There is a three (3) minute time limit for each speaker during public comment. Your cooperation is appreciated in observing the three (3) minute rule. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

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

DESIGN REVIEW BOARD

September 9, 2025
7:00 PM

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new single-family home for "9451 Broadview LLC" located at 9451 E. Broadview Drive, Lot 99 of Block 23. The owner is proposing to demolish the existing home and construct a new two-single-family residence on a waterfront lot. The new home will have approximately 6,541 square feet of a/c living space plus some additional non-air-conditioned areas (garage / covered terrace / cabana / etc.) The proposed residence will have five bedrooms, eight full bathrooms and two half baths. Enclosed please find the site plan and elevations. Item #1

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

2. Request for approval for a new single-family home for "1260 97 LLC" located at 1260 97 Street, Lot 5 of Block 30. The owner is proposing to demolish the existing home and construct a new two-single-family residence on an interior lot. The new home will have approximately 6,318 square feet of a/c living space. The proposed residence will have seven bedrooms, nine full bathrooms and one half bath. Enclosed please find the site plan and elevations. Item #2

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

3. Request for approval for a new single-family home for "Jacob & Anita Givner" located at 1281 101 Street, Lot 11 of Block 25. The owner is proposing to demolish the existing home and construct a new two-single-family residence on an interior lot. The new home will have approximately 6,426 square feet of a/c living space. The proposed residence will have five bedrooms and seven bathrooms. Enclosed please find the site plan and elevations. Item #3

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

4. Request for approval of a revision for "Yonaton Almagor & Ahuva Greisman" located at 1280 95 Street, Lot 7 of Block 32. On June 17, 2024, the Board approved the site plan for the construction of a new single-family home. The owners submitted revised plans for modifications to the north, south, east and west elevations, including changes to the shape of certain windows, as well as the removal and relocation of others. Enclosed please find the previously approved and new proposed plans. Item #4

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

5. Request for approval of a revision for "Jack & Orit Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34. On March 4, 2025, the Board approved the site plan for the addition and renovation to an existing single-family home. On August 12, 2025, the owners submitted revised plans for modifications. The changes include reducing the square footage of the 2nd floor addition and the roof deck. They have added, eliminated and relocated some windows on the second story. Also, they swapped the previously approved railings with glass. Enclosed please find the previously approved and new proposed plans. Item #5

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

ADJOURNMENT:

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

AGENDA ITEM REPORT
September 9, 2025

ITEM NUMBER: 1.

ITEM: Request for approval for a new single-family home for "9451 Broadview LLC" located at 9451 E. Broadview Drive, Lot 99 of Block 23. The owner is proposing to demolish the existing home and construct a new two-single-family residence on a waterfront lot. The new home will have approximately 6,541 square feet of a/c living space plus some additional non-air-conditioned areas (garage / covered terrace / cabana / etc.) The proposed residence will have five bedrooms, eight full bathrooms and two half baths. Enclosed please find the site plan and elevations. Item #1

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9451 EBVD SFR MMPA DRB Staff Report June 17 2025
2.	9451 E BRDV Drive DRB Set 8.5.2025

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: June 17th, 2025

Subject: Proposed Single-Family Residence (Replacement)
9451 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR25-000004
MMPA Acct. No.: 01-0702-1202

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest submitted site plan and architectural plans (recd. 5/23/25) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new replacement single-family home located at 9451 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9451 East Broadview Drive
Legal Description:	Lot 99 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 architects, Daniel Ritchie @ DVICE Architects, as agents for the property owners, 9451 Broadview, LLC, has submitted an application for the construction of a new replacement single-family residence on a waterfront lot located at 9451 East Broadview Drive. The proposed two-story home will have approximately 6,541 square feet of A/C living space plus some additional non-air-conditioned areas (garage / covered terrace / cabana / etc.) totaling 7,351+/- gross SF. The applicant is proposing a pool, pool deck, spa, and a cabana with an outdoor kitchen, as well

as a covered terrace in the rear of the property. The proposed residence will have five (5) bedrooms, eight (8) full bathrooms and two (2) half bathrooms. In addition, a den and children's playroom are proposed on the second floor. The height of the main structure will be 25'-1" above Base Flood Elevation (BFE) + 1' FBC freeboard to the mid-point of the sloped roofs while up to 35' is allowed for waterfront lots with sloped roofs within the RD Single-Family District. The applicant is proposing one (1) driveway connection (18') to East Broadview Drive. The proposed new residence includes a 2-vehicle garage, and there is sufficient driveway areas for vehicles (plus adjoining parallel paved area within Town right-of-way). Extensive landscaping is proposed that meets / exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The new single-family home is a modern design but with sloped roofs and prominent façade materials and extensive articulation. The main colors are off-white / soft beige with some dark brown accent areas. In addition, panels of travertine tile / coral stone are shown on the exterior facades. Finally, a dark oak colored Brise Soliel system and bronze privacy screen panels are shown. All mechanical equipment is elevated (flood) and screened with aluminum fence panels. Roof decks are also included (on roof of 1st floor / at top of house) with spiral stair access.

The design includes a proposed retaining wall along the sides of the site (not in front yard or along seawall), as the lot elevation will be raised with fill to avoid steep slopes, particularly in the side yards, due to the required lowest DFE / adjoining lot grades. Per Sec. 23-12(12) the DRB must be made aware of the request and approve the design (DRB assumed TC duties in 2008). A conceptual design is included in the plan set (Sheet A107).

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan, architectural plans, preliminary civil engineering and landscaping plans submitted for the construction of a new replacement single-family home located at 9451 East Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements or are addressed below. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the latest revised plans prepared by DVICE Architects dated received by the Town May 23rd, 2025, with any modifications required by the DRB Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the DRB if felt to be substantial.

2) Retaining Wall - The design includes a proposed retaining wall along the sides of the site (not in front yard or along seawall), to adjust to the required lowest DFE / adjoining lot grades. Per Sec. 23-12(12) the DRB must be made aware of the request and approve the design (DRB assumed TC duties in 2008). If the DRB does not approve the applicant's current design or an acceptable alternative, the site design must be modified accordingly.

3) The proposed site design includes a proposed walkway in the front yard extending from the street pavement to the main home entry area. The Code limits the width of a sidewalk to 5' in the first 15' setback from the front property line. The plans show a Code compliant sidewalk near the street that expands near the house entry. For clarity purposes to the applicant, this item is listed as a condition to ensure Code compliance for those portions of the walkway within 15' of the front property line (Sec. 23-12(15)(b)).

9451 E BROADVIEW DRIVE
BAY HARBOR ISLANDS 33154

DESIGN REVIEW BOARD SET
PREPARED 2025.02.14

SCOPE OF WORK

1. CONSTRUCTION OF NEW 2-STORY CBS RESIDENCE, INCLUSIVE OF NEW DRIVEWAY, AND ACCESSORY CABANA and SITE WALL

2. POOL / SPAS UNDER SEPARATE PERMIT

APPLICABLE CODES

FLORIDA BUILDING CODE 2024 (EIGHTH EDITION)

TYPE OF WORK

NEW CONSTRUCTION TYPE V (AS PER FBC2024 sec 602.5)
OCCUPANCY R-3

ZONING

RD = RESIDENTIAL SINGLE-FAMILY

SHT	DESIGNATION	REVISION REMARKS
COVER	COVER / INDEX	
GN01	GENERAL NOTES	
GN02	GENERAL NOTES	
GN03	SURVEY DATA	
C-1	CIVIL PLAN	
L100	EXISTING TREE SITE PLAN	
L200	LANDSCAPE PLAN & IMAGES	
L201	PLANTING NOTES & DETAILS	
L300	LANDSCAPE ELEVATIONS	
L301	LANDSCAPE ELEVATIONS	
L400	IRRIGATION PLAN	
L401	IRRIGATION NOTES	
IM01	SITE / NEIGHBOR IMAGES	
IM02	SITE / NEIGHBOR IMAGES	
A100	SITE PLAN	
A102	LOT COVERAGE / AC AREAS	
A103	GREENSPACE / IMPERVIOUS	
A104	VOLUME RATIO	
A107	SITE DTLS + EQUIP. SCREENS	
A200	FIRST FLOOR PLAN	
A201	SECOND FLOOR PLAN	
A202	ROOF PLAN	
A500	ELEVATIONS	
A501	SIDE ELEVATION + CALC.	
A502	SIDE ELEVATION + CALC.	

SHT	DESIGNATION	REVISION REMARKS
R0	MATERIAL BOARD	
R100	RENDERING	
R101	RENDERING	
R102	RENDERING	
R103	RENDERING	
R104	RENDERING	
R105	RENDERING	
R106	RENDERING	
R107	RENDERING	
R108	RENDERING	
R109	RENDERING	
R110	RENDERING	
R111	ISOMETRIC RENDERING	
R112	ISOMETRIC RENDERING	
R113	ISOMETRIC RENDERING	
R114	ISOMETRIC RENDERING	
R115	STREET FRONTAGE MONTAGE	

DVICE INC. ARCHITECTS
DESIGN STUDIO & BUILTWORKS
DVICEinc@gmail.com 610.733.4295

MIAMI / NEW YORK / PHILADELPHIA

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

1. GENERAL

1.1 The following specifications are minimum requirements to supplement the drawings.

1.2 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest Florida Residential Building Code (rev2024 7th ed.) including supplemental FBC "Hurricane" code requirements.

1.3 All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.

1.4 These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the Contractor.

1.5 The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect & Owner shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect/Owner.

1.6 Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.

1.7 The Contractor shall verify and be responsible for all dimensions and conditions on the site. The Contractor will notify the Architect of any and all discrepancies BEFORE proceeding with any work.

1.8 The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of this project.

1.9 Provide a seperate permit for roof trusses, doors and windows, pool, driveway and boat slip.

1.10 Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.

1.11 General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, cable, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction.

1.12 General Contractor shall furnish a complete set of drawings and addendum's to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancies and/or conflicts in the drawings shall be notified to the Architect before proceeding with any installation. Failure to do so will be the entire responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party.

1.13 General Contractor shall coordinate all trades, undergrounds, and penetrations before placing any concrete.

1.14 Scaffolding and removal of forms shall be performed by the general Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.

1.15 General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work. Dimensions shown on plans are nominal.

1.16 Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending, unless specified otherwise.

1.17 Lumber used for studs in interior non bearing partitions shall be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending. (TYP. @ DOOR OPENINGS)

1.18 General Contractor shall provide continuous caulk and sealant around all exterior openings to prevent water penetration and air leakage in accordance with the Florida Building Code.

1.19 For standard construction details not shown on the drawings General Contractor shall consult the Architect and/or proceed in accordance with the Florida Building Code and established good standard building practices.

1.20 This set of plans has been prepared to comply with the Florida Building Code REV2024 or current code at time of work, highest standard shall govern.

1.21 Construction shall proceed in accordance with the official drawings approved by the building official having jurisdiction. It is the General Contractor's responsibility to furnish the latest correct set of drawings to all sub-contractors. No deviation from the approved set of drawings will be made in the field without the expressed written consent of the Architect and Owner. In such case the Architect shall prepare a revision in accordance with the change. Approval from the Owner shall be obtained by the contactor before proceeding with any work.

1.22 The Contractor shall make no assumptions regarding information not explicitly detailed in the construction documents. It is the Contractor's responsibility to request clarification or additional information for any and all errors, omissions, or discrepancies before proceeding with any work.

1.23 Contractor will simultaneously reference BOTH the structural and architectural drawings while proceeding with construction to gain a clear understanding of architectural intent, and contact Architect immediately for clarifications, questions or additional information.

2. SITE WORK

2.1 The Contractor shall be responsible for compliance with all setback and easement requirements.

2.2 The Contractor is cautioned to verify any existing conditions which may be below ground or a part of any previous structure which may interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.

2.3 Electrical power, telephone, cctv, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the crabs utility site.

2.4 The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan, leaving the site uniformly and finely graded.

2.5 The base for exterior paved surfaces shall be as follows:
6" conc. slab, 6" of crushed stone uniformly graded and compacted and an additional 4" well-compacted sandbed. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.

2.6 All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging AND be of adequate thickness to prevent breaking.

2.7 The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for such work on the Demolition Plan.

2.8 The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete patios, foundations, pool, septic tank, leech field, etc.

2.9 Refer to demolition and site plan for the relocation of existing trees, for the removal and disposal of existing trees, and other existing site elements.

2.10 General Contractor is responsible for acquiring permits, approvals and installation of all temporary & irrigation water meters and other temporary SITE UTILITIES.

3. CONCRETE

3.0 All installers shall comply with local building codes if more stringent than the following provisions.

3.1 Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, reglets, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.

3.2 Concrete slabs on fill shall be poured on min. 7 mil. visqueen vapor barrier on top of sand thoroughly moistened immediately before concrete is poured.

3.3 Concrete shall be placed in a checkerboard sequence each segment of which shall not exceed a maximum area of 625 sq. ft. or 30 linear feet in any one direction.

3.4 Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light broom finish; interior slabs shall be steel trowel finish unless noted otherwise.

3.5 All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted.

3.6 Admixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.

3.7 Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required.

3.8 Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete.

3.9 Minimum coverage for reinforcing shall conform to A.C.I. 318-89.

3.10 Consolidate concrete using mechanical vibrating equipment with hand rodding and tamping, so that concrete is worked around reinforcement.

3.11 ARCHITECTURAL FINISHED CONCRETE (EXPOSED-TO-VIEW)
A. SHOP DRAWINGS: Before commencing concrete work, Contractor will submit drawings of all formwork showing form plywood patterns, formwork, ties, reveals, vertical limits of concrete placments, horizontal lifts, construction joints, and any box-outs for ductwork and plumbing for approval by the Architect. Must also submit technical data for bond breaker and release agents.

B. SAMPLES: Contractor will construct a minimum of four (4) exposed concrete finish wall mockups of varying design mixes, colors and finishes (with consent of the Structural Engineer) for approval by the Owner/Architect to achieve desired cosmetic effect. Each mockup will be minimum 4'x4' and show each reveal and tie-hole condition. Final approved sample will serve as minimum standard of quality and workmanship for further exposed work.

C. BATCHING: Contractor to coordinate that exposed concrete pours be single-source, continuous, of the same batch/mix, and fully vibrated and tamped in sections between horizontal formwork reveals/joints to avoid any visual discrepancies in the final work.

D. ACCESSORIES: Ties shall be adjustable type, arranged to leave no metal within 1" of concrete surface. They shall have no lugs, cones, or other devices that will leave holes larger than 1" diameter in exposed surfaces. Spreaders shall be either type designed for use with approved clamps of separate metal spreaders. Do not use wood spreaders or wire ties. Remaining metal to receive nominal mortar cover required for reinforcement.

E. REVEALS: Wood strips for forming reveals, chamfers, and quirks: PHILLIPINE MAHOGANY or any close-grain hardwood, free of knots, OR pre-formed PVC or RUBBER FORMLINERS.

F. PERFORMANCE: Finish tolerance for exposed concrete shall be a maximum deviation from true plane 1/8" in 10'-0" Camber soffits to accomodate anticipated deflections due to self and applicable loads. Workmanship shall produce smooth and uniform exposed concrete surfaces free of irregularities, stains, blowholes, fins and honeycombing. Patching is not permitted.

G. FORMWORK: Forms shall be Plyform Class 1 EXT-APA, HDO, Fin-Ply or approved equal or better to achieve desired finish. All joints in formwork to be sufficiently sealed to prevent concrete leakage at edges and ties. Reject all forms that are damaged, cracked, frayed or patched.

H. PROTECTION: Contractor to take any means and measures to protect all exposed concrete work from additional trades and construction after final formwork has been released. Exposed surfaces will be free of marks, dirt and debris.

J. SEALING: Weather-resistive and effluence-reducing penetrating concrete sealers imparting a matte/natural finish shall be applied to all exposed-to-view concrete areas (interior and exterior) and chemically matched to the type of substrate used in the concrete and installed per manufacturer's specifications. Contractor to submit specifications for Architect approval. (SURECRETE XS327 recommended)

K. BOARD-FORMED CONCRETE (spec's in addition to those above):
Strip 2X8 CEDAR (option SPRUCE-PINE-FIR or other design species and widths) lumber into 3/4" undressed boards.
Boards to receive SANDBLASTED finish (or remain ROUGH-SAWN per desired design) prior to being elevated in formwork.
Anchor boards to standard formwork (or metal channel shoring system) with concealed screws (FROM BEHIND); direct undressed faces towards desired concrete surface. All boards to be plumb and level.
SNAP-TIES may be permitted via approved MOCKUP.
Formwork releasing agents to be determined via MOCKUP and spec submittal.
FORMWORK BOARDS not to be re-used.

3.12 These notes and specifications are supplemented by specific structural notes in the structural drawings.

4. MASONRY

4.1 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Florida Building Code.

4.2 The Contractor shall be responsible for quality control of masonry construction which shall be plumb and square and shall maintain full-time continuous supervision of masonry work, including (but not limited to), dowel setting, block laying, bar setting, and grouting.

4.3 Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-129. Bearing masonry shall be constructed prior to the concrete structure above being poured.

4.4 Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.

4.5 Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.

4.6 Mortar shall be type M or S per A.S.T.M. C-270.

4.7 Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint width, and for accurately locating openings, movement type joints, returns and offsets.

4.8 Install embedded flashing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water.

4.9 Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry.

4.10 These notes and specifications are supplemented by specific structural notes in the structural drawings.

4.11 VERTICAL FINISHING STONE (ex: KEYSTONE or OOLITIC LIMESTONE)
Submit cutting and setting SHOP DRAWINGS indicating sizes, dimensions, sections, and profiles of stone; arrangement and provisions for jointing, supporting, anchoring and bonding stonework; and details showing relationships with, attachment to, and reception of, related work. Submit representative samples of stone for Architect and Owner approval.

5. METALS

5.1 Submit shop drawings and sectional samples for all metal fabrications. Refer to drawings for finish. (Color by Architect/Owner.)

5.2 All exterior gutter, downspout and flashing assembly to be copper.

5.3 Space metal studs a maximum of 24" o.c. unless otherwise noted. Align runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as required to support wallboard at openings and cutouts, and also to anchor equipment, shelving, fixtures and fittings shown on plan. Provide P.T. wood block at base for all partitions.

5.4 All interior partitions shall be made of 20ga metal studs at 24" o.c. unless other noted. Use 20 gauge metal studs 24" o.c. at Kitchen and Closets. Consult drawings for partition-to-partition, partition-to-structure, and other general details.

5.5 All interior exposed-to-view steel elements, sections, bolts, and connections shall be one of the following: CORTEN (A606-4 or A588) pre-weathered, POWDER-COATED BLACK, or BLACK STAINLESS STEEL unless otherwise noted..
All CORTEN members will be requested to come from factory free of all markings, registrations, identifiers and labels. All CORTEN shall be pre-weathered to a satisfactory finish to be approved by Owner and Architect.

5.6 Exterior stair metalwork shall be CORTEN (A606) weathering steel (where identified) or POWDER-COATED.

5.7 ALL exterior steel shall be GALVANIZED where being cladded in wood, stucco, or other.

5.8 ALL exterior exposed steel shall be CORTEN (A606) weathering steel or FULL EPOXY PAINTED or POWDER COATED. Color TBD.

6. WOOD AND PLASTICS

6.1 Submit roof shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication.

6.2 Consult Structural notes on drawings for required information, calculations and certifications, loading requirements, and nailing sizes and spacings.

6.3 Truss shop drawings are required for Engineer of Record and Architect approval.

6.4 Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rainbow grain to the nailing surface.

6.5 Wood in contact with any masonry or lath and at exterior locations shall be pressure treated unless otherwise noted.

6.6 Any interior wood door jambs shall be of solid, rabbeted construction.

6.7 All wood connections to be concealed

6.8 All wood ceilings shall have 6" tongue and groove construction and be of Cumaru or Cypress (Architect/Owner approval).

6.9 All wood floors to tolerate exposure to elements.

6.10 Submit exterior trim samples for approval. Contractor to comply with PS20 "American Softwood Lumber Standard". Submit shop drawings of all cabinetry.

6.11 Fabricate all wood trim and casing to profiles and details shown. (Contractor to provide mock up to Architect/Owner for approval.)

6.12 Condition finish carpentry to average prevailing humidity conditions in installation areas prior to installation.

6.13 Install plumb, level, true, and in alignment with adjacent materials.

6.14 Scribe and cut to fit adjoining work. Miter corners and cope at returns.

7. THERMAL & MOISTURE PROTECTION

7.1 Deliver roofing materials to project site in manufacturer's unopened bundles or containers with labels in tact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.

7.2 FLAT ROOF NOTE (TPO):
Roofing shall consist of GAF 80mil Extreme TPO singly-ply hi-performance membrane fully-adhered, reinforced roofing membrane in eco-white color (option MULE-HIDE, FIRESTONE, or JOHNS MANVILLE single-ply EPDM or TPO of similar performance) over bonding adhesive to concrete deck. GC to coordinate that all roof slopes to drain sumps be formed in concrete deck. Membrane to lap and counter lap parapet condition with continuous lap sealant per MFR. NOA. Curbless condition to receive crimped and stainless steel coping edge over TPO or EPDM membrane, fully lapped and sealed with system flashing tape and continuous lap sealant (follow product NOA guidelines typical for scupper installation).

7.3 PITCHED ROOF NOTE:
CONCRETE ROOF TILE
Roofing shall consist of MONIERLIFETILE MADERA #1MDCL4002 Sagewood roof tile (OR BORAL TILE MADERA 900 Vintagewood) cold-adhered, over 1 layer GAFGLAS ENERGYCAP cap sheet, 3ply hot-mopped PLY4 GAFGLAS, 1ply GAFGLAS 80# ULTIMA base sheet, and 1 layer GAF SHINGLEMATE deck paper. All over 3/4" exterior plywood sheathing anchored to trusses and rafters.
"L" metal flashings and valley metals to be set over cap sheet and stripped with additional ply of modified membrane and step flash tile. Install in accordance with FSRA/TRI installation guidelines and TILE MANUFACTURER recommendations. Above underlayments may be substituted/modified per TILE MFR. recommendations AND Building Department approval. Roofing system is to have current Miami-Dade Product Control NOA, and must comply with the wind pressures noted on the structural drawings.

METAL STANDING SEAM
Roofing shall consist of copper metal (option KYNAR-COATED, ANODIZED aluminum, or ZINC) standing seam with concealed like-metal cleats, mechanically fixed with like-metal screws - all connections sealed with weatherproofing sealant. Over 1 layer GAFGLAS ENERGYCAP cap sheet, 3ply hot-mopped PLY4 GAFGLAS, 1ply GAFGLAS 80# ULTIMA base sheet, and 1 layer GAF SHINGLEMATE underlayment. All over 3/4" exterior plywood sheathing anchored to trusses and rafters.
(See previous note for flashing and installation requirements.)

7.4 Conform to profiles and sizes shown on the drawings and comply with "Architectural Sheet Metal Manual" for the following:
Metal Flashing and Counter flashing
Metal Valleys
Drip Flashing
Laminated Flashing
Elastic Sheet Flashing

7.5 Coat backsides of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.

7.6 Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building movement.

7.7 Seal moving joints with elastomeric joint sealants.

7.8 Clean all metals of soldering flux and/or other corrosive substances. Watertight and weatherproofing performance of flashing and sheet metal work is required.

7.9 Provide continuous rubber waterproof membrane at all wall around garage, retaining walls, master bathroom shower and floor above cistern. Install per manufacturer's specifications and apply tile/stone per Tile Council of America standards. Coordinate with plumbing drawings and provide integral drains.

7.10 All exterior horizontal concrete surfaces (non-exposed) to receive continuous fluid-applied waterproofing; type: VULKEM 350+351 (LV) NOA# 07-0928.07, equivalent or better.

7.11 All insulation materials, facings, and vapor retarders shall have a flame-spread classification of not greater than 25 and a smoke-developed index not greater than 450 as per FBCR'10 302.10.1.

7.12 Firestops must be installed in concealed spaces created by wood furring strips at floor and ceiling levels and limit the maximum dimension of the concealed space to 8 FT as per FBC2024-R4409.7.2.1.

8. DOORS AND WINDOWS

8.1 Doors, Windows, and railings shall conform to Florida Building Codes and be installed according to manufacturer's specifications. provide impact protection devices to all glass doors and windows to conform with Miami Dade County Control Req.

8.2 Interior doors shall be MDF w/ stained wood veneer or solid hard wood for stain finish (samples to be provided to Owner for approval.), panelized or louvered, as shown on the drawings and door schedule (Refer to Interior DWGS). Every coat to be sprayed finish. All paint work to be sprayed on millwork.

8.3 All interior door jambs to be solid and of rabbeted construction.

8.4 Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.

8.5 Exterior doors and Windows will be PGT, CGI, equal or better. Glazing shall be low "E" insulated UV-coated impact-resistant unless noted otherwise. Contractor shall provide one Mockup of each type of Door and Window assembly with Shop Drawings.

8.6 Contractor to coordinate that any doors and windows from different MFR. shall have SAME glazing and frame finishes; and mockups from each MFR. will be submitted to Architect for approval prior to ordering or fabrication.

8.7 Door knobs shall be uniformly installed at 3'-0" from the bottom of the door, unless otherwise noted. (Refer to Interior Drawings.)

8.8 Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied. Unless otherwise specified by window manufacturer.

8.9 Windows shall be left clean, tight, and weatherproof.

8.10 All protective films on door/window frames and glazing shall not be removed until final cleaning of the residence prior to turnover to Owner.

8.11 Burglar intrusion prevention: All single exterior out-swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.

8.12 Doors connecting living areas with garage areas shall be 1 hour fire rated.

8.13 Garage doors shall be wood (or aluminum w/ faux wood finish), overhead type, hurricane resistant. (Ref. to detail @ Garage)

8.14 Contractor to include a door, window, shutter and cabinet hardware allowance for both interior and exterior doors. (To be designated by Architect and MFR.)

8.15 Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.

8.16 Verify all field conditions and dimensions to ensure that openings are properly sized, square, and plumb. Report unsuitable conditions to the Architect and Owner.

8.17 Every closet door latch shall be such that children can open the door from inside the closet. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.

8.18 Exterior hinged shutters shall be Mahogany wood, operable, and of louvered design. Color and design to be approved by Architect/Owner. (Refer to Shutter Dt.) , Contractor to provide shop drawings for approval by Architect.

8.19 Any doors or windows within 5' of a pool or waterfeature, shall be perimeter bonded with minimum #8 AWG copper wire, and grounded to proper panel.

9. FINISHES

9.1 Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls and ceilings. Cementitious backer board (USG DUROCK) to be used for all walls to receive tile or stone finish AND in wet areas. All painted walls at bathrooms, and garages shall be moisture resistant "GREENBOARD" or USG "AQUA-TOUGH" unless other wise noted.

9.2 All architectural stone work shall be Floridian Coral where noted.

9.3 Floor finish clearances shall allow for various material thicknesses.

9.4 All interior G.W.B. surfaces to receive LEVEL 5 finish.

9.5 Contractor to furnish all plaster from one manufacturer.

9.6 Contractor to install, apply, and cure materials in accordance with the Red Book, U.S. Gypsum Lathing and Plaster Handbook.

9.7 The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface. Always maintain minimum stucco thickness.

9.8 Contractor to provide a 4'-0" x 8'-0" on site sample of finished stucco, showing color, texture, and workmanship for Architect's/Owner review prior to commencing with the work.

9.9 Contractor to warrant the stucco against check cracking, crazing and delamination for a period of five years from final date of acceptance.

9.10 Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces.

9.11 Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall receive corner bead. Test samples shall be made for approval by the Architect prior to execution of the work.

9.12 Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints.

9.13 Space all drywall screws not more than 16" o.c.

9.14 Install metal beads at exposed edges, doors, and corners of G.W.B. finish. Fasten securely. Secure wall board to supporting members.

9.15 Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.

9.16 Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where GREENBOARD and WONDERBOARD are used). Fill all joints, fastener heads, cracks and other depressions with joint compound.

9.17 Finish smooth and flush so that location of joints, screws, and other items will not be visible after painting. Finish smooth at base so that flooring and base board can finish cleanly against gypsum board.

9.18 Finished wall board surfaces shall have a tolerance within 1/8" in 8'-0" for plumb, level, warp, and bow.

9.19 Room finishes shall be per the room finish schedule. All wall and floor tile, stone, marble, and mosaic finishes to be supplied by the Contractor. Contractor shall be responsible for all tile, stone, marble, and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.

9.20 Bathroom tile shall be supplied by Contractor with special trim pieces and soap holders as necessary. Shower shall be tiled to the ceiling, inclusive. Floor tile shall have a non-slip finish. Soap holder shall be determined by Architect/Owner. Contractor shall be responsible for all tile installation, cutting, field measuring, adhesives, and mortars.

9.21 Surfaces to be painted shall be free from defects including knots and sap streaks. Defects shall be filled, sealed with Rondo brand filler and sanded smooth as required to remove visible blemishes.

9.22 Paint colors shall be selected by the Architect/Owner. A minimum of four (4) test samples of an area no less than 4 sq. ft. shall be produced and approved prior to the execution of the work. Owner shall select different color for different area.

9.23 Primer and paint shall be supplied along with necessary thinners and cleansers. Bathroom paint shall have M-1 Mildew Additive at a ratio per the manufacturer's specifications.

9.24 Doors, window frames, siding boards, and trim shall be painted or stained per the finish schedule for Architect's/ID/Owner inspection prior to installation. Air distribution devices shall be spray painted the color of the adjacent wall or ceiling surface. Wood cabinets shall be hand finished prior to installation.

9.25 All paint & stain shall be the highest quality BENJAMIN MOORE products unless otherwise noted. All exterior wood to be stained with product by SIKKENS. All interior wood to be painted or stained. All wood to receive paint at all sides.

9.26 All bathroom accessories, mirror, closet shelving, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer/Owner at a later date and supplied and installed by the General Contractor.

9.27 BASEBOARDS:
All baseboards to be wood, 8" high, square, to receive paint or stain finish (to be selected by Owner) with continuous plywood backing.
REVEALS:
All reveals to be FRY REGLET and sized accordingly to leave 3/4"x3/4" shadow gap reveal. Anodized aluminum finish unless otherwise noted.

9.28 Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index not greater than 450 as per ASTM E-84 or UL 273 per FBCR'10 302.9

10. SPECIALTIES

10.1 Actual bids and not allowances, (except where noted), shall be submitted for the specified items following.

10.2 Samples of cabinetry and millwork shall be submitted to the Architect/Owner for approval after acceptance of shop drawings and prior to cabinet fabrication. All countertops shall be 36" high unless otherwise noted.

10.3 Countertop and back splash at kitchen and bar top shall be indicated in the interior design drawings. Contractor to provide installation of all countertops and backsplashes and to supply all necessary materials for installation. (General Contractor)

10.4 Shop drawings should be provided for cabinetry, millworks, libraries, closets, etc.

10.5 Closets shall be finished per the finish schedule and shall have installed two-level rod and shelf, except at Master Bedroom. Linen closets shall have 6 levels of shelves. Bookshelves shall be as shown on drawings. All built-in cabinets and shelves shall be painted clear fir. Towel bars, paper holders, and mirror frames shall be custom-fabricated and varnished maple, as shown on drawings. (Unless noted otherwise.)

10.6 Refer to system integrations drawings, for all TV cable - fiber optic, audio visual, lighting control, telephone, stereo systems, and security information. (Specified in the schedule and specifications.)

10.7 A sign shall be placed on the garage wall stating with 1" letters, "Do not operate engines with doors closed, Carbon Monoxide is lethal. In accordance with all applicable regulations". Bottom of sign to be at 5'-0" above finished floor.

10.8 Contractor to provide typical residential termite treatment of the soil below the ground floor slab, crawl spaces of the structure, around slab, bathroom, building, library, wall mounted TV's, etc.

10.9 Kitchen partiton shall have 20 G.a. Mtl studs at 16" o.c. w/ 2x8 P.T. wood blocking at all wall where cabinetry shall be installed

10.10 All partitions with wall-mounted fixtures and/or grab bars shall have 20 G.a. Mtl studs at 16" o.c. w/ 2x8 P.T. wood blocking at all wall where fixture is installed

11. EQUIPMENT

11.1 SEE SPECIFICATIONS

12. FURNISHINGS

12.1 See Furnishing Book.

13. SPECIAL CONSTRUCTION

13.1 General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced pool contractor with a minimum of five years experience installation and repairs in the pool industry.

13.2 Pool and water feature finish to be DiamondBrite or PebbleTec (onyx color). Contractor to submit sample of finish and tile grout to Architect/Owner for approval. Submit shop drawings and product and equipment data for approval.

13.3 Contractor shall provide and install new pool finish and coral stone coping after significant completion of the main house and grounds.

13.4 Contractor responsible for maintaining the cleanliness and equipment operation of the pool throughout the entire course of construction.

13.5 Provide CAT II safety glass at all glass enclosures (shower, tub, wet-areas, etc.) per FBCR308.4.5, doors and windows per FBCR308.3.1, guards and railings per FBCR308.4.4, and stair landing proximity per FBCR308.4.7.

14. CONVEYING SYSTEMS

14.1 Commercial-grade elevator (verify per OWNER) shall be SCHINDLER 330A model, 2100 lbs, 100 fpm, 8 ft cab, hole-less hydraulic dual-jack, 3-phase power. Upgrade all finishes. (Option model 3300)

14.2 Residential-grade elevator (verify per OWNER) shall be SAVARIA ECLIPSE MRL model, 1400 lbs, 40 fpm, 8 ft cab, cable hydraulic, single-phase. Upgrade all finishes and automatic-slim doors.

15. MECHANICAL

15.1 The following specifications are minimum requirements to supplement the drawings.

15.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.

15.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.

15.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.

15.5 Contractors shall obtain the appropriate inspector's acceptance of their work.

15.6 Contractor shall install complete water service, distribution, waste disposal and drainage systems.

15.7 Contractor shall provide and install heaters, fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use.

15.8 SEE SPECIFICATIONS

15.9 Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings.

15.10 Locations of all grilles and registers shall be verified with the Architect/Owner prior to installation.

15.11 Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid TITUS or equal with adjustable louvers.

15.12 All thermostats to be NEST (Electronic-Programmable-Learning.)

15.13 Air conditioning grilles shall be painted to match adjacent surfaces.

15.14 Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warranted for one year after final acceptance of work.

15.15 All refrigerant lines to be fully insulated. All lines to be color-coded and labeled.

15.16 General Contractor to coordinate all refrigerant undergrounds and sleeves prior to pouring any concrete.

15.17 ALL HVAC ducts, diffusers and handlers to be FULL SEALED and UN-USED until construction completion. General Contractor to provide temporary AC from dry-in of building thru end of construction.

15.18 All exhaust fans to be Panasonic WHISPER series model or better.

16. ELECTRICAL

16.1 The following specifications are minimum requirements to supplement the drawings.

16.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.

16.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.

16.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.

16.5 Contractor to coordinate & provide allowance for Lutron Lighting System.

16.6 Contractors shall obtain the appropriate inspector's acceptance of their work.

16.7 Contractor shall provide and install complete electrical service of the proper capacity according to the drawings.

16.8 Contractor shall provide relays as required for the thermostat control; shall provide empty circuits and boxes for the telephone and fiber optic cables; and provide wiring to the appropriate locations.

16.9 Service work including ordering and receiving equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electrical work shall be grounded. All on site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be routed from the rear yard easement and connected to meter located on drawings.

16.10 Switches, outlets, and plates shall be specified by the Architect/ID/Owner. Switches shall be dimmable Lutron OR silent rocker type (if no low-voltage package specified).

16.11 Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect/ID/Owner prior to installation.

16.12 Contractor to install paddle fans at locations indicated on the plans. All bedrooms with 2 switch J Box in center of room.

16.13 General Contractor responsible for providing temporary power and lighting to site during construction.

17. PLUMBING

17.1 Contractor shall provide new sewage connections from the septic tank and drain field in a manner such that once municipal sewage service is supplied, the transfer to municipal sewer from septic can occur in a timely and efficient manner.

17.2 Refer to schedules for fixture types, specifications, and locations.

17.3 General Contractor responsible for providing temporary water and application for irrigation meter to site during construction.

A. MOLD MITIGATION

1 The general contractor shall take measures to deliver to the owner a continuous water tight building envelope which will provide a solid shield to water entry.

2 Provide weeps of masonry system which may collect moisture.

3 Provide necessary site work to move water away from the building during construction.

4 General contractor shall complete and seal the building envelope prior to installing wall board or any finish material.

5 The Contractor shall establish procedures to provide, deliver, and store materials so as to prevent water damage. All materials shall be inspected for water damage prior to accepting delivery.

6 The contractor shall take reasonable steps to maintain effective dry in conditions during the controlled phase of construction.

7 The contractor shall ensure that all surfaces are dry and unexposed to sources of humidity prior to covering them with finish materials.

8 The contractor shall establish a protocol for dealing with any large and unexpected water intrusion into completed portions of the building.

9 Upon completion of construction, the general contractor shall deliver to the owner all available material, including but not limited to manufacturer's recommendation so as to facilitate the development of a building operations and maintenance plan.

B. ABBREVIATIONS

ABV.	ABOVE	INV.	INVERT
A.C.	AIR CONDITIONING	JT.	JOINT
ACOUS.	ACOUSTICAL	KIT.	KITCHEN
A.C.T.	ACOUSTICAL CEILING TILE	LAV.	LAVATORY
A.DRN.	AREA DRAIN	L.F.	LINEAR FEET
ADJ.	ADJACENT, ADJUSTABLE	L.P.	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
AFP	ACOUSTICAL FINISH PLASTER	MECH.	MECHANICAL
A.H.U.	AIR HANDLER UNIT	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MH	MANHOLE
ANOD.	ANODIZED	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	MISC.	MISCELLANEOUS
A.S.B.	ASBESTOS	M.O.	MASONRY OPENING
ASPH.	ASPHALT	MTL.	METAL
BATT.	BATT INSULATION	NA	NOT APPLICABLE
BB.	BACKER BOARD	NC	NON-COMBUSTIBLE
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	No.,NUM.,...	NUMBER
BLK.	BLOCK, BLOCKING	NOM.	NOMINAL
BM.	BEAM	N.T.S.	NOT TO SCALE
B.O.	BOTTOM OF	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
CB	CATCH BASIN	O.F.I.C.	OWNER FURNISHED, CONTRACTOR INSTALLED
CEM.	CEMENT	OPNG.	OPENING
C.PLAS.	CEMENT PLASTER	P.L.	PROPERTY LINE
C.G.	CORNER GUARD	P.LAM.	PLASTIC LAMINATE
C.H.GT.	CEILING HEIGHT	PLAS.	PLASTER
C.JNT.	CONTROL JOINT	PLUM.	PLUMBING
CLR.	CLEAR (FINISH TO FINISH)	PLYWD.	PLYWOOD
COL.	COLUMN	P.O.B.	POINT OF BEGINNING
CPT.	CARPET	PR.	PAIR
CT.	CERAMIC TILE	PTD.	PAINTED
CLG.	CEILING	R	RISER
CL.	CLOSET	RAD.	RADIUS
C.O.	CLEAN OUT	R.D.	ROOF DRAIN
CONC.	CONCRETE	REF.	REFERENCE
CONT.	CONTINUOUS	REFL.	REFLECTED
C.M.U.	CONCRETE MASONRY UNIT	REINF.	REINFORCED
DETL.	DETAIL	REQ.	REQUIRED
DIA.	DIAMETER	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
D.O.	DOOR OPENING	RT	RESILIENT TILE
DR.	DOOR	SC	SOLID CORE
DWR.	DRAWER	SCHED.	SC

7. ADDITIONAL MOISTURE PERFORMANCE SPECIFICATIONS

7.13 The following specifications are minimum requirements to supplement the drawings.

7.14 MECHANICALLY-ATTACHED STONE VERTICAL WALL FINISH with ROUTED BRACKETS
1. All brackets (recommended STONECLIP equal or better) as well as all screws, anchors, penetrations, voids and transitions to be installed with urethane sealant to create gasket effect.
2. Install LATICRETE HYDRO-BAN membrane following manufacturer and industry best-practices guidelines. (Option Thoroseal)
3. Tiles dimensions, thinset, bracket system (angles) and control joint positioning (for thermal expansion & contraction) should be detailed via SHOP DRAWINGS provided by GENERAL CONTRACTOR for ARCHITECT approval.

7.15 ELEVATED LANDSCAPE PLANTERS
1. Slope all planter slabs towards overflow scuppers.
2. All overflow scuppers to be 1" diameter stainless steel tubes, fully waterproofed with slab waterproofing membrane. Refer plan for locations.
3. All planters' base slabs and walls to receive VULKEM 350 NF 2-ply
4. Install base course aggregate, compacted sand base, and soil mixture layer and planting designations (per LANDSCAPE ARCHITECT design).
5. Any finish walls of planter exposed to view shall receive 1-ply VULKEM 350 NF + 1-ply VULKEM 350 NF with cast silica sand aggregate + 3/4" stucco finish.

7.16 EXPOSED (ARCHITECTURAL) CONCRETE SURFACES
1. All exposed-to-view concrete surfaces to be properly cleaned, dried, and cured, prior to waterproofing application.
2. All exposed concrete surfaces to receive SURECRETE XS327 penetrating urethane sealer, matte finish, spray application.

7.17 HORIZONTAL CONCRETE SURFACES (with stucco finish)
1. Any horizontal concrete areas (no foot-traffic) shall receive 1-ply VULKEM 350 NF, Xylene wipe, + 1-ply VULKEM 350 NF with cast silica sand aggregate + 3/4" stucco finish.
2. VULKEM plies to be returned 12" up or down any adjacent vertical walls.

7.18 HORIZONTAL CONCRETE SURFACES (without stucco finish)
1. Any horizontal concrete areas (exposed at top, no foot-traffic) shall receive 1-ply VULKEM 350 NF + 1-ply VULKEM 351 (UV coat).
2. VULKEM plies to be returned 12" up or down any adjacent vertical walls.

7.19 HORIZONTAL CONCRETE SURFACES TO RECEIVE STONE FINISH (TERRACES)
1. All slabs on-grade to receive underside 10mil vapor barrier.
2. Slope concrete per notation on plans.
3. Install 1-ply VULKEM 350 NF to topside of slab and allow to cure.
4. Xylene wipe existing 350 NF and install second coat of 350 NF and broadcast silicate aggregate into wet coating.
5. Install MORTAR or THINSET per plans to situate stone finish per desired thickness and clearances.

7.20 HORIZONTAL CONCRETE SURFACES TO RECEIVE STONE FINISH (over AC space below)
1. Slope concrete per notation on plans.
2. Install 1-ply VULKEM 350 NF to topside of slab, return at lest 12" up or down any adjoining vertical walls; allow to cure.
3. Xylene wipe existing 350 NF and install second coat of 350 NF in similar manner, and broadcast silicate aggregate into wet coating.
5. Install MORTAR or THINSET per plans to situate stone finish per desired thickness and clearances.

7.21 ELEVATOR PIT (and any pump or jack holes)
1. Grade-side elevator stem walls and underside of base slab to receive 10mil vapor barrier.
2. Grade-side elevator stem walls to receive XYPEX waterproofing coating to concrete.
3. Interior-side elevator stem walls to receive XYPEX waterproofing coating to concrete to an elevation 12" above PRIMARY slab elevation.

7.22 EXTERIOR GREEN WALLS
1. Clean and dry surface, preferably to a CSP (concrete surface profile) of 3 or 4.
2. Prime with SIKA DTE or CONCRETE PRIMER. Block walls (CMU) require base layer of SIKATOP 144.
3. Embed SIKA REEMAT PREMIUM into 45mils WFT of SIKALASTIC 621 to all surfaces.
4. Apply SIKALASTIC 621 at a rate of 30mils WFT to previously embedded surface.
5. Install anchor system in SIKA ANCHORFIX as per MFR instructions.
6. Detail all anchors in SIKALASTIC system.
7. All brackets are to be set in wet bead of SIKAFLEX 1A at time of installation over previously anchored stud.

7.23 ALUMINUM or METAL ATTACHMENTS
1. Apply urethane sealant between all brackets/penetrations and concrete to create gasket effect.
2. Apply cant bead of sealant to all anchoring plates and seal all anchors to create gasket effect.

7.24 GLAZING OPENINGS (with PT WOOD BUCKS)
1. Parge CMU areas if necessary with TAMOSEAL cementitious waterproofing; allow to cure for 48 hours.
2. Caulk sill to jamb and sill to header intersections at window opening with DYMONIC 100 and allow to cure.
3. Install 25 wet mils of VULKEM 350 NF to window opening and allow to cure.
4. Install window buck in bed of DYMONIC 100 sealant.
5. Caulk window buck to VULKEM 350 NF at opening with DYMONIC 100 sealant.
6. Seal all screws in window bucks with DYMONIC 100 sealant.
7. Install VULKEM 171 PRIMER over window buck and allow to dry to tack.
8. Install 25 wet mils of VULKEM 350 NF over window buck and allow to cure.
9. Xylene wipe existing 350 NF at areas to receive stucco and install second coat of VULKEM 350 N and broadcast aggregate into wet coating.
10. Bring down VULKEM 350 NF to meet waterproofing membrane being installed at water features (if compatible).
11. If any sill areas are not to receive stucco finish, apply 1-ply VULKEM 351 as UV-protective coat.

7.25 GLAZING OPENINGS (with NON-SHRINK GROUT BUCKS)
1. Install non-shrink grout (EOR approved) to size-down buck condition.
3. Parge CMU areas if necessary with TAMOSEAL cementitious waterproofing; allow to cure for 48 hours.
4. Install 25 wet mils of VULKEM 350 NF to window opening and allow to cure.
4. Install window and structural shim per MD NOA with appropriate-sized anchors for embedment to base concrete.
6. Seal all screws in grout bucks with DYMONIC 100 sealant.
7. Seal all jambs and sills to opening with DYMONIC 100 sealant.
8. Xylene wipe existing 350 NF at areas to receive stucco and install second coat of VULKEM 350 N and broadcast aggregate into wet coating.
9. Bring down VULKEM 350 NF to meet waterproofing membrane being installed at water features (if compatible).
10. If any sill areas are not to receive stucco finish, apply 1-ply VULKEM 351 as UV-protective coat.

7.26 MAIN ROOF FINISHING NOTE (TPO)
1. Prep and clean concrete deck for installation of POLYISO tapered insulation.
2. Install tapered POLYISOCYANURATE insulation per minimum R-value specified in plans. Fully adhered to concrete deck.
3. Install GAF 80mil EXTREME TPO membrane (ECO WHITE color) to tapered insulation.
4. Terminate at perimeter curb with GAF WATERBLOK + DRILL-TEC termination bar; fully sealed with urethane waterproofing sealant.

7.27 PARAPET FINISHING NOTE
1. Slope top of parapet towards center of roof.
2. Prep and clean all concrete for installation of GAF TOPCOAT waterproofing membrane.
3. Install GAF TOPCOAT (white color) fluid-applied elastomeric waterproofing membrane system at top and sides of parapet.
4. Follow MFR. flashing details where GAF TOPCOAT meets adjacent TPO roof termination or other.

7.28 NON-PARAPET FINISHING NOTE
1. Prep and clean all concrete for installation of GAF TOPCOAT waterproofing membrane.
2. Slope concrete per notation on plans.
3. Install GAF TOPCOAT (white color) fluid-applied elastomeric waterproofing membrane system at all horizontal concrete surfaces.
4. Terminate to 2" stainless steel drip edge where meeting perpendicular stucco wall finish (follow MFR. details for edge waterproofing with metal drip edge).

7.29 HORIZONTAL OVERHANG NOTE
1. Prep and clean all concrete for installation of GAF TOPCOAT waterproofing membrane.
2. Slope concrete per notation on plans.
3. Install GAF TOPCOAT (white color) fluid-applied elastomeric waterproofing membrane system at all horizontal concrete surfaces.
4. Return TOPCOAT membrane at sides to a minimum of deck thickness.

7.30 FRAMELESS GLASS HANDRAILS
1. For base shoe of frameless glass handrails use self-leveling SIKAGLAZE polyurethane sealant.
2. For side bolts and post: use silicone sealant around plate and embed anchoring screws in sealant also.
3. Exterior condition to also receive SIKASIL WS waterproofing sealant in base shoe on top of SIKAGLAZE.

7.31 WHERE EXTERIOR GRADE IS HIGHER THAN INTERIOR FLOOR SLAB
1. Grade-side stem walls and underside of base slab to receive 10mil vapor barrier.
2. Grade-side stem walls to receive XYPEX waterproofing coating to concrete.
3. Interior-side stem walls to receive XYPEX waterproofing coating to concrete to an elevation 12" above PRIMARY slab elevation.

7.32 VERTICAL CONCRETE BEHIND WOOD CLADDING SYSTEMS
1. Vertical concrete area to receive "AIRSHIELD-LMP" liquid waterproofing coating, GREY color.
2. Lap waterproofing min. 6" beyond intended wood finish.
3. Use PT blocking strips with stainless steel anchors.
4. Apply wood finish system per engineered shop drawings.

8. RENOVATION GENERAL NOTES

8.10 The CONTRACTOR is responsible for contracting any governmental agencies necessary in order to establish any utility easements or lines present within the property prior to performing any work..

8.11 Any other services necessary for the completion of this job that may be involuntary under the jurisdiction of the Florida Building Code and not specified in the GENERAL NOTES AND SPECIFICATIONS are the sole responsibility of the CONTRACTOR.

8.12 CONTRACTOR shall submit to ARCHITECT/ENGINEER & BUILDING DEPARTMENT all required shop drawings for review and approval as required.

8.13 Obtain the latest set of drawings, including any revisions, before commencing work. No changes or substitutions shall be made without the written permission of the OWNER/ARCHITECT/INTERIOR DESIGNER.

8.14 The CONTRACTOR shall not proceed with any additional services or work without prior notification to the owner, followed by a change order.

8.15 Upon acceptance as substantially complete, the ARCHITECT shall issue the CONTRACTOR a "PUNCHLIST", indicating the observed deficiencies in the WORK. The CONTRACTOR shall make such corrections and achieve final completion within 14 calendar working days.

8.16 The ARCHITECTURAL and STRUCTURAL drawings shall govern the locations of the installations of the mechanical and electrical systems. CONTRACTOR must inform the ARCHITECT before forming any concrete beam if interfering with A/C DUCT or plumbing fixtures exact location. Any deviation from the mechanical/electrical plans to accommodate the above conditions shall be made without additional cost to the OWNER.

8.17 Verify ALL dimensions on drawings and conditions at job site prior to commencing work. Notify ARCHITECT or OWNER REPRESENTATIVE of any discrepancies and secure an interpretation or decision from the ARCHITECT before proceeding with the WORK. Do not scale drawings, dimensions shall govern.

8.18 Do not substitute materials, equipments or methods of construction unless such substitution or changes have been approved, in writing, by the OWNER/ARCHITECT/ENGINEER.

8.19 The OWNER/ARCHITECT/ENGINEER/INTERIOR DESIGNER has the right to refuse any material and workmanship that does not meet the standards of the CONTRACT DOCUMENTS or the other TRADES INVOLVED.

8.20 The CONTRACTOR shall make required arragements, secure and pay for all sanitary facilities, barricades, enclosures, and fencing as needed for and during the progress of construction. CONTRACTOR shall protect adjacent properties.

8.21 CONTRACTOR shall keep work areas clean and remove all construction debris from the site. CONTRACTOR shall employ reasonable measures to protect the existing premises from damage and shall be liable for any needed repairs.

8.22 CLEANING AND DEBRIS REMOVAL. The OWNER shall receive the property free from dust. All glass surfaces shall be clean and debris shall be removed from the site. The CONTRACTOR shall make effort to maintain the floor clean during construction progress. Leftovers from meals consumed on premises shall be deposited in sealed containers.

8.23 ARCHITECT/INTERIOR DESIGNER/ENGINEER visits at the site during construction shall be scheduled with CONTRACTOR before commencing of work and during construction shall be coordinated within 48 hours in advance prior to inspection.

8.24 CONTRACTOR shall deliver the annotated job record set to the OWNER upon completion of the work, as a condition of acceptance.

8.25 The CONTRACTOR is solely responsible for means and methods of construction, and for the sequences and procedures to be used.

8.26 The CONTRACTOR shall produce, by means of shop drawings, all additional details which are inferable from these plans and which are necessary for the execution and completion of the construction.

8.27 The CONTRACTOR must furnish all labor, tools, materials, and equipment necessary to execute the construction of this job.

8.28 The ARCHITECT/ENGINEER does not accept responsibility for the misinterpretation of these plans by others, nor the review and approval of shop drawings product control approval by others.

8.29 CONTRACTOR shall maintain an accurate record of change orders and variations throughout the process of the work. Use ONE set of documents exclusively for this job.

8.30 Existing building information shown are obtained from existing building conditions, field measurements and site observation conducted by this ARCHITECT, and to be field-verifed by CONTRACTOR. Copy of survey provided by OWNER.

8.31 CONTRACTOR to verify all openings in the field prior to door and window placement. Submit shop drawings as required.

8.32 ALL wood members in direct contact with concrete or masonry shall be treated with an approved preservative or bond-breaker layer.

8.33 STRUCTURAL drawings shall be worked together with ARCHITECTURAL/ENGINEERING drawings to locate openings, draings, sleeves, depressed slabs, bolts, curbs, etc.

8.34 No tie beams shall be formed / poured prior to truss shop drawings approval.

8.35 Rebars shown on sections are for placement detail ONLY. Size and amount of rebars are as per schedules.

8.36 Removal of FORMWORK shall be in accordance with ACI-347 recommended practice for concrete formwork.

8.50 EXTERIOR and ADJACENT WALLS shall be sealed at the following locations as per FLORIDA BUILDING CODE, LATEST EDITION.

A. Between windows and doors and their frames
B. Between windows and door frames and the surrounding wall.
C. Between the foundation and wall assembly sill-plates.
D. Joints between exterior wall panels at changes in plane, such as with exterior sheathing at corners and changes in orientation.
E. Openings and cracks around all penetrations through the wall envelope such as utility services and plumbing.
F. Between the wall panels and top and bottom plates in between exterior and adjcent walls. In frame construction, the crack between exterior and adjacent wall bottom plates and floors shall be sealed with caulking or gasket material. Gypsum board or other wall paneling on the interior surface of exterior and adjacent wall shall be sealed to the floor, and (when applicable)
G. Between walls and floors where the floor penetrates the wall.

8.51 All diffusers and grilles shall have gaskets and the fiberglass boot connections shall be tight in order to prevent cold air leakage thru drywall openings and possibly cause condensation.

STATE OF FLORIDA — DANIEL RYAN RITCHIE — AR95253 — REGISTERED ARCHITECT

DESIGNATURE — CX MACHINE

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7959
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 01 15

REVISED

SCALE
NO SCALE
DESIGNATION
GENERAL SPECS

GN101

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MAP OF SURVEY

SHEET 1/1

TYPE OF SURVEY: BOUNDARY SURVEY.

PROPERTY ADDRESS:
9451 E. BROADVIEW DRIVE BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION:
LOT 99, BLOCK 23, OF "BAY HARBOR ISLANDS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120637** PANEL NO. **0144** SUFFIX: L
FIRM DATE: **09-11-2009** FLOOD ZONE: **AE** BASE FLOOD: **8.0'** (NGVD)

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: R-243 ELEVATION: 6.61 FEET (N.G.V.D. 1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
9451 BROADVIEW LLC

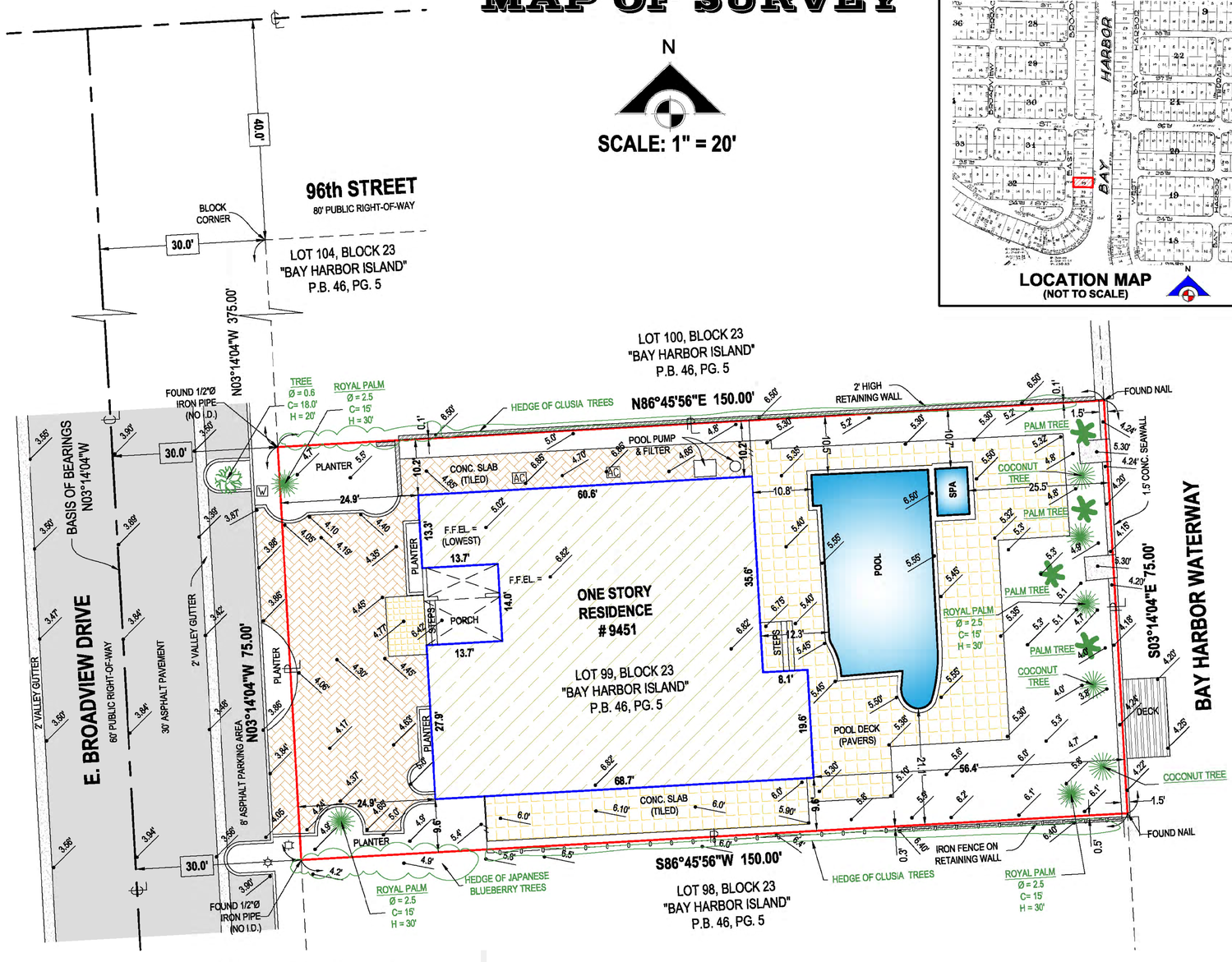
SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS **"BOUNDARY SURVEY"** IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez
Date: 2024.09.04 19:26:23 -04'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ-CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR



LEGEND OF SURVEY ABBREVIATIONS

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
PG. = PAGE
P/L = PROPERTY LINE
(R) = RECORDED
C/L = CENTER LINE

TILES, BRICK, ASPHALT, BLDG., CONC., WALL

CENTER LINE, A/C UNIT, CONC. UTILITY POLE, LIGHT POLE, METER (WATER), ELEVATION

PALM TREE, COCONUT TREE, TREE, ROYAL PALM TREE

REVISIONS AND/OR UP-DATES

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 6-22-2020
JOB NO. 2006-0054

STATE OF FLORIDA DANIEL RYAN RITCHIE AR95253 REGISTERED ARCHITECT

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	NAME WITHHELD	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7059
STRUCTURE	PLP ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

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REVISED

SCALE 3/32"=1'
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GN102

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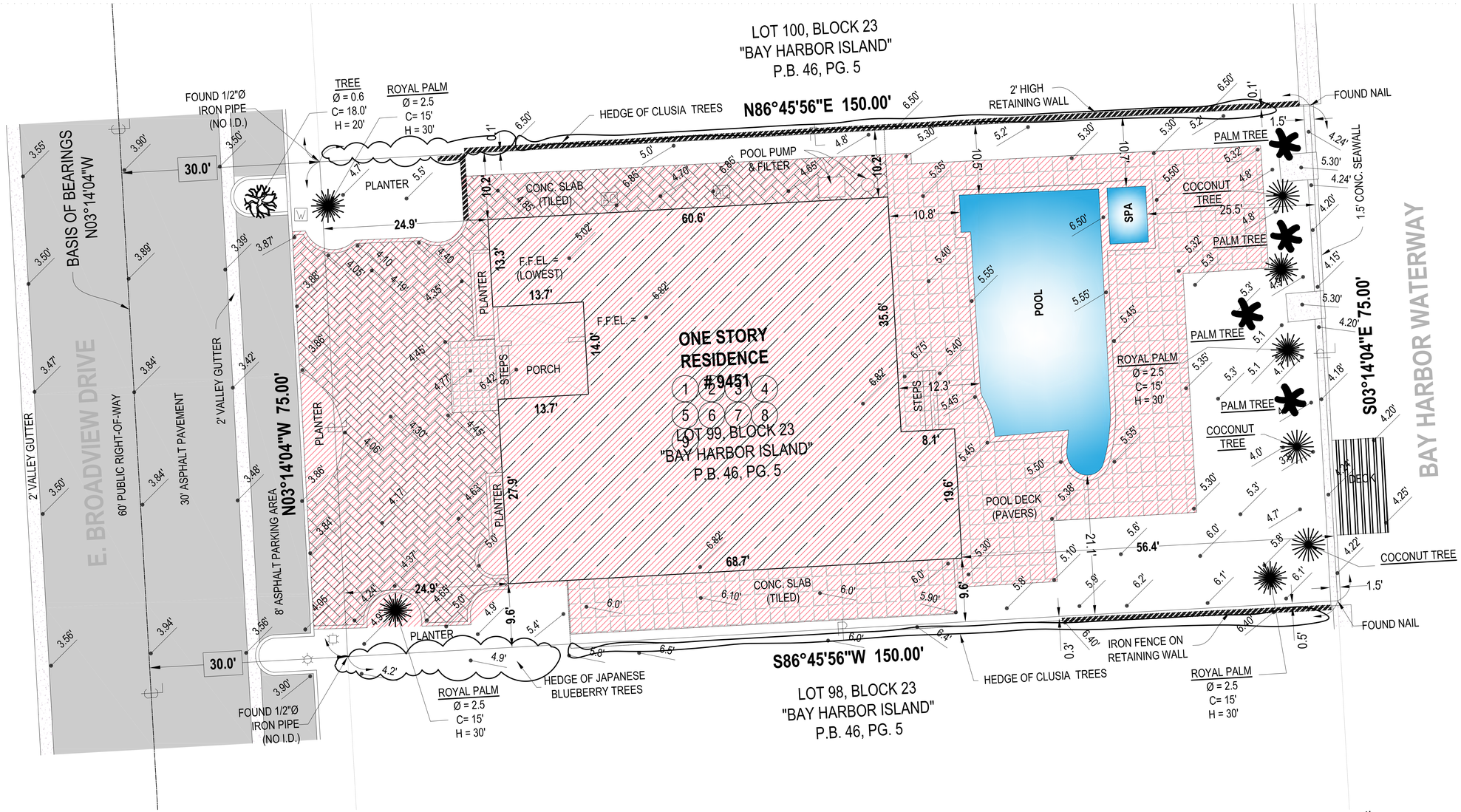

N

1 P **SITE PLAN**
1/8 SCALE

DEMOLITION PLAN LEGEND

EXISTING STRUCTURE / ELEMENT TO REMAIN.

EXISTING STRUCTURE / ELEMENT TO BE REMOVED.

MARK	DESCRIPTION
1	CONTRACTOR TO REVIEW EXTENTS OF HATCHED AREA AND TAKE CARE TO VERIFY INTENDED LIMITS OF DEMOLITION
2	CONTRACTOR TO REVIEW LANDSCAPE DRAWINGS FOR ANY TREE DISPOSITION INSTRUCTIONS
3	REMOVE ALL EXISTING HOUSE STRUCTURE, INCLUDING WALLS, SLABS, ROOF, AND FOUNDATIONS
4	REMOVE ALL EXISTING CONCRETE SITE FEATURES, FOUNTAINS AND STRUCTURES AND FOUNDATIONS.
5	REMOVE ALL EXISTING SITE PAVERS, TILES, AND SLABS (AND ASSOCIATED FOUNDATIONS).
6	REMOVE ALL EXISTING SITE WALLS / FENCES (AND ASSOCIATED FOUNDATIONS) THAT OCCUR WITHIN PROPERTY LINE BOUNDARIES.
7	CAP ALL UTILITIES WHERE FOUND; CAP ANY GAS LINE BACK TO SOURCE
8	REMOVE ALL EXISTING POOL STRUCTURE AND FOUNDATION
9	REMOVE ALL EXISTING SITE APPLIANCES AND PLUMBING.

DEMOLITION GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DEBRIS DISPOSAL AND TRAFFICKING OFF OF SITE.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND INFORM THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY DURING DEMOLTION, AND VERIFYING STRUCTURAL INTEGRITY OF EXISTING CONDITIONS AND PROVIDING ADEQUATE BRACING AND SHORING WHERE REQUIRED.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE AND ACQUIRING ALL NECESSARY PERMITS WITH THE CITY OF MIAMI BEACH TO EXECUTE DEMOLITION IN A TIMELY AND SAFE MANNER.
5. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION DUST, DEBRIS, AND NOISE MITIGATION, AS MAY BE REQUIRED BY THE CITY OF MIAMI BEACH.
6. OWNER SHALL MAKE FINAL DETERMINATION WHETHER ANY EXISTING MATERIALS MIGHT BE RE-USED ON NEW PROJECT (RE: CORAL STONE SLABS, PAVERS, ETC.).
7. HOUSE SHALL NOT BE OCCUPIED DURING DEMOLTION NOR CONSTRUCTION.
8. EGRESS SHALL REMAIN FREE AND CLEAR AT ALL TIMES.

DEMOLITION PLAN FOR REFERENCE ONLY
DEMOLITION IS UNDER SEPARATE PERMIT

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	[NAME WITHHELD]	
LANDSCAPE	ALL LANDSCAPE DATA	305 383 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

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SCALE 1/8"=1'
DESIGNATION DEMO SITE PLAN

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9400 E BROADVIEW



9421 E BROADVIEW



9431 E BROADVIEW



9441 E BROADVIEW



9450 E BROADVIEW



9451 E BROADVIEW - (PROJECT LOCATION)



9461 E BROADVIEW



9501 E BROADVIEW



9520 E BROADVIEW



9525 E BROADVIEW



9551 E BROADVIEW



9550 E BROADVIEW

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LIGHTING DESIGN	___	305 000 0000
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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ISSUED 2025

REVISED

SCALE
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DESIGNATION
NEIGHBORHOOD

IM01

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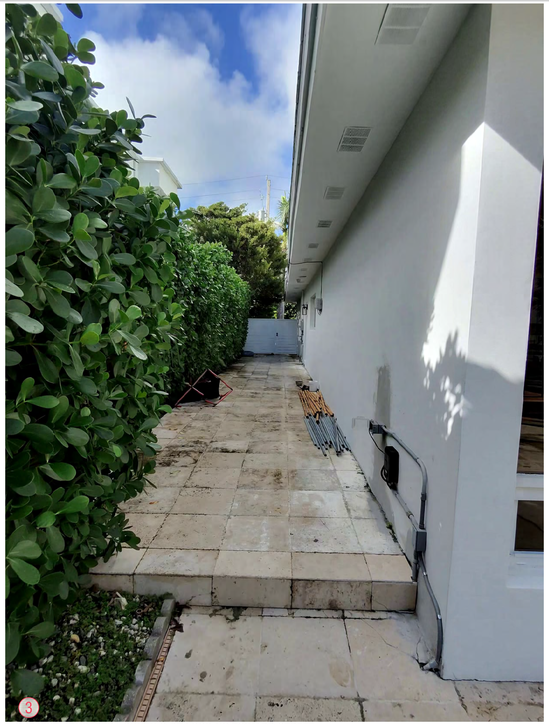
1 SUBJECT PROPERTY - NORTH SIDE LOOKING TOWARD WATER



2 SUBJECT PROPERTY - STREET FRONTAGE



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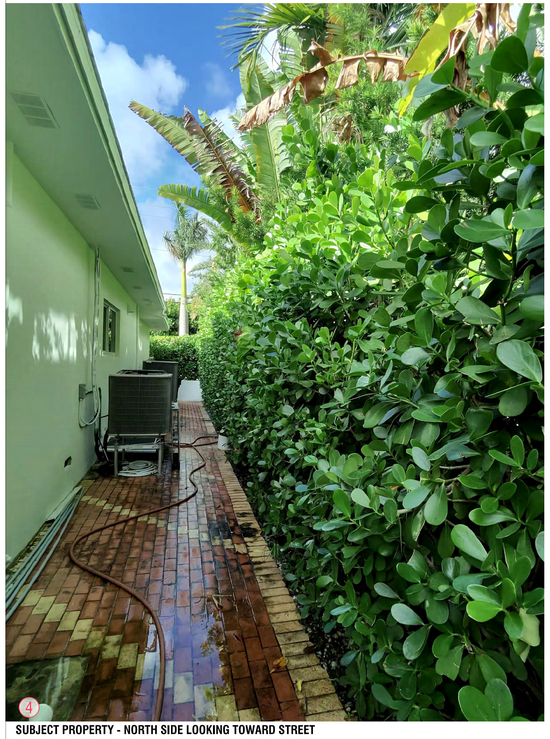

4 SUBJECT PROPERTY - NORTH SIDE LOOKING TOWARD STREET



5 SUBJECT PROPERTY - REAR (WATERFRONT)



6 SUBJECT PROPERTY - REAR (WATERFRONT)



7 SUBJECT PROPERTY - SOUTH SIDE LOOKING TOWARD WATER

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

SIGNATUM EX MACHINA

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

REVISED

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SCALE
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DESIGNATION
SITE PHOTOS

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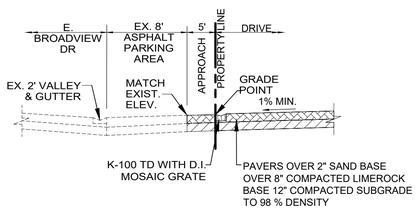

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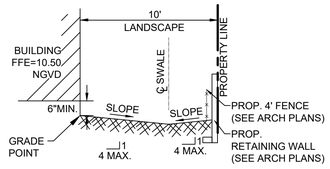

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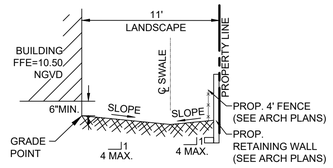

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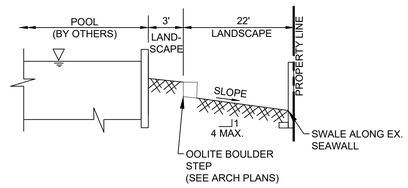

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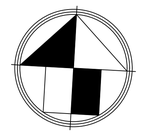


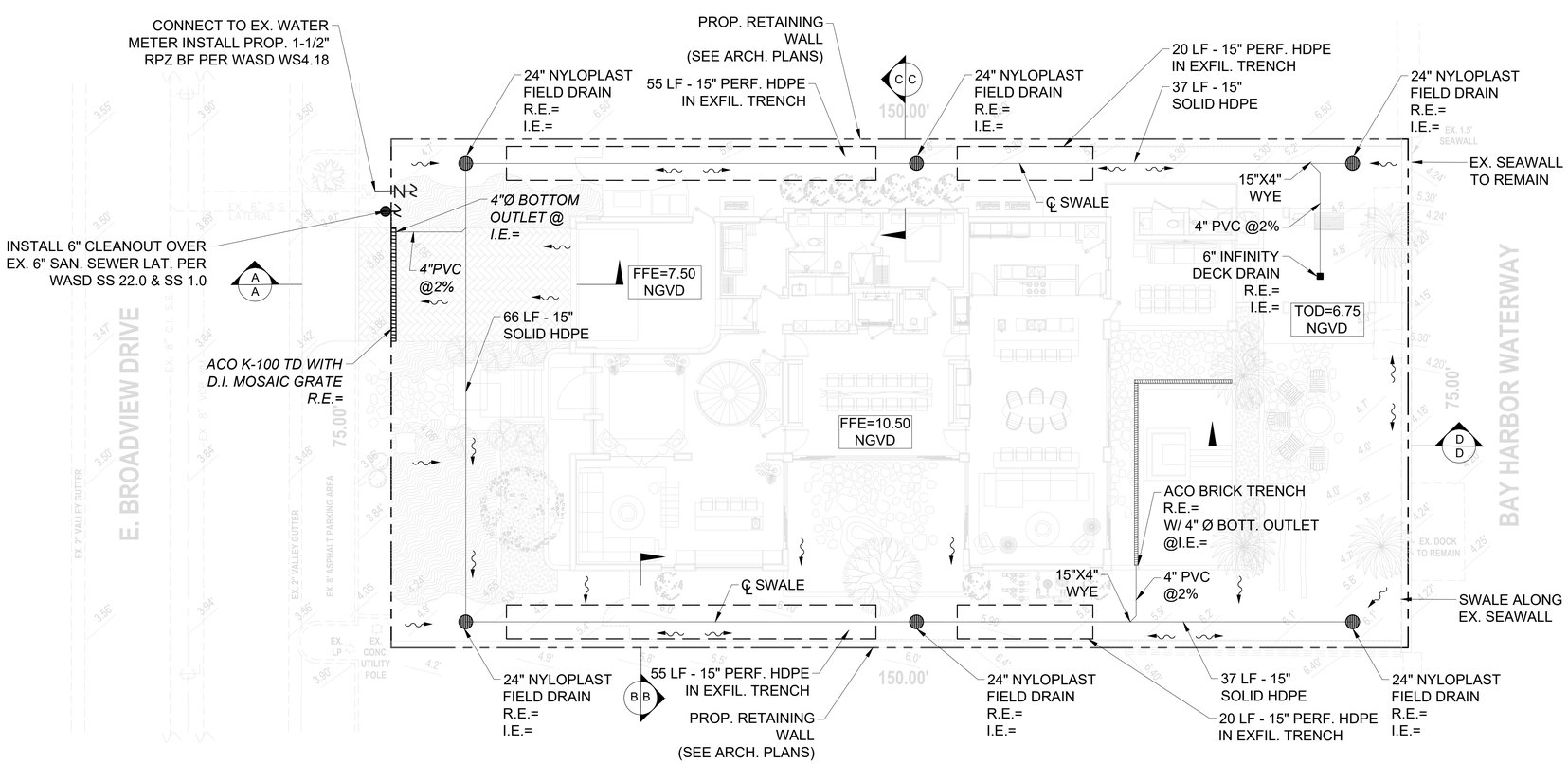
SCALE 1":10'



LOCATION MAP
N.T.S.

LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
F.F.E.	FINISHED FLOOR ELEVATION
T.O.D.	TOP OF DECK ELEVATION
X.XX'	EXISTING ELEVATIONS
X.XX	PROPOSED ELEVATION
X.XX	PROPOSED CONCRETE ELEVATION



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

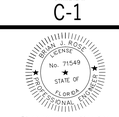
CLIENT:
MR. DAN RITCHIE
DVICE DESIGN STUDIO
4000 PONCE DE LEON BLVD
SUITE 470
CORAL GABLES, FL, 33146

PROJECT: **NEW RESIDENCE**
9451 E. BROADVIEW DRIVE
BAY HARBOR ISLANDS FLORIDA

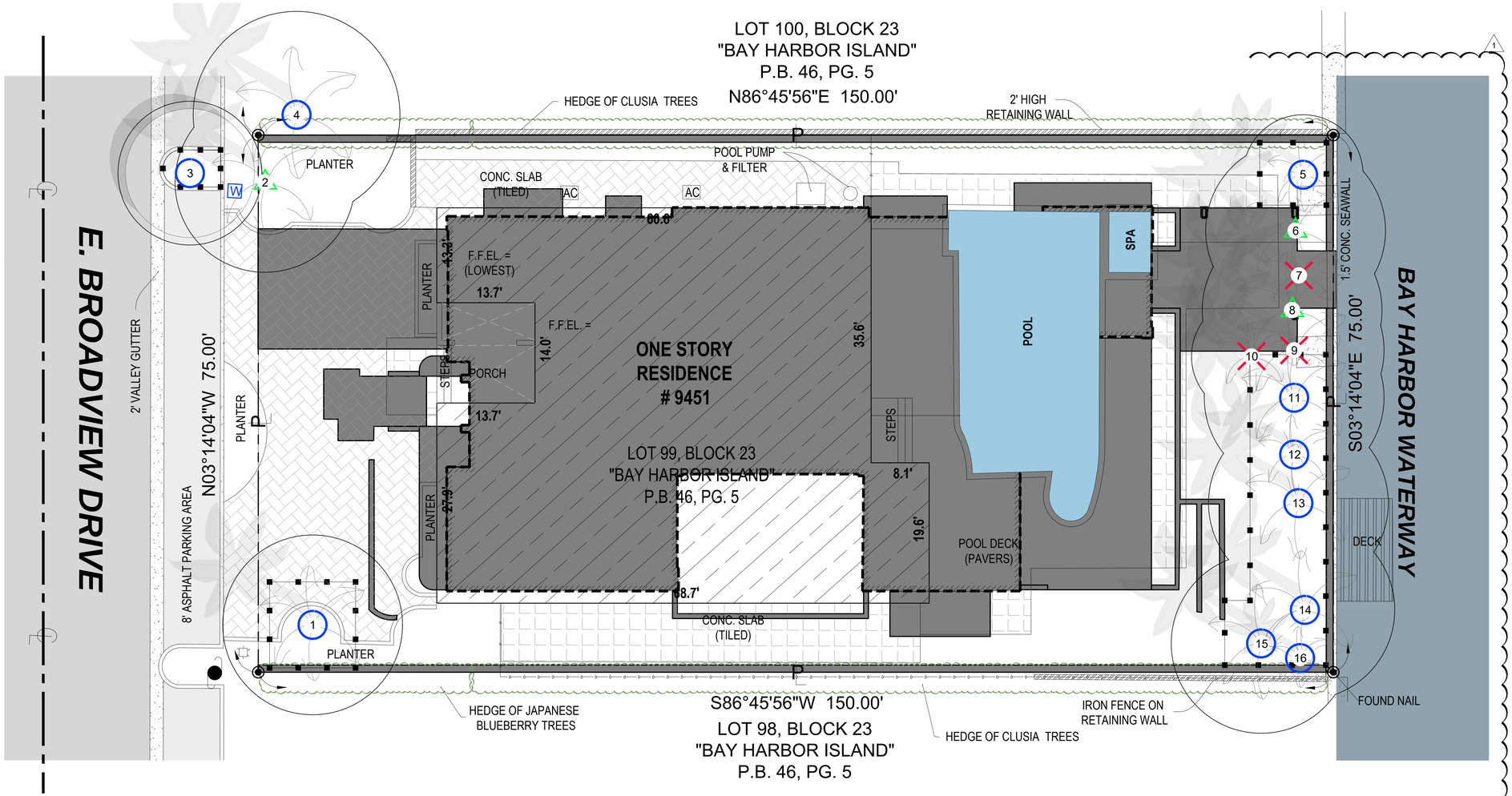
TASK: **CIVIL ENGINEERING PLAN**

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:	SCALE:
MAR, 2025	1"=10'
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 25-0364	
SHEET C-1	



This document has been digitally signed and sealed by Brian J. Ross, 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.



