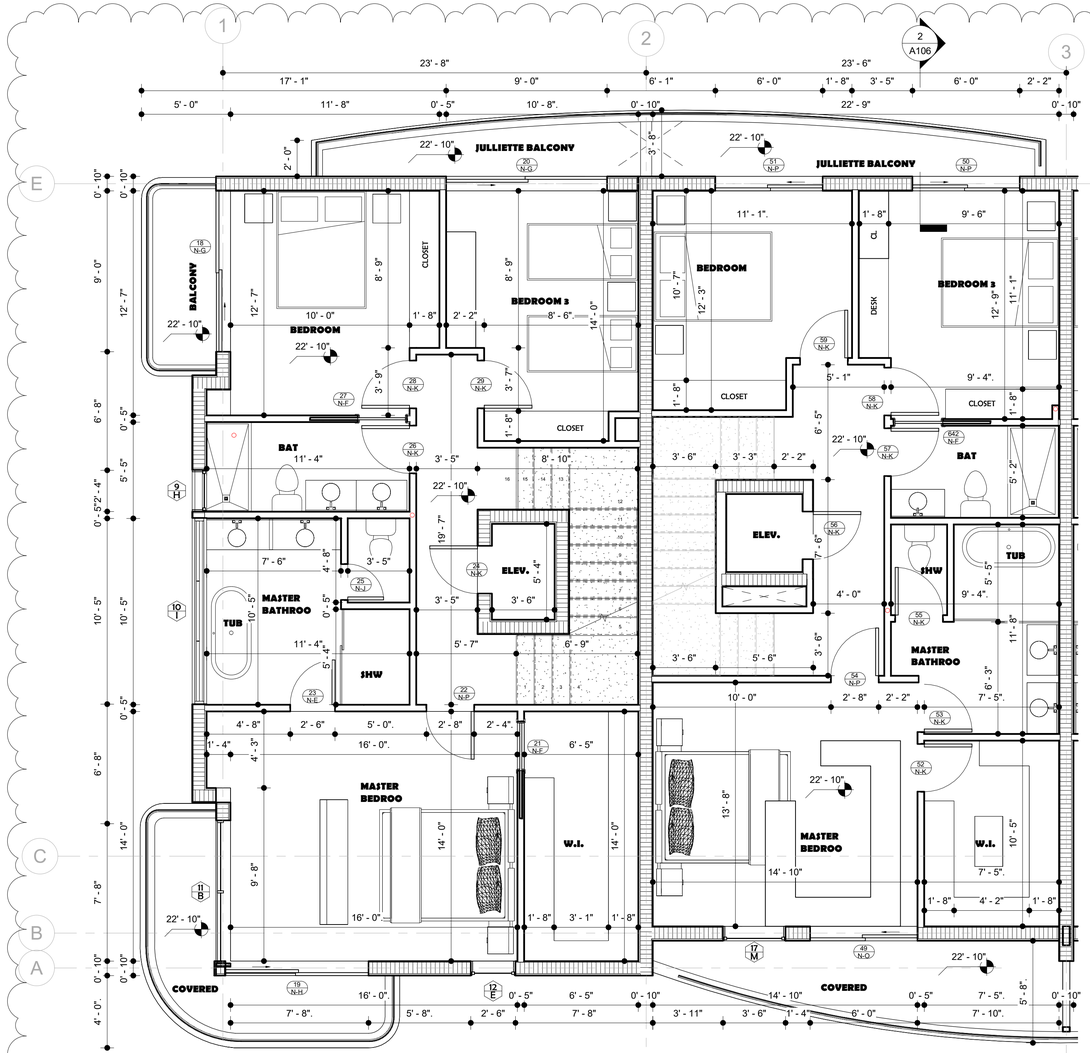
ZONING SET

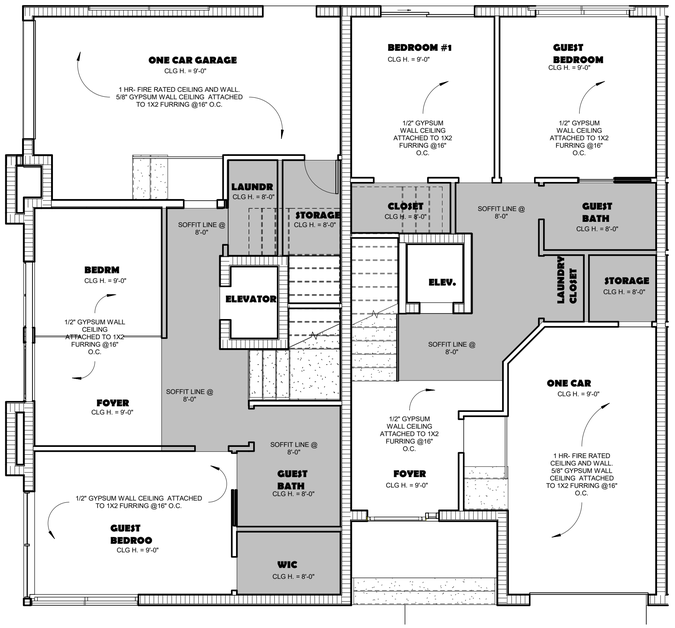
SHEET

A107

OF

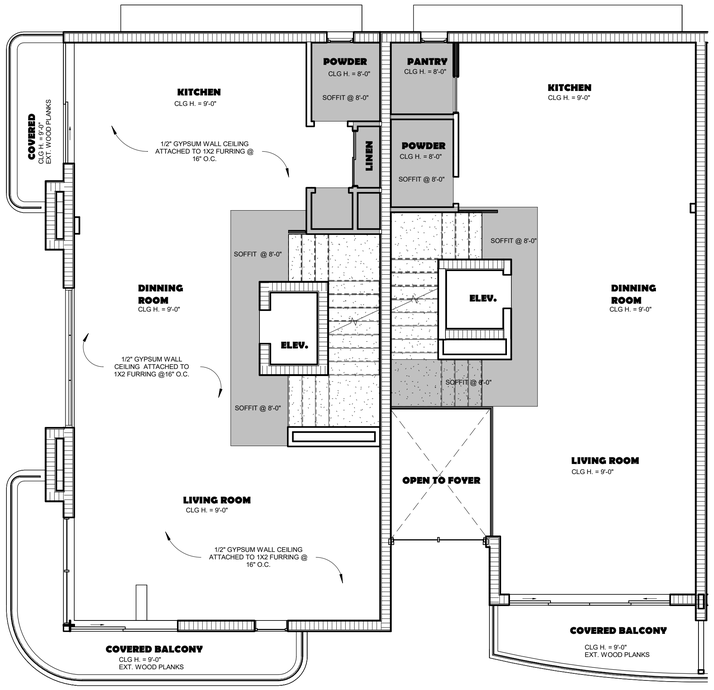
ARCHITECT


JULLIETTE BALCONY
JULLIETTE BALCONY
BALCONY
BEDROOM
BEDROOM 2
BEDROOM
BEDROOM 3
CLOSET
DESK
BAT
MASTER BATHROO
TUB
SHW
ELEV.
MASTER BEDROO
W.I.
COVERED
23' - 8"
17' - 1"
9' - 0"
6' - 1"
6' - 0"
1' - 8"
3' - 5"
6' - 0"
2' - 2"
5' - 0"
11' - 8"
0' - 5"
10' - 8".
0' - 10"
22' - 9"
0' - 10"
22' - 10"
22' - 10"
11' - 1".
1' - 8"
9' - 6"
9' - 4".
5' - 1"
3' - 6"
3' - 3"
2' - 2"
4' - 0"
2' - 8"
2' - 2"
7' - 5".
10' - 0"
5' - 6"
3' - 6"
5' - 7"
6' - 9"
4' - 8"
2' - 6"
5' - 0".
2' - 8"
2' - 4".
1' - 4"
4' - 3"
16' - 0".
6' - 5"
22' - 10"
14' - 10"
1' - 8"
4' - 2"
1' - 8"
22' - 10"
7' - 8".
5' - 8".
2' - 6"
7' - 8"
3' - 11"
3' - 6"
1' - 4"
6' - 0"
7' - 10".
5' - 8"
0' - 10"
4' - 0"
14' - 0"
9' - 8"
7' - 8"
6' - 8"
0' - 5"
5' - 5"
10' - 5"
12' - 7"
8' - 9"
10' - 0"
1' - 8"
2' - 2"
8' - 6"
14' - 0"
3' - 9"
3' - 7"
1' - 8"
3' - 5"
8' - 10"
19' - 7"
7' - 6"
4' - 8"
3' - 5"
5' - 4"
3' - 6"
11' - 4"
5' - 4"
10' - 7"
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3' - 6"
11' - 8"
6' - 3"
5' - 5"
9' - 4".
4' - 0"
7' - 6"
13' - 8"
14' - 0"
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16' - 0"
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7' - 5".
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6' - 5"
0' - 10"
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2' - 9"
11' - 1"
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2' - 2"
1' - 8"
3' - 5"
1' - 8"
1' - 8"
1' - 8



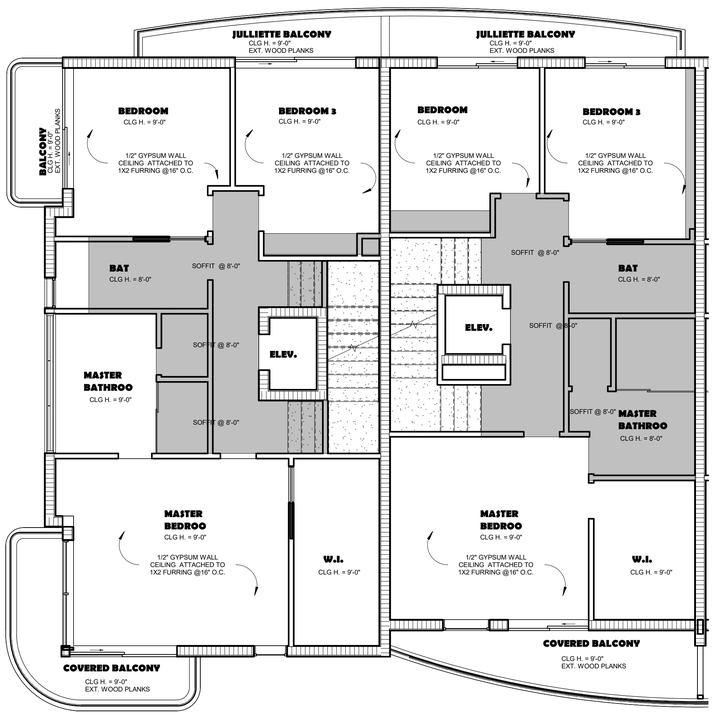
RCP 1ST FLOOR PLAN

1 3/16" = 1'-0"



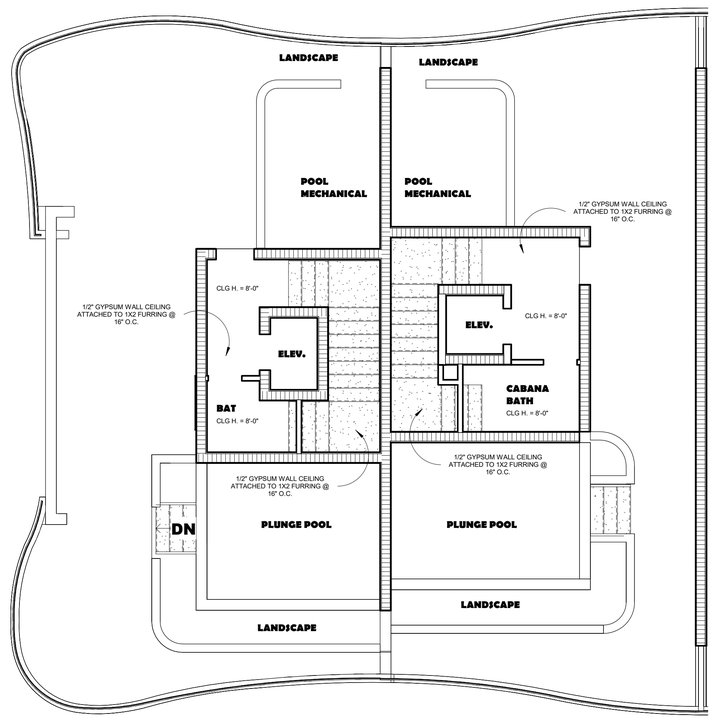
RCP 2ND FLOOR PLAN

2 3/16" = 1'-0"



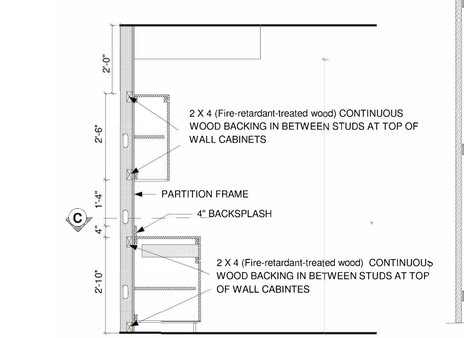
RCP 3RD FLOOR PLAN

3 3/16" = 1'-0"



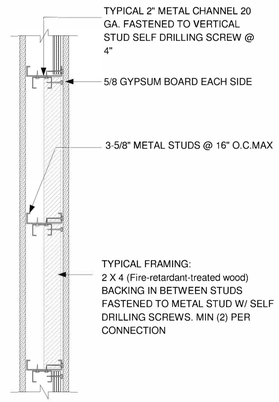
RCP TERRACE FLOOR PLAN

4 3/16" = 1'-0"



STRUCTURAL SECTION

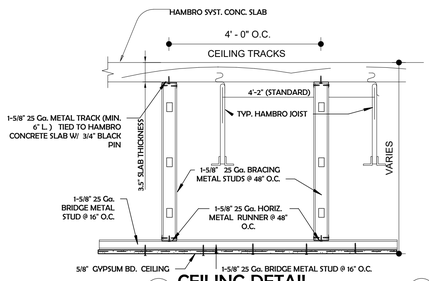
Scale 1/2" = 1'0"



SECTION -C-

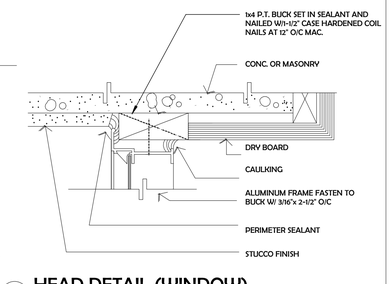
6 PARTITION BACKING DETAIL

1/2" = 1'-0"



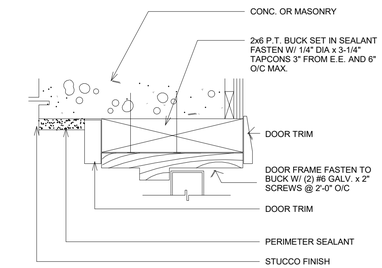
5 CEILING DETAIL.

