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

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

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

January 6, 2026
7:00 PM

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for exterior modifications for the "Club of Bay Harbor Condominium" located at 1120 99 Street, Lots 6-7 of Block 9. The Association submitted an application for exterior modifications involving the removal of a stone façade to replace it with stucco and paint the existing building. Enclosed please find the site plan, elevations and photos. Item #1

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

2. Request for approval for exterior modifications for "Pura Vida" located at 1019 Kane Concourse (1001), Lots 16-18 of Block 11. The owner submitted an application for exterior modifications to the façade of the subject property. Enclosed please find the site plan, elevations and photos. Item #2

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

3. Request for approval for exterior modifications for "Lindsay Keats Corp" located at 9530 West Broadview Drive, Lot 73 of Block 23. On December 7, 2021, the Board approved the site plans for a new single family home. The home was built and was issued the Certificate of Occupancy on November 7, 2022. The owners are requesting approval for a material change (from wood to travertine cladding) to the front and side elevations of the previously approved new single-family residence. Enclosed please find the previously approved and new proposed plans. 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 "10321 E. Broadview LLC" located at 10321 East Broadview Drive, Lot 30 of Block 23. On February 4, 2025, the Board approved the site plan for the new construction of a single-family home. The applicant is now resubmitting revised plans that propose three specific changes: 1) An increase in the design Base Flood Elevation (BFE)

due to updated FEMA maps; 2) Relocation and an increase in the area of the pool equipment pad; and 3) The addition of a covered walkway connecting the garage to the main house. All other aspects of the approved design remain unchanged. 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 for a new single-family home for "Brian & Brittany Riemer" located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing to demolish the existing 1972 home and construct a new two-story single-family residence. The new home will have approximately 5,611 square feet of a/c living space. The proposed residence will have four bedrooms, seven bathrooms, a two-car garage with a pool and an outdoor terrace. Enclosed please find the site plan and elevations. Item #5

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

6. Request for approval for a new multifamily dwelling for "CPG BH, LLC" located at 9440 West Bay Harbor Drive, Lot 7 of Block 2. The developer is proposing to construct a new seven (7) dwelling unit development. The building design is modern with abundant glass and curvilinear balconies. The proposed dwelling units will range from 1,339 to 3,640 square feet of a/c space. The proposed building will not require any TDRs. Enclosed please find the site plan and elevations. Item #6

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9440 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
January 6, 2026

ITEM NUMBER: 1.

ITEM: Request for approval for exterior modifications for the "Club of Bay Harbor Condominium" located at 1120 99 Street, Lots 6-7 of Block 9. The Association submitted an application for exterior modifications involving the removal of a stone façade to replace it with stucco and paint the existing building. Enclosed please find the site plan, elevations and photos. Item #1

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.	DRB Staff Report 1120 99 ST 1.6.2025
2.	1120 99 Street - Sketch of Survey
3.	1120 99TH ST_PROPOSED ARCH CHANGE
4.	1120 99 Street DRB Set 1.6.2026

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

AGENDA ITEM NO. 1

MEETING DATE: 01/06/2026

Prepared By: Lorrainia Belle
Address: 1120 99 Street

SUBJECT:
Project # SPR25-000027
A public hearing to consider an application for exterior modifications involving the removal of a stone façade to replace with stucco and paint the existing building for the property located at 1120 99th Street, Bay Harbor Islands, Florida., identified with parcel identification number 13-2227-066-0001.

1. BACKGROUND/HISTORY

Issue Statement: The applicant is requesting approval for the removal of an existing stone façade located on the north elevation of the building at 1120 99th Street, known as the Club of Bay Harbor. The stone façade has reportedly become unstable, with instances of stones becoming dislodged and falling during wind events, resulting in property damage and creating a potential life-safety hazard. The proposed replacement material is painted stucco for the existing building. The stone finish is limited to the north façade and does not appear on any other elevations of the structure.

The applicant previously received approval from the Town of Bay Harbor Islands Building Official to address the stone failure and related insurance concerns. During the current permit review process, disapproval was issued related to the proposed removal, prompting further review and coordination. Due to the safety concerns associated with the unstable stone, the Building Department has determined that removal of loose or unstable stone is permitted as an emergency safety measure in accordance with the Florida Building Code. However, the final replacement finish remains subject to review and approval by the Design Review Board (DRB).

Recommended Action: Staff recommend that the Design Review Board consider approval of the proposed exterior modification consisting of the removal of the existing stone façade on the north elevation and replacement with stucco and paint to match the existing building. Staff further recommend approval subject to all staff-recommended conditions.

Property Description: The subject property located at 1120 99th Street is developed with an existing residential building known as the Club of Bay Harbor. The stone façade is limited to the north elevation only and is not present on any other side of the building. The applicant proposes to remove the stone due to safety concerns and replace it with a stucco finish painted to match the primary exterior color of the building, maintaining architectural consistency with the remainder of the structure.

2. ANALYSIS

The proposed scope of work includes the removal of deteriorating and unstable stone from the north façade of the building and replacement with a stucco finish painted to match the existing building color. The request is driven by documented safety concerns, including a prior incident were falling stone damaged a vehicle during a windstorm. While no injuries were reported, the condition presents a potential life-safety hazard that must be addressed.

Emergency Safety Measures:
In accordance with the Florida Building Code, the Building Department permits the removal of loose or unstable stone as an emergency measure strictly to mitigate immediate safety risks. The property owner is required to initiate the permitting and removal process within 30 calendar days and provide confirmation to the Building Department once work has commenced. Stabilization of the affected façade areas must be completed promptly to eliminate the risk of falling debris.

Design Review Considerations:
Although emergency removal is permitted, the replacement material and final aesthetic treatment require Design Review Board approval. The proposed stucco finish, painted to match the main building color, is consistent with the existing architectural treatment of the building, as the stone is not a recurring design element on other elevations. The replacement will result in a uniform façade appearance and reduce ongoing maintenance and safety concerns.

Zoning and Land Use:
The property is located within the RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet The proposed use and density of the property is consistent with this zoning classification.

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

Neighborhood Compatibility:
The proposed modification is compatible with the surrounding built environment and does not introduce new architectural elements that would negatively impact the streetscape. The stucco replacement will visually integrate with the existing building and surrounding properties while addressing the hazardous condition.

Future Land Use Map Designation:
The property is designated as Commercial on the Future Land Use Map (FLUM); however, the existing use of the property is multi-family residential and is consistent with the Medium–High Density Residential category. The maximum allowable base density is 34 dwelling units per acre (DUA). The property is existing and no changes to the use, density, or intensity are proposed.

Conclusion:
The removal of the stone façade and replacement with stucco is justified due to documented safety concerns and aligns with both Building Code requirements and the Town's design standards. Subject to DRB approval of the final finish, the project will resolve a hazardous condition while maintaining architectural consistency.

Applicable Code Sections:

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

- Section 23-4 (Use Regulations for RM-1 and RM-2 Multiple Family Districts),
- Section 23-10. (Minimum size of building site)
- Section 23-11. (Land development regulations)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

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

1) *The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2) *The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
4) *The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.*
5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*

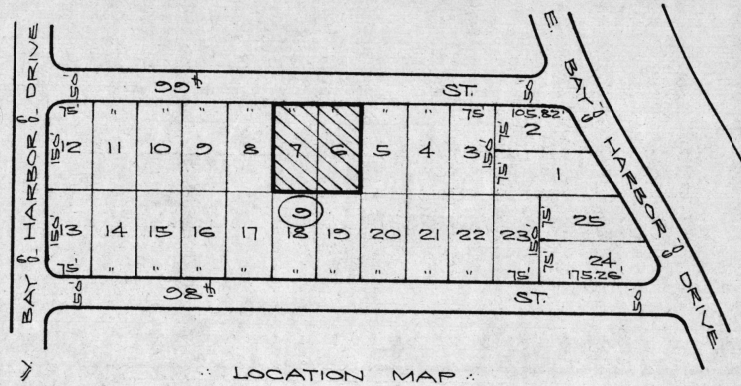
7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
8) *The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:*
    a. *Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography.*
    b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
    c. *Maximum height, area, setbacks, and overall masks as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.*
    d. *Building design, materials, and colors to be sympathetic with surroundings.*
    e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
    f. *Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.*
    g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
    h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
    i. *Graphics, as understood in architectural design.*
    j. *The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.*

3. RECOMMENDATION

Staff recommends that the Design Review Board approve the proposed exterior modification for the property located at 1120 99th Street, consisting of the removal of the stone façade on the north elevation and replacement with stucco and paint to match the existing building, subject to the following conditions: **Staff recommend approval with the following conditions:**

1. Emergency Removal Compliance: Removal of loose or unstable stone may proceed as an emergency safety measure in coordination with the Building Department.
2. Final Finish Approval: The final stucco finish and color shall be consistent with the existing building and as approved by the Design Review Board.
3. Permitting: All required permits must be obtained prior to commencement of work.

Reig Const. Co.



LOCATION MAP
SCALE: 1" = 200'

SKETCH OF SURVEY

SURVEY of LOTS 6 and 7, BLOCK 9 of "BAY HARBOR ISLAND", according to the Plat thereof recorded in Plat Book 46 at Page 5 of the Public Records of Dade County, Florida.

ORDER No. 1927
F.B. 63 Pg. 29

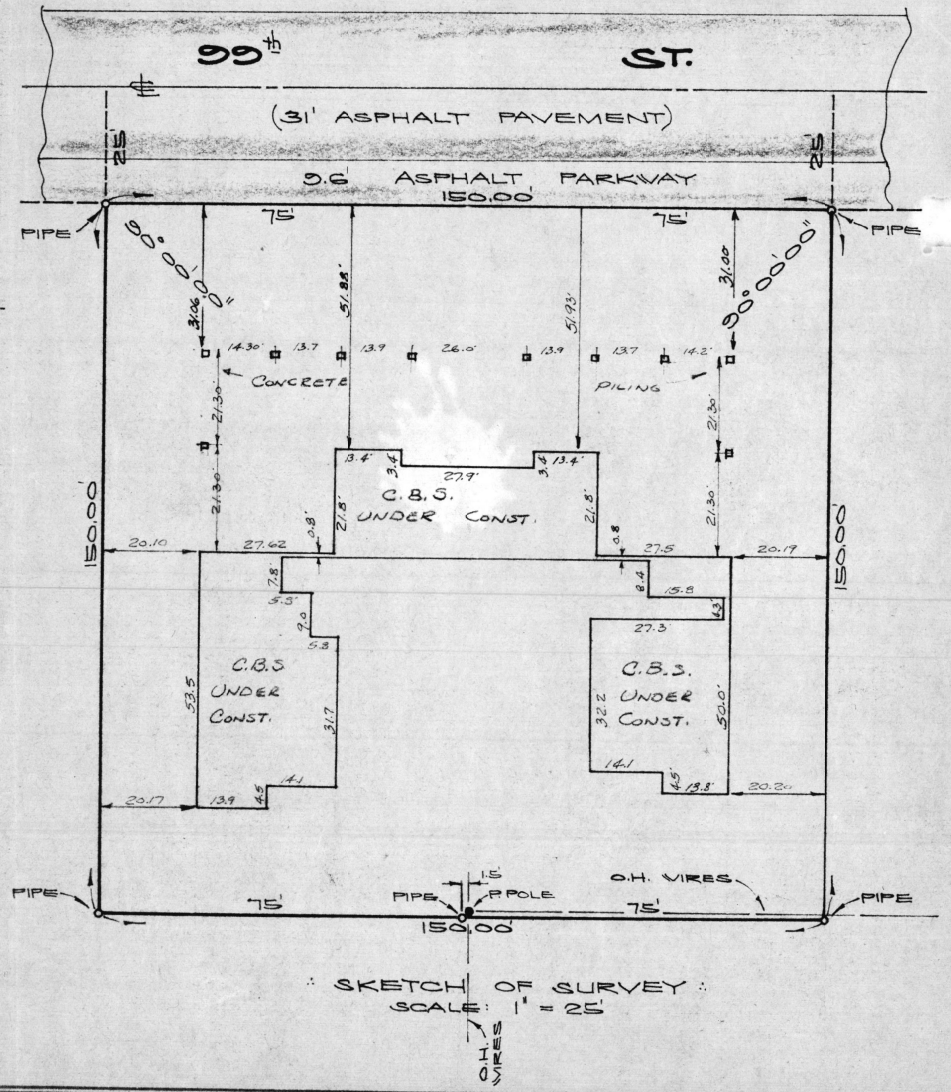
DATE: JANUARY 15, 1968
SCALE: AS SHOWN

WE HEREBY CERTIFY that the attached SKETCH OF SURVEY of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction.

A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
14744 N.E. 6th Avenue Miami, Florida

By: Howard C. Gamble V. Pres.
Howard C. Gamble
Registered Land Surveyor No. 1683
State of Florida

ORDER: #2155
Revised this 29th DAY of July, 1968
to show location of building under construction.



CLUB OF BAY HARBOR CONDOMINIUM ASSOCIATION | 1120 99TH STREET, BAY HARBOR ISLANDS, FL 33154

TOWN OF BAY HARBOR DESIGN REVIEW BOARD - HEARING FOR PROPOSED ARCHITECTURAL CHANGE TO BUILDING NORTH FACADE AND PAINT CHANGE



EXHIBIT A: EXISTING NORTH FACADE (99TH STREET LOOKING SOUTH)



EXHIBIT B: ADJACENT PROPERTY TO THE NORTH 1125 99TH STREET



EXHIBIT C: ADJACENT PROPERTY TO THE EAST 1080 99TH STREET



EXHIBIT D: ADJACENT PROPERTY TO THE WEST 1152 99TH STREET

CLUB OF BAY HARBOR CONDOMINIUM ASSOCIATION | 1120 99TH STREET, BAY HARBOR ISLANDS, FL 33154

TOWN OF BAY HARBOR DESIGN REVIEW BOARD
HEARING FOR PROPOSED ARCHITECTURAL CHANGE TO BUILDING NORTH FACADE AND PAINT CHANGE



EXHIBIT E: PROPOSED RENDERING OF STONE REMOVAL AND NEW PAINT COLOR (BENJAMIN MOOR MARITIME WHITE - 963 / OC-5)

CLUB OF BAY HARBOR CONDOMINIUMS

1120 99TH STREET, MIAMI BEACH, FL 33154

BUILDING RESTORATION

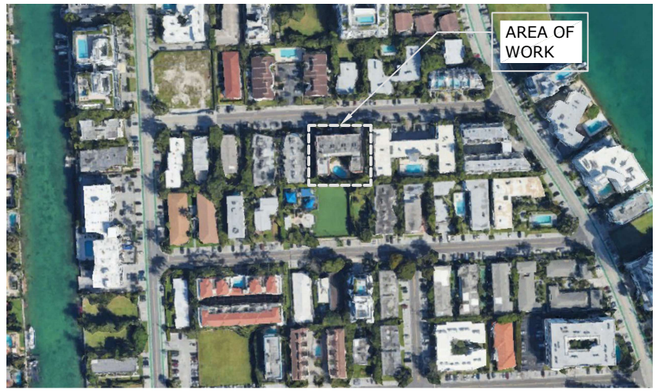


DRAWING INDEX				
SHEET No.	SHEET TITLE	REVISIONS		
		1	2	3
G-0.0	COVER	X		
G-1.0	GENERAL NOTES	X		
G-1.1	GENERAL NOTES CONTD.			
G-1.2	GENERAL NOTES CONTD.			
S-1.0	NORTH ELEVATION VIEW	X		
S-1.1	EAST ELEVATION VIEW	X		
S-1.2	WEST ELEVATION VIEW	X		
S-2.0	GROUND FLOOR PLAN VIEW	X		
S-3.0	RESTORATION DETAILS			
S-3.1	RESTORATION DETAILS CONTD.			



LOCATION MAP

NORTH



VICINITY MAP

NORTH

PERMIT SET

FORTIS
BUILDSAFE SOLUTIONS
510 SE 5TH AVE
FORT LAUDERDALE, FL 33301
PHONE: 954-790-9741
CONTACT@FORTISBSS.COM

GABOR ISTVAN NAGY LICENSE No. 83787 STATE OF FLORIDA PROFESSIONAL ENGINEER

GABOR ISTVAN NAGY
LICENSE # 83787

CLUB OF BAY HARBOR CONDOMINIUMS
1120 99TH STREET
MIAMI BEACH, FL 33154

REVISIONS:	BY
1. STONE CLADDING	GIN
REPLACEMENT 11/19/2025	
DATE:	10/14/2025
DWN BY: GIN	CHK BY: GIN
JOB NUMBER:	25-045
SCALE:	N.T.S.
SHEET NAME:	COVER
SHEET NUMBER:	G-0.0

STRUCTURAL SCOPE OF WORK:

THE ENGINEER OF RECORD (EOR) HAS EVALUATED THE BUILDING PRIOR TO THE ISSUE OF THESE CONSTRUCTION DOCUMENTS. THE SITE CONDITION OBSERVED DO NOT REPRESENT SUBSTANTIAL STRUCTURAL DEFICIENCY AS DEFINED BY FLORIDA BUILDING CODE 2023. THE REPAIRS PROPOSED AND SUBMITTED FOR THE PERMIT ARE INTENDED TO COMPLY WITH SECTION 406.2.1 OF FBC-EB 2023 AND AS REQUIRED, RESTORE THE ELEMENT TO ITS PRE-ALTERED CONDITION.

UNDER FBC 2023, 8TH ED - EXISTING BUILDING, THE STRUCTURAL SCOPE OF WORK IS CONSIDERED AN ALTERATION LEVEL 1 AS DEFINED IN SECTION 602.1

THIS PROJECT INCLUDES CONCRETE AND STUCCO RESTORATION AND REMOVAL OF THE ARCHITECTURAL CLADDING.

GENERAL SUMMARY OF WORK TO BE PERFORMED:

1. CONCRETE RESTORATION:

   A. CONCRETE REPAIR OF DETERIORATED COLUMNS AND OTHER AREAS ON THE NORTH FACADE OF THE BUILDING

2. STUCCO:

   A. REPAIR DEFICIENT STUCCO AREAS AT THE NORTH FACADE OF THE BUILDING EXTERIOR.

3. PAINTING:

   A. PAINTING OF THE REPAIRED AREAS OF THE NORTH FACADE OF THE BUILDING.

4. REMOVAL OF STONE:

   A. REMOVAL OF THE ARCHITECTURAL STONE CLADDING FROM THE NORTH FACADE OF THE BUILDING. REPLACEMENT ALTERNATIVES PENDING DRB REVIEW. NO REPLACEMENT WILL BE DONE PRIOR TO DRB APPROVAL.

BUILDING CODE:

1

THE REPAIRS PROPOSED AND SUBMITTALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ORDINANCES AND THE GOVERNING CODE FOR THIS PROJECT:

FBC-2023, 8TH ED - EXISTING BUILDING & ALL REFERENCED STANDARDS FBC 2023, 8TH ED - BUILDING & ALL REFERENCED STANDARDS CHAPTER 16B-33 FL. ADMINISTRATIVE CODE: 62B-33.007N AND 62B-33.0051 (2)(C) ACI 301, ACI 305, ACI 318 PCA - PLASTER/STUCCO MANUAL (EB049)

1. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL PLANS, AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING CODES.

2. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.

3. DRAWINGS AND DIMENSIONS ARE BASED UPON INFORMATION SUPPLIED BY THE CLIENT. FORTIS BUILDSAFE SOLUTIONS WILL NOT BE RESPONSIBLE FOR IT'S DESIGN DUE TO ERRORS IN INFORMATION PROVIDED BY THE CLIENT OR CLIENT'S MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY FORTIS BUILDSAFE SOLUTIONS.

4. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER AND EOR.

CONTRACTOR GENERAL NOTES:

1. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS AND TESTING REQUIRED TO SUFFICE A WARRANTY TO THE PRODUCT MANUFACTURER.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY WORK NOT APPROVED BY THE MANUFACTURER AND REQUIRES CORRECTIVE ACTION TO OBTAIN THE WARRANTY.

3. THE EOR SHALL NOT BE RESPONSIBLE FOR OBTAINING ANY INSPECTIONS, TESTING, ETC REQUIRED FOR WARRANTY BY THE MANUFACTURER.

4. CONTRACTOR MUST ADHERE TO SPECIFICATIONS AND PERMITTED SET OF DRAWINGS TO COMPLY WITH SCOPE OF WORK.

NEW AND EXISTING CONDITIONS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS AND/OR DIMENSIONS FROM THOSE SHOWN ON THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ENGINEER OF RECORD.

2. FOR ANY INFORMATION NECESSARY FOR COMPLETION OF THE PROJECT, WHICH IS NOT PROVIDED AS PART OF THIS SET, CONSULT WITH ENGINEER OF RECORD.

3. FOR ALL EXISTING CONDITIONS REFER TO ORIGINAL AS-BUILT PLANS.

4. PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK.

5. ALL JUNCTIONS OF NEW WORK WITH ANY EXISTING CONSTRUCTION SHALL BE BROUGHT TOGETHER TO A COMPLETELY UNIFORM AND CONSISTENT FINISHED CONDITION, AS IF ALL WORK WERE CONSTRUCTED NEW WITHOUT SIGNIFICANT EVIDENCE OF REQUIRED PATCHING, IRREGULARITIES OF FINISH TEXTURES AND COLORS, AND JOINERY, ETC.

6. CONTRACTOR MUST RETURN THE AFFECTED AREAS TO THE OWNER IN PRE-EXISTING CONDITION WITH THE EXCEPTION OF THE WORK INDICATED BY THESE DRAWINGS.

INSPECTIONS:

INSPECTIONS AND CA SERVICES BY ENGINEER OF RECORD (EOR):

1. SHOP DRAWINGS.

2. REQUEST FOR INFORMATION (RFI).

3. CONTRACTOR SHALL CALL THE EOR TWO WORKING DAYS BEFORE REQUESTING AN INSPECTION.

4. CONTRACTOR SHALL COORDINATE WITH THE LOCAL BUILDING DEPARTMENT FOR ALL REQUIRED INSPECTIONS.

5. INSPECTIONS WILL BE PERFORMED BY A DESIGNATED ENGINEER AND WILL INCLUDE BUT NOT LIMITED TO THE FOLLOWING PROCEDURE:

   A. STRUCTURAL FRAME INSPECTION
   B. VISUAL INSPECTION OF THE SURFACE OR SUBSTRATE
   C. SOUNDING OF SURFACES TO DETERMINE THE LOCATION OF "HOLLOW" AREAS
   D. SEALANTS

6. AT A MINIMUM EACH AREA WILL BE INSPECTED 3 TIMES:

   A. INITIAL INSPECTION
   B. SECOND INSPECTION
   C. FINAL INSPECTION

SHOP DRAWINGS SUBMITTAL:

SUBMIT ONE PRINT OF ALL SHOP DRAWINGS LISTED BELOW. IF SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED, THEN SUBMIT TWO ADDITIONAL SIGNED AND SEALED PRINTS FOR APPROVAL

SHOP DRAWINGS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

SHORING AND RESHORING
CONCRETE MIX DESIGN
REPAIR MORTARS
EPOXY
REINFORCEMENT

DRAWING DIMENSIONS AND COORDINATION:

1. DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS. COORDINATE THE REQUIREMENTS OF ALL PROFESSIONALS. USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS. ALL DIMENSIONS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATING ANY ELEMENT.

2. THE CONTRACTOR MUST USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC. (DRAWINGS NOT TO BE SCALED.)

3. DISCREPANCIES BETWEEN INFORMATION PRESENTED WITHIN PROJECT SPECIFICATIONS AND WITHIN STRUCTURAL NOTES ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR PRIOR TO PRESENTING HIS OR HER BID. IF SUCH A DISCREPANCY IS DISCOVERED SUBSEQUENT TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE OPTION SUBSEQUENTLY SELECTED BY THE ENGINEER AT NO ADDITIONAL COST.

4. CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, CLEARANCES, ETC. OF THE ELEMENTS ON THE STRUCTURAL DRAWINGS AGAINST FIELD CONDITIONS PRIOR TO PROCEEDING WITH ANY RELATED PORTION OF WORK. POTENTIAL CONFLICTS, ERRORS OR OMISSIONS PRESENT WITHIN THE DRAWINGS (WHETHER WITHIN STRUCTURAL DRAWINGS OR BETWEEN STRUCTURAL, ARCHITECTURAL AND M.E.P DRAWINGS) SHALL BE IDENTIFIED BY THE CONTRACTOR DURING HIS/HER EARLY REVIEW OF THE PROJECT DOCUMENTS.

5. SUCH CONFLICTS, ERRORS OR OMISSIONS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF FAILURE TO PROVIDE SUCH A NOTICE AND SUFFICIENT TIME FOR A RESPONSE, THE CONTRACTOR SHALL BECAME RESPONSIBLE FOR COST OF ALL WORK OR REMEDIAL WORK RESULTING FROM SUCH CONFLICTS, ERRORS OR OMISSION, AS WELL AS FOR ITS IMPACT ON THE PROJECT SCHEDULE. (CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT, ENGINEER, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY A REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, OR ANY MATERIAL AND EQUIPMENT SUPPLIERS, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN THE PERFORMANCE OF THIS CONTRACT. IN CASE ANY ACTION IS BROUGHT AGAINST THE OWNER, OR ARCHITECT, OR ENGINEER, OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME
FULL RESPONSIBILITY FOR DEFENSE THEREOF, TO THE FULL SATISFACTION OF THE LATTER PARTY.

6. WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE FABRICATION AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3% BETWEEN FIELD MEASURED DIMENSIONS AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE THE ENGINEER WILL CLOUD OR OTHERWISE INDICATE REVISIONS TO THESE DOCUMENTS ONLY AFTER THEY HAVE BEEN ISSUED FOR CONSTRUCTION OR FINAL PRICING. CHANGES PRIOR TO THAT DATE WILL NOT BE CLOUDED.

7. CHANGES AND/OR REVISIONS AFTER THE CONSTRUCTION OR FINAL PRICING ISSUE WILL BE CLOUDED IN AN ATTEMPT TO BRING TO THE CONTRACTOR'S ATTENTION ANY MAJOR ITEMS, HOWEVER, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PRICING AND CONSTRUCTION OF ALL REQUIREMENTS OF THESE DOCUMENTS, INCLUDING REVISIONS (FLAGGED OR UN-FLAGGED) WITH ALL OF HIS SUPPLIERS AND SUBCONTRACTORS. REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME NUMBER. CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.

8. CONSTRUCTION DOCUMENTS MUST GET APPROVAL FROM PERMITTING AGENCIES; THUS, IT IS UNDERSTOOD THIS SET OF STRUCTURAL DRAWINGS IS NOT ON FINAL FORM UNTIL IT BEARS THE BUILDING DEPARTMENT PLANS REVIEW PROCESS STAMP AND SIGNATURE OF APPROVAL.

PERMIT SET

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GABOR ISTVAN NAGY
LICENSE # 83787

CLUB OF BAY HARBOR CONDOMINIUMS
1120 99TH STREET
MIAMI BEACH, FL 33154

REVISIONS:	BY
1. STONE CLADDING	GIN
REPLACEMENT 11/19/2025	

DATE:	10/14/2025
DWN BY: GIN	CHK BY: GIN
JOB NUMBER:	25-045
SCALE:	N.T.S.
SHEET NAME:	GENERAL NOTES
SHEET NUMBER:	G-1.0

CONCRETE REINFORCEMENT:

1. WORK SHALL BE IN ACCORD WITH ACI 301-16, SP-66(04), ACI 318-19, CRSI "MANUAL OF STANDARD PRACTICE" 2017, CRSI "PLACING REINFORCING BARS" 2009, WWR-500 "MANUAL OF STANDARD PRACTICE", 2016.

2. DEFORMED BARS SHALL CONFORM TO ASTM SPECIFICATION A615(S1), GRADE 60. EXCEPT (1) THE MAXIMUM YIELD STRENGTH SHALL BE 78,000 PSI AND (2) THE TENSILE SHALL NOT BE LESS THAN 1.25 THE ACTUAL YIELD STRENGTH.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

4. WELDED BAR MATS SHALL CONFORM TO ASTM A1064/A1064M.

5. SEE TYPICAL DETAILS FOR SPLICE REQUIREMENTS. TOTAL STEEL AT LAP SPLICES SHALL NOT EXCEED 8%. THEREFORE, MEMBERS WITH REINFORCING RATIO NOT EXCEEDING 4% MAY HAVE ALL BARS LAPPED, 5.3% MAY HAVE 1/2 BARS LAPPED, AND 6.0% MAY HAVE 1/3 BARS LAPPED. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-07. WELDING SHALL BE IN ACCORD WITH AWS D1.4-18 AND PERFORMED ONLY UNDER DIRECT SUPERVISION OF OWNER'S REPRESENTATIVE.

6. SLEEVE ALL PIPES THRU SLAB INDIVIDUALLY, UNLESS APPROVED BY FORTIS BUILDSAFE SOLUTIONS. WHERE PIPES OR DUCTS PENETRATE SLABS, A MAXIMUM OF TWO BARS EACH WAY MAY BE CUT, PROVIDED THEY ARE REPLACED BY SPLICE BARS ALONGSIDE OF OPENING WITH AN EQUIVALENT AREA TO THE CUT BARS, AND EXTENDING AT LEAST A 48 BARS DIAMETER LAP. PLACE ALL OPENINGS LARGER THAN 6" NOT SHOWN ON STRUCTURAL DRAWINGS AND ALL CONDUITS IN SLABS IN ACCORDANCE WITH ACI-318-19 CHAPTER 6.3 AND SUBMIT SHOP DRAWING SHOWING SIZE AND LOCATION FOR EOR'S REVIEW. PROVIDE MINIMUM OF 1#5 x 6' EACH WAY PLACED DIAGONALLY AT MID-DEPTH OF SLAB AROUND ALL OPENINGS LARGER THAN 12", U.N.O ON DRAWINGS. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318-19 CHAPTER 6.4 AND SUBMIT SHOP DRAWING SHOWING LOCATIONS AND SEQUENCE AND DIRECTION OF POUR FOR REVIEW. PROVIDE KEYWAYS AND DOWELS AS SHOWN ON DETAILS IN ALL CONSTRUCTION JOINTS.

7. WELDABLE REBAR SHALL CONFORM TO ASTM A 706, GRADE 60.

NOTES:

1. FOR TYPICAL LAP SPLICES SEE SCHEDULES ON SHEET S-2.00

2. ADJUSTMENTS SHALL BE MADE AS REQUIRED BY ACI 318-19 FOR COATED BARS, COVER AND SPACING OF BARS.

3. ALL REINFORCING REBARS MUST BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH SUPPORT BARS AND SPACERS IN ACCORDANCE WITH THE REQUIREMENTS OF CRSI AND ACI. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN UNLESS OTHERWISE SPECIFIED. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS U.N.O.

4. BAR SPLICES NOTED ARE FOR A BAR SPACING OF 4 BAR DIAMETERS OR GREATER.

5. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-19 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).

6. ALL LENGTHS ARE IN INCHES.

7. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.

8. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 12.2.3 OF ACI 318-19.

LAP SPLICE LENGTH, IN.				
BAR SIZE	TENSION			COMPRESSION
	3000 PSI	4000PSI	≥5000 PSI	≥ 3000 PSI
3	22	20	19	12
4	29	25	25	15
5	36	31	28	19
6	43	37	33	23
7	63	54	48	26
8	71	62	55	30
9	81	70	62	34
10	91	78	70	38
11	101	87	78	42

CONCRETE FORMWORK:

1. CONTRACTOR SHALL DESIGN AND ERECT FORMWORK IN STRICT COMPLIANCE WITH ACI 347R-14.

2. CONTRACTOR SHALL COORDINATE ALL OPENINGS AS REQUIRED FOR OTHER TRADES. OPENINGS WHERE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO IDENTIFY DESIGN INTENT ONLY. THE SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE FURNISHED OR CONFIRMED BY THE TRADE REQUIRING THE OPENING.

3. PROVIDE CHAMFERS AT ALL CORNERS IN CONCRETE MEMBERS EXPOSED TO VIEW.

4. FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED THE FOLLOWING PERCENTAGES OF ITS 28-DAY COMPRESSIVE STRENGTH (f'c) (DO NOT STRIP FORMS IN LESS THAN 24 HOURS): WALLS AND BEAM SIDES: 20%; COLUMNS: 40% (1,500 PSI MIN); BEAM BOTTOMS: 70%; FLOOR SYSTEMS: 85%.

CAST IN PLACE CONCRETE:

1. TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301-16. ALL CONCRETE EXPOSED TO SALTWATER AND/OR SALTWATER SPRAY IN COASTAL CONSTRUCTION SHALL HAVE MAXIMUM WATER/CEMENT RATIO OF .40. INCLUDING ALL EXTERIOR CONCRETE COLUMNS, CONCRETE WALLS, BALCONIES, AND EXTERIOR BEAMS. ALL REINFORCED CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

2. ALL STRUCTURAL ELEMENTS F'C = 5000 PSI UNLESS NOTED OTHERWISE

3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR IN CAST IN PLACE CONCRETE. (NON-PRESTRESSED).

4. USE REGULAR WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS. DO NOT USE CALCIUM CHLORIDE IN ANY CONCRETE. UNLESS OTHERWISE SPECIFIED ON DOCUMENTS PROVIDE A 4" SLUMP WITH A TOLERANCE OF 1". FOR WALLS AND MEMBERS WITH 8" OR LESS IN THICKNESS, A 5" SLUMP ,+/- 1" SHALL BE PROVIDED. NO CONCRETE TEST WILL BE ACCEPTED IF CONCRETE IS TAMPERED WITH IN ANY WAY AFTER SAID TEST IS PERFORMED. REPEAT TEST IF WATER IS ADDED AFTER INITIAL SAMPLING. IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6" AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED ABOVE IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4 INCH PUMP. TAKE CONCRETE SAMPLES FOR SLUMP AT THE TRUCK AND AT THE DISCHARGE END FOR CYLINDER TESTING.

	MIN. COVER, IN.
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
CONCRETE EXPOSED TO WEATHER	
NO. 6 THROUGH NO. 18 BARS	2
NO. 6, W31 OR D31 WIRE AND SMALLER	1 1/2
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	
SLABS, WALLS, JOISTS	
NO. 14 AND NO. 18 BARS	1 1/2
NO. 11 AND SMALLER	3/4
BEAMS AND COLUMNS	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2
SHELLS, FOLDED PLATE MEMBERS	
NO. 6 BAR AND LARGER	3/4
NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1/2

REBAR TENSION, COMPRESSION DEVELOPMENT LENGTH AND HOOKS													
BAR SIZE	MIN BAR SPACING (IN) NOTE 3	TENSION EMBEDMENT						COMPRESSION EMBEDMENT			HOOKED BARS (TENSION ONLY)		
		3000 PSI		4000 PSI		≥ 5000 PSI							
		TOP BARS NOTE 4	OTHER BARS	TOP BARS NOTE 4	OTHER BARS	TOP BARS NOTE 4	OTHER BARS	3000 PSI	4000 PSI	≥ 5000 PSI	3000 PSI	4000 PSI	≥ 5000 PSI
3	1	22	17	19	15	17	13	8	8	8	8.5	7.5	7
4	1	29	22	25	19	22	17	11	9	9	11	10	9
5	1 1/4	36	28	31	24	28	21	14	12	11	14	12	11
6	1 1/2	43	33	37	29	33	26	16	14	14	17	14.5	13
7	1 3/4	63	48	54	42	49	37	19	17	16	19.5	17	15
8	2	71	55	62	48	55	43	22	19	18	22	19	17
9	2 1/4	81	62	70	54	63	48	25	21	20	25	21	19
10	2 1/2	91	70	79	60	70	54	28	24	23	28	24	22
11	2 3/4	101	78	87	67	78	60	34	27	25	31	27	24

GROUT:

GROUTING IS CLASSIFIED AS "PRECISION GROUTING" FOR SUPPORT OF OPERATING MACHINE BASES, EQUIPMENT SUBJECT TO THERMAL MOVEMENT, AND BASE PLATES, BEARING PLATES, AND EXPANSION BEARINGS EXCEEDING 8" IN LEAST DIMENSION. ALL OTHER GROUTING MAY BE "ORDINARY GROUTING". METALLIC AGGREGATE GROUT MAY BE USED ONLY IN INTERIOR APPLICATIONS NOT EXPOSED TO VIEW IN FINISHED BUILDING AREAS. USE ORDINARY CEMENT GROUT ONLY WHERE SPECIFICALLY NOTED AS "CEMENT GROUT" ON DETAILS. USE NON-SHRINK GROUT FOR ALL OTHER LOCATIONS. PRECISION GROUT SHALL CONFORM TO GROUT FOR ALL OTHER LOCATION. PRECISION GROUT SHALL CONFORM TO CRD-C621-80 WHEN MIXED TO FLUID CONSISTENCY OF 22 TO 25 SECONDS (FLOW CONE METHOD, CRD-C611-80). REQUIRED 28 DAY STRENGTHS SHALL BE AS FOLLOWS:

CEMENT GROUT .....1800 PSI
NON-SHRINK GROUT.....5000 PSI
PRECISION GROUT.....6500 PSI

EPOXY GROUT:

GROUTING OF REINFORCING SHALL BE COMPLETED USING SIKA PRODUCT-SIKADUR-32, HI-MOD LPL. UNLESS OTHERWISE NOTED ON DRAWINGS. REPAIRS OF CONCRETE CRACKS AND SPALLING SHALL BE MADE WITH MASTER BUILDERS "MASTERFLOW 928 GROUT" OR APPROVED NON-SHRINK STRUCTURAL GROUT.

ANCHORING TO EXISTING CONCRETE:

1. USE INJECTION ADHESIVE HIT HY 150 MANUFACTURED BY HILTI, INC. ANCHOR RODS SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. ASTM A36 OR ASTM A193, GRADE B7, TYPE 2.
   B. AISI 304 OR AISI 316.
   C. REINFORCING STEEL SHALL COMPLY WITH SECTION CONCRETE REINFORCEMENT SECTION OF THESE GENERAL NOTES
   D. NUTS AND WASHERS SHALL BE FURNISHED TO MEET THE REQUIREMENTS OF THE ABOVE ANCHOR ROD SPECIFICATIONS.

1. INSTALL INJECTABLE ADHESIVE IN STRICT COMPLIANCE WITH MANUFACTURER'S.

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REVISIONS:	BY

DATE: 06/03/2025
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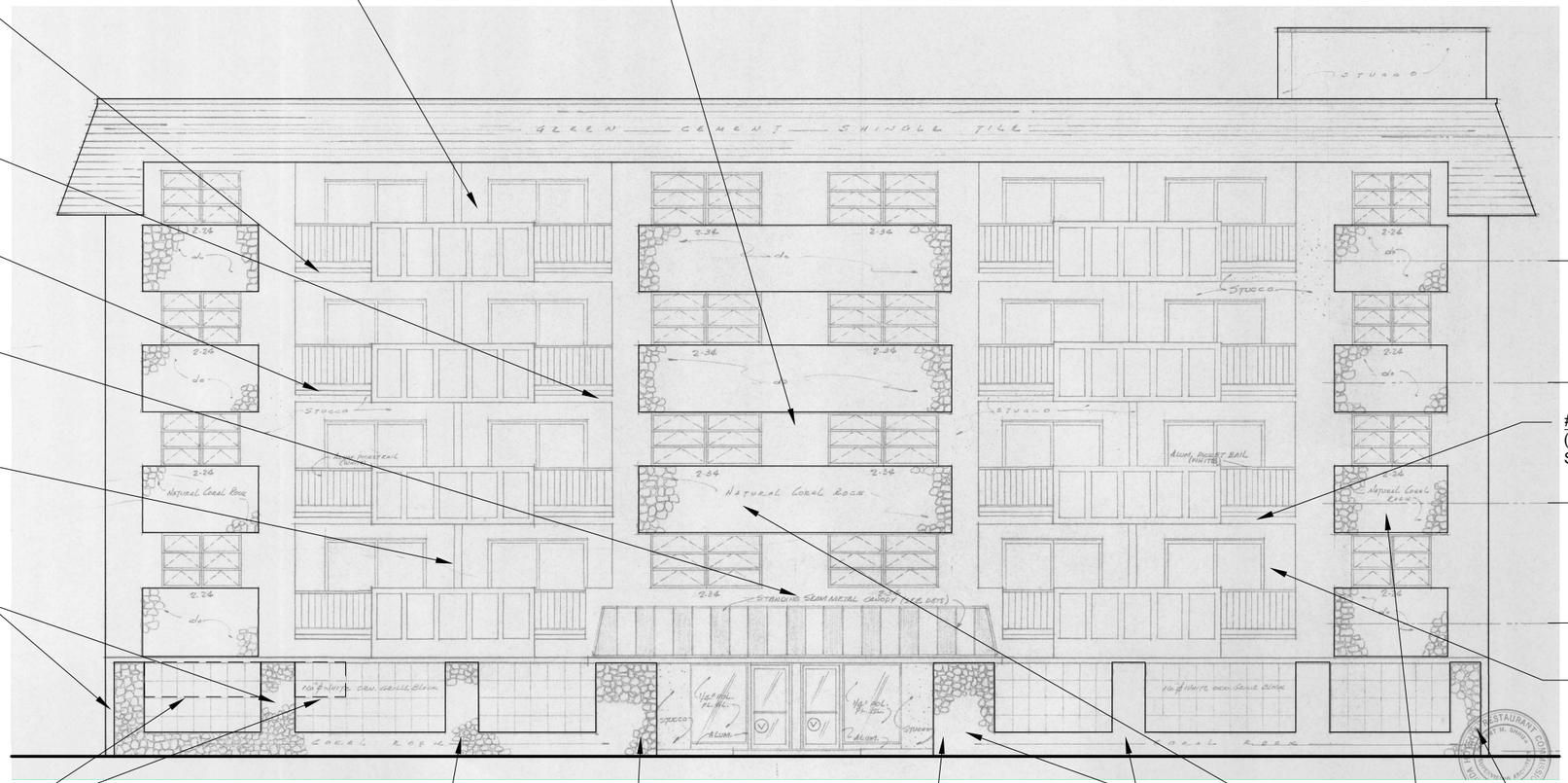
SHEET NAME: GENERAL NOTES CONTD.
SHEET NUMBER: G-1.1



#7 & #8 HOLLOW STUCCO (SEE REPAIR DETAILS ON SHEETS S-3.1)

#24 STUCCO CRACK (SEE REPAIR DETAILS ON SHEETS S-3.1)

#101 STUCCO CRACK (SEE REPAIR DETAILS ON SHEETS S-3.1)

#14 SLAB EDGE DEFICIENCY (SEE REPAIR DETAILS ON SHEETS S-3.1)

#102 STUCCO CRACK (SEE REPAIR DETAILS ON SHEETS S-3.1)

#32 VEGETATION GROWTH (SEE REPAIR DETAILS ON SHEETS S-3.1)

#33 HOLLOW STUCCO (SEE REPAIR DETAILS ON SHEETS S-3.1)

#87, #88 & #89 CONCRETE COLUMN REPAIRS TO COLUMNS #48 & #49 (SEE REPAIR DETAILS ON SHEETS S-3.0 & 3.1)

REMOVAL AND REINSTALL OF WHITE ORNAMENTAL BLOCK INFILL

4TH FLOOR

3RD FLOOR

#22 SLAB EDGE DEFICIENCY (SEE REPAIR DETAILS ON SHEETS S-3.1)

2ND FLOOR

1ST FLOOR

#30 HOLLOW STUCCO (SEE REPAIR DETAILS ON SHEETS S-3.1)

#97 HOLLOW STUCCO (SEE REPAIR DETAILS ON SHEETS S-3.1)

REMOVAL OF ALL CORAL ROCK ARCHITECTURAL FINISHES (TYP.)

NO REPLACEMENT WILL BE DONE PRIOR TO DRB APPROVAL.

#90 SPALLED CONCRETE (SEE REPAIR DETAILS ON SHEETS S-3.0 & 3.1)

#93 SPALLED CONCRETE (SEE REPAIR DETAILS ON SHEETS S-3.0 & 3.1)

#94 SPALLED CONCRETE (SEE REPAIR DETAILS ON SHEETS S-3.0 & 3.1)

#96 SPALLED CONCRETE (SEE REPAIR DETAILS ON SHEETS S-3.0 & 3.1)

NORTH ELEVATION VIEW

1

PLAN NOTES:

1. ALL REPAIR LOCATIONS AND QUANTITIES TO BE MARKED AND CONFIRMED IN THE FIELD BY EOR.
2. EOR TO DETERMINE LOCATIONS AND QUANTITIES OF CONCRETE CRACKS TO BE REPAIRED
3. ALL LOCATIONS AND REPAIRS INDICATED ARE TO BE VERIFIED IN THE FIELD. CONDITIONS MAY BE AT SLAB SURFACE OR AT THE UNDERSIDE OF THE SLAB ABOVE.
4. REFER TO DETAILS IN SERIES S-3.0 FOR CONCRETE AND STUCCO REPAIRS
5. IN AREAS WHERE SHORING IS REQUIRED, THE GENERAL CONTRACTOR SHALL RETAIN A LICENSED SHORING ENGINEER. SEE GENERAL NOTES AND SPECIFICATIONS
6. NO INTERIOR WORK TO BE PERFORMED AS PART OF THIS EXTERIOR CONCRETE RESTORATION PROJECT.

LIFE SAFETY NOTES:

1. TWO EGRESS POINTS ARE TO BE PROVIDED AT ALL TIMES.
2. BARRICADES TO BE EASILY REMOVABLE FOR LIFE SAFETY EGRESS IF NEEDED.
3. WHILE WORK IS EXECUTED ON THE OVERHEAD EXTERIOR SURFACES, THE AREA MUST BE CLOSED OFF UNTIL THE OVERHEAD REPAIRS ARE COMPLETED.
4. FIRE SUPPRESSANT SYSTEM TO REMAIN FULLY OPERATIONAL AT ALL TIMES.
5. ALL OSHA SAFETY REGULATIONS MUST BE ADHERED TO AT ALL TIMES.

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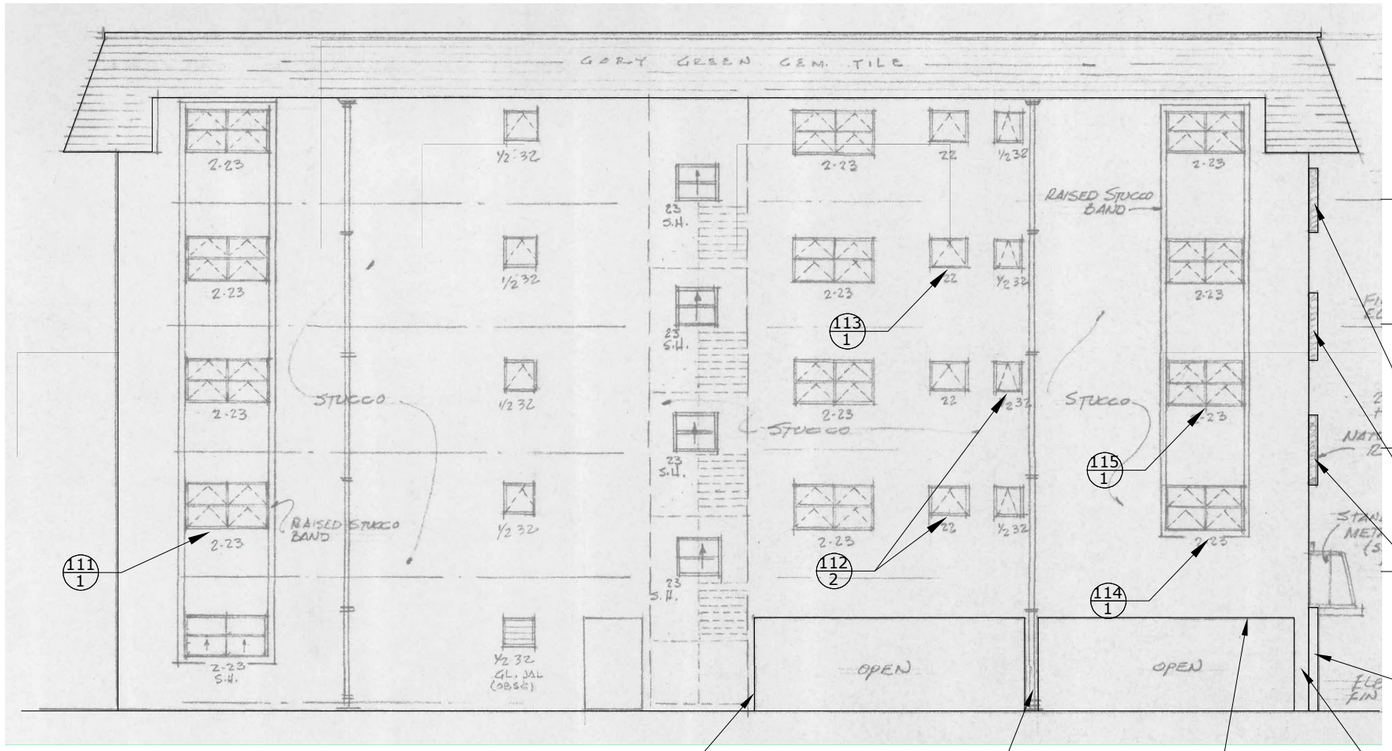

EAST ELEVATION VIEW

PLAN NOTES:

1. ALL REPAIR LOCATIONS AND QUANTITIES TO BE MARKED AND CONFIRMED IN THE FIELD BY EOR.
2. EOR TO DETERMINE LOCATIONS AND QUANTITIES OF CONCRETE CRACKS TO BE REPAIRED
3. ALL LOCATIONS AND REPAIRS INDICATED ARE TO BE VERIFIED IN THE FIELD. CONDITIONS MAY BE AT SLAB SURFACE OR AT THE UNDERSIDE OF THE SLAB ABOVE.
4. REFER TO DETAILS IN SERIES S-3.0 FOR CONCRETE AND STUCCO REPAIRS
5. IN AREAS WHERE SHORING IS REQUIRED, THE GENERAL CONTRACTOR SHALL RETAIN A LICENSED SHORING ENGINEER. SEE GENERAL NOTES AND SPECIFICATIONS
6. NO INTERIOR WORK TO BE PERFORMED AS PART OF THIS EXTERIOR CONCRETE RESTORATION PROJECT.

LIFE SAFETY NOTES:

1. TWO EGRESS POINTS ARE TO BE PROVIDED AT ALL TIMES.
2. BARRICADES TO BE EASILY REMOVABLE FOR LIFE SAFETY EGRESS IF NEEDED.
3. WHILE WORK IS EXECUTED ON THE OVERHEAD EXTERIOR SURFACES, THE AREA MUST BE CLOSED OFF UNTIL THE OVERHEAD REPAIRS ARE COMPLETED.
4. FIRE SUPPRESSANT SYSTEM TO REMAIN FULLY OPERATIONAL AT ALL TIMES.
5. ALL OSHA SAFETY REGULATIONS MUST BE ADHERED TO AT ALL TIMES.

LEGEND	
1	STUCCO CRACK
2	HOLLOW STUCCO AREA
3	SLAB EDGE DEFICIENCY
4	SPALLED CONCRETE AREA
5	CORRODED ANCHOR BOLT
# / #	INDICATE LOCATION / INDICATE DEFICIENCY
*	OVERHEAD

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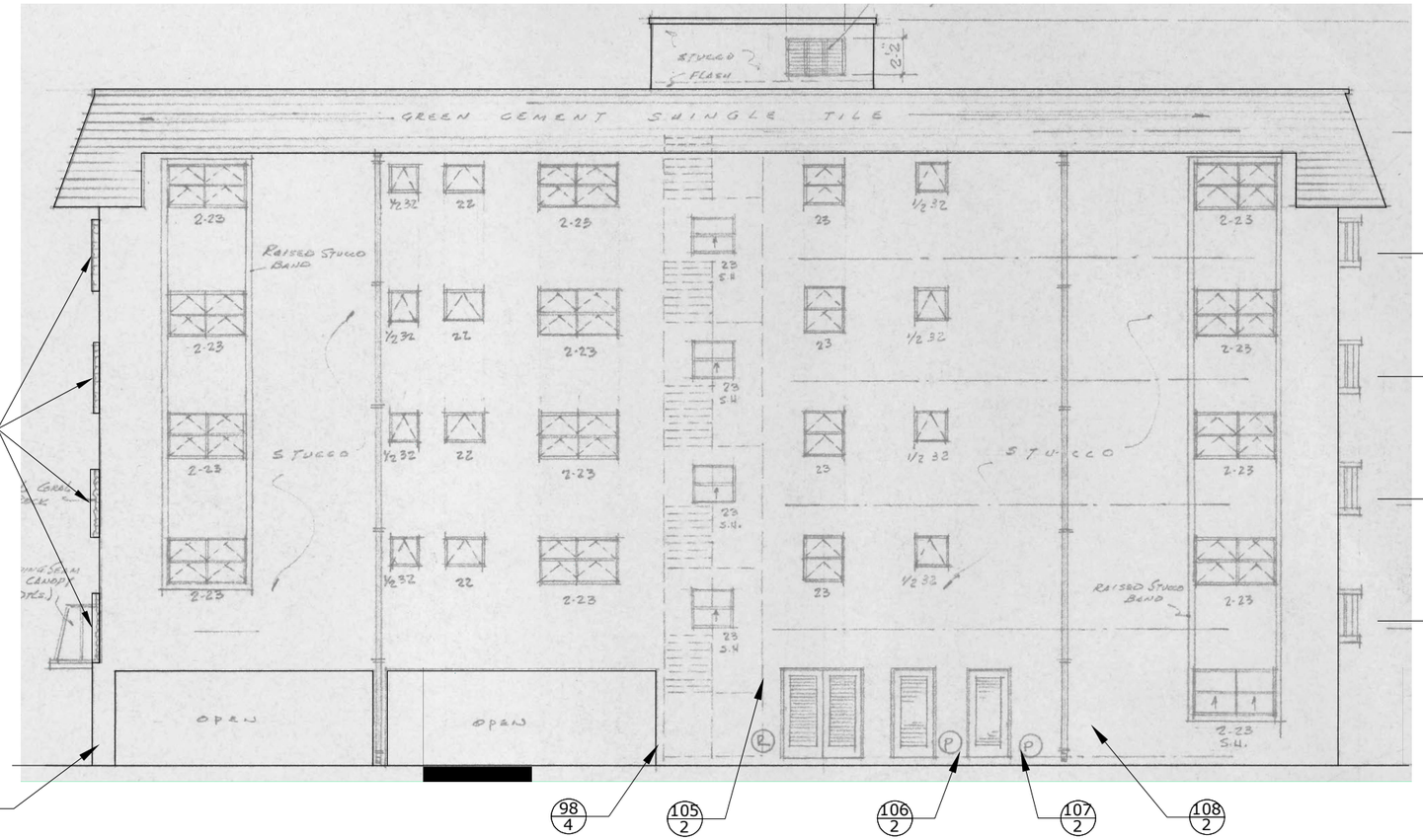
REMOVAL OF ALL CORAL ROCK ARCHITECTURAL FINISHES (TYP.)

NO REPLACEMENT WILL BE DONE PRIOR TO DRB APPROVAL.

1



WEST ELEVATION VIEW

PLAN NOTES:

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2. EOR TO DETERMINE LOCATIONS AND QUANTITIES OF CONCRETE CRACKS TO BE REPAIRED
3. ALL LOCATIONS AND REPAIRS INDICATED ARE TO BE VERIFIED IN THE FIELD. CONDITIONS MAY BE AT SLAB SURFACE OR AT THE UNDERSIDE OF THE SLAB ABOVE.
4. REFER TO DETAILS IN SERIES S-3.0 FOR CONCRETE AND STUCCO REPAIRS
5. IN AREAS WHERE SHORING IS REQUIRED, THE GENERAL CONTRACTOR SHALL RETAIN A LICENSED SHORING ENGINEER. SEE GENERAL NOTES AND SPECIFICATIONS
6. NO INTERIOR WORK TO BE PERFORMED AS PART OF THIS EXTERIOR CONCRETE RESTORATION PROJECT.

LIFE SAFETY NOTES:

1. TWO EGRESS POINTS ARE TO BE PROVIDED AT ALL TIMES.
2. BARRICADES TO BE EASILY REMOVABLE FOR LIFE SAFETY EGRESS IF NEEDED.
3. WHILE WORK IS EXECUTED ON THE OVERHEAD EXTERIOR SURFACES, THE AREA MUST BE CLOSED OFF UNTIL THE OVERHEAD REPAIRS ARE COMPLETED.
4. FIRE SUPPRESSANT SYSTEM TO REMAIN FULLY OPERATIONAL AT ALL TIMES.
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LEGEND	
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2	HOLLOW STUCCO AREA
3	SLAB EDGE DEFICIENCY
4	SPALLED CONCRETE AREA
5	CORRODED ANCHOR BOLT
# / #	INDICATE LOCATION / INDICATE DEFICIENCY
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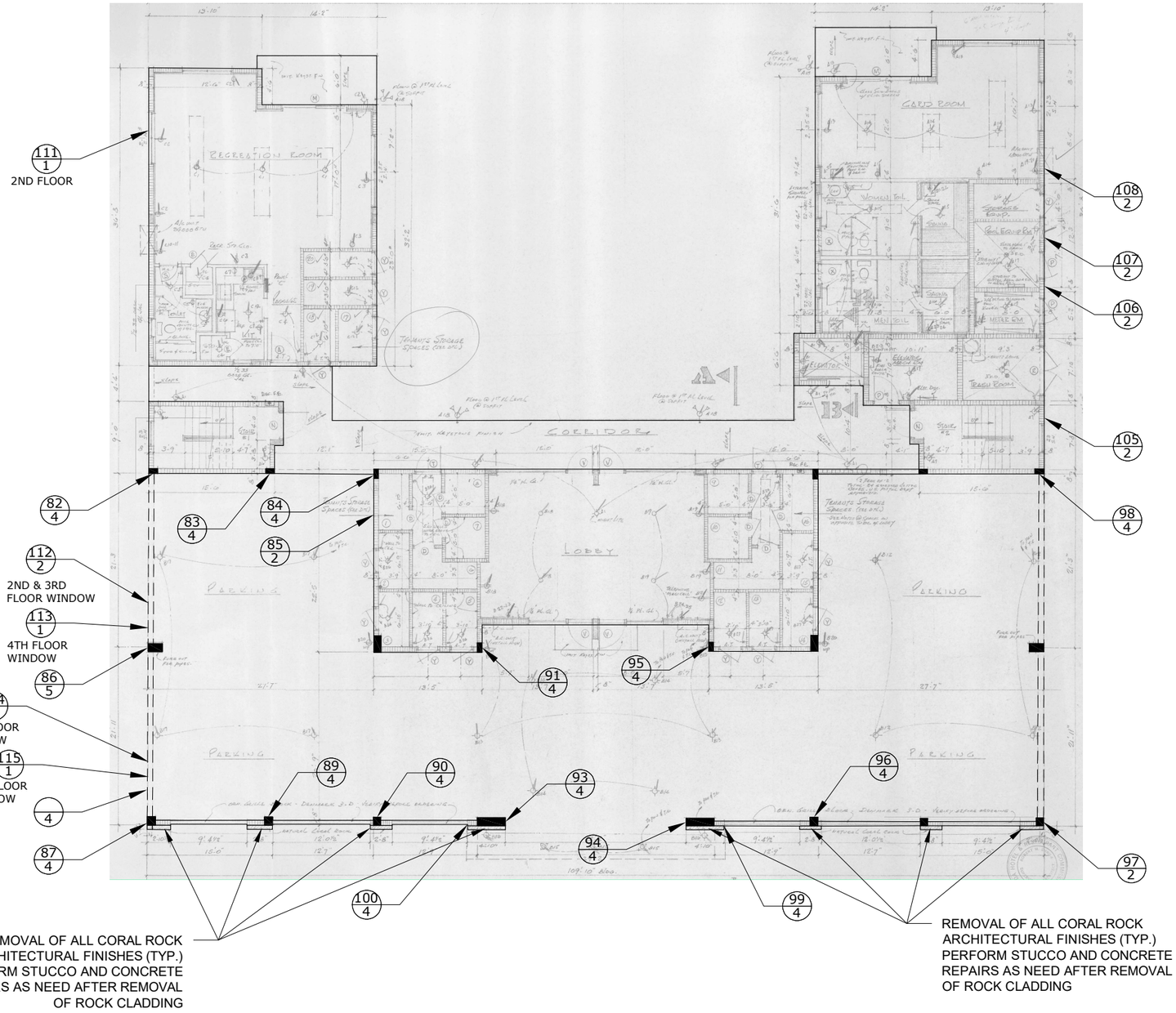

PLAN NOTES:

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4. REFER TO DETAILS IN SERIES S-3.0 FOR CONCRETE AND STUCCO REPAIRS
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GROUND FLOOR PLAN VIEW

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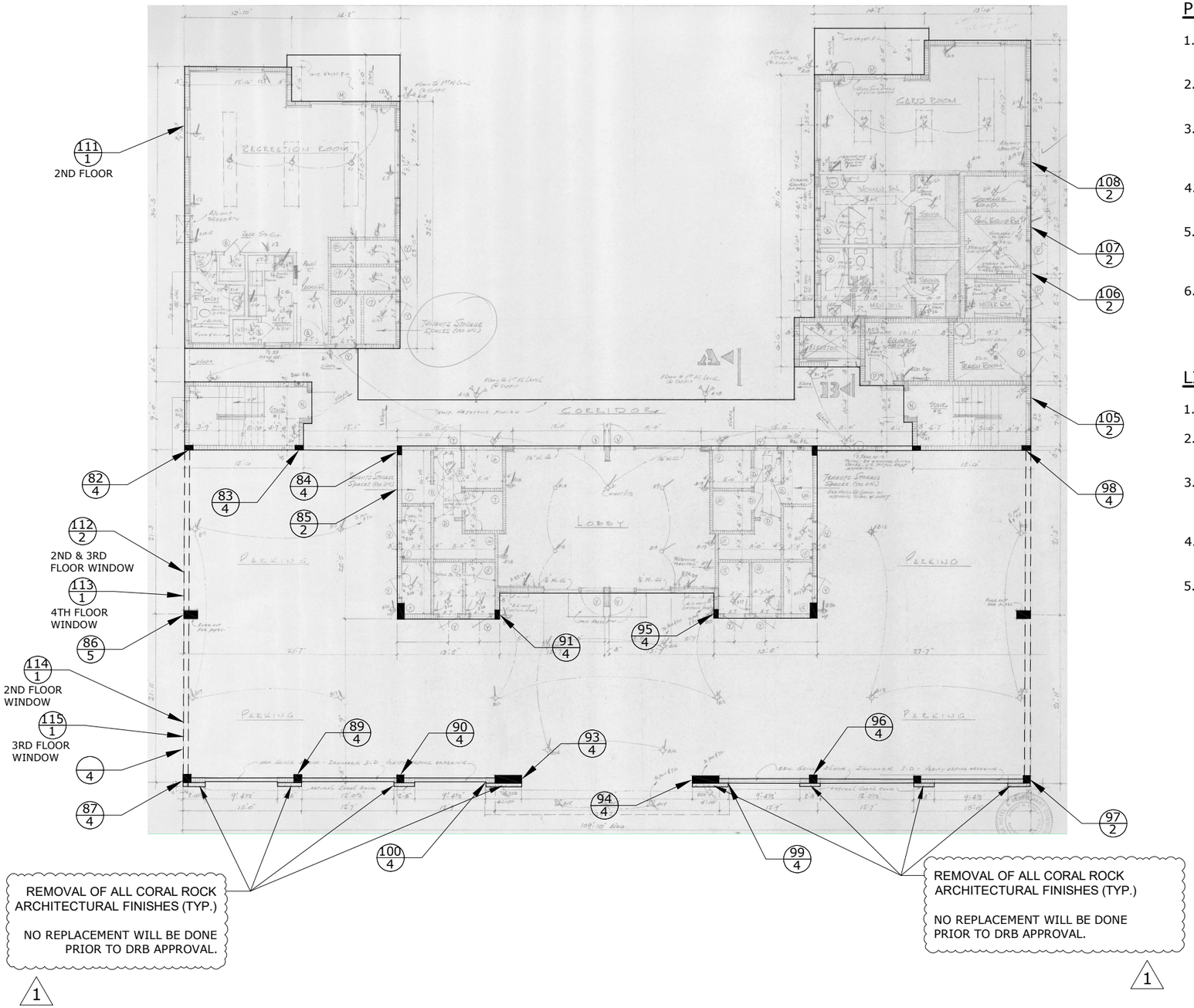
DATE:	10/14/2025
DWN BY: GIN	CHK BY: GIN
JOB NUMBER:	25-045
SCALE:	N.T.S.
SHEET NAME:	GROUND FLOOR PLAN VIEW
SHEET NUMBER:	S-2.0



PLAN NOTES:

1. ALL REPAIR LOCATIONS AND QUANTITIES TO BE MARKED AND CONFIRMED IN THE FIELD BY EOR.
2. EOR TO DETERMINE LOCATIONS AND QUANTITIES OF CONCRETE CRACKS TO BE REPAIRED
3. ALL LOCATIONS AND REPAIRS INDICATED ARE TO BE VERIFIED IN THE FIELD. CONDITIONS MAY BE AT SLAB SURFACE OR AT THE UNDERSIDE OF THE SLAB ABOVE.
4. REFER TO DETAILS IN SERIES S-3.0 FOR CONCRETE AND STUCCO REPAIRS
5. IN AREAS WHERE SHORING IS REQUIRED, THE GENERAL CONTRACTOR SHALL RETAIN A LICENSED SHORING ENGINEER. SEE GENERAL NOTES AND SPECIFICATIONS
6. NO INTERIOR WORK TO BE PERFORMED AS PART OF THIS EXTERIOR CONCRETE RESTORATION PROJECT.

LIFE SAFETY NOTES:

1. TWO EGRESS POINTS ARE TO BE PROVIDED AT ALL TIMES.
2. BARRICADES TO BE EASILY REMOVABLE FOR LIFE SAFETY EGRESS IF NEEDED.
3. WHILE WORK IS EXECUTED ON THE OVERHEAD EXTERIOR SURFACES, THE AREA MUST BE CLOSED OFF UNTIL THE OVERHEAD REPAIRS ARE COMPLETED.
4. FIRE SUPPRESSANT SYSTEM TO REMAIN FULLY OPERATIONAL AT ALL TIMES.
5. ALL OSHA SAFETY REGULATIONS MUST BE ADHERED TO AT ALL TIMES.

LEGEND	
1	STUCCO CRACK
2	HOLLOW STUCCO AREA
3	SLAB EDGE DEFICIENCY
4	SPALLED CONCRETE AREA
5	CORRODED ANCHOR BOLT
(#/#)	INDICATE LOCATION / INDICATE DEFICIENCY
*	OVERHEAD

GROUND FLOOR PLAN VIEW

PERMIT SET

FORTIS
BUILDSAFE SOLUTIONS
510 SE 5TH AVE
FORT LAUDERDALE, FL 33301
PHONE: 954-790-9741
CONTACT@FORTISBSS.COM

GABOR ISTVAN NAGY LICENSE
No. 83787
STATE OF FLORIDA
PROFESSIONAL ENGINEER

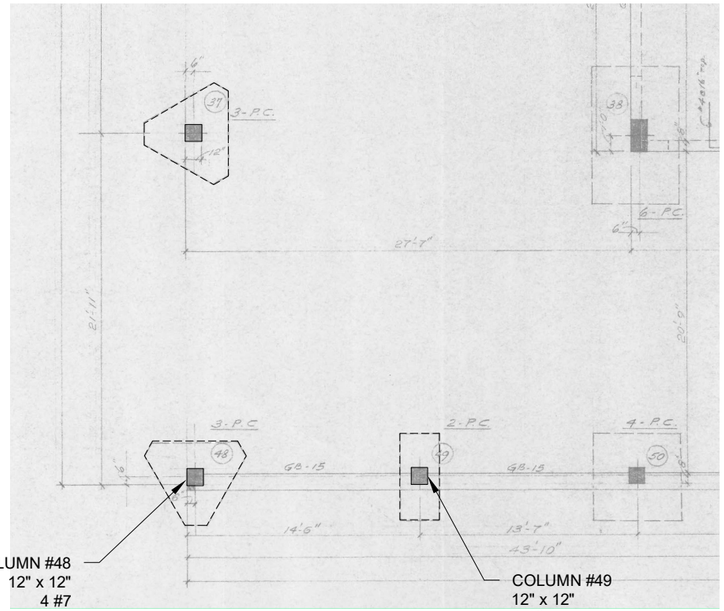
GABOR ISTVAN NAGY
LICENSE # 83787

CLUB OF BAY HARBOR CONDOMINIUMS
1120 99TH STREET
MIAMI BEACH, FL 33154

REVISIONS:	BY
1. STONE CLADDING	GIN
REPLACEMENT 11/19/2025	
DATE:	10/14/2025
DWN BY: GIN	CHK BY: GIN
JOB NUMBER:	25-045
SCALE:	N.T.S.

SHEET NAME:
GROUND FLOOR PLAN VIEW

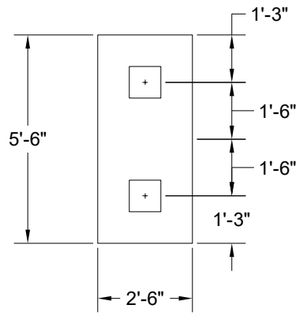
SHEET NUMBER:
S-2.0



COLUMN #48
12" x 12"
4 #7

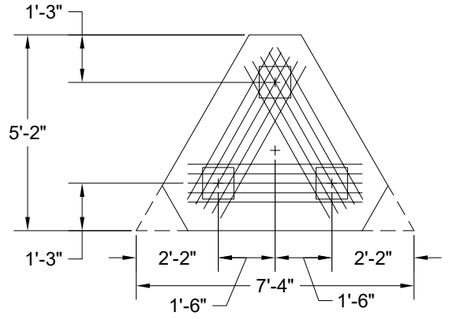
COLUMN #49
12" x 12"
4 #6

PARTIAL FOUNDATION PLAN



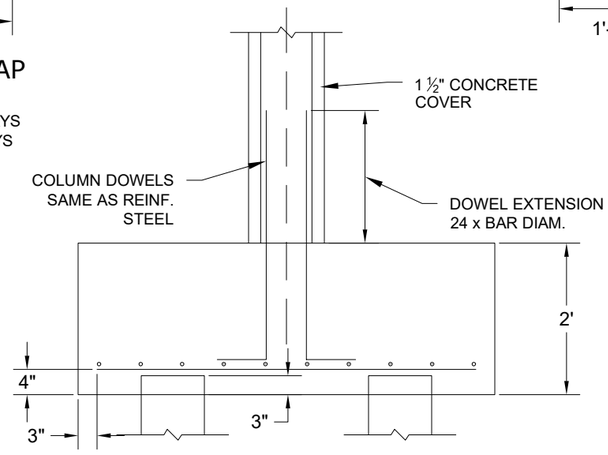
2 - PILE CAP

DEPTH - 24"
10 #5 LONG WAYS
5 #4 SIDE WAYS

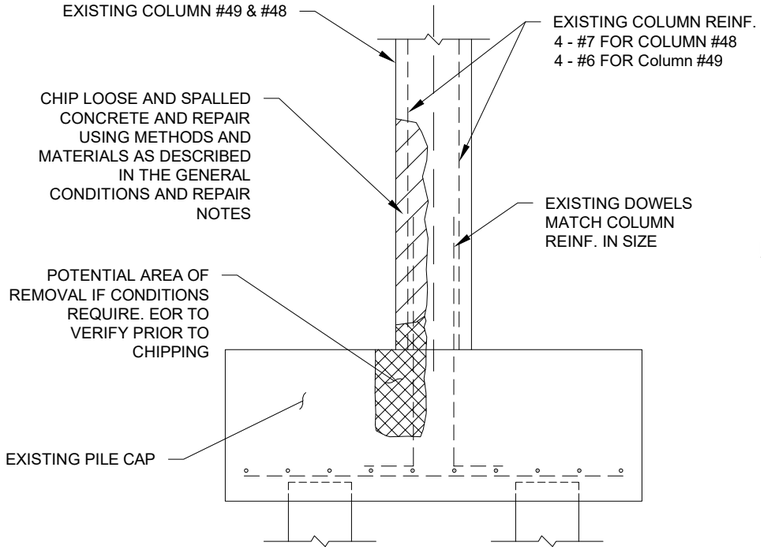


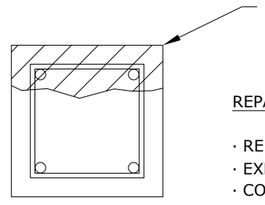
3 - PILE CAP

DEPTH - 24"
5 #6 3 WAYS



PILE CAP DETAILS (EXISTING)





EXISTING CONDITIONS AT COLUMN #48 & #49

AS DIRECTED BY THE EOR, IF BAR CROSS-SECTIONAL AREA HAS BEEN REDUCED BY 20% OR MORE, EPOXY DOWEL NEW COLUMN STEEL OR SPLICE BARS WITH MINIMUM LAP OVER UN-CORRODED REINFORCEMENT

REPAIR PROCEDURE:

· REMOVE DETERIORATED, LOOSE AND SPALLED CONCRETE (SQUARE EDGES)
· EXPOSE REBAR TO PROVIDE MIN 3/4" CLEARANCE BETWEEN THE REBAR AND CONCRETE AS REQUIRED
· CONTRACTOR TO CHASE CORRODED STEEL UNTIL A MINIMUM OF 6" OF CORROSION-FREE STEEL IS FOUND.
· IF REBAR IS SEVERELY DAMAGED (LOSS OF 20% OR MORE OF ITS CROSS SECTION) CONSULT ENGINEER OF RECORD FOR RECOMMENDATIONS
· AIR -PRESSURE CLEAN SURFACE
· APPLY SIKA ARMATEC 110 OR APPROVED EQUAL TO ALL THE REBAR AND CONCRETE SURFACE FOLLOWING MANUFACTURER'S SPECIFICATIONS
· REPLACE CONCRETE WITH APPROVED PATCHING MATERIAL FOLLOWING MANUFACTURER'S SPECIFICATIONS
· FINISH AND PAINT TO MATCH SURROUNDING AREAS

NOTE:

AT LEAST 48 HOURS PRIOR TO THE START OF COLUMN REPAIR WORK, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD. ALL REPAIRS ARE TO FOLLOW THE SEQUENCE OF CONSTRUCTION AS ILLUSTRATED IN THESE DRAWINGS.

IN THE EVENT THAT MORE THAN 25% OF COLUMN'S CROSS SECTION IS COMPROMISED, SHORING WILL BE REQUIRED. CONTRACTOR TO SUBMIT SHORING DRAWING AND CALCULATION FOR REVIEW AND APPROVAL. SHORING IS REQUIRED TO SUPPORT THE STRUCTURE TO FACILITATE THE REPAIR OF THE REINFORCED CONCRETE COLUMNS SHORING SHALL BE DESIGNED TO SUPPORT 25% OF THE TOTAL LOAD OF ALL FLOORS ABOVE, SHORING CALCULATIONS AND DRAWINGS ARE TO BE SIGNED AND SEALED BY A SHORING ENGINEER REGISTERED IN THE STATE OF FLORIDA.

CONCRETE COLUMN REPAIR DETAILS

PERMIT SET

FORTIS
BUILDSAFE SOLUTIONS
510 SE 5TH AVE
FORT LAUDERDALE, FL 33301
PHONE: 954-790-9741
CONTACT@FORTISBSS.COM

GABOR ISTVAN NAGY LICENSE No. 83787 STATE OF FLORIDA PROFESSIONAL ENGINEER

GABOR ISTVAN NAGY
LICENSE # 83787

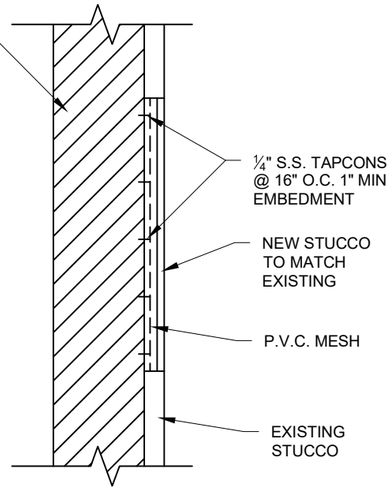
CLUB OF BAY HARBOR CONDOMINIUMS
1120 99TH STREET
MIAMI BEACH, FL 33154

REVISIONS:	BY

DATE:	10/14/2025
DWN BY: GIN	CHK BY: GIN
JOB NUMBER:	25-045
SCALE:	N.T.S.

SHEET NAME:
RESTORATION DETAILS

SHEET NUMBER:
S-3.0

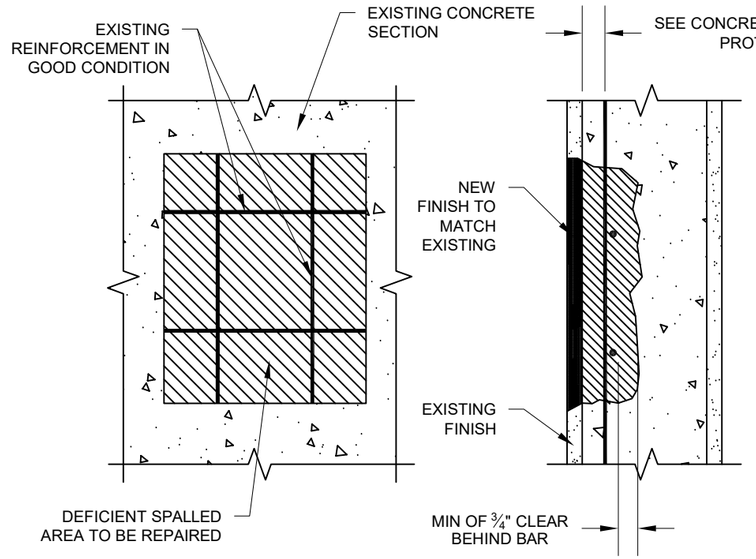


REPAIR NOTES:

THIS REPAIR DETAIL IS TO BE USED WHEN EXISTING STUCCO THICKNESS IS LARGER THAN $\frac{7}{8}$".

- USE P.V.C. MESH WITH TAPCONS
- USE 1/4" STAINLESS STEEL/GALVANIZED FLAT HEAD TAPCONS @ 16" O.C. WITH 1" MINIMUM EMBEDMENT IN BLOCK AND 1/2" MINIMUM CONC. COVER ON TOP.
- BUILD UP SUBSTRATE WITH REPAIR MORTAR TO REQUIRED THICKNESS (VARIES) SO THAT MAXIMUM 5/8" THICK STUCCO CAN BE APPLIED.
- APPLY 5/8" THICK STUCCO TO MATCH & LEVEL WITH EXISTING STUCCO.
- ALL WORK SHALL BE IN ACCORDANCE TO MANUFACTURER'S MATERIAL SPECIFICATIONS AND FLORIDA BUILDING CODE.

BUILT UP STUCCO REPAIR DETAIL



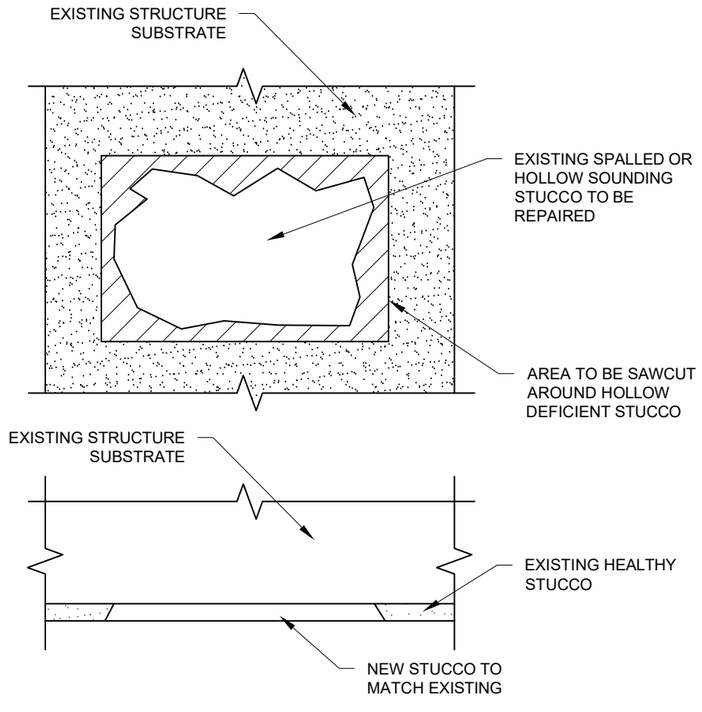
REPAIR NOTES:

- CHIP AROUND REBAR TO ATTAIN MIN OF 3/4" CLEARANCE. (IN CASE OF ACCESS CHIPPING OF SLAB THICKNESS CONSULT EOR)
- ALL EDGES NEED TO BE AT LEAST 1/4" DEEP.
- CLEAN REINFORCEMENT VIA SANDBLAST.
- APPLY RUST INHIBITING COATING.
- APPLY PRIMER / CONCRETE BONDING.
- PATCH AS PER SPECIFICATIONS. WHEN PROPER COVERAGE IS NOT OBTAINABLE, CONSULT WITH E.O.R.
- FINISH TO MATCH EXISTING.
- PAINT.

CONCRETE COVER FOR REBAR PROTECTION:

- CONCRETE EXPOSED TO EARTH OR WEATHER:
  - NO. 6 AND GREATER 2"
  - NO 5, W31 OR D31 WIRE OR SMALLER 1 ½"
- OTHERWISE:
  - SLABS, WALLS, JOISTS NO. 11 BAR OR SMALLER ¾"
  - BEAMS, COLUMNS PRIMARY REBAR, TIES, STIRRUPS 1 ½"

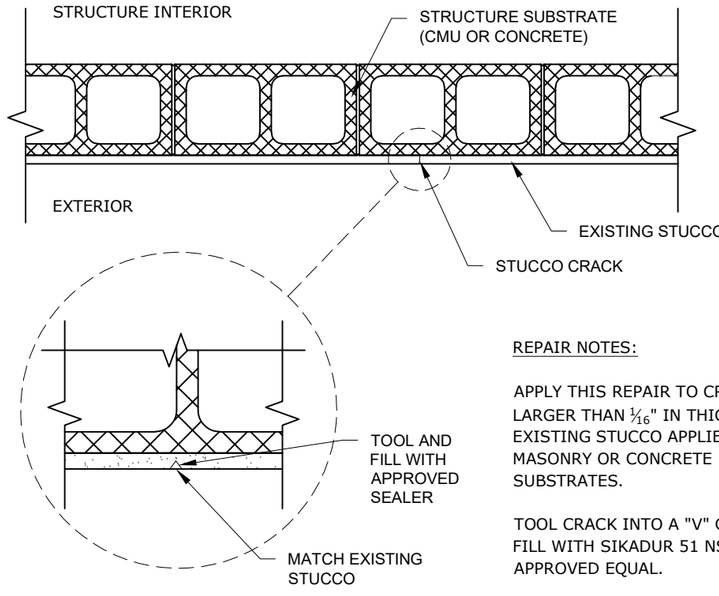
CONCRETE REPAIR - PARTIAL DEPTH



REPAIR NOTES:

- CHIP-OFF ALL DELAMINATED STUCCO WITH CHISEL AND HAMMER.
- CLEAN EXISTING SURFACE TO APPLY STUCCO.
- MECHANICALLY ROUGHEN EXISTING SUBSTRATE SURFACE WITH SAND BLASTING OR LIGHT CHIPPING HAMMER OR HAMMER AND CHISEL TO EXPOSE LOOSE CONCRETE AND ALLOW PROPER BONDING. SURFACE MUST BE STRUCTURALLY SOUND AND CLEAN FREE OF ANY AND ALL OILS, GREASE WAX, DUST, SAND DIRT, LAITANCE, PAINT, EFFLORESCENCE, CURING COMPOUNDS, FORM RELEASE AGENTS AND BASE MATERIAL OF ANY KIND.
- REMOVE PAINT FROM SURROUNDING STUCCO AS NECESSARY TO PREVENT STUCCO APPLICATION OVER PAINT.
- COAT PREPARED SURFACE WITH APPROVED BONDING AGENT, STUCCO TO PROPERLY BOND WITH EXISTING CONCRETE SURFACE.
- APPLY STUCCO IN THREE COATS (7/8" MIN.) FOR VERTICAL AND TWO COATS (3/8"-1/2") FOR HORIZONTAL APPLICATIONS. STUCCO TO MATCH SURROUNDING STUCCO SURFACE.
- CONTRACTOR SHALL PROVIDE PROPER TRANSITION BETWEEN NEW & OLD STUCCO TO CREATE SEAMLESS JOINT.
- ALL MATERIALS TO BE SUBMITTED FOR APPROVAL BY THE EOR.
- STUCCO WILL BE APPLIED IN ACCORDANCE W/ ASTM C926.

HOLLOW STUCCO REPAIR DETAIL



REPAIR NOTES:

APPLY THIS REPAIR TO CRACKS NO LARGER THAN $\frac{1}{16}$" IN THICKNESS IN EXISTING STUCCO APPLIED OVER MASONRY OR CONCRETE SUBSTRATES.

TOOL CRACK INTO A "V" GROOVE AND FILL WITH SIKADUR 51 NS OR APPROVED EQUAL.

STUCCO CRACK REPAIR DETAIL

PERMIT SET

FORTIS
BUILDSAFE SOLUTIONS
510 SE 5TH AVE
FORT LAUDERDALE, FL 33301
PHONE: 954-790-9741
CONTACT@FORTISBSS.COM

GABOR ISTVAN NAGY LICENSE No. 83787 STATE OF FLORIDA PROFESSIONAL ENGINEER

GABOR ISTVAN NAGY
LICENSE # 83787

CLUB OF BAY HARBOR CONDOMINIUMS
1120 99TH STREET
MIAMI BEACH, FL 33154

REVISIONS:	BY

DATE:	10/14/2025
DWN BY: GIN	CHK BY: GIN
JOB NUMBER:	25-045
SCALE:	N.T.S.

SHEET NAME:
RESTORATION DETAILS CONTD.

SHEET NUMBER:
S-3.1

AGENDA ITEM REPORT
January 6, 2026

ITEM NUMBER: 2.

ITEM: Request for approval for exterior modifications for "Pura Vida" located at 1019 Kane Concourse (1001), Lots 16-18 of Block 11. The owner submitted an application for exterior modifications to the façade of the subject property. Enclosed please find the site plan, elevations and photos. 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.	DRB Staff Report 1019 KC 1.6.2025
2.	SPR25-000025 - 1001 KANE CONC - PURA VIDA MIAMI - PHOTOS
3.	1019 KC 1001 PURA VIDA DRB Set 1.6.2026

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

AGENDA ITEM NO. 2

MEETING DATE: 01/06/2026

Prepared By: Lorrainia Belle, Town Planner
Address: 1019 Kane Concourse

SUBJECT:
Project # SPR25-000025
A public hearing to consider an application by Pura Vida Miami (representative) requesting approval for exterior modifications to the facade of the subject property located at 1019 Kane Concourse, identified with parcel identification number 1322270012310.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Pura Vida Miami, represented by Omer Horev, is requesting approval for exterior modifications to the facade of the commercial building located at 1019 Kane Concourse. The scope of work includes updating the building's exterior materials and storefront elements to refresh its appearance.

Recommended Action: Staff recommend that the Design Review Board (DRB) consider the applicant's request for approval of the proposed exterior facade modifications. Staff further recommend approval of the project subject to all staff recommended conditions.

Property Description: The property located at 1019 Kane Concourse is a commercial building. The applicant is proposing comprehensive exterior alterations to modernize its appearance. The proposed scope of work includes:

Exterior Alterations:

- Removal of existing wood cladding.
- Application of new stucco finish with a ship lap pattern, color white.
- Installation of new metal coping over the parapet, color white.
- Replacement of the existing storefront glazing system.
- Replacement of the main entrance door.
- Installation of new awnings.
- Installation of new exterior signage.

These proposed alterations are designed to refresh the building's street presence, improve durability, and contribute to a cohesive and updated streetscape along Kane Concourse.

2. ANALYSIS

The applicant, Pura Vida Miami represented by Omer Horev, is proposing exterior alterations to the commercial building at 1019 Kane Concourse. The proposal includes the removal of wood cladding, application of white stucco with a ship lap pattern, installation of white metal coping, replacement of the storefront system and main entrance door, and installation of new awnings and signs. .

Zoning and Land Use:
The property is located within the Business District (B-1) zoning district, which permits commercial uses. The proposed exterior alterations are cosmetic and functional improvements that do not change the use or intensity of the property and are consistent with the allowable uses under this designation.

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

Neighborhood Compatibility:
The proposed alterations are consistent with the surrounding commercial context of Kane Concourse. The design updates are modest in scale and respectful of the existing building's Mid-Century architectural features, originally constructed in 1962. The new storefront elements are designed to integrate seamlessly with the remaining bays and will enhance the street-facing appearance without disrupting the aesthetic cohesion of the area.

Parking Considerations:
The property is designated for commercial use under the Town's Future Land Use Map. The proposed conversion to a bank is compatible with this designation and does not alter the intensity or use classification of the site. The project remains consistent with the goals and objectives outlined in the Comprehensive Plan for commercial corridors.

Future Land Use Map Designation:
The property is designated as Commercial on the Future Land Use Map (FLUM). The proposed use of the property as a bank aligns with the designated Commercial designation and is consistent with the objectives outlined for commercial properties within this zoning category.

Conclusion:
The proposed exterior alterations to the commercial building at 1019 Kane Concourse are intended to modernize its facade with durable, low-maintenance materials while maintaining

compatibility with the architectural character of the area. The scope of work is consistent with applicable zoning, land use regulations, and the surrounding built environment. Staff recommends approval of the application subject to all applicable conditions.

Applicable Code Sections:

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

- Section 23-3 (Use Regulations for b-1 Business District),
- Section 17-20 (Exterior signs)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

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

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

c. *Maximum height, area, setbacks, and overall masks as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.*
d. *Building design, materials, and colors to be sympathetic with surroundings.*
e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
f. *Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.*
g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
i. *Graphics, as understood in architectural design.*
j. *The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.*

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the proposed exterior alterations for the commercial building at 1019 Kane Concourse, as described in the application.

- Staff recommend approval with the following conditions:
    1. Signage Permits: Separate permits are required for all proposed wall and awning signs, to be reviewed for compliance with Section 17-20 of the Town Code.
    2. Material Compliance: All exterior materials, including stucco, metal coping, storefront system, doors, and awnings, shall match the specifications (color, finish, profile) submitted and approved as part of this application.
    3. Installation Quality: Work shall be performed in a professional manner ensuring finished surfaces are even, clean, and free of defects to maintain the intended aesthetic quality of the design.

PURA VIDA MIAMI - BAY HARBOR

1001 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL 33154

PROJECT TEAM & INDEX



OWNER: PURA VIDA MIAMI
1924 ALTON ROAD MIAMI BEACH,
FLORIDA 33139
BRETT DAMATO
T: 631-559-5999
WWW.PURAVIDAMIAMI.COM

ARCHITECT: AW ARCHITECTS, INC
7700 CONGRESS AVE. SUITE 1114
BOCA RATON, FL 33487
T: 561.997.1244
F: 561.997.1610
WWW.AWARCHS.COM

DRAWING INDEX

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A0.1	COVER SHEET
A0.3	GENERAL NOTES
A1.1	ARCHITECTURAL SITE PLAN
A8.1	FRONT COLORED ELEVATION
A8.2	RENDERING AND WALL DETAIL
A11.1	DOOR SCHEDULE & DETAILS

PROPERTY INFORMATION

FOLIO.....13-2227-001-2310

SUB-DIVISION.....BAY HARBOR ISLAND

PROPERTY USE..... 1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL

OCCUPANCY CLASSIFICATION..... "A2" ASSEMBLY

EXISTING BLDG. TYPE OF CONSTR..... IIB

BUILDING HEIGHT..... XXXX

PROJECT OCCUPANT LOAD..... 40 INTERIOR + 16 EXTERIOR = 56 TOTAL

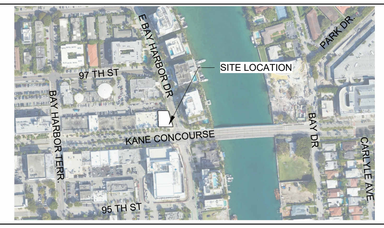
DESCRIPTION OF WORK

EXTERIOR BUILD-OUT OF AN EXISTING PURA VIDA MIAMI FOOD SERVICE ESTABLISHMENT LOCATED AT 1001 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154.
SCOPE OF WORK INCLUDES EXTERIOR RENOVATIONS CONSISTING OF REMOVAL OF THE EXISTING WOOD SIDING SYSTEM PREVIOUSLY INSTALLED BY PURA VIDA MIAMI. THE SIDING WILL BE REPLACED WITH A STUCCO FINISH FEATURING HORIZONTAL REVEALS, PAINTED WHITE. NEW METAL COPING WILL BE INSTALLED OVER THE EXISTING PARAPET SYSTEM AND PAINTED WHITE TO MATCH. THE EXISTING STOREFRONT SYSTEM WILL BE PARTIALLY DEMOLISHED AND REPLACED AS SHOWN ON PLANS.
NEW AWNING AND SIGNAGE TO BE PERMITTED UNDER A SEPARATE PERMIT.

CODE INFORMATION

GOVERNING CODE---------- 2023 FLORIDA BUILDING CODE, 8TH ED. - EXISTING BUILDING (FBC-EB)
2023 FLORIDA BUILDING CODE, 8TH ED. - BUILDING (FBC-B)
2023 FLORIDA BUILDING CODE, 8TH ED. - ACCESSIBILITY (FBC-A)
2023 FLORIDA BUILDING CODE, 8TH ED. - PLUMBING (FBC-P)
2023 FLORIDA BUILDING CODE, 8TH ED. - FUEL GAS (FBC-G)
2023 FLORIDA BUILDING CODE, 8TH ED. - ENERGY CONSERV. (FBC-EC)
FLORIDA FIRE PREVENTION CODE, 8TH ED. BASED ON - NFPA 1, FIRE CODE - 2018 EDITION
NFPA 101, LIFE SAFETY CODE - 2018 EDITION
2017 NATIONAL ELECTRICAL CODE (N.E.C.)
2010 ADA STANDARD FOR ACCESSIBLE DESIGN

PROJECT LOCATION



NORTH

PRODUCT APPROVAL

ARCHITECTURAL COMPONENT	MANUFACTURER	NOA / FL PRODUCT APPROVAL

DEFERRED SUBMITTALS

A. AWNING PERMIT

B. SIGNAGE PERMIT

AW architects
JAMES R. WILLIAMS AIA
7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487
TEL 561 997 1244
FAX 561 997 1675
JAMES R. WILLIAMS - AR0017581

PURA VIDA MIAMI
BAY HARBOR

1001 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

PROJECT NO:	25139
DESIGNED BY:	PM
DRAWN BY:	PM
CHECKED BY:	JW

SUBMITTALS:

REVISIONS:

COVER SHEET

A0.1

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GENERAL INFORMATION

G001. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED TO THE TENANT.

G002. PRIOR TO THE SUBMISSION OF ANY BIDS THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TENANT IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND TENANT PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.

G003. DRAWINGS CONFORM TO BUILDING STANDARD GUIDELINES AND DECLARATION OF COVENANTS, WITH SOME APPROVED EXCEPTIONS.