EXISTING TREE DISPOSITION PLAN

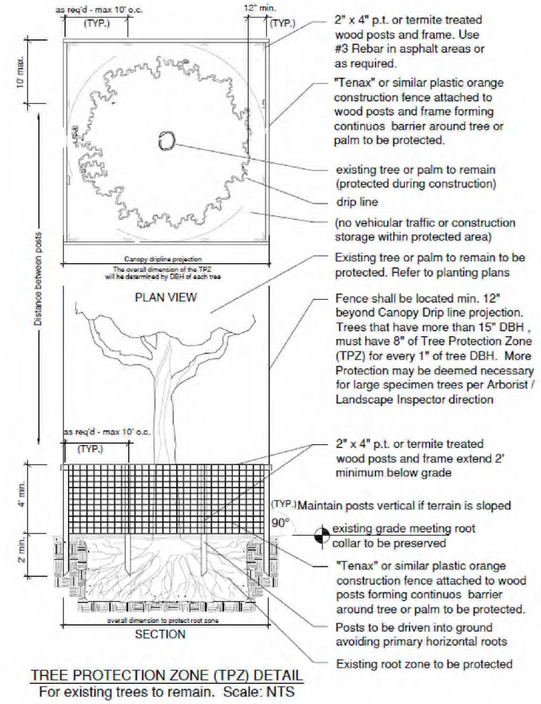
SCALE: 0 8 16 24 feet

1/8" = 1'-0"

EXISTING TREE DISPOSITION CHART								
NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	DBH (INCH)	CANOPY LOSS (SQ.FT)	DISPOSITION	COMMENTS
1	Royal palm	Roystonea regia	35	16	18		Remain	
2	Royal palm	Roystonea regia	35	16	18		Relocate	
3	Brazilian beuty leaf	Copernicia macroglossa	20	19	10		Remain	
4	Date palm	Phoenix dactylifera "Medjool"	19	20	18		Remain	Neighbor's palm
5	Christmas palm	Veitchia merrillii	12	10	5x2		Remain	Double trunk
6	Coconut palm	Cocos nucifera	18	18	14		Relocate	
7	Christmas palm	Veitchia merrillii	12	10	5x2	79	Remove	Double trunk
8	Royal palm	Roystonea regia	32	19	18		Relocate	
9	Coconut palm	Cocos nucifera	18	18	14	254	Remove	
10	Christmas palm	Veitchia merrillii	12	10	5x2	79	Remove	Double trunk
11	Royal palm	Roystonea regia	32	18	18		Remain	
12	Christmas palm	Veitchia merrillii	12	10	5x2		Remain	Double trunk
13	Coconut palm	Cocos nucifera	18	18	14		Remain	
14	Coconut palm	Cocos nucifera	18	18	14		Remain	
15	Royal palm	Roystonea regia	30	19	16		Remain	
16	Christmas palm	Veitchia merrillii	10	8	4x2		Remain	Double trunk
					TOTAL	412		

DERM TREE MITIGATION SUMMARY CHART	
PROPOSED CANOPY LOSS	
412	Proposed Canopy Loss (see Existing Tree Disposition List)

REQUIRED CANOPY MITIGATION				412
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
8	Shade Tree #1	12' OAH	500	4,000
0	Shade Tree #2	8' OAH	300	600
0	Palm #1	10' CT	300	0
0	Palm #2	3' CT	100	0
	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				4,000



TREE PROTECTION ZONE (TPZ) DETAIL
For existing trees to remain. Scale: NTS

TREE PROTECTION NOTES

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
10. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
11. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
12. All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in
13. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
14. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
15. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
16. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
17. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
18. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
19. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLP ENGINEERS	954 533 3237
MEP	———	305 000 0000
LIGHTING DESIGN	———	305 000 0000
LOW VOLTAGE DESIGN	———	305 000 0000
POOL DESIGN	———	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 04 24

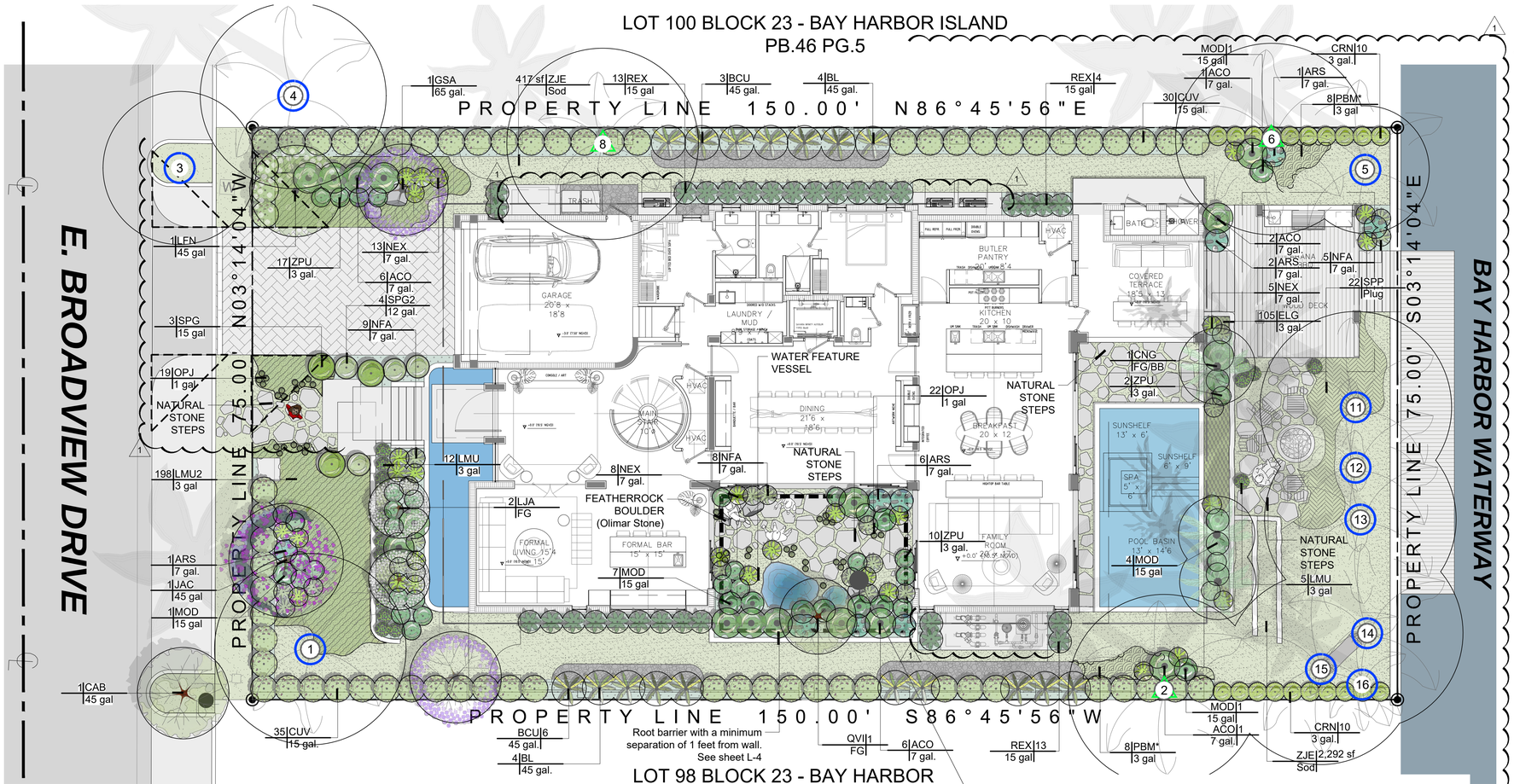
REVISED

#1	Background coordination &City Comments	04-24-25

EXISTING TREE DISPOSITION PLAN

L-1.0

LOT 100 BLOCK 23 - BAY HARBOR ISLAND
PB.46 PG.5



PLANT SCHEDULE GROUND FLOOR

CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	HGT	SRD
TREES						
GSA	2	Guaiacum sanctum Florida Native - Vulnerable Species. 4` clear truck	Lignum Vitae	3"	12` OA	6`
JAC	1	Jacaranda mimosifolia STD - Miami-Dade Landscape Manual - Very Drought Tolerant. 4` clear truck	Jacaranda	3"	14` OA	6`
LFN	1	Lagerstroemia x `Natchez` Drought Tolerant / Listed in the Miami Dade Landscape Manual. 4` clear truck	Japanese Crape Myrtle	3"	12` OA	6`
LJA	2	Ligustrum japonicum	Japanese Privet	2"	10` OA	10`
QVI	1	Quercus virginiana Florida Native - Miami-Dade Landscape Manual.4` clear truck	Southern Live Oak	2"	12` OA	10`
PALM TREES						
CNG	3	Cocos nucifera `Green Malayan` Miami-Dade Landscape Manual - Drought Tolerant	Coconut Palm	14"	24` GW	20`
STREET TREES						
CAB	1	Calophyllum brasiliense Miami-Dade Landscape Manual. 4` clear truck	Brazilian Beautyleaf	4"	16` OA	6`

CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	WIDTH
SHRUBS					
ACO	16	Alocasia caliodora	Elephant's Ear	4`-5`	3`-4`
ARS	10	Alocasia x 'Regal Shields'	Regal Shields Alocasia	3`-4`	
BCU	9	Bambusa chungii	Tropical Blue Bamboo	10` - 22`	4`-6`
BL	8	Bambusa lako	Timor Black Bamboo	10` - 22`	4`-6`
CRN	20	Clusia rosea 'Nana' Florida Native - Miami-Dade Landscape Manual - Drought Tolerant	Dwarf Pitch Apple	2`	2.5`
LMU	17	Liriope muscari Drought Tolerant - Miami-Dade County Landscape Manual	Lily Turf	1.5`	1`
MOD	14	Monstera deliciosa Miami-Dade Landscape Manual	Ceriman	4`-5`	4`
NFA	22	Nephrolepis biserrata Florida Native - Miami-Dade Landscape Manual	Macho Fern	3"	2`
NEX	29	Nephrolepis exaltata Florida Native - Miami-Dade Landscape Manual	Boston Fern	3"	2`
REX	30	Rhapis excelsa Shade Grown - Character Plant - Miami-Dade Landscape Manual	Lady Palm	3`-4`	3` - 4`
SPG2	4	Syzygium paniculatum `Globulus`	Eugenia Globulus - Topiary Sphere	2`	2`
SPG	3	Syzygium paniculatum `Globulus`	Eugenia Globulus - Topiary Sphere	3`	3`
ZPU	29	Zamia pumila Florida Native - Miami-Dade Landscape Manual	Coontie	2`	2`
LARGE SHRUBS					
CUV	65	Coccoloba uvifera Bush - Florida Native	Sea Grape	5` OA	3.5`
GRASSES					
OPJ	41	Ophiopogon japonicus	Mondo Grass	6" OA	6"

CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	WIDTH	SPACING
SHRUB AREAS						
LMU2	294	Liriope muscari Drought Tolerant - Miami-Dade County Landscape Manual	Lily Turf	1.5`	1`	15" o.c.
PBM*	18	Philodendron `Burle Marx`	Philodendron `Burle Marx`	2`	2`	24" o.c.
SPP	22	Spartina patens Florida Native - Miami-Dade Landscape Manual - Drought Tolerant	Salt Meadow Cord Grass			30" o.c.

CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD	SPACING
GROUND COVERS						
ELG	144	Ernodea littoralis Native Ground Cover - Drought Tolerant	Golden Creeper			9" o.c.
AGGREGATES						
MBP	224 sf	Mexican Black Pebbles	Black Pebbles	S.F.		
SOD/SEED						
ZJE	2,284 sf	Zoysia japonica `Empire`	Korean Grass	Sod		

LOT 98 BLOCK 23 - BAY HARBOR

GROUND FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet
1/8" = 1'-0"

TREE DISPOSITION LEGEND

0 — Existing tree or palm to be transplanted

0 — Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

Tree / Palm

10' x 10' Visibility Triangle: Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

EXISTING TREES TO REMAIN					
NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	DBH (INCH)
1	Royal palm	Roystonea regia	35	16	18
2	Royal palm	Roystonea regia	35	16	18
3	Brazilian beuty leaf	Copernicia macroglossa	20	18	10
4	Date palm	Phoenix dactylifera "Medjool"	19	20	18
5	Christmas palm	Veitchia merrillii	12	10	5x2
6	Coconut palm	Cocos nucifera	18	18	14
8	Royal palm	Roystonea regia	32	18	18
11	Royal palm	Roystonea regia	32	18	18
12	Christmas palm	Veitchia merrillii	12	10	5x2
13	Coconut palm	Cocos nucifera	18	18	14
14	Coconut palm	Cocos nucifera	18	18	14
15	Royal palm	Roystonea regia	30	18	16
16	Christmas palm	Veitchia merrillii	10	8	4x2

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

Residential - Single-Family and Two-Family Home Sites

	Required	Provided
A. Shade Trees Required*		
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	7
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	6
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	6
7. Street Trees Required: Linear street frontage 75' / 35 = 2	2	1 existing + 1 proposed= 2
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	276
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	145
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	156
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	5,625 s.f. (Max)	2,292 s.f

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

INNER COURTYARD



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LOW VOLTAGE DESIGN	___	305 000 0000
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GROUND FLOOR LANDSCAPE PLAN
L-2.0



CAB - Brazilian Beautyleaf



LJA - Japanese Privet



GSA - Lignum Vitae



JAC - Jacaranda



QVI - Live Oak



LFN - Japanese Crape Myrtle



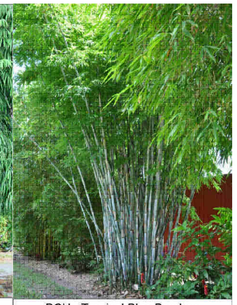
ACO - Elephant Ear



ARS - Alocasia Regal Shield



BNA - Thai Silk Bamboo



BCH - Tropical Blue Bamboo



HLA - Spider Lily



LMU - Lily Turf



MOD - Ceriman



NFA - Macho Fern



NEX - Boston Fern



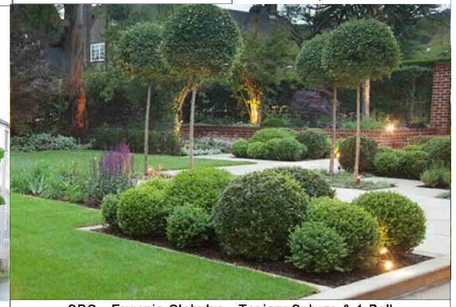
REX - Lady Palm



ZPU - Coontie



CUV - Sea Grape



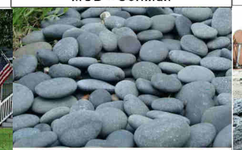
SPG - Eugenia Globulus - Topiary Sphere & 1 Ball



CRN - Dwarf Pitch Apple



ZJE - Korean Grass



MBP - Mexican Black Pebbles



GMG - Grey Marble Gravel



Featherrock Boulder- Olimar Stone



ELG - Golden Creeper



OJA - Mondo Grass



SPP- Salt meadow cord grass



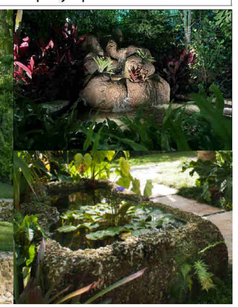
CVR - Beach Bean



Natural stone steps



Oolite boulder retention steppes



boulder water feature

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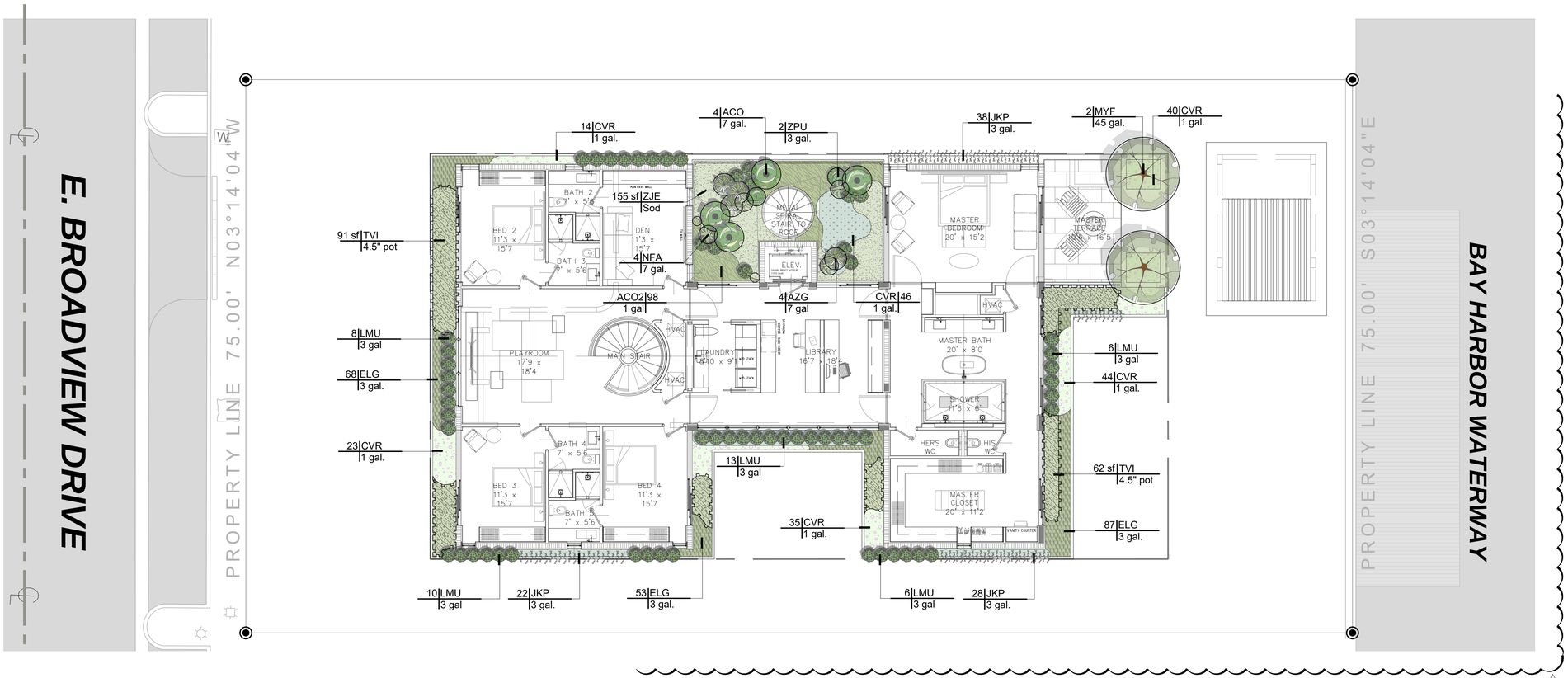
IMAGES LANDSCAPE PLAN

L-2.1



SECOND FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

PLANT SCHEDULE SECOND FLOOR

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD
TREES							
MYF	2	Myrcianthes fragrans Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5` CT	Simpson Stopper	45 gal.	2.5"	10`-12` OA	8`-10`

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
SHRUBS						
ACO	4	Alocasia caliodora	Elephant's Ear	7 gal.	4`-5`	3`-4`
AZG	4	Alpinia zerumbet Listed in the Miami Dade Landscape Manual	Green Shell Ginger	7 gal	3`	1.5`
LMU	61	Liriope muscari Drought Tolerant - Miami-Dade County Landscape Manual	Lily Turf	3 gal	1.5`	1`
NFA	4	Nephrolepis biserrata Florida Native - Miami-Dade Landscape Manual	Macho Fern	7 gal.	3"	2`
ZPU	2	Zamia pumila Florida Native - Miami-Dade Landscape Manual	Coontie	3 gal.	2`	2`
VINES						
JKP	100	Jacquemontia pentanthos Florida Native.	Skyblue Jacquemontia	3 gal.	12"	1`

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	SPACING
SHRUB AREAS							
TVI	186 sf	Tulbaghia violacea	Society Garlic	4.5" pot			

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING
GROUND COVERS							
ACO2	98	Aptenia cordifolia	Baby Sunrose	1 gal			12" o.c.
CVR	202	Canavalia rosea Florida Native - Sand-mixed grade	Beach Bean	1 gal.			12" o.c.
ELG	208	Ernodea littoralis Native Ground Cover - Drought Tolerant	Golden Creeper	3 gal.			9" o.c.
SOD/SEED							
ZJE	156 sf	Zoysia japonica `Empire`	Korean Grass	Sod			


MFR - Simpson`s Stopper


ACO - Elephant Ear


AZV - Variegated Shell Ginger


LMU - Lily Turf


ZPU - Coontie


JKE-Skyblue jaquemontia

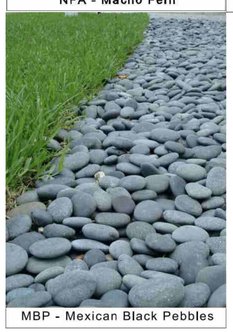

NFA - Macho Fern


TVI - Society Garlic


CVR - Beach Bean


ELI - Curtain Creeper


ZJE - Korean Grass


MBP - Mexican Black Pebbles

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SEALING ARCHITECT DANIEL RITCHIE AR95253

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#1	Background coordination &City Comments	04-24-25

SECOND FLOOR LANDSCAPE PLAN

L-2.2



ELEVATION- FRONT



ELEVATION- REAR



ELEVATION- LEFT SIDE



ELEVATION- RIGHT SIDE

ALL LANDSCAPE DATA INC
DERICK LANGEL
Landscape Architect LA666705
www.alllandscapedata.net & .com
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059

REGISTERED LANDSCAPE ARCHITECT DERICK C. LANGEL LA 6667045 STATE OF FLORIDA

DESIGN STUDIO
610 733 4295 MADE @ DVICEINC.COM

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	[NAME WITHHELD]	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 04 24

REVISED

#1	Background coordination &City Comments	04-24-25

FACADES

L-3

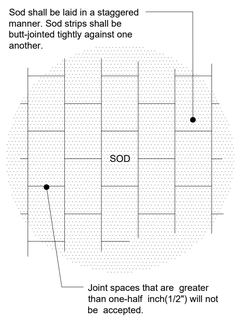
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

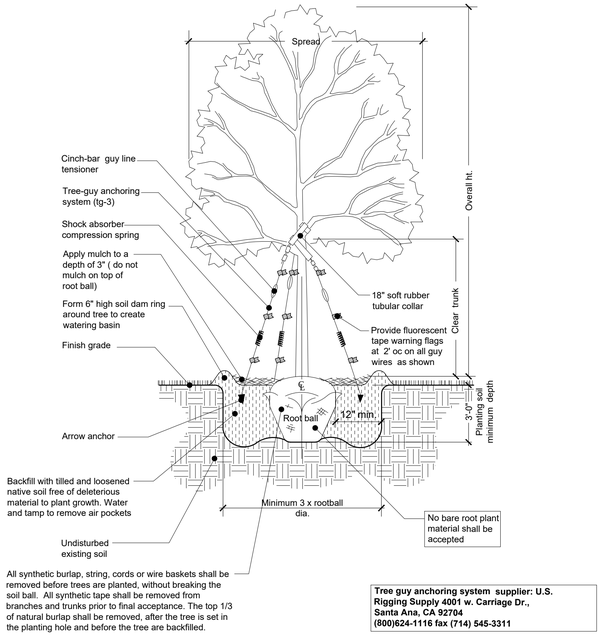
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

1 General Planting Notes
SCALE: N.T.S.



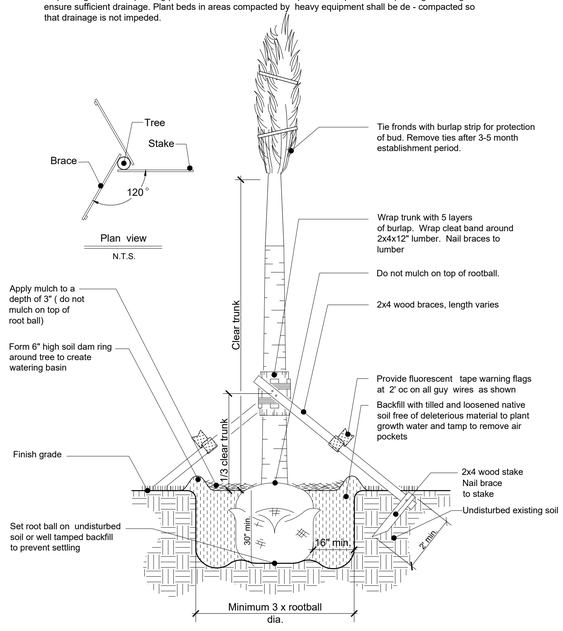
2 Sod Planting Detail
SCALE: N.T.S.



Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

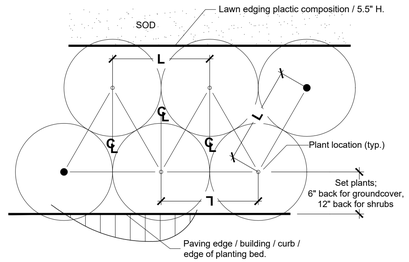
3 Tree Planting Detail
SCALE: N.T.S.

Notes:
- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
- All Palms are to be planted with the rootball 1"-2" above finished grade
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.

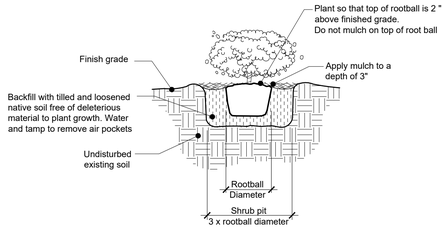


4 Palm Planting Detail
SCALE: N.T.S.

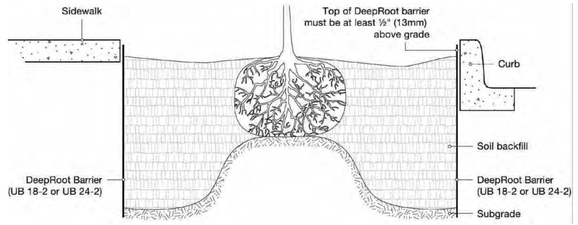
Notes:
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list



5 Shrubs Planting Detail
SCALE: N.T.S.



6 Shrubs Planting Detail
SCALE: N.T.S.



NEIGHBORING TREES:
Trees adjacent to the subject property may be impacted and are subject to the same recommendations for the trees on site. Neighbors must be made aware of the construction operations affecting their trees, if the Critical Root Zone is affected beyond above recommendations; it is recommended that such trees be removed for the health, safety and welfare of both neighbors, the general public and potential liability of the developer, owners and the City. Proper affidavits must be obtained from the neighbors, Tree removal permits must be processed and approved prior to removal and mitigation efforts shall be implemented on the subject property or if not physically possible, payment into the City Tree Trust Fund

NEW FENCE/ REPLACEMENT FENCE AND EXISTING OR PROPOSED TREES:
Builders and contractors that will replace or construct walls or fences that will run through the Critical Root Zone (CRZ) must make all necessary provisions for the health of the existing or proposed trees that are adjacent to it. Recommendations include using same foundation location for posts through existing trees CRZ, Root pruning with care, hand tools and providing clean cuts without tearing roots, avoiding dessication by covering exposed roots from sun and wind while building such wall/fence. If the Critical Root Zone is affected beyond above recommendations; it is recommended that such trees be removed for the health, safety and welfare of both neighbors, the general public and potential liability of the developer, owners and the City. Proper affidavits must be obtained from the neighbors, Tree removal permits must be processed and approved prior to removal and mitigation efforts shall be implemented on the subject property or if not physically possible, payment into the City Tree Trust Fund.

7 Root barrier detail
SCALE: N.T.S.

ONE YEAR - TREE MAINTENANCE PLAN
All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:
- Keep roots moist; **do not** allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

After Planting:
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year:
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

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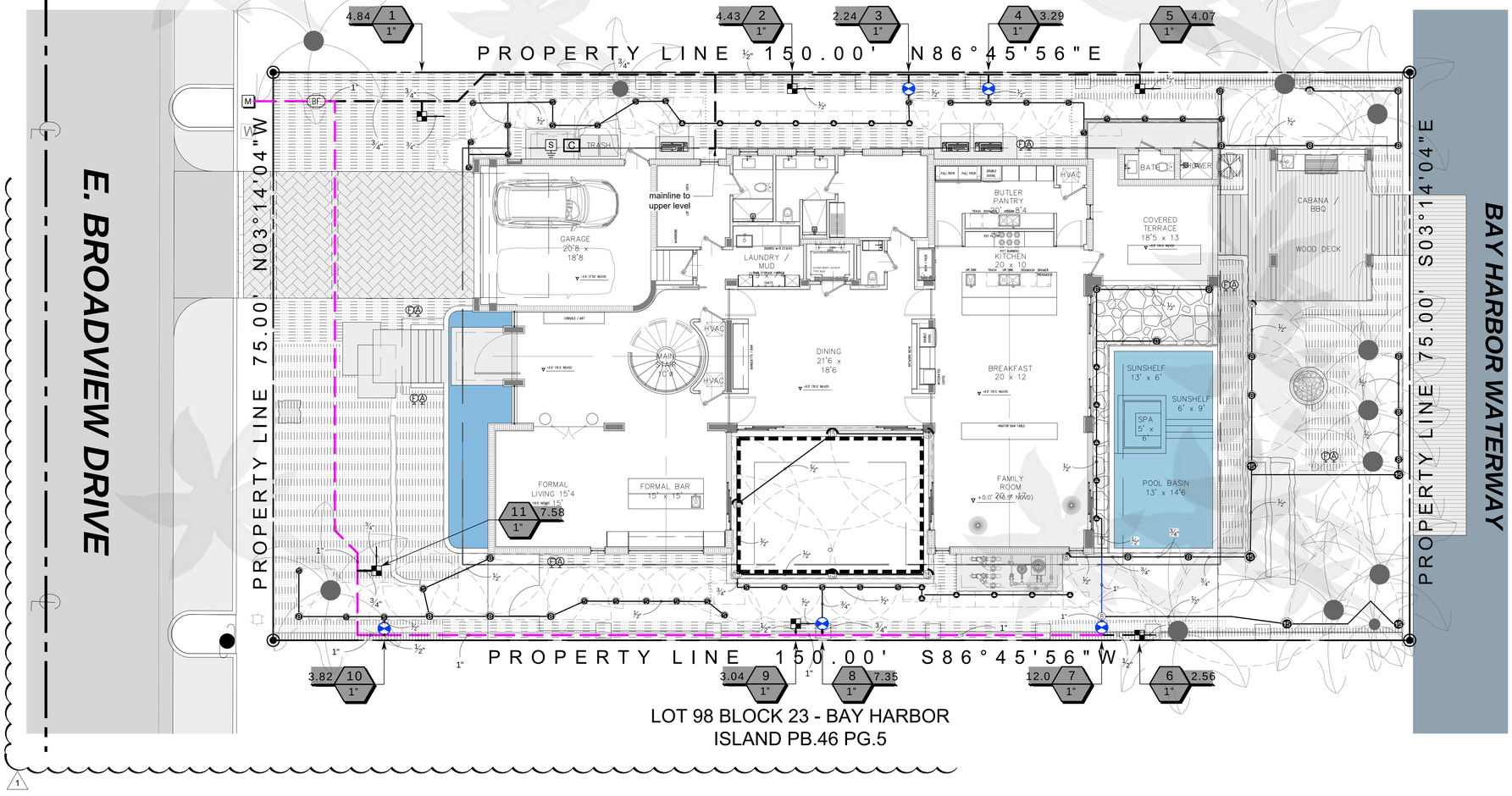
ISSUED 2025 04 24
REVISED

LANDSCAPE NOTES & DETAILS
L-4



GROUND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

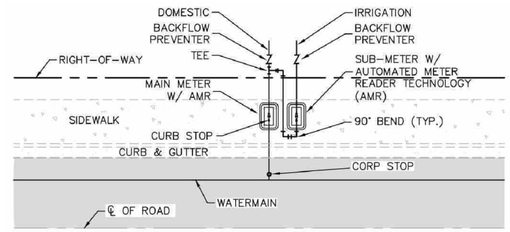
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

1 IRRIGATION NOTES

SCALE: NTS

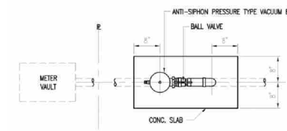


NOTES:

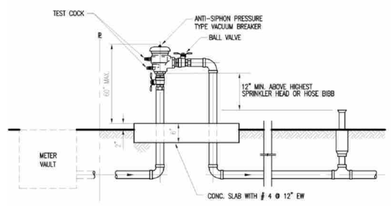
1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

2 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.



PLAN VIEW



3 VACUUM BREAKER

N.T.S.

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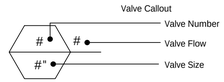
#1	Background coordination &City Comments	04-24-25

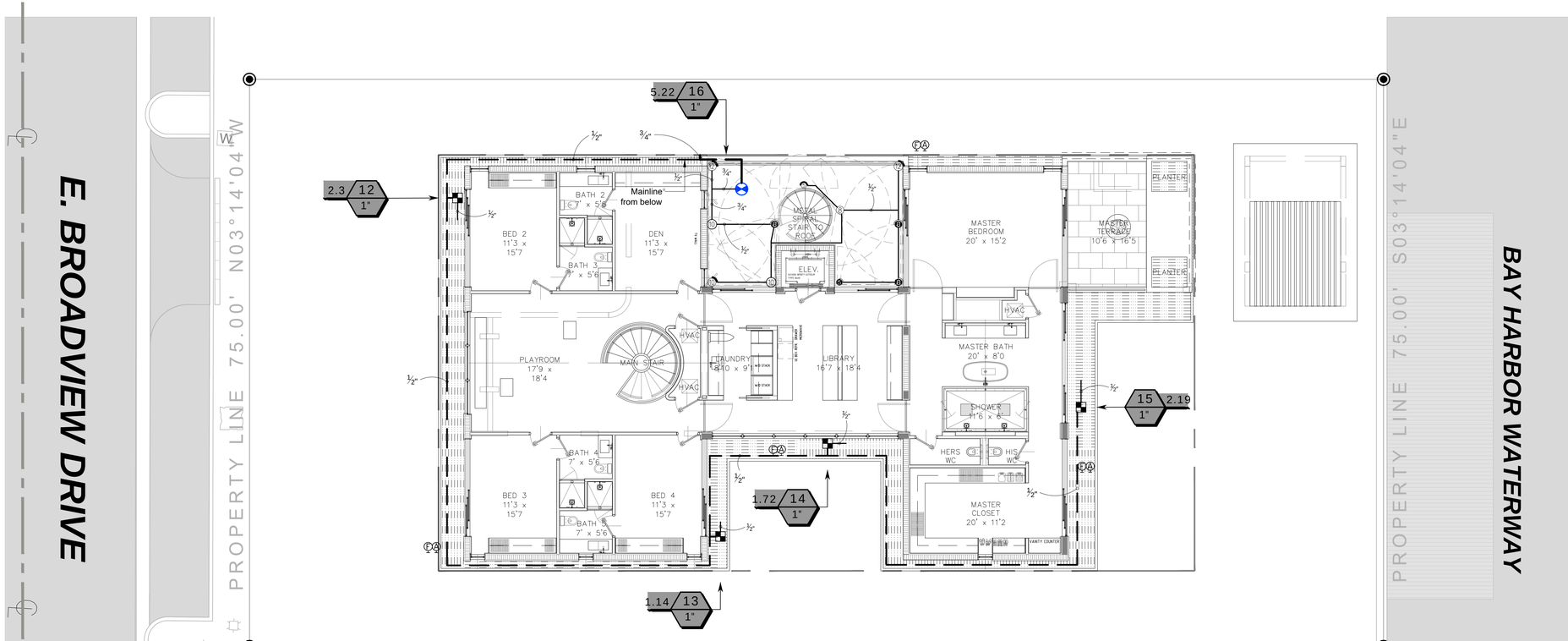
GROUND FLOOR IRRIGATION PLAN

IR-1.0

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.84	52.2	39.9	43.7	1.07 in/h
2	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.43	52.5	40.0	45.5	1.07 in/h
3	Toro 252-26 Globe	1"	Turf Spray	2.24	67.9	33.8	38.2	0.81 in/h
4	Toro 252-26 Globe	1"	Turf Spray	3.29	78.4	34.2	40.1	0.8 in/h
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.07	98.4	39.8	48.3	1.07 in/h
6	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.56	236.6	39.3	43.3	1.07 in/h
7	Toro 252-26 Globe	1"	Shrub Spray	12.02	232.7	36.4	48.2	0.91 in/h
8	Toro 252-26 Globe	1"	Turf Spray	7.35	196.3	35.0	41.3	1.0 in/h
9	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.04	192.8	39.5	43.4	1.07 in/h
10	Toro 252-26 Globe	1"	Turf Spray	3.82	137.8	33.7	37.5	0.87 in/h
11	Toro DZK-EZF-1-MF	1"	Area for Dripline	7.58	127.4	45.7	51.0	1.07 in/h
12	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.3	343.8	39.3	45.6	1.07 in/h
13	Toro DZK-EZF-1-MF	1"	Area for Dripline	1.14	431.0	38.8	43.5	1.08 in/h
14	Toro DZK-EZF-1-MF	1"	Area for Dripline	1.72	457.4	39.0	45.8	1.07 in/h
15	Toro DZK-EZF-1-MF	1"	Area for Dripline	2.19	524.1	39.2	49.4	1.07 in/h
16	Toro 252-26 Globe	1"	Shrub Spray	5.22	313.2	34.5	47.1	1.49 in/h
	Common Wire				808.3			





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	36	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	23	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
2SST 4EST 4CST 4SST 4S-SST 9SST	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	18	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 5 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 8 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	3	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 10 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 12 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-06P-COM-PC 15 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
8 10 12 15	Toro 570Z-06P-COM-PC ADJ Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	10
F	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	10
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	10
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	2,029 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	6
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
C	Toro EVO-04OD with (01) EMOD-12 16 Station Outdoor Controller. Includes one 12-station Expansion Module. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	641.4 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	52.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	9.3 lf
	Irrigation Mainline: PVC Schedule 40 1/2"	295.5 lf
	Irrigation Mainline: PVC Schedule 40 3/4"	330.4 lf
	Irrigation Mainline: PVC Schedule 40 1"	182.4 lf
	Pipe Sleeve: PVC Class 200 SDR 21	75.9 lf

N

SECOND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

ALL LANDSCAPE DATA INC
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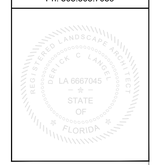

DESIGN STUDIO
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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT DANIEL RITCHIE AR95253

SEAL

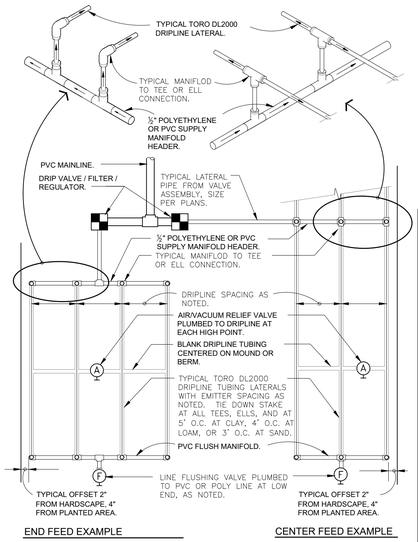
ISSUED 2025 04 24

REVISED

#1	Background coordination &City Comments	04-24-25

SECOND FLOOR IRRIGATION PLAN

IR-1.1

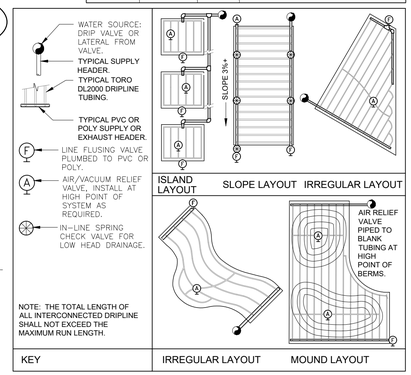


END FEED EXAMPLE

CENTER FEED EXAMPLE

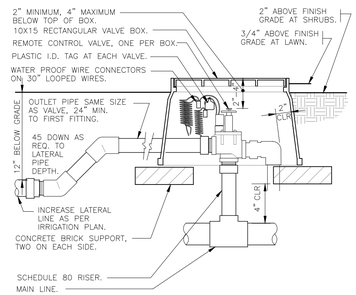
MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE							
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI	
RPG212	0.53 GPH	12"	250'	360'	400'	460'	
RPG218	0.53 GPH	18"	350'	515'	565'	650'	
RPG412	1.0 GPH	12"	160'	240'	260'	300'	
RPG418	1.0 GPH	18"	240'	340'	375'	430'	

FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH	GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13



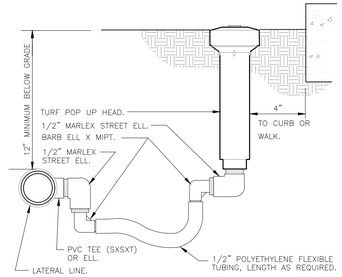
1 TORO DL2000 DRIPLINE

3" = 1'-0" 328413.56-49



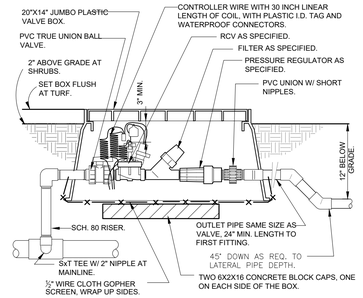
2 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 328406.13-02



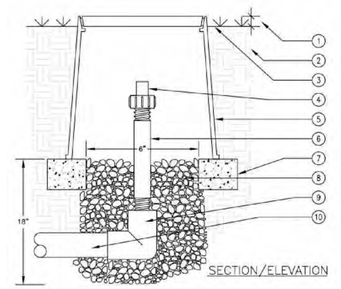
5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



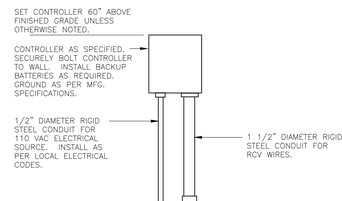
3 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



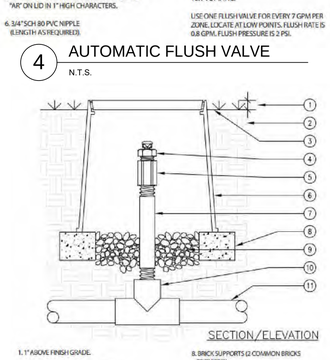
4 AUTOMATIC FLUSH VALVE

N.T.S.



6 WALL MOUNT CONTROLLER

1" = 1'-0" 328409.13-01

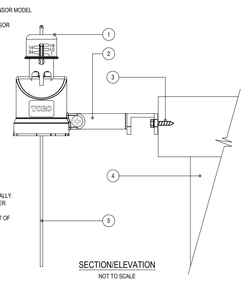


7 1/2" AIR/VACUUM RELIEF VALVE

N.T.S.

LEGEND

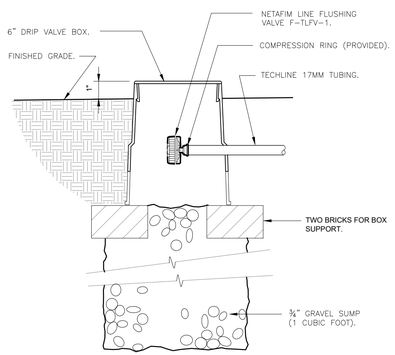
1. TORO WIRELESS RAIN SENSOR MODEL NO. TWRS REFER TO PLAN FOR SENSOR LOCATION
2. ADJUSTABLE MOUNTING BRACKET
3. WOOD SCREW
4. WOOD FENCE
5. ANTENNA



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-2556.

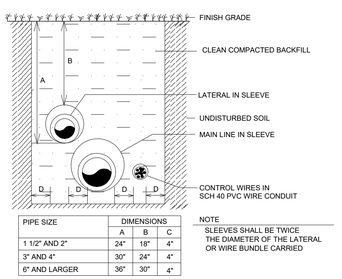
8 TORO - TWRS WIRELESS RAIN SENSOR

N.T.S. DETAIL-FILE



9 NETAFIM TECHLINE FLUSH VALVE

3" = 1'-0" 328413.49-33



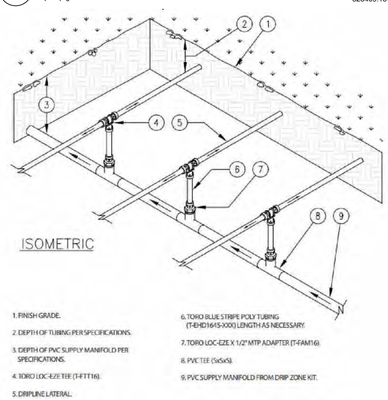
PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

NTS 10



11 CENTER-FEED SUPPLY-MANIFOLD

N.T.S.

ALL LANDSCAPE DATA INC
DERICK LANGEL
Landscape Architect LA666705
www.alllandscapedata.net & .com
4459 NW 97 CT / Doral, FL 33178
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DETAIL-FILE

DESIGN STUDIO
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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	NAME WITHHELD	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	___	305 000 0000
LIGHTING DESIGN	___	305 000 0000
LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT : DANIEL RITCHE AR95253

SEAL

ISSUED 2025 04 24

REVISED

IRRIGATION DETAILS

IR-2.0



PERVIOUS DRIVEWAY PAVERS



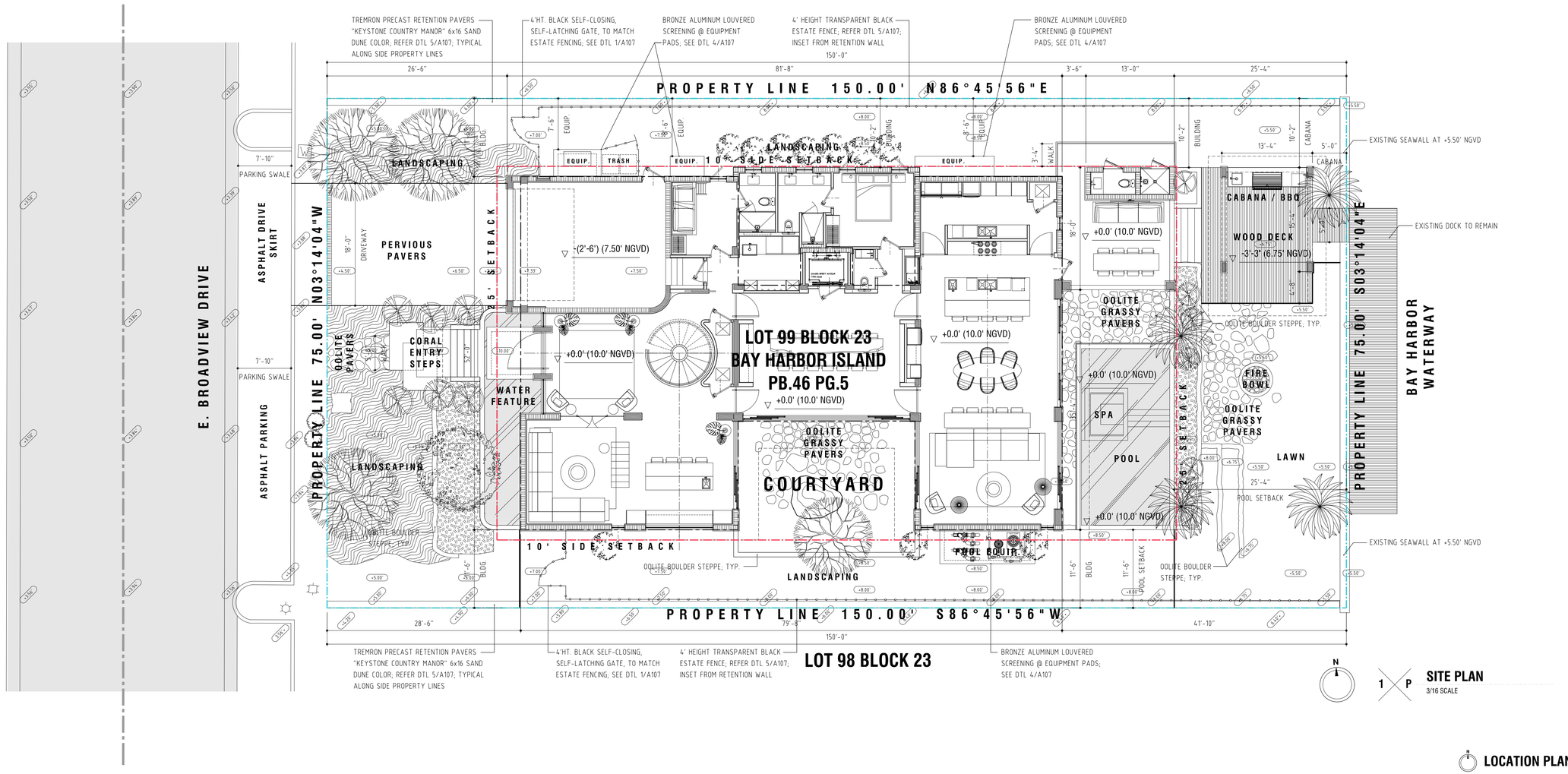
BROKEN OOLITE GRASSY PAVERS



CABANA WOOD DECK (TEAK)



OOLITE POOL COPING



SITE PLAN
3/16 SCALE

DESCRIPTION OF WORK

CONSTRUCTION OF NEW 7,067 SF (ADJUSTED) SINGLE FAMILY CBS RESIDENCE (2-STORY).
INCLUDES NEW GARAGE, OPEN-AIR TERRACE, OPEN-AIR BALCONIES, DRIVEWAY, PLANTERS AND CABANA.
DEMOLITION OF EXISTING HOUSE UNDER SEPARATE PERMIT.

LEGAL DESCRIPTION	LOT 99, BLOCK 23 OF "BAY HARBOR ISLANDS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA	
ADDRESS	9451 E BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154	
FOLIO	13-2227-001-4760	
ZONING	RD RESIDENTIAL SINGLE-FAMILY	FLUM = RESIDENTIAL LOW-DENSITY
MUNICIPALITY	BAY HARBOR ISLANDS	
FLOOD CRITERIA	ZONE AE	BFE: 8.00' NGVD
	COMMUNITY: 120637	PANEL: 0144 SUFFIX: L
	AVG SIDEWALK ELEV.	= 3.88'
	GARAGE ELEV.	= 7.50' +3.62' ABOVE CROWN OF ROAD
	HOUSE FFE	= 10.50' ZONE AE +8' + 2.5' FREEBOARD
OCCUPANCY	R-3	AS PER FBC 2023 SECTION 310.1
CONST. TYPE	TYPE V	AS PER FBC 2023 SECTION 602.5
NET LOT AREA	11,250 SF	0.258 ACRES
LOT WIDTH	75'-0"	
LOT DEPTH	150'-0"	
PARKING SPACES	2 REQUIRED	2 PROVIDED

LOT COVERAGE	LOT AREA COVERED BY HABITABLE BUILDING AND/OR ROOF STRUCTURE OR OVERHANGS	5425 SF (48%)	
		REQUIRED	PROVIDED
GREENSPACE	PERVIOUS GREENSPACE (min. per 23.11(A)(8))	4500 SF (40% MIN.)	4952 SF (44%)
	IMPERVIOUS COVERAGE (including pools, decks)		5855 SF (52%)
	PERMEABLE PAVERS (driveway)		443 SF (4%)
		REQUIRED	PROVIDED
SETBACKS	FRONT SETBACK (WATERFRONT)	25'-0"	25'-4"
	REAR SETBACK (STREET)	25'-0"	26'-6"
	SIDE SETBACK	10'-0"	11'-6" + 10'-2"
	CABANA SETBACKS	5'-0"	10'-2" SIDE, 5'-0" REAR
		ALLOWED	PROVIDED
BUILDING HEIGHT	HIGHEST RIDGE OF 3:12 PITCH ROOF	+35 FEET	+28 FEET
	SETBACKS @ PITCHED HEIGHTS ABOVE 25 FEET		
	PITCH ROOF OVER >25 FEET, SIDE SETBACK	15'-0"	15'-0"
	PITCH ROOF OVER >25 FEET, FRONT SETBACK	40'-0"	47'-10"
	PITCH ROOF OVER >25 FEET, REAR SETBACK	20'-0"	30'-6"
	FIRST FLOOR SLAB ELEVATION	+10.00' NGVD (8' BFE + 2' FREEBOARD)	
BUILDING AREAS	FIRST FLOOR A/C	3283 SF	
	SECOND FLOOR A/C	3258 SF	
	GARAGE	434 SF	
	COVERED TERRACE (OPEN AIR)	333 SF	
	CABANA	204 SF	

NOTES

FINAL GRADING TO PROVIDE DRAINAGE OR RUN-OFF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE FOR GRADING)

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 104.2.5 OF THE FBC.

BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.

REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB, GROUND COVER, AND HARDSCAPE LOCATION AND SPECIFICATIONS.

REFER TO LANDSCAPE LIGHTING PLANS FOR SITE LIGHTING INFORMATION.

LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 15A ORDINANCE #96-13.
LANDSCAPING WILL ADHERE TO BAY HARBOR ISLANDS TOWN CODE SECT. 24-16.

MUST MEET SECTION R1001.5 FBC.

GARAGE ELEVATION AT LEAST 12" ABOVE CROWN OF ROAD (ACTUAL 3'-8" ABOVE C.O.R.)

ALL ELEVATIONS GIVEN THIS SHEET ARE N.G.V.D.

ALL WORK, MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERY.

ALL MECH., ELEC., AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE BFE 8.00' NGVD.

ALL CONSTRUCTION MATERIALS BELOW 8.00' NGVD SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2008

Enclosed areas below the BFE shall be used solely for parking, building access or storage.

LIST OF DEFERRED SUBMITTALS

THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY, SIGNED BY A FL-LICENSED ENGINEER, UNDER SEPARATE PERMITS

- SEAWALL IMPROVEMENT
- SWIMMING POOL / WATER FEATURES
- ROOFING + WATERPROOFING
- PERIMETER FENCE
- DECK FOR BALCONIES / TERRACES / ROOF
- WINDOWS / DOORS
- DRIVEWAY PAVERS
- EXTERIOR ALUMINUM SCREENS / BLADES / LOUVERS
- PREFAB CONCRETE SYSTEMS

CONTRACTOR SHALL SUBMIT AN "UNDER CONSTRUCTION ELEVATION CERTIFICATE" UPON PLACEMENT OF EACH FLOOR SLAB
OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL INSPECTION

LOCATION PLAN



DESIGN STUDIO
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

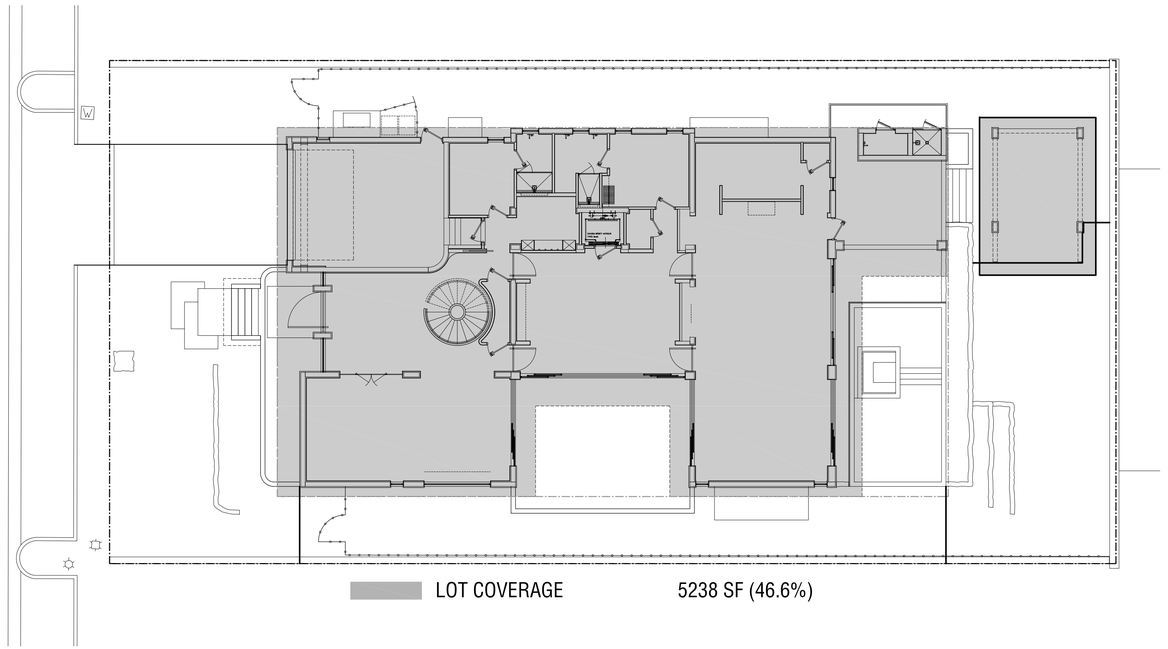
STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

ISSUED	2025
REVISED	

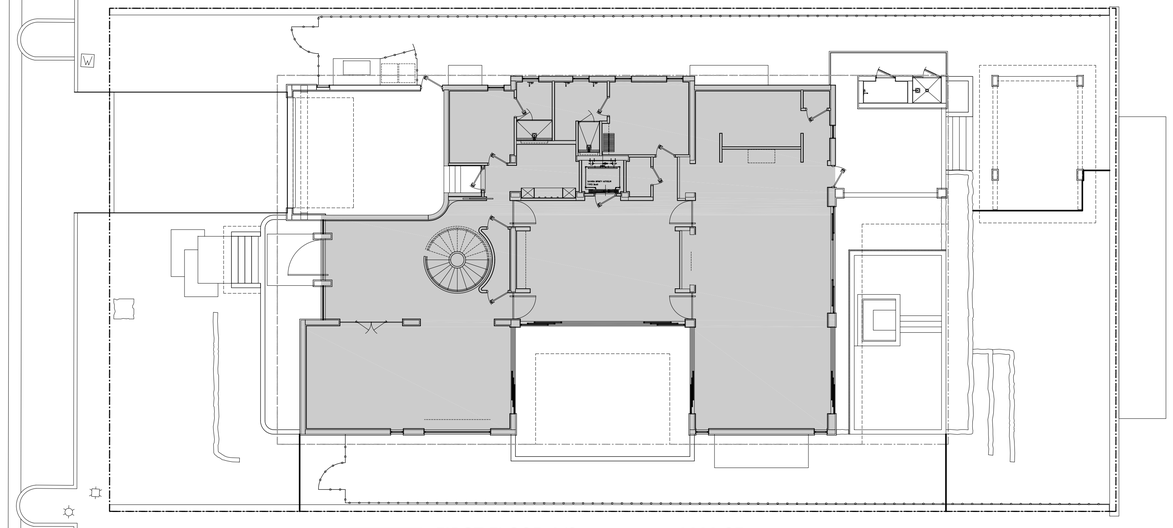
SCALE 1/8"=1'
DESIGNATION ZONING DATA & SITE PLAN

A100

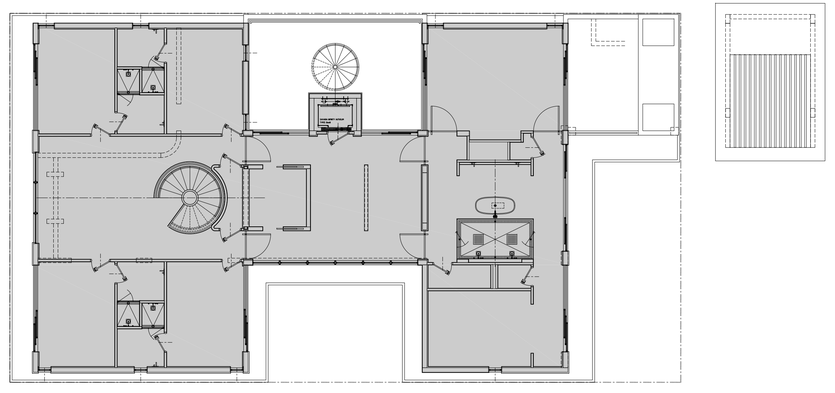
9/22/2025 3:16:48 PM DAN RITCHIE



LOT COVERAGE 5238 SF (46.6%)



FIRST FLOOR A/C 3283 SF



SECOND FLOOR A/C 3258 SF

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

SIGNATURE BY MACHINE

D\VICE

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT DANIEL RITCHIE AR95253

SEAL

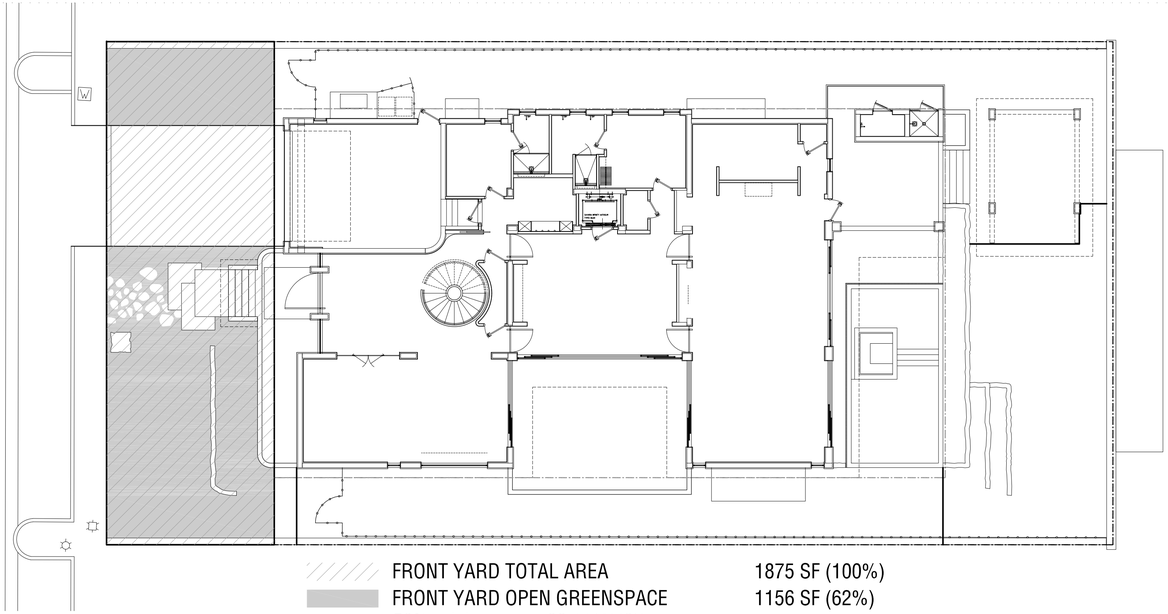
ISSUED 2025 01 15

REVISED

SCALE
GRAPHIC
DESIGNATION
LOT COV / AC CALC

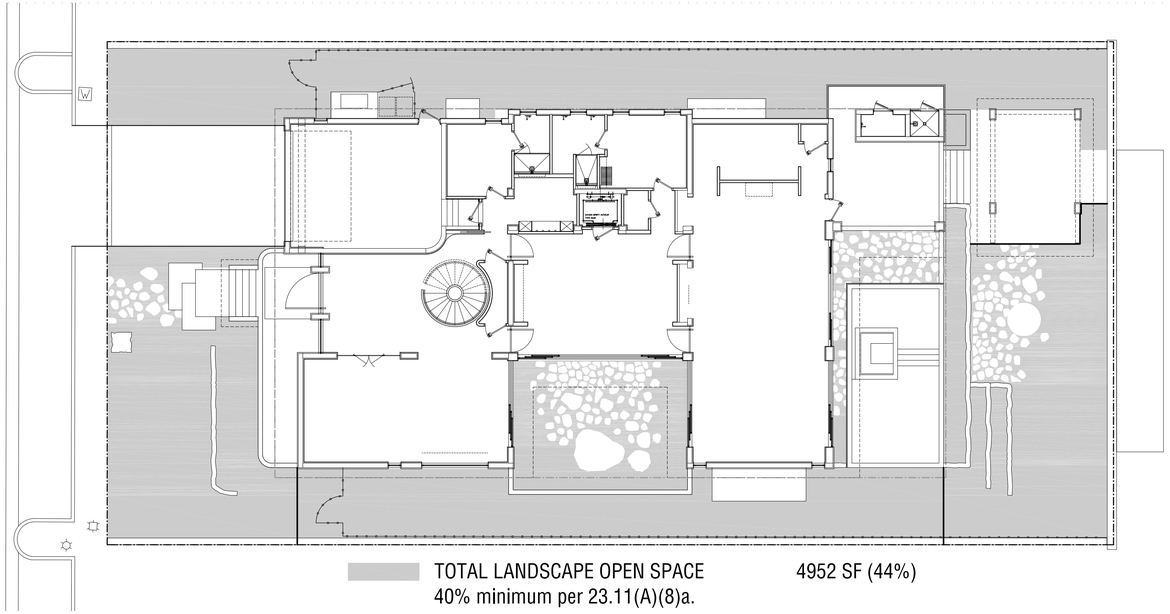
A102

5/22/2025 11:53:41 AM DAN RITCHIE



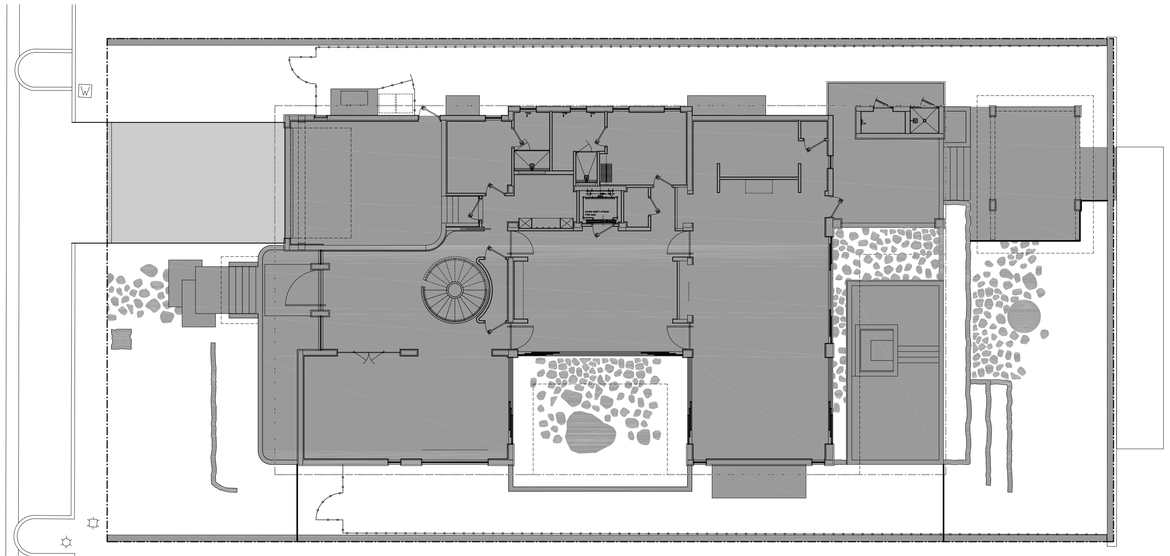
	FRONT YARD TOTAL AREA	1875 SF (100%)
	FRONT YARD OPEN GREENSPACE	1156 SF (62%)
	50% minimum per 23.11(A)(8)b.	

FRONT YARD GREENSPACE



	TOTAL LANDSCAPE OPEN SPACE	4952 SF (44%)
	40% minimum per 23.11(A)(8)a.	

TOTAL SITE GREENSPACE



	IMPERVIOUS AREA	5855 SF (52%)
	PERMEABLE PAVERS	443 SF (4%)
	TOTAL SITE AREA	11,250 SF (100%)

TOTAL IMPERVIOUS

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	[NAME WITHHELD]	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

ISSUED 2025 01 15

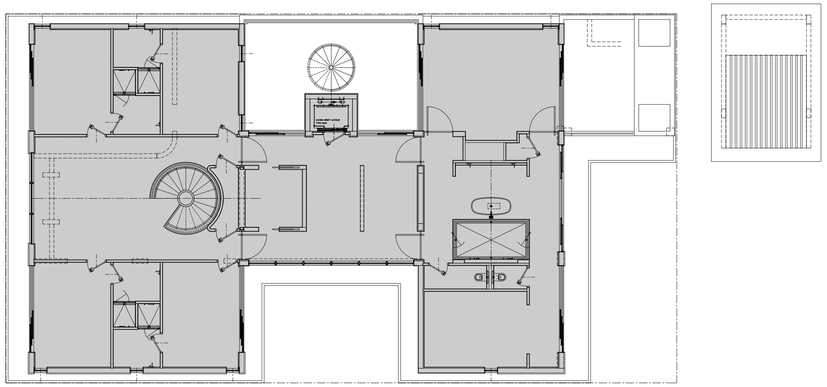
REVISED

SCALE **GRAPHIC**

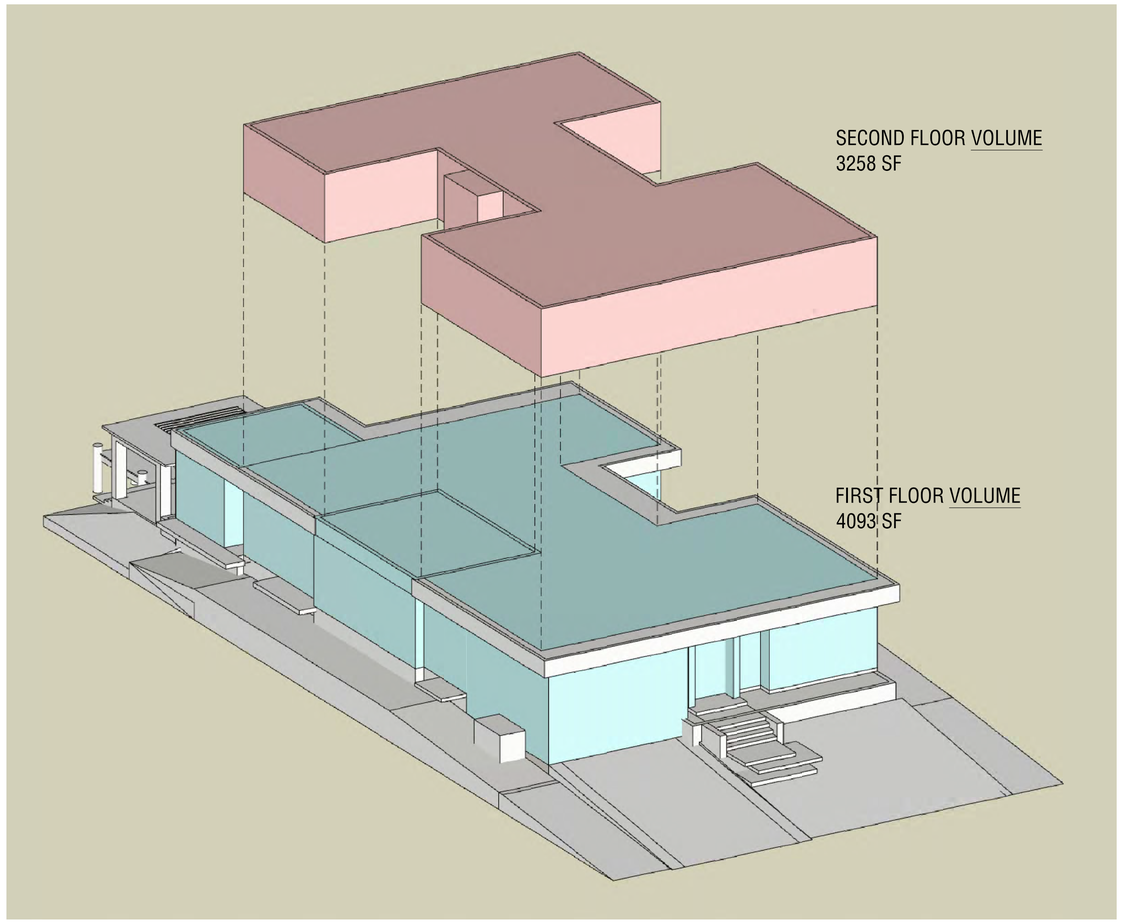
DESIGNATION **AREAS DIAGRAM**

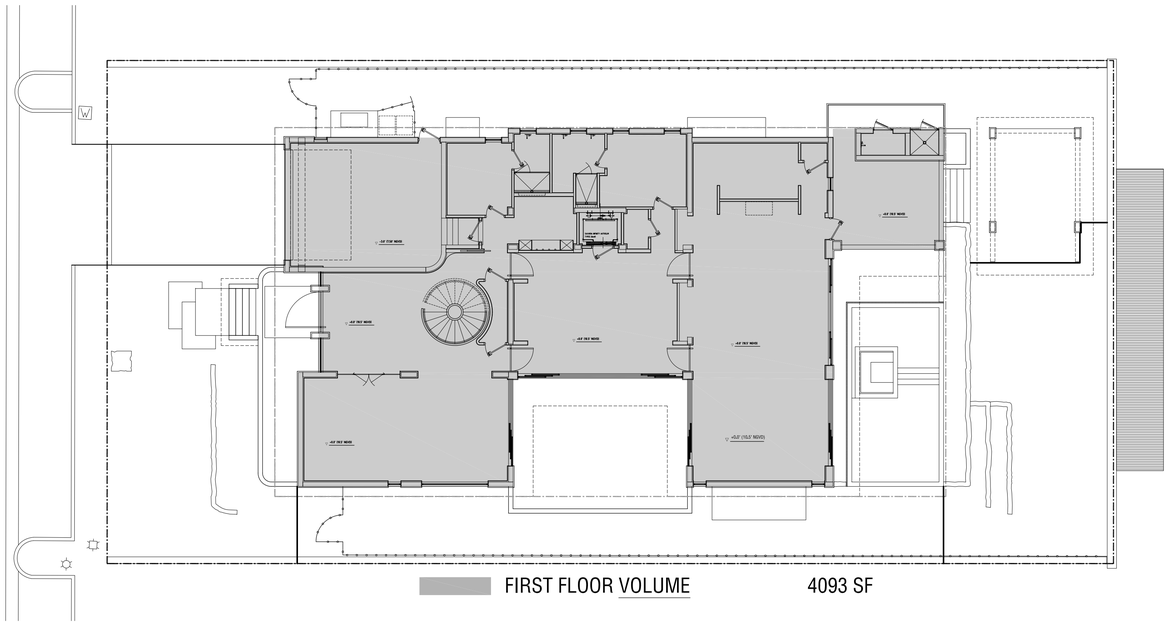
A103

5/22/2025 11:57:09 AM DAN RITCHIE



SECOND FLOOR VOLUME 3258 SF





FIRST FLOOR VOLUME 4093 SF

VOLUME RATIO 3258 / 4093 = 79.5%

5/22/2025 11:49:04 AM DAN RITCHIE

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LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

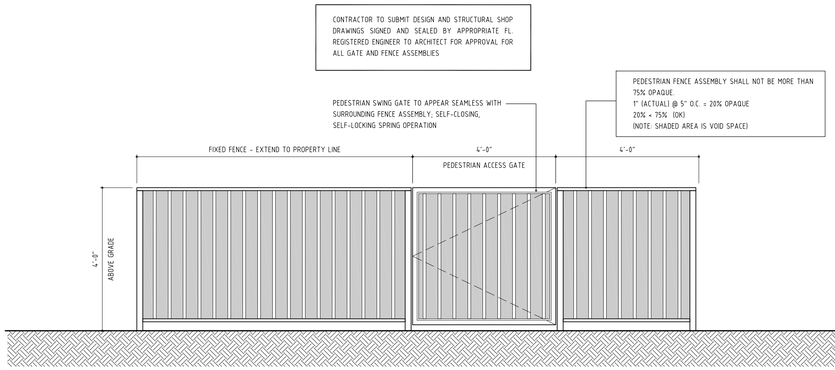
ISSUED 2025 01 15

REVISED

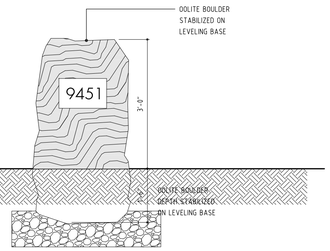
SCALE GRAPHIC

DESIGNATION VOLUME RATIO

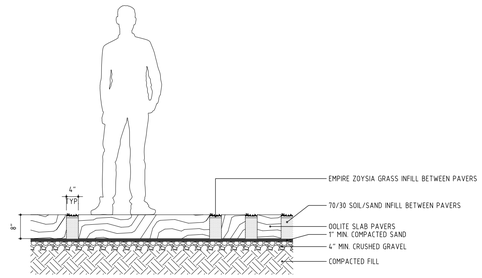
A104



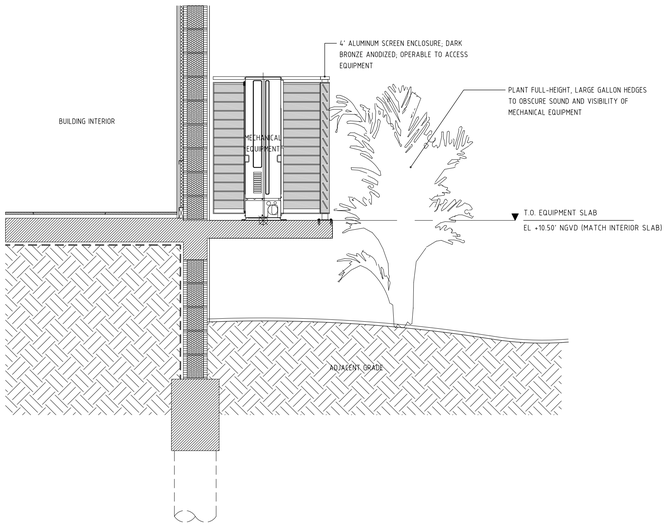
1 WS SIDE ESTATE FENCE DETAIL
1/2 SCALE



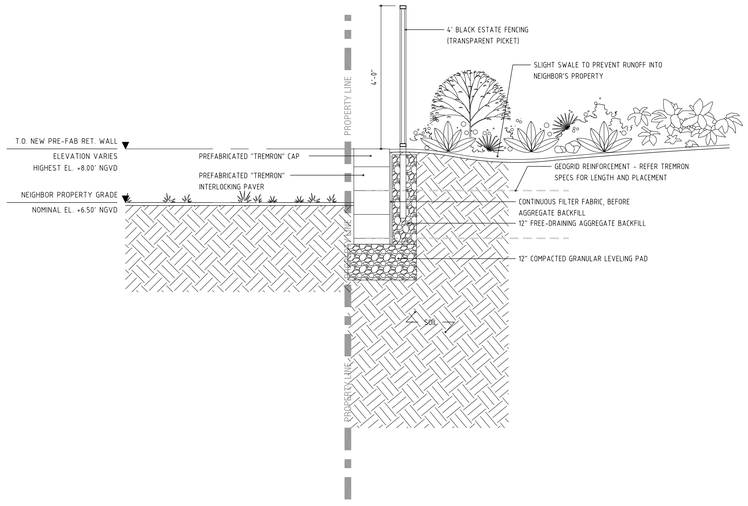
2 WS ADDRESS BOULDER DETAIL
1/2 SCALE



3 WS OOLITE STEP STONE DETAIL
1/2 SCALE



4 WS EQUIPMENT SCREENING DETAIL
1/2 SCALE



5 WS SIDE ESTATE FENCE DETAIL
1/2 SCALE

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7959
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

ISSUED 2025 01 15

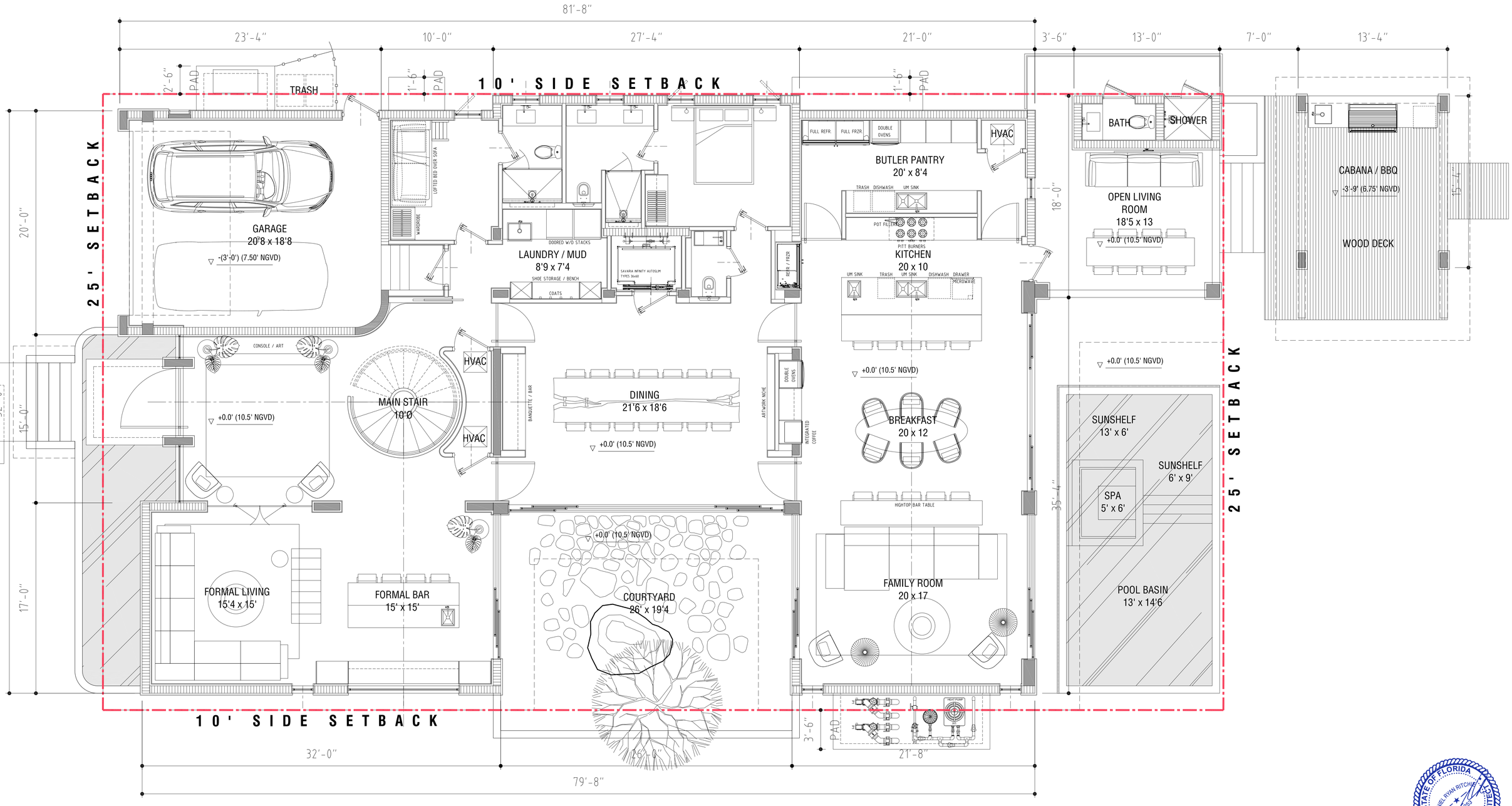
REVISED

SCALE 1/2"=1'