1" = 1'-0"



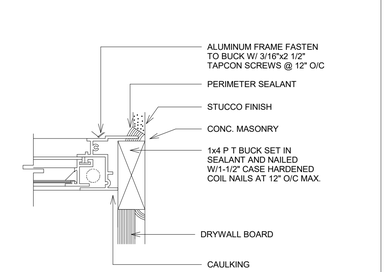
7 HEAD DETAIL (WINDOW)

3" = 1'-0"



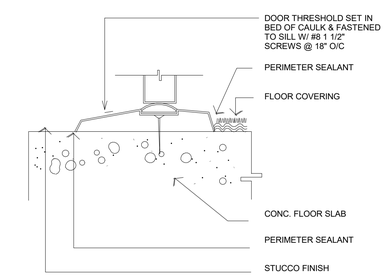
8 HEAD/JAMB DETAIL (DOOR)

3" = 1'-0"



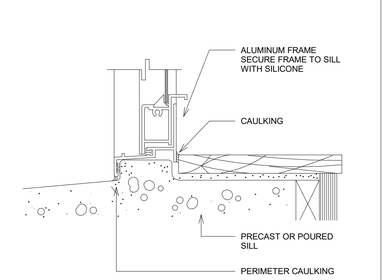
9 JAMB DETAIL (WINDOW)

3" = 1'-0"



10 SILL DETAIL (DOOR)

3" = 1'-0"



11 SILL DETAIL (WINDOW)

3" = 1'-0"

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CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:

BAY HARBOR MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530
ADDRESS: 9039 WEST SUNRISE BLVD PLANTATION FL. 33322
PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	12-05-2024
DRAWN BY:	NPB
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REVISIONS

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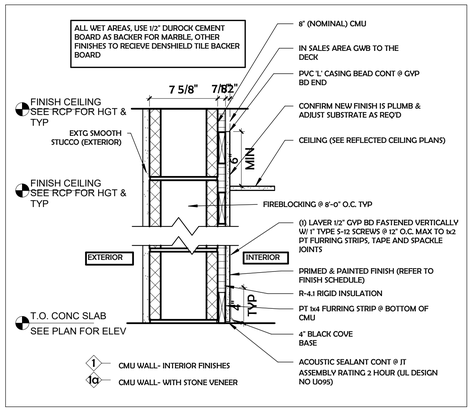
REFLECT. CLG PLAN & DETAILS

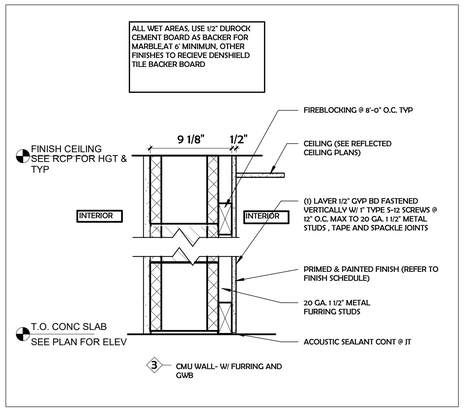
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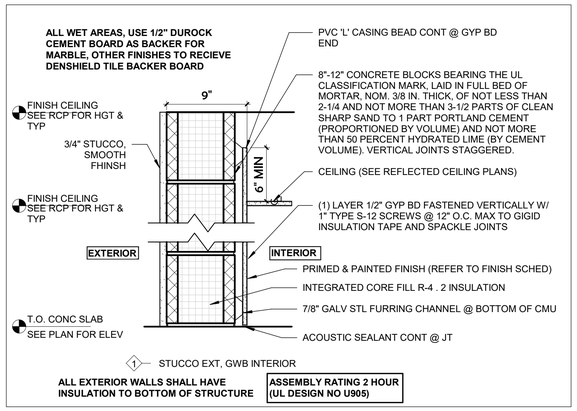
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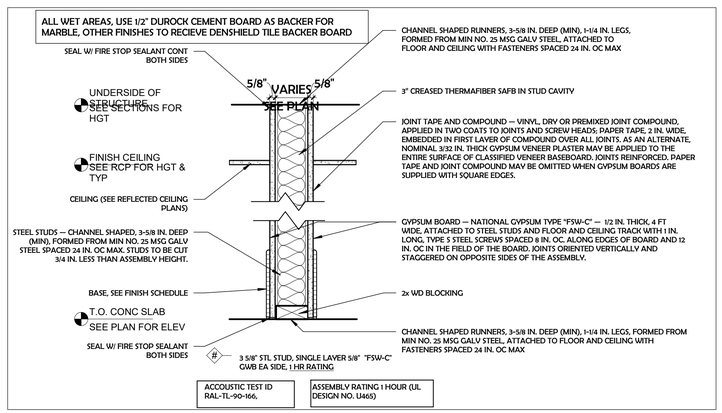
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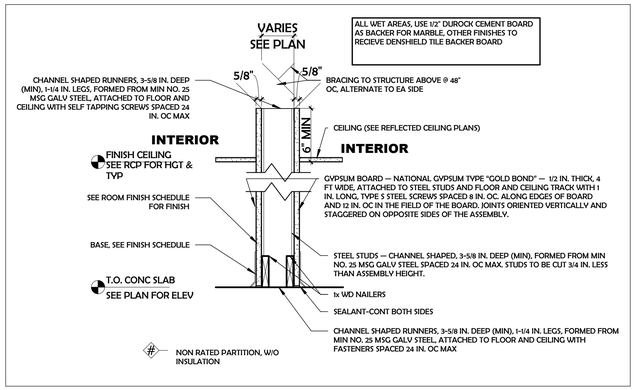
ARCHITECT

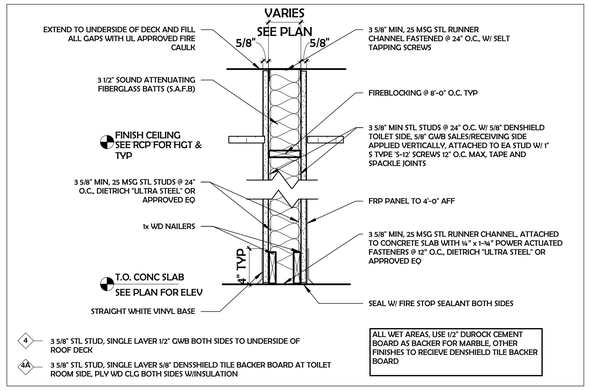




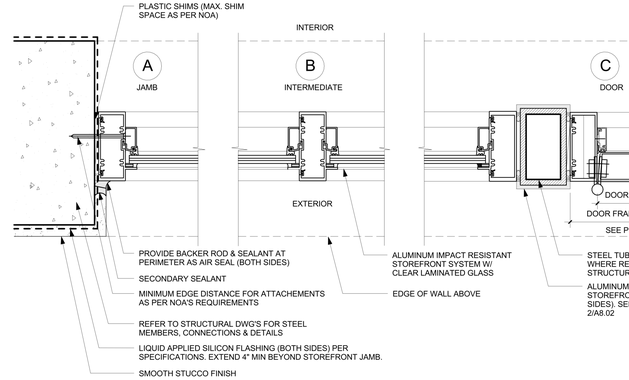




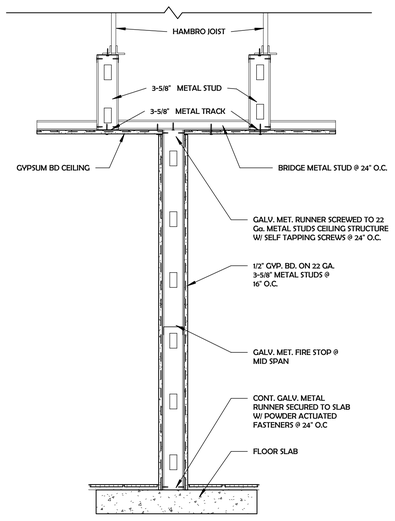




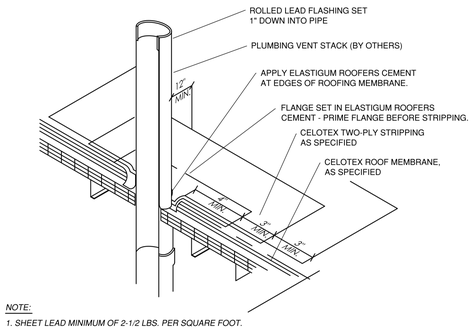
1. WALL TYPES
1 1/2" = 1'-0"



2 TYP. STOREFRONT JAMB INTERMEDIATE DOOR DET.
1" = 1'-0"

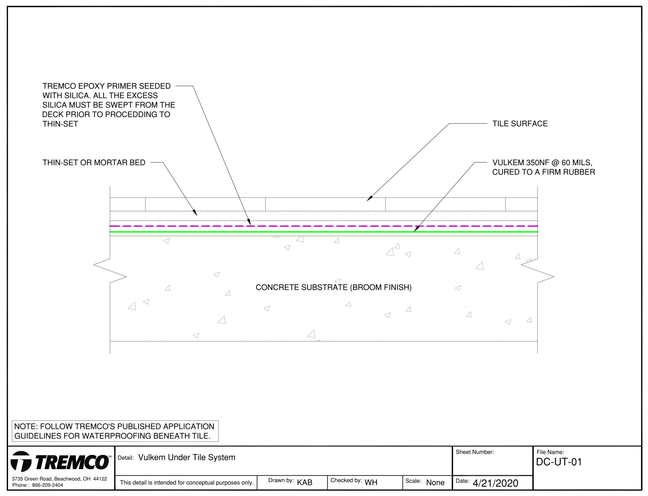


3. INTERIOR PARTITION TYP
1" = 1'-0"



NOTE:
1. SHEET LEAD MINIMUM OF 2-1/2 LBS. PER SQUARE FOOT.

V.T.R./PIPE FLASHING DETAIL
N.T.S.



TERRACES IMPERMEAB. DETAIL

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9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:
BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530
ADDRESS: 9039 WEST SUNRISE BLVD PLANTATION FL. 33322
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EMAIL america.gcs@hotmail.com

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REVISIONS

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2. DRC COMMENTS 12/17/24
3. DRC COMMENTS 12/31/24
4. DRC COMMENTS 03/11/25

WALL DETAILS

SHEET
A110

OF

ARCHITECT









EXISTING





PROPOSED

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PERSPECTIVES

SHEET

A111

OF

ARCHITECT









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33154

PROJECT:

BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
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4. DRC COMMENTS 03/11/25
5. DRC COMMENTS 03/25/25

PROPOSED VIEWS

SHEET

A112

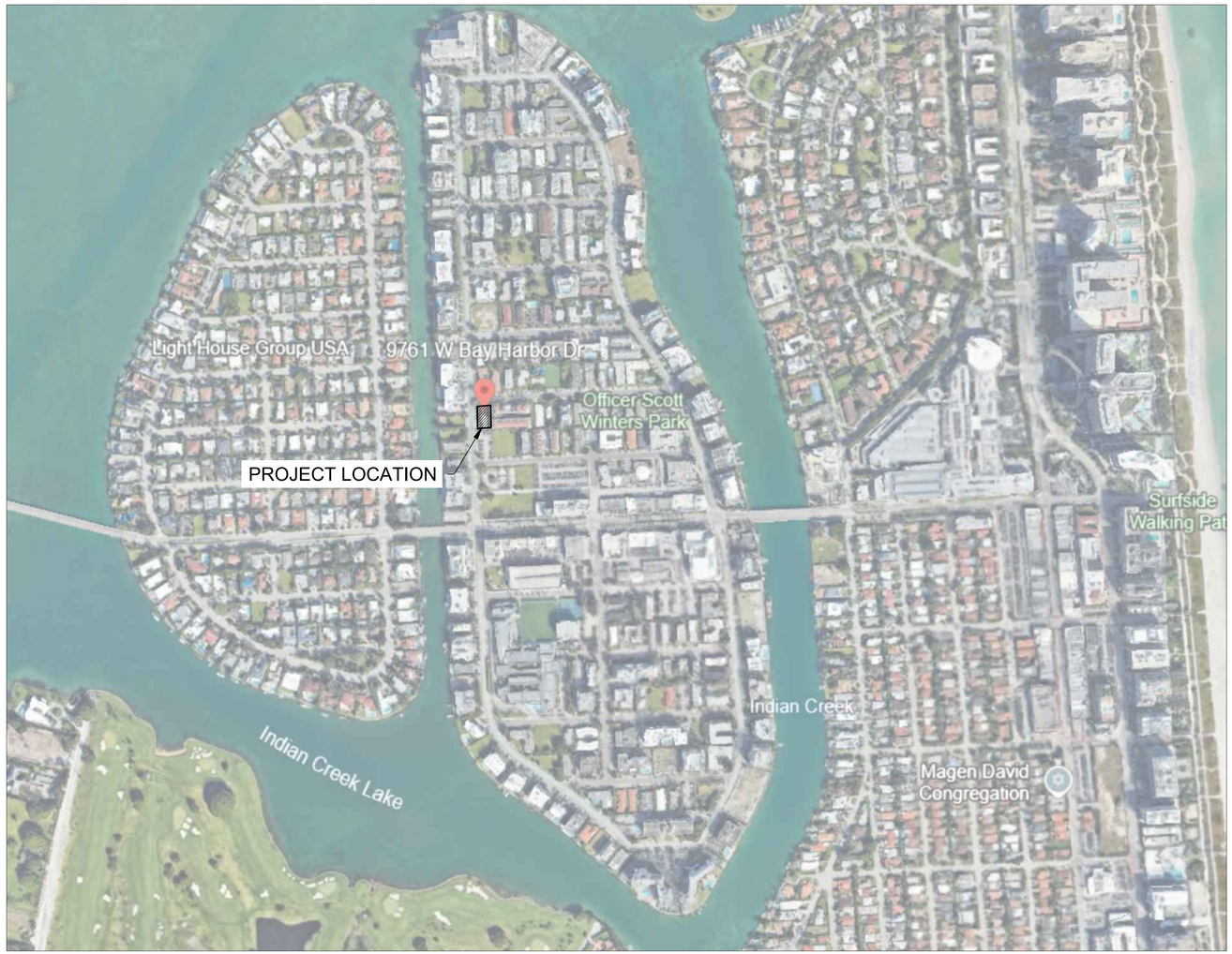
OF

ARCHITECT

9761 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA

SJE PROJECT No. 24148



LOCATION MAP

KEY SHEET

SHEET C-1	COVER SHEET
SHEET C-2	SPECIFICATIONS
SHEET C-3	PAVING, GRADING, DRAINAGE PLAN
SHEET C-4	WATER AND SEWER PLAN
SHEET C-5	WATER AND SEWER DETAILS
SHEET C-6	POLLUTION CONTROL PLAN
SHEET C-7	POLLUTION CONTROL DETAILS

REVISIONS

NO.	DATE	REMARKS	BY

STORMWATER ENGINEERING, INC.
SJE
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph. (561)242-0028 • Fax (561)242-0109 • stormwater@gmail.com

COVER SHEET
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

24148-0224 Cover Sheet.dwg

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This Drawing Is Provided For Informational Purposes Unless Signed And Sealed By A Florida Registered Professional Engineer Representing Stormwater Engineering, Inc.