G004. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEPICTED IN THESE DRAWINGS.

G005. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST INCH. THE LOCATION OF PARTITIONS TO THE CENTERS OF MULLIONS OR TO ALIGN WITH FINISHES SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED.

G006. THE CONTRACTOR SHALL REFER TO THE BUILDING SHELL DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION.

G007. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING TENANT OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

G008. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TENANT AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

G009. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.

G010. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE TENANT SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

G011. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE, COORDINATING ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

G012. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST LIKEWISE BE FREE OF THE ABOVE DESCRIBED MATERIALS.

G013. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.

G014. THE CONTRACTOR SHALL COORDINATE ALL TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE, VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO BID SUBMITTAL.

G015. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORKS WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.

G016. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.

G017. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTRICAL, WATER AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

G018. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIALS, FIXTURES, EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY G.C. DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK OR EQUIPMENT AT THE CONTRACTORS EXPENSE.

G019. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN REGARDS TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.

G020. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

G021. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND THE TENANT SHALL BE NOTIFIED OF SUCH CONFLICTS.

G022. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL EQUIPMENT, FIXTURES, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

G023. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE TENANT, THE CONTRACTOR SHALL PROVIDE THE TENANT WITH ALL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES.

G024. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF "AS BUILT" MARKED PLANS, THE ELECTRICAL CONTRACTORS AS BUILT DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE TENANT.

G025. THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED. (5 YR. FOR A/C/ COMPRESSORS, 15 YR. FOR ROOF.)

G026. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE TENANT OR HIS REPRESENTATIVES.

G027. THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, GAS AND PLUMBING DEVICE LOCATIONS WITH FIXTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.

G028. VERTICAL BLOCKING NOTE GENERAL CONTRACTOR SHALL PROVIDE VERTICAL WOOD BLOCKING (JACK STUDS) BETWEEN EACH STUD AT ALL WALL HUNG CABINETS, SHELVES, ETC. COORDINATE WITH A/C. ELECTRICAL AND DRYWALL CONTRACTOR WHERE APPLICABLE. SCRIBE ALL MILLWORK TO FIT FIELD CONDITIONS. ALL COUNTER AREAS NOT SUPPORTED BY FILE CABINETS SHALL BE ANCHORED TO CONTINUOUS WOOD OR STEEL CLEATS. MILLWORK CONTRACTOR BEFORE STARTING ANY WORK SHALL VERIFY ALL DIMENSIONS AND LEVELS GIVEN FOR WORK UNDER THIS CONTRACT, IN CONJUNCTION WITH ARCHITECTS OR INTERIOR DESIGNERS DRAWINGS AND DETAILS. ALL MATERIALS PROVIDED BY THE MILLWORK CONTRACTOR SHALL BE FREE OF CHIPPING, SPLITTING AND OR MARKING THAT WOULD RESULT IN AN UNEVEN OR DAMAGED SURFACE. MILLWORK CONTRACTOR SHALL SUBMIT TO CLIENT ALL REQUIRED SHOP DRAWINGS WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR. PRINTS SHALL BE KEPT BY CLIENT. MILLWORK CONTRACTOR SHALL FURNISH AND INSTALL ALL CABINETWORK AND HARDWARE INCLUDING SHELF STANDARDS, PULLS HINGES, LOCKS AND ANY OTHER HARDWARE REQUIRED TO COMPLETE THE PROJECT. ALL CABINETS SHALL BE SHOP FINISHED.

G029. GLAZING NOTES: THE GLAZING CONTRACTOR SHALL SUBMIT TO CLIENT ALL REQUIRED SHOP DRAWINGS WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR. SHOP DRAWINGS SHALL INDICATE THE MATERIALS, ARRANGEMENT, FULL SIZE PROFILES OF MOLDINGS THICKNESS, SIZE OF PARTS, CONSTRUCTION FASTENINGS, BLOCKING, CLEARANCE, ASSEMBLY AND CONSTRUCTION DETAILS, APPLIED FINISHES AND SURFACING BUILT-IN HARDWARE AND NECESSARY CONNECTIONS OF WORK OF OTHER TRADES.

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ABBREVIATIONS

AB	ANCHOR BOLT
A/C	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL/ARCHITECT
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BOTT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CAB	CABINET
CEIL/CLG	CEILING
CEM	CEMENT
CL	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
CTR	CENTER
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL-ELECTRIC
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR-EXTERNAL
FD	FLOOR DRAIN
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FTG	FOOTING
FURR	FURRING
GA	GAGE, GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HCP	HANDICAP
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATE-INSULATION
INT	INTERIOR
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LB	POUND
LIN	LINEAR
LL	LIVE LOAD
LT	LIGHT
LVR	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFC	METAL FURRING CHANNEL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
NAT	NATURAL
NIC	NOT IN CONTRACT
#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE OVERALL,
OA	OUTSIDE AIR
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
PART	PARTITION
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POL	POLISHED
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
PRTR	PRESSURE TREATED
PTD	PAINTED
PVMT	PAVEMENT
QTY	QUANTITY
REF	REFRIGERATOR
REQD	REQUIRED
REINF	REINFORCE-REINFORCING
RET	RETURN
REV	REVERSE,REVISION
RGD	RIGID
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEP	SEPARATE
SECT	SECTION
SHLF	SHELF
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
STD	STANDARD
STL	STEEL
STOR	STORAGE
SUB	SUBSTITUTE
SURF	SURFACE
SUSP	SUSPEND-SUSPENDED
SYS	SYSTEM
T & G	TONGUE & GROOVE
TEL	TELEPHONE
THK	THICK-THICKNESS
TPH	TOILET PAPER HOLDER
TRANS	TRANSFORMER
TYP	TYPICAL
UGND	UNDERGROUND
UL	UNDERWRITERS LAB.
VERT	VERTICAL
W/ WC	WITH WATER CLOSET
WH	WATER HEATER
WM	WIRE MESH
W/O	WITHOUT
WP	WATERPROOF
WS	WEATHER STRIPPING
WWF	WELDED WIRE FABRIC

ARCHITECTURAL SYMBOLS

BUILDING GRID LINES

SECTION LINE

DETAIL REFERENCE

INTERIOR ELEVATION REFERENCE

EXTERIOR ELEVATION REFERENCE

DRAWING NAME
DRAWING SCALE

NORTH ARROW

DOOR REFERENCE NUMBER

ROOM NAME AND NUMBER

WALL ASSEMBLY REFERENCE

WINDOW TYPE

KEYED NOTE

EMERGENCY LIGHT FIXTURES

EXIT LIGHT

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DESIGNED BY: JW/PM
DRAWN BY: XK / PM
CHECKED BY: PM

SUBMITTALS:

REVISIONS:

GENERAL NOTES

A0.3

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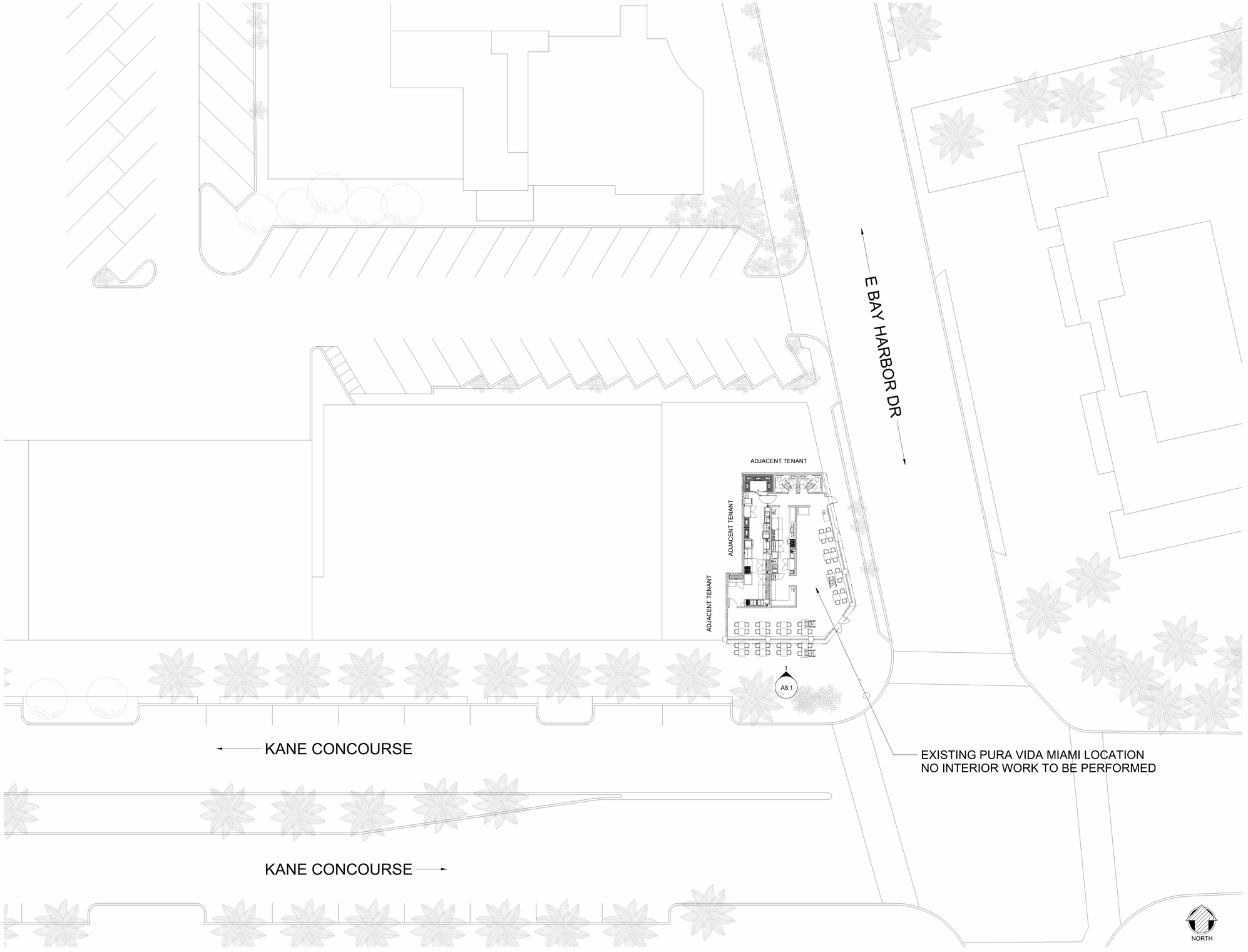

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

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PROJECT NO:	25139
DESIGNED BY:	PM
DRAWN BY:	PM
CHECKED BY:	JW

SUBMITTALS:
CLIENT REVIEW: 11.24.2025

REVISIONS:

ARCHITECTURAL
SITE PLAN

A1.1

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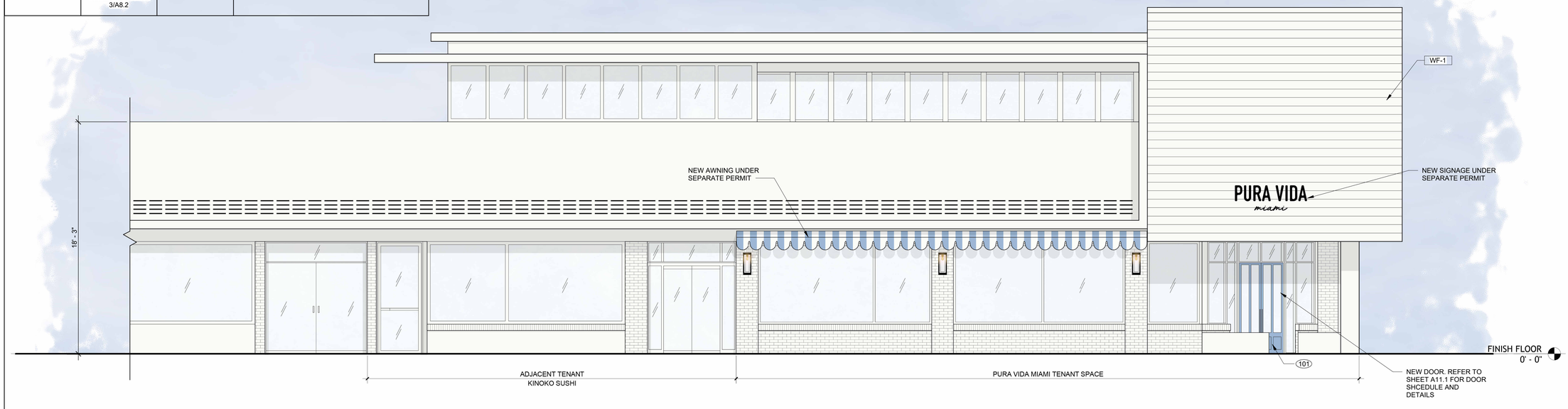
2 EXISTING CONDITIONS
SCALE: N.T.S.

FINISH SCHEDULE

WF-#	WALL TEXTURE	PAINT SAMPLE	PAINT DETAILS
WF-1	STUCCO WITH HORIZONTAL REVEALS REFER TO DETAIL 3/A8.2	ULTRA PURE WHITE	MANUFACTURER: BEHR ITEM NAME: BEHR ULTRA® Exterior Semi-Gloss Enamel COLOR: ULTRA PURE WHITE FINISH: SEMI-GLOSS LOCATION: EXTERIOR WALL



1 FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

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PROJECT NO:	25139
DESIGNED BY:	PM
DRAWN BY:	PM
CHECKED BY:	JW

SUBMITTALS:
CLIENT REVIEW: 11.24.2025

REVISIONS:

FRONT COLORED ELEVATION

A8.1

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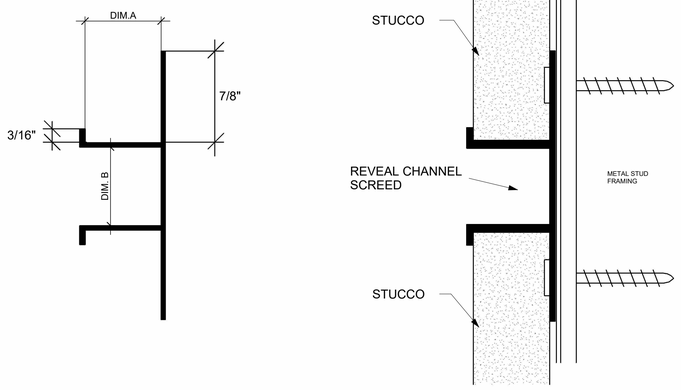
2 EXISTING CONDITIONS
SCALE: N.T.S.

FINISH SCHEDULE

WF-#	WALL TEXTURE	PAINT SAMPLE	PAINT DETAILS
WF-1	STUCCO WITH HORIZONTAL REVEALS REFER TO DETAIL 3/A8.2	ULTRA PURE WHITE	MANUFACTURER: BEHR ITEM NAME: BEHR ULTRA® Exterior Semi-Gloss Enamel COLOR: ULTRA PURE WHITE FINISH: SEMI-GLOSS LOCATION: EXTERIOR WALL



3 STUCCO BAND REVEAL DETAIL
SCALE: 3" = 1'-0"

1 PROPOSED RENDERING
SCALE: N.T.S.

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PROJECT NO: 25139
DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: JW

SUBMITTALS:
CLIENT REVIEW: 11.24.2025

REVISIONS:

RENDERING AND WALL DETAIL

A8.2

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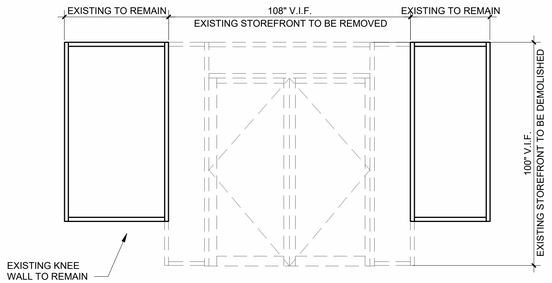
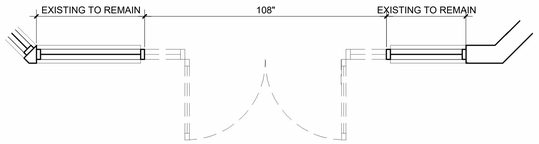
EXISTING STOREFRONT ELEVATION

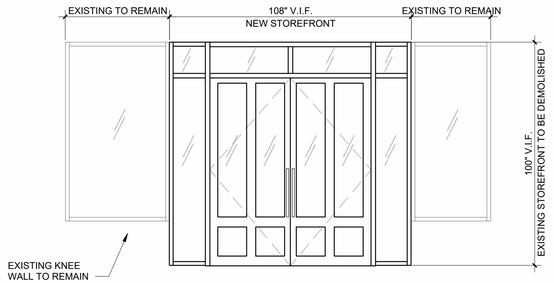


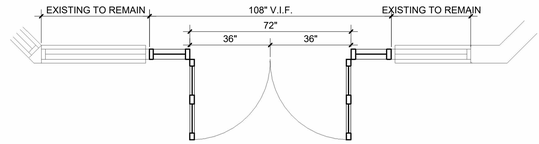


EXISTING STOREFRONT PLAN

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

NEW STOREFRONT ELEVATION





NEW STOREFRONT PLAN

2 NEW STOREFRONT
SCALE: 3/8" = 1'-0"

DOOR GENERAL NOTES

1. DOOR HARDWARE SHALL BE OF THE LEVER TYPE, MOUNTED 30 INCHES TO 40 INCHES ABOVE THE FLOOR. THE MAXIMUM EFFORT TO OPERATE SHALL BE 8.5 POUNDS OF FORCE FOR EXTERIOR DOORS AND 5 POUNDS FORCE FOR INTERIOR DOORS. THE LOWER 12 INCHES OF THE DOOR SHALL HAVE A SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP HAZARD (TITLE 24, CCR, SECTION 1133B.2.4.3)
2. PROVIDE WEATHER-STRIPPING AT EXTERIOR DOORS (HEAD, JAMB AND SILL).
3. ALARM LOCKS AND PANIC HARDWARE SHALL BE APPROVED BY THE FIRE INSPECTOR OR FIRE MARSHALL.
4. "EXIT" SIGNS TO HAVE A MINIMUM OF 6" HIGH LETTERS.
5. PROVIDE POSITIVE KEY-LOCKING CYLINDERS.
6. PROVIDE CYLINDER GUARDS ON ALL MORTISE OR RIM TYPE CYLINDER FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
7. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM OF 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTIONS UNLESS HINGES ARE PROVIDED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
8. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
9. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
10. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
11. HARDWARE SCHEDULE SHALL BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL.
12. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH THE 2017 NORTH CAROLINA BUILDING CODE.
13. PROVIDE TYPE II SAFETY GLAZING AT ALL DOORS WITH GLAZING.
14. ALL SECURITY-LOCKING ARRANGEMENTS ON DOORS USED FOR EGRESS SHALL COMPLY WITH REQUIREMENTS OF NFPA101.
15. DOORS INDICATED AS "EGRESS ONLY" SHALL HAVE NO EXTERIOR HARDWARE AND SHALL BE OPERABLE IN THE DIRECTION OF EGRESS.
16. EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET THE FOLLOWING CRITERIA:
    (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
    (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT
    (3) TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

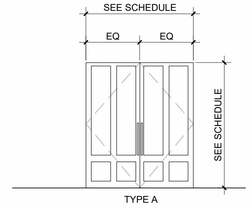
DOOR SCHEDULE

DOOR #	Type Mark	DOOR SIZE WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	REMARKS
101	A	72"	84"	1-3/4"	ALUMINUM	ALUMINUM	1	WIND PRESSURE: +37.1 PSF / −48.5 PSF. OCCUPANT LOAD ≤ 50. NO PANIC BAR REQUIRED.

*NOTE: APPROVED INTERIOR OCCUPANT LOAD OF 40 OCCUPANTS. NO PANIC BAR REQUIRED

DOOR HARDWARE SCHEDULE

CODE	DESCRIPTION
1	FUNCTION: **MAIN ENTRY** HARDWARE: CLOSER



TYPE A

AW architects

JAMES R. WILLIAMS AIA
7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487

TEL 561 997 1244
FAX 561 997 1675

JAMES R. WILLIAMS - AR0017581

PURA VIDA MIAMI
BAY HARBOR

1001 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

PROJECT NO: 25139
DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: JW

SUBMITTALS:
CLIENT REVIEW: 11.24.2025

REVISIONS:

DOOR SCHEDULE & DETAILS

A11.1

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11/24/2025 8:01:29 PM S:\AWProjects\25000\25139\25139_Revit\25139_Model\25139_Current\25139_ProjectContent\25139_R26_Pura_Vida_Bay_Harbor.rvt

EXISTING CONDITIONS PHOTOS







AGENDA ITEM REPORT
January 6, 2026

ITEM NUMBER: 3.

ITEM: Request for approval for exterior modifications for "Lindsay Keats Corp" located at 9530 West Broadview Drive, Lot 73 of Block 23. On December 7, 2021, the Board approved the site plans for a new single family home. The home was built and was issued the Certificate of Occupancy on November 7, 2022. The owners are requesting approval for a material change (from wood to travertine cladding) to the front and side elevations of the previously approved new single-family residence. Enclosed please find the previously approved and new proposed plans. 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.	DRB Staff Report 9530 W BRDV DR 1.6.2025
2.	DRB_Comparison_Package
3.	9530 W BRDV Drive DRB Set 1.6.2026

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

AGENDA ITEM NO. 3

MEETING DATE: 01/05/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000024
A public hearing to consider an application by BRG Studio, on behalf of the property owner, requesting Design Review Board approval for a material revision (from wood to travertine cladding) to the front and side elevations of a previously approved new single-family residence at 9530 W. Broadview Dr., Town of Bay Harbor Islands, identified by parcel identification number 1322270014530.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, BRG Studio (architect), on behalf of the property owner, requests Design Review Board (DRB) approval for a material revision to a previously approved new single-family home at 9530 W. Broadview Dr. The site plan for this project was originally approved by the DRB (then the Planning & Zoning Board) on December 7, 2021 (Project # SPR20-000002). The applicant is now resubmitting revised plans that propose a singular change: replacing the approved wood cladding on the front elevation and one side elevation with travertine stone cladding. All other aspects of the approved design remain unchanged.

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 waterfront lot within the Town's RD, Single-Family Residential District. The approved project involves the demolition of the existing residence and construction of a new two-story, 8,360-square-foot single-family home. No changes are proposed to the approved program, site layout, or other architectural features.

Architectural Design:

- The only revision proposed is the substitution of travertine stone cladding for the previously approved wood cladding on the front elevation and one side elevation.
- All other approved design elements remain unchanged, including:
    - Contemporary modern design with curvilinear roof eaves.

- Approved exterior materials (gray tile, aluminum accents, etc.) on other elevations.
- All fenestration (window shapes, sizes, and locations).
- Approved height and massing.

Site Modifications:

- No changes to site improvements, landscaping, pool, cabana, or other accessory structures are proposed with this submission.

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. The proposed material change does not alter the use, massing, setbacks, height, lot coverage, or floor area ratio (FAR) of the approved structure. All zoning requirements continue to be met. No variance is requested or required.

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

Design Review & Material Evaluation: In accordance with Section 5-23.1(c) of the Town Code, changes to approved plans require DRB review when they involve modifications to exterior architectural materials. Staff offers the following analysis against the DRB Review Criteria:

1. **Conformance with good design principles:** Travertine is a high-quality, natural stone that conveys permanence and can complement the modern architectural style approved for this waterfront property. Its use may enhance the aesthetic vision of the Town by introducing a durable, classic material suitable for the coastal environment.
2. **Avoidance of inferior design:** The proposed travertine is not an inferior material to the approved wood. It is generally considered a premium finish with high durability and a refined appearance.
3. **Use of quality architectural features and materials:** Travertine is a quality architectural material. Its application should be reviewed for cohesive character with the existing approved materials. The applicant should confirm details of finish, jointing, and installation method to ensure a unified appearance.
4. **Compatibility with surrounding properties:** The material change is not expected to negatively impact compatibility with other waterfront estates. The color and texture of the travertine should be evaluated to ensure it harmonizes with the streetscape and does not create undue visual contrast.
5. **Cohesive landscaping and hardscaping:** No changes are proposed; cohesion is maintained.
6. **Adequate buffering:** No impact.

7. **Compliance with Town Code:** The change does not violate any code standards related to materials.
8. **Harmony with surrounding development (Massing, Style, Durability):**
    - The change does not affect massing, height, or style.
    - Material durability and coastal environment resilience: Travertine is a highly durable stone well-suited for the harsh salt-air coastal environment of Bay Harbor Islands, potentially offering superior longevity, moisture resistance, and minimal maintenance compared to wood cladding. This strongly aligns with the Town's goals for resilient construction.

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 substitution of travertine cladding for wood cladding on the front and side elevations represents a refinement of material choice for this waterfront property. Staff finds that the change maintains the design intent of the previously approved project, utilizes a high-quality and exceptionally durable material appropriate for the coastal setting of Bay Harbor Islands, and is not expected to adversely affect neighborhood compatibility. The revision meets the Town's design review criteria, and staff recommends 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 material revision (from wood to travertine cladding on the front and side elevations) for the new single-family home located at 9530 W. Broadview Dr., as shown on the revised plans.

Staff recommend approval with the following conditions:

1. Plan Set Compliance: Approval is specifically for the material change shown on plans last revised [Insert Date of New Travertine Plans], prepared by BRG Studio. Any other revisions or future substantial modifications should be reviewed by staff and may require re-approval by the DRB.
2. Previous Conditions: All conditions from the original approval (Project # SPR20-000002, dated December 7, 2021) and any subsequent approvals for accessory structures (e.g., cabana) remain in full force and effect.
3. All construction must comply with the Town's current codes and ordinances.

BRG STUDIO

Site Development Plan Revision

Project: 9530 W. Broadview Dr.
Applicant: BRG Studio
Town of Bay Harbor Islands

DRB Submission Package

Existing / Approved Condition (Wood Cladding)



Proposed Condition (Travertine)



Travertine 24" X 48" ILUSTRATION SAMPLE

Comparison



EXISTING



PROPOSED

GARAGE FRONT
This revision proposes replacing deteriorated wood cladding with durable natural travertine stone. The same design, dimensions and proportions.





This revision proposes replacing deteriorated wood cladding with durable natural travertine stone. The design, dimensions.

9530 WEST BROADVIEW DRIVE

REPLACE MATERIAL



BUILDING KEY PLAN — NORTH

PROPERTY ADDRESS:
9530 W Broadview Dr, Bay Harbor Islands, FL 33154

LEGAL DESCRIPTION :
BAY HARBOR ISLAND PB 46-5
LOT 73 BLK 23
LOT SIZE 13125 SQ FT
OR 19365-1958-1959 0199 5

FOLIO NUMBER: 13-2227-001-4530

LIVING AREA : 8,046 Sq.Ft

AREA OF WORK: AS INDICATED ON DRAWINGS

YEAR BUILT: 2022

BRG STUDIO

605 LINCOLN ROAD SUITE 302
MIAMI BEACH, FLORIDA 33139

PH: 305.397.8788
MA@BRG.STUDIO
WWW.BRG.STUDIO

ISSUED FOR: PERMIT

SCOPE OF WORK:

DEMOLITION
Remove existing exterior wood cladding from the garage exterior walls.

PROPOSED WORK
Install natural travertine stone veneer, 24" × 48", on the garage's front and side exterior walls and on the low fountain, as shown on the plans.

NOTES
This is non-structural work.
Installation to include all required waterproofing, flashings, and code-compliant anchorage, per manufacturer's instructions and applicable codes.

DATA PROJECT

AREA OF WORK:
AS INDICATED ON DRAWINGS

CODE COMPLIENCE:

FLORIDA BUILDING CODE EXISTING, 2023, 8TH EDITION.
FLORIDA FIRE PREVENTION CODE, 2023, 8TH EDITION
NFPA 101 LIFE SAFETY CODE, 2024 EDITION.

OCCUPANCY GROUP:

R-2 RESIDENTIAL

ALTERATION LEVEL:

ALTERATION LEVEL 2 AS PER FBC 2023, 8TH EDITION.

CONSTRUCTION TYPE:

TYPE I
NOT EXISTING SPRINKLER AND ALARM SYSTEM

ZONING:

RESIDENTIAL

DRAWINGS INDEX

General
0 - G-000 - Cover
0 - G-002 - General Notes
A-100 Site Plan
A-200 As built/Demolition - First Floor Plan A-300 As built/Demolition - Elevations
A-301 As built - Color Elevations
A-302 As built - Color -Elevations
A-400 Proposed - First Floor Plan
A-500 Proposed - Elevations
A-501 Proposed - COLOR FRONT AND NORTH ELEVATION PROPOSED
A-502 Proposed - COLOR REAR AND SIDE ELEVATION PROPOSED

OWNER
Claudio Dahruj
9530 W BROADVIEW DR

ARCHITECT OF RECORD
BRG STUDIO LLC
605 LINCOLN ROAD #302
MIAMI BEACH, FL 33139
(305)397-8788

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:14:05 -05'00'

DEFINITION

1.0 The Contractor is the person or entry identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contract's authorized representative.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

2.0 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner and shall at once report to the architect errors, inconsistencies or omissions discovered prior to submitting his bid. If the Contractor performs any construction activity involving an error, inconsistency or omission in the appropriate responsibility for such performance and shall bear appropriate amount of the attributable costs for correction.

3.0 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the Architect at once, The Contractor shall issue full A/E sets of drawings to all trades bidding on this project.

4.0 Contractor shall verify equipment size/voltage location and all hookup requirements with equipment suppliers and shall make field adjustments as required to comply with equipment supplier and all codes, and shall report such changes at once to the Architect.

5.0 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved through shop drawings, product data, and samples.

6.0 For zoning and site data, existing conditions, building structure etc., refer to original Architectural drawings prepared by the following project design firm

BRG STUDIO LLC
605 LINCOLN RD. SUIT 302
MIAMI, FL. 33139
Tel: (305) 397-8788
E-Mail: ma@brghomes.com

7.0 Contractor shall comply with all requirements of the Landlord and its agents and shall indemnify the Owner in any costs resulting from actions of the Contractor or his agents.

8.0 Written dimensions govern; the contractor shall not scale plans

SUPERVISION AND CONSTRUCTION PROCEDURES

8.0 The Contractor shall supervise and direct the Work, using the Contractor's best skills and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

9.0 The Contractor shall be responsible to the Owner for acts and omission of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.

10.0 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

11.0 The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

LABOR AND MATERIALS

12.0 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools construction equipment and machinery, water, heat, utilities, transportation, and other facilities and other services necessary or proper execution and completion of the work.

13.0 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

14.0 All materials furnished on the job site shall be new and stored in such a manner as to protect them from elements. All work must be done in strict accordance with the best practiced of the construction trade, and must be performed in a professional and workmanlike. Any work completed in a nonprofessional manner shall be rejected and must be redone by the contractor at no extra cost. These drawings are instruments of construction and remain the property of the Architect. Any reproductions of said drawings without the expressed written consent of the Architect is prohibited. Do not scale these drawings as written dimensions and text specifications on these sheets shall govern.

15.0 The Contractor must provide and install materials as required to construct temporary facilities and code required fire ratings shall be the standard for these temporary facilities and protection.

WARRANTY

16.0 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contractor will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform with the requirements of the Contract Documents. Work not confirming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damaged or defect caused by abuse, modifications not executed by the Contractor, improperly or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

CONTRACTORS CONSTRUCTION SCHEDULE

32.0 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the owner's and Architects information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the condition of the Work and Project, shall be related to the entire project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

33.0 The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittal which is coordinated with the Contractor's construction schedule and allows the Architect reasonable time to review submittal.

34.0 The Contractor shall confirm to the most recent schedules.

DOCUMENTS AND SAMPLES AT THE SITE

35.0 The Contractor shall maintain at the side of the owner one record copy of the Drawings, Specifications, addenda, Change Orders and other Modifications, in good order and marked. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

36.0 Shop drawings are drawings, diagrams, scheduled and other data specially prepared for the work by the contractor or a subcontractor, sub-subcontractor, manufacturer, supplier or distributor to illustrate some portions of the work.

37.0 Product data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the contractor to illustrate materials or equipment for some portion of the work.

37.1 After contractor and architect approvals, shop drawings will require city approval.

38.0 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the work will be judged.

39.0 Shop drawings, product data, samples and similar submittal are not contract documents. The purpose of the submittal is to demonstrate for those portions of the work for which submittal are required the way the contractor proposes to confirm to the formation given and the design concept expressed in the contract document.

40.0 The contractor shall review, approve and submit to the architect shop drawings, product data, samples and similar submittal in legible triplicate require by the contract documents with reasonable promptness and in such sequence as to cause no delay in the work or in the activities of the owner or separate contractors. submittals made by the contractor which are not required by the contract documents may be returned without action.

41.0 The contractor shall perform no portions of the work requiring submittal and review of shop drawings, product data, samples or similar submittal until the respective submittal has been approved by the architect. such work shall be in accordance with approval submittal.

42.0 By approving and submitting shop drawings, product data, samples or similar submittal, the contractor represents that the contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained with such submittal with the requirements of the work and of the contract documents.

43.0 The contractor shall not be relieved of responsibility for deviations from requirements of the contract documents by the architect's approval of shop drawings, product data, samples or similar submittals unless the contractor has specifically informed the architect in writing of such deviation at the time of submittals and the architect has given written approval for the specified deviation. the contractor shall not shall not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittal by the architect's approval thereof.

44.0 The contractor shall direct specific attention, in writing or on resubmitted shop drawings, product data, samples or similar submittals, to revisions other than those requested by the architect on previous submittals.

USE OF SITE

45.0 Informational submittals upon which the architect is not expected to take responsive actions may be so identified in the contractors documents.

46.0 When professional certification of performance criteria of materials, systems or equipment is required by the contract documents, the architect shall be entitled to reply upon the accuracy and completeness of all calculations and certifications.

USE OF SITE

47.0 The contractor shall confine operations on the site to areas permitted by law, ordinances, permits and the contract documents and shall not unreasonable encumber the site with materials or equipment.

CUTTING AND PATCHING

48.0 The contractor shall be responsible for cutting, fitting or patching required to complete the work or to make its parts fit together properly.

49.0 The contractor shall not damage or endanger a portion of the work or fully or partially completed construction of the owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. the contractor shall not cut or consent of the owner and of such separate contractor, such consent shall be unreasonably withheld. the contractor shall not unreasonably withhold from the owner or a separate contractor the contractor's consent to cutting or otherwise altering the work.

CLEANING UP

50.0 The Contractor shall keep the premises and surroundings area free from accumulation of waste materials or rubbish caused by operations daily under the Contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.

51.0 The Contractor shall be responsible for all protection of outside work with respect to adjacent properties, such that no trash, dust or other fine particulate matters will encroach on said adjacent properties. Any costs associated with such protection will be borne by the Contractor.

52.0 The Contractor shall present the building to the owner for acceptance, clean and ready for occupancy. All glass shall be clean and polished. Floors swept broom clean, carpets vacuumed, fixtures washed with all labels removed and exteriors free from trash and debris.

53.0 If the Contractor fails to clean up as provided in the Contracts Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

ACCESS TO WORK

54.0 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

SAFETY

A. The general contractor and various consultants retained by the general contractor and subcontractors, are responsible for compliance with the safety requirements of all local, state and federal laws. the architect engineer shall not be responsible for construction means, methods, techniques or procedures, or the safety precautions incident thereto.

B. Provide all required shoring and bracing and other required methods to ensure safety and proper execution of work.

C. The design, erection and removal of framework including shoring and reshoring shall meet the specifications of a.c.i.-301 and recommendations of a.c.i.-347, latest editions.

TAXES

17.0 The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the contractor which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

PERMITS, FEES AND NOTES

18.0 Unless otherwise provided in the Contract Documents the Contractor shall secure and pay for all required building permits and other governing agencies permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received and negotiations concluded. This will be done before commencing work.

19.0 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the Work.

20.0 If the Contractor observes that portions of the Contract Documents are at variance there with, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modifications.

21.0 If the Contractor performs Work knowing it to be contrary to laws, statues, ordinance, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume full responsibility for such Work and shall bear the attribual costs.

22.0 All work shall conform with the latest requirements of the Florida Building Code, National Electrical Code, National Fire Protection Association, O.S.H.A., and all other codes having control over the project.

23.0 All work performed under this contract shall comply with City of Bal Harbour and Dade County codes having Jurisdiction and with the requirements of the utility companies whose service shall be used. All modifications required by these codes shall be made by the contractor without any additional charge as the contractor has agreed that they have raised any and all questions related to the authorities requirements.

24.0 Coordinate all new electrical services with existing service and panels and with Florida Power and Light Company. Verify location of sanitary and water mains before construction is started. Contractor shall field verify all utility conditions prior to beginning construction and shall notify the Architect immediately if any discrepancies occur.

25.0 Refer all soil bearings to soil engineer/laboratory (95% modified proctor, ASTMD-1557). Compaction to be verified by soil engineer/laboratory in writing.

26.0 Refer to structural engineer for all structural details.

27.0 The Contractor, when required, shall provide all necessary framing and blocking above the finished ceiling and within walls. All anchorage through the ceiling must be carried to the structure above.

28.0 The Contractor shall be responsible for all utilities, connection, and payment of all utility charges incurred during construction.

ADDITIONAL NOTES

29.0 For any related Fire Suppression System change (sprinklers, lighting, ductwork, diffusers, exhaust fans, fire alarms / strobes, exit signs etc.) see MEP Drawings. All existing lighting to be demolished.

30.0 Existing walls to remain. See Finish Schedule for Future applications and patch, repair accordingly.

31.0 3D is for illustrative use only and not to be used for construction purposes.

32.0 Facilities shall be 100% ADA compliant.

DEMOLITION GENERAL NOTES

32.0 This drawing is only to assist in showing the scope of demolition work and is not intended to indicate all demolition. Contractor shall remove all existing items as required to complete the job.

33.0 Not all items to be demolished are shown on the plan. Contractor shall be responsible for performing a walk-thru of the project with the intent of identifying possible items, not or incorrectly addressed, which require removal and / or relocation.

34.0 General contractor to provide permits and notices authorizing demolition.

35.0 Contractor shall coordinate demolition work with administration, prior to start of demolition work contractor shall notify administration of intent to start and provide sufficient advance notice for approval.

36.0 Cut, remove, patch, alter and refinish existing construction as result of demolition and as required to leave work complete and in satisfactory condition.

37.0 Provide safety features during work as per required by specifications, applicable codes, rules and regulations.

38.0 General contractor shall 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 operation until safety is restored.

39.0 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 supporting structural members.

40.0 Contractor shall inspect ceilings and chases t assure proper identification of utilities (Mechanical, Plumbing, and / or Electrical).

41.0 Patch and repair all existing surfaces damaged by demolition and / or new work as required to match adjacent surfaces and / or as required for new scheduled finishes.

42.0 All demolition is denoted by broken line.

43.0 General contractor shall perform demolition in accordance with applicable authorities having jurisdiction.

44.0 Fixtures, doors and frames, etc. to be removed shall be coordinated with the owner for destination of existing equipment.

NOTES: APPLICABLE CODE
FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.
All plans and calculations have been elaborated in compliance with the FBC 2023 (BUILDING and RESIDENTIAL) 8th edition.

BRG STUDIO

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH , FL 33139
T: 305.397.8788

F: 305.397.8469

MA@BRG.STUDIO

WWW.BRG.STUDIO

LICENSE #: AA26003219

Project Name

9530 W. Broadview Dr.
REMODEL

9530 W. Broadview Dr.
Bay Harbor Islands, FL 33154

BRG STUDIO LLC, HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS,IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER; WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO BRG STUDIO LLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND BRG HOMES LLC BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2016.

Issue

No.	Date	Description

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:14:38 -05'00'

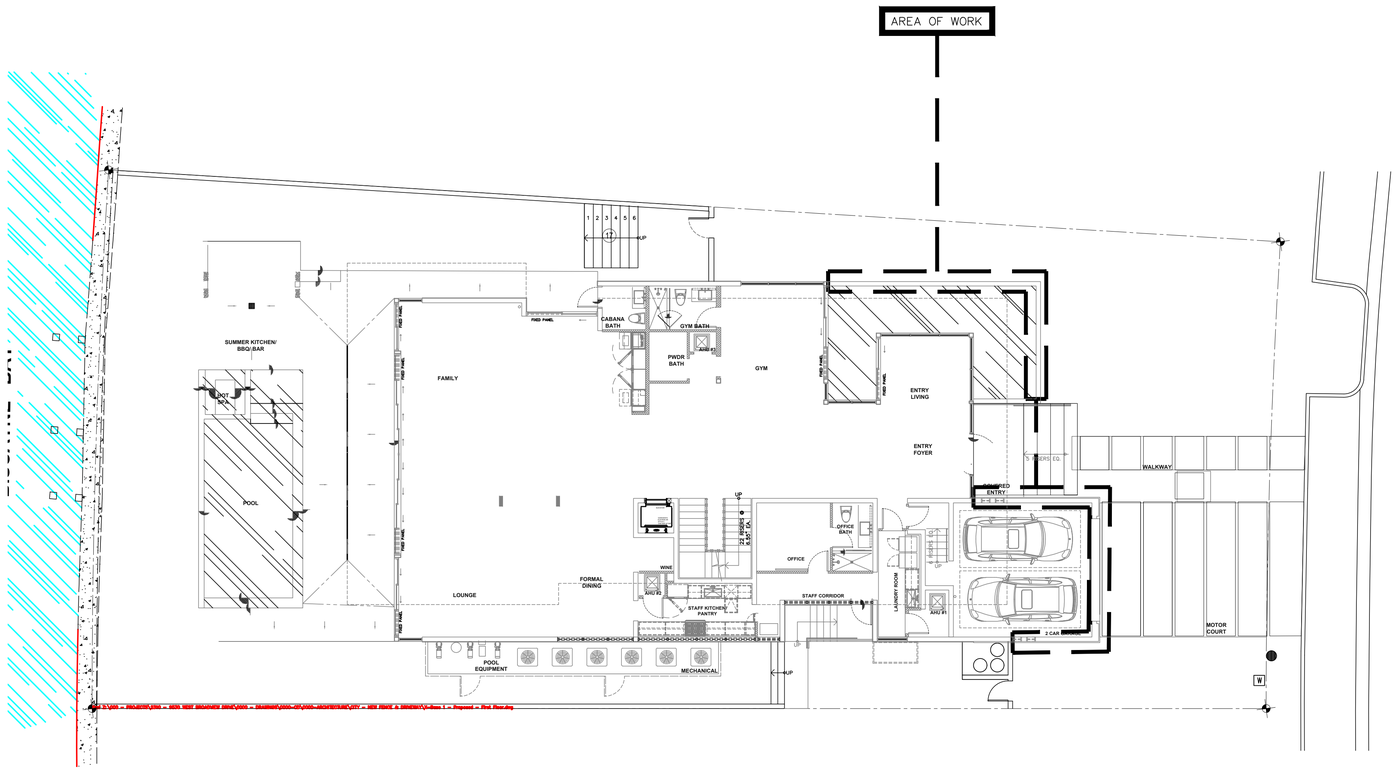
Sheet title

GENERAL NOTES

Drawn by	LUCIANO GARCIA
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

G-002



1 SITE PLAN

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

SITE PLAN NOTES

1. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

2. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO BUILDING FINAL INSPECTION

3. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) INCLUDING VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (10.0' NGVD).

4. PROPERTY TO BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OF THE ADJACENT PROPERTIES- REFER TO CIVIL DWGS.

5. ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (10.0' NGVD) SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (FEMA TECHNICAL BULLETIN 2).

GENERAL NOTES:

A. ALL SURFACES, EQUIPMENT AND FIXTURES THAT IN THE COURSE OF CONSTRUCTION WERE DAMAGED MUST BE RESTORED TO THEIR ORIGINAL QUALITY, AND NOT BE ANY LESS THAN THAT OF THE BUILDING STANDARDS.

B. G.C. SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES FOUND.

C. ALL WORK TO COMPLY WITH APPLICABLE CODES.

D. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION

LEGEND

AREA TO BE WORKED

(#) KEY NOTE

(#) DOOR TYPE

[#] ROOM TYPE

KEY NOTES:

(1) REMOVE THE EXISTING FINISH MATERIAL IN THE 1ST FLOOR ONLY (WOOD) IN GARAGE AND FOUNTAIN AND PREPARED TO BE REPLACED FOR STONE TRAVERTINE.

MATERIAL BOARD



TRAVERTINE ROMANO 24" X 48" TO BE INSTALL

NOTES: APPLICABLE CODE

FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.

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BRG STUDIO

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Project Name

9530 W. Broadview Dr. REMODEL

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Bay Harbor Islands, FL 33154

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra

Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:14:56 -05'00'

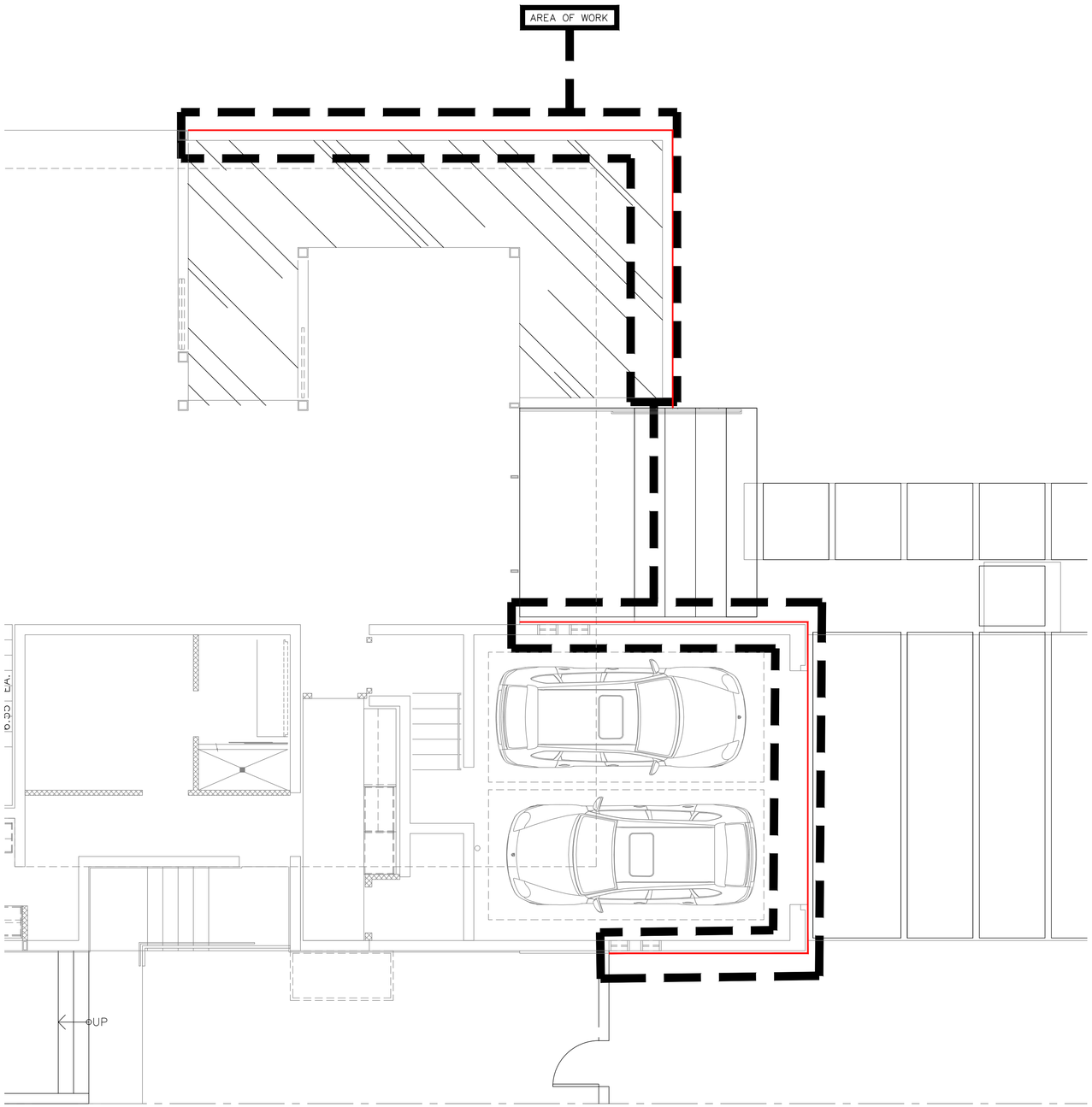
Sheet title

SITE PLAN

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-100



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

SITE PLAN NOTES

1. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

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LEGEND

AREA TO BE WORKED

MATERIAL TO BE REMOVED

KEY NOTE

DOOR TYPE

ROOM TYPE

KEY NOTES:

1. REMOVE THE EXISTING FINISH MATERIAL IN THE 1ST FLOOR ONLY (WOOD) IN GARAGE AND FOUNTAIN AND PREPARED TO BE REPLACED FOR STONE TRAVERTINE.

NOTES: APPLICABLE CODE
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BRG STUDIO

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Project Name

9530 W. Broadview Dr. REMODEL

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Bay Harbor Islands, FL 33154

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:15:15 -05'00'

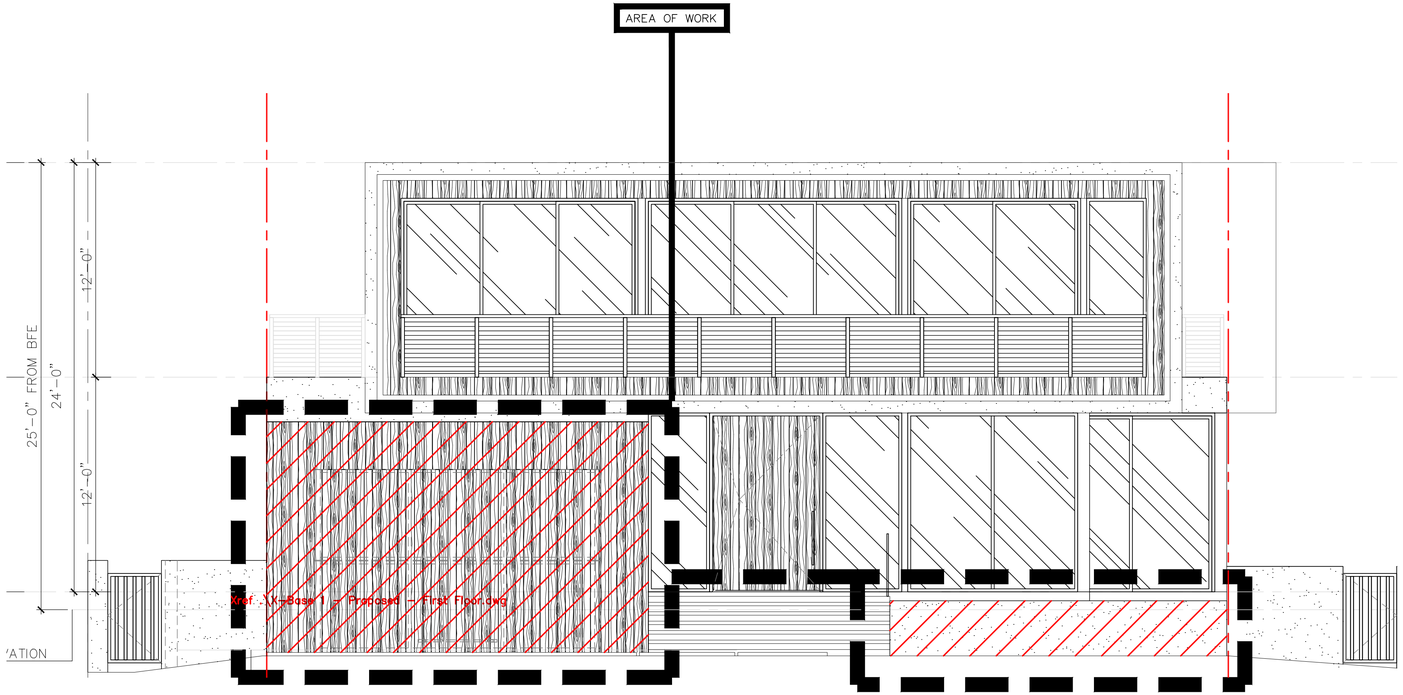
Sheet title

AS-BUILT DEMOLITION

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

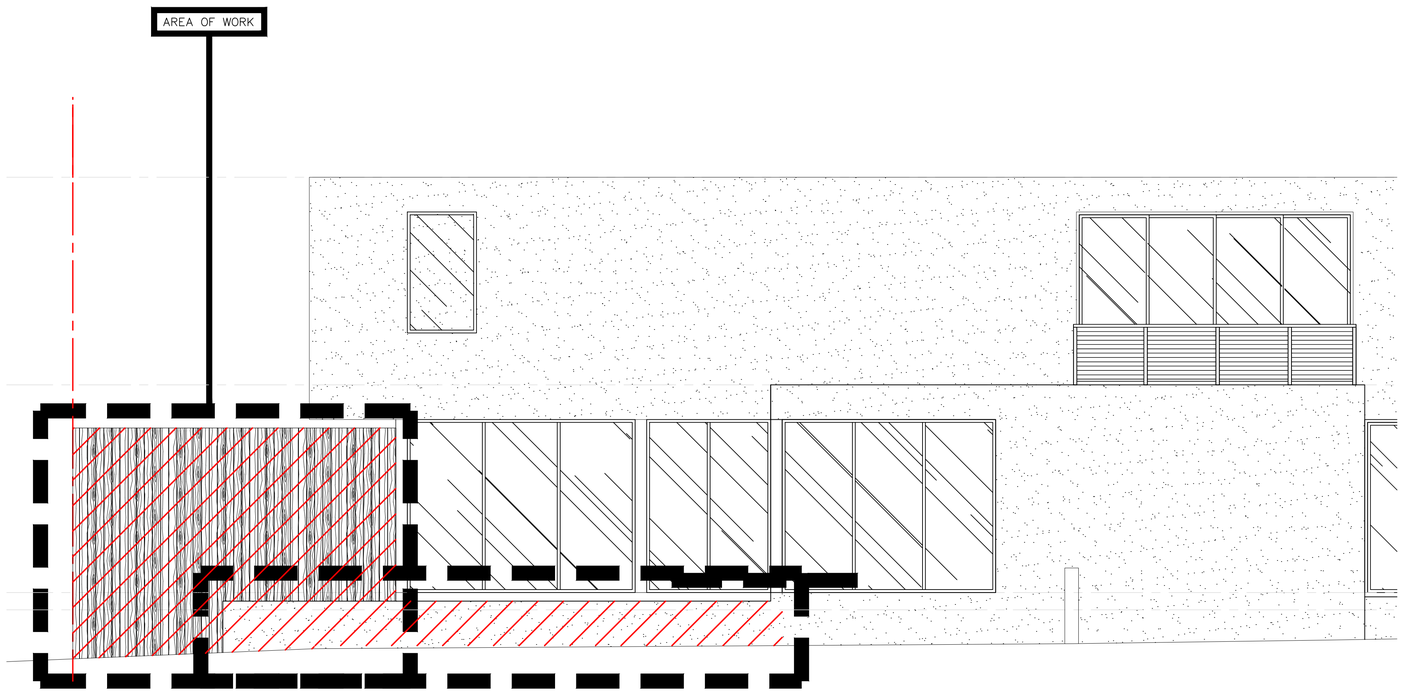
Sheet #

A-200



1 FRONT VIEW

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



1 SIDE NORTH VIEW

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

GENERAL NOTES:

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D. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION

LEGEND

AREA TO BE WORKED

REPLACE MATERIAL AREA

(#) KEY NOTE

(#) DOOR TYPE

[#] ROOM TYPE

KEY NOTES:

1. REMOVE THE EXISTING FINISH MATERIAL (WOOD) AND PREPARED TO APPLY STONE TRAVERTINE IN GARAGE AND FOUNTAIN.

NOTES: APPLICABLE CODE
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Project Name

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Bay Harbor Islands, FL 33154

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:15:35 -05'00'

Sheet title

AS-BUILT ELEVATIONS

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-300



1 FRONT VIEW

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



2 SIDE NORTH VIEW

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

NOTES:

APPROVED COLOR ELEVATIONS

LEGEND

AREA TO BE WORKED

NOTES: APPLICABLE CODE

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LICENSE #: AA26003219

Project Name

9530 W. Broadview Dr. REMODEL

9530 W. Broadview Dr.
Bay Harbor Islands, FL 33154

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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra

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Date: 2025.11.13 19:15:55 -05'00'

Sheet title

AS-BUILT COLOR ELEVATIONS

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-301

EVATIONS

TO BE WORKED



3 REAR VIEW

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



4 SIDE SOUTH VIEW

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

NOTES: APPLICABLE CODE
FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.
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STUDIO

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LICENSE #: AA26003219

Project Name

9530 W. Broadview Dr.
REMODEL

9530 W. Broadview Dr.
Bay Harbor Islands, FL 33154

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Issue

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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:16:15 -05'00'

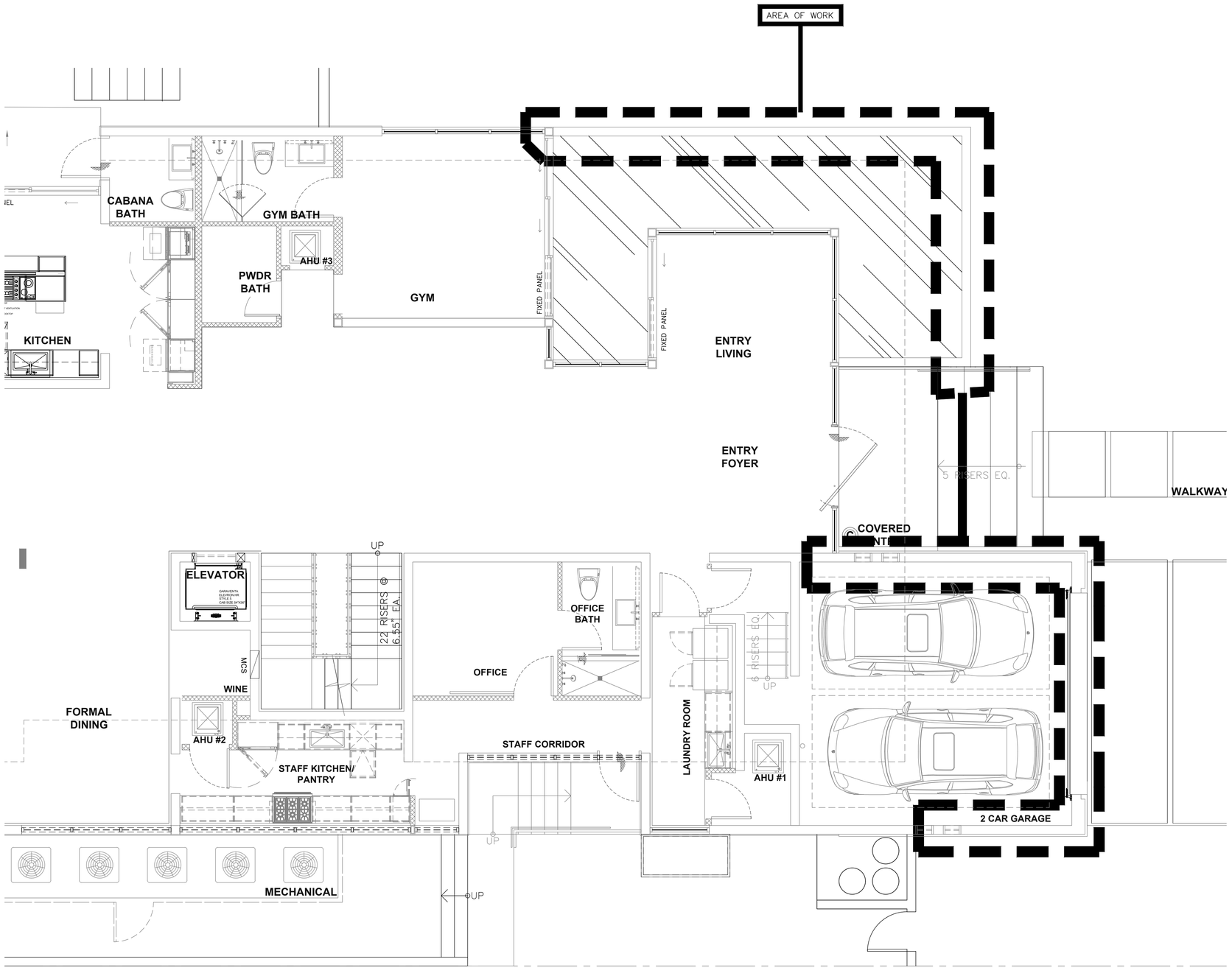
Sheet title

AS-BUILT COLOR ELEVATIONS

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-302



1 FLOOR PLAN

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

N

GENERAL NOTES:

A. ALL SURFACES, EQUIPMENT AND FIXTURES THAT IN THE COURSE OF CONSTRUCTION WERE DAMAGED MUST BE RESTORED TO THEIR ORIGINAL QUALITY, AND NOT BE ANY LESS THAN THAT OF THE BUILDING STANDARDS.

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D. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION

LEGEND

AREA TO BE WORKED

REPLACE MATERIAL AREA

KEY NOTE

DOOR TYPE

ROOM TYPE

KEY NOTES:

1 INSTALL NEW TRAVERTINE 24" X 48"

NOTES: APPLICABLE CODE
FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.
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BRG STUDIO

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Project Name

9530 W. Broadview Dr. REMODEL

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Bay Harbor Islands, FL 33154

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Issue

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STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:16:35 -05'00'

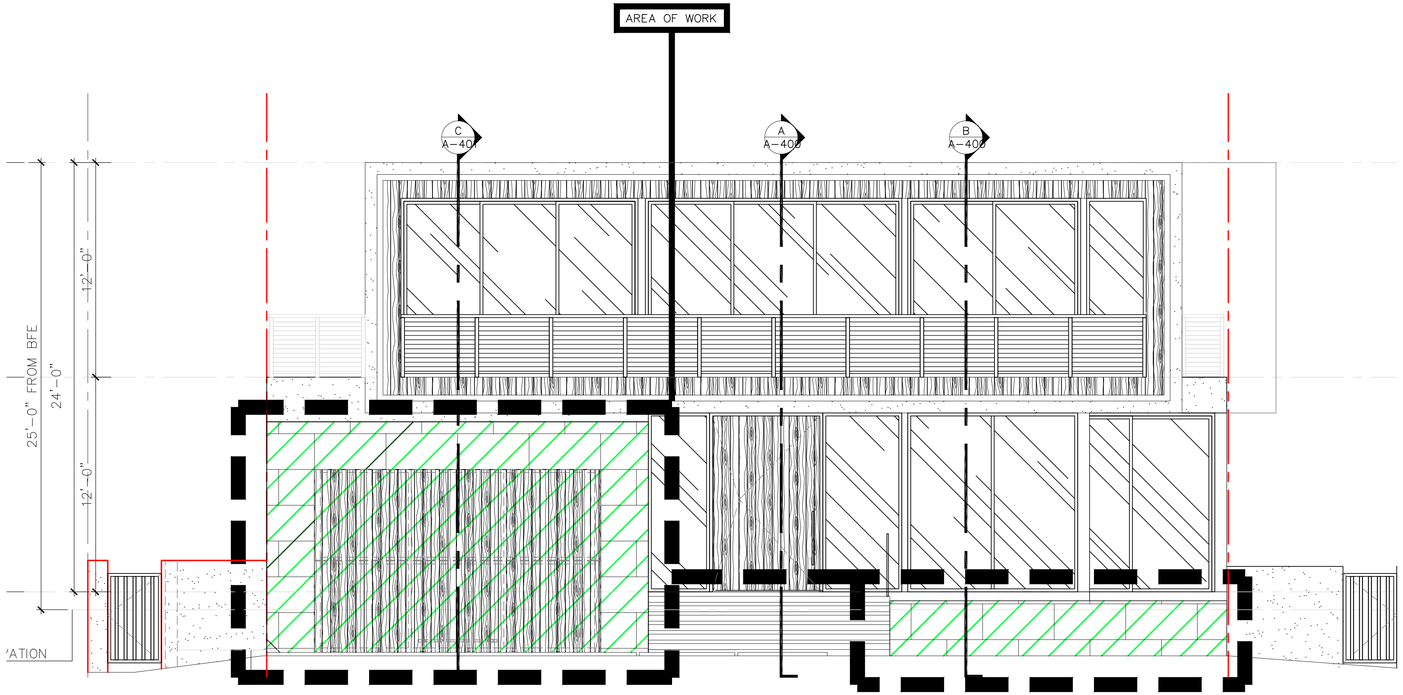
Sheet title

PROPOSED FIRST FLOOR PLAN

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

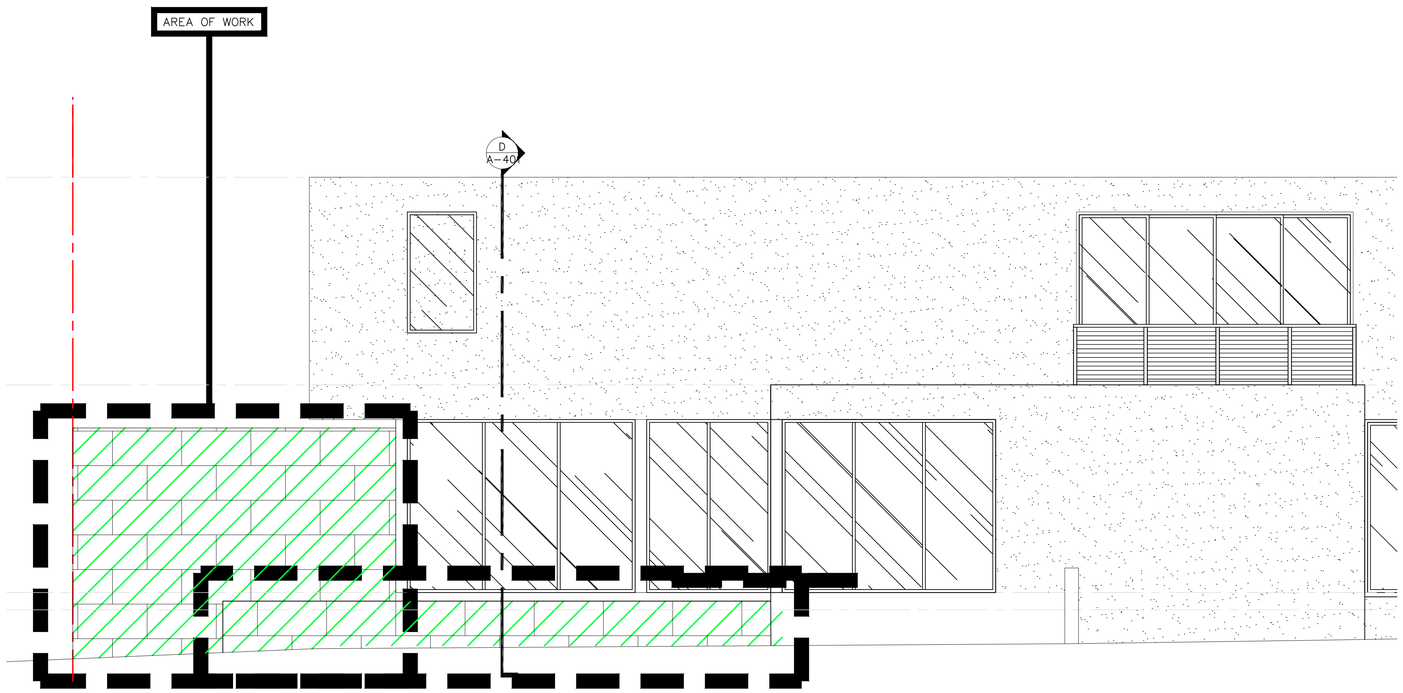
Sheet #

A-400



1 FRONT VIEW

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



1 SIDE NORTH VIEW

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

N

GENERAL NOTES:

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LEGEND

AREA TO BE WORKED

REPLACE MATERIAL AREA

(#) KEY NOTE

(#) DOOR TYPE

[#] ROOM TYPE

KEY NOTES:

(1) APPLY STONE TRAVERTINE IN GARAGE AND FOUNTAIN.

MATERIAL BOARD



STONE TRAVERTINE
24" X 48"

NOTES: APPLICABLE CODE
FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.
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Issue

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STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
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Date: 2025.11.13 19:16:57 -05'00'

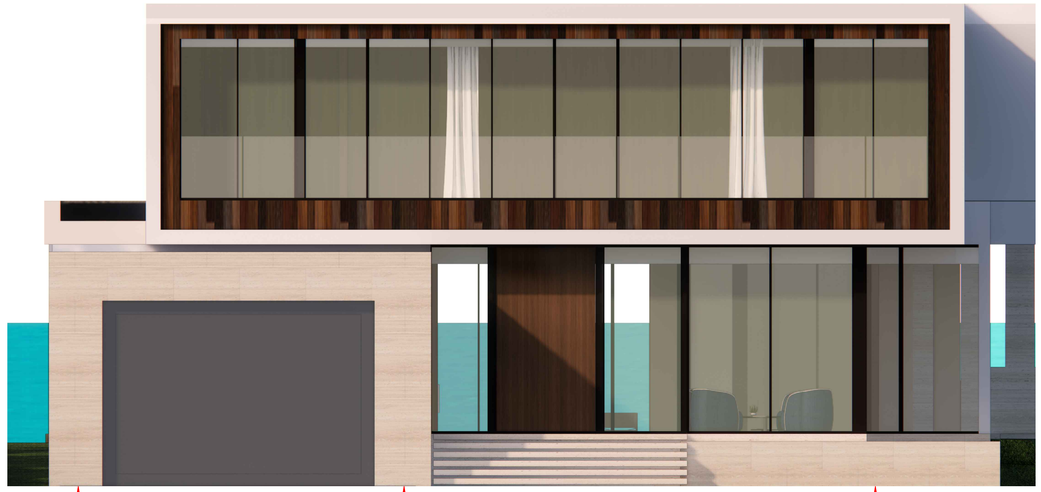
Sheet title

PROPOSED MATERIAL ELEVATIONS

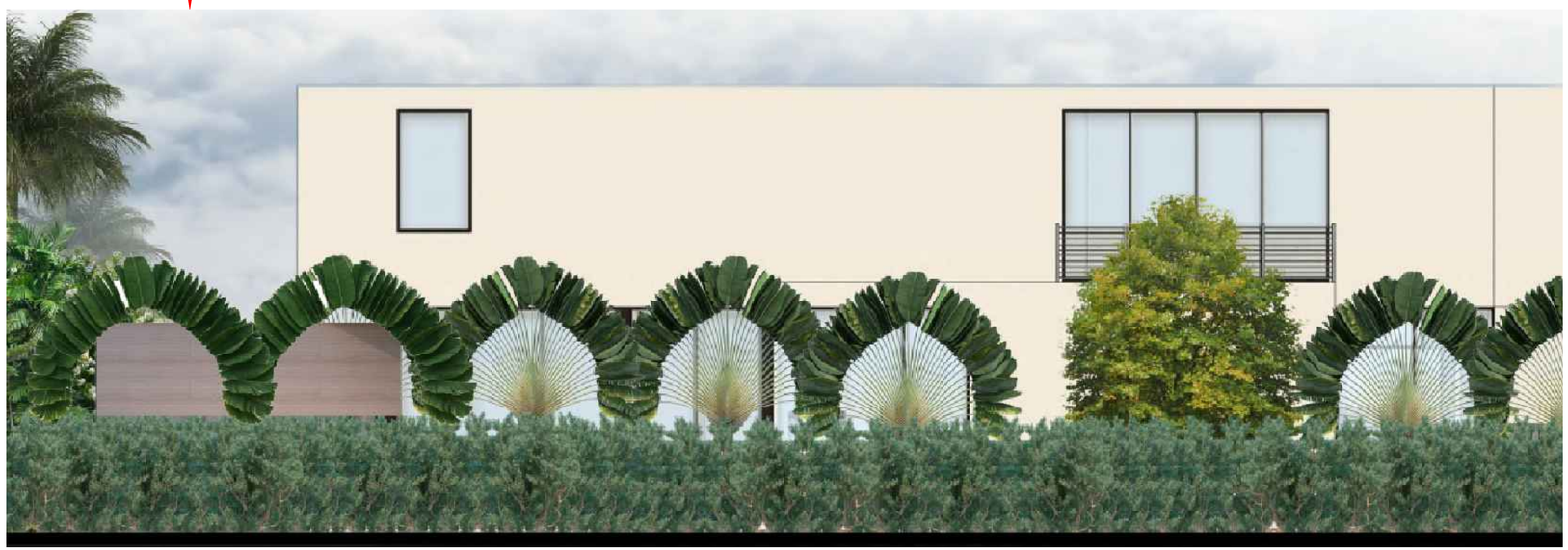
Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-500



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



1 SIDE NORTH VIEW
Scale: 1/4" = 1'-0"

GENERAL NOTES:

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LEGEND

AREA TO BE WORKED

REPLACE MATERIAL AREA

(#) KEY NOTE

(#) DOOR TYPE

[#] ROOM TYPE

KEY NOTES:

1 NEW STONE TRAVERTINE TILES IN GARAGE AND FOUNTAIN WALLS.

MATERIAL BOARD



STONE TRAVERTINE
24" X 48"

NOTES: APPLICABLE CODE
FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.
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BRG STUDIO

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LICENSE #: AA26003219

Project Name

9530 W. Broadview Dr. REMODEL

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Bay Harbor Islands, FL 33154

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Issue

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SIGN & SEAL

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REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:17:18 -05'00'

Sheet title

PROPOSED COLOR ELEVATIONS

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-501



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



1 SIDE SOUTH VIEW
Scale: 1/4" = 1'-0"

GENERAL NOTES:

A. ALL SURFACES, EQUIPMENT AND FIXTURES THAT IN THE COURSE OF CONSTRUCTION WERE DAMAGED MUST BE RESTORED TO THEIR ORIGINAL QUALITY, AND NOT BE ANY LESS THAN THAT OF THE BUILDING STANDARDS.

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LEGEND

AREA TO BE WORKED

REPLACE MATERIAL AREA

(#) KEY NOTE

(#) DOOR TYPE

[#] ROOM TYPE

KEY NOTES:

1 NEW STONE TRAVERTINE TILES IN GARAGE SIDE.

MATERIAL BOARD



STONE TRAVERTINE
24" X 48"

NOTES: APPLICABLE CODE
FBC 2023 BUILDING AND RESIDENTIAL, 8th edition.
All plans and calculations have been elaborated in compliance with the FBC 2023 (BUILDING and RESIDENTIAL) 8th edition.

BRG STUDIO

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WWW.BRG.STUDIO

LICENSE #: AA26003219

Project Name

9530 W. Broadview Dr.
REMODEL

9530 W. Broadview Dr.
Bay Harbor Islands, FL 33154

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:17:41 -05'00'

Sheet title

PROPOSED COLOR ELEVATIONS

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-502



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



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





1 SIDES NORTH & SOUTH VIEW
Scale: 1/4" = 1'-0"

NOTES: APPLICABLE CODE
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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

Jorge A Gamarra
Digitally signed by Jorge A Gamarra
Date: 2025.11.13 19:18:05 -05'00'

Sheet title

CURRENT PHOTOS ELEVATIONS

Drawn by	LG
Checked by	AG
Project Number	2309
Issued for	PERMIT

Sheet #

A-600

AGENDA ITEM REPORT
January 6, 2026

ITEM NUMBER: 4.

ITEM: Request for approval of a revision for "10321 E. Broadview LLC" located at 10321 East Broadview Drive, Lot 30 of Block 23. On February 4, 2025, the Board approved the site plan for the new construction of a single-family home. The applicant is now resubmitting revised plans that propose three specific changes: 1) An increase in the design Base Flood Elevation (BFE) due to updated FEMA maps; 2) Relocation and an increase in the area of the pool equipment pad; and 3) The addition of a covered walkway connecting the garage to the main house. All other aspects of the approved design remain unchanged. 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.	DRB Staff Report 10321 E BRDV DR 1.6.2025
2.	10321 E BRDV Drive DRB Set 1.6.2026
3.	10321 E BRDV Drive Previously Approved DRB 2.4.2025

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

AGENDA ITEM NO. 4

MEETING DATE: 01/06/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000009
A public hearing to consider an application by Liron Ginter, the new property owner, requesting Design Review Board approval for a change of applicant to construct a previously approved new single-family residence at 10321 East Broadview Dr., Town of Bay Harbor Islands, identified by parcel identification number 1322270014190.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Liron Ginter (Architect), on behalf of the property owner, Albert Gafhi, requests Design Review Board (DRB) approval for material revisions to a previously approved new single-family home at 10321 East Broadview Dr. The site plan for this project was reviewed and approved by the DRB on February 4, 2025 under Project # SPR24-000020. The applicant is now resubmitting revised plans that propose three specific changes: 1) An increase in the design Base Flood Elevation (BFE) due to updated FEMA maps; 2) Relocation and an increase in the area of the pool equipment pad; and 3) The addition of a covered walkway connecting the garage to the main house. All other aspects of the approved design remain unchanged.

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 waterfront, pie-shaped lot within the Town's RD, Single-Family Residential District. The approved project involves the demolition of the existing 4,576 sq. ft. residence and construction of a new two-story, 10,435-square-foot (under A/C) single-family home with a three-car garage, pool, deck, and other site improvements.

Summary of Proposed Revisions:

- **BFE Adjustment:** Increase in the structural design elevation to comply with the latest FEMA Flood Insurance Rate Map (FIRM). This is a technical update to meet current regulatory requirements.

- **Pool Equipment Pad:** Relocation of the pool equipment pad and a minor increase in its paved area to accommodate equipment and ensure proper clearances.
- **Covered Walkway:** Addition of a new, covered walkway structure connecting the garage wing to the main residence.

Site Modifications:

- No changes to site improvements, landscaping, pool, cabana, or other accessory structures are proposed with this submission.

2. ANALYSIS

Project Overview:
The design was fully reviewed and approved by the Design Review Board under Project # SPR24-000020. This application seeks approval for specific material revisions to the approved site and architectural plans.

Zoning and Land Use:
The property is zoned RD – Single-Family Residential District. The proposed material change does not alter the use, massing, setbacks, height, lot coverage, or floor area ratio (FAR) of the approved structure. All zoning requirements continue to be met. No variance is requested or required.

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

Design Review & Material Evaluation: In accordance with Section 5-23.1(c) of the Town Code, changes to approved plans require DRB review when they involve modifications to exterior architectural materials. Staff offers the following analysis against the DRB Review Criteria:

1. **BFE Increase:** This revision is mandated by updated federal regulations (FEMA). Compliance with these regulations is required for construction permits and aligns with the Town's goals for resilient, flood-resistant construction. It does not affect the aesthetic design.
2. **Pool Equipment Relocation & Pad Increase:** The relocation and modest enlargement of the equipment pad are functional site adjustments. Staff must review the new location for compliance with setback requirements from property lines and adjacent structures, and for adequate screening per landscape code. The change should not create negative impacts on adjacent properties.
3. **Covered Walkway Addition:** This new architectural element provides functional connectivity. It will be evaluated for its design compatibility with the main structure (materials, roof form, proportions), its impact on the overall site layout and open space, and ensuring it does not create unintended privacy impacts on neighboring lots.

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 revisions consist of one mandatory regulatory update (BFE), one functional site adjustment (pool equipment), and one new accessory architectural feature (walkway). Provided the pool equipment pad meets all setback and screening requirements and the walkway's design is cohesive with the approved architecture, staff finds the changes to be reasonable. The revisions maintain the design intent of the previously approved project and, with conditions, can meet the Town's design review criteria.

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 recommends that the Design Review Board **approve the material revisions** for the new single-family home located at 10321 East Broadview Dr., as shown on the revised plans, subject to the following conditions.

Staff recommends approval with the following conditions:

1. **Plan Set Compliance:** Approval is specifically for the revisions shown on plans last revised December 18, 2025, prepared by Liron Ginter, Architect. Any other revisions or future substantial modifications should be reviewed by staff and may require re-approval by the DRB.
2. **Previous Conditions:** All conditions from the original approval (Project # SPR24-000020, dated February 4, 2025) remain in full force and effect.
3. **Pool Equipment Screening:** The relocated and enlarged pool equipment pad shall be fully screened from the point of view of adjacent properties and the right-of-way with landscaping and/or architectural screening as required by Code, to the satisfaction of the Town Planner.
4. All construction must comply with the Town's current codes and ordinances, including the newly adopted FEMA BFE.

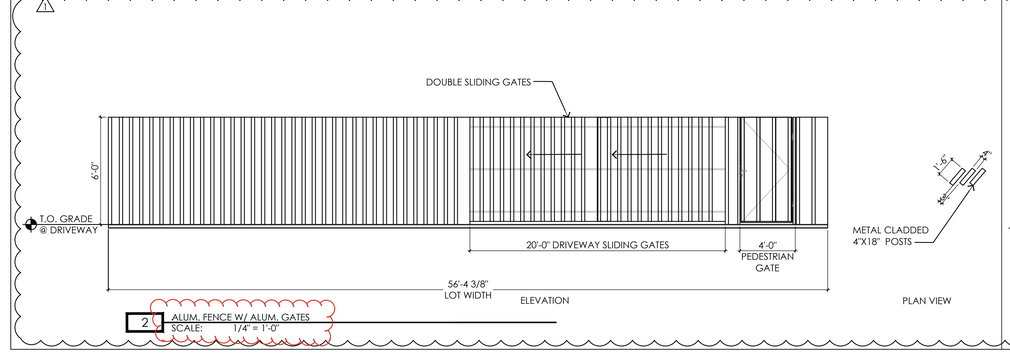
EXISTING 2-STORY SINGLE FAMILY RESIDENCE (LOT-31 BLOCK-23)

NEW 2-STORY SINGLE FAMILY RESIDENCE

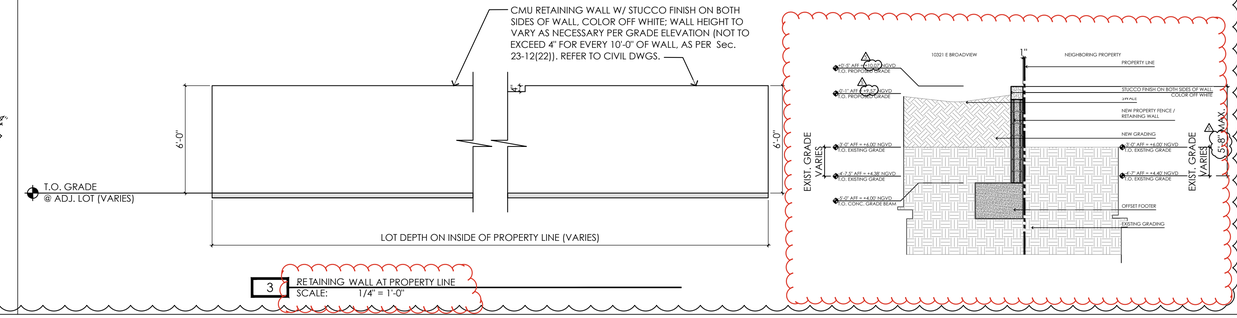
EXISTING 2-STORY SINGLE FAMILY RESIDENCE (LOT-21 BLOCK-23)

DENOTES SETBACK LINE (TYP.)
DENOTES LINE OF ROOF ABOVE (TYP.)
DENOTES SCREEN AROUND MECH. UNITS (TYP.)
DENOTES MECH. UNITS ON CONC. PAD (TYP.)
PROPERTY LINE S32°46'39"W 220.26'(P) 219.63'(M)
40'-0" REAR SETBACK FROM OUTSIDE OF BULKHEAD WALL
5'-0" REQD. POOL SETBACK (FROM SEAWALL)
13'-0 3/8" POOL SETBACK
10'-0" REQD. SIDE SETBACK
6'-0"
LAWN
+9.67' NGVD T.O. EQUIP. CONC. PAD
ELECT. EQIPM. REFER TO ELECT. DWGS.
DENOTES LINE OF ROOF ABOVE (TYP.)
DENOTES METAL COLUMNS (TYP.)
EXTERIOR STAIRS
TRASH BINS STORAGE AREA
ALUM. GATE & FENCE TO ACT AS A POOL SAFETY BARRIER (TYP.), POOL TO INCLUDE ALARM
DENOTES NEW 6' H. CBS RETAINING WALL (MEASURED ABOVE ADJ. LOT GRADE). STUCCO FINISH
6'-0" H. ALUM. FENCE
DENOTES LINE OF ROOF ABOVE (TYP.)
2'-0" ALLOWED ROOF OVERHANG
POOL (UNDER SEPARATE PERMIT)
49'-4"
14'-4"
HOT TUB
KIDS POOL
22'-10"
LAWN
METAL COLUMN (TYP.)
POOL DECK
PROPERTY LINE R=300.00' Δ=22°24'50" A=117.36'
NEW DOCK AND SEAWALL UNDER SEPARATE PERMIT
3 CAR GARAGE
+5.50' NGVD T.O. GARAGE CONC. SLAB LEVEL 1
WATER FEATURE
PLANTER
+9.67' NGVD T.O. HOUSE CONC. SLAB LEVEL 1
+9.67' NGVD T.O. LANDING
+6'-0" NGVD T.O. PAVER
DRIVEWAY
PLANTER
LAWN
PLANTER
SUMMER KITCHEN
KOI POND
+9.67' NGVD T.O. EQUIP. CONC. PAD
6'-6 5/8"
10'-0" REQ'D SIDE SETBACK
LAWN
2'-0" ALLOWED ROOF OVERHANG TYP.
PROPERTY LINE R=200.00' Δ=16°08'52" A=56.37'
3'-1"
25'-0" FRONT SETBACK LINE
10'X10' VISIBILITY TRIANGLE (TYP.)
ASPHALT PAVEMENT 50' DEDICATED R/W
E BROADVIEW DR.
2'-0" CURB & GUTTER
ASPHALT PARKWAY
30'-0"
4'-0"
3'-0"
7'-0" DRIVEWAY SETBACK
MIN.
20'-0" W. ALUM. AUTO. SLIDING GATES
ALUM. PEDESTRIAN GATE
4'-0" W. PEDESTRIAN ACCESS WALKWAY
WALL MOUNTED MAILBOX
CONC. STEPS
WATER FEATURE
DENOTES EDGE OF WATER FEATURE
DENOTES NEW 6' H. CBS RETAINING WALL (MEASURED ABOVE ADJ. LOT GRADE). STUCCO FINISH
PROPERTY LINE S48 53'27" W 203.21'(P) 20304' (M)
ALUM. GATE & FENCE TO ACT AS A POOL SAFETY BARRIER (TYP.), POOL TO INCLUDE ALARM
HATCH DENOTES GREEN AREA
DENOTES LINE OF ROOF ABOVE (TYP.)
DENOTES SCREENED CONC. PAD AREA FOR POOL EQUIPMENT

1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 ALUM. FENCE W/ ALUM. GATES
SCALE: 1/4" = 1'-0"



3 RETAINING WALL AT PROPERTY LINE
SCALE: 1/4" = 1'-0"

TAMARA FELDMAN DESIGN

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www.tamarafeldman.com
Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

SITE PLAN

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Building Dept. Comments 05.13.25
3 Coordination 10.22.25

SCALE

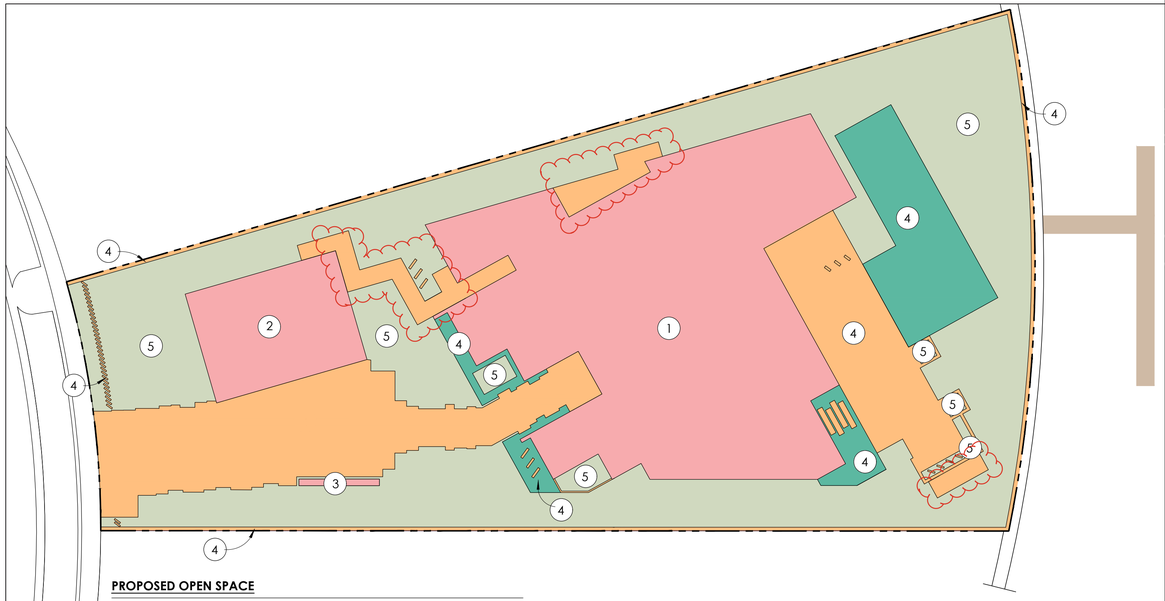
AS NOTED

DATE

2025-10-22

DRAWING No.

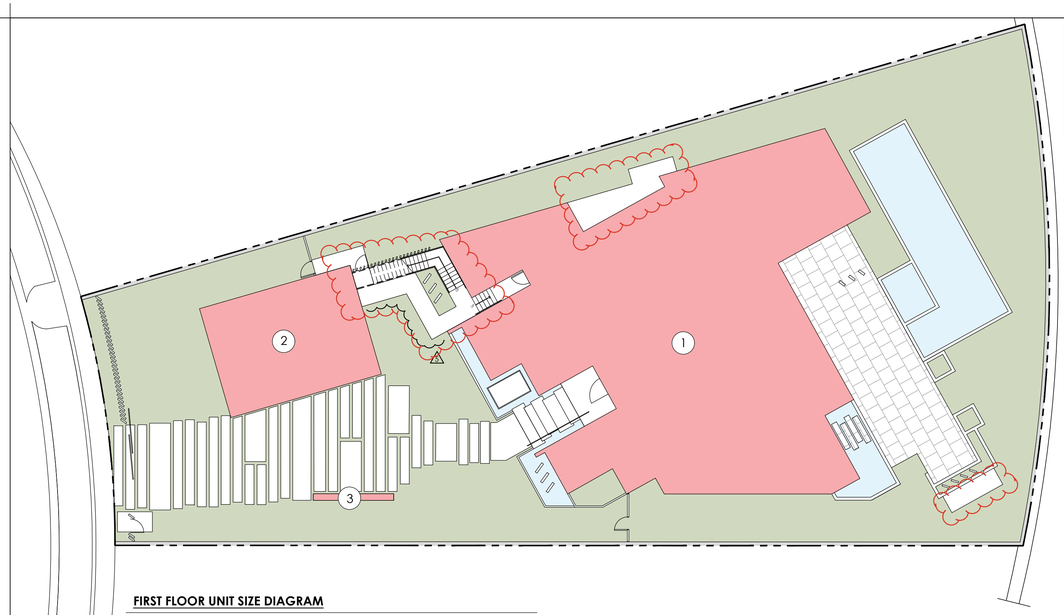
A0.1



PROPOSED OPEN SPACE

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
MIN. OPEN SPACE (40%):	7,326.4 sqft	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,899 sqft	1
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
4. IMPERVIOUS (MISCELLANEOUS CONC, DRIVEWAY, WATER FEATURE, POOL):	5,178 sqft	
5. PERVIOUS LANDSCAPED AREA:	7,327 sqft (40%)	1 1

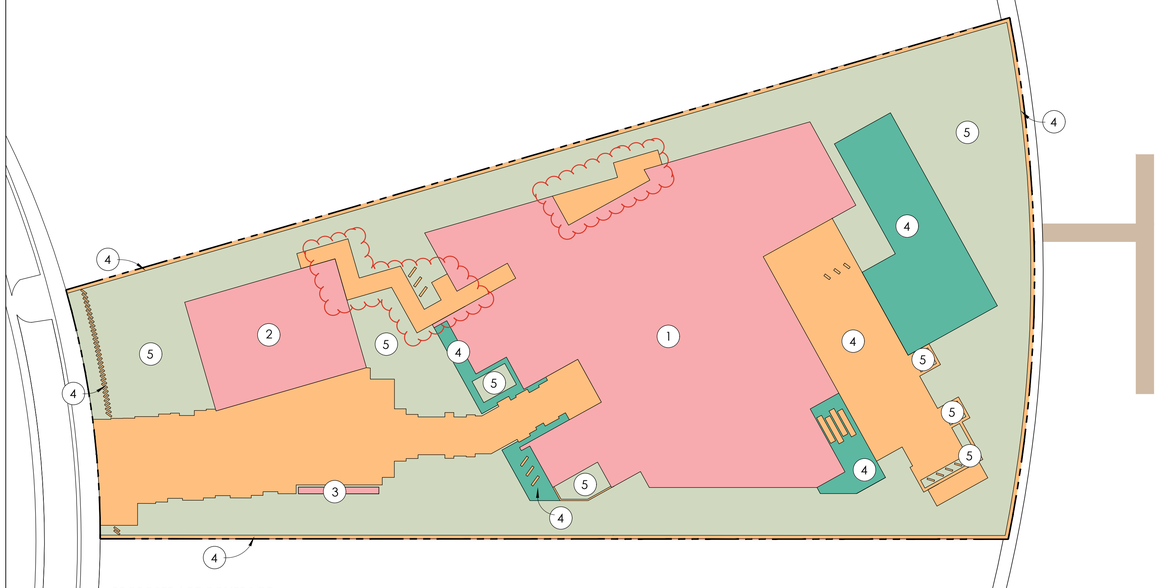
1
1/16" = 1'-0"
ZONING DIAGRAM - OPEN SPACE



FIRST FLOOR UNIT SIZE DIAGRAM

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,899 sqft	1
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
FIRST FLOOR TOTAL UNIT SIZE:	5,811 sqft	1

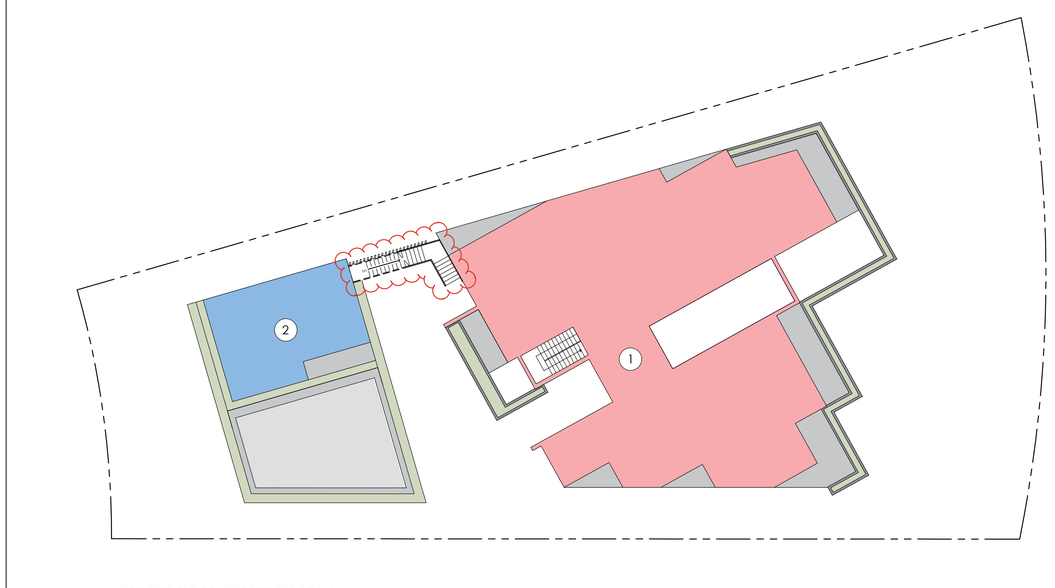
3
1/16" = 1'-0"
ZONING DIAGRAM - UNIT SIZE 1ST FLOOR



PROPOSED LOT COVERAGE

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,899 sqft	1
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
4. IMPERVIOUS (MISCELLANEOUS CONC, DRIVEWAY, WATER FEATURE, POOL):	5,178 sqft	1 1
TOTAL LOT COVERAGE:	10,989 sqft (60%)	1 1 1

2
1/16" = 1'-0"
ZONING DIAGRAM - LOT COVERAGE



SECOND FLOOR UNIT SIZE DIAGRAM

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. MAIN HOUSE GROSS AREA:	3,917 sqft	
2. GUEST HOUSE GROSS AREA:	722 sqft	
SECOND FLOOR TOTAL UNIT SIZE:	4,639 sqft (80% of first floor unit size)	1

4
1/16" = 1'-0"
ZONING DIAGRAM - UNIT SIZE 2ND FLOOR

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

ZONING DIAGRAMS

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Coordination Set
3 Coordination 10.22.25

SCALE

1/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A0.2

NOTES:

EXTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM CMU TO CMU/CONCRETE WALL U.N.O.

INTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM STUD TO STUD/CMU WALL U.N.O.

REFER TO SHEET A-1.01 FOR GARAGE PLAN

GARAGE 101

CUSTOM EXTERIOR METAL STAIRS UNDER SEPARATE PERMIT

STEEL COLUMNS, REFER TO STRCUT. DOCS. TYP.

1-1/2" DIAM., 36" H. S.S. HANDRAIL, WALL MOUNTED

STAFF BEDROOM 102

STAFF BATHROOM 103

LAUNDRY ROOM 104

CHEF'S PANTRY 105

A/C CL. 107

MUD ROOM 108

PANTRY 109

DINING ROOM 111

KITCHEN 112

FAMILY ROOM 113

MEDIA ROOM 106

BAR

ELEVATOR 110

STAIRS 124

PLANTER

SCULPTURE WITH PEDESTAL, 300 LBS

WATER FEATURE

FOYER 123

STEEL COLUMN, SEE STRUC. DWGS. (TYP.)

CUSTOM METAL STAIRS W/ CANTILEVERED TREADS UNDER SEPARATE PERMIT

TREADS @ 11" EA. RISERS @ 7 1/2" EA.

DENOTES 3" RWL (TYP.)

STARTING POINT

WATERFALL AGAINST WALL (1 OF 2). REFER TO MEP DWGS.

MASSAGE ROOM 122

POWDER ROOM 121

SAUNA 119

STEAM SHOWER 118

HATCH DENOTES AREA OF 4" DEPRESSED CONC. SLAB FOR CURBLESS SHOWER. REFER TO STRUCT. DWGS (TYP.)

COLD PLUNGE +3'-6"

CABANA BATH 117

HIS OFFICE 116

A/C CL. 120

BAR 115

LIVING ROOM 114

OPEN TO ABOVE

+9.67' NGVD T.O. HOUSE CONC. SLAB LEVEL 1

SLIDING GLASS DOOR SHALL BE EQUIPPED W/ EXIT ALARM TO COMPLY W/ UL2017. ALARM TO HAVE 85dB @ 10'. DEACTIVATION SWITCH @ MIN. 54" ABOVE THRESHOLD. WIRE TO CENTRAL ALARM FOR EACH DOOR OPENING FACING POOL

DENOTES BLDG. SETBACK

DENOTES PROPERTY LINE

DENOTES NEW DOCK UNDER A SEPARATE PERMIT

DENOTES SLOT DRAIN SYSTEM. REFER TO CIVIL DOCS.

KOI POND

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

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ARCHITECTURAL CONSULTANT

PROJECT NAME

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ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

LEVEL 1 GROUND FLOOR PLAN

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Building Dept. Comments 05.13.25
3 Building Dept. Comments 05.20.25
4 Building Dept. Comments 05.24.25
5 Coordination 10.22.25

SCALE

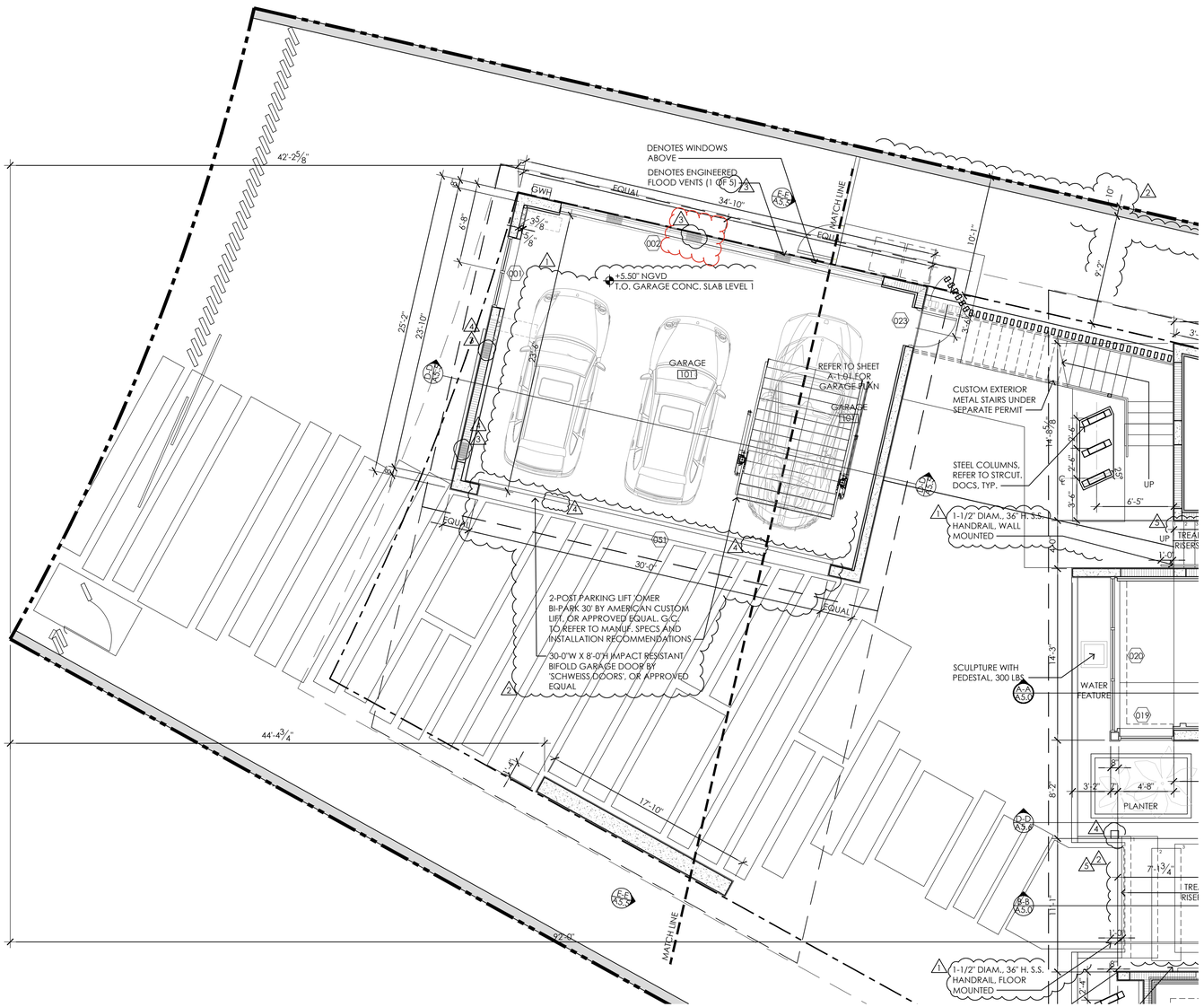
3/16"=1'-0"

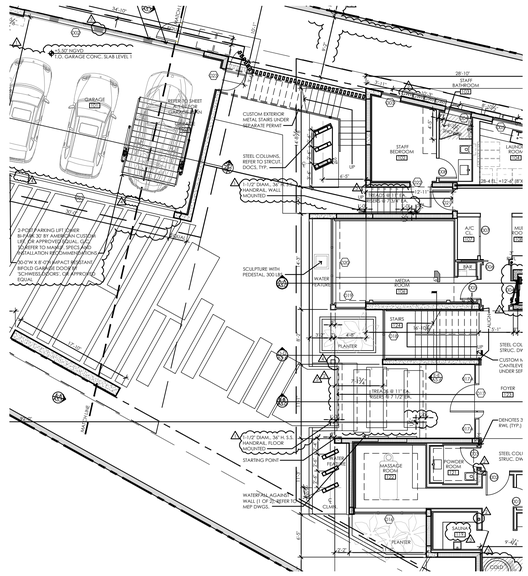
DATE

2025-10-22

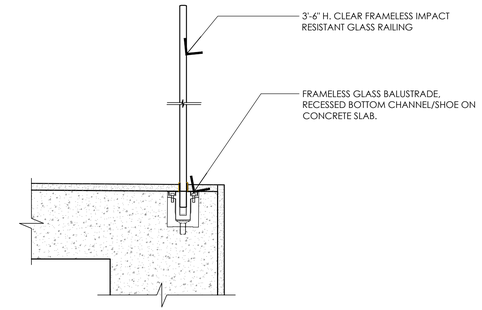
DRAWING No.

A1.0





2 STARTING POINT
SCALE: 3/16" = 1'-0"



FLORIDA BUILDING CODE, ACCESSIBILITY, 505 HANDRAILS

505.3 CONTINUITY: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

505.4 HEIGHT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE BETWEEN 34" MIN. & 38" MAX. VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, & RAMP SURFACES, AT A CONSISTENT HEIGHT.

505.5CLEARANCE. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES & ADJACENT SURFACES SHALL BE 1½" MIN..

505.6 GRIPPING SURFACE. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH & SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20% OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½" MIN. BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

505.7 CROSS SECTION. HANDRAIL GRIPPING SURFACES SHALL HAVE A CROSS SECTION AS FOLLOWS

505.7.1 CIRCULAR CROSS SECTION. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 11/4" MIN. & 2" MAX.

505.7.2 NON-CIRCULAR CROSS SECTIONS. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER OF 4" MIN. & 6¼" MAX., & A CROSS-SECTION OF 2¼" MAX.

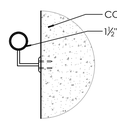
505.8 SURFACES. HANDRAIL GRIPPING SURFACES & ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS & SHALL HAVE ROUNDED EDGES.

505.9 FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

505.10 HANDRAIL EXTENSIONS. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND & IN SAME DIRECTION OF STAIR FLIGHT

505.10.2 TOP EXTENSION AT STAIRS. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN. BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

505.10.3 BOTTOM EXTENSION AT STAIRS. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



3 HANDRAIL, GUARDRAIL DETAILS AND NOTES
SCALE: 1-1/2" = 1'-0"

FLOOD VENT AREA CALCULATIONS

	AREA (SF)	REQUIRED VENT AREA (SQ.IN.)	8"x16" ENGINEERED VENTS REQUIRED EVERY 200SF	PROPOSED # OF ENGINEERED FLOOD VENTS
GARAGE LEVEL G1	875 SF	875 SQ.IN.	875 / 200 = 4.375 = 5	5

*IF ENGINEERED OPENINGS ARE USED, 1 SQ.IN. IS CONVERTED TO 1 SQ.FT.
*FLOOR VENT REQUIREMENTS PER FEMA AND NFIP SECTION 44CFR60.3 AND ASCE 24-14 SECTION 2.7, CMB ORDINANCE CH 54-48 (3), AND FBC RESIDENTIAL SECTION R322.2.2.1

NOTES:
1. SEE ELEVATIONS AND FLOOR PLAN FOR VENT LOCATIONS
2. THE BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE
3. ANY LOUVER, SCREEN, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA

NOTE:
ALL CONSTRUCTION MATERIALS, FINISHES, AND DOORS LOCATED BELOW THE LOWEST FLOOR ELEVATION = 9.67' NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL IN ACCORDANCE WITH 2020 F.B.C. R322, ASCE 24-14 CHAPTER 5.0.

1 LEVEL 1 - GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES:

EXTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM CMU TO CMU/CONCRETE WALL U.N.O.

INTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM STUD TO STUD/CMU WALL U.N.O.

GUARDRAIL GENERAL NOTES:

- ALL EDGES OF GLASS TO BE POLISHED.
- CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERING DWGS. FOR GUARDRAIL SYSTEM FOR ARCHITECT'S APPROVAL.
- GUARDRAIL SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS (0.89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN F.B.C. SECTION 1607.7.1.
- GUARDRAIL SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M) APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
- GLASS RAILING TO COMPLY W/ F.B.C. 1618.4.6.3.; G.C. TO SUBMIT STANDOFF N.O.A FOR CITY'S REVIEW AND APPROVAL.

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ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

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BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

LEVEL 1
GROUND FLOOR PLAN - GARAGE

PROJECT No.

TF_113

SEAL

ANTHONY LEON
ARCHITECT LICENSE NUMBER AR0016752

REVISIONS

1 Building Dept. Comments 03.04.25
3 Building Dept. Comments 05.20.25
4 Building Dept. Comments 05.24.25
5 Coordination 10.22.25

SCALE

3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A1.01

NOTES:

EXTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM CMU TO CMU/CONCRETE WALL U.N.O.

INTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM STUD TO STUD/CMU WALL U.N.O.

HATCH DENOTES AREA OF DEPRESSED CONC. SLAB FOR CURBLESS SHOWER. REFER TO STRUCT. DWGS (TYP.)

DENOTES DECORATIVE DRAIN SCUPPER (TYP.)

+18.00' NGVD T.O. GARAGE CONC. SLAB LEVEL 1

+22.17' NGVD T.O. HOUSE CONC. SLAB LEVEL 2

A/C CL 226

LOUNGE 225

KITCHENETTE 224

GUEST BEDROOM 1 227

CLOSET

GUEST BATH 228

GUEST BEDROOM 2 229

BALCONY

PLANTER

BATHRM. 1 202

CLOSET 1 203

BATHRM. 2 204

BEDROOM 1 201

CLOSET 2 204

BEDROOM 2 205

BEDROOM 3 206

A/C CL 212

ELEVATOR 110

LV PANELS

LAUNDRY 213

W/D

A/C CL 214

BATHRM. 3 207

CLOSET 3 208

LV CL.

BATHRM. 4 209

CLOSET 4 210

BEDROOM 4 211

STAIRS 124

CORRIDOR 223

PJ ROOM 215

OPEN TO BELOW

A/C CL 217

U/C REF.

PRIMARY BEDROOM 216

PRIMARY CLOSET 218

PRIMARY BATHRM 219

STEAM SHOWER 220

EXT. SHOWER 221

EXT. HOT TUB 222

DENOTES BLDG. SETBACK

DENOTES PROPERTY LINE

WATERFALL AGAINST WALL (1 OF 2), REFER TO MEP DWGS.

DENOTES PIPE SLEEVES, REF. TO MEP DWGS.

METAL SCREEN

1 LEVEL 2 - FLOOR PLAN
SCALE: 3/16" = 1'-0"

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DRAWING DESCRIPTION

LEVEL 2 FLOOR PLAN

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Building Dept. Comments 05.13.25
5 Coordination 10.22.25

SCALE

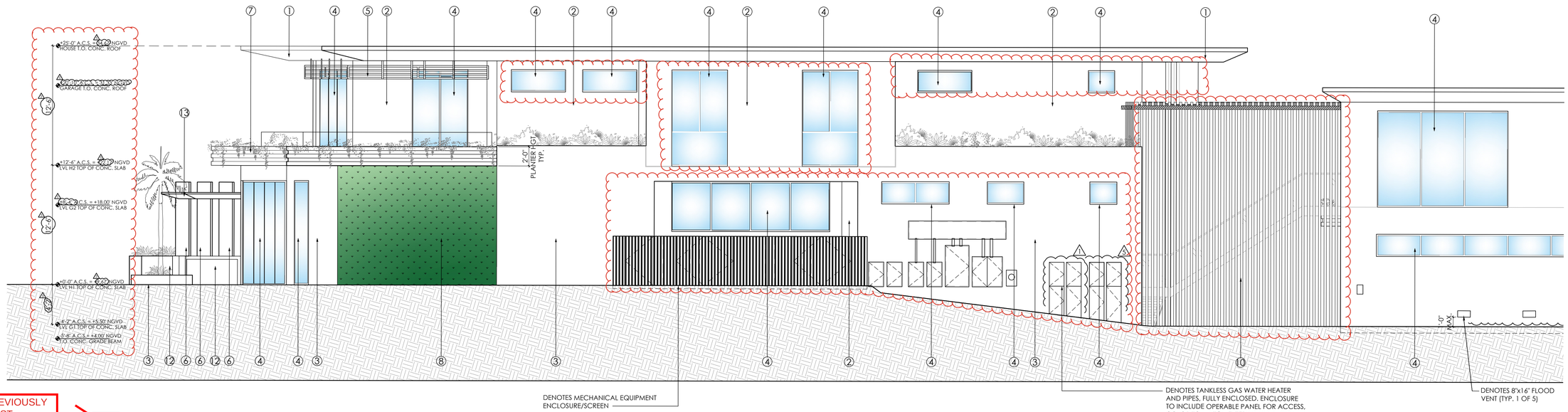
3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A1.1



PREVIOUSLY WEST ELEVATION (2 ON A4.1)

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

MATERIALS LEGEND

1	STUCCO - GRAPHITE COLOR	7	METAL PLANTER CLADDED IN DARK BRONZE
2	MICRO CEMENT - SMOOTH FINISH, WHITE	8	VERTICAL GREEN WALL
3	TRAVERTINE WALL CLADDING	9	CLEAR GLASS RAILING AT BALCONY: 42" A.F.F. TYPICAL
4	STOREFRONT: GRAY TINT GLAZING WITH ALUMINUM FRAME IN DARK BRONZE - TYPICAL ALL WINDOWS, UNLESS OTHERWISE NOTED	10	ALUMINUM SCREEN - DARK BRONZE
4A	STOREFRONT: FROSTED GLAZING WITH ALUMINUM FRAME IN DARK BRONZE	11	SANDBLASTED TRAVERTINE CREMA UNFILLED
5	METAL EXTERIOR LOUVERS WITH EUROPEAN OAK FINISH	12	TAJ MAHAL
6	BURNISHED STEEL EXTERIOR COLUMNS	13	ALUMINUM WITH FAUX WOOD PAINT
		14	GARAGE DOOR WITH ALUMINUM CLADDING

BUILDING ARTICULATION PER TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCE CH. 23-11 (A) (7)

NORTHEAST ELEVATION

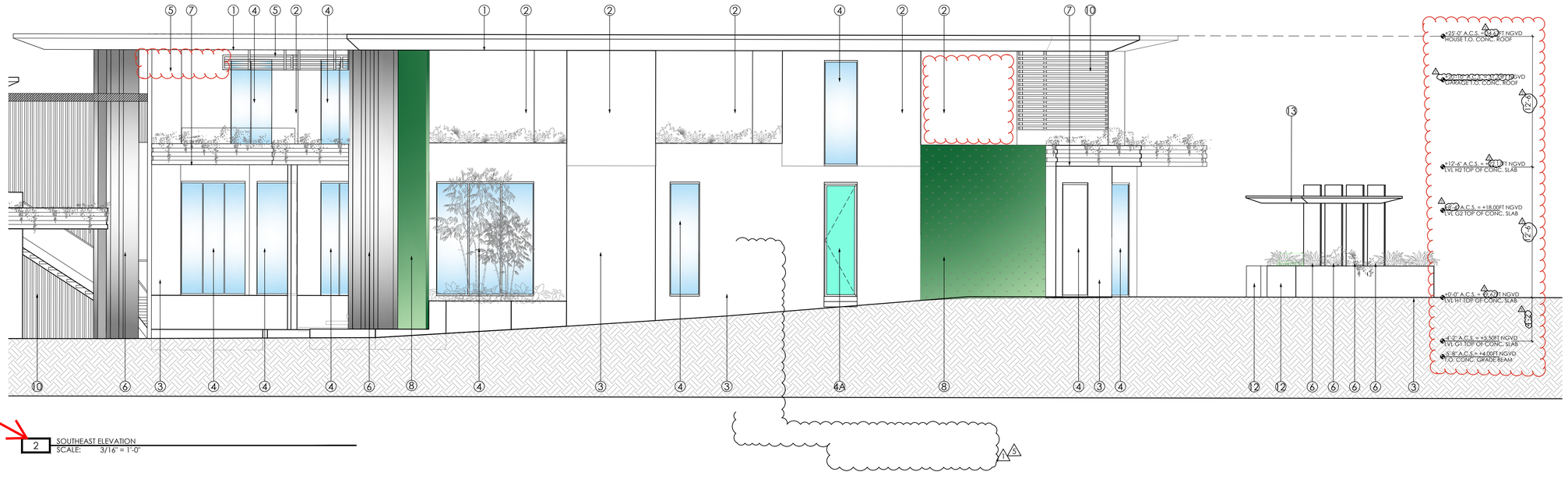
1ST FLOOR WALL LENGTH = 89'-7"; 50% WALL LENGTH = 44'-9 ½" MIN.
ELEVATION ARTICULATION
WINDOWS: 1'-7" + 16'-7" + 7'-1" + 3'-10" + 2'-10" = 30'-4"
MATERIAL CHANGE: 16'-8"
TOTAL 47'-0" (GREATER THAN 44'-9 1/2" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 89'-7"; 50% WALL LENGTH = 44'-9 ½" MIN.
ELEVATION ARTICULATION
WINDOWS: 5'-10" + 5'-10" + 5'-10" + 5'-10" + 5'-10" + 5'-10" + 2'-9 ½" = 37'-9 ½"
PLANTERS = 22'-0" + 15'-8" + 25'-10" = 63'-6"
TOTAL 101'-3 ½" (GREATER THAN 44'-9 ½" MIN. REQUIRED)

SOUTHWEST ELEVATION

1ST FLOOR WALL LENGTH = 65'-4"; 50% WALL LENGTH = 32'-8" MIN.
ELEVATION ARTICULATION
WINDOWS: 9'-3 ½" + 3'-0" + 2'-5 ½" = 14'-9 ½"
DOORS: 3'-4"
MATERIAL CHANGE: 11'-11 ½"
TOTAL 30'- ¾" (GREATER THAN 32'-8" MIN REQUIRED)

2ND FLOOR WALL LENGTH = 68'-2"; 50% WALL LENGTH = 34'-1" MIN.
ELEVATION ARTICULATION
WINDOWS: 3'-4"
PLANTERS: 13'-2" + 12'-1 ½" + 9'-2" = 34'-5 ½"
MATERIAL CHANGE: 11'-11 ½"
TOTAL 49'-9" (GREATER THAN 34'-1" MIN. REQUIRED)



PREVIOUSLY NORTHEAST ELEVATION (1 ON A4.1)

2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

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DRAWING DESCRIPTION

ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
5 Coordination

SCALE

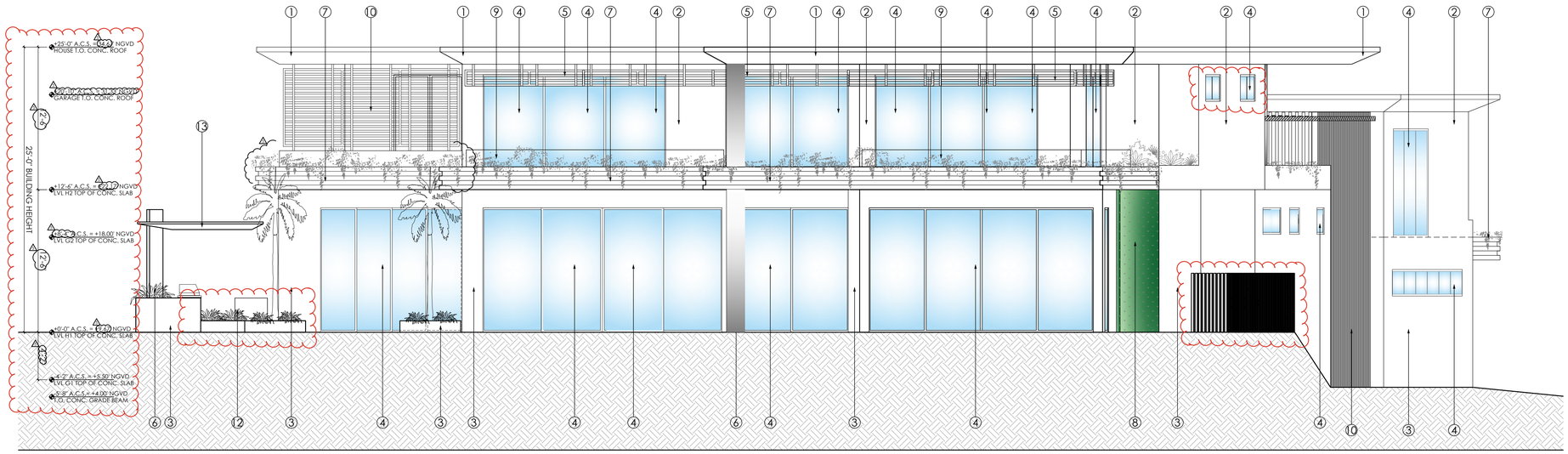
3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A4.0



PREVIOUSLY NORTH ELEVATION (2 ON A4.0)

1 NORTHEAST (REAR) ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

1	STUCCO - GRAPHITE COLOR	7	METAL PLANTER CLADDED IN DARK BRONZE
2	MICRO CEMENT - SMOOTH FINISH, WHITE	8	VERTICAL GREEN WALL
3	TRAVERTINE WALL CLADDING	9	CLEAR GLASS RAILING AT BALCONY: 42" A.F.F. TYPICAL
4	STOREFRONT: GRAY TINT GLAZING WITH ALUMINUM FRAME IN DARK BRONZE - TYPICAL ALL WINDOWS, UNLESS OTHERWISE NOTED	10	ALUMINUM SCREEN - DARK BRONZE
		11	SANDBLASTED TRAVERTINE CREMA UNFILLED
4A	STOREFRONT: FROSTED GLAZING WITH ALUMINUM FRAME IN DARK BRONZE	12	TAJ MAHAL
5	METAL EXTERIOR LOUVERS WITH EUROPEAN OAK FINISH	13	ALUMINUM WITH FAUX WOOD PAINT
6	BURNISHED STEEL EXTERIOR COLUMNS	14	GARAGE DOOR WITH ALUMINUM CLADDING

BUILDING ARTICULATION PER TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCE CH. 23-11 (A) (7)

SOUTHEAST ELEVATION

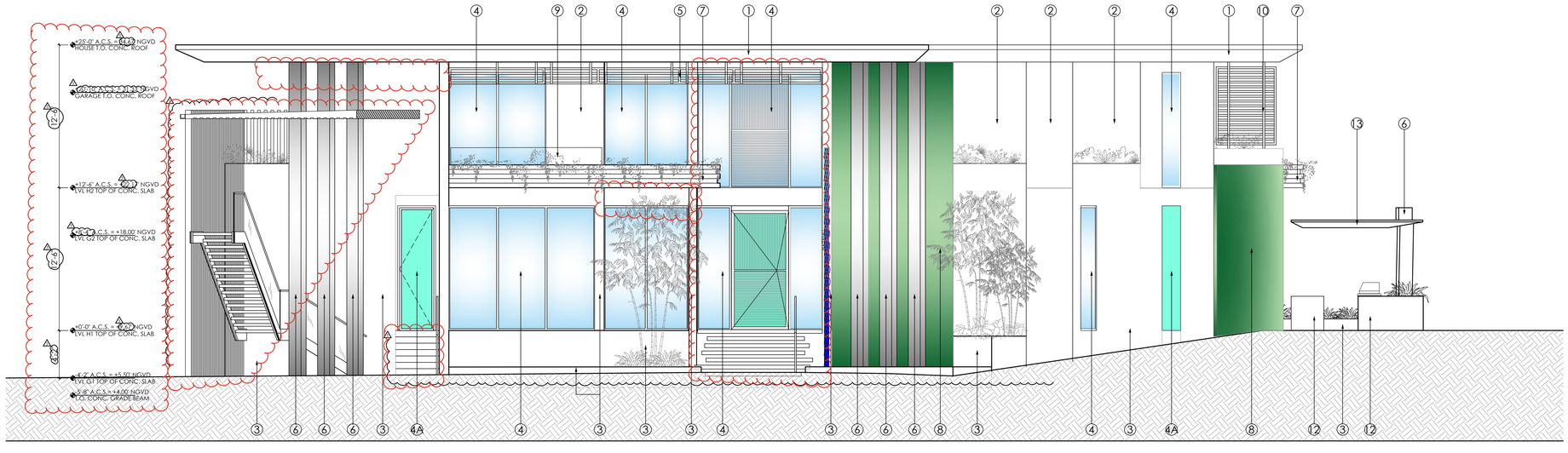
1ST FLOOR WALL LENGTH = 63'-8"; 50% WALL LENGTH = 31'-10" MIN.
ELEVATION ARTICULATION
WINDOWS: 12'-3" + 7'-4" + 5'-11" = 25'-6"
DOORS: 5'-0" + 3'-4" = 8'-4"
MATERIAL CHANGE: 10'-7"
TOTAL: 44'-5" (GREATER THAN 31'-10" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 63'-8"; 50% WALL LENGTH = 31'-10" MIN.
ELEVATION ARTICULATION
WINDOWS: 8'-6" + 7'-4" + 10'-11" = 26'-9"
MATERIAL CHANGE: 10'-7"
PLANTER: 5'-7" + 23'-8" = 29'-3"
LOUVERS: 48'-8"
TOTAL: 115"-3" (GREATER THAN 31'-10" MIN. REQUIRED)

NORTHWEST ELEVATION

1ST FLOOR WALL LENGTH = 72'-3 ½"; 50% WALL LENGTH = 36'-1 ¾" MIN.
ELEVATION ARTICULATION
WINDOWS (SLIDING): 12'-5" + 21'-3 ½" + 9'-11" = 43'-7 ½"
WINDOWS = 19'-7 ¾"
TOTAL 63'-3 ¼" (GREATER THAN 36'-1 ¾" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 74'-4"; 50% WALL LENGTH = 37'-2" MIN.
ELEVATION ARTICULATION
WINDOWS (SLIDING): 16'-0" + 15'-7" = 31'-7"
WINDOWS: 9'-11"
PLANTERS: 16'-1" + 23'-1 ½" + 35'-1" = 74'-3 ½"
DECORATIVE SCREEN: 15'-5"
TOTAL 131'-2 ½" (GREATER THAN 37'-2" MIN. REQUIRED)



PREVIOUSLY SOUTH ELEVATION (1 ON A4.0)

2 SOUTHWEST (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"

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DRAWING DESCRIPTION

HOUSE ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

5 Coordination

SCALE

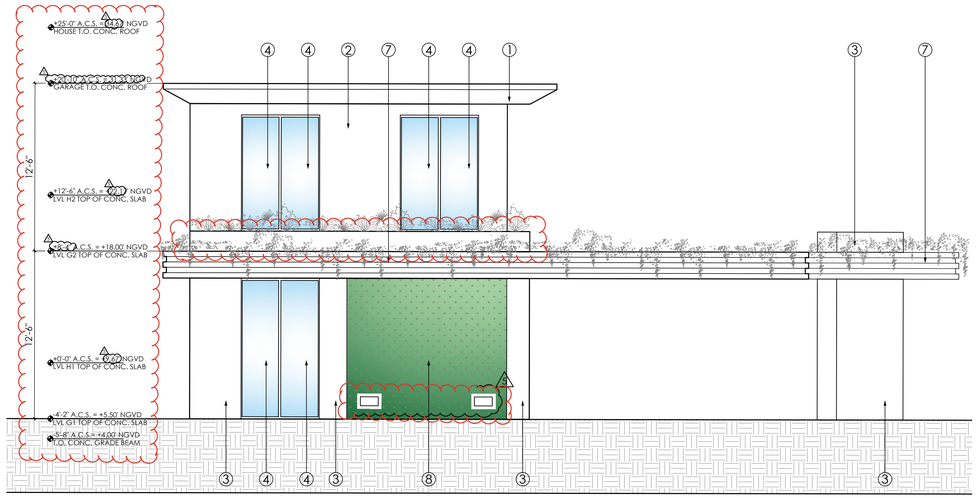
3/16"=1'-0"

DATE

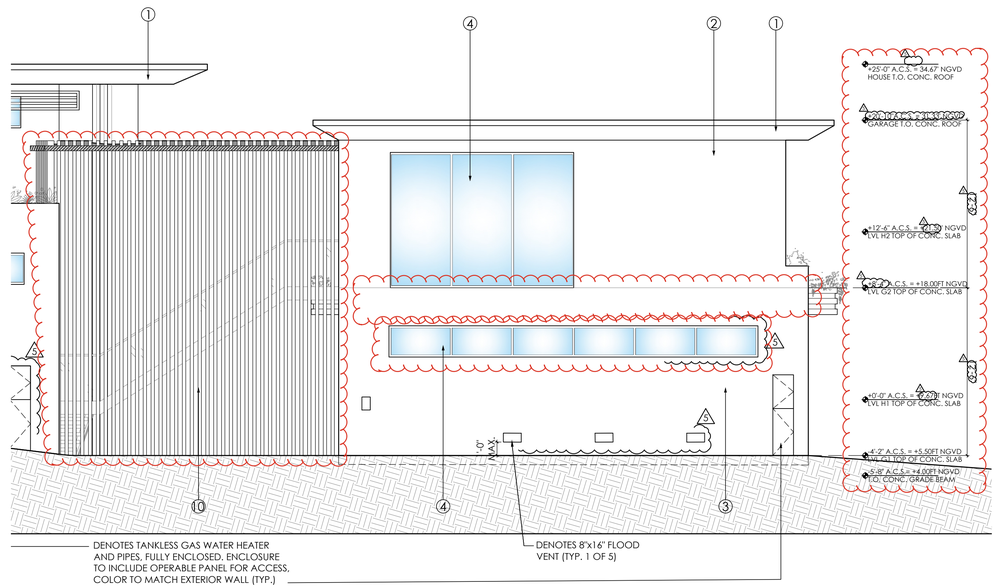
2025-10-22

DRAWING No.

A4.1



1 SOUTHWEST GARAGE ELEVATION (STREET)
SCALE: 3/16" = 1'-0"



2 NORTHWEST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

1	STUCCO - GRAPHITE COLOR	7	METAL PLANTER CLADDED IN DARK BRONZE
2	MICRO CEMENT - SMOOTH FINISH, WHITE	8	VERTICAL GREEN WALL
3	TRAVERTINE WALL CLADDING	9	CLEAR GLASS RAILING AT BALCONY: 42" A.F.F. TYPICAL
4	STOREFRONT: GRAY TINT GLAZING WITH ALUMINUM FRAME IN DARK BRONZE - TYPICAL ALL WINDOWS, UNLESS OTHERWISE NOTED	10	ALUMINUM SCREEN - DARK BRONZE
		11	SANDBLASTED TRAVERTINE CREMA UNFILLED
4A	STOREFRONT: FROSTED GLAZING WITH ALUMINUM FRAME IN DARK BRONZE	12	TAJ MAHAL
5	METAL EXTERIOR LOUVERS WITH EUROPEAN OAK FINISH	13	ALUMINUM WITH FAUX WOOD PAINT
6	BURNISHED STEEL EXTERIOR COLUMNS	14	GARAGE DOOR WITH ALUMINUM CLADDING

BUILDING ARTICULATION PER TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCE CH. 23-11 (A) (7)

SOUTHEAST GARAGE ELEVATION

1ST FLOOR WALL LENGTH = 25'-4"; 50% WALL LENGTH = 13'-4" MIN.
ELEVATION ARTICULATION
WINDOWS: 5'-10"
MATERIAL CHANGE: 11'-11"
TOTAL: 17'-9" (GREATER THAN 13'-4" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 25'-4"; 50% WALL LENGTH = 13'-4" MIN.
ELEVATION ARTICULATION
WINDOWS: 5'-10" + 5'-10" = 11'-8"
PLANTER: 27'-4"
TOTAL: 39'-0" (GREATER THAN 13'-4" MIN. REQUIRED)

NORTHEAST GARAGE ELEVATION

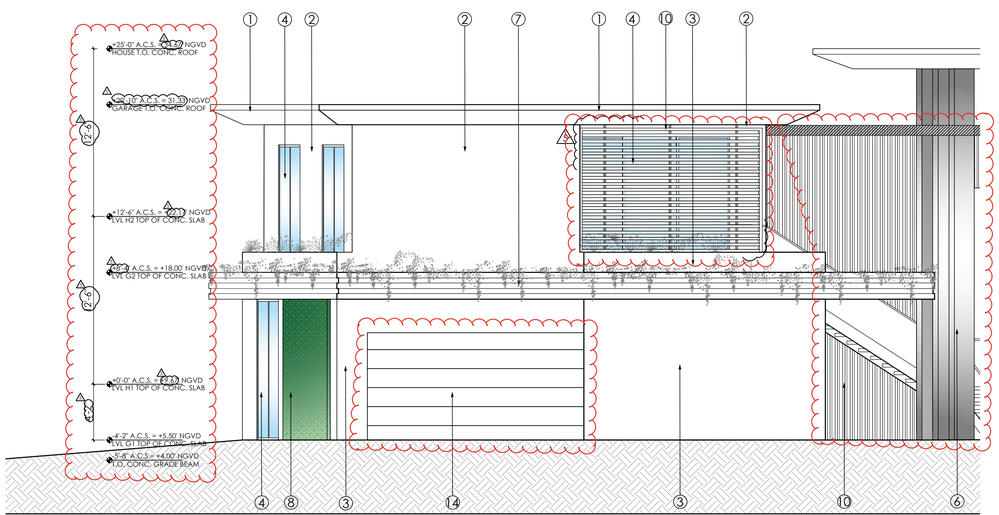
1ST FLOOR WALL LENGTH = 35'-0"; 50% WALL LENGTH = 17'-6" MIN.
ELEVATION ARTICULATION
WINDOWS: 27'-6"
TOTAL 27'-6" (GREATER THAN 17'-6" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 37'-4"; 50% WALL LENGTH = 18'-10" MIN.
ELEVATION ARTICULATION
WINDOWS: 13'-8"
PLANTERS = 37'-4"
TOTAL 51'-0" (GREATER THAN 18'-10" MIN. REQUIRED)

SOUTHWEST GARAGE ELEVATION

1ST FLOOR WALL LENGTH = 37'-0"; 50% WALL LENGTH = 18'-6" MIN.
ELEVATION ARTICULATION
WINDOWS (SLIDING): 12'-4"
PLANTERS: 37'-0"
TOTAL 49'-4" (GREATER THAN 32'-8" MIN REQUIRED)

2ND FLOOR WALL LENGTH = 35'-0"; 50% WALL LENGTH = 17'-6" MIN.
ELEVATION ARTICULATION
DOOR: 30'-0"
TOTAL 30'-0" (GREATER THAN 17'-6" MIN. REQUIRED)



3 SOUTHEAST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"

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DRAWING DESCRIPTION

GARAGE ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

5 Coordination

SCALE

3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A4.2



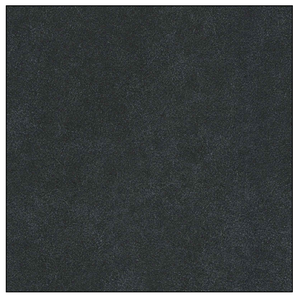
FRONT VIEW



FRONT GARAGE VIEW



REAR VIEW



1 - STUCCO - GRAPHITE COLOR

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DRAWING DESCRIPTION

EXTERIOR RENDERINGS

PROJECT No.

TF_113

SEAL

REVISIONS

SCALE

1/16"=1'-0"

DATE

2025-10-22

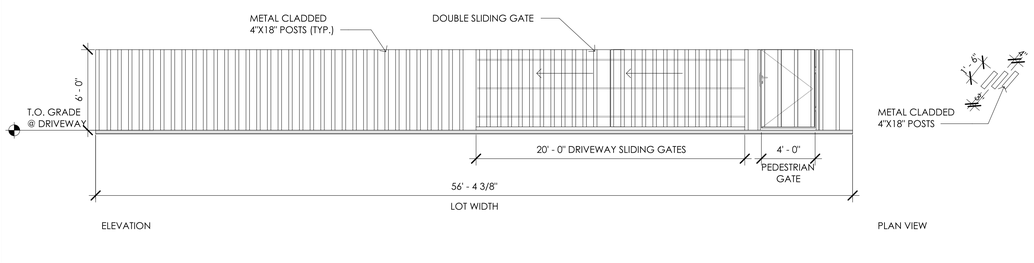
DRAWING No.

A4.3



1
3/32" = 1'-0"

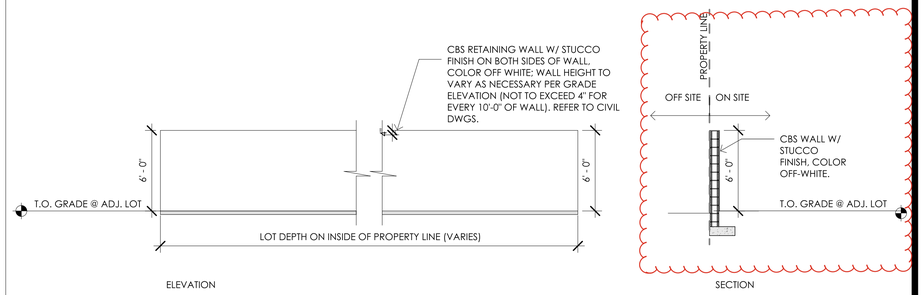
SITE PLAN





2
3/16" = 1'-0"

FRONT FENCE DETAIL



3
3/16" = 1'-0"

RETAINING WALL DETAIL

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PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

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Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

SITE PLAN

PROJECT No.

TF_113

SEAL

STATE OF FLORIDA · ANTHONY LEON · AR16752 · REGISTERED ARCHITECT

Digitally signed by Anthony Leon
DN: c=US, o=3DESIGN INC, dnQualifier=A01410D00000192445B603F0001E4F7, cn=Anthony Leon
Date: 2024.12.10 15:52:45 -05'00'

REVISIONS

NO	DESCRIPTION	DATE

SCALE

AS NOTED

DATE

December 6th, 2024

DRAWING No.

A 0.1

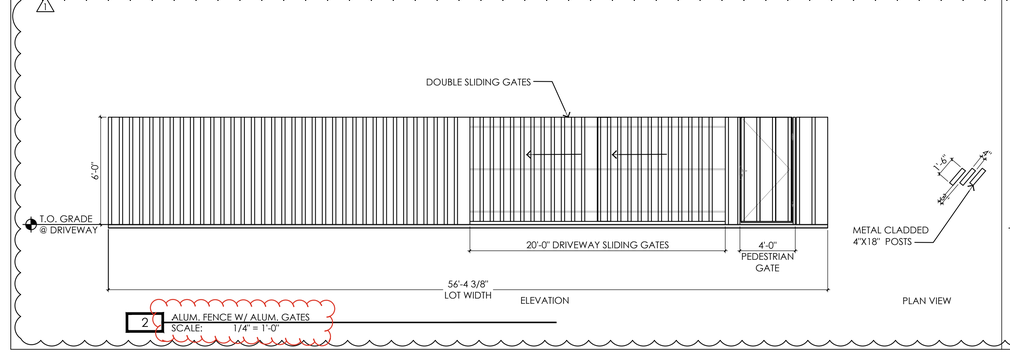
EXISTING 2-STORY SINGLE FAMILY RESIDENCE (LOT-31 BLOCK-23)

NEW 2-STORY SINGLE FAMILY RESIDENCE

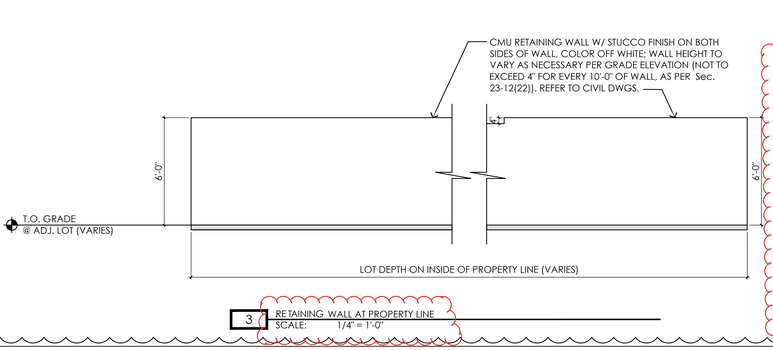
EXISTING 2-STORY SINGLE FAMILY RESIDENCE (LOT-21 BLOCK-23)

DENOTES SETBACK LINE (TYP.)
DENOTES LINE OF ROOF ABOVE (TYP.)
DENOTES SCREEN AROUND MECH. UNITS (TYP.)
DENOTES MECH. UNITS ON CONC. PAD (TYP.)
PROPERTY LINE S32°46'39"W 220.26'(P) 219.63'(M)
40'-0" REAR SETBACK FROM OUTSIDE OF BULKHEAD WALL
5'-0" REQD. POOL SETBACK (FROM SEAWALL)
13'-0 3/8" POOL SETBACK
10'-0" REQD. SIDE SETBACK
6'-0"
LAWN
+9.67' NGVD T.O. EQUIP. CONC. PAD
ELECT. EQIPM. REFER TO ELECT. DWGS.
DENOTES LINE OF ROOF ABOVE (TYP.)
DENOTES METAL COLUMNS (TYP.)
EXTERIOR STAIRS
TRASH BINS STORAGE AREA
ALUM. GATE & FENCE TO ACT AS A POOL SAFETY BARRIER (TYP.), POOL TO INCLUDE ALARM
DENOTES NEW 6' H. CBS RETAINING WALL (MEASURED ABOVE ADJ. LOT GRADE). STUCCO FINISH
6'-0" H. ALUM. FENCE
DENOTES LINE OF ROOF ABOVE (TYP.)
2'-0" ALLOWED ROOF OVERHANG
POOL (UNDER SEPARATE PERMIT)
49'-4"
14'-4"
HOT TUB
KIDS POOL
22'-10"
LAWN
METAL COLUMN (TYP.)
POOL DECK
PROPERTY LINE R=300.00' Δ=22°24'50" A=117.36'
NEW DOCK AND SEAWALL UNDER SEPARATE PERMIT
3 CAR GARAGE
+5.50' NGVD T.O. GARAGE CONC. SLAB LEVEL 1
WATER FEATURE
PLANTER
+9.67' NGVD T.O. HOUSE CONC. SLAB LEVEL 1
+9.67' NGVD T.O. LANDING
+6'-0" NGVD T.O. PAVER
DRIVEWAY
PROPERTY LINE R=200.00' Δ=16°08'52" A=56.37'
3'-1"
25'-0" FRONT SETBACK LINE
10'X10' VISIBILITY TRIANGLE (TYP.)
ASPHALT PAVEMENT 50' DEDICATED R/W
E BROADVIEW DR.
2'-0" CURB & GUTTER
ASPHALT PARKWAY
30'-0"
4'-0"
3'-0"
7'-0" DRIVEWAY SETBACK
MIN.
2'-0" ALLOWED ROOF OVERHANG TYP.
10'-0" REQD. SIDE SETBACK
PLANTER
KOI POND
SUMMER KITCHEN
+9.67' NGVD T.O. EQUIP. CONC. PAD
6'-6 5/8"
20'-0" W. ALUM. AUTO. SLIDING GATES
ALUM. PEDESTRIAN GATE
4'-0" W. PEDESTRIAN ACCESS WALKWAY
WALL MOUNTED MAILBOX
CONC. STEPS
WATER FEATURE
DENOTES EDGE OF WATER FEATURE
DENOTES NEW 6' H. CBS RETAINING WALL (MEASURED ABOVE ADJ. LOT GRADE). STUCCO FINISH
PROPERTY LINE S48 53'27" W 203.21'(P) 20304' (M)
ALUM. GATE & FENCE TO ACT AS A POOL SAFETY BARRIER (TYP.), POOL TO INCLUDE ALARM
HATCH DENOTES GREEN AREA
DENOTES LINE OF ROOF ABOVE (TYP.)
DENOTES SCREENED CONC. PAD AREA FOR POOL EQUIPMENT

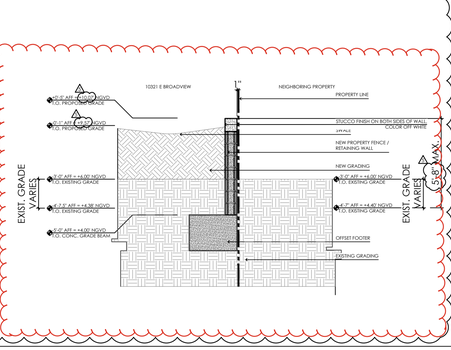
1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 ALUM. FENCE W/ ALUM. GATES
SCALE: 1/4" = 1'-0"



3 RETAINING WALL AT PROPERTY LINE
SCALE: 1/4" = 1'-0"



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INTERIOR DESIGN ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

SITE PLAN

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Building Dept. Comments 05.13.25
3 Coordination 10.22.25

SCALE

AS NOTED

DATE

2025-10-22

DRAWING No.

A0.1

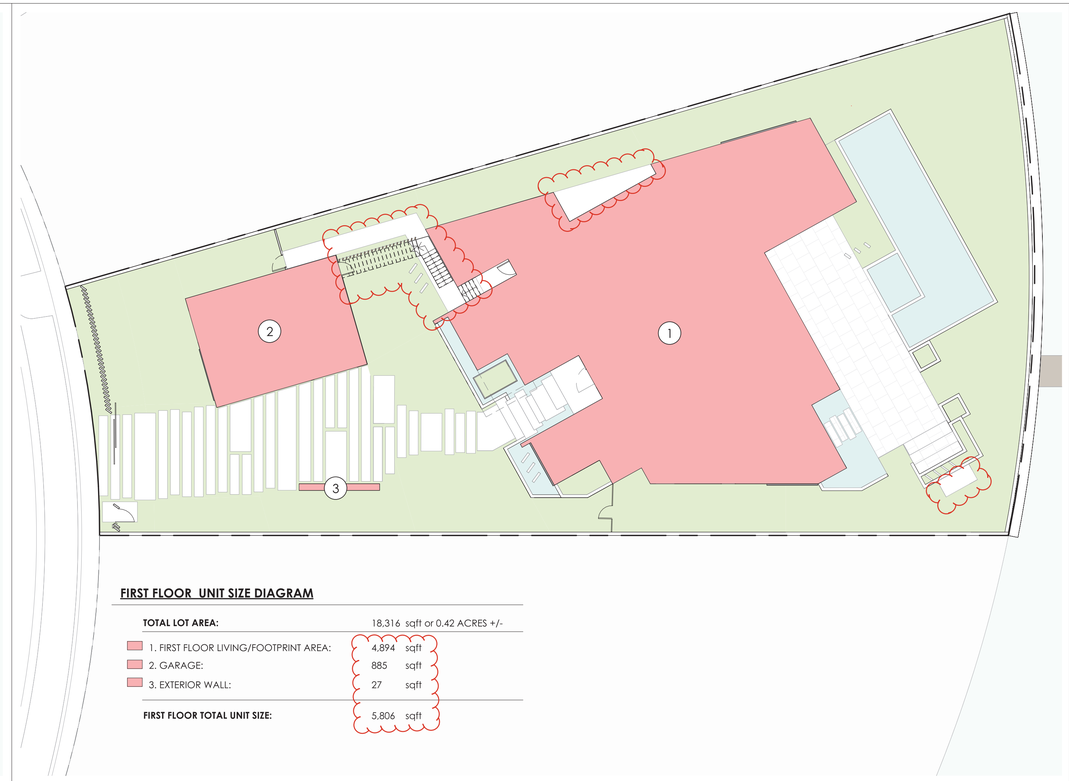


PROPOSED OPEN SPACE

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
MIN. OPEN SPACE (40%):	7,3338.4 sqft	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,894 sqft	
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
4. IMPERVIOUS (MISCELLANEOUS CONC, DRIVEWAY, WATER FEATURE, POOL):	5,103 sqft	
5. PERVIOUS LANDSCAPED AREA:	7,401 sqft	(40.4%)

1
1/16" = 1'-0"

ZONING DIAGRAM - OPEN SPACE

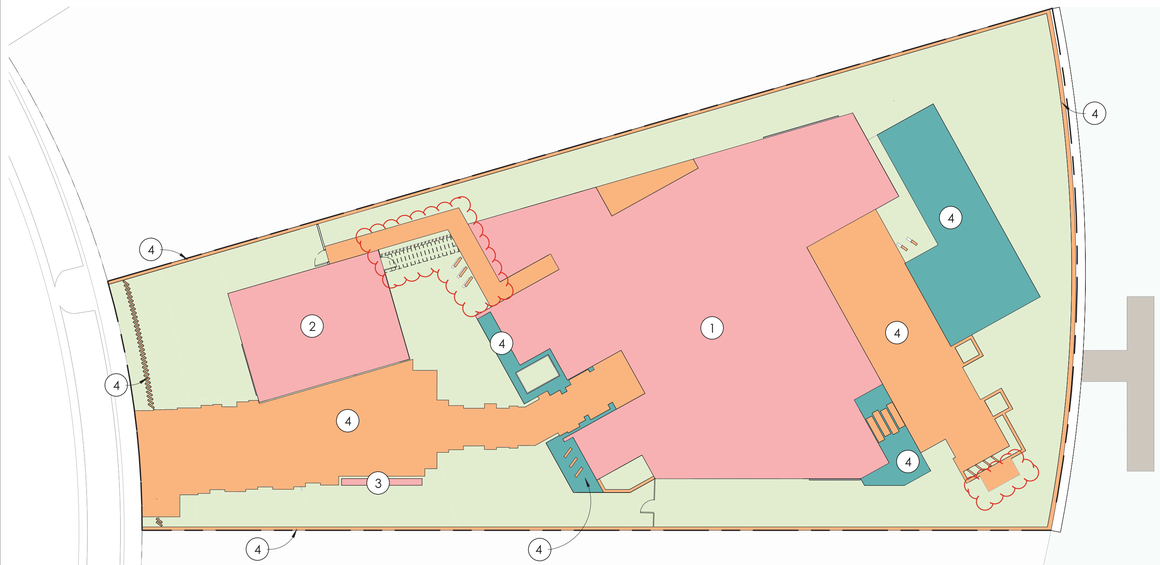


FIRST FLOOR UNIT SIZE DIAGRAM

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,894	sqft
2. GARAGE:	885	sqft
3. EXTERIOR WALL:	27	sqft
FIRST FLOOR TOTAL UNIT SIZE:	5,806	sqft

3
1/16" = 1'-0"

ZONING DIAGRAM - UNIT SIZE 1ST FLOOR

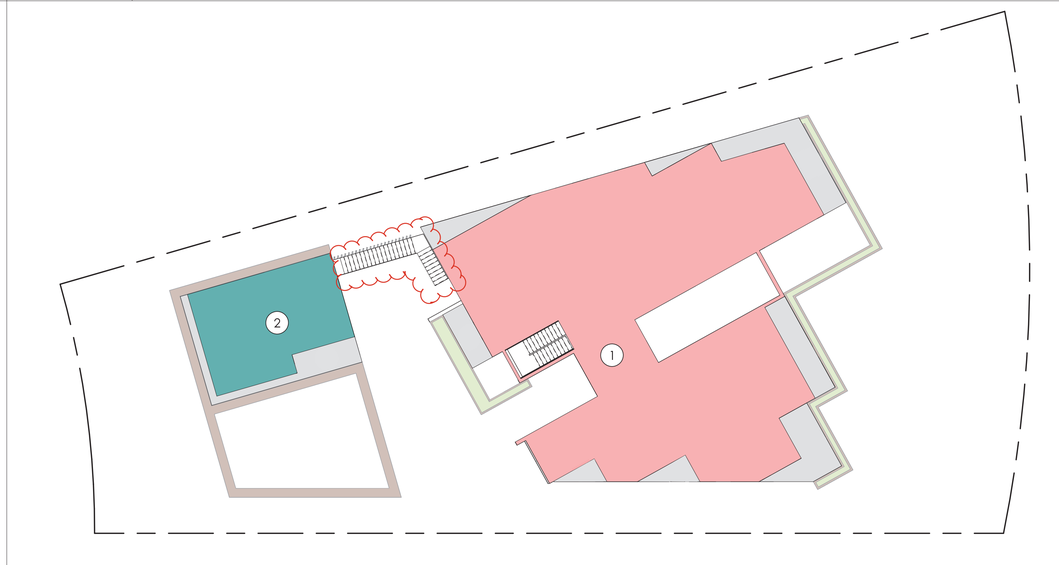


PROPOSED LOT COVERAGE

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,894 sqft	
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
4. IMPERVIOUS (MISCELLANEOUS CONC, DRIVEWAY, WATER FEATURE, POOL):	5,103 sqft	
TOTAL LOT COVERAGE:	10,909 sqft	(59%)

2
1/16" = 1'-0"

ZONING DIAGRAM - LOT COVERAGE



SECOND FLOOR UNIT SIZE DIAGRAM

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. MAIN HOUSE GROSS AREA:	3,930	sqft
2. GUEST HOUSE GROSS AREA:	726	sqft
SECOND FLOOR TOTAL UNIT SIZE:	4,656	sqft (80% of 1st floor unit size)

4
1/16" = 1'-0"

ZONING DIAGRAM - UNIT SIZE 2ND FLOOR

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

ZONING DIAGRAMS

PROJECT No.

TF_113

SEAL

STATE OF FLORIDA · ANTHONY LEON · AR16762 · REGISTERED ARCHITECT

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DN: c=US, o=3DESIGN INC, dnQualifier=A01410D0000019244 5B603F0001E4F7, cn=Anthony Leon
Date: 2024.12.10 15:52:45 -05'00'

REVISIONS

NO	DESCRIPTION	DATE

SCALE

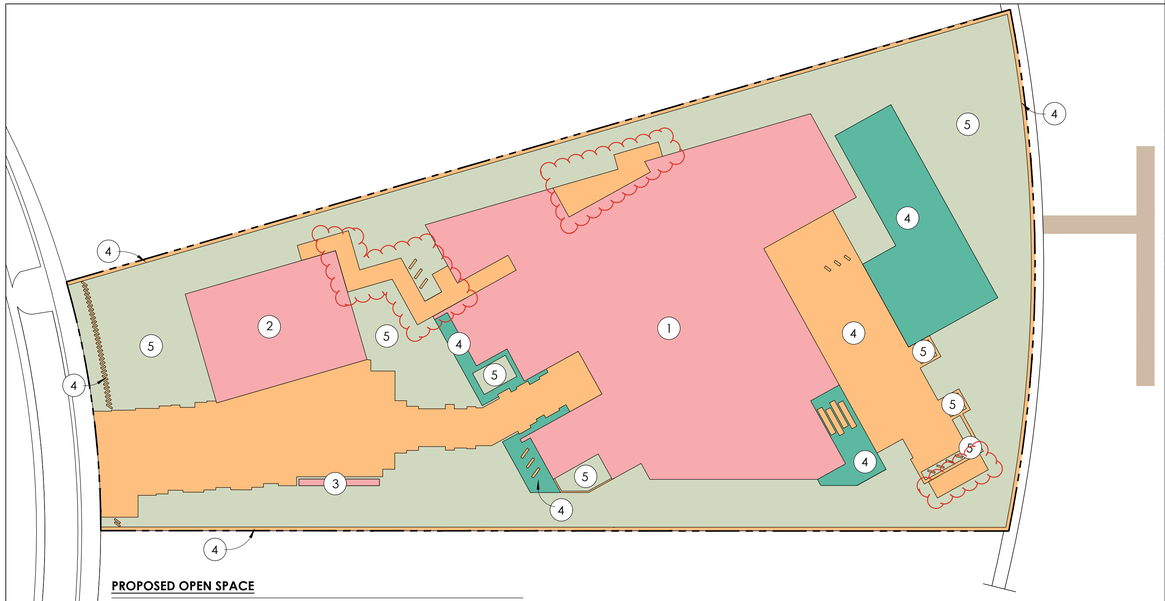
1/16" = 1'-0"

DATE

December 6th, 2024

DRAWING No.

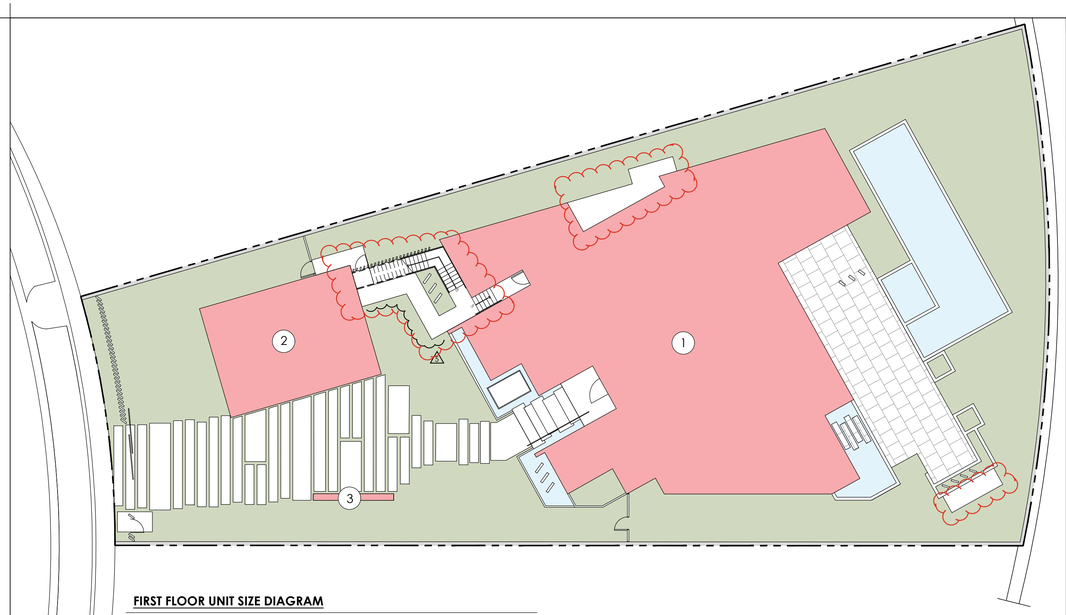
A 0.2



PROPOSED OPEN SPACE

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
MIN. OPEN SPACE (40%):	7,326.4 sqft	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,899 sqft	1
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
4. IMPERVIOUS (MISCELLANEOUS CONC, DRIVEWAY, WATER FEATURE, POOL):	5,178 sqft	
5. PERVIOUS LANDSCAPED AREA:	7,327 sqft (40%)	1 2

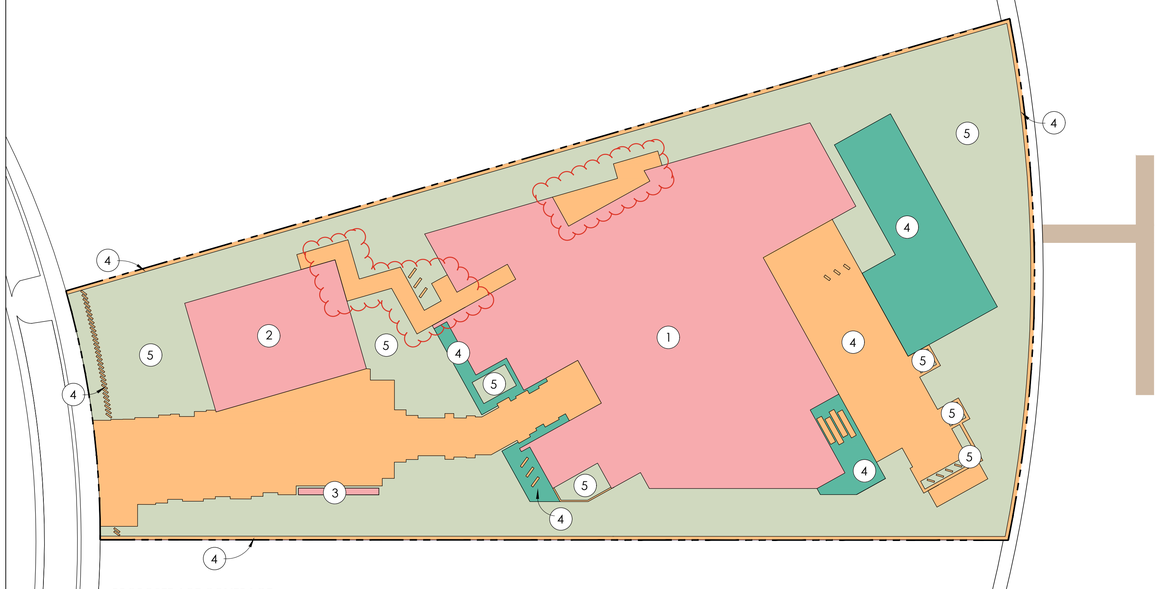
1
1/16" = 1'-0"
ZONING DIAGRAM - OPEN SPACE



FIRST FLOOR UNIT SIZE DIAGRAM

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,899 sqft	1
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
FIRST FLOOR TOTAL UNIT SIZE:	5,811 sqft	1

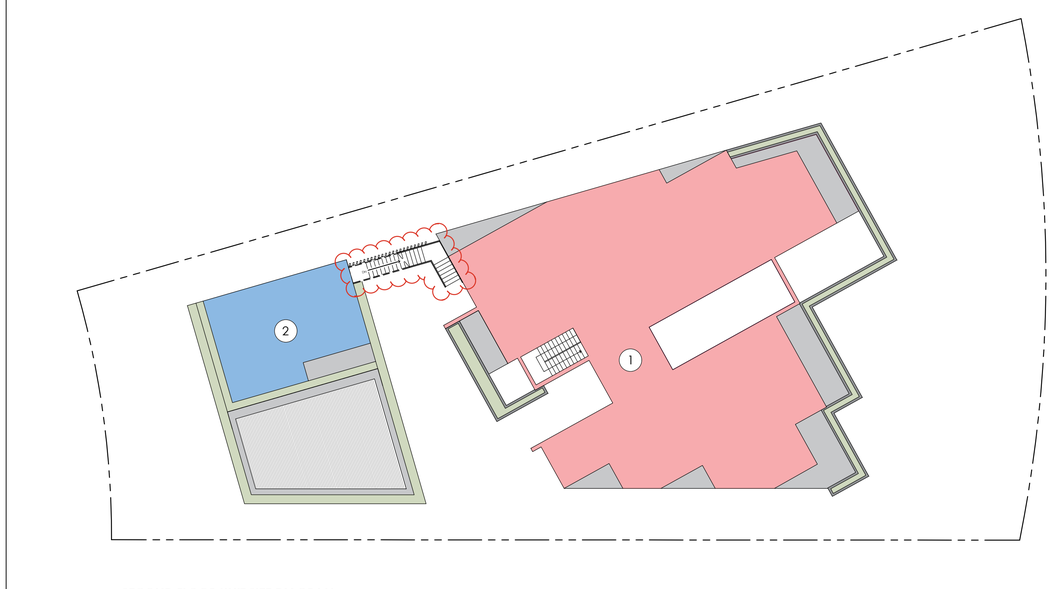
3
1/16" = 1'-0"
ZONING DIAGRAM - UNIT SIZE 1ST FLOOR



PROPOSED LOT COVERAGE

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. FIRST FLOOR LIVING/FOOTPRINT AREA:	4,899 sqft	1
2. GARAGE:	885 sqft	
3. EXTERIOR WALL:	27 sqft	
4. IMPERVIOUS (MISCELLANEOUS CONC, DRIVEWAY, WATER FEATURE, POOL):	5,178 sqft	1 1
TOTAL LOT COVERAGE:	10,989 sqft (60%)	1 1 1

2
1/16" = 1'-0"
ZONING DIAGRAM - LOT COVERAGE



SECOND FLOOR UNIT SIZE DIAGRAM

TOTAL LOT AREA:	18,316 sqft or 0.42 ACRES +/-	
1. MAIN HOUSE GROSS AREA:	3,917 sqft	
2. GUEST HOUSE GROSS AREA:	722 sqft	
SECOND FLOOR TOTAL UNIT SIZE:	4,639 sqft (80% of first floor unit size)	1

4
1/16" = 1'-0"
ZONING DIAGRAM - UNIT SIZE 2ND FLOOR

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ZONING DIAGRAMS

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Coordination Set
3 Coordination 10.22.25

SCALE

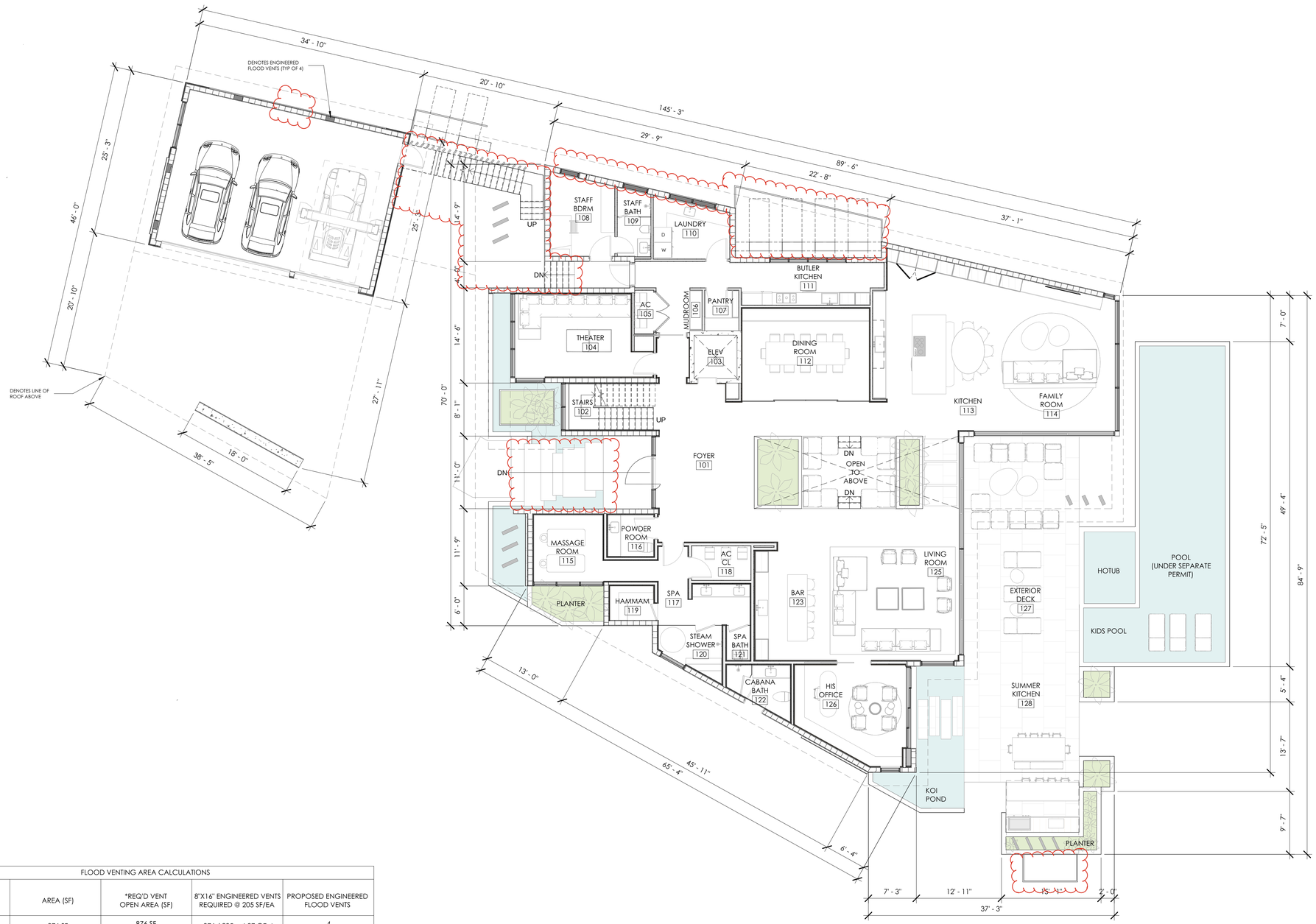
1/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A0.2



FLOOD VENTING AREA CALCULATIONS				
	AREA (SF)	*REQ'D VENT OPEN AREA (SF)	8"X16" ENGINEERED VENTS REQUIRED @ 205 SF/EA	PROPOSED ENGINEERED FLOOD VENTS
GARAGE LEVEL	876 SF	876 SF	876 / 205 = 4.27 OR 4	4

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

NOTES:

1. THE BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE.
2. ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

1
1/8" = 1'-0"

PROPOSED FLOOR PLAN - LEVEL 1

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PROJECT NAME

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PROJECT ADDRESS

10321 E Broadview Dr,
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Florida 33154

DRAWING, DESCRIPTION

PROPOSED FLOOR PLAN - LEVEL 1

PROJECT No.

TF_113

SEAL

STATE OF FLORIDA ANTHONY LEON AR16752 REGISTERED ARCHITECT

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Date: 2024.12.10 15:52:45 -05'00'

REVISIONS

NO	DESCRIPTION	DATE

SCALE

1/8" = 1'-0"

DATE

December 6th, 2024

DRAWING No.

A 1.0

NOTES:

EXTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM CMU TO CMU/CONCRETE WALL U.N.O.

INTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM STUD TO STUD/CMU WALL U.N.O.

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

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10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

LEVEL 1
GROUND
FLOOR PLAN

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Building Dept. Comments 05.13.25
3 Building Dept. Comments 05.20.25
4 Building Dept. Comments 05.24.25
5 Coordination 10.22.25

SCALE

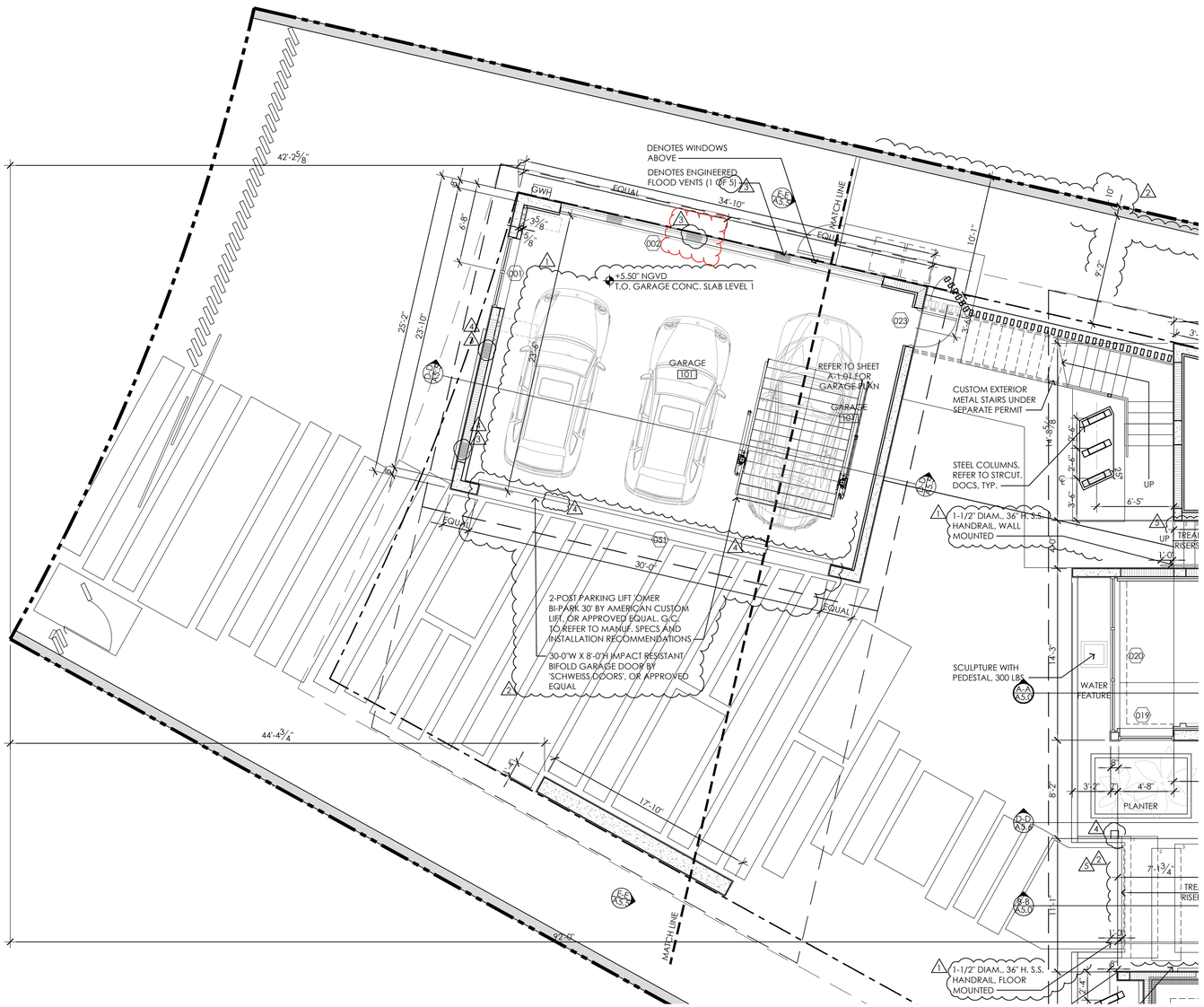
3/16"=1'-0"

DATE

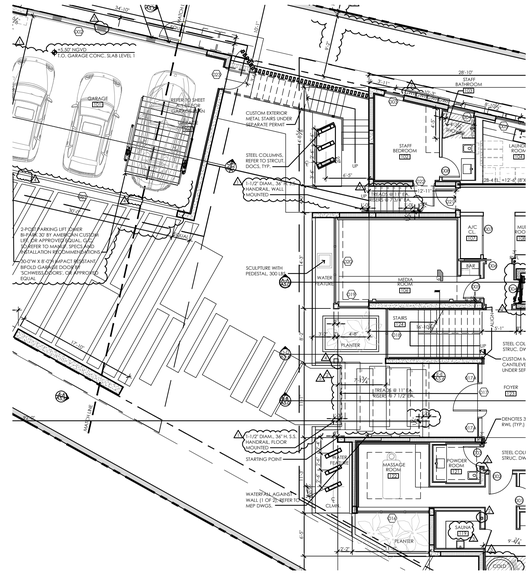
2025-10-22

DRAWING No.

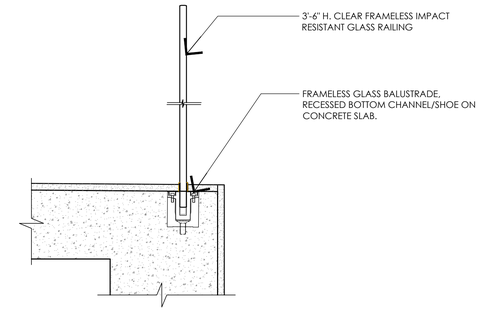
A1.0



1 LEVEL 1 - GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 STARTING POINT
SCALE: 3/16" = 1'-0"



FLORIDA BUILDING CODE, ACCESSIBILITY, 505 HANDRAILS

505.3 CONTINUITY: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

505.4 HEIGHT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE BETWEEN 34" MIN. & 38" MAX. VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, & RAMP SURFACES, AT A CONSISTENT HEIGHT.

505.5CLEARANCE. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES & ADJACENT SURFACES SHALL BE 1½" MIN..

505.6 GRIPPING SURFACE. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH & SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20% OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½" MIN. BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

505.7 CROSS SECTION. HANDRAIL GRIPPING SURFACES SHALL HAVE A CROSS SECTION AS FOLLOWS

505.7.1 CIRCULAR CROSS SECTION. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 11/4" MIN. & 2" MAX.

505.7.2 NON-CIRCULAR CROSS SECTIONS. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER OF 4" MIN. & 6¼" MAX., & A CROSS-SECTION OF 2¼" MAX.

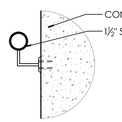
505.8 SURFACES. HANDRAIL GRIPPING SURFACES & ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS & SHALL HAVE ROUNDED EDGES.

505.9 FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

505.10 HANDRAIL EXTENSIONS. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND & IN SAME DIRECTION OF STAIR FLIGHT

505.10.2 TOP EXTENSION AT STAIRS. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN. BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

505.10.3 BOTTOM EXTENSION AT STAIRS. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



3 HANDRAIL, GUARDRAIL DETAILS AND NOTES
SCALE: 1-1/2" = 1'-0"

FLOOD VENT AREA CALCULATIONS

	AREA (SF)	REQUIRED VENT AREA (SQ.IN.)	8"x16" ENGINEERED VENTS REQUIRED EVERY 200SF	PROPOSED # OF ENGINEERED FLOOD VENTS
GARAGE LEVEL G1	875 SF	875 SQ.IN.	875 / 200 = 4.375 = 5 (2, 3)	5 (3)

*IF ENGINEERED OPENINGS ARE USED, 1 SQ.IN. IS CONVERTED TO 1 SQ.FT.
*FLOOR VENT REQUIREMENTS PER FEMA AND NFIP SECTION 44CFR60.3 AND ASCE 24-14 SECTION 2.7, CMB ORDINANCE CH 54-48 (3), AND FBC RESIDENTIAL SECTION R322.2.2.1

NOTES:
1. SEE ELEVATIONS AND FLOOR PLAN FOR VENT LOCATIONS
2. THE BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE
3. ANY LOUVER, SCREEN, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA

NOTE:
ALL CONSTRUCTION MATERIALS, FINISHES, AND DOORS LOCATED BELOW THE LOWEST FLOOR ELEVATION = 9.67' NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL IN ACCORDANCE WITH 2020 F.B.C. R322, ASCE 24-14 CHAPTER 5.0. (5)

NOTES:

EXTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM CMU TO CMU/CONCRETE WALL U.N.O.

INTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM STUD TO STUD/CMU WALL U.N.O.

(5)
GUARDRAIL GENERAL NOTES:
- ALL EDGES OF GLASS TO BE POLISHED.
- CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERING DWGS. FOR GUARDRAIL SYSTEM FOR ARCHITECT'S APPROVAL.
- GUARDRAIL SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS (0.89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN F.B.C. SECTION 1607.7.1.
- GUARDRAIL SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M) APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
- GLASS RAILING TO COMPLY W/ F.B.C. 1618.4.6.3.; G.C. TO SUBMIT STANDOFF N.O.A FOR CITY'S REVIEW AND APPROVAL.

(1)

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

LEVEL 1
GROUND FLOOR PLAN - GARAGE

PROJECT No.

TF_113

SEAL

ANTHONY LEON
ARCHITECT LICENSE NUMBER AR0016752

REVISIONS

1 Building Dept. Comments 03.04.25
3 Building Dept. Comments 05.20.25
4 Building Dept. Comments 05.24.25
5 Coordination 10.22.25

SCALE

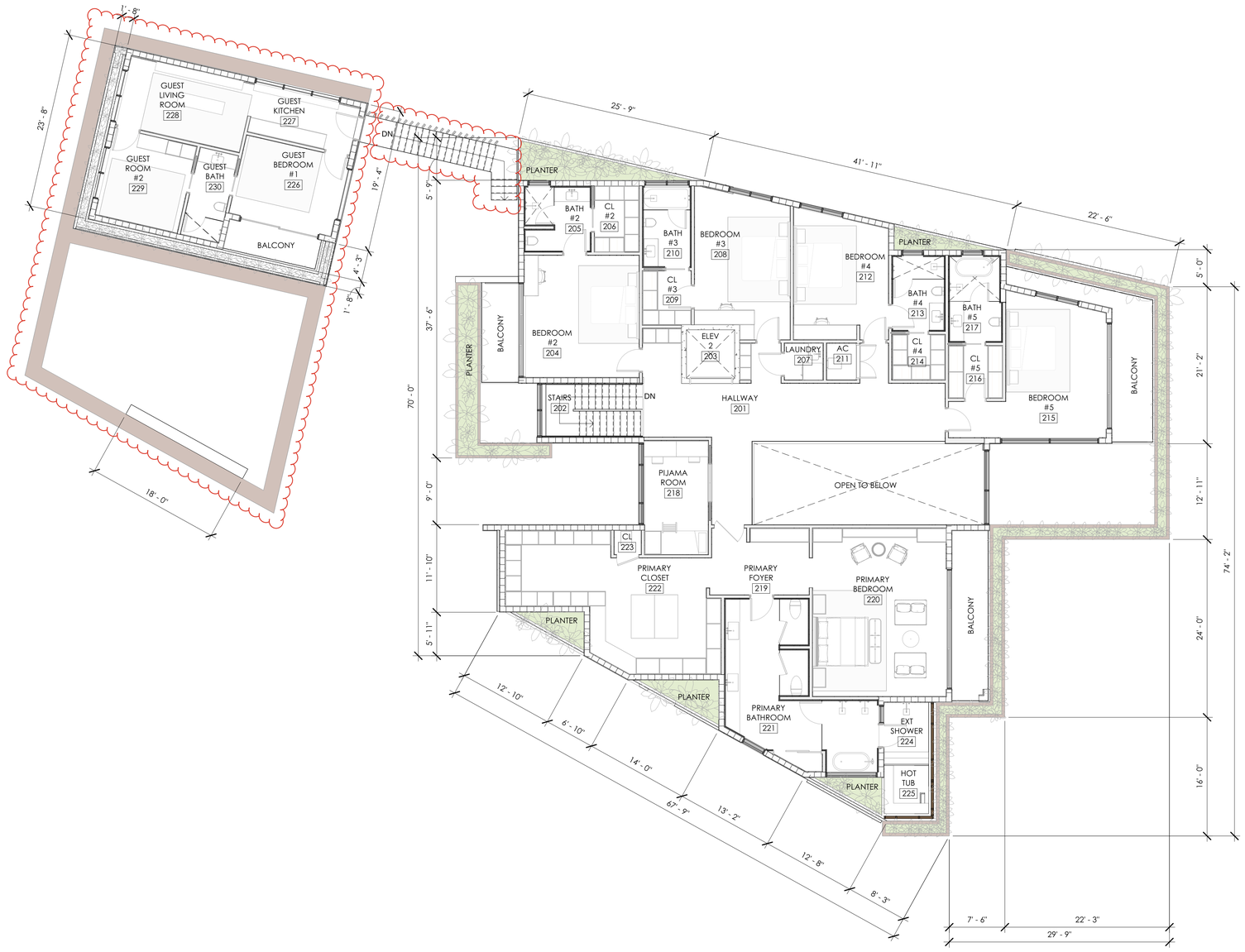
3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A1.01



1

1/8" = 1'-0"

PROPOSED FLOOR PLAN - LEVEL 2

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DRAWING, DESCRIPTION

PROPOSED FLOOR PLAN - LEVEL 2

PROJECT No.

TF_113

SEAL

STATE OF FLORIDA
ANTHONY LEON
AR16752
REGISTERED ARCHITECT

Digitally signed by Anthony Leon
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Date: 2024.12.10 15:52:45 -05'00'

REVISIONS

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SCALE

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DATE

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DRAWING No.

A 1.1

NOTES:

EXTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM CMU TO CMU/CONCRETE WALL U.N.O.

INTERIOR FLOOR PLAN DIMENSIONS SHOWN ARE TAKEN FROM STUD TO STUD/CMU WALL U.N.O.

HATCH DENOTES AREA OF DEPRESSED CONC. SLAB FOR CURBLESS SHOWER. REFER TO STRUCT. DWGS (TYP.)

DENOTES DECORATIVE DRAIN SCUPPER (TYP.)

+18.00' NGVD T.O. GARAGE CONC. SLAB LEVEL 1

+22.17' NGVD T.O. HOUSE CONC. SLAB LEVEL 2

WATERFALL AGAINST WALL (1 OF 2), REFER TO MEP DWGS.

DENOTES BLDG. SETBACK

DENOTES PROPERTY LINE

DENOTES PIPE SLEEVES, REF. TO MEP DWGS.

METAL SCREEN

1 LEVEL 2 - FLOOR PLAN
SCALE: 3/16" = 1'-0"

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DRAWING DESCRIPTION

LEVEL 2
FLOOR PLAN

PROJECT No.

TF_113

SEAL

REVISIONS

1 Building Dept. Comments 03.04.25
2 Building Dept. Comments 05.13.25
5 Coordination 10.22.25

SCALE

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DATE

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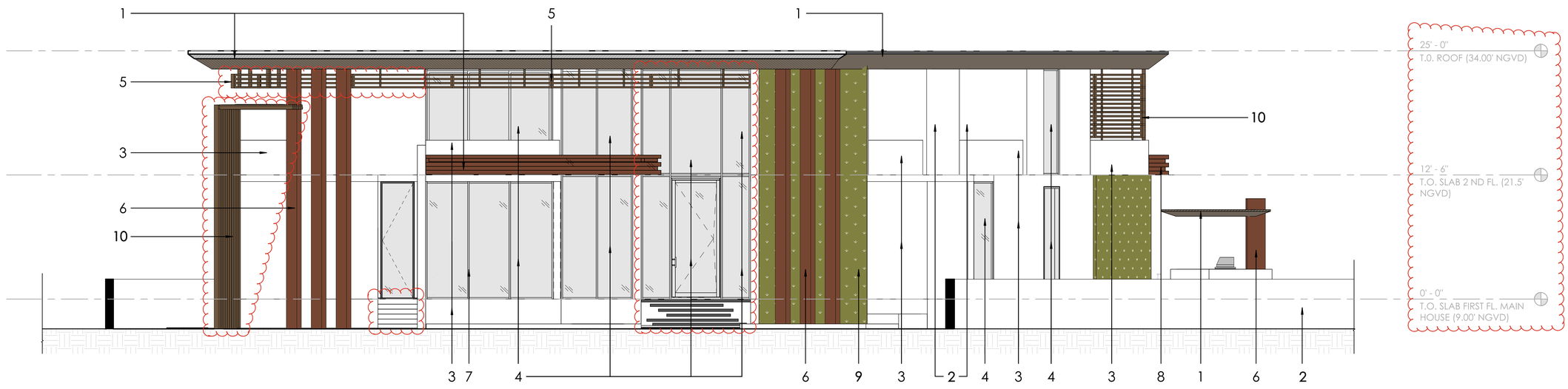

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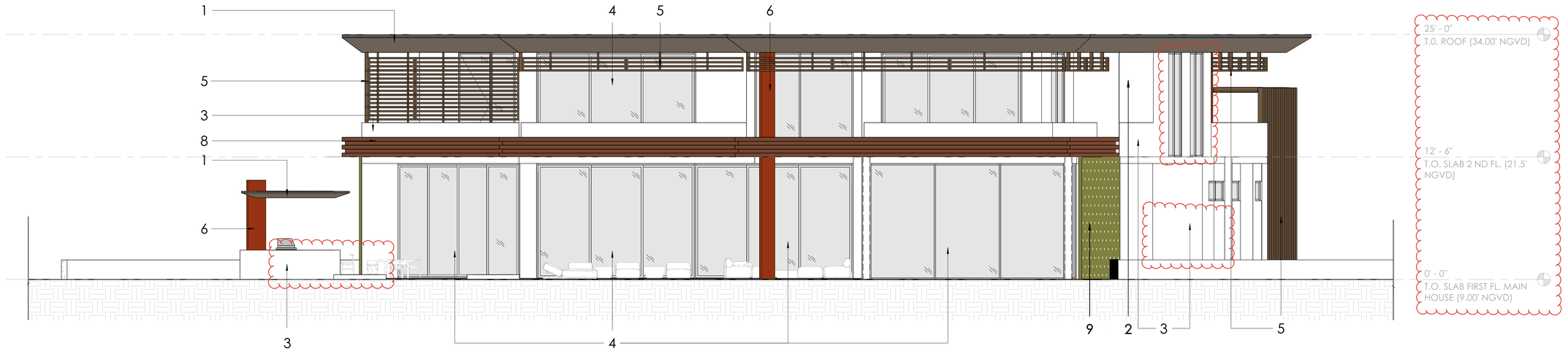
3/16" = 1'-0"

SOUTH ELEVATION



2
3/16" = 1'-0"

NORTH ELEVATION

MATERIAL LEGEND

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

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

Main House

West Elevation

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

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

Main House

East Elevation

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

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

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DRAWING, DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT No.

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SEAL

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REVISIONS

NO	DESCRIPTION	DATE

SCALE

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DATE

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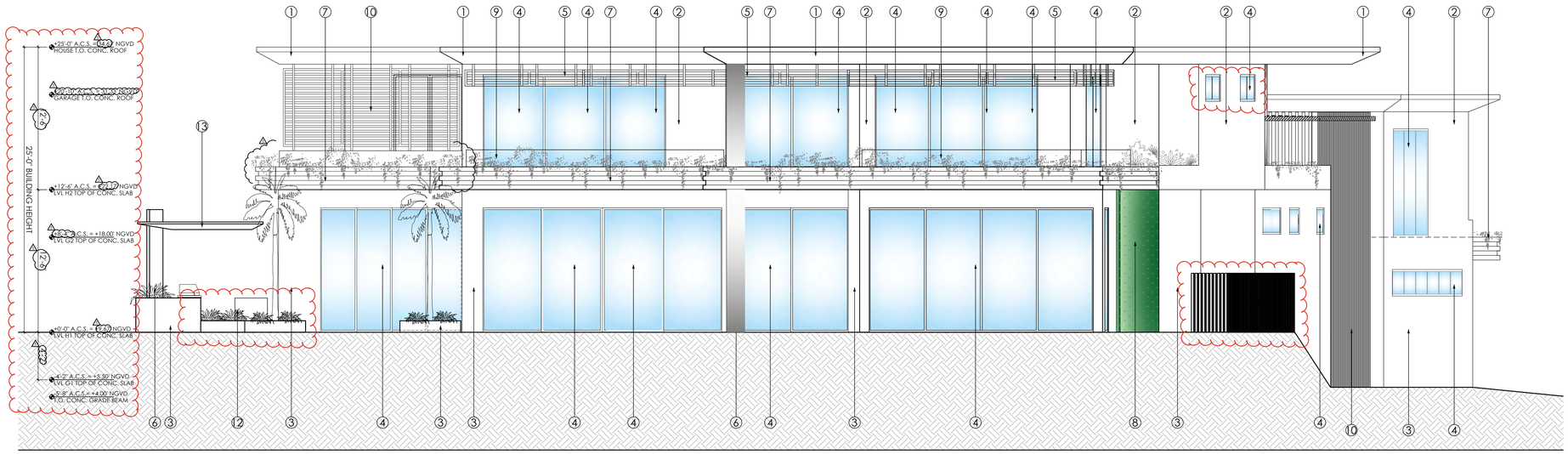
DRAWING No.