DESIGNATION SITE DETAILS

A107

5/22/2025 11:53:15 AM DAN RITCHIE



1 P **1F PLAN**
3/16 SCALE

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

SIGNATUM EX MACHINA

DVICE

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

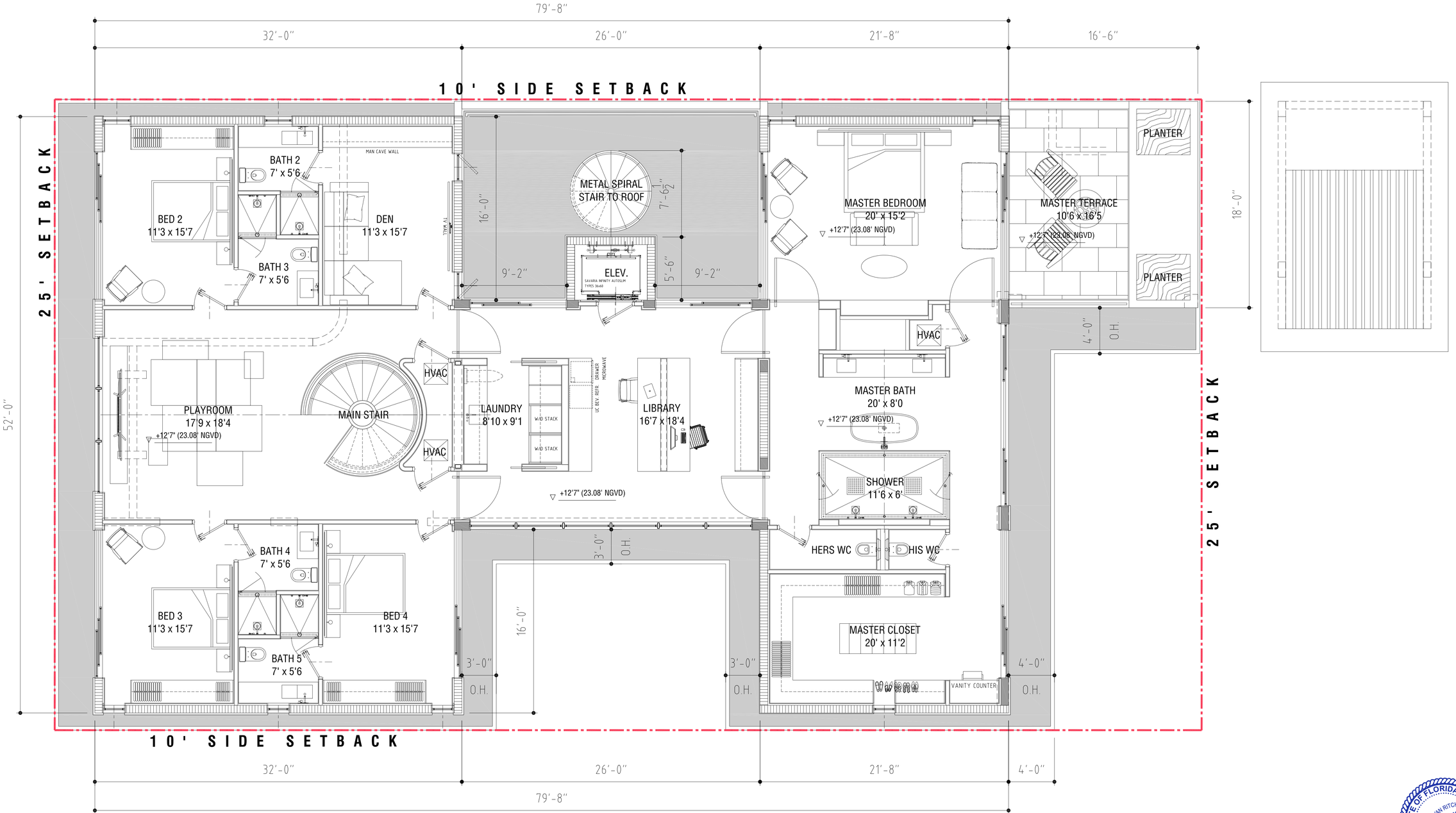
ISSUED 2025 01 15

REVISED

SCALE
1/4"=1'

DESIGNATION
FIRST FLOOR PLAN

A200



1 P **2F PLAN**
1/4 SCALE

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

N

DEVICE
DESIGN STUDIO
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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7059
STRUCTURE	PLF ENGINEERS	954 530 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

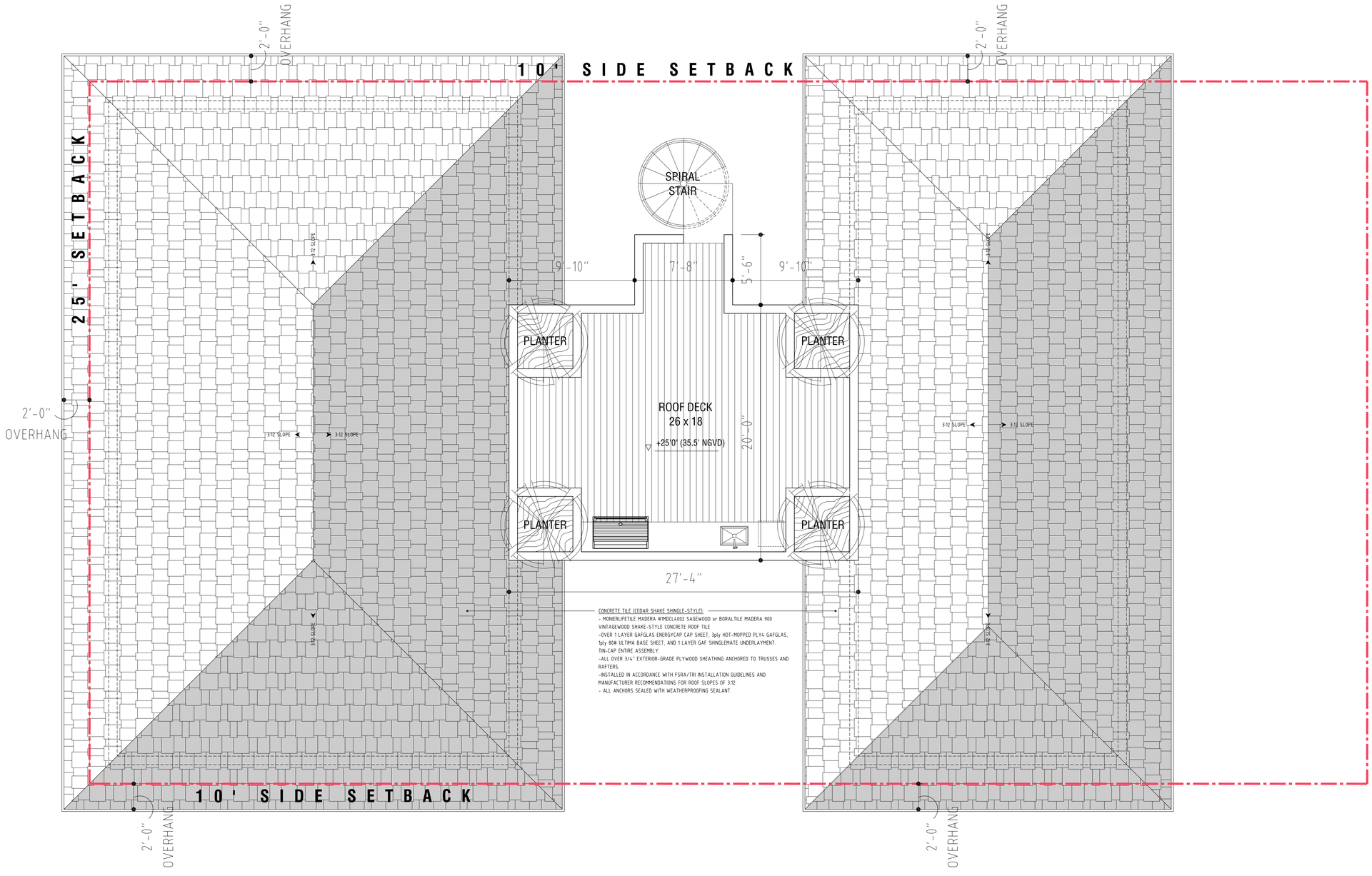
SEALING ARCHITECT | DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 01 15
REVISED

SCALE 1/4"=1'
DESIGNATION SECOND FLOOR PLAN **A201**

4/23/2025 4:11:22 PM RAN RITCHIE



1 P **ROOF PLAN**
1/4 SCALE

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

ISSUED 2025 01 15
REVISED

SCALE 1/4"=1'
DESIGNATION ROOF PLAN

A202

4/21/2025 1:08:49 PM DAN RITCHIE



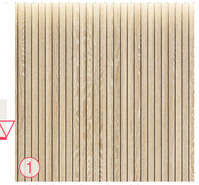
REAR ELEVATION (STREET)
1/4 : 12 SCALE

STREET ELEVATION CALCULATION			
TOTAL AREA OF ELEVATION	=	1123 SF	
EMBELLISHMENTS REQ'D	=	561 SF	50%
GLAZING	=	456 SF	40.6%
LIME STUCCO PLANTERS	=	134 SF	11.9%
BEIGE STUCCO	=	12 SF	1.06%
OAK BRISE-SOLEIL	=	100 SF	8.90%
TRAVERTINE	=	313 SF	27.9%
OOLITE BOULDERS	=	92 SF	8.19%
BRONZE ALUMINUM SCREENS	=	16 SF	1.42%
TOTAL AREA OF EMBELLISHMENT PROVIDED	=	1123 SF	100%

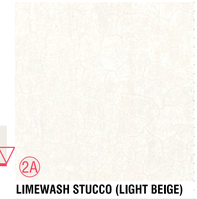


FRONT ELEVATION (WATERFRONT)
1/4 : 12 SCALE

FRONT ELEVATION CALCULATION			
TOTAL AREA OF ELEVATION	=	1384 SF	
EMBELLISHMENTS REQ'D	=	692 SF	50%
GLAZING	=	659 SF	47.6%
LIME STUCCO PLANTERS	=	134 SF	9.68%
BEIGE STUCCO	=	133 SF	9.60%
TRAVERTINE	=	219 SF	15.8%
OOLITE BOULDERS	=	223 SF	16.1%
ALUMINUM SCREENS	=	16 SF	1.15%
TOTAL AREA OF EMBELLISHMENT PROVIDED	=	1384 SF	100%


1 WOOD SLAT GARAGE DOOR


2 LIMEWASH STUCCO (BEIGE)

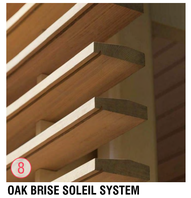

2A LIMEWASH STUCCO (LIGHT BEIGE)

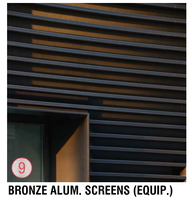

3 LIMEWASH STUCCO (DARK GRAY)


4 VEIN-CUT TRAVERTINE SLABS


5 OOLITE BOULDERS


6 CORAL STONE BRICKS


8 OAK BRISE SOLEIL SYSTEM


9 BRONZE ALUM. SCREENS (EQUIP.)


10 CONCRETE ROOF TILE (CEDAR SHAKE)

DEVICE
DESIGN STUDIO
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MEP	___	305 000 0000
LIGHTING DESIGN	___	305 000 0000
LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

ISSUED 2025 07
REVISED

SCALE 1/4"=1'
DESIGNATION ELEVATIONS

A500

5/17/2025 5:20:37 PM DAN RITCHIE

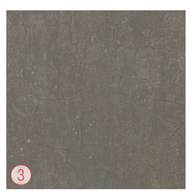


SIDE ELEVATION (SOUTH)

1/4 : 12 SCALE

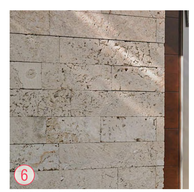

2 LIMEWASH STUCCO (BEIGE)


2A LIMEWASH PLANTERS (OFF-WHITE)

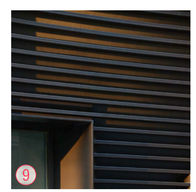

3 LIMEWASH STUCCO (DARK)

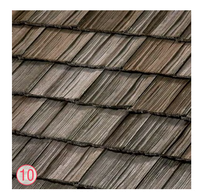

4 VEIN-CUT TRAVERTINE SLABS


5 OOLITE BOULDERS


6 CORAL STONE BRICKS


8 OAK BRISE SOLEIL SYSTEM


9 BRONZE ALUM. SCREENS (EQUIP.)


10 CONCRETE ROOF TILE (CEDAR SHAKE)

SOUTH ELEVATION CALCULATION

TOTAL AREA OF ELEVATION	=	2168 SF	
ARCHITECTURAL EMBELLISHMENTS REQUIRED	=	1084 SF	50%

GLAZING	=	644 SF	29.7%
LIME STUCCO PLANTERS	=	211 SF	9.73%
BEIGE STUCCO	=	444 SF	20.5%
DARK STUCCO	=	285 SF	13.1%
TRAVERTINE	=	522 SF	24.0%
OOLITE BOULDERS	=	62 SF	2.86%
TOTAL AREA OF EMBELLISHMENT PROVIDED	=	2168 SF	100%

SIGNATUM EX MACHINA

DVICE

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LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

ISSUED 2025 01 15

REVISED

SCALE
1/4"=1'

DESIGNATION
ELEVATIONS

A501

5/17/2025 3:48:51 PM DAN RITCHIE



SIDE ELEVATION (NORTH)

1/4 : 12 SCALE

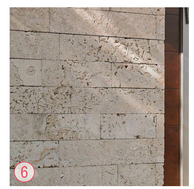

2 LIMEWASH STUCCO (BEIGE)


2A LIMEWASH STUCCO (OFF-WHITE)

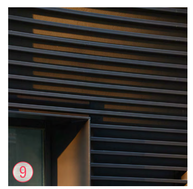

3 LIMEWASH STUCCO (DARK)


4 VEIN-CUT TRAVERTINE SLABS


5 OOLITE BOULDERS


6 CORAL STONE BRICKS


8 OAK BRISE SOLEIL SYSTEM


9 BRONZE ALUM. SCREENS (EQUIP.)


10 CONCRETE SHAKE ROOF TILE


12 WOOD SLAT GATES / DOORS

SOUTH ELEVATION CALCULATION

TOTAL AREA OF ELEVATION	=	2428 SF	
ARCHITECTURAL EMBELLISHMENTS REQUIRED	=	1214 SF	50%

GLAZING	=	389 SF	16.0%
LIME STUCCO PLANTERS	=	184 SF	7.57%
BEIGE STUCCO	=	864 SF	35.5%
DARK STUCCO	=	557 SF	22.9%
TRAVERTINE	=	203 SF	8.36%
BRONZE ALUM. SCREENS	=	137 SF	5.64%
BREEZEWAY	=	36 SF	1.48%
WOOD SLAT DOORS	=	58 SF	2.38%
TOTAL AREA OF EMBELLISHMENT PROVIDED	=	2428 SF	100%

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

SIGNATUR EX MACHINA

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 01 15

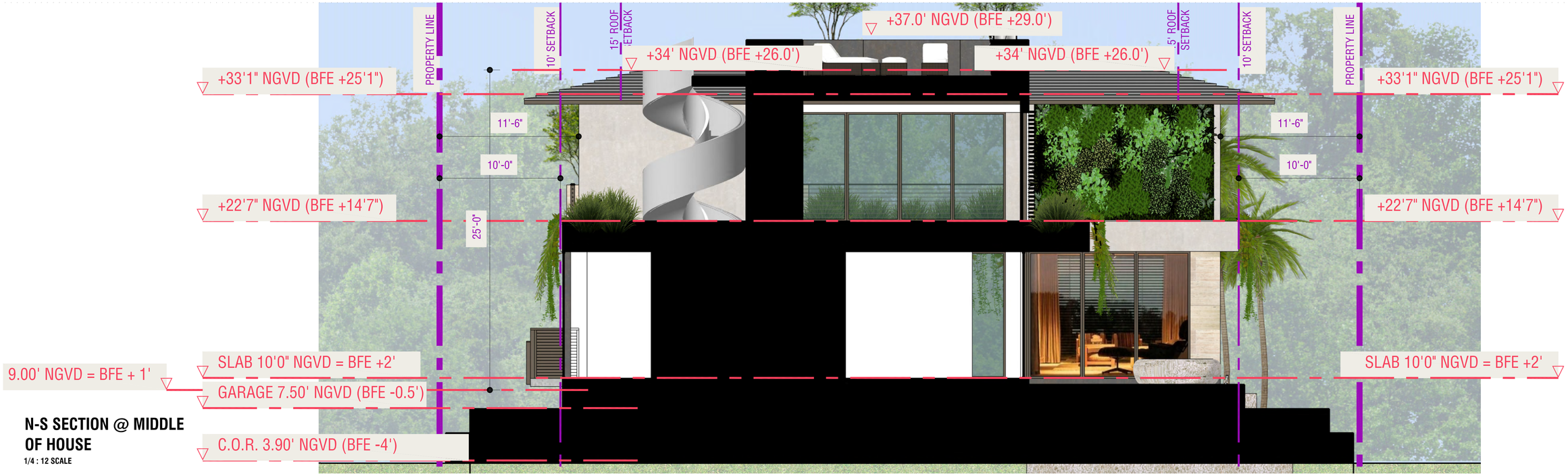
REVISED

SCALE 1/4"=1'

DESIGNATION ELEVATIONS

A502

5/17/2025 3:44:55 PM DAN RITCHIE



N-S SECTION @ MIDDLE OF HOUSE

1/4 : 12 SCALE



N-S SECTION THRU SWIMMING POOL

1/4 : 12 SCALE

STATE OF FLORIDA
DANIEL RYAN RITCHIE
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LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 01 15

REVISED

SCALE 1/4"=1'

DESIGNATION SECTIONS

A600



E-W SECTION THRU HOUSE LOOKING NORTH 1/4 : 12 SCALE



E-W SECTION THRU HOUSE LOOKING SOUTH 1/4 : 12 SCALE

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CLIENT	(NAME WITHHELD)	
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STRUCTURE	PLF ENGINEERS	954 533 3237
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LIGHTING DESIGN	----	305 000 0000
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POOL DESIGN	----	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

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STATE OF FLORIDA — DANIEL RYAN RITCHIE — AR95253 — REGISTERED ARCHITECT

ISSUED 2025 01 15
REVISED

SCALE 1/4"=1'
DESIGNATION SECTIONS

A601

9/22/2025 3:02:19 PM DAN RITCHIE



WOOD SLAT GARAGE DOOR



LIMEWASH STUCCO (BEIGE)



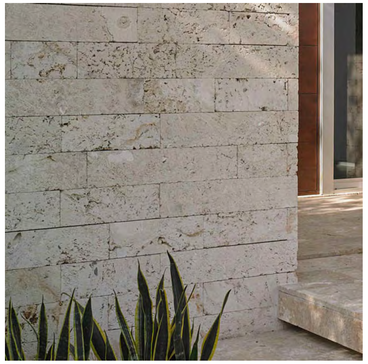
LIMEWASH STUCCO (DARK)



VEIN-CUT TRAVERTINE SLABS



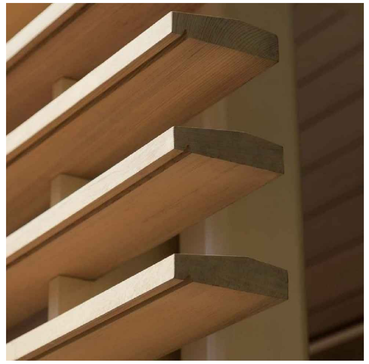
OOLITE BOULDERS



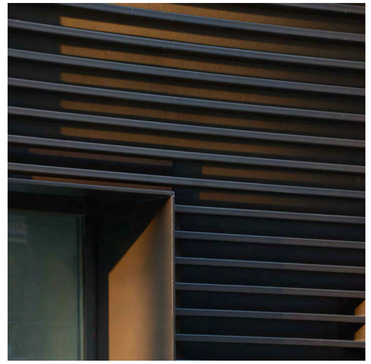
CORAL STONE BRICKS



BUSH-HAMMERED BLACK GRANITE



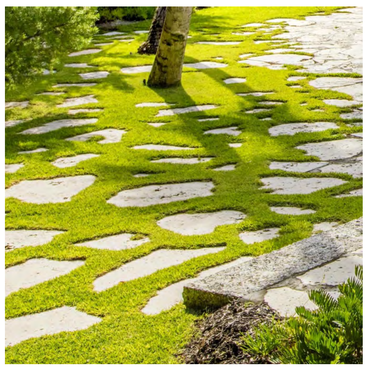
OAK BRISE SOLEIL SYSTEM



BRONZE ALUM. SCREENS (EQUIP.)



CONCRETE ROOF TILE (CEDAR SHAKE)



OOLITE GRASSY PAVERS



LIVE OAK



TREES IN BED OF LIRIOPE



CREEPING VINES



LAYERED LANDSCAPING





D\▽ICE

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LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

REVISED

ISSUED 2025 01 15

SCALE
1/4"=1'

DESIGNATION
MATERIAL BOARD

R0

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1 R **FRONT RENDERING**
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CLIENT	[NAME WITHHELD]	
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STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	___	305 000 0000
LIGHTING DESIGN	___	305 000 0000
LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA · DANIEL RYAN RITCHIE · AR95253 · REGISTERED ARCHITECT

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REVISED

SCALE
NTS
DESIGNATION
RENDERINGS

R100

4/24/2025 4:31:49 PM DAN RITCHIE



1 R **FRONT RENDERING**
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STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	___	305 000 0000
LIGHTING DESIGN	___	305 000 0000
LOW VOLTAGE DESIGN	___	305 000 0000
POOL DESIGN	___	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

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STATE OF FLORIDA — DANIEL RYAN RITCHIE — AR95253 — REGISTERED ARCHITECT

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REVISED

SCALE NTS
DESIGNATION RENDERINGS

R101

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CLIENT	(NAME WITHHELD)	
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STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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STATE OF FLORIDA
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SCALE
NTS
DESIGNATION
RENDERINGS

R102

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CLIENT	(NAME WITHHELD)	
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STRUCTURE	PLF ENGINEERS	954 533 3237
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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R103

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CLIENT	[NAME WITHHELD]	
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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R104

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 539 3237
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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NTS
DESIGNATION
RENDERINGS

R105

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 539 3237
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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R107

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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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SCALE NTS

DESIGNATION RENDERINGS

R108

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SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

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STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
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SCALE
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RENDERINGS

R109



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POOL DESIGN	———	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

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R110

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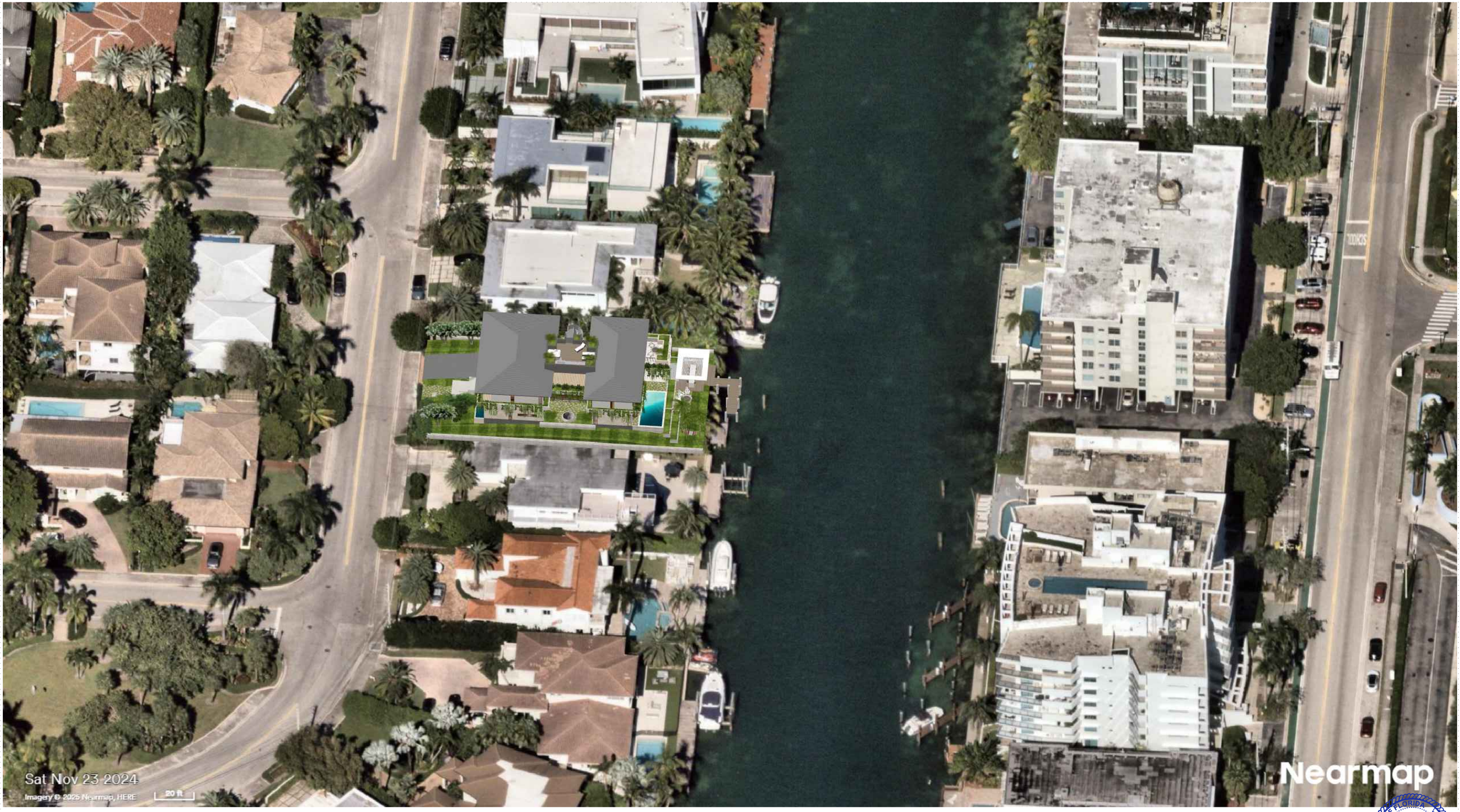

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	(NAME WITHHELD)	
CLIENT		
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SEALING ARCHITECT : DANIEL RITCHIE AR95253

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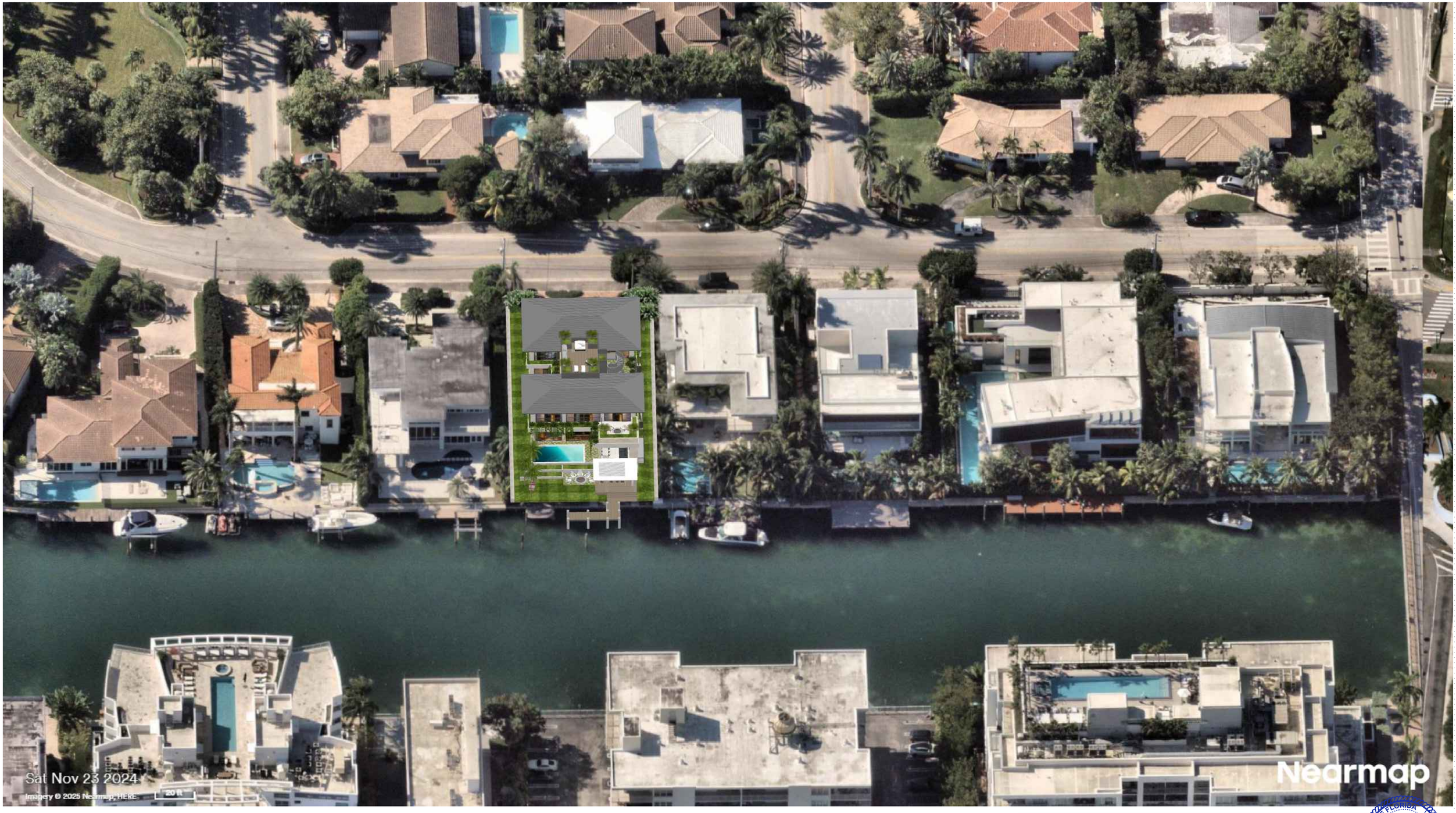
REVISED	

SCALE
NTS
DESIGNATION
RENDERINGS

R111

4/21/2025 2:31:14 PM DAN RITCHIE



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DESIGN STUDIO
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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

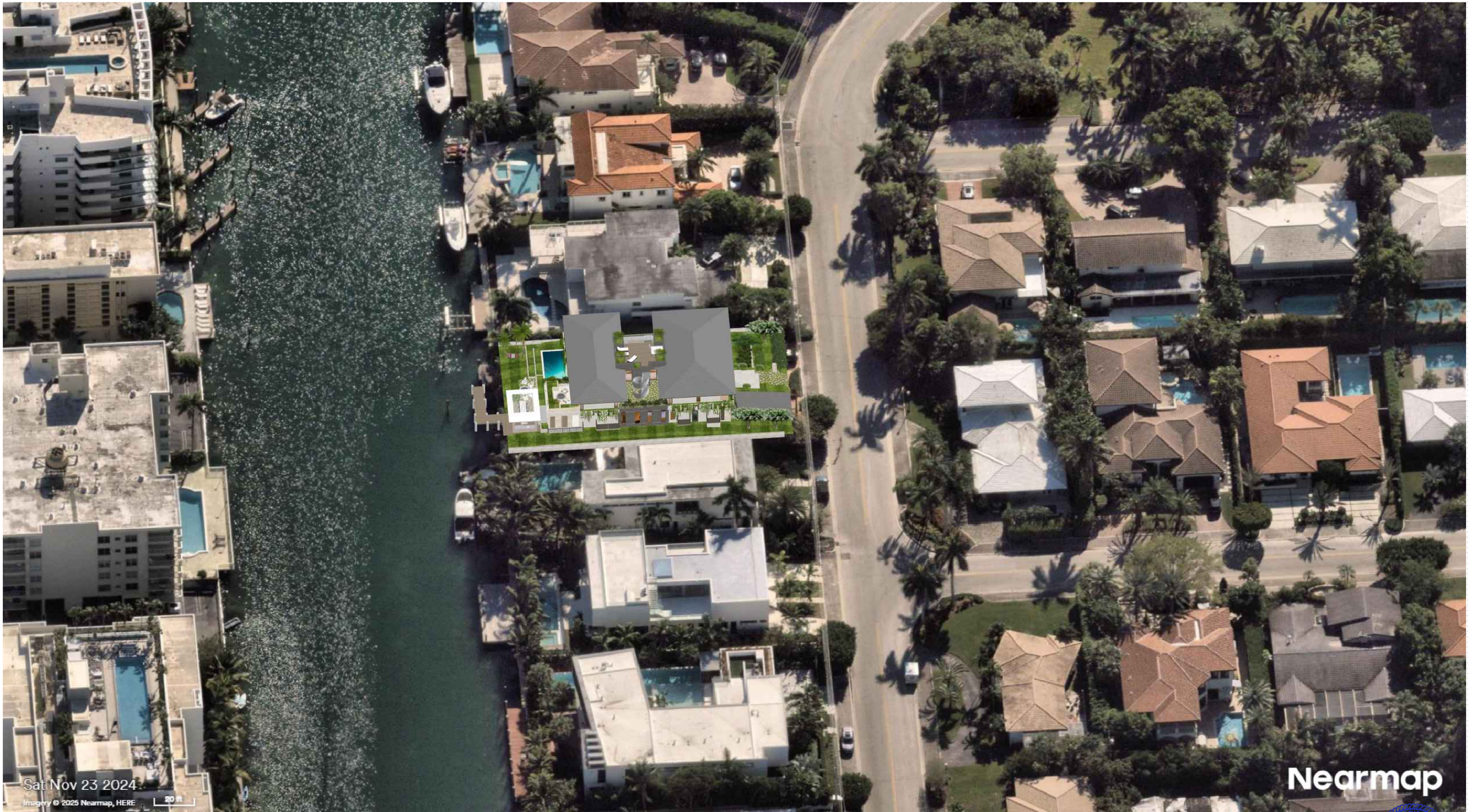
ISSUED 2025 01

REVISED

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

SCALE
NTS
DESIGNATION
RENDERINGS

R112



1 R **SITE AXXONOMETRIC**
NTS

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LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

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CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

ISSUED 2025 01

REVISED

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

SCALE
NTS
DESIGNATION
RENDERINGS

R114

4/21/2025 2:34:02 PM DAN RITCHIE



1 R **EXISTING STREET MONTAGE**
NTS



2 R **PROPOSED STREET MONTAGE**
NTS

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9451 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

CLIENT	(NAME WITHHELD)	
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PLF ENGINEERS	954 533 3237
MEP	____	305 000 0000
LIGHTING DESIGN	____	305 000 0000
LOW VOLTAGE DESIGN	____	305 000 0000
POOL DESIGN	____	305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

SEAL

STATE OF FLORIDA
DANIEL RYAN RITCHIE
AR95253
REGISTERED ARCHITECT

ISSUED 2025 01 15

REVISED

SCALE
NTS

DESIGNATION
RENDERINGS

R115

AGENDA ITEM REPORT
September 9, 2025

ITEM NUMBER: 2.

ITEM: Request for approval for a new single-family home for "1260 97 LLC" located at 1260 97 Street, Lot 5 of Block 30. The owner is proposing to demolish the existing home and construct a new two-single-family residence on an interior lot. The new home will have approximately 6,318 square feet of a/c living space. The proposed residence will have seven bedrooms, nine full bathrooms and one half bath. Enclosed please find the site plan and elevations. Item #2

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 1260 97 Street
2.	1260 97 Street DRB Set 8.5.2025

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

AGENDA ITEM NO. 2

MEETING DATE: 08/05/2025

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000013
A public hearing to consider an application by 1260 97 LLC requesting approval for a new single-family home construction, including demolition of the existing residence, on the property located at 1260 97th Street, identified by parcel identification number 13-2227-001-5730.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, 1260 97 LLC (property owner), requests approval to demolish an existing single-family residence and construct a new two-story, 6,318 square foot single-family home on the subject property located at 1260 97th Street.

Recommended Action: The Design Review Board (DRB) is requested to review and approve the proposed demolition and new construction project at 1260 97th Street, subject to compliance with all applicable staff conditions and Town regulations.

Property Description: The subject property, located at 1260 97th Street, is an internal lot parcel with a total area of 10,000 square feet. The existing home, originally constructed in 1957, is a single-story residence totaling 2,643 square feet of living space, including three bedrooms and two bathrooms.

As part of the proposed redevelopment, the existing structure will be demolished and replaced with a new two-story, 6,318 square foot single-family home. The proposed residence includes:

- Seven (7) bedrooms
- Nine (9) full bathrooms
- One (1) half bathroom

- Two-car garage

The project represents a significant expansion in the livable area and will modernize the site while remaining consistent with neighboring development patterns.

Proposed New Construction Features:

- **Architectural Design:** A contemporary two-story design with clean lines and modern finishes, incorporating stucco and natural stone elements.
- **Materials & Colors:** High-quality materials including impact-resistant windows, smooth stucco finish, neutral earth tones, and wood-look accents consistent with the Town's approved palettes.
- **Landscaping:** The site plan includes enhanced landscaping with native plantings, decorative hardscape, and a modern driveway layout.
- **Lighting:** Downward-facing, energy-efficient lighting fixtures for minimal light pollution and enhanced security.
- **Privacy & Buffering:** Strategic placement of landscaping and fencing to ensure privacy and compatibility with neighboring properties.
- **Garage & Driveway:** A two-car garage with a paver driveway that complements the overall architectural theme.

2. ANALYSIS

Project Overview:
The applicant proposes a full redevelopment of the single-family property at 1260 97th Street. The existing 2,643-square-foot, one-story structure will be demolished, and a new 6,318-square-foot, two-story home will be constructed in its place. The new layout expands the living room to accommodate a growing family or multigenerational use, with seven bedrooms and a total of ten bathrooms (nine full, one half), in addition to a two-car garage.

Zoning and Land Use:
The property is zoned RD, Single-Family Residential District**,** which permits detached single-family dwellings. The proposed redevelopment aligns with the allowed uses under this zoning designation. No variance is requested, and all setbacks, height, lot coverage, and floor area ratio (FAR) requirements are met.

Platting:
The property is currently platted. No re-platting is required for this project.

Neighborhood Compatibility:
Although the proposed home is significantly larger than the existing structure, the two-story design and contemporary architecture are consistent with other redeveloped homes in

the area. The massing is appropriately stepped back from property lines, and the design avoids excessive bulk by using varied materials and fenestration.

Parking Considerations:
The project includes a two-car enclosed garage and adequate driveway space, which meets Town parking requirements for single-family homes. No additional parking considerations are necessary.

Future Land Use Map Designation:
The property is designated **Low Density Residential** on the Town's Future Land Use Map. This designation supports up to six (6) dwelling units per gross acre and is intended to preserve the character of single-family neighborhoods. The proposed single-family redevelopment complies with this designation and the goals of the Comprehensive Plan.

Conclusion:

The proposed demolition and new construction at 1260 97th Street will significantly enhance the residential quality and architectural character of the site while remaining consistent with zoning regulations and neighborhood patterns. The project reflects thoughtful design, appropriate scale, and sensitivity to the surrounding context.

Staff recommends approval of the application as submitted, subject to standard conditions of approval.

Applicable Code Sections:

The following sections of the Town's 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)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum Landscape Standards)

All proposed development must comply with the Town's current codes and applicable ordinances.

Design Review Board Review Criteria (Section 5-23.1):

In accordance with Section 5-23.1, the Design Review Board shall review and approve projects based on the following:

1. Conformance with good design principles and the aesthetic vision of the Town.
2. Avoidance of inferior design that may diminish the neighborhood's visual appeal.
3. Use of quality architectural features and materials with cohesive character.
4. Compatibility with surrounding properties and respect for existing view corridors.
5. Cohesive landscaping and hardscaping that enhance the property and streetscape.
6. Adequate buffering from public views, adjacent properties, and sidewalks.
7. Compliance with applicable Town Code standards.
8. Harmony with surrounding development in terms of:
   a. Site layout and orientation
   b. Relationship to open space and adjacent buildings
   c. Massing, height, and architectural style
   d. Material durability and coastal environment resilience
   e. Landscape sustainability and irrigation
   f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the exterior alterations for the existing single-family home located at 1260 97th Street, as shown in the submitted plans.

Staff recommend approval with the following conditions:

1. Separate permits are required for demolition, new construction, landscaping, and pool integration. Please contact the Building Department to confirm if any additional permits or reviews are necessary.
2. All construction must comply with the RD zoning district development standards and Town Code requirements.
3. Any changes to the proposed architectural design, site layout, or materials must return to the DRB for further review and approval.



1260 BAZBAZ

1260 97th STREET, BAY HARBOR ISLANDS, FL. 33154

SDH_STUDIO
ARCHITECTURE+DESIGN

Firm License No. AA26002883

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

305.501.5013

www.sdhstudio.com

DRAWING INDEX

LANDSCAPING

L-1	LANDSCAPE PLAN
L-2	LANDSCAPE ELEVATIONS
L-3	COLORED LANDSCAPE PLAN & LANDSCAPE IMAGE
TD-1	TREE DISPOSITION PLAN

ARCHITECTURE

A-000	COVER PAGE
A-001	GENERAL NOTES
A-002	SITE PHOTOS
A-003	SITE PHOTOS
A-004	DEMOLITION PLAN
A-005	CONSTRUCTION PARKING MANAGEMENT
A-100	SITE PLAN
A-100.1	PROJECT RENDERINGS
A-100.2	SITE PLAN DETAILS
A-100.3	SITE PLAN DIAGRAMS
A-100.4	PROJECT VIEWS
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
A-203	ELEVATION DIAGRAMS
A-300	SECTIONS
A-301	SECTIONS

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

CIVIL

C-1	STORM DRAINAGE PLAN
C-2	STORM DRAINAGE DETAILS
C-3	EROSION CONTROL PLAN

PROJECT TEAM

SDH_STUDIO
ARCHITECTURE+DESIGN

SDH_STUDIO
18200 NE 19TH AVE, STE 100.
NORTH MIAMI BEACH, FL.33162
(305) 501-5013
INFO@SDHSTUDIO.COM

GCE
GANEM CONSULTING ENGINEERING
15805 BISCAYNE BLVD, SUITE 210
NORTH MIAMI BEACH, FL 33160
(786) 918-6546

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

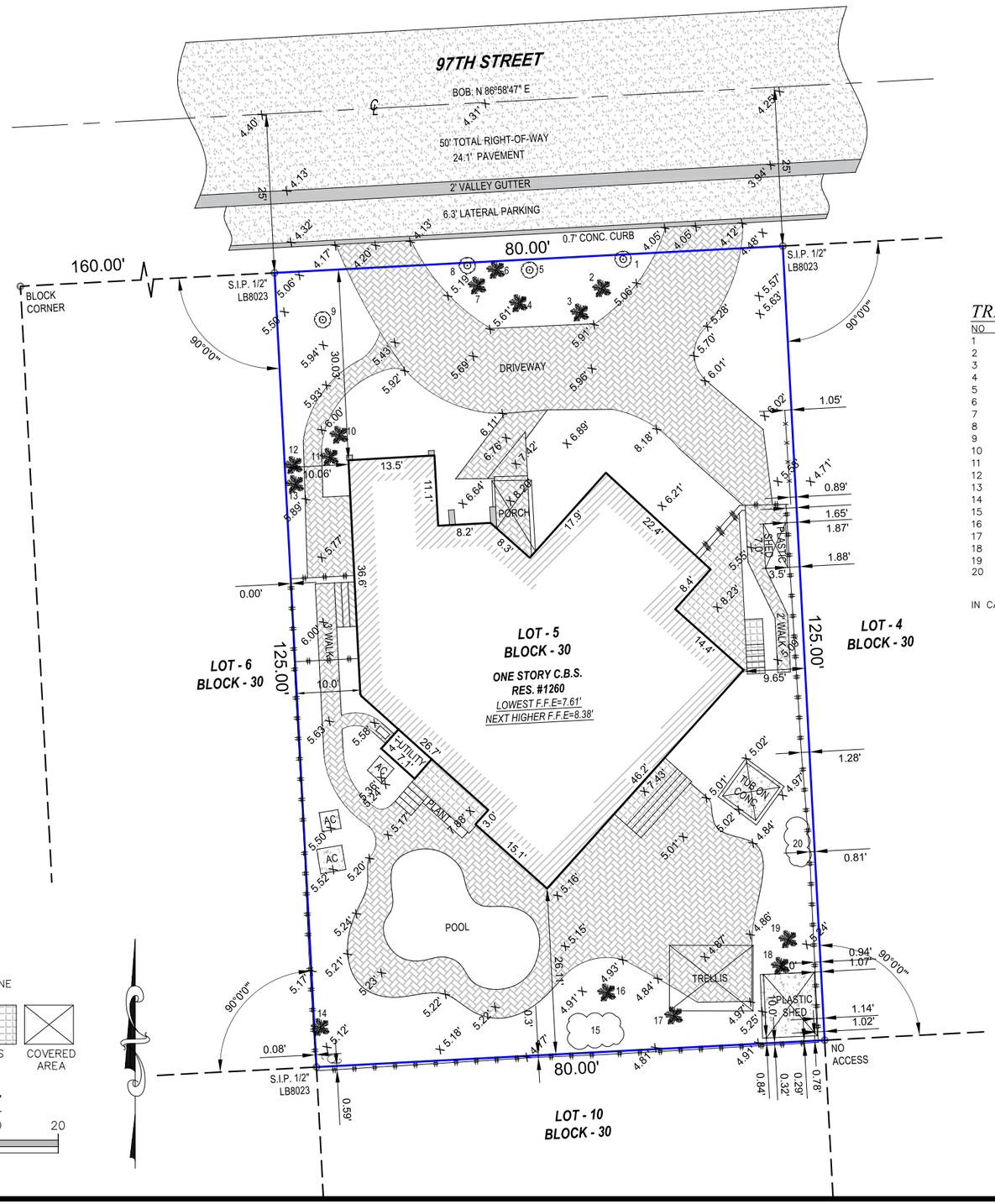
= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
Ⓓ = DRAINAGE MANHOLE
Ⓢ = SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA

GRAPHIC SCALE

20 0 10 20

1"=20'



TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	TREE	6"	30'	4'
2	PALM	8"	40'	12'
3	PALM	8"	40'	12'
4	PALM	8"	40'	12'
5	TREE NAME	6"	18'	4'
6	PALM	8"	40'	12'
7	PALM	8"	40'	12'
8	TREE	6"	30'	4'
9	SEAGREAPE	12"	18'	18'
10	PALM	4"	12'	4'
11	PALM	4"	12'	4'
12	PALM	6"	12'	4'
13	PALM	6"	12'	4'
14	PALMS (3)	6"(ea)	35'(ea)	4'(ea)
15	PALMS (11)	12"(ea)	30'(ea)	12'(ea)
16	PALM	12"	30'	16'
17	PALM	4"	18'	6'
18	PALM	12"	18'	18'
19	ROYAL PALM	18"	40'	18'
20	ARECA CLUSTER	–	–	–

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

1260 97TH STREET, BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION:

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

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER TOWN OF BAY HARBOR ISLANDS 120637
MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF 97TH STREET BEARS N 86°58'47" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

PAYAM EBIZADEH

REVISION(S):
03/13/2025 – UPDATE SURVEY, JOB#250312376

Nicolas Del Vento

Digitally signed by Nicolas Del Vento
Date: 2025.03.21 17:03:07 -04'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

NICOLAS DEL VENTO
LICENSE NO.6945
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

DATE OF ORIGINAL FIELD WORK: 08/28/2024

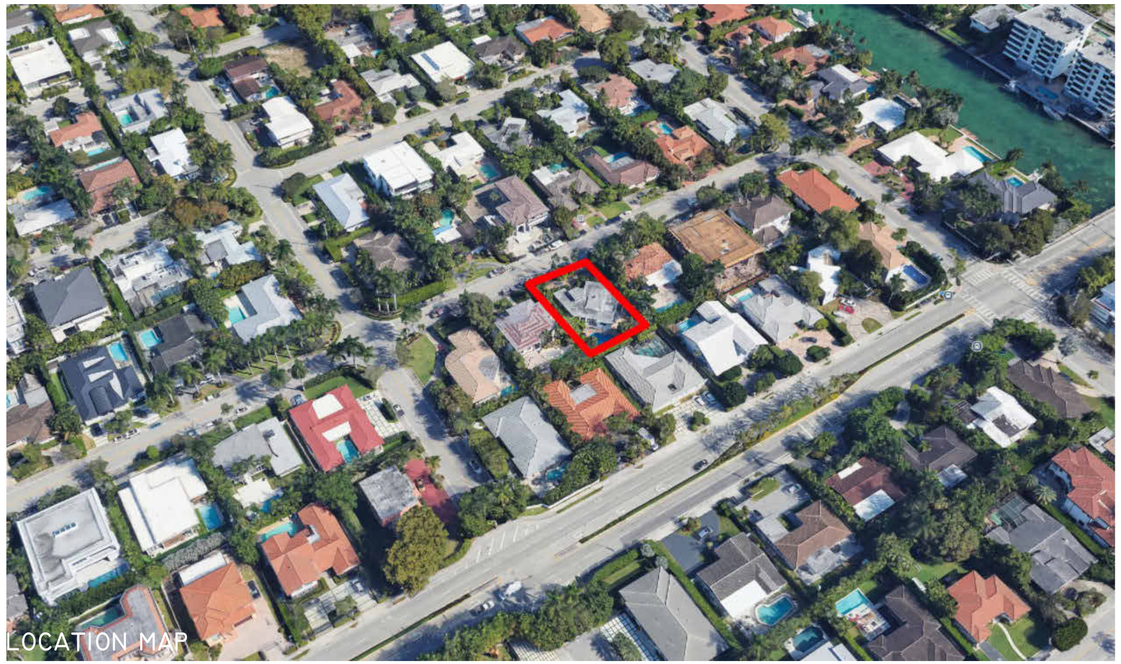
JOB NUMBER: 240811466

DRAWN BY: ADRIEL

CAD FILE: PAYAM EBIZADEH

SHEET 1 OF 1

REVISION(S):



1260 97TH STREET, BAY HARBOR ISLANDS, FL. 33154

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

0.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA(IIC-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING
SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR 1"X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

3. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF BAY HARBOR
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

4. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

ABBREVIATIONS

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

SYMBOL LEGEND

℄	CENTER LINE	01	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
100A EGRESS	WINDOWS TAG	SL. 1/4"	SLOPE TAG
101	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	1	REVISION TAG
+Elevation / Name	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 SIM / A101	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref / 1 / A101	BUILDING ELEV. TAG	Ref / ID	INTERIOR ELEV. TAG
1 View Name 1/8" = 1'-0"			VIEW TITLE

ITEMS UNDER SEPARATE PERMIT:

TEMPORARY CONSTRUCTION FENCE
NPDES GRAVEL DRIVEWAY
SEWER CAP
PORTABLE TOILET
TEMPORARY POWER FOR CONSTRUCTION
DEMOLITION
ELECTRICAL
PLUMBING
GAS
MECHANICAL
RETAINING WALL
WINDOWS
ROOFING
POOL/SPA/DECK
LOW VOLTAGE
ALARM
CIVIL/DRAINAGE
GARAGE DOOR
SKYLIGHT
RAILINGS
POOL EQUIPMENT
LOUVERS
FENCES AND GATES
ENTRY DOOR
LANDSCAPE
TEMP FOR TEST
DRIVEWAY

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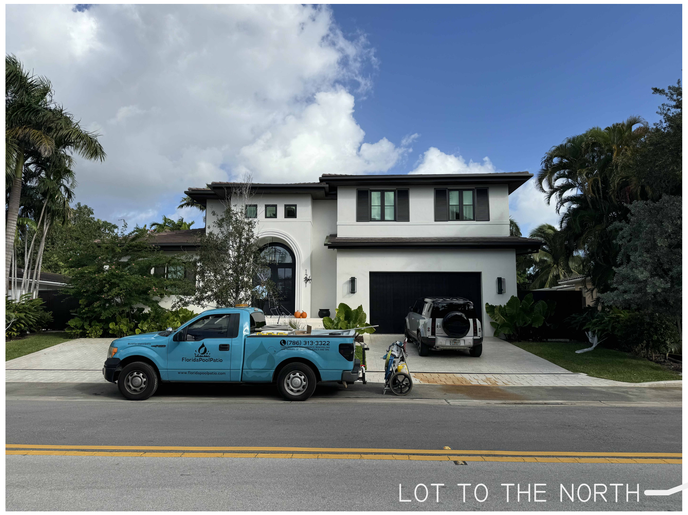
A-001

















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A-002



HOUSE TO THE EAST



PROPOSED HOUSE



HOUSE TO THE WEST



VIEW 1



VIEW 2



VIEW 3



VIEW 4

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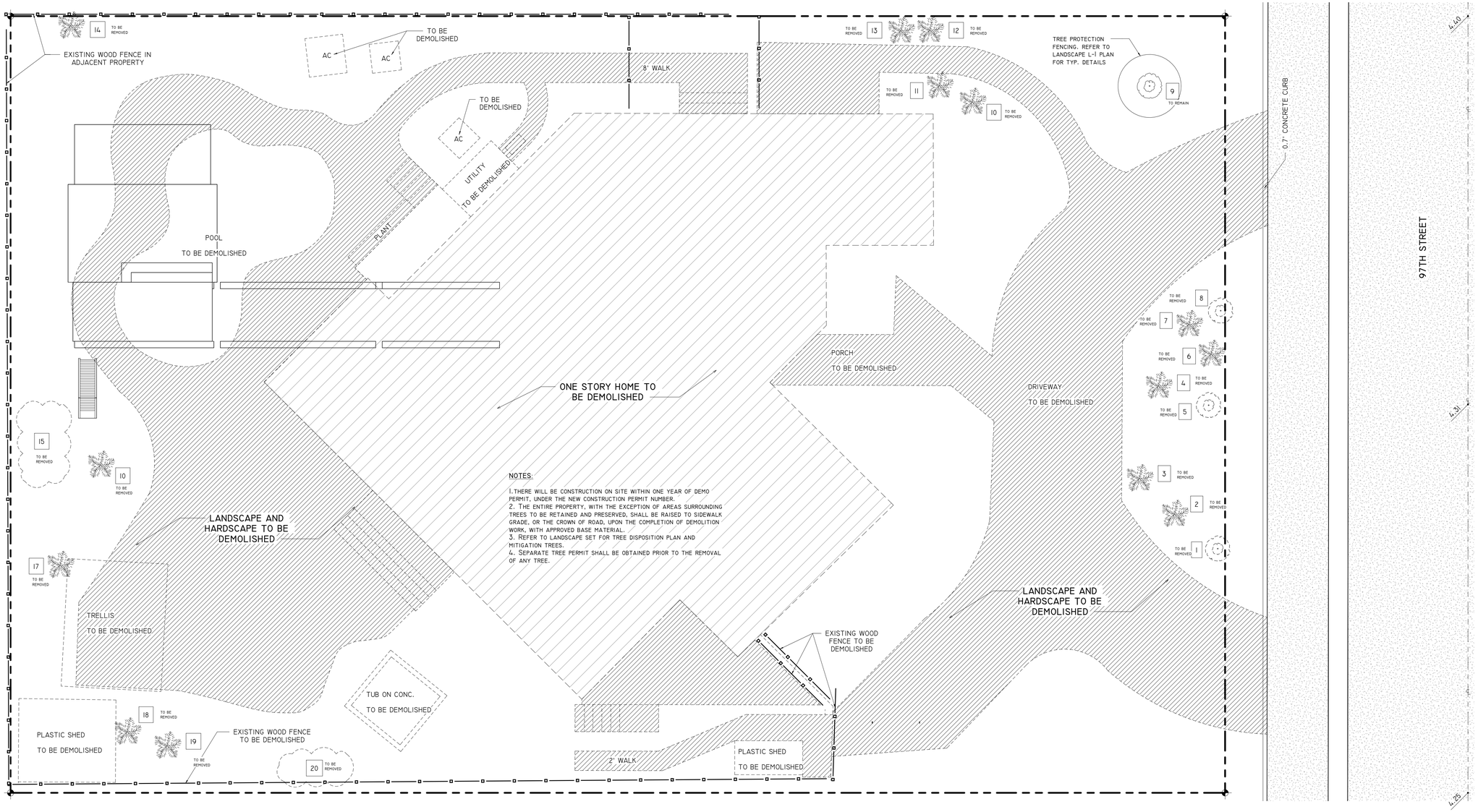
A-003



NOTES:

1. THERE WILL BE CONSTRUCTION ON SITE WITHIN ONE YEAR OF DEMO PERMIT, UNDER THE NEW CONSTRUCTION PERMIT NUMBER.
2. THE ENTIRE PROPERTY, WITH THE EXCEPTION OF AREAS SURROUNDING TREES TO BE RETAINED AND PRESERVED, SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF ROAD, UPON THE COMPLETION OF DEMOLITION WORK, WITH APPROVED BASE MATERIAL.
3. REFER TO LANDSCAPE SET FOR TREE DISPOSITION PLAN AND MITIGATION TREES.
4. SEPARATE TREE PERMIT SHALL BE OBTAINED PRIOR TO THE REMOVAL OF ANY TREE.

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

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1	BOARD COMMENTS	05/14/25

DEMOLITION PLAN

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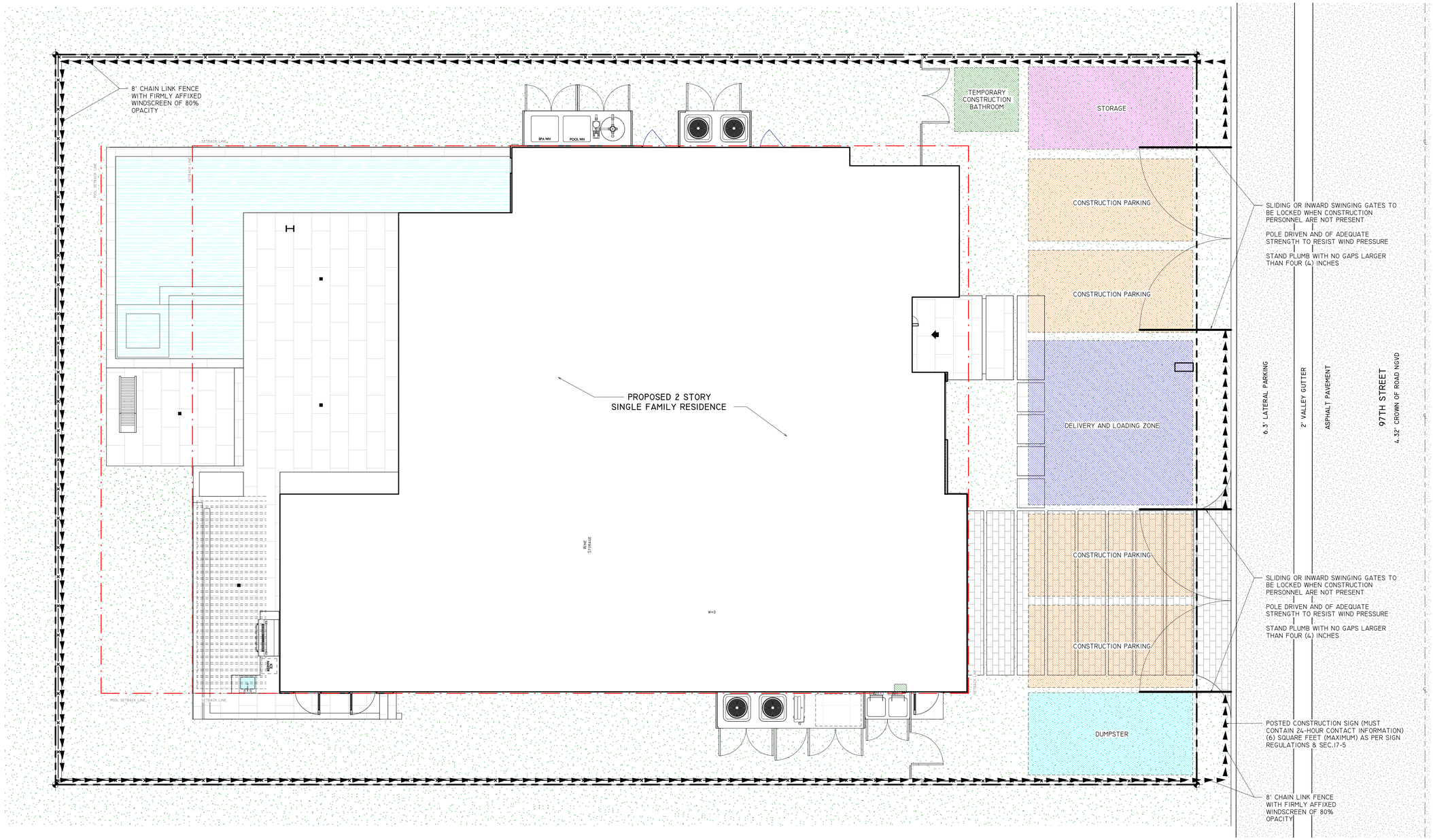
A-004



NOTES:

1. ALL DEVELOPMENT SITES MUST BE SECURED FROM UNAUTHORIZED ACCESS BY AN 8-FOOT CHAIN LINK FENCE WITH A FIRMLY AFFIXED WINDSCREEN OF EIGHTY (80) PERCENT OPACITY.

2. PERMITS REQUIRED. PRIOR TO THE INSTALLATION OF THE CONSTRUCTION BARRIER, THE APPLICABLE BUILDING PERMITS MUST BE ISSUED BY THE BUILDING DEPARTMENT. EACH FENCE CONSTRUCTED OR MAINTAINED SHALL BE CONSTRUCTED AND ANCHORED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN ADDITION, A DIMENSIONED SITE PLAN IDENTIFYING THE LOCATION OF THE FENCE MUST BE SUBMITTED.

3. AT NO TIME SHALL THE PARCEL REMAIN WITHOUT A PROTECTIVE BARRIER.

4. CONSTRUCTION FENCE AND SIGNAGE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY AND CLEAN MANNER FREE FROM GRAFFITI AS ORIGINALLY PERMITTED.

5. ALL CONSTRUCTION OR PRECONSTRUCTION SIGNS OTHERWISE PERMITTED BY THIS SECTION SHALL BE REMOVED UPON SUCCESSFUL FINAL INSPECTION BY THE BUILDING DEPARTMENT AND TOWN ADMINISTRATION, AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND/OR CERTIFICATE OF OCCUPANCY.

1 CONSTRUCTION MANAGEMENT PLAN
3/16" = 1'-0"

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NOTES/COMMENTS

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1	BOARD COMMENTS	05/14/25

CONSTRUCTION PARKING MANAGEMENT

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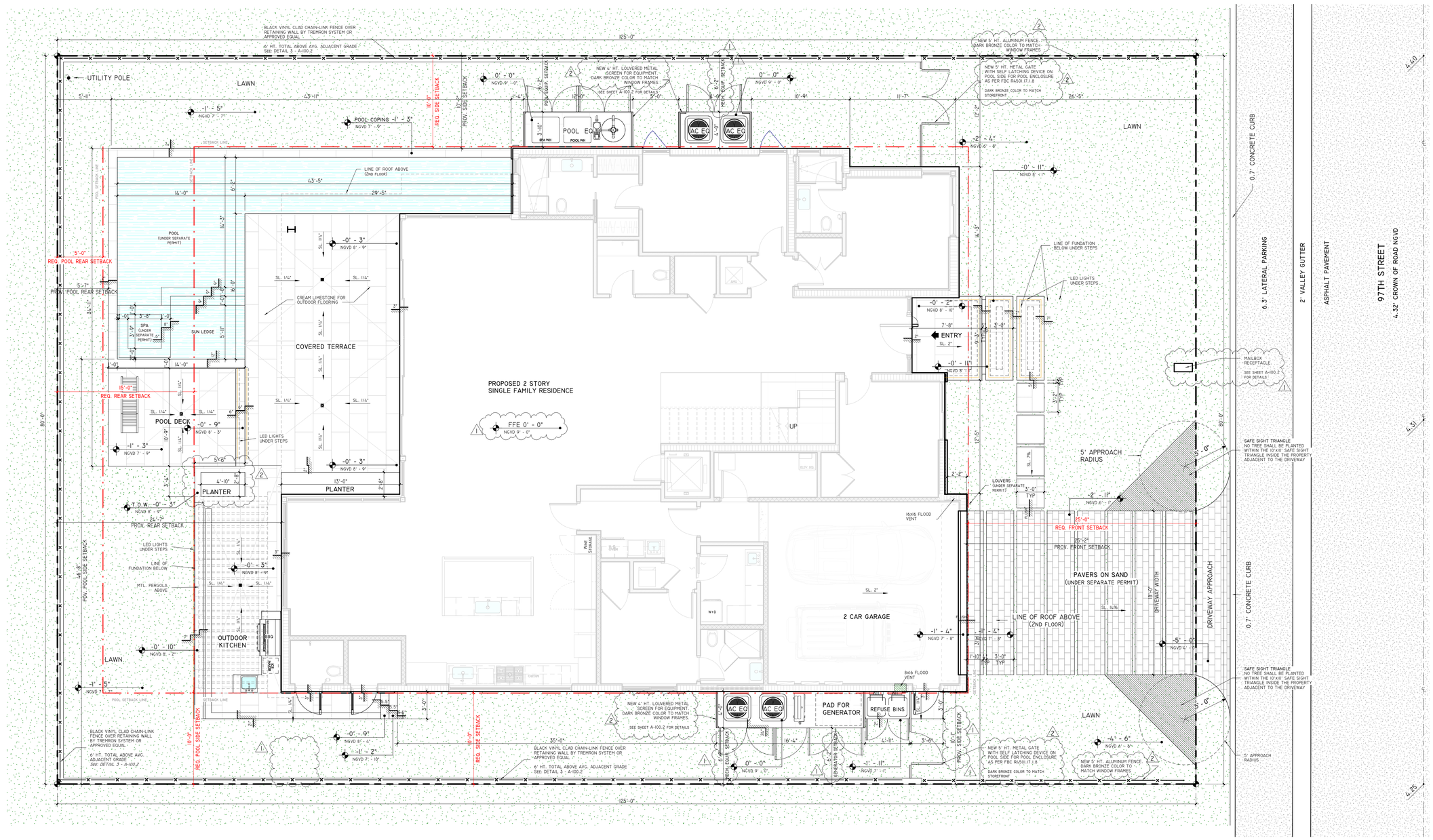

1 SITE PLAN
3/16" = 1'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2023 - 8TH EDITION
FLORIDA RESIDENTIAL CODE 2023
NATIONAL ELECTRICAL CODE 2023
FLORIDA PLUMBING CODE 2023
FLORIDA MECHANICAL CODE 2023
FLORIDA ENERGY CODE 2023

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA	10,000 SF 0.23 ACRES
A/C GROUND FL	3,285 SF
A/C SECOND FL	3,033 SF
A/C TOTAL	6,318 SF
ENTRY	79 SF
TERRACES	404 SF
GARAGE	488 SF
BALCONIES	733 SF
POOL - POOL DECK	533 SF + 136 SF
WALKWAY	50 SF
DRIVEWAY	453 SF

ZONING INFORMATION

CITY OF BAY HARBOR ISLANDS
ART. 1: ZONING DISTRICT REQUIREMENTS - SECTION 23-11
ZONING DISTRICT - RD | FLUM: RESIDENTIAL LOW DENSITY

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25' - 0"	25' - 2"
REAR SETBACK	15' - 0"	24' - 7"
SIDES SETBACK	10' - 0"	10' - 1"
POOL SETBACK	5' - 0"	5' - 0"
HEIGHT LIMITATION	25' - 0"	25' - 0"
LOT OCCUPATION		
FRONT YARD GREEN PERVIOUS AREA CALCULATION (GREEN SPACE AREA)	< 50% OF FRONT YARD AREA 2,000 SF X .50 = 1000 SF	1,490 SF = 74.5%
OPEN SPACE CALCULATION	> 40% 10 000 SF X .40 = 4000 SF	4,000 SF = 40%
SECOND FLOOR AREA RATIO	< 0.80 3,797 SF X 0.80 = 3,038 SF	3,037 = 0.79 < .80
PARKING SPACES	2 SPACES MINIMUM	2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1260 97TH STREET, BAY HARBOR ISLANDS, FL. 33154

LOT: 5 BLOCK: 30 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 5' - 2" FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 5' - 0 1/2" BASE FLOOD: 8' NGVD

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

SURVEYOR'S NAME: NICOLAS DEL VENTO PLS LIC.: FIELD WORK DATE: 08/28/2024

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 8" NGVD	8' - 4" NGVD	
MINIMUM	9' - 8" NGVD	8' - 4" NGVD	

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-3D3)

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NOTES/COMMENTS

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1	BOARD COMMENTS	05/14/25
2	BOARD COMMENTS	07/14/25

SITE PLAN

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A-100



NORTH ELEVATION RENDER



SOUTH ELEVATION RENDER



CORAL STONE

WOOD PLANK FLOORING FOR POOL DECK



TREATED WOOD FOR EXTERIOR CEILING

SMOOTH STUCCO- BENJAMIN MOORE SUPER WHITE PAINT



IMPACT GLASS RAILING



BRONZE ALUMINUM CLADDING FOR OVERHANGS AND WINGOW FRAMES



ALL WINDOWS IN CLEAR GLASS

2

- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR ALL WINDOW FRAMES
- SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE PAINT









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PROJECT RENDERINGS

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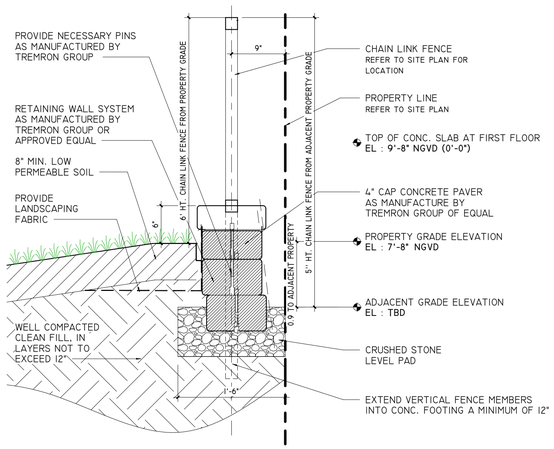
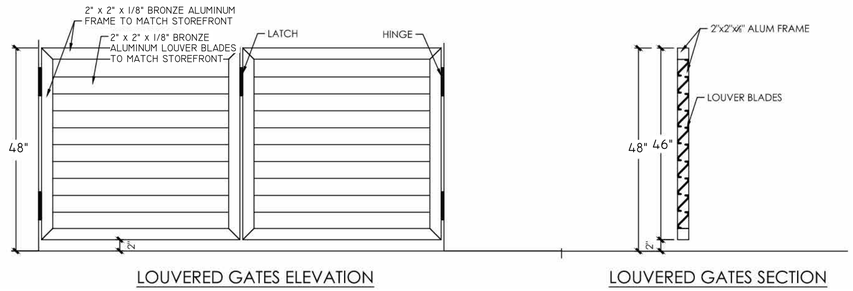
NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 2224

NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/ F.B.C- R.4501.17.1.6. MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3-4".