Daniel Rey, P.E.
License # 81248
C.A. 00009484

SJE19-AC3 2/24/2025 11:52 AM

DATE	02/24/2025
DRAWN	PL
CHECKED (1)	
CHECKED (2)	
PROJECT MANAGER	DR

SHEET NO. C-1 / 7

JOB NO. 24148

SPECIFICATIONS

9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

I. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCE MANAGEMENT AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE EXCEPT WITHIN DEPARTMENT OF TRANSPORTATION D.O.T.) R/W WHEREIN FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) GOVERNS. IN THE EVENT OF A CONFLICT BAY HARBOR ISLAND PUBLIC WORKS SPECIFICATIONS WILL GOVERN.

B. ALL CONSTRUCTION SHALL BE COMPLETED IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH DEPARTMENT REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. BAY HARBOR ISLAND PUBLIC WORKS DEPTARMENT WATER AND SEWER SPECIFICATIONS SHALL DICTATE WHEN IN CONFLICT WITH ANY OF THE FOLLOWING SPECIFICATIONS.

E. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (2023) AND "STANDARD SPECIFICATIONS" (2023).

F. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR CONSTRUCTION INSPECTION AND SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC (M.O.T.) PLAN FOR THE PROJECT CONFORMS WITH THE FDOT STANDARD INDEX NO. 600, OR APPLICABLE INDEX FOR WORK BEING PERFORMED. THE CONTRACTOR SHALL INSURE THE M.O.T. PLAN IS IMPLEMENTED EXACTLY AS APPROVED.

II. PRECONSTRUCTION RESPONSIBILITIES

A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

B. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA, INC. CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION, CALL 1-800-432-4770.

C. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED).

D. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. THE CONTRACTOR SHALL VERIFY, IF POSSIBLE, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

E. THE CONTRACTOR MUST CALL BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE D.O.T. R/W TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.

III. GENERAL CONSTRUCTION NOTES

A. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM BAY HARBOR ISLAND PUBLIC WORKS.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, MOVING AND RELOCATING OR REPLACING ALL WATER SERVICES OR SEWER LATERALS WHICH ARE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN FOR WATER SERVICE AND WASTEWATER SERVICE DISRUPTION FOR APPROVAL 7 (SEVEN) CALENDAR DAYS PRIOR TO THE ANTICIPATED DISRUPTION. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 48 HOURS IN ADVANCE OF ANY WORK ON THEIR SERVICES. THIS WORK SHALL BE CONSIDERED INCIDENTAL.

C. THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. ALL PLAN LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTOR IS TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AND ALL OTHER PARTICIPATING UTILITIES A FULL BUSINESS DAYS PRIOR TO CONSTRUCTION FOR FIELD MARKUP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.

D. THE CONTRACTOR MUST INFORM BAY HARBOR ISLAND PUBLIC WORKS AT LEAST 48-HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR CLARIFICATION BY THE CITY.

E. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF BAY HARBOR ISLAND PUBLIC WORKS AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPARTMENT.

F. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE EXISTING RIGHTS-OF-WAY.

G. IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN THIN LINES. NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.

H. ALL WORK WITHIN STATE DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH FDOT SPECIFICATIONS AND PERMIT REQUIREMENTS.

I. ALL WORK WITHIN MIAMI DADE COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE MIAMI DADE COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS.

J. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CITY, COUNTY AND STATE REGULATIONS PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.

K. CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC (MOT) PLANS TO FDOT, CITY OF FORT LAUDERDALE, BROWARD COUNTY AS REQUIRED FOR WORK TO BE DONE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK. SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

L. STATIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ESTABLISHED BASELINE AND SHALL NOT BE CONSIDERED AS DISTANCES OR AS A MEASURE OF THE LINEAR FOOTAGE OF PIPE TO BE INSTALLED.

M. THE GENERAL INTENT IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY. ALL LATERAL LOCATIONS SHALL BE FIELD ADJUSTED.

N. CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.

O. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

P. TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.

Q. CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, RESIDENTIAL AND COMMERCIAL SPRINKLER LINES, CONDUIT, CABLES, ETC. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

R. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR WHEN REQUIRED FOR PUBLIC SAFETY.

S. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF WORK, FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

T. LOCATION OF AIR RELEASE VALVES MAY BE FIELD ADJUSTED BY THE ENGINEER OR BAY HARBOR ISLAND PUBLIC WORKS AS NECESSARY.

U. CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAYED WITH ASPHALT.

V. EXISTING TRAFFIC SIGNS SHALL BE RESET UPON COMPLETION PER FDOT STANDARDS. COST SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED TRAFFIC SIGNAL LOOPS PER MIAMI DADE COUNTY TRAFFIC ENGINEERING SPECIFICATIONS; COST SHALL BE INCIDENTAL.

W. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT AND PAVEMENT MARKINGS/SIGNAGE TO ORIGINAL PRE-CONSTRUCTION CONDITION OR AS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS. THIS WORK SHALL BE CONSIDERED INCIDENTAL.

X. ALL CONSTRUCTION WITHIN FDOT R/W MUST CONFORM WITH FDOT SPECIFICATIONS, STANDARDS, AND PERMIT REQUIREMENTS. NO WORK SHALL COMMENCE WITHIN FDOT R/W'S WITHOUT AN FDOT PERMIT. FULL LANE WIDTH RESTORATION TO MATCH EXISTING PAVEMENT SECTION IS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS FOR PROPOSED WORK WITHIN FDOT R/W.

Y. SEWER LATERALS SHALL BE PROVIDED FOR EACH PROPERTY. MISSING SEPTIC TANKS (NOT SHOWN ON SEWER LATERALS SERVICES PLAN) WILL BE FIELD LOCATED AS CONSTRUCTION PROGRESSES AND THE FINAL LATERAL LOCATION (AND TYPE) WILL BE THEN DETERMINED WITH THE APPROVAL OF THE ENGINEER/CITY. SEPTIC TANK LOCATIONS SHOWN IN PLANS ARE APPROXIMATE, BASED ON RESIDENTS SEWER LATERAL QUESTIONNAIRES PROVIDED BY THE CITY.

Z. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS BEFORE STARTING CONSTRUCTION.

AA. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929.

IV. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY BAY HARBOR PUBLIC WORKS ENGINEERING DEPARTMENT AND UTILITIES DEPARTMENT, THE ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:
1. CLEARING AND FILLING
2. STORM DRAINAGE SYSTEM
3. SEWAGE COLLECTION SYSTEM
4. WATER DISTRIBUTION SYSTEM
5. SUBGRADE
6. LIMEROCK BASE
7. ASPHALTIC CONCRETE
8. FINAL

V. SHOP DRAWINGS

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND BAY HARBOR ISLAND PUBLIC WORKS FOR THE FOLLOWING: SANITARY MANHOLES, STORM DRAIN MANHOLES, CATCH BASINS, PIPING, VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

VI. TEMPORARY FACILITIES

A. TEMPORARY FACILITIES:

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

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC (M.O.T.) IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD INDEX NO. 600.
2. ALL OPEN TRENCHES AND EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OR RESPECTIVE GOVERNING AGENCY
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, TO PROVIDE TEMPORARY PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

VII. WATER DISTRIBUTION SYSTEM

PIPE D.I.P.

A. DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I./ A.W.W.A. C-151/A 21.51-02 AND LINED AND COATED PER A.N.S.I./A.W.W.A. C-104/A-214-03. 20" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE CLASS 250.

B. ALL DIP SHALL HAVE ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION AND IT SHALL BE USED ONLY IF AS DETERMINED BY THE DESIGN ENGINEER, BASED ON FIELD CONDITIONS.

C. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C-600-99, OR LATEST REVISION.

PIPE - P.V.C.

D. ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE, CONFORMING TO A.N.S.I./A.W.W.A. C-900-07', OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON PIPE O.D.

E. ALL P.V.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.V.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM". WATER DISTRIBUTION PIPE SHALL BE OF "BLUE" COLOR. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C. (FLORIDA ADMINISTRATIVE CODE).

F. DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18" ABOVE THE WATER MAIN.

G. ALL P.V.C. MAINS MUST HAVE #8 COPPER WIRE, SINGLE STRAND, PLACED ON TOP OF PIPE, SHALL BE ELECTRICALLY CONTINUOUS OVER THE ENTIRE LENGTH OF THE PIPE, AND FASTENED EVERY 10' WITH A #12 WIRE.

FITTINGS

H. FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I./A.W.W.A. C153/21.00 AND SHALL BE COATED WITH 6 TO 8 MIL THICKNESS COAL TAR EPOXY CONFORMING TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C550-05 AND C116/A21.03.

I. RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS. THRUST BLOCKS SHALL NOT BE ALLOWED.

J. RETAINER GLANDS/MECHANICAL JOINT RESTRAINT SHALL BE USED ONLY IF AUTHORIZED BY THE ENGINEER AND SHALL CONFORM TO A.N.S.I./A.W.W.A. STANDARDS C 111/A-21.11-03, OR LATEST REVISION.

K. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.

L. GLANDS SHALL BE CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.

VALVES

M. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.

N. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.

O. GATE VALVES 3" OR LESS SHALL BE NIBCO T-113 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.

P. GATE VALVES 4" OR LARGER SHALL MEET A.W.W.A. C-500-02 SPECIFICATION (LATEST REVISION). VALVES SHALL BE MUELLER CO. OR APPROVED EQUAL.

Q. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR PIPE DEPTH. ALL BOXES SHALL CONFORM WITH A.W.W.A. SPECIFICATIONS WITH A SHAFT OF NO LESS THAN 5 INCHES AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE.

HYDRANTS

R. FIRE HYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL #A-423, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.

S. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18" ABOVE FINISHED GRADE.

T. DEAD-END WATER MAINS 6" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT.

PLACEMENT

U. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" FOR P.V.C. AND 30" FOR DIP.

V. EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.

W. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS, JANUARY 1982. ROCKS OR STONES LARGER THAN 3/4" DIAMETER FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.

X. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

SEPARATION

Y. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

Z. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

FLOWABLE FILL FROM AN APPROVED VENDOR SHALL BE PLACED IN THE EXCAVATION IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS A MINIMUM THICKNESS OF LIMEROCK (18") SHALL BE COMPACTED ABOVE THE FLOWABLE FILL

AA. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY SLIP LINED WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

AB. THE PREFERRED SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET, IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 6 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER MAINS AND SEWER MAINS, ONE OF THE FOLLOWING CONDITIONS MUST BE MET. THE MINIMUM SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 3 FEET:

AC. THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

AD. THE SEWER OR FORCE MAIN IS ENCASED IN CONCRETE OR A WATERTIGHT CARRIER PIPE.

AE. BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF PRESSURE PIPE TESTED TO 150 P.S.I.

AF. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP, WITH A MINIMUM VERTICAL CLEARANCE OF 6". THE WATER MAIN SHOULD BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

AG. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

AH. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

TESTING - DISINFECTION

AI. PIPE SHALL BE TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER A.N.S.I./A.W.W.A. SPECIFICATIONS OF C-600-05.
LEAKAGE FORMULA: $Q = (LD\sqrt{P})/ 148,000$
Q = QUANTITY OF MAKEUP WATER, (IN GALLONS PER HOUR)
L = LENGTH OF PIPE SECTION BEING TESTED, (IN FEET).
D = NOMINAL DIAMETER OF THE PIPE, (IN INCHES).
P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST, (IN POUNDS PER SQUARE INCH GAUGE).

AJ. BAY HARBOR ISLAND PUBLIC WORKS PUBLIC SERVICES DEPARTMENT WILL TAKE ALL BACTERIOLOGICAL TESTS, TO BE SCHEDULED VIA INSPECTOR. IF OTHERWISE SPECIFIED IN CONTRACT DETAILED SPECIFICATION AND/OR AUTHORIZED BY THE ENGINEER OF RECORD, BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CERTIFIED ENVIRONMENTAL TESTING LABORATORY.

AK. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.

CONNECTION

AL. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF BAY HARBOR ISLAND PUBLIC WORKS.

AM. THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN CONDUCTED AND THE RESULTS ARE APPROVED AND ACCEPTED BY BAY HARBOR ISLAND PUBLIC WORKS.

SERVICE CONNECTIONS

AN. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).

AO. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I./A.W.W.A. C 111/A-21.11-00 AND A.S.T.M. A588.

AP. ALL SERVICE LINES SHALL BE SOFT COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

VIII. GRAVITY SEWER COLLECTION SYSTEM:

A. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILES ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS MAY BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

B. MATERIALS:

1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC SDR.35 PIPE CONFORMING TO ANSI/AWWA STANDARD C900-97, CLASS 150. WITH PUSH-ON RUBBER GASKET JOINTS OR DUCTILE IRON PIPE WITH EPOXY COATING, (MIN. CLASS 52), AS INDICATED ON THE DRAWINGS.
2. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4,000 PSI CONCRETE AND GRADE 60 STEEL MONOLITHICALLY POURED BASES ONLY.
3. MANHOLES ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL - NO MOULDING PLASTER.