A 4.0



PREVIOUSLY NORTH ELEVATION (2 ON A4.0)

1 NORTHEAST (REAR) ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

1	STUCCO - GRAPHITE COLOR	7	METAL PLANTER CLADDED IN DARK BRONZE
2	MICRO CEMENT - SMOOTH FINISH, WHITE	8	VERTICAL GREEN WALL
3	TRAVERTINE WALL CLADDING	9	CLEAR GLASS RAILING AT BALCONY: 42" A.F.F. TYPICAL
4	STOREFRONT: GRAY TINT GLAZING WITH ALUMINUM FRAME IN DARK BRONZE - TYPICAL ALL WINDOWS, UNLESS OTHERWISE NOTED	10	ALUMINUM SCREEN - DARK BRONZE
		11	SANDBLASTED TRAVERTINE CREMA UNFILLED
4A	STOREFRONT: FROSTED GLAZING WITH ALUMINUM FRAME IN DARK BRONZE	12	TAJ MAHAL
5	METAL EXTERIOR LOUVERS WITH EUROPEAN OAK FINISH	13	ALUMINUM WITH FAUX WOOD PAINT
6	BURNISHED STEEL EXTERIOR COLUMNS	14	GARAGE DOOR WITH ALUMINUM CLADDING

BUILDING ARTICULATION PER TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCE CH. 23-11 (A) (7)

SOUTHEAST ELEVATION

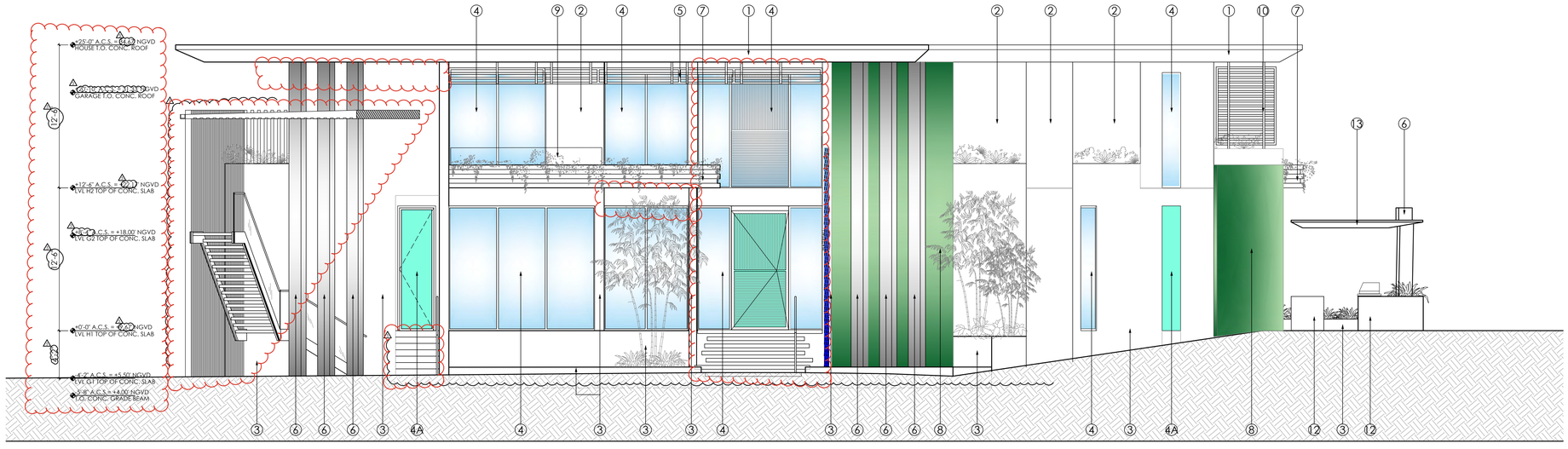
1ST FLOOR WALL LENGTH = 63'-8"; 50% WALL LENGTH = 31'-10" MIN.
ELEVATION ARTICULATION
WINDOWS: 12'-3" + 7'-4" + 5'-11" = 25'-6"
DOORS: 5'-0" + 3'-4" = 8'-4"
MATERIAL CHANGE: 10'-7"
TOTAL: 44'-5" (GREATER THAN 31'-10" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 63'-8"; 50% WALL LENGTH = 31'-10" MIN.
ELEVATION ARTICULATION
WINDOWS: 8'-6" + 7'-4" + 10'-11" = 26'-9"
MATERIAL CHANGE: 10'-7"
PLANTER: 5'-7" + 23'-8" = 29'-3"
LOUVERS: 48'-8"
TOTAL: 115'-3" (GREATER THAN 31'-10" MIN. REQUIRED)

NORTHWEST ELEVATION

1ST FLOOR WALL LENGTH = 72'-3 ½"; 50% WALL LENGTH = 36'-1 ¾" MIN.
ELEVATION ARTICULATION
WINDOWS (SLIDING): 12'-5" + 21'-3 ½" + 9'-11" = 43'-7 ½"
WINDOWS = 19'-7 ¾"
TOTAL 63'-3 ¼" (GREATER THAN 36'-1 ¾" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 74'-4"; 50% WALL LENGTH = 37'-2" MIN.
ELEVATION ARTICULATION
WINDOWS (SLIDING): 16'-0" + 15'-7" = 31'-7"
WINDOWS: 9'-11"
PLANTERS: 16'-1" + 23'-1 ½" + 35'-1" = 74'-3 ½"
DECORATIVE SCREEN: 15'-5"
TOTAL 131'-2 ½" (GREATER THAN 37'-2" MIN. REQUIRED)



PREVIOUSLY SOUTH ELEVATION (1 ON A4.0)

2 SOUTHWEST (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"

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BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

HOUSE ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

Δ Coordination

SCALE

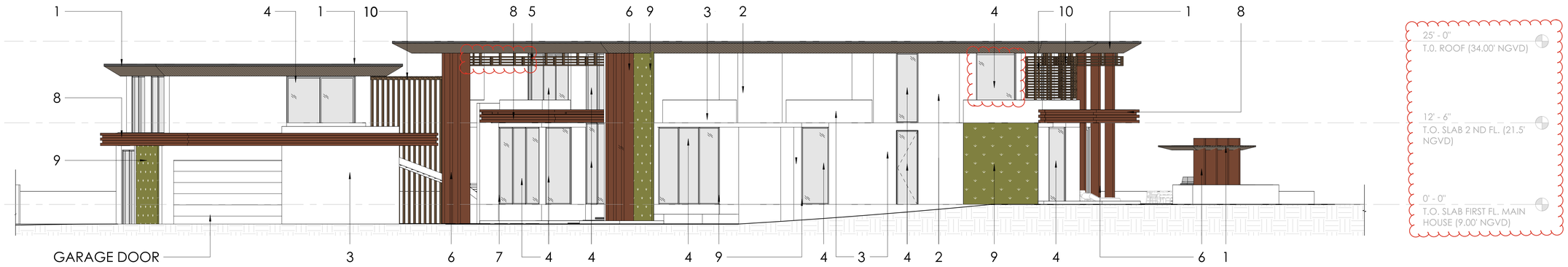
3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A4.1



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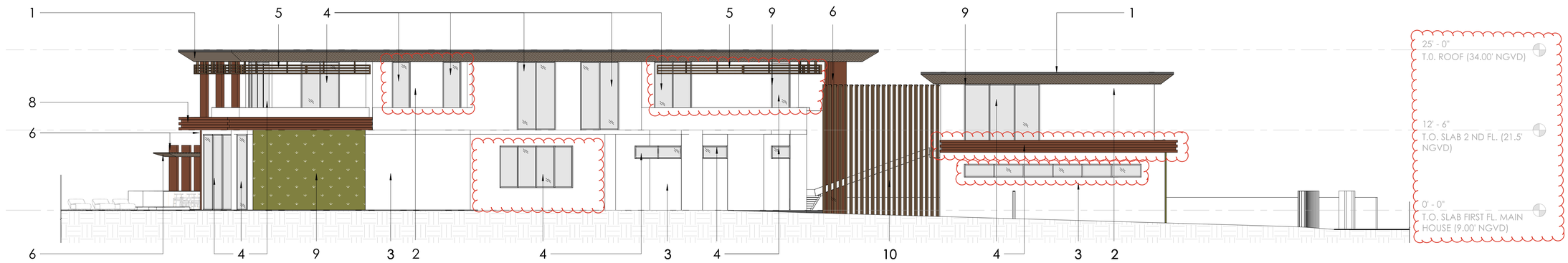
1/8" = 1'-0"

NORTHEAST ELEVATION



2
1/8" = 1'-0"

WEST ELEVATION

MATERIAL LEGEND

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

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

Main House

North Elevation

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

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

Main House

South Elevation

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

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

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EXTERIOR ELEVATIONS

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REVISIONS

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SCALE

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DATE

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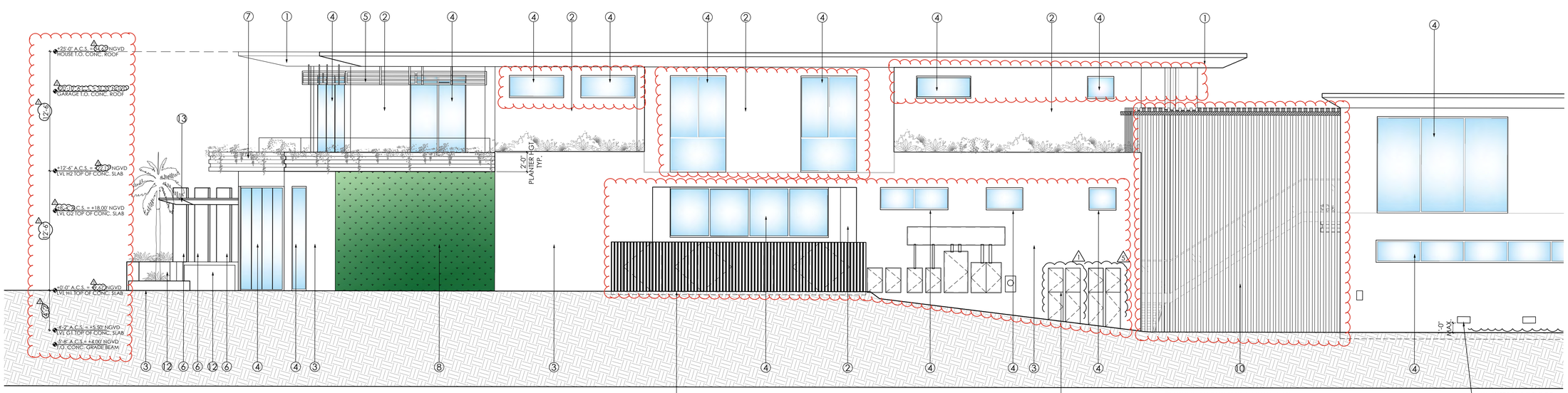


PREVIOUSLY WEST ELEVATION (2 ON A4.1)

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

MATERIALS LEGEND

1	STUCCO - GRAPHITE COLOR	7	METAL PLANTER CLADDED IN DARK BRONZE
2	MICRO CEMENT - SMOOTH FINISH, WHITE	8	VERTICAL GREEN WALL
3	TRAVERTINE WALL CLADDING	9	CLEAR GLASS RAILING AT BALCONY: 42" A.F.F. TYPICAL
4	STOREFRONT: GRAY TINT GLAZING WITH ALUMINUM FRAME IN DARK BRONZE - TYPICAL ALL WINDOWS, UNLESS OTHERWISE NOTED	10	ALUMINUM SCREEN - DARK BRONZE
4A	STOREFRONT: FROSTED GLAZING WITH ALUMINUM FRAME IN DARK BRONZE	11	SANDBLASTED TRAVERTINE CREMA UNFILLED
5	METAL EXTERIOR LOUVERS WITH EUROPEAN OAK FINISH	12	TAJ MAHAL
6	BURNISHED STEEL EXTERIOR COLUMNS	13	ALUMINUM WITH FAUX WOOD PAINT
		14	GARAGE DOOR WITH ALUMINUM CLADDING

BUILDING ARTICULATION PER TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCE CH. 23-11 (A) (7)

NORTHEAST ELEVATION

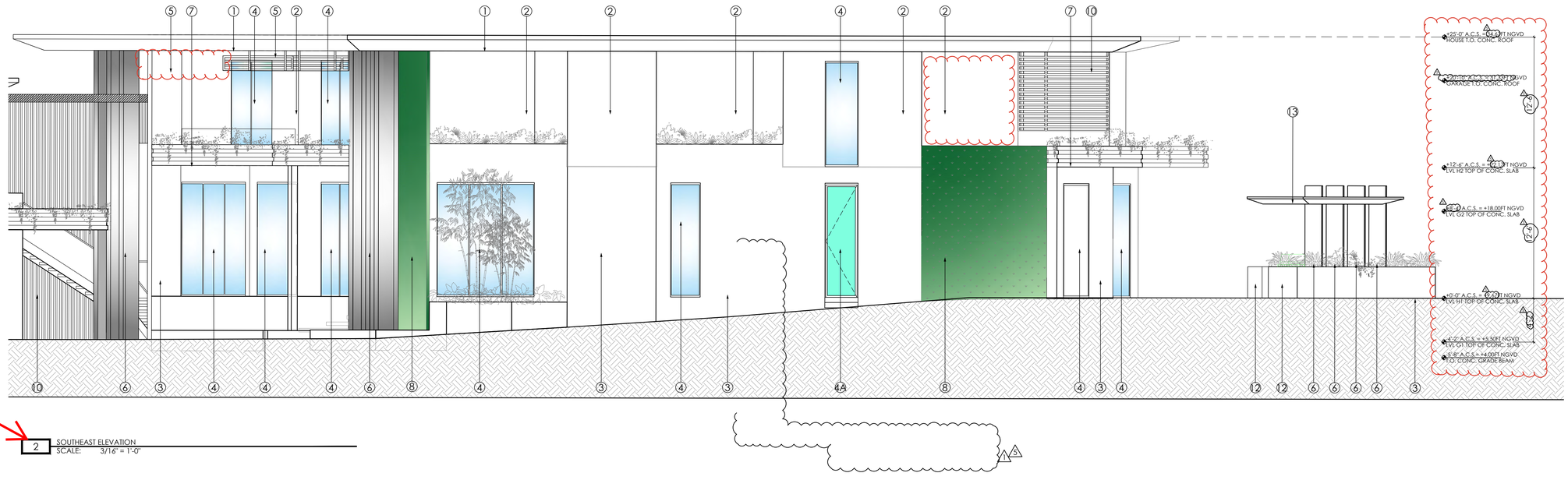
1ST FLOOR WALL LENGTH = 89'-7"; 50% WALL LENGTH = 44'-9 ½" MIN.
ELEVATION ARTICULATION
WINDOWS: 1'-7" + 16'-7" + 7'-1" + 3'-10" + 2'-10" = 30'-4"
MATERIAL CHANGE: 16'-8"
TOTAL 47'-0" (GREATER THAN 44'-9 1/2" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 89'-7"; 50% WALL LENGTH = 44'-9 ½" MIN.
ELEVATION ARTICULATION
WINDOWS: 5'-10" + 5'-10" + 5'-10" + 5'-10" + 5'-10" + 5'-10" + 2'-9 ½" = 37'-9 ½"
PLANTERS = 22'-0" + 15'-8" + 25'-10" = 63'-6"
TOTAL 101'-3 ½" (GREATER THAN 44'-9 ½" MIN. REQUIRED)

SOUTHWEST ELEVATION

1ST FLOOR WALL LENGTH = 65'-4"; 50% WALL LENGTH = 32'-8" MIN.
ELEVATION ARTICULATION
WINDOWS: 9'-3 ½" + 3'-0" + 2'-5 ¾" = 14'-9 ¼"
DOORS: 3'-4"
MATERIAL CHANGE: 11'-11 ½"
TOTAL 30'-¾" (GREATER THAN 32'-8" MIN REQUIRED)

2ND FLOOR WALL LENGTH = 68'-2"; 50% WALL LENGTH = 34'-1" MIN.
ELEVATION ARTICULATION
WINDOWS: 3'-4"
PLANTERS: 13'-2" + 12'-1 ½" + 9'-2" = 34'-5 ½"
MATERIAL CHANGE: 11'-11 ½"
TOTAL 49'-9" (GREATER THAN 34'-1" MIN. REQUIRED)



PREVIOUSLY NORTHEAST ELEVATION (1 ON A4.1)

2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

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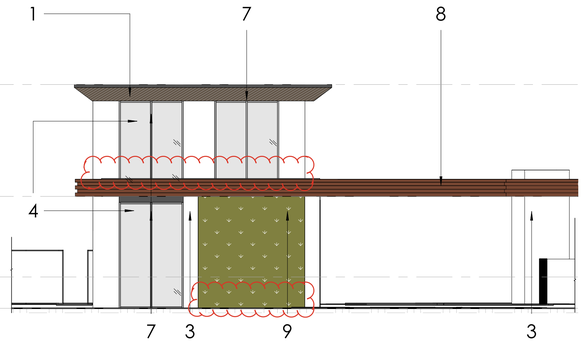
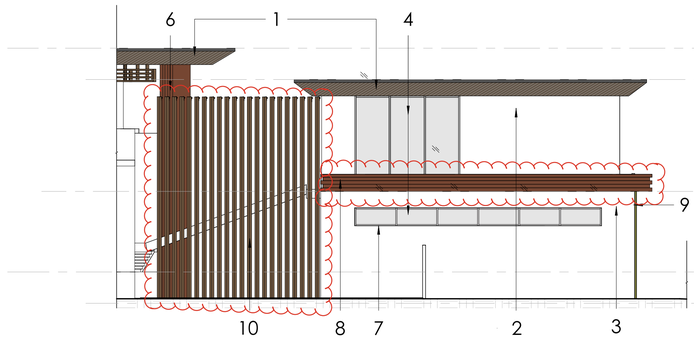
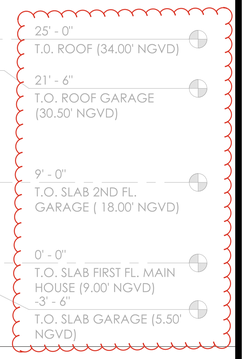




1
1/8" = 1'-0"

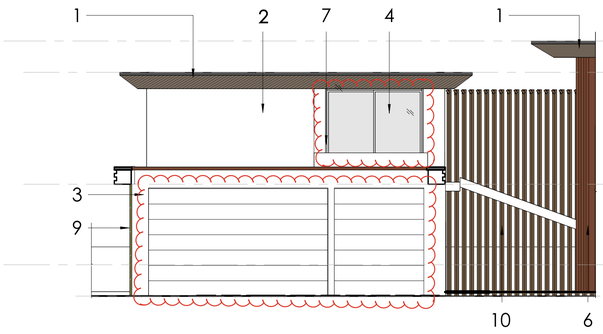
GARAGE - SOUTH ELEVATION

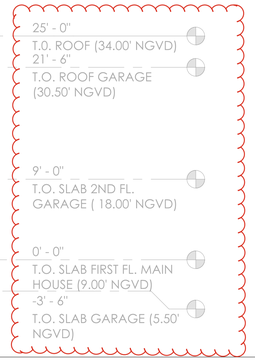




2
1/8" = 1'-0"

GARAGE - WEST ELEVATION





3
1/8" = 1'-0"

GARAGE - EAST ELEVATION

MATERIAL LEGEND

1	BREAK METAL - BLACK METALLIC	9	GREEN WALL
2	MICRO CEMENT - SMOOTH FINISH	10	ALUMINUM SCREEN - DARK BRONZE
3	TRAVERTINE WALL CLADDING		
4	STOREFRONT - GLAZING GREY TINT		
5	EXTERIOR LOUVERS - DARK BRONZE		
6	BURNISHED STEEL EXTERIOR COLUMNS CLADDING		
7	ALUMINUM WINDOW FRAME - DARK BRONZE		
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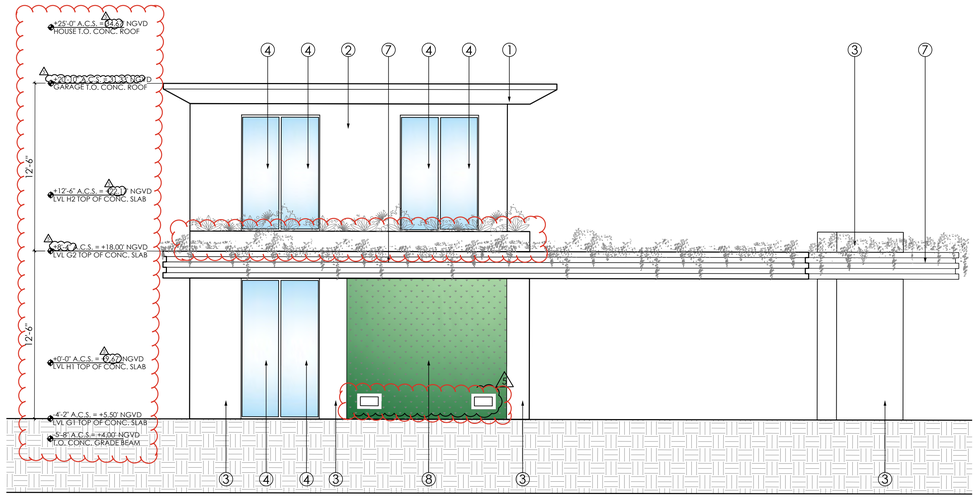
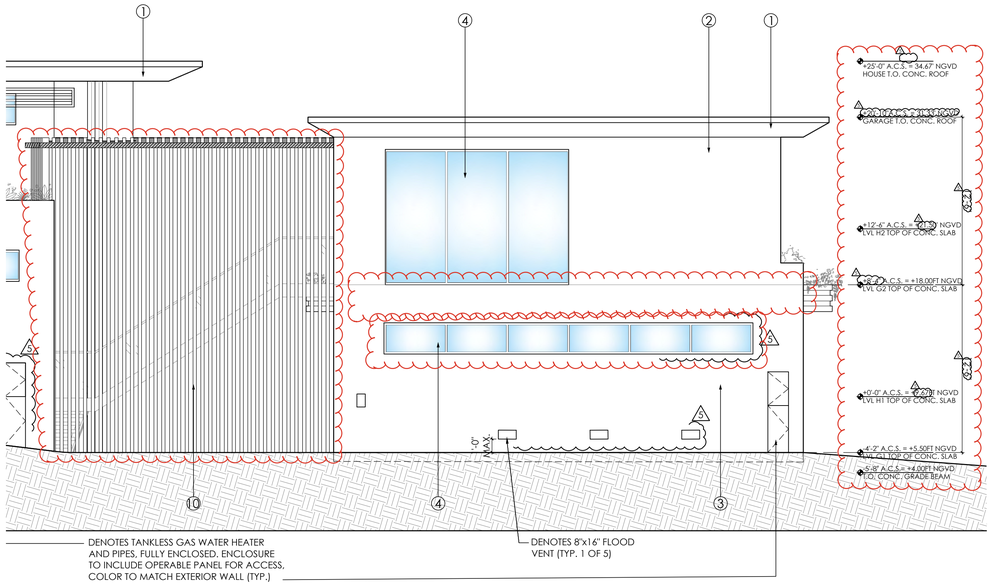
December 6th, 2024

DRAWING No.

A 4.2



1 SOUTHWEST GARAGE ELEVATION (STREET)
SCALE: 3/16" = 1'-0"



2 NORTHWEST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

1	STUCCO - GRAPHITE COLOR	7	METAL PLANTER CLADDED IN DARK BRONZE
2	MICRO CEMENT - SMOOTH FINISH, WHITE	8	VERTICAL GREEN WALL
3	TRAVERTINE WALL CLADDING	9	CLEAR GLASS RAILING AT BALCONY: 42" A.F.F. TYPICAL
4	STOREFRONT: GRAY TINT GLAZING WITH ALUMINUM FRAME IN DARK BRONZE - TYPICAL ALL WINDOWS, UNLESS OTHERWISE NOTED	10	ALUMINUM SCREEN - DARK BRONZE
		11	SANDBLASTED TRAVERTINE CREMA UNFILLED
4A	STOREFRONT: FROSTED GLAZING WITH ALUMINUM FRAME IN DARK BRONZE	12	TAJ MAHAL
5	METAL EXTERIOR LOUVERS WITH EUROPEAN OAK FINISH	13	ALUMINUM WITH FAUX WOOD PAINT
6	BURNISHED STEEL EXTERIOR COLUMNS	14	GARAGE DOOR WITH ALUMINUM CLADDING

BUILDING ARTICULATION PER TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCE CH. 23-11 (A) (7)

SOUTHEAST GARAGE ELEVATION

1ST FLOOR WALL LENGTH = 25'-4"; 50% WALL LENGTH = 13'-4" MIN.
ELEVATION ARTICULATION
WINDOWS: 5'-10"
MATERIAL CHANGE: 11'-11"
TOTAL: 17'-9" (GREATER THAN 13'-4" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 25'-4"; 50% WALL LENGTH = 13'-4" MIN.
ELEVATION ARTICULATION
WINDOWS: 5'-10" + 5'-10" = 11'-8"
PLANTER: 27'-4"
TOTAL: 39'-0" (GREATER THAN 13'-4" MIN. REQUIRED)

NORTHEAST GARAGE ELEVATION

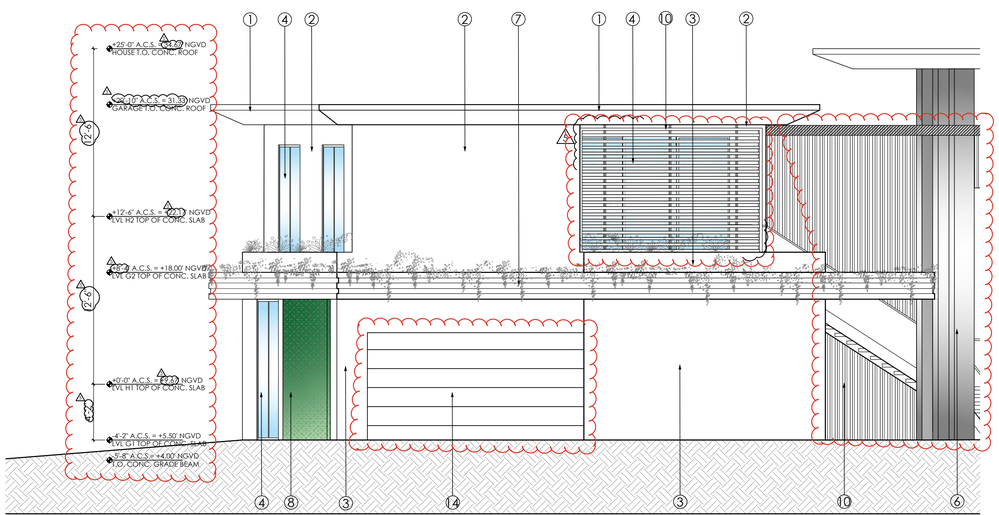
1ST FLOOR WALL LENGTH = 35'-0"; 50% WALL LENGTH = 17'-6" MIN.
ELEVATION ARTICULATION
WINDOWS: 27'-6"
TOTAL 27'-6" (GREATER THAN 17'-6" MIN. REQUIRED)

2ND FLOOR WALL LENGTH = 37'-4"; 50% WALL LENGTH = 18'-10" MIN.
ELEVATION ARTICULATION
WINDOWS: 13'-8"
PLANTERS = 37'-4"
TOTAL 51'-0" (GREATER THAN 18'-10" MIN. REQUIRED)

SOUTHWEST GARAGE ELEVATION

1ST FLOOR WALL LENGTH = 37'-0"; 50% WALL LENGTH = 18'-6" MIN.
ELEVATION ARTICULATION
WINDOWS (SLIDING): 12'-4"
PLANTERS: 37'-0"
TOTAL 49'-4" (GREATER THAN 32'-8" MIN REQUIRED)

2ND FLOOR WALL LENGTH = 35'-0"; 50% WALL LENGTH = 17'-6" MIN.
ELEVATION ARTICULATION
DOOR: 30'-0"
TOTAL 30'-0" (GREATER THAN 17'-6" MIN. REQUIRED)



3 SOUTHEAST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"

TAMARA FELDMAN DESIGN

18411 W. Dixie Hwy
North Miami Beach, FL 33009
Florida 33009
Office: (305) 454-0595
info@tamarafeldman.com
www.tamarafeldman.com
Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

GARAGE ELEVATIONS

PROJECT No.

TF_113

SEAL

REVISIONS

5 Coordination

SCALE

3/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A4.2



FRONT VIEW



REAR VIEW

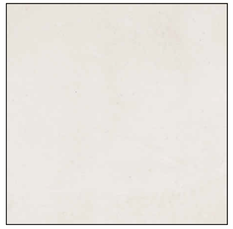
MATERIAL LEGEND

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

MATERIAL LIBRARY



1 - BREAK METAL - DARK BRONZE



2 - MICRO CEMENT - **WHITE,** SMOOTH FINISH



3- TRAVERTINE WALL CLADDING



4 - IMPACT RESISTANT GLAZING



5 - EXTERIOR LOUVERS - DARK BRONZE



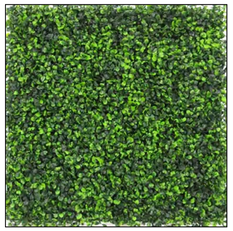
6 - BURNISHED STEEL EXTERIOR COLUMNS CLADDING



7 - ALUMINUM WINDOW FRAME - DARK BRONZE



8 - **ALUMINUM CLADDING - DARK BRONZE**



9 - GREEN WALL

TAMARA FELDMAN
DESIGN

18411 W. DIXIE HWY
NORTH MIAMI BEACH, FL 33009
Office: (305) 454-0595
info@tamarafeldman.com
www.tamarafeldman.com
Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW
RESIDENCE

PROJECT ADDRESS

10321 E Broadview Dr,
Bay Harbor Islands,
Florida 33154

DRAWING, DESCRIPTION

MATERIAL BOARD

PROJECT No.

TF_113

SEAL

STATE OF FLORIDA
ANTHONY LEON
AR16752
REGISTERED ARCHITECT

Digitally signed by Anthony Leon
DN: c=US, o=3DESIGN INC, dnQualifier=A01410D00000192445B603F0001E4F7, cn=Anthony Leon
Date: 2024.12.10 15:52:45 -05'00'

REVISIONS

NO	DESCRIPTION	DATE

SCALE

N/A

DATE

December 6th, 2024

DRAWING No.

A 4.3



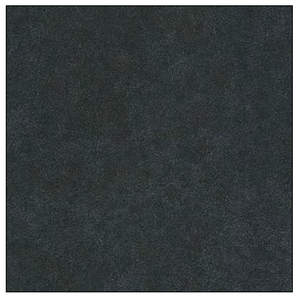
FRONT VIEW



FRONT GARAGE VIEW



REAR VIEW



1 - STUCCO - GRAPHITE COLOR

TAMARA FELDMAN
DESIGN

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Florida 33009
Office: (305) 454-0595
info@tamarafeldman.com
www.tamarafeldman.com
Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW GAHFI RESIDENCE

ADDRESS

10321 EAST BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

DRAWING DESCRIPTION

EXTERIOR RENDERINGS

PROJECT No.

TF_113

SEAL

REVISIONS

SCALE

1/16"=1'-0"

DATE

2025-10-22

DRAWING No.

A4.3

AGENDA ITEM REPORT
January 6, 2026

ITEM NUMBER: 5.

ITEM: Request for approval for a new single-family home for "Brian & Brittany Riemer" located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing to demolish the existing 1972 home and construct a new two-story single-family residence. The new home will have approximately 5,611 square feet of a/c living space. The proposed residence will have four bedrooms, seven bathrooms, a two-car garage with a pool and an outdoor terrace. Enclosed please find the site plan and elevations. Item #5

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.	DRB Staff Report 9625 BRDV TERR 1.6.2025
2.	9625 Broadview Terr-DRB-Design Narrative
3.	Owner Acknowledgment - 2nd floor limitation EXECUTED
4.	LOI for DRB re lights FINAL
5.	ETR3 9625 Broadview Terrace, Bay Harbor Islands - SOIL
6.	ETR4 9625 Broadview Terrace, Bay Harbor Islands - PER
7.	Surface Water Management Calculations for Riemer Residence 10-31-25
8.	9625 Broadview Terr DRB Set 1.6.2025
9.	9625 Brdv Terr Survey
10.	C-02 9625 BROADVIEW EROSION CONTROL 11-07-25
11.	C-03 9625 BROADVIEW PG&D 11-07-25

12.	L-1
13.	L-2
14.	TD-1
15.	PH-01 Photometric Site Plan-enlarged site plan
16.	PHOTO

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

AGENDA ITEM NO. 5

MEETING DATE: 01/06/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000017
A public hearing to consider an application by Brian and Brittany Riemer, property owners, requesting Design Review Board approval for: 1) Waivers for accessory lighting on a fence and over-the-property-line lighting at 9625 Broadview Terrance, identified by parcel identification number 13-2227-001-5760.

REQUEST: Design Review Board approval for:

1. A Waiver to install accessory lighting on the columns of the front yard fence along Broadview Terrace, and for any associated lighting projecting over the property line, as required by Section 23-19.

1. BACKGROUND/HISTORY

Issue Statement: The applicants, Brian and Brittany Riemer, request Design Review Board (DRB) approval for two related items: (1) a Waiver to install accessory lighting on the columns of the front yard fence facing Broadview Terrace, which requires DRB approval per Town Code; and (2) Design Review of a proposed new two-story single-family residence. The residence's design incorporates two street-side setback encroachments along Kane Concourse for which the applicants were granted variances by the Town Council on October 8, 2025.

Recommended Action: Staff recommends that the Design Review Board: Grant a Waiver for the proposed front yard fence column lighting, subject to strict photometric and design conditions; and Approve the design of the proposed residence, fence, and landscape, subject to all conditions in this report.

Property Description: The subject property is a 10,000 sq. ft. corner lot at Broadview Terrace and Kane Concourse. The existing single-story residence, constructed in 1972 (3,408 sq. ft., 3 bedrooms, 3 bathrooms, with a pool), will be demolished. The proposal is to construct a new 5,611 sq. ft. two-story residence with 4 bedrooms, 7 bathrooms, a 2-car garage, a new pool, and an outdoor terrace. A 7-foot pre-cast concrete wall along Kane Concourse was approved by the DRB on June 6, 2023.

Town Council Variance Approval: On October 8, 2025, the Town Council approved the applicant's request for two variances from the 40-foot street-side (Kane Concourse) setback (Section 23-12(15)(A)(III)), allowing:

1. A flat roof to encroach 15 feet, resulting in a 25-foot setback.
2. A second-floor balcony to encroach 6 feet 2 inches, resulting in a 33-foot 10-inch setback. This approval permits the building envelope used in the current design submitted for DRB review.

Summary of DRB Requests:

- **Waiver:** Approval to install accessory lighting fixtures on the columns of the front yard fence along Broadview Terrace.
- **Design Review:** Evaluation of the proposed residence's architecture, exterior materials, colors, landscape plan, and site design for compliance with DRB criteria.

2. ANALYSIS

Project Overview:
This application combines a specific code waiver for front yard lighting with a comprehensive design review of a major corner-lot redevelopment. The project has received its necessary dimensional relief from the Town Council. The DRB's role is to evaluate the aesthetic and design merit of the proposal and rule on the lighting waiver.

Zoning and Land Use:
The property is zoned RD – Single-Family Residential District. T he proposed use is a permitted single-family residence. With the Town Council-approved variances, the project complies with all applicable zoning standards.

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

Design Review & Material Evaluation: In accordance with Section 5-23.1(c) of the Town Code, changes to approved plans require DRB review when they involve modifications to exterior architectural materials. Staff offers the following analysis against the DRB Review Criteria:

1. **Front Yard Lighting Waiver:** The applicant proposes to install lighting on the front yard fence columns along Broadview Terrace. Town Code requires DRB approval for such accessory lighting. The primary considerations are:
    - **Light Trespass:** Lighting must be fully shielded and directed to prevent glare and spill onto adjacent properties and the public right-of-way.
    - **Aesthetic Integration:** Fixture design, color, and scale must be compatible with the architectural style of the proposed home and the character of the streetscape.
    - Staff finds the waiver request acceptable **provided** strict conditions are met to mitigate off-site impacts (see Conditions).
2. **Architectural Design Review:** The proposed modern two-story home will be evaluated against DRB criteria, including:
    - **Compatibility** with the neighborhood's scale and character.
    - **Quality and resilience** of proposed exterior materials.

- **Massing and articulation,** particularly on the prominent corner, incorporating the approved variance dimensions.
- **Landscape plan** for buffering and aesthetic enhancement.

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 requested lighting waiver for the Broadview Terrace front yard fence is reasonable if conditioned to prevent light trespass and ensure design cohesion. The architectural design appears to be of a quality consistent with newer construction in the Town and incorporates the legally approved variances. Provided the Board is satisfied with the design and the applicant agrees to the conditions, staff recommends 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 Waiver for front yard fence column lighting and approve the design for the new single-family residence at 9625 Broadview Terrace, subject to the following conditions:

1. Lighting Performance: All exterior lighting, including fixtures on the front yard fence columns, shall be fully shielded. Illumination shall not exceed one-half (0.5) foot-candle at any point on the front or side property lines. A certified photometric plan must be submitted with the building permit application.
2. Fixture Design Approval: The design, color, finish, and luminaire type of all proposed lighting fixtures shall be submitted to and approved by the DRB prior to installation. Fixture color shall match the approved fence and/or primary structure.
3. DRB Authority for Exterior Changes: Any modification to the approved exterior materials, colors, fencing, landscape, or architectural details requires resubmittal and approval by the DRB prior to installation.
4. Material Compliance: All exterior materials and finishes shall be installed as shown on the DRB-approved plans. No substitutions are permitted without prior DRB approval..
5. Code Compliance: All construction must comply with all other applicable Town codes.

DESIGN
ARCHITECTURE
CONSULTANTS

November 14th, 2025

Town of Bay Harbor Islands
1030 95 Street
Bay Harbor Islands, Florida 33154

Proposal Narrative

Project: New 2-Story Single-Family Residence located at 9625 Broadview Terrace
Location: Bay Harbor Islands, Florida
Lot Area: 10,000 square feet
Proposed Residence: ±5,611 square feet

Project Description

The proposed project consists of the demolition of the existing single-family residence and the construction of a new two-story single-family home. The design seeks to create a contemporary residence that reflects the architectural quality and scale of the surrounding Bay Harbor neighborhood while integrating indoor and outdoor living in a cohesive and elegant manner.

The proposed residence has an approximate enclosed area of 5,611 square feet on a 10,000-square-foot lot. The layout is organized to maximize functionality, natural light, and cross ventilation while maintaining privacy and visual balance from the street.

Program and Layout

Ground Floor:
The main level features an open living and dining area connected to a spacious kitchen and wet bar, creating a central gathering space that opens directly to the covered terrace and pool deck. Additional spaces on this level include a home study, playroom, maid's suite, cabana bath, and powder room, and a 2-car garage.

Second Floor:
The upper level includes a primary suite, and three bedrooms, each with en-suite bathrooms and walk-in closets. Covered terraces extend the living spaces outward, providing shaded outdoor areas and enhancing the connection to the landscape and pool below.

DESIGN
ARCHITECTURE
CONSULTANTS

Architectural Character

The design embraces a tropical modern aesthetic characterized by clean lines, horizontal emphasis, and a refined material palette of natural stone, wood, and smooth stucco. Deep overhangs, and screened terraces are used to provide shade and texture, while large glass openings invite natural light and create transparency between indoor and outdoor spaces.

The massing is articulated to reduce visual bulk and create a harmonious relationship with the neighboring homes. The composition of horizontal and vertical volumes, combined with warm natural materials, results in a balanced and timeless architectural expression appropriate for Bay Harbor Islands.

Site Improvements and Landscape Design

Site improvements include a new in-ground swimming pool, outdoor kitchen, and covered terrace areas for outdoor living and entertainment. A new fence is proposed for privacy and security while maintaining an open and welcoming streetscape character. Landscape design will feature tropical species, layered planting, and strategic tree placement to soften the architecture and enhance the sense of place.

Sustainability and Compliance

The proposed residence will comply with all applicable zoning and building regulations of the Town of Bay Harbor Islands and the Florida Building Code.

Design Intent

Overall, the proposed design aims to provide a comfortable, contemporary family home that contributes positively to the architectural fabric of Bay Harbor Islands. Through careful attention to proportion, materiality, and landscape integration, the project enhances both the private living experience and the visual quality of the neighborhood.

Prepared by:

Veronica Frattini
Architectural Designer
DAC Design.Architecture.Consultants

Owner Acknowledgment
Project No. SPR25-000017

December 18, 2025

To: Town of Bay Harbor Islands
Building Department

Re: Owner Acknowledgment of Second-Floor Floor Area Compliance
Property Address: 9625 Broadview Terrace, Bay Harbor Islands, FL 33154

We, the undersigned owners of the above-referenced property, hereby acknowledge and confirm our understanding of the applicable zoning and building regulations of the Town of Bay Harbor Islands as they relate to second-floor floor area limitations.

We specifically acknowledge that, pursuant to the Town's zoning regulations, the gross floor area of the second floor of a single-family residence may not exceed eighty percent (80%) of the gross floor area of the first floor.

We further acknowledge that the double-height open-to-below area depicted on the plans for Project No. SPR25-000017 is not included in the calculation of second-floor floor area, as it does not constitute floor area as defined by the Town's code.

Additionally, we acknowledge and agree that this open-to-below area shall remain open and unenclosed, and that we will not convert this area into floor area or habitable space at any time in the future. We understand that doing so would result in the second floor exceeding the maximum allowable floor area permitted under the eighty percent (80%) limitation and would constitute a violation of the Town's zoning regulations.

This acknowledgment is provided to confirm our understanding of the applicable code requirements and our intent to maintain the residence in full and ongoing compliance with the Town of Bay Harbor Islands zoning and building regulations.

Sincerely,



Brittany and Brian Riemer

Design Review Board
Town of Bay Harbor Islands

Re: Letter of Intent for Approval of Lighting Fixtures for 9625 Broadview Terrace

Dear Members of the Design Review Board,

We are writing to respectfully request approval to install low-level lighting fixtures at both the pedestrian gate and the rolling gate of our property as reflected on Exhibit A attached hereto. The intention is to provide minimal, subtle illumination that enhances visibility and safety for ourselves and visitors entering or exiting the property.

The selected fixture has a very soft output and produces readings of 0.5 foot-candles at the property line as reflected on the photometric plan attached hereto as Exhibit B. These values are still below the 1 foot-candle minimum typically required for public sidewalks and streets, as referenced in the Outdoor Site Lighting Requirements in Bay Harbor Islands Code Section 23-19. Although lighting is generally not designed to spill onto the public sidewalk, the output from this fixture is minimal and consistent with the character of the neighborhood and remains well beneath any levels that could be considered spillover or intrusive.

On the north side of the property, along the shared boundary with the adjacent neighbor, lighting levels will meet 0 foot-candles at the property line as reflected on the photometric plan attached hereto as Exhibit B. We can confirm that there will be no light spillover and no adverse impact on neighboring properties.

Our lighting specialist has confirmed that this fixture provides a very soft glow and represents one of the lowest-output options available. She also noted that if this fixture does not comply with the Town's requirements, it may be extremely difficult to identify an alternative that produces even lower levels of illumination, given the already minimal output we are proposing. We also evaluated the possibility of moving the fixture farther back into the property to achieve 0 foot-candles beyond the property line. However, doing so would result in a meaningful reduction of usable front-yard area and would compromise the functional layout of the entry sequence, making this approach impractical for the property.

In addition to compliance with code and neighborhood compatibility, the proposed lighting serves an important safety purpose. Adequate illumination at entry points helps prevent accidents, enhances visibility for pedestrians and drivers, and supports general security. Providing a modest level of light at these access points is an important measure to ensure safe passage for ourselves, our guests, and service personnel, especially during evening hours.

For these reasons, I respectfully request the Board's approval of the proposed low-level lighting fixtures. I appreciate your time and consideration and am happy to provide any additional information, revised plans, or supporting documentation that may be helpful in your review.

Sincerely,

Brittany and Brian Riemer

Exhibit A

Light Fixtures

SEE ATTACHED.

NATE 17 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish and stainless steel hardware for robust durability in harsh elements.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water).
- 5- year Warranty. Go to www.techlighting.com for warranty details.
- Available in modern finishes



Black



Bronze



Silver



Black

LAMPING

ORDERING INFORMATION

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

700OWNTE _____ _____ _____

JOB NAME _____

NOTES _____

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Tech Lighting reserves the right to change specifications for product improvements without notification.

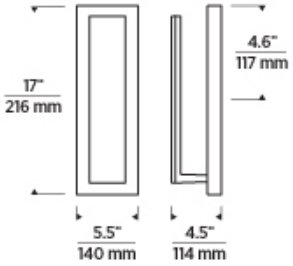
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

NATE 17 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

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



LAMPING SPECIFICATIONS

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

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

T20 / T24 / JA8 INFORMATION

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

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

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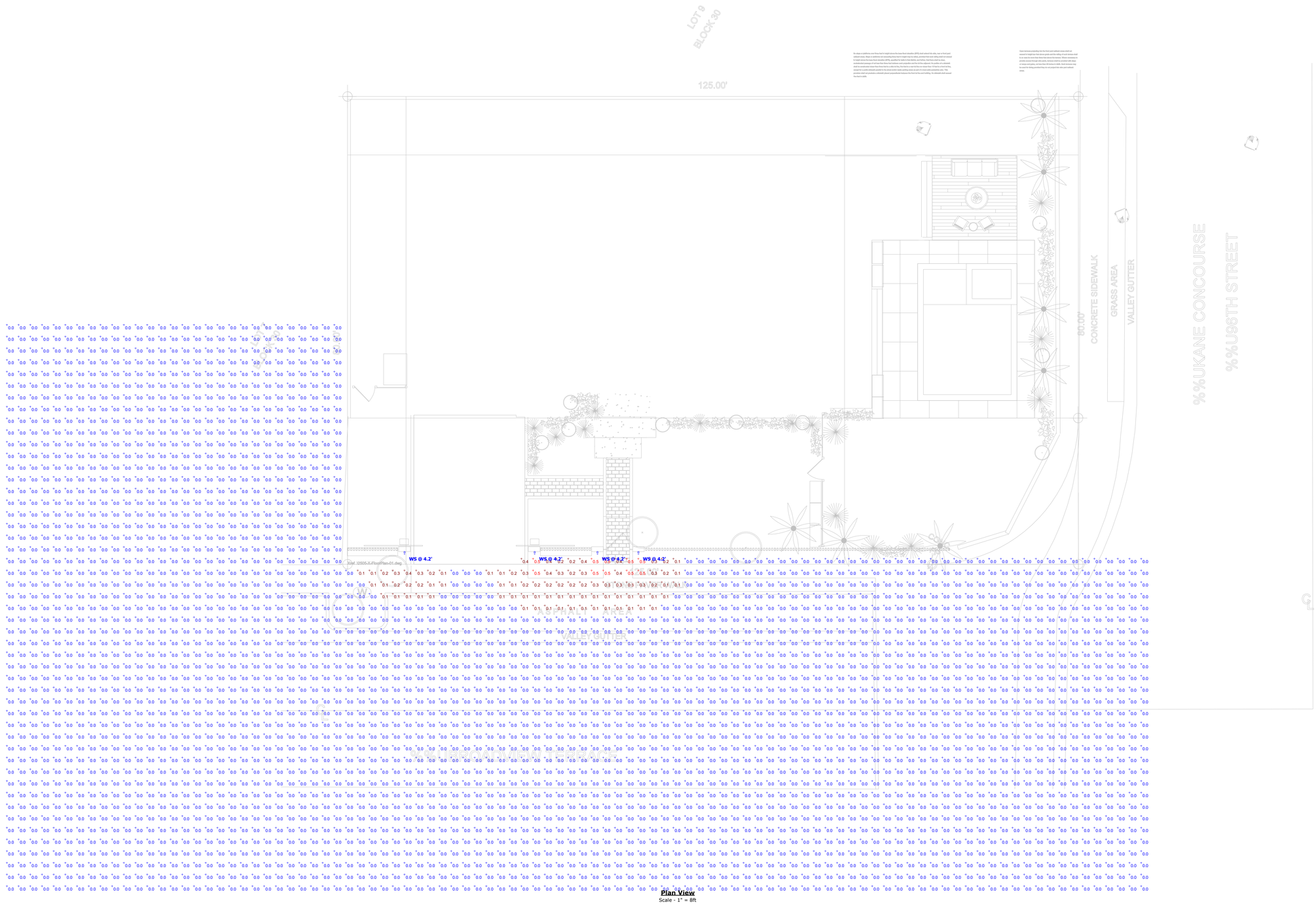
Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

Exhibit B

Photometric Plan

SEE ATTACHED.



Plan View
Scale - 1" = 8ft

Schedule

Symbol	Label	QTY	Catalog Number	Lumens per Lamp	LLF	Wattage
	WS	4	7000WNTE 17	62	0.9	12

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

Designer

Date
11/12/2025
Scale
Not to Scale
Drawing No.

Summary

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

Miami, October 28, 2025

Ms. Brittany & Brian Riemer
9625 Broadview Terrace
Bay Harbor Islands, FL 33154

Re: Proposed Residence @
9625 Broadview Terrace
Bay Harbor Islands, FL 33154

Dear Ms. & Mr. Riemer

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Subsoil Investigation on October 28, 2025 at the above referenced project. The purpose of our investigation was to help determine subsoil conditions relative to foundation design of the proposed structures.

A total of (2) standard penetration boring tests were performed according to ASTM-D 1586 down to an average depth of 35' below existing ground surface at the locations shown on the attached sketch.

The following graph was developed as a general condition below existing ground surface at the time of drilling for the subject site (Subsoil conditions are non-homogenous, refer to field boring logs for exact locations and soil description. Average depths are approximate and will vary in the field):

Average Depth From	To	Description
0'-0"	0'-6"	Grass and topsoil
0'-6"	1'-6"	Tanish brown fine to mediums and w/some limerock fragments
1'-6"	2'-0"	Tanish brown silty sand w/some limerock fragments
2'-0"	6'-0"	Gray silt
6'-0"	9'-0"	Brown peat
9'-0"	11'-0"	Gray silt
11'-0"	16'-6"	Gray sandy silt
16'-0"	19'-0"	Tan very sandy limestone
19'-0"	35'-0"	Tan sandy limestone

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-0" below existing ground surface at the time of drilling due to varying ground elevation. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor & make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements. Excavations should be kept as high as practically feasible above the groundwater level to minimize the need for construction dewatering operations.

750 WEST 84TH STREET, HIALEAH, FL 33014 PHONE (305) 828-7499 FAX (305) 828-9598 EMAIL:INFO@DYNATECHENGINEERING.COM

Re: 9625 Broadview Terrace, Bay Harbor Islands, FL

Based on our understanding of the proposed structure the client's request and our field boring logs; deep foundation systems are needed to support the proposed **structures and slabs** without detrimental settlement.

Alternatives Pile Foundation	Minimum pile length or refusal B.E.S.L. (3)	Size	Allowable pile capacity in tons Compression	Allowable pile capacity in tons Tension	(4) Allowable lateral capacity in Tons Fixed Head Condition
Pin piles/push piers (1), (2)	32' BESL	3"Ø sch.80	5 Tons	1 Ton	N/A
Helical Piles (1), (2)	32' BESL	3"Ø sch.80	12 Tons	6 Tons	N/A
Auger Cast Piles	32' BESL	12" Ø	25 Tons	12 Tons	1 Ton
Auger Cast Piles	32' BESL	14" Ø	40 Tons	17 Tons	4 Tons
Precast concrete piles	32' BESL	12" x 12"	25 Tons	7 Tons	1 Ton
Precast concrete piles	32' BESL	14" x 14"	35 Tons	15 Tons	2 Tons
Wood Piles	32' BESL	12" Ø	15 Tons	5 Tons	1 Ton
Steel Sheet Piles	32' BESL	by structural engineer	25-35 Tons	10 Tons	2 Tons

(1): Minimum depth or until torque is achieved.
(2): Used for underpinning and light structures.
(3): B.E.S.L.: Below Existing Street Level.
(4): Allowable lateral capacities based on braced conditions.

Pile lengths will vary (increase or decrease) depending on actual subsurface conditions. Existing land elevation was not provided to us at this time; the estimated pile length will depend on proposed surface elevations and grades. Pile length will need to be adjusted accordingly once final designs are complete. Predrilling, pre punch may be required due to hard rock. It is common to encounter soft, sand /silt pockets in rock formations. Any encountered soft sand pockets during pile installation must be drilled deeper to achieve capacity as directed on site by our geotechnical engineer. Pile capacity to be verified by a pile load test; if it is to exceed 40 tons. Due to inherent soil formation, helical and pin piles have a tendency to break through the rock formation which ends up being longer piles as proposed. Final pile length will be determined in the field during installation.

For computer structural modeling of the building foundation system initial vertical spring constants of 450 Kpi for compression, 250 Kpi for tension and 100 Kpi for lateral may be used. The spring constant values is the work pile load divided by estimated pile settlement and is based on our experience and review of available pile load tests data and settlement estimates in similar subsurface conditions and shall be refined as the structural model is developed. Point of fixity for moment design shall be taken at 24 feet below existing street surface.

Helical piles bearing capacity for underpinning and light structures is a proprietary product dependent on manufacturer shaft type, size, and steel strength as well as helix size, numbers, spacing, depth, soil profile and installation torque. Therefore, the helical pile specialty foundation contractors and his engineer shall submit signed and sealed shop drawings of the proposed helical piles to the building department. The above depths are minimum depth required or until torque design is achieved unless authorized by the geotechnical engineer. As the limestone surface is non-homogenous in composition and strength with varying sand pockets; variations in installed depths of helical and pin piles should be expected. Therefore, significantly longer piles may be needed to achieve torque capacity due to piles penetrating solution holes in the limestone formation. Predrilling or specialty cutting heads may be required to achieve design depths. All helical piles manufacturers and installers must be in compliance with acceptance criteria AC 358 to establish system capacities.

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Lateral Load for a pile Top Deflection of ¼ inch. Lateral load capacities may be increased using battered piles. Batter angles can be used for the pile installation of up to 4 inches per foot (Horizontal, Vertical). However, care should be taken not to overlap adjacent piles. Lateral capacities of battered piles are based on batter angle used and vector sum analysis.

Lateral capacity of pin / helical piles are negligible. The small diameter of pin / helical piles (3" Ø to 8" Ø) are too small to develop any real bending moments. Pin / helical manufacturers recommend installing the piles at a batter of up to 4 inches per foot (horizontal to vertical) to achieve any significant lateral capacity.

In case of existing structures in the vicinity of the pile driving operation, care shall be taken not to create excessive vibration. Vibration levels shall be monitored to verify compliance with county regulations. Steps must be taken by the contractor to prevent excessive vibrations in the event excessive vibrations are experienced during construction, alternative driving methods shall be implemented (ie: predrilling, jetting, hydraulic push, etc…).

The minimum center to center of piles or adjacent piles shall be not less than two and a half the average diameter for round piles, but in no case less than 36 inches to avoid load capacity reduction caused by group effect. Piles shall be driven with a variation of not more than ¼" per foot from vertical, and within 3 inches of the specified plan location.

The installation of adjacent auger cast piles (located within 6 pile diameters o.c. of each other) on the same working day is not recommended. We recommend that adjacent auger cast piles not be installed until the initial grouted pile has set overnight, but no less than 48 hours.

The grout used in the pile installation shall develop a minimum compressive strength of 5000 PSI at 28 days. Large grout volumes, possibly twice (or more) of the theoretical pile volume, are expected for proper auger cast pile installation due to subsoil conditions. More so where former structures have been demolished and former piles removed causing additional underground cavities.

All pile reinforcing must be designed by the structural engineer to resist all axial, bending, & shear stresses, & shall be placed under the supervision of our Geotechnical Engineer to verify compliance with our recommendations. If the pile is not reinforced over the entire length, we recommend a minimum of a single #7 bar be placed the full length of the pile to verify pile continuity.
All work shall be performed in accordance with the applicable building code.

The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist: 115 pcf. Submerged: 53 pcf.
- Angle of internal friction: 30°
- Earth pressure coefficient Ka: 0.33; Kp: 3.0
- Angle of wall friction: 30° for steel piles, 20° for concrete or brick walls; 15° uncoated steel.

Any underground structures such as grease traps; drainage boxes, water and sewer and drainage lines, etc… must be supported on pile foundations, unless the deleterious material (ie: silt, muck, peat, etc…) is excavated in its entirety and replaced with compacted washed gravel such as pea rock or # 57 stone. Fasten building utility lines to underside of structural slabs to limit settlements.

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Excavations shall not extend within 1 foot of the angle of repose next to existing footings or structures, unless underpinned. All excavation shoring must be designed and inspected by a Florida licensed professional engineer. Excavation contractor must make provisions for hard excavation conditions.

All trenching work shall be in compliance with Florida Building Code, OSHA, & Trench Safety Act.

Provisions shall be made by the architect, engineer of record and contractor to address vibration / dynamic loading; and differential settlements when tying in new to existing structures. Mixing of different foundations shall not be used unless provided with expansion joints to address differential settlements and vibration transfer otherwise; differential settlements and cracks will occur.

Also note that as a common engineering practice for existing and new construction, outside ground surfaces must be sloped away from the structure as to avoid water accumulation and ponding. Rain gutters shall be installed and all rain water shall be discharged over splash guards a minimum of 5 feet away from building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundations.

An arborist must be consulted prior to any land clearing to verify compliance with local codes.

Detailed settlement analysis was beyond the scope of this report. However, we have compared the field test data obtained in this exploration with our experience with structures similar to those proposed for this report. The estimated magnitude of these settlements is less than ½ inch differential and less than 1-inch total settlements. Due to the granular nature of the subsurface materials, the foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

If dynamic loading is proposed (ie: parking garage, etc…) this condition MUST be brought to our attention to re-evaluate the applicability of our recommendations.

For ancillary nonstructural elements such as sidewalks, driveway, segmental paver pool decks, chain link and wood fences, short landscaping walls <3' and temporary loading etc… a shallow foundation system with soil bearing pressure of 1500 psf and lateral bearing pressure not to exceed 150 psf / ft may be used. All footings must be cleared of topsoil and compacted to a minimum of 95% of ASTM D-1557. Please note however that these elements will settle with time. Therefore, it is a business decision for the property owner to choose whether to place these elements on piles or shallow foundations.

Additional fill material where needed to achieve proposed elevation shall consist of clean granular non deleterious soil placed in lifts not to exceed 12" in thickness and compacted to a minimum of 95% of ASTM D-1557. Fill material below the water table shall consist of washed free draining compacted gravel to about 12 inches above the water table (ie: Ballast rock, FDOT No. 57 stone or equivalent).

All cavities developed around the piles shafts during pile installation operations MUST be filled with lean concrete to provide for constant supported length design of pile shaft.

Where impact to adjacent properties is expected due to the vicinity of the proposed construction to the existing structures; a support of excavations, settlement, vibration and dewatering monitoring plan must be developed to avoid damage and impact to adjacent sites. D.E.C. will be pleased to develop such a plan when requested.

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Re: 9625 Broadview Terrace, Bay Harbor Islands, FL

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

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

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,

Wissam 10-29-2025

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

This item has been digitally signed and sealed by Wissam S. Naamani, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Wissam S Naamani P.E. Digitally signed by Wissam S Naamani P.E. Date: 2025.11.04 10:15:59 -05'00'

WISSAM SAAD NAAMANI LICENSE No. 39584 STATE OF FLORIDA PROFESSIONAL ENGINEER

750 WEST 84TH STREET, HIALEAH, FL 33014 PHONE (305) 828-7499 FAX (305) 828-9598 EMAIL:INFO@DYNATECHENGINEERING.COM



BORING TEST FIELD LOGS



DYNATECH ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : **MS. BRITTANY & BRIAN RIEMER** — **DATE: October 28, 2025**
PROJECT : **Proposed Residence @** — **HOLE No.: B-1**
ADDRESS : 9625 Broadview Terrace, Bay Harbor Islands, FL — **DRILLER: NV & ZG**
LOCATION : See attached sketch

Depth (ft) From - To	DESCRIPTION OF MATERIALS	Depth (ft) From - To	HAMMER BLOWS ON SAMPLER	"N"
		0-2	Hand	H
0'-0" to 0'-6"	GRASS AND TOPSOIL	2-4	2 2 1 1	3
0'-6" to 1'-6"	TANISH BROWN FINE TO MEDIUM SAND W/SOME LIMEROCK FRAGMENTS	4-6	1 1 1 1	2
		6-8	1 1 1 1	2
1'-6" to 2'-0"	TANISH BROWN SILTY SAND W/SOME LIMEROCK FRAGMENTS	8-10	A	A
2'-0" to 2'-6"	GRAY SANDY SILT	10-12	A	A
2'-6" to 4'-0"	GRAY W/BROWN SILT	12-14	A	A
		14-16	1 1 1 1	2
4'-0" to 6'-0"	GRAY SILT	16-18	A	A
6'-0" to 9'-0"	BROWN PEAT	18-20	A	A
9'-0" to 11'-0"	GRAY SILT	20-22	A	A
11'-0" to 16'-6"	GRAY SANDY SILT	22-24	5 6 11 12	17
16'-0" to 19'-0"	TAN VERY SANDY LIMESTONE	24-26	A	A
19'-0" to 35'-0"	TAN SANDY LIMESTONE	26-28	A	A
		28-30	A	A
		30-32	14 11 15 14	26
		32-34	A	A
		34-36	A	A
		36-38		

Water Level: 4'-0" **Below Existing Land Surface at time of drilling** As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

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DYNATECH ENGINEERING CORP.

TEST BORING FIELD LOG

CLIENT : **MS. BRITTANY & BRIAN RIEMER** — **DATE: October 28, 2025**
PROJECT : **Proposed Residence @** — **HOLE No.: B-2**
ADDRESS : 9625 Broadview Terrace, Bay Harbor Islands, FL — **DRILLER: NV & ZG**
LOCATION : See attached sketch

Depth (ft) From - To	DESCRIPTION OF MATERIALS	Depth (ft) From - To	HAMMER BLOWS ON SAMPLER	"N"
		0-2	Hand	H
0'-0" to 0'-6"	GRASS AND TOPSOIL	2-4	2 1 / 1 1	2
0'-6" to 1'-6"	WHITE MEDIUM SAND	4-6	1 1 / 1 1	2
1'-6" to 2'-0"	TAN MEDIUM SAND W/SOME LIMEROCK FRAGMENTS	6-8	1 1 / 1 1	2
		8-10	A	A
2'-0" to 3'-0"	GRAY SILTY SAND	10-12	A	A
3'-0" to 6'-0"	GRAY SILT	12-14	A	A
6'-0" to 10'-0"	BROWN PEAT	14-16	1 1 / 1 1	2
10'-0" to 12'-0"	GRAY SILT	16-18	A	A
12'-0" to 17'-0"	GRAY SANDY SILT	18-20	A	A
17'-0" to 19'-6"	TAN VERY SANDY LIMESTONE	20-22	A	A
19'-6" to 35'-0"	TAN SANDY LIMESTONE	22-24	4 5 / 10 13	15
		24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	14 13 / 12 15	25
		32-34	A	A
		34-36	A	A
		36-38		

Water Level: 4'-0" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

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DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

SITE PLAN

SOIL BORING TESTS



⊕ SOIL BORING TEST LOCATIONS (B#)

DATE: OCTOBER 28, 2025 CLIENT: BRITTANY & BRIAN RIEMER DRAWN BY: RN DRAWING SCALE: NOT TO SCALE	PROPOSED RESIDENCE 9625 BROADVIEW TERRACE BAY HARBOR ISLANDS, FL 33154	DYNATECH ENGINEERING CORP. 750 WEST 84TH STREET HIALEAH, FLORIDA 33014 (TEL) 305-828-7499 (FAX) 305-828-9598 EMAIL: INFO@DYNATECHENGINEERING.COM

GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring (s) to be drilled after building pad (s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings should be performed after the structure (s) has been demolished and proposed new building staked out.

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

KEY CLASSIFICATIONS & SYMBOLS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY			
	CONE PENETRATION TESTS Kg./Cm³	STANDARD PENETRATION (Blows/Ft.)	RELATIVE DENSITY
SANDS	0-16	0-4	Very Loose
	17-40	5-10	Loose
	41-80	11-20	Firm
	81-120	21-30	Very Firm
	Over 120	31-50	Dense
SILTS &	0-3	0-2	Very Loose
CLAY	4-9	3-4	Soft
	10-17	5-8	Firm
	18-31	9-15	Stiff
	32-60	16-30	Very Stiff
	Over 60	31-50	Hard

	PARTICLE SIZE
BOULDERS	➢ 12 in.
COBBLE	3 in. to 1 in.
GRAVEL	4.76 mm to 3 in.
SAND	0.07 mm to 4.67 mm
SILT	0.005 mm to 0.074 mm
CLAY	< 0.005 mm

	MODIFIERS
5%-10%	Slightly Silty or Clayey
10%-30%	Silty or Clayey
30%-50%	Very Silty or Very Clayey
0%-5%	Slight Trace
6%10%	Trace
11%-20%	Little
21%-35%	Some
>35%	Some More

	ROCK HARDNESS DESCRIPTION
Soft	Rock core. Crumbles when handled.
Medium	Can break with your hands.
Moderate Hard	Thin edges or rock core. Can be broken with fingers.
Hard	Thin edges or rock core. Can be broken with fingers.
Very Hard	Rock core. Rings when struck with hammer (cherts).

Miami, October 28, 2025

Ms. Brittany & Brian Riemer
9625 Broadview Terrace
Bay Harbor Islands, FL 33154

Re: Proposed Residence @
9625 Broadview Terrace
Bay Harbor Islands, FL 33154

Dear Ms. & Mr. Riemer

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed (1) Percolation Test on October 28, 2025 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

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

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-0" below existing ground surface at the time of drilling due to varying ground elevation. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements. Excavations should be kept as high as practically feasible above the groundwater level to minimize the need for construction dewatering operations.

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

Re: 9625 Broadview Terrace, Bay Harbor Islands, FL

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

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Sincerely yours,

Wissam

Wissam Naamani, P. E. 10-29-2025
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491

This item has been digitally signed and sealed by Wissam S. Naamani, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Wissam S Naamani P.E.

Digitally signed by Wissam S Naamani P.E.
Date: 2025.11.04 10:16:39 -05'00'

WISSAM SAAD NAAMANI
LICENSE
No. 39584
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

PERCOLATION TESTS

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

DATE	**: October 29, 2025**
CLIENT	**: MS. BRITTANY & BRIAN RIEMER**
PROJECT	**: Proposed Residence @**
PROJECT LOCATION	**: 9625 Broadview Terrace, Bay Harbor Islands, FL**
LOCATION OF TEST	**: SAS**
DIAMETER OF HOLE	**: 7"**
TEST NO.	**: P-1**

TEST DEPTH (feet)	**5'-0"**	**10'-0"**
AVERAGE FLOW (GPM)	**1.6**	**2.1**
AVERAGE K (CFS/Sq. Ft-Ft Head)	**8.10x-5**	**1.06x10^{-4}**

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

Average water table 4'-0" **below existing ground surface at time of drilling.**

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0'-0" to 0'-6"	Grass and topsoil
0'-6" to 1'-6"	Tanish brown fine to medium sand w/some limerock fragments
1'-6" to 2'-0"	Tanish brown silty sand w/some limerock fragments
2'-0" to 2'-6"	Gray sandy silt
2'-6" to 4'-0"	Gray w/brown silt
4'-0" to 6'-0"	Gray silt
6'-0" to 9'-0"	Brown peat
9'-0" to 10'-0"	Gray silt

Respectfully submitted,

Wissam 10-29-2025

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

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

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SITE PLAN

PERCOLATION TEST



⊕ PERCOLATION TEST LOCATION (P#)

DATE: OCTOBER 28, 2025	PROPOSED RESIDENCE 9625 BROADVIEW TERRACE BAY HARBOR ISLANDS, FL 33154	DYNATECH ENGINEERING CORP. 750 WEST 84TH STREET HIALEAH, FLORIDA 33014 (TEL) 305-828-7499 (FAX) 305-828-9598 EMAIL: INFO@DYNATECHENGINEERING.COM
CLIENT: BRITTANY & BRIAN RIEMER		
DRAWN BY: RN		
DRAWING SCALE: NOT TO SCALE		

Project ID.: 9625 Broadview Residence
Engineer: Jorge M. Szauer, P.E.
Client: Brittany Riemer
Date: 10/31/2025

Surface Water Management Calculations forRiemer Residence - 9625 Broadview Terrace

Proposed is the construction of a single family home on a 0.23 acre site. The surface water management system will consist of swales and exfiltration trench that will provide water quality treatment capacity to meet standard criteria. A perimeter berm with a top elevation of 6' NGVD is proposed to properly retain stormwater on-site.

SITE DATA

The site is located at 9625 Broadview Terrace, Bay Harbour Islands, Miami-Dade County. The project consists of a single family home with swales and exfiltration trench as the surface water management system. The existing land uses surrounding the site are residential.

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Proposed Site
Total Area:	0.23 ac - 10,000 sf
Building Area:	0.07 ac - 3,135 sf
Impervious Area:	0.06 ac - 2,410 sf
Pervious area:	0.10 ac - 4,455 sf

DESIGN CRITERIA

Finished Floor Elevation (FFE) = BFE + 1 = 8.67' + 1 = 9.67' NGVD

Onsite Retention (5-year, 1-hr Storm) = 2.95" per Miami Dade PW Design Manual

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious
the first inch of runoff over the entire site controls

the first inch of runoff over the entire site = 0.02 ac-ft - 835 cf

ONSITE RETENTION REQUIREMENT

2.95" X 0.23 acres = 0.68 ac-in = 0.056 ac-ft = 2,463 cf

SOIL STORAGE

Soil Storage (S) was calculated to be 2.95 inches over the entire site (see soil storage calculations atta

RUNOFF CALCULATIONS

$Q=(P-0.2S)^2/(P+0.8S)$

Design Frequency	Precipitation P (in)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)
5y-24h	2.95	2.95	1.04	0.02

ONSITE STORAGE

Swale @ (0.1-ac x 0.5')/2 ≈ V= 0.025 ac-ft

Total Swale= 0.025 ac-ft > 0.02 ac-ft => No exfiltration trench required

Digitally signed by Jorge M Szauer
Date: 2025.11.07 15:07:24-05'00'

JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

EXFILTRATION TRENCH CALCULATIONS (As additional safety factor)

Water Table Elevation: 2.0 FT NGVD

Average Finished Grade for Trench Purposes 5 FT NAVD

Exfiltration Trench Length = Volume / (K(H2*W + 2*H2*Du - Du^2 + 2*H2*Ds) + (1.39E-4*W*Du))

L=	29 Ft - Length of trench required
V=	0.24 Acre-inch - Volume treated
W=	4 Ft - Trench Width
K=	9.35E-05 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Perc Tests Report)
H2=	3 Ft - Depth to Water Table
Du=	2 Ft - Non-Saturated Trench Depth
Ds=	2 Ft - Saturated Trench Depth

Length of Trench Required = 29 Ft

Length of Trench Provided = 50 Ft

Total onsite retention 0.06 ac-ft > 0.02 ac-ft OK

Water Quality Calculation

*2.5" * % Impervious vs. 1" over site*

9625 Broadview Terr Home Date: 31-Oct-25

Input data in boxes below:

Total Area:	0.23	acre
Lake & WL:	0.00	"
Roof:	0.07	"
Pervious Area:	0.10	"

2.5 Inch * % Impervious:

Vol = 2.5 /12 * (Total - lakes) * (Total - roof - lake - pervious)/(Total - roof - lake)

% Impervious = (Total - roof - lake - pervious)/(Total - roof - lake)
Treatment Vol = 2.5" / 12 * (Total - lake) * (% Impervious)

% Impervious = 37.50%
Treatment Vol = 0.02 ac-ft

OR:

1" Over Entire Site:

Total Area: 0.23 acre

Treatment Vol = 0.02 ac-ft

The required water quality volume is based on: 1 inch over the entire site
The required water quality volume is: 0.02 acre-ft

Comments:

Soil Type: Flatwoods (2)

Soil Storage Calculation

DWT	S (inches)
0	0
1	0.6
2	2.5
3	5.4
4	9

Project: **Riemer Home**

Date: **31-Oct-25**

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation): **2** ft NGVD

Total Impervious area (see note below): **0.130** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	**0.100**	**6.0**	**6.0**	6.00	4.00	9.000	0.075	**Y**	0.056	Compacted Soil
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
Total	**0.100**	**<- total pervious area**							**0.056**	**<- ac-ft (Total)**

Calculated Composite Soil Storage: 2.935 inches CN = 1000/(S+10) = 77.3

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Exfiltration Trench Calculation

Reference: SFWMD Vol. IV 11/7/2025

Riemer Home

Case 1:

Length = Volume / (K(H_2*W + 2*H_2*Du - Du^2 + 2*H_2*Ds) + (1.39E-4*W*Du))

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H_2 =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a)This equation **(Case 1)** is a special case. Validity criteria: (1) Ds<Du. (2) W < 2* (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

			Validity Check:	
Ds =	2	ft		
Du =	4	ft	(1) Ds < Du ?	Yes
H_2 =	5	ft	(2) W < 2* (Ds+Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	0.24	ac-in		
K =	9.35E-05	cfs/ft^2 (i.e. ft/sec)		

Case 1: **Calulated Trench Length =** **29 ft**

Case 2:

Length = Volume / (K(2*H_2*Du - Du^2 + 2 *H_2*Ds) + (1.39E-4*W*Du))

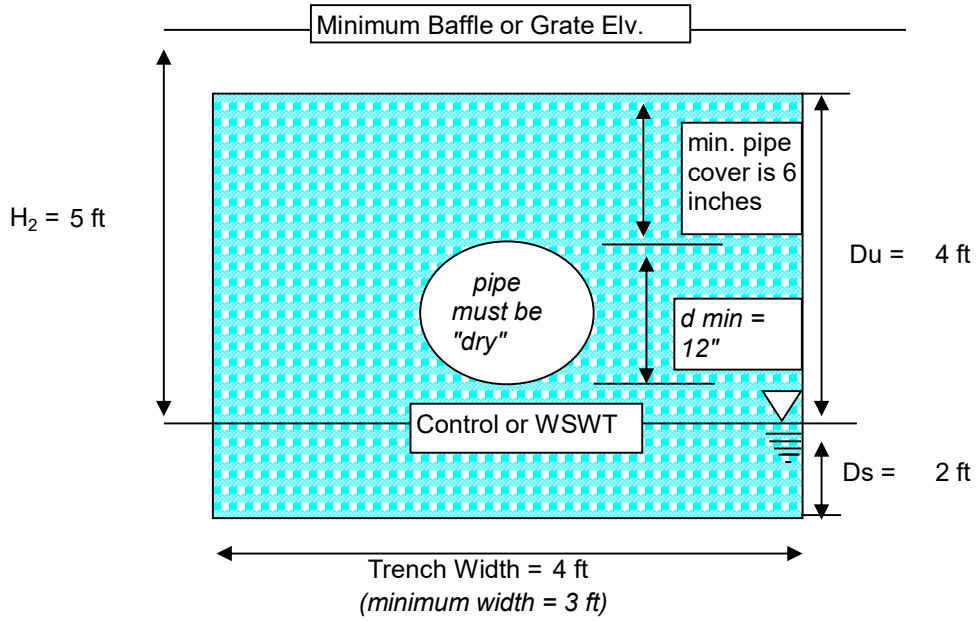
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds>Du.

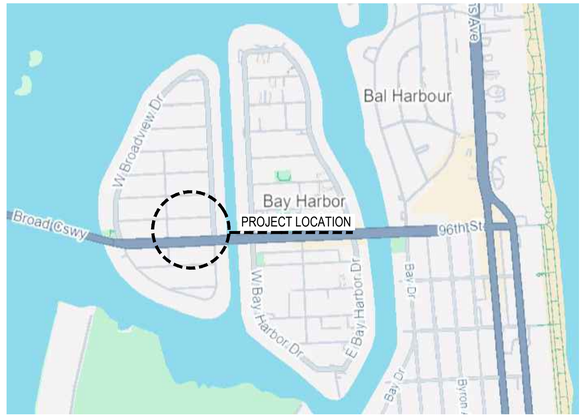
Note: (a)This equation **(case 2)** is a special case. Validity criteria: (1) Ds>Du. (2) W > 2* (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: **Calulated Trench Length =** **38 ft**

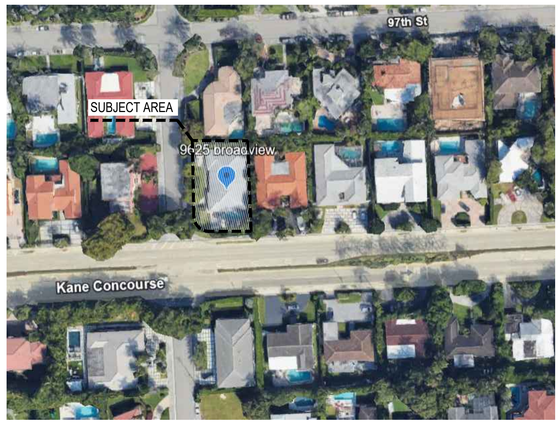
Validity Check:	
(1) Ds > Du ?	criterion NOT met
(2) W > 2* (Ds+Du)?	criterion NOT met
(3) W > 3 ?	Yes

Riemer Home


Minimum Baffle or Grate Elv.
H2 = 5 ft
min. pipe cover is 6 inches
Du = 4 ft
pipe must be "dry"
d min = 12"
Control or WSWT
Ds = 2 ft
Trench Width = 4 ft
(minimum width = 3 ft)



VICINITY MAP



LOCATION MAP

NEW 2-STORY SINGLE-FAMILY RESIDENCE
located at
9625 Broadview Terrace
Bay Harbor Islands, Florida 33154



LEGAL DESCRIPTION

LOT 8, BLOCK 30 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO #: 13-2227-001-5760

PROJECT DATA

LOCAL MUNICIPALITY:	BAY HARBOR ISLANDS
ZONING DISTRICT:	**RD - SINGLE-FAMILY RESIDENCE**
OCCUPANCY TYPE (FBC):	**R-3 (FBC 310.5)**
OCCUPANCY LOAD:	**5,613 SF / 200 SF = 28 persons**
TOTAL ENCLOSED AREA OF RESIDENCE:	**5,613 S.F.**
FLOOD ZONE:	**AE**
BASE FLOOD ELEVATION:	**8' N.G.V.D.**
ASCE STRUCTURE CATEGORY:	**FLOOD DESIGN II (ASCE 24-14 Table 1-1)**
CONSTRUCTION TYPE (FBC):	**TYPE III-B**
RISK CATEGORY (FBC):	**CATEGORY II**
EXPOSURE CATEGORY (FBC):	**CATEGORY B**

LIST OF DRAWINGS

ARCHITECTURAL

A0.00 COVER SHEET, SCOPE OF WORK, PROJECT DATA, LIST OF DRAWINGS & GENERAL NOTES
A0.10 EXISTING SITE PHOTOGRAPHS
A0.11 NEIGHBORING PROPERTIES
A0.12 PROPOSED FINISHES
D1.01 DEMOLITION PLAN
A1.00 SITE PLAN
A1.10 BUILDING & ZONING DATA, FLOOD LEGEND AND AREA CALCULATION DIAGRAMS
A1.11 PROPOSED 3D VIEWS
A2.01 GROUND FLOOR PLAN
A2.01 SECOND LEVEL FLOOR PLAN
A2.03 ROOF PLAN & ROOF DETAILS
A3.01 PROPOSED ELEVATIONS
A3.02 PROPOSED ELEVATIONS
A3.03 PROPOSED COLORED ELEVATIONS
A3.04 PROPOSED COLORED ELEVATIONS
A3.03 BUILDING ARTICULATION DIAGRAMS
A3.10 BUILDING SECTIONS
A3.11 BUILDING SECTIONS

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC 2023 (8th EDITION) AND ANY OTHER APPLICABLE CODES OR ORDINANCES AS WELL AS THE 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), AND NFPA 101.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, ERROR OR OMISSIONS ENCOUNTERED ON PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS. DO NOT SCALE DRAWINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS.

4. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES (INCLUDING BUILDING PERMIT) REQUIRED TO COMPLETE THE PROJECT AND OBTAIN A CERTIFICATE OF OCCUPANCY.

5. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND BE INSURED.

6. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDING FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

7. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURERS SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

8. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

9. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

10. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY, ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED AND ALL LABELS REMOVED.

SCOPE OF WORK

THE SCOPE OF WORK PERTAINS TO THE NEW CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE. THE WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

1. NEW FOUNDATION, COLUMNS, AND CONCRETE WALLS AS NOTED IN STRUCTURAL DRAWINGS.
2. NEW POOL (UNDER SEPARATE PERMIT) AS NOTED IN ARCHITECTURAL PLANS.
3. NEW EXTERIOR GLAZING SYSTEM FOR DOORS AND WINDOWS AS NOTED IN ARCHITECTURAL PLANS.
4. NEW SITE WORK AND LANDSCAPING AS NOTED ON LANDSCAPE DRAWINGS.
5. NEW INTERIOR PARTITIONS, DOORS AND RAILING SYSTEM AS NOTED IN ARCHITECTURAL PLANS.
6. NEW MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS AS NOTED IN ARCHITECTURAL PLANS.
7. NEW KITCHEN AND LAUNDRY AS NOTED IN FLOOR PLAN.
8. NEW LAUNDRY ROOM, AS NOTED IN FLOOR PLAN.
9. NEW WET BAR, DINING AND LIVING ROOM LAYOUT, AS NOTED IN FLOOR PLAN.
10. NEW POWDER ROOM, AND CABANA BATH AS NOTED IN FLOOR PLAN.
11. NEW PLAYROOM, OFFICE AND BATHROOM, AS NOTED IN FLOOR PLAN
12. NEW STAFF BEDROOM AND BATHROOM
13. NEW GARAGE
14. NEW STAIR, AS NOTED IN FLOOR PLAN.
15. NEW SECOND LEVEL WITH MASTER SUITE, BEDROOMS, EN-SUITE BATHROOMS AND WALK-IN CLOSETS, AS NOTED IN FLOOR PLAN.
16. NEW FENCE (UNDER SEPARATE PERMIT)
17. NEW DRIVEWAY.

**SCOPE OF WORK IN ACCORDANCE WITH FBC 2023: RESIDENTIAL (8th EDITION), FBC 2023: BUILDING (8th EDITION), 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), THE NFPA 101 LIFE SAFETY CODE, AND THE BAY HARBOR ISLANDS ZONING CODE.

DRB SET - 09.26.2025

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 3202, MIAMI, FL 33145
PHONE: 305.777.8650
WWW.DAC.STUDIO
AA26003917

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SEAL:

STATE OF FLORIDA · ADAN FONS · AR94630 · REGISTERED ARCHITECT

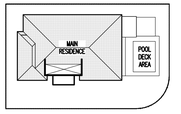
AA 26003917
DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description
1	09/26/2025	DRB - BLDG. DEPT. COMMENTS
2	11/14/2025	DRB - BLDG. DEPT. COMMENTS

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

COVER SHEET, SCOPE OF WORK, PROJECT DATA, LIST OF DRAWINGS & GENERAL NOTES

SHEET No.

A0.00



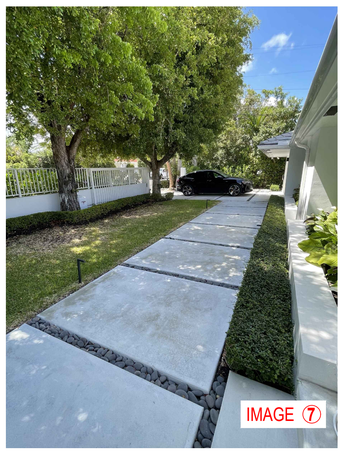
















1 A0.10 **AERIAL VIEW**
SCALE: N.T.S.
NORTH

DRB SET - 09.26.2025

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DESIGN ARCHITECTURE CONSULTANTS
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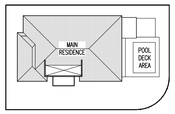

KEY PLAN

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REVISIONS:

No.	Date	Description

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

EXISTING SITE PHOTOGRAPHS

SHEET No.

A0.10

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1 A0.11 **9641 BROADVIEW TERRACE**



2 A0.11 **9650 BROADVIEW TERRACE**



3 A0.11 **9600 BROADVIEW TERRACE**



4 A0.11 **1271 KANE CONCOURSE**



5 A0.11 **1261 KANE CONCOURSE**



6 A0.11 **9555 BROADVIEW TERRACE**



7 A0.11 **9550 BROADVIEW TERRACE**



8 A0.11 **1270 KANE CONCOURSE**



1 A0.11 **AERIAL VIEW**
SCALE: N.T.S.
DRB SET - 09.26.2025

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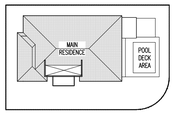

KEY PLAN

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2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description

Comm. No. 0001-2505
Scale: AS NOTED
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Checked: AF
CADD File:

SHEET TITLE

NEIGHBORING PROPERTIES

SHEET No.

A0.11

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CORAL STONE

FEATURE WALLS

SMOOTH STUCCO

SHERWIN WILLIAMS EXTRA WHITE (SW 7006)



FLAT CLAY ROOF TILES

ROOF FINISH



BRONZE ALUMINUM CLADDING

GLAZING SYSTEM FRAMES & TERRACE COVER





WOOD ENTRY DOOR

PIVOT DOOR



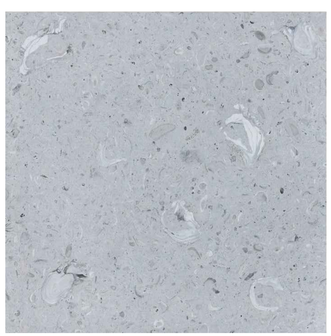
GLASS RAILINGS

CLEAR GLASS



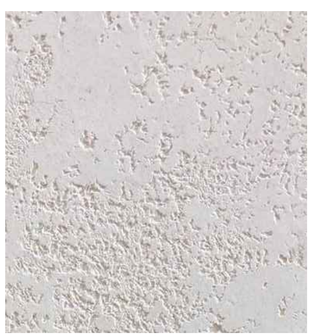
CUMARU WOOD CLADDING

EXTERIOR WOOD CEILING



SHELLSTONE PAVERS

DRIVEWAY AND EXTERIOR FLOORING



TEXTURED STUCCO

SHERWIN WILLIAMS - ALABASTER SW7008

DRB SET - 09.26.2025

DAC DESIGN ARCHITECTURE CONSULTANTS

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REGISTERED ARCHITECT

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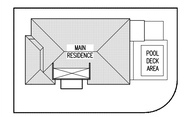
TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT

9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

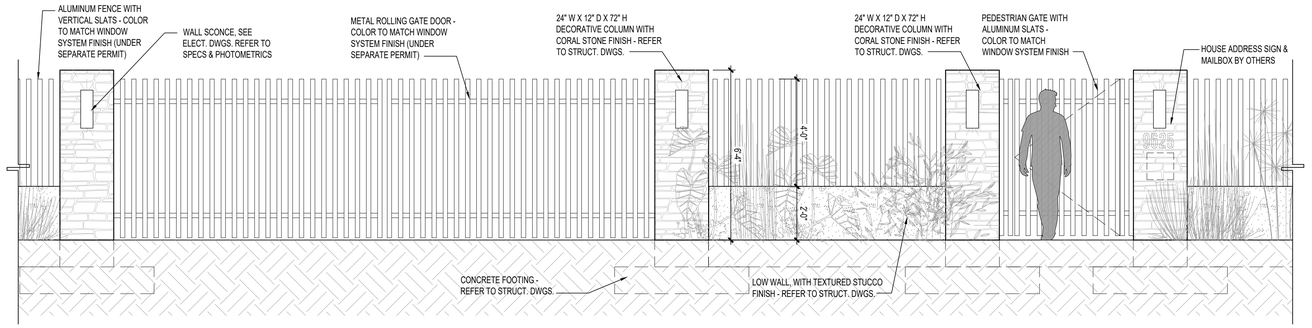
SHEET TITLE

PROPOSED MATERIALS

SHEET No.

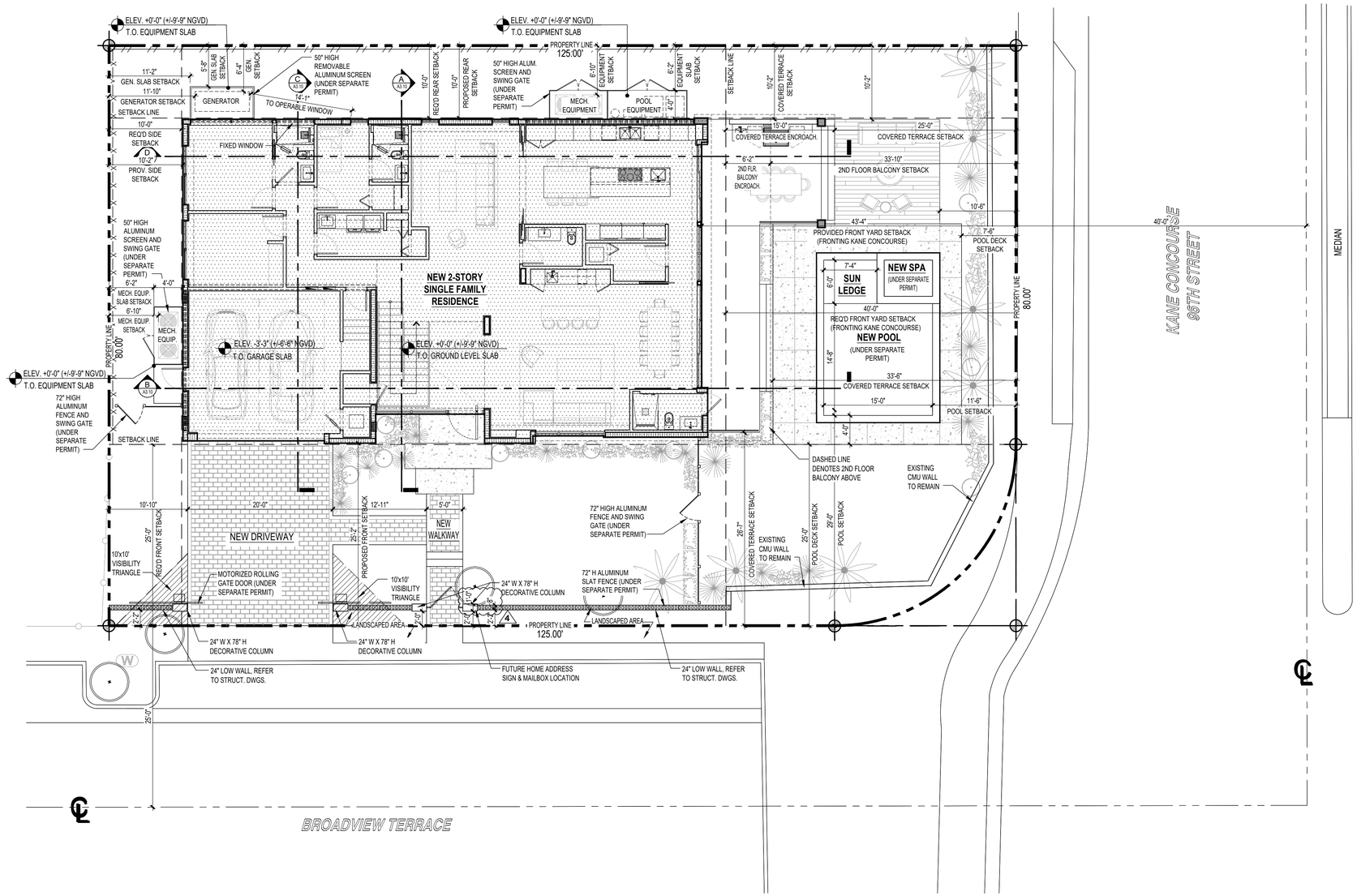
A0.12

Z:\0001_2505-9625 Broadview Terrace-Bay Harbor\CDs\2505_A0.12.dwg [A0.12] Dec 17, 2025 4:27pm USER



2 / A1.00 PROPOSED PRIVACY WALL ELEVATION

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



1 / A1.00 PROPOSED SITE PLAN

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

NORTH

SITE PLAN NOTES

1. GENERATOR ILLUSTRATED AT 47" HEIGHT FOR REFERENCE ONLY. FINAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS TO BE CONFIRMED UPON SUBMISSION OF ELECT. DWGS. GENERATOR WORK MUST BE PERFORMED UNDER SEPARATE PERMIT.
2. A/C CONDENSING UNITS ILLUSTRATED AT 47" HEIGHT FOR REFERENCE ONLY. FINAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS TO BE CONFIRMED UPON SUBMISSION OF MECH. DWGS.
3. ALL FENCING UNDER SEPARATE PERMIT.
6. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
7. EMERGENCY GENERATOR WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
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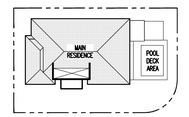
KEY PLAN:



KEY PLAN

ISSUE RECORD:
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REVISIONS:

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4	12/19/2025	DRB - BLDG. DEPT. COMMENTS

Comm. No. 0001–2505
Scale: AS NOTED
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CADD File:

SHEET TITLE

SITE PLAN & PROPOSED PRIVACY WALL

SHEET No.

A1.00

DRB SET - 09.26.2025

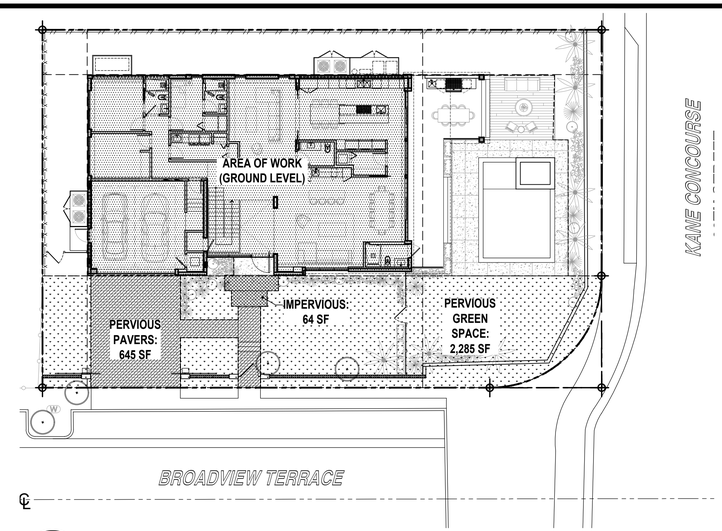
BUILDING & ZONING DATA

PROPERTY ADDRESS:	9625 BROADVIEW TERRACE			
LOT AREA:	10,000 S.F.			
ZONING DISTRICT:	RD - SINGLE-FAMILY RESIDENCE			
PARKING SPACES	2 PARKING SPACES			
	REQUIRED		PROVIDED	
FIRST FLOOR AREA:	N/A		3,119 S.F. 4	
SECOND FLOOR AREA:	80% MAX OF 1ST FLR. (2,495 S.F.)		79.9% (2,494 S.F.)	
OPEN SPACE:	40% MIN (4,000 S.F.)		42% (4,287 S.F.)	
OPEN SPACE (FRONT YARD)	50% MIN OF 2,994 SF = 1,497 S.F. MIN.		76% (2,285 S.F.)	
BUILDING HEIGHT:	30'-0" (ABOVE BFE+FREEBOARD)		30'-0" 4	
GROSS AREA:	LIVING AREA (A/C)	GARAGE (A/C)	COVERED TERR. AREA	TOTAL
	5,090 S.F.	523 S.F.	1,347 S.F.	6,960 S.F.
SETBACKS:	REQUIRED		PROVIDED	
FRONT YARD	25'-0"		25'-2"	
FRONT YARD (KANE CONCOURSE)	40'-0"		43'-4"	
SIDE YARD	10'-0"		10'-2"	
REAR YARD	10'-0"		10'-0"	

FLOOD LEGEND

FLOOD ZONE	AE
PANEL NUMBER	0144L
BASE FLOOD ELEVATION - B.F.E.	+8'-0" NGVD
DESIGN FLOOD ELEVATION - D.F.E.	+9'-9" NGVD
GARAGE FLOOR ELEVATION	+6'-8" NGVD
LOWEST ELEVATION OF EQUIPMENT	+9'-9" NGVD (GENERATOR)
HIGHEST CROWN OF ROAD	+5.53' NGVD
LOWEST ADJACENT GRADE	+5.68' NGVD
HIGHEST ADJACENT GRADE	+6.46' NGVD
FLOOD VENT CALCULATION: SMART VENT MODEL 1540-574 (APPROVAL FL5822-R9)	
ENCLOSED AREA BELOW BFE (GARAGE)	480 SF
REQ'D. FLOOD VENT AREA : 1 SQ. IN. PER 1 SQ. FT	480 SQ. IN.
MIN. FLOOD VENTS REQ'D (200 SF COVERAGE PER VENT)	480 / 200 = 2.4
FLOOD VENTS REQUIRED	3
FLOOD VENTS PROVIDED	3
FLOOD VENT OPENING SIZE	14.5" W x 8.5" H
FLOOD VENT AREA PROVIDED	3 @ 200 SQ. IN. (e/a) = 600 SQ. IN.