3 RETAINING WALL TYPICAL DETAIL
1" = 1'-0"



LOUVERED GATES ELEVATION

LOUVERED GATES SECTION

4 LOUVERED GATES FOR EQUIPMENT DETAIL
N.T.S



DEUS-MODERN
WALDO CUSTOM MAILBOX
MATTE BRONZE/DARK GRAY
(MAIL RECEPTABLE REFERENCE IMAGE)

MATERIAL LEGEND



CONCRETE PAVERS



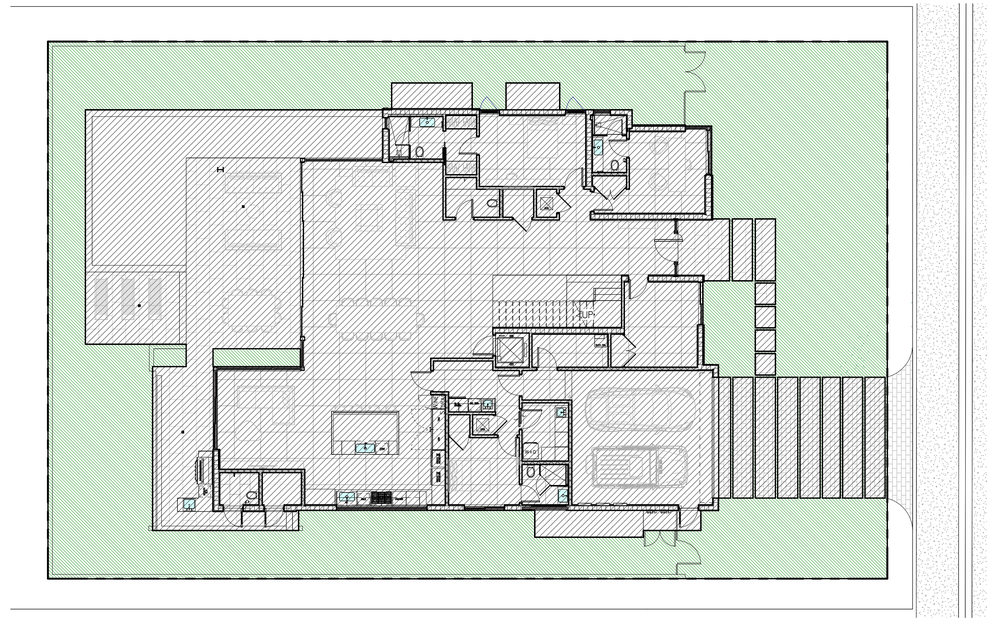
CREAM LIMESTONE FOR OUTDOOR FLOORING



1 FRONT YARD - GREEN SPACE DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA: 10,000 SF
FRONT YARD: 2,000 SF

	PROVIDED		REQUIRED
GREEN SPACE:	1,490 SF = 74.5%	>	50% = 1,000 SF
IMPERVIOUS AREA:	409 SF = 20.45%	<	50% = 1,000 SF



2 OPEN SPACE
3/32" = 1'-0"

TOTAL LOT AREA: 10,000 SF

	PROVIDED		REQUIRED
OPEN SPACE:	4,000.68 SF = 40%	>	40% MIN. = 4,000 SF
IMPERVIOUS AREA:	5,999.32 SF = 59.99%	<	60% MAX. = 6,000 SF

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SITE PLAN DETAILS

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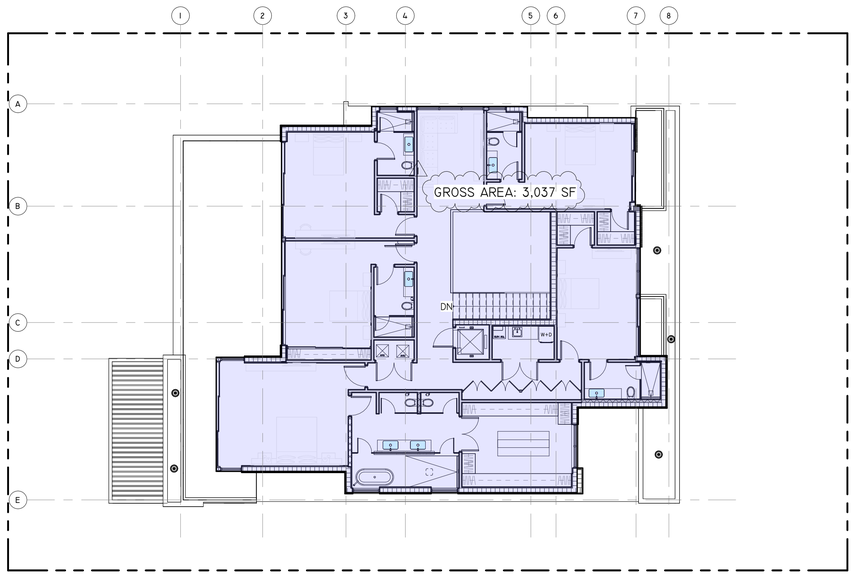
A-100.2



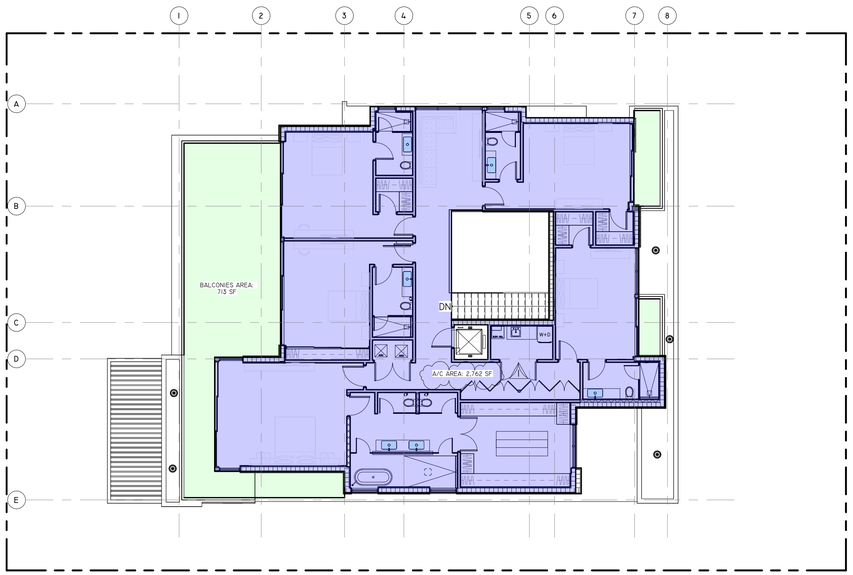
1 FIRST FLOOR AREA
3/32" = 1'-0"



3 FIRST FLOOR AREA DIAGRAM
3/32" = 1'-0"



2 2ND FLOOR AREA
3/32" = 1'-0"



4 2ND FLOOR AREAS DIAGRAM
3/32" = 1'-0"

NOTE: FOR RESIDENCES DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED/NON-AIR-CONDITIONED AREAS).
SEC. 23-11 (A-9)

FIRST FLOOR: 3,797 SF
80% OF 3,797 SF = 3,038 SF

SECOND FLOOR: 3,037 SF
79.99% OF 3,797 SF = 3,037 SF < 3,038 SF

1

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NOTES/COMMENTS

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SITE PLAN DIAGRAMS

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A-100.3









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PROJECT VIEWS

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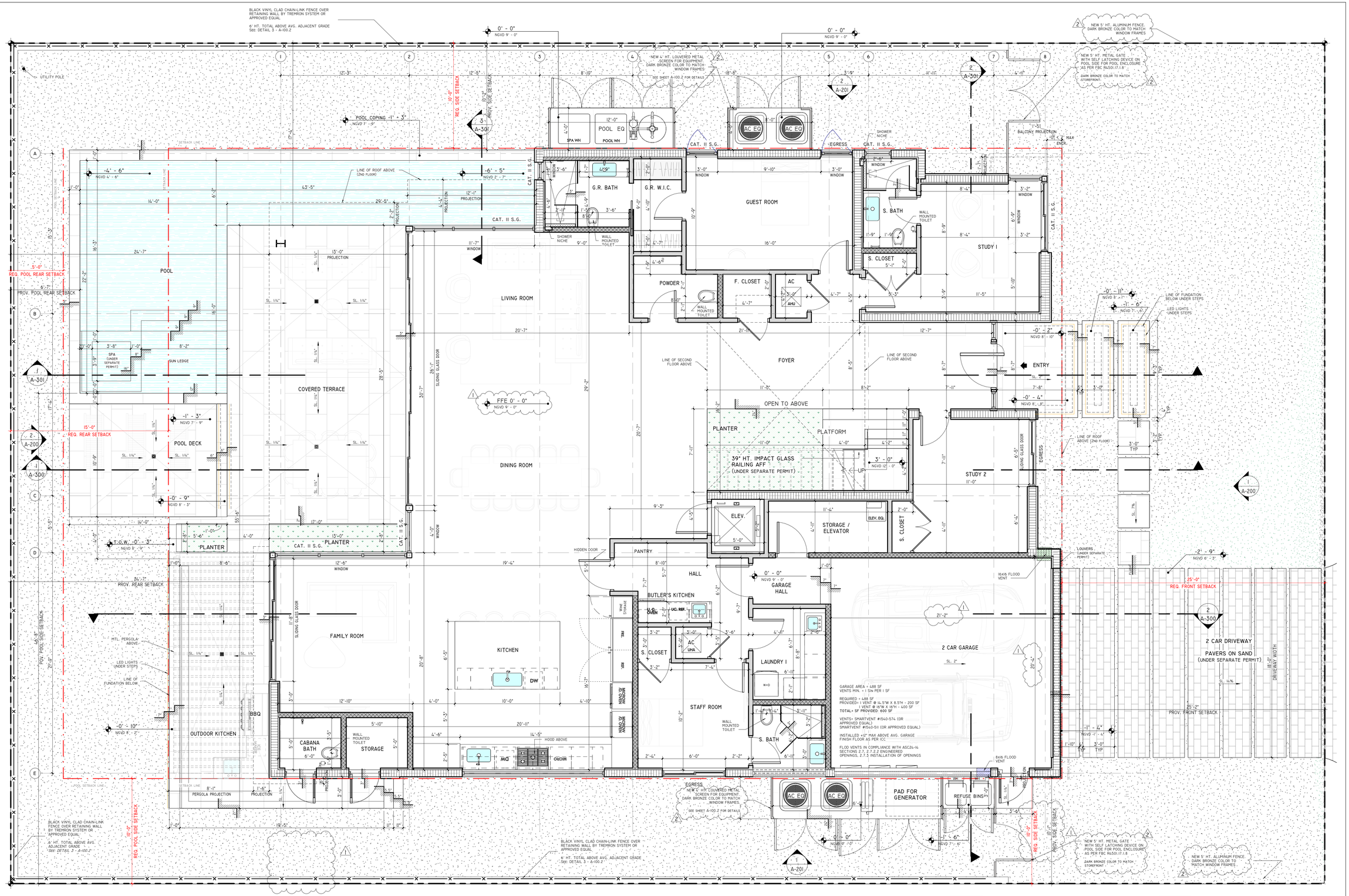

WALL LEGEND

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

NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: FLOOR PLAN NOTES

FIRST FLOOR PLAN
1/4" = 1'-0"

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NOTES/COMMENTS

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1	BOARD COMMENTS	05/14/25
2	BOARD COMMENTS	07/14/25

FIRST FLOOR PLAN

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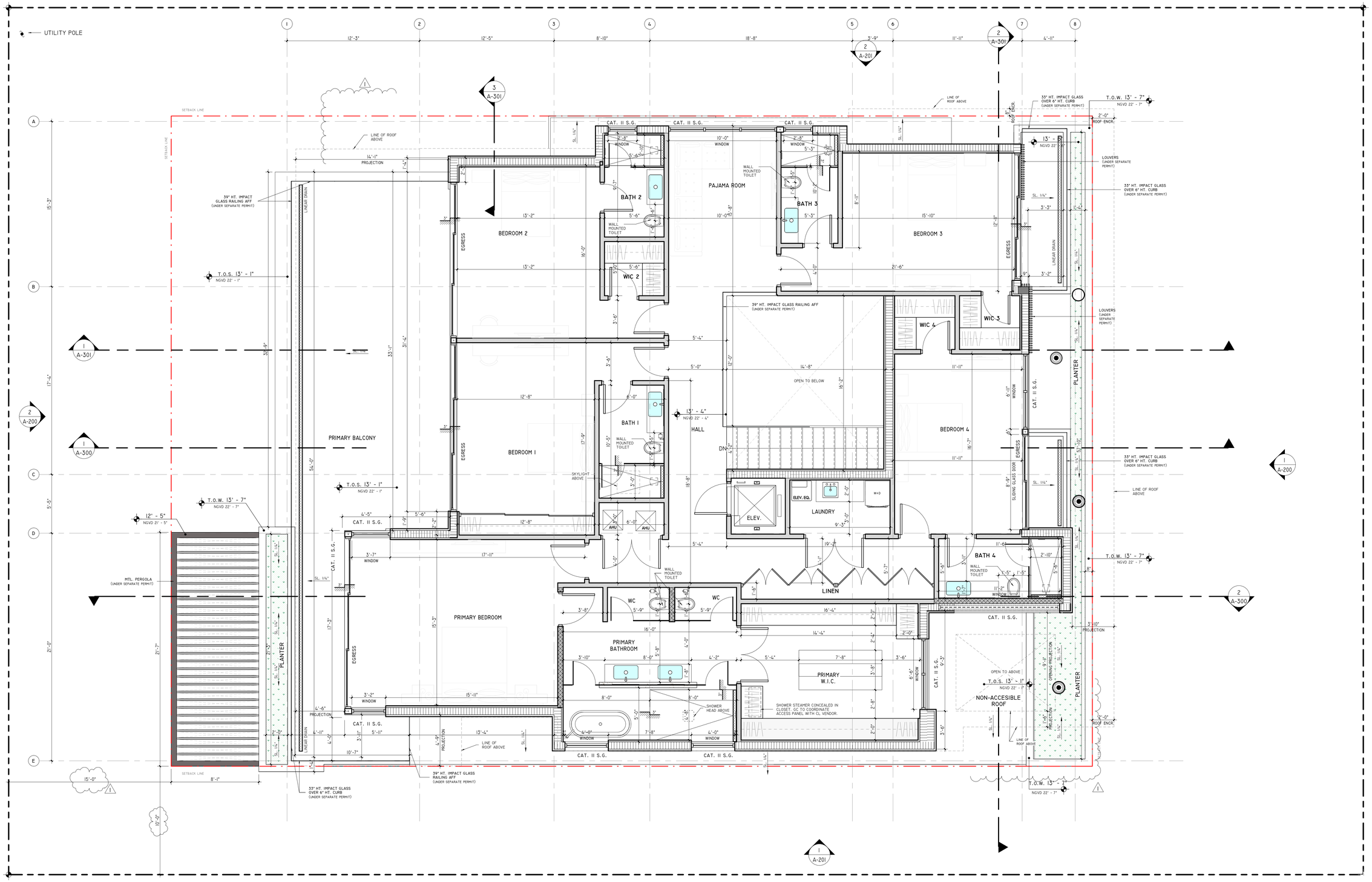

WALL LEGEND

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

NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: FLOOR PLAN NOTES

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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NOTES/COMMENTS

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SECOND FLOOR PLAN

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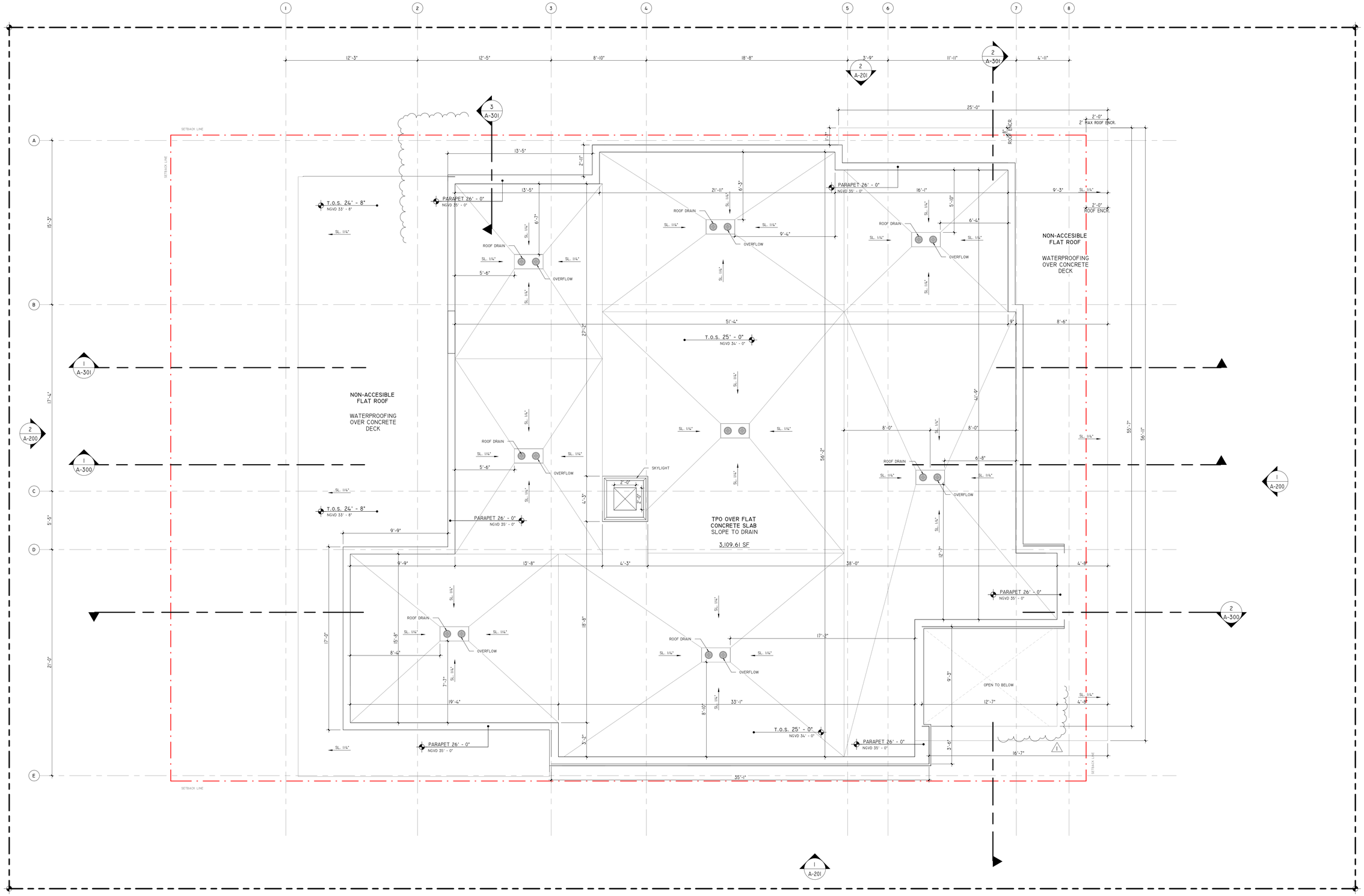

ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

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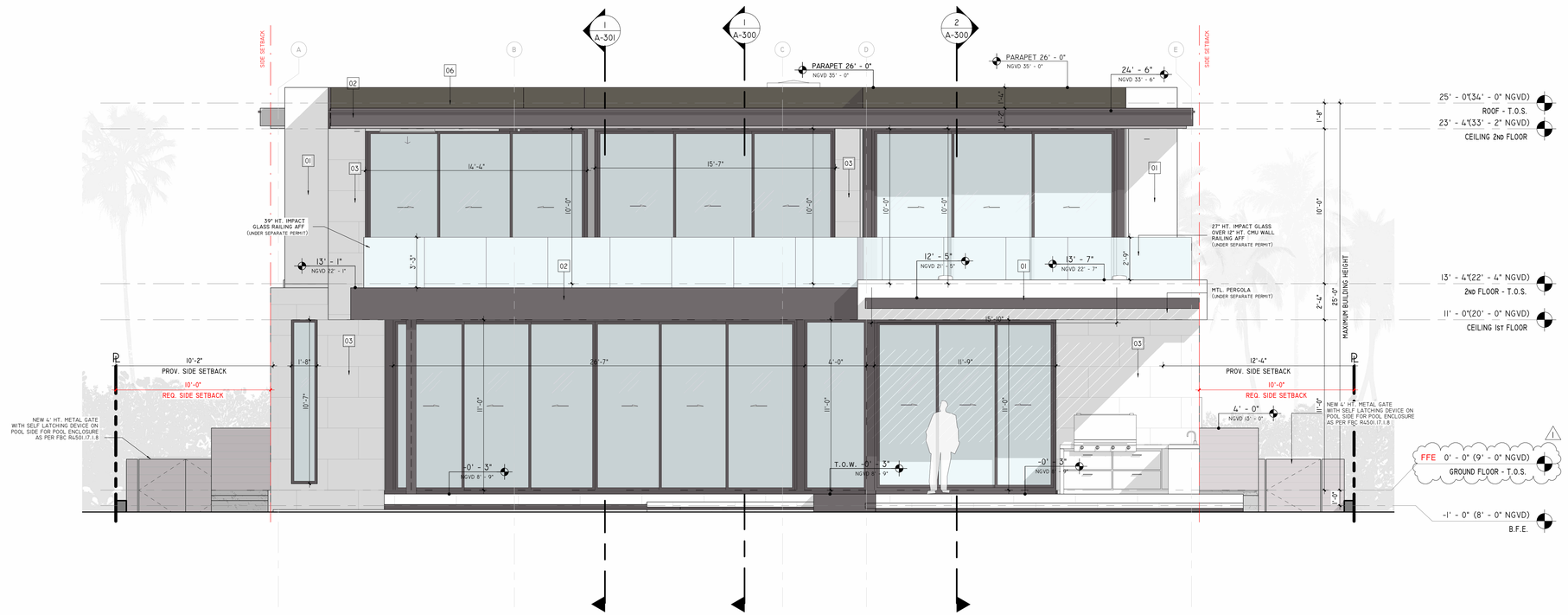
A-103

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM CLADDING	DARK BRONZE
03	CORALINA STONE	NATURAL STONE CLADDING
04	D. PAINT	V. GRIGIO SANDBLASTED
05	WOOD TBD	COLOR TBD
06	SMOOTH STUCCO BLACK	BENJAMIN MOORE, TBD



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



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

NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATION NOTES

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ELEVATIONS

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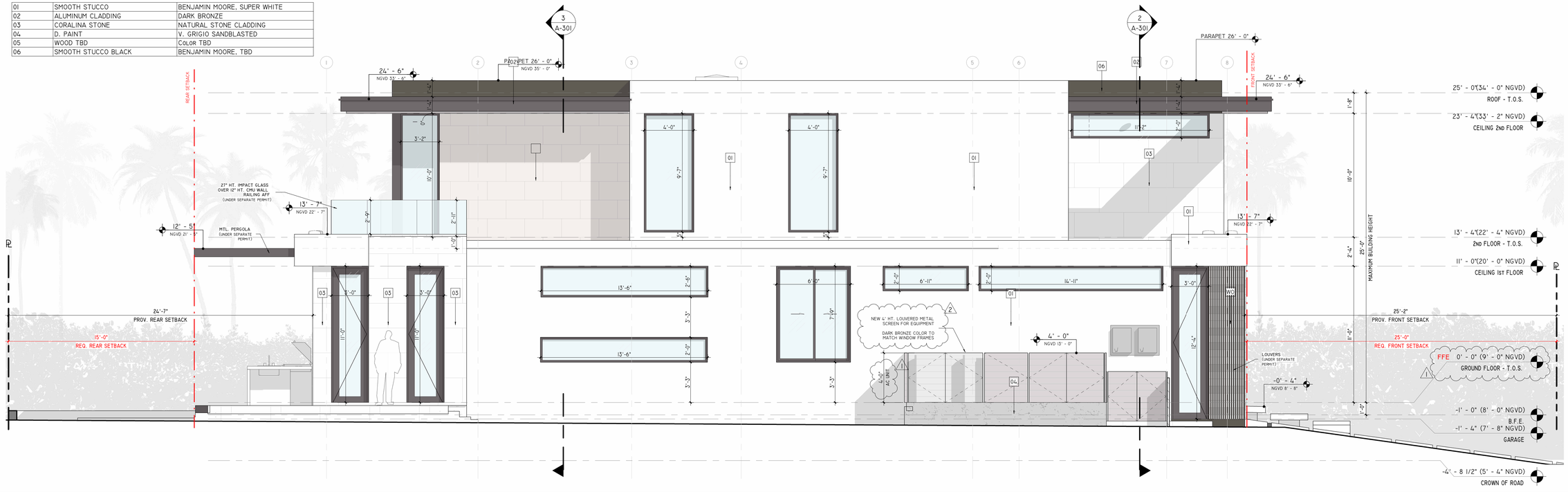
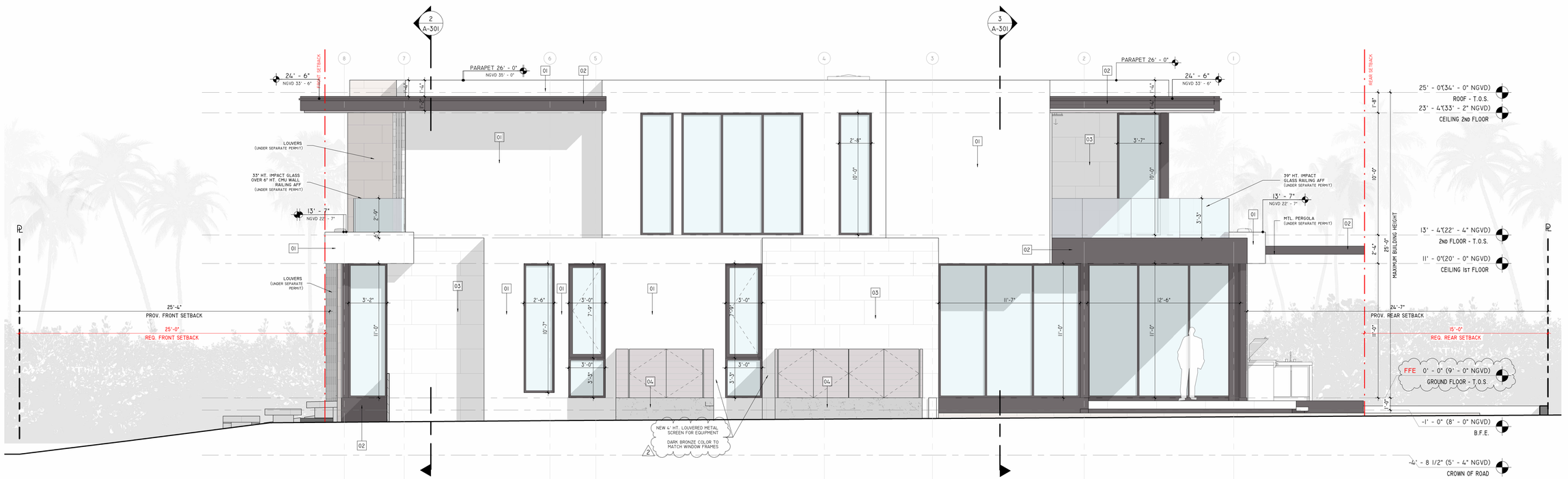
A-200

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM CLADDING	DARK BRONZE
03	CORALINA STONE	NATURAL STONE CLADDING
04	D. PAINT	V. GRIGIO SANDBLASTED
05	WOOD TBD	COLOR TBD
06	SMOOTH STUCCO BLACK	BENJAMIN MOORE, TBD



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



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

NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: ELEVATION NOTES

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1260 97 LLC

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1	BOARD COMMENTS	05/14/25
2	BOARD COMMENTS	07/14/25

ELEVATIONS

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CHECKED BY:	RB
INITIAL DRAWING RELASE DATE:	03/01/25

A-201

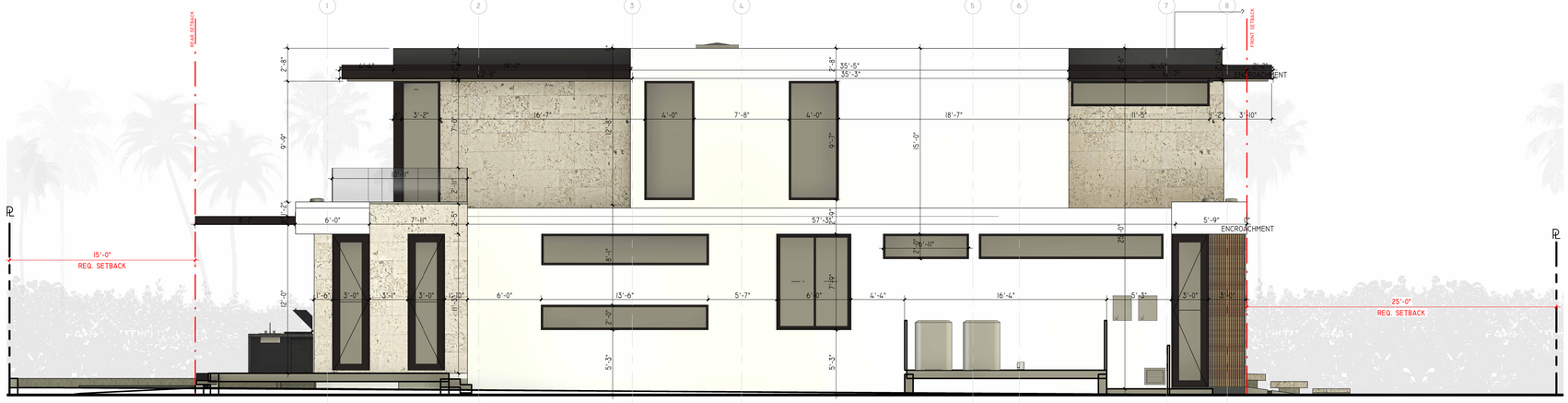
FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM CLADDING	DARK BRONZE
03	CORALINA STONE	NATURAL STONE CLADDING
04	D. PAINT	V. GRIGIO SANDBLASTED
05	WOOD TBD	COLOR TBD
06	SMOOTH STUCCO BLACK	BENJAMIN MOORE, TBD



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



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



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



4 WEST ELEVATION - COLOR
3/16" = 1'-0"

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

COLOR ELEVATIONS

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INITIAL DRAWING RELEASE DATE:	03/01/25

A-202



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,524.27 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 65.31 SF
65.31 x 100% = 6,531 / 1,524.27 = 4.28%

ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 405.70 SF
405.70 x 100% = 40,570 / 1,524.27 = 26.61%

ARCHITECTURAL "EMBELLISHMENTS" - CORALINA STONE
PROVIDED: 296.10 SF
296.10 x 100% = 29,610 / 1,524.27 = 19.42%

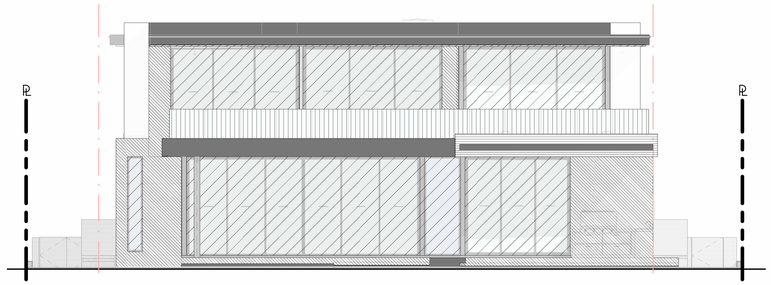
ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 378.15 SF
378.15 x 100% = 37,815 / 1,524.27 = 24.81%

ALUMINUM CLADDING
PROVIDED: 221.25 SF
221.25 x 100% = 22,125 / 1,524.27 = 14.51%

SMOOTH STUCCO
PROVIDED: 35.60 SF
35.60 x 100% = 3,560 / 1,524.27 = 2.33%

SANDBLASTED PAINT
PROVIDED: 154.14 SF
154.14 x 100% = 15,414 / 1,524.27 = 10.11%

1 NORTH ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,608.61 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 151.17 SF
151.17 x 100% = 15,117 / 1,608.61 = 9.40%

ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 796.59 SF
796.59 x 100% = 79,659 / 1,608.61 = 49.52%

ARCHITECTURAL "EMBELLISHMENTS" - CORALINA STONE
PROVIDED: 266.58 SF
266.58 x 100% = 26,658 / 1,608.61 = 16.57%

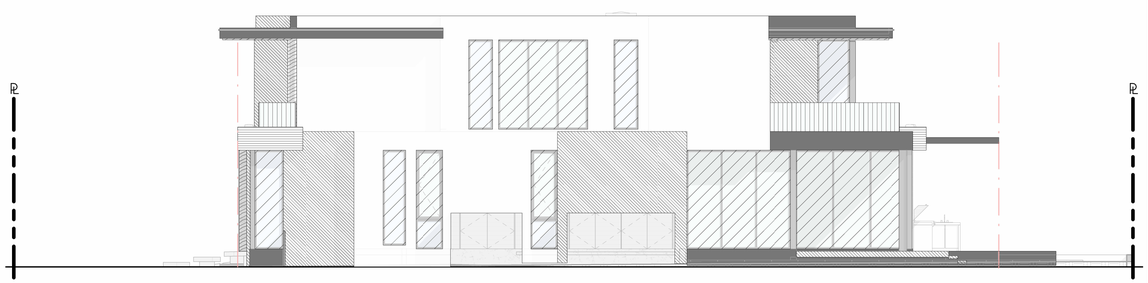
ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 10.38 SF
10.38 x 100% = 1,038 / 1,608.61 = 0.64%

ALUMINUM CLADDING
PROVIDED: 263.79 SF
263.79 x 100% = 26,379 / 1,608.61 = 16.39%

SMOOTH STUCCO
PROVIDED: 63.70 SF
63.70 x 100% = 6,370 / 1,608.61 = 3.95%

SANDBLASTED PAINT
PROVIDED: 44.00 SF
44.00 x 100% = 4,400 / 1,608.61 = 2.73%

2 SOUTH ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,871.69 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 58.52 SF
58.52 x 100% = 5,852 / 1,871.69 = 3.12%

ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 558.57 SF
558.57 x 100% = 55,857 / 1,871.69 = 29.84%

ARCHITECTURAL "EMBELLISHMENTS" - CORALINA STONE
PROVIDED: 345.75 SF
345.75 x 100% = 34,575 / 1,871.69 = 18.47%

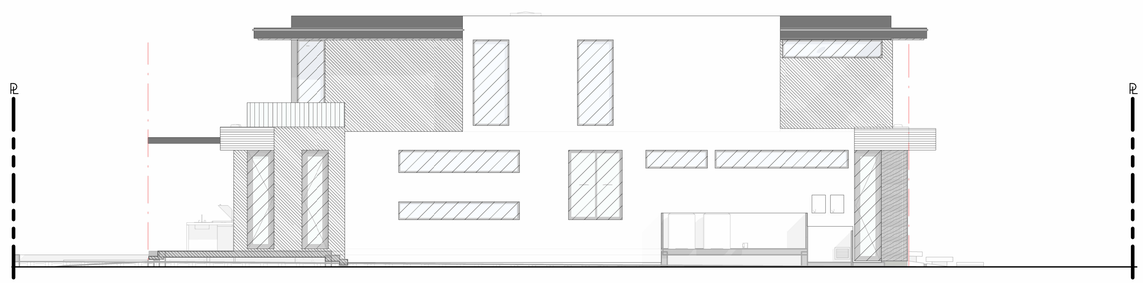
ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 20.68 SF
20.68 x 100% = 2,068 / 1,871.69 = 1.10%

ALUMINUM CLADDING
PROVIDED: 198.25 SF
198.25 x 100% = 19,825 / 1,871.69 = 10.59%

SMOOTH STUCCO
PROVIDED: 730.39 SF
730.39 x 100% = 73,039 / 1,871.69 = 39.02%

SANDBLASTED PAINT
PROVIDED: 28.08 SF
28.08 x 100% = 2,808 / 1,871.69 = 1.50%

3 WEST ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,922.82 SF

ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 30 SF
30 x 100% = 3,000 / 1,922.82 = 1.56%

ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 374.71 SF
374.71 x 100% = 37,471 / 1,922.82 = 15.58%

ARCHITECTURAL "EMBELLISHMENTS" - CORALINA STONE
PROVIDED: 363 SF
363 x 100% = 36,300 / 1,922.82 = 19%
2

ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS
PROVIDED: 39 SF
39 x 100% = 4,353 / 1,922.82 = 2.02%

ALUMINUM CLADDING
PROVIDED: 101 SF
101 x 100% = 10,100 / 1,922.82 = 5%

SMOOTH STUCCO
PROVIDED: 947 SF
947 x 100% = 94,700 / 1,922.82 = 49%
2

SANDBLASTED PAINT
PROVIDED: 29.56 SF
29.56 x 100% = 2,956 / 1,922.82 = 1.54%

4 EAST ELEVATION DIAGRAM
1/8" = 1'-0"

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

2	BOARD COMMENTS	07/14/25

ELEVATION DIAGRAMS

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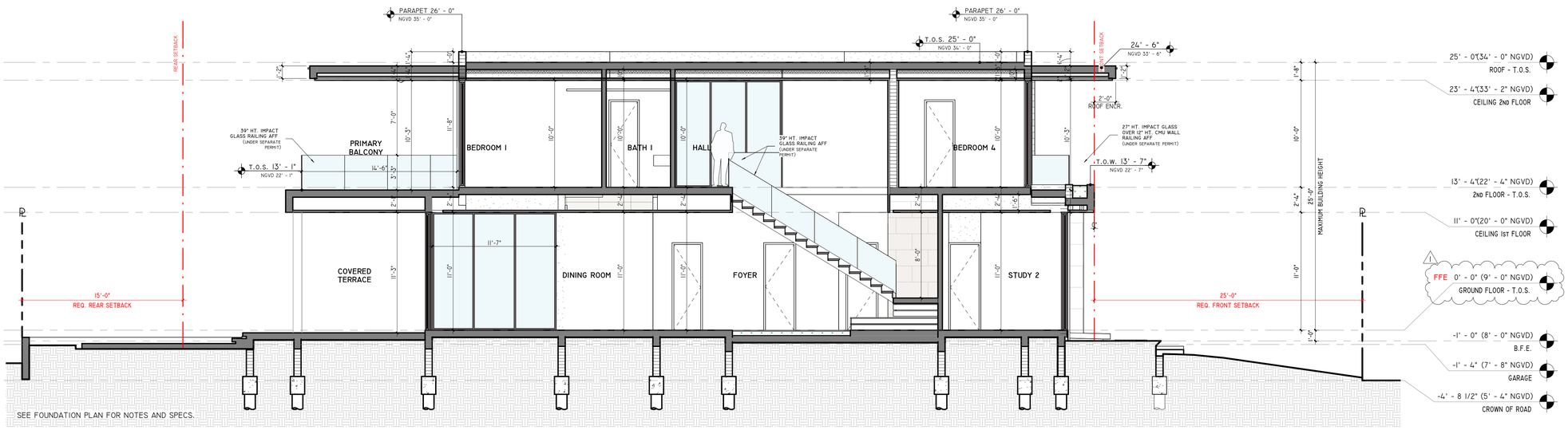
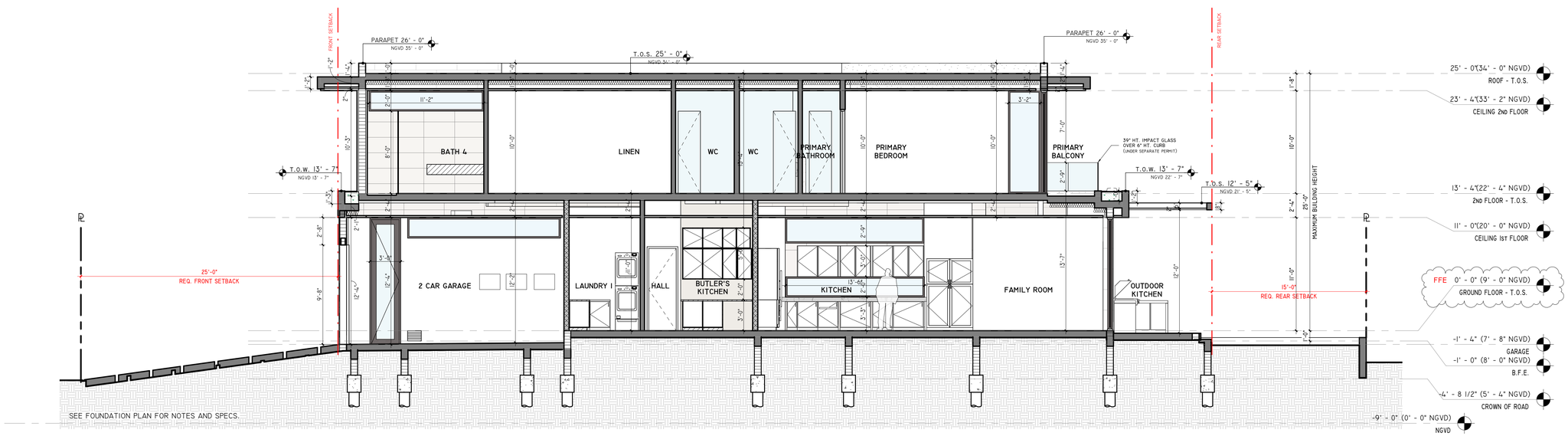
A-203



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



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

NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: SECTION NOTES

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REVISIONS / SUBMISSIONS

1	BOARD COMMENTS	05/14/25

SECTIONS

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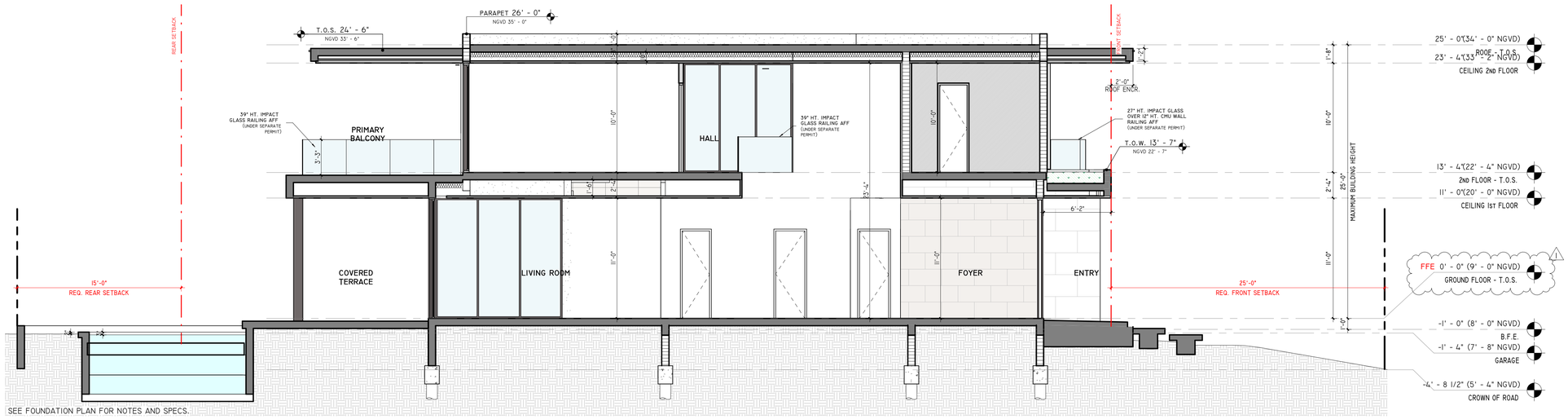
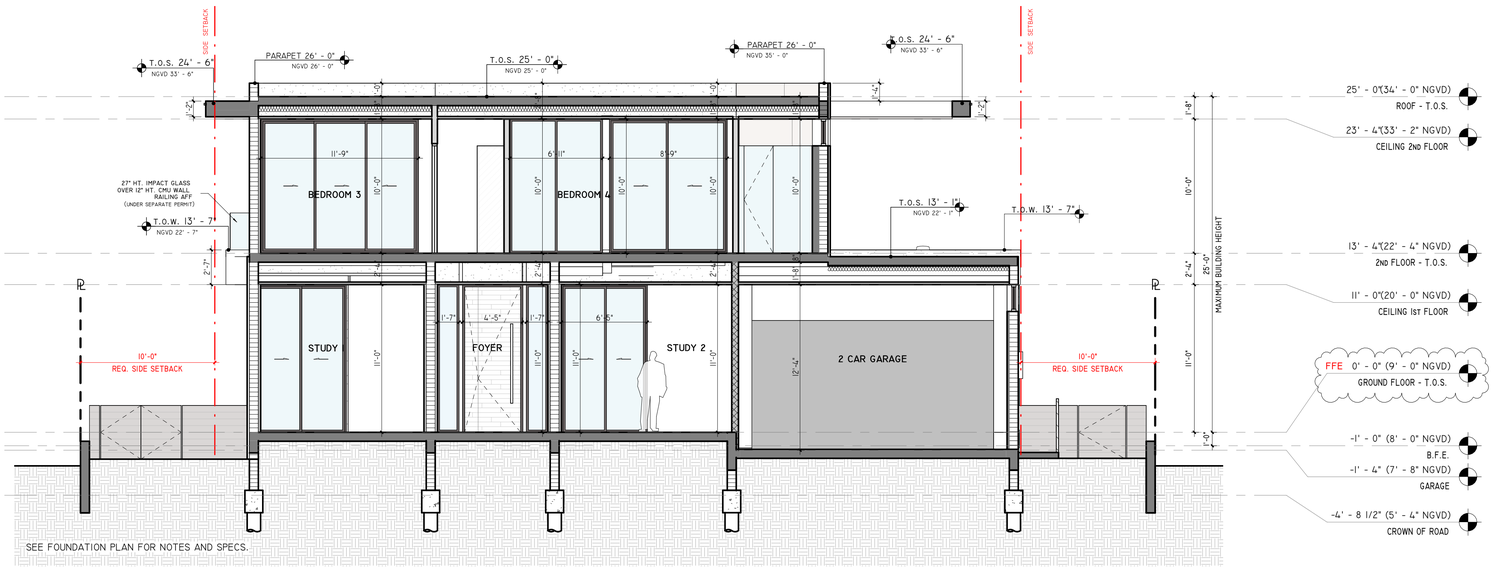
A-300

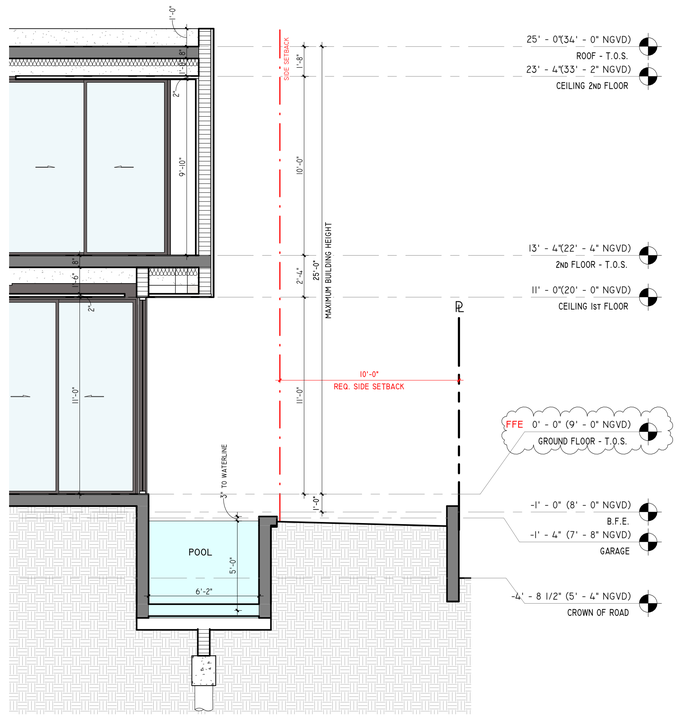


1 SECTION C
3/16" = 1'-0"



NOTE: FOR ALL NOTES PLEASE REFER TO SHEET A-001: SECTION NOTES

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



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

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STATE OF FLORIDA
Stephanie Dombusch de Halfen
REGISTERED ARCHITECT
AR99155
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1	BOARD COMMENTS	05/14/25

SECTIONS

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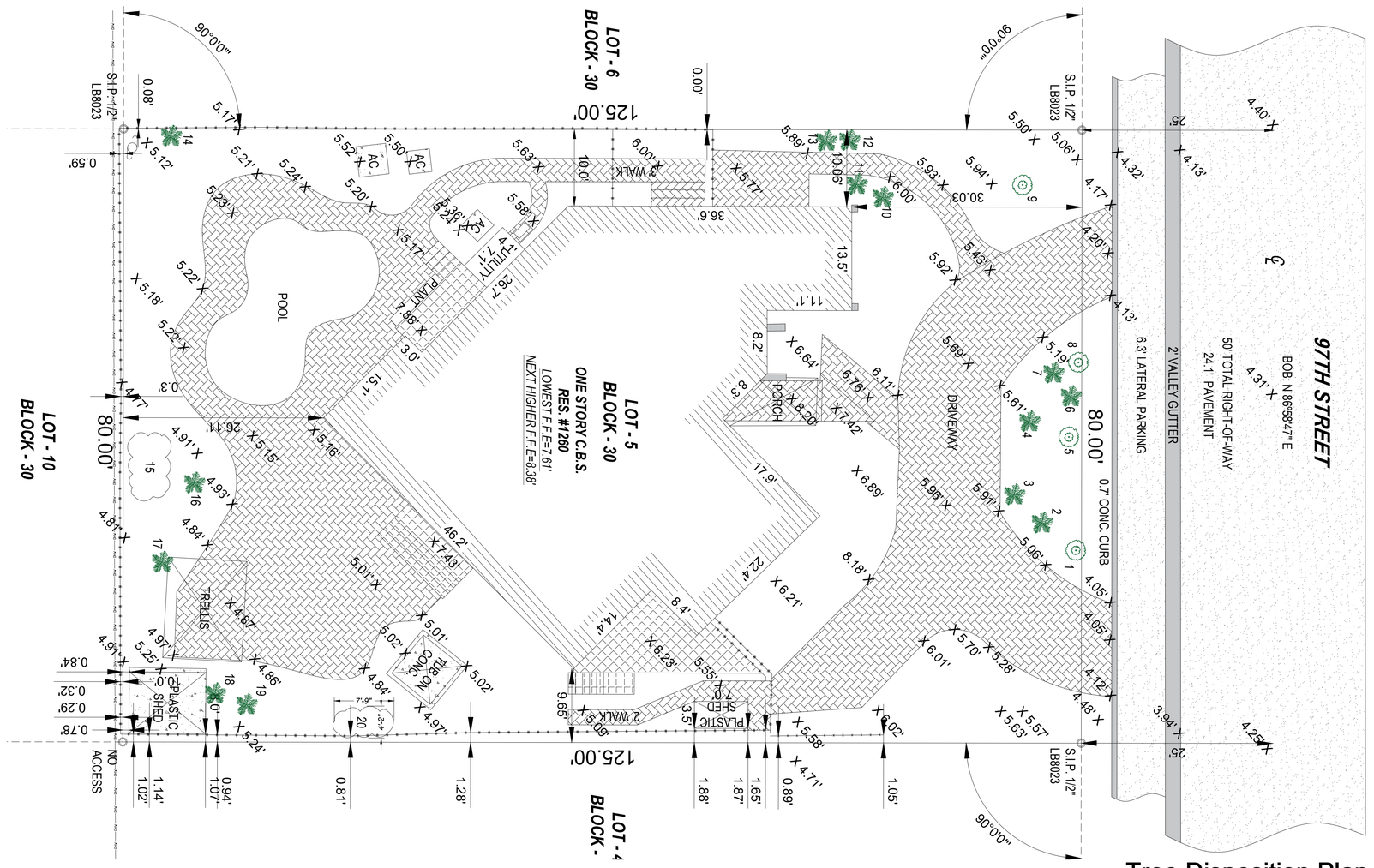
A-301



Tree Disposition Plan

SCALE1/8" =1'-0"

EXISTING TREE SCHEDULE & TREE MITIGATION CALCULATIONS

TREE #	NAME	DIAMETER	HEIGHT	SPREAD	CONDITION	ACTION	CANOPY REMOVAL
1	PANDANUS UTILIS/ SCREW PINE	6"	18'	0	DEAD	REMOVE	0
2	RAVENALA MADAGASCARENSIS/ TRAVELERS PALM	8"	30'	8'	FAIR/ HEAVILY PRUNED	REMOVE	64 SF
3	RAVENALA MADAGASCARENSIS/ TRAVELERS PALM	8"	30'	8'	FAIR/ HEAVILY PRUNED	REMOVE	64 SF
4	RAVENALA MADAGASCARENSIS/ TRAVELERS PALM	8"	30'	8'	FAIR/ HEAVILY PRUNED	REMOVE	64 SF
5	PANDANUS UTILIS/ SCREW PINE	6"	18"	4'	GOOD	REMOVE	16 SF
6	RAVENALA MADAGASCARENSIS/ TRAVELERS PALM	8"	30'	8'	FAIR/ HEAVILY PRUNED	REMOVE	64 SF
7	RAVENALA MADAGASCARENSIS/ TRAVELERS PALM	8"	30'	8'	FAIR/ HEAVILY PRUNED	REMOVE	64 SF
8	PANDANUS UTILIS/ SCREW PINE	4"	6'	4'	GOOD	REMOVE	64 SF
9	COCCOLOBA UVIFERA/ SEA GRAPE	12"	12'	10'	GOOD	REMAIN	0
10	THRINAX RADIATA/ THATCH PALM	4"	8'	4'	GOOD	REMOVE	16 SF
11	THRINAX RADIATA/ THATCH PALM	4"	8'	4'	GOOD	REMOVE	16 SF
12	THRINAX RADIATA/ THATCH PALM	4"	8'	4'	GOOD	REMOVE	16 SF
13	THRINAX RADIATA/ THATCH PALM	4"	8'	4'	GOOD	REMOVE	16 SF
14	CARYOTA MITIS/ FISHTAIL	8"	12'	5'	GOOD	REMOVE	25 SF
15	RAVENALA MADAGASCARENSIS/ TRAVELERS PALM	14"	18'	10'	FAIR/ HEAVILY PRUNED	REMOVE	100 SF
16	SABAL PALMETTO/ SABAL PALM	8"	12'	10'	GOOD	REMOVE	100 SF
17	CARYOTA MITIS/ FISHTAIL	6"	12'	5'	GOOD	REMOVE	25 SF
18	SABAL PALMETTO/ SABAL PALM	8"	12'	5'	GOOD	REMOVE	25 SF
19	ROYSTONEA ELATA/ ROYAL PALM	12"	40'	12'	GOOD	REMOVE	144 SF
20	DYPSIS LUTESCENS/ ARECA PALM GROUP	8"	10'	8'	FAIR/ HEAVILY PRUNED	REMOVE	64 SF
	TOTAL NEW CANOPY REMOVAL						922 SF

	NEW TREES/ PALMS	EACH					MITIGATION
5/ PE	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	100 SF					600 SF
1/ GL	BURSERA SIMAROUBA/ GUMBO LIMBO	500 SF					500 SF
	TOTAL NEW CANOPY REPLACEMENT						1,100 SF

TOPO GRAPHIC
landscape architecture & design

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1260 RESIDENCE
Tree Disposition Plan

1260 97TH STREET,
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666853
STATE OF FLORIDA
3.17.25

MANUEL C ALONSO LA6666853

Drawing: Tree Disposition Plan

Date: 02.16.2025

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

Drawn by: JRP

Sheet No.:

TD-1

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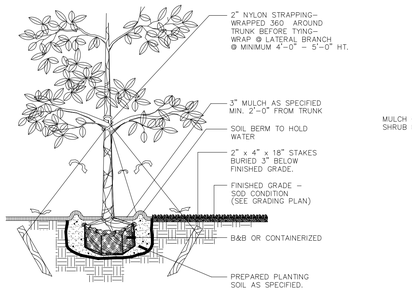
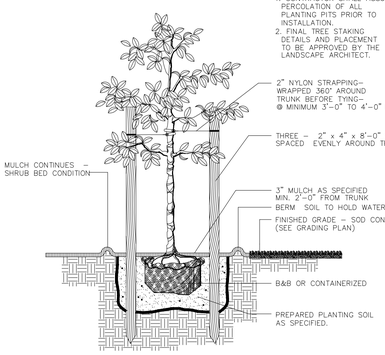
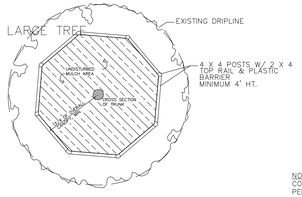
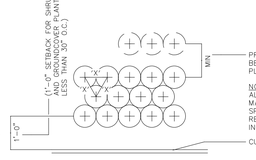


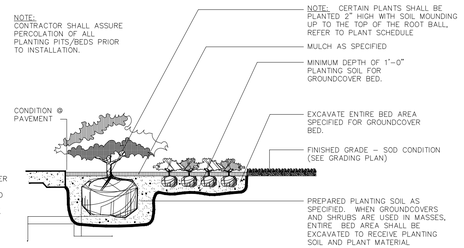




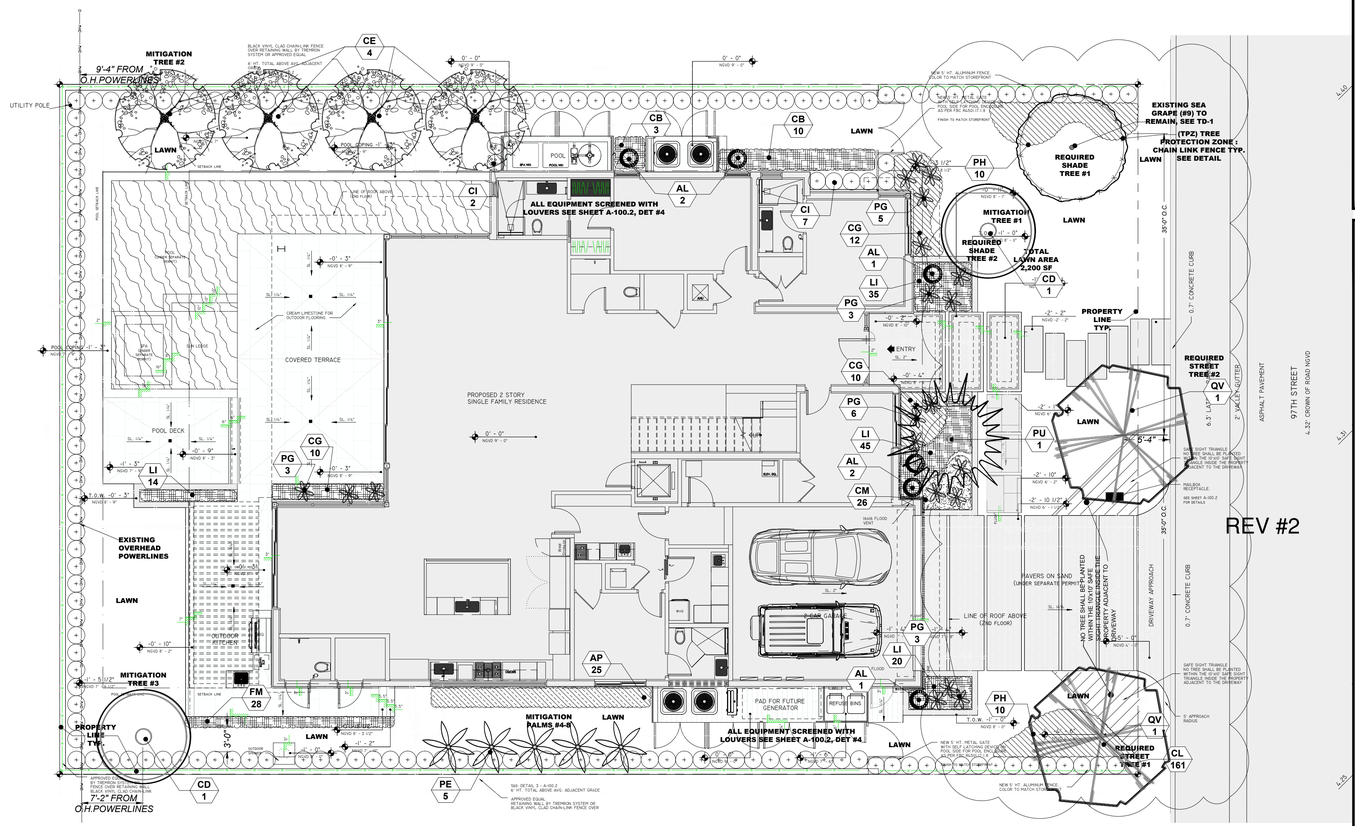
TREE PROTECTION DETAIL



TYPICAL PLANT SPACING



SHRUB / GROUNDCOVER



REV #2

Landscape Plan

SCALE1/8" =1'-0"

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No.1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsis Indica to be planted 30" from edge of walkways.
04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the sucessfull completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform to Miami–Dade County's landscape ordinance Chapter 18–A , Ordinance #98–13, and any other municipal landscape ordinance in effect at the project's location.
10. Street trees, if part of this contract and shall conform to Miami–Dade County's or municipal requirements.
11. Landscape Contractor is required to procure and obtain any necessary permits applicable for the sucesful completion of this project, including tree removal permits , if applicable.
12. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
13. Landscape contractor shall call Sunshine State One Call Center of Florida at 1–800–432–4770 (Toll Free) 48 hours before digging.
14. Landscape contractor is responsable for inspectiong the site and physically observing all the site conditions prior to entering into agreement or contract with owner. Landscape contractor shall coordinate his work with the general contractor or construction manager in such a manner as to allow for a speedy and orderly complition of all work on the site, and special attention to location of all underground wires, pipes, footings, etc.
15. Any excess soil, landscape materials and debris from the landscape contractor's work shall be removed from the site immediately upon completion of his works.
16. Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decission shall be taken without specific consultation with the landscape architect, including substitutions when required.

REV #1

TOWN OF BAY HARBOR ISLANDS
LANDSCAPE CODE (MIAMI-DADE CH. 18A / TOWN SEC. 24-16) REQUIREMENTS LEGEND
SINGLE-FAMILY RESIDENTIAL & TWO FAMILY (DUPLEX) HOME SITES (RD)

ADDRESS:1260 97TH STREET, BAY HARBOR ISLANDS, FL 33154 - LOT AREA 10,000 SF / 0.23 ACRES

		REQUIRED	PROVIDED
A.	**SHADE TREES REQUIRED***		
1.	SINGLE-FAMILY NON-WATERFRONT LOT	5	10
2.	SINGLE-FAMILY WATERFRONT LOT	N/A	N/A
3.	TWO-FAMILY LOT	N/A	N/A
4.	NUMBER OF SHADE TREES IN FRONT YARD	2	2
5.	NATIVE SPECIES REQUIRED - 50% MIN.	3	6
6.	DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50% MIN.	3	8
B.	**STREET TREES REQUIRED****	**REQUIRED**	**PROVIDED**
	MEASURED @ 1:35 LINEAL FEET OF FRONTAGE WIDTH OF LOT 80' / 35' = 2.28	2	2
	NOTE: STREET TREES DO NOT COUNT TOWARD REQUIRED ON-SITE LOT TREES. **NOTE**: STREET TREE SPECIES DETERMINED BY TOWN STREET TREE MASTER PLAN.		
C.	**TREES SPECIES REQUIRED**	**REQUIRED**	**PROVIDED**
	SINGLE-FAMILY NON-WATERFRONT LOT	2	2
D.	**SHRUBS REQUIRED*****	**REQUIRED**	**PROVIDED**
1.	SINGLE-FAMILY NON-WATERFRONT LOT	50	454
2.	SINGLE-FAMILY WATERFRONT LOT	N/A	N/A
3.	TWO-FAMILY LOT	N/A	N/A
4.	NATIVE SPECIES REQUIRED - 80% MIN.	40	170
5.	DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50%	25	454
E.	**MAXIMUM LAWN AREA ALLOWED******	6,000 SF MAX.	2,200 SF

REV #2

REV #1

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CM	26	CARISSA MACROCARPA/ DWARF CARISSA	NO	LOW	12" HT. X 12" SPR./ FULL/ 12" OC.
AP	25	ALPINIA PURPURATA/ RED GINGER	NO	LOW	48" HT. X 24" SPR./ FULL/ AS SHOWN
CL	161	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
PG	20	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
AL	6	ALOCASIA 'KUCHING MASK' / ELEPHANT EAR	NO	LOW	36" HT. X 24" SPR. / FULL/ AS SHOWN
CG	32	PHILODENDRON 'CONGO GREEN'/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
CB	13	COSTUS SPIRALIS/ COSTUS	NO	LOW	36" HT. X 18" SPR. / FULL/ AS SHOWN
CI	9	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
LI	114	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / FULL/ 12" OC.
PH	20	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
FM	28	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CE	CE/ 6	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	14' HT. X 5' SPR. X 4" C.T. X 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER
PU	PU/ 1	PANDANUS UTILIS/ SCREW PINE	NO	LOW	12' HT. X 6' SPR X 4' CLEAR WOOD, MULTIPLE THICK TRUNKS

STREET TREES

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
QV	QV/ 2	QUERCUS VIRGINIANA LIVE OAK (REQUIRED STREET TREES) PER STREET TREE MASTER PLAN	YES	LOW	15' HT. X 6' SPR X 6' CLEAR WOOD X 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER

MITIGATION (3) TREES AND (5) PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PE	PE/ 5	PTYCHOSPERMA ELEGANS ALEXANDER PALM	NO	LOW	15' HT. X 3' SPR. FG, BB, FF/ STRAIGHT TRUNKS

EXISTING TREES

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	SEA GRAPE	COCCOLOBA UVIFERA SEA GRAPE	YES	LOW	12' HT. X 10' SPR., 12" DBH

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000077
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

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Project:

1260 RESIDENCE
Landscape Plan
1260 97TH STREET,
BAY HARBOR ISLANDS, FL 33154

Revisions:
REVISION #1 05.2025: REVISED PER VILLAGE'S COMMENTS, WRITTEN RESPONSES PROVIDED
REVISION #2 07.2025: REVISED PER VILLAGE'S COMMENTS

Seal:
MANUEL C ALONSO - LA666853

Drawing: Landscape Plan
Date: 02.16.2025
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
L-1



North facade



South Facade



East Facade



West Facade

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1260 RESIDENCE
LANDSCAPE ELEVATIONS

1260 97TH STREET,
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666653
STATE
FLORIDA

MANUEL C ALONSO LA6666653

Drawing: Landscape Plan

Date: 02.16.2025

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

Drawn by: JRP

Sheet No.:

L-2

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Gumbo Limbo



Green Buttonwood

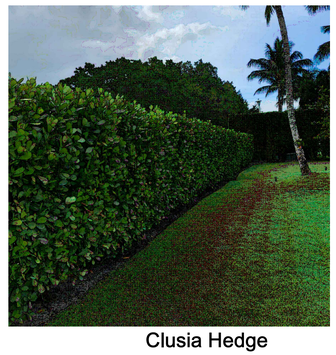


Pandanus Utilis

Live Oak



Alpinia Purpurata



Clusia Hedge



Green Congo



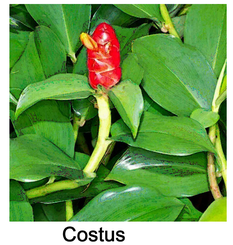
Giant Tree Fern



Philodendron Giganteum



Alexander Palm



Costus



Cocoplum



Alocasia



Pigeon Plum

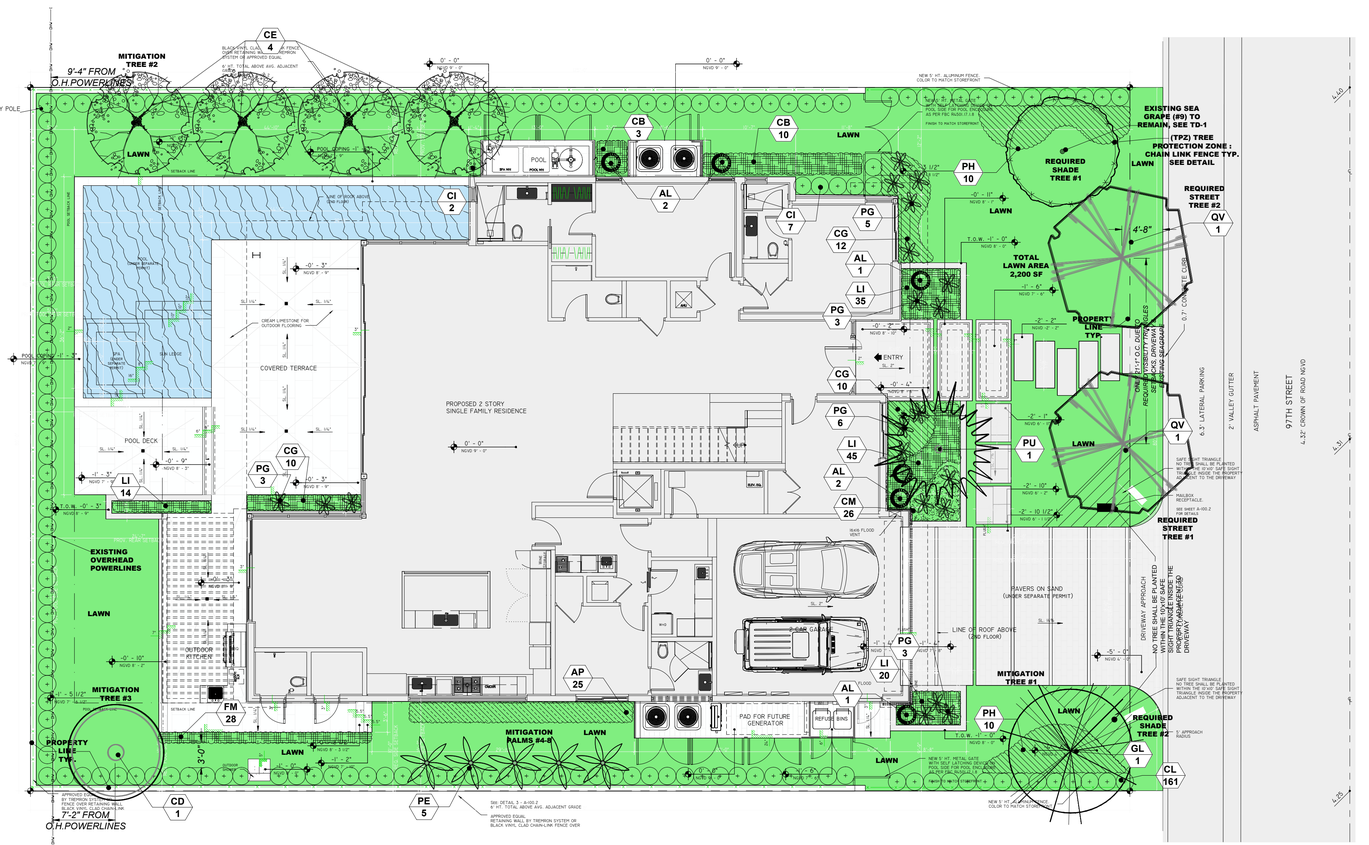


Philodendron Selloum



Liriope Muscari

Carissa Macrocarpa



Colored Landscape Plan

SCALE1/8" =1'-0"

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CM	26	CARISSA MACROCARPA/ DWARF CARISSA	NO	LOW	12" HT. X 12" SPR./ FULL/ 12" OC.
AP	25	ALPINIA PURPURATA/ RED GINGER	NO	LOW	48" HT. X 24" SPR./ FULL/ AS SHOWN
CL	161	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
PG	20	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
AL	6	ALOCASIA 'KUCHING MASK' / ELEPHANT EAR	NO	LOW	36" HT. X 24" SPR. / FULL/ AS SHOWN
CG	32	PHILODENDRON 'CONGO GREEN'/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
CB	13	COSTUS SPIRALIS/ COSTUS	NO	LOW	36" HT. X 18" SPR. / FULL/ AS SHOWN
CI	9	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
LI	114	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / FULL/ 12" OC.
PH	20	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN
FM	28	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	CE/ 4	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	14' HT. X 5' SPR. X 4' C.T. X 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER
	PU/ 1	PANDANUS UTILIS/ SCREW PINE	NO	LOW	12' HT. X 6' SPR X 4' CLEAR WOOD.,MULTIPLE THICK TRUNKS
	CD/ 1	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14' HT. X 6' SPR .2.5" DBH,FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	QV/ 2	QUERCUS VIRGINIANA LIVE OAK (REQUIRED STREET TREES) PER STREET TREE MASTER PLAN	YES	LOW	15' HT. X 6' SPR X 4' C.T. X 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER
MITIGATION (3) TREES AND (5) PALMS					
	PE/ 5	PTYCHOSPERMA ELEGANS ALEXANDER PALM	NO	LOW	15' HT. X 3' SPR. FG, BB, FF/ STRAIGHT TRUNKS
	GL/ 1	BURSERA SIMAROUBA GUMBO LIMBO (REQUIRED SHADE TREE FRONT YARD #1)	YES	LOW	16' HT. X 6' SPR X 4' C.T. X 4" CAL.FG, BB, FF/ SINGLE MAIN LEADER

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1260 RESIDENCE
Colored Landscape Plan & Landscape Images

1260 97TH STREET,
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

REVISION #1 03.30.2023: PER REVISED INTERIOR ARCHITECTURE BACKGROUND/ NO CHANGES TO LANDSCAPE PLANS

REVISION #2 10.16.2023: PER REVISED INTERIOR ARCHITECTURE BACKGROUND/ NO CHANGES TO LANDSCAPE PLANS

Seal:

REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666853 STATE OF FLORIDA MANUEL C. ALONSO

Drawing: Landscape Plan

Date: 02.16.2023

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

Drawn by: JRP

Sheet No.:

L-3

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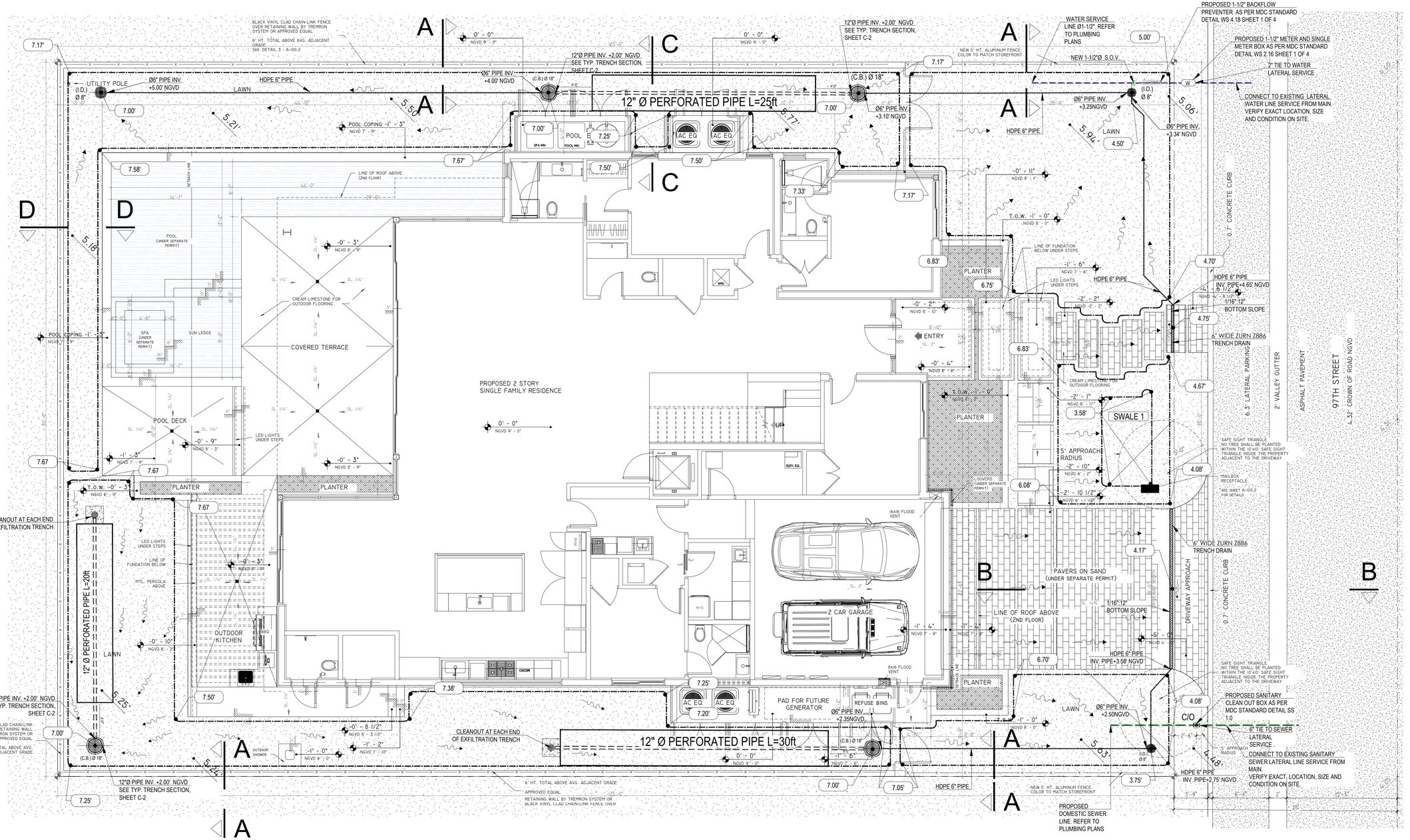
LEGEND

- 8.33' — PROPOSED ELEVATION
- 5.55' — EXISTING ELEVATION
- PROPOSED SWALE
- DIRECTION OF RUNOFF FLOW
- CATCH BASIN (C.B.)
- INLINE DRAIN (I.D.)



I — STORM DRAINAGE PLAN
3/16" = 1'-0"

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NOTES/COMMENTS

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STORM DRAINAGE PLAN

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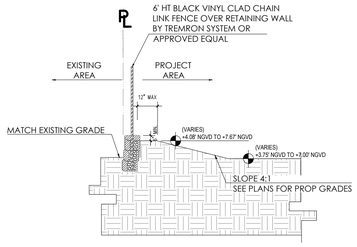
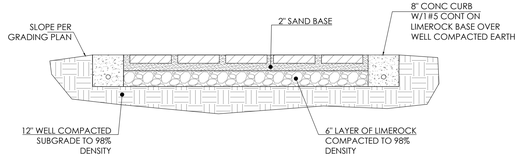
DRAWN BY: GCE
CHECKED BY: GCE
INITIAL DRAWING RELASE DATE:

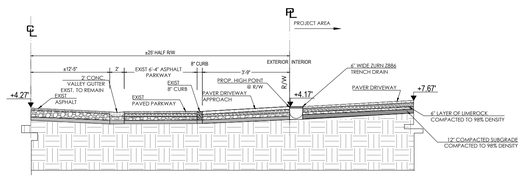
C-1



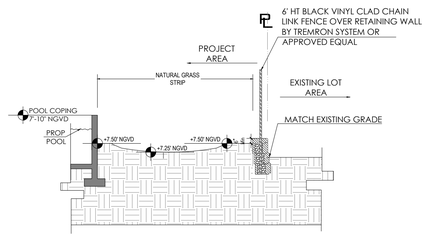
SECTION A-A (ALONG PROPERTY LINE)



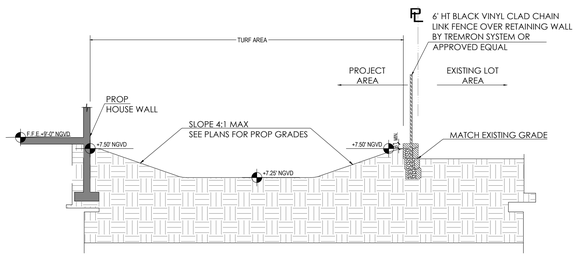
PAVERS ON SAND DETAIL



SECTION B-B THRU DRIVEWAY



SECTION "D"-"D"



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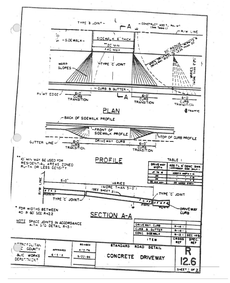


CONCRETE DIVEWAY APPROACH DETAIL

LEGAL DESCRIPTION

LOT 5, BLOCK 30, OF "BAY HARBOR ISLAND", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ADDRESS:
1260 97TH STREET, BAY HARBOR ISLANDS, FL 33154

1. ELEVATIONS SHOWN ON ENGINEERING PLAN ARE BASED ON N.V.G.D.29 UNLESS OTHERWISE NOTED.
2. INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY BY: SURVEY PROS, INC.

LEGEND

8.33' — PROPOSED ELEVATION
5.55' — EXISTING ELEVATION
PROPOSED SWALE
DIRECTION OF RUNOFF FLOW

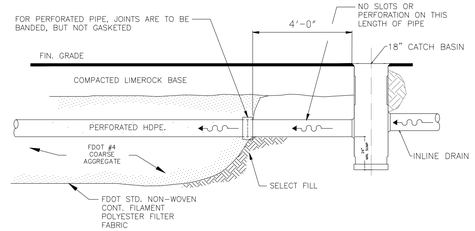
TOTAL VOLUME OF SWALE

PROVIDE STORAGE
SWALE AREA STORAGE =
(TOP AREA + BOTTOM AREA) /2 X DEPTH OF SWALE AREA

SWALE	TOP AREA	BOTTOM AREA	(A+B)/2	DEPTH OF SWALE	SWALE AREA STORAGE
1	186.15	48.93	117.54	0.50	58.77
			TOTAL (CF) =		58.77

TOTAL RETENTION FOR SWALES = 58.77 CUBIT FEET
(SEE ATTACHED CALCULATIONS)

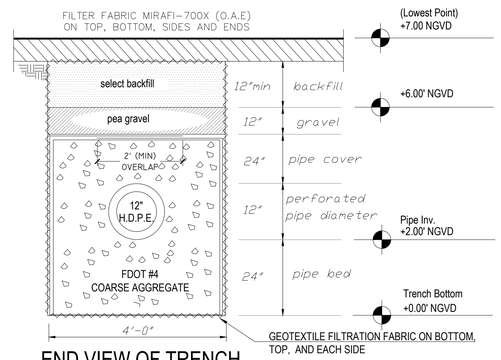
1 STORM DRAINAGE DETAILS
N.T.S.



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

2 TYP. CATCH BASIN DETAILS (C.B)
N/A

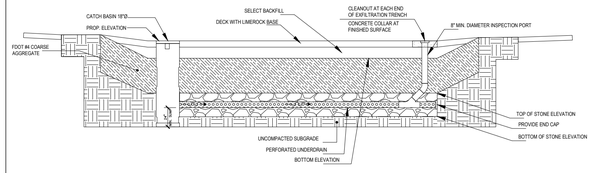


END VIEW OF TRENCH

NOTES:

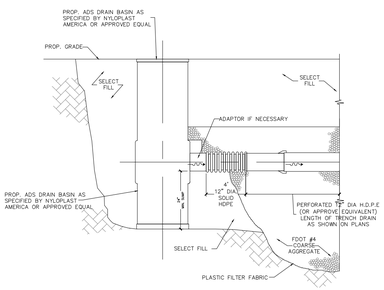
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTTOM) SHALL BE USED IN THE TRENCH.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE A MIN 7.00'± BELLOW EXISTING GROUND ELEVATION.
3. AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE FDOT #4 COARSE AGGREGATE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. AVERAGE OCTOBER GROUND WATER ELEV = +2.0'.
5. FILTER FABRIC SHALL BE FILTER X, POLY FILTER X, FILTERWEAVE 70, EXXON GTF-400E, MIRAFI 700X, BELTON AEF 650W, OR ARMCO 1199.
6. DESIGN VALUES:
   6.1. H2= 5.00'
   6.2. DU= 4.00'
   6.3. DS= 2.00'
   6.4. K= 3.43E-04

3 TYP. TRENCH SECTION
N/A



CLEAN-OUT AT EACH END OF EXFILTRATION TRENCH TYPICAL DETAIL
N.T.S.

4 EXFILTRATION TRENCH CLEAN OUT
N/A



LONGITUDINAL SECTION
N.T.S

NOTE:
AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACES TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF THE SETTLEMENT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS

5 TYP. CATCH BASIN DETAILS
N/A

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ALIOSKAR GANEM P.E.
FL LIC. No. 74745

1260 BAZBAZ

1260 97TH STREET BAY
HARBOR ISLANDS, FL 33154

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

STORM DRAINAGE DETAILS

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

C-2

EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES

(BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FDOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER. THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE NPDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY.

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A

STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE–SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

9. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

10. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

2. THE SITE CONTRACTOR IS RESPONSIBLE FOR PLACE THE EROSION CONTROL DEVICES BEFORE CONSTRUCTION BEGINS AND REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZE

3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.

4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AN LEASE 18 INCHES ON ALL SIDES.

7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION. THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER

11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBA RS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL

14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO 'THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT' S FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26 .SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE. WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

EROSION AND SEDIMENT CONTROL NOTES CONT.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGKASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

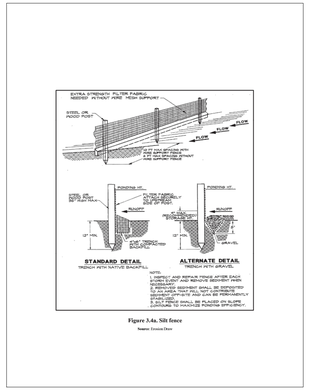


Figure 3.4a. Silt fence

Source: Erosion Deve

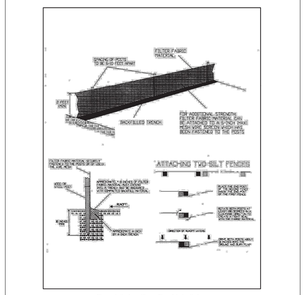
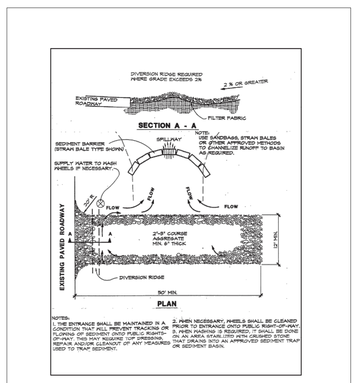


Figure 3.4b. Installing a filter fabric silt fence

Source: HydroDynamics, Inc.



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

Figure 3.3a. Temporary gravel construction entrance

Source: Erosion Deve

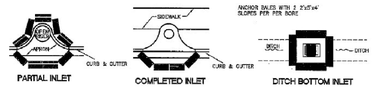
CONSTRUCTION ENTRANCE DETAIL



SITE LOCATION
NTS

ADDITIONAL NOTES:

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

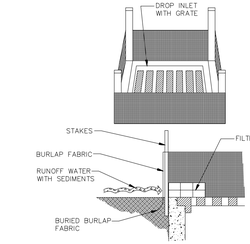


PROTECTION AROUND INLET OR SIMILAR STRUCTURES
N.T.S.

TEMPORARY SILT FENCE

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

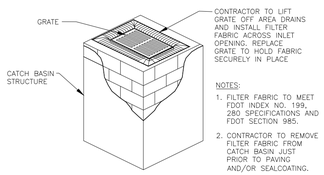
EROSION CONTROL ▶--▶--▶--▶--▶- FENCE SYMBOL



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.



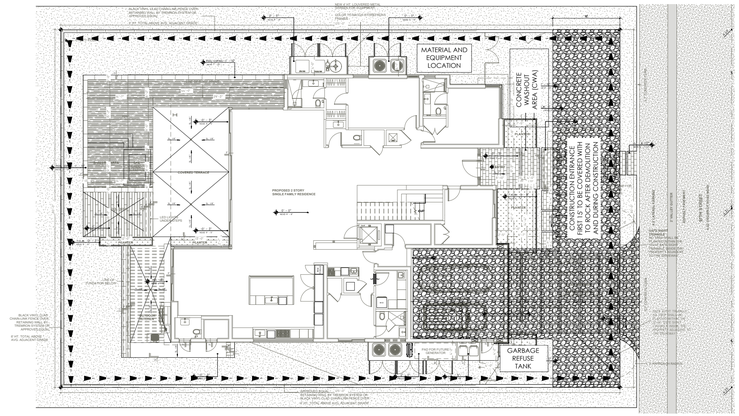
NOTES:
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

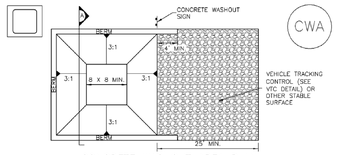
POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED

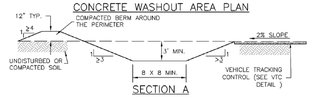
Sunshine811.com

NOTE: EROSION AND SEDIMENTATION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO SITE PREPARATION PREPARATIONS. CONTRACTOR SHALL COORDINATE INSPECTION WITH BUILDING DEPARTMENT.





CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

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

CWA MAINTENANCE NOTES

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

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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

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1260 Bazbaz

1260 97th STREET BAY
HARBOR ISLANDS, FL 33154

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

EROSION CONTROL PLAN

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

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

C-3

1 EROSION CONTROL PLAN
1/16" = 1'-0"

PROPOSED LAND USED : 1260 97TH STREET, BAY HARBOR ISLANDS, FL 33154

IMPERVIOUS AREA			PERVIOUS AREA		
Building, pool, others	3302.0 sf		Green Areas:	4032.0 sf	
Paver/Conc./Asphalt	2113.0 sf		Permeable Decks:	0.0 sf	
Pool	553.0 sf		Permeable Paver:	0.0 sf	
Total Impervious Area:	5968.0 sf	59.68%	Total pervious Area:	4032.0 sf	40.32%
TOTAL AREA :	10000.0 sf		P =	10.08 in	(25-year storm / 24-hour)

The Volume that you need to contain in your property (V) is equal to Total Site Area per the Accumulated Direct Runoff in Feet: V=A x Q/12

Accumulated Direct Runoff (Q) = (P-0.2S)^2/(P+0.8S)

S= (Total Pervious Area/Total Site Area) x (Compacted Water Storage)

Total pervious Area : 4032.0 sf
Total Site Area : 10000.0 sf
Average Water Elev. 2.00 ft NGVD
Average finished site grade (pervious areas) : 7 ft NGVD
Depth to Water table : 5.0 ft
Compacted Water Storage (S1): 8.18 in (interpolation)
(S) : 3.30 in
Accumulated Direct Runnoff (R) : 6.98 in

Depth to Water Table	Compacted Water Storage [Inches]
1 FT	0.45 Inches
2 FT	1.88 Inches
3 FT	4.95 inches
4 FT	8.18 inches

Ref. SFWMD Soil Storage Table

Volume Of Runoff (V)

Note: The Volume of Runoff generated during a 10 year 48 hours storm (V) must be contained within the Property Boundaries. V=AQ/12

Volume of Runoff (V) : 5814.6 cf
Swale Equation= Heigth x (Top Area+Bottom Area)/2
Perv. Equation = L x H x (W1+W2)/2

Swale	Top Area (sf)	Bottom Area (sf)	Average Area (sf)	Height (ft)	Volume (cf)
Swale 1	186.15	48.93	117.54	0.50	58.77
Swale 2	236.50	53.28	144.89	0.50	72.45
			Total Swale Volume:		131.22

PERVIOUS PAVER	W1 (ft)	W2 (ft)	H (ft)	L (ft)	Red. Factor	Volume (cf)
						0.00
						0.00
						0.00
						0.00
			Total retention volume:			0.00

Volume of Runoff treated By Swale Areas : **131.22 cf**
Volume of Runoff treated By Exfiltration Trench : **5683.35 cf**

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH

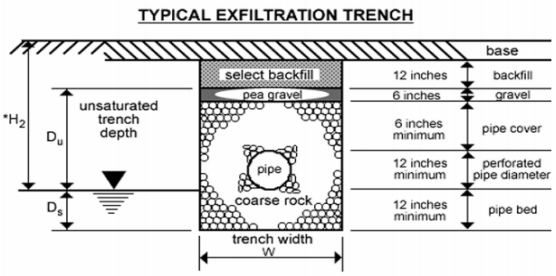
EXFILTRATION TRENCH CALCULATION

H2 =	5.00 ft
Du =	4.00 ft
Ds =	2.00 ft
W =	4.00 ft
K (Soil) =	3.43E-04
Depth Of Trench =	7.00 ft

PROPOSED CONDITION

Water Table Elevation :	2.00 ft	NGVD
Average Finish Site Grade :	7.00 ft	NGVD

SFWMD - TYPICAL EXFILTRATION TRENCH SECTION



L = Length of Trench Required (feet)
V = Volume Treated (acre – inches)
W = Trench Width (feet)
K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
***H_2 = Depth to Water Table (feet)**
D_u = Non-Saturated Trench Depth (feet)
D_S = Saturated Trench Depth (feet)

$$L = \frac{V}{K\,(H_2W + 2H_2D_u - D_u^2 + 2H_2D_S) + (1.39 \times 10^{-4})\,WD_u}$$

* **The value of H_2 to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H_2. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.**

SFWMD-LENGTH OF TRENCH REQUIRED

Exf. whenDs>Du	0.01732	Using [K*(2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]
Exf. whenDs≤Du	0.02418	Using [K*(H2*W+2*H2*Du-DU^2+2*H2*Ds)+(1.39X10^-4)*W*Du]

Used Exf For Design = **0.02418**

Required Retention Volume in (CF) : **5683.35** Amount of water (V) contained on the Trench

Required Retention Volume (ac-in) : **1.566**

Required L.F. of French Drain = 64.8 ft from equation L=V/Exf.

Use Length = **75.0 ft** **[OK]** (6581.92 CF) 1.16 Safety Factor **(6713.13 CF)** Total retention (VP) Ex. Trench+Swales

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1655 West 33rd PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

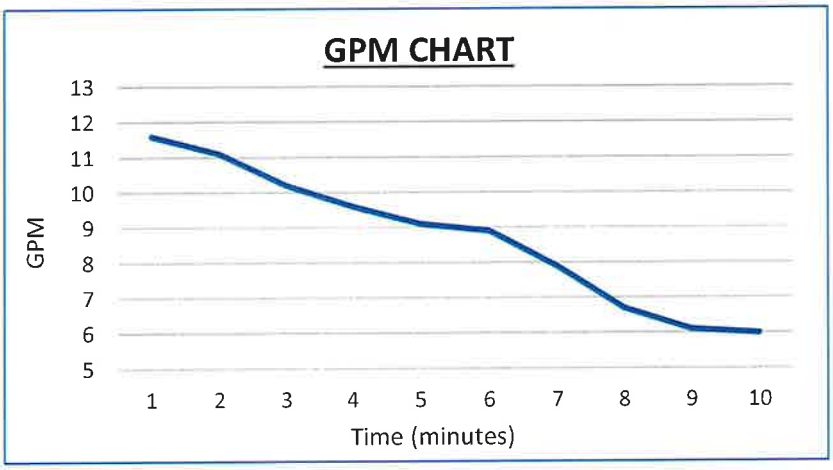
PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	**25-085**	DATE	**Friday, February 21, 2025**
PROJECT	**Proposed Property** 1260 97th Street Bay Harbor Island, Florida 33154		
CLIENT	**1260 97, LLC.** 1260 97th Street Bay Harbor Island, Florida 33154		

LOCATION OF TEST	**Refer to the site map.**				
DIAMETER OF HOLE (IN)	**6.0**	LATITUD	**25.887274°**	LONGITUD	**-80.136091°**
DEPTH HOLE (FT)	**15.0**	DATE TEST PERFORMED		**2/19/2025**	
WATER TABLE BELOW GROUNG SURFACE (FT)	**2.6**	TEST #		**1**	

No.	TIME (min)	GPM
1	1	11.6
2	2	11.1
3	3	10.2
4	4	9.6
5	5	9.1
6	6	8.9
7	7	7.9
8	8	6.7
9	9	6.1
10	10	6.0



DEPTH (FT)	SOIL DESCRIPTION
0' - 6"	Tree roots & Topsoil
6" - 2'6"	Light brown sand with shell fragments.
2'6" - 5'	Very silt (muck).
5' - 8'	Brown silty sand with traces of roots
8' - 10'	Light gray sand with traces of shell fragments.
10' - 15'	Silt (muck).

Estimated Seasonnal High Water Table (ESHWT): 1'-0"

PERCOLATION RATE	**8.7** Avg. GPM
K-VALUE	**3.443E-04** cfs/ft²-ft

FIELD TECH.	FM/MM
TYPE BY	cm

Report Distribution:
1 Client
1 BIII Office

DARIO A. HERRERO LICENSE No.67796 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/21/2025

AGENDA ITEM REPORT
September 9, 2025

ITEM NUMBER: 3.

ITEM: Request for approval for a new single-family home for "Jacob & Anita Givner" located at 1281 101 Street, Lot 11 of Block 25. The owner is proposing to demolish the existing home and construct a new two-single-family residence on an interior lot. The new home will have approximately 6,426 square feet of a/c living space. The proposed residence will have five bedrooms and seven bathrooms. Enclosed please find the site plan and elevations. Item #3

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 1281 101 Street
2.	1281 101 Street DRB Set 8.5.2025

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

AGENDA ITEM NO. 3

MEETING DATE: 08/05/2025

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000009
A public hearing to consider an application by Anita Givner requesting the approval for a new single-family home construction at the subject property located at 1281 101st Street, identified with parcel identification number 13-2227-001-5020.

1. BACKGROUND/HISTORY

Issue Statement:
The applicant, Anita Givner (homeowner), requests approval for the demolition of an existing single-family home and construction of a new two-story, 6,426 square-foot single-family residence located at 1281 101st Street.

Recommended Action:
The Design Review Board (DRB) is asked to consider the request for approval to demolish the existing home and construct a new single-family residence at 1281 101st Street, with all of Staff's recommended conditions.

Property Description:
The current application pertains to a redevelopment proposal for a single-family home located at 1281 101st Street. The subject property is an internal lot parcel encompassing a total area of 10,000 square feet. The existing home, constructed in 1957, is a single-story residence comprising 2,729 square feet of living space, including three bedrooms and two bathrooms.

As part of the proposed redevelopment, the existing structure will be demolished, and a new two-story, 6,426 square-foot single-family residence will be constructed. The new home will feature five bedrooms and seven bathrooms, reflecting a substantial expansion of living space. The redevelopment is designed to modernize the property while aligning with neighborhood character and the requirements of the Town's zoning code.

Importantly, the project will retain the existing pool on the site, which is to remain unchanged and incorporated into the new site layout.

This review will evaluate the proposed construction in terms of architectural design, zoning compliance, and its compatibility with the surrounding neighborhood.

The applicant, Anita Givner, proposes the redevelopment of a single-family residential lot located at 1281 101st Street. The property is a 10,000 square-foot internal parcel located in the Single-Family District (RD) zoning district. The proposed development involves the demolition of an existing single-story 2,729 square-foot residence and construction of a new 6,426 square-foot, two-story single-family home with five bedrooms and seven bathrooms.

The project retains the existing pool, ensuring continued use and integration into the new home's outdoor living design.

Architectural Design:
The proposed two-story residence includes a contemporary architectural style with clean lines, expansive glazing, and a modern material palette. The structure is designed to balance privacy and openness, with thoughtful placement of windows, landscaping elements, and façade articulation. The home's scale, massing, and material use are consistent with the evolving character of the neighborhood, which includes other two-story homes of similar square footage.

The layout of the new residence emphasizes functionality and modern living standards, with generous living spaces, integrated outdoor amenities, and sustainable design considerations.

Zoning and Land Use:
The property is located in the Single-Family District (RD), which permits single-family residential development. The proposed home complies with the permitted uses, height, and setback requirements within the RD zoning district. No variances are requested as part of this application.

Platting:
The site is currently platted and no re-platting is required.

Neighborhood Compatibility:
The proposed new construction is compatible with the surrounding neighborhood, which is undergoing a gradual transformation that includes larger single-family homes. The proposed massing, height, and architectural style complement other redeveloped properties nearby and do not detract from the established neighborhood character.

Parking Considerations:
The proposed design includes adequate on-site parking that satisfies Town requirements for a single-family residence. There are no parking deficiencies associated with this project.

Future Land Use Map Designation:
The property is designated as Low Density Residential on the Town's Future Land Use Map, which allows up to six (6) dwelling units per gross acre. The project complies with this designation and meets the intent of the Comprehensive Plan by providing high-quality, single-family housing.

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)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum landscape standards)

In addition, the Town has separate regulations that must be followed, ensuring compliance with all applicable provisions of the Town Code.

Review Criteria – Section 5-23.1:

Staff finds that the proposed redevelopment meets the required criteria for DRB approval:

1. The project contributes positively to the image of the Town with high-quality, contemporary residential design.
2. The exterior design is compatible with the evolving character of the neighborhood and does not diminish surrounding property values.
3. The home's exterior features and materials contribute to a cohesive, attractive architectural composition.
4. The design maintains harmony with the streetscape and neighboring properties.
5. Landscaping and hardscaping are incorporated into the overall site plan to enhance the property's curb appeal and sustainability.
6. The site layout ensures adequate buffering and screening for mechanical equipment and other exterior elements.
7. The structure complies with all applicable zoning and development codes.
8. The redevelopment is consistent with existing and anticipated residential patterns in the area and promotes high-quality neighborhood development.

3. RECOMMENDATION

Staff recommends that the Design Review Board approve the demolition of the existing home and the construction of a new single-family residence located at 1281 101st Street, as shown in the submitted architectural plans.

Staff recommend approval with the following conditions:

1. Separate permits are required for demolition, new construction, landscaping, and pool integration. Please contact the Building Department to confirm if any additional permits or reviews are necessary.
2. All construction must comply with the RD zoning district development standards and Town Code requirements.
3. Any changes to the proposed architectural design, site layout, or materials must return to the DRB for further review and approval.

GIVNER RESIDENCE

1281 101 STREET,
BAY HARBOR ISLAND, FLORIDA

03 / 04 / 25 - DRB SET



PROJECT TEAM

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

LANDSCAPE ARCHITECT
JFS DESIGN INC
1833 NW 140TH TER
Pembroke Pines, FL 33028
T: 954 447 1852
F: 954 442 8225

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-1.00	SITE PLAN & PROJECT DATA
A-1.01	ZONING DIAGRAMS
A-1.02	ZONING DIAGRAMS ELEVATIONS
A-2.00	PROPOSED LEVEL 1 FLOOR PLAN
A-2.01	PROPOSED LEVEL 2 FLOOR PLAN
A-2.02	PROPOSED ROOF PLAN
A-3.00	ELEVATIONS
A-3.01	ELEVATIONS
A-3.02	SITE ELEVATIONS
A-3.10	COLORED ELEVATIONS
A-3.11	COLORED ELEVATIONS
A-4.00	3D VIEWS
A-4.01	AERIAL VIEWS
D-1.00	DEMOLITION SITE PLAN

LANDSCAPE ARCHITECT

TD-1	TREE DISPOSITION PLAN
L-1	SITE LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS, SPECIFICATIONS, ETC
L-E-1	LANDSCAPE ELEVATIONS
L-E-2	LANDSCAPE ELEVATIONS
IRR-1	SITE IRRIGATION PLAN

TAG ARCHITECTURE
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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: COVER SHEET

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
DATE: 02-13-25

REV.	DATE	DESCRIPTION
1	04-15-25	DRB COMMENTS

SHEET
A-0.01

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JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

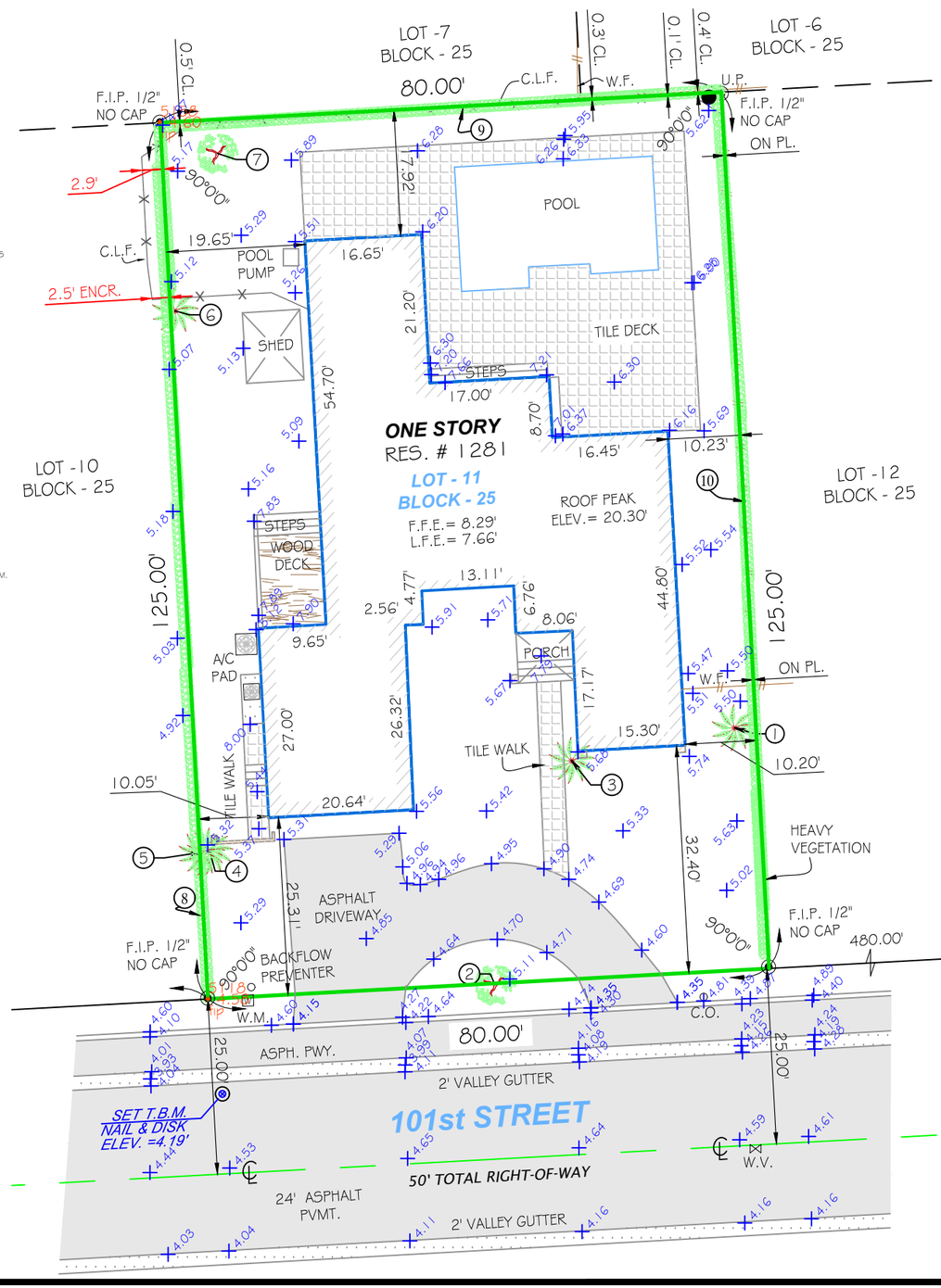
3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PHONE : (239) 540-2660

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

1281 101ST STREET, BAY HARBOR, FLORIDA 33154

ABBREVIATIONS AND MEANINGS

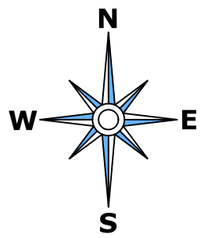
A. = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL. = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT .
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL ¢ DISK.
FR. = FRAME.
FT. = FEET.
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
IN.& EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH. = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L.= OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∢ = ANGLE.



GRAPHIC SCALE

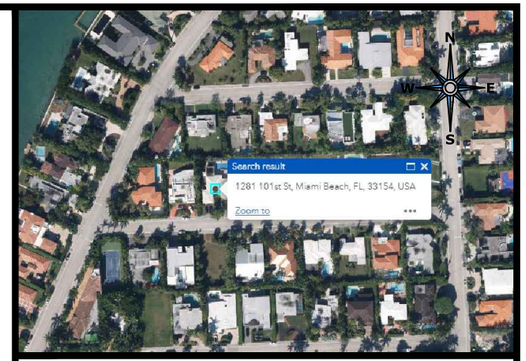
-20 0 10 20

(IN FEET)
1 INCH = 20 FEET



TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM	0.40	30	8
2	UNKNOWN TREE	2	30	30
3	PALM(4)	3	16	10
4	PALM	0.3	30	8
5	PALM	0.35	30	8
6	PALM	1	35	20
7	UNKNOWN TREE	0.60	20	20
8	HEDGE	1.5	12	4
9	HEDGE	1.5	20	5
10	HEDGE	1	15	4



LOCATION SKETCH
SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

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

FLOOD ZONE:	*"AE"*
BASE FLOOD ELEVATION:	*8.00 FT.*
COMMUNITY:	*120637*
PANEL:	*144*
SUFFIX:	*L*
DATE OF FIRM:	*09/11/2009*

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCHMARK #A-17 LOCATOR NO. 2235 E @ BROAD CAUSEWAY BRIDGE # INTRACOASTAL WATERWAYS; ELEVATION IS 7.67 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

CERTIFICATION:

JACOB J. GIVNER AND ANITA K. GIVNER

LEGAL DESCRIPTION:

LOT 11, BLOCK 25, RAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND

- O-H = *OVERHEAD UTILITY LINES*
- *= CONCRETE BLOCK WALL*
- X X X = *CHAIN LINK FENCE*
- 0 0 0 = *IRON FENCE*
- // // = *WOOD FENCE*
- *= BUILDING SETBACK LINE*
- *= UTILITY EASEMENT*
- *= LIMITED ACCESS R/W*
- *= NON-VEHICULAR ACCESS R/W*
- × 0.00 = *EXISTING ELEVATIONS*

BY: _____

CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: ***UPDATE SURVEY 04/24/2025***
REVISED ON: ***ORIGINAL SURVEY 07/26/2021***

DRAWN BY:	***DANIEL / IG***
SURVEY DATE:	***04/24/2025***
SURVEY NO:	***21-002664-3***
SHEET:	***1 OF 1***



PHOTO #1



PHOTO #5

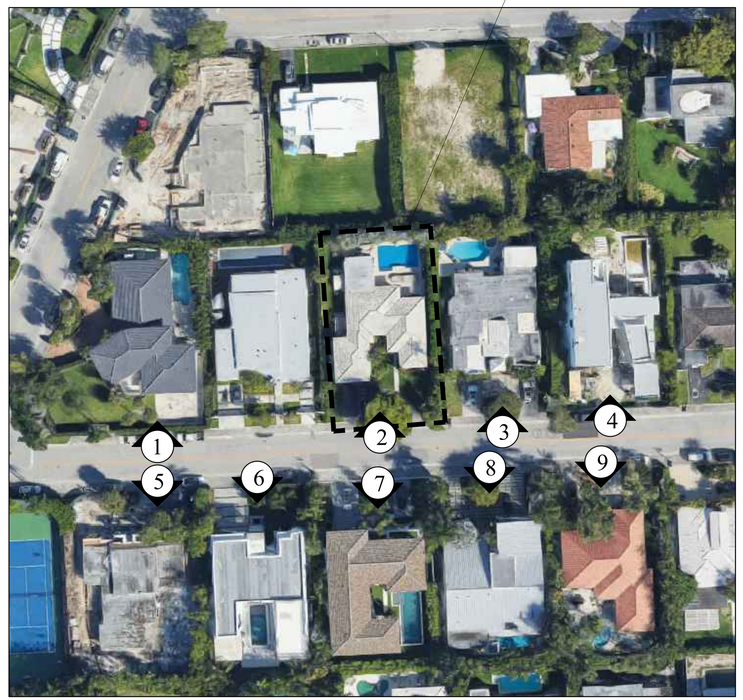


PHOTO REFERENCE PLAN

N.T.S



PHOTO #2 - SUBJECT PROPERTY



PHOTO #6



PHOTO #3



PHOTO #7



PHOTO 9



PHOTO #4



PHOTO #8

TAG ARCHITECTURE

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: ADJACENT PROPERTIES PHOTOS

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
DATE: 02-13-25

REV.	DATE	DESCRIPTION

SHEET
A-0.02

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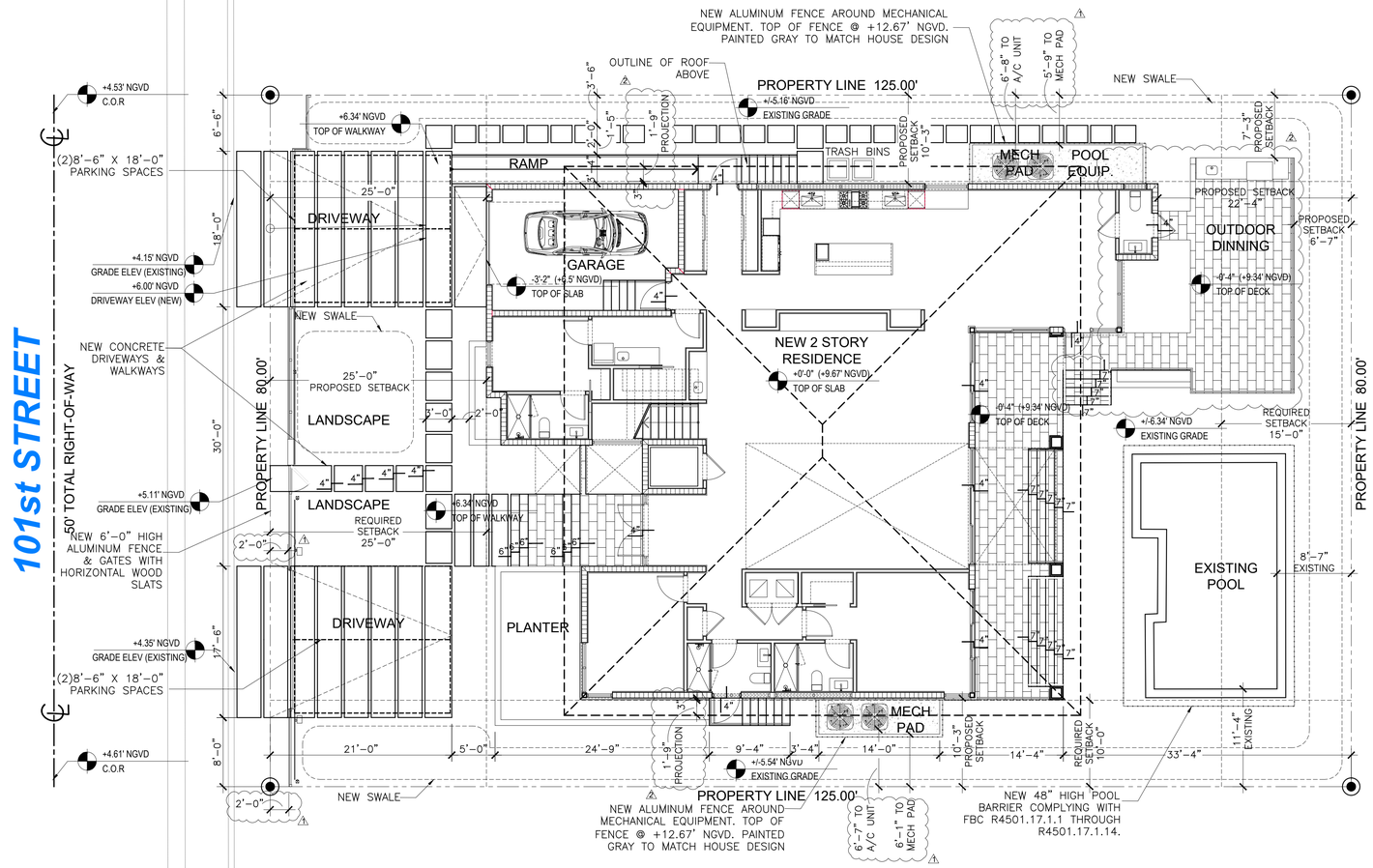
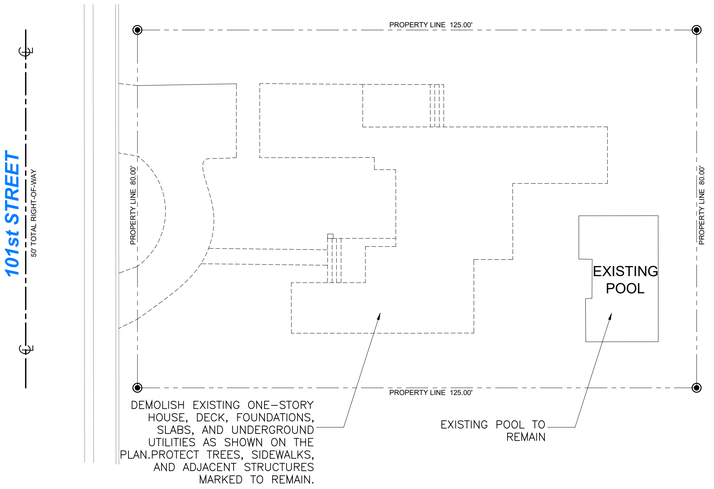


PROPOSED SITE PLAN

1/8" = 1'-0"



EXISTING SITE DEMO PLAN

1/16" = 1'-0"

PRELIMINARY DEMO DRAWING PROVIDED FOR REFERENCE ONLY. FULL DEMOLITION DRAWING TO BE PROVIDED AS PART OF PERMIT SET FOR PRE-CONSTRUCTION

SITE / PROJECT DATA

ZONING DATA

PROPERTY ADDRESS:	1281 101 STREET, BAY HARBOR ISLANDS, FLORIDA 33154
ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL DISTRICT
FUTURE LAND DESIGNATION:	RESIDENTIAL LOW DENSITY
OCCUPANCY CLASSIFICATION:	R-3 (AS PER SEC 310.5 OF THE FBC 2023)
CONSTRUCTION TYPE:	VB (AS PER TABLE 503 OF THE FBC 2023)

LEGAL DESCRIPTION:

LOT 11, IN BLOCK 25, OF BAY HARBOR ISLAND; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA:		10,000 SF (0.23 ACRES)
LOT WIDTH :	80'-0" MIN	80'-0"
LOT DEPTH:		125'-0"

OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE (LANDSCAPE)	40% (4,000 SQFT)	40.01% (4,001 SQFT) (SEE A-1.01) 2
FRONT YARD GREEN AREA	2,000 SQFT FRONT YARD AREA 50% (1000 SQFT)	1,074 SQFT (53.7%) (SEE A-1.01) 2

STORM DRAINAGE NOTE:

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

SCOPE OF WORK:

NEW 2-STORY SINGLE FAMILY RESIDENCE

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0" MIN	25'-0"
SIDES	10'-0" MIN	10'-3" (EAST) 10'-3" (WEST)
REAR	15'-0" MIN	22'-4" 2

BUILDING HEIGHT	REQUIRED	PROVIDED
PRINCIPAL BUILDING	30'-0" MAX TO ROOF SLOPE NO CLOSER TO 15'-0" FROM PROPERTY LINE	29'-2" (SEE SHEETS A-3.00 & A-3.01) 2
MAX # OF STORIES	2 STORIES MAX 2	2
PARKING SPACES	2	4

FLOOD INFORMATION

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

A) FLOOD ELEVATION:	AE 8.00
B) BASE FLOOD ELEVATION (B.F.E)	+8.67' NGVD (AS ESTABLISHED BY CITY OF BAY HARBOR ISLANDS)
C) DESIGNED FLOOD ELEVATION (D.F.E =B.F.E + 1.00)	+9.67' NGVD
D) LOWEST FLOOR ELEVATION:	GARAGE =+6.50' N.G.V.D HOUSE= +9.67' NGVD
E) LOWEST ADJACENT GRADE ELEVATION:	+5.16' NGVD
F) HIGHEST ADJACENT GRADE ELEVATION:	+6.50' NGVD
G) LOWEST ELEV. OF EQUIPMENT SERVICING BLDG:	+8.67' NGVD
H) CROWN OF ROAD ELEVATION:	+4.61' NGVD
I) FIRM MAP NUMBER:	120637 09-11-2009

BUILDING AREA CALCULATIONS

GROUND FLOOR A/C AREA=	2,932 SQFT 2
GARAGE NON A/C AREA=	331 SQFT
SECOND FLOOR A/C AREA=	2,610 SQFT
SECOND FLOOR BALCONIES=	590 SQFT 2
TOTAL A/C AREA=	5,542 SQFT 2
TOTAL BUILDING AREA=	6,463 SQFT TOTAL

SECOND/ FIRST FLOOR RATIO

GROUND FLOOR TOTAL AREA= (INCLUDING NON A/C AREA)	3,263 SQFT 2
SECOND FLOOR A/C AREA=	2,610 SQFT

AREA RATIO=
MAX ALLOWED 80%

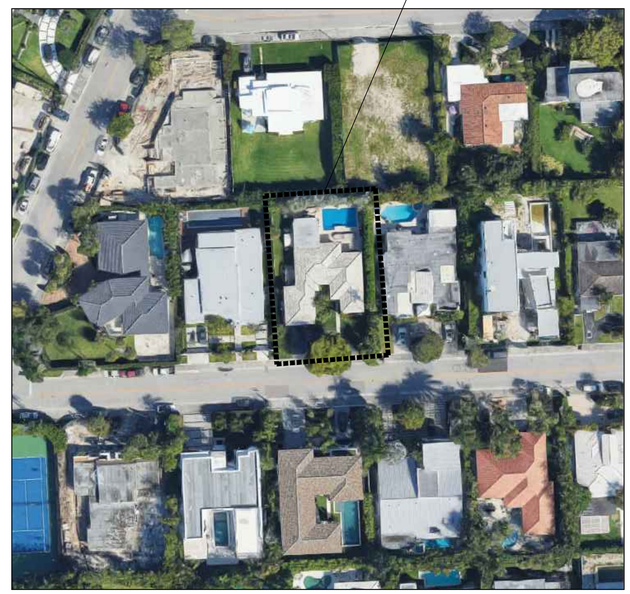
2,610 SQFT / 3,263 SQFT= 79.98% SECOND LEVEL / GROUND LEVEL 2

NOTE: SEE SHEET A-1.01 & A-1.02 FOR BUILDING AREA & ARTICULATIONS DIAGRAMS

GENERAL NOTE:

THE LISTED ITEMS SHALL BE UNDER SEPARATE PERMIT:

-ROOFING
-EXTERIOR DOORS AND WINDOWS
-WATERPROOFING
-RAILINGS



SITE LOCATION MAP

N.T.S

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: PROPOSED SITE PLAN

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
DATE: 02-13-25

REV.	DATE	DESCRIPTION
1	04-15-25	DRB COMMENTS
2	06-12-25	DRB COMMENTS

SHEET
A-1.00

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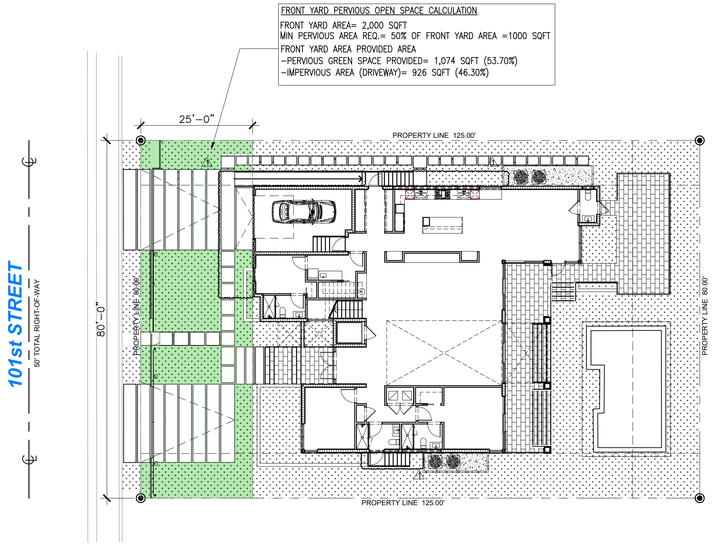
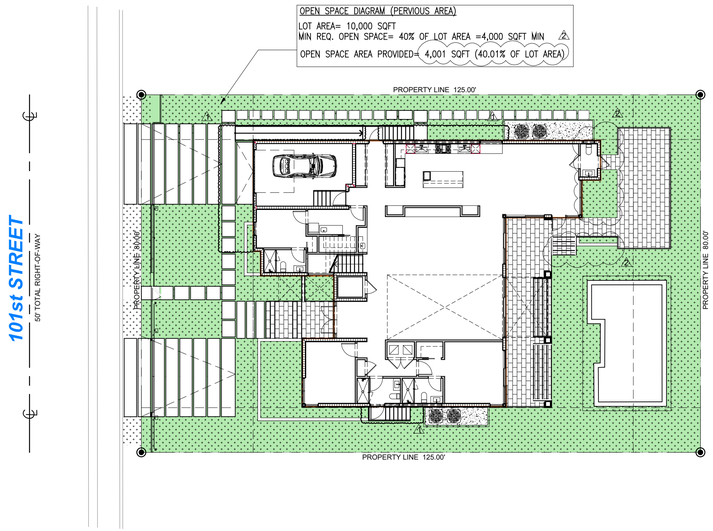


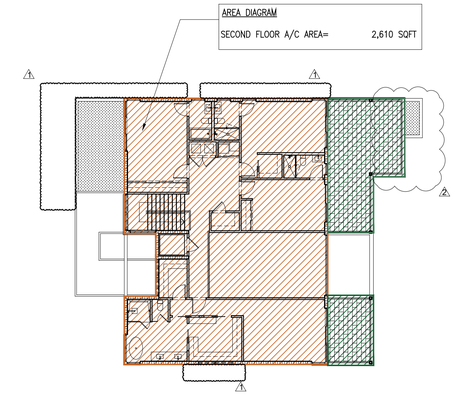
FRONT YARD PERVIOUS AREA DIAGRAM

1/16" = 1'-0"



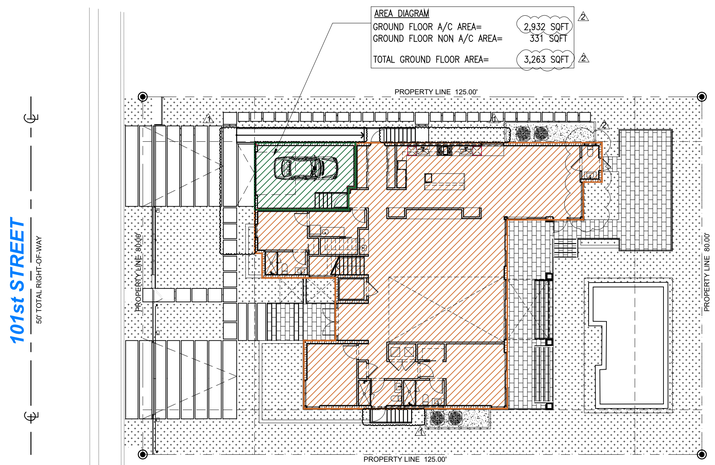
OPEN SPACE -PERVIOUS & IMPERVIOUS AREA DIAGRAM

1/16" = 1'-0"



UNIT SIZE DIAGRAM- LEVEL 2

1/16" = 1'-0"



UNIT SIZE DIAGRAM- LEVEL 1

1/16" = 1'-0"

BUILDING AREA CALCULATIONS

GROUND FLOOR A/C AREA=	2,932 SQFT
GROUND FLOOR NON A/C AREA=	331 SQFT
SECOND FLOOR A/C AREA=	2,610 SQFT
SECOND FLOOR BALCONIES=	590 SQFT
TOTAL A/C AREA=	5,542 SQFT
TOTAL BUILDING AREA=	6,463 SQFT

SECOND/ FIRST FLOOR RATIO

GROUND FLOOR TOTAL AREA= (INCLUDING NON A/C AREA)	3,263 SQFT
SECOND FLOOR A/C AREA=	2,610 SQFT

AREA RATIO=
MAX ALLOWED 80%
2,610 SQFT / 3,263 SQFT= 79.98%
SECOND LEVEL / GROUND LEVEL

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GENERAL CONTRACTOR

SHEET TITLE: ZONING DIAGRAMS

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

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A-1.01

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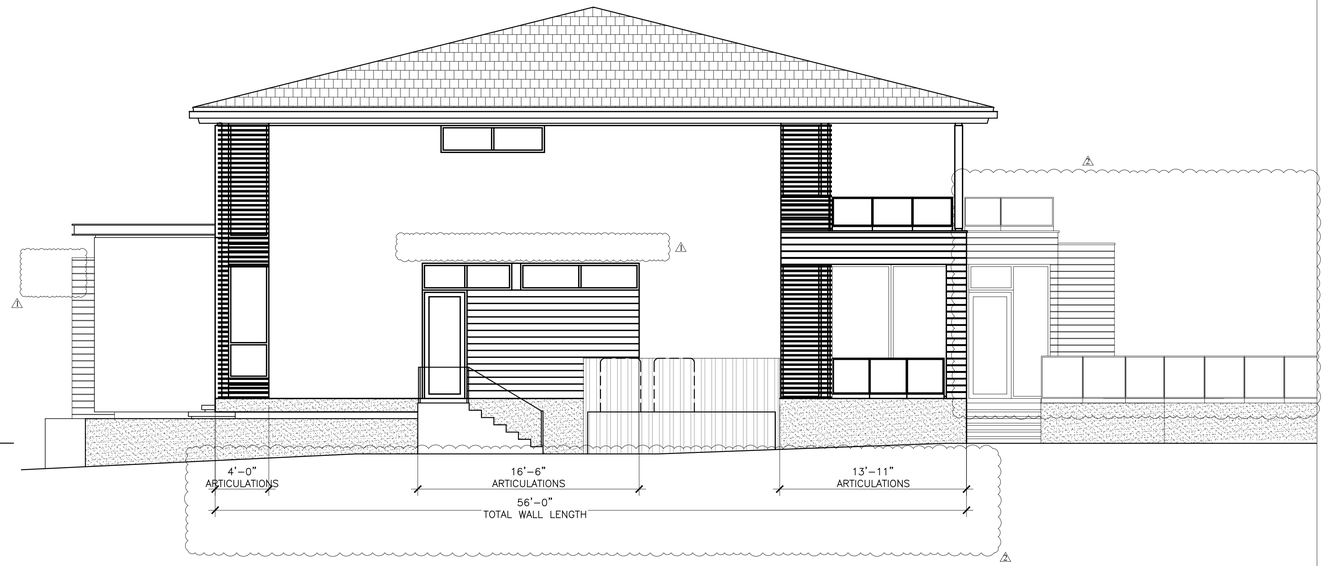
PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- SOUTH ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

TOTAL WALL LENGTH=	59'-6"
ARTICULATIONS LENGTH REQUIRED:	29'-9" (50%)
ARTICULATIONS LENGTH PROVIDED=	50'-10" (85.58%)

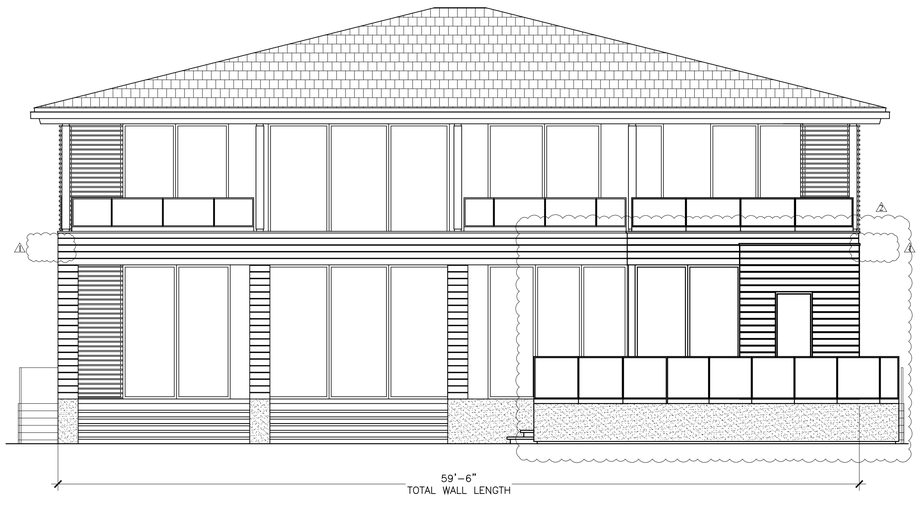


PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- EAST ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

TOTAL WALL LENGTH=	56'-0"
ARTICULATIONS LENGTH REQUIRED:	28'-0" (50%)
ARTICULATIONS LENGTH PROVIDED=	34'-5" (61.46%)

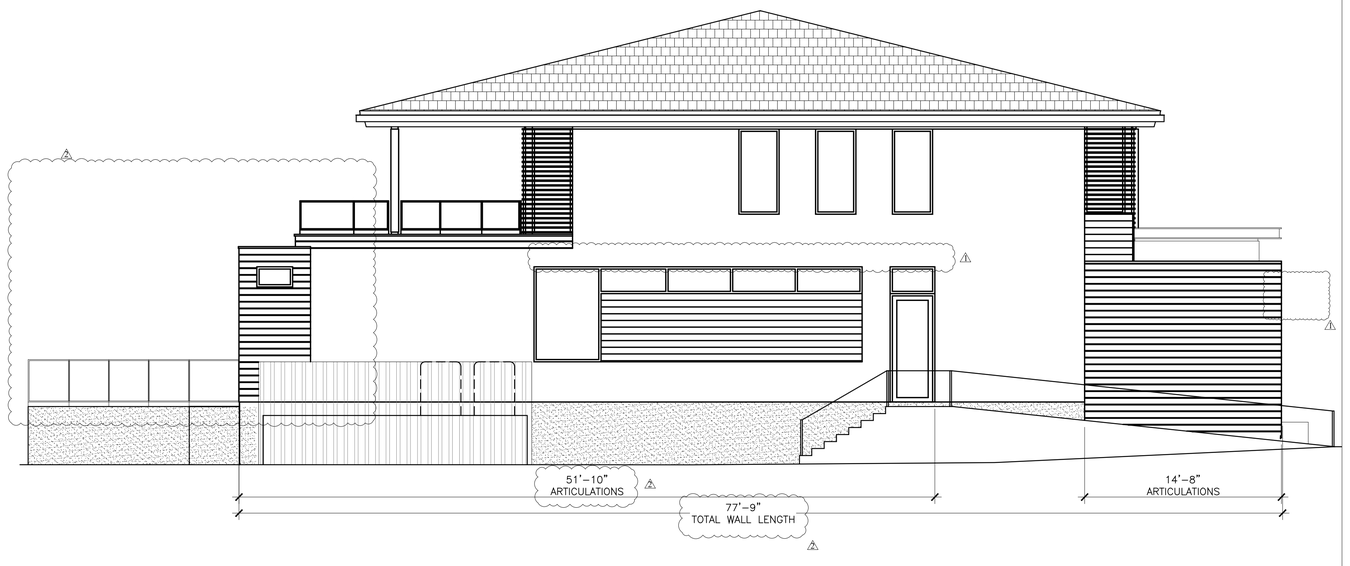


PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- NORTH ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

TOTAL WALL LENGTH=	59'-6"
ARTICULATIONS LENGTH REQUIRED:	29'-9" (50%)
ARTICULATIONS LENGTH PROVIDED=	59'-6" (100%)



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- WEST ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

TOTAL WALL LENGTH=	77'-9"
ARTICULATIONS LENGTH REQUIRED:	38'-3" (50%)
ARTICULATIONS LENGTH PROVIDED=	66'-6" (65.53%)

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SHEET TITLE: ZONNING DIAGRAMS ELEVATIONS

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
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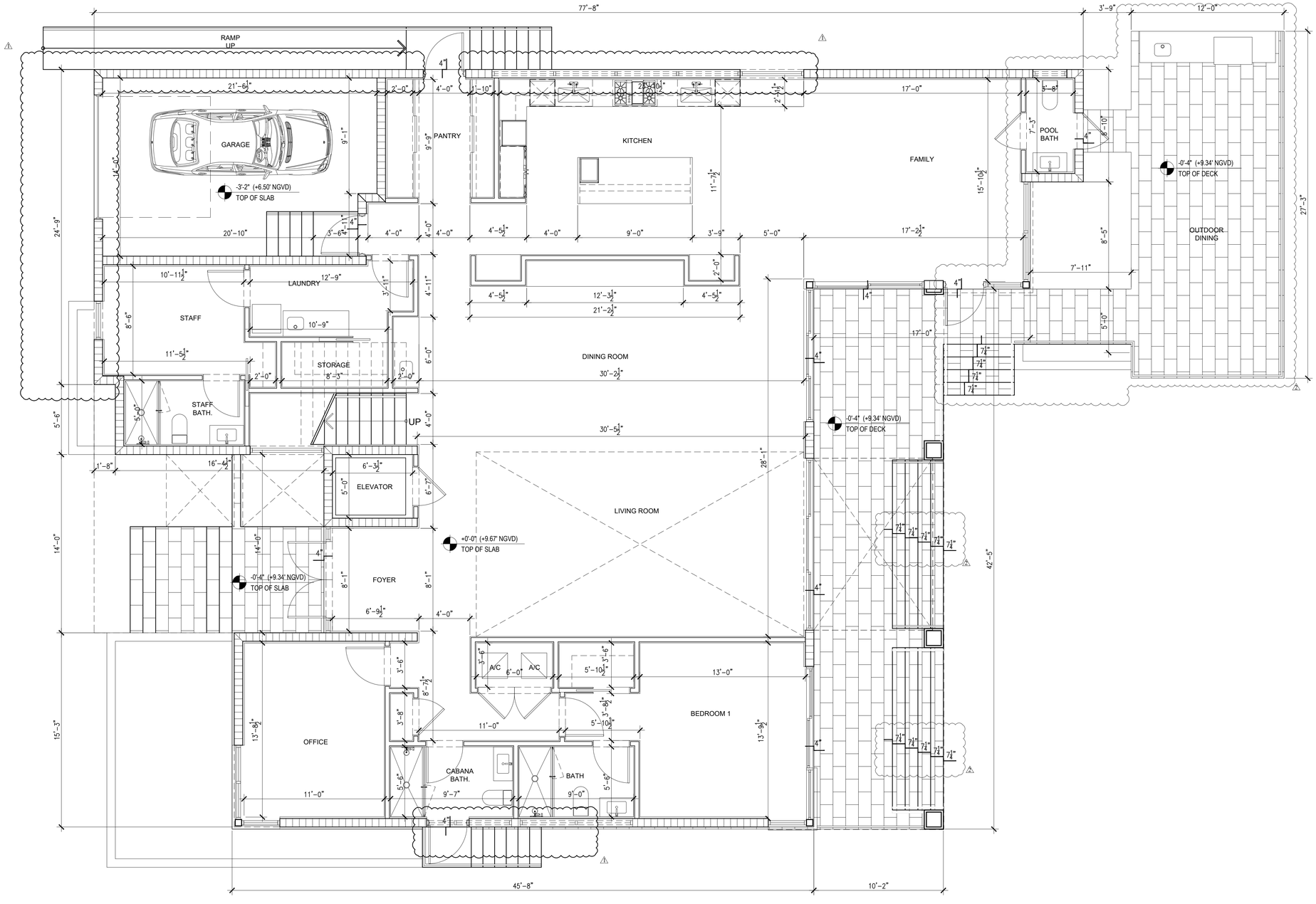

PROPOSED LEVEL 1 FLOOR PLAN

1/4" = 1'-0"

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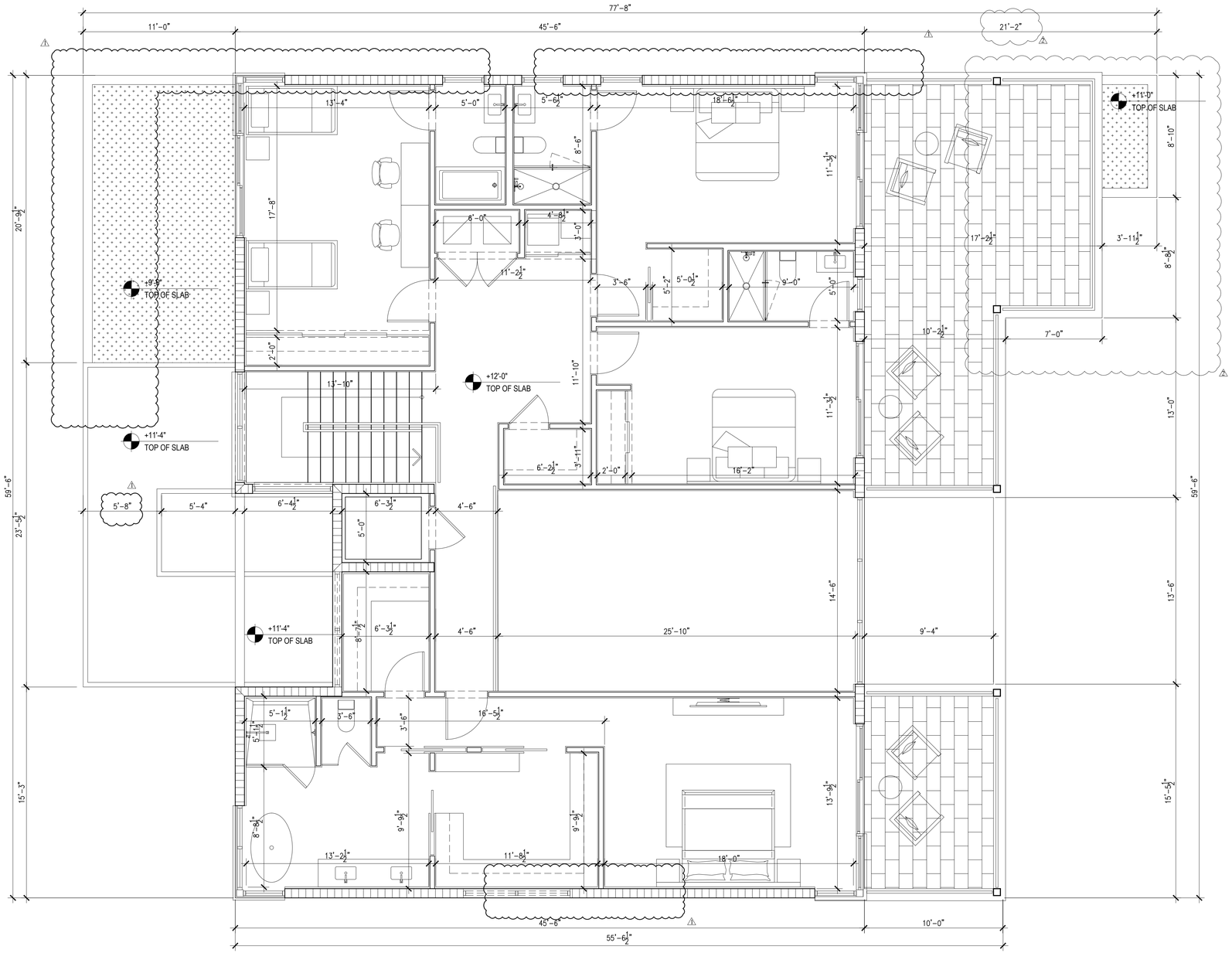

PROPOSED LEVEL 2 FLOOR PLAN

1/4" = 1'-0"

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SHEET TITLE: **PROPOSED LEVEL 2 FLOOR PLAN**

PROJECT: **GIVNER RESIDENCE**
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BAY HARBOR ISLANDS, FL 33154

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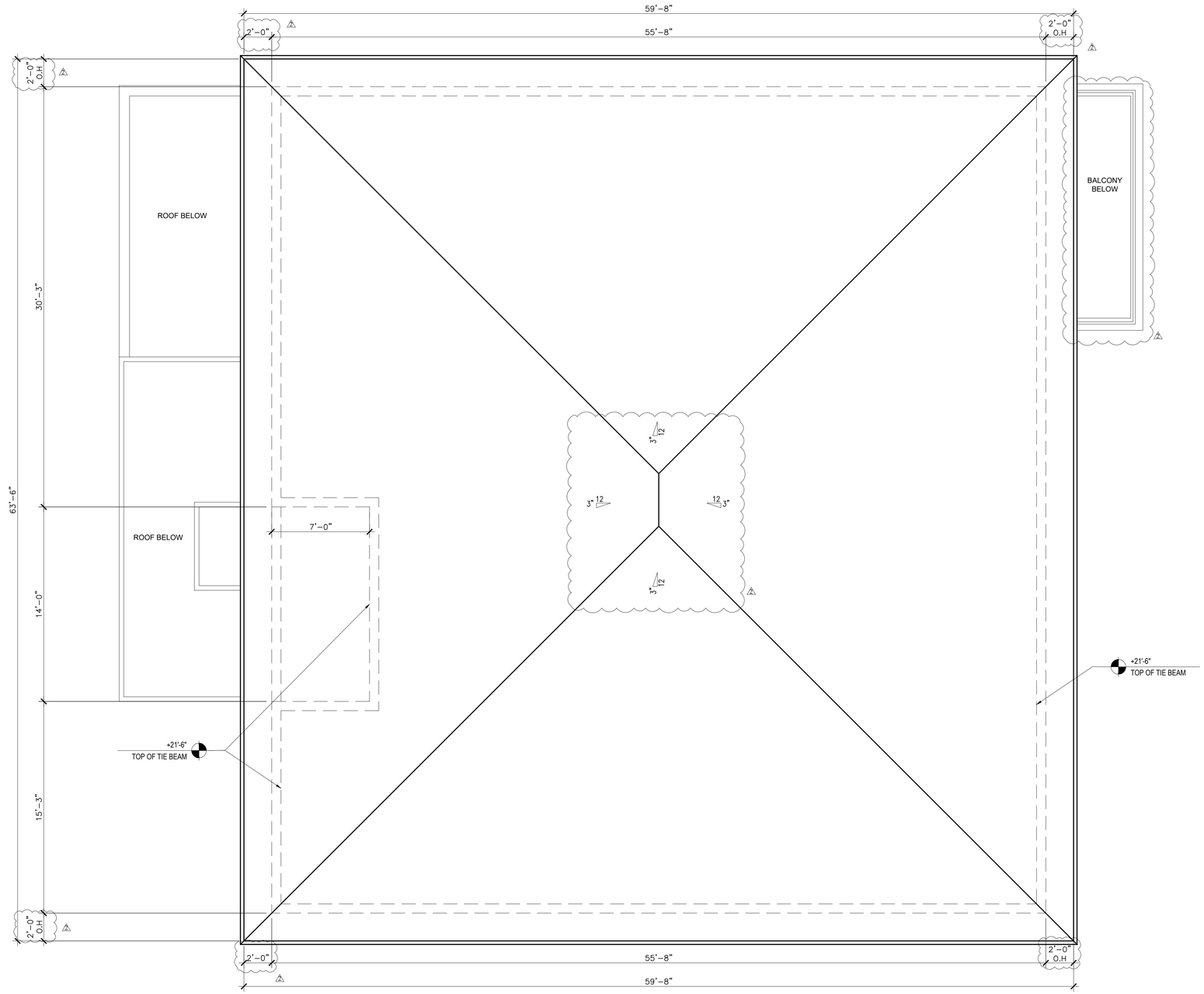

PROPOSED ROOF PLAN

1/4" = 1'-0"

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GENERAL CONTRACTOR

SHEET TITLE: PROPOSED ROOF PLAN

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PROJECT NO. : 25-491
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REV.	DATE	DESCRIPTION
1	04-15-25	DRB COMMENTS
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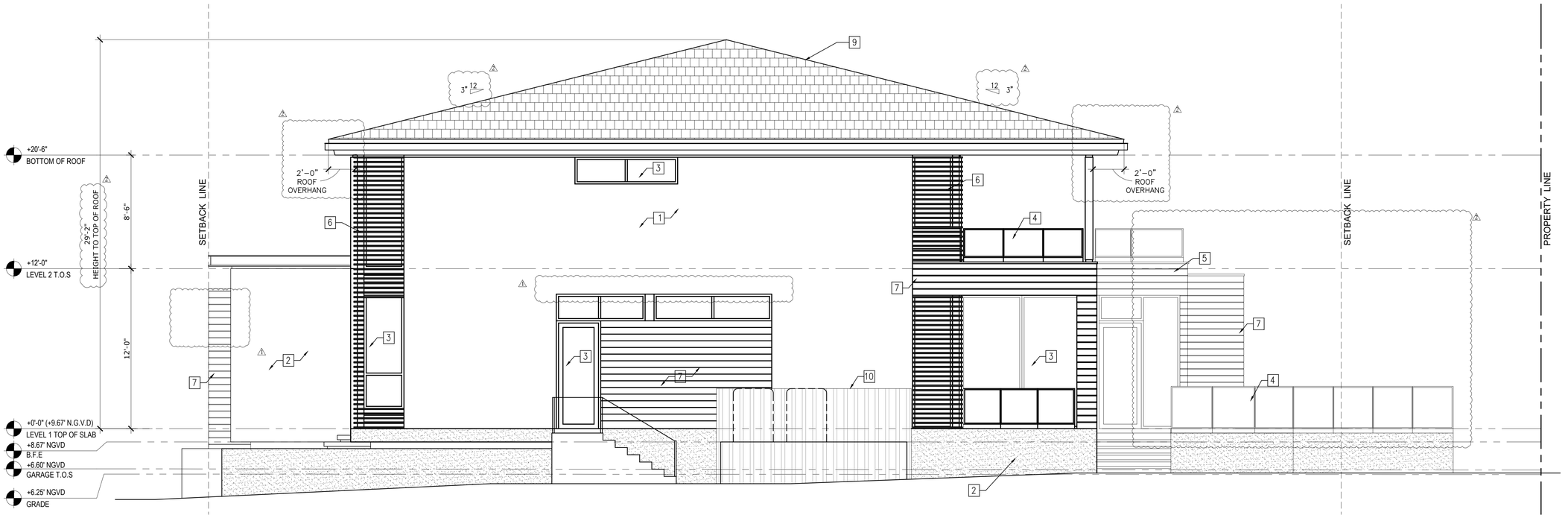
PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
SYMBOLS	DEFINITION
1	SMOOTH STUCCO FINISH
2	STONE CLADDING
3	GRAY TINT GLASS WITH ALUMINUM FRAMES
4	CLEAR GLASS RAILING WITH ALUMN FRAMES
5	METAL CLADDING TO MATCH WINDOW FRAMES
6	METAL SCREEN COLOR
7	WOOD CLADDING
8	WOOD CLADDED GARAGE DOOR
9	GRAY CONCRETE TILE ROOF
10	ALUMINUM FENCE AROUND MECHANICAL EQUIPMENT. TOP OF FENCE @ +12.67' NGVD. PAINTED GRAY TO MATCH HOUSE DESIGN

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GENERAL CONTRACTOR

SHEET TITLE: ELEVATIONS

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
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REV.	DATE	DESCRIPTION
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SHEET
A-3.00

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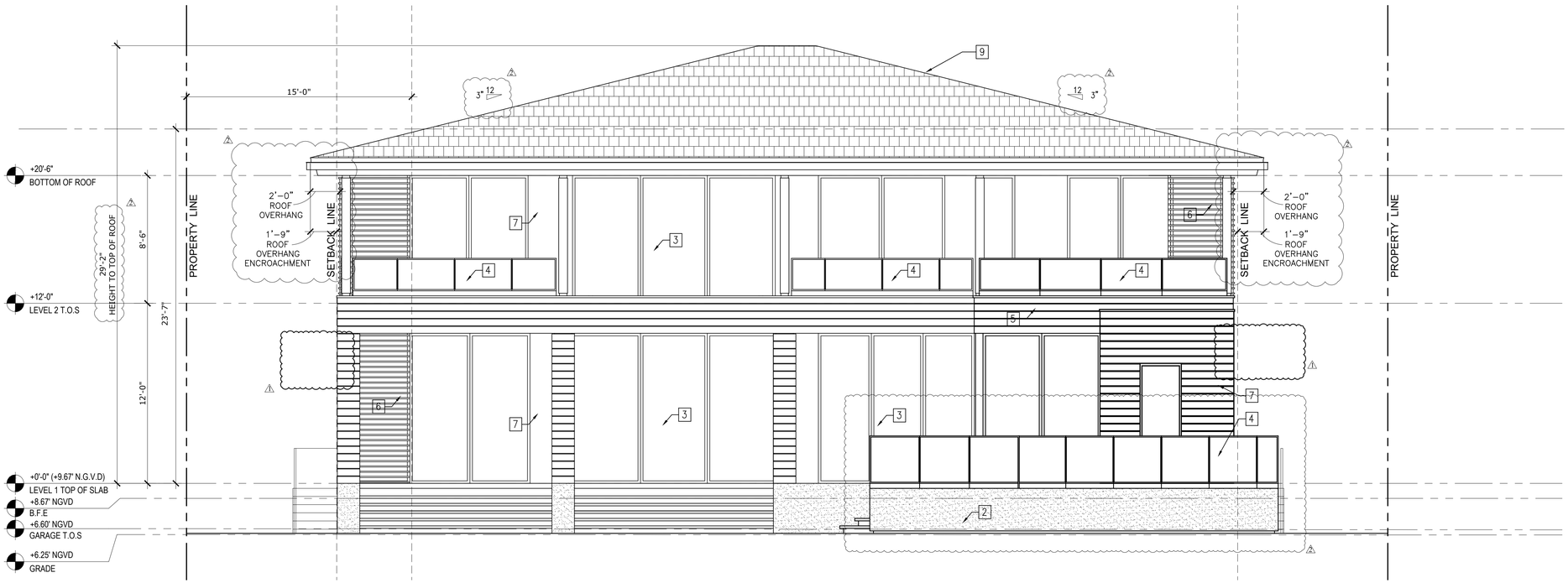
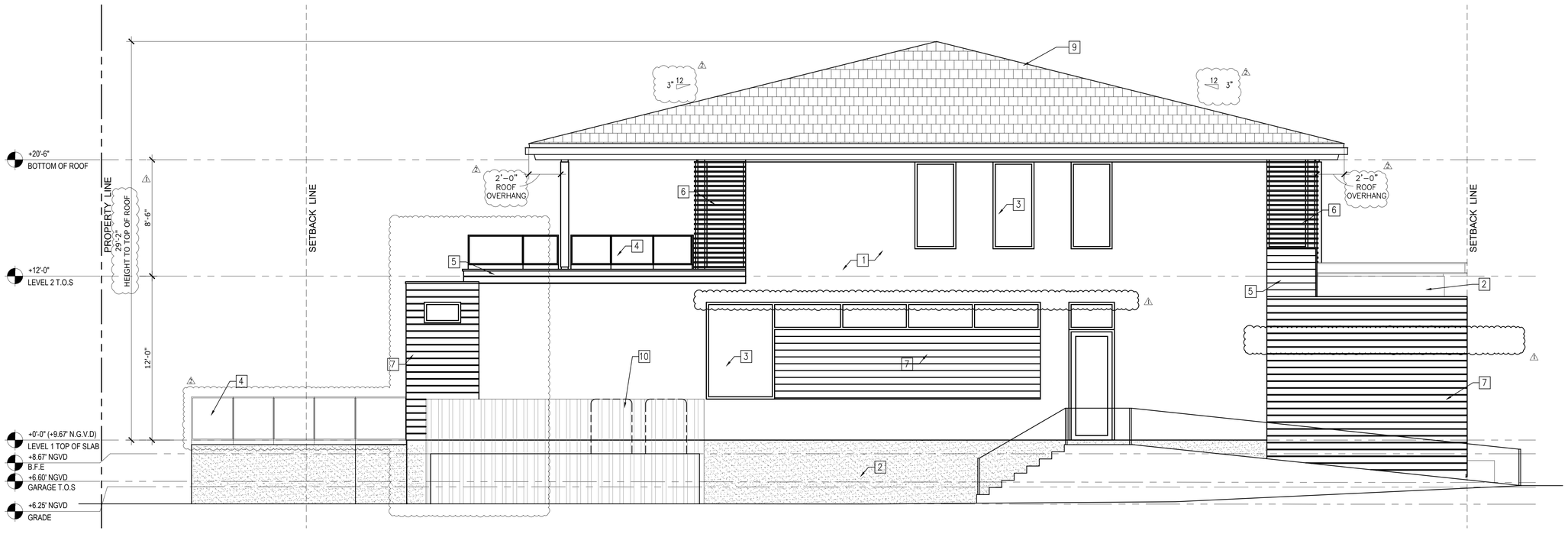


PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
SYMBOLS	DEFINITION
1	SMOOTH STUCCO FINISH
2	STONE CLADDING
3	GRAY TINT GLASS WITH ALUMINUM FRAMES
4	CLEAR GLASS RAILING WITH ALUMN FRAMES
5	METAL CLADDING TO MATCH WINDOW FRAMES
6	METAL SCREEN COLOR
7	WOOD CLADDING
8	WOOD CLADDED GARAGE DOOR
9	GRAY CONCRETE TILE ROOF
10	ALUMINUM FENCE AROUND MECHANICAL EQUIPMENT. TOP OF FENCE @ +12.67' NGVD. PAINTED GRAY TO MATCH HOUSE DESIGN

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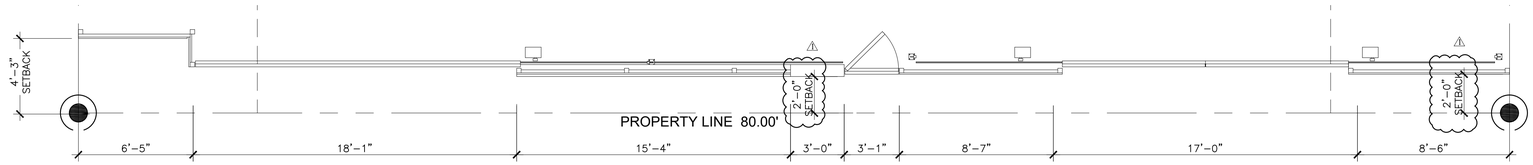
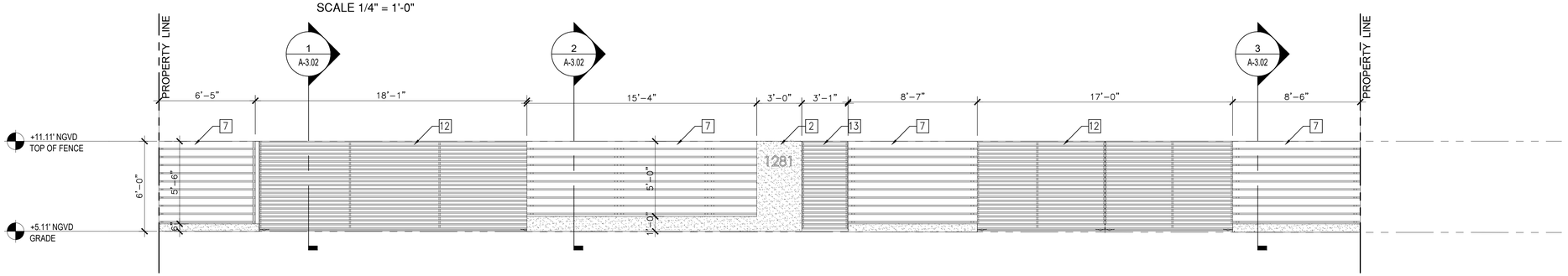


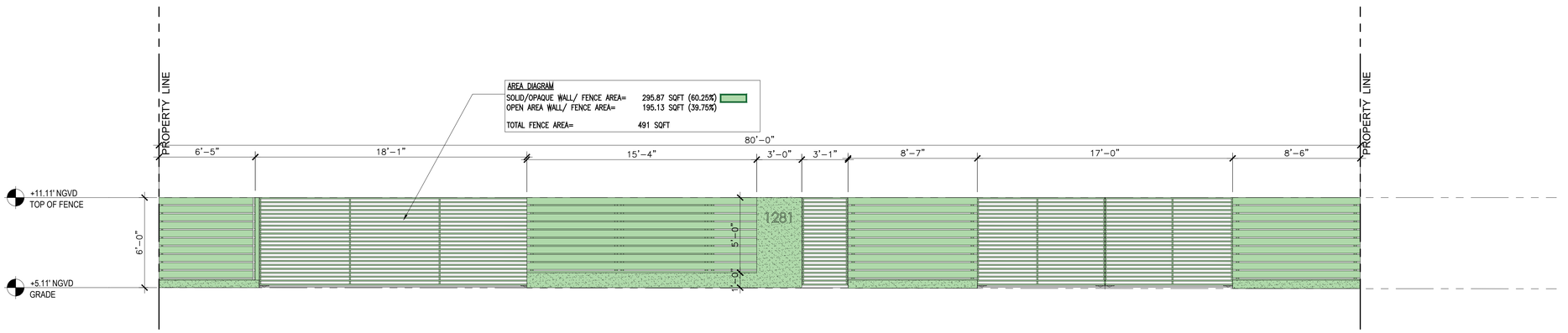
PROPOSED FENCE PLAN

SCALE 1/4" = 1'-0"



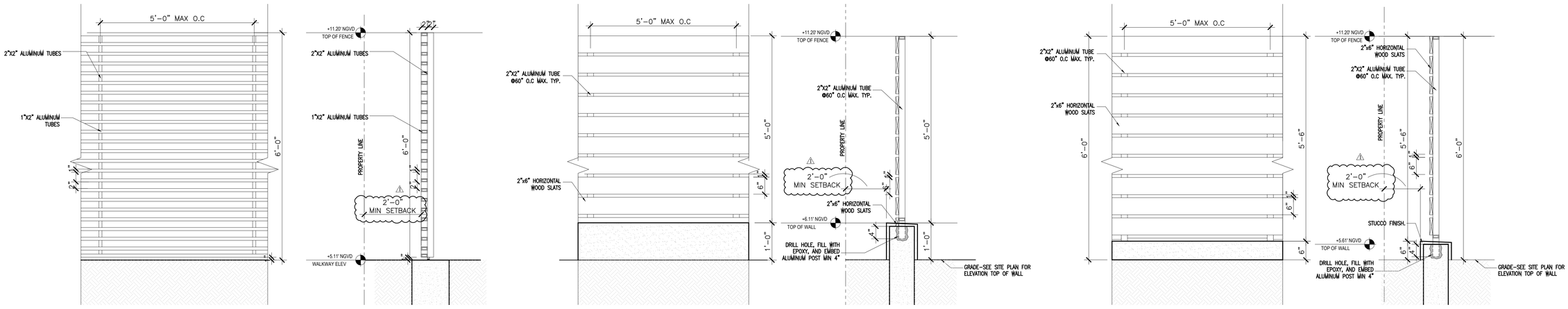
PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



FENCE AREA

SCALE 1/4" = 1'-0"



ALUMINUM PICKET VEHICULAR GATE DETAIL # 1

3/4" = 1'-0"

WOOD SLAT FENCE AND WALL DETAIL # 2

3/4" = 1'-0"

WOOD SLATS FENCE DETAIL # 3

3/4" = 1'-0"

LEGEND	
SYMBOLS	DEFINITION
1	SMOOTH STUCCO FINISH
2	STONE CLADDING
3	GRAY TINT GLASS WITH ALUMINUM FRAMES
4	CLEAR GLASS RAILING WITH ALUMN FRAMES
5	METAL CLADDING TO MATCH WINDOW FRAMES
6	METAL SCREEN COLOR
7	HORIZONTAL WOOD SLAT PANELS
8	WOOD CLADDED GARAGE DOOR
9	GRAY CONCRETE TILE ROOF
10	ALUMINUM FENCE AROUND MECHANICAL EQUIPMENT. TOP OF FENCE @ +12.67' NGVD. PAINTED GRAY TO MATCH HOUSE DESIGN
11	ALUMINUM TRELLIS STRUCTURE
12	VEHICULAR SLIDING GATES
13	ENTRY DOOR

TAG ARCHITECTURE

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GENERAL CONTRACTOR

SHEET TITLE: SITE ELEVATIONS

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
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PROJECT NO. : 25-491
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REV.	DATE	DESCRIPTION
1	04-15-25	DRB COMMENTS

SHEET
A-3.02

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LEGEND	
SYMBOLS	DEFINITION
1	SMOOTH STUCCO FINISH
2	STONE CLADDING
3	GRAY TINT GLASS WITH ALUMINUM FRAMES
4	CLEAR GLASS RAILING WITH ALUMN FRAMES
5	METAL CLADDING TO MATCH WINDOW FRAMES
6	METAL SCREEN COLOR
7	WOOD CLADDING
8	WOOD CLADDED GARAGE DOOR
9	GRAY CONCRETE TILE ROOF
10	ALUMINUM FENCE AROUND MECHANICAL EQUIPMENT. TOP OF FENCE @ +12.67' NGVD. PAINTED GRAY TO MATCH HOUSE DESIGN



SOUTH ELEVATION



EAST ELEVATION

STUCCO FINISH



STONE CLADDING



ROOF TILES



WOOD CLADDING



WINDOW TINT- GREY



ALUMINUM FRAME- GREY

TAG ARCHITECTURE

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

SHEET TITLE: COLORED ELEVATIONS

PROJECT: GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
DATE: 02-13-25

REV.	DATE	DESCRIPTION
1	04-15-25	DRB COMMENTS
2	06-12-25	DRB COMMENTS

SHEET
A-3.10

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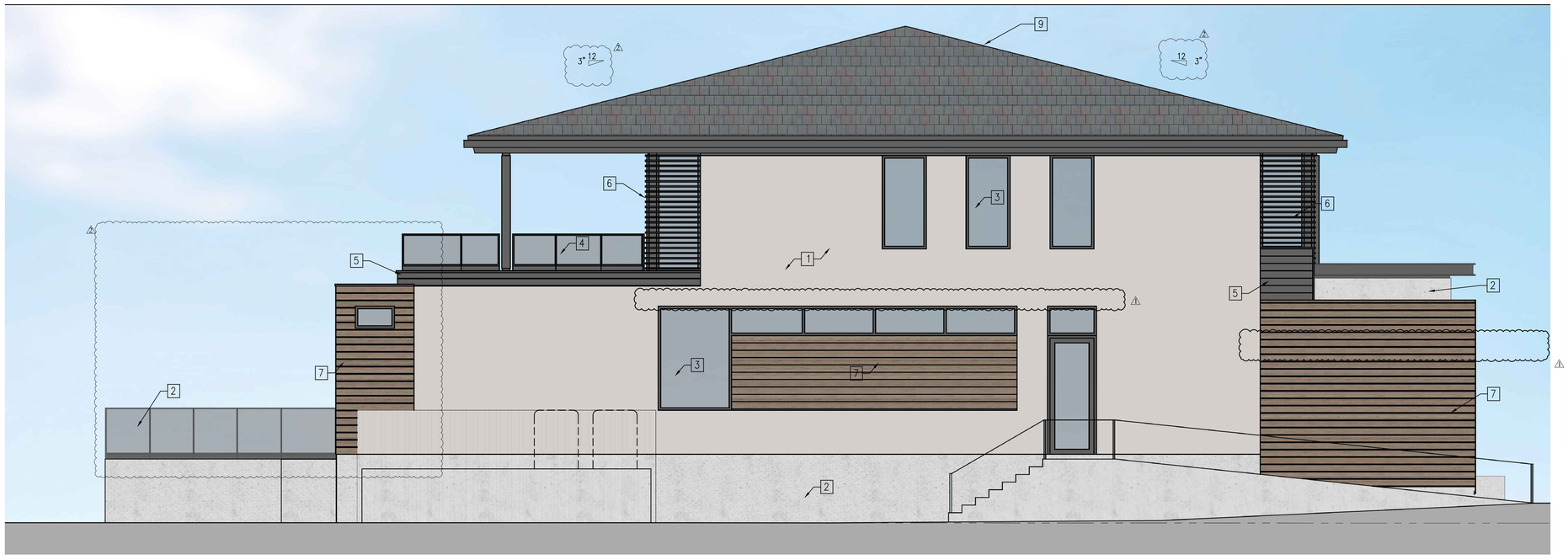
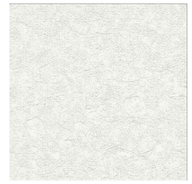
NORTH ELEVATION

LEGEND	
SYMBOLS	DEFINITION
1	SMOOTH STUCCO FINISH
2	STONE CLADDING
3	GRAY TINT GLASS WITH ALUMINUM FRAMES
4	CLEAR GLASS RAILING WITH ALUMN FRAMES
5	METAL CLADDING TO MATCH WINDOW FRAMES
6	METAL SCREEN COLOR
7	WOOD CLADDING
8	WOOD CLADDED GARAGE DOOR
9	GRAY CONCRETE TILE ROOF
10	ALUMINUM FENCE AROUND MECHANICAL EQUIPMENT. TOP OF FENCE @ +12.67' NGVD. PAINTED GRAY TO MATCH HOUSE DESIGN



WEST ELEVATION



STUCCO FINISH



STONE CLADDING



ROOF TILES



WOOD CLADDING



WINDOW TINT- GREY



ALUMINUM FRAME- GREY

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GENERAL CONTRACTOR

SHEET TITLE: **3D VIEWS**

PROJECT: **GIVNER RESIDENCE**
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
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GENERAL CONTRACTOR

SHEET TITLE:
AERIAL VIEW

PROJECT:
GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLANDS, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
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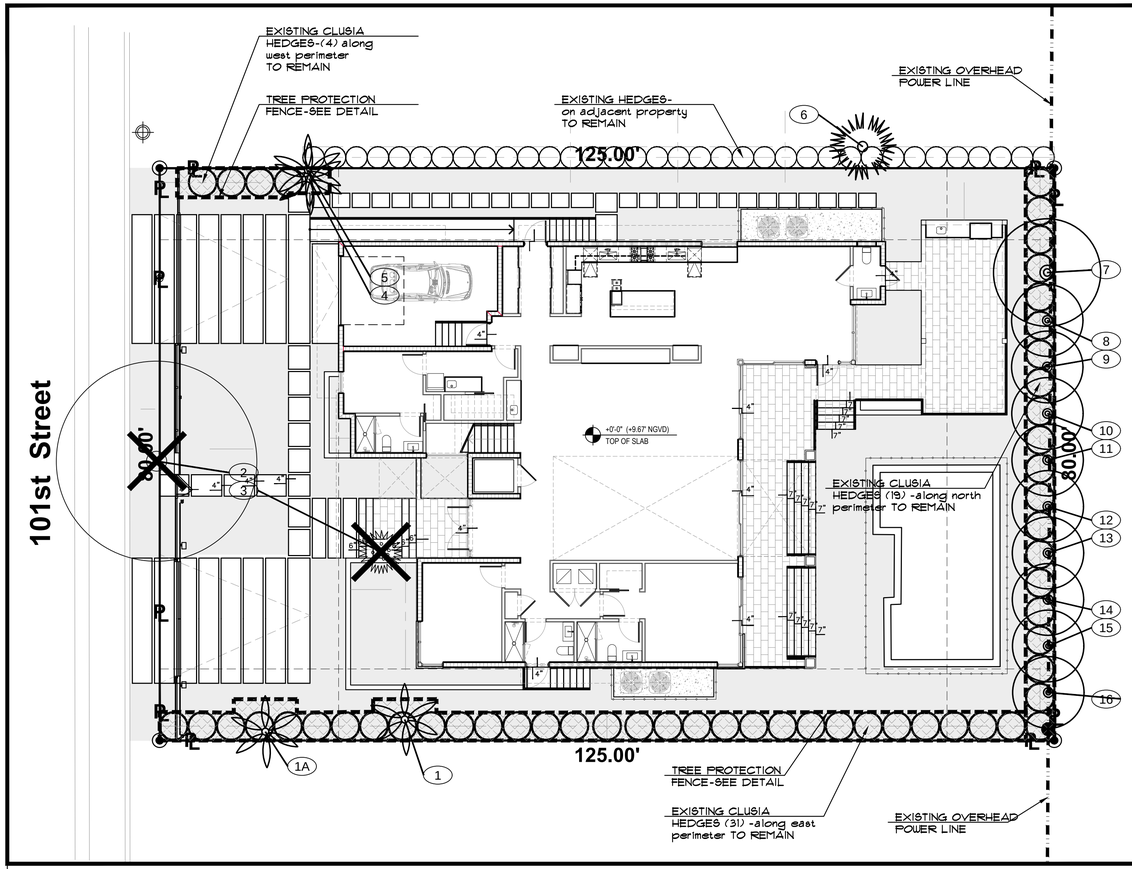
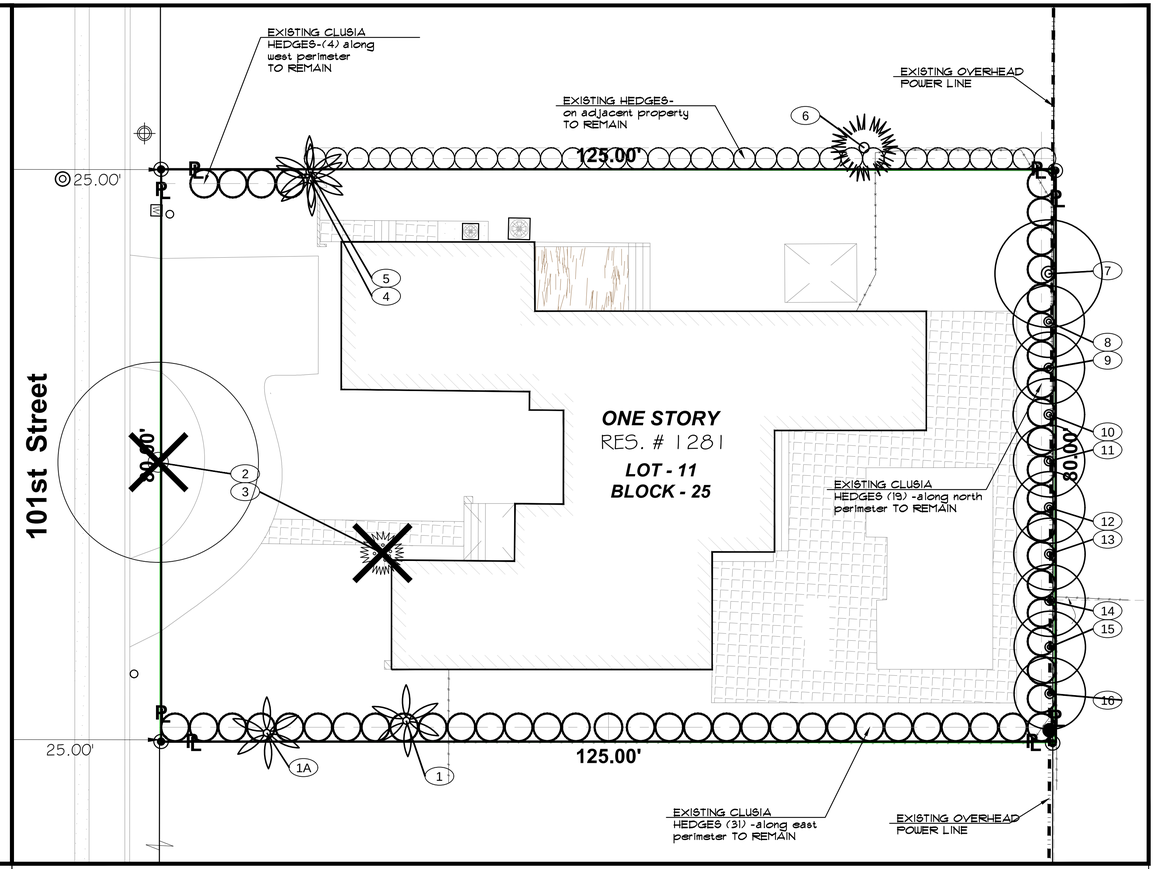


PROPOSED SITE PLAN



EXISTING PROPERTY

TREE DISPOSITION NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.