C. INSTALLATION:

1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."
2. DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
3. SAND COATED PVC MANHOLE COUPLINGS SHALL BE GROUTED IN PLACE AT EACH PIPE CONNECTION IN THE MANHOLE WALL.
4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
6. THE ENTIRE INSIDE AND OUTSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS: FIRST COAT RED, SECOND COAT BLACK (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.
7. EXISTING SEWER SYSTEM MUST REMAIN SEPARATE FROM NEW SEWER SYSTEM WITH A WYE-NUT TYPE MECHANICAL PLUG UNTIL CERTIFICATION.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

IX. STORM DRAINAGE:

A. GENERAL:

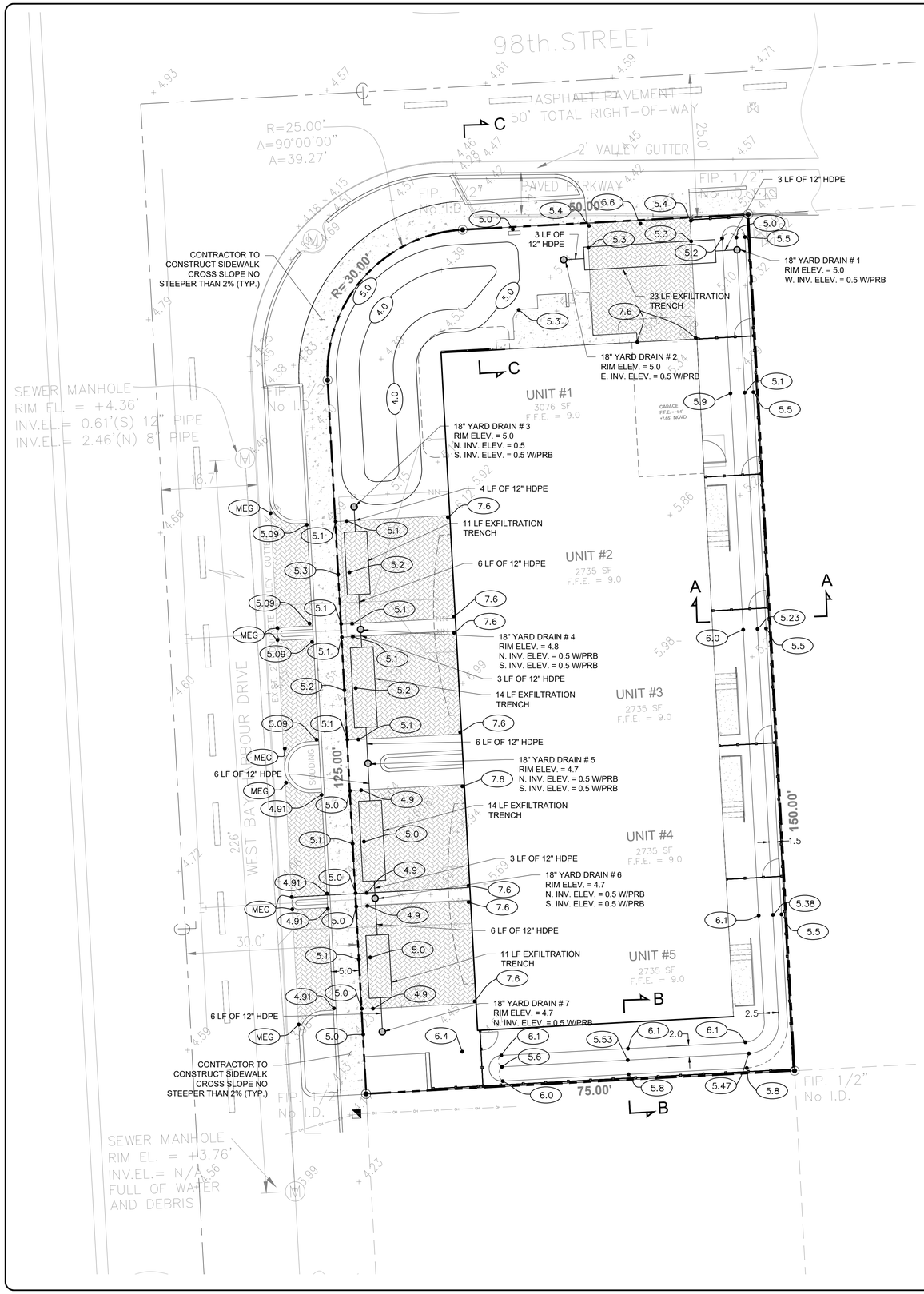
1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) OR REINFORCED CONCRETE (RCP), THE USE OF RCP PIPE FOR PUBLIC DRAINAGE CROSSINGS IS PROHIBITED.
3. CATCH BASINS, INLETS AND JUNCTION BOXES SHALL NOT BE INSTALLED IN DRIVEWAYS.
4. PRIOR TO BACKFILLING EXFILTRATION TRENCHES, DRAINAGE INLETS OR MANHOLES, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING INSPECTOR FOR AN INSPECTION.
5. DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO ACCEPTANCE BY CITY OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
6. ALL PIPES SHALL BE LAID IN DRY TRENCH. ALL MUCK OR UNSUITABLE MATERIALS IN TRENCHES, INLETS OR MANHOLES SHALL BE REMOVED AND BACKFILLED WITH SELECTED MATERIAL APPROVED BY THE ENGINEER.
7. MINIMUM COVER FOR HDPE PIPE UNDER ASPHALT SHALL BE 24" COMPACTED LIMEROCK BASE. MINIMUM COVER FOR PIPE UNDER GRASS SHALL BE 18" COMPACTED SUBGRADE.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
9. MAINTENANCE ACCESS SHALL BE PROVIDED ON BOTH SIDES OF EXFILTRATION TRENCHES IN THE FORM OF MANHOLES OR CATCH BASINS. THE MAXIMUM DISTANCE BETWEEN STORM STRUCTURES SHALL NOT EXCEED TREE HUNDRED (300) FEET).
10. ALL EXFILTRATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (SFWMD) PERMIT INFORMATION MANUAL "MANAGEMENT AND STORAGE OF SURFACE WATER", LATEST EDITION.
11. GEOTEXTILE MATERIALS USED IN THE CONSTRUCTION OF EXFILTRATION TRENCHES SHALL BE IN ACCORDANCE WITH THE CRITERIA OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" LATEST EDITION AND BAY HARBOR ISLAND PUBLIC WORKS SPECIFICATIONS.

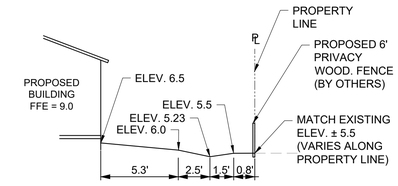
B. MATERIALS:

1. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
2. CORRUGATED ALUMINUM PIPE (C.A.P.) SHALL BE HELICAL TYPE, CONFORMING TO ASTM B209 AND AASHTO M196, AS MANUFACTURED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL. THE CORRUGATION PATTERN AND GAUGE SHALL BE AS FOLLOWS:

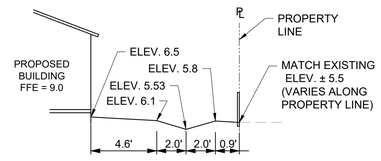
DIA.	CORRUGATION	GAUGE
12" to 21"	2 2/3" x 1/2"	16
24" to 27"	2 2/3" x 1/2"	16
30"	2 2/3" x 1/2"	14
36" to 54"	3" x 1"	14
60" to 78"	3" x 1"	12

3. PIPE COUPLINGS FOR C.A.P. SHALL BE 12" WIDE (MINIMUM) 24" FOR 60" DIAMETER OR LARGER PIPE SHALL BE OF THE SAME ALLOY AS THE PIPE MAY BE USED. GASKETS SHALL BE PRE-FORMED BUTYL, POLYURETHANE, OR OTHER MANUFACTURER SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS.
4. FIELD JOINTS IN THE PIPE SHALL BE MADE WITH ALUMINUM SPIRAL RIB PIPE FORMED FROM COILED ALUMINUM SHEETS AND SHALL CONFORM TO ASTM B2-09 AND AASHTO M196, AS APPROVED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL.
5. ALL DRAINAGE CATCH BASINS AND STRUCTURES

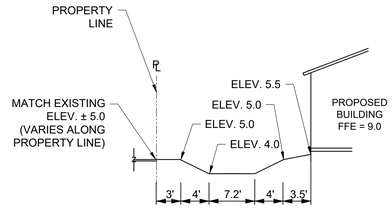




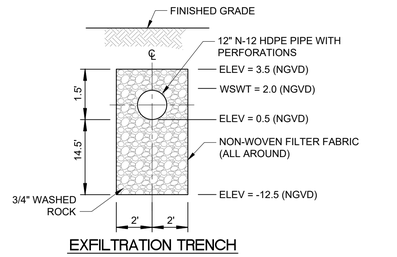
SECTION A-A



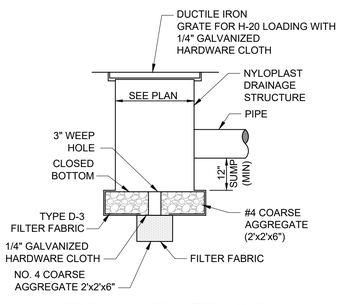
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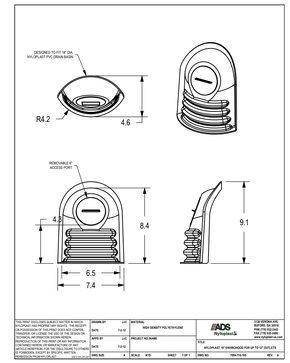
SECTION C-C

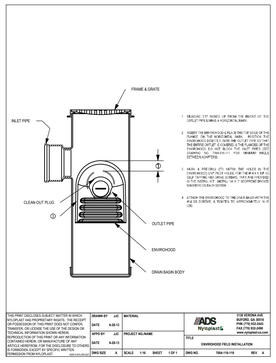


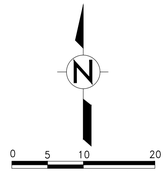
EXFILTRATION TRENCH



YARD DRAIN WITH WEEP HOLE







LEGEND

- EXISTING ELEVATIONS
- FINISHED GRADE ELEVATION
- DRAINAGE FLOW DIRECTION
- DRIVEWAY
- CONCRETE
- PROPOSED YARD DRAIN
- PROPOSED EXFILTRATION TRENCH

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
2. TOPOGRAPHIC SURVEY PERFORMED BY UNLIMITED SURVEYING SERVICE, LLC, MIAMI, FLORIDA. DATE : 09/20/2024.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
6. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
7. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
8. CONTRACTOR TO REFER TO ARCHITECTS'S PLANS FOR DETAIL ON FINAL SURFACE MATERIALS.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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SJE
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph. (561)242-0028 • Fax (561)242-0109 • stormwater@gmail.com

PAVING GRADING AND DRAINAGE PLAN

9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

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24148--0123 Paving Grading Drainage Plan Sheet3.dwg

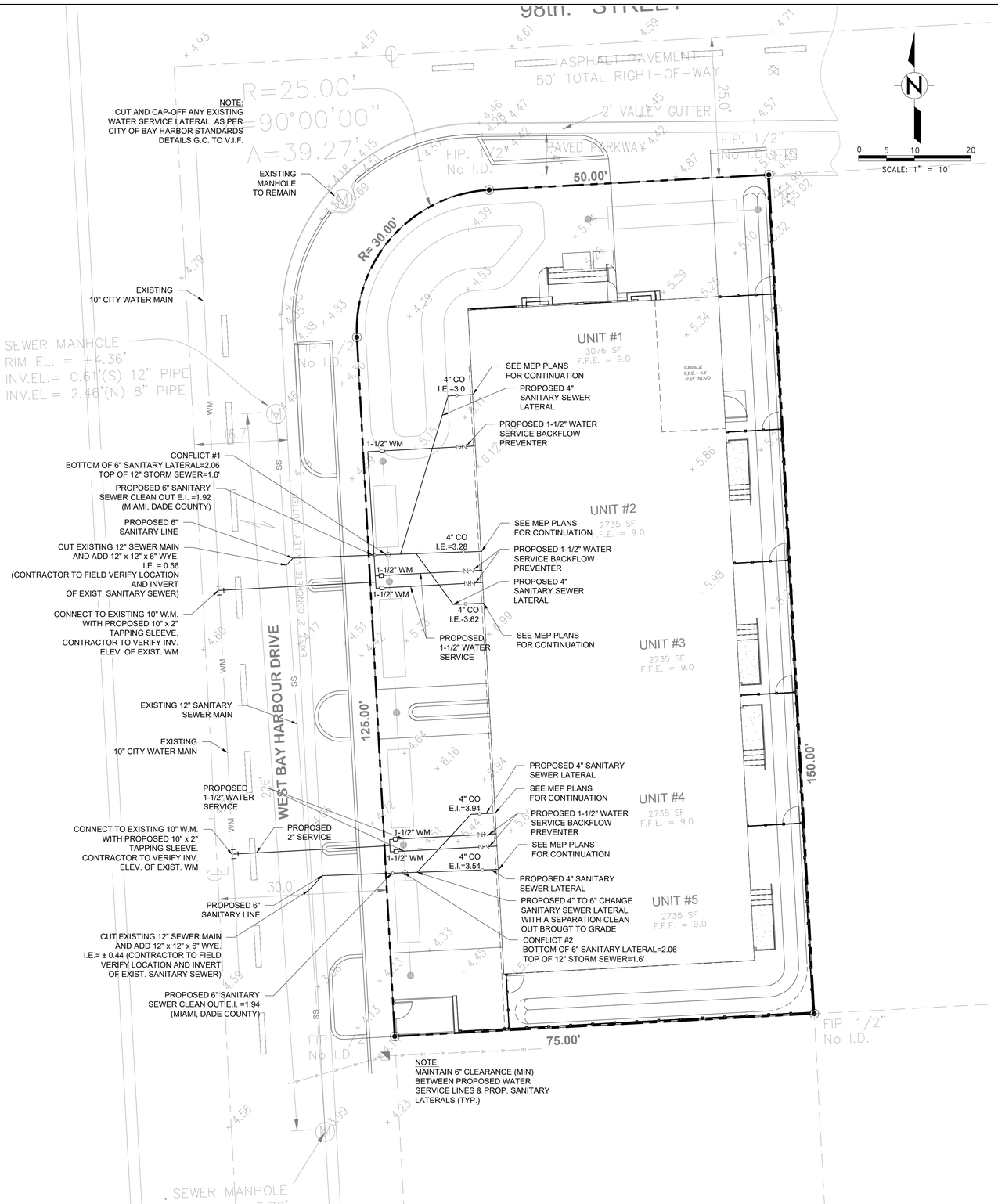
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PROJECT MANAGER	DR

SJE19--AC3

SHEET NO. C-3 / 7

JOB NO. 24148



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED WATER METER
- WM — EXISTING WATERMAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED BACKFLOW PREVENTER

NOTES:

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2. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
5. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
6. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
7. ALL PROPOSED FIRE LINES, MAINS, SERVICES, "SIAMESE" CONNECTION LINES ETC. TO BE DESIGNED AND INSTALLED BY STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
8. CONTRACTOR TO MAINTAIN 5' CLEARANCE FROM ANY EXISTING TREES OR POLES.
9. WATER VALVES SHALL HAVE A BLUE COVER IF POSSIBLE. FIRE VALVES SHALL HAVE A RED VALVE IF POSSIBLE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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WATER & SEWER PLAN
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

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24148-0122 Water and Sewer Plan Sheet4.dwg