Flood Vent Notes:
Per Fema requirements and ASCE 24 sections 2.7, 2.7.2.2 and 2.7.3 installation of openings:
1. Flood opening louvers, screen, or other opening cover shall not block or impede the automatic flow of water into or out of enclosed area.
2. Bottom of each flood opening shall be no higher than 1 foot above the higher of the exterior or interior grade or floor immediately below the opening.
3. There shall be a minimum of two openings on different sides of each enclosure area.

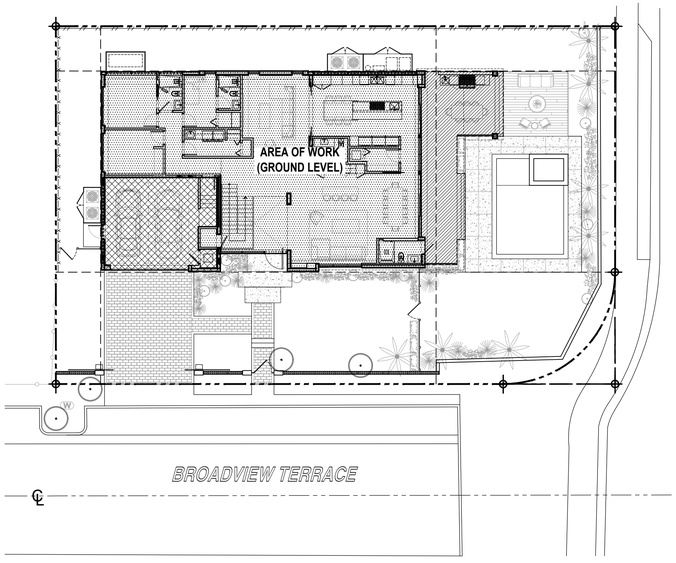


4 / A1.10 **FRONT YARD OPEN SPACE DIAGRAM** SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
PERVIOUS (FRONT YARD)
IMPERVIOUS
PERVIOUS PAVERS

OPEN SPACE - FRONT YARD (AREA: 2,994 SF)
REQUIRED PERV. = 1,497 SF MIN. (50%)
PROPOSED PERV. = 2,285 SF (76%)
PROPOSED PERV. PAVERS = 645 SF
PROPOSED IMPERV. = 64 SF

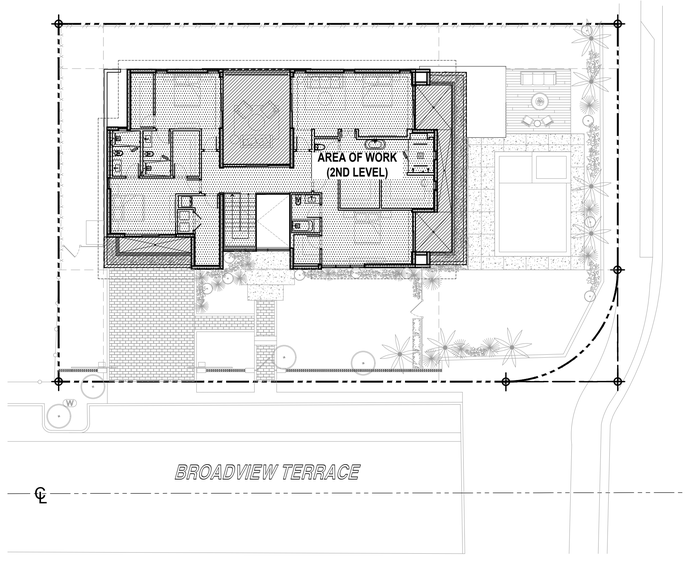


1 / A1.10 **GROUND FLOOR LOT COVERAGE DIAGRAM** SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
LIVING AREA (A/C)
GARAGE (A/C)
COVERED TERRACE

GROUND LEVEL AREA: 4
LIVING SPACE (A/C) = 2,596 SF
GARAGE (A/C) = 523 SF
OUTDOOR COVERED AREA = 513 SF
TOTAL PROPOSED = 3,632 SF

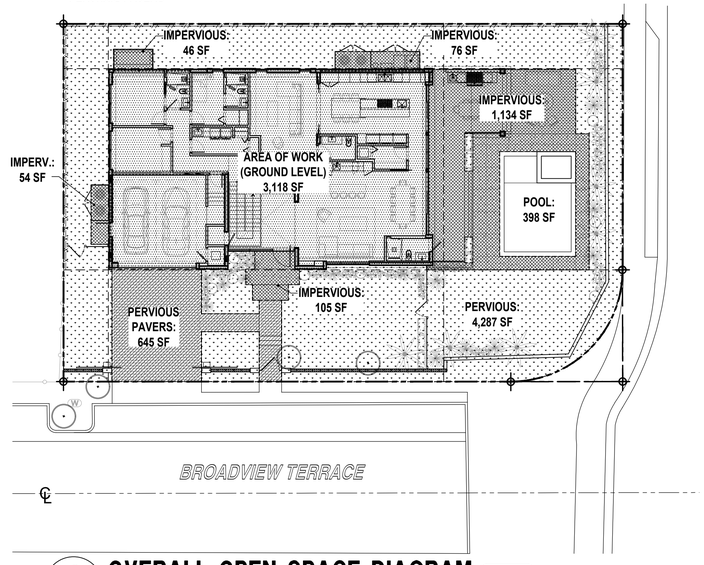


2 / A1.10 **2ND FLOOR LOT COVERAGE DIAGRAM** SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
LIVING AREA (A/C)
COVERED TERRACE

SECOND LEVEL AREA:
MAX. ALLOWED LIVING AREA = 2,495 SF (80% of 1st flr.)
PROPOSED LIVING AREA (A/C) = 2,494 SF (79.9%)
OUTDOOR COVERED TERRACE = 834 SF



3 / A1.10 **OVERALL OPEN SPACE DIAGRAM** SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
PERVIOUS
IMPERVIOUS
PERVIOUS PAVERS

OPEN SPACE
REQUIRED PERV. = 4,000 SF (40%)
PROPOSED PERV. = 4,287 SF (42%)
PERV. PAVERS = 645 SF (6.4%)
SWIMMING POOL = 398 SF (3.9%)
IMPERV. PAVERED AREA = 1,239 SF (12%)
MAIN HOUSE STRUCT. = 3,118 SF (31%)
~~MECH/ELECT. EQUIP. = 176 SF (1.7%)~~
TOTAL PROP. IMPERV. = 5,576 SF (55.7%) 4

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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:
MAIN RESIDENCE · POOL DECK AREA
KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

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Comm. No. 0001-2505
Scale: AS NOTED
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SHEET TITLE
BLDG. & ZONING DATA, AREA CALCULATION DIAGRAMS AND FLOOD LEGEND

SHEET No.
A1.10













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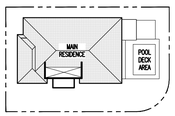

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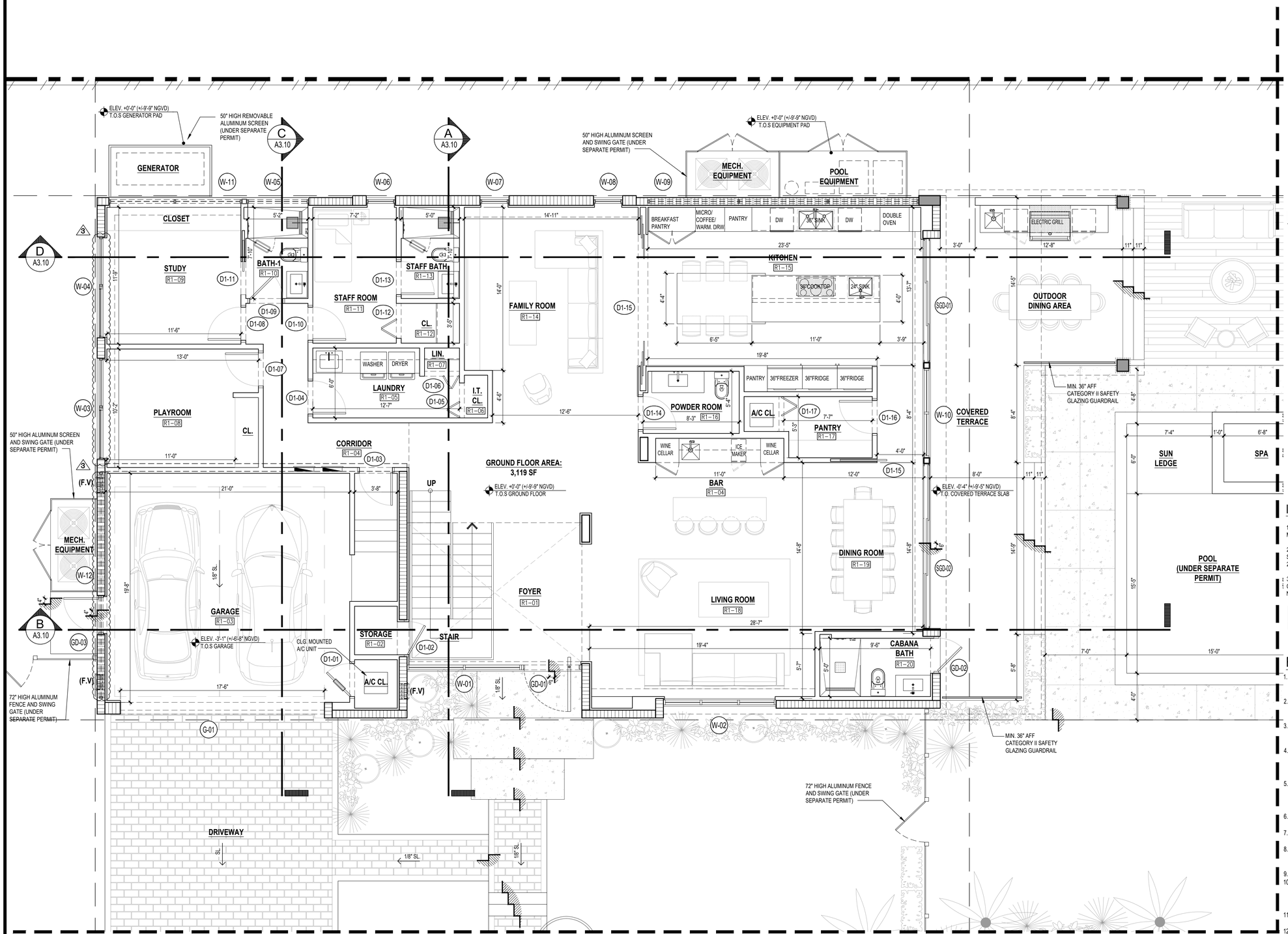
SHEET TITLE

PROPOSED 3D VIEWS

SHEET No.

A1.11



1 A2.00 **GROUND LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

NORTH

DRB SET - 09.26.2025

FLOOR PLAN LEGEND

- CMU WALL
- PARTITION WALL
- SOUND INSULATED PARTITION WALL
- HEADER WALL ABOVE
- CONCRETE WALL
- WIDE FLANGE STEEL COLUMN
- SWING DOOR (SEE DOOR SCHEDULE)
- (X) WALL TYPE TAG SYMBOL - "EX" DENOTES EXISTING
- (X–X) DOOR TAG SYMBOL (SEE DOOR SCHEDULE) - "EX" DENOTES EXISTING
- (X) WINDOW TAG SYMBOL (SEE WINDOW SCHEDULE) - "EX" DENOTES EXISTING

INTERIOR FINISHES REQUIREMENTS:

1. ALL WALL & CEILING FINISHES (AS SELECTED BY OWNER) SHALL MEET THE MIN. FLAME SPREAD INDEX CLASSIFICATION PER 2023 FBC TABLE 803.11
2. FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E 84 OR UL 723. 2023 FBCR 316.
3. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKEDEVELOPED NDEX NOT GREATER THAN 450." AS PER ASTM E-84 OR UL 273. FBCR 302.9

GROUP 'R-3'	NON SPRINKLERED		
		CORRIDORS	ROOMS & ENCLOSED SPACES
WALLS & CEILINGS	CLASS C	CLASS C	CLASS C

FLOOR PLAN NOTES

1. OVERALL DIMENSIONS SHOWN IN PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. FIELD VERIFY EXISTING OVERALL DIMENSIONS. DO NOT SCALE DRAWINGS.
2. PROVIDE TILE FINISH AROUND SHOWER WALLS NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR IN ACCORDANCE WITH 2023 FBC R307.2.
3. ALL NEW UTILITIES,EQUIPMENT AND ACCESSORIES SERVICING THE BUILDING TO BE MOUNTED/INSTALLED MINIMUM AT EXISTING FINISH FLOOR ELEVATION (F.F.E.) IN ACCORDANCE WITH ASCE -25-04 (CH. 7).
4. AT LEAST ONE BATHROOM AT GROUND LEVEL SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE 2023 FBC . DOOR SHALL MAINTAIN A MINIMUM OF 29" CLEAR OPENING IN ACCORDANCE WITH R320.1.1
5. ALUM / WD. GATE(S) SHALL BE SELF CLOSING AND EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN 54" ABOVE THE THRESHOLD - REFER TO R4501.17.1.9
6. POOL SHALL HAVE A BARRIER IN COMPLIANCE WITH FBC SECTION 454.2.17.1 (POOL UNDER SEPARATE PERMIT)
7. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
8. PROVIDE A HANDRAIL ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS PER 2023 FBC R311.7.8
9. HANDRAIL HEIGHT SHALL BE AT LEAST 34" ABOVE FLOOR FINISH.
10. GUARD RAILS SHALL BE REQUIRED AT OPEN- SIDED WALKING SURFACES LOCATED *MORE THAN* 30" HIGH MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW PER 2023 FBC R312.1.1
11. PROVIDE SOIL TERMITE FILL TREATMENT AND CERTIFICATION IN COMPLIANCE WITH 2023 FBC-1816.1.7
12. PROVIDE TERMITE PROTECTION PER 2023 FBC R318

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LOCATED AT
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BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

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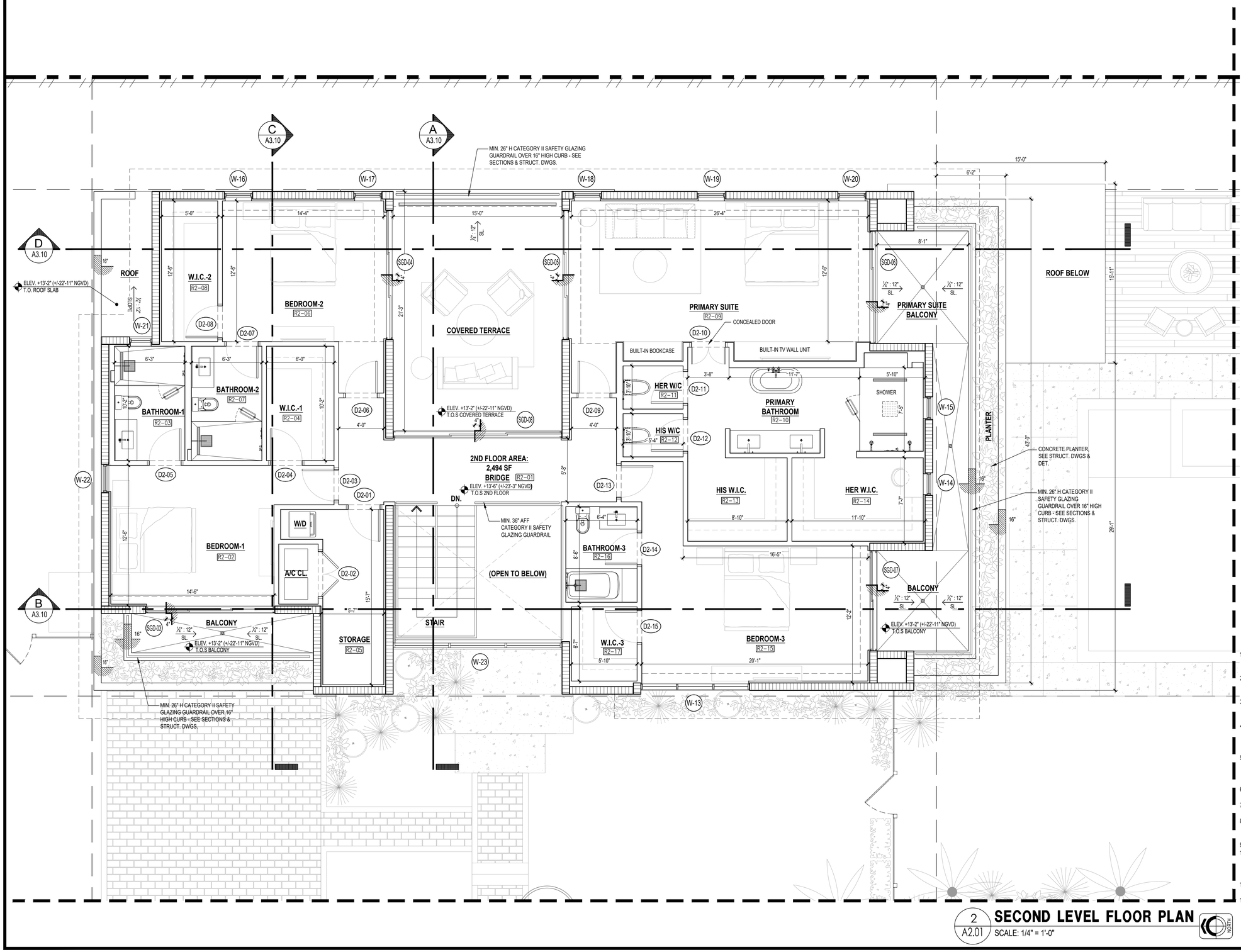
SHEET TITLE

GROUND LEVEL FLOOR PLAN

SHEET No.

A2.00



2 A2.01 **SECOND LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- CMU WALL
- PARTITION WALL
- SOUND INSULATED PARTITION WALL
- HEADER WALL ABOVE
- CONCRETE WALL
- WIDE FLANGE STEEL COLUMN
- SWING DOOR (SEE DOOR SCHEDULE)
- (X) WALL TYPE TAG SYMBOL - "EX" DENOTES EXISTING
- (X–X) DOOR TAG SYMBOL (SEE DOOR SCHEDULE) - "EX" DENOTES EXISTING
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3. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKEDEVELOPED NDEX NOT GREATER THAN 450.' AS PER ASTM E-84 OR UL 273. FBCR 302.9

GROUP 'R-3'	NON SPRINKLERED		
		CORRIDORS	ROOMS & ENCLOSED SPACES
WALLS & CEILINGS	CLASS C	CLASS C	CLASS C

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3. ALL NEW UTILITIES,EQUIPMENT AND ACCESSORIES SERVICING THE BUILDING TO BE MOUNTED/INSTALLED MINIMUM AT EXISTING FINISH FLOOR ELEVATION (F.F.E.) IN ACCORDANCE WITH ASCE -25-04 (CH. 7).
4. AT LEAST ONE BATHROOM AT GROUND LEVEL SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE 2023 FBC . DOOR SHALL MAINTAIN A MINIMUM OF 29" CLEAR OPENING IN ACCORDANCE WITH R320.1.1
5. ALUM./ WD. GATE(S) SHALL BE SELF CLOSING AND EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN 54" ABOVE THE THRESHOLD - REFER TO R4501.17.1.9
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STATE OF FLORIDA · ADAN FONS · AR94630 · REGISTERED ARCHITECT

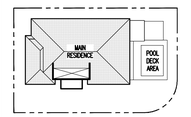
AA 26003917
DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE–SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description
1	09/26/2025	DRB - BLDG. DEPT. COMMENTS
2	11/14/2025	DRB - BLDG. DEPT. COMMENTS

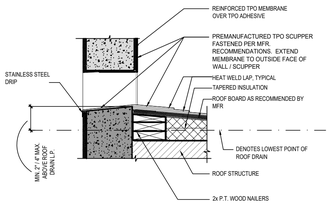
Comm. No. 0001–2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

SECOND LEVEL FLOOR PLAN

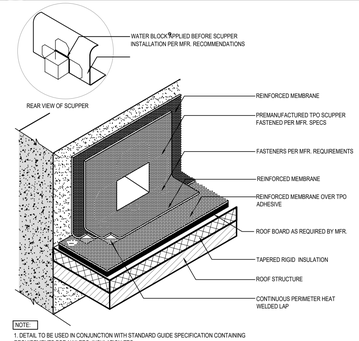
SHEET No.

A2.01



3 OVERFLOW SCUPPER SECTION

A2.02 SCALE: 1" = 1'-0"



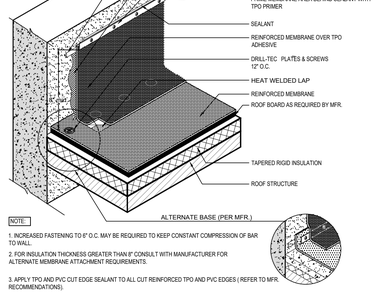
NOTE:

1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.

2. APPLY TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO MFR. SPECIFICATIONS).

4 OVERFLOW SCUPPER DETAIL

A2.02 SCALE: 1" = 1'-0"



NOTE:

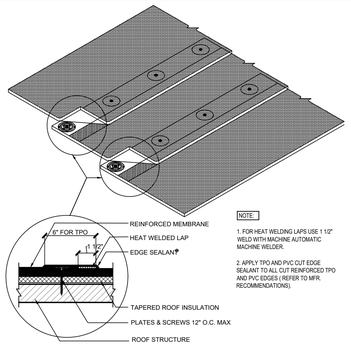
1. INCREASED FASTENING TO 6" O.C. MAY BE REQUIRED TO KEEP CONSTANT COMPRESSION OF BAR TO WALL.

2. FOR INSULATION THICKNESS GREATER THAN 8" CONSULT WITH MANUFACTURER FOR ALTERNATE MEMBRANE ATTACHMENT REQUIREMENTS.

3. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO MFR. RECOMMENDATIONS).

5 PARAPET FLASHING WITH TERMINATION BAR

A2.02 SCALE: 1" = 1'-0"



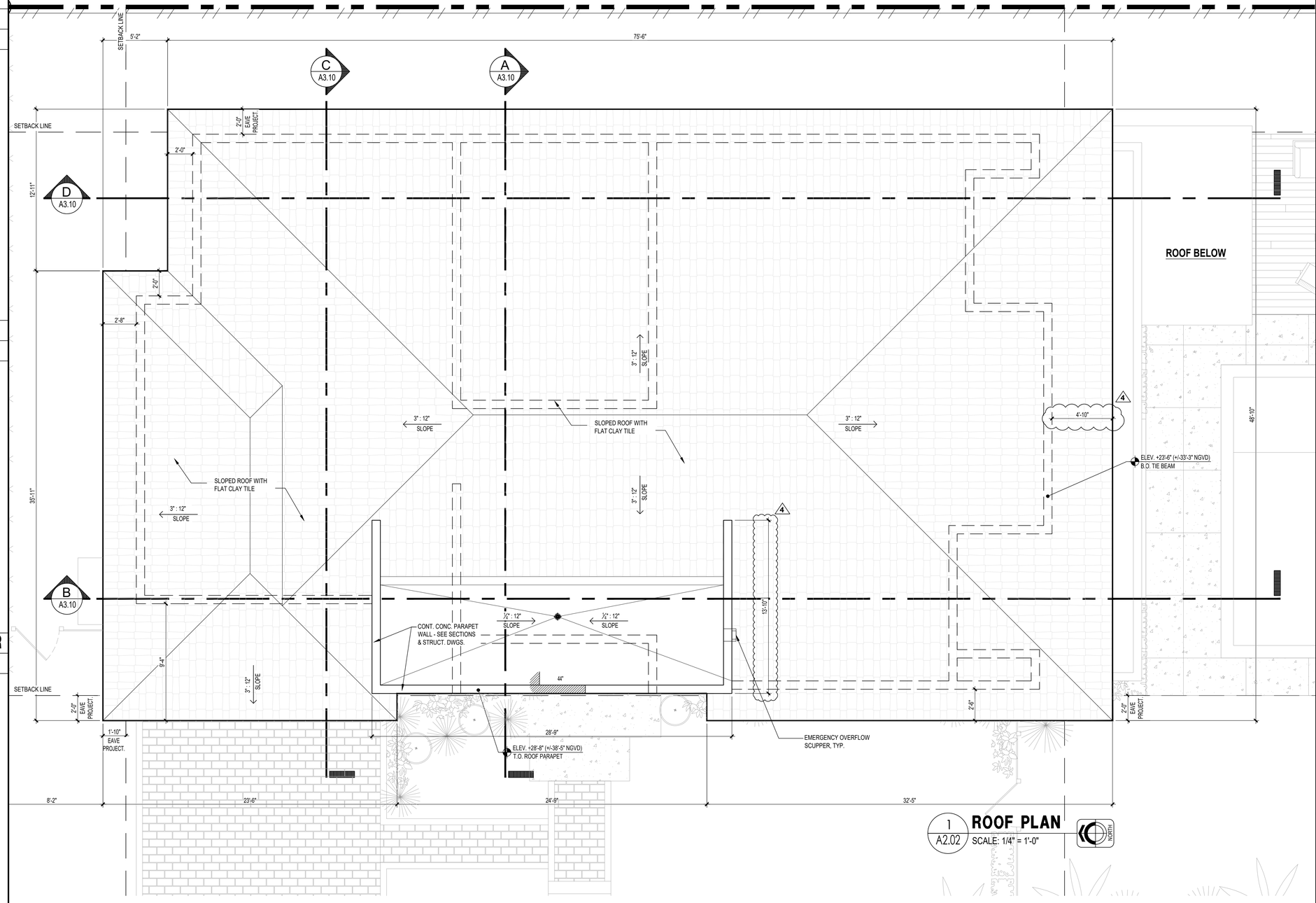
NOTE:

1. FOR HEAT WELDING LAPS USE 1 1/2" WELD WITH MACHINE AUTOMATIC MACHINE WELDER.

2. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO MFR. RECOMMENDATIONS).

6 TPO MEMBRANE SIDE LAP DETAIL

A2.02 SCALE: 1" = 1'-0"



1 ROOF PLAN

A2.02 SCALE: 1/4" = 1'-0"

DRB SET - 09.26.2025

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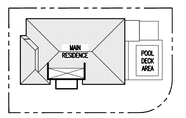

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Comm. No. 0001-2505
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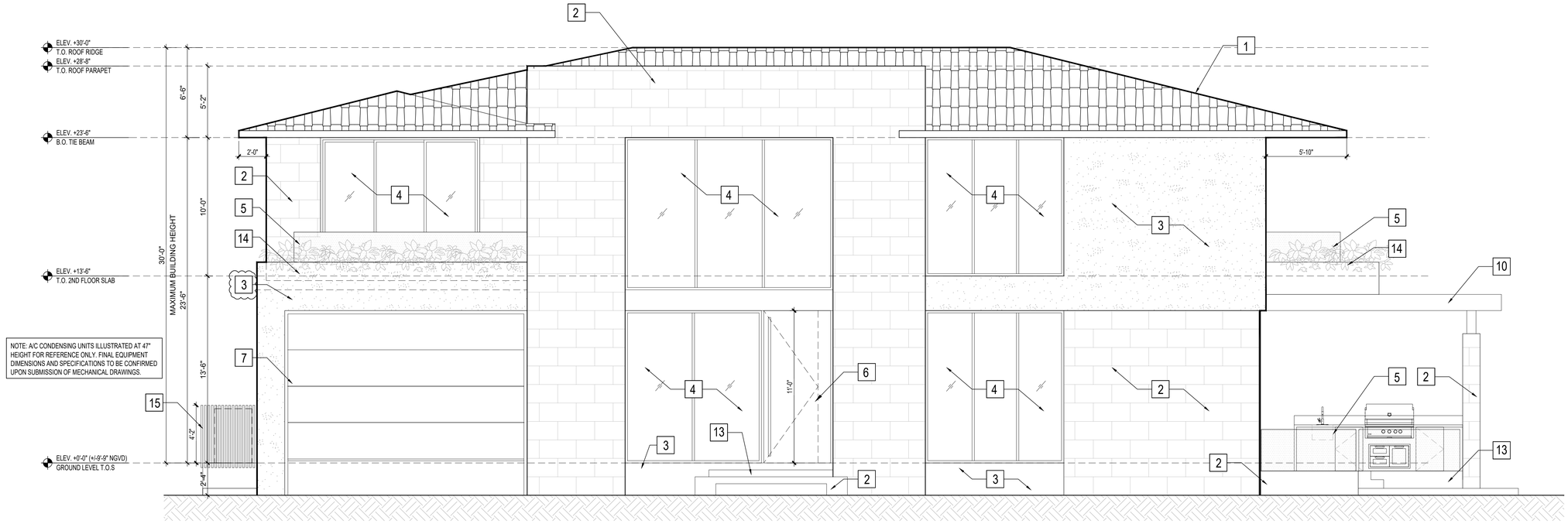
SHEET TITLE

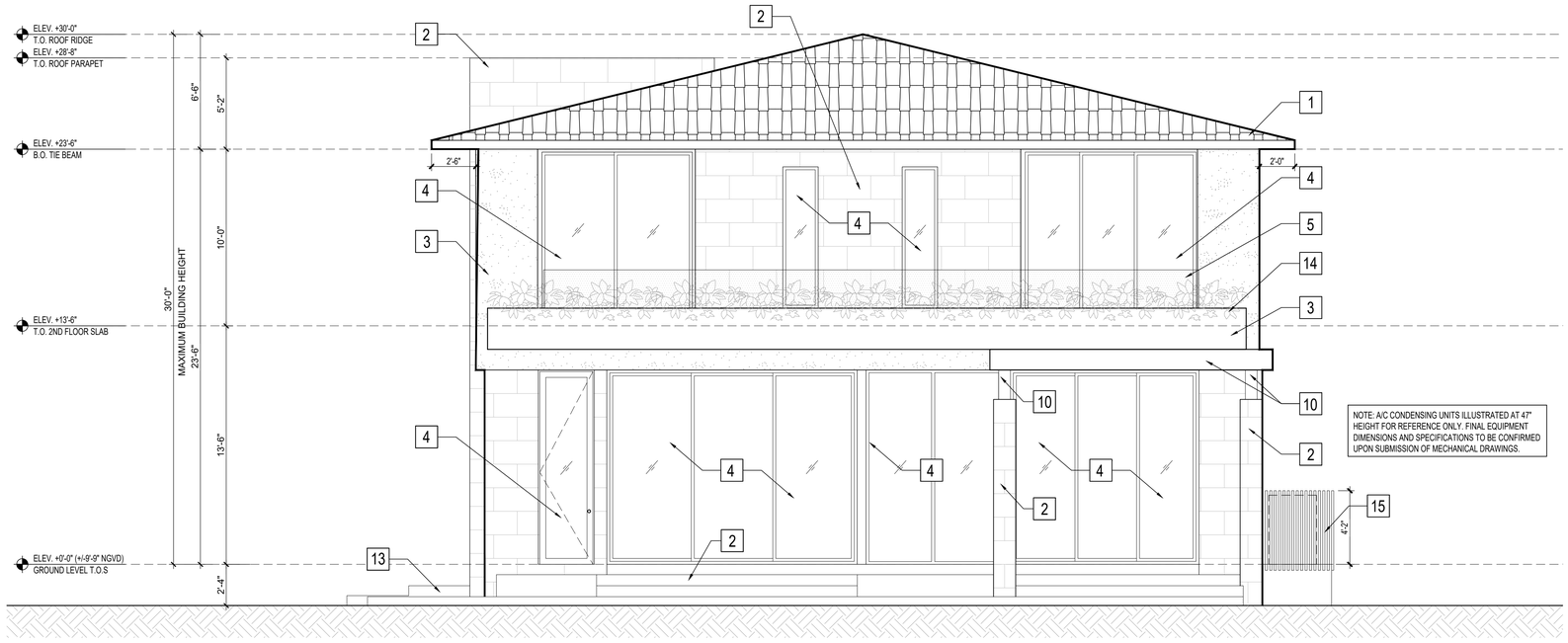
ROOF PLAN & ROOF DETAILS

SHEET No.

A2.03



1 A3.01 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.01 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1	FLAT TILE ROOF SYSTEM
2	CORAL STONE, SEALED.
3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
4	IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE.
5	CATEGORY II 42" H AFF SAFETY GLASS RAILING
6	WOOD ENTRY DOOR W/ FLORIDA APPROVAL #FL27606 - MFR. TO PROVIDE SHOP DWGS.
7	GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
8	OVERFLOW SCUPPER - SEE ROOF PLAN
9	EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
10	ALUMINUM CLADDING WITH DARK BRONZE FINISH
11	EXHAUST WALL CAP - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
12	INTAKE LOUVER - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
13	ENTRY STEPS/ DECK SLAB - TILE FINISH AS SELECTED BY OWNER
14	CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15	50" H ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT - CONTRACTOR TO VERIFY EQUIPMENT HEIGHT AND MAKE SURE IT IS SCREENED FROM VIEW
16	ENGINEERED FLOOD VENTS - REFER TO FLOOD LEGEND
17	TEXTURED STUCCO FINISH, PAINTED SHERWIN WILLIAMS - ALABASTER (SW 7008)

DRB SET - 09.26.2025

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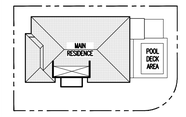

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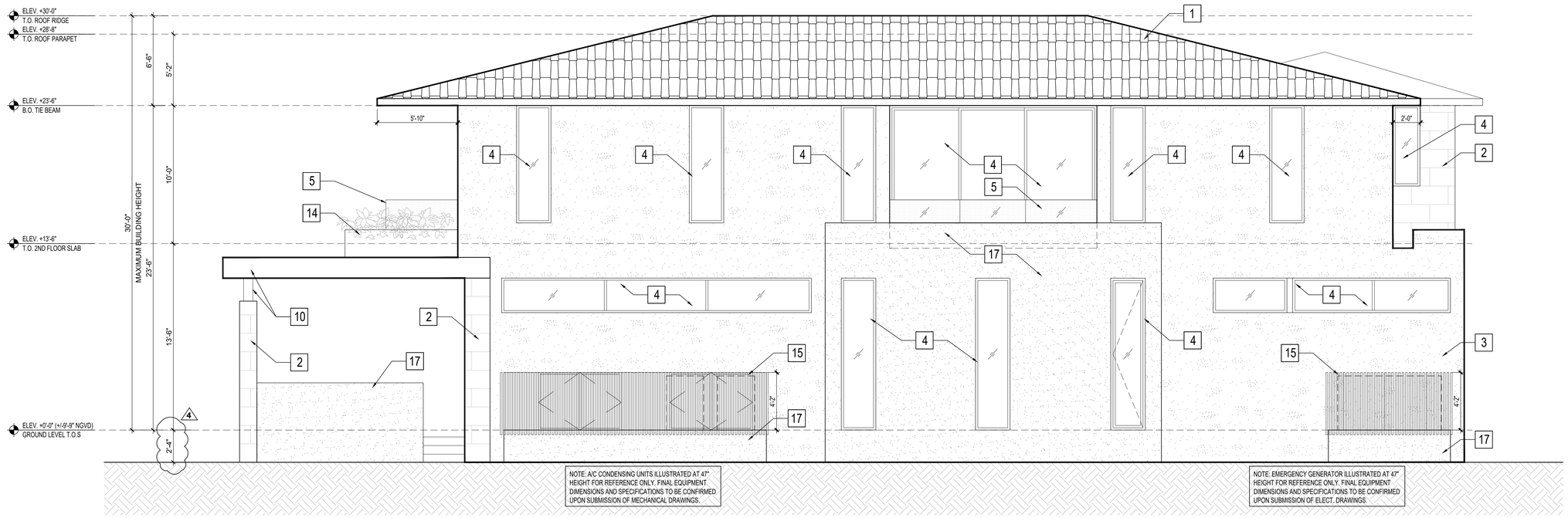
CADD File:

SHEET TITLE

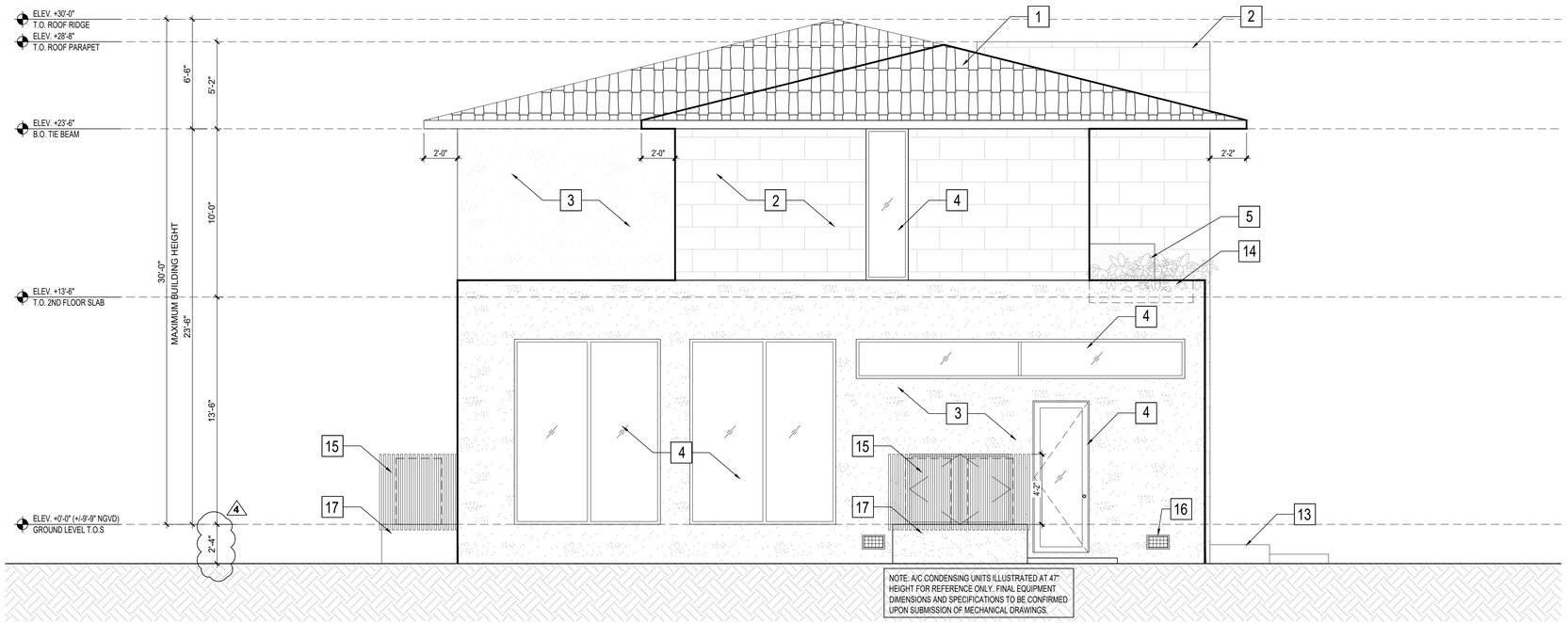
PROPOSED ELEVATIONS

SHEET No.

A3.01



1 A3.02 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.02 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1	FLAT TILE ROOF SYSTEM
2	CORAL STONE, SEALED.
3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
4	IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE.
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17	TEXTURED STUCCO FINISH, PAINTED SHERWIN WILLIAMS - ALABASTER (SW 7008)

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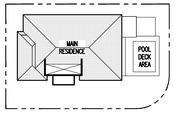

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Comm. No. 0001-2505
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CADD File:

SHEET TITLE

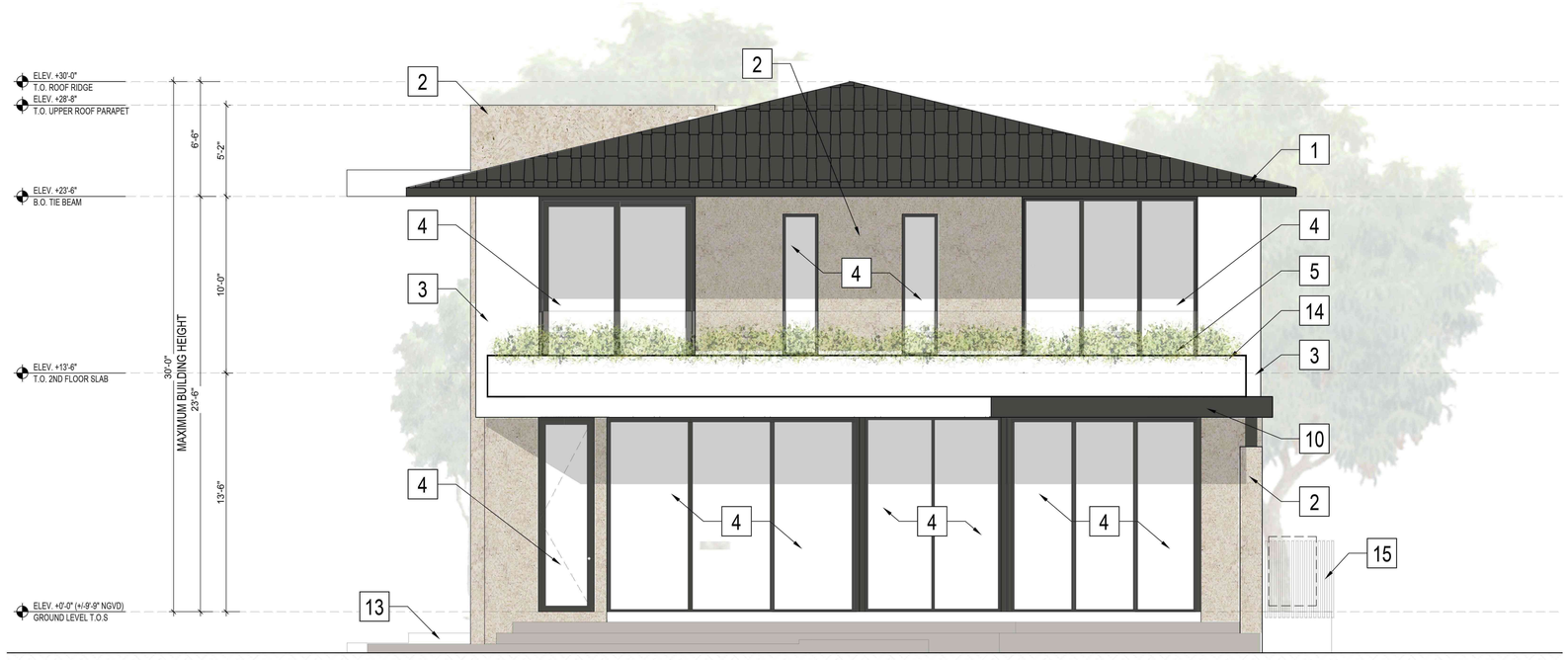
PROPOSED ELEVATIONS

SHEET No.

A3.02



1 A3.03 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.03 **SOUTH ELEVATION**
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ELEVATION KEY NOTES

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8	OVERFLOW SCUPPER - SEE ROOF PLAN
9	EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
10	CONCRETE EYEBROW - SEE STRUCT. DWGS & SECTIONS
11	EXHAUST WALL CAP - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
12	INTAKE LOUVER - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
13	ENTRY STEPS/ DECK SLAB - TILE FINISH AS SELECTED BY OWNER
14	CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15	ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT

VARIANCE REQUEST SET - 09.05.2025

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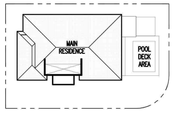

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PROPOSED COLORED ELEVATIONS

SHEET No.

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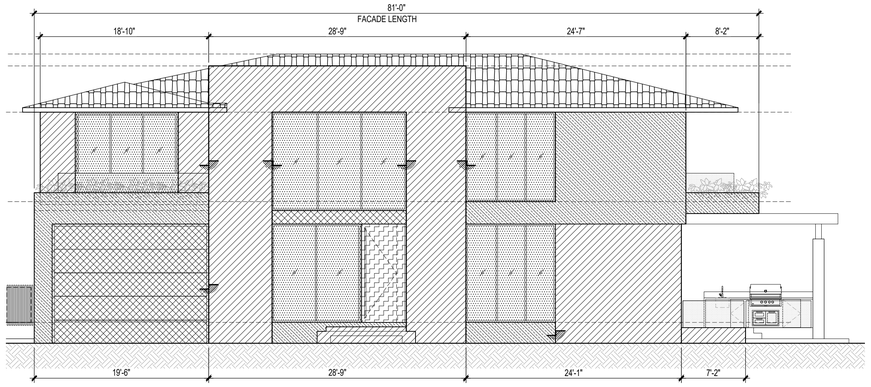
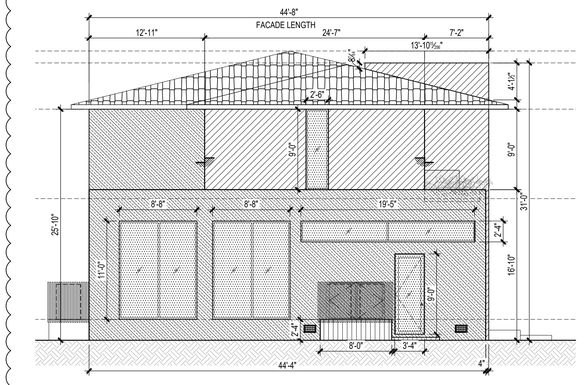


1 A3.05 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION ELEMENTS LEGEND
TOTAL AREA OF ELEVATION: 2,049 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 589 SF (28.7%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 787 SF (38.4%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 362 SF (17.6%)
- ARCHITECTURAL ELEMENT: WOODEN ENTRY DOOR — PROVIDED: 55 SF (2.6%)
- ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING — PROVIDED: 256 SF (12.4%)

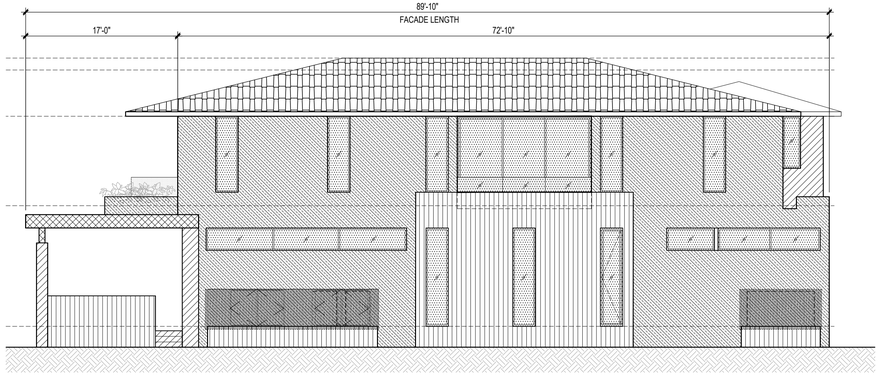


2 A3.05 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION ELEMENTS LEGEND
TOTAL AREA OF ELEVATION: 1,153 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 288 SF (24.9%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 302 SF (26.1%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 573 SF (49.69%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - TEXTURED STUCCO — PROVIDED: 20 SF (1.7%)
- ARCHITECTURAL ELEMENT: FLOOD VENTS — PROVIDED: 3 SF (0.26%)

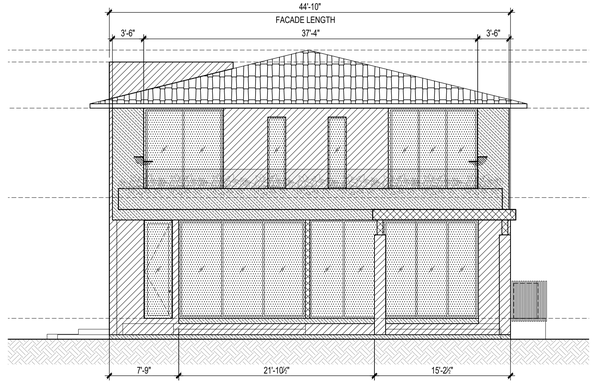
4



3 A3.05 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION ELEMENTS LEGEND
TOTAL AREA OF ELEVATION: 2,000 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 425 SF (21.2%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 76 SF (3.8%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 995 SF (49.7%)
- ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING — PROVIDED: 30 SF (1.5%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - TEXTURED STUCCO — PROVIDED: 474 SF (23.7%)



4 A3.05 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION ELEMENTS LEGEND
TOTAL AREA OF ELEVATION: 1,192 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 586 SF (49%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 338 SF (28.3%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 242 SF (20.3%)
- ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING — PROVIDED: 26 SF (2.1%)

DRB SET - 09.26.2025

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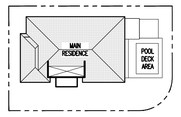

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2	11/14/2025	DRB - BLDG. DEPT. COMMENTS
3	12/01/2025	DRB - BLDG. DEPT. COMMENTS
4	12/19/2025	DRB - BLDG. DEPT. COMMENTS

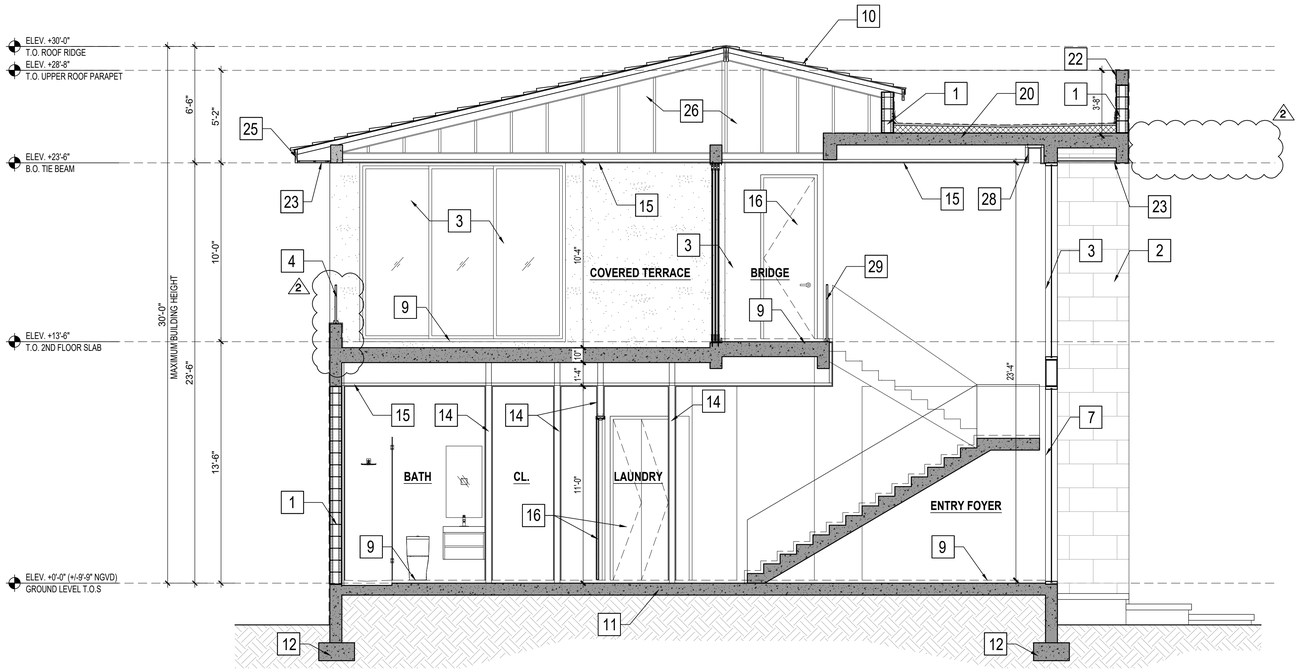
Comm. No. 0001–2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

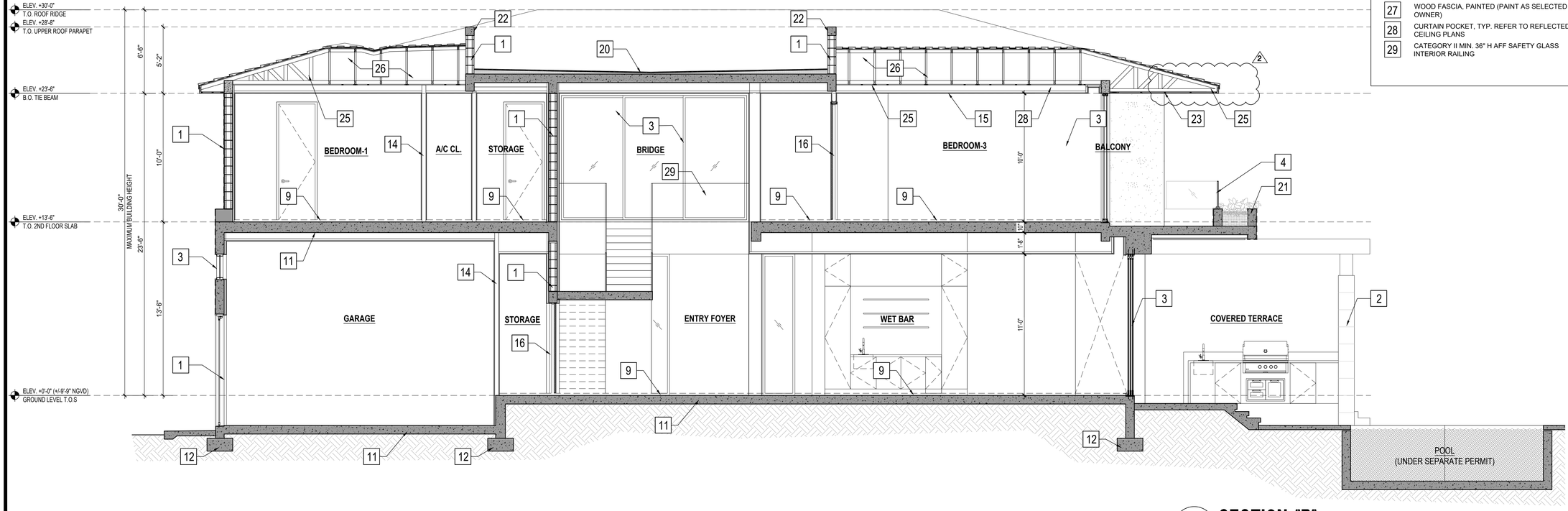
BUILDING ARTICULATION DIAGRAMS

SHEET No.

A3.05



1 A3.10 **SECTION "A"**
SCALE: 1/4" = 1'-0"



2 A3.10 **SECTION "B"**
SCALE: 1/4" = 1'-0"

DRB SET - 09.26.2025

SECTION KEY NOTES

1. 8" CMU WALL - REFER TO STRUCTURAL DWGS.
2. CORAL STONE, SEALED.
3. IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE. BRONZE FRAMES.
4. CATEGORY II 42" H AFF SAFETY GLASS RAILING OVER CONCRETE CURB
5. OVERFLOW SCUPPER - SEE ROOF PLAN
6. EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
7. WOOD ENTRY DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A. - MFR. TO PROVIDE SHOP DWGS.
8. CONCRETE EYEBROW WITH STUCCO FINISH - SEE STRUCT. DWGS & SECTIONS
9. FLOOR FINISH AS SELECTED BY OWNER.
10. FLAT CLAY TILE ROOFING SYSTEM OVER PLYWOOD SHEATHING & PRE-ENGINEERED WOOD TRUSSES.
11. CONCRETE SLAB OVER WELL COMPACTED FILL & VAPOR BARRIER - SEE STRUCT. DWGS.
12. CONCRETE FOOTING - SEE STRUCT. DWGS.
13. R-30 INSULATION ON ROOF AS INDICATED ON ENERGY CALCULATIONS.
14. NEW PARTITION / FURRING WALL WALL AS SCHEDULED - SEE FLOOR PLAN
15. SUSPENDED CEILING - 5/8" GYPSUM BOARD ON 1-5/8" STL. STUD FRAMING - SEE REFLECTED CEILING PLAN
16. INTERIOR DOOR AS SCHEDULED - SEE FLOOR PLAN & DOOR SCHEDULE
17. CONCRETE PAVERS - REFER TO SITE PLAN
18. METAL STAIRS - FINISH TBD - PROVIDE SHOP DWGS.
19. 6 MIL POLYETHYLENE (OR OTHER APPROVED) VAPOR BARRIER - REFER TO STRUCT. DWGS.
20. SINGLE-PLY ROOFING SYSTEM ON TAPERED INSULATION OVER CONCRETE SLAB - SEE SECTION & DETAILS
21. CONCRETE PLANTER, SEE FLOOR PLAN AND ELEVATIONS.
22. CONCRETE SILL/ LINTEL/ WALL CAP - SEE STRUCT. DWGS.
23. EXTERIOR WOOD CEILING - REFER TO REFLECTED CEILING PLANS
24. GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
25. PRE-ENGINEERED WOOD TRUSSES
26. ATTIC/MECHANICAL SPACE
27. WOOD FASCIA, PAINTED (PAINT AS SELECTED BY OWNER)
28. CURTAIN POCKET, TYP. REFER TO REFLECTED CEILING PLANS
29. CATEGORY II MIN. 36" H AFF SAFETY GLASS INTERIOR RAILING

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 302, MIAMI, FL 33145
PHONE: 305.285.8650
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AA26003917

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SEAL:
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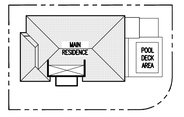
AA 26003917
DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE–SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description
1	09/26/2025	DRB - BLDG. DEPT. COMMENTS
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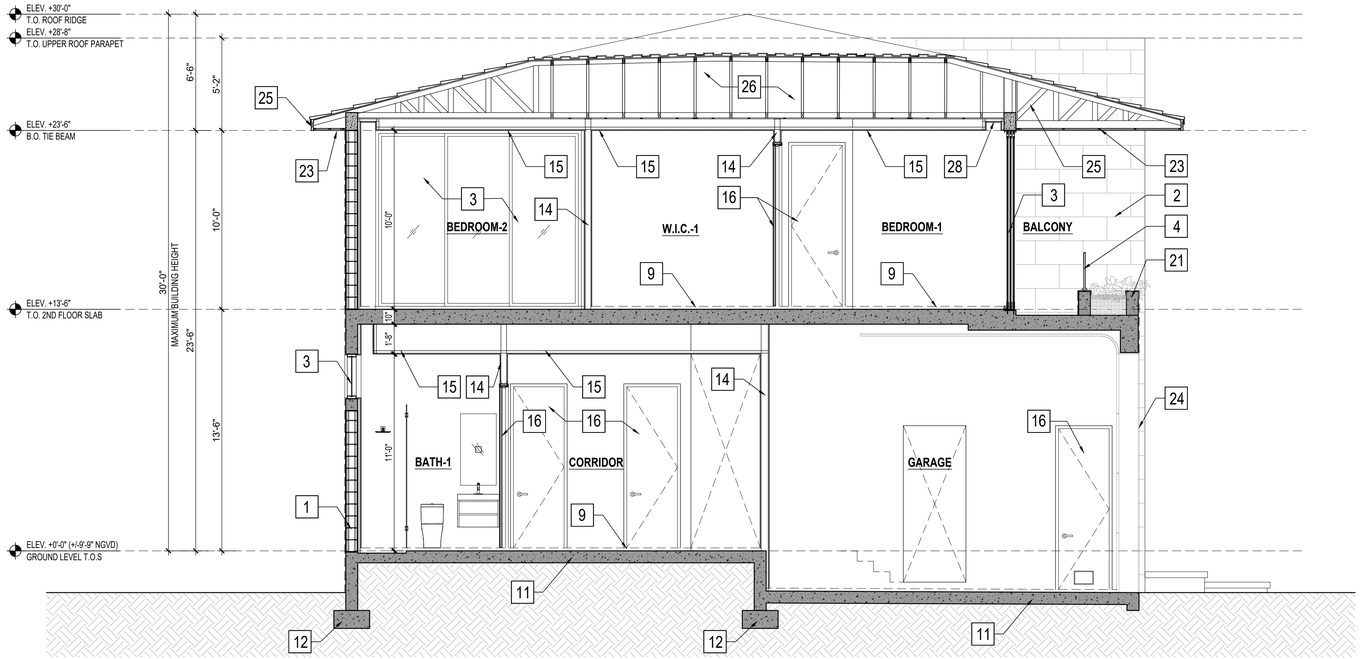
Comm. No. 0001–2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

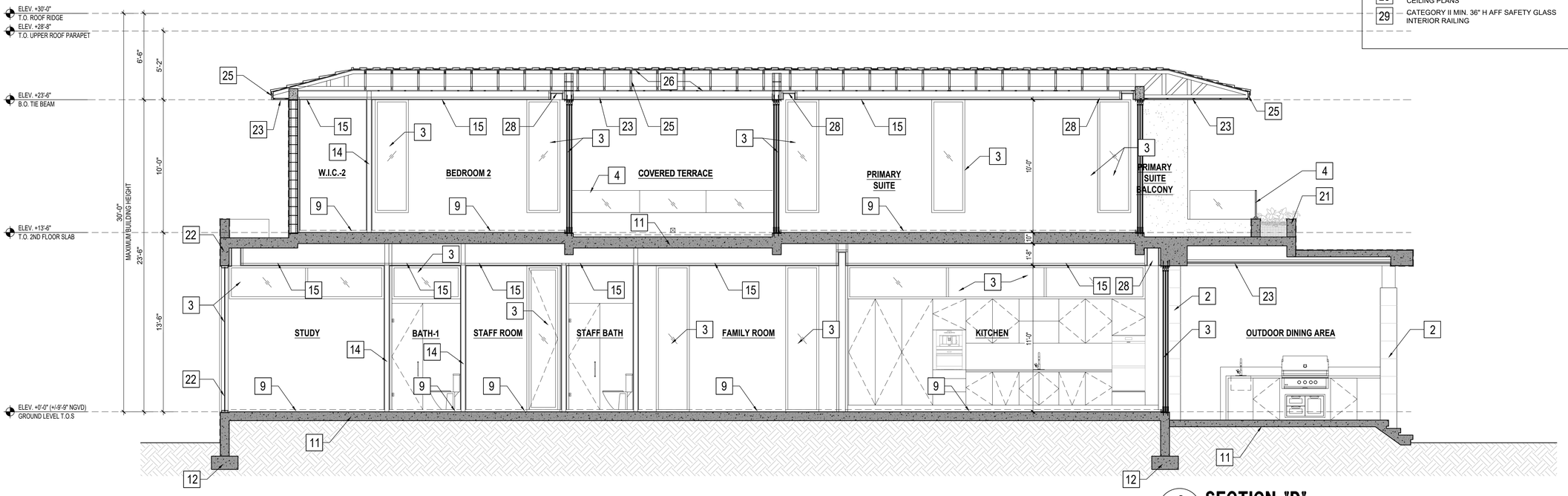
BUILDING SECTIONS

SHEET No.

A3.10



1 A3.11 **SECTION "C"**
SCALE: 1/4" = 1'-0"



2 A3.11 **SECTION "D"**
SCALE: 1/4" = 1'-0"

SECTION KEY NOTES

1. 8" CMU WALL - REFER TO STRUCTURAL DWGS.
2. CORAL STONE, SEALED.
3. IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE. BRONZE FRAMES.
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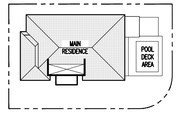

KEY PLAN

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2025.09.05 VARIANCE REQUEST

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Comm. No. 0001–2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

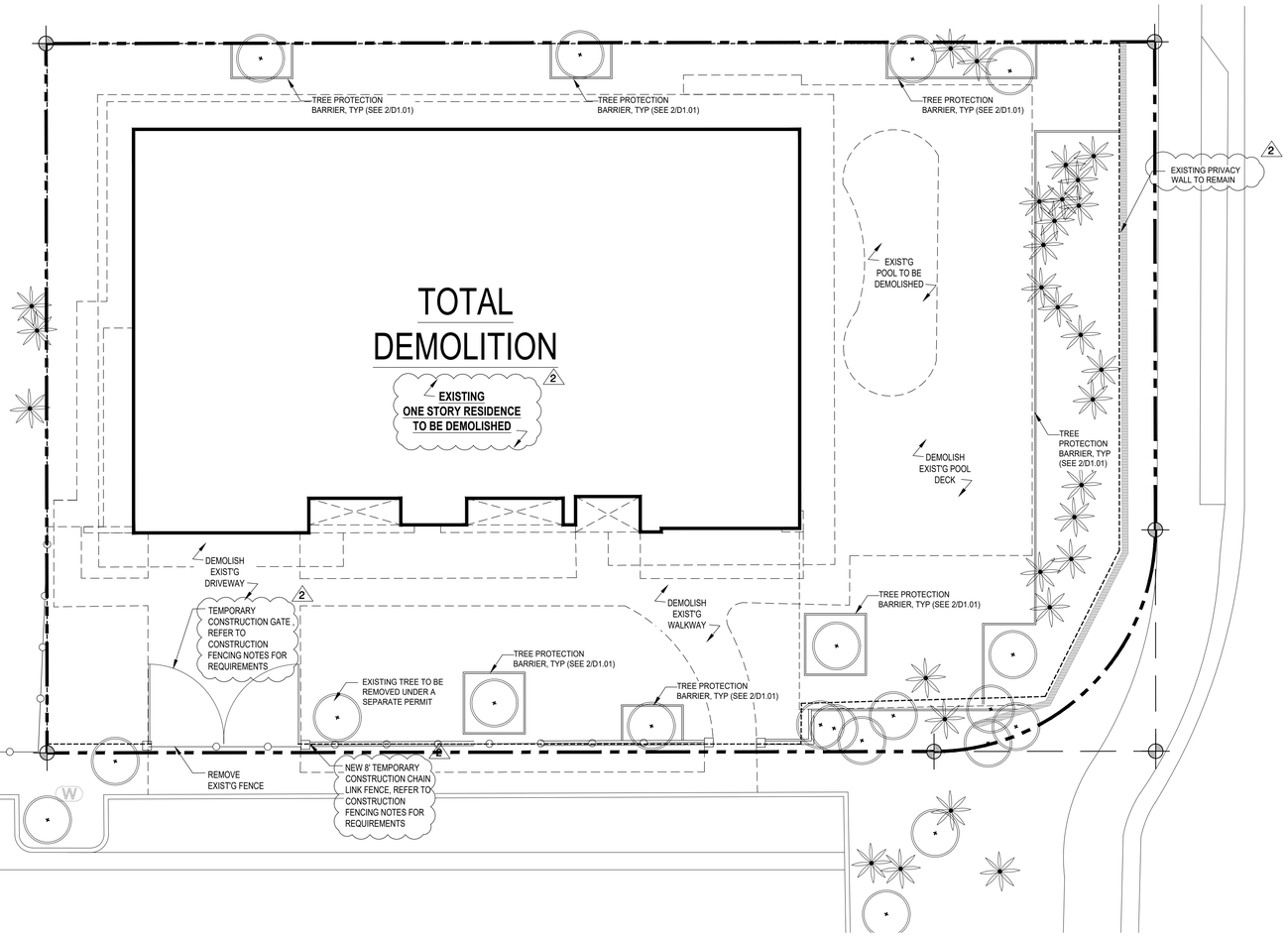
SHEET TITLE

BUILDING SECTIONS

SHEET No.

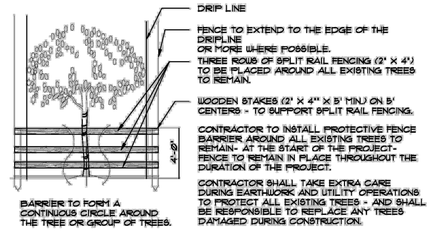
A3.11

DRB SET - 09.26.2025



1 D1.01 **DEMOLITION PLAN**

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



2 D1.01 **TREE PROTECTION BARRIER DETAIL**

SCALE: N.T.S.

DEMOLITION PLAN LEGEND

2

- TOTAL DEMOLITION
- HARDSCAPE TO BE DEMOLISHED
- EXISTING CMU WALL TO REMAIN
- TEMPORARY CONSTRUCTION FENCE

SCOPE OF DEMOLITION WORK: TOTAL DEMOLITION

DEMOLITION NOTES

1. ORGANIZE AND PERFORM DEMOLITION WORK IN ACCORDANCE WITH O.S.H.A'S REQUIREMENTS AND REGULATIONS
2. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS COVERING THESE OPERATIONS. FEES SHALL BE PAID BY THE CONTRACTOR.
3. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT DEMOLITION SITE FROM BEING AN "ATTRACTIVE NUISANCE".
4. PERFORM REMOVAL WORK INDICATED ON DRAWINGS IN AN ORDERLY MANNER ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES.
5. PROTECT WORK SPECIFIED TO REMAIN. PROTECT ADJACENT AREAS FROM DAMAGE OR UNDUE DIRT AND DUST. WET DOWN DEBRIS OR RUBBISH, IF NECESSARY,TO MINIMIZE FLYING DUST.
6. ALL EXISTING TREES TO BE PROTECTED DURING DEMOLITION, UNLESS OTHERWISE NOTED. TREE PROTECTION BARRIER TO BE PROVIDED (REFER TO DETAIL 2/D1.01) SEPARATE TREE PERMIT SHALL BE OBTAINED PRIOR TO THE REMOVAL OF ANY TREES.
7. REFER TO LANDSCAPE SET FOR TREE DISPOSITION PLAN AND MITIGATION TREES.

CONSTRUCTION FENCING NOTES

2

1. ALL DEVELOPMENT SITES MUST BE SECURED FROM UNAUTHORIZED ACCESS BY AN 8-FOOT CHAIN LINK FENCE WITH A FIRMLY AFFIXED WINDSCREEN OF 80% OPACITY ON ALL 4 SIDES OF THE PROPERTY.
2. GATE SHALL BE SLIDING OR INWARD SWINGING, AND MUST BE LOCKED WHEN CONSTRUCTION PERSONNEL IS NOT PRESENT.
3. IT SHALL BE POLE DRIVEN AND OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE. STAND PLUMB WITH NO GAPS LARGER THAN 4 INCHES.
4. 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.
5. PER SECTION 17-5 OF THE BAY HARBOR ISLANDS CODE, ON PROPERTY WHERE CONSTRUCTION IS IN PROGRESS, THERE SHALL BE NO MORE THAN ONE SIGN NOT EXCEEDING SIX SQUARE FEET BEARING NO MORE THAN THE NAMES OF PERSONS PERFORMING LABOR, SUPPLYING MATERIALS, THE ARCHITECT AND THE BUILDING CONTRACTOR, AND SUCH SIGNS SHALL COMPLY WITH ANY OTHER REGULATORY REQUIREMENTS. THE LOCATION OF SUCH SIGNS IS SUBJECT TO APPROVAL BY THE TOWN. ANY OTHER SIGNS REQUIRED BY OTHER GOVERNMENTAL AGENCIES FOR SAFETY OR INFORMATION PURPOSES MAY BE APPROVED BY THE TOWN MANAGER ON A CASE-BY-CASE BASIS PROVIDED THE APPLICANT DEMONSTRATES TO THE TOWN'S SATISFACTION THAT THE SIGN IS A REQUIREMENT OF ANOTHER AGENCY.
6. AT NO TIME SHALL THE PARCEL REMAIN WITHOUT A PROTECTIVE BARRIER.
7. CONSTRUCTION FENCE AND SIGNAGE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY AND CLEAN MANNER FREE FROM GRAFFITI AS ORIGINALLY PERMITTED.
8. 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.

DRB SET - 09.26.2025

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 302, MIAMI, FL 33145
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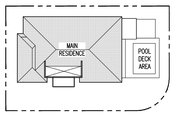


KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description
2	11/14/2025	BLDG. DEPT. COMMENTS

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

DEMOLITION PLAN

SHEET No.

D1.01

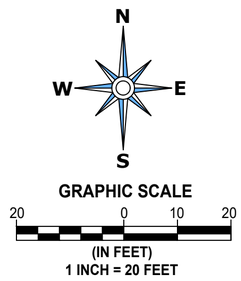
Z:\0001_2505-9625 Broadview Terrace-Bay Harbor\CDs\2505_D1.01.dwg [D1.01] Dec 17, 2025 4:21pm USER

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 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

No.	NAME	HEIGTH (FEET)	DIAMETER (FEET)	SPREAD (FEET)
1	SCHEFFLERA	18	0.80	12
2	SCHEFFLERA	18	0.80	12
3	OAK	22	1.10	18
4	OAK	22	1.10	18
5	OAK	22	1.10	18
6	OAK	22	1.10	18
7	OAK	22	1.10	18
8	OAK	22	1.10	18
9	OAK	22	1.10	18
10	PALM	30	1.10	9
11	PALM	30	1.10	9
12	PALM	20	0.60	6
13	PALM	20	0.60	6
14	PALM	20	0.60	6
15	PALM	20	0.60	6
16	PALM	20	0.60	6
17	PALM	20	0.60	6
18	PALM	20	0.60	6
19	SCHEFFLERA	16	0.80	8
20	OAK	20	1.50	25
21	OAK	20	1.50	25
22	OAK	20	1.50	25
23	PALM (3)	26	0.80	9
24	4LAGERSTROEMIA (4)	17	0.30	10
25	PALM	18	0.40	8
26	PALM	18	0.40	8
27	PALM	18	0.40	8
28	ARECA PALM (5)	8	0.30	5
29	ARECA PALM (5)	8	0.30	5
30	RAVENALA (4)	18	0.90	6
31	PALM	12	0.30	6
32	PALM	12	0.30	6
33	BUCHANANIA	12	0.30	6
34	PALM	18	0.30	6
35	PALM (2)	18	0.30	6
36	PALM (2)	18	0.30	6
37	PALM (2)	18	0.30	6
38	PALM	18	0.30	6
39	PALM	18	0.30	6
40	PALM	18	0.30	6
41	PALM	18	0.30	6
42	PALM	18	0.30	6
43	PALM	18	0.30	6
44	PALM	18	0.30	6
45	PALM	18	0.30	6
46	PALM	18	0.30	6
47	PALM	18	0.30	6
48	PALM	18	0.30	6
49	PALM	18	0.30	6
50	PALM	10	0.30	6
51	PALM	10	0.30	6
52	PALM	10	0.30	6
53	PALM	18	0.30	6
54	BISMARCK PALM	9	1.60	9
55	GRUMICHAMA	9	0.80	10



LOCATION MAP
SCALE = N.T.S.

LEGAL DESCRIPTION:
LOT 8, BLOCK 30, HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
9625 BROADVIEW TERR , BAY HARBOR ISLANDS,FLORIDA 33154

FOLIO NUMBER:
13-2227-001-5760

CERTIFICATION:
BRITTANY RIEMER

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 FEET.
COMMUNITY:	120637
PANEL:	0144
SUFFIX:	L
DATE OF FIRM:	09/11/2009

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 # R-243LOCATOR NO. 2225 W@ 96 th STREET (KANE CONCOURSE) & E. BROAD VIEW DRIVE; ELEVATION IS 6.61FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY & 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.

Digitally signed by JOHN A IBARRA
Date: 2025.06.30 16:28:44 -04'00'

BY: _____

JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
A/R	ALUMINUM ROOF
A/S	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
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
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENT
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENTS
D.M.H.	DRAINAGE MANHOLE
E.	EAST
EB	ELECTRIC BOX
E.T.P.	ELECTRIC TRANSFORMER PAD
EL.	ELEVATION
ENCR.	ENCROACHMENT
F.H.	FIRE HYDRANT
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL & DISK
F.N.	FOUND NAIL
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.E.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.L	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PL.	PLANTER
P/L	PROPERTY LINE
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
R.R.	RAIL ROAD
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R	SET IRON REBAR
S.P.	SCREENED PORCH
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

LEGEND

- DRAINAGE MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- LIGHT POLE
- SIGN
- CURB INLET
- CURB INLET
- GATE VALVE
- SEWER VALVE

LEGEND

- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

DRAWN BY:	***FS***
SURVEY DATE:	***06/20/2025***
SURVEY NO:	***25-000871-1***
SHEET:	***1 OF 1***

JOHN IBARRA PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA LB#7806

Digitally signed by JOHN A IBARRA
Date: 2025.06.30 16:29:04 -04'00'

LB 7806 ***SEAL***

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED f BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

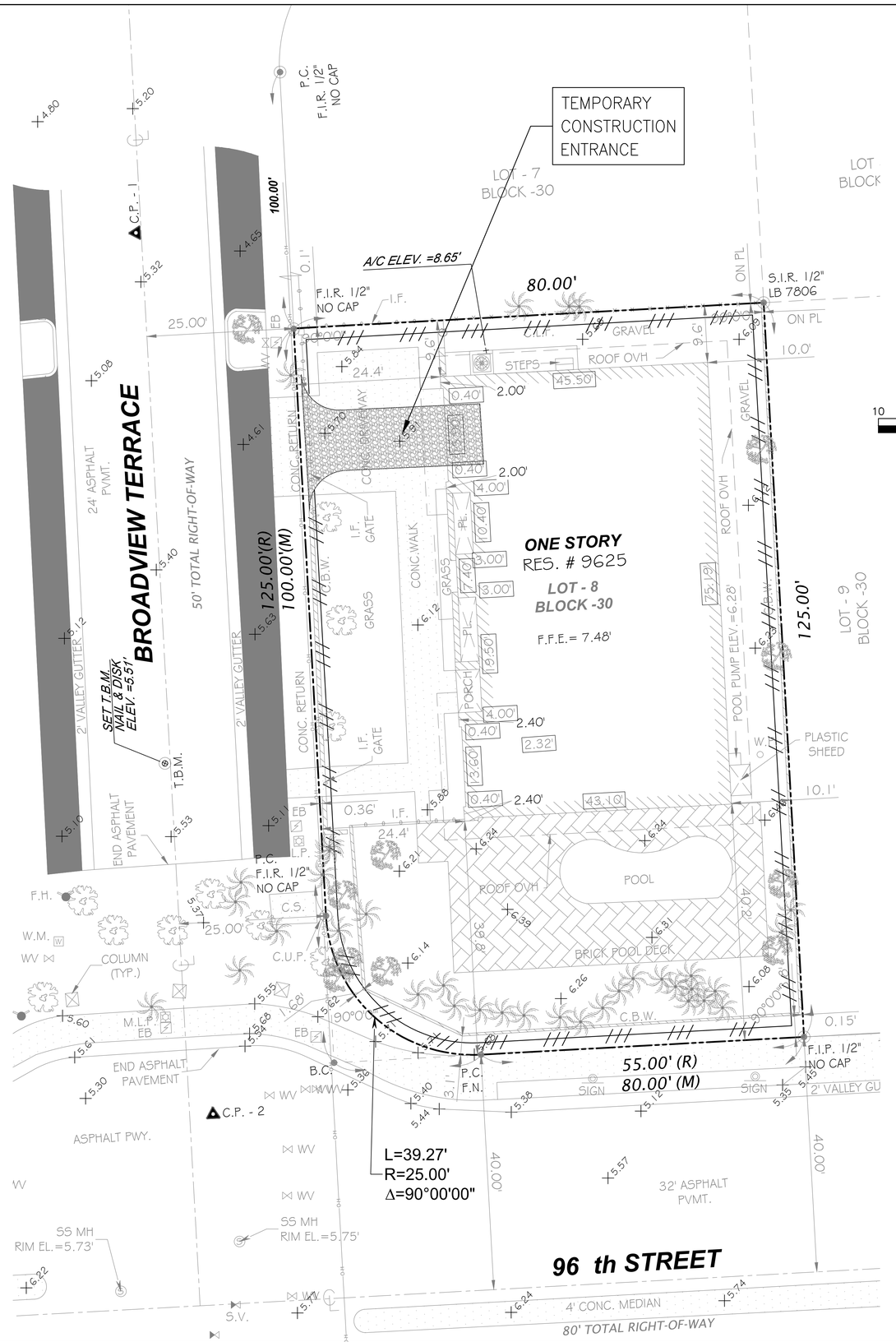
WASHING AREAS

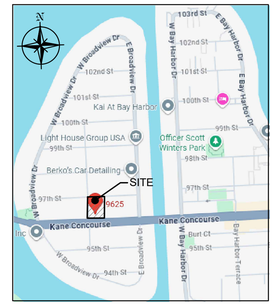
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE

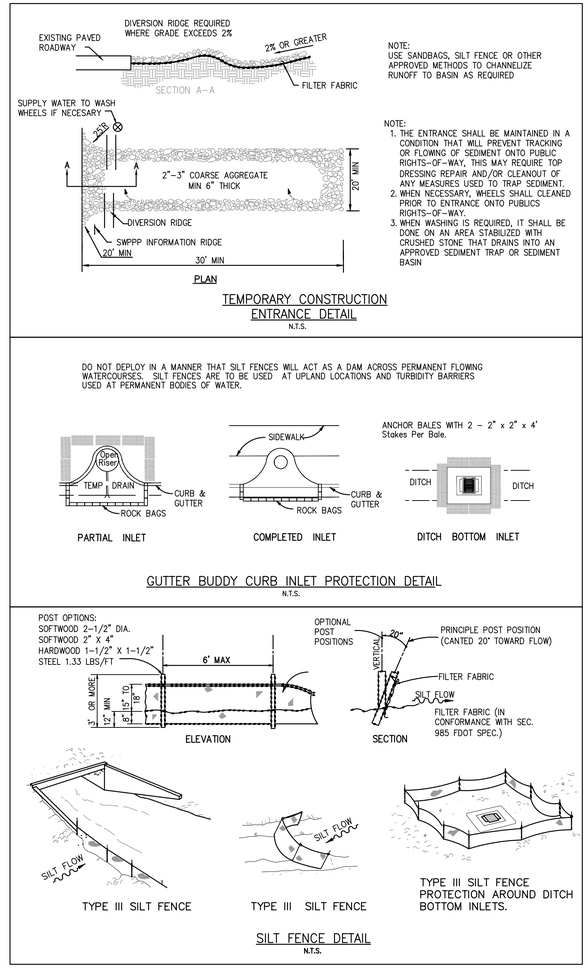




LOCATION MAP
N.T.S.

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

GRAPHIC SCALE
1" = 10'



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.

SILT FENCE DETAIL
N.T.S.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:

Project: 9625 BROADVIEW RESIDENCE

9625 Broadview Terrace, Bay Harbor Islands, FL 33154

Plan Description: EROSION CONTROL PLAN

Seal:

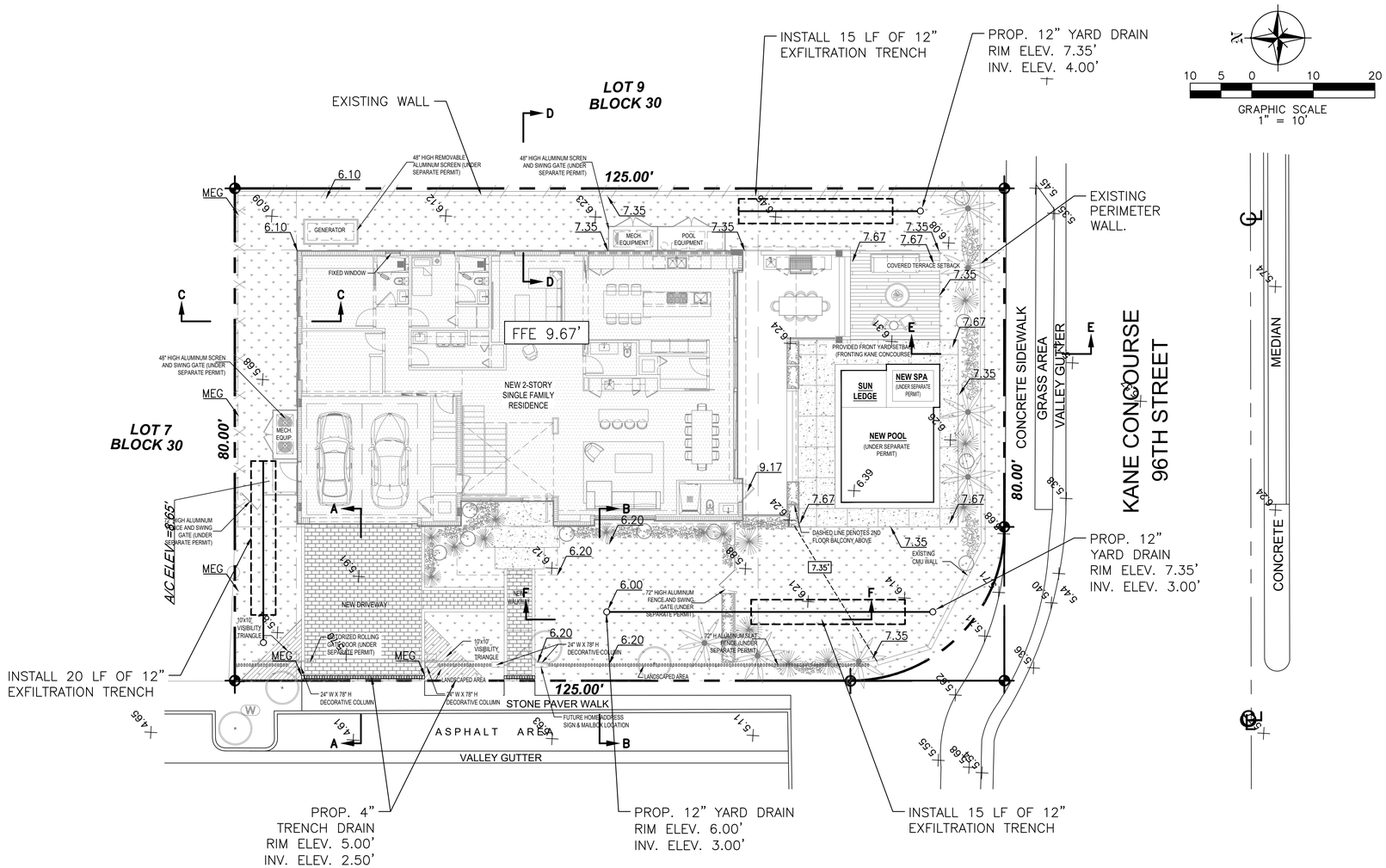
Digitally signed by Jorge M Szauer
Date: 2025.11.07 15:58:30-05'00'

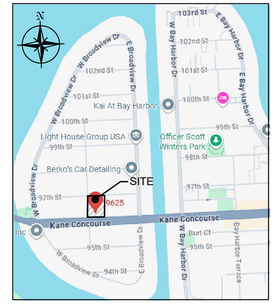
JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	JJANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	OCTOBER 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-02 of Sheets

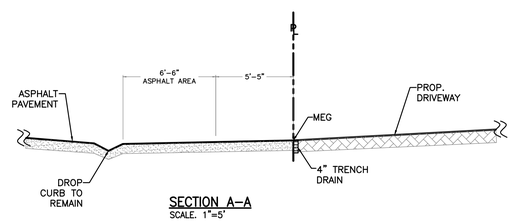




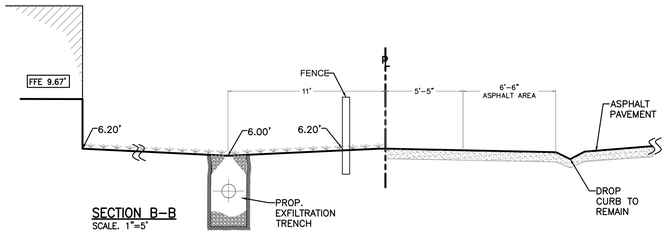
LOCATION MAP
N.T.S.

NOTE:
ALL ELEVATIONS ARE RELATIVE TO THE NGVD 29 DATUM

NOTES:
1. THE EXISTING TOWN STORMWATER DRAINAGE PIPE WITHIN THE PROPERTY SHALL BE CLEANED AND A CCTV SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND PERMIT CLOSEOUT.
2. STORMWATER DRAINAGE PIPE EASEMENT SHALL BE INCLUDED WITH THE DOCUMENTATION AND SHOWN ON THE CIVIL PLANS.
3. ALL TOWN–OWNED LANDSCAPING, CURBING, GUTTERING, AND ROADWAY AREAS DISTURBED OR REMOVED ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN.



SECTION A–A
SCALE. 1"=5'



SECTION B–B
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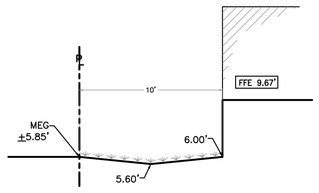

SECTION C–C
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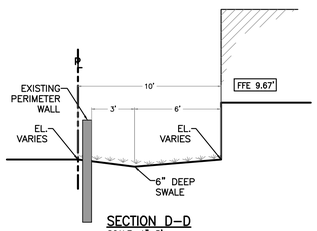

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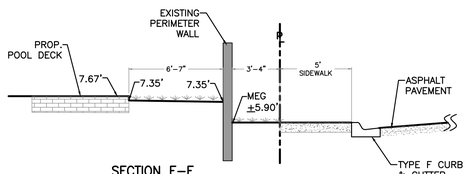

SECTION E–E
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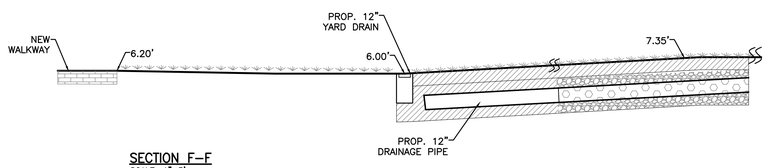


SECTION F–F
SCALE. 1"=5'

LEGEND
- PROPERTY LINE
- *4.50 EXIST. ELEVATIONS
- 6.55 PROP. ELEVATIONS
- GRASS
- POOL DECK
- PAVERS

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: 9625 BROADVIEW RESIDENCE
9625 Broadview Terrace, Boy Harbor Islands, FL. 33154

Plan Description: PAVING, GRADING & DRAINAGE

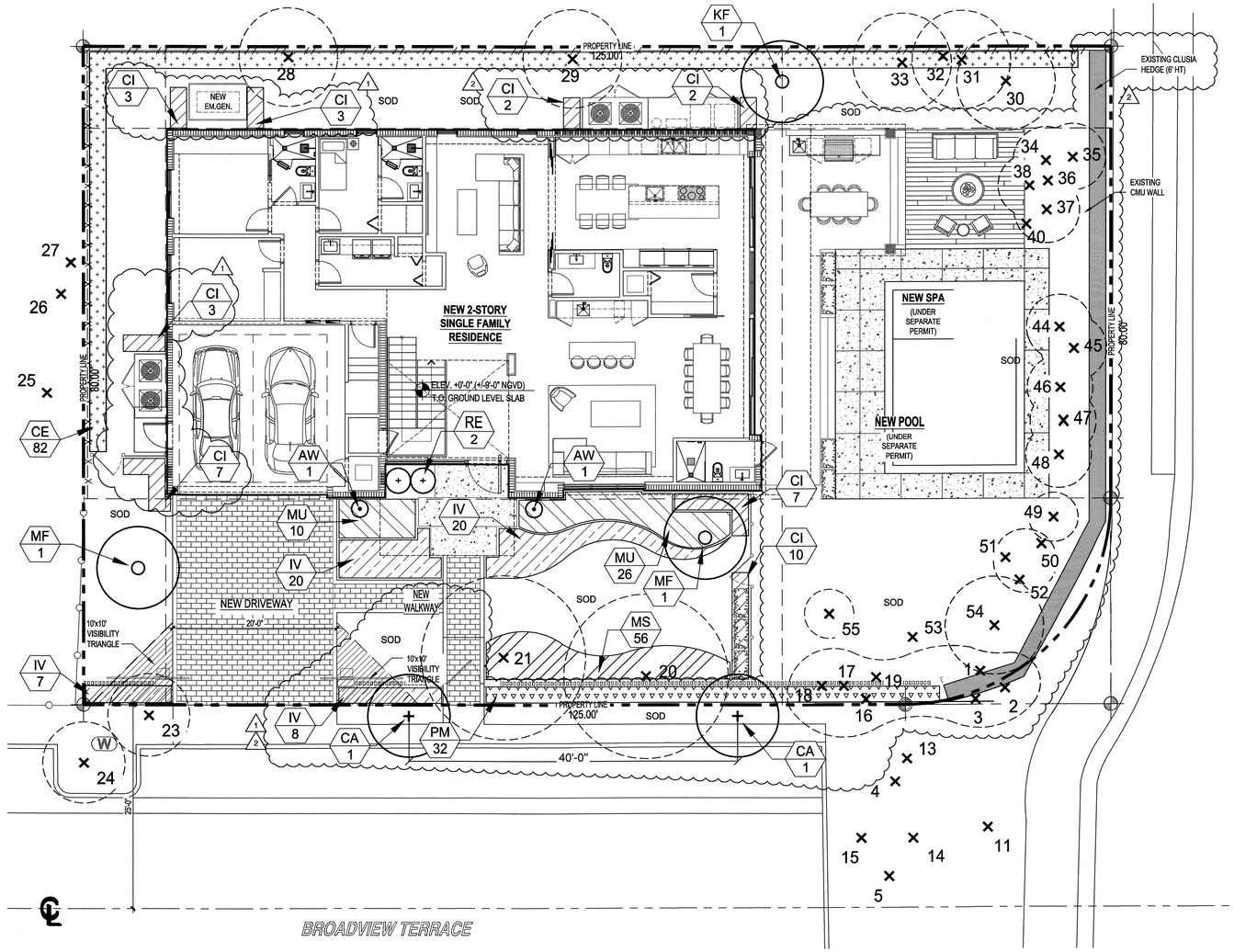
Seal:
Digitally signed by Jorge M Szauer
Date: 2025.11.12 10:14:26-05'00'
JORGE M. SZAUER LICENSE No. 62579 STATE OF FLORIDA PROFESSIONAL ENGINEER
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	JJANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	OCTOBER 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-03
of Sheets

General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. **All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.**
7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. **All sodded areas to have a minimum of 2" of planting soil as described in note #8.**
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. **All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All** other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.