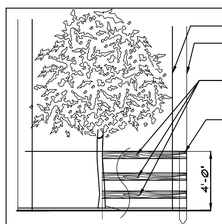
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.

4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.

5. ALL EXISTING INVASIVE AND EXOTIC VEGETATION AND ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED AND ERADICATED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

6. ISA CERTIFIED ARBORIST TO ROOT PRUNE EXISTING TREES ALONG WHERE ALL CONSTRUCTION WILL OCCUR. THE ARBORIST IS TO BE CONSULTED FOR ROOT PRUNING PRIOR WITH A MINIMUM OF 3 MONTHS PRIOR TO CONSTRUCTION OR DEMOLITION OR AS RECOMMENDED BY THE ARBORIST.

7. ALL EXISTING TREES TO REMAIN AND RELOCATED TO BE CANOPY CLEANED FOR REMOVAL OF DEAD, DYING AND DISEASED BRANCHES, TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST WITH EXPERIENCE IN MATURE CANOPY TREES.



BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2' X 4') TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2' X 4" X 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT- FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

TREE PROTECTION DETAIL

N.T.S.

25-04-GIVNER RESIDENCE, 1281 101st ST, BAY HARBOR ISLANDS, FL. 33154

2/21/2025

TREE NUM	SYM	COMMON NAME	*BOTANICAL NAME*	HEIGH	SPREA	DBH inches	CONDITI	CLEAR TRUNK	STATU	CANOP	CANOP LOSS	REMARKS
1	PE	ALEXANDER PALM	*Ptychosperama elegans*	22	8	4	GOOD	18	REMAIN	254		
1A	PE	ALEXANDER PALM	*Ptychosperama elegans*	16	8	3	GOOD	12	REMAIN	50		
2	BB	BLACK OLIVE	*Bucida buceras*	25	28	21	FAIR	8	REMOVE	616	616	
3	ARE	ARECA PALM	*Dypsis lutescens*	15	12	multi	FAIR	7	REMOVE	113	113	
4	PE2	ALEXANDER PALM	*Ptychosperama elegans*	20	112	3,3	GOOD	16	REMAIN	113		
5	PE	ALEXANDER PALM	*Ptychosperama elegans*	16	8	3	GOOD	12	REMAIN	50		
6	SP	SABAL PALM	*Sabal palmetto*	22	12	12	GOOD	15	REMAIN	113		ON ADJACENT PROPERTY
7	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	15	8	FAIR	6	REMAIN	113		
8	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	7	REMAIN	79		
9	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	8	REMAIN	79		
10	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	9	REMAIN	79		
11	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	10	REMAIN	79		
12	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	11	REMAIN	79		
13	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	12	REMAIN	79		
14	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	13	REMAIN	79		
15	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	14	REMAIN	79		
16	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	15	REMAIN	79		
		TOTALS								2,133	729	
		FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON FEBRUARY 20, 2025										
		PROHIBITED SPECIES ARE NOT COUNTED FOR CANOPY LOSS, PER MIAMI-DADE COUNTY TREE PRESERVATION ORDINANCE										

■ PROHIBITED SPECIES:

SEC. 18A-12: PROHIBITIONS:

(A) "PROHIBITED PLANT SPECIES. PROHIBITED SPECIES SHALL NOT BE PLANTED AND SHALL BE REMOVED FROM ANY SITE AND SHALL BE REMOVED FROM ANY SITE WHICH IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER."

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DERM PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE LEGEND, PLANTLIST, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

0' 5' 10' 20'
SCALE: 1" = 10'
north

TREE DISPOSITION PLAN

JAMES F. SOCASH
RLA # 0001132

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AR #0016294

GENERAL CONTRACTOR

SHEET TITLE:

PROJECT:
GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLAND, FL 33154

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
DATE: 02-13-25

REV.	DATE	DESCRIPTION
1.	6/11/25	Per Town Staff review comments.
2.	7/03/25	Per Town Staff review comments.

SHEET
TD-1

25-04
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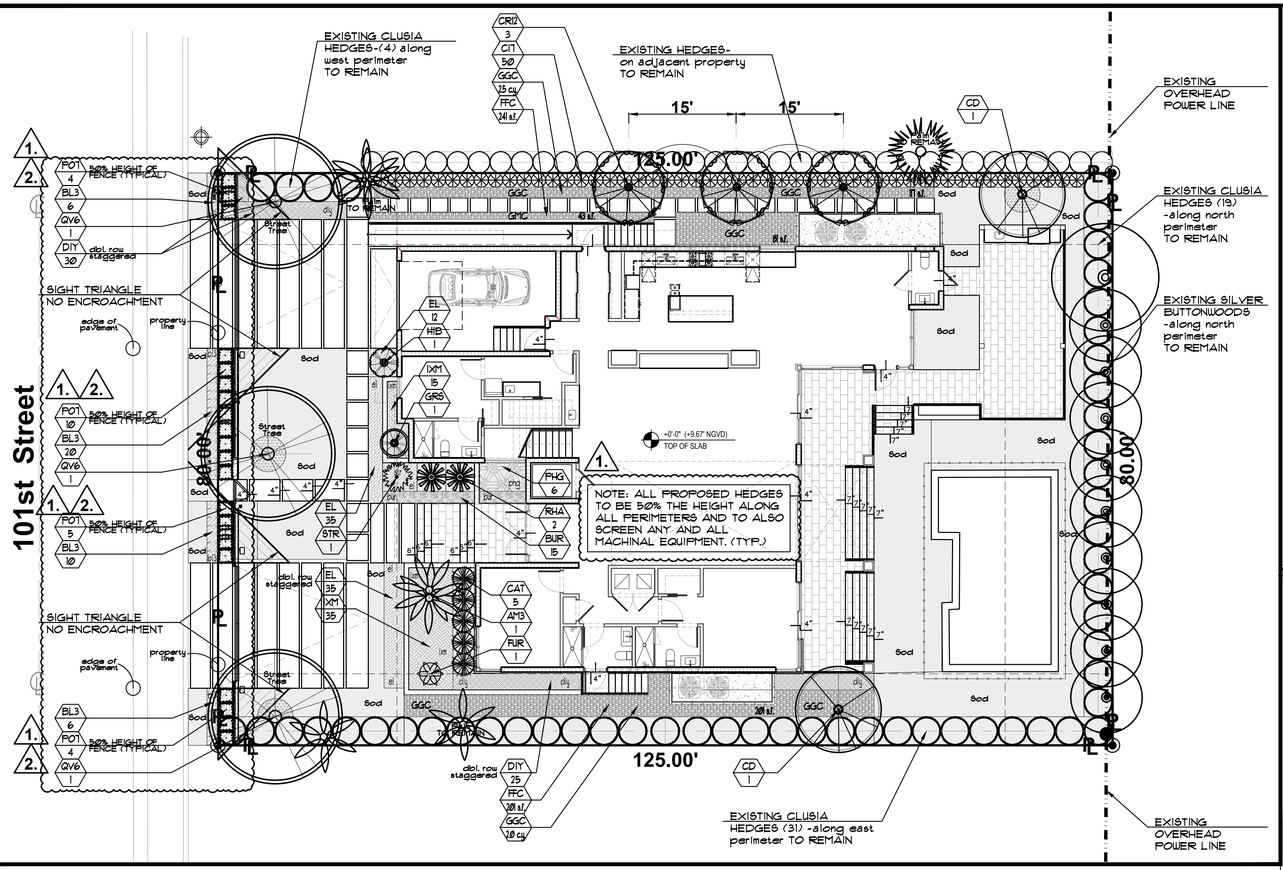

PROPOSED SITE PLAN

PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN					
			SEE TREE DISPOSITION PLAN, SHEET TD-1		
**** STREET TREE REQUIREMENT**					
QV6	YES	3	LIVE OAK	Quercus virginiana	16' x 7' spr., 4" cal., 6' c.t.
		3	STREET TREES		
PROPOSED TREES					
CRI2	YES	3	PITCH APPLE/CLUSIA	Clusia rosea	12' O.A., X 6'-8', full
CD	YES	2	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
		5	LOT TREES		
**PALMS					
AM3		1	CHRISTMAS PALM	Adonidia merrillii	16' o.a., TPL, full head
**ACCENT PALMS					
CAT		5	CAT PALMS	Chamadorea cataractarum	7 gal, 30" x 24", 36" o.c.
RHA		2	LADY PALMS	Rhapis excelsa	5'o.a, FTG, sun acclimated
**SHRUBS					
	YES	4	EXISTING SHRUBS (S.W. PER.)	CLUSIA	6'+ O.A.
	YES	19	EXISTING SHRUBS (NORTH PER.)	CLUSIA	6'+ O.A.
	YES	31	EXISTING SHRUBS (EAST PER.)	CLUSIA	6'+ O.A.
CIT	YES	50	COCOPLUM	Chysobalanus icaco	36" x 24" full, 24" o.c.
IXM		50	IXORA 'MAUI'	Ixora spp. 'Maui'	3 gal, 18" x 18", 18" o.c., full
PO1		23	PODOCARPUS HEDGE	Podocarpus spp.	36" x 24", full, 24" o.c. heavy
**ACCENT PLANTS					
FUR		1	GIANT FALSE AGAVE	Furcrea foetida	15 gal., 3' x 3', full specimen
GRS		1	GARDENIA STANDARD	Gardenia augusta	15 gal., 5'-6' o.a. STD.
* HIB		1	HIBISCUS 'SEMINOLE PINK'	Hibiscus 'Standards'	30 gal., 6'-7' o.a. full pink
BUR		15	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal., 18" x 18" 18" o.c., full
PHG		6	PHILO 'GIGANTEUM'	Philodendron giganteum	7 gal., 24" x 24", 24" o.c., full
STR		1	BIRD OF PARADISE	Strelitzia reginae	7 gal., 24" o.a. ht.

PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
GROUNDCOVERS					
BL3		42	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
DIY		55	YELLOW AFRICAN IRIS	Dietes bicolor	1 gal, 12" x 12", 12" o.c., full
EL	YES	82	GOLDEN CREEPER	Emodea littoralis	1 gal, 12" x 8", full, 12" o.c.
LANDSCAPE MATERIALS					
GGC		4.5 c.y.	GRAY GRANITE CHIPS		1/2" dia., 2" depth on filter fabric, CRUSHED GRANITE, GRAY
FFC		442 s.f.	FILTER FABRIC		Black, porous, erosion control matting or sim.
SOD					
SOD-LOT		1,526 s.f.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
SOD-SWALE		123 s.f.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:			TOPSOIL:SAND MIX		50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE
		10 c.y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		10 c.y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		
MULCHING:					
		18 c.y.	DRK BRUN RECYCLED MULCH		3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
					PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		
INSTALLATION WATERING:					
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,		
			AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY		
			THE LOCAL GOVERNING AGENCY AND THE OWNER.		

REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)

SINGLE FAMILY RESIDENTIAL

Site Address: 1281 101 ST., Bay Harbor Islands, Fl. 33154

Net Lot Area: 0.23 Acres 10,000 S.F.

	Required	Provided
A. Open Space Requirement: 40% Net Lot Area = 10,000 S.F. x 40% = 4,000 S.F.	4,000 S.F.	4,006 S.F.
B. Maximum Lawn Area Allowed* ** Req. open space 4,000 S.F. x 50% = 1,750 S.F.	2,000 S.F.	1,526 S.F.
C. Shade Trees Required* S.F.R. LOT		
1. 5 trees	5	5
2. Native Species Required - 50% # of Trees req. 5 x 50% = 3	3	5
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 5 x 50% = 3	3	5
D. Shrubs Required**		
1. 10 shrubs/required trees	50	177
2. Native Species Required - 30%	15	104
3. Drought Tolerant and Low Maintenance Species Require – 50%	25	104
E. Parking Lot Landscaping (If applicable)		
1. 10 SF/parking space: 10 x ____ spaces = _____SF	N/A	N/A
2. Trees Required		
3. Shrubs Required		
F. Buffers (If applicable)	N/A	N/A

GIVNER RESIDENCE
1281 101 ST., BAY HARBOR ISLAND, FL
SEC. 24-16. Minimum landscape standards
6/11/2025

	REQUIRED		PROVIDED
(a), (2.)			
Number of required trees			
(a) Single-family	5		5
5 trees per lot			3 CR12+ 2 CD
Number of required tree species			
6-10 required trees= 2 species			
Minimum standards of plant materials…			
(a) Street trees	3		3
15' overall height, 6' clear wood			3 QV6
80 l.f. @ 1 / 35 linear feet			
Size of tree species in relationship to building height	min, tree ht. (ft.)	min, Spread (ft.)	Palm height (ft.)
1-2 Stories			
REQUIRED	12	5	14-18

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DERM PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET L-2 FOR DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

0' 5' 10' 20'
SCALE: 1" = 10'
north

SITE LANDSCAPE PLAN

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SHEET
L-1

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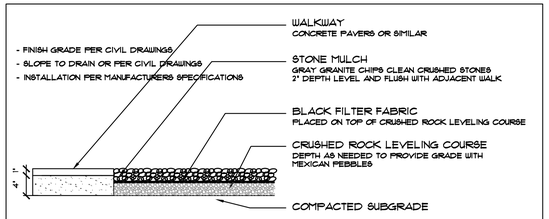
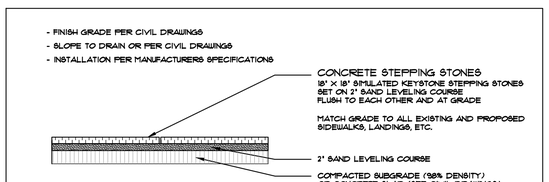


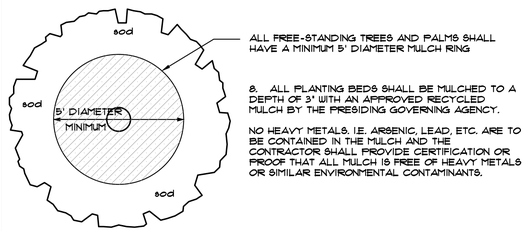
TYPICAL SECTION STONE MULCH

N.T.S.



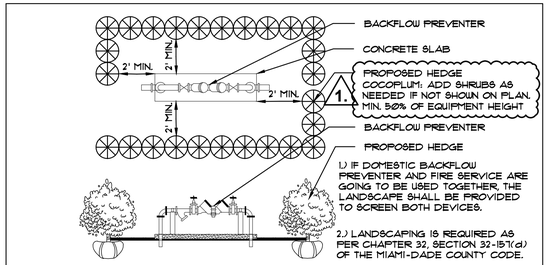
TYPICAL SECTION STEPPING STONES

N.T.S.



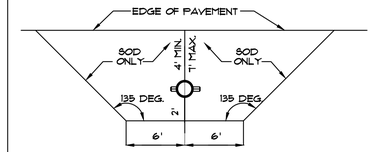
TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.



TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY, BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 521.12

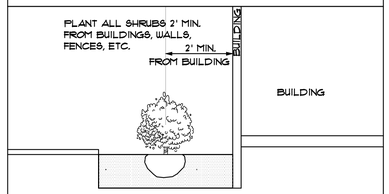
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

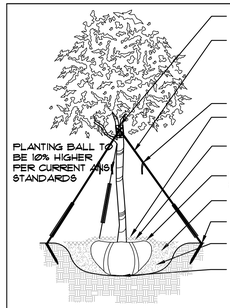
FIRE HYDRANT CLEAR ZONE

N.T.S.



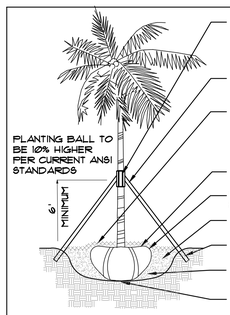
SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



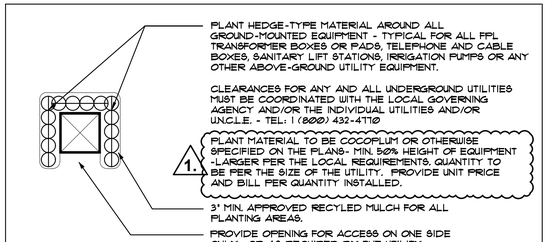
TREE PLANTING DETAIL

N.T.S.



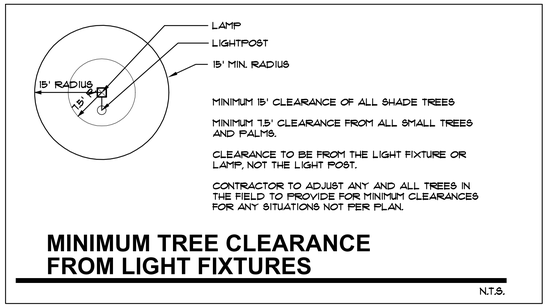
PALM PLANTING DETAIL

N.T.S.



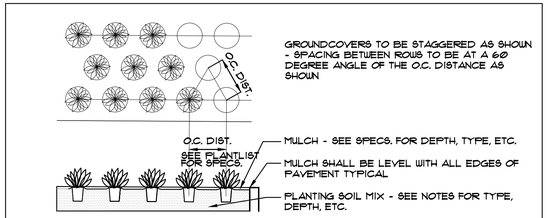
TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



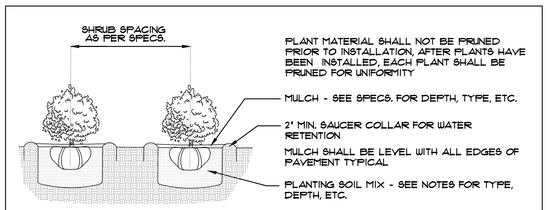
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVER DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

   SODDED-LAWN AREAS
   2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   GROUNDCOVER PLANTING BEDS:
   6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   SHRUB AND HEDGE PLANTING AREAS:
   12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   TREES, PALMS, SPECIMEN PLANT MATERIAL:
   24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
   LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
   EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

22. THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNING AGENCY, GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND IRRIGATION CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

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JEROME GAVCOVICH
AR #0016294

GENERAL CONTRACTOR

GIVNER RESIDENCE
1281 101 STREET,
BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

PROJECT:

PROJECT NO. : 25-491
DRAWN BY: MD
CHECKED BY: JG
DATE: 02-13-25

	REV.	DATE	DESCRIPTION
1.		6/11/25	Per Town Staff review comments.
2.		7/03/25	Per Town Staff review comments.

SHEET
L-2

25-04
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PEMBROKE PINES, FL 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DERM PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE LEGEND, PLANTLIST, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

0' 5' 10' 20'
SCALE: 1" = 10'
north

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.

JAMES F. SOCASH
RLA # 0001152

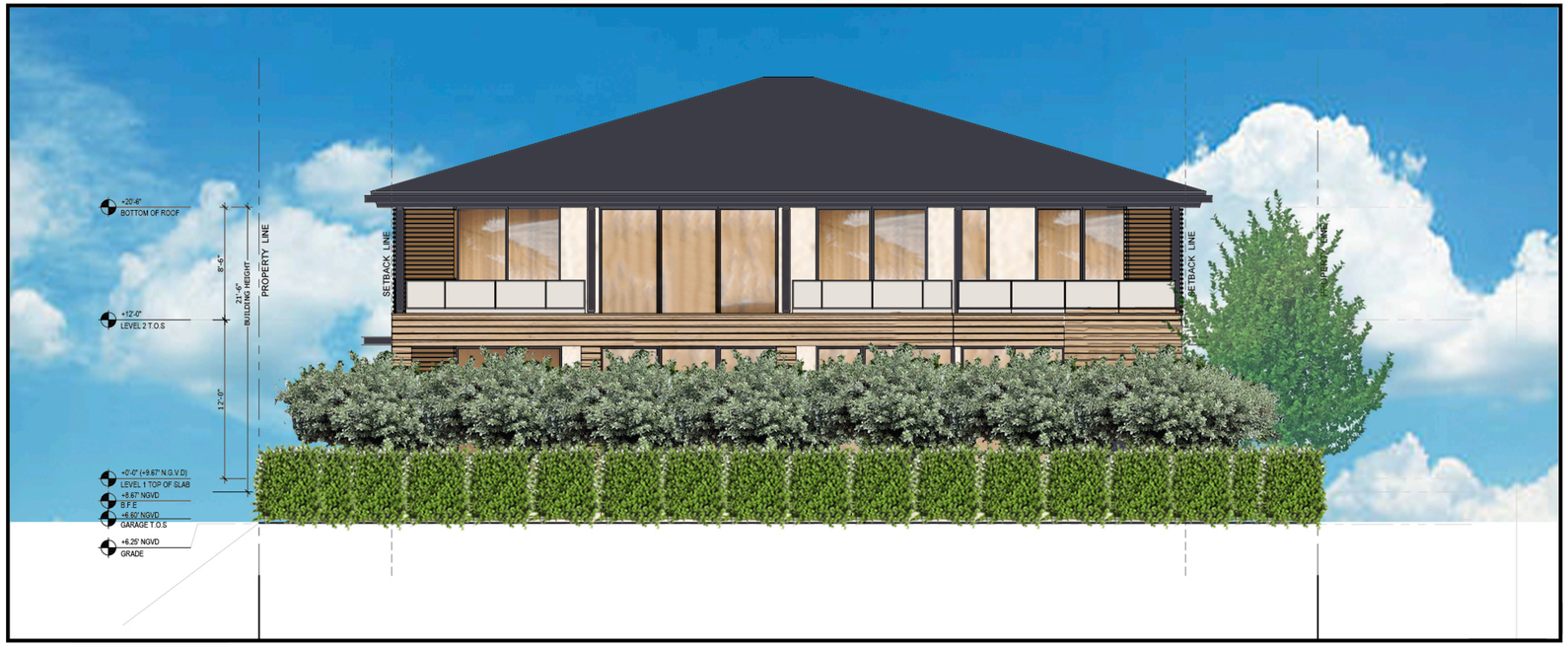


SOUTH ELEVATION

0' 5' 10'

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

GIVNER RESIDENCE
1281 101st St., BAY HARBOR ISLANDS, FL. 33154



NORTH ELEVATION

0' 5' 10'

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

GIVNER RESIDENCE
1281 101st St., BAY HARBOR ISLANDS, FL. 33154

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REV.	DATE	DESCRIPTION

SHEET
L-E-1

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LANDSCAPE ELEVATIONS

JAMES F. SOCASH
RLA # 0001132

25-04
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WEST ELEVATION

GIVNER RESIDENCE
1281 101st St., BAY HARBOR ISLANDS, FL. 33154

Ø' 5' 10'
SCALE: 3/16"=1'-Ø"



EAST ELEVATION

GIVNER RESIDENCE
1281 101st St., BAY HARBOR ISLANDS, FL. 33154

Ø' 5' 10'
SCALE: 3/16"=1'-Ø"

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LANDSCAPE ELEVATIONS

JAMES F. SOCASH
R.L.A. # 0001132

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2025

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L-E-2

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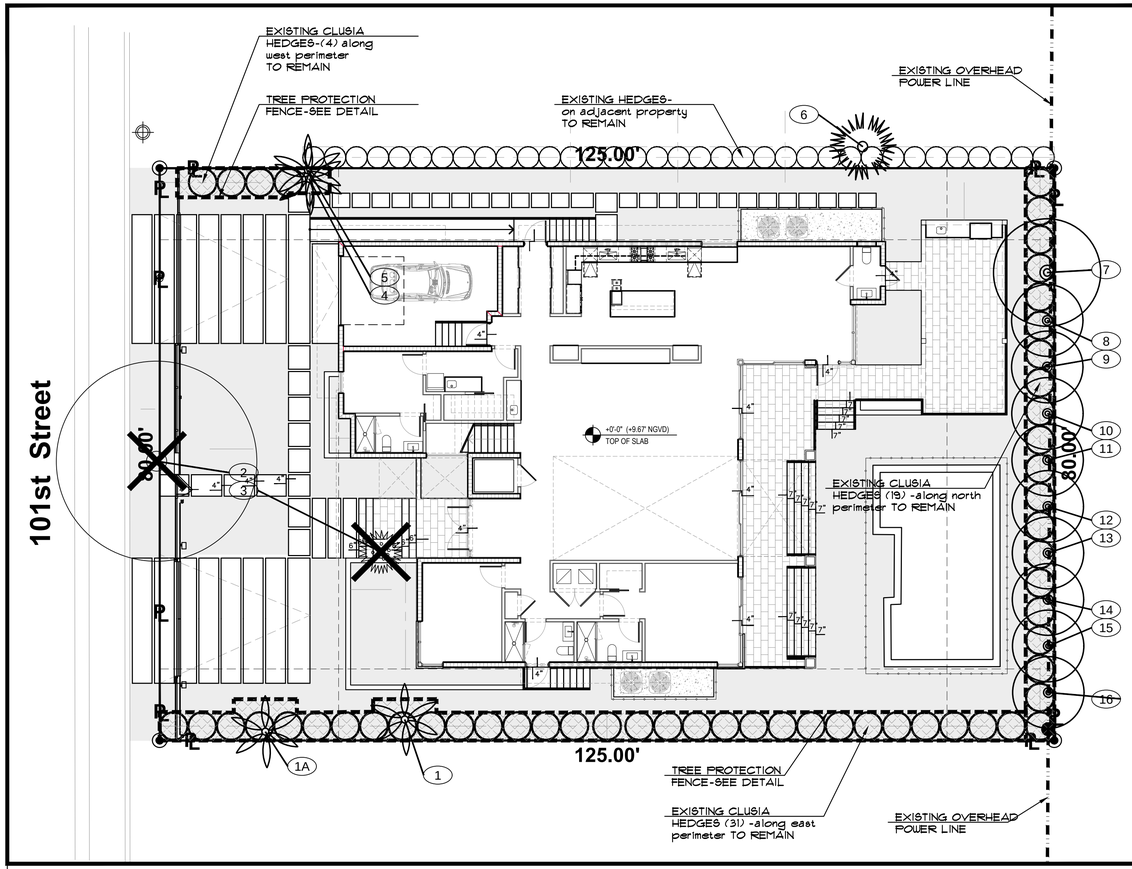
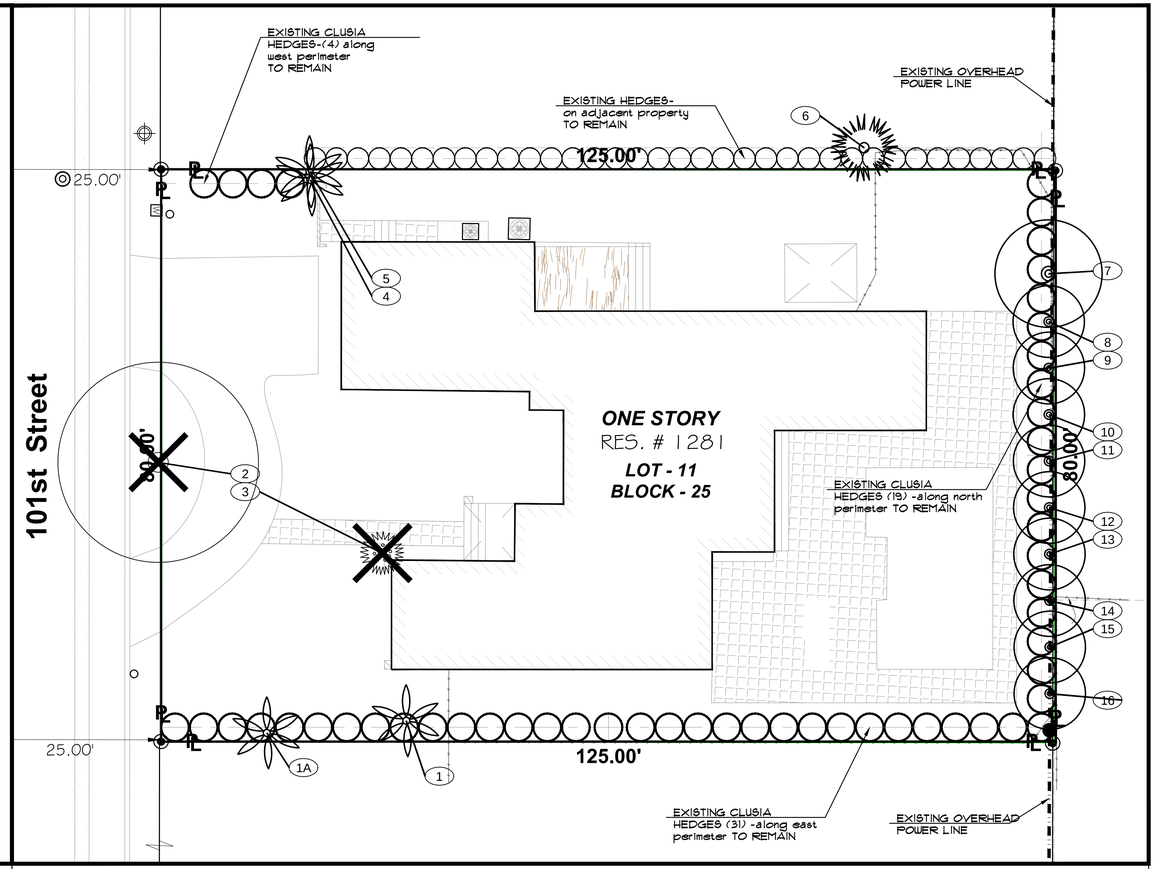


PROPOSED SITE PLAN



EXISTING PROPERTY

TREE DISPOSITION NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.

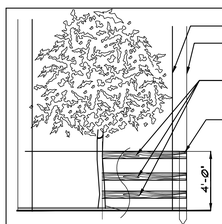
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.

4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.

5. ALL EXISTING INVASIVE AND EXOTIC VEGETATION AND ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED AND ERADICATED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

6. ISA CERTIFIED ARBORIST TO ROOT PRUNE EXISTING TREES ALONG WHERE ALL CONSTRUCTION WILL OCCUR. THE ARBORIST IS TO BE CONSULTED FOR ROOT PRUNING PRIOR WITH A MINIMUM OF 3 MONTHS PRIOR TO CONSTRUCTION OR DEMOLITION OR AS RECOMMENDED BY THE ARBORIST.

7. ALL EXISTING TREES TO REMAIN AND RELOCATED TO BE CANOPY CLEANED FOR REMOVAL OF DEAD, DYING AND DISEASED BRANCHES, TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST WITH EXPERIENCE IN MATURE CANOPY TREES.



BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2' X 4') TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2' X 4" X 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT- FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

TREE PROTECTION DETAIL

N.T.S.

25-04-GIVNER RESIDENCE, 1281 101st ST, BAY HARBOR ISLANDS, FL. 33154

2/21/2025

TREE NUM	SYM	COMMON NAME	*BOTANICAL NAME*	HEIGH	SPREA	DBH inches	CONDITI	CLEAR TRUNK	STATU	CANOP	CANOP LOSS	REMARKS
1	PE	ALEXANDER PALM	*Ptychosperama elegans*	22	8	4	GOOD	18	REMAIN	254		
1A	PE	ALEXANDER PALM	*Ptychosperama elegans*	16	8	3	GOOD	12	REMAIN	50		
2	BB	BLACK OLIVE	*Bucida buceras*	25	28	21	FAIR	8	REMOVE	616	616	
3	ARE	ARECA PALM	*Dypsis lutescens*	15	12	multi	FAIR	7	REMOVE	113	113	
4	PE2	ALEXANDER PALM	*Ptychosperama elegans*	20	112	3,3	GOOD	16	REMAIN	113		
5	PE	ALEXANDER PALM	*Ptychosperama elegans*	16	8	3	GOOD	12	REMAIN	50		
6	SP	SABAL PALM	*Sabal palmetto*	22	12	12	GOOD	15	REMAIN	113		ON ADJACENT PROPERTY
7	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	15	8	FAIR	6	REMAIN	113		
8	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	7	REMAIN	79		
9	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	8	REMAIN	79		
10	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	9	REMAIN	79		
11	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	10	REMAIN	79		
12	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	11	REMAIN	79		
13	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	12	REMAIN	79		
14	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	13	REMAIN	79		
15	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	14	REMAIN	79		
16	CET	SILVER BUTTONWOOD	*Conocarpus erectus "Sericeus"*	15	10	8	FAIR	15	REMAIN	79		
		TOTALS								2,133	729	
		FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON FEBRUARY 20, 2025										
		PROHIBITED SPECIES ARE NOT COUNTED FOR CANOPY LOSS, PER MIAMI-DADE COUNTY TREE PRESERVATION ORDINANCE										

■ PROHIBITED SPECIES:

SEC. 18A-12: PROHIBITIONS:

(A) "PROHIBITED PLANT SPECIES. PROHIBITED SPECIES SHALL NOT BE PLANTED AND SHALL BE REMOVED FROM ANY SITE AND SHALL BE REMOVED FROM ANY SITE WHICH IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER."

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SEE LANDSCAPE PLANS FOR LANDSCAPE LEGEND, PLANTLIST, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.

0' 5' 10' 20'
SCALE: 1" = 10'
north

TREE DISPOSITION PLAN

JAMES F. SOCASH
RLA # 0001132

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REV.	DATE	DESCRIPTION
1.	6/11/25	Per Town Staff review comments.
2.	7/03/25	Per Town Staff review comments.

SHEET
TD-1

25-04
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AGENDA ITEM REPORT
September 9, 2025

ITEM NUMBER: 4.

ITEM: Request for approval of a revision for "Yonaton Almagor & Ahuva Greisman" located at 1280 95 Street, Lot 7 of Block 32. On June 17, 2024, the Board approved the site plan for the construction of a new single-family home. The owners submitted revised plans for modifications to the north, south, east and west elevations, including changes to the shape of certain windows, as well as the removal and relocation of others. Enclosed please find the previously approved and new proposed plans. 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 1280 95 Street
2.	1280 95 Street DRB Set 8.5.2025

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

AGENDA ITEM NO. 4

MEETING DATE: 08/05/2025

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000014
A public hearing to consider an application by Fiorella Salamanca (architect) requesting approval for a revision to a new single-family home construction, including demolition of the existing residence, on the property located at 1280 95th Street, identified by parcel identification number 13-2227-001-6020.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, represented by project architect Fiorella Salamanca on behalf of the property owners, requests Design Review Board (DRB) approval for the demolition of an existing residence and construction of a new two-story single-family home at 1280 95th Street.

The design was previously reviewed and approved by the Design Review Board (DRB) on June 17, 2024. The applicant is now resubmitting revised plans that propose modifications to the north, south, east, and west elevations, including changes to the shape of certain windows, as well as the removal and relocation of others.

Recommended Action: Th Staff recommends that the Design Review Board review and approve the proposed replacement residence and associated site improvements, subject to compliance with all applicable Town Code provisions and the conditions outlined in this report.

Property Description: The subject property is a non-waterfront interior lot within the Town's RD, Single-Family Residential District. The existing residence will be demolished and replaced with a new two-story, 6,593-square-foot single-family home that includes:

- Seven (7) bedrooms
- Seven (7) full bathrooms

- Two (2) half bathrooms
- Gym and sauna on the first floor
- Outdoor kitchen, covered rear terrace, pool, pool deck, and jacuzzi
- Two driveway curb cuts on 95th Street
- No garage (not required); driveway space accommodates at least four vehicles with adjacent on-street parking

Architectural Design:

- Contemporary modern design with curvilinear roof eaves
- Gray tile cladding with brown aluminum accents
- Height: 24'-6" above Base Flood Elevation (BFE) + 1' FBC freeboard, which is the maximum allowed for a flat-roofed residence

Site Modifications:

- The proposed changes involve modifications to the north, south, east, and west elevations. The revisions include changes to the shape of certain windows, as well as the removal and relocation of others.

2. ANALYSIS

Project Overview:
The design was previously reviewed and approved by the Design Review Board (DRB) on June 17, 2024. The applicant is now resubmitting revised plans that propose modifications to the north, south, east, and west elevations, including changes to the shape of certain windows, as well as the removal and relocation of others. This review assesses the proposed exterior alterations for design consistency, potential impacts, and continued zoning compliance.

Zoning and Land Use:
The property is zoned **RD – Single-Family Residential District**, which permits detached single-family dwellings. The proposed redevelopment aligns with the allowed uses under this zoning designation. No variance is requested, and all setbacks, height, lot coverage, and floor area ratio (FAR) requirements are met.

Platting:
The property is currently platted. No re-platting is required for this project.

Neighborhood Compatibility:
Although the proposed home is significantly larger than the existing structure, the two-story design and contemporary architecture are consistent with other redeveloped homes in the area. The massing is appropriately stepped back from property lines, and the design avoids excessive bulk by using varied materials and fenestration.

Parking Considerations:
The project includes a two-car enclosed garage and adequate driveway space, which meets Town parking requirements for single-family homes. No additional parking considerations are necessary.

Future Land Use Map Designation:
The property is designated **Low Density Residential** on the Town's Future Land Use Map. This designation supports up to six (6) dwelling units per gross acre and is intended to preserve the character of single-family neighborhoods. The proposed single-family redevelopment complies with this designation and the goals of the Comprehensive Plan.

Conclusion:

The proposed demolition and reconstruction of the single-family residence at 1280 95th Street, including the revised elevation modifications, will significantly enhance the architectural character and livability of the property. The updated design maintains consistency with the Town's design guidelines and zoning regulations, and thoughtfully addresses neighborhood compatibility through quality materials, scale, and landscaping.

The proposed changes to window shapes and placements, along with the other architectural revisions, preserve the home's modern aesthetic while respecting adjacent properties and site constraints. Staff find

that the project meets the Town's comprehensive design review criteria and recommends approval subject to the conditions outlined in this report.

Applicable Code Sections:

The following sections of the Town's 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)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum Landscape Standards)

All proposed development must comply with the Town's current codes and applicable ordinances.

Design Review Board Review Criteria (Section 5-23.1):

In accordance with Section 5-23.1, the Design Review Board shall review and approve projects based on the following:

1. Conformance with good design principles and the aesthetic vision of the Town.
2. Avoidance of inferior design that may diminish the neighborhood's visual appeal.
3. Use of quality architectural features and materials with cohesive character.
4. Compatibility with surrounding properties and respect for existing view corridors.
5. Cohesive landscaping and hardscaping that enhance the property and streetscape.
6. Adequate buffering from public views, adjacent properties, and sidewalks.
7. Compliance with applicable Town Code standards.
8. Harmony with surrounding development in terms of:
   a. Site layout and orientation
   b. Relationship to open space and adjacent buildings
   c. Massing, height, and architectural style
   d. Material durability and coastal environment resilience
   e. Landscape sustainability and irrigation
   f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the exterior alterations for the existing single-family home located at 1260 97th Street, as shown in the submitted plans.

Staff recommend approval with the following conditions:

1. Plan Set Compliance: Approval is based on plans last revised May 10, 2024, prepared by Fiorella Salamanca and Jorge Gamarra. Any substantial revisions shall be reviewed by staff and may require re-approval by the DRB.
2. Retaining Wall Approval: The proposed retaining wall around the rear and side yards must be approved by the DRB, as required by Sec. 23-12(12). If not approved, site grading and layout must be revised accordingly.
3. Front Yard Walkway: The proposed parallel walkway connecting the driveways to the front entrance must not be constructed within 15 feet of the front property line, per Sec. 23-12(15)(b). Plans shall be revised to comply.
4. Separate Permits Required: Separate permits are required for all accessory features including the pool, retaining wall, outdoor kitchen, and any mechanical equipment. Please coordinate with the Building Department for all applicable permit requirements.
5. All construction must comply with the RD zoning district development standards and Town Code requirements.
6. Any changes to the proposed architectural design, site layout, or materials must be returned to the DRB for further review and approval.

BAY HARBOR RESIDENCE - NEW PROPOSED REVISIONS SPR25-000014

PROPERTY ADDRESS:
1280 95TH ST, BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION:
LOT 7, BLOCK 32, 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.



LOCATION MAP

PROPERTY LOCATION



DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A-0.0	COVER SHEET
A-0.1	NEIGHBORDHOOD ANALYSIS - EXISTING EXTERIOR
A-0.2	NEIGHBORDHOOD ANALYSIS - CONTEXT
A-0.3	SURVEY
A-1.0	SITE PLAN
A-1.1	ZONING DIAGRAMS & CALCULATIONS
A-1.2	MATERIAL PALETTE
A-2.0	GROUND FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	ROOF PLAN
A-3.0	NORTH & SOUTH ELEVATIONS
A-3.1	NORTH & SOUTH COLOR ELEVATIONS
A-3.2	EAST & WEST ELEVATION
A-3.3	EAST & WEST COLOR ELEVATION
A-4.0	RENDERINGS - FRONT AND REAR
A-4.1	RENDERINGS - SIDE
A-4.2	RENDERINGS - STREET VIEW
A-4.3	RENDERINGS - AXONOMETRIC
A-5.0	RETAINING WALL AND FENCE DETAIL

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE PROPERTY OF FIO'S CUSTOM PADDLES AND DESIGN CORP. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL REPRODUCTION OF THIS MATERIALS REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED

CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION

1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

COVER SHEET

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.0

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014











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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	

DATE:
DRAFTED BY:
SCALE:

NEIGHBORD HOOD ANALYSIS CONTEXT

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.1

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



9525 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL 33154



1271 95TH ST, BAY HARBOR ISLANDS, FL 33154



1261 95TH ST, BAY HARBOR ISLANDS, FL 33154



9500 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL 33154





1260 95TH ST, BAY HARBOR ISLANDS, FL 33154



1310 95TH ST, BAY HARBOR ISLANDS, FL 33154



1300 95TH ST, BAY HARBOR ISLANDS, FL 33154



1270 95TH ST, BAY HARBOR ISLANDS, FL 33154

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	

DATE:
DRAFTED BY:
SCALE:

NEIGHBORD HOOD ANALYSIS CONTEXT

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE L. CAMARA
AR0017984
REGISTERED ARCHITECT

A-0.2

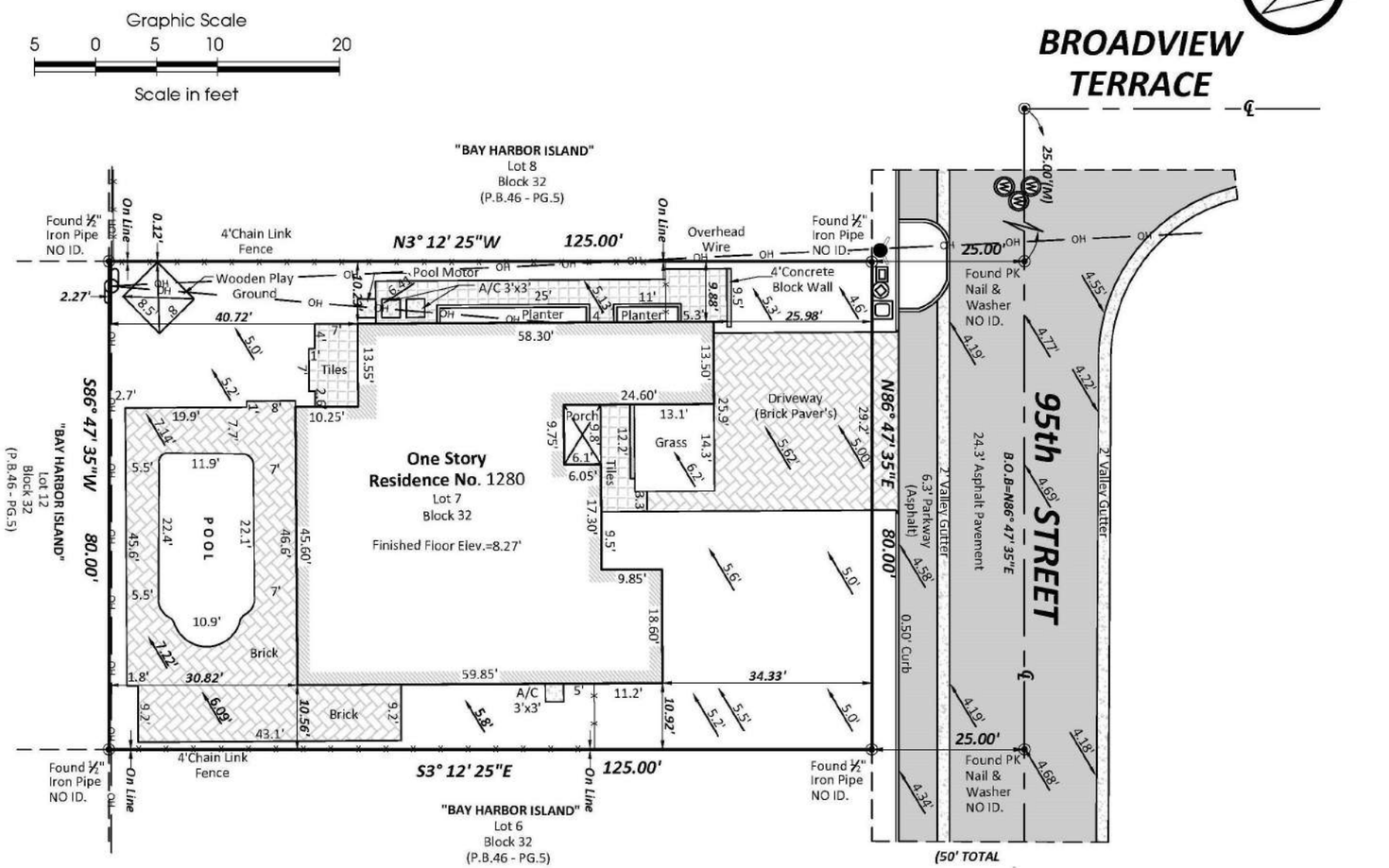
DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



BOUNDARY SURVEY

Scale:1"=20'



LEGAL DESCRIPTION:

LOT 7, BLOCK 32, 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.

CERTIFIED TO:

- YONATON ALMAGOR
- AHUVA GREISMAN

SURVEYOR'S NOTES:

1. The above captioned property was surveyed and described based on the above legal description furnished by client.
2. This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION OF TITLE.
5. Type of Survey: BOUNDARY SURVEY.
6. Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
7. Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
9. Precision of Closure 1:7500 Suburban Class Survey.
10. Bearings shown are assumed and are based on the Centerline of ***95th STREET,*** Being ***N86° 47' 35"E.***
11. Record and Measurement calls are in substantial agreement, unless noted otherwise.

PROPERTY ADDRESS: 1280 95th STREET BAY HARBOR ISLAND, FL 33154	***BENCHMARK INFORMATION***	THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT
FLOOD ZONE INFORMATION:	BENCHMARK: R-243 DESCRIPTION: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE	
COMMUNITY NAME: MIAMI-DADE, CITY OF 120635	ELEVATION: 6.61' LOCATION: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE	

COMMUNITY MAP:	PANEL NUMBER:	SUFFIX:
12086C	0144	L
MAP REVISED:	FLOOD ZONE:	BASE FLOOD ELEVATION:
09-11-2009	AE	8.00
SHEET:	DRAWN BY:	ORIGINAL J.N
1 OF 1 SHEET(S)	Y. Fernandez	240029
	SCALE: 1" - 20'	DATE: 02/04/2024

B, A, & K GROUP, INC.
12000 SW 92 ST, MIAMI, FL 33186-2018
T: 786.468.1000
E: ENGINEERCONTRACTOR@GMAIL.COM
C.A. #26913 LB #7887

JOSEPH C. CHAN CERTIFICATE No. 6821 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Joseph C Chan

BY: _____

BY JOSEPH CHOPIU CHAN
Professional Surveyor & Mapper
Certificate No. 6821
STATE OF FLORIDA

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

REVISIONS:	PROJECT No.:	DATE:

LEGEND

S	SANITARY MANHOLE	W	WATER VALVE	CB	CATCH BASIN
GV	GAS VALVE	CO	CLEAN OUT	SM	STORM MANHOLE
PP	WOOD POWER POLE		SIGN	BF	BACK FLOW
LP	LIGHT POLE		SIGN		FIRE HYDRANT
WM	WATER METER		ANCHOR		F.P.L TRANSFORMER
T	TELEPHONE		HANDICAP	℄	CENTERLINE
TV	TV BOX		POWER TRANSFORMER		
	CONCRETE LIGHT POLE		CONCRETE POLE		

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION

DATE:
DRAFTED BY:
SCALE:

SURVEY

ARCHITECT OF RECORD

STATE OF FLORIDA JORGE A. GAMARRA AR0017304 REGISTERED ARCHITECT

A-0.3

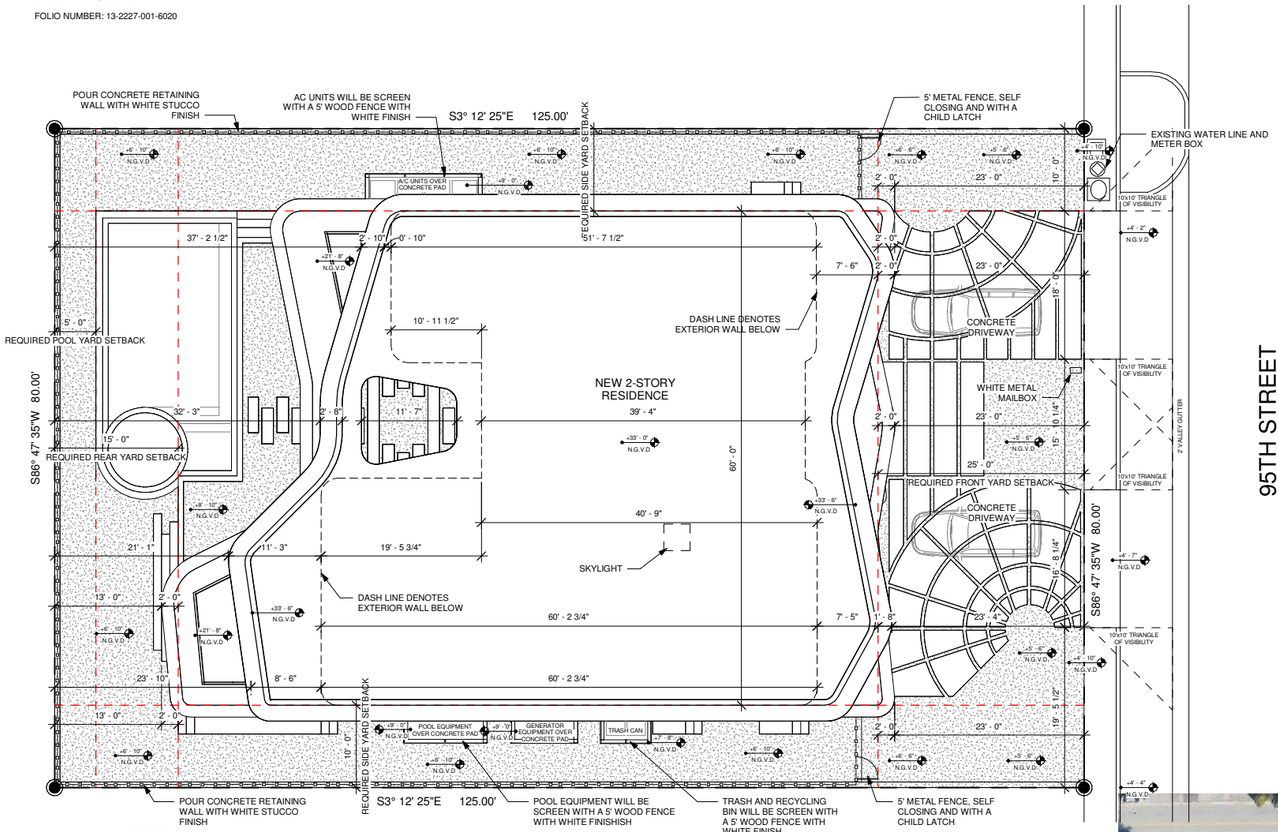
DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014

LEGAL DESCRIPTION

LOT 7, BLOCK 32, 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.

FOLIO NUMBER: 13-2227-001-6020



SITE PLAN

1/8" = 1'-0"

95TH STREET

BROADVIEW TERRACE

EXISTING ZONING DISTRICT:	RD SINGLE FAMILY
FUTURE LAND USE DESIGNATION:	RESIDENTIAL LOW DENSITY

ZONING DATA	ZONING CODE	RD
	REQUIRED/ALLOWED	PROPOSED
DESIGN FLOOD ELEVATION (BFE+1)	+9.00' N.G.V.D.	+9.00' N.G.V.D.
BASE FLOOD ELEVATION (FEMA) (FLOOD ZONE - AE)	+8.00' N.G.V.D.	+8.00' N.G.V.D.
GRADE:	+4.75' N.G.V.D.	+4.75' N.G.V.D.
MAX. ADJUSTED GRADE:	+6.37' N.G.V.D.	+6.37' N.G.V.D.
LOT AREA:	10,000 SQ. FT	10,000 SQ. FT.(0.22 ACRES)
LOT DEPTH:	N/A	125'-0"
MINIMUM LOT WIDTH	80'-0"	80'-0"
MIN. SETBACKS:		
FRONT	25'-0"	25'-0"
REAR	15'-0"	15'-0"
SIDE 1	10'-0"	10'-0"
SIDE 2	10'-0"	10'-0"
MAXIMUM BUILDING HEIGHT: (FROM CROWN OF ROAD)	25'-0" (2.5 STORY HOME)	25'-0" (2 STORY HOME)
MAX. LOT COVERAGE:	N/A.	3,713.79 SQ. FT. (37.13%)
TOTAL FLOOR AREA	N/A.	6,593.89 SQ.FT.
GROUND FLOOR AREA:	N/A.	3,663.32 SQ.FT.
SECOND FLOOR AREA:	N/A	2,930.57 SQ.FT.
1ST TO 2ND FLOOR VOLUMETRIC:	80%	79.99%
MIN. OPEN SPACE LANDSCAPE:	4,000 SQ.FT. (40.0%)	4,013.63 SQ. FT. (40.11%)
FRONT YARD PERVIOUS AREA:	1,000 SQ.FT. (50.0%)	1,086.98 SQ.FT. (54.35%)
PARKING SPACE:	2 PARKING SPACES	2 PARKING SPACES

1280 95TH ST, BAY HARBOR ISLANDS, FL 33154



AERIAL VIEW

JORGE A. GAMARRA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

SITE PLAN

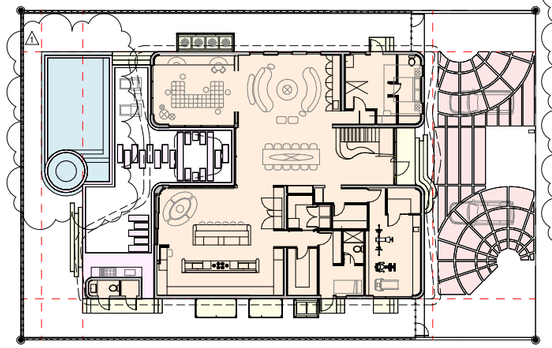
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-1.0

DRAWN BY: F.S

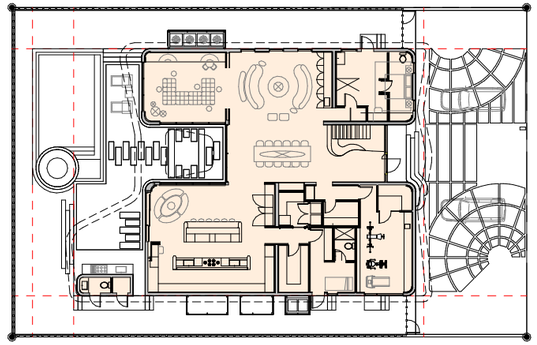
NEW PROPOSED REVISIONS SPR25-000014



BUILDING COVERAGE BREAKDOWN

TOTAL LOT	= 10,000.0 SQ.FT
GROUND FLOOR	= 3,663.32 SQ.FT
POOL	= 497.77 SQ.FT
POOL DECK	= 442.70 SQ.FT
WALKAWAY	= 476.14 SQ.FT
DRIVEWAY	= 906.44 SQ.FT
TOTAL	= 5,986.37 SQ.FT

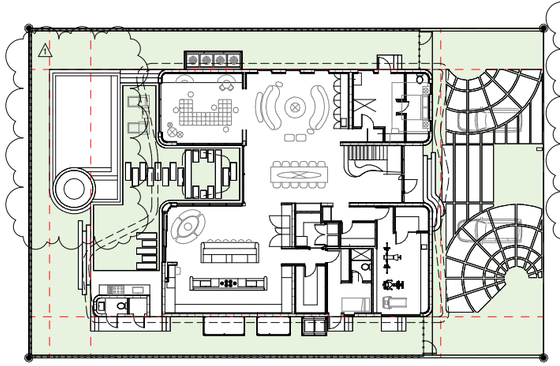
5 BUILDING COVERAGE
1/16" = 1'-0"



GROUND FLOOR AREA

GROUND FLOOR = 3,663.32 SQ.FT

2 UNIT SIZE - GROUND FLOOR
1/16" = 1'-0"

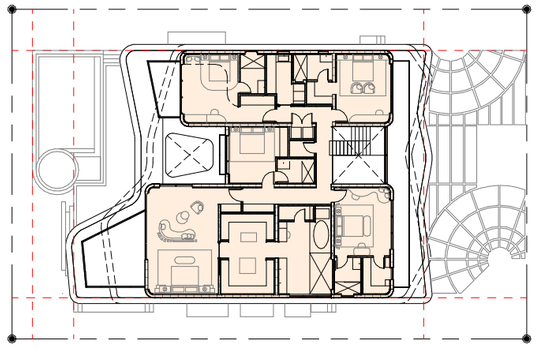


SITE - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL LOT	= 10,000.00 SQ.FT
REQUIRED PERVIOUS AREA (40.0% MIN. OF TOTAL LOT AREA)	= 4,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 4,013.63 SQ.FT (40.11%)
PROPOSED IMPERVIOUS AREA	= 5,986.37 SQ.FT (59.89%)

40.11% OF LOT AREA
(EXCEEDS MIN. REQUIREMENT)

4 SITE - PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

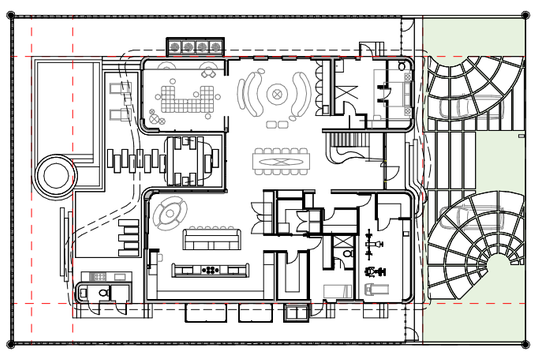


SECOND FLOOR AREA PERCENTAGE

REQUIRED: MAINTAIN 80.0% MAX. OF GROUND FLOOR AREA

SECOND FLOOR	= 2,930.57 SQ.FT
FIRST FLOOR	= 3,663.32 SQ.FT
PROPOSED AREA	= 79.99% OF GROUND FLOOR

1 UNIT SIZE - SECOND FLOOR
1/16" = 1'-0"



FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL FRONT YARD (80'-0"x25'-0")	= 2,000.00 SQ.FT
REQUIRED PERVIOUS AREA (50.0% MIN. FRONT YARD)	= 1,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 1,086.98 SQ.FT (54.35%)
PROPOSED IMPERVIOUS AREA	= 913.02 SQ.FT (45.65%)

54.35% OF FRONT YARD
(EXCEEDS MIN. REQUIREMENT)

3 FRONT YARD - PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
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FL 33154

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1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM & CALCULATIONS

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017304
REGISTERED ARCHITECT

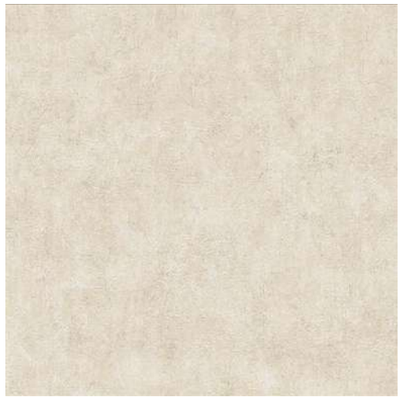
A-1.1

DRAWN BY: F.S

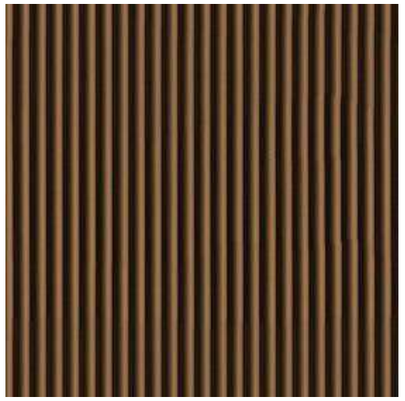
NEW PROPOSED REVISIONS SPR25-000014



LIME PLASTER STUCCO -
GREY FINISH



RETAINIG WALL -
LIME PLASTER STUCCO -
WHITE FINISH



EXTERIOR ALUMINUM CLADDING -
POWDERCOATED PTF FINISH



RIZO TAUPE -
GREY MATTE PORCELAIN
WALL TILE



IMPACT GLAZING - CLEAR



ALUMINUM MULLIONS AND
COLUMNS COVERS - BRONZE
PAINTED FINISH



DRIVEWAY SAND SET PAVERS -
CORAL STONE SELECT WHITE



COMPOSITE WOOD -
WALLNUT FINISH

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
DATE:	
DRAFTED BY:	
SCALE:	

MATERIAL
PALETTE

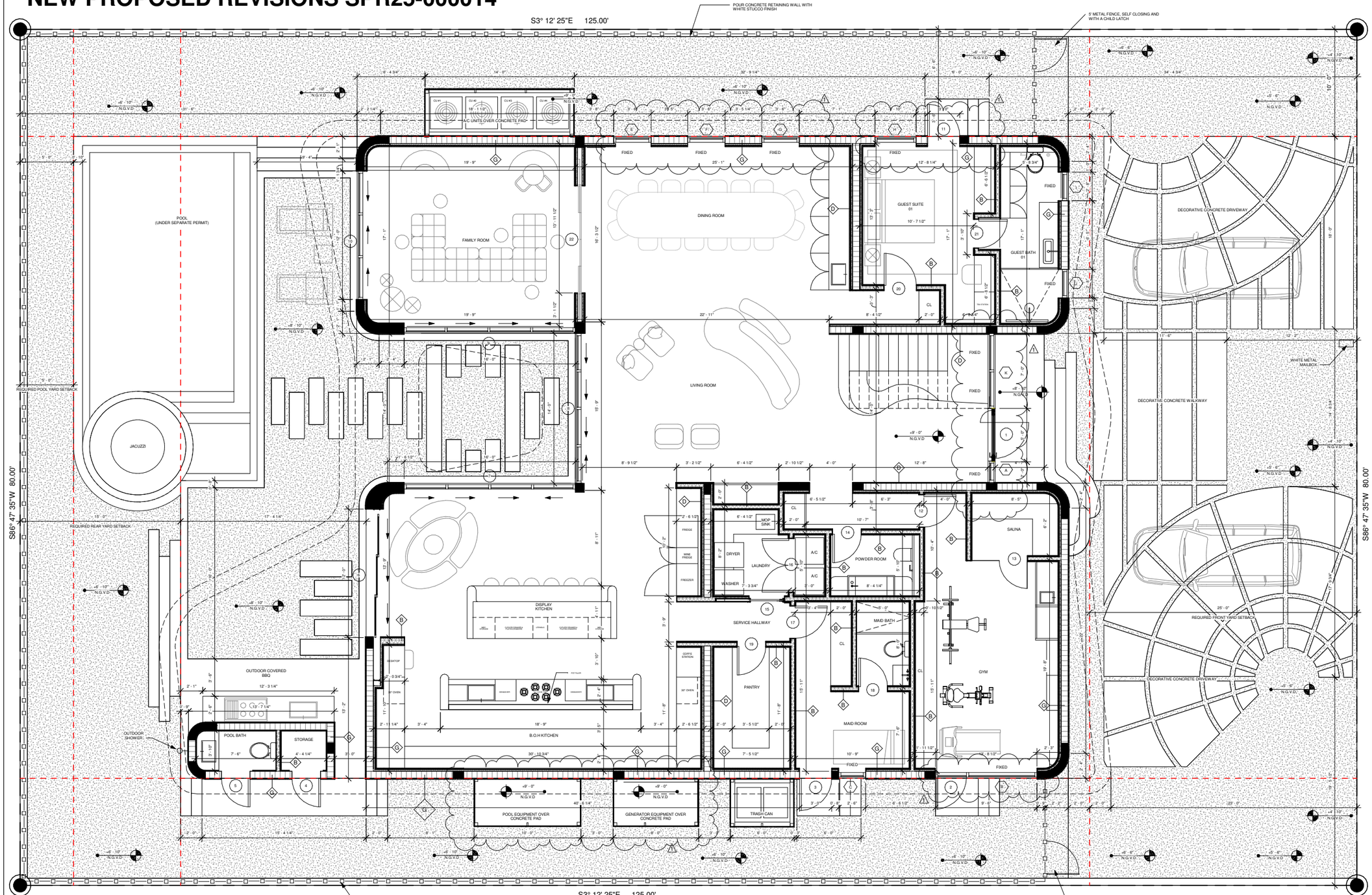
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GUIMARA
AR0017394
REGISTERED ARCHITECT

A-1.2

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



1 GROUND FLOOR PLAN / BFE +1
1/4" = 1'-0"

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE PROPERTY OF FJ'S CUSTOM PADDLES AND DESIGN CORP. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL REPRODUCTION OF THIS MATERIALS REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED

CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

GROUND FLOOR PLAN

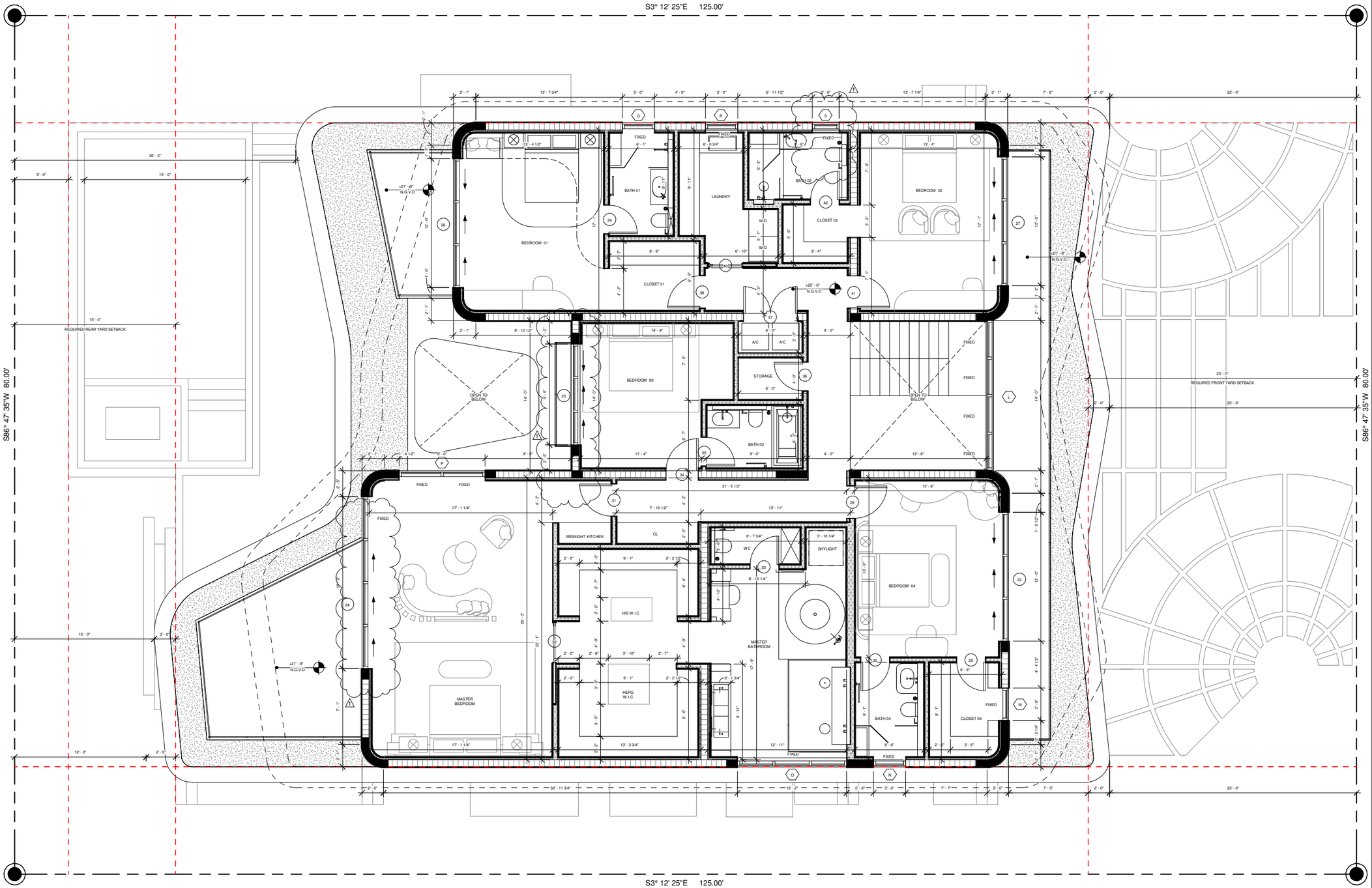
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-2.0

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

SECOND FLOOR PLAN

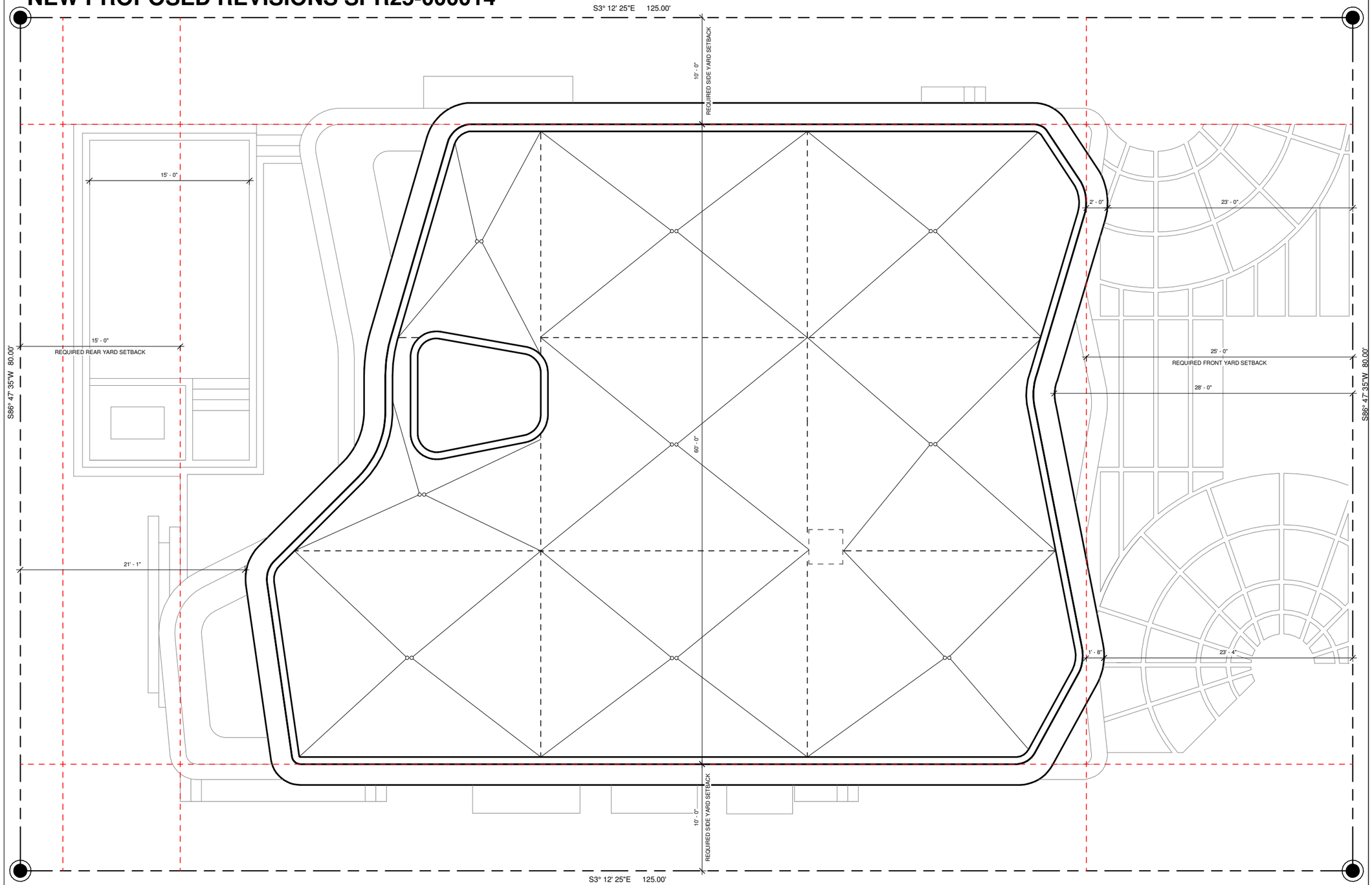
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-2.1

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



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

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CONSULTANTS:

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BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION

DATE:
DRAFTED BY:
SCALE:

ROOF PLAN

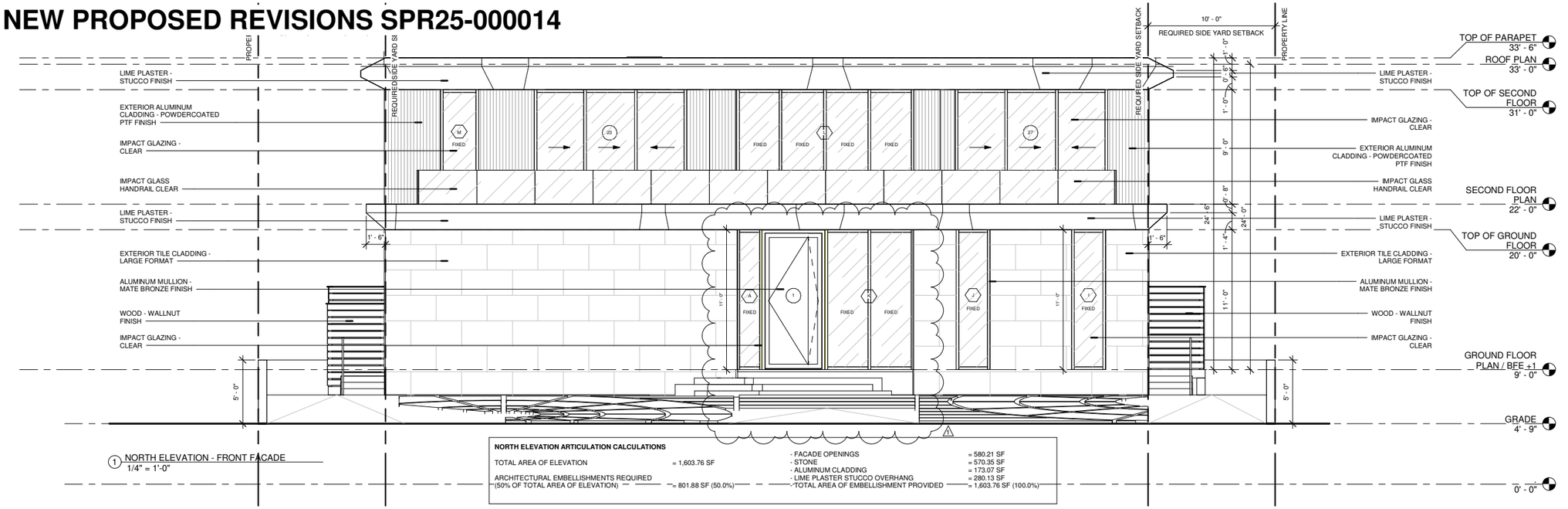
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE L. GALLARDA
AR0017304
REGISTERED ARCHITECT

A-2.2

DRAWN BY: F.S

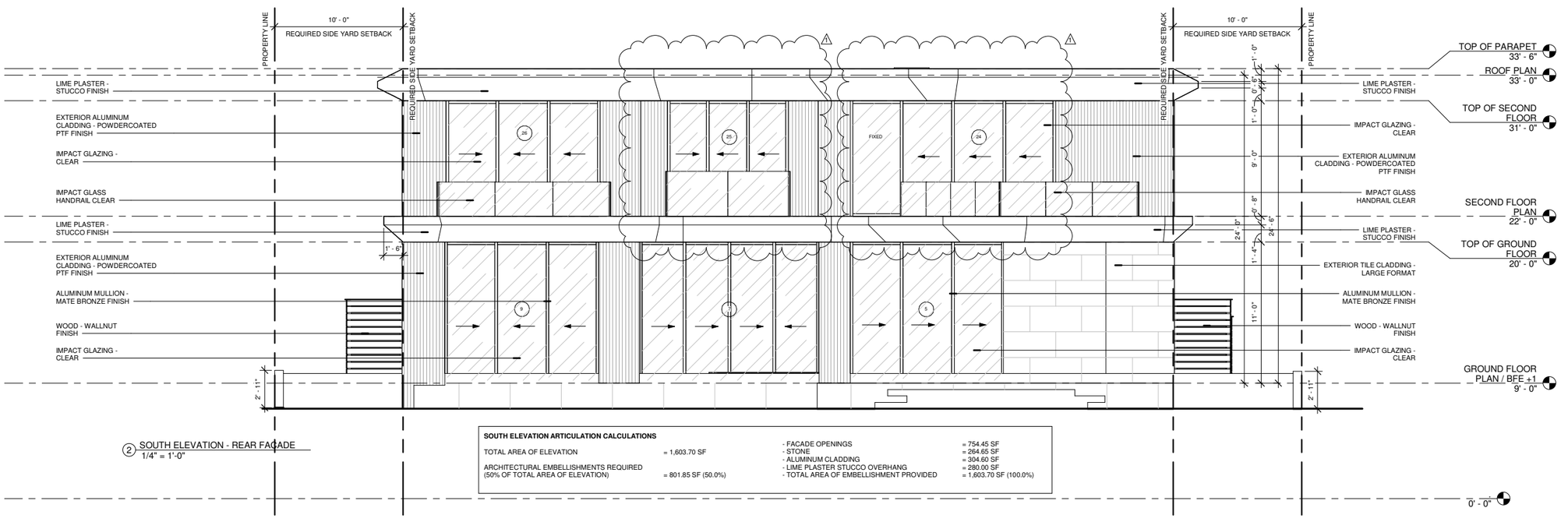
NEW PROPOSED REVISIONS SPR25-000014



1 NORTH ELEVATION - FRONT FACADE
1/4" = 1'-0"

NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,603.76 SF	- FACADE OPENINGS	= 580.21 SF
		- STONE	= 570.35 SF
		- ALUMINUM CLADDING	= 173.07 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 801.88 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 280.13 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,603.76 SF (100.0%)



2 SOUTH ELEVATION - REAR FACADE
1/4" = 1'-0"

SOUTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,603.70 SF	- FACADE OPENINGS	= 754.45 SF
		- STONE	= 264.65 SF
		- ALUMINUM CLADDING	= 304.60 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 801.85 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 280.00 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,603.70 SF (100.0%)

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2023 RESIDENTIAL

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

NORTH AND SOUTH ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.0

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



1 NORTH ELEVATION - FRONT FACADE
1/4" = 1'-0"



2 SOUTH ELEVATION - REAR FACADE
1/4" = 1'-0"

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BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

NORTH AND SOUTH ELEVATION - COLORED

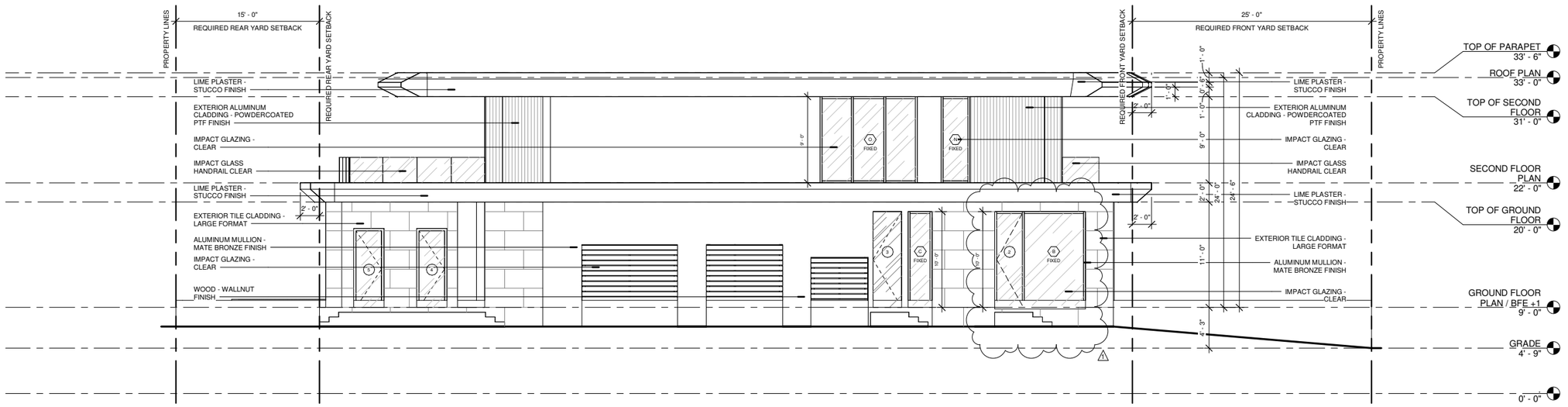
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017304
REGISTERED ARCHITECT

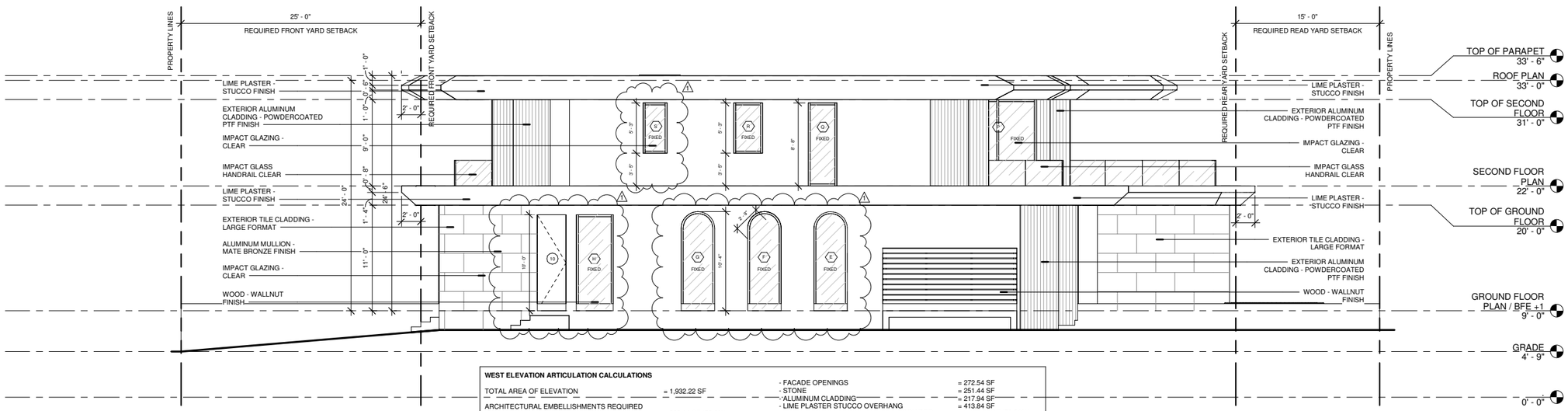
A-3.1

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



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



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

WEST ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,932.22 SF	- FACADE OPENINGS	= 272.54 SF
		- STONE	= 251.44 SF
		- ALUMINUM CLADDING	= 217.94 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 966.11 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 413.84 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,155.76 SF (59.81%)

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2023 RESIDENTIAL

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BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

EAST AND WEST ELEVATION

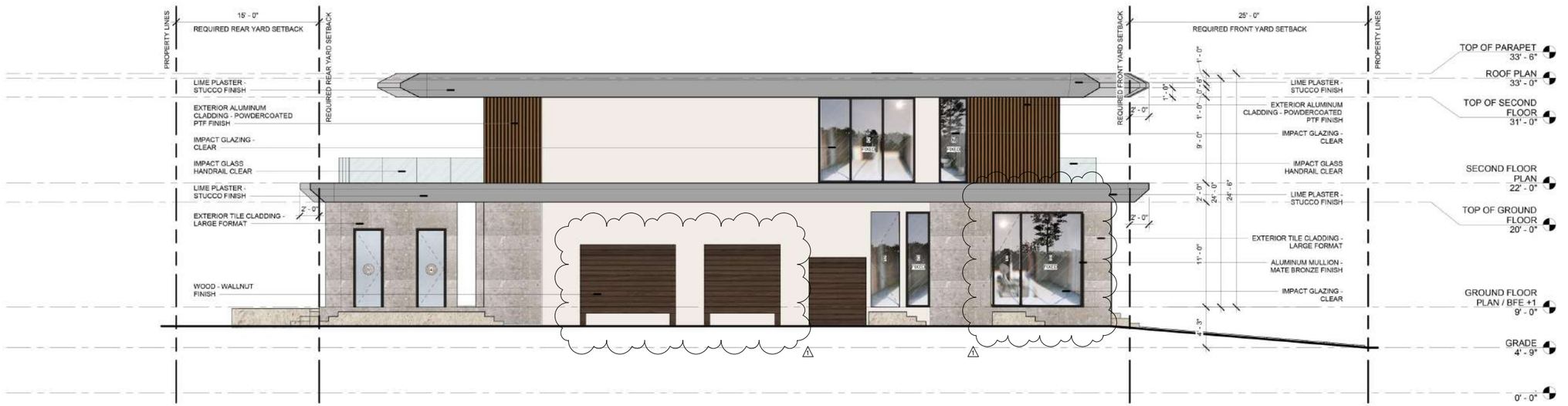
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GALARRAGA
AR0017394
REGISTERED ARCHITECT

A-3.2

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



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



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

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1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

EAST AND WEST
ELEVATION - COLORED

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GALARZA
AR0017394
REGISTERED ARCHITECT

A-3.3

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014









JORGE A. ALAMANCA

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PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

RENDERINGS
- FRONT AND
REAR

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. ALAMANCA
AR0017394
REGISTERED ARCHITECT

A-4.0

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014









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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	
1	3-11-25 WINDOWS AND DOORS CHANGE

DATE:
DRAFTED BY:
SCALE:

RENDERINGS - SIDE

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-4.1

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014





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CONSULTANTS:

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BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	

DATE:
DRAFTED BY:
SCALE:

RENDERINGS - STREET VIEW

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

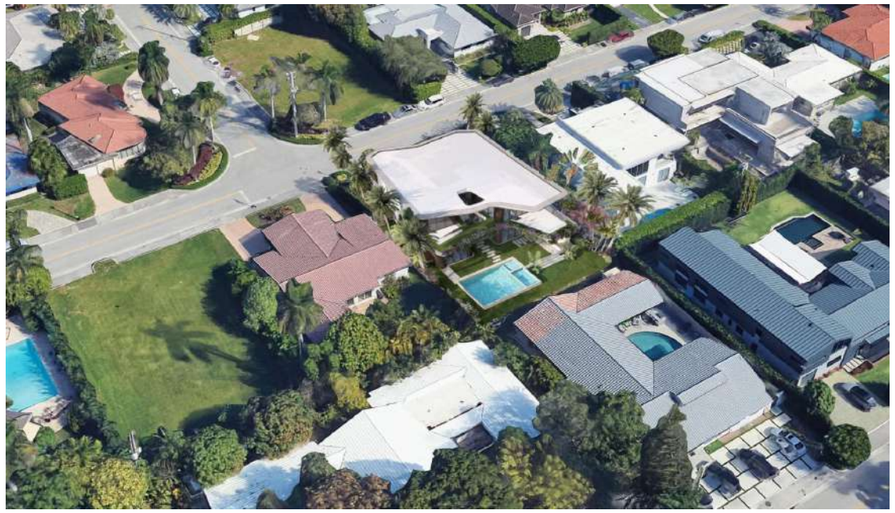
A-4.2

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014









JORGE A. GALAMANCA

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1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

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13-2227-001-6020

DATE: 6/6/25
PROJECT N0

REVISION	

DATE:
DRAFTED BY:
SCALE:

RENDERINGS - AXONOMETRIC

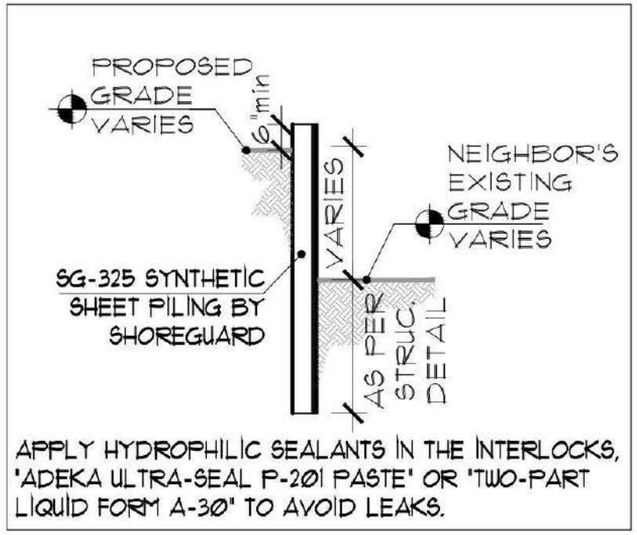
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GALAMANCA
AR0017304
REGISTERED ARCHITECT

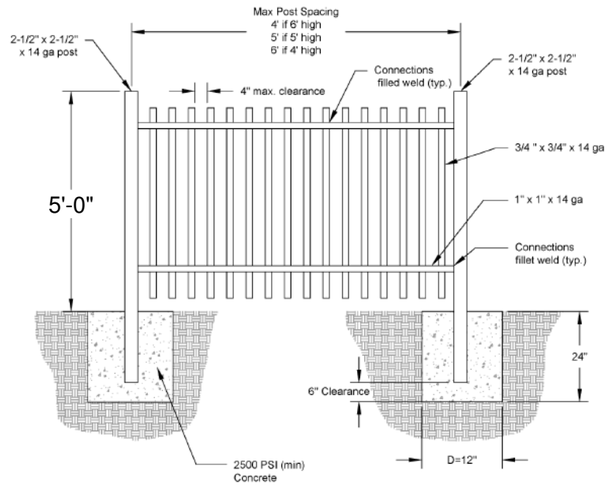
A-4.3

DRAWN BY: F.S

NEW PROPOSED REVISIONS SPR25-000014



1 RETAINING WALL DETAIL
NTS



2 METAL FENCE DETAIL
NTS



3 A/C EQUIPMENT FENCE DETAIL
NTS

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13-2227-001-6020

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PROJECT N0

REVISION	
DATE:	
DRAFTED BY:	
SCALE:	

RETAINING WALL AND FENCE DETIAL

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GALAMARA
AR0017304
REGISTERED ARCHITECT

A-5.0

DRAWN BY: F.S

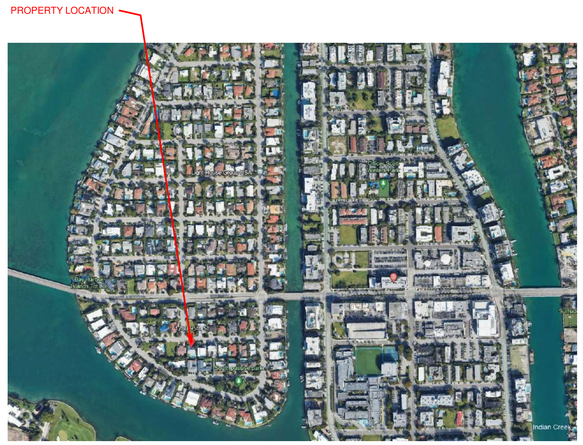
BAY HARBOR RESIDENCE - APPROVE SET - SPR24-000010

PROPERTY ADDRESS:
1280 95TH ST, BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION:
LOT 7, BLOCK 32, 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.



LOCATION MAP



DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A-0.0	COVER SHEET
A-0.1	NEIGHBORDHOOD ANALYSIS - EXISTING EXTERIOR
A-0.2	NEIGHBORDHOOD ANALYSIS - CONTEXT
A-0.3	SURVEY
A-1.0	SITE PLAN
A-1.1	ZONING DIAGRAMS & CALCULATIONS
A-1.2	MATERIAL PALETTE
A-2.0	GROUND FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	ROOF PLAN
A-3.0	NORTH & SOUTH ELEVATIONS
A-3.1	NORTH & SOUTH COLOR ELEVATIONS
A-3.2	EAST & WEST ELEVATION
A-3.3	EAST & WEST COLOR ELEVATION
A-4.0	RENDERINGS - FRONT AND REAR
A-4.1	RENDERINGS - SIDE
A-4.2	RENDERINGS - STREET VIEW
A-4.3	RENDERINGS - AXONOMETRIC
A-5.0	RETAINING WALL AND FENCE DETAIL

TORELLA ALAMANCA

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1280 95TH ST,
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FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24

DATE:
DRAFTED BY:
SCALE:

COVER SHEET

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.0

DRAWN BY: F.S











TORELLA ALAMANCA

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REVISION	
DATE:	
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SCALE:	

NEIGHBORDHOOD ANALYSIS CONTEXT

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.1

DRAWN BY: F.S



9525 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL 33154



1271 95TH ST, BAY HARBOR ISLANDS, FL 33154



1261 95TH ST, BAY HARBOR ISLANDS, FL 33154



9500 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL 33154





1260 95TH ST, BAY HARBOR ISLANDS, FL 33154



1310 95TH ST, BAY HARBOR ISLANDS, FL 33154



1300 95TH ST, BAY HARBOR ISLANDS, FL 33154



1270 95TH ST, BAY HARBOR ISLANDS, FL 33154

TORELLA ALAMANCA

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NEIGHBORHOOD ANALYSIS CONTEXT

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.2

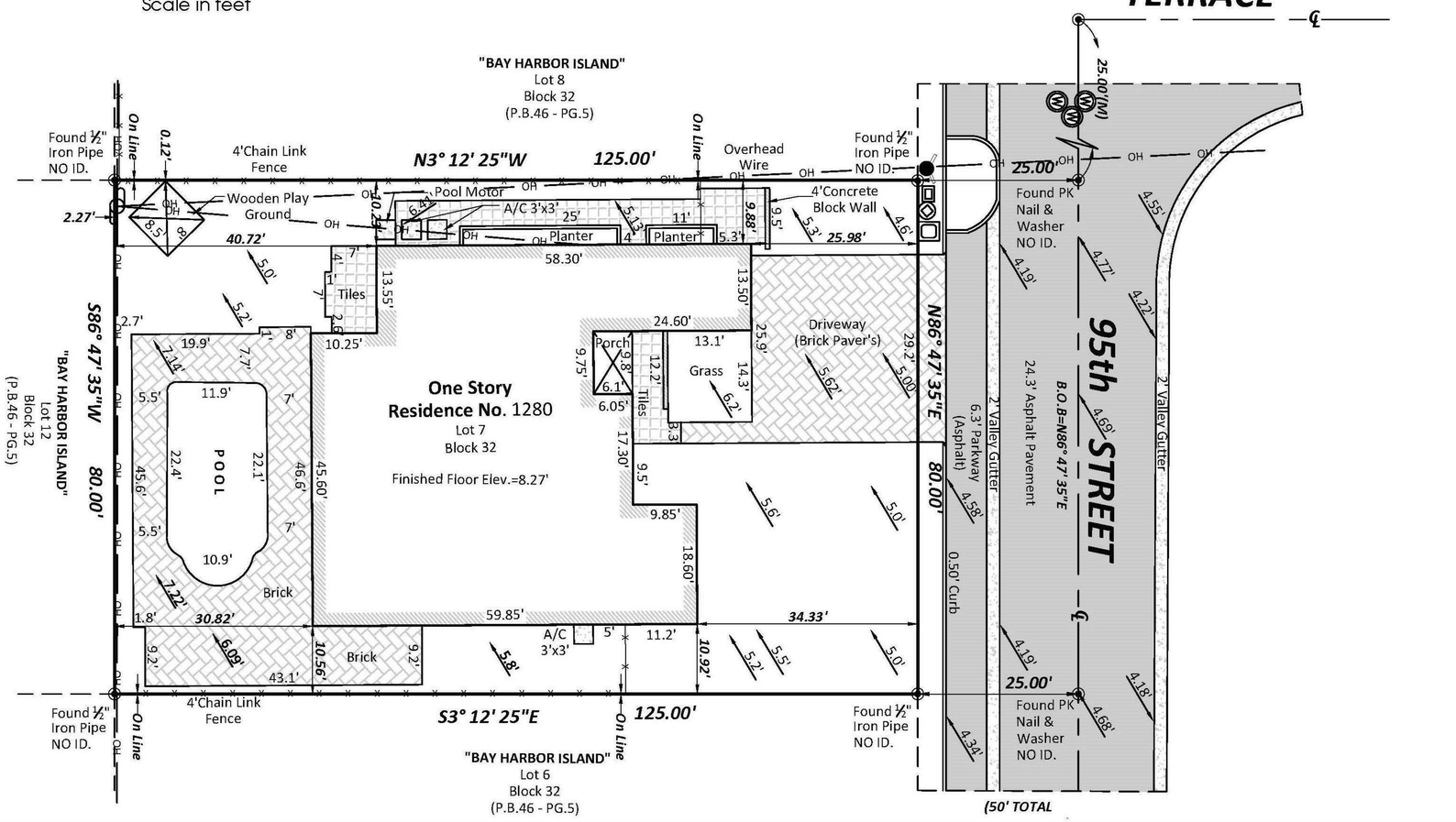
DRAWN BY: F.S



BOUNDARY SURVEY

Scale:1"=20'

Graphic Scale
5 0 5 10 20
Scale in feet



LEGAL DESCRIPTION:

LOT 7, BLOCK 32, 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.

CERTIFIED TO:

- YONATON ALMAGOR
- AHUVA GREISMAN

SURVEYOR'S NOTES:

1. The above captioned property was surveyed and described based on the above legal description furnished by client.
2. This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION OF TITLE.
5. Type of Survey: BOUNDARY SURVEY.
6. Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
7. Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
9. Precision of Closure 1:7500 Suburban Class Survey.
10. Bearings shown are assumed and are based on the Centerline of ***95th STREET,*** Being ***N86° 47' 35"E.***
11. Record and Measurement calls are in substantial agreement, unless noted otherwise.

PROPERTY ADDRESS: 1280 95th STREET BAY HARBOR ISLAND, FL 33154

FLOOD ZONE INFORMATION:

COMMUNITY NAME: MIAMI-DADE, CITY OF 120635

COMMUNITY MAP:	PANEL NUMBER:	SUFFIX:
12086C	0144	L
MAP REVISED:	FLOOD ZONE:	BASE FLOOD ELEVATION:
09-11-2009	AE	8.00
SHEET:	DRAWN BY:	ORIGINAL J.N
1 OF 1 SHEET(S)	Y. Fernandez	240029
	SCALE: 1'' - 20'	DATE: 02/04/2024

BENCHMARK INFORMATION

BENCHMARK: R-243 DESCRIPTION: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE

ELEVATION: 6.61' LOCATION: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

B, A, & K GROUP, INC.
12000 SW 92 ST, MIAMI, FL 33186-2018
T: 786.488.1000
E: ENGINEERCONTRACTOR@GMAIL.COM
C.A. #26913 LB #7887

JOSEPH C. CHAN CERTIFICATE No. 6821 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Joseph C Chan Digitally signed by Joseph C Chan DN: C=US, E=Joseph C Chan, O=Qualified#01410C00000165427278B400161F858, CN=J.A. and K Group Inc, C=US Date: 2024.02.05 09:48:21-05'00'

BY:

BY JOSEPH CHOPIU CHAN
Professional Surveyor & Mapper
Certificate No. 6821
STATE OF FLORIDA

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

REVISIONS:	PROJECT No.:	DATE:

LEGEND

SANITARY MANHOLE	WV	WATER VALVE	CB	CATCH BASIN	
GAS VALVE	CO	CLEAN OUT	SM	STORM MANHOLE	
WOOD POWER POLE		SIGN	BF	BACK FLOW	
LIGHT POLE		SIGN		FIRE HYDRANT	
WATER METER		ANCHOR		F.P.L TRANSFORMER	
TELEPHONE		HANDICAP		CENTERLINE	
TV BOX		POWER TRANSFORMER			
CONCRETE LIGHT POLE		CONCRETE POLE			

TORELLA ALAMANGA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION

DATE:
DRAFTED BY:
SCALE:

SURVEY

ARCHITECT OF RECORD

STATE OF FLORIDA JORGE A. GAMARRA AR0017394 REGISTERED ARCHITECT

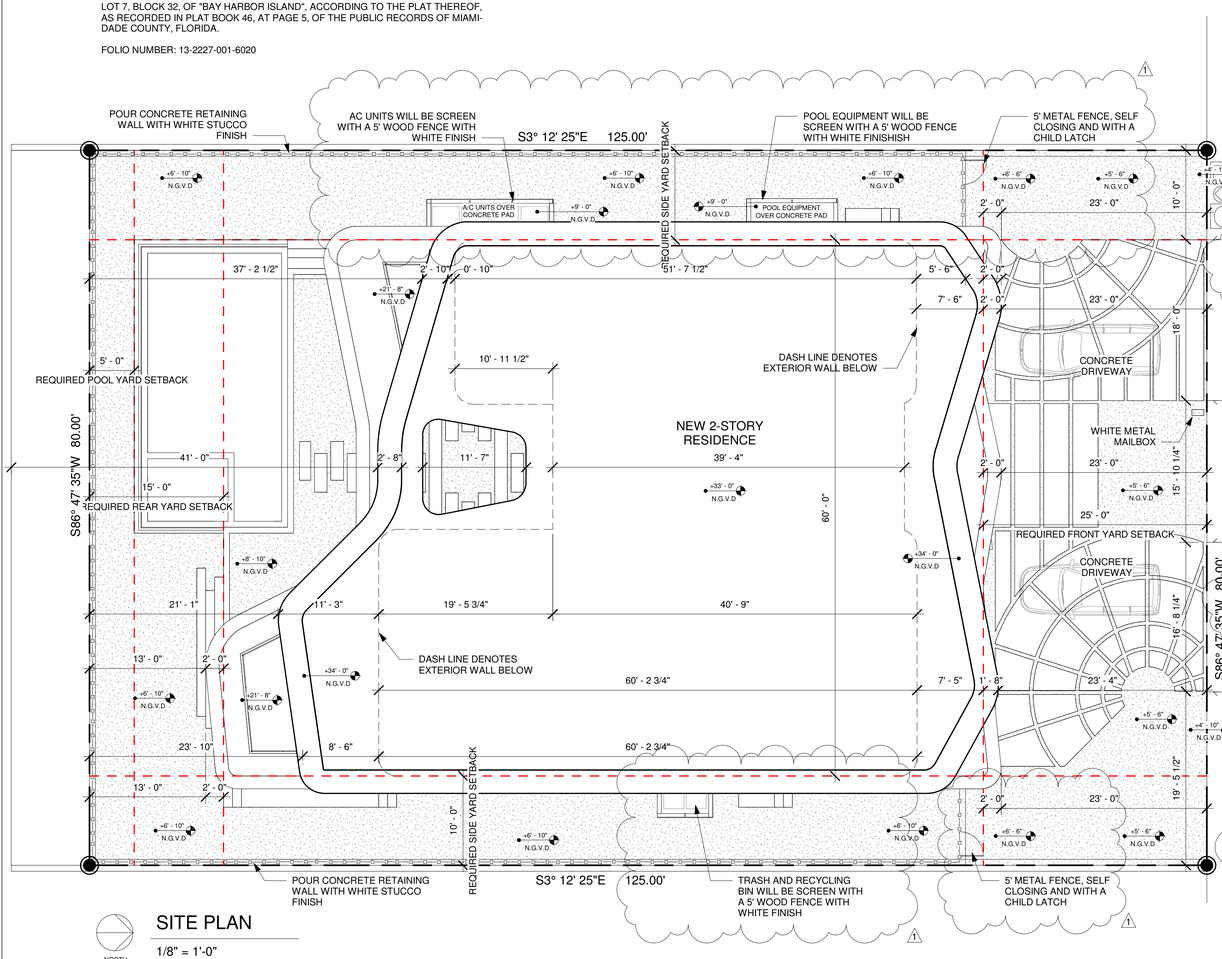
A-0.3

DRAWN BY: F.S

LEGAL DESCRIPTION

LOT 7, BLOCK 32, 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.

FOLIO NUMBER: 13-2227-001-6020



SITE PLAN

1/8" = 1'-0"

NORTH

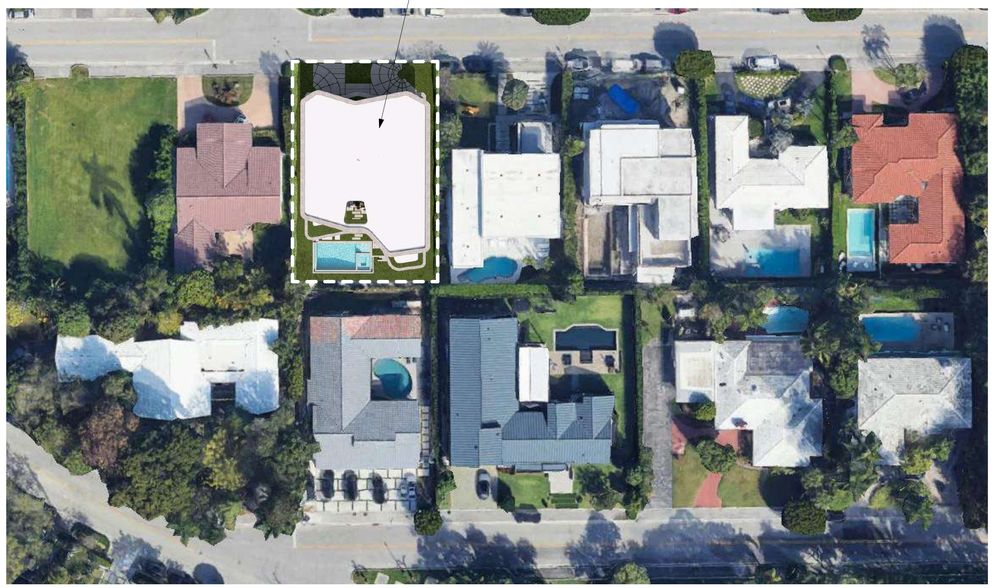
BROADVIEW TERRACE

95TH STREET

EXISTING ZONING DISTRICT:	RD SINGLE FAMILY
FUTURE LAND USE DESIGNATION:	RESIDENTIAL LOW DENSITY

ZONING DATA	ZONING CODE	RD
	REQUIRED/ALLOWED	PROPOSED
DESIGN FLOOD ELEVATION (BFE+1)	+9.00' N.G.V.D.	+9.00' N.G.V.D.
BASE FLOOD ELEVATION (FEMA) (FLOOD ZONE - AE)	+8.00' N.G.V.D.	+8.00' N.G.V.D.
GRADE:	+4.75' N.G.V.D.	+4.75' N.G.V.D.
MAX. ADJUSTED GRADE:	+6.37' N.G.V.D.	+6.37' N.G.V.D.
LOT AREA:	10,000 SQ. FT	10,000 SQ. FT.(0.22 ACRES)
LOT DEPTH:	N/A	125'-0"
MINIMUM LOT WIDTH	50'-0"	80'-0"
MIN. SETBACKS:		
FRONT	25'-0"	25'-0"
REAR	15'-0"	15'-0"
SIDE 1	10'-0"	10'-0"
SIDE 2	10'-0"	10'-0"
MAXIMUM BUILDING HEIGHT: (FROM CROWN OF ROAD)	25'-0" (2.5 STORY HOME)	25'-0" (2 STORY HOME)
MAX. LOT COVERAGE:	N/A.	3,713.79 SQ. FT. (37.13%)
TOTAL FLOOR AREA	N/A.	6,593.89 SQ.FT.
GROUND FLOOR AREA:	N/A.	3,663.32 SQ.FT.
SECOND FLOOR AREA:	N/A	2,930.57 SQ.FT.
1ST TO 2ND FLOOR VOLUMETRIC:	80%	79.99%
MIN. OPEN SPACE LANDSCAPE:	4,000 SQ.FT. (40.0%)	4,067.20 SQ. FT. (40.67%)
FRONT YARD PERVIOUS AREA:	1,000 SQ.FT. (50.0%)	1,086.98 SQ.FT. (54.35%)
PARKING SPACE:	2 PARKING SPACES	2 PARKING SPACES

1280 95TH ST, BAY HARBOR ISLANDS, FL 33154



AERIAL VIEW

TORELLA ALAMANCA

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1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION

DATE:
DRAFTED BY:
SCALE:

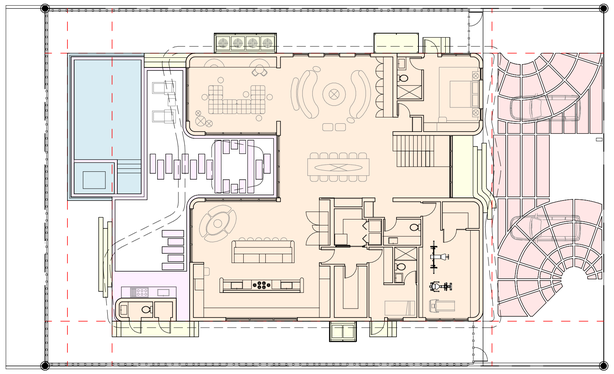
SITE PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-1.0

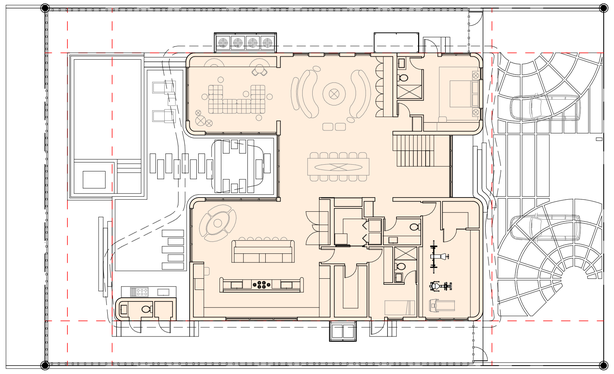
DRAWN BY: F.S



6 BUILDING COVERAGE NEW
1/16" = 1'-0"

BUILDING COVERAGE BREAKDOWN

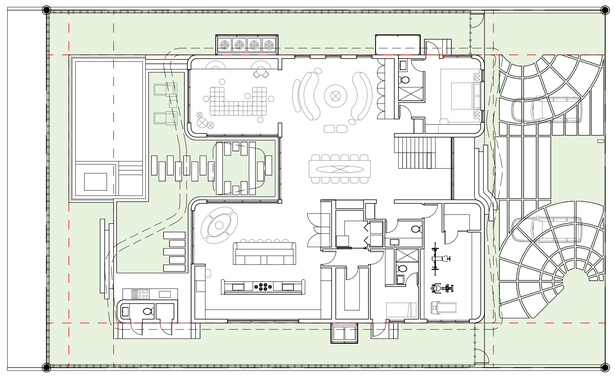
TOTAL LOT	= 10,000.0 SQ.FT
GROUND FLOOR	= 3,663.32 SQ.FT
POOL	= 487.39 SQ.FT
POOL DECK	= 448.33 SQ.FT
WALKAWAY	= 427.32 SQ.FT
DRIVEWAY	= 906.44 SQ.FT
TOTAL	= 5,932.80 SQ.FT



4 GROUND FLOOR AREA
1/16" = 1'-0"

GROUND FLOOR AREA

GROUND FLOOR = 3,663.32 SQ.FT

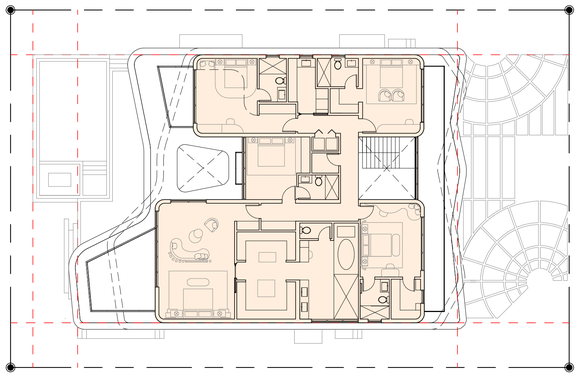


2 SITE - PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

SITE - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL LOT	= 10,000.00 SQ.FT
REQUIRED PERVIOUS AREA (40.0% MIN. OF TOTAL LOT AREA)	= 4,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 4,067.20 SQ.FT (40.67%)
PROPOSED IMPERVIOUS AREA	= 5,932.80 SQ.FT (59.33%)

40.67% OF LOT AREA
(EXCEEDS MIN. REQUIREMENT)

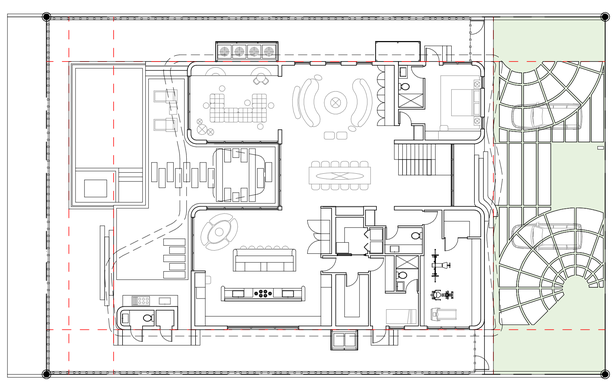


5 SECOND FLOOR AREA PERCENTAGE
1/16" = 1'-0"

SECOND FLOOR AREA PERCENTAGE

REQUIRED: MAINTAIN 80.0% MAX. OF GROUND FLOOR AREA

SECOND FLOOR	= 2,930.57 SQ.FT
FIRST FLOOR	= 3,663.32 SQ.FT
PROPOSED AREA	= 79.99% OF GROUND FLOOR



3 FRONT YARD - PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL FRONT YARD (80'-0"x25'-0")	= 2,000.00 SQ.FT
REQUIRED PERVIOUS AREA (50.0% MIN. FRONT YARD)	= 1,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 1,086.98 SQ.FT (54.35%)
PROPOSED IMPERVIOUS AREA	= 913.02 SQ.FT (45.65%)

54.35% OF FRONT YARD
(EXCEEDS MIN. REQUIREMENT)

TORELLA ALAMANCA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM & CALCULATIONS

ARCHITECT OF RECORD

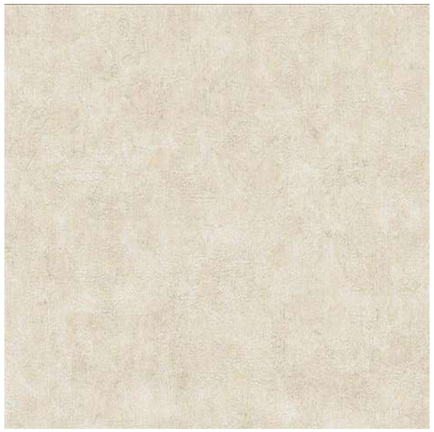
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-1.1

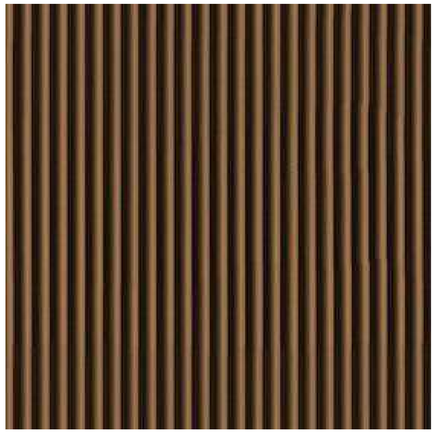
DRAWN BY: F.S



LIME PLASTER STUCCO -
GREY FINISH



RETAINIG WALL -
LIME PLASTER STUCCO -
WHITE FINISH



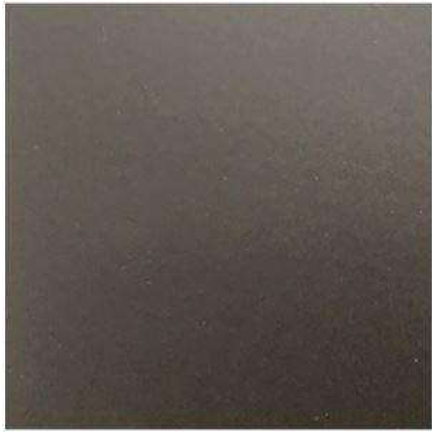
EXTERIOR ALUMINUM CLADDING -
POWDERCOATED PTF FINISH



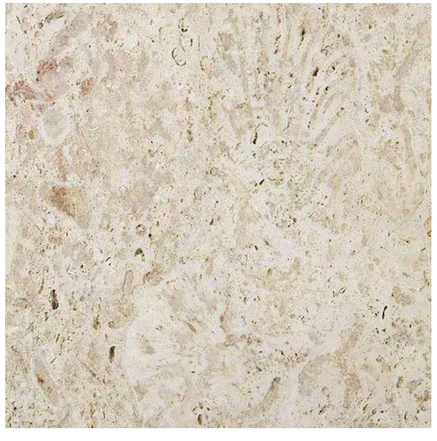
RIZO TAUPE -
GREY MATTE PORCELAIN
WALL TILE



IMPACT GLAZING - CLEAR



ALUMINUM MULLIONS AND
COLUMNS COVERS - BRONZE
PAINTED FINISH



DRIVEWAY SAND SET PAVERS -
CORAL STONE SELECT WHITE



COMPOSITE WOOD -
WALLNUT FINISH

TORRELLA ALAMANCA

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1280 95TH ST,
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FL 33154

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1	5-10-24

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SCALE:

MATERIAL PALETTE

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

1

A-1.2

DRAWN BY: F.S

AC UNITS WILL BE SCREEN WITH A 5' WOOD FENCE WITH WHITE FINISH

POUR CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH

POOL EQUIPMENT WILL BE SCREEN WITH A 5' WOOD FENCE WITH WHITE FINISH

5' METAL FENCE, SELF CLOSING AND WITH A CHILD LATCH

S3° 12' 25"E 125.00'

S86° 47' 35"W 80.00'

REQUIRED SIDE YARD SETBACK

REQUIRED POOL YARD SETBACK

REQUIRED REAR YARD SETBACK

REQUIRED FRONT YARD SETBACK

POOL (UNDER SEPARATE PERMIT)

A/C UNITS OVER CONCRETE PAD

POOL EQUIPMENT OVER CONCRETE PAD

FAMILY ROOM

LIVING ROOM

DINING ROOM

GUEST BATH 01

GUEST SUITE 01

MIDNIGHT KITCHEN

DECORATIVE CONCRETE DRIVEWAY

DECORATIVE CONCRETE WALKWAY

WHITE METAL MAILBOX

JACUZZI

OUTDOOR COVERED BBQ

POOL BATH

STORAGE

DISPLAY KITCHEN

B.O.H KITCHEN

LAUNDRY

STORAGE

A/C

W/D

POWDER ROOM

SAUNA

PANTRY

MAID BATH

MAID ROOM

GYM

NOTE: POOL DECK MATERIAL WILL BE A LIGHT BEIGE PORCELAIN TILE - ANTI SLIP

+6' - 10" N.G.V.D

+8' - 10" N.G.V.D

+9' - 0" N.G.V.D

+6' - 6" N.G.V.D

+4' - 10" N.G.V.D

+5' - 6" N.G.V.D

GROUND FLOOR PLAN

1/4" = 1'-0"

NORTH

TORELLA SALAMANCA

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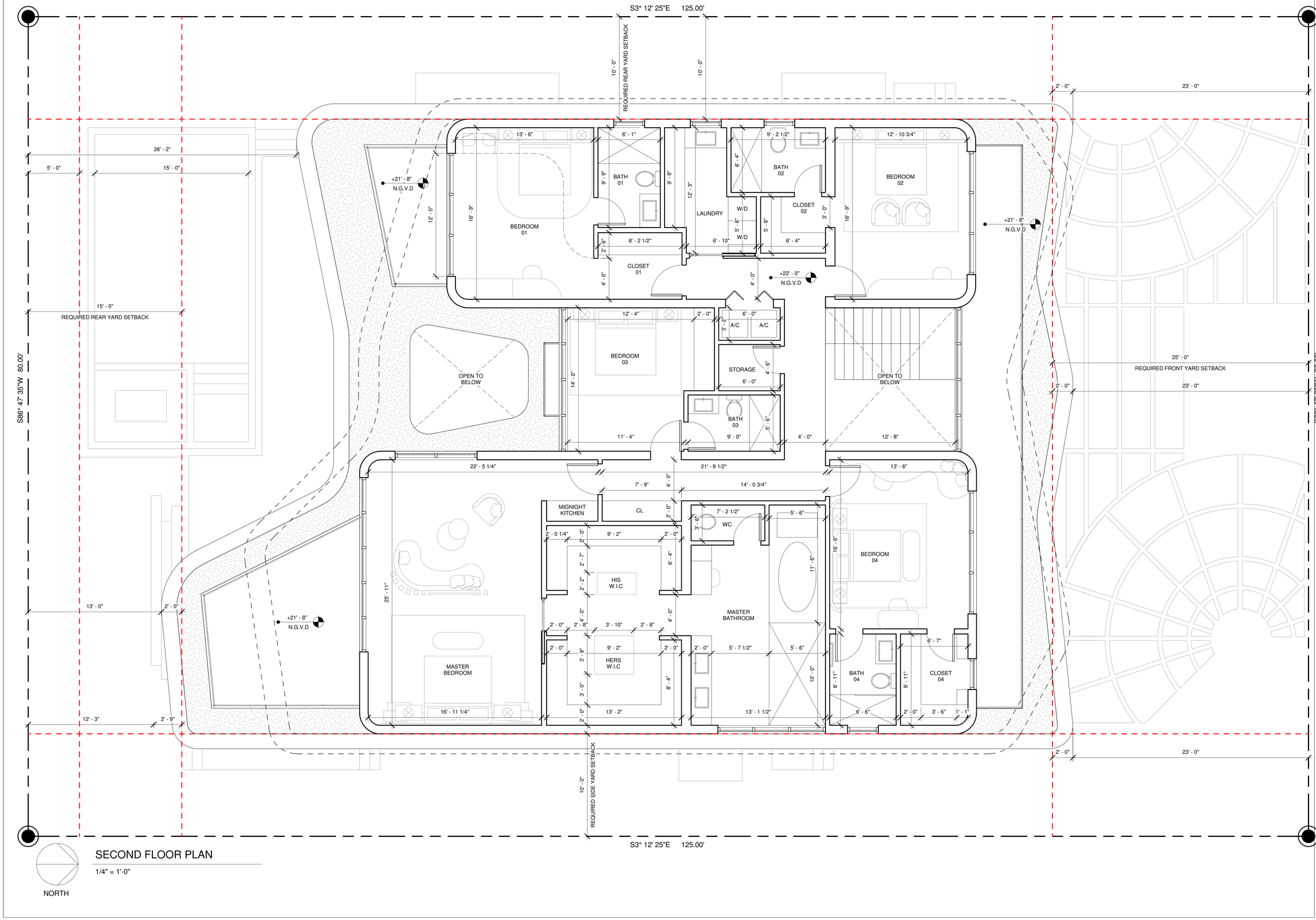
GROUND FLOOR PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-2.0

DRAWN BY: F.S



SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

TORELLA ALAMANCA

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SECOND FLOOR PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-2.1

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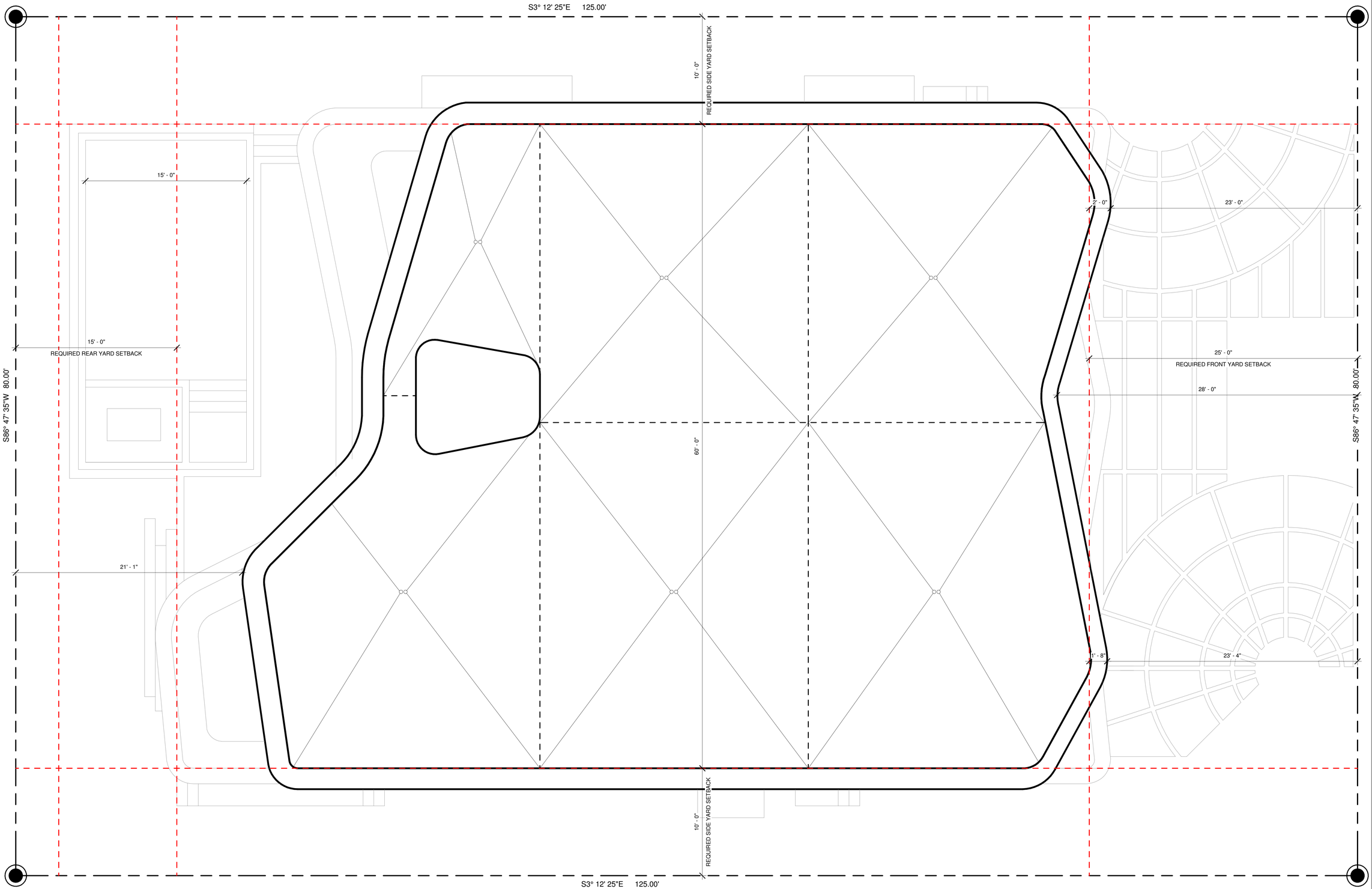

NORTH

ROOF PLAN

1/4" = 1'-0"

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SCALE:

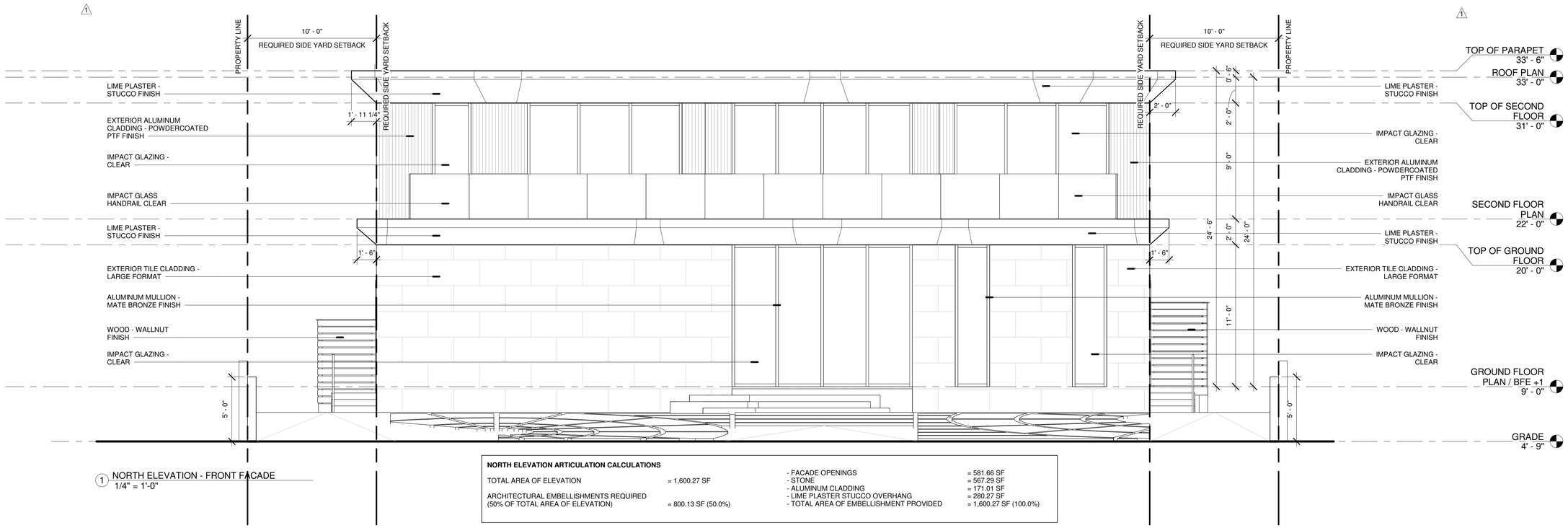
ROOF PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-2.2

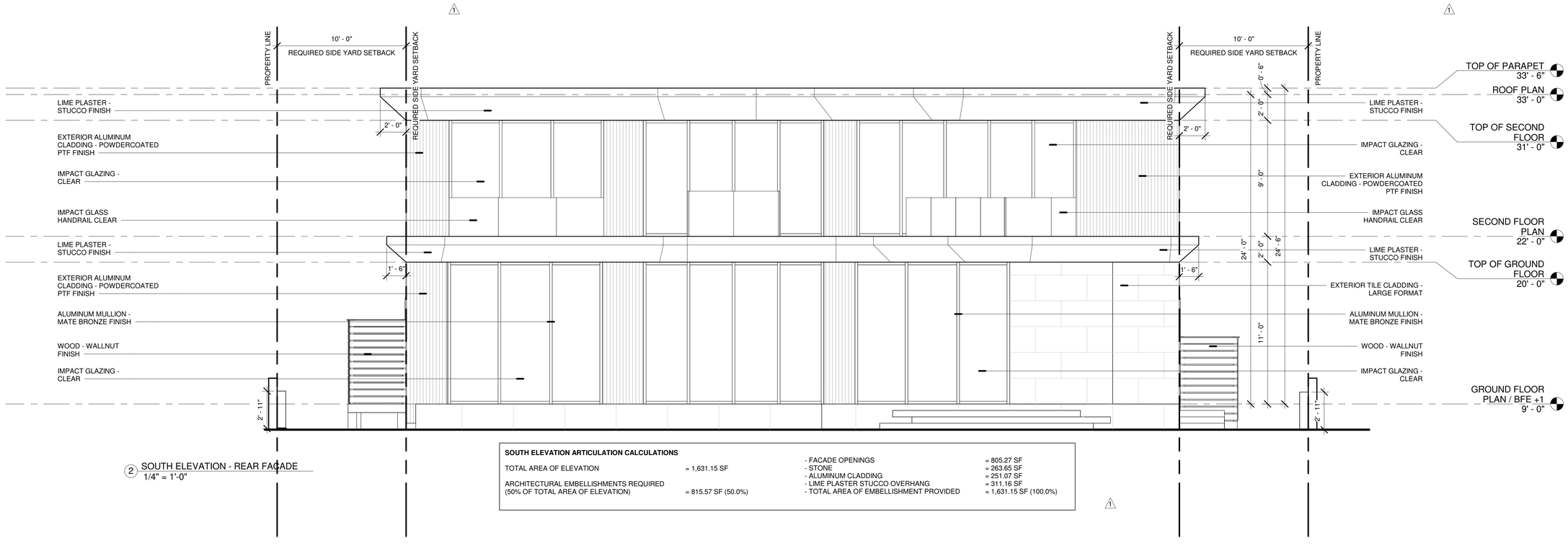
DRAWN BY: F.S



1 NORTH ELEVATION - FRONT FACADE
1/4" = 1'-0"

NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,600.27 SF	- FACADE OPENINGS	= 581.66 SF
		- STONE	= 567.29 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED		- ALUMINUM CLADDING	= 171.01 SF
(50% OF TOTAL AREA OF ELEVATION)	= 800.13 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 280.27 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,600.27 SF (100.0%)



2 SOUTH ELEVATION - REAR FACADE
1/4" = 1'-0"

SOUTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,631.15 SF	- FACADE OPENINGS	= 805.27 SF
		- STONE	= 263.65 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED		- ALUMINUM CLADDING	= 251.07 SF
(50% OF TOTAL AREA OF ELEVATION)	= 815.57 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 311.16 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,631.15 SF (100.0%)

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1	5-10-24

DATE:
DRAFTED BY:
SCALE:

NORTH AND SOUTH ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.0

DRAWN BY: F.S



NORTH ELEVATION - FRONT FACADE



SOUTH ELEVATION - REAR FACADE

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24

DATE:
DRAFTED BY:
SCALE:

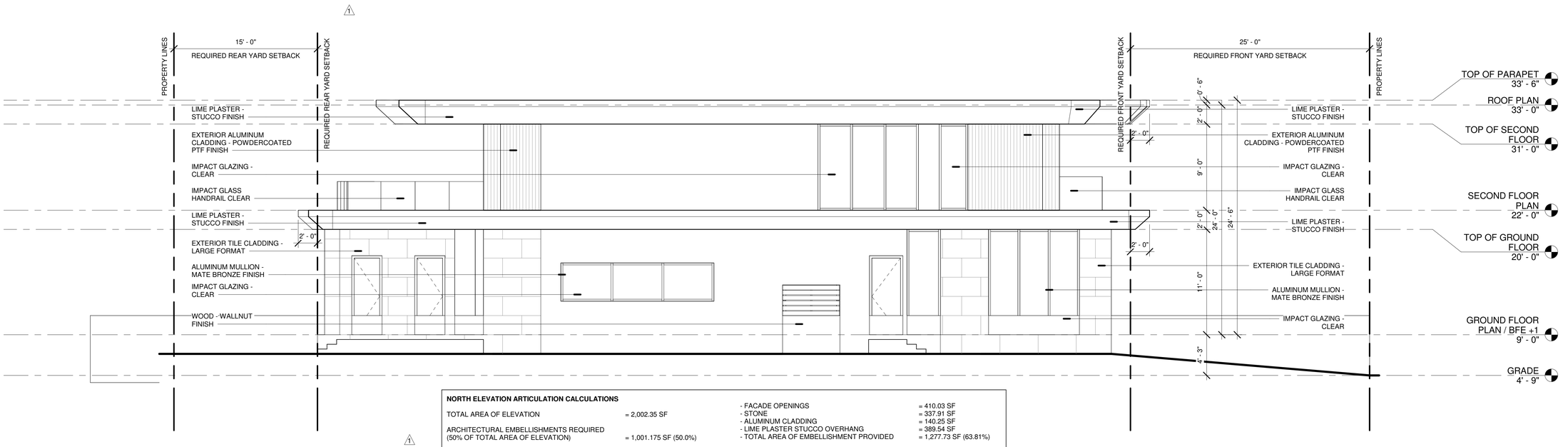
NORTH AND SOUTH COLOR ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.1

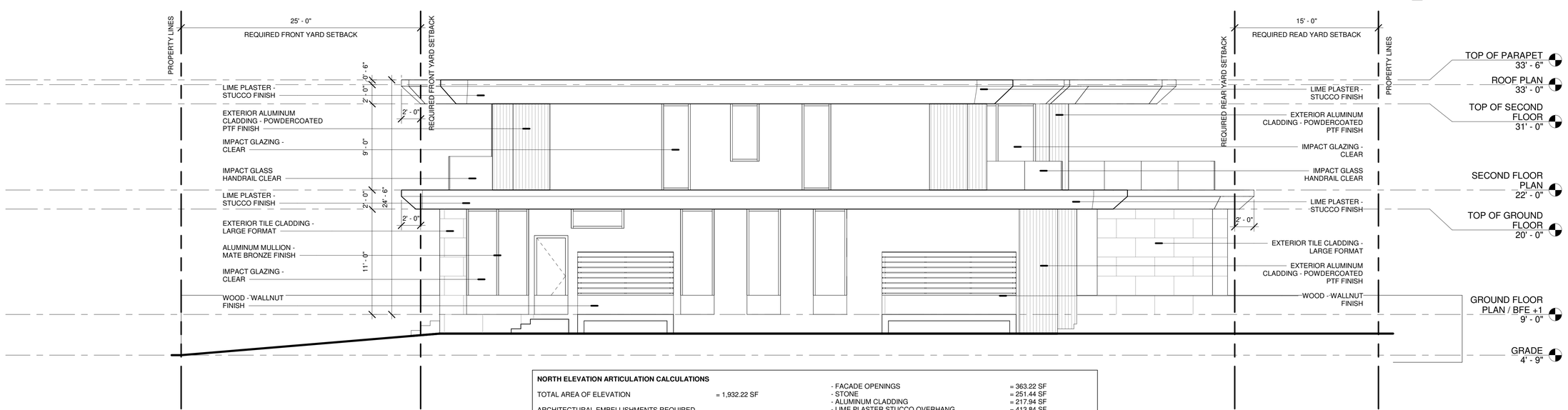
DRAWN BY: F.S



NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 2,002.35 SF	- FACADE OPENINGS	= 410.03 SF
		- STONE	= 337.91 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED		- ALUMINUM CLADDING	= 140.25 SF
(50% OF TOTAL AREA OF ELEVATION)	= 1,001.175 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 389.54 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,277.73 SF (63.81%)

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



NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,932.22 SF	- FACADE OPENINGS	= 363.22 SF
		- STONE	= 251.44 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED		- ALUMINUM CLADDING	= 217.94 SF
(50% OF TOTAL AREA OF ELEVATION)	= 966.11 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 413.84 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,246.44 SF (64.50%)

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

TORRELLA ALAMANCA

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SCALE:

EAST AND WEST ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.1

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EAST ELEVATION - SIDE FACADE



WEST ELEVATION - SIDE FACADE

TORRELLA SALAMANCA

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FL 33154

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SCALE:

EAST AND WEST COLOR ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.3

DRAWN BY: F.S









TORELLA ALAMANCA

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SCALE:

RENDERINGS - FRONT AND REAR

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-4.0 1

DRAWN BY: F.S









TORELLA SALAMANCA

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BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
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DATE: 5/10/24
PROJECT N0

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1	5-10-24

DATE:
DRAFTED BY:
SCALE:

RENDERINGS - SIDE

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-4.1

DRAWN BY: F.S





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PROJECT N0

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DRAFTED BY:
SCALE:

RENDERINGS - STREET VIEW

ARCHITECT OF RECORD

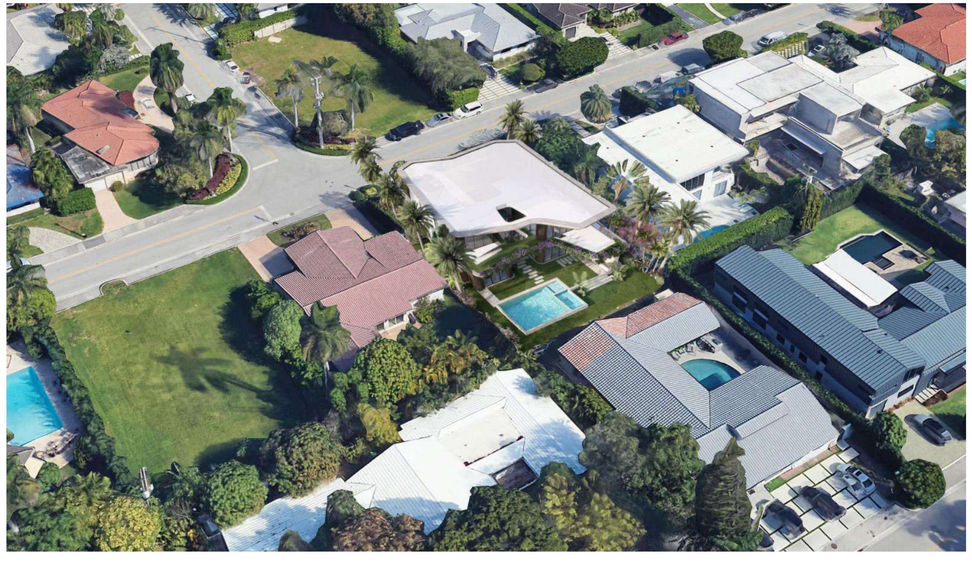
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

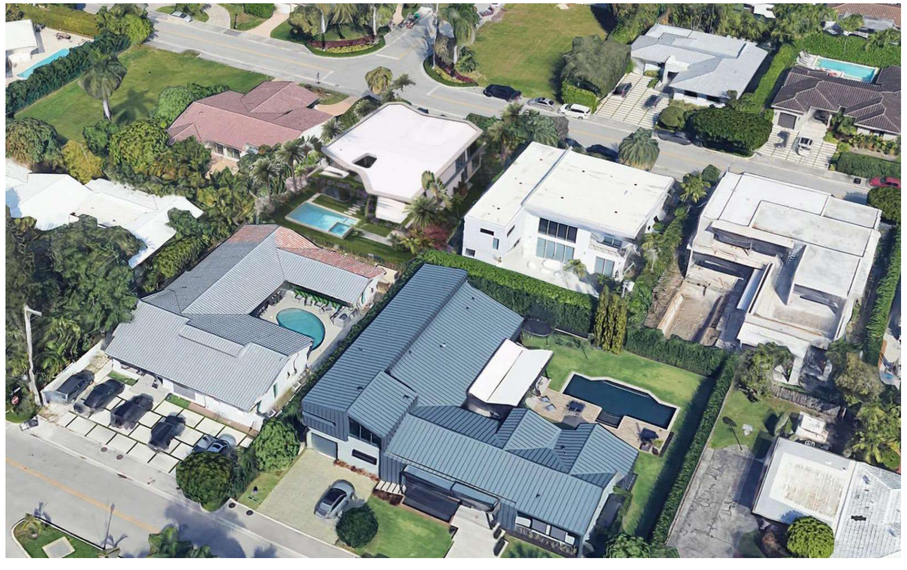
A-4.2 1

DRAWN BY: F.S









TORRELLA SALAMANCA

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SCALE:

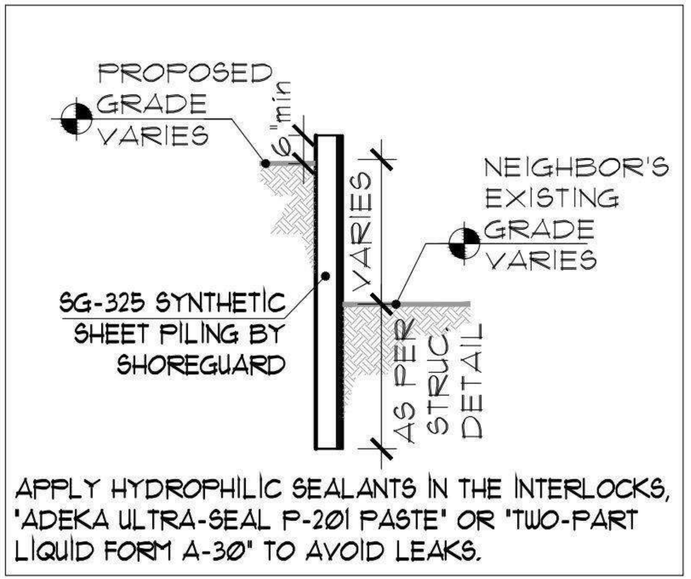
RENDERINGS - AXONOMETRIC

ARCHITECT OF RECORD

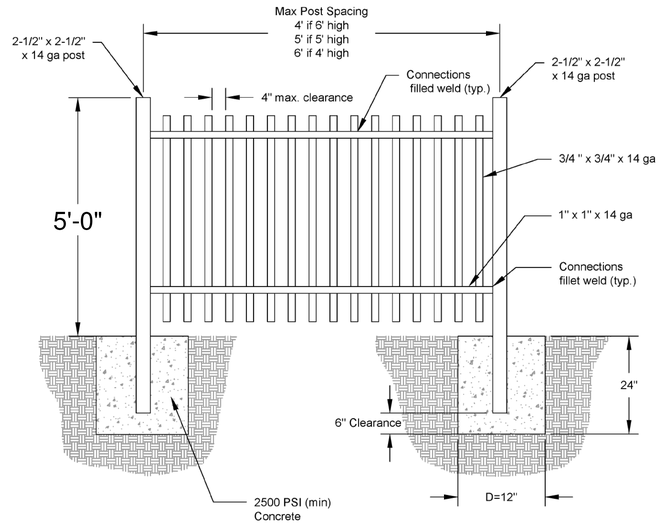
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-4.3 1

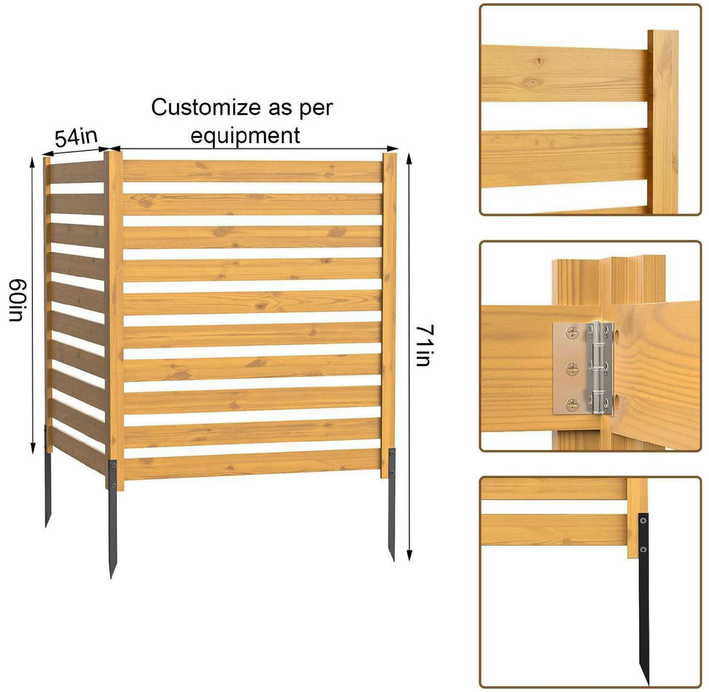
DRAWN BY: F.S



1 RETAINING WALL DETAIL
NTS



2 METAL FENCE DETAIL
NTS



3 A/C EQUIPMENT FENCE DETAIL
NTS

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DRAFTED BY:
SCALE:

RETAINING WALL AND FENCE DETIAL

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-5.0

DRAWN BY: F.S

AGENDA ITEM REPORT
September 9, 2025

ITEM NUMBER: 5.

ITEM: Request for approval of a revision for "Jack & Orit Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34. On March 4, 2025, the Board approved the site plan for the addition and renovation to an existing single-family home. On August 12, 2025, the owners submitted revised plans for modifications. The changes include reducing the square footage of the 2nd floor addition and the roof deck. They have added, eliminated and relocated some windows on the second story. Also, they swapped the previously approved railings with glass. Enclosed please find the previously approved and new proposed plans. 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 9655 WBVD SFR Add & Reno Rev DRB Staff Report Aug 22 2025
2.	BHI 9655 WBVD SFR Add & Reno Rev Architect Ltr Aug 12 2025
3.	9655 WBRD Drive DRB Set 9.9.2025 Revisions

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: August 22nd, 2025

Subject: Single-Family Residence – Building Addition & Renovations (Revisions)
9655 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR2025-000019 (Original SPR24-000026)
MMPA Acct. No.: 01-0702-1199

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (BHI Recd. Aug. 12th, 2025) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for a 2nd Story 720 square foot (previously 900 SF) building addition & roof deck / interior renovations to an existing single-family home located at 9655 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9655 West Broadview Drive
Legal Description: Lot 7 of Block 34, "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, Eduardo Vasquez from the EAV / BTD, LLC architectural firm, as agent for the property owners, Jack & Orit Osman, have submitted an application to allow an addition & renovations to their existing home located at 9655 West Broadview Drive. According to the MDPA website the existing 3,893 sq. ft. single-story home (interior corner lot) was originally built in 1959.

In November 2024 the owner submitted an application to the Town for a proposed new 2nd story addition located at the northeast corner of the existing house that was 900 sq. ft. of new A/C floor area (total 4,783 sq. ft.). The plans indicated the 2nd story addition will be for a new Master Bedroom suite including a new Bathroom and His & Her Closets. In addition to the proposed 2nd story addition, a connected 832 sq. ft. roof deck was shown to the west of the addition. Access to the new 2nd story addition is planned via an interior staircase from the remodeled ground level Playroom / Utility Room beneath the new addition. Portions of the ground level will also be remodeled. The expanded home will have 5 bedrooms / 5 baths and no garage. On March 4th, 2025, the Design Review Board (DRB) reviewed and approved the application. On July 30th, 2025, the Town received a Building Permit application for the addition / renovations. MMPA / others began our review and we quickly noticed the size of the 2nd Story addition and roof deck were significantly different (smaller) than the plans approved by the DRB. Due to the proposed reduction of the addition & rooftop deck area this gives a different architectural look. Windows were added & changed. MMPA issued a memo to the Town on August 1st, 2025 setting forth our observations and recommending the DRB re-review / re-approved this revised project.

When the Town's DRB approves a project, the approval (Development Order) specifies a specific set of architectural plans to ensure the Building Permits / actual development will match the approved DRB plans exactly or with minor adjustments. The Town Code (Sec. 5-23.1) specifies that all future construction must be in general conformity to the approved DRB plans; otherwise, fines may be assessed and no CO / TCO will be issued until the nonconformity is corrected. In addition, Town Resolution No. 1077 lists what minor modifications the staff can handle administratively and what changes must be re-reviewed / re-approved by the DRB (specifically include changes to door & window locations / sizes / shapes). The DRB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur, they are to be discussed, and plan modifications / re-approvals may be necessary. If the changes are deemed substantial the Code requires re-approval by the PZB (Sec. 5-23.1(C).

This property is an oddly shaped corner lot. The BHI developer's Deed Restrictions and current Zoning Code allow for the modification of setbacks based on each situation due to unique lot shapes or circumstances. The house / site design predates the current Zoning Code as to "yard" definitions and setbacks. It appears when the home was built in 1959 the south property line was considered a "side" (10' min. setback) and the east property line was considered the "rear" (15' min. setback) as the house faces westerly. By current Zoning Code definition, the south property line is the "rear" of the lot. Both the west and north lot lines adjoin roadways which require a min. 25' "front" setback. The survey indicates the existing house meets the 25' setback from 97th Street but some portions of the house do not meet that requirement along West Broadview Drive due to the unusual house architectural design (as little as 15'-5" per the survey) and lot shape. This site is considered legal nonconforming as to those existing setbacks. No portion of the 2nd story addition or interior house renovations will affect the existing house footprint. In addition, a swimming pool / deck is built in the "side street" setback area facing 97th Street which is allowed (fenced / screened with landscaping). The existing home has some prominent roof eave yard encroachments that will remain (do not meet current 2' max. yard encroachment). Finally, the current Code requires a minimum of 35% landscaped open space for one-story homes but a minimum of 40% for 2-story homes. From the plan information provided the site currently has

about 37% of the site as landscaped open space (OK for existing 1-story home). While the new 2nd story addition would technically require more ground level open space, due to the existing site design and features it would be difficult to meet the 40% requirement (remove hardscape). Therefore, we feel the Town should grandfather the existing setback / open space situation.

This 1950s Ranch style home has a unique footprint and architecture with some very wide roof eave overhangs, especially facing West Broadview Drive. These are planned to stay. For the new 2nd story addition, the architect has attempted to incorporate features & materials to match the existing ground level house. The house will have a white stucco exterior finish. The existing landscaping appears to meet the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. Further landscaping improvements are always welcome.

PROJECT HISTORY / DESCRIPTION OF As stated above in November 2024 the applicant submitted a set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes. On March 4th, 2025, the DRB approved the project based on a specific set of plans. Building Permit plans were submitted and reviewed. It was noticed the size of the 2nd Story addition / roof deck was much smaller than the DRB reviewed & approved. The architect / owner was notified and a Site Development Plan application has now been made to allow the revised project. As is typical and required by the Town, the set of revised plans includes a side-by-side comparison of the "DRB Approved" & "Requested Revision" plans.

2nd Story Addition

Original DRB Approval March 4th, 2025	900 Square Feet
Proposed Revised Plans August 12th, 2025	720 Square Feet

2nd Story Roof Deck

Original DRB Approval March 4th, 2025	832 Square Feet
Proposed Revised Plans August 12th, 2025	254 Square Feet

Other Changes

New / Repositioned / Different Shaped Windows
Different 2nd Story Railing Detail / Location

See the attached letter from the project architect that includes the MMPA Building Permit comments and the applicant's response. It appears most of the reason for the revisions is related to interior structural limitations of the original house and cost implications.

SUMMARY / SITE PLAN COMMENTS

The revised Site Development Plans submitted for the construction of a new 2nd Story 720 square foot building addition, a 254 square foot roof deck, some exterior window alternations, and interior modifications to an existing single-story single-family home located at 9655 West Broadview Drive meet or exceed all Town Land Development Code requirements, except for those features that are

deemed grandfathered mentioned herein. The applicant submitted plans that were reviewed and commented on by MMPA / Town Staff and all previous comments and issues have been addressed by the current revised plans.

The following conditions of approval are recommended:

1) This approval is based on the revised plans prepared by Eduardo Vasquez from the EAV / BTD, LLC architectural firm, received by the Town August 12th, 2025, with any modifications required by the Design Review Board (DRB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the 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 SPR25-000019
DRB APPLICATION FEE - $350.00 8/12/2025

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name JACK OSMAN Contact Number 786-210-5302
Address 9655 W. Broadview Dr
City Bay Harbor Islands State FL Email Address jack@theosmans.com

OWNER / PROPERTY INFORMATION
Name JACK OSMAN Address 9655 W. Broadview Dr., Bay Harbor Islands
Folio# 13-2227-001-6300 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST 2nd Story addition
Landscaping & Driveway will remain as existing

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: 8/12/25 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: 8/12/25 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: 8/12/25 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.

EAV BTD ARCHITECT

August 11, 2025

Responses to DRB comments

Single Family Addition & Renovations
9655 West Broardview Drive
Town of Bay Harbor Islands, FL

Comments

MMPA provides the following comments on the revised Building Permit plans dated July 30th, 2015 (architectural):

1) This project was approved with the following condition - This approval is based on the latest revised plans prepared by Eduardo Vasquez from the EAV / BTD, LLC architectural firm, received by the Town Feb. 4th, 2025, with any modifications required by the Design Review Board (DRB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial. MMPA finds that some of Building Permit plans have substantial modifications that do not appear to be related to Fire / Building Codes and appear to be client desired changes. In our opinion the DRB will need to look at the major changes noted below.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

2) On Sheet A1.0 Site Plan the 2nd Floor Plan notes the proposed rooftop deck next to the addition as a "balcony". Clearly this is not a balcony which is attached to the exterior of a wall at a door / window opening and extends into open space. This was brought up during the DRB review and the plans were corrected to use the right nomenclature. Not sure why this sheet that was corrected before now has the incorrect term again. Revise the plan set.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

EAV BTD ARCHITECT

3) On Sheet A1.0 Site Plan the 2nd Floor Plan addition was reduced in size significantly from 900 sq. ft. to only 720 sq. ft. The project must be built exactly as the plans were approved, unless the DRB approves a revision.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

4) On Sheet A1.0 Site Plan the 2nd Floor Plan roof deck areas was reduced in size significantly from 832 sq. ft. to only 254 sq. ft. The project must be built exactly as the plans were approved, unless the DRB approves a revision.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

5) On Sheet A1.1 (2nd Floor Volume Study) the BP plan drawings show the significantly smaller 2nd Floor addition and roof deck square footages. This does not match the approved DRB plans. The project must be built exactly as the plans were approved, unless the DRB approves a revision.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

6) On Sheet A1.2 the BP plan drawings show the same significantly modified 2nd Floor addition and roof deck square footages. This does not match the approved DRB plans. The project must be built exactly as the plans were approved, unless the DRB approves a revision.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

7) On Sheet A2.1 the BP plan drawings show the same significantly modified 2nd Floor addition and roof deck square footages. Change the term "balcony" to "roof deck" to correctly identify that feature. Again, this does not match the approved DRB plans. The project must be built exactly as the plans were approved, unless the DRB approves a revision.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

6955 NW 52 St Unit 3 miami fl 33166 786.277.4512

EAV BTD ARCHITECT

8) On Sheet A3.0 of the BP plan set (Building Elevations) the "West Elevation" illustration is missing. This was included and required to be included in the approved DRB plan set. Revise the plan to include the missing West Elevation. Note any changes.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

9) On Sheet A3.1 of the BP plan set the Building Elevation drawings show the significantly modified 2nd Floor addition and roof deck square areas.

- Due to the proposed reduction of the rooftop deck area the railing detail extensions are much different – gives a different architectural look. This does not match the approved DRB plans. The project must be built exactly as the plans were approved, unless the DRB approves a revision.
- On the South Elevation on the proposed 2nd Floor addition a new window was added to the lower wall. This gives a different architectural look. This does not match the approved DRB plans. The project must be built exactly as the plans were approved, unless the DRB approves a revision. Resolution No. 1077 specifically states any changes to door & window locations / sizes / shapes / new or deleted must be re-reviewed / re-approved by the DRB.
- On the North Elevation of the proposed 2nd Floor addition the lower window shape was modified (square vs. rectangular). This gives a different architectural look. This does not match the approved DRB plans. The project must be built exactly as the plans were approved, unless the DRB approves a revision. Resolution No. 1077 specifically states any changes to door & window locations / sizes / shapes / new or deleted must be re-reviewed / re-approved by the DRB.

RESPONSE: ORIGINAL DESIGN VS. REVISED DESIGN COMPARISION PLAS SUBMITTED FOR DRB REVIEW AND APPROVAL.

If you have any questions, please contact me at (786) 277-4512.

Respectfully Submitted,

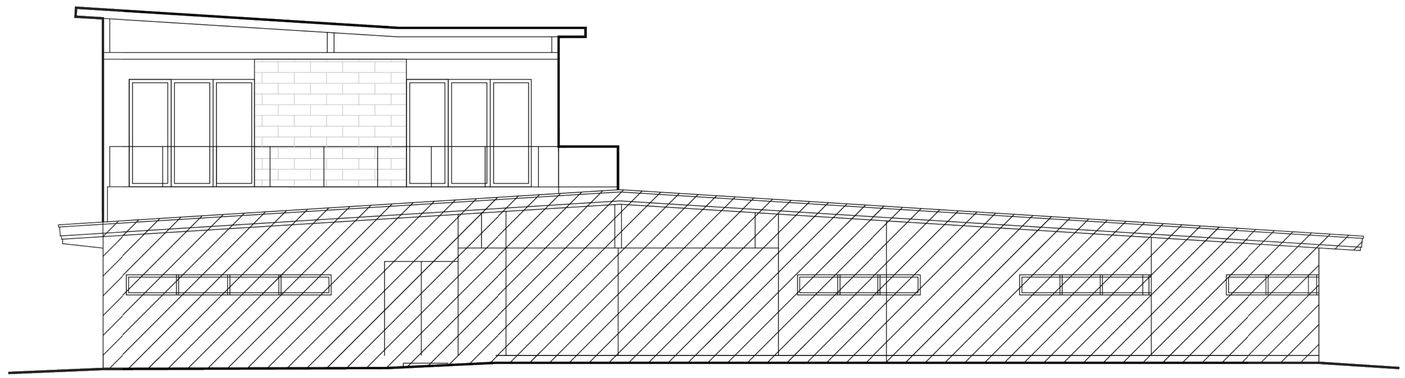
Eduardo Alberto Vazquez, RA
AR 014369

Eduardo A Vazquez
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 13:42:52 -04'00'

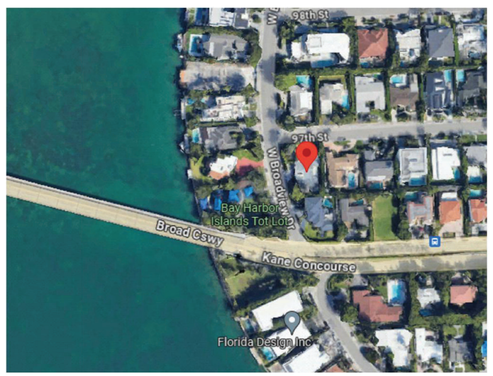
6955 NW 52 St Unit 3 miami fl 33166 786.277.4512

DESIGN SUBMITTAL

ORIGINAL APPROVED DESIGN VS REVISED DESIGN



PROJECT LOCATED AT:
9655 W BROADWAY DRIVE
BAY HARBOR ISLANDS, FL
33154



9655 W BROADVIEW DR
BAY HARBOR, FL

EAV / BTD LLC.
8425 Biscayne Blvd., Suite 103
Miami, FL 33138
T.305.756.4566
F.305.7564567
www.bigtimedesignstudios.com

EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA · EDUARDO A. VAZQUEZ · LICENSED · REGISTERED ARCHITECT

Eduardo A Vazquez
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 23:11:56 -04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.24
R2 DESIGN SUB. 8.11.25

KEY:

INDEX

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

A0.1









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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA
REGISTERED ARCHITECT

Eduardo A Vazquez
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 22:44:18 -04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.24

KEY:

NEIGHBORING BUILDINGS

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

A0.2 R1



ORIGINAL DESIGN



REVISED DESIGN

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

Eduardo A Vazquez
STATE OF FLORIDA
REGISTERED ARCHITECT
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 22:44:18 -04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1	DESIGN SUB. 1.10.24
R2	DESIGN SUB. 8.11.25

KEY:

RENDERING

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

A0.3



ORIGINAL DESIGN



REVISED DESIGN

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.24
R2 DESIGN SUB. 8.11.25

KEY:

RENDERING

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET: R1

A0.4



ORIGINAL DESIGN



REVISED DESIGN

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA
REGISTERED ARCHITECT

Eduardo A Vazquez
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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.24
R2 DESIGN SUB. 8.11.25

KEY:

RENDERING

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET: R1
A0.5

LEGEND:	
ENCLOSED EXISTING HOUSE	
ENCLOSED ADDITION/NEW ALL FLOORING TO MATCH 8.19 NGVD	
ENCLOSED ADDITION/NEW ALL FLOORING TO MATCH 5.65 N.G.V.D	
24" X 48" CONCRETE SLABS W/ 5" TURF JOINT	
LANDSCAPE	
CONCRETE SLAB, STEPSTONES ,STAIRS	
TINTED CONCRETE DRIVEWAY	

SITE INFORMATION

ZONING:

RD SINGLE FAMILY RESIDENTIAL DISTRICT
PROJECT IS LOCATED WITHIN ZONE "AE"–BASE FLOOD ELEVATION 8'–0"
SUFFIX "L".

CONCRETE SLAB AND ALL CONCRETE PADS MUST HAVE
A FFE OF 8.0 FEET NGVD.
OCCUPANCY GROUP:

IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE. THIS PROJECT IS
CLASSIFIED GROUP R– RESIDENTIAL OCCUPANCY.
THIS PROJECT IS DESIGNATED AS FLUM (RESIDENTIAL LOW DENSITY)

CONSTRUCTION TYPE:
ACCORDING TO FBC 2023, CHAPTER 6 TABLES 601 AND 602, THE EXISTING
STRUCTURE IS CLASSIFIED AS TYPE IIB (NONCOMBUSTIBLE CONSTRUCTION)

UTILITIES
WATER & SEWER: MUNICIPAL SEWER SYSTEM
ELECTRIC: F.P.L. CO.

SET BACKS:	REQUIRED	PROVIDED
WEST (PRIM.FRONT GRANDFATHERED):	25'–0"	17'–5"
EAST (REAR GRANDFATHERED):	15'–0"	17'–0"
NORTH (FRONT/SIDE STREET):	25'–0"	25'–0"
SOUTH (SIDE GRANDFATHERED):	10'–0"	10'–0"

SITE CALCULATION

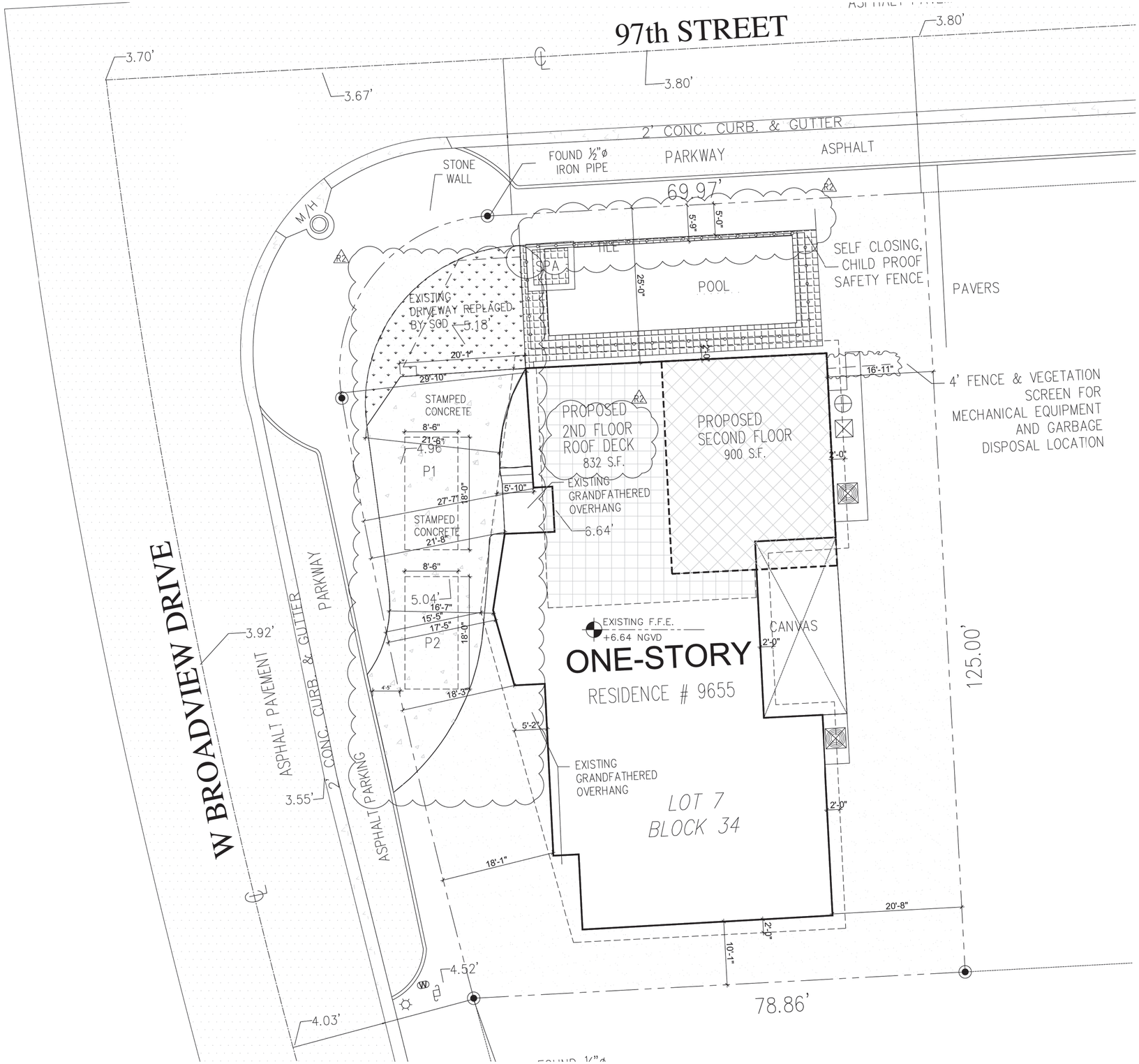
	S.F	%
TOTAL SITE AREA	11,020	
AC AREA FIRST FLOOR	3,893	
A/C AREA SECOND FLOOR	900	
PROPOSED ENCLOSED AREA UNDER A/C	4,793	
EXTERIOR CONCRETE TERRACE, STEPS & CONCRETE PAVERS	3,490	
FRONT WALLS, FENCE BASE &DRIVEWAY ASPHALT	0	
POOL	556	
TOTAL IMPERVIOUS AREA	4,759	63
LANDSCAPE	4,481	34
TOTAL PERVIOUS AREA	4,050	37
PROPOSED ENCLOSED UNDER A/C	4,783	S.F
EXISTING ENCLOSED UNDER A/C	3,893	S.F
ENCLOSED ADDITION	900	S.F

BUILDING INFORMATION

TOTAL BUILDING HEIGHT: 25'–0"ABOVE BFE

LEGAL DESCRIPTION

26–27–34–35 52 42
BAY HARBOR ISLAND PB 46–5
LOT 7 BLK 34
LOT SIZE 86.060 X 126
OR 21038–2088 02 2003 4
THE PUBLIC RECORDS OF MIAMI–DADE COUNTY,
FLORIDA.
FOLIO NUMBER: 13–2227–001–6300



ORIGINAL SITE PLAN

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

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F.305.7984567
www.bigtimedesignstudios.com

EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA · REGISTERED ARCHITECT
Eduardo A Vazquez
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 22:44:19 -04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1	DESIGN SUB. 1.10.24
R2	DESIGN SUB. COMS. 1.27.25
R3	DESIGN SUB. 8.11.25

KEY:

SITE PLAN

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:
A1.0

SITE INFORMATION

ZONING:

RD SINGLE FAMILY RESIDENTIAL DISTRICT
PROJECT IS LOCATED WITHIN ZONE "AE"–BASE FLOOD ELEVATION 8'–0"
SUFFIX "L".

CONCRETE SLAB AND ALL CONCRETE PADS MUST HAVE
A FFE OF 8.0 FEET NGVD.
OCCUPANCY GROUP:

IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE. THIS PROJECT IS
CLASSIFIED GROUP R– RESIDENTIAL OCCUPANCY.
THIS PROJECT IS DESIGNATED AS FLUM (RESIDENTIAL LOW DENSITY)

CONSTRUCTION TYPE:
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UTILITIES
WATER & SEWER: MUNICIPAL SEWER SYSTEM
ELECTRIC: F.P.L. CO.

SET BACKS:	REQUIRED	PROVIDED
WEST (PRIM.FRONT GRANDFATHERED):	25'–0"	17'–5"
EAST (REAR GRANDFATHERED):	15'–0"	17'–0"
NORTH (FRONT/SIDE STREET):	25'–0"	25'–0"
SOUTH (SIDE GRANDFATHERED):	10'–0"	10'–0"

SITE CALCULATION

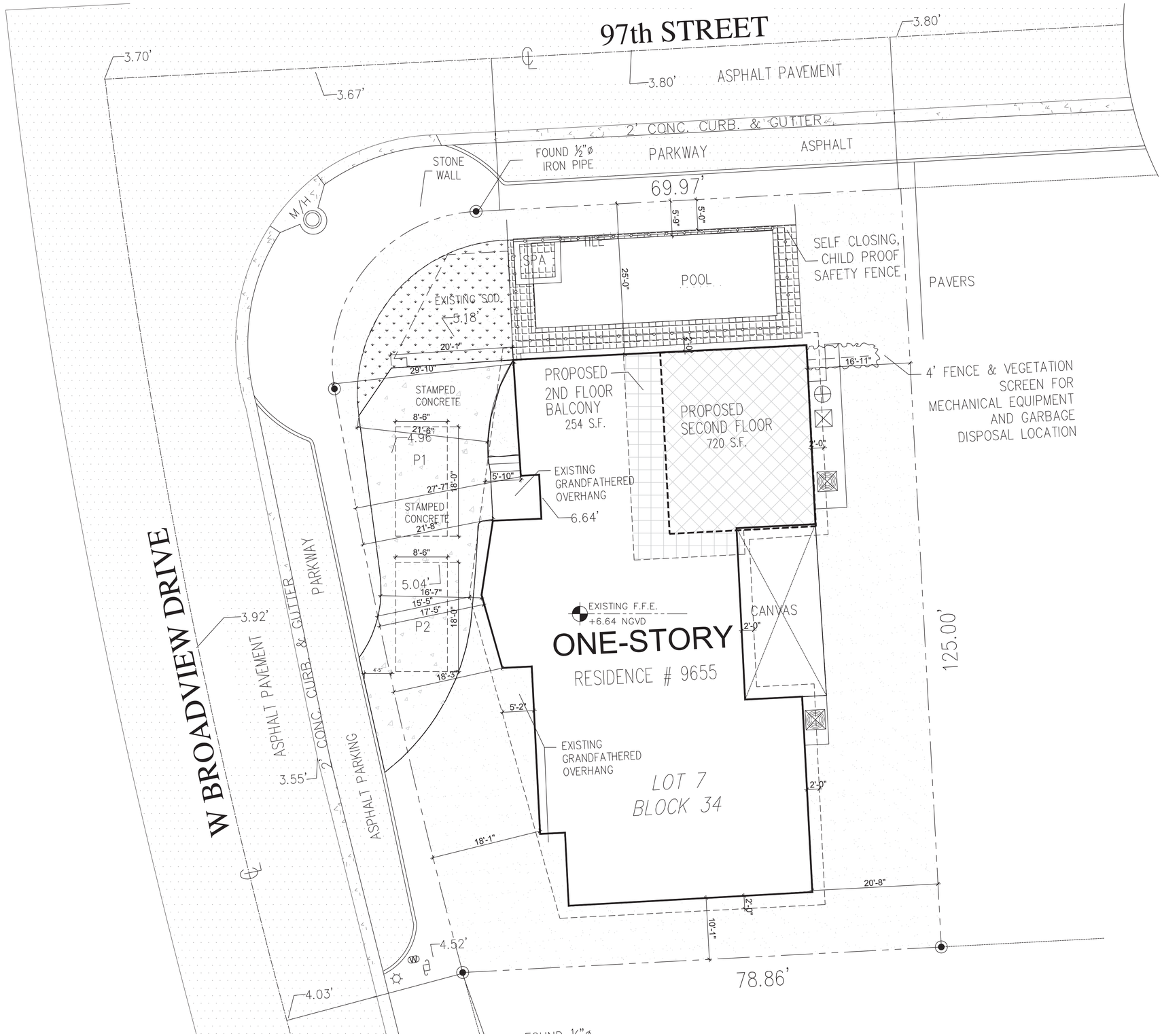
	S.F	%
TOTAL SITE AREA	11,020	
AC AREA FIRST FLOOR	3,893	
A/C AREA SECOND FLOOR	720	
PROPOSED ENCLOSED AREA UNDER A/C	4,613	
EXTERIOR CONCRETE TERRACE, STEPS & CONCRETE PAVERS	3,490	
FRONT WALLS, FENCE BASE &DRIVEWAY ASPHALT	0	
POOL	556	
TOTAL IMPERVIOUS AREA	4,759	63
LANDSCAPE	4,481	34
TOTAL PERVIOUS AREA	4,050	37
PROPOSED ENCLOSED UNDER A/C	4,613	S.F
EXISTING ENCLOSED UNDER A/C	3,893	S.F
ENCLOSED ADDITION	720	S.F

BUILDING INFORMATION

TOTAL BUILDING HEIGHT: 25'–0"ABOVE BFE

LEGAL DESCRIPTION

26–27–34–35 52 42
BAY HARBOR ISLAND PB 46–5
LOT 7 BLK 34
LOT SIZE 86.060 X 126
OR 21038–2088 02 2003 4
THE PUBLIC RECORDS OF MIAMI–DADE COUNTY,
FLORIDA.
FOLIO NUMBER: 13–2227–001–6300



REVISED SITE PLAN

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

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

Eduardo A Vazquez
STATE OF FLORIDA · REGISTERED ARCHITECT
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 22:41:19 -04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

1	DESIGN SUB.	8.11.25

KEY:

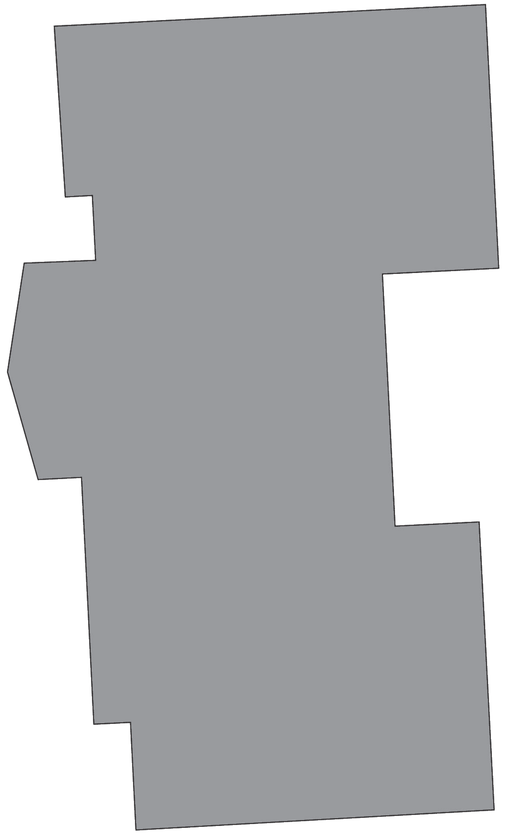
SITE PLAN

SCALE:	AS SHOWN
PROJECT NUMBER:	*
DATE ISSUED:	JUNE 16TH 2025
DRAWN:	JV
CHECKED:	EAV
SHEET:	A1.0

FIRST FLOOR 3,914 S.F.

GARAGE 0 S.F.

MAIN HOUSE: 3,914 S.F.
TOTAL: 3,914 S.F.

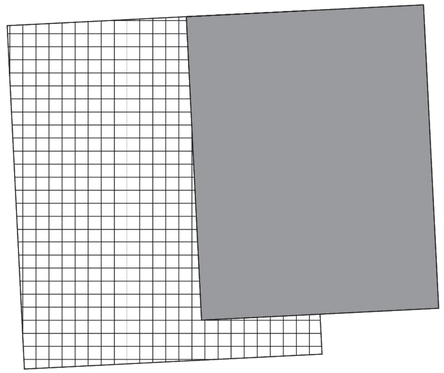


UNIT SIZE
GROUND FLOOR
SCALE:1/8"=1'-0"

SECOND FLOOR 901 S.F.

ROOF DECK AREA 832 S.F.

SECOND FLOOR ADDITION



UNIT SIZE
SECOND FLOOR
SCALE:1/8"=1'-0"

ORIGINAL UNIT SIZE

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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1	DESIGN SUB. 1.10.24
R2	DESIGN SUB. COMS. 1.27.25
R3	DESIGN SUB. 8.11.25

KEY:

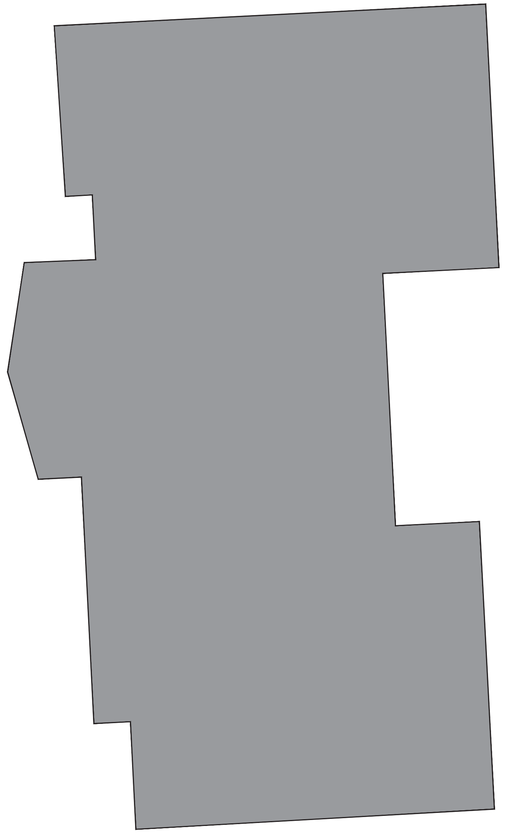
UNIT SIZE

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET: A1.1

FIRST FLOOR 3,914 S.F.

GARAGE 0 S.F.

MAIN HOUSE: 3,914 S.F.
TOTAL: 3,914 S.F.

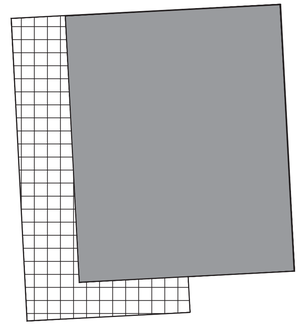


UNIT SIZE
GROUND FLOOR
SCALE: 1/8"=1'-0"

SECOND FLOOR 720 S.F.

ROOF DECK AREA 254 S.F.

SECOND FLOOR ADDITION



UNIT SIZE
SECOND FLOOR
SCALE: 1/8"=1'-0"

(REVISED UNIT SIZE)

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AR 14369

REVISIONS

1	DESIGN SUB.	8.11.25

KEY:

UNIT SIZE

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: JUNE 16TH 2025
DRAWN: JV
CHECKED: EAV
SHEET:

A1.1

GRASS (PERVIOUS) 1,770 S.F.

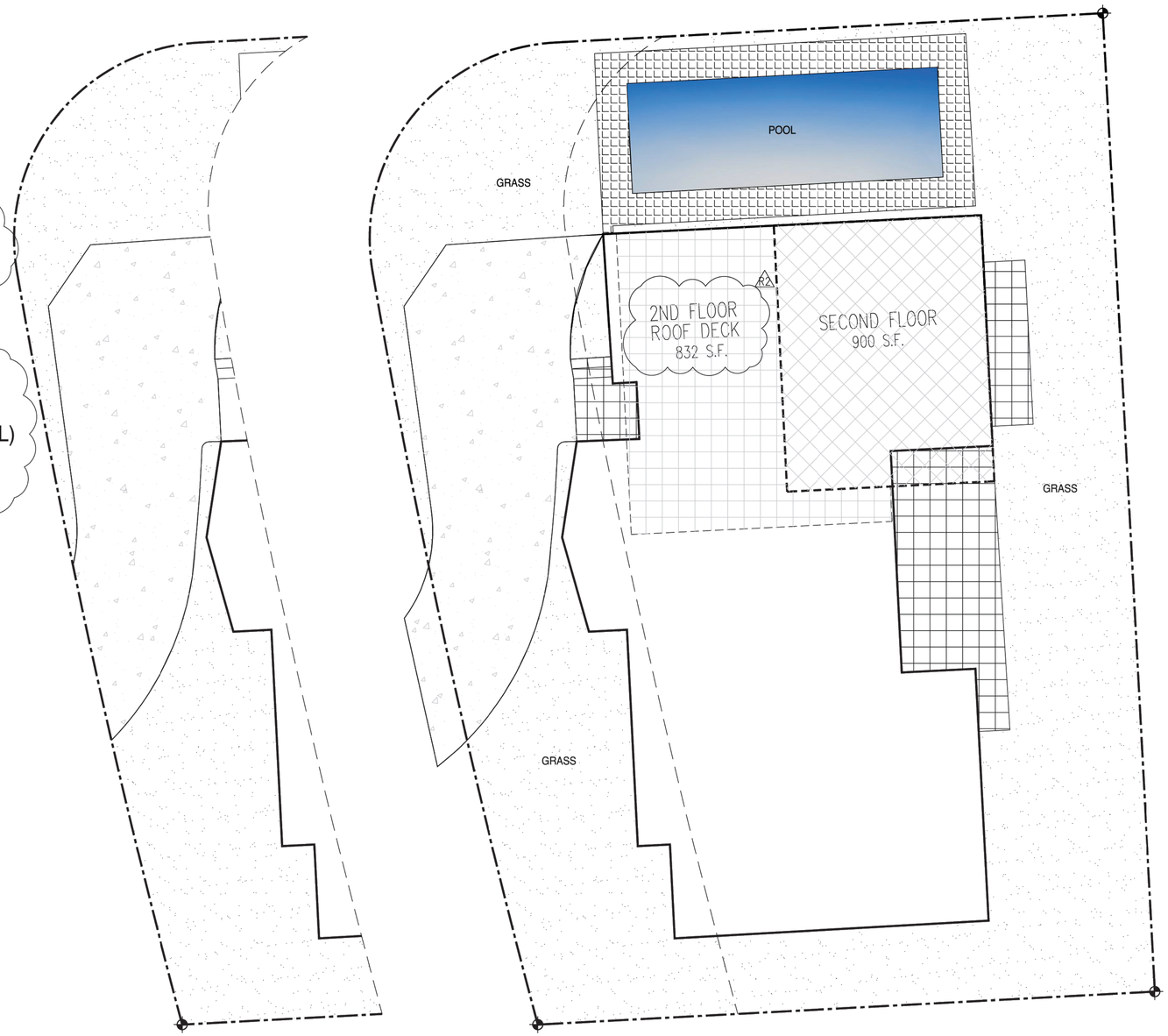
PAVERS (IMPERVIOUS) 1,343 S.F.

R2

FRONT SETBACK AREA: 3,113 S.F.
PROVIDED PERVIOUS AREA: 1,770 S.F. (57 %)

R2

SITE PLAN
TOTAL AREA: 11,020 S.F.
HALF OF POOL ADDED TO EACH (556 TOTAL)
IMPERVIOUS AREA: 6,262 S.F. (56.8%)
PERVIOUS AREA: 4,758 S.F. (43.2 %)



SITE PLAN

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

ORIGINAL SITE PLAN

EAV / BTD LLC.
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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.25
R2 DESIGN SUB. COMS. 1.27.25
R3 **DESIGN SUB. 8.11.25**

KEY:

PERVIOUS + IMPERVIOUS

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET: R1
A1.2

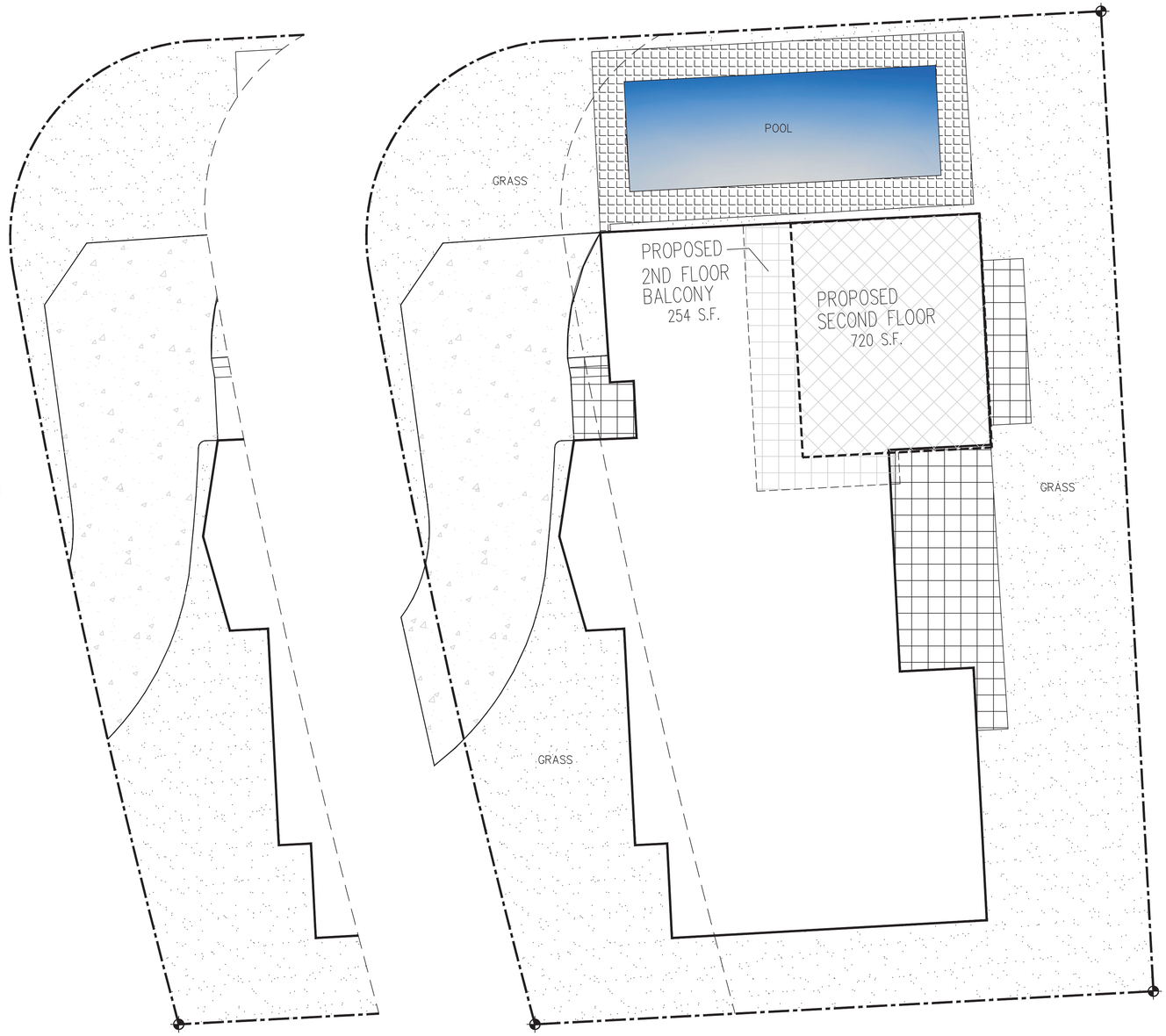
GRASS (PERVIOUS) 1,770 S.F.

PAVERS (IMPERVIOUS) 1,343 S.F.

FRONT SETBACK AREA: 3,113 S.F.
PROVIDED PERVIOUS AREA: 1,770 S.F.
(57 %)

SITE PLAN
TOTAL AREA: 11,020 S.F.
HALF OF POOL ADDED TO EACH (556 TOTAL)
IMPERVIOUS AREA: 6,262 S.F. (56.8%)
PERVIOUS AREA: 4,758 S.F. (43.2 %)

(REVISED SITE PLAN)



SITE PLAN

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

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ARCHITECTURE

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9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA REGISTERED ARCHITECT

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Eduardo A. Vazquez, R.A.
AR 14369

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PERVIOUS + IMPERVIOUS

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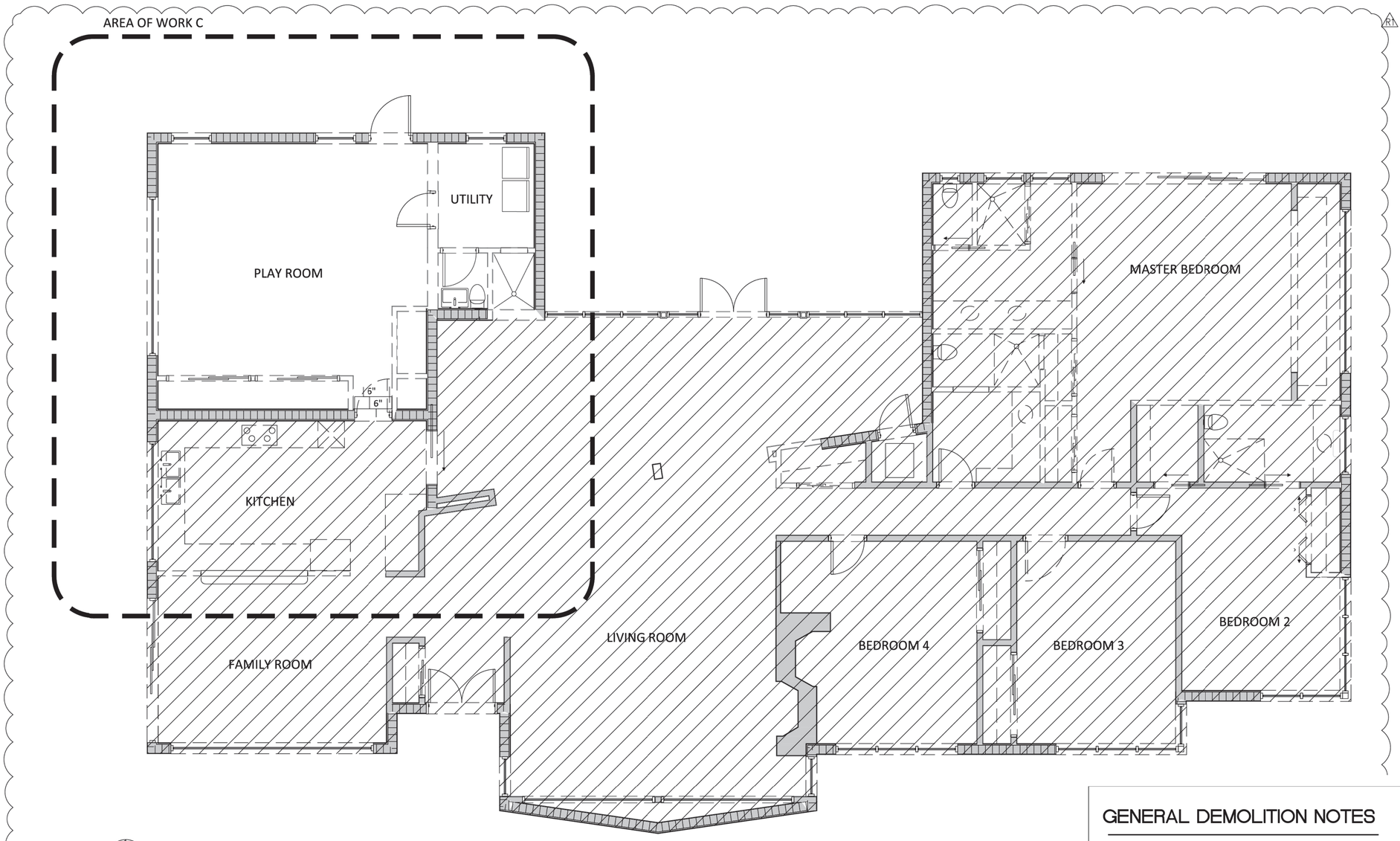
A1.2



EXISTING/ DEMO GROUND FLOOR PLAN

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

LEGEND:

- EXISTING CONCRETE BLOCK WALL
- EXISTING PARTITION
- CONCRETE BLOCK WALL TO BE REMOVED
- PARTITION TO BE REMOVED

(NO CHANGE)

NOTES:

G.C. SHALL PATCH AND/OR REPAIR ALL WALLS, FLOOR AND CEILING FINICSHES TO EXISTING CONDITION DEEDED DAMAGED DURING PROGRESS OF EXECUTION OF PROPOSED WORK. ALL FINISHED SHALL MATCH EXISTING

G.C. SHALL TAKE PRECAUTION TO MINIMIZE DAMAGING EXITING FINISHES ON THE EXTIRIOR AND INTERIOR AS MUCH AS POSSIBLE. IT SHALL BE THE RESPONSIBILITY ON THE G.C. TO REPAIR ALL DAMAGED EXSISTING FINISHED DURING THE EXECUTION

NOTES:

WINDOWS AND DOORS UNDER SEPARATE PERMIT

GENERAL DEMOLITION NOTES

1. GENERAL CONTRACTOR MUST CAP AND IDENTIFY EXPOSED UTILITIES.
2. GENERAL CONTRACTOR TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.
3. GENERAL CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS
4. GENERAL CONTRACTOR MUST SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW & ACCEPTANCE BY ARCHITECT/ENGINEER,
5. GENERAL CONTRACTOR MUST SUBMIT A SCHEDULE SHOWING TIME OF DAY AREA AND MEANS OF TRAVEL THROUGH PREMISES FOR DISPOSAL OF DEBRIS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE, AND ASSUME LIABILITY FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
7. GENERAL CONTRACTOR MUST CEASE OPERATIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
8. GENERAL CONTRACTOR MUST, EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE UNLESS OTHERWISE NOTIFIED.
9. GENERAL CONTRACTOR MUST ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
10. GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS.
11. GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
12. GENERAL CONTRACTOR SHALL REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
13. GENERAL CONTRACTOR SHALL REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA REGISTERED ARCHITECT
Eduardo A Vazquez
Digitally signed by Eduardo A Vazquez
Date: 2025.08.11 22:44:19-04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

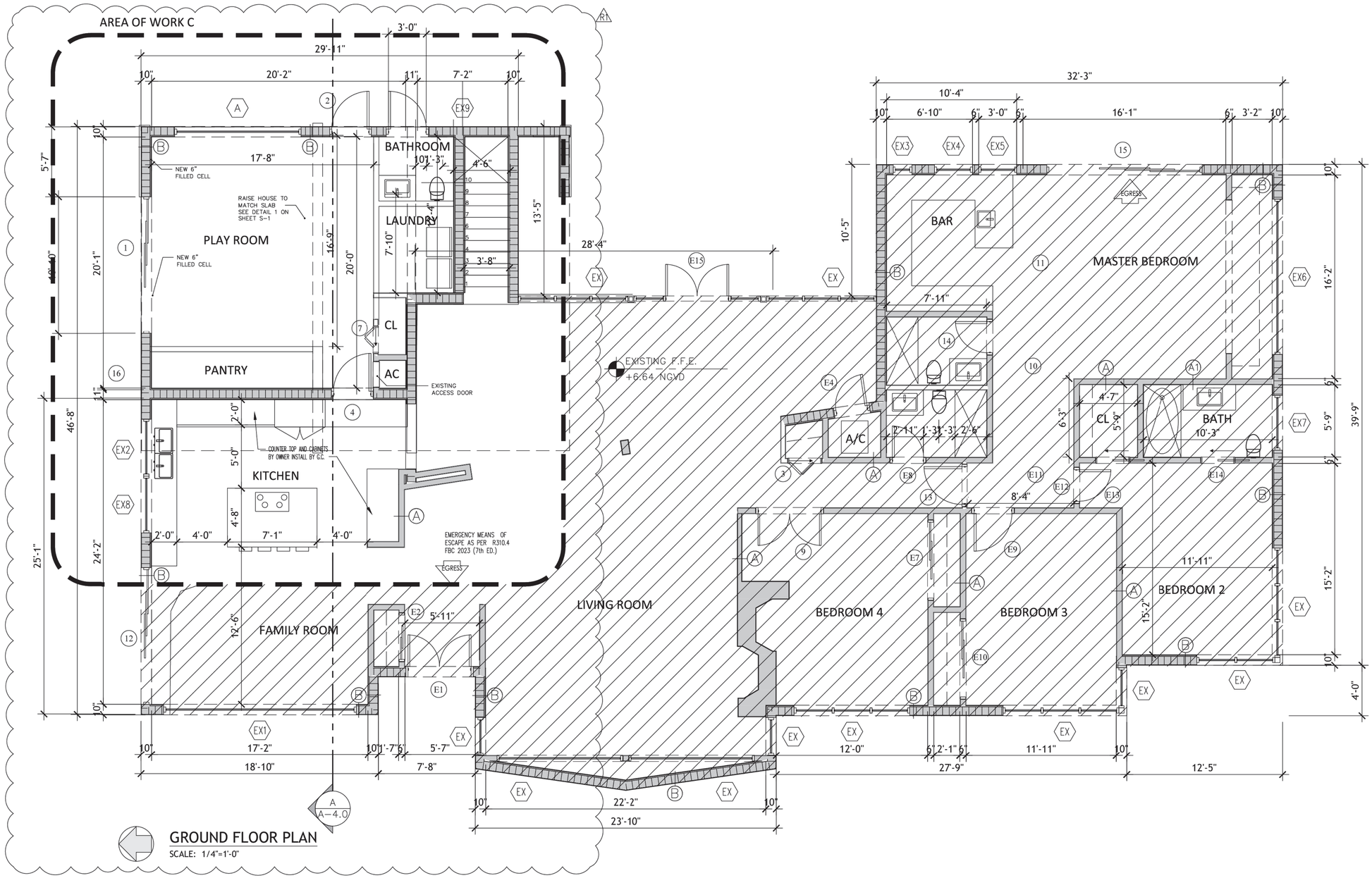
R1 DESIGN SUB. 1.10.24
R2 **DESIGN SUB. 8.11.25**

KEY:

EXISTING GROUND FLOOR PLAN

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

A2.0



GROUND FLOOR PLAN

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

(ORIGINAL FLOOR PLAN)

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
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PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

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BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

STATE OF FLORIDA REGISTERED ARCHITECT

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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

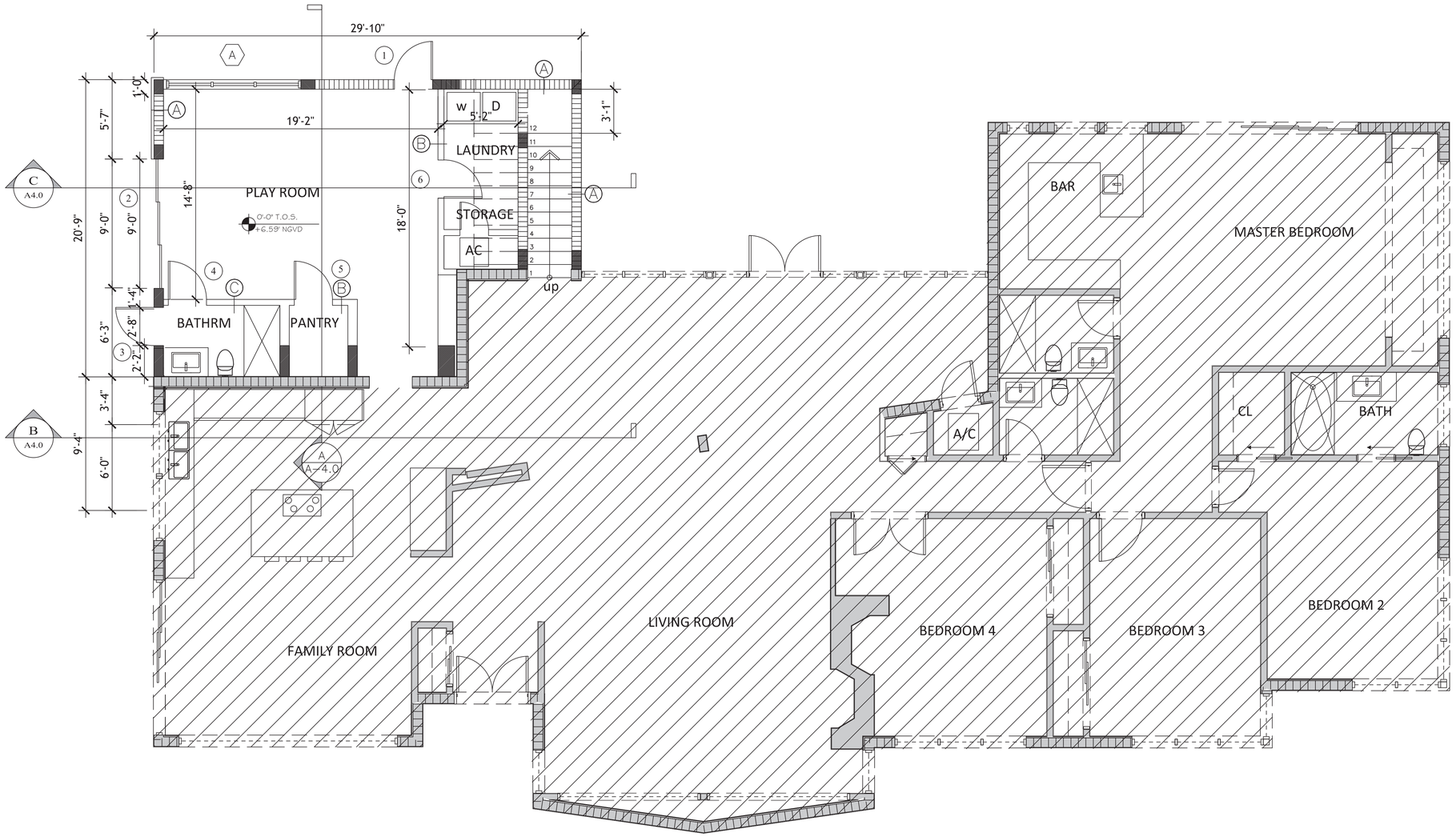
1 DESIGN SUB. 1.10.24
2 DESIGN SUB. 8.11.25

KEY:

PROPOSED GROUND FLOOR PLAN

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

A2.1



REVISED FLOOR PLAN

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

LEGEND:

- EXISTING CONCRETE BLOCK WALL
- EXISTING PARTITION
- NEW CONCRETE BLOCK WALL
- NEW PARTITION
- WALL TYPE, SEE A-7.2

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

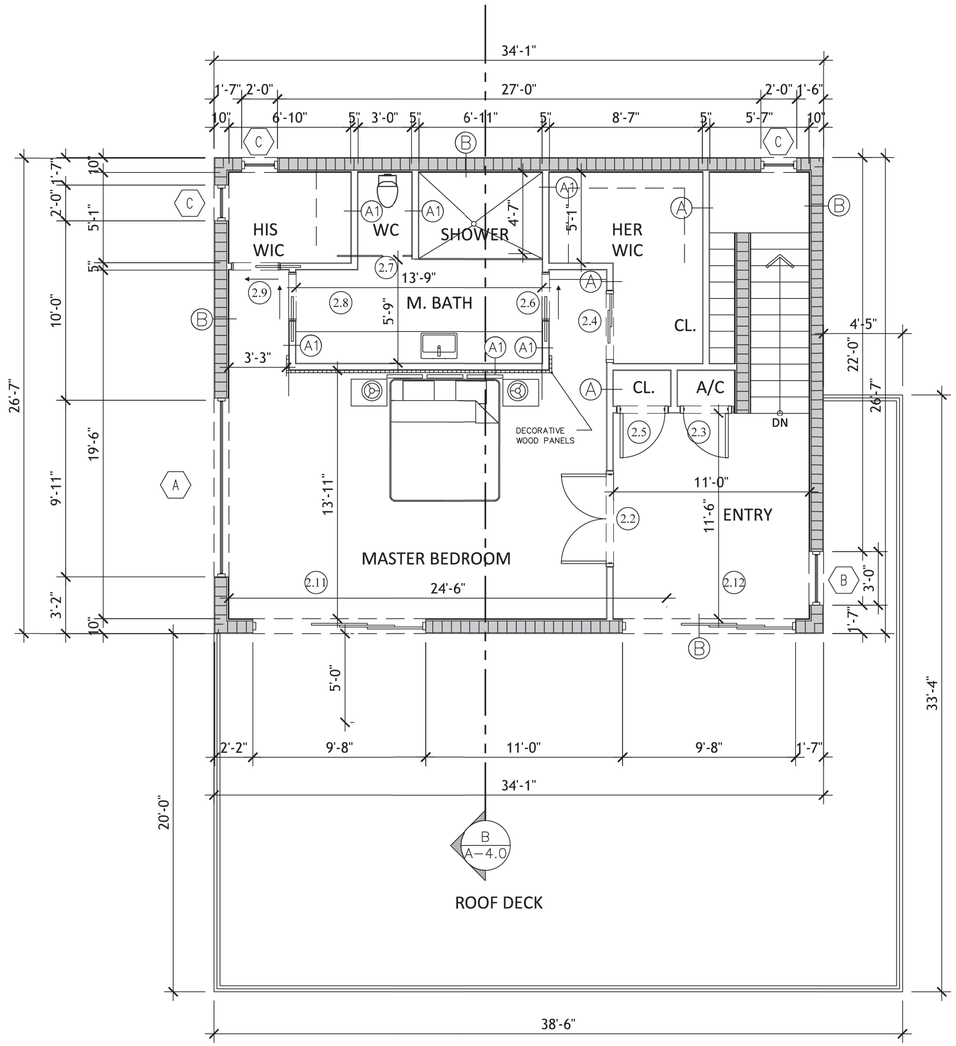
R3	DESIGN SUB.	8.11.25

KEY:

PROPOSED GROUND + SECOND FLOOR PLAN

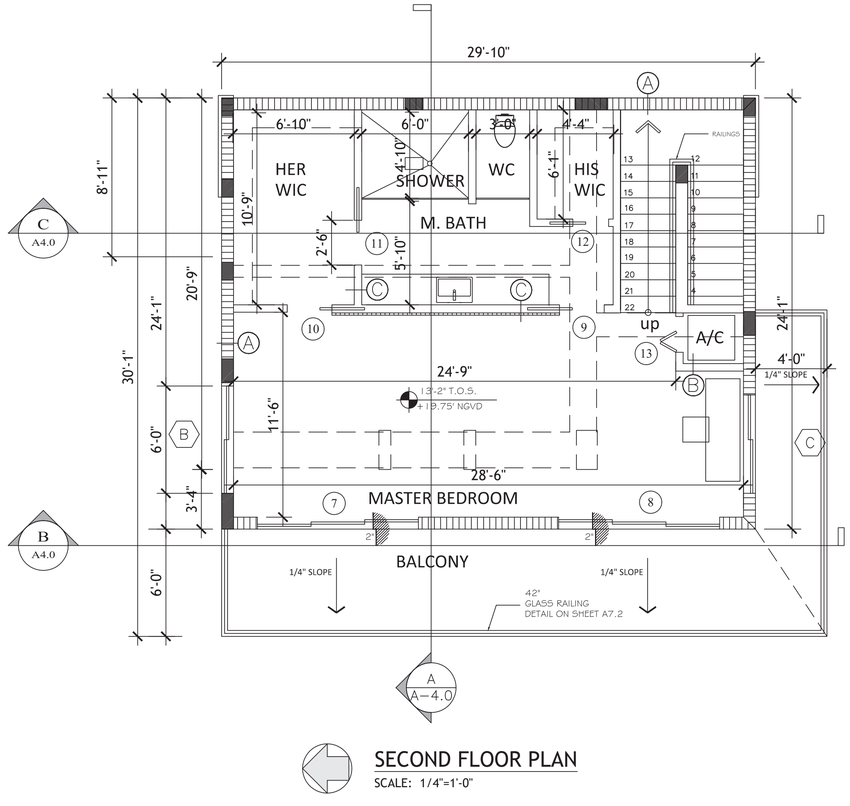
SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: JUNE 16TH 2025
DRAWN: JV
CHECKED: EAV
SHEET:

A2.1



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

ORIGINAL FLOOR PLAN



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISED FLOOR PLAN

LEGEND:

- EXISTING CONCRETE BLOCK WALL
- EXISTING PARTITION
- NEW CONCRETE BLOCK WALL
- NEW PARTITION
- (A) WALL TYPE, SEE A-7.2

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PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

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OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:

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Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

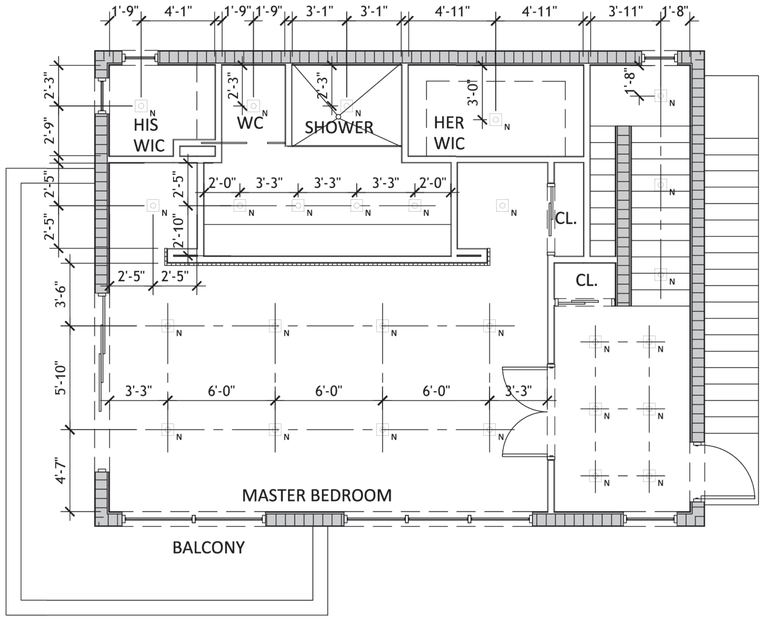
R1 DESIGN SUB. 1.10.24
R2 DESIGN SUB. 8.11.25

KEY:

PROPOSED SECOND FLOOR PLAN + ROOF PLAN

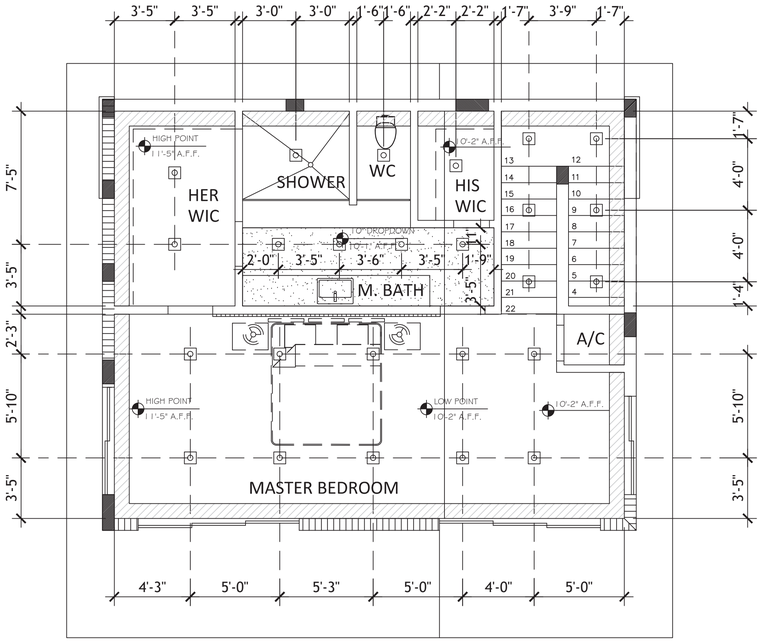
SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

A2.2



PROPOSED SECOND FLOOR RCP
SCALE: 1/4"=1'-0"

ORIGINAL FLOOR PLAN



PROPOSED SECOND FLOOR RCP
SCALE: 1/4"=1'-0"

REVISED FLOOR PLAN

LEGEND:

- CARBON MONOXIDE SMOKE DETECTOR
- SMOKE DETECTOR
- RECESSED LIGHTING FIXTURE
- WALL LIGHTING FIXTURE
- BATHROOM EXTRACTOR FANS
- SEMI-RECESSED LIGHTING FIXTURE IN SLAB
- LED STRIP
- FLORESCENT LIGHTING FIXTURE
- A/C — AIR CONDICTIONING UNIT
- PENDENT LIGHTING FIXTURE
- BATHROOM WALL LIGHTING FIXTURE
- (E) EXISTING
- (N) NEW
- 10" WIDE POCKET

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REVISIONS

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R2 DESIGN SUB. 8.11.25

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PROPOSED SECOND FLOOR RCP

SCALE: AS SHOWN
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DATE ISSUED: MAY 5TH 2024
DRAWN: JV
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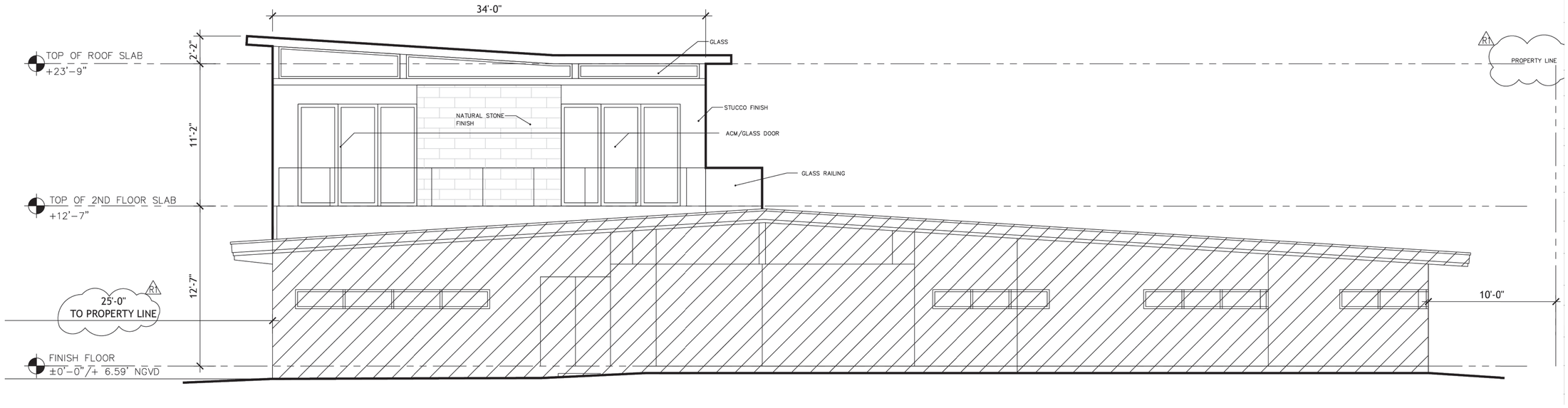
SHEET:

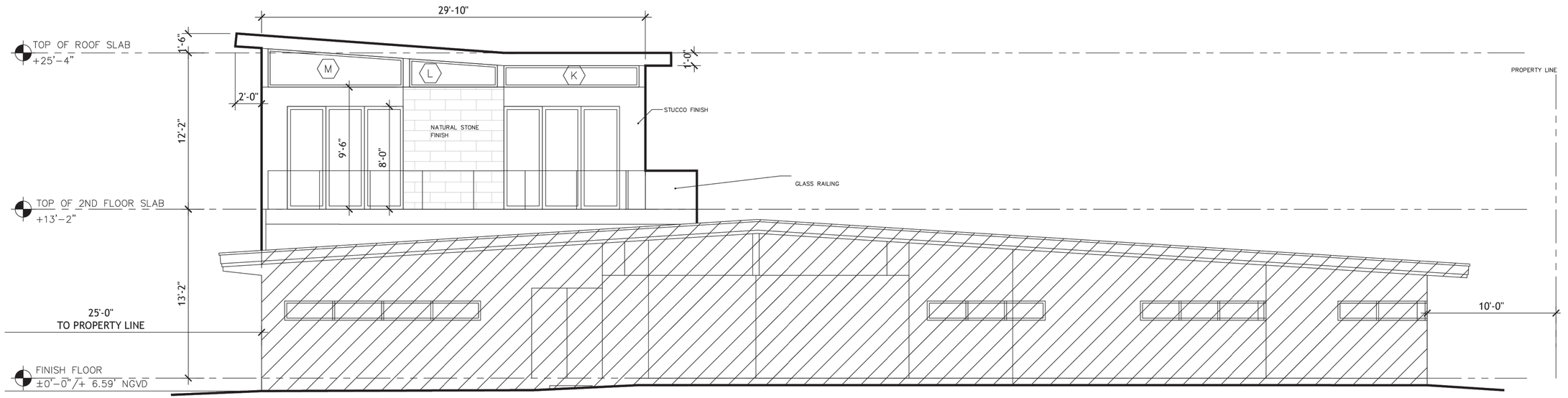
A2.3



FRONT ELEVATION

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

ORIGINAL FRONT ELEVATION



REVISED FRONT ELEVATION

FRONT ELEVATION

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

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REVISIONS

R1 DESIGN SUB. 1.10.24
R2 DESIGN SUB. 8.11.25

KEY:

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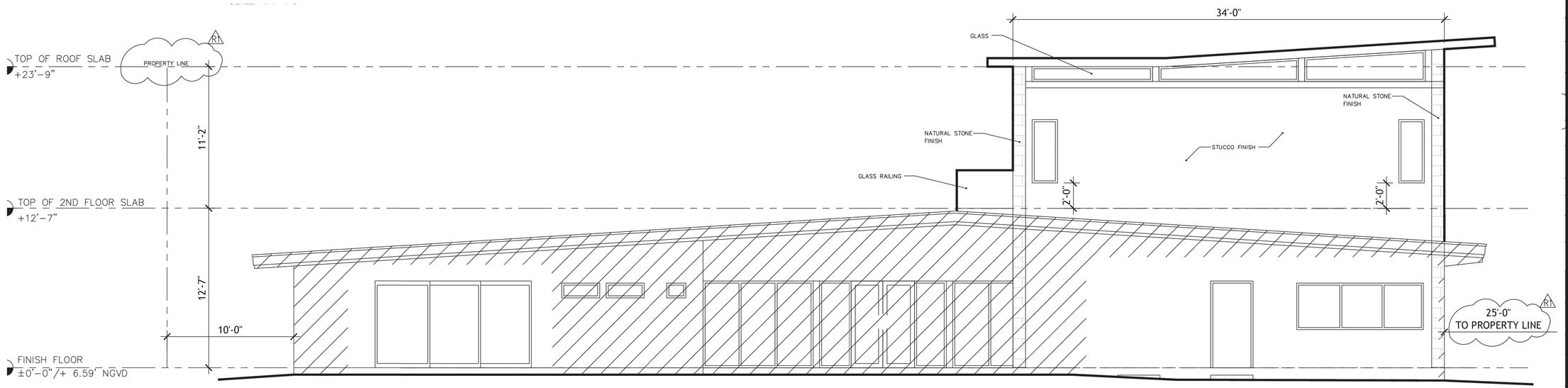
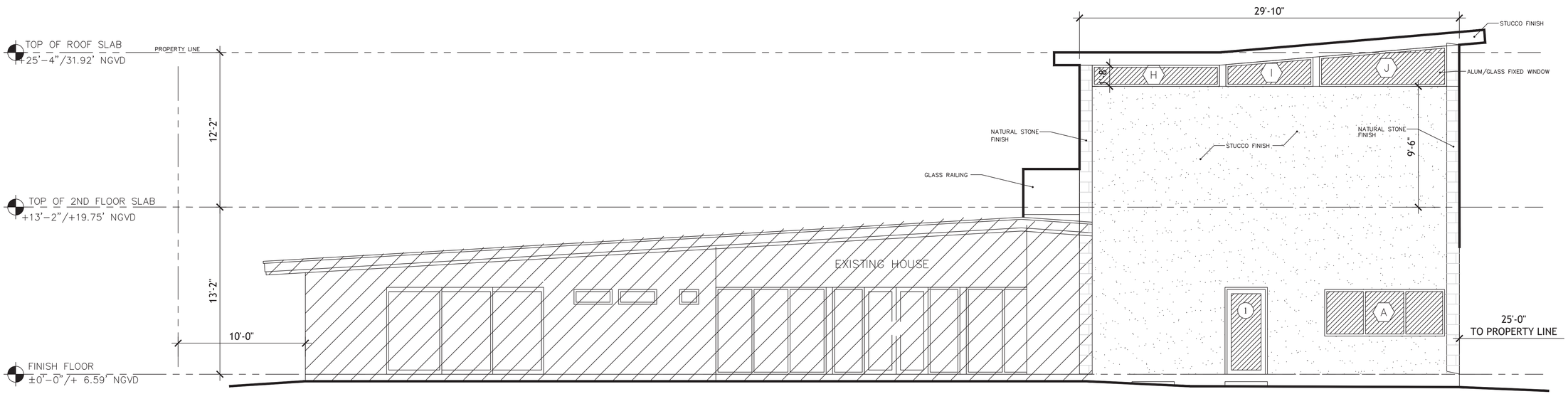
A3.0



EAST ELEVATION

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

ORIGINAL EAST ELEVATION



EAST ELEVATION

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

REVISED EAST ELEVATION

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Date: 2025.08.11 22:41:19 -04'00'

Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.24
R2 **DESIGN SUB. 8.11.25**

KEY:

ELEVATION

SCALE: AS SHOWN
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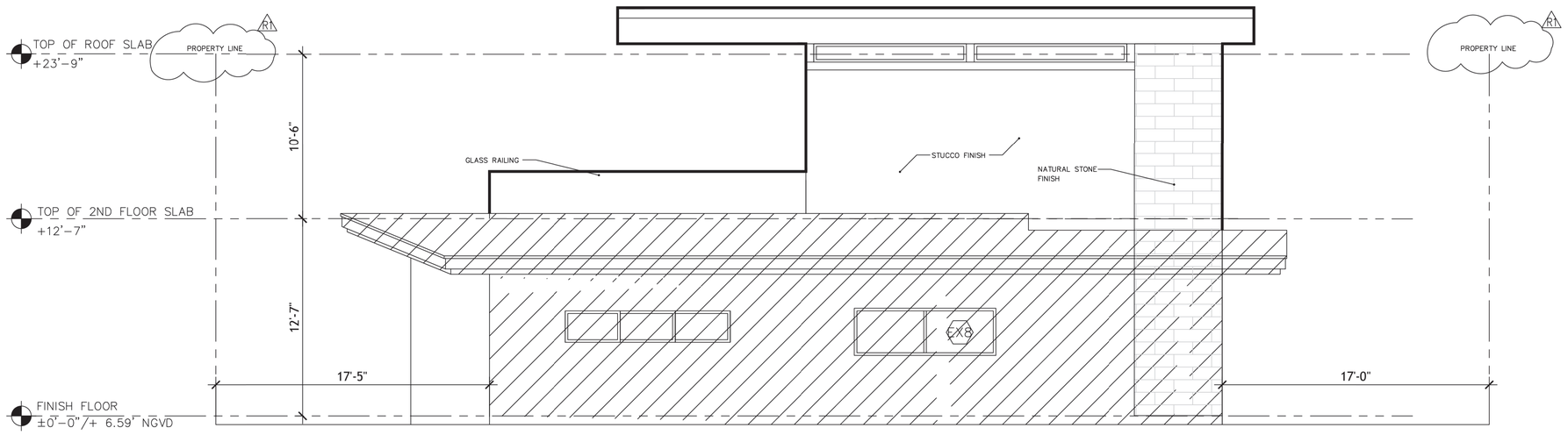
DATE ISSUED: MAY 5TH 2024
DRAWN: JV
CHECKED: EAV
SHEET:

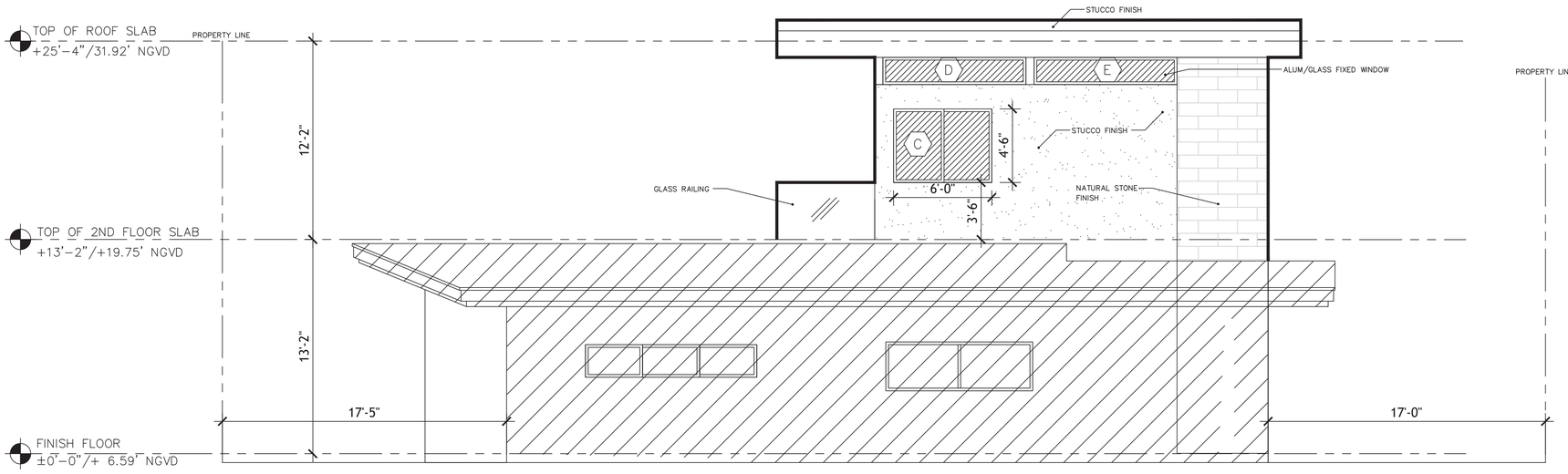
A3.0

NORTH ELEVATION
CALE: 1/4"=1'-0"



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

ORIGINAL SOUTH ELEVATION



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

REVISED SOUTH ELEVATION

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EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

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JACK AND ORIT OSMAN

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AR 14369

REVISIONS

R1 DESIGN SUB. 1.10.24
R2 DESIGN SUB. 8.11.25

KEY:

ELEVATION

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PROJECT NUMBER: *
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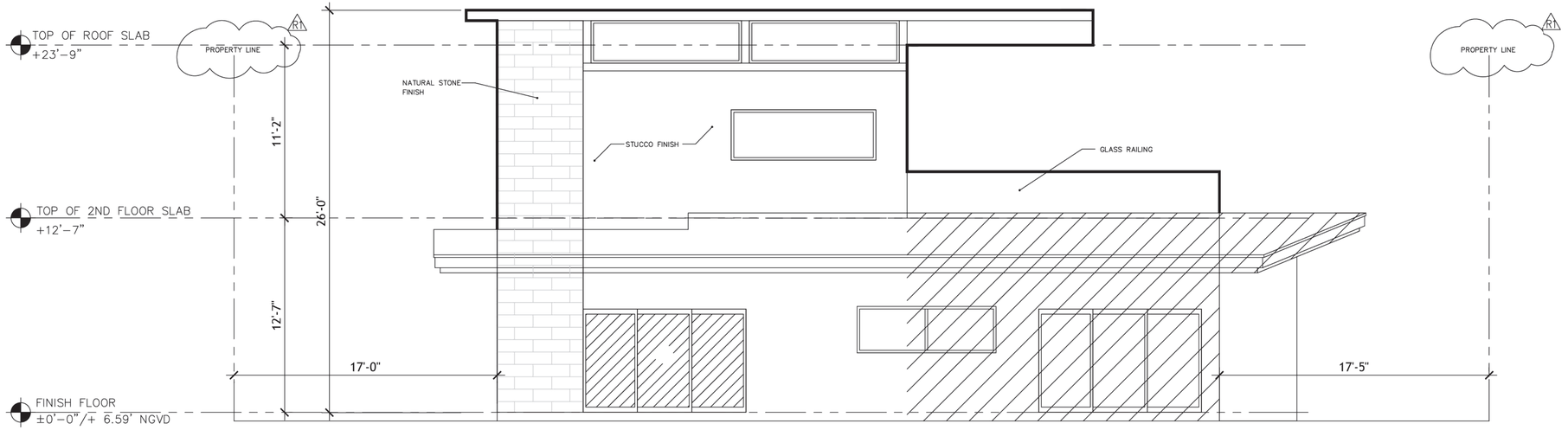
CHECKED: EAV
SHEET:

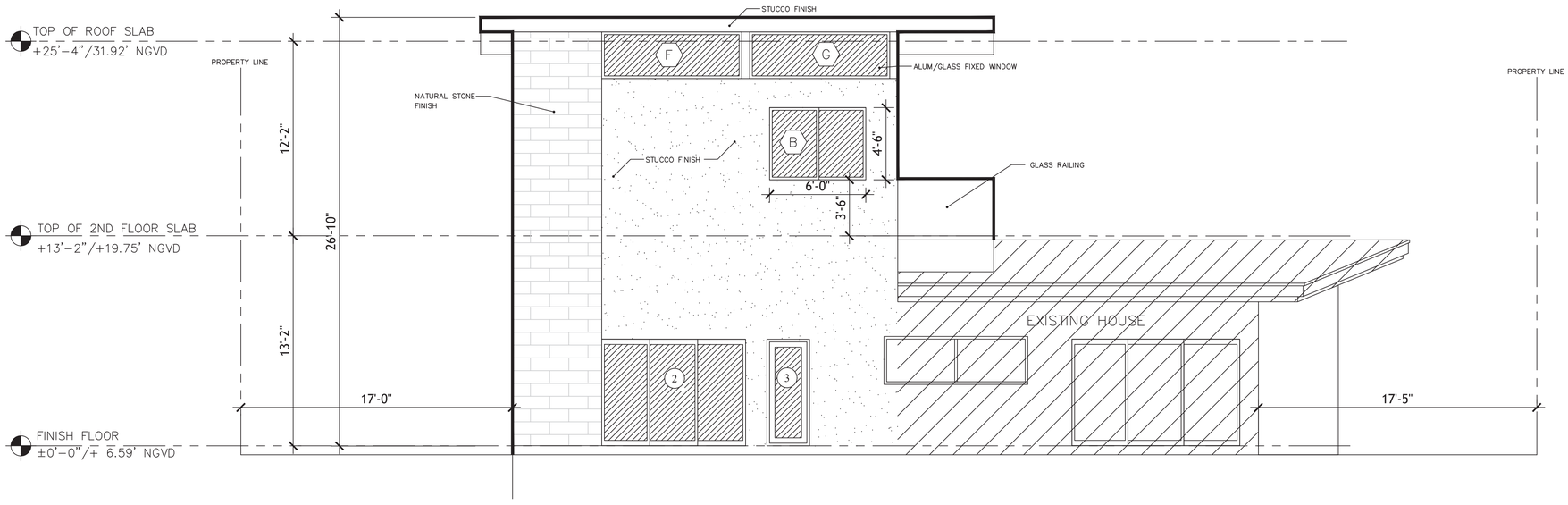
A3.1



SIDE STREET ELEVATION

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

ORIGINAL SIDE STREET ELEVATION



REVISED SIDE STREET ELEVATION

SIDE STREET ELEVATION

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

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PROJECT ADDRESS:

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REVISIONS

R1 DESIGN SUB. 1.10.24
R3 DESIGN SUB. 8.11.25

KEY:

ELEVATION

SCALE: AS SHOWN
PROJECT NUMBER: *
DATE ISSUED: MAY 5TH 2024
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SHEET:

A3.1