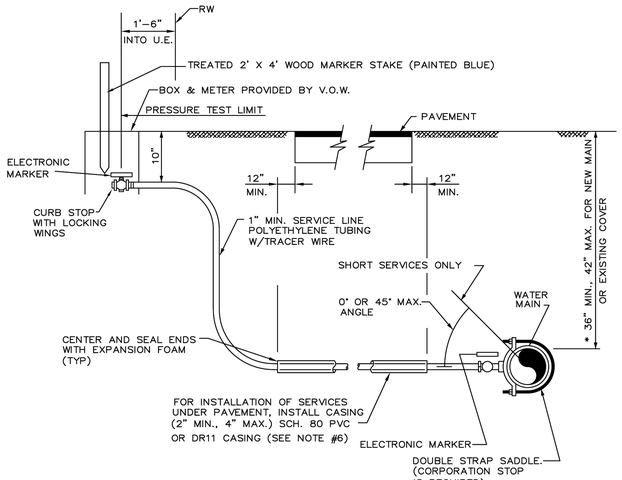
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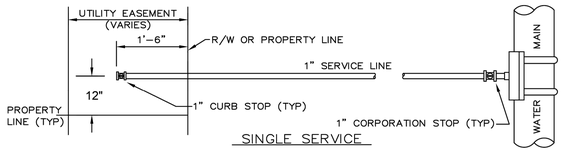
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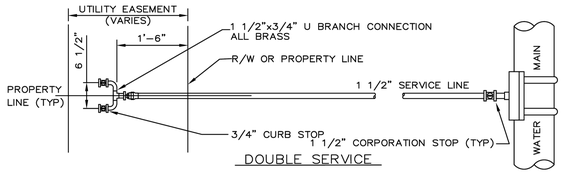
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS SPACED BETWEEN 18" TO 48" SHALL BE OFFSET TO EACH SIDE OF THE MAIN, OR OFFSET 45°.
2. METER BOX SHALL BE SET TO CONFORM TO FINISHED GRADE ADJACENT TO PROPERTY LINE. METER BOX SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. SERVICE LINE SHALL BE ENDOT ENDOPOLY (BLACK) WITH TRACER WIRE PER APL.
4. ALL 5/8" & 1" METERS REQUIRE A 1" LOCKING METER VALVE RESPECTIVELY
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. METER SIZE AND QUANTITY – SERVICE SIZE – CASING SIZE
   - SINGLE 5/8" x 3/4" – 1" WITH 2" CASING
   - SINGLE 1" – 1–1/2" WITH 3" CASING
   - SINGLE 1–1/2" – 2" WITH 4" CASING
   - SINGLE 2" – 2" WITH 4" CASING
   - DOUBLE 5/8"X 3/4" – 1–1/2" WITH 3" CASING
   - QUAD 5/8"X 3/4" – 2" WITH 4" CASING
   - LIFT STATION – 1–1/2" WITH 3" CASING
   - SERVICE EXCEEDING 50' – 1–1/2" WITH 3" CASING

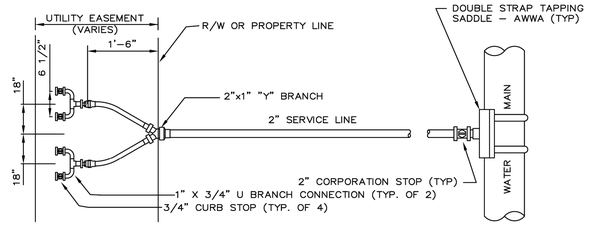
TYPICAL SERVICE CONNECTION (UNDERGROUND)



SINGLE SERVICE



DOUBLE SERVICE

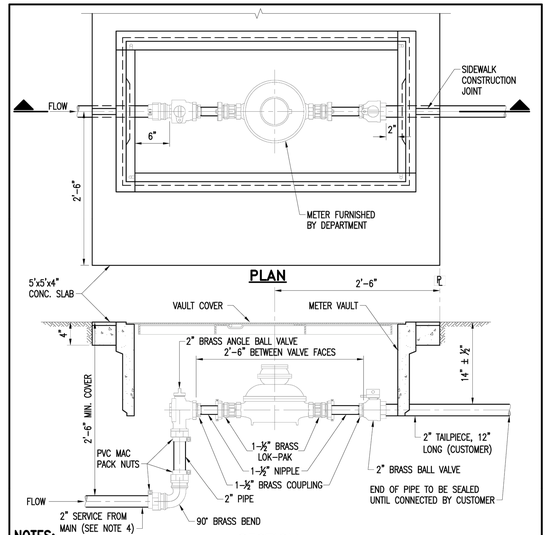


QUADRUPLE SERVICE

NOTES:

1. SERVICE LINE SHALL BE PER APL.
2. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS, SUBJECT TO APPROVAL OF THE UTILITY DIRECTOR.

TYPICAL SINGLE SERVICE AND MULTIPLE SERVICES (TWO OR MORE)



NOTES:

1. USE 2'x4' METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO RECLAIMED WATER MAIN AND EXTEND INTO THE METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. FOR SIDEWALK CONDITIONS, METER BOX SHALL BE INSTALLED IN A SINGLE CONCRETE SIDEWALK FLAG.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PLAN	WS4.10	
2'x4' METER VAULT	WS2.17	

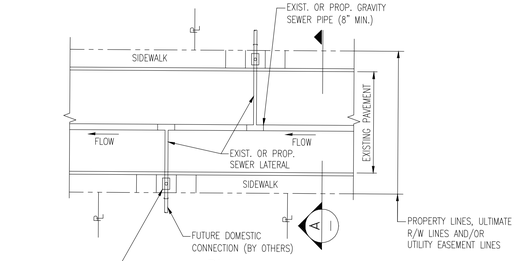
ISSUE DATE	APPROVED BY
5/31/2013	E.A.V.

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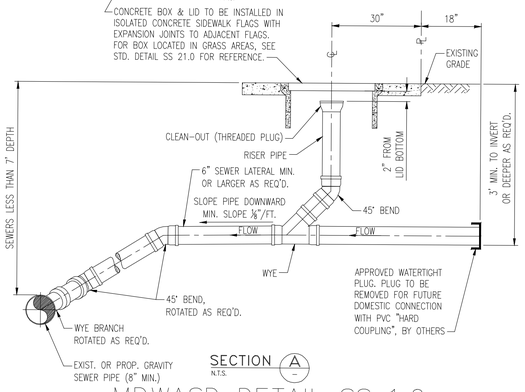
STANDARD DETAIL

TYPICAL 2" SERVICE INSTALLATION WITH A 1-½" METER

WS 2.16 SHEET 2 OF 4

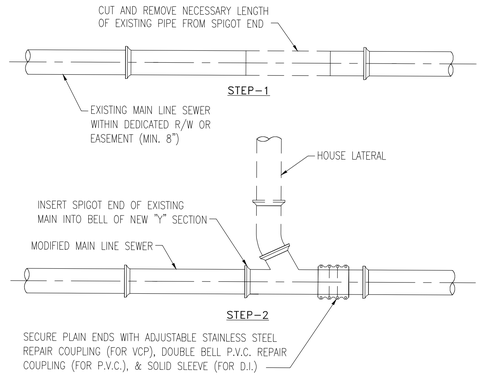


PLAN
N.T.S.



MDWASD DETAIL SS 1.0
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

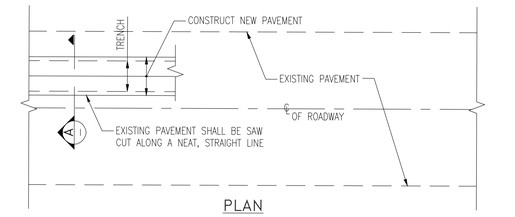
DETAIL FOR CLAY AND P.V.C. PIPE ONLY



NOTES:

1. LENGTH OF THE REPAIR COUPLING TO BE AT LEAST THE SAME SIZE AS THE DIAMETER OF THE PIPE BEING REPAIRED.
2. NEW LATERALS FOR EXISTING DEEP SEWER MAINS WILL ONLY BE ALLOWED FROM MANHOLES OR AS APPROVED BY THE DEPARTMENT.
3. FOR D.I.P. MAIN CUT IN NEW D.I. TEE OR WYE.
4. WHEN INSTALLING A NEW 'Y' ASSEMBLY TO AN EXISTING CLAY SEWER MAIN, THE MAIN MUST BE TV'D BEFORE AND AFTER INSTALLATION.

MDWASD DETAIL SS 3.1
WYE BRANCH CONNECTION FOR EXIST. SHALLOW MAIN



NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL ASPHALTIC CONCRETE DRIVEWAYS OR OIL-SAND DRIVEWAYS SHALL BE REPLACED WITH TYPE **I** PAVEMENT RESTORATION WITH 1" ASPHALTIC CONCRETE AND 6" BASE.
2. FOR PAVEMENT RESTORATION, REFER TO D.O.T., MIAMI-DADE COUNTY PUBLIC WORKS OR SPECIFIC MUNICIPALITY STANDARDS.

TYPICAL PAVEMENT RESTORATION DETAIL
N.T.S

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Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph: (561)242-0028 • Fax: (561)242-0109 • stormwater@gmail.com

WATER & SEWER DETAILS
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

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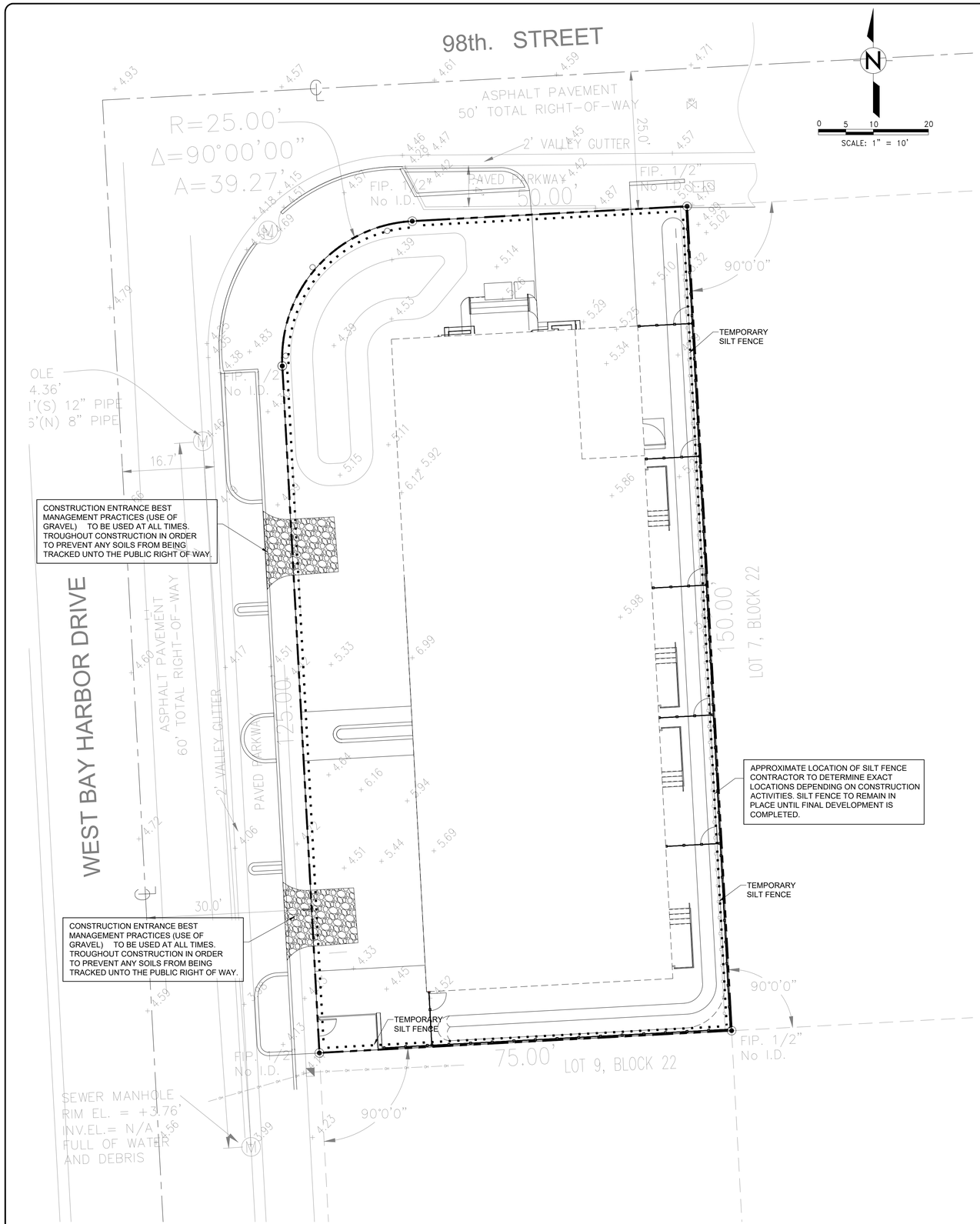
24148-0122 Water and Sewer Details Sheet15.dwg

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PROJECT MANAGER	DR

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SHEET NO. C-5 / 7

JOB NO. 24148



LEGEND

PROP. SILT FENCE

PROP. CONSTRUCTION ENTRANCE

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
2. TOPOGRAPHIC SURVEY PERFORMED BY UNLIMITED SURVEYING SERVICE, LLC, MIAMI, FLORIDA. DATE : 09/20/2024.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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STORMWATER POLLUTION PREVENTION PLAN

9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

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24148-0224 Pollution Prevention Sheet6.dwg

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PROJECT MANAGER	DR

SHEET NO. C-6 / 7

JOB NO. 24148

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.

4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE, HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

8. BALE SHALL BE EITHER WIRE BOUND OR STRING TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF THE ADJACENT BALES PRESSED TOGETHER.

10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED, A TRENCH SHALL BE EXCAVATED AROUND THE INLETAND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES, AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. SILTFENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP, REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATERMANAGAEMENT' FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION,

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 31 OR STEEPER TO RECEIVE STAKED SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

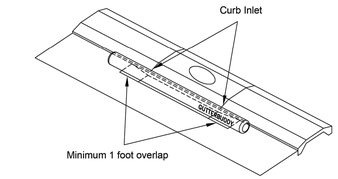
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

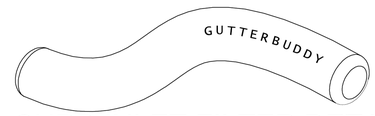
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

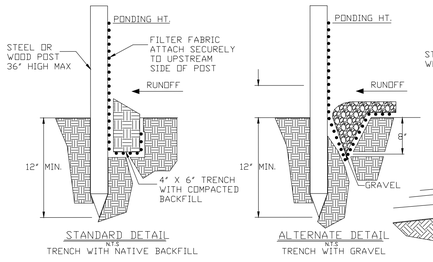
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.