Landscape Legend

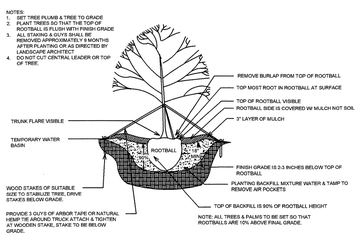
		Required	Provided
ZONING DISTRICT:	RD		
NET LOT AREA:	10,000 sf		
I. OPEN SPACE			
A. Square feet of open space required, as indicated on site plan:			
Net lot area =	10,000 sf x 40%=	4000 sf	4280 sf
II. SHADE TREES			
A. REQUIRED			
1. Number of trees required per net lot acre less existing number of trees meeting minimum requirements ÷7 trees /corner lot		7	14 (3 proposed trees, 4 existing trees, 21 palms = 7 trees)
2. Percentage of native trees required 7 x .50 =		4	4
3. Percentage drought tolerant and low maintenance: 7 x .50		4	4
B. TREE SPECIES			
1. Number of shade trees required		7	7
2. Number of tree species required		3	4
C. TREE HEIGHTS			
1. Number of stories of building		2	
2. Shade tree height required		14'	14'
III. STREET TREES			
1. Street trees (maximum average spacing of 35' OC.)			
Broadview Terrace 125' 35' =		2	2
IV. SHRUBS			
1. Number of shrubs required: Number of trees required 11 x 10 =		110	302
2. Percentage of native shrubs required: 110 x .80		88	210
3. Percentage drought tolerant and low maintenance required: 110 x .50 =		55	266
IRRIGATION: Automatic			

LANDSCAPE PLAN

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

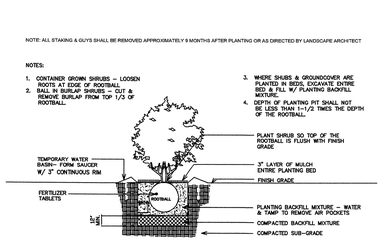
Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
MF	2	Myrcianthes fragrans	Simpson's Stopper	14' Ht. x 6' Spr., 2.5" cal Sin tr, 4' CT	Yes	High
KF	1	Krugiodendron ferreum	Black Ironwood	14' Ht. x 6' Spr., 2.5" cal 4' CT	Yes	High
CA	2	Senna surattensis	Glaucous Cassia	15' Ht. x 5' Spr., 2.5" cal 6' CT	No	High
Shrubs/Groundcovers						
CI	37	Chrysobalanus icaco	Cocoplum	7[0]" x 24", 24" O.C.	Yes	Medium
CE	82	Conocarpus erectus	Green Buttonwood	48" x 24", 24" O.C.	Yes	High
AW	2	Acalypha wilkesiana 'Java White'	Variegated Copperleaf	24" x 24", 24" O.C.	No	High
RE	2	Rhapis excelsa	Lady Palm	4' Ht, 5 stem min, full to base	No	Low
IV	58	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	16" x 16", 18" O.C.	Yes	High
MU	36	Muhlenbergia capillaris	Muhly Grass	24" x 24", 24" O.C.	Yes	High
MS	56	Microsorum scolopendrium	Wart Fern	12" x 12", 18" O.C.	No	High
PM	32	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			



TREE STAKING DETAIL

TREE PLANTING NOTES:
1. NO ARBOR TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.
2. USE OF REBAR OR WIRE IN STAKING OF TREES OR PALMS IS PROHIBITED.
3. ALL STAKES SHALL BE FREE OF NAILS, STAPLES, OR OTHER FASTENERS.
4. THERE SHALL BE NO POINTS, SHARP EDGES, SPIKES, SPLIT TIMBERS, OR OTHER SAFETY HAZARDS ON ANY OF THE GUYING MATERIALS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REMOVAL OF ANY SUCH SAFETY HAZARDS THAT OCCUR BEFORE THE END OF THE ONE YEAR WARRANTY PERIOD.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE REMOVAL & OFFSITE DISPOSAL OF ALL STAKING MATERIALS ON THE SITE PRIOR TO THE ONE YEAR WARRANTY INSPECTION.



SHRUB PLANTING DETAIL

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY #302, MIAMI, FL 33145
PH:305–371–8850
WWW.DACSTUDIO
AA26003917

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Lic. No. #LA0000952

Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2025.11.12 15:07:28 -05'00'

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE–SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
11–06–2025

REVISIONS:

No.	Date	Description
1	09-05-25	
2	11-04-25	

Comm. No. 0001–2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

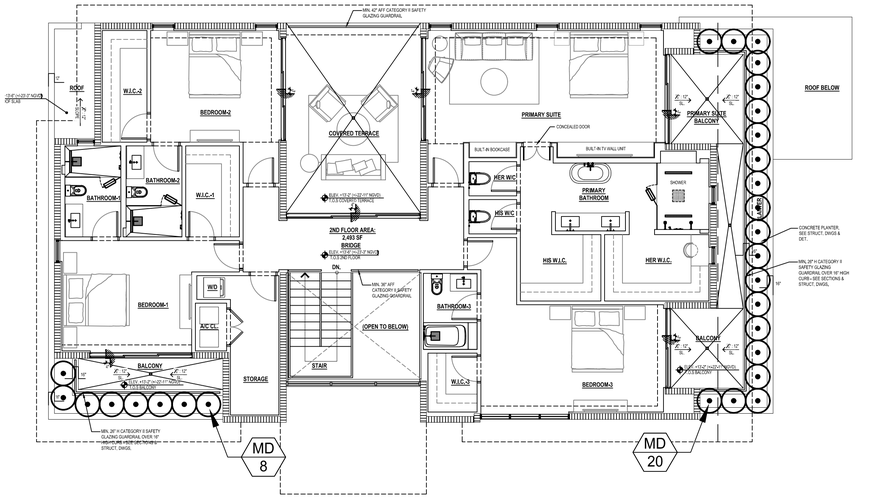
SHEET TITLE

LANDSCAPE PLAN LOWER LEVEL

SHEET No.

L1

C:\Users\Zero Cool\Dropbox\Kim\9625 BROADVIEW REIMER RES\REIMER 9625 BROADVIEW LANDSCAPE.dwg [L–1] Nov 05, 2025 7:47pm ZERO COOL



LANDSCAPE PLAN UPPER LEVEL

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

NORTH

Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
Shrubs/Groundcovers						
MD	28	Monstera deliciosa	Swiss Cheese Plant	3 gallon	No	Medium
Mulch			Shredded Melaleuca or Eucalyptus			

DAC DESIGN ARCHITECTURE CONSULTANTS
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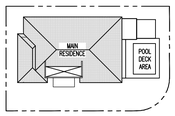
Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2025.11.12 15:08:54 -05'00'

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
11-06-2025

REVISIONS:

No.	Date	Description

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Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

LANDSCAPE PLAN UPPER LEVEL

SHEET No.

L2

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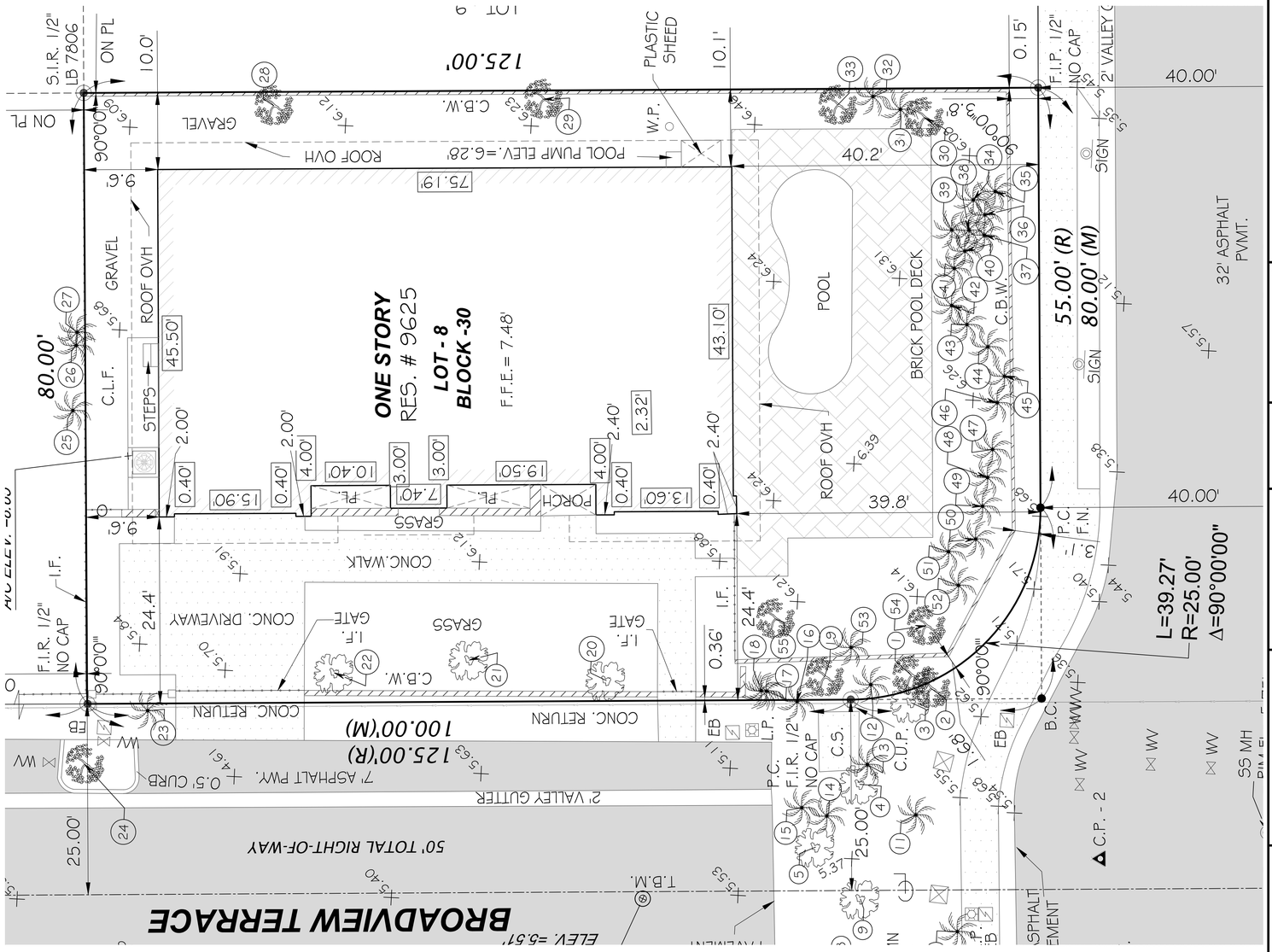
EXISTING TREES

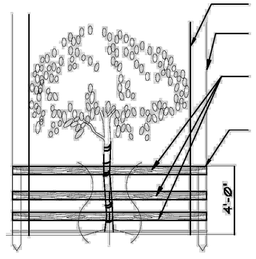
Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Disposition
1	Umbrella Tree	*Schefflera actinophylla*		20%	12	12		113	Remain
2	Umbrella Tree	*Schefflera actinophylla*		20%	10	10		79	Off site
3	Pink Tabebuia	*Tabebuia heterophylla*	13	60%	20	20		314	Off site
4	Pink Tabebuia	*Tabebuia heterophylla*	6	60%	25	18		254	Off site
5	Pink Tabebuia	*Tabebuia heterophylla*	12	60%	25	18		254	Off site
6	Pink Tabebuia	*Tabebuia heterophylla*	12	60%	25	18		254	Off site
7	Pink Tabebuia	*Tabebuia heterophylla*	14	60%	25	18		254	Off site
8	Pink Tabebuia	*Tabebuia heterophylla*	15	60%	25	18		254	Off site
9	Pink Tabebuia	*Tabebuia heterophylla*	12	60%	25	18		254	Off site
10	Royal Palm	*Roystonea regia*		70%	30	16	18	201	Off site
11	Royal Palm	*Roystonea regia*		70%	30	16	18	201	Off site
12	Montgomery Palm	*Veitchia montgomeryana*		70%	22	6	18	28	Remain
13	Montgomery Palm	*Veitchia montgomeryana*		70%	20	6	16	28	Off site
14	Montgomery Palm	*Veitchia montgomeryana*		70%	22	6	18	28	Off site
15	Montgomery Palm	*Veitchia montgomeryana*		70%	22	6	18	28	Off site
16	Montgomery Palm	*Veitchia montgomeryana*		70%	22	6	18	28	Remain
17	Montgomery Palm	*Veitchia montgomeryana*		70%	22	10	18	79	Remain
18	Montgomery Palm	*Veitchia montgomeryana*		70%	22	10	18	79	Remain
19	Umbrella Tree	*Schefflera actinophylla*	4	20%	20	10		79	Remain
20	Black Olive	*Terminalia buceras*	20	70%	28	20		314	Remain
21	Mahogany	*Swietenia mahagoni*	21	70%	28	20		314	Remain
22	Black Olive	*Terminalia buceras*	19	60%	28	20		314	REMOVE
23	Royal Palm	*Roystonea regia*		60%	32	8	24	50	Remain
24	Crape Myrtle	*Lagerstromia indica*	10	80%	16	12		113	Remain
25	Montgomery Palm	*Veitchia montgomeryana*		55%	18	12	14	113	Remain
26	Montgomery Palm	*Veitchia montgomeryana*		55%	18	12	14	113	Remain
27	Montgomery Palm	*Veitchia montgomeryana*		55%	18	12	14	113	Remain
28	Areca Palm	*Dypsis lutescens*		70%	5	8	0	50	Remain
29	Areca Palm	*Dypsis lutescens*		70%	12	20	8	314	Remain
30	Traveller's Palm	*Ravenala madagascariensis*		80%	20	18	16	254	Remain
31	Montgomery Palm	*Veitchia montgomeryana*		70%	20	10	14	79	Remain
32	Montgomery Palm	*Veitchia montgomeryana*		70%	15	6	10	28	Remain
33	Frangi Pani	*Plumeria sp*	4	55%	14	16		201	Remain
34	Montgomery Palm	*Veitchia montgomeryana*		70%	22	4	18	13	Remain
35	Montgomery Palm	*Veitchia montgomeryana*		70%	16	8	12	50	Remain
36	Montgomery Palm	*Veitchia montgomeryana*		70%	16	8	12	50	Remain
37	Montgomery Palm	*Veitchia montgomeryana*		70%	16	8	12	50	Remain
38	Montgomery Palm	*Veitchia montgomeryana*		70%	20	4	16	13	Remain
39	Montgomery Palm	*Veitchia montgomeryana*		70%	18	4	14	13	REMOVE
40	Montgomery Palm	*Veitchia montgomeryana*		70%	17	4	13	13	Remain
41	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	REMOVE
42	Montgomery Palm	*Veitchia montgomeryana*		70%	15	4	12	13	REMOVE
43	Montgomery Palm	*Veitchia montgomeryana*		70%	14	4	10	13	REMOVE
44	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	Remain
45	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	Remain
46	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	Remain
47	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	Remain
48	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	Remain
49	Montgomery Palm	*Veitchia montgomeryana*		70%	16	4	12	13	Remain
50	Montgomery Palm	*Veitchia montgomeryana*		70%	10	4	6	13	Remain
51	Montgomery Palm	*Veitchia montgomeryana*		70%	10	4	6	13	Remain
52	Montgomery Palm	*Veitchia montgomeryana*		70%	10	4	6	13	Remain
53	Montgomery Palm	*Veitchia montgomeryana*		70%	18	4	14	13	Remain
54	Bismarck Palm	*Bismarckia nobilis*		80%	7	12	1	113	Remain
55	Strawberry Guava	*Psidium cattleyanum*	9	75%	8	6		28	Remain
56	Sabal Palm	*Sabal palmetto*		75%	25	10	18	79	Remain
57	Sabal Palm	*Sabal palmetto*		75%	30	10	22	79	Remain



TREE DISPOSITION PLAN

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

A tree removal permit is required by the County for the removal of any trees on property.
Tree evaluations provided by Branch Out Consulting LLC. Refer to full arborist report.



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.

BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

TREE PROTECTION DETAIL

N.T.S.

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 3202, MIAMI, FL 33145
PHONE: 305.747.2650
WWW.DAC.STUDIO
AA26003917

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k.moyerla@gmail.com
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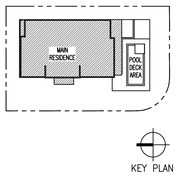
Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2025.09.05 10:58:08 -04'00'

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL

REVISIONS:

No.	Date	Description
	09-05-25	

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: PW
Checked:
CADD File:

SHEET TITLE

TREE DISPOSITION PLAN

SHEET No.

TD-1

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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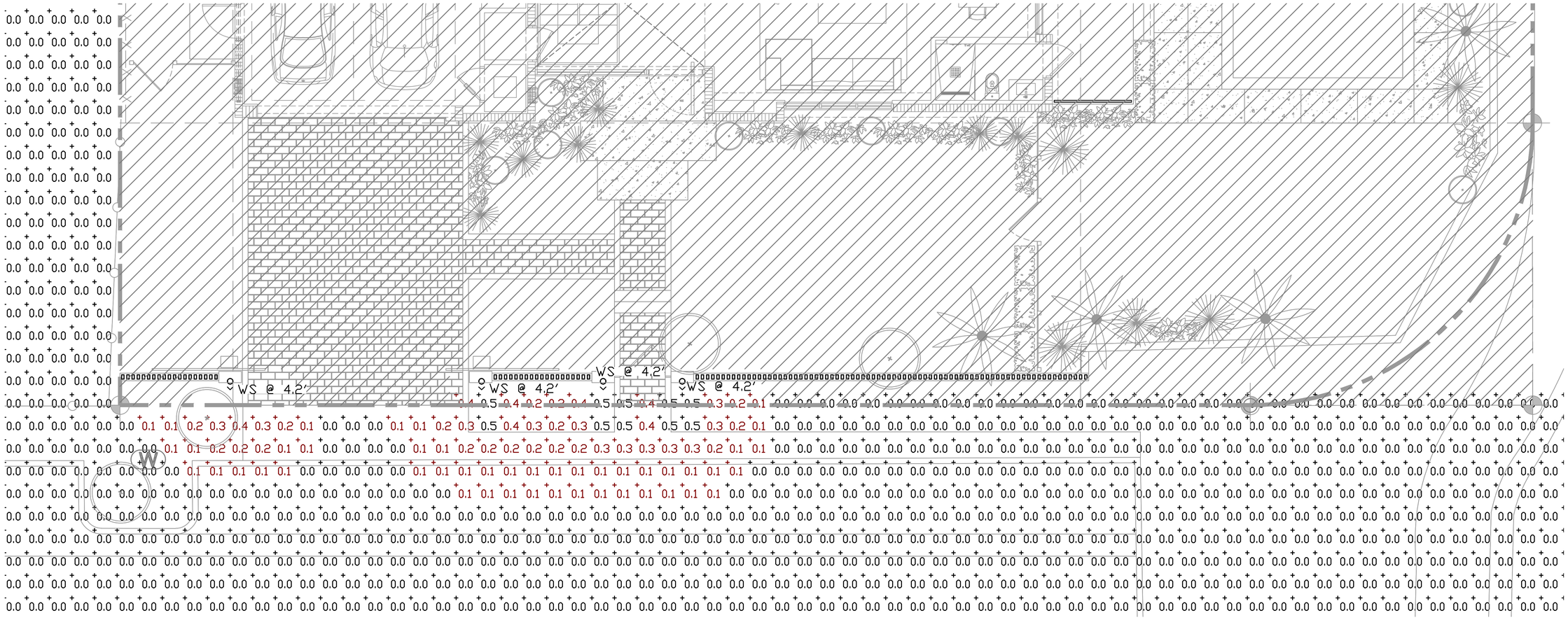
Schedule						
Symbol	Label	QTY	Catalog Number	Lumens per Lamp	LLF	Wattage
◇ ○	WS	4	7000WNTE 17	62	0.9	12



PHOTOMETRIC SITE PLAN

GRAPHIC SCALE (FT.)
0 5 10 15 20

REVISIONS

YAHYA CONSULTANTS, INC.
5516 NW 58TH AVE
CORAL SPRINGS FL, 33067
TEL. (954) 263-9318
RYEHIA@ITYCI.COM
FLORIDA LICENSE #64833
CERT. OF AUTH. #27115

ENGINEERING SERVICES
QUALITY & PROMPT

RAMZI R. YEHIA
LICENSE
No. 64833
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ramzi Yehia
Digitally signed by Ramzi Yehia
DN: cn=Ramzi Yehia, c=US, o=Yahya Consultants Inc, email=ryehia@ityci.com
Date: 2025.12.18 23:27:16 -05'00'

SINGLE-FAMILY RESIDENCE
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FL 33154

DRAWN
RRY
CHECKED
RRY
DATE
DECEMBER 18, 2025
SCALE
AS SHOWN
JOB NO.
25-174

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NO.
PH-01

GENERAL NOTES

1. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL WORK AND ITEMS NECESSARY FOR THE COMPLETION OF THE WORK. THEREFORE, ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE REQUIRED WHETHER OR NOT SHOWN ON THE PLANS AND/OR CONSTRUCTION DOCUMENTS BUT ARE REASONABLY INFERABLE AS BEING NECESSARY TO PROVIDE THE INTENDED RESULTS.
2. THE CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS – DO NOT SCALE DRAWINGS.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOR THE TRADE INVOLVED WITH THE ARCHITECT HAVING THE LAST SAY AS TO QUALITY.
5. THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS SHALL CLEARLY LIST ON HIS BID ANY WORK NOT INCLUDED.
6. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY OF THE PROJECT.
7. THE CONTRACTOR IS TO REVIEW THE PLANS AND FIELD CONDITIONS AND BECOME FAMILIAR WITH THE WORK. SHOULD HE BECOME AWARE OF ANY DISCREPANCIES HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION.
8. ALL BIDDERS AND THEIR SUBS SHALL BE LICENSED IN THE STATE OF FLORIDA WITH NECESSARY WORKMAN'S COMP. INSURANCE AND ABILITY FOR BONDING.
9. THE OWNER HAS THE RIGHT TO REJECT ANY AND ALL BIDS.
10. THE ENGINEER SHALL APPROVE SUBSTITUTIONS OF ITEMS BY THE CONTRACTOR OR HIS SUBS WHICH THEY BELIEVE TO BE EQUAL OR BETTER. SAID ITEMS WHEN REQUIRING APPROVAL BY A BUILDING OFFICIAL ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
11. THE GENERAL CONTRACTOR IS TO MAINTAIN REQUIRED BARRICADES, WARNING DEVICES, SHORING AND ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND THE PUBLIC AS REQUIRED BY THE REGULATORY BODIES HAVING JURISDICTION.
12. THE GENERAL CONTRACTOR IS TO COORDINATE THE WORK OF ALL TRADES. THE ARCHITECT WILL NOT BE PROVIDING CONSTRUCTION SERVICES. THE OWNER AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP.
13. THE SHEETS OF THE CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY TO EACH OTHER. WHAT IS CALLED FOR ON ONE IS BINDING FOR ALL.
14. THE GENERAL CONTRACTOR SHALL OBTAIN ADEQUATE LIABILITY INSURANCE AND MAINTAIN THE POLICY THROUGHOUT THE PROJECT.
15. COORDINATION OF ALL THE WORK SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY AND ALL SUBCONTRACTORS SHALL REVIEW ANY PLANS THAT MAY AFFECT THE INSTALLATION OF THEIR WORK.
16. THE GENERAL CONTRACTOR OR HIS SUBS SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT THE METHODS OF INSTALLATIONS. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION.
17. CONTRACTOR NOTE – BIDDERS, BEFORE SUBMITTING BIDS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS AND THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF THE PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND MAY LATER BE REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.
18. CONTRACTOR IS TO COORDINATE HIS WORK WITH THAT OF THE MECHANICAL. ELECTRICAL, PLUMBING, STRUCTURAL AND SITE ENGINEERS DOCUMENTS BEFORE STARTING WORK.
19. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF LOCAL CODES.
20. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED PRIOR TO STARTING CONSTRUCTION. UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF THERE IS ANY QUESTION REGARDING A LACK OF DIMENSIONS, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND INFORMATION WILL BE PROVIDED.
21. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BARRICADES ETC., TO ACCOMPLISH ALL WORK IN AN APPROVED MANNER.
22. CONSTRUCTION SHALL MEET OR EXCEED REQUIREMENTS OF ALL APPLICABLE AND APPROPRIATE BUILDING CODES, STANDARDS AND ORDINANCES.
23. IT IS THE INTENT OF THE ENGINEER THAT THIS WORK BE IN CONFORMANCE WITH THE BUILDING AUTHORITY HAVING JURISDICTION OVER THIS WORK AND OCCUPANCY. ALL CONTRACTORS SHALL DO THE WORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, N.F.P.A. OSHA AND OTHER APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE DONE UNDER PROPER BUILDING PERMITS.
24. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE ENGINEER PRIOR TO DOING THE WORK.
25. THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY MANNER WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF THE ENGINEER. ANY CHANGES, DELETIONS OR ADDITIONS TO THESE PLANS WITHOUT THE ENGINEER'S CONSENT IS A VIOLATIONS OF APPLICABLE STATE LAWS.
26. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A201 OF THE AMERICAN INSITITUTE OF ARCHITECTS, 1987 EDITIONS SHALL BE MADE PART OF AND APPLY TO THE WORK EXECUTED BY THESE PLANS.
27. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK WITH GOOD WORKMANSHIP AND ASSURE PROPER WORKING ORDER.
28. NO DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS WITHOUT THE ENGINEER'S PRIOR WRITTEN APPROVAL.
29. ALL WORK AND MATERIAL SHALL BE FREE FROM DEFECTS, DAMAGE AND SHALL BE NEW AND FULLY OPERATIONAL UPON FINAL ACCEPTANCE BY OWNER.
30. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
31. THE CONTRACTOR SHALL COORDINATE ALL PARKING, STORAGE, TRASH REMOVAL, ETC.
32. THE CONTRACTOR SHALL SUPPLY AND PAY FOR ALL REQUIRED PERMITS, INSURANCE, LICENSES, TAXES, ETC. REQUIRED TO DO THIS WORK.

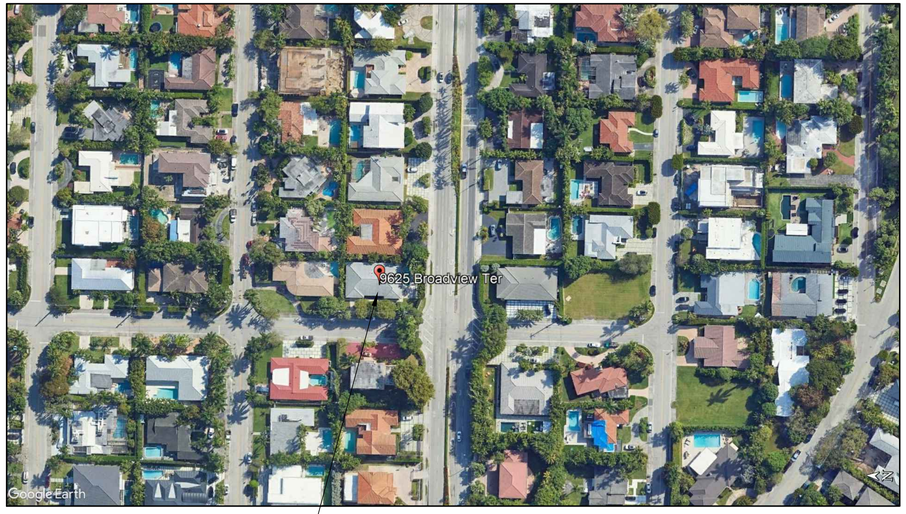
DRAWING INDEX

CS–01 COVER SHEET
PH–01 PHOTOMETRIC SITE PLAN

PLAN REVIEW DATA

APPLICABLE CODES	2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION 2020 NATIONAL ELECTRICAL CODE (NEC)

LOCATION MAP



SPACE OF WORK

REVISIONS

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CORAL SPRINGS FL, 33067
TEL. (954) 263-9318
RYEHIA@ITYCI.COM
FLORIDA LICENSE #64833
CERT. OF AUTH. #27115

ENGINEERING SERVICES QUALITY & PROMPT

RAMZI R. YEHIA LICENSE No. 64833 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ramzi Yehia — Digitally signed by Ramzi Yehia DN: cn=Ramzi Yehia, c=US, o=Yahya Consultants Inc, email=ryehia@ityci.com Date: 2025.12.18 23:26:21 -05'00'

SINGLE-FAMILY RESIDENCE

9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FL 33154

DRAWN
RRY

CHECKED
RRY

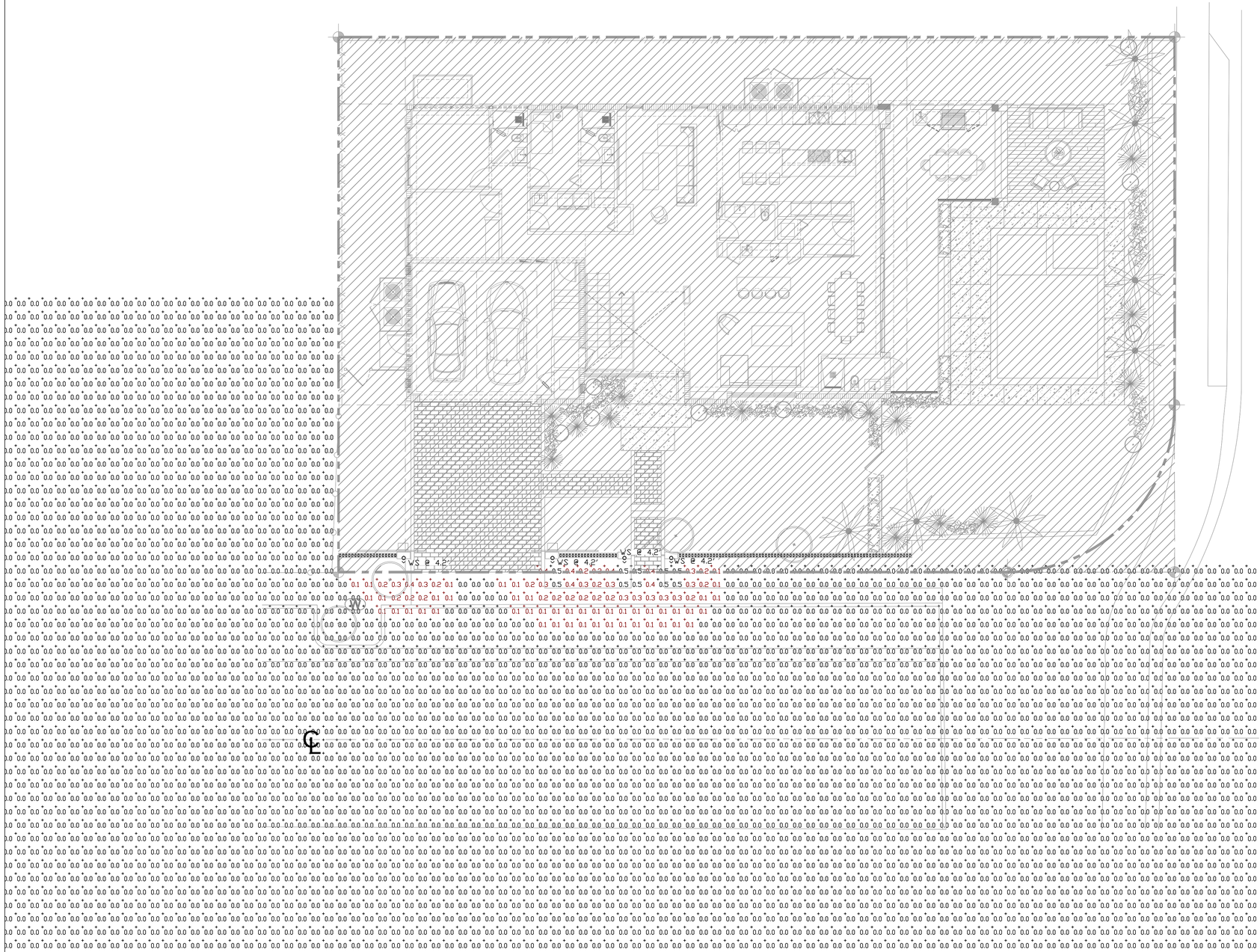
DATE
DECEMBER 18, 2025

SCALE
AS SHOWN

JOB NO.
25-174

SHEET TITLE
COVER SHEET

SHEET NO.
CS-01



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Schedule						
Symbol	Label	QTY	Catalog Number	Lumens per Lamp	LLF	Wattage
◇ ○	WS	4	7000WNTE 17	62	0.9	12

PHOTOMETRIC SITE PLAN

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

GRAPHIC SCALE (FT.)

0 5 10 15 20

REVISIONS

YAHYA CONSULTANTS, INC.
5516 NW 58TH AVE
CORAL SPRINGS FL, 33067
TEL. (954) 263-9318
RYEHIA@ITYCI.COM
FLORIDA LICENSE #64833
CERT. OF AUTH. #27115

QUALITY & PROMPT SERVICES ENGINEERING

RAMZI R. YEHIA LICENSE No. 64833 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ramzi Yehia

Digitally signed by Ramzi Yehia
DN: cn=Ramzi Yehia, c=US, o=Yahya Consultants Inc, email=yehia@ityci.com
Date: 2025.12.18 23:28:50 -05'00'

SINGLE-FAMILY RESIDENCE

9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FL 33154

DRAWN
RRY

CHECKED
RRY

DATE
DECEMBER 18, 2025

SCALE
AS SHOWN

JOB NO.
25-174

SHEET TITLE

PHOTOMETRIC SITE PLAN

SHEET NO.

PH-01

AGENDA ITEM REPORT
January 6, 2026

ITEM NUMBER: 6.

ITEM: Request for approval for a new multifamily dwelling for "CPG BH, LLC" located at 9440 West Bay Harbor Drive, Lot 7 of Block 2. The developer is proposing to construct a new seven (7) dwelling unit development. The building design is modern with abundant glass and curvilinear balconies. The proposed dwelling units will range from 1,339 to 3,640 square feet of a/c space. The proposed building will not require any TDRs. Enclosed please find the site plan and elevations. Item #6

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9440 West Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	DRB Staff Report 9440 WBHD 1.6.2025
2.	SPR25-000018 DRC Application 9940 WBH Drive
3.	SWM Calculations
4.	9440 WBH Drive DRB Set 1.6.2026

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

AGENDA ITEM NO. 6

MEETING DATE: 01/06/2026

Prepared By: Lorrainia Belle
Address: 9440 West Bay Harbor Drive

SUBJECT:
Project # SPR24-000024
A public hearing to consider an application for a Site Development Plan to allow for the construction of a seven (7) dwelling unit multi-family residential complex, located at 9440 West Bay Harbor Drive, Bay Harbor Islands, Florida, identified with parcel identification number 1322270280001.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Kaller Architecture, is requesting Design Review Board (DRB) approval for a Site Development Plan to construct a new seven-story, seven-dwelling-unit multi-family residential complex at 9440 West Bay Harbor Drive. The site is currently developed with a 5-story, 12-unit building ("W. Bay Club"). The proposal involves demolishing the existing structure and constructing a new building with a modern design, expansive balconies, and one floor of grade-level parking. The site design is predicted on the Town deeding back an adjacent 11-foot strip of land previously dedicated for on-street parking, which would make the lot "whole" and affect density calculations, setbacks, and open space.

Recommended Action: Staff recommend that the Design Review Board consider approval of the proposed Site Development Plan for a 7-unit multi-family residential complex, subject to all staff-recommended conditions.

Property Description: The subject property is a waterfront lot located at 9440 West Bay Harbor Drive, developed with an existing 5-story apartment building. The lot is legally described as Lot 7, less the easterly 11.00 feet, Block 2, of "Bay Harbor Island." The proposed development would utilize the entire platted lot area if the 11-foot strip is vacated and added back to the property. The new building would be oriented east/west, with a single two-way driveway accessing West Bay Harbor Drive.

2. ANALYSIS

The proposed scope of work involves the complete redevelopment of the site with a new 7-story residential building containing seven dwelling units ranging from 1,339 to 3,640 square feet of A/C space. The request is driven by redevelopment rights under the current zoning and Future Land Use Map designation.

Design Review Considerations:
The building design is modern with abundant glass and curvilinear balconies. The Design Review Board must evaluate the proposal against the criteria in Section 5-23.1 of the Town Code, including architectural character, compatibility with the streetscape and adjacent mid-rise properties (such as the St. Regis and Riva complexes), and the quality of materials and colors. The building's length is under 120 feet, so a formal breezeway is not required. Final details on garage screening, perimeter fencing, and landscaping are subject to DRB approval.

Zoning and Land Use:
The property is located within the RM-1 (Multiple Family) Zoning District and has a Future Land Use Map (FLUM) designation of MH (Medium-High Density Residential). The maximum allowable base density is 34 dwelling units per acre (DUA). The current lot area supports 7 units without the need for Transfer of Development Rights (TDRs). The maximum building height allowed is 65 feet above BFE + 1' FBC Freeboard, with which the 7-story proposal complies.

Parking and Access:
The code requires 14 parking spaces for 7 units. The plan shows 13 standard spaces and 1 ADA space within the grade-level parking, plus a lobby drop-off space. A Fire Department staging area has been conceptually coordinated with Miami-Dade Fire Rescue and is shown on the plans.

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

Neighborhood Compatibility:
The area is characterized by a mix of older low-rise and newer mid-rise residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as preferred for mid-rise development. The proposed 7-story scale is consistent with adjacent properties (the 7-story St. Regis and Riva complexes) and the Town's future vision.

Future Land Use Map Designation:
The property is designated as Commercial on the Future Land Use Map (FLUM); however, the existing use of the property is multi-family residential and is consistent with the Medium–High Density Residential category. The maximum allowable base density is 34 dwelling units per acre (DUA). The property is existing and no changes to the use, density, or intensity are proposed.

Conclusion:
The proposed 7-unit multi-family residential complex is consistent with the property's zoning and future land use designation. The project will redevelop an older site with a modern residential building that is compatible with the evolving neighborhood character. Subject to DRB approval of the architectural design, the project meets the criteria for approval.

Applicable Code Sections:

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

- Section 23-4 (Use Regulations for RM-1 and RM-2 Multiple Family Districts),
- Section 23-10. (Minimum size of building site)
- Section 23-11. (Land development regulations)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

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

1) *The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2) *The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
4) *The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.*
5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*
7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
8) *The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:*
    a. *Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography.*

b. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
c. Maximum height, area, setbacks, and overall masks as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.
d. Building design, materials, and colors to be sympathetic with surroundings.
e. Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.
f. Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.
g. Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.
h. Design and appropriateness of signs, as well as interior and exterior lighting of signs.
i. Graphics, as understood in architectural design.
j. The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.

3. RECOMMENDATION

Staff recommends that the Design Review Board approve the Site Development Plan application (SPR24-000024) for the construction of a 7-dwelling-unit multi-family residential complex at 9440 West Bay Harbor Drive, subject to the following conditions:

1. Final Design Approval: The final architectural design, materials, colors, landscaping, fencing, lighting, and all other exterior elements, including those on the roof deck, shall be subject to review and approval by the Design Review Board.
2. Right-of-Way Vacation: Final site plan approval is contingent upon the successful vacation and deeding back of the 11-foot strip of land to the property owner, to create the "whole" lot upon which the plan is based.
3. Use Restriction: The "Treatment Room" or any similar facility shall be for the exclusive use of residents and their guests; no commercial use is permitted.
4. Future Revisions: Any subsequent revisions to the approved exterior design, landscape plan, roof deck layout, or materials shall require submission to and approval by the Design Review Board prior to implementation.
5. Permitting: All required construction, utility, and other permits must be obtained from the Town and Miami-Dade County prior to the commencement of any work.

APPLICATION FOR SITE PLAN REVIEW

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Lot 7 less the easterly 11.0 feet, Block 2 of Bay Harbor Island. According to the Plat thereof as recorded in Plat Book 46 Page 5 Miami Dade County

Folio # 13-2227-028-0010

Size of described property 10,425 Sqft 0.2393 Acres

Project Description New 8 Story Residential Bldg. w/Rooftop Units 7

Owner(s) Name Condra Property Group

Mailing Address 1719 East 33rd Street

City Brooklyn State NY Zip 11234

Phone Number +19174949723 Email Allen@condrapg.com

Signature of Owner

Name of Applicant (if different from owner) N/A.

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative Joseph B. Kaller - Kaller Architecture

Mailing Address 2417 Hollywood Blvd.

City Hollywood State FL Zip 33020

Phone Number 954-920-5746 Email Joseph@Kallerarchitects.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 7/30/2025 By

Process Number SPR25-000018 Fee Paid $3,000 C/C

Project ID.: **9440 W Bay Harbour Dr**
Engineer: **Jorge M. Szauer, P.E.**
Client: **Kaller Architects**
Date: **10/21/2025**

Surface Water Management Calculations for 9440 W Bay Harbor Drive

Proposed is the removal of an existing structure and the construction of a multifamily building project on the property located at 9440 W Bay Harbor Drive, Bay Harbor Islands. The proposed drainage system is designed to retain on-site the run-off resulting from a 10-year storm. The proposed drainage system will consist of swales, one grit tank and one drainage well.

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Proposed Site (Ac)
Total Site Area:	0.258
Roof Area:	0.131
Pool Deck and Driveway Area:	0.066
Pervious Area:	0.061

Coefficient of Runoff

Impervious = 0.9
Pervious = 0.2

$$Cwt = \frac{0.9\,(0.197) + 0.2\,(0.061)}{0.258} \qquad \textbf{Cwt = 0.73}$$

Peak Runoff Calculation

Peak Flow = CiA
Design Frequency = 25 years
Time of Concentration = 10.0 min
Intensity (i) = 8.25 inches/hour (From FDOT IDF curve - Zone 10 - Figure WC 1.1 of the Miami Dade County Public Works Manual, Section D4)
Peak Flow = (0.73)(8.25)(0.258) = 1.55 cfs

Total Runoff Calculation

From Figure WC 1.2 of the Miami Dade County Public Works Manual, Section D4, the rainfall amount in inches for a 25-year, 48-hour storm event is **12.75"**

Assuming the worst case scenario of the soil being 100% saturated the soil storage will be accounted as zero and the runoff volume 12.75" times the total site acreage (0.258 acres) = 3.29 ac-in = 0.27 ac-ft = 11,940 cf in 48 hours = **0.07 cfs**

Drainage Swales

The perimeter swales shall have a total volume of 100 cf (0.0023 ac-ft) and are not expected to provide significant flood protection for the project, but to provide conveyance for storm runoff into the proposed drainage system (inlets, culverts and drainage well).

Drainage Well Design

One (1) drainage well is proposed to dispose of the peak and total runoff volume of a 25-year storm event.

A Well Capacity of 750 GPM/FT of head is assumed based on existing wells in the vicinity of the project.

The effective head over the well is calculated substracting the SHWT and the Head loss due to fresh-salt water hydrostatic balance.

The control elevation shall be set at 3.5' NGVD. The SHWT is 2.0' NGVD and the head loss due to hydrostatic balance is 1.5'.

The wells shall have an average drainage capacity of 750 GPM . The proposed well is more than adequate to provide drainage for a 25-year, 48-hour storm event and a peak flow of a 25-year, 10-min .

Jorge M. Szauer
FL P.E. No. 62579

Water Level (NGVD)	Well System Capacity (gpm)
4.00	750 gpm x 0.5 ft of head = 375 gpm = 0.83 cfs
4.50	750 gpm x 1.0 ft of head = 750 gpm = 1.67 cfs
4.75	750 gpm x 1.25 ft of head = 937 gpm = 2.09 cfs

Grit Tank Design

Impervious = 0.9
Pervious = 0.2

Ground Surface Impervious Area = 0.162
Ground Surface Pervious Area = 0.063 ac

$$Cwt = \frac{\mathbf{0.9\ (0.177) + 0.2\ (0.061)}}{\mathbf{0.238}} \qquad \mathbf{Cwt = 0.72}$$

Runoff
Peak Flow = CiA
Design Frequency = 25 years
Time of Concentration = 10.0 min
Intensity (i) = 8.2 inches/hour (From FDOT IDF curve - Zone 10)
Peak Flow = (0.72)(8.25)(0.238) = 1.41cfs

Required detention time = 90 seconds
Volume Required = 1.4 cfs x 90 seconds = 127 cf

1 Grit Box 8'-0" x4'-0" x 4' deep = 128 cf =OK

Jorge M. Szauer
FL P.E. No. 62579

9440 W BAY HARBOR RESIDENCES
9440 W BAY HARBOR DR, BAY HARBOR ISLAND FLORIDA 33154

PERMIT NUMBER: SPR25-000018 – DRB SUBMITTAL 12.17.2025





SITE AERIAL

SUBJECT SITE

NORTH

APPLICABLE CODES

ZONING REGULATIONS – TOWN OF BAY HARBOR ISLANDS
UNIFIED LAND DEVELOPMENT REGULATIONS.

FLORIDA BUILDING CODE 2023, 8TH ED.

FLORIDA FIRE PREVENTION CODE, 8TH ED.

D.O.J – FAIR HOUSING ACT.

FLORIDA HOUSING FINANCE CORPORATION
–UNIVERSAL DESIGN AND VISIBILITY

JURISDICTION:

CITY OF BAY HARBOR ISLANDS
MIAMI DADE COUNTY
STATE OF FLORIDA

PROJECT TEAM

OWNER

CPG BH LLC
CONTACT: ALLEN KONSTAM
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PHONE: (917) 494-9723
EMAIL: allen@condrapg.com

DESIGN ARCHITECT

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joseph@kallerarchitects.com

LANDSCAPE

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PHONE: (786) 536-6076
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CIVIL

SZAUER ENGINEERING
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PHONE: (561) 716-0159
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SURVEYOR

COUSINS SURVEYORS
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INDEX OF DRAWINGS

T-1 COVER SHEET

SURVEY

SURVEY SHEET 1
SURVEY SHEET 2

CIVIL

C-01A GENERAL NOTES
C-01B GENERAL NOTES
C-02 EROSION CONTROL PLAN
C-03 PAVING, GRADING AND DRAINAGE
C-04 UTILITIES

LANDSCAPE

L-0 COVER SHEET & SHEET INDEX
L1 TREE DISPOSITION PLAN & SCHEDULE
L1.1 TREE MITIGATION PLAN & SCHEDULE
L-2 ILLUSTRATIVE OVERALL SITE PLAN GROUND FLOOR
L-2.1 ILLUSTRATIVE OVERALL SITE PLAN ROOF TOP
L-5 CANOPY PLANTING PLAN- GROUND FLOOR
L-5.1 UNDERSTORY PLANTING PLAN- GROUND FLOOR
L-5.2 OVERALL PLANTING PLAN -ROOFTOP
L-5.3 PLANTING SCHEDULE & CODE CALCULATIONS
L-5.4 PLANTING DETAILS
L-5.5 GENERAL LANDSCAPE NOTES

ARCHITECTURAL

LU-1 LAND USE PLAN
LU-2 LAND USE PLAN
LU-3 LAND USE PLAN
PH-1 PHOTOMETRIC SITE PLAN
PH-1 PHOTOMETRIC SITE PLAN
PH-2 PHOTOMETRIC ROOF PLAN
SP-1 SITE PLAN & SITE DATA
SP-2 SITE PLAN DETAILS
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 FOURTH FLOOR PLAN
A-5 FIFTH FLOOR PLAN
A-6 SIXTH FLOOR PLAN
A-7 SEVENTH FLOOR PLAN
A-8 ROOF AMENITY PLAN
A-9 EAST ELEVATION WITH LANDSCAPE
A-10 EAST ELEVATION
A-11 SOUTH ELEVATION WITH LANDSCAPE
A-12 SOUTH ELEVATION
A-13 WEST ELEVATION WITH LANDSCAPE
A-14 WEST ELEVATION
A-15 NORTH ELEVATION WITH LANDSCAPE
A-16 NORTH ELEVATION
A-17 RENDERING VIEW FROM THE CANAL SIDE
A-18 RENDERIGN VIEW FROM THE STREET SIDE
A-19 CONTEXT RENDERINGS
A-20 CONTEXT RENDERINGS
A-21 PERSPECTIVE RENDERINGS
A-22 ROOFTOP RENDERINGS
A-23 BUILDING SECTION
A-24 BUILDING CROSS SECTION

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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DESIGN ARCHITECT
LAVIKU
163 W4th Street,
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joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
COVER SHEET

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7-25-25
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
T-1
SHEET – OF –

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

(1) 1030 95TH STREET, BAY HARBOR ISLANDS FL 33154
ZONED – B-1 BUSINESS DISTRICT
LAND USE – COMMERCIAL

(2) 1030 95TH STREET, BAY HARBOR ISLANDS FL 33154 — 4 STORIES
ZONED – B-1 BUSINESS DISTRICT
LAND USE – COMMERCIAL

(3) 1165 94TH STREET, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RM-2 MULTI-FAMILY DISTRICT
LAND USE – COMMUNITY FACILITIES

(4) 1450 NE 2ND AVENUE, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RM-2 MULTI-FAMILY DISTRICT
LAND USE – COMMUNITY FACILITIES

(5) 9350 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 7 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(6) 9370 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 4 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(7) 9420 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 7 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(8) SUBJECT SITE — 5 STORIES
9440 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(9) 9500 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 7 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(10) 9540 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 6 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(11) 9525 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(12) 9501 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 1 STORY
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(13) 9461 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(14) 9451 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 1 STORY
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(15) 9441 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(16) 9431 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(17) 9421 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(18) 9411 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY





(7) SOUTH OF SUBJECT SITE

9420 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY



(8) SUBJECT SITE

9440 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY



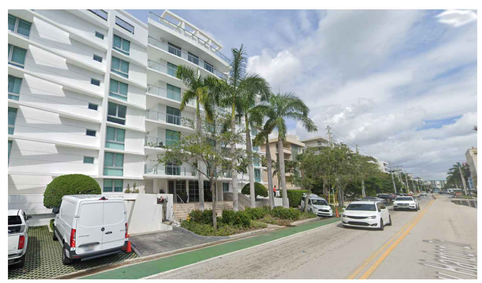
(9) NORTH OF SUBJECT SITE

9500 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY



(3) DIRECTLY ACROSS W. BAY HARBOR DR.

1165 94TH STREET, BAY HARBOR ISLANDS FL 33154
ZONED – RM-2 MULTI-FAMILY DISTRICT
LAND USE – COMMUNITY FACILITIES



LOOKING NORTH ON W. BAY HARBOR DR.

LAND USE PLAN

SCALE: NTS

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SEAL

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SHEET TITLE
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REVISIONS

No.	DATE	DESCRIPTION
1	–	–

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PROJECT No.: 23084
DATE: 7/28/2025
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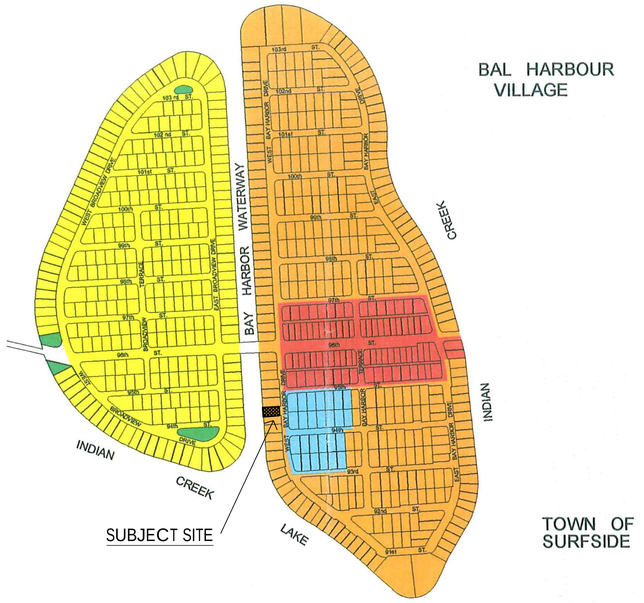
SHEET
LU-1
SHEET – OF –



SUBJECT SITE

AERIAL MAP

SCALE: NTS



INDIAN CREEK VILLAGE

LEGEND

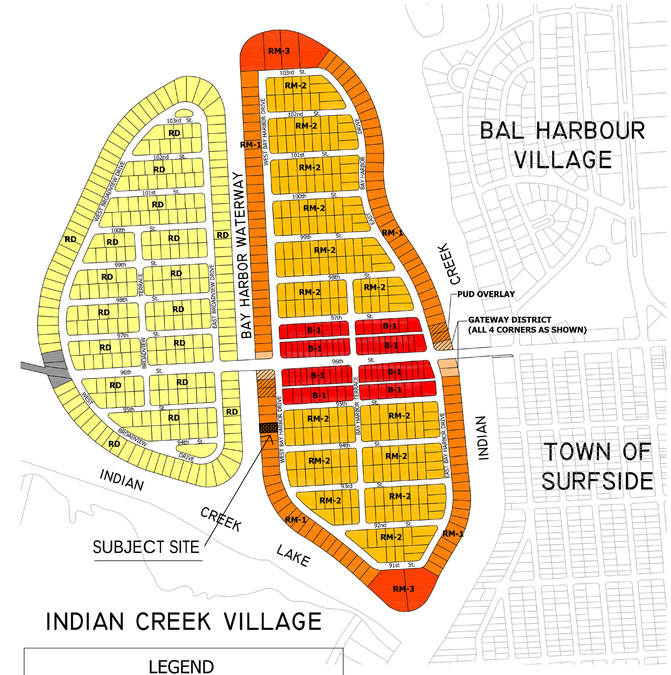
RESIDENTIAL
- LOW DENSITY (0-6 DU/AC)
- MEDIUM-HIGH DENSITY (6-34 DU/AC)

NOTE:
THE TOWN MAY AUTHORIZE INDIVIDUAL PROJECT DENSITIES IN THE MEDIUM-HIGH DENSITY AT HIGHER DENSITIES THROUGH THE TDR PROCESS.

- COMMERCIAL
- COMMUNITY FACILITIES
- PARKS AND RECREATION
- OPEN SPACE

FUTURE LAND USE MAP

SCALE: NTS



INDIAN CREEK VILLAGE

LEGEND

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

ZONING MAP

SCALE: NTS

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PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

AERIAL AND MAPS

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

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Contractor: The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
Drawings shall not scale: size of Building Documents is approximate. Notify the Owner/ the Architect of discrepancies. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor.
Preliminary sets of Building Documents: The use of incomplete or preliminary Building Documents for any purpose other than performance by the Contractor shall be at the sole risk of the Owner and without liability to the Architect. Owner shall indemnify and hold harmless the Architect against all claims, damages, losses and expenses, including but not limited to attorneys' fees arising out of or resulting from the use of incomplete or preliminary Building Documents.

9440 W. BAY HARBOR DR.



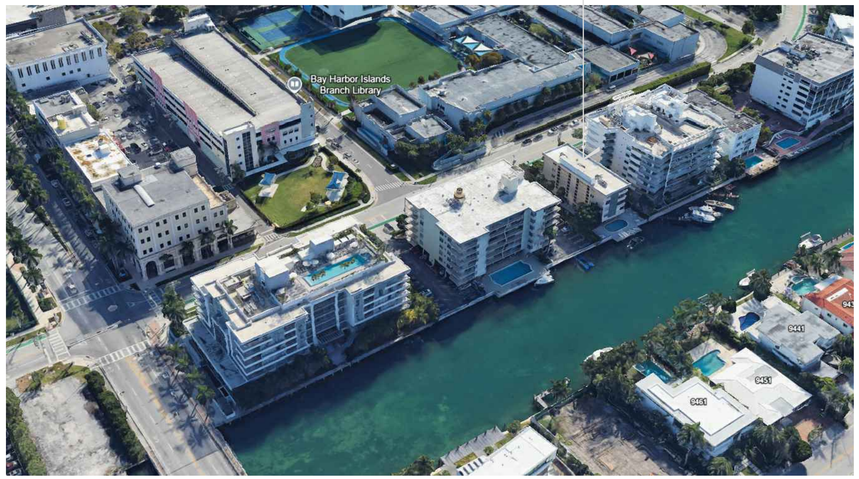
SUBJECT SITE SW CORNER

9440 W. BAY HARBOR DR.



SUBJECT SITE SE CORNER

9440 W. BAY HARBOR DR.



SUBJECT SITE NW CORNER

9440 W. BAY HARBOR DR.



SUBJECT SITE NE CORNER

SITE LOCATION

SCALE: NTS

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SHEET TITLE
LAND USE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

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LU-3
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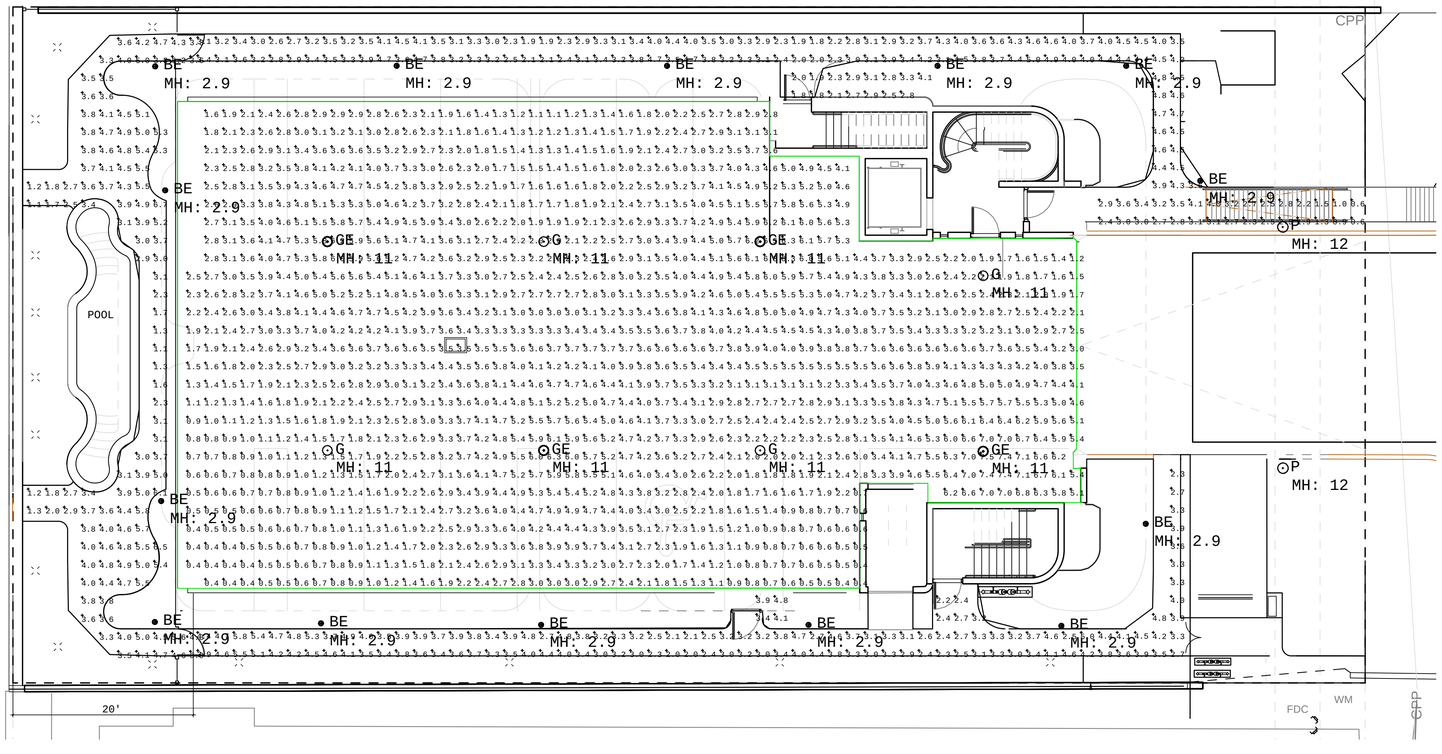

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	1	P	Single	Rangi Lighting CIRLY-16-4-350-T4-XX-TP-XX	0.900	2370	18.9	18.9
⊙	4	GE	Single	SLG Lighting PG-LS100-G3-FSK (Connected to Generator)	0.900	4527	30.12	120.48
⊙	4	G	Single	SLG Lighting PG-LS100-G3-FSK	0.900	4527	30.12	120.48
⊙	15	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	255

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage_Floor	Illuminance	Fc	3.16	7.5	0.4	7.90	18.75
Pool Deck	Illuminance	Fc	4.12	6.9	1.2	3.43	5.75
Sidewalks	Illuminance	Fc	3.55	6.1	1.5	2.37	4.07

FIRST FLOOR PHOTOMETRIC PLAN (EMERGENCY LIGHTING)

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

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SHEET TITLE
FIRST FLOOR
PHOTOMETRIC PLAN

REVISIONS

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1	-	-

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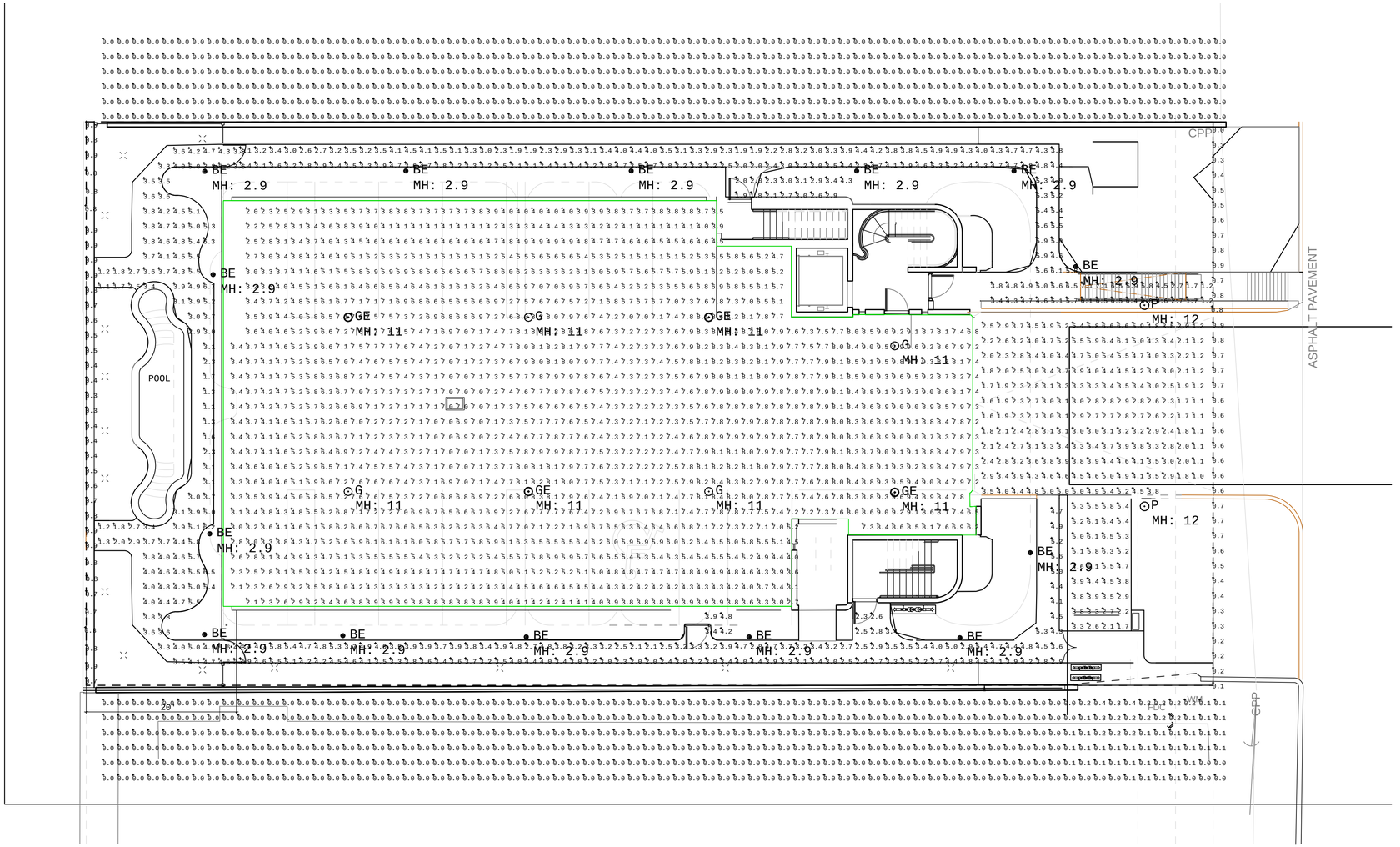
PH-1
SHEET – OF –

Bidders shall visit complete sets of Bidding Documents in preparation for, and the Contractor is responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor and subcontractors are required to review the Contract Documents carefully and report to the Architect any errors, inconsistencies or omissions discovered before submitting bids or proceeding with any work affected thereby. Submission of bids or proceeding with any work affected thereby shall be interpreted to mean that the Contractor has satisfied himself as to the interpretation of the Contract Documents. Any work that may be required by any one item as binding and if required by any one item as binding and if required by the architect shall be required only to the extent consistent with the Contract Documents and not otherwise indicated or specified shall be of the same quality as specified for similar work. The Architect will not be responsible for the Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, and will not be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents. The Architect will not be responsible for or have control or charge over the acts or omissions of the Contractor, Subcontractors or any other persons or entities performing portions of the work.



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
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⊙	4	GE	Single	SLG Lighting PG-LS100-G3-FSK (Connected to Generator)	0.900	4527	30.12	120.48
⊙	4	G	Single	SLG Lighting PG-LS100-G3-FSK	0.900	4527	30.12	120.48
⊙	15	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	255

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Beyond Property	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.
Entrance Drive and Parking	Illuminance	Fc	2.64	4.3	1.2	2.20	3.58
Entrance Spill	Illuminance	Fc	0.11	0.4	0.0	N.A.	N.A.
Parking Garage_Floor	Illuminance	Fc	6.36	9.9	2.0	3.18	4.95
Pool Deck	Illuminance	Fc	4.12	6.9	1.2	3.43	5.75
Sidewalks	Illuminance	Fc	3.62	6.2	1.5	2.41	4.13

FIRST FLOOR PHOTOMETRIC PLAN

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

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SHEET TITLE
FIRST FLOOR
PHOTOMETRIC PLAN

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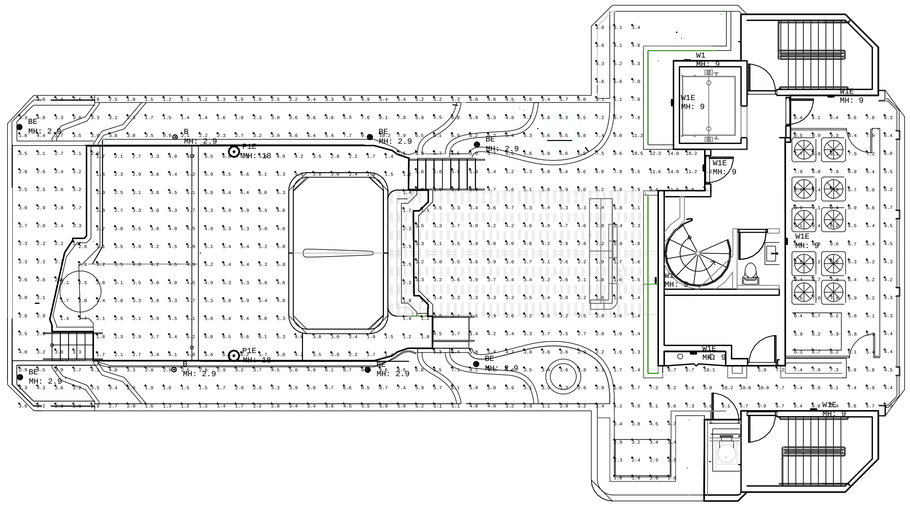
Bidding Documents: If preparing bids, refer to Owner and Architect disclaimers. Do not scale drawings. Verify all dimensions and conditions at the site. Report any discrepancies to the Architect before proceeding with the work. Contractor is responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor documents are complementary, and what is required by any one item as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	B	Single	PIL Index+33-360-18W-4K-XX-UNV-NA	0.900	2120	17	34
	6	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	102
	2	P1E	Single	Ragni Lighting CIRLY-16-4-50-T3-XX-TP-XX (Connected to Generator)	0.900	3260	25.5	51
	2	W1	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA	0.900	2149	26	52
	6	W1E	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA (Connected to Generator)	0.900	2149	26	156



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Deck	Illuminance	Fc	4.50	14.0	0.9	5.00	15.56
Mechanical Area	Illuminance	Fc	7.24	9.9	5.1	1.42	1.94
Pool Deck_Top	Illuminance	Fc	3.90	6.6	1.0	3.90	6.60

ROOF FLOOR PHOTOMETRIC PLAN (EMERGENCY LIGHTING)

SCALE1/8"= 1'-0"

NORTH

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	B	Single	PIL Index+33-360-18W-4K-XX-UNV-NA	0.900	2120	17	34
	6	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	102
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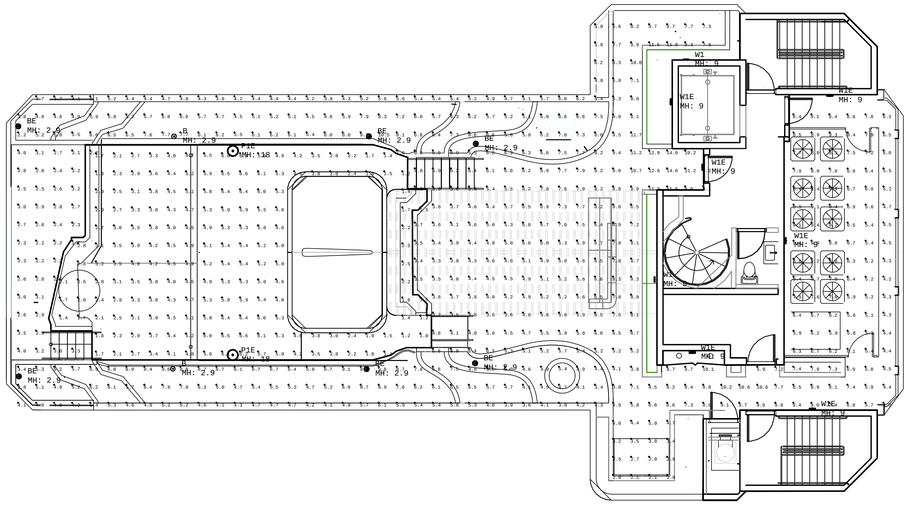
	6	W1E	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA (Connected to Generator)	0.900	2149	26	156



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Deck	Illuminance	Fc	5.85	14.0	1.7	3.44	8.24
Mechanical Area	Illuminance	Fc	7.24	9.9	5.1	1.42	1.94
Pool Deck_Top	Illuminance	Fc	3.90	6.6	1.0	3.90	6.60

ROOF FLOOR PHOTOMETRIC PLAN

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

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PROJECT TITLE

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BAY HARBOR ISLAND, FL 33154

SHEET TITLE

FIRST FLOOR
PHOTOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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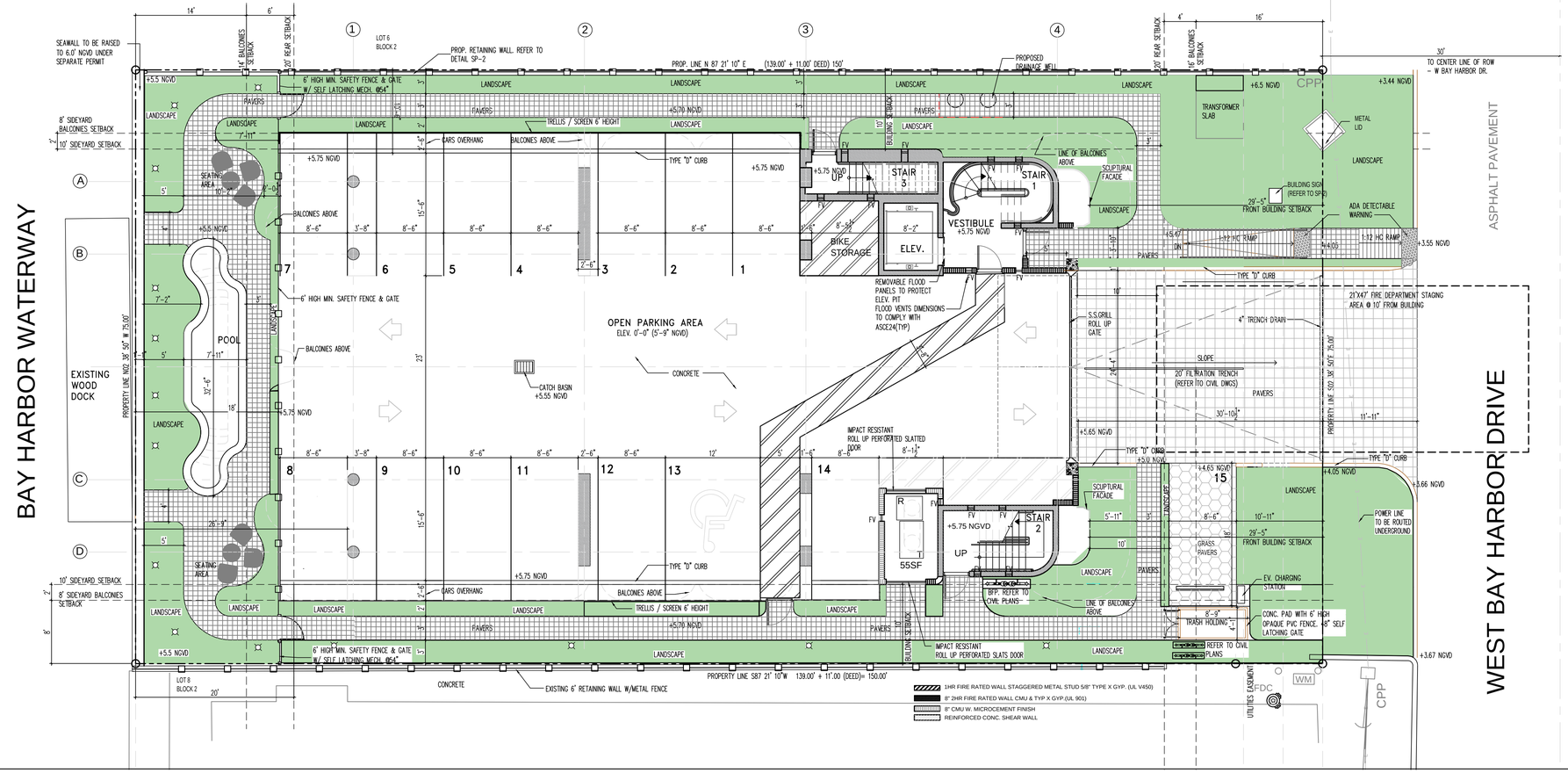

NORTH

SITE PLAN

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

TOTAL SITE:
AREA: 11,250 SF
0.258 ACRES

PROJECT DATA

LEGAL DESCRIPTION:	LOTS 7, LESS THE EASTERLY 11.00 FEET THEREOF, BLOCK 2 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. (NOTE: IT IS THE INTENTION TO VACATE THE 11' OF R.O.W BACK TO THE ADJOINING LOT OWNER. ALL PLANS ARE BASED ON USING THE WHOLE PLATTED LOT.)
ADDRESS:	9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLANDS FL 33154
FOLIO NUMBER:	13-2227-028-0001
PROJECT NAME:	9440 BAY HARBOR ISLANDS CONDO
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLANDS
ZONING:	RM-1 (MULTI-FAMILY DISTRICT – WATERFRONT)
LAND USE DESIGNATION:	MED-HIGH DENSITY 6-32 DU/AC
BUILDING STORIES:	7 STORIES

SITE REQUIREMENTS

	REQUIRED/ ALLOWED	PROPOSED
LOT AREA:	11,250 SF (.0258 AC)	
DENSITY:	34 DU/ AC = 8.8 UNITS	7 UNITS
BUILDING HEIGHT:	65'-0" (FROM FEMA+1')	65'-0" (FROM FEMA+1')
BUILDING LENGTH:	120'-0"	108'-0"
OPEN SPACE: GROUND LEVEL	MIN 20% (11,250) = 2,250 SF	2308 SF 20.50 %) LANDSCAPE
ROOF AMENITY LEVEL	MIN 15% ROOF DECK=637.5 SF	849 SF (20 %) LANDSCAPE
IMPERVIOUS OPEN AREAS (HARDSCAPE/POOL):		3,040 SF (27 %)
PARKING SPACES:	2 PER UNIT 1 DROP OFF SPACE	15 SPACES (INCLUDING 1 ADA)

FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00 NGVD
COMMUNITY NUMBER:	120637
PANEL NUMBER:	12086C0144L
SUFFIX:	SUFFIX:
BASE FLOOD ELEVATION:	8.00' NGVD
BASE FLOOD ELEVATION +1 FREEBOARD:	9.00' NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	14.41' NGVD
ELEVATION DATUM USED:	NGVD 1929
LEVEL 1 F.F.E.:	5.75' NGVD
LEVEL 2 F.F.E. (HABITABLE FLOOR):	14.41' NGVD
BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	N/A
GARAGE ELEVATION:	5.75' NGVD
LOWEST ELEVATION OF MACHINERY/ EQUIPTMENT:	14.41' NGVD
ELEVATION OF LOWEST GRADE ADJ. TO BUILDING:	5.50' NGVD
ELEVATION OF HIGHEST GRADE ADJ. TO BUILDING:	5.70' NGVD
HIGHEST CROWN OF ROAD:	4.19' NGVD

CODE INFORMATION

SPRINKLERED BUILDING
OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: IIB

OCCUPANCY (FBC CH.10 TABLE 1004.5):200 SF GROSS:
37,496 SF/200: 187 OCCUPANTS

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY: 2

RISK CATEGORY II
EXPOSURE D
WIND SPEED V=175MPH

DEVELOPMENT IMPACT ANALYSIS

2020 U.S. CENSUS 2.60 PERSONS PER HOUSEHOLD

EXISTING PROPERTY INFORMATION 12 UNITS / 5 STORIES

POTABLE WATER:	200 GALLONS PER CAPITA PER DAY X 2.60 =	520 GAL X 12 DU =	6,240 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA PER DAY X 2.60 =	405.6 GAL X 12 DU =	4,867.2 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA PER DAY X 2.60 =	1.64 GAL X 12 DU =	19.68 GAL PER DAY

PROPOSED PROPERTY INFORMATION 7 UNITS / 7 STORIES

POTABLE WATER:	200 GALLONS PER CAPITA PER DAY X 2.60 =	520 GAL X 7 DU =	3,640 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA PER DAY X 2.60 =	405.6 GAL X 7 DU =	2,839.2 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA PER DAY X 2.60 =	1.64 GAL X 7 DU =	11.48 GAL PER DAY

TRAFFIC:

Table 1
Condominiums - 9440 W. Bay Harbor Drive
Trip Generation Analysis
Bay Harbor Islands, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips In	AM Peak Hour Trips Out	AM Peak Hour Trips Total	PM Peak Hour Trips In	PM Peak Hour Trips Out	PM Peak Hour Trips Total
Existing Multifamily Housing (Mid-Rise)	12 DU	54	1	3	4	3	2	5
Proposed Multifamily Housing (Mid-Rise)	7 DU	32	1	2	3	2	1	3
Difference (Proposed - Existing)		**(22)**	**0**	**(1)**	**(1)**	**(1)**	**(1)**	**(2)**

Compiled by: KBP Consulting, Inc. (June 2025).
Source: ITE Trip Generation Manual (11th Edition).

BUILDING AREAS

UNIT MIX CHART / UNIT AREA

FLOOR LEVEL	UNIT #	BED/ BATH	UNIT AREA MIN. REQUIRED	UNIT AREA PROPOSED
2ND	201	2/ 2.5	1,150	1,835
2ND	202	3/ 3.5	1,350	1,835
3RD & 4TH	301	4/ 4.5	1,550	3,107
3RD & 4TH	302	4/ 4.5	1,550	3,051
5TH	PH1	5/ 5.5	1,750	3,882
6TH	PH2	5/ 5.5	1,750	3,694
7TH	PH3	5/ 5.5	1,750	3,445

FLOOR AREA

1ST FL	5,740 SF
2ND FL	5,499 SF
3RD FL	5,881 SF
4TH FL	4,675 SF
5TH FL	5,483 SF
6TH FL	4,925 SF
7TH FL	4,580 SF
8TH FL	713 SF OPEN AREA ROOF: 3,597 SF
TOTAL AREA	37,496 SF

AMMENITIES AREA

1ST FL	660 SF (POOL AREA)
2ND FL	759 SF
3RD FL	495 SF
4TH FL	495 SF
8TH FL	1,770 SF (OPEN AREA)
TOTAL AMMENITIES AREA	4,179 SF

SETBACK REQUIREMENTS

	REQUIRED BUILDING	ALLOWED BALCONIES	PROPOSED BUILDING	PROPOSED BALCONIES
FRONT YARD				
BUILDING LESS THAN 30': 20'-0"			LEVEL 1: 29'-5"	
BUILDING LESS THAN 45': 25'-5"	LEVEL 1: 20'		LEVEL 2: 28'-5"	LEVEL 2: 24'-4"
BUILDING LESS THAN 65': 30'-0"	LEVEL 2: 20'	(-4': 16')	LEVEL 3: 29'	LEVEL 3: 24'-4"
BALCONIES SETBACK ENCROACHMENT: 4'-0" FROM SETBACK	LEVEL 3: 20'	(-4': 16')	LEVEL 4: 30'	LEVEL 4: 24'-4"
BUILDING LESS THAN 30': 16'-0"	LEVEL 4: 25'	(-4': 21')	LEVEL 5: 30'-11"	LEVEL 5: 29'-3"
BUILDING LESS THAN 45': 21'-5"	LEVEL 5: 25'	(-4': 21')	LEVEL 6: 30'-2 1/2"	LEVEL 6: 30'-1 1/2""
BUILDING LESS THAN 65': 26'-0"	LEVEL 6: 30'	(-4': 26')	LEVEL 7: 30'-3"	LEVEL 7: 30'-3"
	LEVEL 7: 30'	(-4': 26')	LEVEL 8 (ROOF): 30'-51/2"	
	LEVEL 8: 30'	(-4': 26')		
SIDE YARD				
BUILDING LESS THAN 30': 10'-0"	LEVEL 1: 10'		LEVEL 1: 10'	
ABOVE 30': FOR EACH ADD. 3'-0"	LEVEL 2: 10'	(-2': 8")	LEVEL 2: 10'	LEVEL 2: 8'
IN HGT. +1'-0" ADD. SETBACK	LEVEL 3: 10'	(-2': 8")	LEVEL 3: 10'	LEVEL 3: 8'
MAX. 20'-0".	LEVEL 4: 10'	(-2': 8")	LEVEL 4: 11'-6 3/4"	LEVEL 4: 8'-8"
BALCONIES SETBACK ENCROACHMENT: 2'-0" FROM SETBACK	LEVEL 5: 11'-6 3/4"	(-2': 9'-6 3/4")	LEVEL 5: 15'-3"	LEVEL 5: 10'-9"
	LEVEL 6: 14'- 9 3/4"	(-2':12'-9 3/4")	LEVEL 6: 18'- 4 3/4"	LEVEL 6: 13'-4 1/2"
	LEVEL 7: 18'-1 3/4"	(-2':16'-1 3/4")	LEVEL 7: 20'	LEVEL 7: 16'-1 3/4"
	LEVEL 8: 20'-0"		LEVEL 8: 20'-0"	
REAR YARD				
20'-0"	LEVEL 1: 20'		LEVEL 1: 18' (TO FENCE & EDGE OF SLAB)	
BALCONIES SETBACK ENCROACHMENT: 6'-0" FROM SETBACK (14'-0")	LEVEL 2: 20'	(-6': 14')	LEVEL 2: 20'	LEVEL 2: 16'-6"
	LEVEL 3: 20'	(-6': 14')	LEVEL 3: 23'-8"	LEVEL 3: 16'-10"
	LEVEL 4: 20'	(-6': 14')	LEVEL 4: 23'-8"	LEVEL 4: 16'-6"
	LEVEL 5: 20'	(-6': 14')	LEVEL 5: 23' -9"	LEVEL 5: 16'-6"
	LEVEL 6: 20'	(-6': 14')	LEVEL 6: 23'-1"	LEVEL 6: 17'-6"
	LEVEL 7: 20'	(-6': 14')	LEVEL 7: 23'-2"	LEVEL 7: 18'-6"
	LEVEL 8: 20'		LEVEL 8: 20'	

NOTES

1. WET FLOOD PROOFING SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 24-14
2. BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.
3. ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD.
4. THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
6. ENCLOSED AREAS THAT ARE IN THE AE ZONE SHALL BE LIMITED TO BUILDING ACCESS AREAS, GARAGES AND STORAGE, AND MUST BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND NOT BE FINISHED. ENCLOSED AREAS MUST NOT BE USED FOR HABITABLE OR RECREATIONAL PURPOSES.
7. ELEVATOR EQUIPMENT FLOAT SWITCHES WITH DETECTION SYSTEM INCLUDING FLOAT SWITCHES IN ELEVATOR SHAFT IN COMPLIANCE WITH FEMA TECHNICAL BULLETIN 4 SECTION 6.2. AND ASME A17.1
8. WET WATERPROOFING WILL BE DESIGNED AND BUILT WITH FLOOD DAMAGE RESISTANT MATERIALS AND TECHNIQUES ACCORDING TO ASCE 24 SECTION 6.3.]
9. FLOOD VENTS REQUIRED HAVE FLOOD OPENINGS SIZED AT 1 SI PER 1SF, INSTALLED IN AT LEAST TWO WALLS WITHIN 1 FEET ABOVE ADJACENT GRADE.
10. ENCLOSED AREAS BELOW BFE LIMITED TO ACCESS, GARAGE, STORAGE ONLY, BUILT WITH FLOOD DAMAGE RESISTANT MATERIALS PER ASCE 24. ALL MEP EQUIPMENT MUST BE ABOVE FEMA BFE. ELEVATOR FLOAT SWITCHES PER FEMA TB-24 SEC 6.2 & ASME A17.1 FLOOD VENTS AND REMOVABLE PANELS TO COMPLY WITH ASCE 24-14.

SITE DATA

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SHEET TITLE
SITE PLAN
SITE DATA

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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DATE: 7/28/2025
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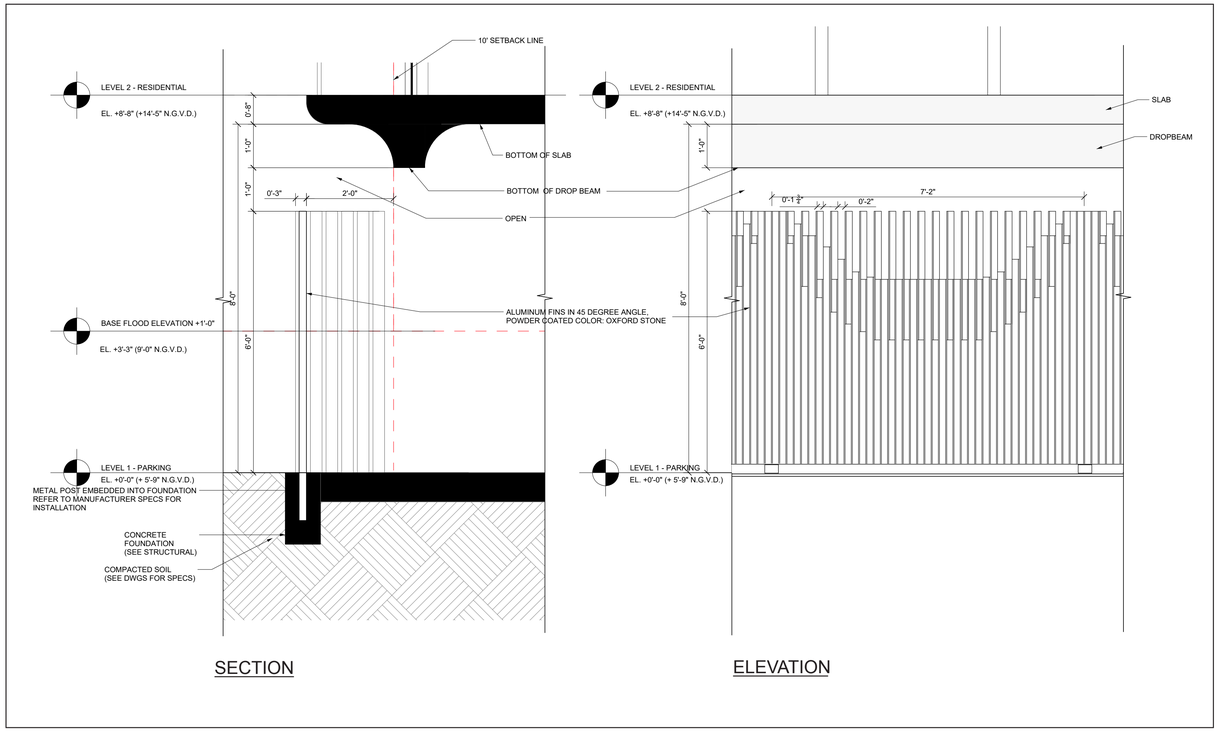
SHEET
SP-1
SHEET – OF –

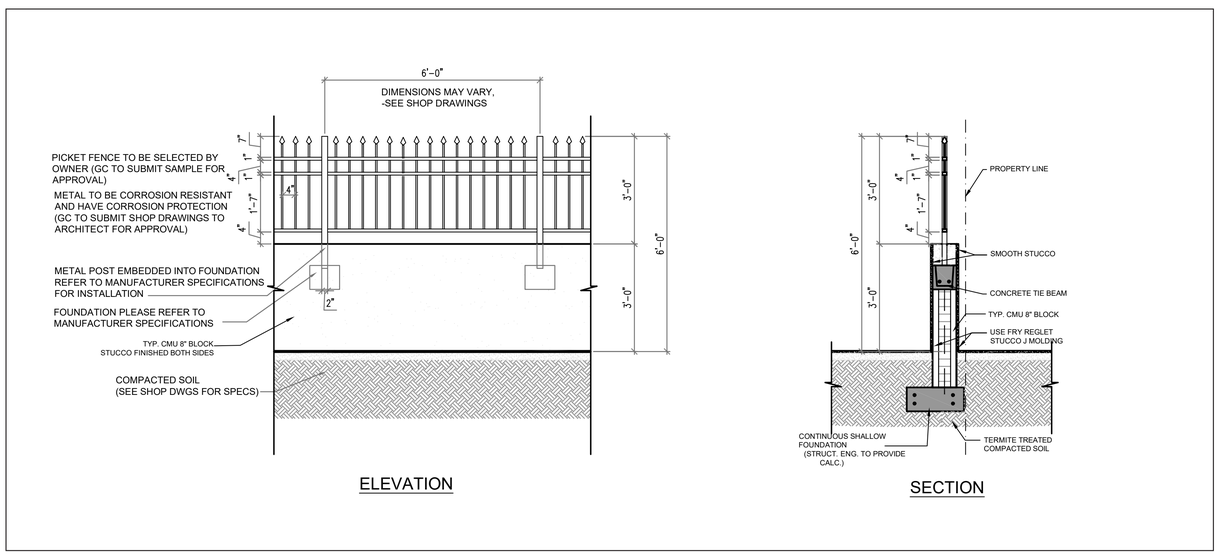
Bidders shall use complete sets of Bidding Documents in preparing Bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



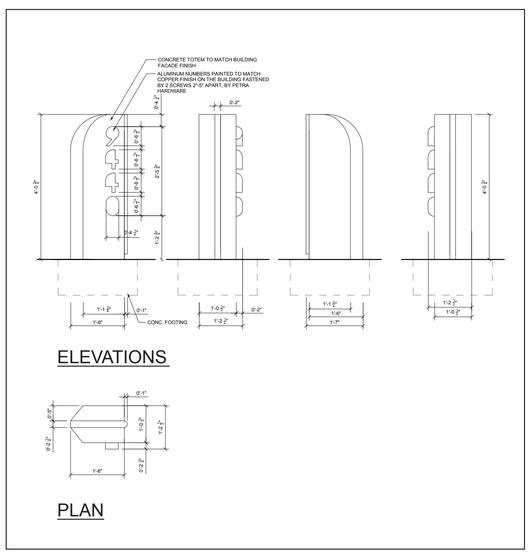
2 PARKING PERIMETER TRELLIS FENCE



3 PARKING PERIMETER TRELLIS FENCE 3D VISUALISATION



1 PERIMETER CONCRETE WALL WITH PICKET FENCE



4 BUILDING ADDRESS TOTEM



5 BUILDING ADDRESS TOTEM RENDER

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SHEET TITLE
SITEPLAN DETAIL

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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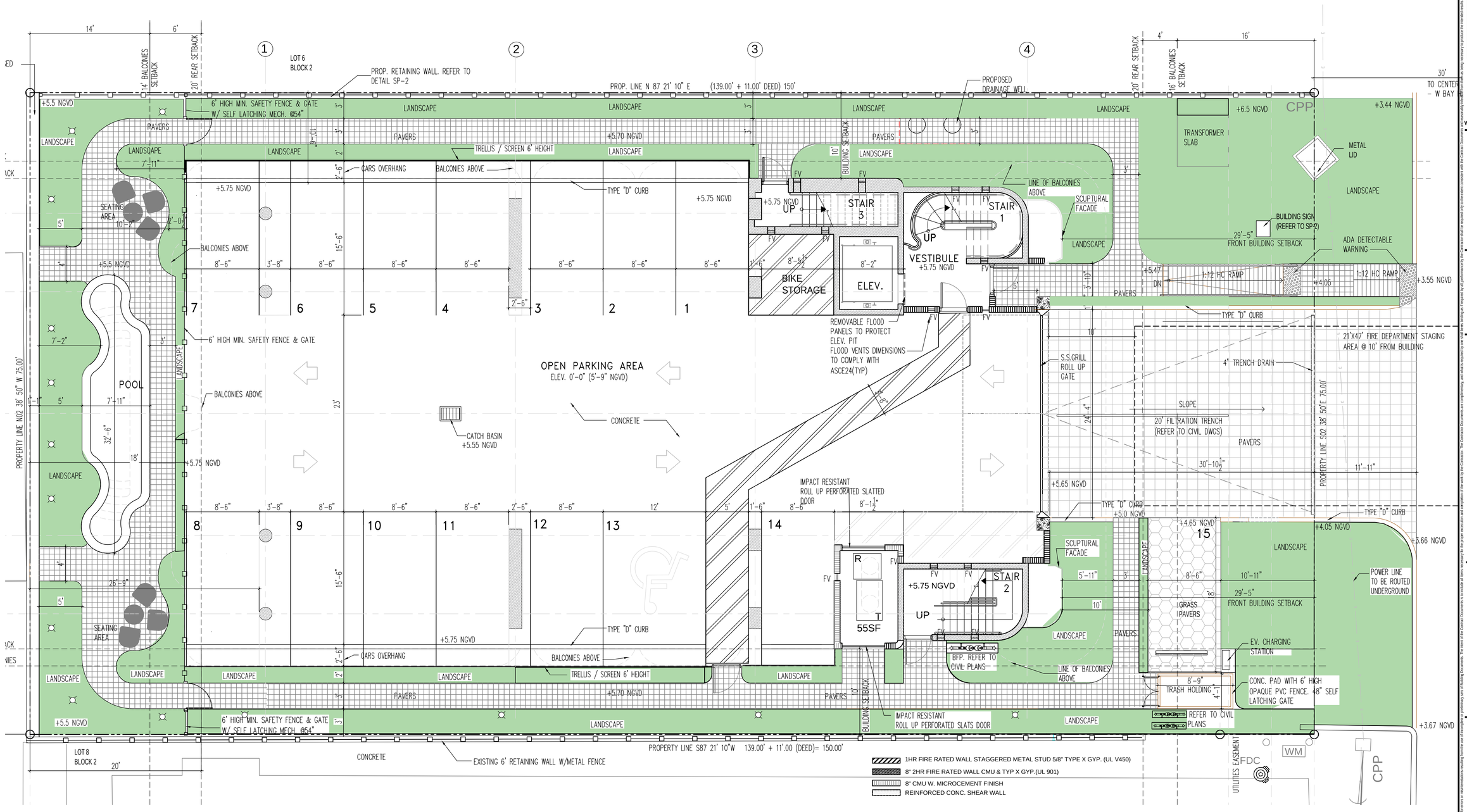
SHEET
SP-2

Written and raw computed and Fabricg Documents in progress and, whether the Owner or Architect terminate, responsibility for errors or misdimensions resulting from the use of incomplete or preliminary sets of Building Documents. The need of the Contract Documents as to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

FIRST LEVEL FLOOR PLAN

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

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SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

Before you start, you must verify all Existing Conditions in the jobsite, notify the Owner and Architect immediately of any discrepancies resulting from the use of incomplete or preliminary sets of Building Documents. The Contractor is responsible for any errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The Contractor shall be required only to the extent consistent with the Contract Documents to execute all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall comply with all applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on the performance of the work by the Contractor. The Contractor shall be responsible for all items necessary to produce the intended results.