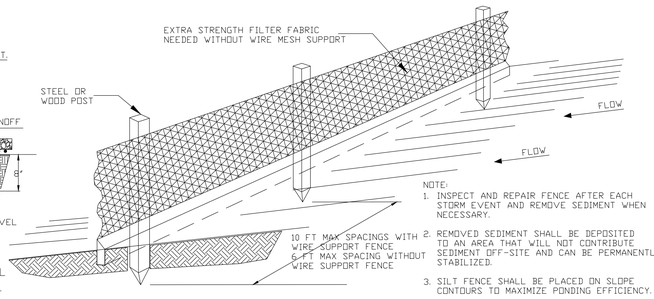


CURB INLET FILTER DETAIL
NTS



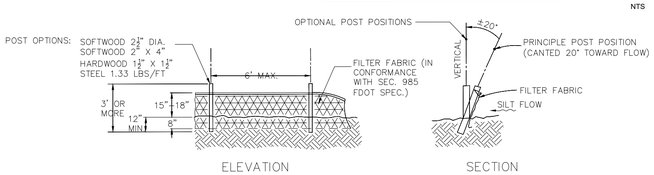
STANDARD DETAIL
NTS
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
NTS
TRENCH WITH GRAVEL

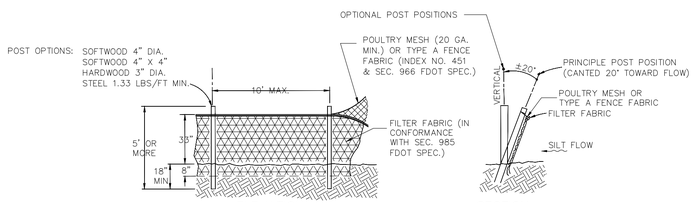


NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

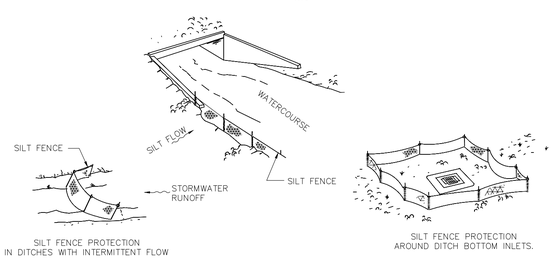
SILT FENCE INSTALLATION DETAIL
NTS



TYPE III SILT FENCE
NTS



TYPE IV SILT FENCE
NTS



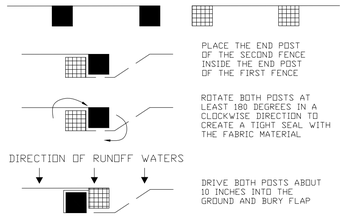
SILT FENCE PROTECTION
IN DITCHES WITH INTERMITTENT FLOW

SILT FENCE PROTECTION
AROUND DITCH BOTTOM INLETS.

SILT FENCE APPLICATIONS
NTS

GENERAL NOTES

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT-OF-WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGHT OF THE FENCE.
5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LF).
6. DURING CONSTRUCTION ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES PER DETAIL THIS SHEET.
7. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT OFF-SITE DISCHARGES OF SEDIMENT.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS

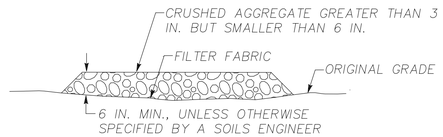


PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE

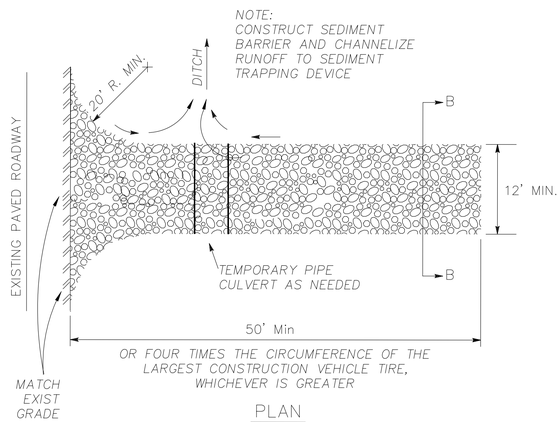
ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DRIVE BOTH POSTS ABOUT 10 INCHES INTO THE GROUND AND BURY FLAP

SILT FENCE ATTACHMENT DETAIL
NTS



SECTION B-B
N.T.S.



PLAN
N.T.S.

REVISIONS

NO.	DATE	REMARKS	BY

STORMWATER ENGINEERING, INC.
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph: (561)242-0028 • Fax: (561)242-0109 • stormwater@gmail.com

POLLUTION DETAILS
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

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This Drawing Is Provided For Informational Purposes Unless Signed And Sealed By A Licensed Professional Engineer Representing Stormwater Engineering, Inc.

C.A. 00009484

Daniel Pey, P.E.
License # 81248

24148-0224 Pollution Details Sheet7.dwg

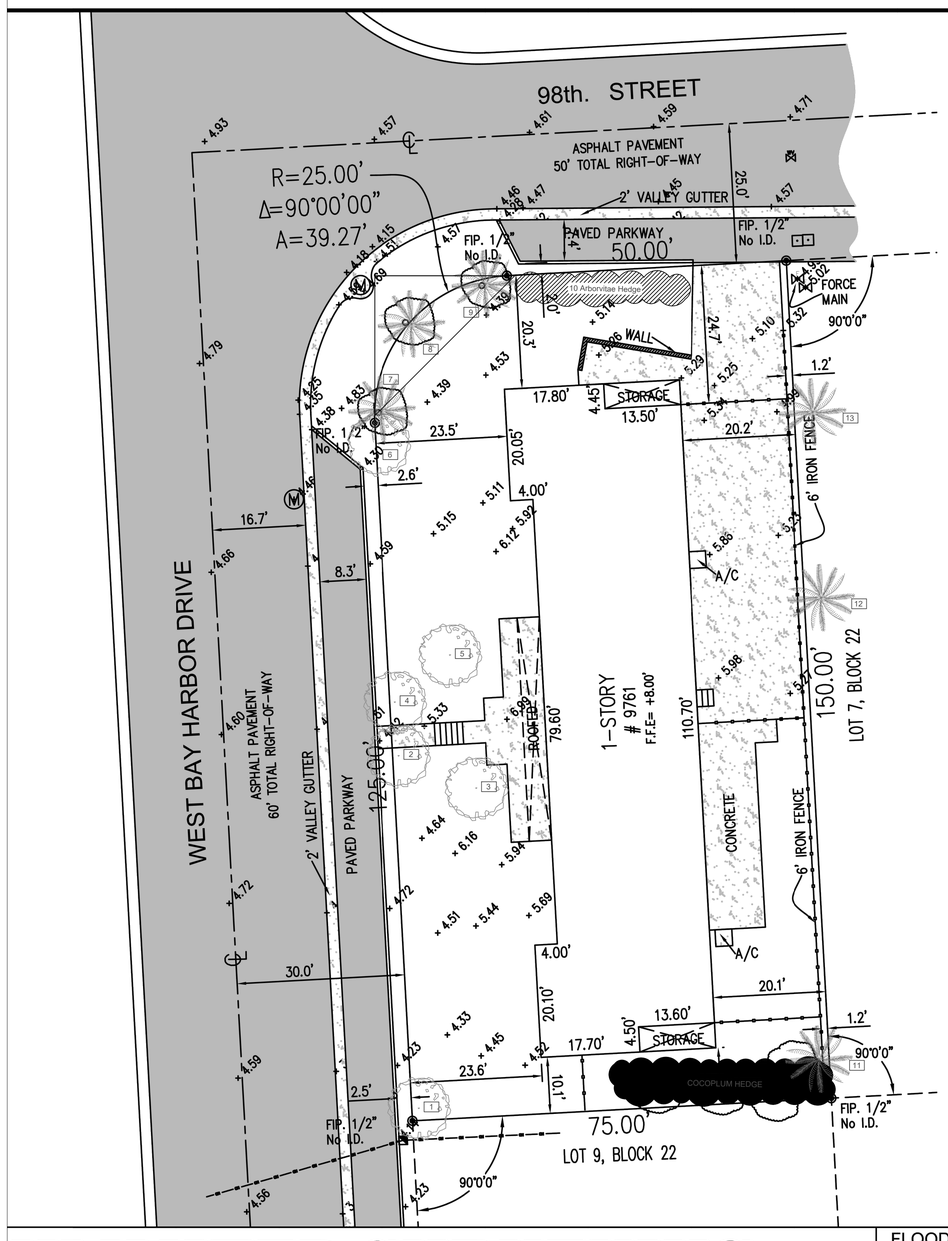
DATE	02/24/2025
DRAWN	PL
CHECKED (1)	
CHECKED (2)	
PROJECT MANAGER	DR

2/24/2025 9:42 AM

SJE19-AC3

SHEET NO. C-7 / 7

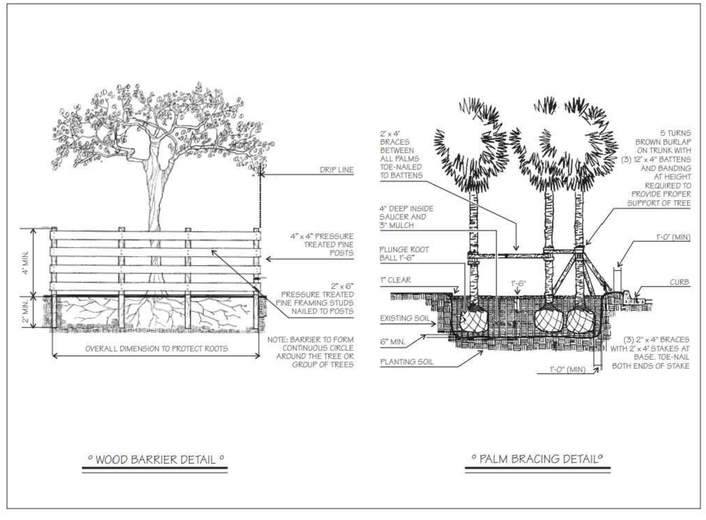
JOB NO. 24148



TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	TPZ (FT)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT
1	Arbovitae	*Thuja occidentalis*	6	15	10	78.5	6.0		Poor	Remove	
2	Arbovitae	*Thuja occidentalis*	6	15	10	78.5	6.0		Poor	Remove	
3	Song of Jamaica	*(Dracaena reflexa*	4	20	18	254.3	4.0		Fair	Remove	Exotic
4	Arbovitae	*Thuja occidentalis*	6	15	10	78.5	6.0		Poor	Remove	
5	Arbovitae	*Thuja occidentalis*	6	15	10	78.5	6.0		Poor	Remove	
6	Arbovitae	*Thuja occidentalis*	6	15	10	78.5	6.0		Poor	Remove	
7	Royal Palm	*Roystonea regia*	18	40	20	314.0	2.5	30	Good	Remain	
8	Royal Palm	*Roystonea regia*	20	40	20	314.0	2.5	30	Good	Remain	
9	Royal Palm	*Roystonea regia*	18	40	20	314.0	2.5	30	Good	Remain	
10	Arbovitae Hedge	*Thuja occidentalis*	6	15	10	78.5	6.0		Poor	Remove	
11	Alexander Palm	*Ptychosperma elegans*	2	18	10	78.5	2.5	11	Fair	Remain	
12	Traveler Palm	*Ravenala madagascariensis*	6	30	27	572.3	6.0		Fair	Remain	Neighbors Tree
13	Montgomery Palm	*Veitchia arecina*	5	30	15	176.6	2.5	22	Fair	Remain	Neighbors Tree

TREE PROTECTION AND SUPPORT



Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

NLIMITED SURVEYING SERVICES, LLC

.W. 43rd TERRACE MIAMI, FLORIDA 33165 PHONE: 786-970-7577 E-MAIL: arodriguez0525@comcast.net

EST BAY HARBOR 9761 LLC

TYPE OF PROJECT: SKETCH OF SURVEY

FLOOD ELEVATION INFO
Date of Field Work: 09-17-2
DATE OF FIRM: 09/11/2009
COMMUNITY No: 120637/BAY
PANEL: 0144 SUFFIX: L
ZONE: AE
BASE FLOOD ELEVATION: +8'
BENCHMARK NO: MIAMI-DADE
ELEVATION:

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

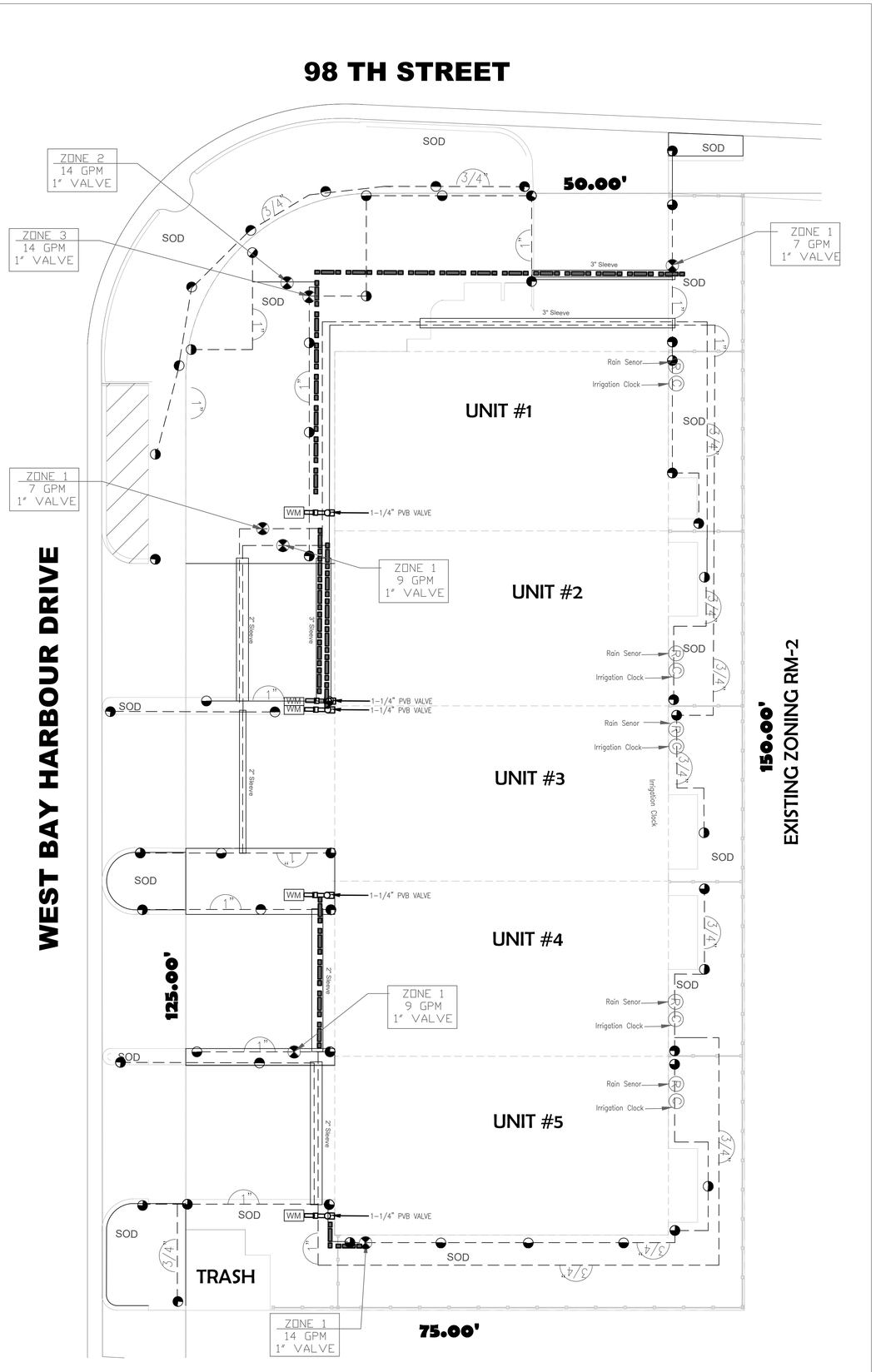
BAY HARBOR MULTI FAMILY
9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	11/27/2024

N
SCALE 1/8"=1'

REGISTERED LANDSCAPE ARCHITECT
HUGH F. JOHNSON
LA0000855
STATE OF FLORIDA
SEAL

TD-1



REPHIOUS AREA KEY PLAN

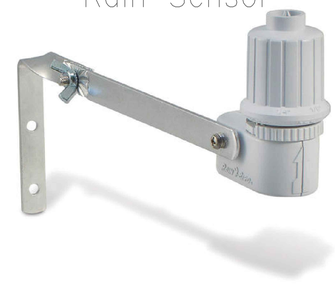
IRRIGATION LEGEND

- 1 1/4" IRRIGATION METER
  PVB VALVE 1-1/4"
- WM — WATER METER
- R — RAIN SENSOR ATTACHED TO CONTROLLER
- C — RainBird ESP Timer
- JB — JUNCTION BOX W. WATERPROOF CONNECTORS
- 1 1/4" PVC MAIN SUPPLY LINE SCH 40
- 3/4"LATERAL LINE (SCH.160)
- PIPE IN SLEEVE
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL. IN 10" VAVLE BOX
- ZONE 2 2 GPM 1" VALVE — ZONE DESIGNATION

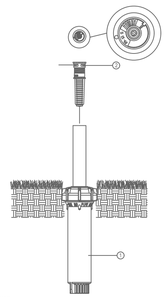
RAINBIRD 1800 SERIES NOZZLES

- FULL
- THREE QUARTER
- HALF
- ONE QUARTER
- SIDE STRIP
- Rotor
- CENTER STRIP
- PIPE SIZE
- END STRIP

Rain Sensor



Pop-Up Sprinker

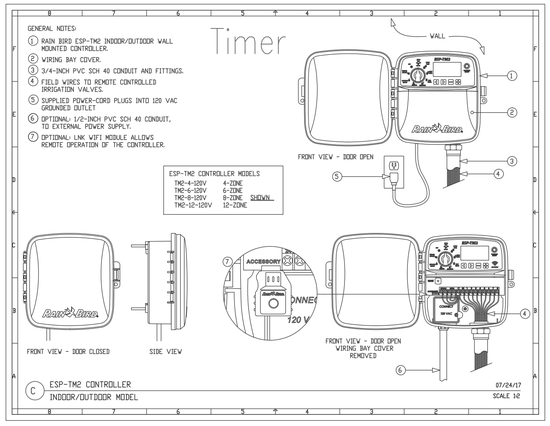


LEGEND:
1. SPRAY HEAD 2",3",4",6",12" OR SHRUB
2. SERIES ROTATING NOZZLE SCREWED
3. USE CHECK VALVES ON SLOPES AND WHEN HEADS ARE INSTALLED BELOW GRADE.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/rib AND ENTER REFERENCE NUMBER 085-452

PRECISION™ SERIES SPRAY NOZZLES

Timer



IRRIGATION NOTES:

1.The developer shall schedule a preconstruction meeting with the public works department plumbing inspector via the engineering department inspector prior to the commencement of the irrigation work. The developer, its Landscape architect, and its landscape contractor shall attend the meeting. the meeting shall be at a time and place acceptable to the inspector. the developer shall provide the landscape inspector with the contact information for its landscape architect, project manage, superintendent, and irrigation and landscape contractor at the meeting.

2. Developer shall submit a complete materials list and associate catalogue cuts for all manufactured materials to be incorporated in the work to the public works department prior to start of construction. the submittal shall be in bound form.

3.The work shall be constructed in accordance with the developers city approved plans, the city's irrigation and landscape standard drawings, the city approved irrigation and landscape materials list, the standard specification for public works construction, and these standards irrigation notes.

4.Review and approval of the developers plans by the city does not warrant that the plans are accurate and complete. The developer is solely responsible for accuracy and completeness of its drawing.

5.Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Location of irrigation improvements are subjected to public works department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.

6.All threaded fitting require Teflon tape.

7.Above ground irrigation system are not permitted.

8.Control wiring shall be color coded and labeled at the controller and all junctions.

9. All trees and palms will have bubblers.

10.Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service location with other trades to ensure they correspond with irrigation water points of connection and controller location. Electrical and water feeds from private source are not allowed.

11. Code Section 54.04 CONNECTION REQUIRED. (A) Where available, the owner of every lot or parcel of land within the city utility service district developed for public, commercial, office, industrial, warehousing and/or multifamily use(s) shall connect or cause to be connected, with the reclaimed water distribution system

12. System will have a 100 percent coverage with 50 percent over lap.

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

BAY HARBOR MULTI FAMILY
9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	12/17/2024

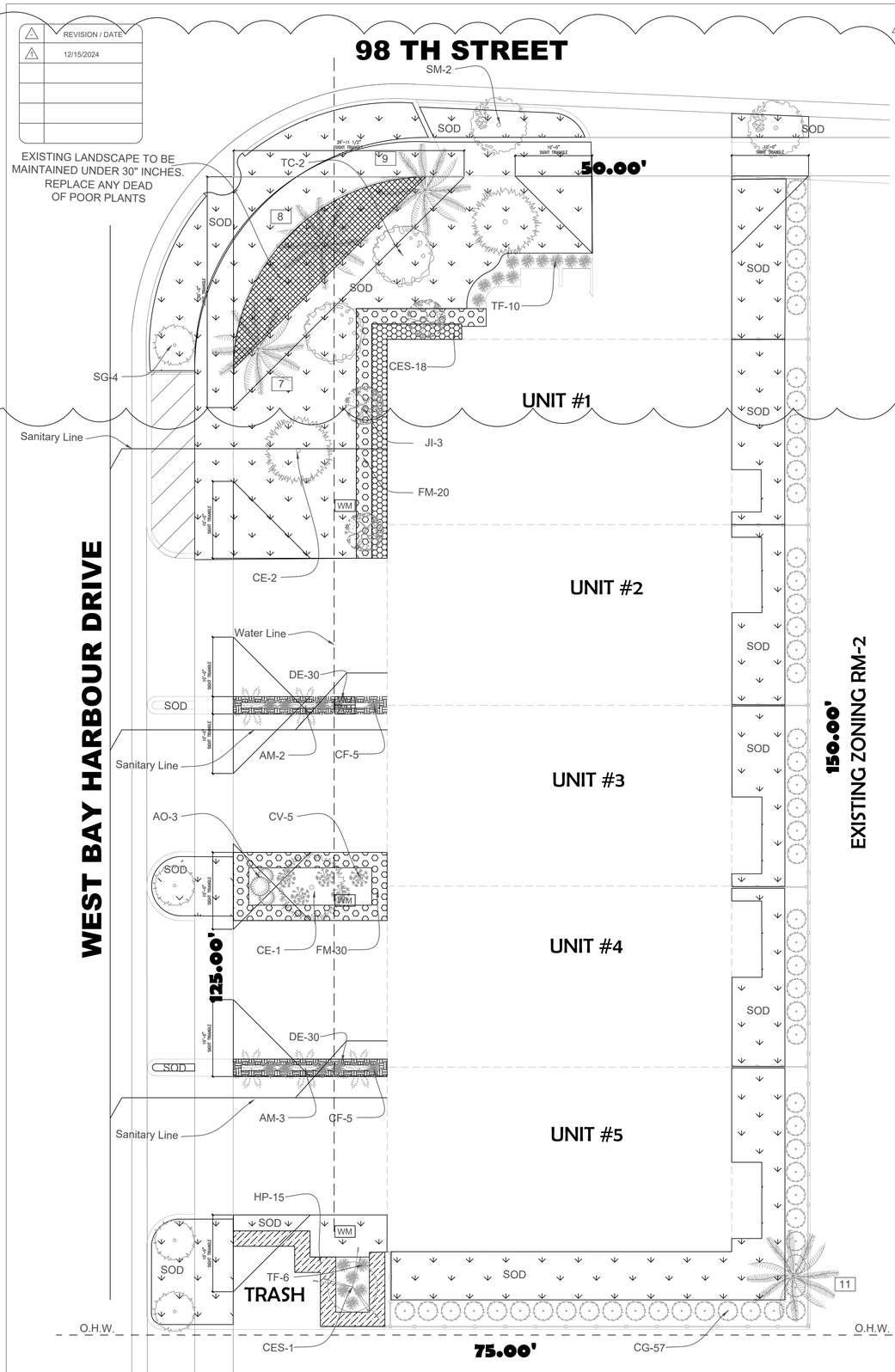
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SCALE 1/8"=1'

LICENSED LANDSCAPE ARCHITECT
LAURENCE F. JOHNSON
LA0000855
STATE OF FLORIDA

SEAL

IR-1

	REVISION / DATE
1	12/15/2024



PERVIOUS AREA KEY PLAN

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 9761 West Bay harbor Legal Description Lot 8

Net Lot Area .26 Acres / 11,116 Sqft

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,116SF x 20% = 2,223.2 SF (BHI – Sec. 23-11)	20% /2,223.2 SF	32.91% /3,702 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 3,702 SF x 60% = 2,221 SF	60% Max / 2,221 SF	54.22% /2,187SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x .26acres = _7.28 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	__8___	__10__
2. Native Species Required - 50% Min. # of shade trees req. ___8____x 50% = ___4___ (BHI – Sec. 24-16(a)(2))	____4___	__8__
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. ___8____x 50% = ___4___ (MDC – Sec. 18A-6(C)(11)(b))	____4___	__8__
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	___8____	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	___3___	__4___

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building _3____

2. Number of shade trees required _8___
(from Sec. (II)(A)(1) above)

3. Shade tree heights required: 12 ft. - __50__% or _4___ shade trees
14-16 ft. -__50__% or _4___ shade trees
16-18 ft. - _____% or _____ shade trees
18-20 ft. - _____% or _____ shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

III. Street Trees	**Required**	**Provided**
1. Street Trees @ 1:35' Width of lot _205___ / 35' = _5.8___ (15' min height / 6' clear wood / 2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))	____6___	___6___

IV. Shrubs Required	**Required**	**Provided**
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	____130____	__227__
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	_24___	__91__
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	___65___	___91__

NUMBER / SYMBOL

PLANT MATERIAL SCHEDULE

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CES	Conocarpus erectus var. sericeus	Silver Buttonwood	12' HT. 5' SPR. MIN. 2" Caliper 4' CT MIN	Yes	1	Low
CE	Conocarpus erectus	Green Buttonwood	14' HT. 5' SPR. MIN. 2" Caliper 4' CT MIN	Yes	3	Low
SM	Swietenia mahagoni	Mahogany	14" HT. 6' SPR. MIN. 3"Caliper , 4' CT	Yes	2	Low
TC	Tabebuia chrysotricha	Yellow Tabebuia	12' HT. 6' SPR. MIN. 3"Caliper , 4' CT	No	2	Medium
SG	Simarouba glauca	Paradise Tree	14' HT. 6' SPR. MIN. 3"Caliper , 4' CT	Yes	4	Low
AM	Adonidia merrillii	Christmas Palm	15' HT. 8' CT minimum 4" Cal	No	5	Medium

Shrubs and Groundcover

TF	Tripsacum floridanum Dwarf	Dwarf Fakahatchee Grass	18" HT. X 12" Spr. Staggered	Yes	16	Low
DE	Duranta erecta	Gold Mound	18" HT X 18" Sprd. 24" O.C.	No	60	Medium
CG	Clusia guttifera	Clusia	24" HT. X 18" SPR. 24" O.C.	Yes	57	Low
FM	Ficus microcarpa	Green Island Ficus	18" HT X 18" Sprd. 24" O.C.	No	50	Low
SB	Conocarpus erectus var. sericeus	Silver buttonwood	36" HT X 24" Sprd. 30" O.C.	Yes	18	Low
JI	Jatropha integerrima	Jatropha Tree	5' HT	No	3	Medium
CV	Codiaeum variegatum	Sloppy Painter	24" HT X 24" Sprd. 30" O.C.	No	5	Medium
CF	Cordyline fruticosa	Aunti Lu	24" HT X 24" Sprd. 30" O.C.	No	10	Medium
AO	Alcantarea odorata	Odorata	24" HT X 24" Sprd. 30" O.C.	No	3	Low
SOD	Palmetto	ON SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 2,187 S.F.
SOD	Palmetto	OFF SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 520 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	TPZ (FT)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT
7	Royal Palm	*Roystonea regia*	18	40	20	314.0	2.5	30	Good	Remain	
8	Royal Palm	*Roystonea regia*	20	40	20	314.0	2.5	30	Good	Remain	
9	Royal Palm	*Roystonea regia*	18	40	20	314.0	2.5	30	Good	Remain	
11	Alexander Palm	*Ptychosperma elegans*	2	18	10	78.5	2.5	11	Fair	Remain	

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

BAY HARBOR MULTI FAMILY
9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	12/17/2024

N

SCALE 1/8"=1'

REGISTERED LANDSCAPE ARCHITECT ALVIN F. JOHNSON LA0000855 STATE OF FLORIDA

SEAL

L-1

GENERAL PLANTING REQUIREMENTS

1–All sizes shown for plant material on the plans are to be considered Minimum.

2–All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

3–All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4–All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5–All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well–drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

6–All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7–All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8–All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9–Each system shall be installed with a rain sensor.

10–It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11–Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12–All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N–P–K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13–Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14–All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15–The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/– 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

TREE RELOCATION

1) ROOT PREPARATION

A. Trees to be root pruned with clean, sharp equipment.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.

2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.

3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.

1. Trees–Minimum Ball Sizes: DBH Minimum Ball Diameter

3–1/2" to 4" 28"

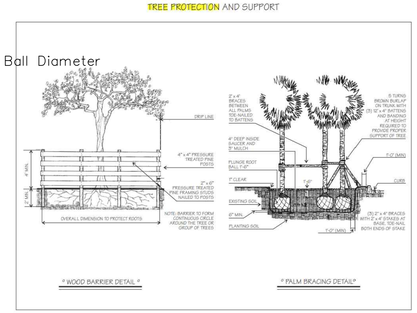
4" to 4–1/2" 30"

4–1/2" to 5" 32"

5" to 5–1/2" 34"

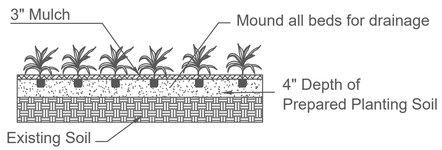
Larger sizes increase proportionally.

TREE PROTECTION AND SUPPORT



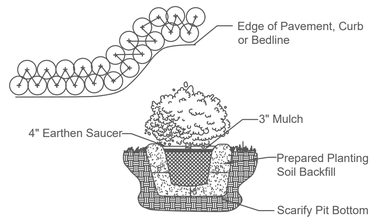
NTS

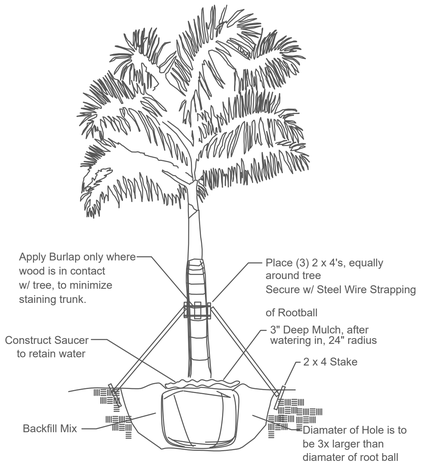
NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.