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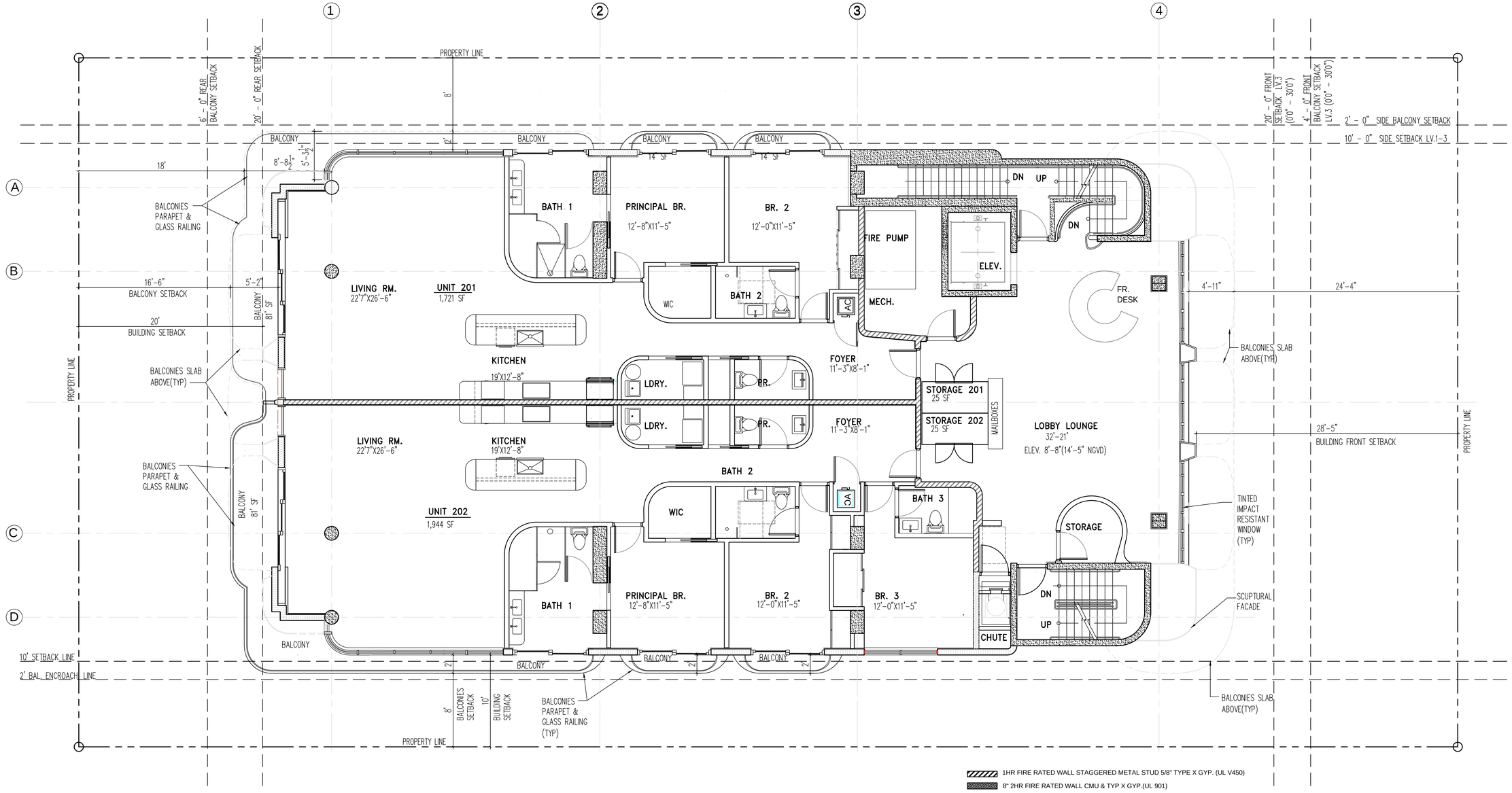
CHECKED BY:	JBK

SHEET
A-1
SHEET - OF -



1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)
8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)
8" CMU W. MICROCEMENT FINISH
REINFORCED CONC. SHEAR WALL

NORTH

SECOND LEVEL FLOOR PLAN

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

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SHEET TITLE
SECOND FLOOR PLAN

REVISIONS

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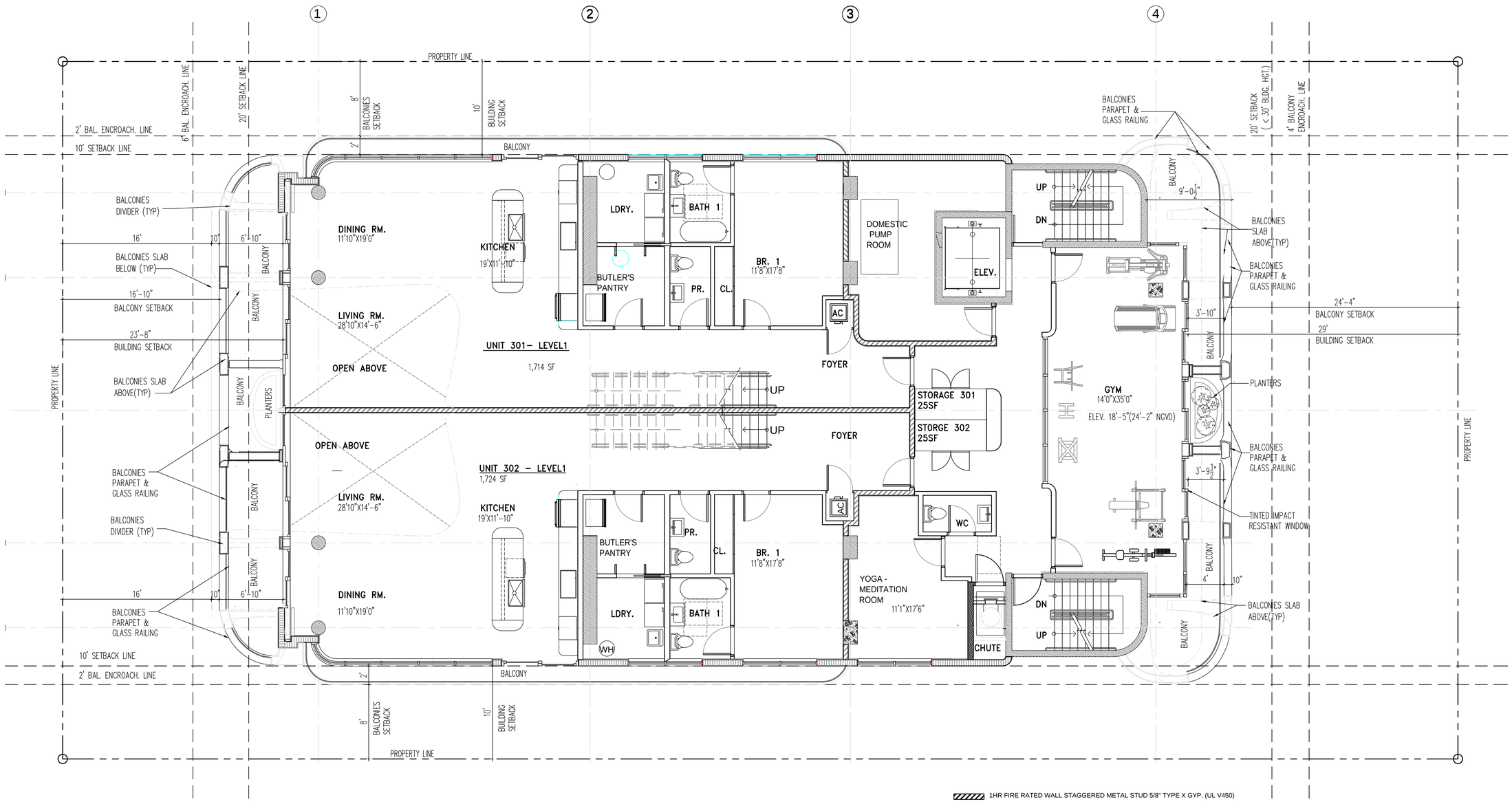
SHEET
A-2
SHEET – OF –

Contractor shall verify and be responsible for all dimensions and conditions on the job and shall report any discrepancies to the Architect before commencing work. Do not scale drawings. Refer to Owner and Architect agreement for limitations of responsibility. Shop drawings are required by the Contractor and shall be submitted to the Architect for review and approval before proceeding with fabrication. The Contractor shall be responsible for the proper execution and completion of the work in accordance with the Contract Documents, and shall be required to correct any errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results. Bidders shall also complete sets of Building Documents in preparing bids. Refer to Owner and Architect agreement for limitations of responsibility.



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8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

THIRD LEVEL FLOOR PLAN

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

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SHEET TITLE
THIRD
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1		

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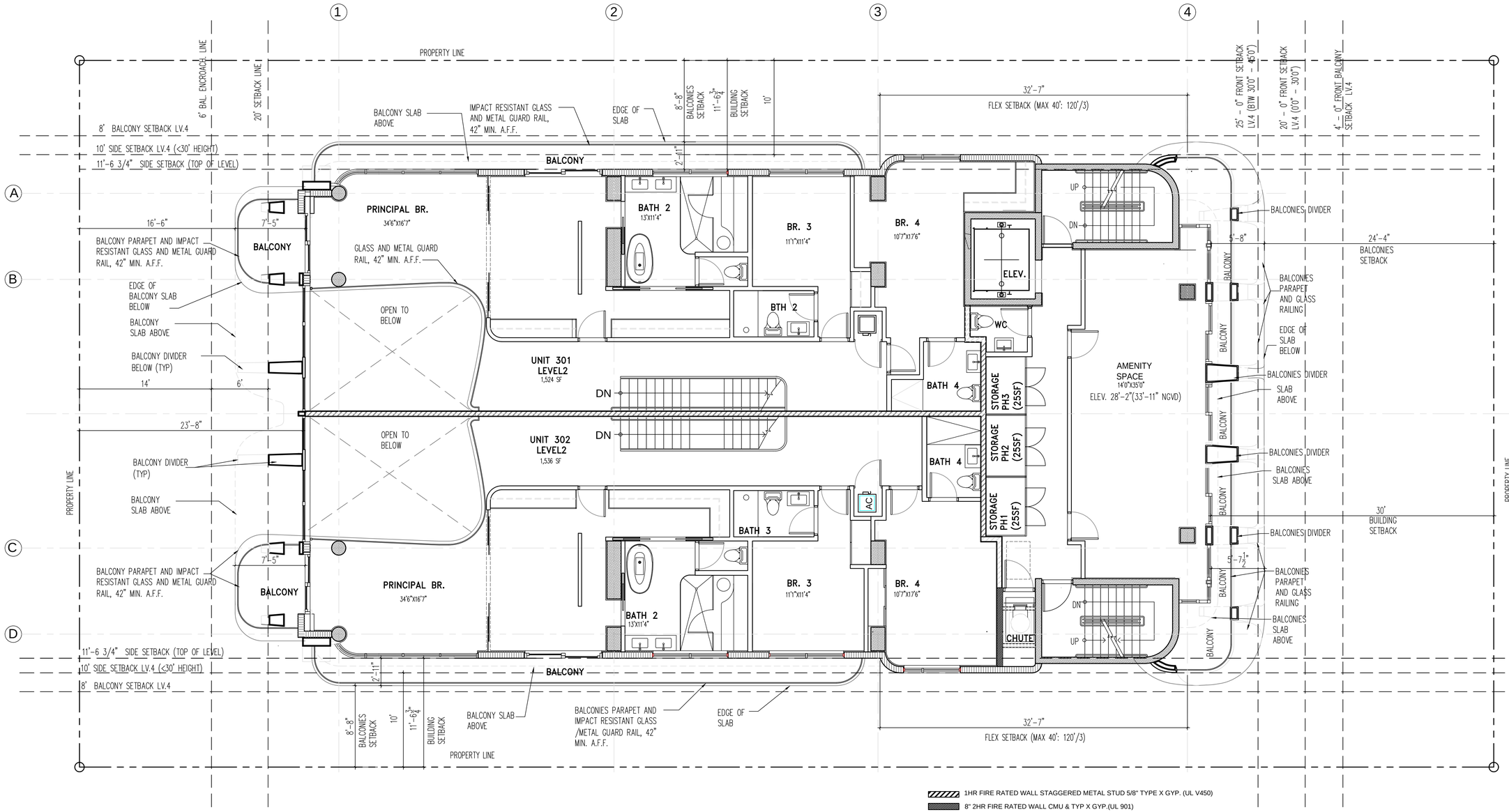
SHEET
A-3
SHEET – OF –

Bidders shall visit jobsite and compare with all Bidding Documents to ascertain all conditions affecting their bid. Bidders shall report to the Owner any discrepancies, conflicts or omissions in the Bidding Documents. The reuse of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. In the event conflicts with the Contract Documents, or preliminary sets of



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8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

FOURTH LEVEL FLOOR PLAN

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

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SHEET TITLE

FOURTH FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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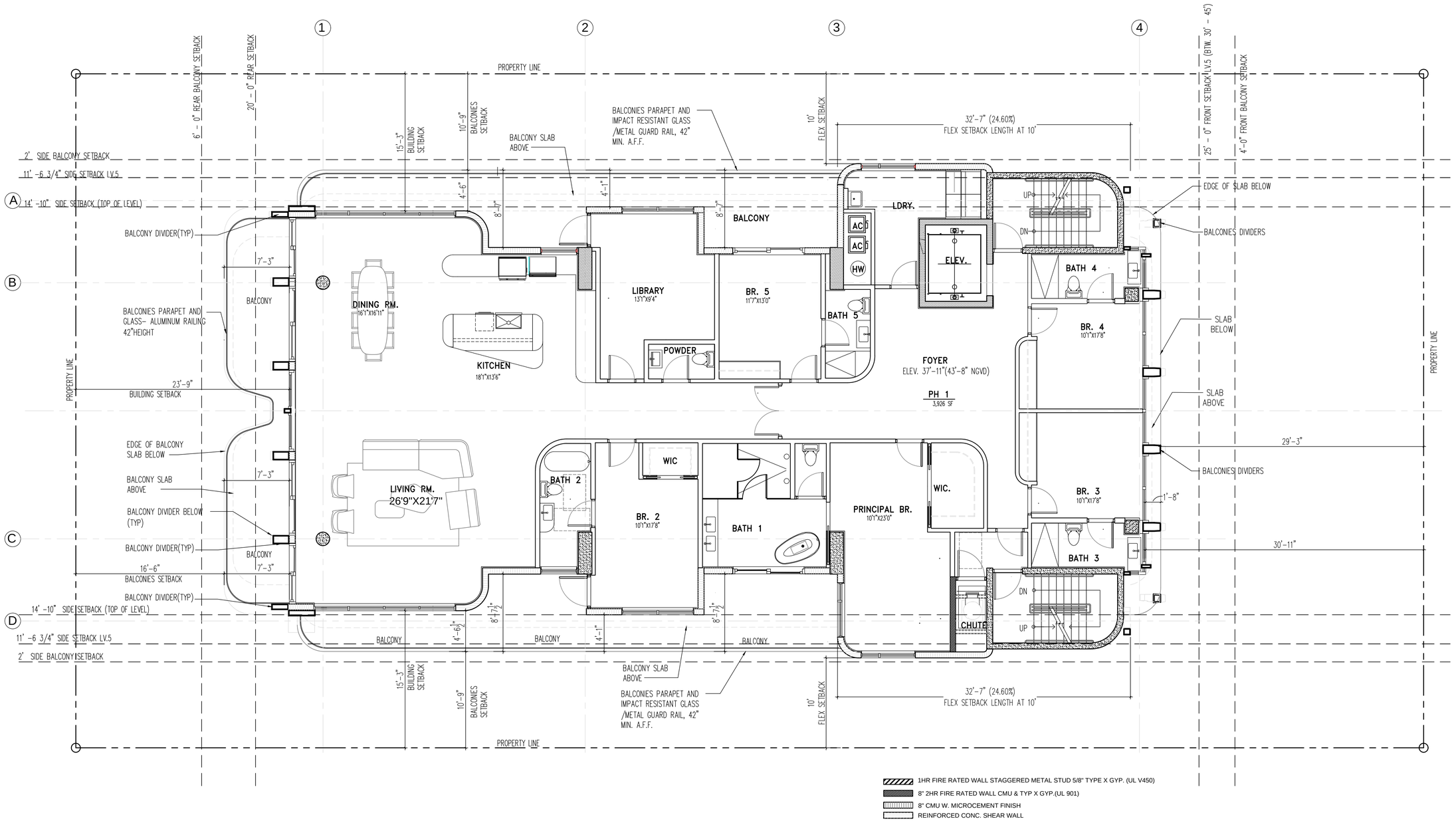
SHEET

A-4

SHEET – OF –

Before shall we compare sets of Bidding Documents or preparing bids, verify the Owner the Architect's Agreement and Addenda (if any) have been received and are being used. Report to the Architect prior to commencement of the work any errors or inconsistencies resulting from the use of incomplete or preliminary sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



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8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

FIFTH LEVEL FLOOR PLAN

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

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FIFTH FLOOR PLAN

REVISIONS

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SHEET

A-5

SHEET – OF –

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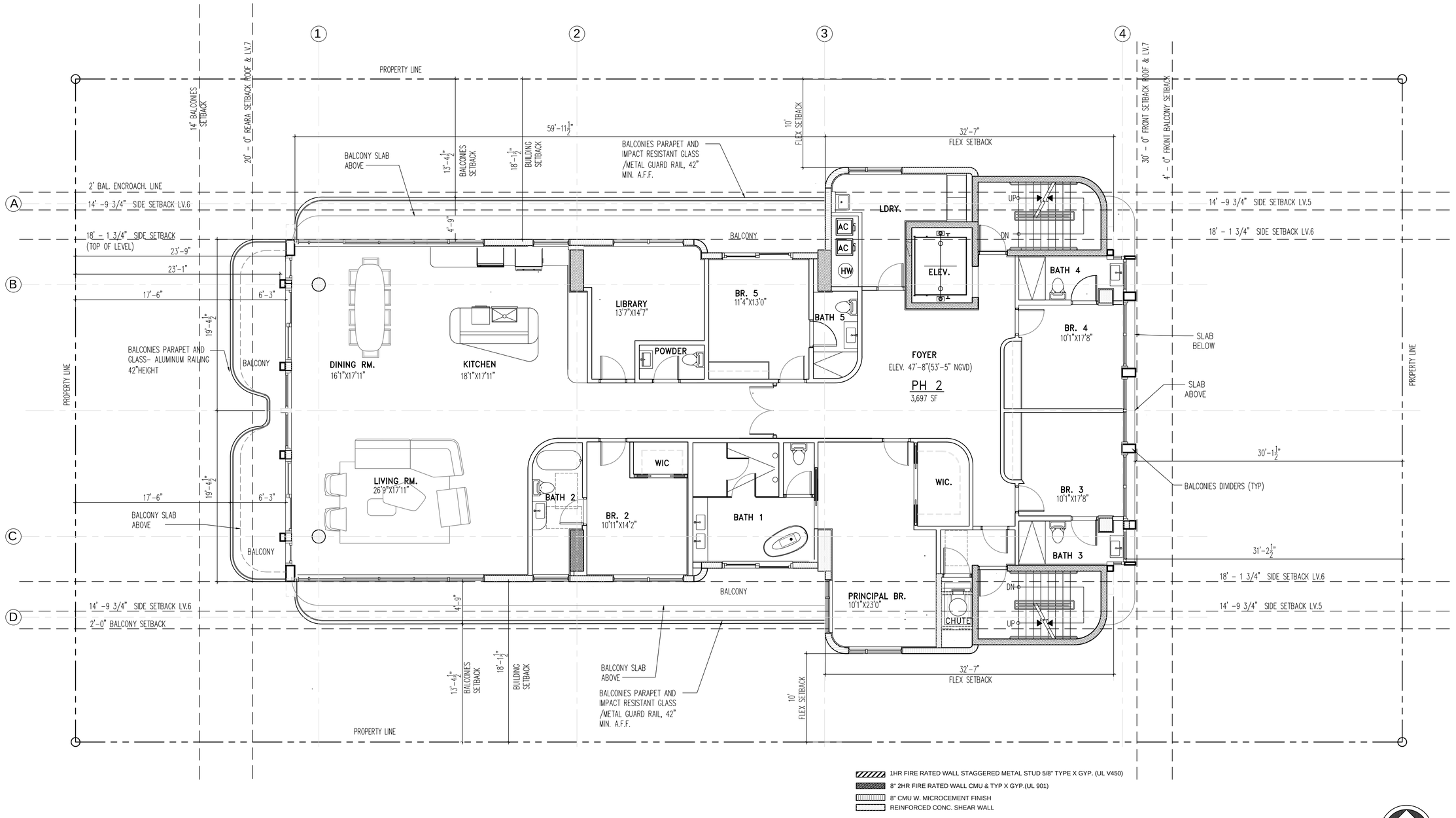

SIXTH LEVEL FLOOR PLAN

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

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SHEET TITLE
SIXTH FLOOR PLAN

REVISIONS

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1	-	-

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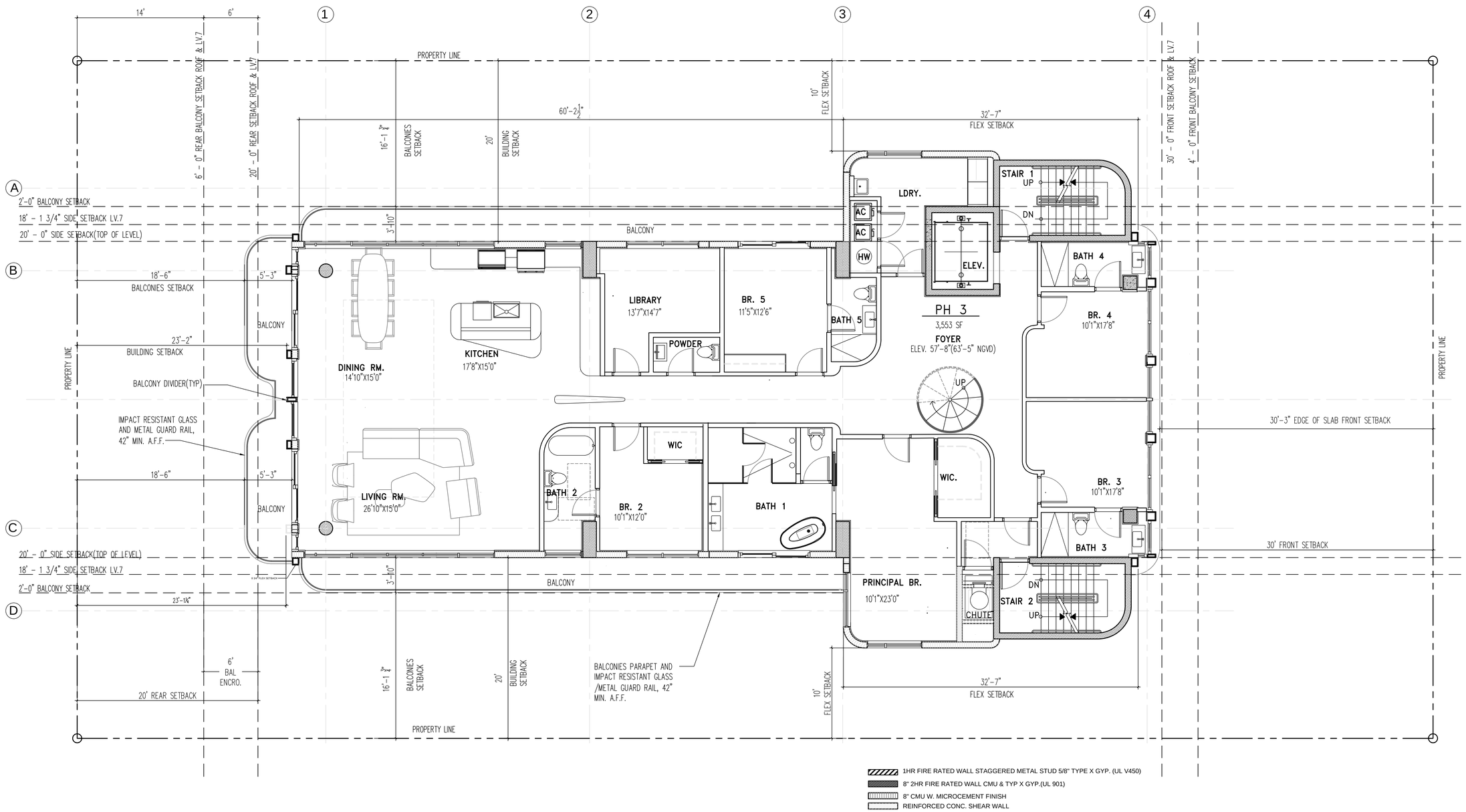
SHEET
A-6
SHEET - OF -



SEVENTH LEVEL FLOOR PLAN

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

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SHEET TITLE
SEVENTH FLOOR PLAN

REVISIONS

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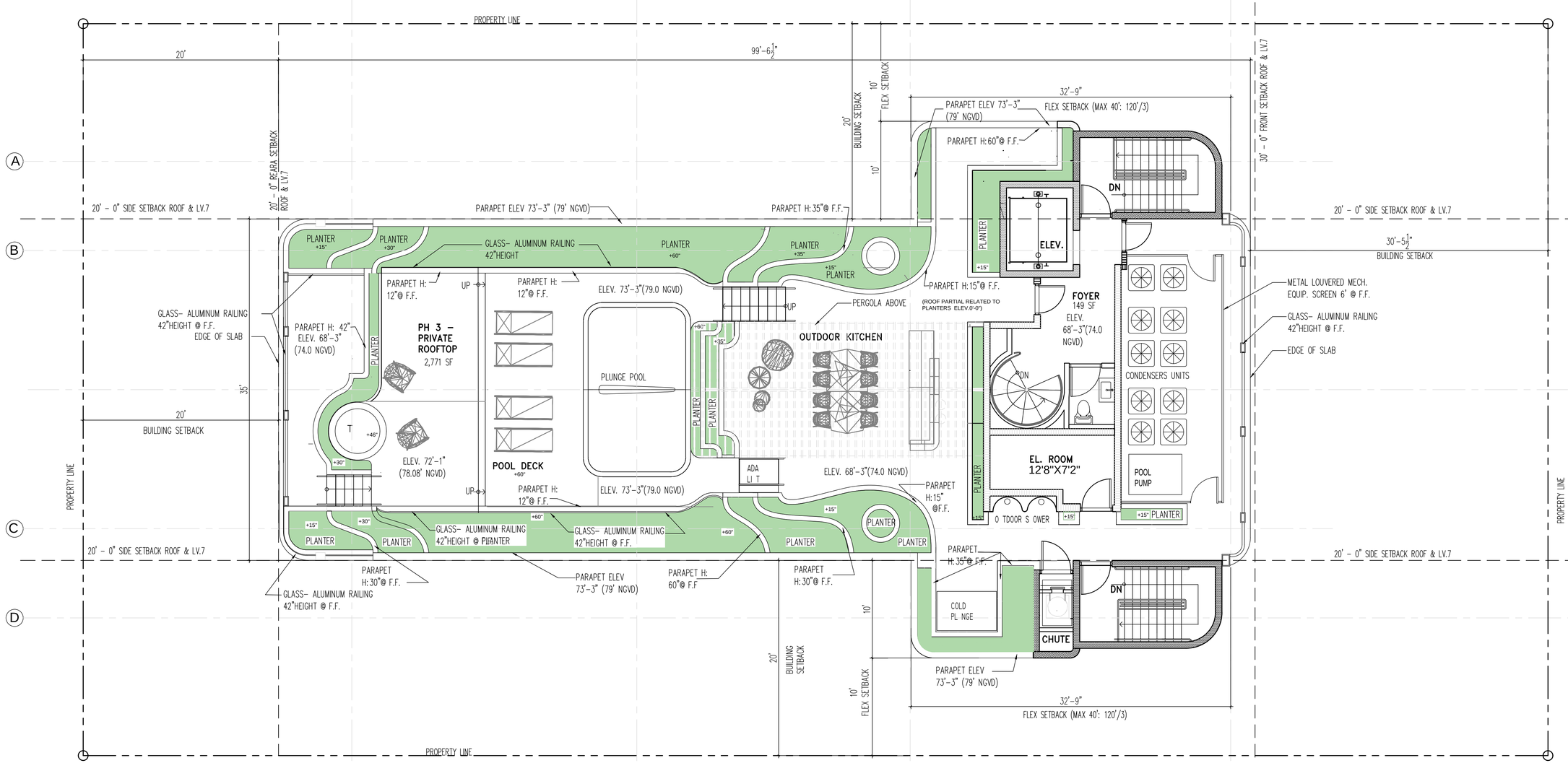
SHEET
A-7
SHEET – OF –



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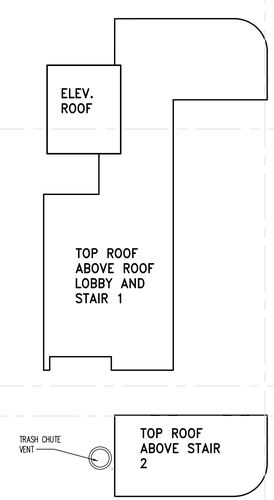
8" CMU W. MICROCEMENT FINISH
REINFORCED CONC. SHEAR WALL

ROOF LEVEL FLOOR PLAN

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

NORTH



ELEV/ STAIRS ROOF FLOOR PLAN

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

NORTH

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SHEET TITLE
ROOF
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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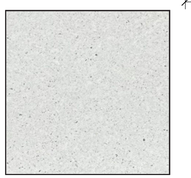
PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
A-8
SHEET - OF -

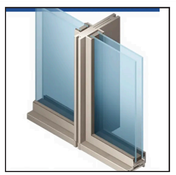




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



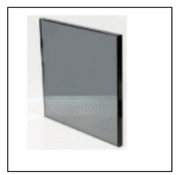
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS FRAME COLOR OXFORD STONE



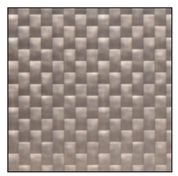
D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS (~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED



G GARAGE DOORS EMBOSSED POWDER COATED ALUMINUM DOORS

1 EAST (FRONT) ELEVATION WITH LANDSCAPE

SCALE: 1/8” = 1’-0”

Kaller Architecture
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RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

EAST ELEVATION WITH LANDSCAPE

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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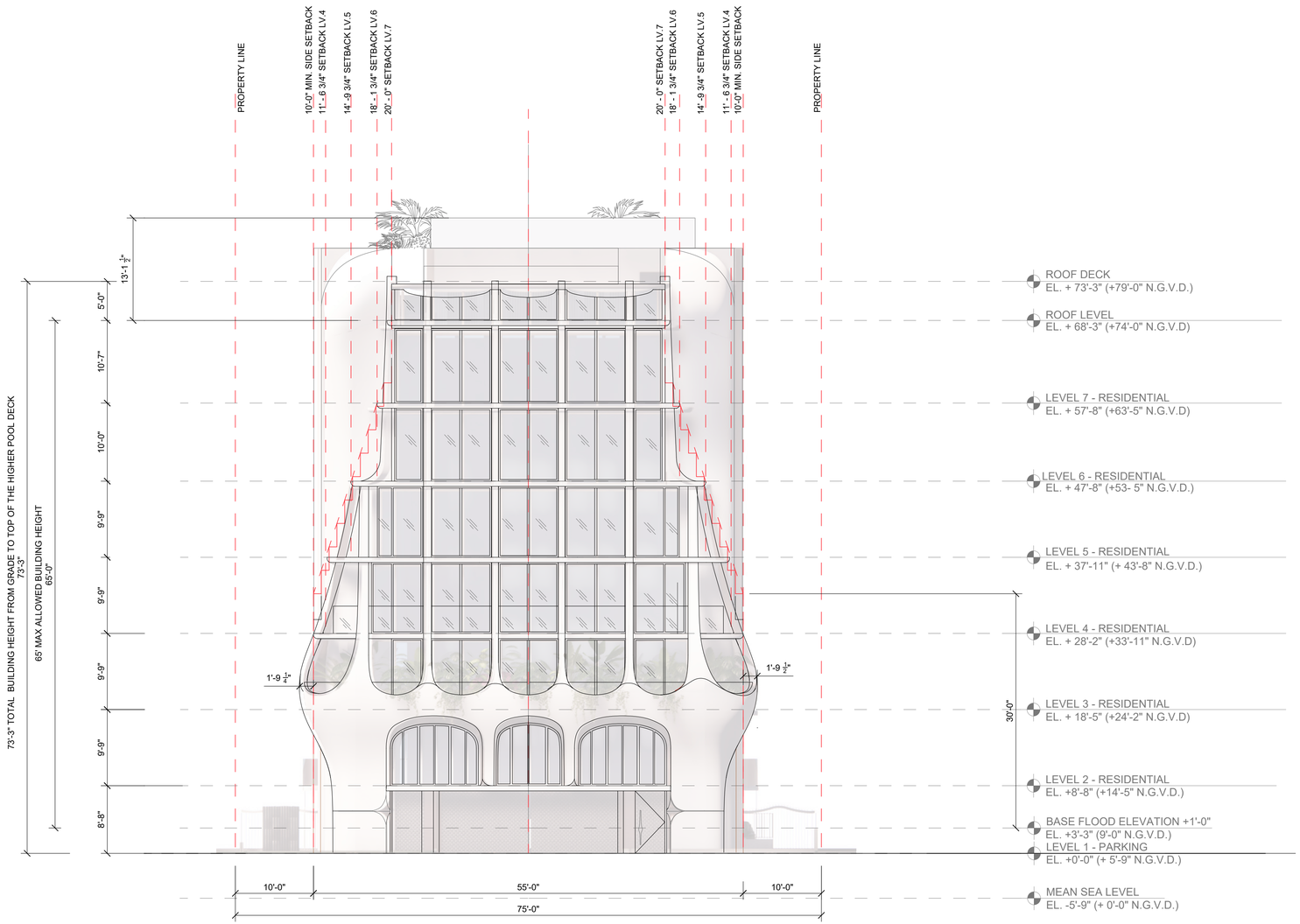
PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET

A-9

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 EAST (FRONT) ELEVATION

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

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EAST ELEVATION

REVISIONS

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DATE: 9-25-25
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SHEET
A-10

Bidders shall visit complete walls of Existing Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

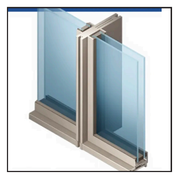




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



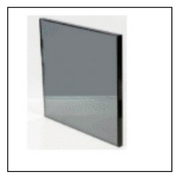
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS FRAME COLOR OXFORD STONE



D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS (~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED

1 SOUTH ELEVATION WITH LANDSCAPE

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

KA

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SOUTH ELEVATION
WITH LANDSCAPE

REVISIONS

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1	-	-

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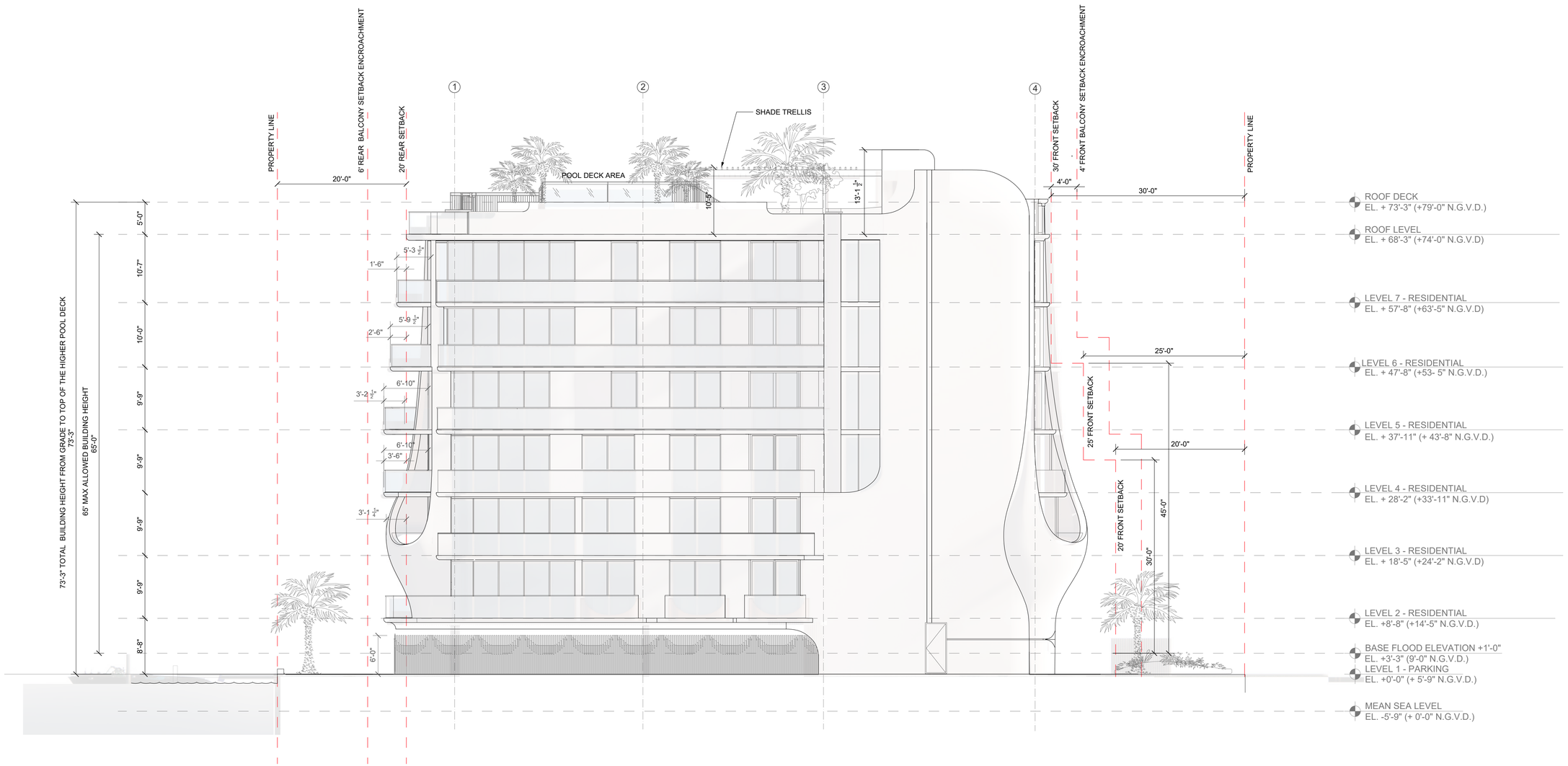
CHECKED BY:	JBK

SHEET

A-11

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor and reasonably inferable from them as being necessary to produce the intended results. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results. Contractor shall verify all dimensions, quantities and conditions at the job site and shall be responsible for the same. Contractor shall coordinate the work of all trades. Contractor shall perform all work in accordance with all applicable codes, ordinances, rules and regulations. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures. Contractor shall be responsible for all safety precautions and programs in connection with the work. Contractor shall be responsible for all temporary facilities and controls. Contractor shall be responsible for all permits, fees, licenses, inspections and approvals required for the work. Contractor shall be responsible for all warranties and guarantees required for the work. Contractor shall be responsible for all as-built drawings required for the work. Contractor shall be responsible for all operation and maintenance manuals required for the work. Contractor shall be responsible for all training required for the work. Contractor shall be responsible for all commissioning required for the work. Contractor shall be responsible for all testing required for the work. Contractor shall be responsible for all inspections required for the work. Contractor shall be responsible for all submittals required for the work. Contractor shall be responsible for all shop drawings required for the work. Contractor shall be responsible for all samples required for the work. Contractor shall be responsible for all mock-ups required for the work. Contractor shall be responsible for all coordination required for the work. Contractor shall be responsible for all scheduling required for the work. Contractor shall be responsible for all cost control required for the work. Contractor shall be responsible for all quality control required for the work. Contractor shall be responsible for all safety required for the work. Contractor shall be responsible for all security required for the work. Contractor shall be responsible for all environmental protection required for the work. Contractor shall be responsible for all waste management required for the work. Contractor shall be responsible for all recycling required for the work. Contractor shall be responsible for all hazardous materials required for the work. Contractor shall be responsible for all asbestos abatement required for the work. Contractor shall be responsible for all lead paint removal required for the work. Contractor shall be responsible for all mold remediation required for the work. Contractor shall be responsible for all dewatering required for the work. Contractor shall be responsible for all shoring required for the work. Contractor shall be responsible for all underpinning required for the work. Contractor shall be responsible for all excavation required for the work. Contractor shall be responsible for all backfill required for the work. Contractor shall be responsible for all compaction required for the work. Contractor shall be responsible for all grading required for the work. Contractor shall be responsible for all paving required for the work. Contractor shall be responsible for all concrete required for the work. Contractor shall be responsible for all masonry required for the work. Contractor shall be responsible for all steel required for the work. Contractor shall be responsible for all carpentry required for the work. Contractor shall be responsible for all roofing required for the work. Contractor shall be responsible for all waterproofing required for the work. Contractor shall be responsible for all insulation required for the work. Contractor shall be responsible for all fireproofing required for the work. Contractor shall be responsible for all sheet metal required for the work. Contractor shall be responsible for all doors required for the work. Contractor shall be responsible for all windows required for the work. Contractor shall be responsible for all glass required for the work. Contractor shall be responsible for all curtain wall required for the work. Contractor shall be responsible for all storefront required for the work. Contractor shall be responsible for all skylights required for the work. Contractor shall be responsible for all hardware required for the work. Contractor shall be responsible for all finishes required for the work. Contractor shall be responsible for all painting required for the work. Contractor shall be responsible for all coatings required for the work. Contractor shall be responsible for all wallcoverings required for the work. Contractor shall be responsible for all flooring required for the work. Contractor shall be responsible for all ceilings required for the work. Contractor shall be responsible for all specialties required for the work. Contractor shall be responsible for all equipment required for the work. Contractor shall be responsible for all furnishings required for the work. Contractor shall be responsible for all conveying systems required for the work. Contractor shall be responsible for all mechanical systems required for the work. Contractor shall be responsible for all plumbing systems required for the work. Contractor shall be responsible for all fire protection systems required for the work. Contractor shall be responsible for all electrical systems required for the work. Contractor shall be responsible for all communications systems required for the work. Contractor shall be responsible for all security systems required for the work. Contractor shall be responsible for all audio-visual systems required for the work. Contractor shall be responsible for all low-voltage systems required for the work. Contractor shall be responsible for all utilities required for the work. Contractor shall be responsible for all site improvements required for the work. Contractor shall be responsible for all landscaping required for the work. Contractor shall be responsible for all irrigation required for the work. Contractor shall be responsible for all exterior improvements required for the work. Contractor shall be responsible for all interior improvements required for the work. Contractor shall be responsible for all demolition required for the work. Contractor shall be responsible for all temporary facilities required for the work. Contractor shall be responsible for all construction aids required for the work. Contractor shall be responsible for all miscellaneous items required for the work. Contractor shall be responsible for all incidental items required for the work. Contractor shall be responsible for all items not specifically mentioned but reasonably inferable as being necessary to produce the intended results.



1 SOUTH ELEVATION

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

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SHEET TITLE
SOUTH ELEVATION

REVISIONS

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1	-	-

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CHECKED BY:	JBK

SHEET
A-12

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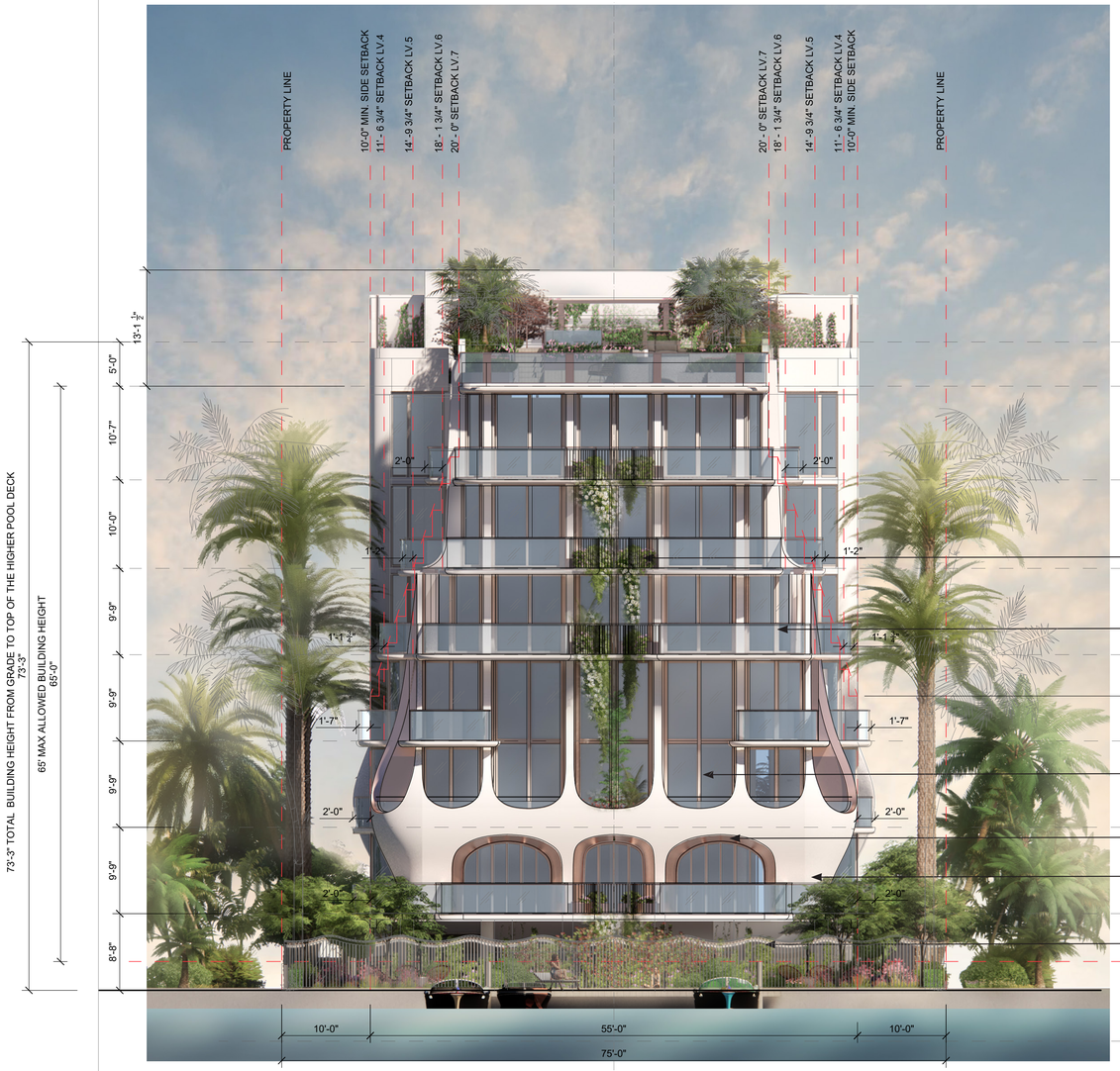
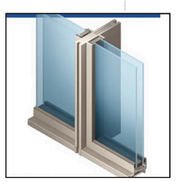




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



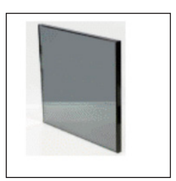
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS
FRAME COLOR OXFORD STONE



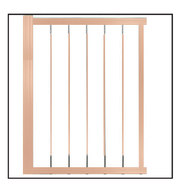
D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS
(~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED



G 3/16" STAINLESS STEEL BRUSHED ANTIQUE COPPER COLOR FOUNDRY FINISH CABLE RAILING

1 WEST (REAR) ELEVATION WITH LANDSCAPE

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

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SHEET TITLE
WEST ELEVATION WITH LANDSCAPE

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SHEET
A-13

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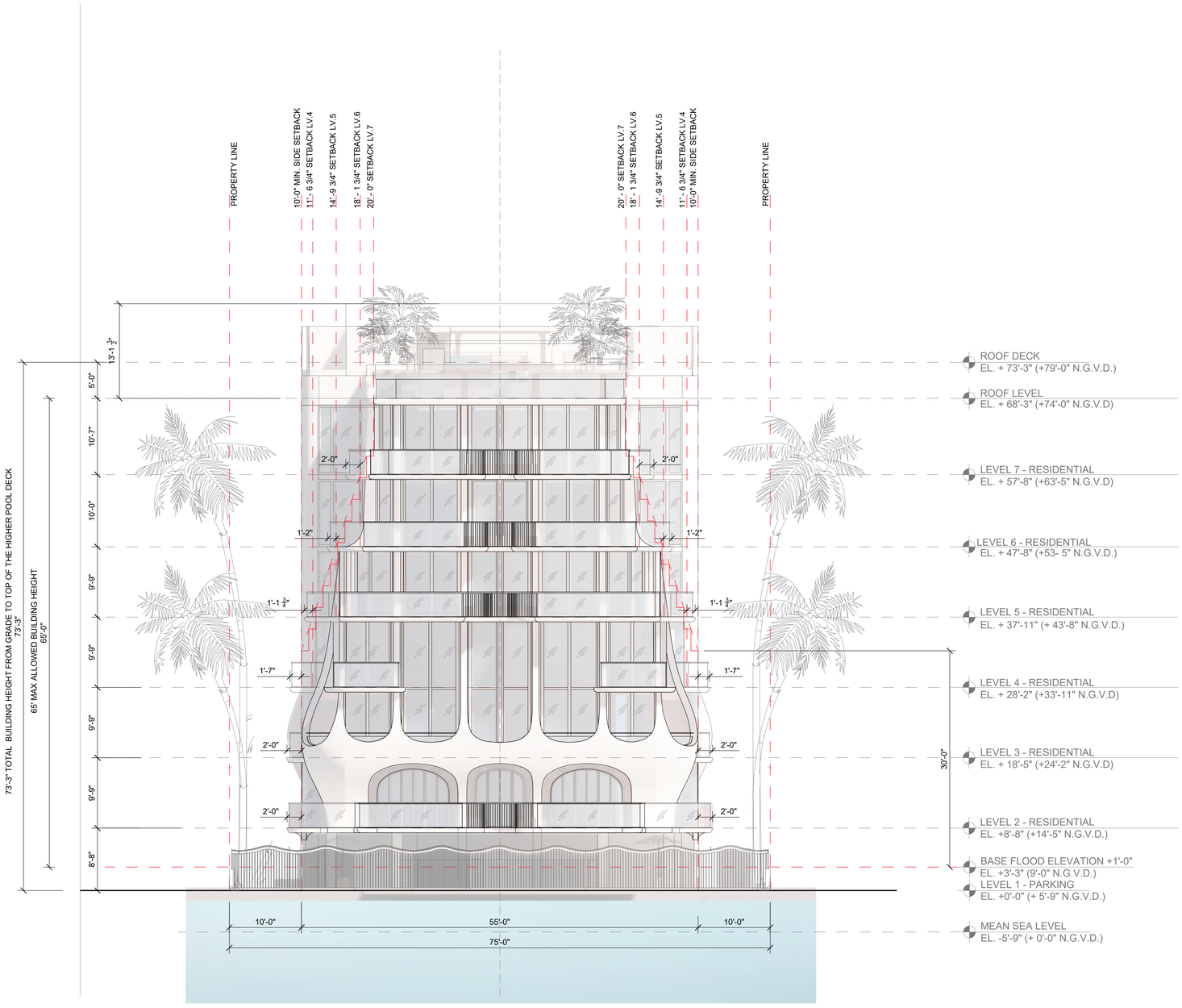

1 WEST (REAR) ELEVATION

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

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WEST ELEVATION

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SHEET

A-14

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A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



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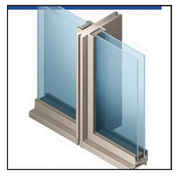

C STOREFRONT WINDOW IR. GLASS FRAME COLOR OXFORD STONE



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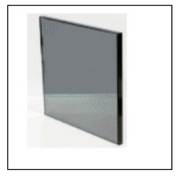

E NEUTRAL GRAY LOW-E GLASS (~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED

1 NORTH ELEVATION WITH LANDSCAPE

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

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NORHT ELEVATION WITH LANDSCAPE

REVISIONS

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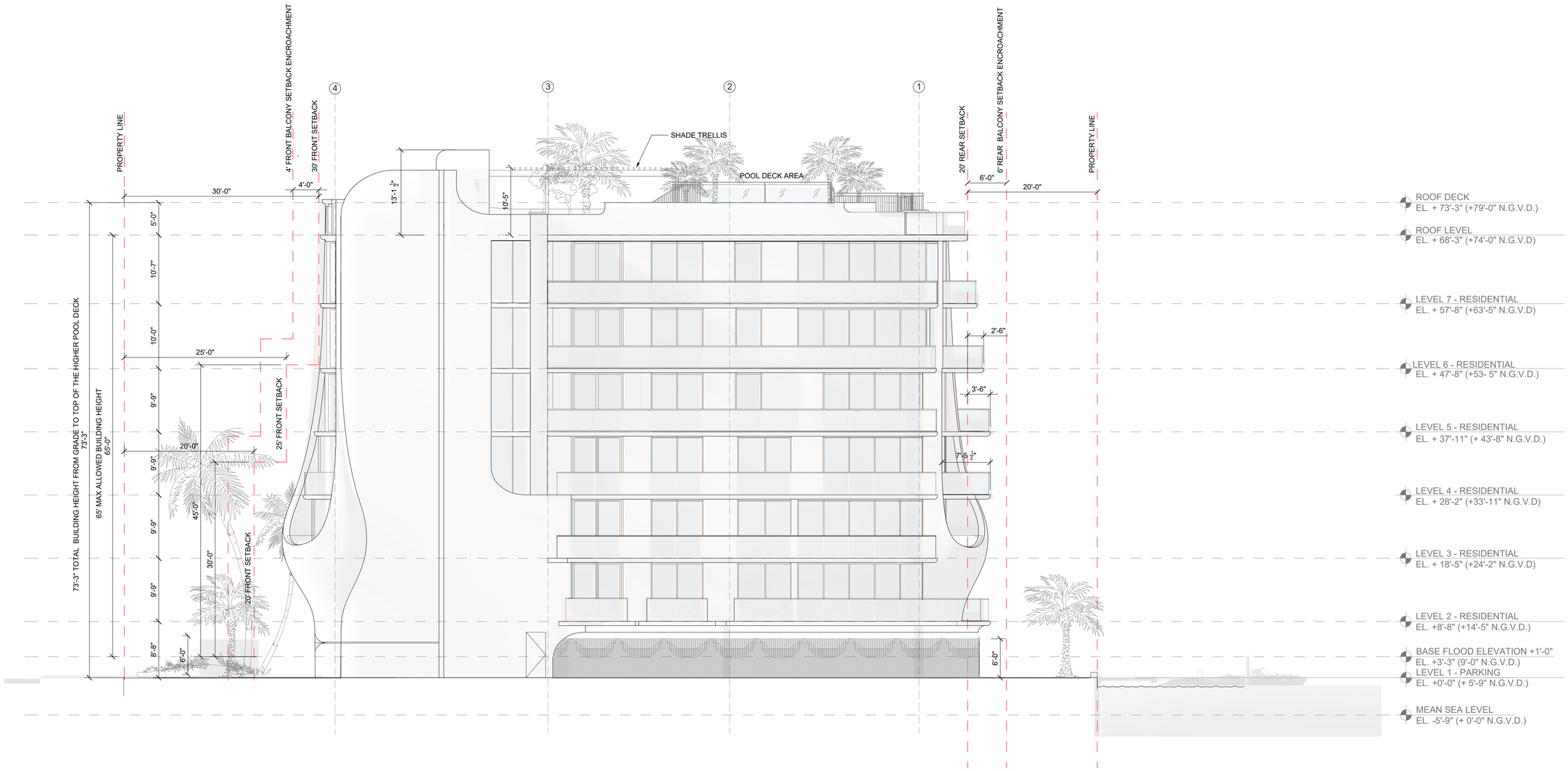
SHEET
A-15

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 NORTH ELEVATION

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

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NORTH ELEVATION

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SHEET
A-16

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RENDERING - VIEW FROM THE CANAL

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PROJECT TITLE

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RESIDENCES
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BAY HARBOR ISLAND, FL 33154

SHEET TITLE

RENDERING - VIEW
FROM THE CANAL SIDE

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

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PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET

A-17

Bidders shall use complete set of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



RENDERING - VIEW FROM THE STREET

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RENDERING - VIEW FROM THE STREET SIDE

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SHEET
A-18

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ADJACENT SOUTH NEIGHBOR | 9440 SUBJECT SITE | ADJACENT NORTH NEIGHBOR

EXISTING PROPERTIES



ADJACENT SOUTH NEIGHBOR | SUBJECT SITE PROPOSED DESIGN | ADJACENT NORTH NEIGHBOR

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SHEET TITLE
CONTEXT RENDERINGS

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PROJECT No.:	23084
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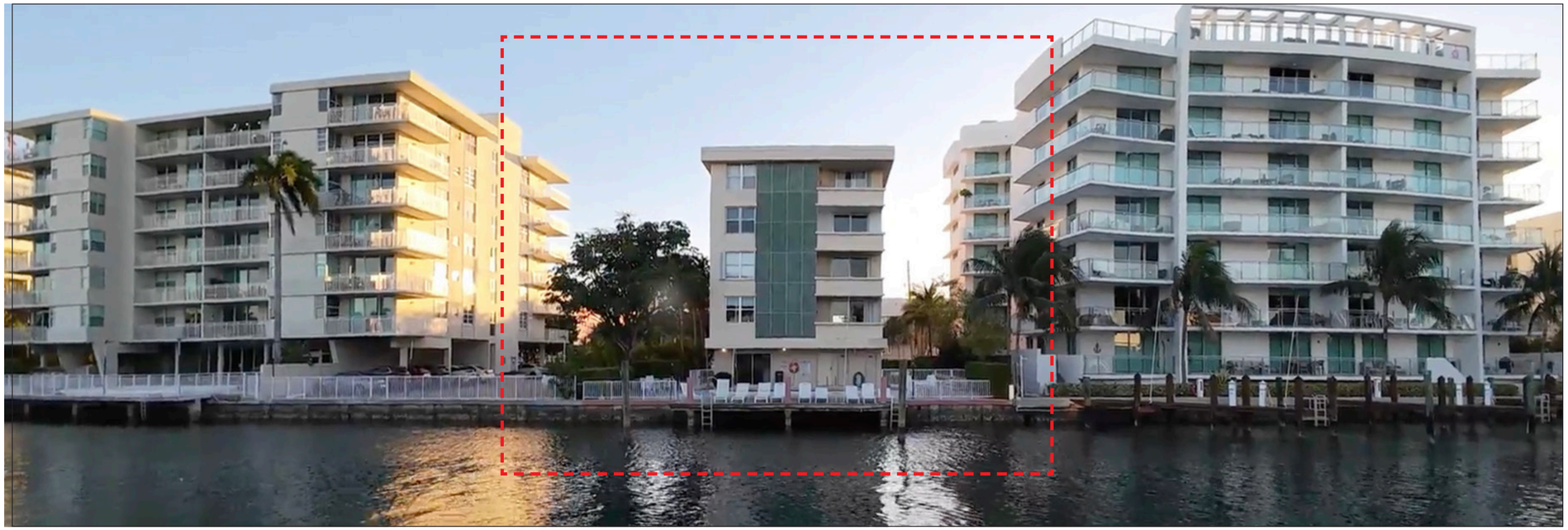
SHEET
A-19

Bidders shall use complete sets of Bidding Documents to prepare bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or otherwise unofficial Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. All be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



ADJACENT SOUTH NEIGHBOR | 9440 SUBJECT SITE | ADJACENT NORTH NEIGHBOR

EXISTING PROPERTIES



ADJACENT SOUTH NEIGHBOR | SUBJECT SITE PROPOSED DESIGN | ADJACENT NORTH NEIGHBOR

CONTEXT REAR ELEVATION

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SHEET
A-20

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PERSPECTIVE FROM CANAL SIDE



PERSPECTIVE FROM STREET SIDE

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PERSPECTIVE RENDERINGS

REVISIONS

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SHEET

A-21

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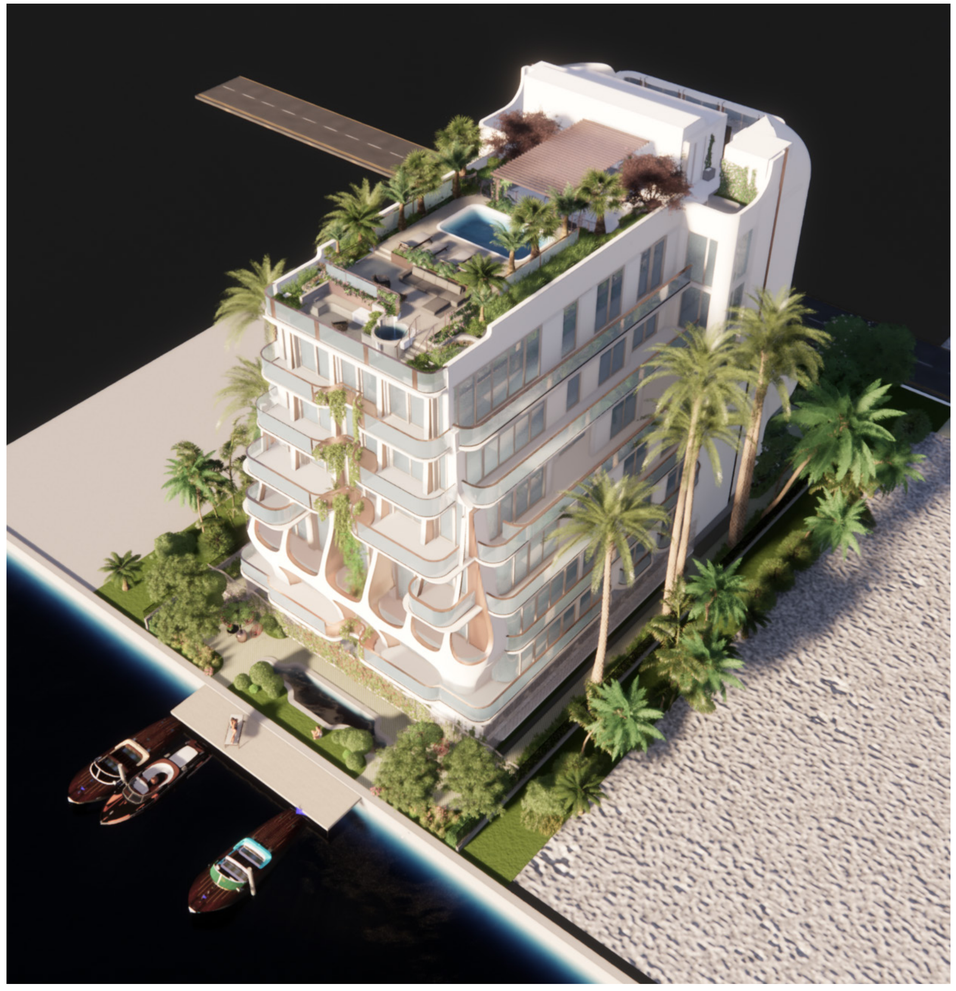

AERIAL RENDERINGS OF ROOFTOP

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SHEET TITLE
ROOFTOP
RENDERINGS

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SHEET
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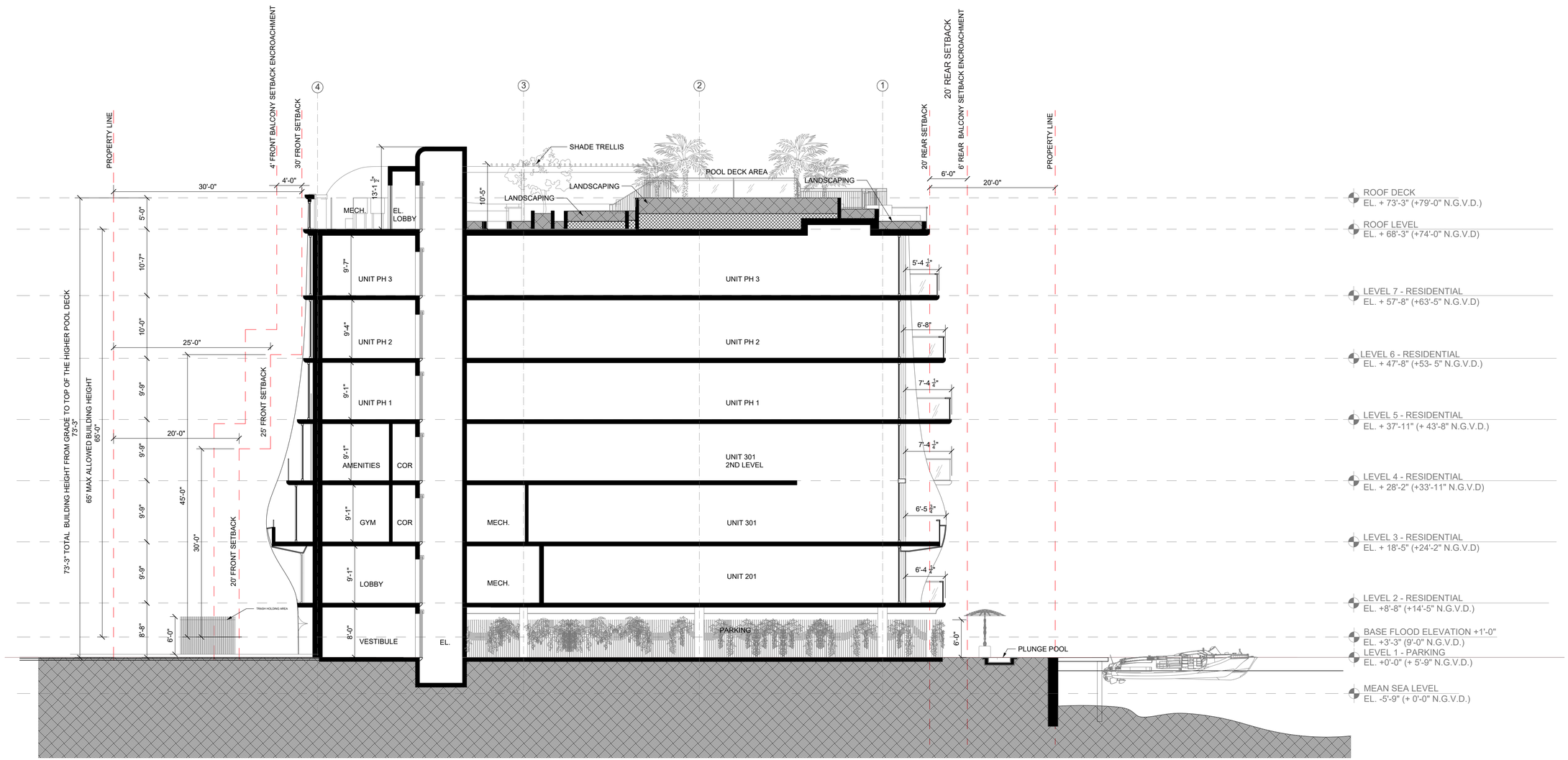

1 BUILDING SECTION

SCALE 1/8" = 1'-0"

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BUILDING SECTION

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A-23

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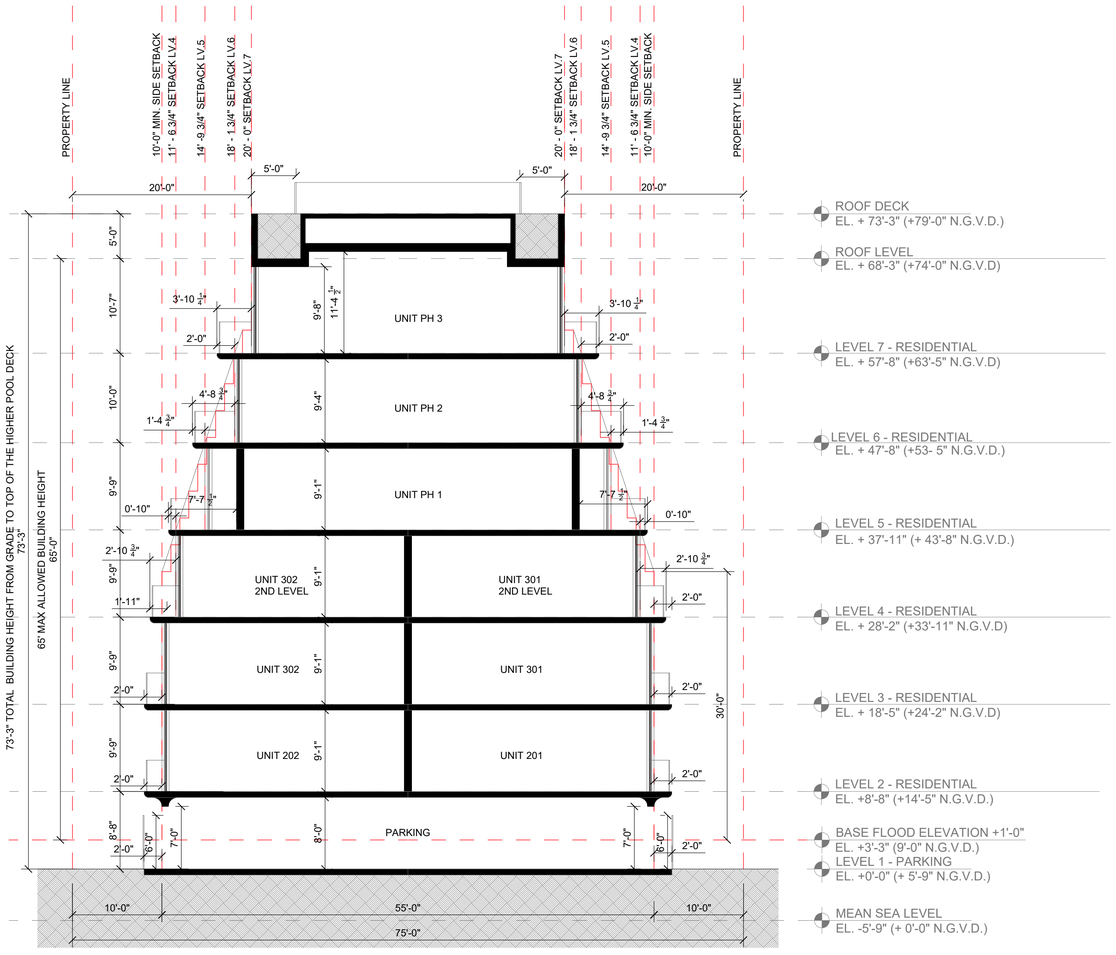

1 BUILDING CROSS SECTION

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BUILDING CROSS SECTION

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DATE:
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CHECKED BY: JBK

SHEET
A-24

Bidders shall visit complete each of Existing Documents in preparing bids, notify the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (N01) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 'A-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.

   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

11. EX

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR ISLANDS. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR ISLANDS.

2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.

4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.

5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) T THROUGH 24" DIAMETER = TC 53

6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

7. PVC PIPE 4" - 17 SHALL CONFORM TO AWWA C900. PIPE 14" - 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.

8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.

9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10.
   EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

10. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.

11. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.

12. ALL SERVICE PIPING (W -T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.

13. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS.
   OUTLET OF SADDLE TO HAVE NPT THREADS.

14. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT.

15. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.

16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.

17. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

18. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.

19. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.

20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.

21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE.
   SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.

22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION 'WATER' OR "RECLAIMED WATER'.

23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE', AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (RECLAIMED WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 7" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.

26. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 7 AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.

27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION.

28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

30. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

31. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.

32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

37. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.

2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.

3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9-2.

4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).

5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.

6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.

7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH [(2) 2-1/2"] HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.

8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR ISLANDS. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR ISLANDS.

2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27".

3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.

4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.

5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.

6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2. LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE..

9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.

10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

11. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC; OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.

15. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.

16. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.

17. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PRECAST STRUCTURES AND APPURTENANCES

8. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.

9. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.

10. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.

11. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.

12. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.

13. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.

14. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.

15. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.

16. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.

17. MANHOLE COATINGS AND FINISHES SHALL BE:

   A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

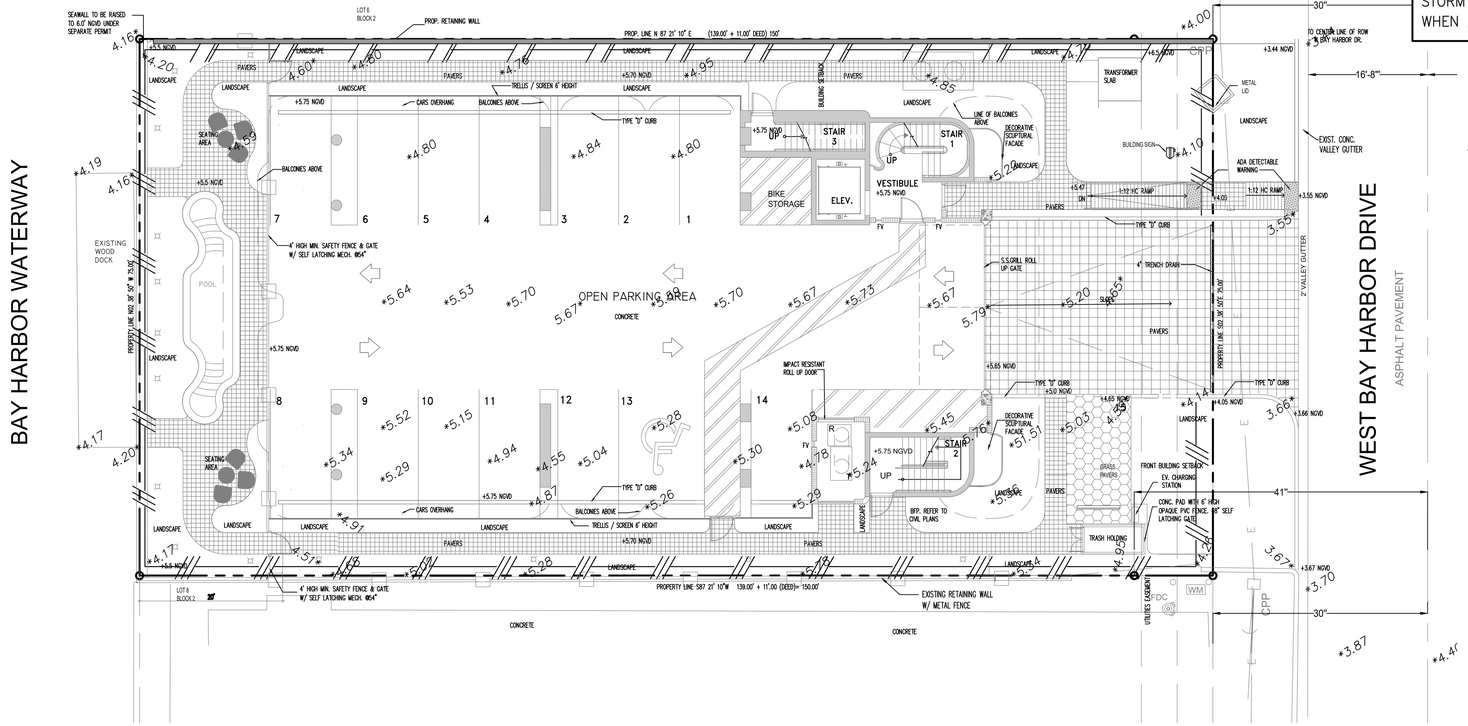
   B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

   C. EXTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

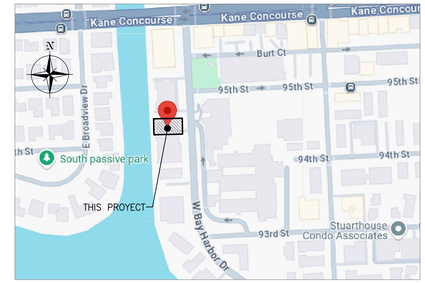
11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

STORM SEWER SYSTEMS

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE



CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



LOCATION MAP
N.T.S.

LEGEND

PROPERTYLINE

PROPOSED SILT FENCE

NOTE:
USE SANDBAGS, SILT FENCE OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

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

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

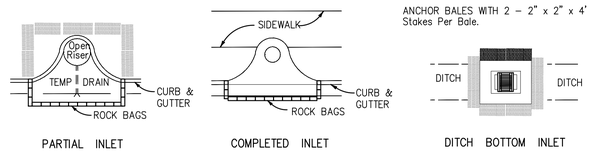
BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

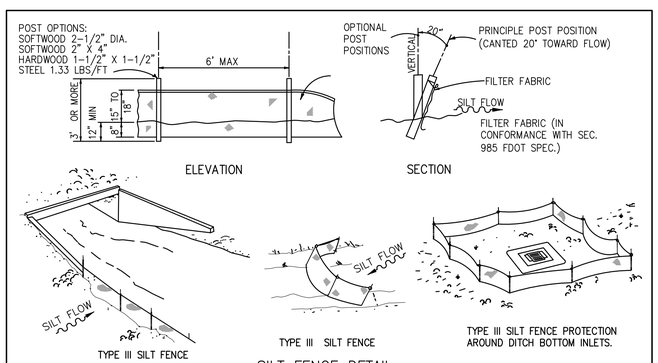
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: BAY HARBOR DRIVE RESIDENCE
9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL. 33154

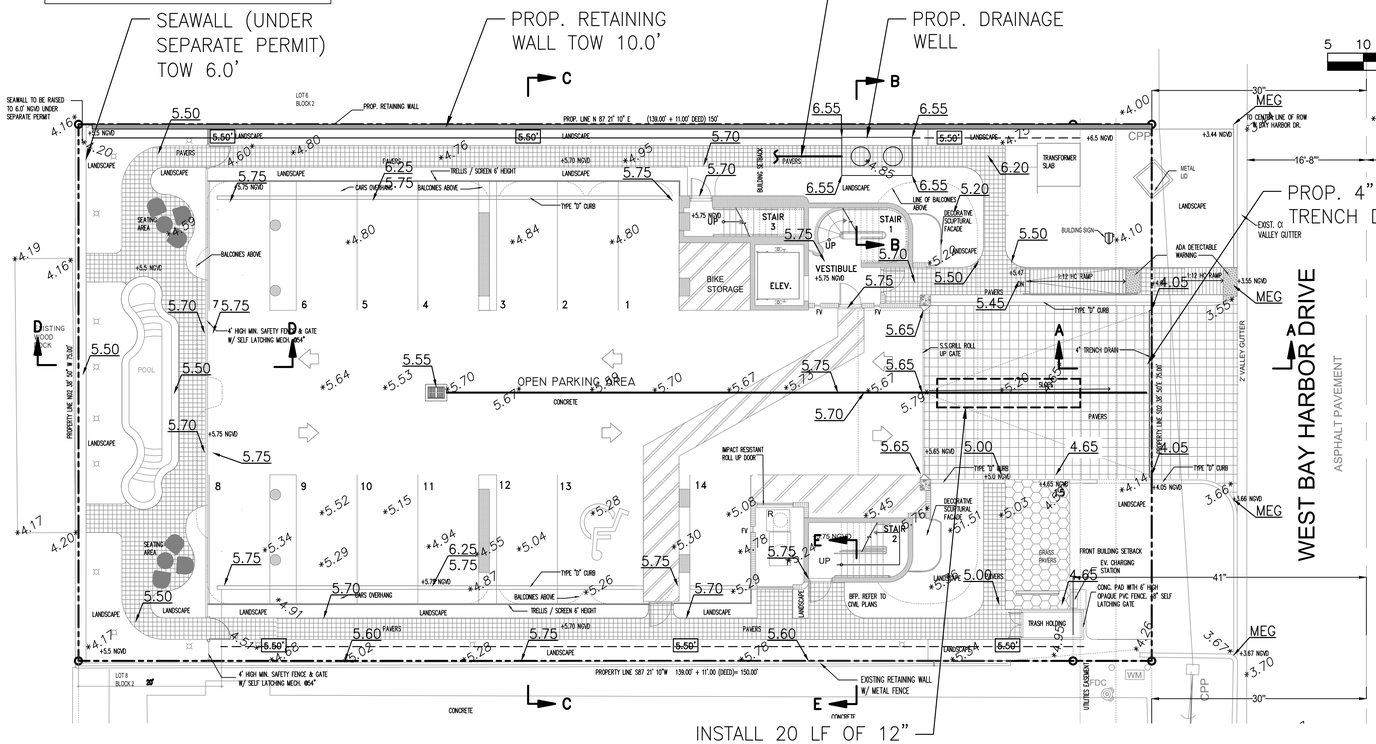
Plan Description: EROSION COENTROL PLAN

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	MARCH 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-02
of Sheets

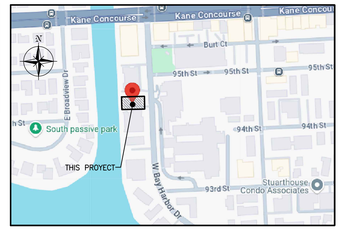
NOTE:
ROOF RUNOFF DRAINAGE SYSTEM SHALL BE CONNECTED TO DRAINAGE WELL





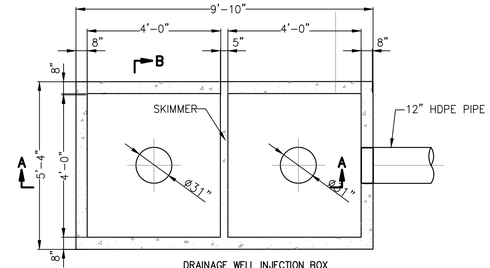
NOTE:
ALL ELEVATIONS ARE RELATIVE TO THE NGVD 29 DATUM

NOTE:
MIN. FFE = BFE(8.00')+1 = 9.00'
PROPOSED MIN.= FFE 14'-5"



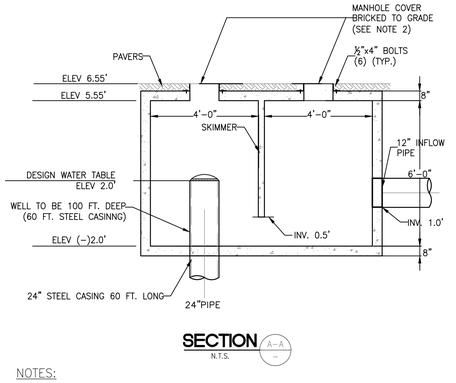
LOCATION MAP
N.T.S.

FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



DRAINAGE WELL INJECTION BOX

DETAIL 1 | NTS | STD



SECTION A-A
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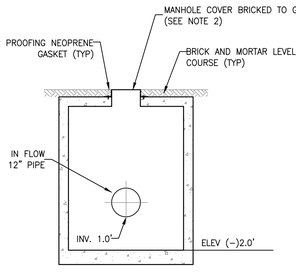

SECTION B-B
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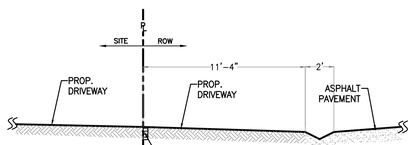

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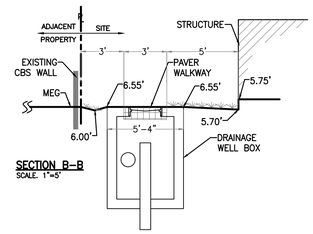

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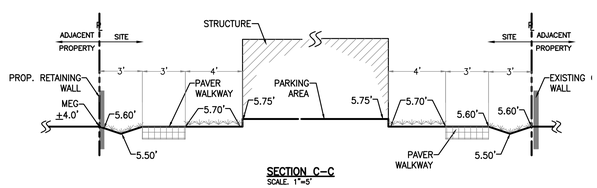

SECTION C-C
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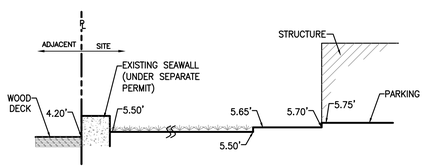
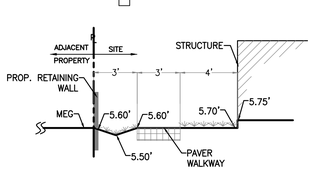
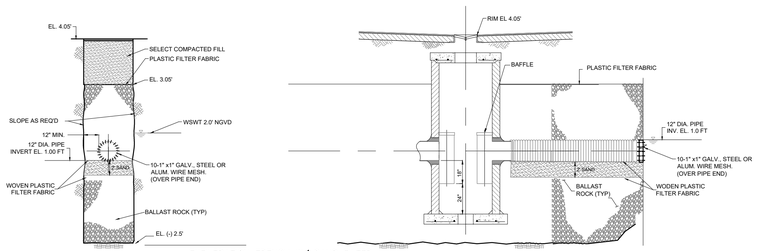


SECTION D-D
SCALE: 1"=5'



SECTION E-E
SCALE: 1"=5'



EXFILTRATION TRENCH W/ SAND FILTER

DETAIL 2 | NTS | STD

LEGEND

- PROPERTY LINE
- x11.3 EXISTING ELEVATION
- 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE

NOTES:

1. CONTRACTOR MAY REFER TO FDOT DESIGN STANDARDS 2021-22 FOR MATERIALS, DIMENSIONS, AND CONSTRUCTION PROCEDURES THAT ARE NOT SHOWN HERE. WHERE THERE IS A CONFLICT BETWEEN THE FDOT DESIGN STANDARDS AND THIS DRAWING, THIS DRAWING SHALL SUPERCEDE.
2. 31" DIA. MANHOLE COVERS SHALL BE U.S. FOUNDRY MODEL 119-BM-BWT BOLTED WATERTIGHT OR EQUAL WITH LETTERING "STORM SEWER" CAST ON COVER.
3. WELL GRATE SHALL BE USF GRATE No. 5698 OR APPROVED EQUAL. WELL COVER SHALL HAVE OPENINGS OF MAXIMUM 1.5-IN O.C., AND BE SECURED AND TAMPERPROOF, BUT REMOVABLE IN THE EVENT OF WELL MAINTENANCE
4. WELL CASING SHALL BE 24" DIA. STEEL PIPE WITH A MIN. WALL THICKNESS OF ⅜" CONFORMING TO ASTM A53, A120.
5. WELL CASING SHALL EXTEND TO DEPTH OF 110' BELOW GROUND SURFACE OR TO A DEPTH WHERE THE GROUNDWATER T.D.S. IS GREATER THAN 10,000 P.P.M., WHICHEVER IS DEEPER.
6. OPEN HOLE SHALL EXTEND TO A DEPTH SUCH THAT THE DESIGN DISCHARGE RATE OF 750 G.P.M./FT HEAD IS ACHIEVED. CONTRACTOR SHALL PERFORM A STEP DRAW DOWN TEST OR INJECTION TEST TO DEMONSTRATE CAPACITY.
7. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED. IF USED FOR DEWATERING DURING CONSTRUCTION, WELL SHALL BE REDEVELOPED PRIOR TO BEING PLACED INTO SERVICE.
8. ALL NECESSARY PERMITS FROM F.D.E.P. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

NOTES:

1. THE EXISTING TOWN STORMWATER DRAINAGE PIPE WITHIN THE PROPERTY SHALL BE CLEANED AND A CCTV SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND PERMIT CLOSEOUT.
2. STORMWATER DRAINAGE PIPE EASEMENT SHALL BE INCLUDED WITH THE DOCUMENTATION AND SHOWN ON THE CIVIL PLANS.
3. ALL TOWN-OWNED LANDSCAPING, CURBING, GUTTERING, AND ROADWAY AREAS DISTURBED OR REMOVED ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

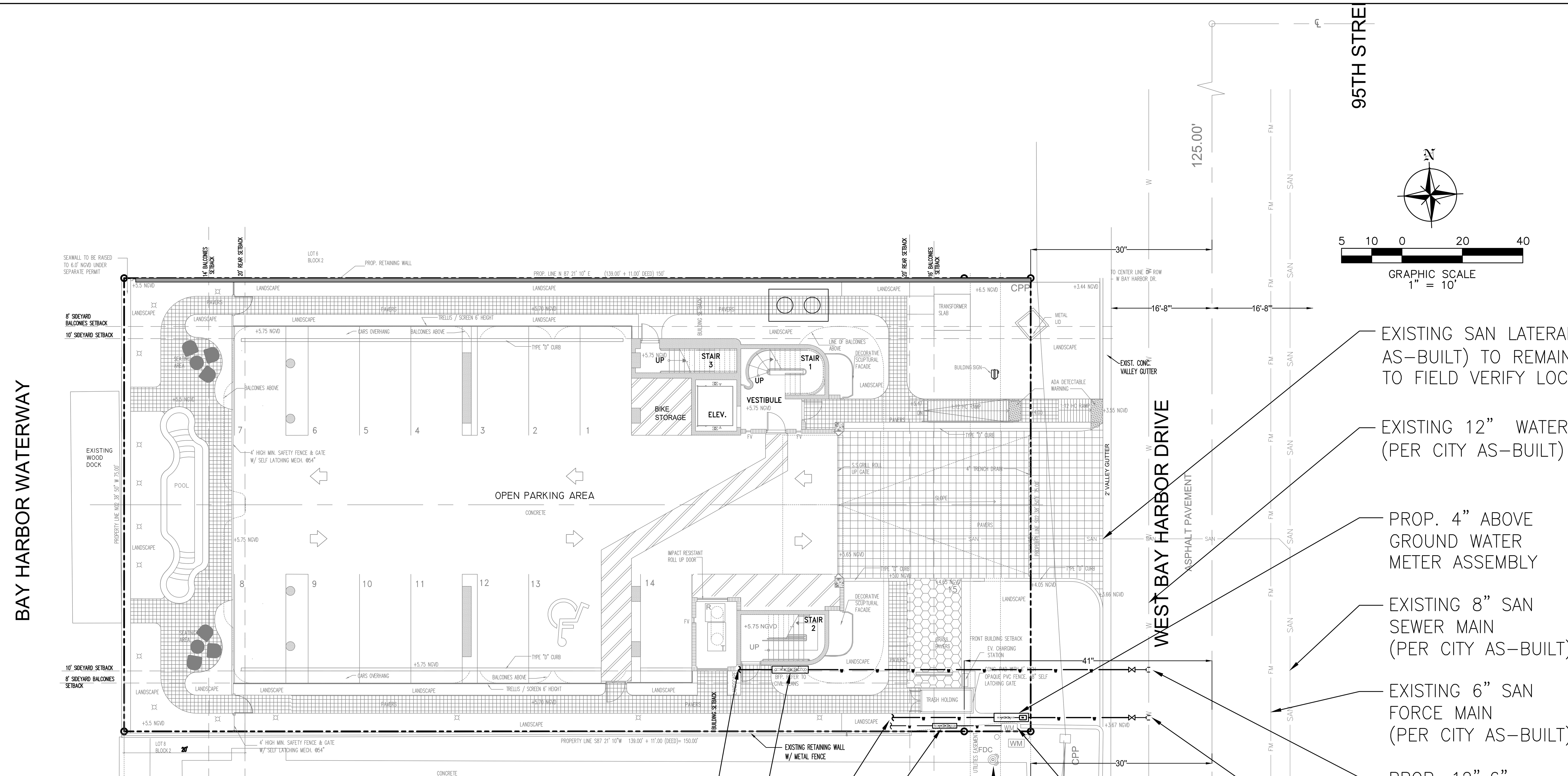
Client:
Project: BAY HARBOR DRIVE RESIDENCE
9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

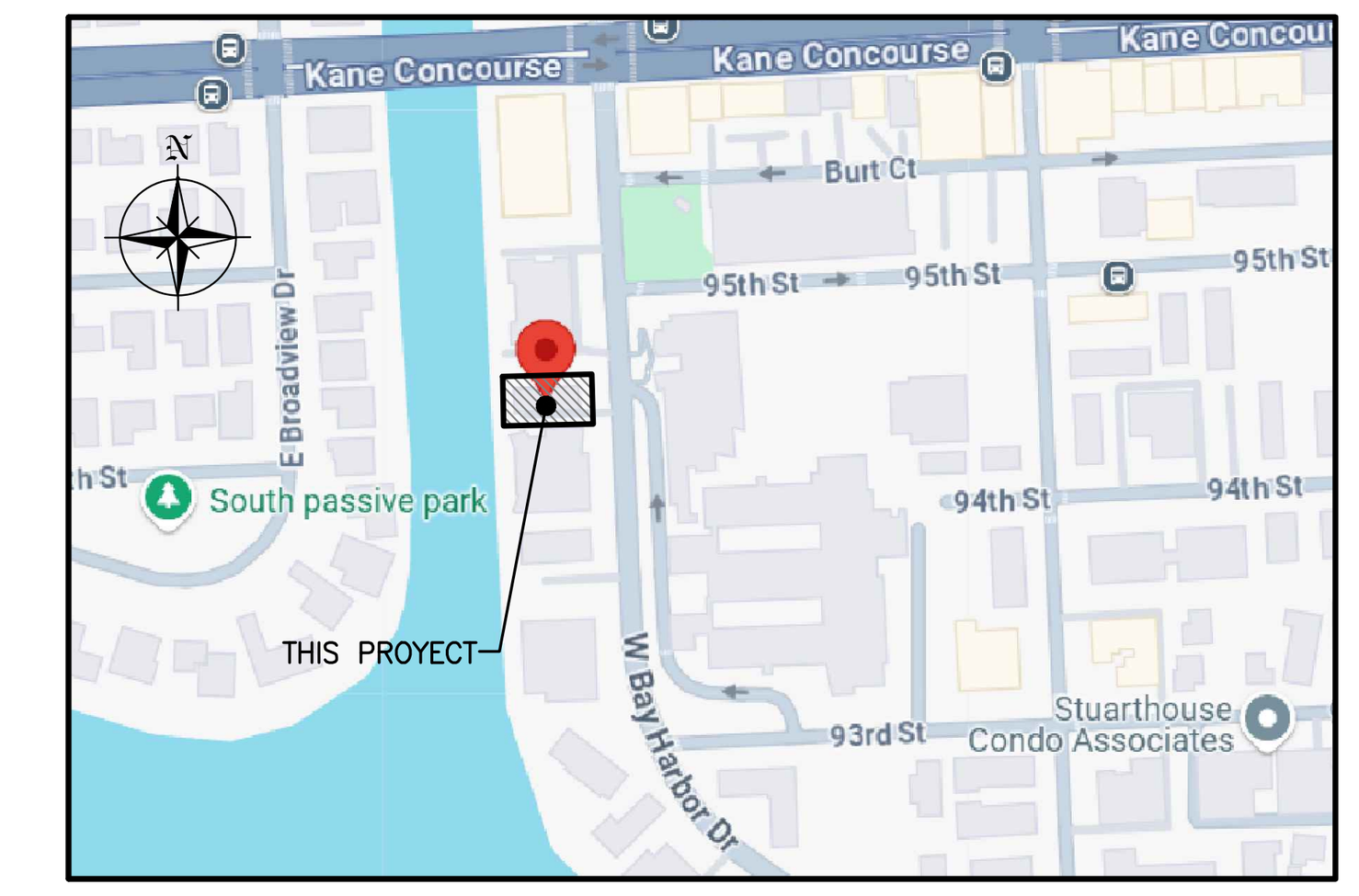
Plan Description: PAVING, GRADING & DRAINAGE

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	MARCH 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-03 of Sheets





LOCATION MAP
N.T.S.