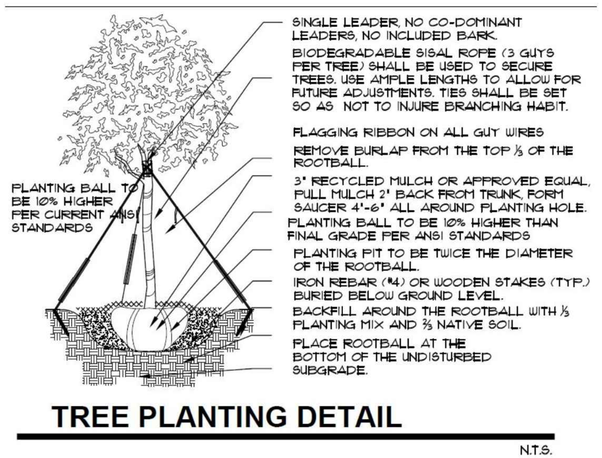


Shrub & Groundcover Planting Detail

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.







TREE PLANTING DETAIL

N.T.S.

1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Miami, Florida landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Miami Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Miami
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Miami Landscape Manual.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

Call 48 hours before you dig in Florida
It's the Law!
1–800–432–4770
FP&L (305) 347–3900
Sunshine State One Call of Florida, Inc.

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

BAY HARBOR MULTI FAMILY
9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	11/27/2024

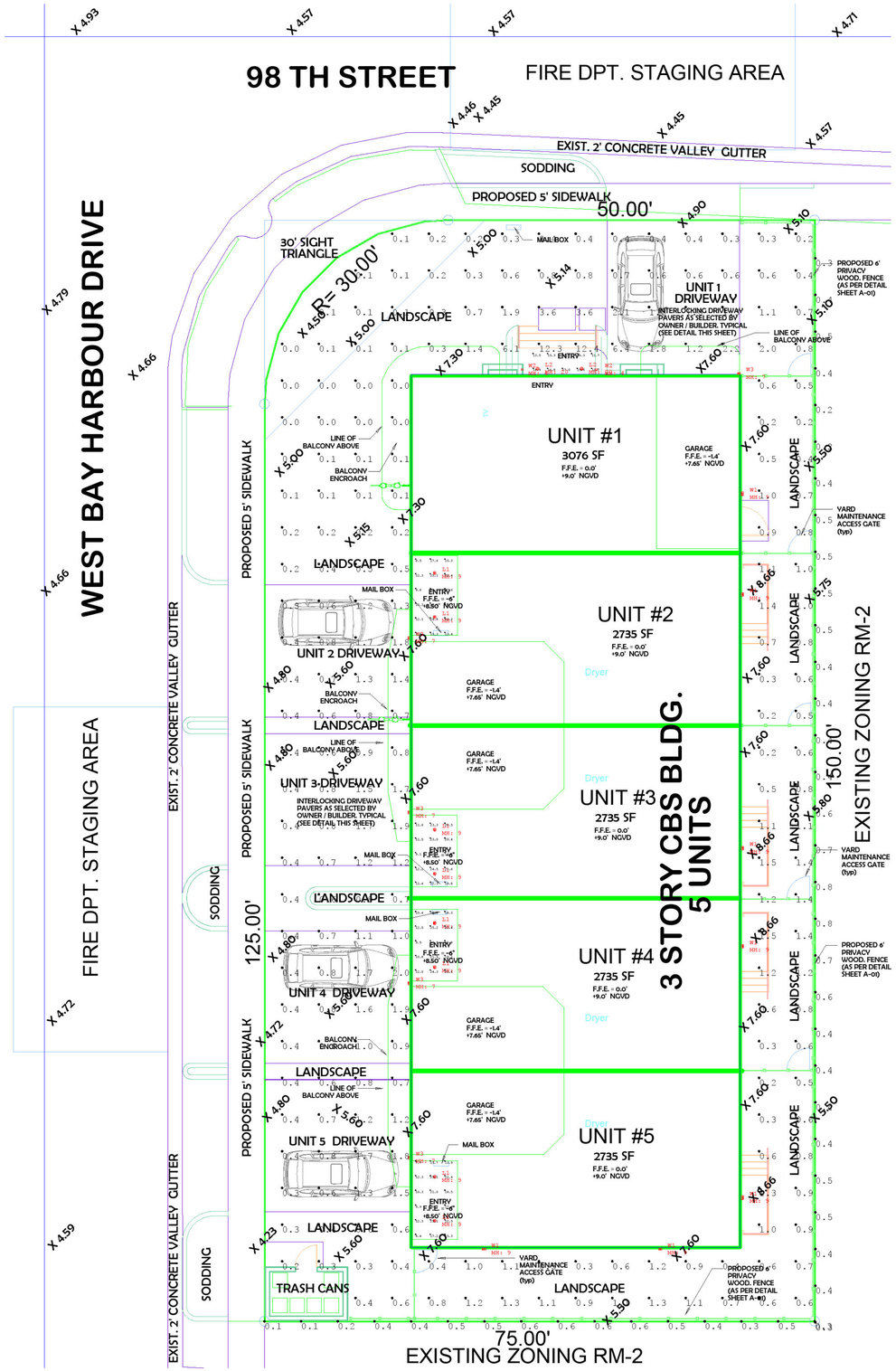
N

SCALE 1/8"=1'

REGISTERED LANDSCAPE ARCHITECT KEVIN F. JONES LA0000855 STATE OF FLORIDA

SEAL

L-2



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	L1	Single	Elco Lighting EKCL3663 / EKCL2130D / E3KCL10IC	0.900	950	10.5	84
	2	L2	Single	Elco Lighting ELK4163 / ELK2430D-S / E4LK78ICA	0.900	1950	18.9	37.8
	7	W1	Single	PIL M10-M-5-T3-XX-XX-UNV-NA	0.900	358	5	35
	2	W2	Single	Kreon Lighting KUD80-OW-[MOUNTING]-UPD-8FT-LED-30-80-[FINISH]	0.900	110	6	12
	5	W3	Single	Lightway NECW-426-O2C-3-[FINISH]	0.900	1454	18	90

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entry	Illuminance	Fc	16.69	25.2	7.4	2.26	3.41
Property Line	Illuminance	Fc	0.46	0.8	0.2	2.30	4.00
Site	Illuminance	Fc	0.89	12.4	0.0	N.A.	N.A.

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF ORLANDO CASTRO ARCHITECT. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICTED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE

CLIENT NAME AND ADDRESS:
WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:
BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530
ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322
PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

PHOTOMETRIC PLAN

SHEET
PH-01

OF

ARCHITECT

GRAPHIC SCALE

25 0 12.5 25

(IN FEET)

1 inch = 25 ft.

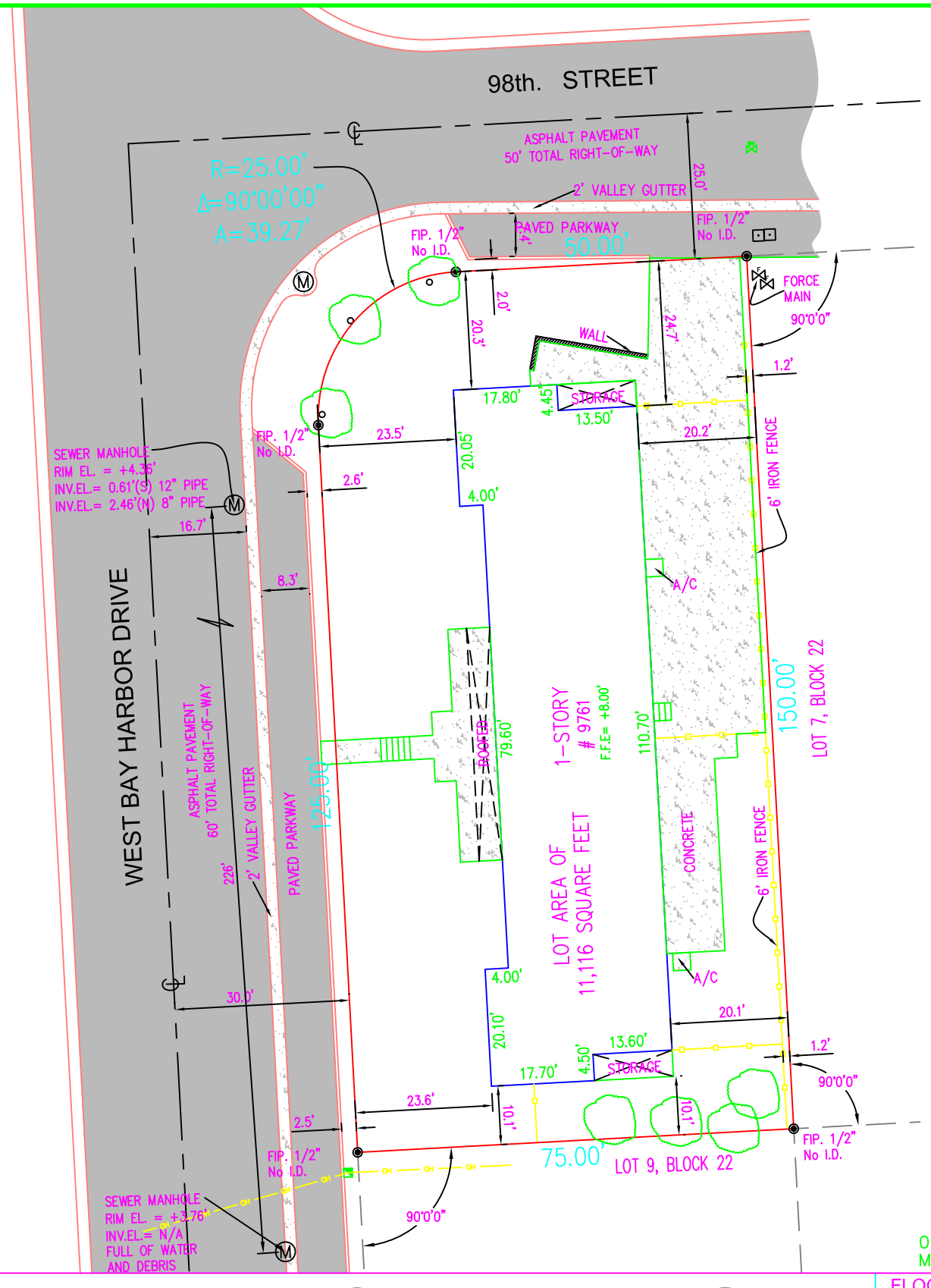
ABBREVIATIONS LEGEND

A = ARC
(C) = CALCULATED
CH = CHORD
C.N.A. = CORNER NOT ACCESSIBLE
CONC. = CONCRETE
Δ = DELTA
F.C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N&D. = FOUND NAIL AND DISC
F.Pk.N. = FOUND PARKER KALON NAIL
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
(M) = MEASURED
O/S = OFFSET
(P) = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PG. = PAGE
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT

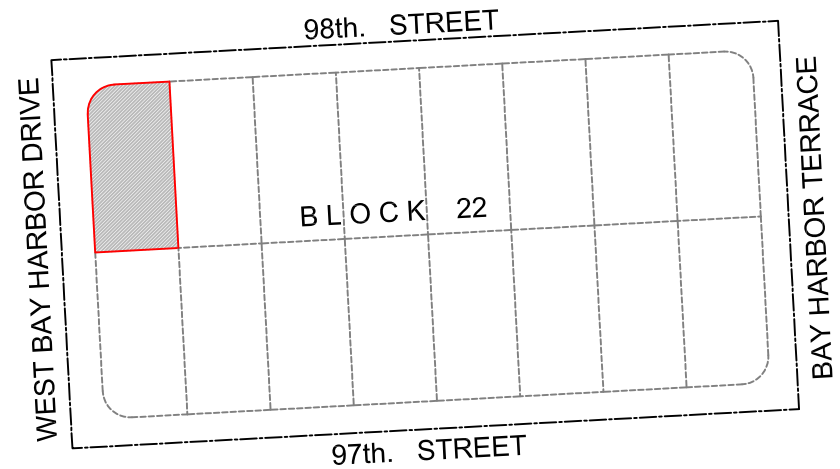
OH — OVERHEAD WIRE LINE
// — WOOD FENCE
X — CHAIN LINK FENCE
IRON/ALUMINUM FENCE
POLYVINYLCHLORIDE FENCE (PVCF)
M — MONUMENT LINE
℄ — CENTERLINE
P — PROPERTY LINE
ASPHALT PAVING
CONCRETE
CONCRETE BLOCK STUCCO
OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

= AIR CONDITIONER
= BELLSOUTH BOX
= CABLE BOX
= CATCH BASIN
= CONCRETE LIGHT POLE
= CONTROL VALVE BOX
= ELECTRIC BOX
+ 0.00' = EXISTING ELEVATIONS
= ELECTRIC METER
= ELECTRIC SERVICE BOX
= FIRE HYDRANT
= FLORIDA POWER & LIGHT BOX
= HANDICAP SPACE
= INLET
= LIGHT POLE
= METAL LIGHT POLE
= POOL PUMP
= SANITARY MANHOLE
= SPRINKLER PUMP
= WATER METER
= WATER VALVE
= WOOD POLE



01-29-2025 ADD SOUTH MANHOLE AND INVERTS



LOCATION SKETCH
NOT TO SCALE

TAX FOLIO #:
30-2227-001-3820

PROPERTY ADDRESS:
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

CERTIFIED TO:
1.WEST BAY HARBOR 9761 LLC

LEGAL DESCRIPTION:
Lot 8, in Block 22, of "BAY HARBOR ISLAND", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED: _____
JULIO S. PITA SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5789
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

DRAWN BY: J.G.	
CHECKED BY: J.S.P.	
SCALE: 1" = 25'	
FIELD DATE: 09-17-24	
JOB No. 2025-01-24	
SHEET: 1	

UNLIMITED SURVEYING SERVICES, LLC

10760 S.W. 43rd TERRACE MIAMI, FLORIDA 33165 PHONE: 786-970-7577 E-MAIL: arodriguez0525@comcast.net

PREPARED FOR: WEST BAY HARBOR 9761 LLC

TYPE OF PROJECT: SKETCH OF SURVEY

FLOOD ELEVATION INFORMATION:	
Date of Field Work: 09-17-2024	
DATE OF FIRM:	09/11/2009
COMMUNITY No:	120637/BAY HARBOR
PANEL: 0144	SUFFIX: L
ZONE:	AE
BASE FLOOD ELEVATION:	+8'
BENCHMARK NO:	MIAMI-DADE
ELEVATION:	