LEGEND

— - - — PROPERTY LINE

WATER AND SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BAY HARBOR ISLANDS STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION.
2. ALL WORK LOCATED IN ROADWAY RIGHT-OF-WAY SHALL BE PERFORMED BY CITY OF MIAMI BEACH FORCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUCH WORK WITH THE CITY AND SHALL PAY ALL CITY IMPOSED FEES.
3. SEE GENERAL NOTES, SHEET C-1.
4. CONTRACTOR'S ATTENTION IS DIRECTED TO GENERAL AND SPECIFIC CONDITIONS AND PERMIT PROVISIONS OF WATER SUPPLY AND SEWAGE SYSTEM PERMITS.
5. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS DETAILED IN
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52. WATER MAINS, INCLUDING PIPES, FITTINGS, VALVES AND HYDRANTS SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA STANDARD C-105.
7. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMASTIC GASKET JOINTS.
8. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS INDICATING ALL FINAL RIM ELEVATIONS, INVERT ELEVATIONS, TOP OF PIPE ELEVATIONS, AS APPLICABLE, AND ALL ELEVIATIONS FROM THESE DRAWINGS. AS-BUILT DRAWINGS SHALL BE PREPARED BY, AND SIGNED AND SEALED BY, A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS

1. Separations shall be measured outside edge to outside edge.
2. Between water mains and, storm sewers, stormwater force mains, or reclaimed water lines, **Shall be 3 ft. minimum.**
3. Between water mains and vacuum type sewer **preferably 10 ft. and at least 3 ft. minimum.**
4. Gravity or pressure sanitary sewers, wastewater force mains or reclaimed water preferably **10 ft. and at least 6 ft.** MAY **be reduced to 3 ft.** WHERE **Bottom** of water main is at **least 6 inches above top of sewer.**
5. **10 ft. of any part** of on-site sewer treatment or disposal system.

WATER MAIN VERTICAL SEPARATIONS

1. Separations between water mains and gravity sewer, vacuum type sewer, or storm sewers, **to be preferably 12 inches, or at least 6 inches above, or at least 12 inches if below.***
2. Pressure sanitary sewer, wastewater or storm water force main, or reclaimed water, at **least 12 inches above or below.***

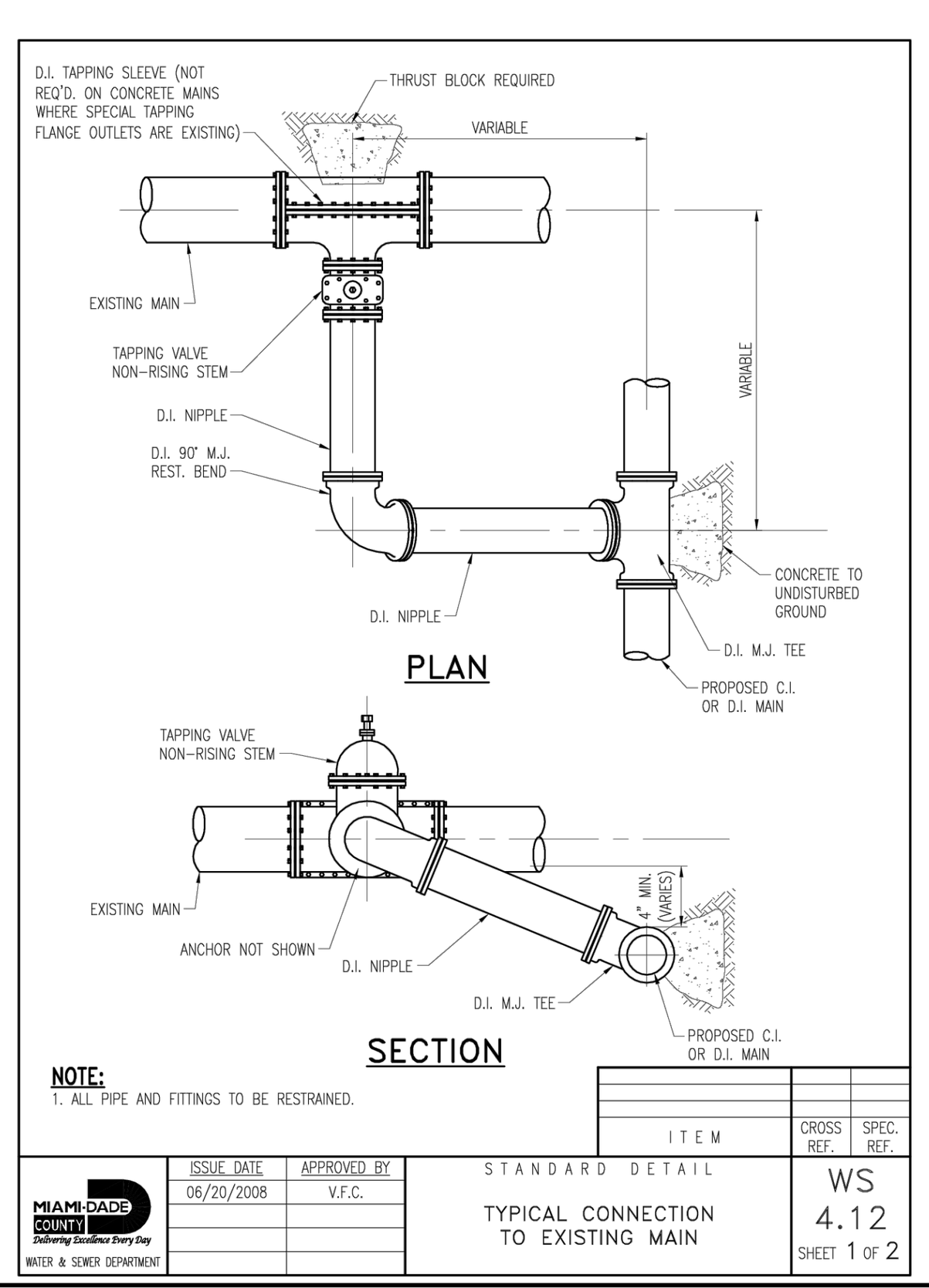
* NOTE: Center 1 – full length of water main pipe at crossings; alternatively arrange pipes so joints are at least 3 feet from joints in vacuum, storm or storm force mains. At least 6 feet from joints in gravity of pressure sewers, wastewater force mains or reclaimed water.

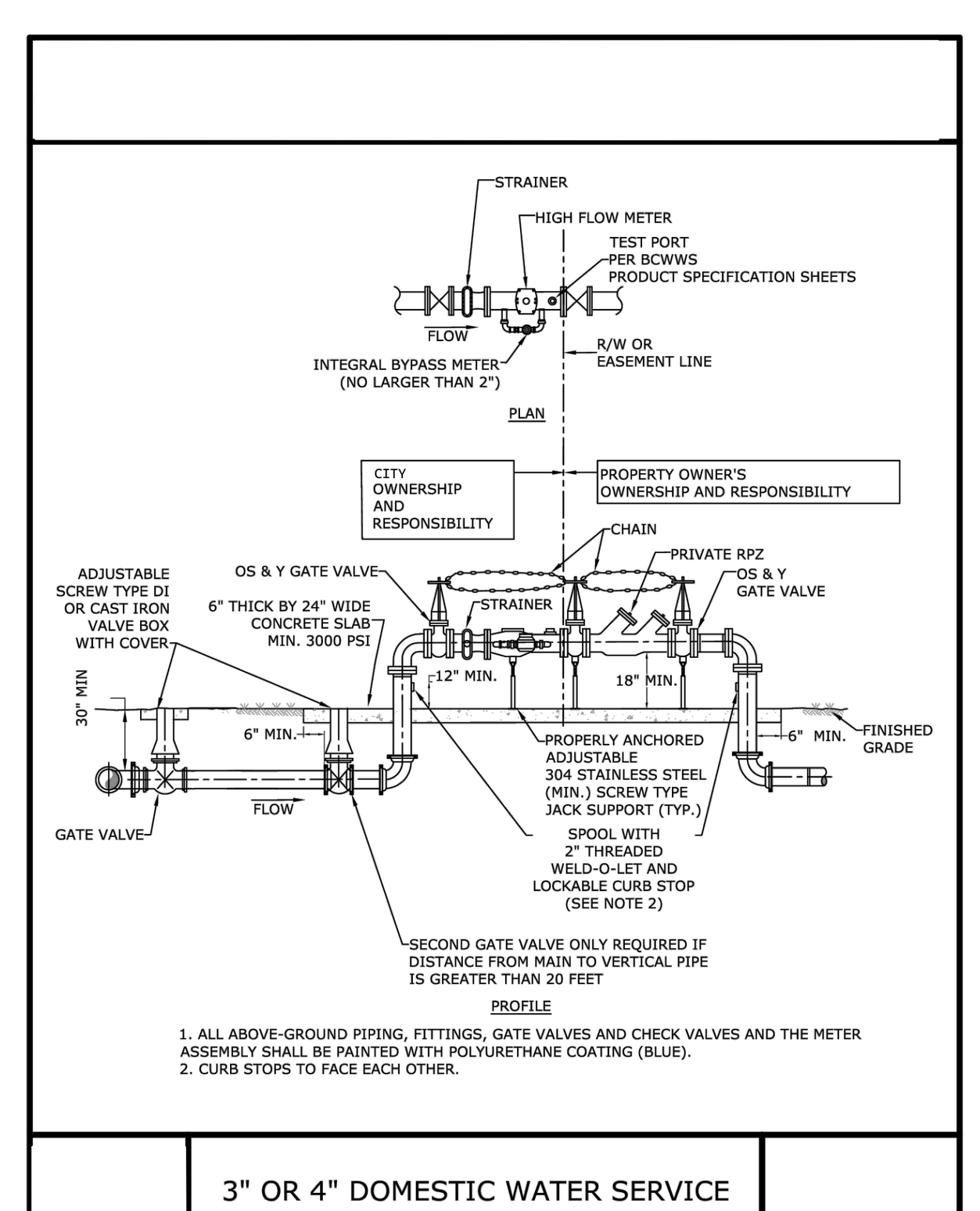
MIAMI-DADE COUNTY

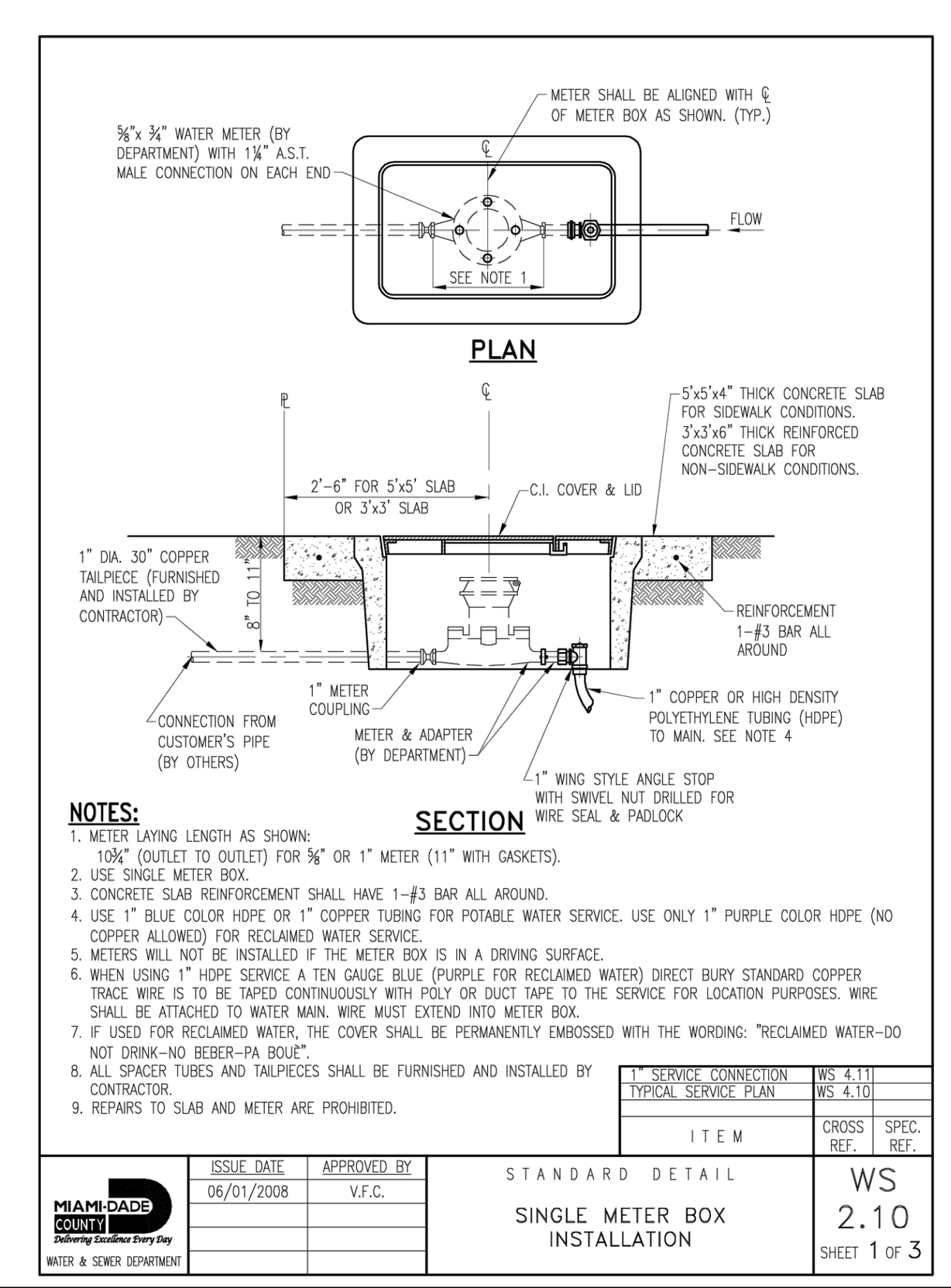
RER-DERM WATER-SEWER GENERAL NOTES

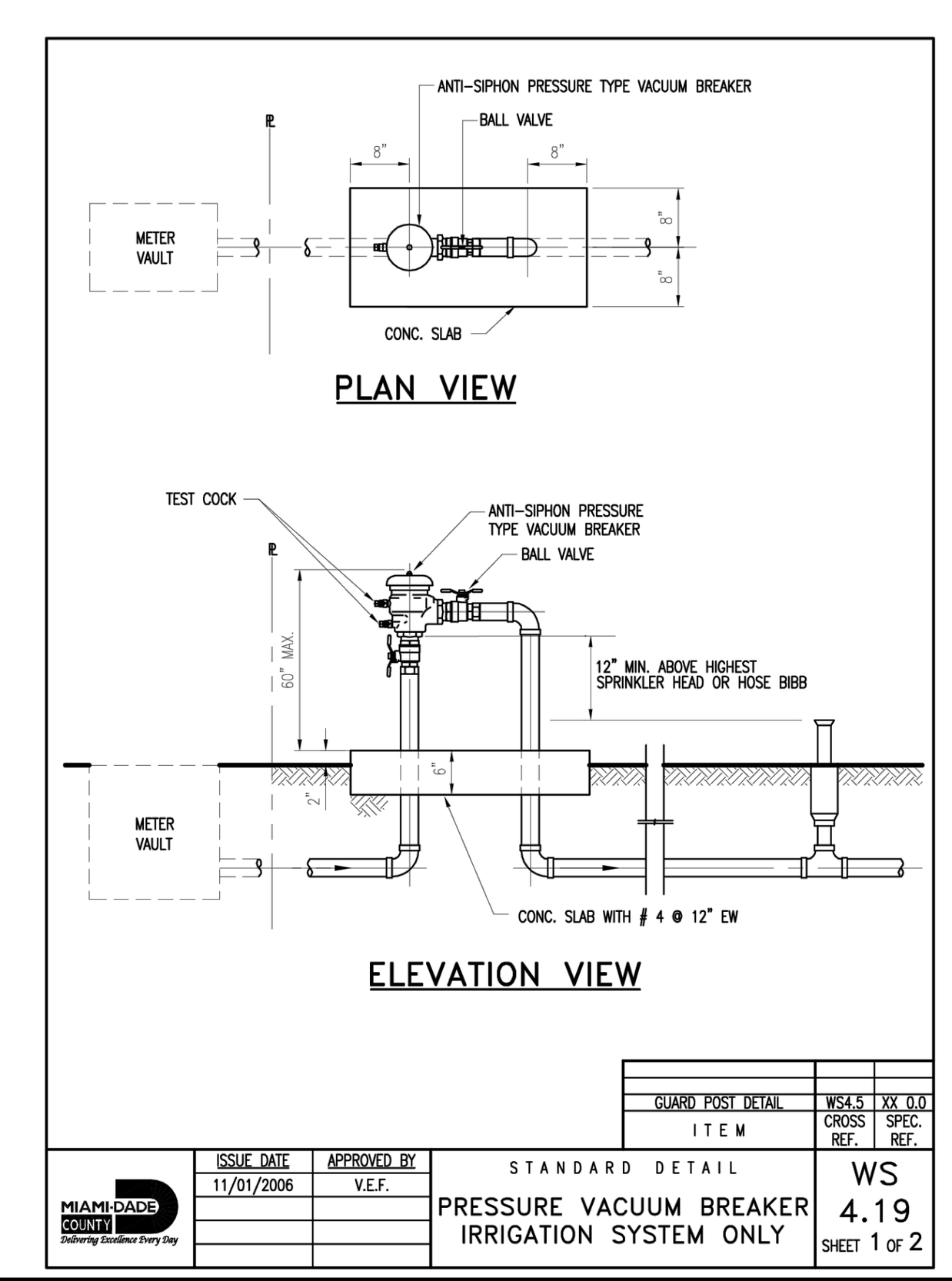
1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

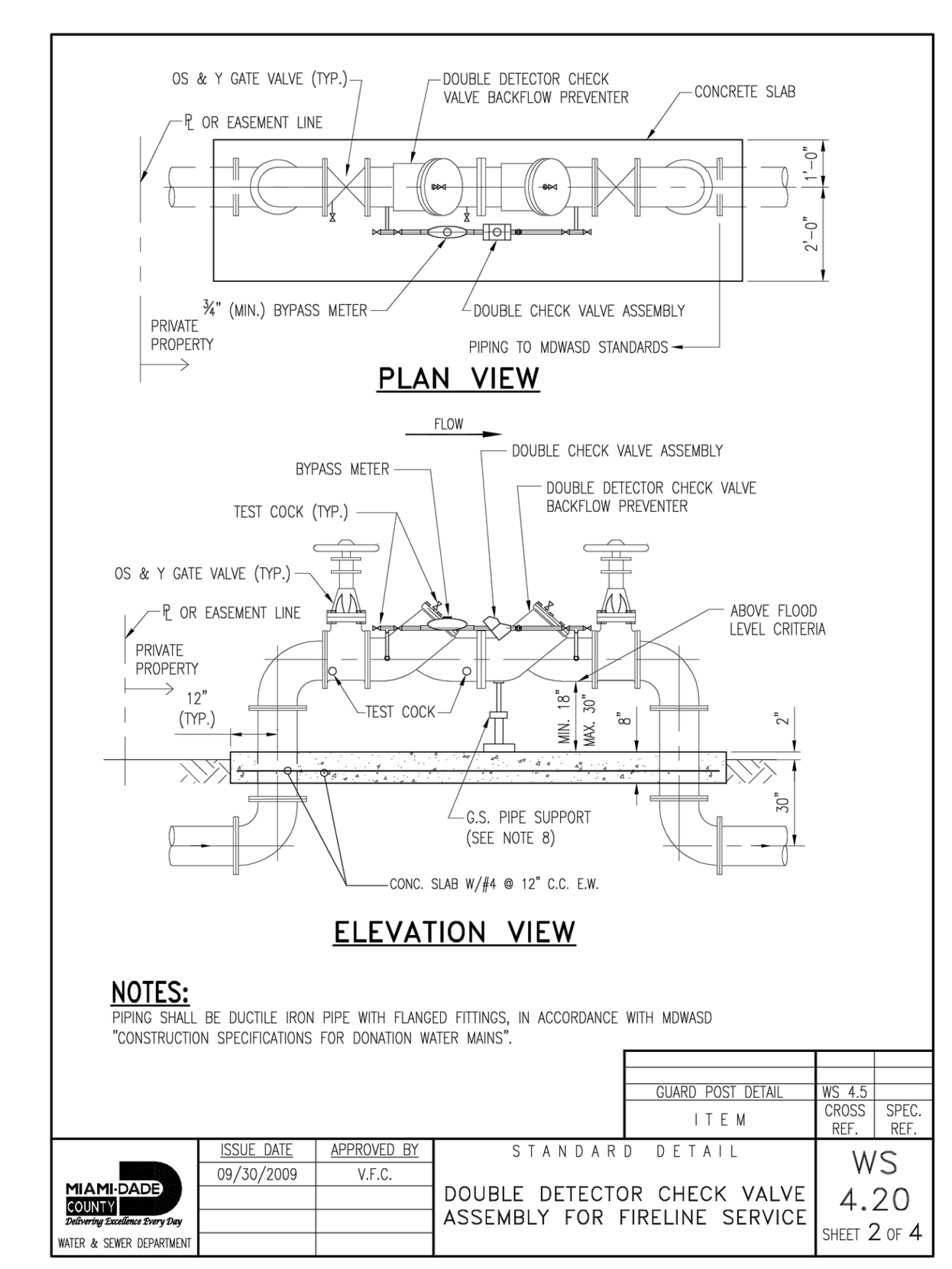
Rev. 4/30/2018











Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:

Project: BAY HARBOR DRIVE RESIDENCE
9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

Plan Description: UTILITIES

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	MARCH 2025
Scale:	AS SHOWN
Job Nº:	
Sheet:	C-04

of Sheets.

- 9440 W BAY HARBOR DR -
BAY HARBOR, FL

DRB SUBMITTAL

SHEET INDEX

9440 W BAY HARBOR DR		x = SHEET SUBMITTED		• = SHEET REVISED		
SHEET #		DRC FIRST SUBMITAL 07-28-2025	DRC SECOND SUBMITAL 09-25-2025		DRB SUBMITAL 12-17-2025	
L-0	COVER SHEET & SHEET INDEX	X	•	X	•	X
L-1	TREE DISPOSITION PLAN & SCHEDULE	X	•	X		X
L-1.1	TREE MITIGATION PLAN & SCHEDULE	X		X		X
L-2	ILLUSTRATIVE OVERALL SITE PLAN - GROUND FLOOR	X	•	X		X
L-2.1	ILLUSTRATIVE OVERALL SITE PLAN - ROOFTOP	X	•	X		X
L-5	CANOPY PLANTING PLAN - GROUND FLOOR	X	•	X		X
L-5.1	UNDERSTORY PLANTING PLAN - GROUND FLOOR	X	•	X		X
L-5.2	OVERALL PLANTING PLAN - ROOFTOP	X	•	X		X
L-5.3	PLANTING SCHEDULES & CODE CALCULATIONS	X	•	X		X
L-5.4	PLANTING DETAILS	X		X		X
L-5.5	GENERAL LANDSCAPE NOTES	X		X		X

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER SHEET & SHEET INDEX

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REVISIONS:

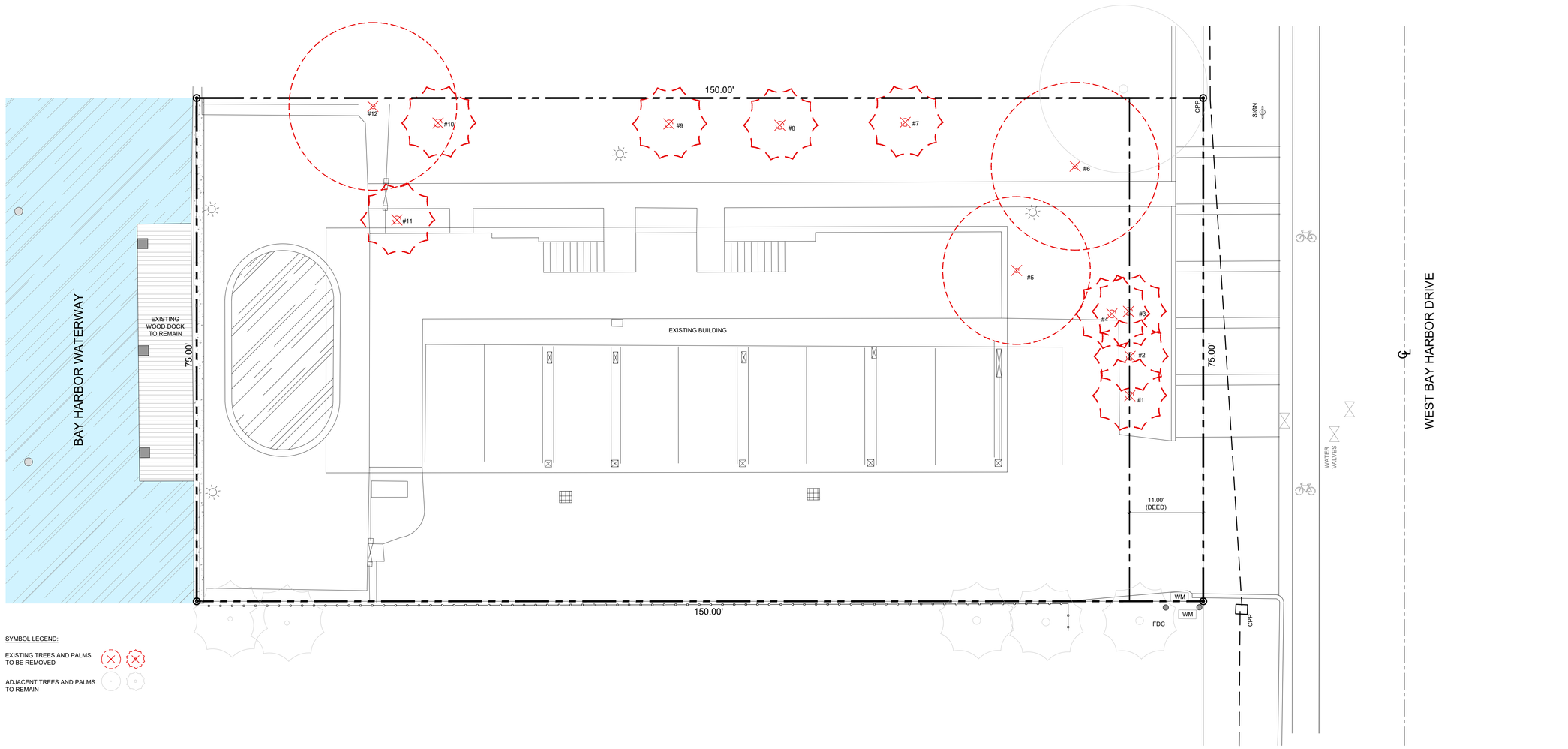
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25
DRB SUBMITTAL	12/17/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

SCALE:

PROJ. N°:
2509

SHEET N°:
L-0



SYMBOL LEGEND:

EXISTING TREES AND PALMS TO BE REMOVED

ADJACENT TREES AND PALMS TO REMAIN

TREE DISPOSITION SCHEDULE - 9440 W BAY HARBOR DR

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	DISPOSITION	NOTES	CANOPY TO MITIGATE (sqft)
1	*Ptychosperma elegans*	SOLITAIRE PALM	3.4	12	7	REMOVE		38
2	*Ptychosperma elegans*	SOLITAIRE PALM	3.4	12	7	REMOVE		38
3	*Ptychosperma elegans*	SOLITAIRE PALM	4	25	7	REMOVE		38
4	*Ptychosperma elegans*	SOLITAIRE PALM	4	20	7	REMOVE		38
5	*Clusia rosea*	AUTOGRAPH TREE	15	25	22	REMOVE		380
6	*Schefflera actinophylla*	UMBRELLA TREE	24	20	25	REMOVE	INVASIVE - N/A	
7	*Sabal palmetto*	CABBAGE PALM	8	35	9	REMOVE		64
8	*Sabal palmetto*	CABBAGE PALM	8	40	9	REMOVE		64
9	*Sabal palmetto*	CABBAGE PALM	8	40	9	REMOVE		64
10	*Sabal palmetto*	CABBAGE PALM	8	40	9	REMOVE		64
11	*Ptychosperma elegans*	SOLITAIRE PALM	4	25	9	REMOVE		64
12	*Schefflera actinophylla*	UMBRELLA TREE	24	20	25	REMOVE	INVASIVE - N/A	
						TOTAL REQUIRED MITIGATION POINTS:		**852**

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
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CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

TREE DISPOSITION PLAN & SCHEDULE

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REVISIONS:

ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25
DRB SUBMITTAL	12/17/25

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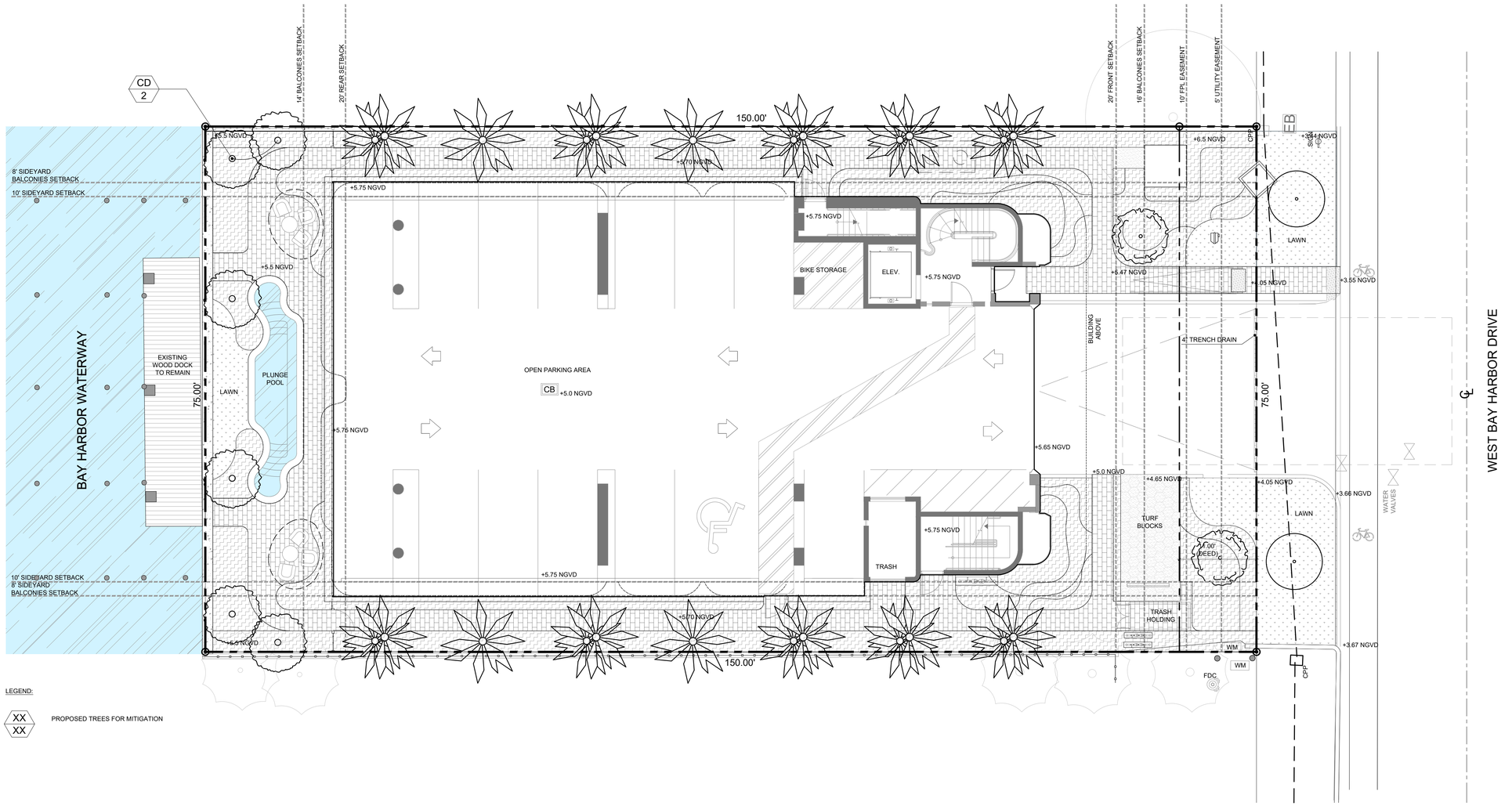
PROJ. N°: 2509

SHEET N°: L-1



LEGEND:

XX
XX — PROPOSED TREES FOR MITIGATION

CANOPY MITIGATION SCHEDULE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	CREDIT (SQFT) PER TREE	TOTAL CREDIT OBTAINED:
TREES					
CD	2	*Coccoloba diversifolia*	16' HT, 4" DBH, 8' SP	500	1000
		PIGEON PLUM	FG		
				TOTAL CREDITS OBTAINED:	1000

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 2
TOTAL MITIGATION SPECIES PROVIDED: 1
% OF NATIVE MITIGATION TREES PROVIDED: 100%

0 5 10 20

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BAY HARBOR RESIDENCES
BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

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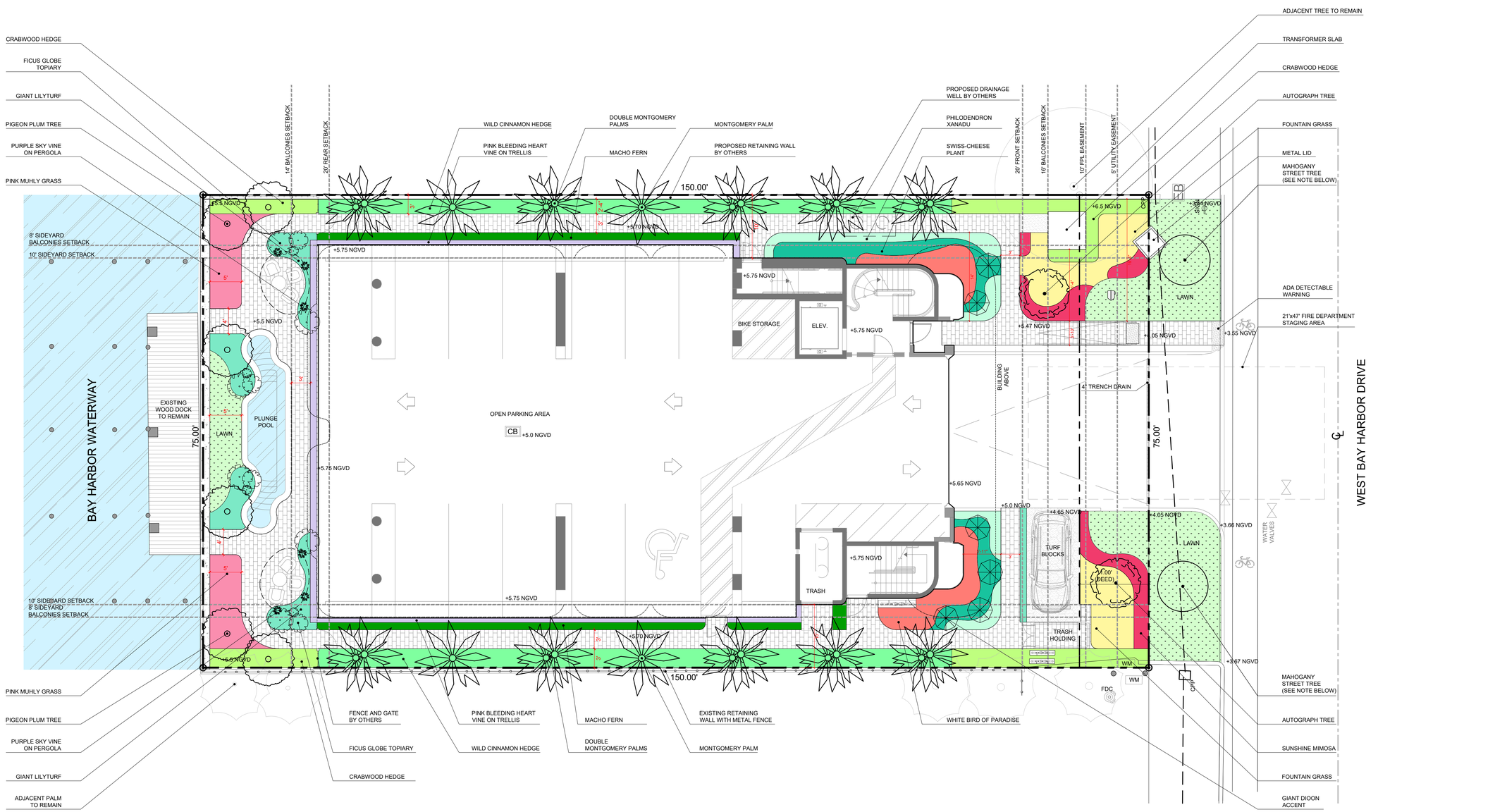

NOTE: FPL TO BE ENGAGED TO CONSIDER PLACING POWERLINES UNDERGROUND.

IF FPL AGREES WITH THE PLACEMENT, THEN THE SPECIFIED STREET TREE SPECIES SHALL BE MAHOGANY.

IF PLACING THE POWERLINES UNDERGROUND IS NOT FEASIBLE BY FPL, THEN THE SPECIFIED STREET TREE SPECIES SHALL BE GLAUCOUS CASSIA.

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CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

ILLUSTRATIVE OVERALL SITE PLAN - GROUND FLOOR

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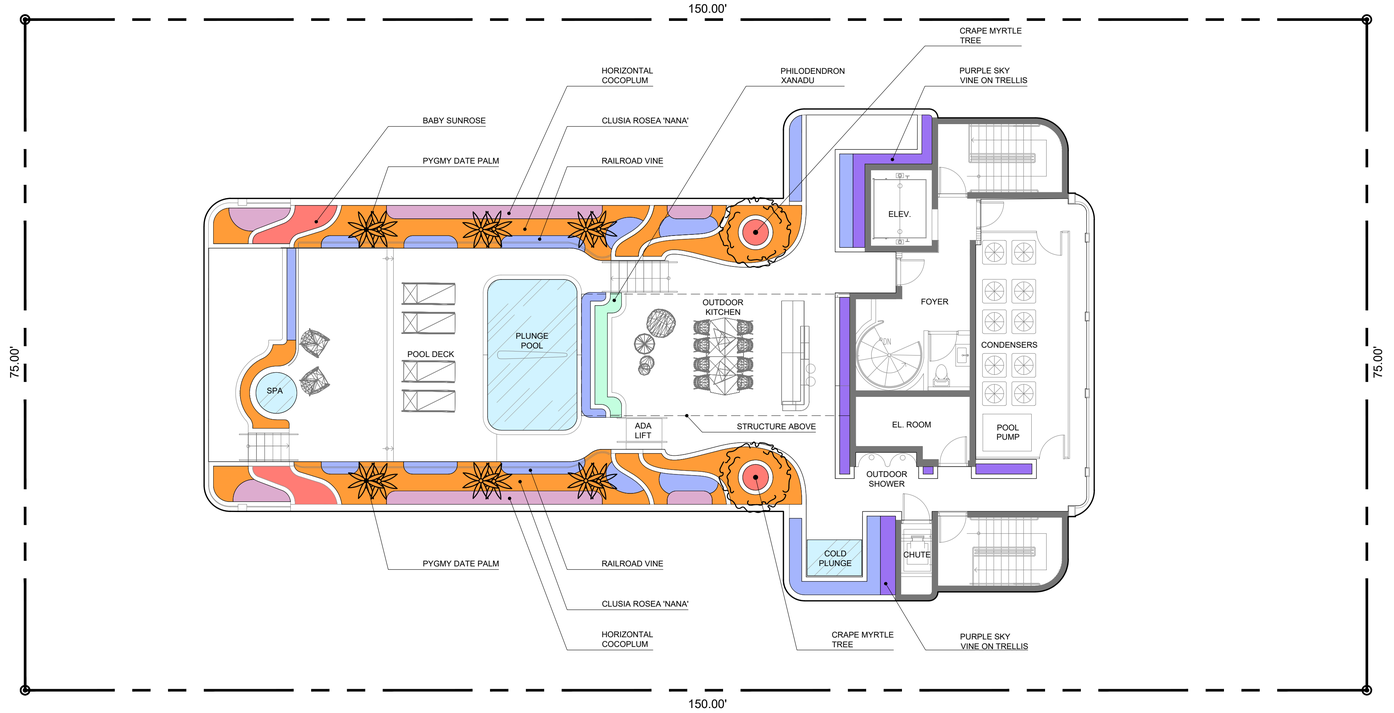

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STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
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LA6667311

DRAWING TITLE:

ILLUSTRATIVE OVERALL SITE PLAN - ROOFTOP

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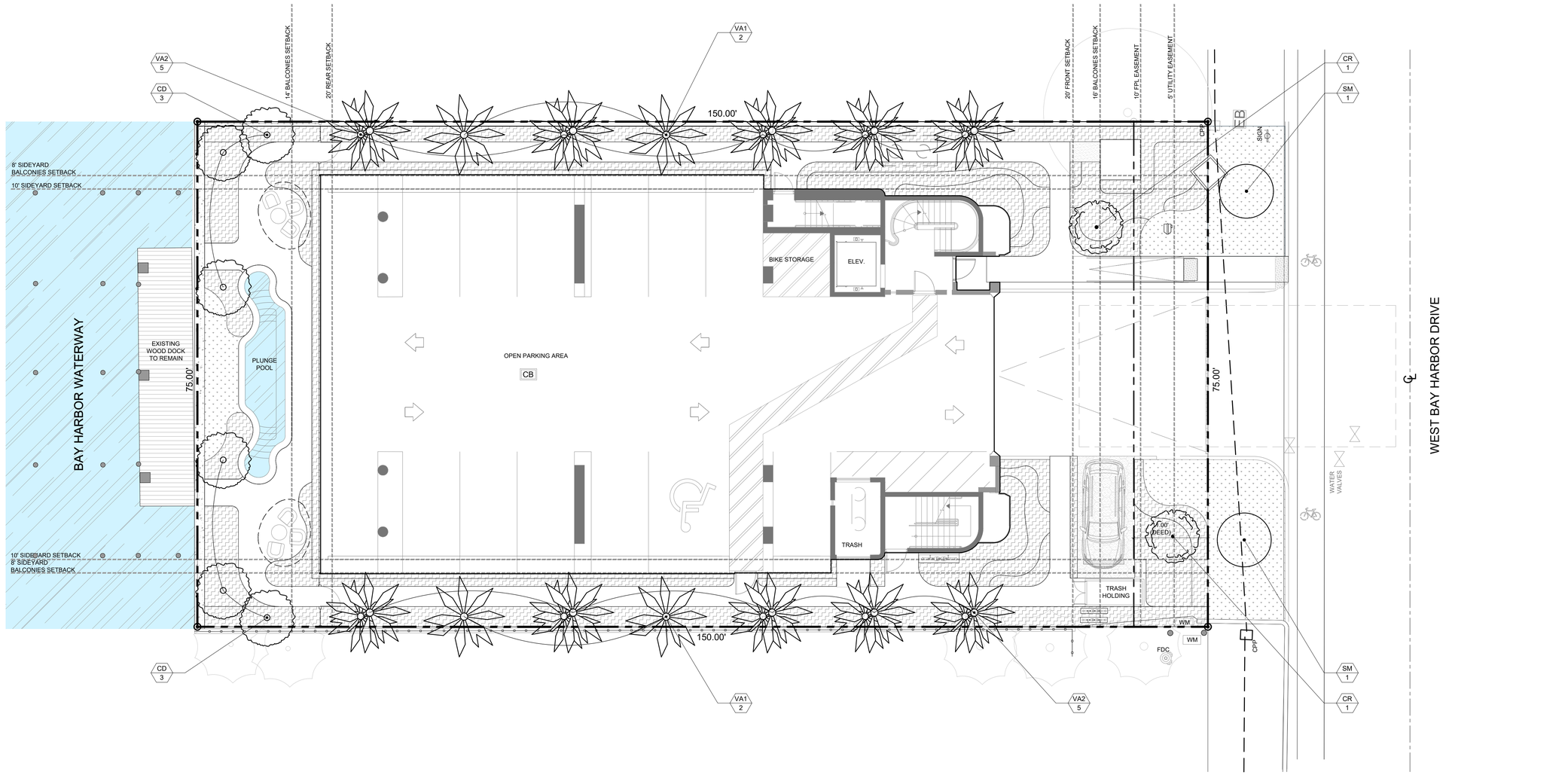

SYMBOL LEGEND:

PROPOSED:
TREES AND PALMS XX

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STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

CANOPY PLANTING PLAN - GROUND FLOOR

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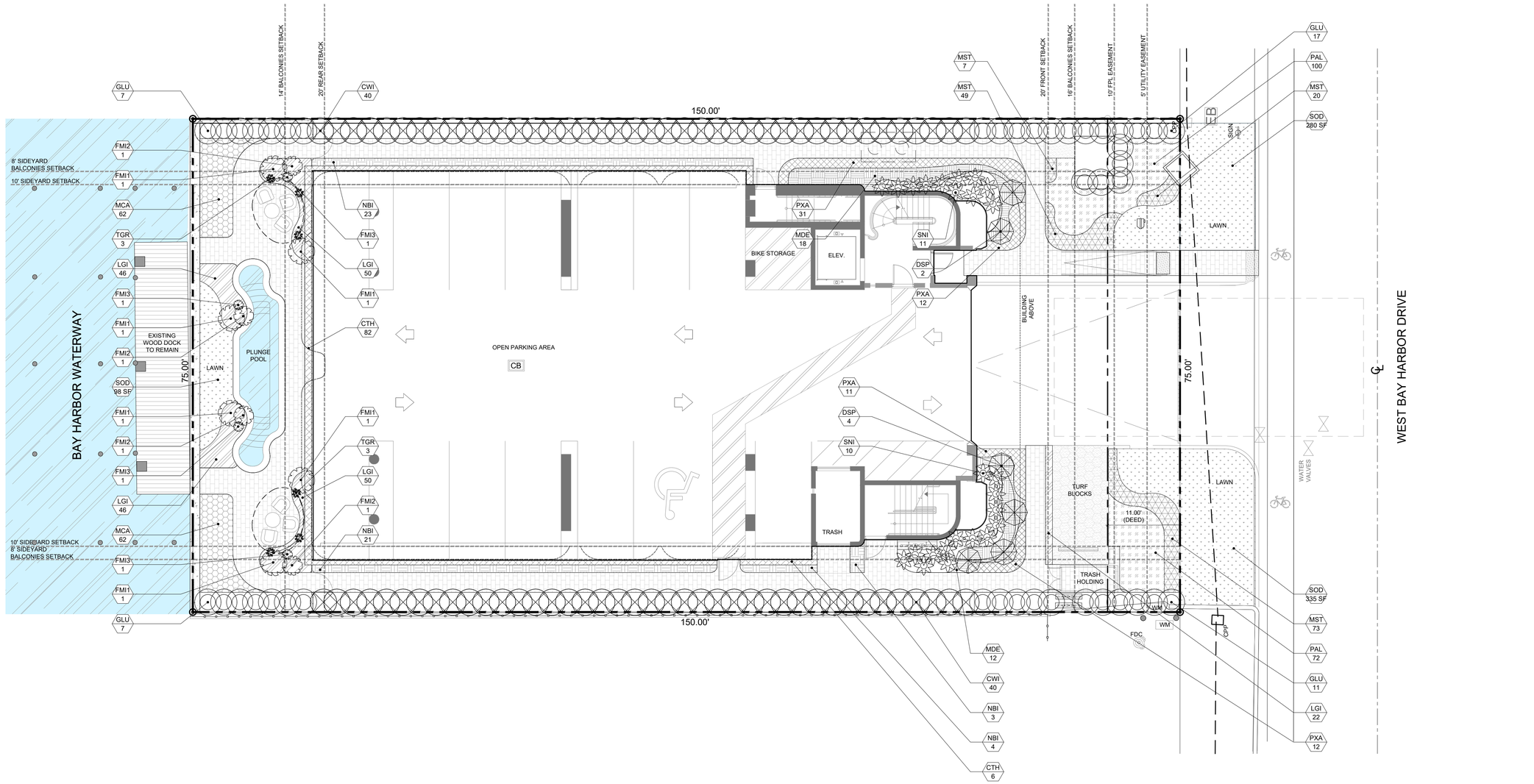

SYMBOL LEGEND:

PROPOSED:
UNDERSTORY PLANTING XX XX

0 5 10 20

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CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

UNDERSTORY PLANTING PLAN - GROUND FLOOR

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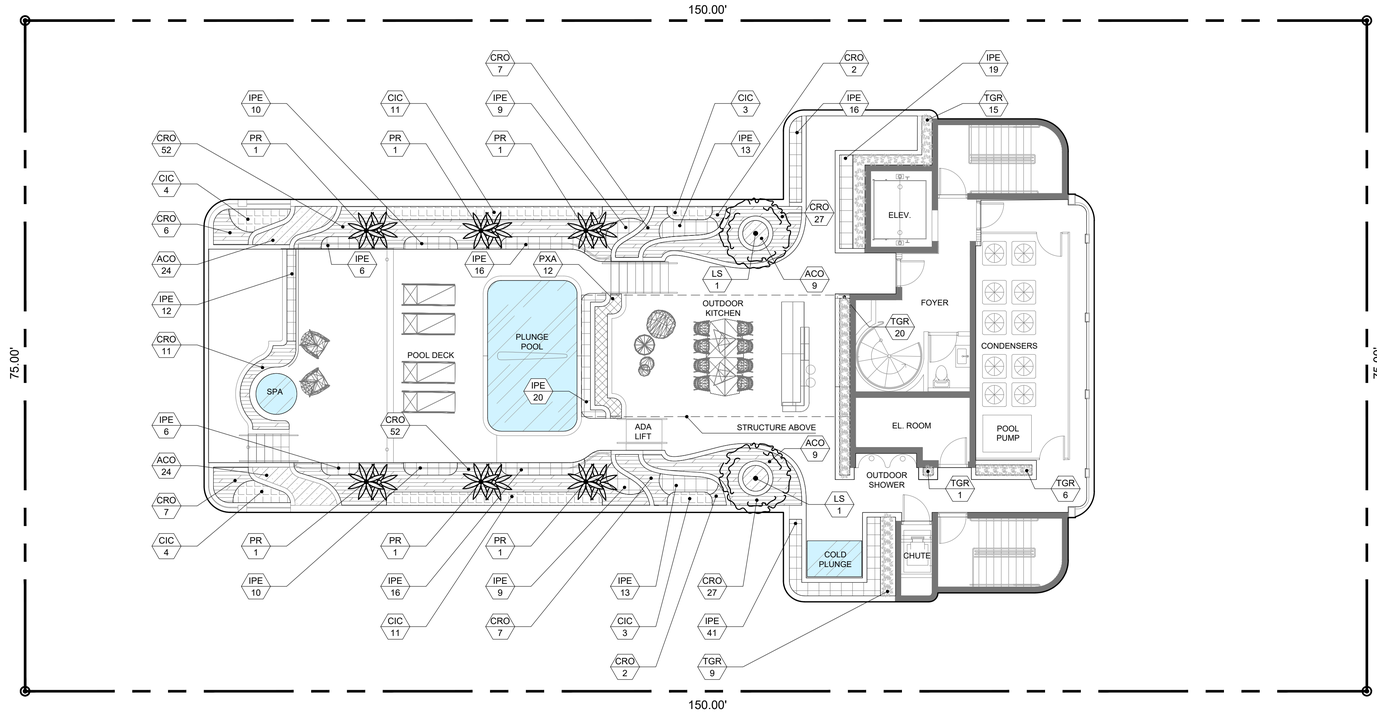

SYMBOL LEGEND:

PROPOSED:
TREES AND PALMS XX XX

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DRAWING TITLE:

OVERALL PLANTING PLAN - ROOFTOP

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CANOPY LANDSCAPE SCHEDULE - GROUND FLOOR - 9440 W BAY HARBOR DR					
SYMBOL	**QTY**	**PROPOSED MATERIAL**	**DESCRIPTION AND NOTES**	**NATIVE**	**DROUGHT TOLERANT**
STREET TREES					
SM	2	*Swietenia mahagoni*	16' HT, 8' SP, MIN 4" DBH	N	Y
		WEST INDIAN MAHOGANY*	FG (*IF FPL AGREES TO BURY POWER LINES)		
SS	2	*Senna surattensis*	16' HT, 8' SP, MIN 4" DBH	N	Y
		GLAUCOUS CASSIA	FG		
TREES					
CR	2	*Clusia rosea*	18' HT, 8' SP, MIN 6" DBH	Y	Y
		AUTOGRAPH TREE	FG		
CD	6	*Coccoloba diversifolia*	16' HT, 8' SP, MIN 4" DBH	Y	Y
		PIGEON PLUM	FG		
PALMS					
VA1	4	*Veitchia arecina*	22'-32' CT, STAGGERED HEIGHTS, SINGLE	N	N
		MONTGOMERY PALM	FG		
VA2	10	*Veitchia arecina*	22'-32' CT, STAGGERED HEIGHTS, DOUBLE	N	N
		MONTGOMERY PALM	FG		

UNDERSTORY LANDSCAPE SCHEDULE - GROUND FLOOR - 9440 W BAY HARBOR DR				
SYMBOL	**QTY**	**PROPOSED MATERIAL**	**DESCRIPTION AND NOTES**	**NATIVE**
SHRUBS				
GLU	42	*Gymnanthes lucida*	8' HT, 30" O.C.	Y
		CRABWOOD	15G	
CWI	80	*Canella winterana*	8' HT, 30" O.C.	Y
		WILD CINNAMON	15G	
SNI	21	*Strelitzia nicolai*	6' HT, AS SHOWN	N
		WHITE BIRD OF PARADISE	25G	
MDE	30	*Monstera deliciosa*	3' HT, 30" O.C	N
		SWISS CHEESE PLANT	7G	
MCA	124	*Muhlenbergia capillaris*	3' HT, 15" O.C	Y
		MUHLY GRASS	3G	
PAL	172	*Pennisetum alopecuroides*	3' HT, 15" O.C	N
		FOUNTAIN GRASS	3G	
NBI	51	*Nephrolepis biserrata*	30" HT, 24" O.C	Y
		MACHO FERN	3G	
PXA	66	*Philodendron 'Xanadu'*	24" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
LGI	214	*Liriope gigantea*	18" HT, 12" O.C	N
		GIANT LILYTURF	3G	
GROUNDCOVERS				
MST	149	*Mimosa strigillosa*	6" HT, 12" O.C	Y
		SUNSHINE MIMOSA	1G	
ACCENTS				
DSP	6	*Dioon spinulosum*	4' HT, 4' SP	N
		GIANT DIOON	15G	
FMI1	6	*Ficus microcarpa 'Green Island'*	4' HT, 4' SP., TOPIARY, GLOBE	N
		GREEN ISLAND FICUS		
FMI2	4	*Ficus microcarpa 'Green Island'*	3' HT, 3' SP., TOPIARY, GLOBE	N
		GREEN ISLAND FICUS		
FMI3	4	*Ficus microcarpa 'Green Island'*	18" HT, 18" SP., TOPIARY, GLOBE	N
		GREEN ISLAND FICUS		
VINES				
CTH	88	*Clerodendrum thomsoniae*	4' HT TRELLIS, 18" O.C	N
		PINK BLEEDING HEART VINE	7G	
TGR	6	*Thunbergia grandiflora*	4' HT' TRELLIS, AS SHOWN	N
		PURPLE SKY VINE	7G	
SOD				
SOD	713	*Paspalum vaginatum*	STAGGERED AND BUTTED JOINTS	N
		SEASHORE PASPALUM		

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

OVERALL PLANTING SCHEDULE - ROOFTOP - 9440 W BAY HARBOR DR				
SYMBOL	**QTY**	**PROPOSED MATERIAL**	**DESCRIPTION AND NOTES**	**NATIVE**
TREES				
LS	2	*Lagerstroemia spp.*	16' HT, 8' SP., MULTI-TRUNK	N
		PURPLE CRAPE MYRTLE	FG, MAX 4' ROOTBALL	
PALMS				
PR	6	*Phoenix roebelenii*	6'-8' HT, 2 TRUNKS	N
		PYGMY DATE PALM	FG	
SHRUBS				
CIC	36	*Chrysobalanus icaco 'Horizontalis'*	2' HT, 24" O.C	Y
		HORIZONTAL COCOPLUM	7G	
CRO	200	*Clusia rosea 'Nana'*	18"-24" HT, 18" O.C	N
		DWARF CLUSIA	3G	
PXA	12	*Philodendron 'Xanadu'*	24" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
GROUNDCOVERS				
IPE	216	*Ipomoea pes-caprae*	8" HT, 12" O.C	Y
		RAILROAD VINE	1G	
ACO	66	*Aptenia cordifolia*	6" HT, 12" O.C	N
		BABY SUNROSE	1G	
VINES				
TGR	51	*Thunbergia grandiflora*	4' HT' TRELLIS, AS SHOWN	N
		PURPLE SKY VINE	7G	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24.10) & Miami Dade Landscape Code (Chapter 18A)

Site Address 9440 W BAY HARBOR DR **Legal Description** LOT 7, BLOCK 2

Net Lot Area 0.26 Acres / 11,250 SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11250 SF x 20% = 2250 SF	20% / 2250 SF	22% / 2470 SF
(Ref.- Sec. 23-1)		
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a. Req. open space 2250 SF x 60% = 1350 SF	60% Max / 1350 SF	10% / 229 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre 28 x 0.26 acres = 7.221405 (Min. 10' in height / 4" clear wood, 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio, max 25% of required shade trees) (MDC - Sec. 18A-6(C)(1) and (Ref.-Sec. 24-18)	8	8
2. Native Species Required - 50% Min. # of shade tree req. 8 x 50% = 4 (Ref.- Sec. 24-49(A)(2))	4	8
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade tree req. 8 x 50% = 4 (MDC - Sec. 18A-6(C)(11)B.)	4	8
Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	8	
2. Number of shade species required (Ref.- Sec. 24-49(A)(2))	3	3
* See Following Table		

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required (from Sec. (II)(A)(1) above) 8
3. Shade tree heights required: 12 ft. - 14 ft. 0 % or 0 shade trees; 14-16 ft. - 0 % or 0 shade trees; 16-18 ft. - 75 % or 6 shade trees; 18-20 ft. - 25 % or 2 shade trees

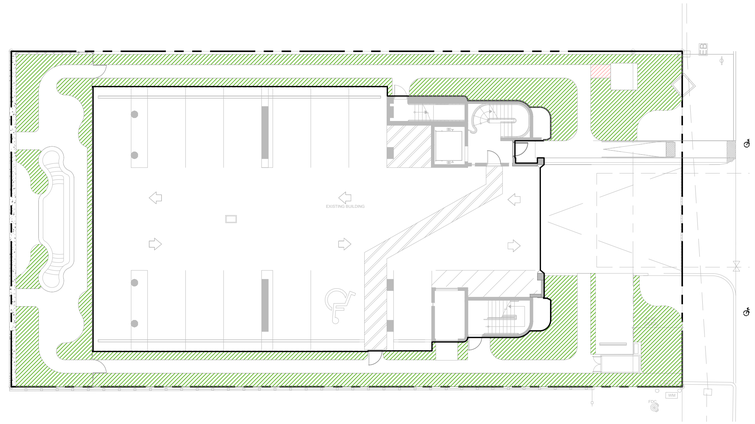
Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	10	6	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(Ref.- Sec. 24-18(A)(2).)

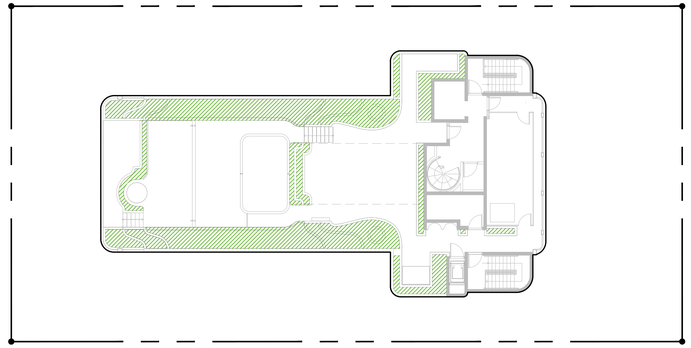
	Required	Provided
III. Street Trees		
1. Street Trees @ 1:30' Width of lot 75 / 30'= 2 (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (Ref.- Sec. 24-18(A)(2)(a))	2	2
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (Ref.- Sec. 24-18(A)(3)(d))	80	586
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(C)(1)a)	24	297
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(C)(1)b)	40	297
VII. Right Tree Right Place (Ref.- Sec. 24-18(A)(3)(f))		
1. Number of trees near power lines (see attached FPL guidelines)		2
VIII. Florida friendly Landscaping (MDC - Sec. 18A-6(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potablewater supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.



OPEN SPACE DIAGRAM - GROUND FLOOR				
LOT AREA	**OPEN SPACE 20% MIN. BY CODE**			
	MINIMUM	**PROPOSED**	**%**	**COLOR**
11,250 SF	2,250 SF	2,295 SF	20.40%	
		13 SF GRAVEL	0.10%	
TOTAL:		2,308 SF	20.50%	

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 2,295 SF
GRAVEL: 13 SF
TOTAL: 2,308 SF



OPEN SPACE DIAGRAM - ROOFTOP				
LOT AREA	**OPEN SPACE 15% MIN. BY CODE**			
	MINIMUM	**PROPOSED**	**%**	**COLOR**
4250 SF	637.5 SF	849 SF	20.0%	
TOTAL:		849 SF	20.0%	

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 849 SF
TOTAL: 849 SF

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DRAWING TITLE:

PLANTING SCHEDULES & CODE CALCULATIONS

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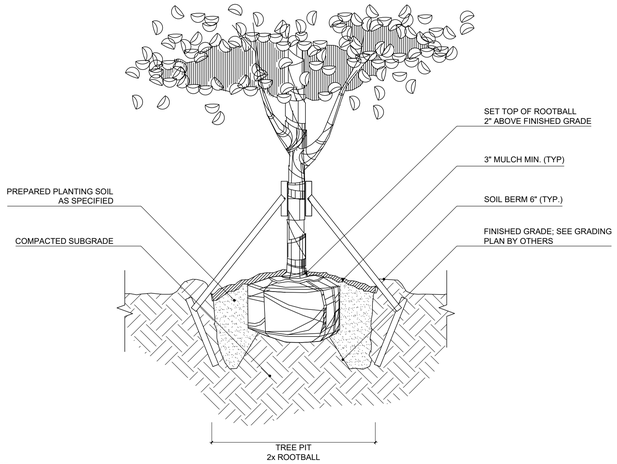
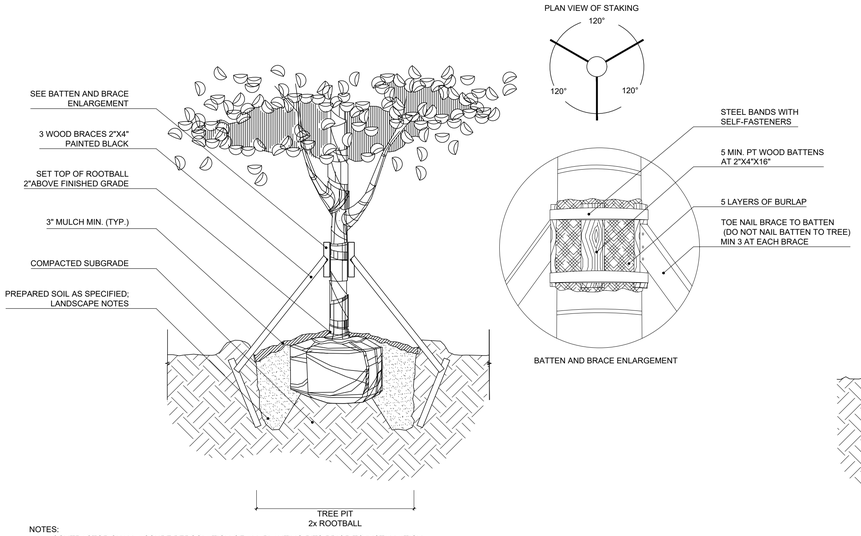


NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

1 TREE PLANTING DETAIL

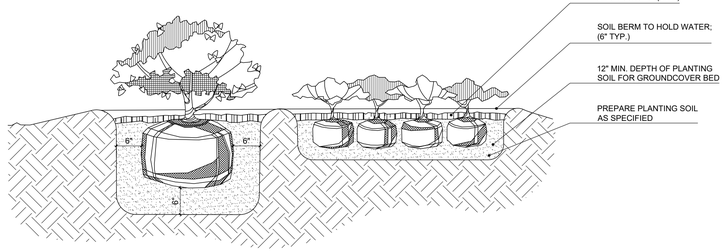
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

2 TREE STAKING DETAIL

SCALE: N.T.S.



NOTE:
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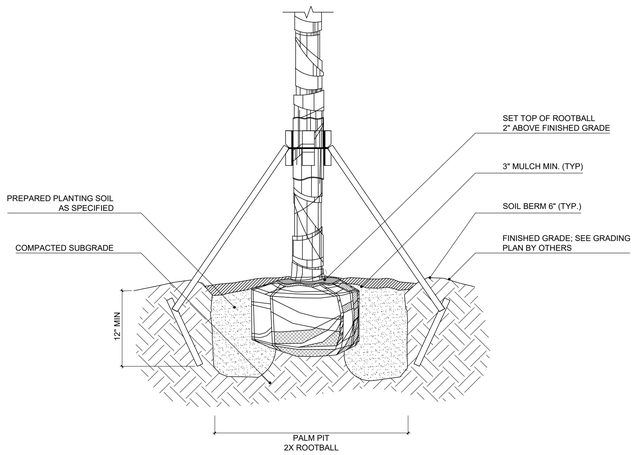
3 SHRUB AND GROUNDCOVER PLANTING DETAIL

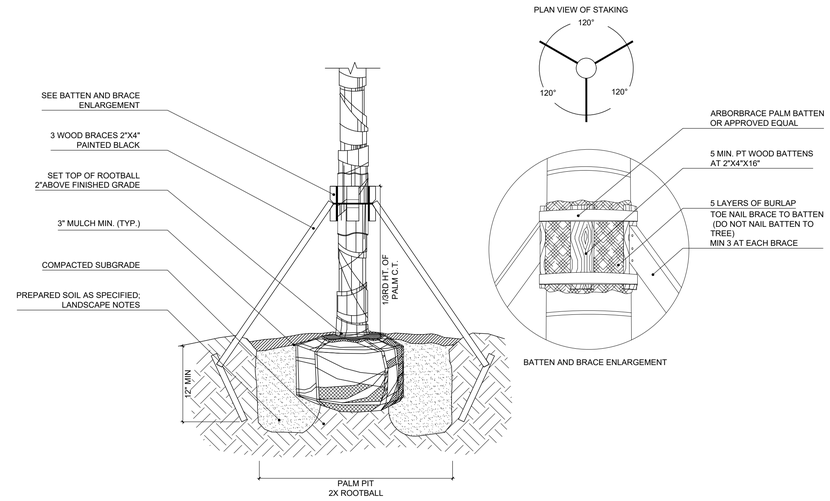
SCALE: N.T.S.



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM PLANTING DETAIL

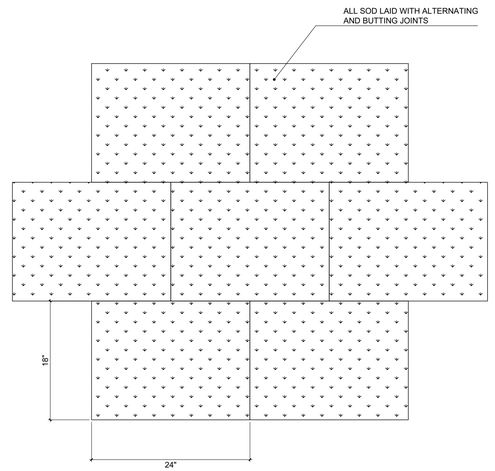
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

5 PALM STAKING DETAIL

SCALE: N.T.S.



NOTE:
PROVIDE 2"-3"OF TOP SOIL FOR FINAL GRADING PRIOR TO LAY DOWN SOD

6 SOD PLANTING DETAIL

SCALE: N.T.S.

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES
BAY HARBOR, FL

SITE ADDRESS:
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STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
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DRAWING TITLE:

PLANTING DETAILS

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REVISIONS:

ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25
DRB SUBMITTAL	12/17/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

SCALE:

PROJ. N°: 2509

SHEET N°: L-5.4

LANDSCAPE NOTES

1. SCOPE OF WORK
i. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR AND INCIDENTAL TO THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
ii. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS DRAWING SET UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
iii. PROTECTION OF EXISTING STRUCTURES, ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER WITH COSTS BY CONTRACTOR.
iv. ALL WORK SHALL BE PERFORMED TO SPECIFICATIONS WRITTEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANSI A-300, ANSI Z-133, GOVERNMENT, AND LOCAL STANDARDS.

2. TREE PROTECTION:
i. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
ii. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A-300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD AND DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS, AND SUBORDINATE BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY.
iii. DO NOT REMOVE MORE THAN 25% OF THE CANOPY WITHIN A TWELVE-MONTH PERIOD.
iv. ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. THE ROOT SYSTEM SHALL NOT BE SUBJECT TO TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A-300.
v. PROTECTIVE BARRIERS SHALL BE PLACED AT THE DRIP LINE OF EACH TREE, CLUSTER OF TREES, OR PRESERVATION AREA, AND IN NO CASE LESS THAN TEN (10) FEET FROM THE TRUNK OF ANY PROTECTED TREE, TREE CLUSTER OR PRESERVATION AREA.
vi. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEMOLITION OR LAND-CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.
vii. ANY TREE WHOSE ROOT SYSTEM IS IMPACTED SHALL BE WATERED ACCORDING TO THE TREE RELOCATION SPECIFICATIONS.
viii. WHERE CONSTRUCTION ACTIVITY IMPACTS THE EXISTING TREE ROOT SYSTEM, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ONLY ROOT PRUNE IN THE IMPACTED AREAS PER SPECIFICATIONS WRITTEN IN ACCORDANCE WITH ANSI A-300 STANDARDS.
ix. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED.
x. UNDERGROUND UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS
xi. NO VEHICLES, EQUIPMENT, OR STOCKPILING/STORAGE OF MATERIALS SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS
xii. FENCES, WALKWAYS, AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE.

3. TREE RELOCATION:
3.a. RELOCATIONS, GENERAL: TRANSPLANTING SHALL CONSIST OF ON-SITE TRANSPLANTING OF EXISTING PLANT MATERIALS FROM PROPOSED CONSTRUCTION AREAS TO PERMANENT POSITIONS AS NOTED ON DRAWINGS.
i. ALL PLANTING, TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL, AT MINIMUM, BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF ANSI A-300 STANDARDS.
ii. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
iii. SOAK TREE ROOT BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING
iv. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY THE LANDSCAPE ARCHITECT
v. NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT 24 HRS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.
vi. MATERIALS TO BE TRANSPLANTED SHALL BE ROOT PRUNED A MINIMUM OF SIX MONTHS PRIOR TO RE-LOCATION.
vii. CONTRACTOR SHALL MAINTAIN TRANSPLANTED MATERIALS DURING CONSTRUCTION PERIOD BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, PRUNING, AND OTHER HORTICULTURAL PRACTICES.
viii. OWNER AND/OR LANDSCAPE ARCHITECT SHALL REGULARLY INSPECT THE RELOCATED MATERIALS TO ENSURE THAT ALL HORTICULTURAL PRACTICES ARE BEING ADHERED TO. OWNER SHALL SUBMIT A WRITTEN REPORT TO LANDSCAPE CONTRACTOR NOTIFYING HIM OF ANY DEFICIENCIES FOUND DURING THE MAINTENANCE PERIOD. ANY LOSS OF PLANT MATERIALS DUE TO THE NEGLIGENCE OF THE LANDSCAPE CONTRACTOR SHALL RESULT IN THE REPLACEMENT OF THE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. SAID PLANT MATERIALS SHALL BE REPLACED WITH THE SAME SPECIES OF EQUAL SIZE.
3B. QUALITY ASSURANCE:
i. THE SUPERVISORS FOR TRANSPLANTING EXISTING TREES, PALMS AND/ OR SHRUBS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
ii. CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL
iii. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF WORK
iv. CONTRACTOR SHALL VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED IN THE DRAWINGS.
v. VERIFY PERCOLATION RATES AND SOILS ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.
vi. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT
3C. PREPARATION:
i. FERTILIZATION AND WATERING:
a. INJECT FERTILIZER MIXTURE WITHIN 24 HRS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION
b. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE PLANT MATERIAL TO BE RELOCATED
ii. CROWN PRUNING:
a. DO NOT REDUCE CROWN DIMENSIONS; TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY
b. REMOVE SEED PODS FROM SABAL PALMS, AND ALL BUT THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN REGULAR PATTERN.
c. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. ONLY DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME
iii. ROOT PRUNING:
a. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
b. PROVIDE A MIN OF 10" OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER MEASURED AT 12" ABOVE GRADE.
c. TREES WITH A CALIPER MORE THAN 12" SHALL BE ROOT PRUNED BY HAND.
d. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEMS IN THIRDS, 8 WEEKS APART.
3D. SUBMITTALS:
i. SUBMIT A LIST OF EQUIPMENT, PROCEDURES AND LABOR FORCE USED FOR TRANSPLANTING THE WORK.
ii. ARBORIST MUST PROVIDE TO THE OWNER WEEKLY REPORTS INCLUDING:
a. SITE ACTIVITIES SUMMARY AND CONDITIONS RELATING TO ALL TREES ON SITE
b. EVALUATION OF EACH TREE'S CONDITION
c. RECOMMENDATIONS FOR SURVIVABILITY OF RELOCATED TREES
iii. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, CONDITIONERS AND INJECTION EQUIPMENT INFORMATION.
3E. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE
ii. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL
iii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE. RATE OF WATER APPLICATION: A MINIMUM OF 20 GALLONS/ INCH CALIPER PER APPLICATION.
iv. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
v. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
vi. FOR TREES THAT WILL BE RELOCATED, IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY REESTABLISHED AT THE NEW PLANTING SPACE.
vii. A TENSIOMETER SHALL BE USED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE NOTED IN ARBORIST'S REPORT.
3F. TRANSPLANTING OPERATIONS:
i. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING:
a. ROOT PRUNE ONE THIRD OF BALL AT A TIME.
b. THIN OUT THE INTERIOR CROWN OF DICOTS, IN A SIMILAR SEQUENCE, TO COMPENSATE FOR ROOT LOSS, LEAVING THE ENTIRE CANOPY INTACT.
c. LEAVE MONOCOT LEAVES ALONE, ALLOWING PLANT TO BALANCE ITSELF. PROTECT GROWING POINT AS REQUIRED.
d. AFTER ROOT PRUNING, BACKFILL WITH GOOD ORGANIC ROOTING MEDIUM. FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH AND USE 'ROOT STIMULATOR AND STARTER' BY GREEN LIGHT OR APPROVED EQUAL.
e. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
f. BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FORM (+/-1 YEAR).
g. AT THE TIME OF PLANTING, FILL AIR POCKETS TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS MOIST, ALIVE AND HEALTHY. USE SOIL NEEDLE FOR WATERING NEW TRANSPLANT. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.
3G. EQUIPMENT:
i. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT FITTING AND SHARP BLADES.
ii. TREES TO BE RELOCATED IN EXCESS OF 12" CALIPER SHALL BE RELOCATED VIA BOX OR OTHER APPROVED METHOD.
3H. DIGGING AND MOVING:
i. DIG PITS TO A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND BOTTOMS.
ii. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAIN AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
iii. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY LANDSCAPE ARCHITECT IF BALL DEPTH VARIES FOR SPECIFIED DEPTH.
iv. PLACE TREES IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES.
v. PLANT TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
vi. ALL TRANSPLANTED TREES SHALL BE WATERED IN, SANDED, MULCHED, AND UNTIED ON THE SAME DAY.
vii. STAKE OR BRACE RELOCATED TREES/ PALMS AS SHOWN ON THE DRAWINGS.
viii. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
3I. POST RELOCATION:
i. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE
ii. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS AND UNDAMAGED.
3J. GUARANTEE:
i. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AND APPROVED BY THE LANDSCAPE ARCHITECT. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTEE PERIOD
ii. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4. MATERIALS
4A. SUBMITTALS:
i. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, AT LEAST FOURTEEN (14) WORKING DAYS PRIOR TO ITS INTENDED DELIVERY TO THE SITE. UPON APPROVAL OF SUBMITTALS, DELIVERY OF MATERIALS MAY BEGIN.
a. MULCH - ONE (1) CUBIC FOOT
b. ROOT STIMULATOR - ONE (1) CONTAINER
c. FERTILIZER - ONE (1) CONTAINER
d. TOPSOIL - ONE (1) CUBIC YARD
e. PLANTS - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER FOR APPROVAL PRIOR TO TAGGING.
f. TREES - ONE PHOTOGRAPH W/ CLEARLY LEGIBLE MEASURING ROD OF ACTUAL CONTRACTOR PRE-TAGGED TREES. UPON APPROVAL OF TREE SUBMITTAL, LANDSCAPE CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE TO SCHEDULE TREE TAGGING.
g. PLANTING MIX - ONE (1) CUBIC YARD
4B. MULCH:
i. MULCH TYPE: PINE BARK MINI NUGGETS
ii. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION.
iii. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE A MINIMUM OF 2" OF MULCH IMMEDIATELY AFTER PLANTING.
iv. MULCH SHALL BE MAINTAINED BELOW THE ELEVATION OF ADJACENT FINISHED SURFACES AND SWEPT CLEAR OF PATHS.
4C. FERTILIZER:
i. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
ii. FERTILIZER SHALL BE ORGANIC IN MATERIAL CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN EQUAL PERCENTAGES OF PLANT FOOD BY WEIGHT, IN THE FOLLOWING FORM:
iii. CONTAINERIZED MATERIAL (I.E. SHRUBS, VINES, GROUND COVERS) SHALL RECEIVE A GRANULAR SUCH AS 'TRI-NITE' OR APPROVED EQUAL.
iv. SPECIMENS SHALL RECEIVE TIME-RELEASED FERTILIZER, SUCH AS OSMOCOTE, OR APPROVED EQUAL.
v. THIS INSTRUCTION SHALL SUPERSEDE OTHER NOTES REGARDING FERTILIZERS ON THE DRAWINGS OR DETAILS.
4D. PLANTS:
i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS AND CITED HEREIN. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS.
ii. ALL PLANTS SHALL BE FLORIDA GRADE NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. TREES AND SHRUBS SHALL HAVE PRONOUNCED SYMMETRY OF FOLIAR CROWN. PLANTS JUDGED TO BE NOT IN ACCORDANCE WITH THESE STANDARDS WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE OF THE WORK AND REPLACED AT THE CONTRACTOR'S EXPENSE.
iii. ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF THEIR RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO FINAL BID ACCEPTANCE.
4E. PLANTING MIX:
i. PLANTING MIX SHALL BE 70/30 MIX. 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% EVERGLADES PEAT).
ii. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATION AT ANY TIME DURING EXECUTION OF WORK.
4F. SOD:
i. SELECTION:
a. GRASS SPECIES: *Paspalum vaginatum*
b. AMERICAN SOD PRODUCERS ASSOCIATION GRADE: NURSERY GROWN OR APPROVED. FIELD GROWN SOD IS NOT ACCEPTABLE.
c. FURNISHED IN PADS: 18" X 24" X 1" THICK EXCLUDING TOP GROWTH AND THATCH.
d. NOT STRETCHED, BROKEN OR TORN.
e. UNIFORMLY MOWED HEIGHT WHEN HARVESTED.
f. FREE OF WEEDS AND FOUND FREE OF DISEASES, NEMATODES, PESTS, AND PEST LARVAE.
g. UNIFORM IN COLOR, LEAF TEXTURE, AND DENSITY.
h. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 24 HOURS.
i. BEGIN INSTALLATION OF SOD AFTER COMPLETION OF PRECEDING WORK (I.E. EARTH WORK, UNDERGROUND SPRINKLER SYSTEM, SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, ETC.)
ii. INSTALLATION:
a. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING
b. CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS HEREIN
c. BEGIN SODDING AT BOTTOM OF SLOPES
d. LAY FIRST ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS
e. LAY ALL ROWS WITH ALTERNATING AND ABUTTING JOINTS.
f. DO NOT STRETCH OR OVERLAP ROWS
g. ROLL SOD, EXCEPT PEGGED AREAS, WITH ROLLER WEIGHING NO MORE THAN 100LBS PER FOOT OF ROLLER WIDTH.
h. DURING ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
iii. SOIL PREPARATION:
a. PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS.
b. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED.
iv. SOIL WATERING:
a. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
b. KEEP SOD MOIST DURING FIRST WEEK AFTER PLANTING.
c. AFTER FIRST WEEK, SUPPLEMENT RAINFALL TO PRODUCE A TOTAL OF 2" PER DAY.
d. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL PLANT MATERIAL.

5. TREES:
i. TREES AND PALMS SHALL BE FRESHLY DUG, BALLED AND BURLAPPED. ALL PLANT MATERIAL SHALL BE FREE OF BROKEN OR DAMAGED ROOT BALLS, OR ROOT BOUND CONDITIONS. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS.
ii. TREES ARE NOTED ON PLANS AND HEREIN AS APPROVED BY THE LANDSCAPE ARCHITECT.
iii. LANDSCAPE ARCHITECT SHALL TAG ALL TREES. TAGS SHALL NOT BE REMOVED. ABSENCE OF TAG AT DELIVERY TO PROJECT SITE WILL BE GROUNDS FOR REJECTION OF THE TREE
iv. SUBSTITUTIONS IN PLANT SPECIES OR SIZES SHALL BE MADE ONLY AFTER WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
v. THE HEIGHT AND OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF CANOPY. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH.
vi. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
vii. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
viii. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER AND/OR LANDSCAPE ARCHITECT, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
ix. CALIPER MEASUREMENT (DBH, 54" ABOVE CROWN OF ROOT BALL), HEIGHT AND SPREAD MEASUREMENTS, ROOT BALL DIMENSIONS, AND CONTAINER SIZE WHEN APPLICABLE, SHALL CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED WITHIN REFERENCE DOCUMENTS CITED HEREIN, AND THE REQUIREMENTS FOR THIS PROJECT
iy. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY PRIOR TO DELIVERY. TREES DELIVERED WITH NURSERY SUPPORT POLES WILL NOT BE ACCEPTED AND THEREFORE REJECTED WITH THE EXCEPTION OF *Clusia rosea* AND *Conocarpus erectus* var. *sericeus* TREE SPECIES.

6. EXECUTION
6A. INSPECTION:
i. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING.
ii. DO NOT PROCEED WITH INSTALLATION OF MATERIALS OR PLANTS IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED TO THE SATISFACTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
6B. PREPARATION:
i. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
ii. STAKE OR MARK WITH PAINT THE PROPOSED LOCATION OF ALL TREES AND PALMS TO BE PLANTED.
iii. EXCAVATE PLANT BEDS.
iv. ENSURE ALL PLANTING AREAS ARE FREELY DRAINING.
v. PROVIDE PLANT MATERIALS, FERTILIZER, SOD, PLANTING MIX, AND INCIDENTAL MATERIALS AS SPECIFIED.
vi. SET PLANTS, BACKFILL, AND GUY OR BRACE PLANTS AS REQUIRED.
vii. COMPLETE INCIDENTAL WORK RELATED TO PLANTING OPERATIONS, AND AS SPECIFIED.
6C. APPLICATION:
i. FINISH SUB-GRADE: UPON ACCEPTANCE OF ROUGH GRADING ELEVATIONS, ESTABLISH FINE SUB-GRADE WITH SMOOTH AND EVEN FINISH. REMOVE ROCKS EXCEEDING ONE (1) INCH DIAMETER, STICKS, DEBRIS, DELETERIOUS MATERIAL, GRASS AND SOIL CLODS, AND VEGETATION.
6D. EXCAVATION:
i. EXCAVATIONS IDENTIFIED AS HAVING POTENTIAL UTILITY OR SERVICE LINE CONFLICTS SHALL BE EXCAVATED WITH HAND TOOLS TO DETERMINE THE LOCATION OF, AND AVOID DAMAGE TO, SUCH UTILITIES.
ii. EXCAVATE TREE AND PALM PLANTING PITS A MINIMUM OF 24" GREATER IN DIAMETER THAN THE ROOT BALL, AND MINIMUM OF 12" DEEPER THAN VERTICAL DEPTH OF THE ROOT BALL. TEST SOIL FOR QUALITY OF PERCOLATION. IF DRAINAGE IS INADEQUATE, CREATE UNDERGROUND SEEPAGE/DRAINAGE. NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. BUDGET SHOULD ALLOCATE AN ALLOWANCE TO COVER THIS POSSIBILITY AND SHOULD BE PART OF THE ORIGINAL BID.
iii. BARRICADE OR MARK EXCAVATIONS TO PREVENT HAZARDS TO MECHANICAL EQUIPMENT, VEHICLES, AND PEDESTRIANS.
6E. PLANTING:
i. SET TREES IN VERTICAL POSITION WITH THE TOP OF THE ROOT BALL FLUSH WITH THE ADJACENT, FINISH GRADE. AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE.
ii. SET PLANT IN UPRIGHT POSITION IN CENTER OF PLANTING PIT AND PLACE SPECIFIED PLANTING MIX UNDER AND AROUND THE ROOT BALL. FOR BURLAPPED ROOT BALLS, CUT TOP 1/3 OF BURLAP AWAY FROM ROOT BALL, AND TURN DOWN INTO THE SIDE OF THE PLANTING PIT, BEFORE PLACING PLANTING MIX AROUND THE ROOT BALL.
iii. PROPER 'JETTING IN' SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. 'JET STICK' OR EQUAL IS RECOMMENDED.
iv. PRUNE TREES, REMOVING NO MORE THAN 1/3 OF TWIGS AND BRANCHES, WHILE MAINTAINING THE UNIFORM CHARACTER AND SHAPE OF THE TREE. REMOVE ALL DEAD, DISEASED, RUBBING, AND DYING BRANCHES. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS AFTER PRUNING.
v. EARTH SHALL BE BANKED AT EDGE OF EACH PLANTING PIT TO FORM A WATERING SAUCER APPROXIMATELY 6" IN DEPTH. FLUSH PLANTING SOIL INTO PLACE WITH SLOW HOSE STREAM UNTIL AIR POCKETS ARE ELIMINATED AROUND ROOT BALL, AND PIT IS FILLED WITH PLANTING MIX TO TOP OF ROOT BALL.
vi. PLACE MULCH IN LOOSE MEASURE 2" MIN. LAYER WITHIN EACH WATERING SAUCER.
vii. IF PLANTING IS PERFORMED AFTER SOD PLACEMENT, PROPER PROTECTION SHALL BE PROVIDED AND DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY
viii. TREE GUYING: FOR MATERIALS TO 12' IN HEIGHT, A MINIMUM OF FOUR WOVEN ANCHOR STRAP LINES EACH AT NINETY DEGREES FROM AND CONNECTED TO TREE TRUNK AND ANCHORED BELOW GRADE WITH PRESSURE TREATED STAKES. SECURE TREE AGAINST MOVEMENT IN WIND.
ix. TREE BRACING: FOR MATERIALS GREATER THAN 12' IN HEIGHT, A MINIMUM OF THREE 2X4 APPEARANCE GRADE BRACES, SET AT 60 DEGREES TO THE GROUND PLANE, EQUIDISTANT AROUND THE TRUNK OF THE TREE, AND SECURED INTO THE GROUND PLANE WITH ONE, 12" #4 REBAR OR ½" GALVANIZED PIPE PASSING THROUGH EACH SUCH 2X4 BRACE, DRIVEN INTO THE GROUND, AND SET FLUSH WITH THE TOP OF THE BRACE. SECURE EACH ANGLED BRACE TO ONE 12" LONG 2X4 VERTICAL BLOCK OVER FOUR LAYERS OF BURLAP. SECURE BLOCKS WITH TWO METAL OR PLASTIC STRAPS, ONE 3" FROM THE TOP AND ONE 3" FROM THE BOTTOM OF EACH BLOCK. NAIL BRACE TO BLOCK WITH FOUR 16D NAILS. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION AND BRACING DETAILS. BRACES TO BE PAINTED WITH BENJAMIN MOORE 2118-10 UNIVERSAL BLACK, FLAT/MATTE EXTERIOR.
x. THERE WILL BE NO PLANT MATERIAL PLANTED INTO ROOT BALLS OF TREES AND PALMS.
xi. SHRUBS AND GROUND COVERS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWING AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
6F. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE.
ii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.
iii. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
iv. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
v. ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK SHALL BE IRRIGATED WITH AN AUTOMATIC IRRI

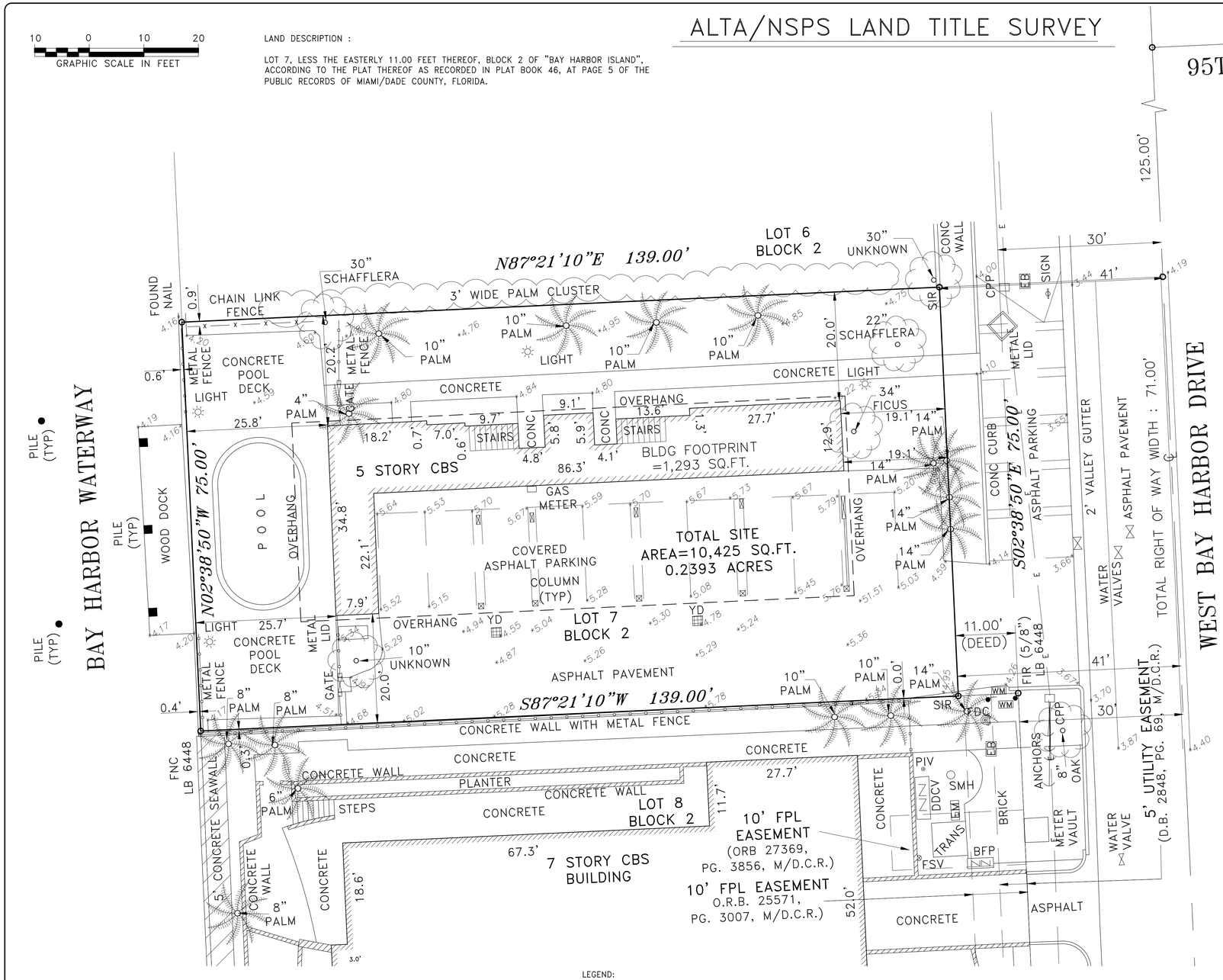
ALTA/NSPS LAND TITLE SURVEY

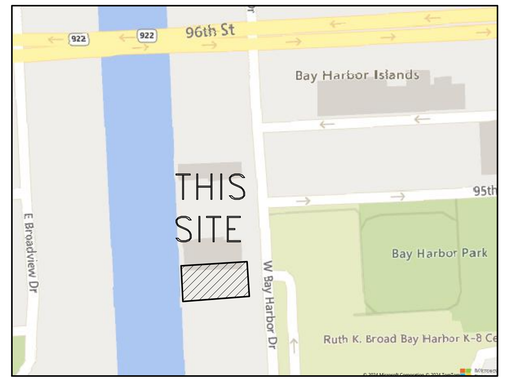
10 0 10 20
GRAPHIC SCALE IN FEET

LAND DESCRIPTION :

LOT 7, LESS THE EASTERLY 11.00 FEET THEREOF, BLOCK 2 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.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09





LOCATION MAP (NTS)

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "BAY HARBOR ISLAND", P.B. 46, PG. 5, M/D.C.R. SAID LINE BEARS S04°54'30"E.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK NO. R-243 ELEVATION = 6.59'
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, ORDER NO.: WITH AN EFFECTIVE DATE OF AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO W BAY HARBOR DRIVE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 46, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF BAY HARBOR ISLAND, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE 10 STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 24, 2025.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CLP	CONCRETE LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WPP	WOOD POWER POLE
PIV	POST INDICATOR VALVE
FSV	FIRE SPRINKLER VALVE
TRANS	ELECTRIC TRANSFORMER PAD
YD	YARD DRAIN
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
℄	CENTERLINE
FDC	FIRE DEPARTMENT CONNECTION
BFP	BACKFLOW PREVENTER
SMH	STORM MANHOLE

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
CPG

9440 W BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	03/18/24	SKETCH	AM	REC
UPDATE SURVEY	10/16/24	-----	AC	REC
ADDED TREES	07/24/25	-----	AM	REC
REVISED SHEET TO 24'X36'	07/25/25	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NO.: 10182-24

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET