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

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

DESIGN REVIEW BOARD

May 5, 2026
7:00 PM

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new single-family home for "Mauricio Levi" located at 9730 West Broadview Drive, Lot 63 of Block 23. On April 16, 2026, the Board deferred the project. The applicant submitted revised plans addressing the concerns of the Board with the modifications made to the appearance of the front elevation. The owner is proposing to demolish the existing 1957 home and construct a new two-story single-family residence. The new home will have approximately 7,023 square feet of a/c living space. The proposed residence will have eight bedrooms, eight full bathrooms, three half baths, an enclosed garage and a pool. Enclosed please find the site plan and elevations. (Item #1)

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

2. Request for approval for a revision to a new multi-family dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On January 7, 2025, the Board approved the site plan. On January 26, 2026, the construction plans were submitted for review. During the review, staff identified significant changes that were made to the previously approved design. Additionally, the applicant is requesting a waiver to allow faux plants in lieu of live plant material with irrigation. The developer is proposing to construct a new thirty-nine (39) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The developer will still require to acquire 1 TDR. Enclosed please find the site plan and elevations. (Item #2)

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

ADJOURNMENT:

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

AGENDA ITEM REPORT
May 5, 2026

ITEM NUMBER: 1.

ITEM: Request for approval for a new single-family home for "Mauricio Levi" located at 9730 West Broadview Drive, Lot 63 of Block 23. On April 16, 2026, the Board deferred the project. The applicant submitted revised plans addressing the concerns of the Board with the modifications made to the appearance of the front elevation. The owner is proposing to demolish the existing 1957 home and construct a new two-story single-family residence. The new home will have approximately 7,023 square feet of a/c living space. The proposed residence will have eight bedrooms, eight full bathrooms, three half baths, an enclosed garage and a pool. Enclosed please find the site plan and elevations. (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.	BHI-DRB 5.5.2026 Staff Report 9730 W Broadview Drive
2.	9730 W Broadview Dr DRB Set 5.5.2026

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

AGENDA ITEM NO. 1

MEETING DATE: 05/05/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR25-000028
A public hearing to consider an application by Yoann Andreu (agent) requesting approval for demolition of the existing residence and construction of a new single-family home on the property located at 9730 W Broadview Dr, identified by parcel identification number 13-2227-001-4470.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, represented by Yoann Andreu on behalf of the property owners, requests Design Review Board (DRB) approval for the demolition of an existing residence and construction of a new two-story single-family home at 9730 W Broadview Dr.

Previous DRB Action (April 16, 2026): The application was presented to the DRB on April 16, 2026. The Board deferred the item, expressing concerns that the original design appeared too “boxy” and visually massive, particularly on the front elevation. The Board recommended that the applicant revise the façade to reduce perceived bulk and improve architectural articulation.

Applicant’s Response to Deferral: In response to the Board’s feedback, the applicant has submitted revised plans (dated April 28, 2026). The changes focus specifically on modifying the front elevation to create a lighter, more transparent, and less massive appearance, while maintaining full code compliance.





Original front elevation **Revised front elevation**

Summary of Revisions (as submitted by Belle Coast Group, Inc.):

1. Front Elevation Articulation: The previously flat, solid wall surfaces have been broken up with additional fenestration and recessed planes to reduce the perception of bulk.
2. Increased Transparency: Glazing has increased on the front façade, incorporating grey and clear impact-resistant glass to create a more open appearance.
3. Material Detailing: The use of walnut wood grain aluminum accents and bronze aluminum trim has been strategically reconfigured to create vertical and horizontal breaks in the massing.
4. Overall Design Intent: The revised design remains consistent with the Contemporary Tropical Modern character of West Broadview Drive but now features a lighter, more open, and less monolithic front elevation.

Recommended Action: The 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 existing residence will be demolished and replaced with a new two-story, 7,023 square-foot (air-conditioned) single-family home that includes:

- Eight (8) bedrooms
- Eight (8) full bathrooms
- Three (3) half bathrooms
- Enclosed garage
- Site improvements including pool, landscaping, and hard scaping

Architectural Design: The proposed modern tropical residence featuring white stucco finish, aluminum walnut wood grain accents, natural honey coral stone, bronze aluminum trim, and increased grey/clear impact-resistant glazing on the front elevation.

Site Modifications: The project includes full demolition of the existing structure, new construction with associated grading and drainage, an enclosed garage, and new landscaping and hardscaping including a pool.

2. ANALYSIS

Project Overview:
This is a continued application for full demolition and new construction on a waterfront property. The applicant has directly responded to the Board's April 16 deferral by revising the front elevation to reduce boxiness and visual mass. The design continues to employ high-quality, coastal-resilient materials.

Response to DRB Review Criteria (Section 5-23.1) Regarding Massing:
The original application raised concerns under Section 5-23.1(8)(c) regarding massing and architectural style. The revised design now:

- Reduces perceived bulk through increased façade articulation and transparency.
- Enhance visual interest on the front elevation while maintaining compatibility with surrounding contemporary homes.
- Demonstrates good design principles by responding to Board feedback without requesting any variances.

Zoning and Land Use:
The property is zoned RD – Single-Family Residential District, which permits detached single-family dwellings. The proposed redevelopment aligns with the allowed uses under this zoning designation. No variance is requested. All setbacks, height, lot coverage, and floor area ratio (FAR) requirements are met based on preliminary review. Final zoning compliance will be verified at the building permit stage.

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

Neighborhood Compatibility:
The revised front elevation is now more consistent with the lighter, more transparent character of other redeveloped waterfront homes on West Broadview Drive. The increased glazing and reduced wall mass improves visual compatibility with the streetscape.

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

Future Land Use Map Designation:
The property is designated **Low Density Residential** on the Town's Future Land Use Map. This designation supports up to six (6) dwelling units per gross acre and is intended

to preserve the character of single-family neighborhoods. The proposed single-family redevelopment complies with this designation and the goals of the Comprehensive Plan.

Conclusion:

The applicant has directly and thoroughly addressed the Board's April 16, 2026, deferral concerns regarding the boxy and massive appearance of the front elevation. The revised design reduces visual bulk through increased transparency, improved articulation, and refined material placement. The project maintains full zoning compliance and is now better harmonized with surrounding development. Staff find that the revised project meets the Town's comprehensive 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 developments 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 review the application at its discretion and evaluate the proposed demolition and construction of the new single-family home located at 9730 W Broadview Dr, as shown in the submitted plans dated April 28, 2026, prepared by Yoann Andreu.

Staff recommend approval with the following conditions:

1. Plan Set Compliance: Approval is based on the project description and plans last revised April 28, 2026. Any substantial revisions shall be reviewed by staff and may require re-approval by the DRB.
2. Separate Permits Required: Separate permits are required for demolition, fence, retaining wall, pool, and any mechanical equipment. Please coordinate with the Building Department for all applicable permit requirements.
3. Zoning Compliance**:** All construction must comply with the RD zoning district development standards and Town Code requirements, including height, setbacks, lot coverage, and FAR. Final zoning verification shall occur at the building permit stage.
4. Material Verification**:** The exterior materials as shown on the submitted plans (white stucco, walnut wood grain aluminum, honey coral stone, bronze aluminum, grey/clear impact glass) shall be maintained. Any changes to materials must be submitted to staff for review and may require DRB approval.
5. Waterfront Compliance: All construction shall comply with applicable waterfront setbacks and coastal management regulations.
6. Flood Control and Drainage Compliance**:** The finished grade of the lot may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped to drain to the street drainage gutter, seawall or on-site retention/discharge system, and shall not drain into adjacent property. Finished grades at adjoining lots shall be equal unless the Town Council approves a retaining wall system. All swale areas within adjoining roadways, adjoining lots, and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements.
7. Retaining Wall Requirement: A detail for the retaining wall shall be submitted to the DRB and Building Department for review and approval. A waterproofed retaining wall is required to prevent water intrusion onto the neighboring property.
8. Changes Require Further Review**:** Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.

BAY HARBOR ISLANDS RESIDENCE

9730 W Broadview Dr BAY HARBOR ISLANDS, FL 33154

FOLIO: 13-2227-001-4470



PROJECT TEAM

DESIGNER
BELLE COAST GROUP, Inc.
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License #LA6667593

DRAWING INDEX

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L-5	PROPOSED PLANT PALETTE
TD-1	TREE DISPOSITION PLAN

LOCATION MAP



AERIAL



BELLE COAST
LIFESTYLE PROPERTIES

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BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:
9730 W Broadview Dr
BAY HARBOR
ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION	

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD

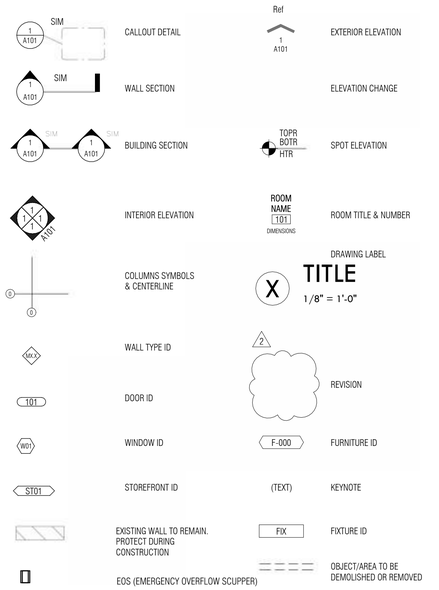
STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

COVER SHEET + PROJECT INFORMATION

CO

DRAWN BY: B.C.

ARCHITECTURE LEGEND



DESIGN CRITERIA SUMMARY

Project: New Two-Story Single-Family Residence
Address: 9730 W Broadview Dr, Bay Harbor Islands, FL

Item	Criteria
Building Use	Single-Family Residence
Occupancy Classification	R-3 (Florida Building Code – Residential)
Construction Type	Type II-B (CMU and Cast-in-Place Concrete)
Number of Stories	Two (2)
Risk Category	II
Wind Exposure Category	C
Ultimate Wind Speed (Vult)	180 mph
Nominal Wind Speed (Vasd)	139 mph
Building Enclosure	Enclosed
Seismic Design Category	A
Flood Zone	AE
Base Flood Elevation (BFE)	8.0 ft NAVD88

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE
AND CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE.

GARAGE FIRE SEPARATION NOTE:
PROVIDE 5/8" GYPSUM BOARD ON GARAGE SIDE OF WALLS SEPARATING GARAGE FROM RESIDENCE, PER FBC RESIDENTIAL R302.6.

NOTE:
ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING SIZES IN THE WALL, NOT FINISHED WINDOW UNIT DIMENSIONS, UNLESS OTHERWISE SPECIFIED. REFER TO WINDOW SCHEDULE AND MANUFACTURER'S SPECIFICATIONS FOR FINAL SIZING AND INSTALLATION DETAILS.

NOTE:
SAFETY GUARDRAIL SYSTEM: 36" MINIMUM HEIGHT. MAX 4-INCH CLEARANCE BETWEEN BALUSTERS AND BETWEEN BOTTOM RAIL AND DECKING (NO 4" SPHERE SHALL PASS)

NOTE:
DOOR BETWEEN ATTACHED GARAGE AND RESIDENCE SHALL BE A MINIMUM 1-3/8 INCH SOLID CORE WOOD DOOR, SOLID OR HONEYCOMB CORE STEEL DOOR, OR A 20-MINUTE FIRE-RATED DOOR. DOOR SHALL BE SELF-CLOSING AND SELF-LATCHING (FBC R302.5.1).

ARCHITECTURAL STYLE DESCRIPTION

THE PROPOSED RESIDENCE IS DESIGNED IN A CONTEMPORARY TROPICAL MODERN ARCHITECTURAL STYLE, INSPIRED BY SOUTH FLORIDA COASTAL ARCHITECTURE. THE DESIGN EMPHASIZES CLEAN HORIZONTAL LINES, OPEN VOLUMES, AND DEEP OVERHANGS TO PROVIDE SHADE AND ENHANCE THE INDOOR–OUTDOOR LIVING EXPERIENCE TYPICAL OF TROPICAL CLIMATES.

THE ARCHITECTURE INCORPORATES NATURAL MATERIALS AND MODERN FINISHES THAT RESPOND TO THE SURROUNDING TROPICAL LANDSCAPE. THE PRIMARY MATERIALS INCLUDE WHITE STUCCO, NATURAL HONED CORAL STONE, ALUMINUM WALNUT WOOD GRAIN PANELS, BRONZE ALUMINUM ELEMENTS, AND LARGE IMPACT-RESISTANT GLASS PANELS TO MAXIMIZE NATURAL LIGHT AND VISUAL CONNECTION WITH THE EXTERIOR ENVIRONMENT.

VERTICAL WOOD-GRAIN ALUMINUM FINS ARE USED ON THE SECOND LEVEL TO PROVIDE SOLAR SHADING, PRIVACY, AND ARCHITECTURAL ARTICULATION, HELPING BREAK UP THE MASSING OF THE FAÇADE WHILE MAINTAINING A CONTEMPORARY AESTHETIC. LARGE EXPANSES OF GLAZING CREATE TRANSPARENCY AND ALLOW VIEWS TOWARD THE LANDSCAPE WHILE MAINTAINING COMPLIANCE WITH HURRICANE IMPACT REQUIREMENTS.

THE LANDSCAPING DESIGN COMPLEMENTS THE ARCHITECTURE WITH LUSH TROPICAL PLANTING, PALMS, AND NATIVE VEGETATION, REINFORCING THE TROPICAL MODERN CHARACTER OF THE RESIDENCE AND INTEGRATING THE BUILDING INTO ITS NATURAL ENVIRONMENT.

OVERALL, THE DESIGN REFLECTS A MODERN TROPICAL RESIDENTIAL ARCHITECTURE APPROPRIATE FOR BAY HARBOR ISLANDS, COMBINING CONTEMPORARY FORMS WITH MATERIALS AND LANDSCAPING SUITABLE FOR THE SOUTH FLORIDA CLIMATE.

BELLE COAST
LIFESTYLE PROPERTIES

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BELLE COAST GROUP, Inc.

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(786) 218-3072

PROJECT:
9730 W Broadview Dr
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DRAFTED BY:	
SCALE:	

ARCHITECT OF RECORD

STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

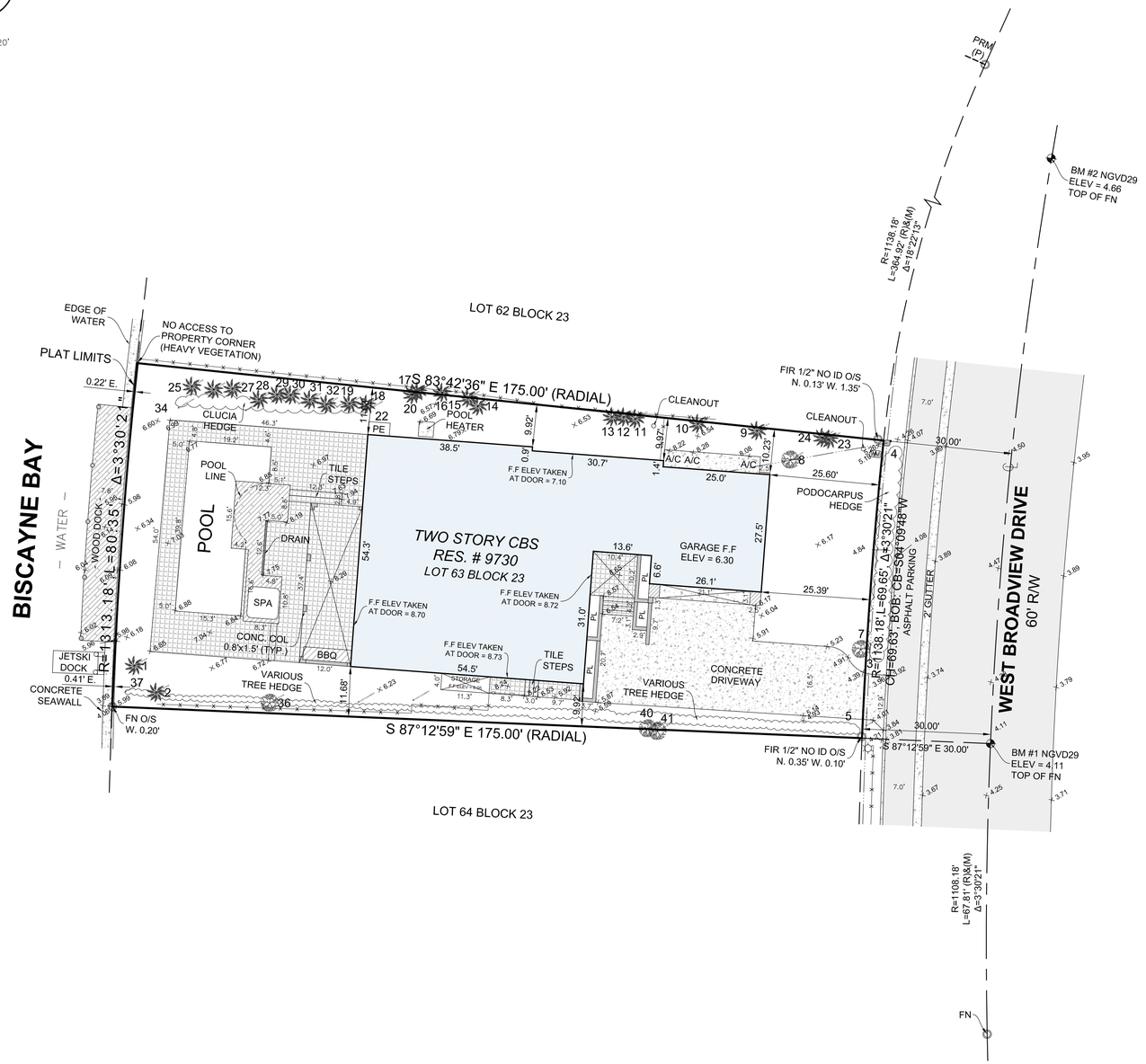
GENERAL NOTES

GN

DRAWN BY: B.C.

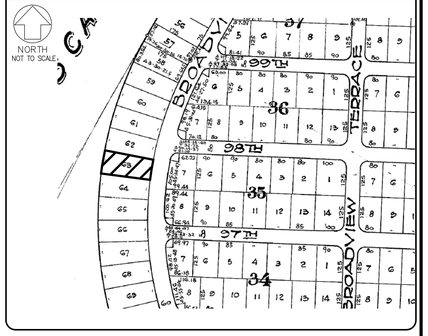
MAP OF BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

NORTH
SCALE: 1"=20'



CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 110, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

LOCATION MAP:



LEGEND:

ABBREVIATIONS:

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BCR =BROWARD COUNTY RECORDS
BLDG= BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB =CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVE-WAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH =MAN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP)= TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
W/F = WOOD FENCE
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

= HAND HOLE
= ELECTRIC BOX
= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
= WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= DRAIN
= VALVE
= GAS VALVE
= BACKFLOW PREVENTER
= BOLLARDS
(007) = ORIGINAL LOT DISTANCE
= CENTRAL ANGLE
= CENTER LINE
= CATCH BASIN
= UTILITY POLE
= CONC. POLE
= DRAINAGE MANHOLE
= SEWER MANHOLE
= COMMUNICATION MANHOLE
= FPL MANHOLE
= SIGN
= ANCHOR
= GUARD RAIL
= IRON FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY WIRE
= LIMITED ACCESS RIGHT-OF-WAY LINE
= BOUNDARY LINE
x 0.00 = ELEVATION
(#) = ENCROACHMENT NOTE (SEE SURVEYORS NOTES)

SURFACE:

ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

TREE TABLE

NUMBER	NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)	REMARKS
1	COCONUT PALM	0.8	35	20	
2	COCONUT PALM	0.8	35	20	
3	PODOCARPUS HEDGE	-	-	-	CLUSTER
4	PODOCARPUS HEDGE	-	-	-	CLUSTER
5	VARIOUS TREE HEDGE	-	-	-	
6	INTENTIONALLY LEFT BLANK				
7	GREEN BUTTONWOOD	4	40	40	
8	BLACK OLIVE	3	40	40	
9	ALEXANDER PALM	0.4	35	30	
10	ALEXANDER PALM	0.7	45	10	
11	ALEXANDER PALM	0.7	45	10	
12	ALEXANDER PALM	0.7	45	10	
13	ALEXANDER PALM	0.7	45	10	
14	ALEXANDER PALM	0.4	35	6	
15	ALEXANDER PALM	0.4	35	6	
16	ALEXANDER PALM	0.4	35	6	
17	ALEXANDER PALM	0.4	35	6	
18	ALEXANDER PALM	0.7	45	8	
19	ALEXANDER PALM	0.7	45	8	
20	ARECA PALM	-	-	-	CLUSTER
21	INTENTIONALLY LEFT BLANK				
22	CLUSIA	-	-	-	CLUSTER
23	SOLITAIRE PALM	0.6	30	6	
24	SOLITAIRE PALM	0.4	25	5	
25	SOLITAIRE PALM	0.7	45	8	
26	SOLITAIRE PALM	0.7	45	8	
27	SOLITAIRE PALM	0.4	30	8	
28	SOLITAIRE PALM	0.6	30	6	
29	SOLITAIRE PALM	0.6	30	6	
30	SOLITAIRE PALM	0.6	30	6	
31	SOLITAIRE PALM	0.6	30	6	
32	SOLITAIRE PALM	0.6	30	6	
33	INTENTIONALLY LEFT BLANK				
34	CLUSIA HEDGE	-	-	-	CLUSTER
35	INTENTIONALLY LEFT BLANK				
36	UMBRELLA	2.5	35	25	
37	VARIOUS TREE HEDGE	-	-	-	
38	INTENTIONALLY LEFT BLANK				
39	INTENTIONALLY LEFT BLANK				
40	UNKNOWN	1	30	20	
41	UNKNOWN	1.5	35	25	

BENCHMARK REFERENCE:

MIAMI-DADE COUNTY BENCHMARK:
NAME: A- 17
ELEV (NGVD29): 7.67
LOCATION1: BROAD CAUSEWAY BRIDGE --- NEAR WEST END OF BAY HARBOUR ISLAND
LOCATION2: INTRACOASTAL WATERWAY ---
DESCRIPTION1: BRASS BAR IN TOP OF EAST END OF THE NORTH CONC WALKWAY.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE EAST LINE OF LOT 63 BEARS S04°09'48"W.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC, & TREE.
12. THE SURVEYOR IS NOT A CERTIFIED ARBORIST, TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB-SPECIES IF ANY AND TREE CONDITIONS.
13. **ONLY TREES WITH A TRUNK DIAMETER OF 3" (0.25') AT THE BREAST HEIGHT OR GREATER WERE LOCATED**

PROJECT:

DATE OF FIELD SURVEY: 07/21/2025
JOB #: 250740389
FILE #: D-1941
PROJECT NAME: SURVEYS 2025
CAD FILE(C):LEVI
PARTY CHIEF:MUNOZ
F.B.: x PG. x
SHEET 1 OF 1

CERTIFIED TO:

MAURICIO LEVI

REVISIONS:

PROPERTY ADDRESS:

9730 W BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION:

LOT 63, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER TOWN OF BAY HARBOR ISLANDS 120637 MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S CERTIFICATE:

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

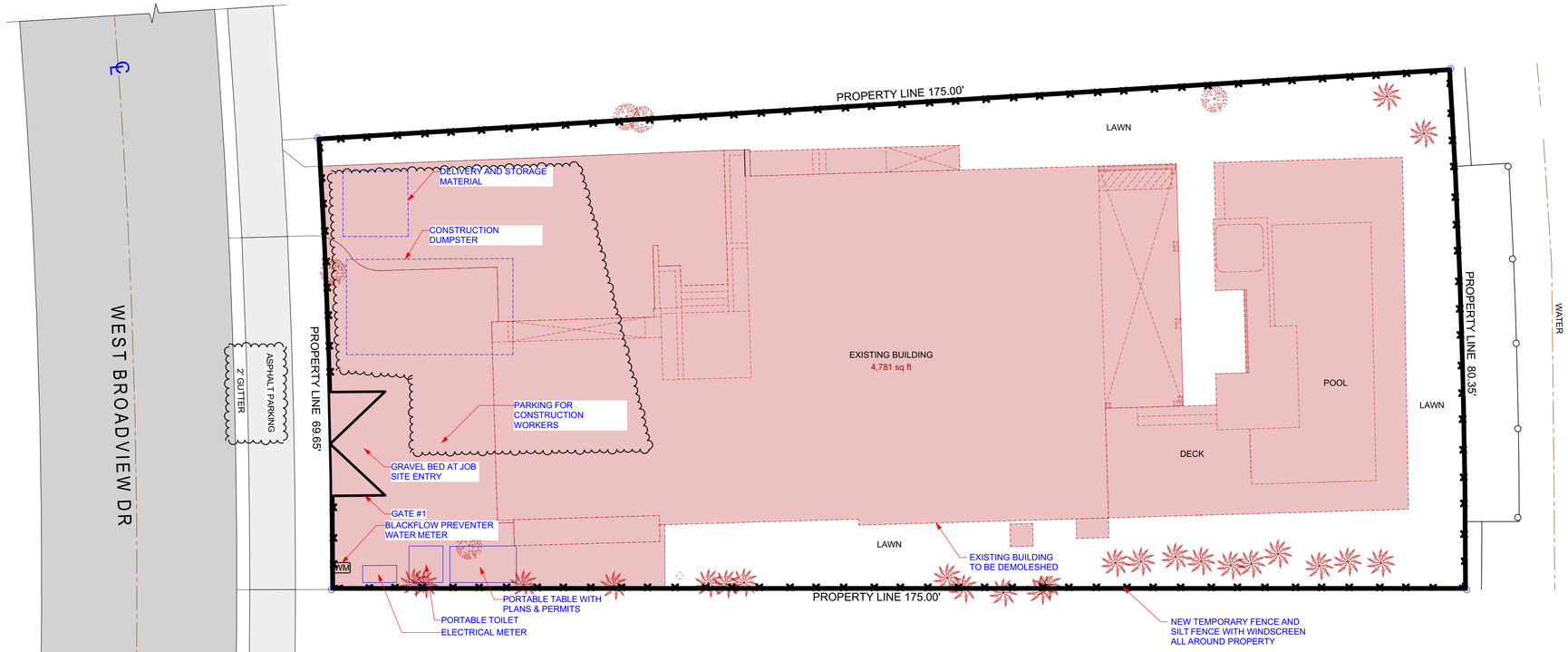
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A SUAREZ LICENSE No. 6220 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Juan A. Suarez, License No. LS6220

Digitally signed by Juan A. Suarez, License No. LS6220
Date: 2025.08.01 09:50:23 -04'00'

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220



N

NOTE:

- TO BE DEMOLISHED
- CONCRETE DRIVEWAY & SIDEWALK
- ROW
- PROPERTI LINE
- DEMOLITION LINE
- CONSTRUCTION FENCE & SILT FENCE

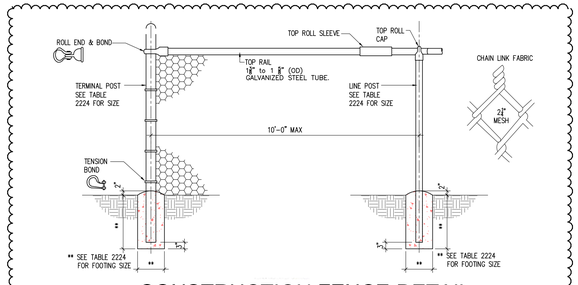
1 / SU-2 EXISTING-DEMO SITE PLAN

SCALE: 1" = 10'

0 5' 10' 20'

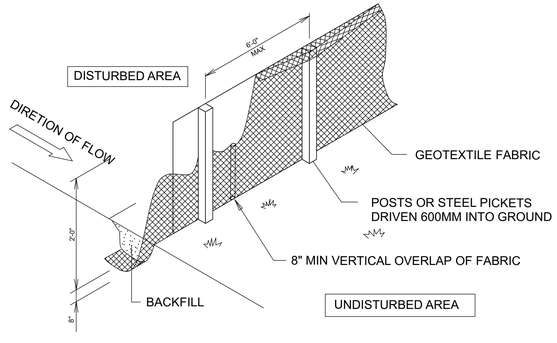
NOTE:

1. (8) FOOT HEIGHT CHAIN LINK FENCE WITH A SCREENING MATERIAL OF EIGHTY (80) PERCENT OPACITY ON ALL 4 SIDES.
2. SLIDING OR INWARD SWINGING GATES ARE LOCKED WHEN CONSTRUCTION PERSONNEL ARE NOT PRESENT.
3. POLE DRIVEN AND OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE.
4. STAND PLUMB WITH NO GAPS LARGER THAN FOUR (4) INCHES.
5. POSTED CONSTRUCTION SIGN (MUST CONTAIN 24-HOUR CONTACT INFORMATION) (6) SQUARE FEET (MAXIMUM) AS PER SIGN REGULATIONS…SEC.17-5
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.



CONSTRUCTION FENCE DETAIL

NOT TO SCALE



SEDIMENT FENCE DETAIL

NOT TO SCALE

NOTE:

SEPERATE PERMIT FOR TREE REMOVAL
REFER TO LANDSCAPING PLAN FOR TREE MITIGATION

NOTE:

PERMIT CARD TO BE POSTED AT JOB SITE UNTIL PERMIT IS FINAL

TEMPORARY TOILETS TO BE PRESENT AT THE JOBSITE DURING DEMOLITION

APLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2023 RESIDENTIAL

DEMOLITION NOTES

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

2. GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY DEMOLITION. (I.E. WATER, SEWER, FPL, ETC.) ANY DISCREPANCY WITH THE DRAWINGS NEEDS TO BE NOTIFIED TO ARCHITECT & OWNER INMEDIATELY.

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

4. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL SURFACES THAT BECOME AFFECTED DURING CONSTRUCTION.

5. ALL SALVAGEABLE MATERIALS TO BE REMOVED AND STORED ACCORDING TO OWNER'S REQUEST, COORDINATE WITH TENANT & LANDLORD.

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

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

8. CONTROL THE SPREAD OF DUST AND DIRT AS REQUIRED.

9. VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND PROPERLY CAPPED TO INSURE SAFETY.

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

11. MATERIALS PRODUCED BY DEMOLITION ARE TO BE RECYCLED TO EXTENT FEASIBLE WHERE NOT SALVAGED FOR REUSE IN NEW CONSTRUCTION. TRANSPORT MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF SITE.

12. CONTRACTOR TO DISPOSE OF DEMOLISHED MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

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

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

15. ASBESTOS AND OTHER HAZARDOUS MATERIALS: PRIOR TO DEMOLITION COMMENCEMENT, GENERAL CONTRACTOR SHALL HAVE A LICENSED ABATEMENT CONTRACTOR PREPARE A HAZARDOUS MATERIALS SURVEY FOR THE DEMOLITION AREAS. THE SURVEY REPORT SHALL IDENTIFY ALL MATERIALS REQUIRED TO BE REMOVED AND THE REQUIRED METHODOLOGY FOR THE REMOVAL (ABATEMENT) OF SAID HAZARDOUS MATERIALS. THIS REPORT SHALL BE PART OF THE DEMOLITION PERMIT DOCUMENTS.

16. DO NOT REMOVE PIPING OR EQUIPMENT UNTIL HAZARDOUS MATERIALS ABATEMENT IS COMPLETE IN THE VICINITY WHEN APPLICABLE. COORDINATE WITH HAZARDOUS MATERIALS CONTRACTOR.

17. PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION OF ADJACENT CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR RESTORATION IF DAMAGE OCCURS TO AREAS NOT SHOWN TO BE DEMOLISHED.

18. DETAILS NOTED "TYPICAL" IMPLY ALL SUCH CONDITIONS BE TREATED SIMILARLY.

19. REMOVE ALL MISCELLANEOUS FURNISHINGS (ie. EQUIPMENT, KITCHEN EQUIPMENT, FURNITURE AND LOCKERS THROUGHOUT THE BUILDING) AND DISCHARGE AND/STORE AS PER OWNER INSTRUCTIONS.

20. REMOVE ALL EXISTING MISCELLANEOUS BUILDING SIGNAGE AND WALL MOUNTED BUILDING HARDWARE, NOT INDICATED TO BE SALVAGED.

21. CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION & LIGHTING DURING DEMOLITION WORK, IF REQUIRED.

22. DEMOLITION NOTES INDICATE TYPE OF WORK TO BE PERFORMED. CONTRACTOR TO VERIFY EXTENTS OF ALL DEMOLITION WORK IN THE FIELD.

BELLE COAST
LIFESTYLE PROPERTIES

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BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:

9730 W Broadview Dr
BAY HARBOR
ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION
DATE:
DRAFTED BY:
SCALE:

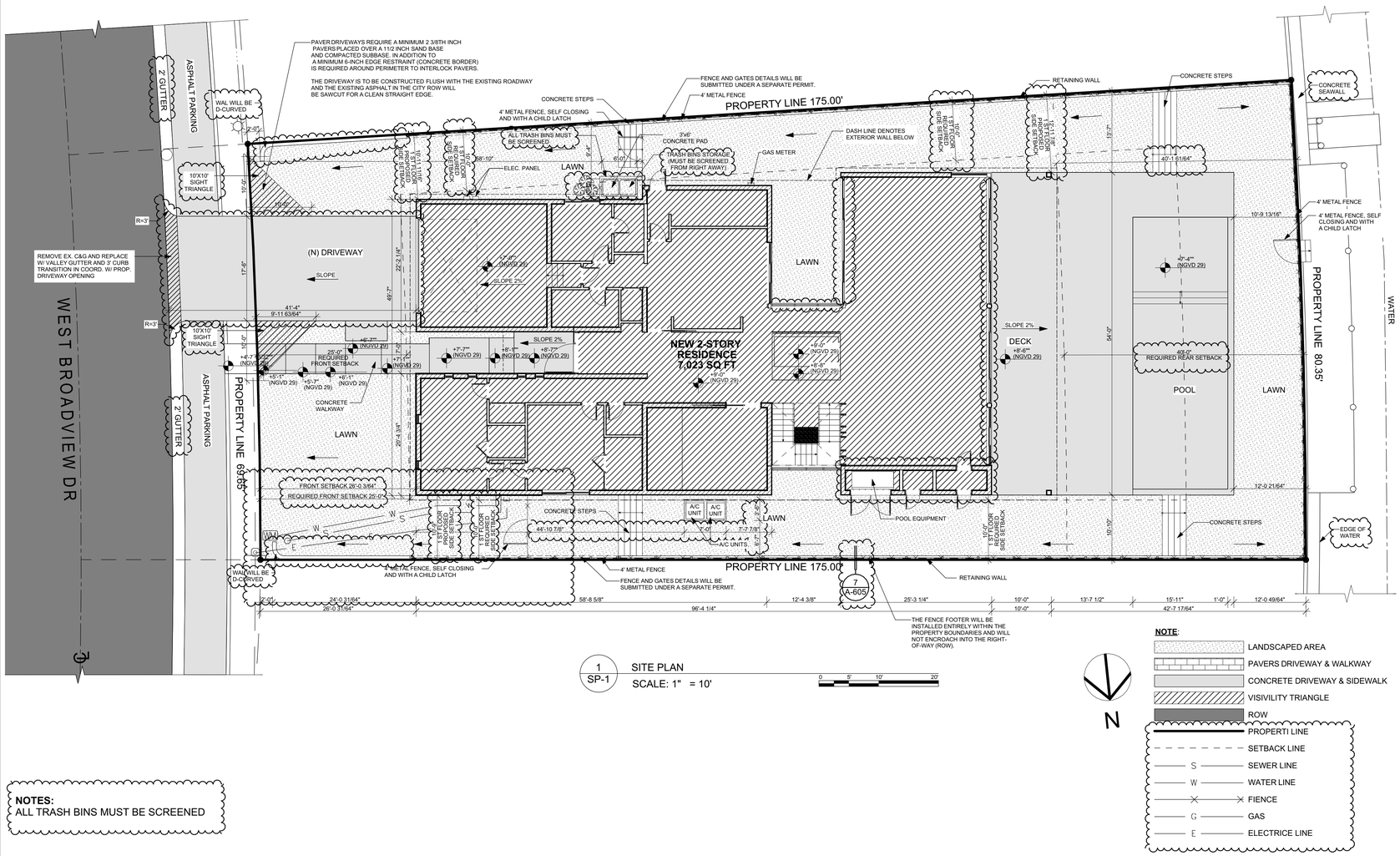
ARCHITECT OF RECORD

STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

DEMO SITE PLAN

SU-2

DRAWN BY: B.C.



1 SP-1 SITE PLAN
SCALE: 1" = 10'

0 5' 10' 20'

N

NOTE:

- LANDSCAPED AREA
- PAVERS DRIVEWAY & WALKWAY
- CONCRETE DRIVEWAY & SIDEWALK
- VISIVILITY TRIANGLE
- ROW
- PROPERTI LINE
- SETBACK LINE
- S — SEWER LINE
- W — WATER LINE
- FIENCE
- G — GAS
- E — ELECTRICE LINE

NOTES:
ALL TRASH BINS MUST BE SCREENED

GREEN BUILDING PRACTICES

1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE
2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
3. DOORS INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE.
5.PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. ENERGY EFFICIENT OUTDOOR LIGHTING
15. ENERY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
16. MERV 8 AC FLITERS

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS.

PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIERS THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTANED AT A LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIERED

A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

FEMA NOTE:
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.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE:
BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF BAY HARBOR ISLANDS ZONING AND LAND DEVELOPMENT CODE BASED ON THE RD ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

FEMA NOTE: 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.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS.AT THE TIME OF BUILDING PERMIT THE FEMABASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLAINT

TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT

ALL SIGNAGE SHALL COMPLY WITH THE CITY OF BAY HARBOR ISLANDS ZONING AND LAND DEVELOPMENT CODE, RD ZONING DISTRICT

PROPERTY ADDRESS

9730 W Broadview Dr
BAY HARBOR ISLANDS,FL 33154

FOLIO

 # 13-2227-001-4470

LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5 LOT 63 BLK 23
LOT SIZE 75.000 X 175 OR 16480-1069 0794 4

SITE INFORMATION	EXISTING	PROPOSED
ZONING	RD	RD
SUB-DISTRICT	N/A	N/A
BUILDING USE	VACANT LOT	SINGLE FAMILY HOME
LAND USE DESIGNATION	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION	RESIDENTIAL	RESIDENTIAL
NET LOT AREA	13,125 SQFT- 0.301 ACRES	13,125 SQFT- 0.301 ACRES
BASE FLOOD ZONE	AE - 8'-0" NGVD	AE - 8'-0" NGVD

BUILDING INTENSITY	ALLOWED	PROVIDED
FAR	N/A	N/A
A/C AREA	WATERFRONT- 2000.00 SF	7,044.00 SF
LOT COVERAGE	N/A	5,525.00 SF
PROPOSED DWELLING	1	1
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	25'-0"	24'-4"

PARKING CALCULATION	REQUIRED	PROVIDED
PARKING SPACE	2	2

SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST)	25'-0"	26'-3/64"
REAR (WEST)	40.00'	40'-1"
NORTH SIDE 1ST FLOOR	10'-0"	10'-9"
NORTH SIDE 2ND FLOOR	10'-0"	10'-0"
SOUTH SIDE 1ST FLOOR	10'-0"	10'-11 11/16" -12'-11 7/8"
SOUTH SIDE 2ND FLOOR	10'-0"	10'-0"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, WALKWAYS & DRIVEWAYS	N/A	7,695.00 SF (58.62%)
PERVIOUS ARE / OPEN SPACE	5,250 SF (40%)	5,433.00 SF (41.39%)
FRONT LANDSCAPE AREA	881.00 SF (50%)	1,165.00 SF (66.11%)

BUILDING AREA	REQUIRED	PROVIDED
FIRST FLOOR (A/C AREA)	N/A	3,712.00 SF
SECOND FLOOR (A/C AREA)	N/A	3,332.00 SF
TOTAL (A/C AREA)		7,044.00 SF
FIRST FLOOR (A/C AREA + GARAGE)	4,168 SQ FT	4,168 SQ FT
SECOND FLOOR (A/C AREA)	3,334 SQ FT	3,332 SQ FT
SECOND FLOOR AREA RESTRICTION	80%	79.94%

BELLE COAST
LIFESTYLE PROPERTIES

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ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD

STATE OF FLORIDA · DENNIS LYTKINE · AR102136 · LICENSED ARCHITECT

SITE PLAN AND SITE DATA

SP-1

DRAWN BY: B.C.



1 SP-2 DIAGRAM_GROUND FLOOR SITE /PER IMP

SCALE: 1" = 10'

0 5' 10' 20'

SITE- PERVIOUS / IMPERVIOUS CALCULATIONS (OPEN SPACE)

TOTAL LOT	= 13,125 SQ.FT
REQUIERED PERVIOUS AREA (40.0% MIN. OF TOTAL LOT AREA)	= 5,250 SQ.FT
PROPOSED PERVIOUS AREA	= 5,433 SQ.FT (41.39%)
PROPOSED IMPERVIOUS AREA	= 7,695 SQ.FT (58.62%)
MAIN HOUSE STRUCTURE (GROSS AREA)	= 4,501 SQ.FT
SWIMMING POOL	= 787 SQ.FT
MECHANICAL EQUIPMENT	= 25 SQ.FT
OUTDOOR PATIO/POOL DECK	= 1,403 SQ.FT
DRIVEWAY	= 474 SQ.FT
WALKWAY	= 487 SQ.FT
TRASH BINS AREA	= 18 SQ.FT

NOTES:
MAIN HOUSE STRUCTURE
GROSS AREA OUTSIDE FACE OF EXTERIOR WALLS: 4,501 SQ. FT.
UNDER A/C AREA INSIDE FACE OF EXTERIOR WALLS + GARAGE: 4,168 SQ FT.



2 SP-2 DIAGRAM_GROUND FLOOR FRONT YARD

SCALE: 1" = 10'

0 5' 10' 20'

FRONT YARD- PERVIOUS / IMPERVIOUS CALCULATIONS

TOTAL LOT	= 13,125 SQ.FT
REQUIERED PERVIOUS AREA (50.0% MIN. OF TOTAL LOT AREA)	= 881 SQ.FT
PROPOSED PERVIOUS AREA	= 1,165 SQ.FT (66.11%)

BELLE COAST
LIFESTYLE PROPERTIES

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DIAGRAMS_1

SP-2

DRAWN BY: B.C.



1 SP-3 GROUND FLOOR A/C AREA

SCALE: 1" = 10'

0 5' 10' 20'

GROUND FLOOR AREA

GARAGE	= 456 SQ. FT
GROUND FLOOR (UNDER A/C AREA)	= 3,712 SQ.FT
TOTAL	= 4,168 SQ.FT



2 SP-3 SECOND FLOOR A/C AREA

SCALE: 1" = 10'

0 5' 10' 20'

SECOND FLOOR AREA

REQUIRED: MAINTAIN 80.0% MAX OF GROUND FLOOR AREA	
GROUND FLOOR (UNDER A/C AREA + GARAGE)	= 4,168 SQ.FT
	REQ 80.0%(3,334 SQ.FT)
SECOND FLOOR (UNDER A/C AREA)	= 3,332 SQ.FT
	PROV. (79.94 %)

BELLE COAST

LIFESTYLE PROPERTIES

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AR102136
LICENSED ARCHITECT

DIAGRAMS_2

SP-3

DRAWN BY: B.C.



1. 9600 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



2. 9640 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



3. 9700 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



4. 9710 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



5. 9720 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



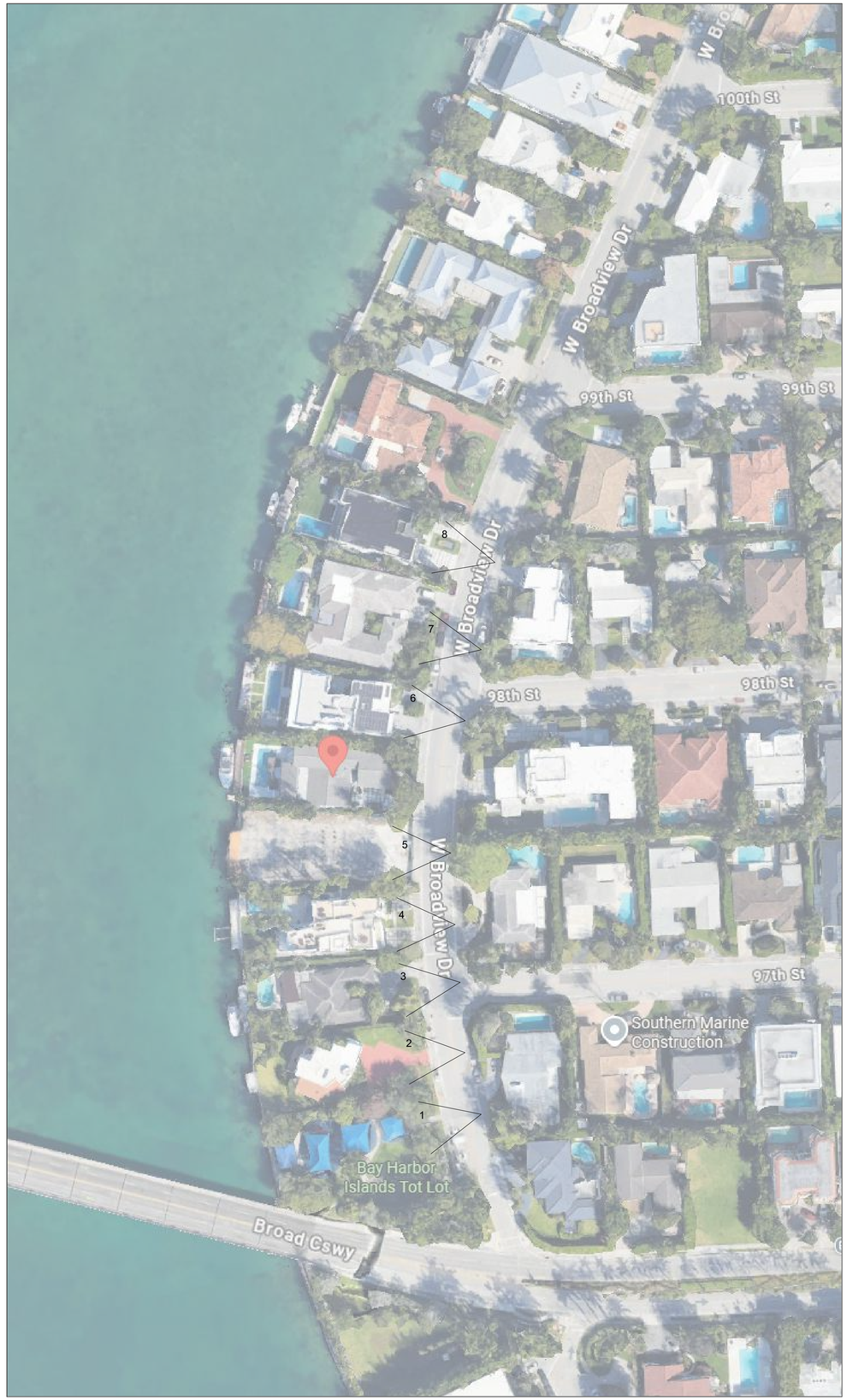
6. 9740 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



7. 9800 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



8. 9814 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
NTS



BELLE COAST
LIFESTYLE PROPERTIES

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BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:
9730 W Broadview Dr
BAY HARBOR
ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION	
DATE:	
DRAFTED BY:	
SCALE:	

ARCHITECT OF RECORD

STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

NEIGHBORS
PHOTOGRAPHY

SP-6

DRAWN BY: B.C.



1 **SOUTH-EAST - RENDER**



2 **NORTH-EAST - RENDER**



9720 W BROADVIEW DR



9730 W BROADVIEW DR



9740 W BROADVIEW DR

STREET VIEW ALONG W BROADVIEW DR

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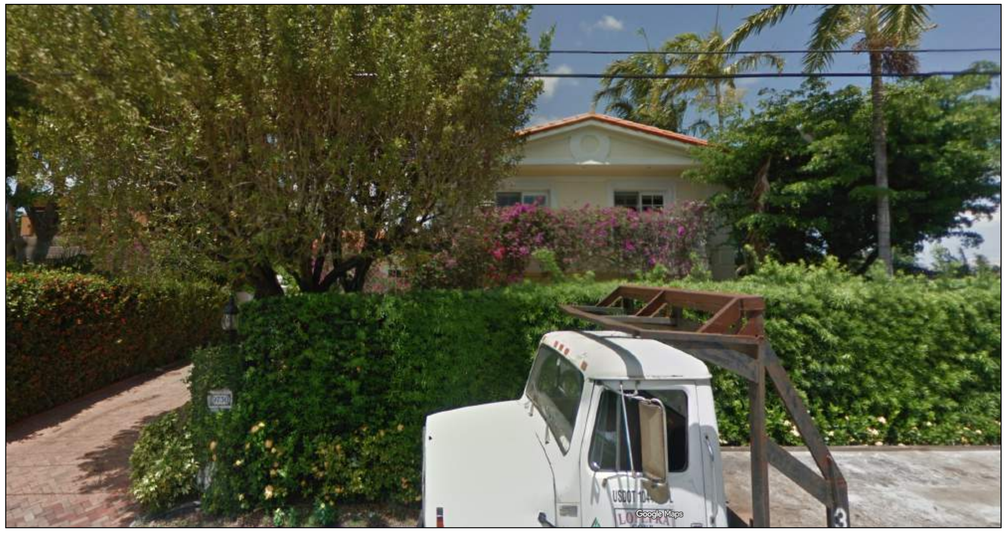
STREET VIEW

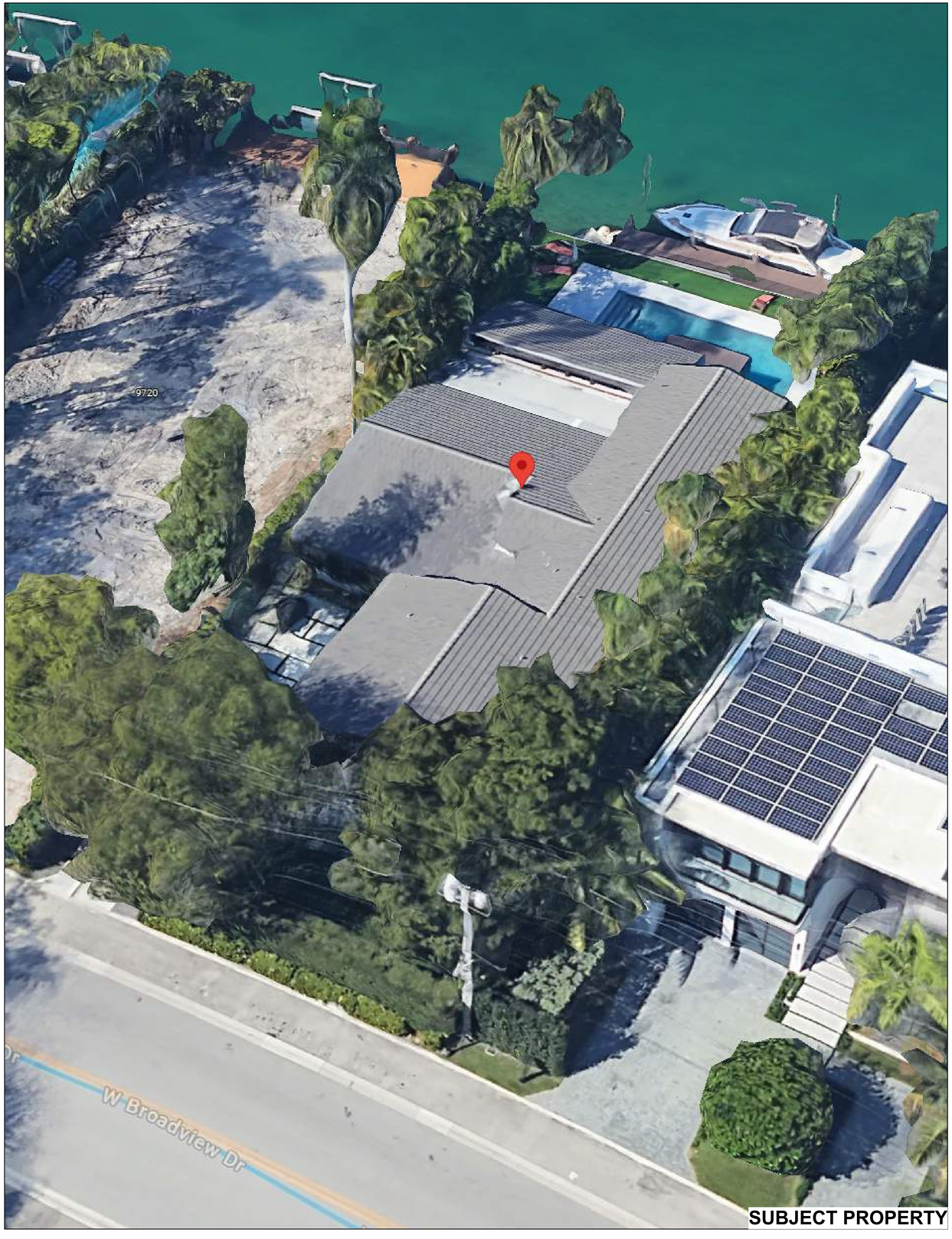
SP-7

DRAWN BY: B.C.









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SUBJECT PROPERTY

SP-8

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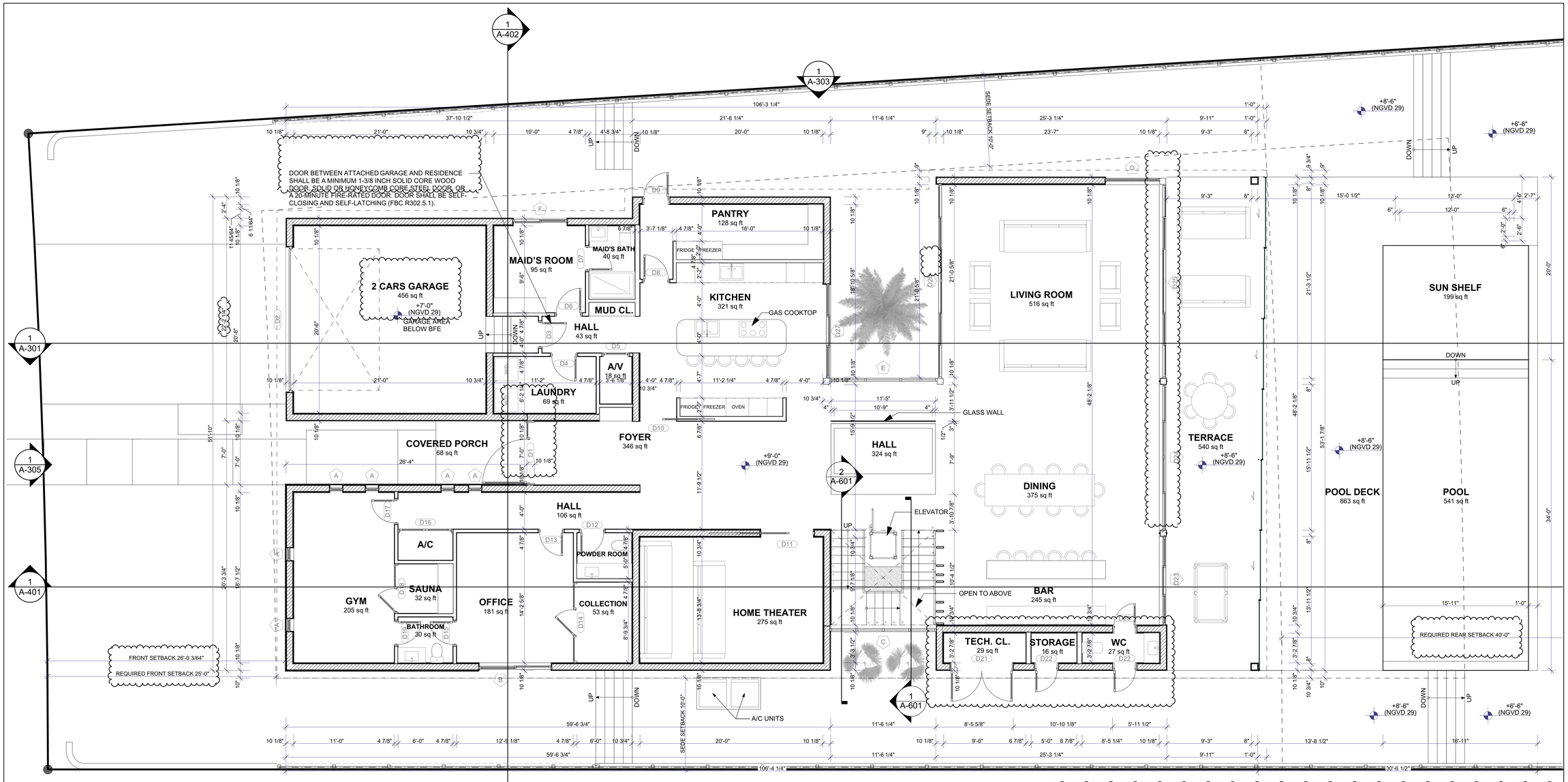

9.00 FINISHES
1. All interior finishes must meet or exceed a Class "A" fire rating as specified in NFPA 101, FBC, and local codes.
2. All finishes, including floors, walls, ceilings, paint, etc., must be verified with the architect. The contractor must obtain approval before work begins. Provide samples of all paint colors, materials, and finishes for approval.

9.02 FLOOR FINISHES
1. Refer to the finish schedule.

9.03 WALL FINISHES
1. 3/4" smooth finish stucco on masonry/concrete substrate, following manufacturer specifications.
2. 3/4" smooth finish stucco on expanded metal lath over metal stud/plywood substrate. The expanded metal lath must have a minimum weight of 3.4 lb/yd² and be attached to metal framing.
3. No. 8-16, S-12 pinhead, self-tapping screws must be spaced a maximum of 6" vertically on center to studs. Must comply with ASTM C-1063.

9.04 CEILINGS
1. Gypsum board and plaster/stucco ceilings on furring must conform to FBC.
2. Provide metal stud boxing to all dropped ceilings as per details.

9.08 PAINTING GENERAL
1. Finish paint must be ready-mixed and thinned only according to the manufacturer's instructions.
2. On galvanized steel, use galvanized iron primer as the first coat.
3. On metal surfaces, use Metalistic 1 enamel over a compatible primer.
4. Submit cut sheets for the architect's approval.
5. Touch-up field welding with matching shop coat primer to comply with FBC.
6. All finishes must have a minimum Class "A" fire rating.
7. Refer to the interior paint finishes schedule for additional details.

PLAN NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR FILLED CMU CELL LOCATIONS AND OTHER STRUCTURAL ELEMENTS NOT SHOWN ON ARCHITECTURAL DRAWINGS.
2. MASONRY OPENINGS ARE DIMENSIONED TO CENTERLINES. G.C. TO COORDINATE MASONRY OPENING SIZES WITH WINDOW AND DOOR SUPPLIER.
3. REFER TO WINDOW AND DOOR DETAILS AND MANUFACTURER SHOP DRAWINGS FOR ALL NECESSARY FURRING DEPTHS, 2" TYPICAL U.O.N.
4. GENERAL CONTRACTOR (G.C.) TO COORDINATE FINAL PLUMBING AND ELECTRICAL LOCATION WITH APPROVED SHOP DRAWINGS OF CABINETRY.
5. ALL INTERIOR PARTITIONS TO HAVE SOUND INSULATION. REFER TO SPECIFICATIONS FOR TYPE AND MANUFACTURER.
6. REFER TO INTERIOR DESIGN DRAWINGS FOR ALL PLUMBING FIXTURE AND FITTING LOCATIONS.
7. REFER TO SHOP DRAWINGS FOR ALL FINAL LOCATIONS AND LAYOUT OF BUILT-IN CABINETRY AND APPLIANCES.
8. REFER TO INTERIOR DRAWINGS FOR ALL INTERIOR FINISH CEILING, BEAM, AND SOFFIT LOCATIONS. G.C. TO COORDINATE CEILING AND BEAM TREATMENTS W/ MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
9. ALL RAILINGS TO MEET ACCESS REQUIREMENTS PER FBC 2023 R301.
10. ALL ATTIC EQUIPMENT SPACES TO MEET FBC 2023 R316.3. INSTALL 5/8" GYPSUM BOARD AND 3/4" PLYWOOD SUB-FLOOR.
11. ALL BEDROOMS TO HAVE EMERGENCY EGRESS WINDOWS/DOORS PER FBC 2023 R310.

NOTE:
ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING SIZES IN THE WALL, NOT FINISHED WINDOW UNIT DIMENSIONS, UNLESS OTHERWISE SPECIFIED. REFER TO WINDOW SCHEDULE AND MANUFACTURER'S SPECIFICATIONS FOR FINAL SIZING AND INSTALLATION DETAILS.

GROUND FLOOR ROOM AREAS SCHEDULE

NUMBER	ROOM	AREA
02	FOYER	346
03	HALL	106
04	GYM	205
05	A/C	18
06	SAUNA	32
07	BATHROOM	30
08	OFFICE	181
09	POWDER ROOM	30
010	COLLECTION	53
011	HOME THEATER	275
012	2 CARS GARAGE	456
013	LAUNDRY	69
014	A/V	18
015	HALL	43
016	MAID'S ROOM	95
017	MAID'S BATH	40
018	MUD CL.	8
019	PANTRY	128
020	KITCHEN	321
021	HALL	324
022	LIVING ROOM	516
023	DINING	375

GROUND FLOOR ROOM AREAS SCHEDULE

NUMBER	ROOM	AREA
024	BAR	245
025	STORAGE	16
025	TECH. CL.	29
027	WC	27

FIRST FLOOR (A/C AREA) 3,712.00 SF

WALL LEGEND:
- EXTERIOR WALL
- INTERIOR WALL
- RETAINING WALL
- INTERIOR WALL
- STRUCTURAL WALL

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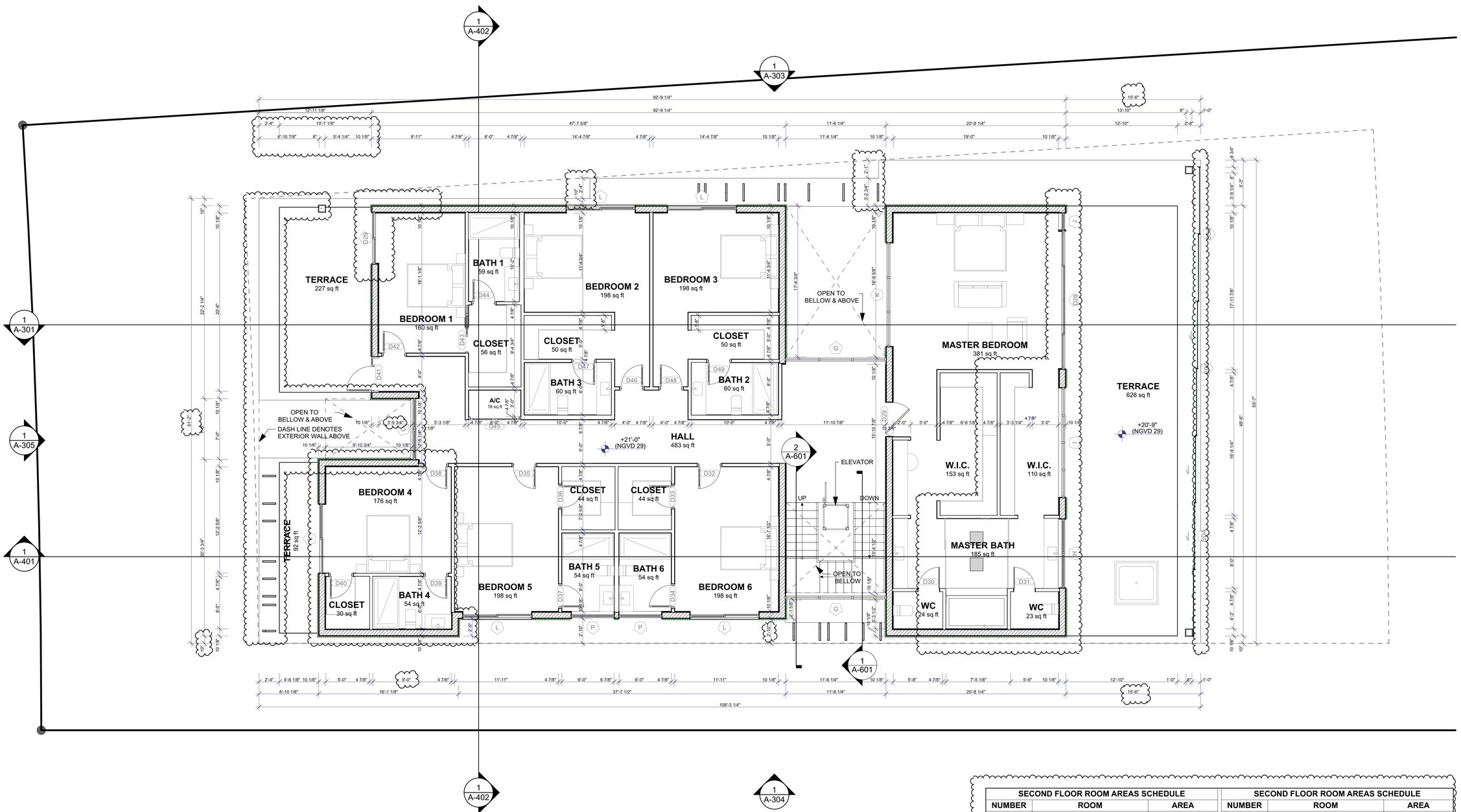
GROUND FLOOR PLAN

A-102

DRAWN BY: B.C.



1 A-402 · 1 A-303 · 1 A-301 · 1 A-305 · 1 A-401 · 2 A-601 · 1 A-601 · 1 A-402 · 1 A-304

N

3 A-103 SECOND FLOOR PLAN

0 4' 8' 12'

SECOND FLOOR ROOM AREAS SCHEDULE		
NUMBER	ROOM	AREA
01	HALL	483
02	BEDROOM 1	160
03	BATH 1	59
04	CLOSET	56
05	A/C	18
06	BEDROOM 2	198
07	BATH 3	60
08	CLOSET	50
09	BEDROOM 3	198
010	BATH 2	60
011	CLOSET	50
012	BEDROOM 4	176
013	BATH 4	54
014	CLOSET	30
015	BEDROOM 5	198
016	BATH 5	54
017	CLOSET	44
018	BEDROOM 6	198
019	BATH 6	54
020	CLOSET	44
021	MASTER BEDROOM	381

SECOND FLOOR ROOM AREAS SCHEDULE		
NUMBER	ROOM	AREA
022	W.I.C.	153
023	W.I.C.	110
024	MASTER BATH	185
025	WC	24
026	WC	23
027	TERRACE	626
028	TERRACE	115
029	TERRACE	226

SECOND FLOOR (A/C AREA) 3,332.00 SF

WALL LEGEND:

- EXTERIOR WALL
- INTERIOR WALL
- RETAINING WALL
- INTERIOR WALL
- STRUCTURAL WALL

BELLE COAST
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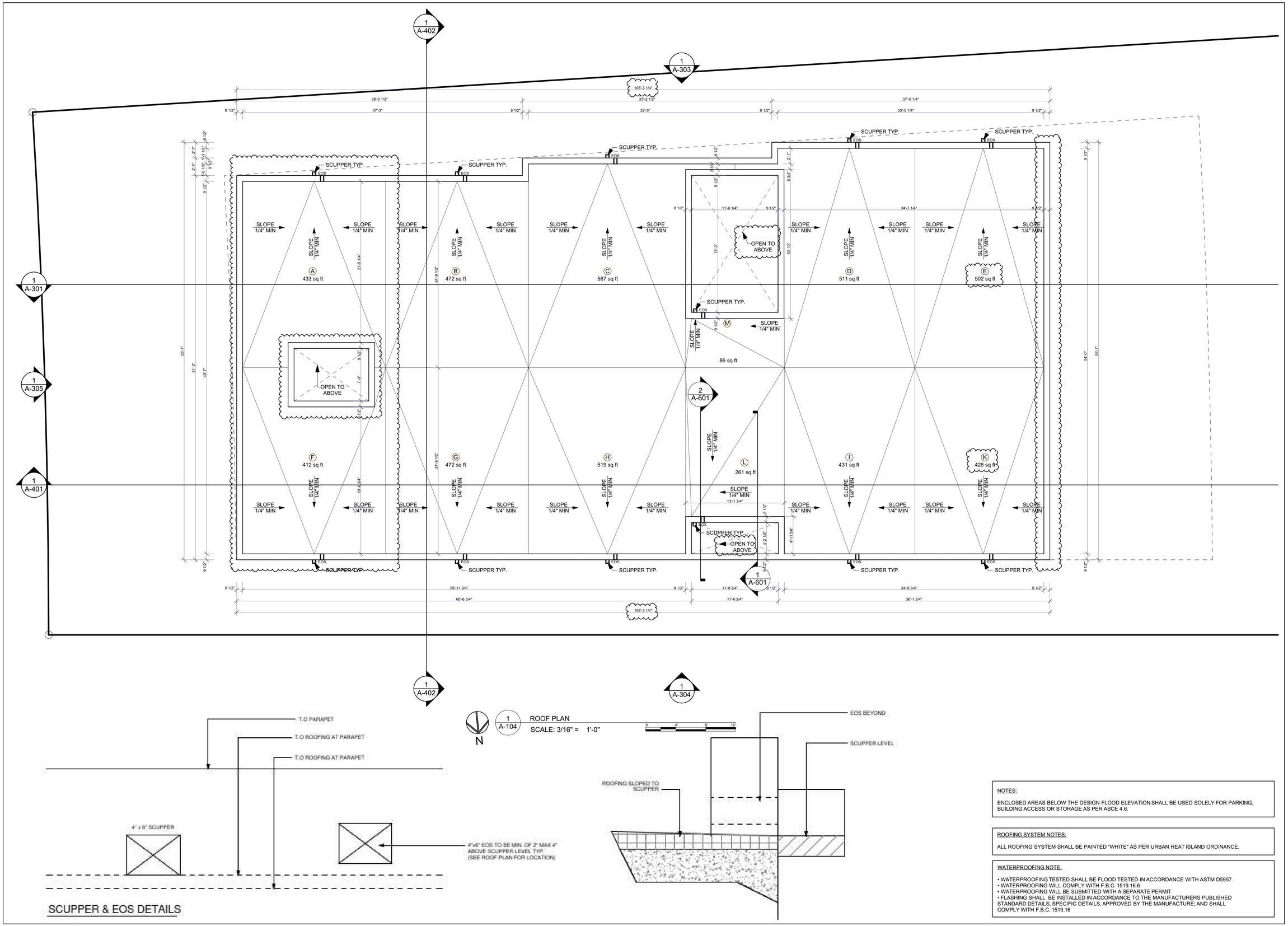
SECOND FLOOR PLAN

A-103

DRAWN BY: B.C.



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1 A-104 ROOF PLAN

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

0 4' 8' 12'

NOTES:

ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE AS PER ASCE 4.6.

ROOFING SYSTEM NOTES:

ALL ROOFING SYSTEM SHALL BE PAINTED "WHITE" AS PER URBAN HEAT ISLAND ORDINANCE.

WATERPROOFING NOTE:

- WATERPROOFING TESTED SHALL BE FLOOD TESTED IN ACCORDANCE WITH ASTM D5957 .
- WATERPROOFING WILL COMPLY WITH F.B.C. 1519.16.6
- WATERPROOFING WILL BE SUBMITTED WITH A SEPARATE PERMIT
- FLASHING SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURERS PUBLISHED STANDARD DETAILS, SPECIFIC DETAILS, APPROVED BY THE MANUFACTURE; AND SHALL COMPLY WITH F.B.C. 1519.16

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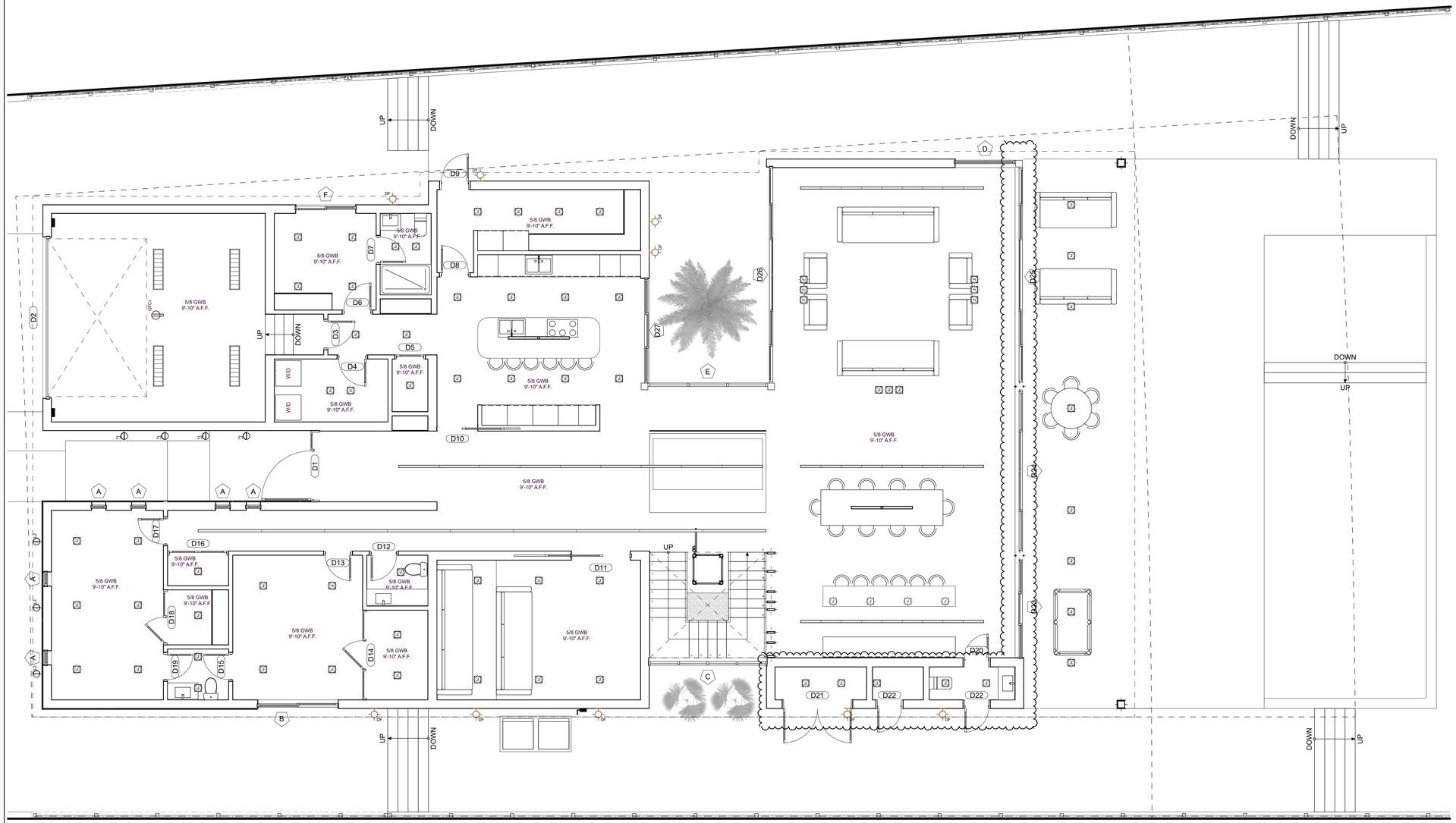
ROOF PLAN

A-104

DRAWN BY: B.C.



3 A-201 GROUND FLOOR REFLECTED CEILING PLAN

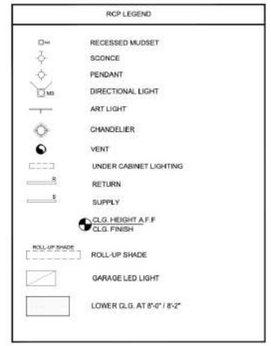
0 4' 8' 12'

GENERAL ELECTRICAL NOTES

GENERAL NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON THE REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.N.O. (UNLESS NOTED OTHERWISE).
3. FIXTURE LOCATION SHALL BE AT THE CENTER OF THE SPACE UNLESS OTHERWISE INDICATED.
4. DROP CEILING ABOVE KITCHEN CABINETS TO MAINTAIN THE HEIGHT RELATIVE TO THE CEILING PLAN AND INTERIOR ELEVATIONS.
5. FOR FIXTURE TYPE & SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL, & FIRE PROTECTION DRAWINGS.
6. REFER TO FLOOR PLANS FOR ROOM NAMES & ROOM NUMBERS.
7. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS & CALCULATIONS, SIGNED & SEALED BY A FLORIDA-REGISTERED ENGINEER, INDICATING COMPLIANCE WITH THE 8TH EDITION (2024) FLORIDA BUILDING CODE (FBC) AND SOUTH FLORIDA BUILDING CODE (SFBC) FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN. THIS SHALL INCLUDE ATTACHMENT METHODS, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING, AND OTHER MISCELLANEOUS COMPONENTS AS REQUIRED.

RCP LEGEND



	LEGEND
J	J-BOX
	SCONCE
	DOWN LIGHT
	TRACK LIGHT
	COVE LIGHT
	EXHAUST FAN
	STEP LIGHT

CEILING NOTES

1. REFER TO ELECTRICAL ENGINEERS' PLANS FOR LIGHTING, FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
2. REFER TO MECHANICAL ENGINEERS' PLANS FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
3. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL TO THE FIXTURE.
4. VERIFY CEILING HEIGHTS VS. NEW HVAC DUCTWORK. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE INSTALLATION.

SPECIAL NOTES

- CONTRACTOR SHALL PREPARE A PANEL SCHEDULE AND INDICATE LIGHTING AND POWER CIRCUIT LABELS/NUMBERS ON THE FLOOR PLAN WITH THE AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION.
- CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1) AND PROVIDE THE OWNER WITH A RECORD SET OF COMPLETE INSTALLATION DRAWINGS.
- CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2) AND PROVIDE THE OWNER WITH OPERATIONAL MANUALS AND MAINTENANCE MANUALS.
- CONTRACTOR/INTERIOR DESIGNER/OWNER SHALL ENSURE THAT AT LEAST 75% OF ALL PERMANENTLY INSTALLED FIXTURES HAVE HIGH-EFFICIENCY BULBS, PER THE 8TH EDITION (2024) FBC ENERGY CONSERVATION REQUIREMENTS. OCCUPANT SENSOR CONTROLS MUST BE INSTALLED WHERE REQUIRED, INCLUDING CORRIDORS.
- 120-VOLT CARBON MONOXIDE ALARMS SHALL BE PLACED WITHIN 10 FEET OF ALL SLEEPING AREAS AND MUST HAVE BATTERY BACKUP, IN COMPLIANCE WITH THE LATEST FBC SAFETY REQUIREMENTS.
- ALL LIGHT FIXTURES IN WET AREAS REQUIRE PROPER WATERPROOFING BY OTHERS AND MUST COMPLY WITH UPDATED ELECTRICAL SAFETY REGULATIONS.
- PROVIDE SHALLOW LIGHTS UNDER AREAS OF DUCTWORK. SELECTION BY OWNER/ID. NOTIFY ARCHITECT OF ANY DISCREPANCY AND COORDINATE WITH MECHANICAL DRAWINGS TO ENSURE COMPLIANCE WITH CURRENT CODE REQUIREMENTS

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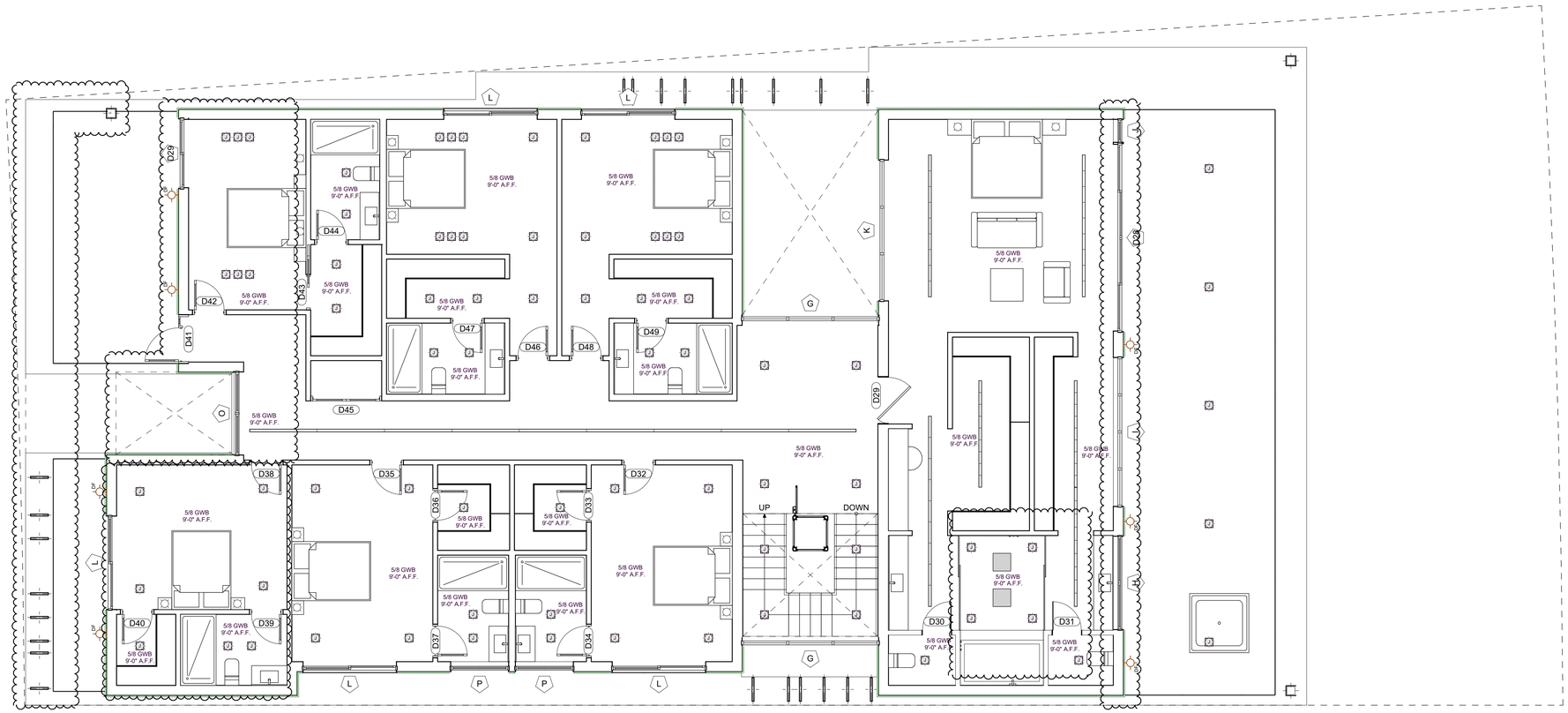
GROUND FLOOR REFLECTED CEILING PLAN

A-201

DRAWN BY: B.C.



3 A-202 SECOND FLOOR REFLECTED CEILING PLAN

0 4' 8' 12'

GENERAL ELECTRICAL NOTES

GENERAL NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON THE REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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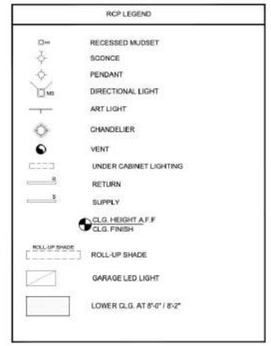
7. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS & CALCULATIONS, SIGNED & SEALED BY A FLORIDA-REGISTERED ENGINEER, INDICATING COMPLIANCE WITH THE 8TH EDITION (2024) FLORIDA BUILDING CODE (FBC) AND SOUTH FLORIDA BUILDING CODE (SFBC) FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN. THIS SHALL INCLUDE ATTACHMENT METHODS, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING, AND OTHER MISCELLANEOUS COMPONENTS AS REQUIRED.

RCP LEGEND



	LEGEND
J	J-BOX
	SCONCE
	DOWN LIGHT
	TRACK LIGHT
	COVE LIGHT
	EXHAUST FAN
	STEP LIGHT

CEILING NOTES

1. REFER TO ELECTRICAL ENGINEERS' PLANS FOR LIGHTING, FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
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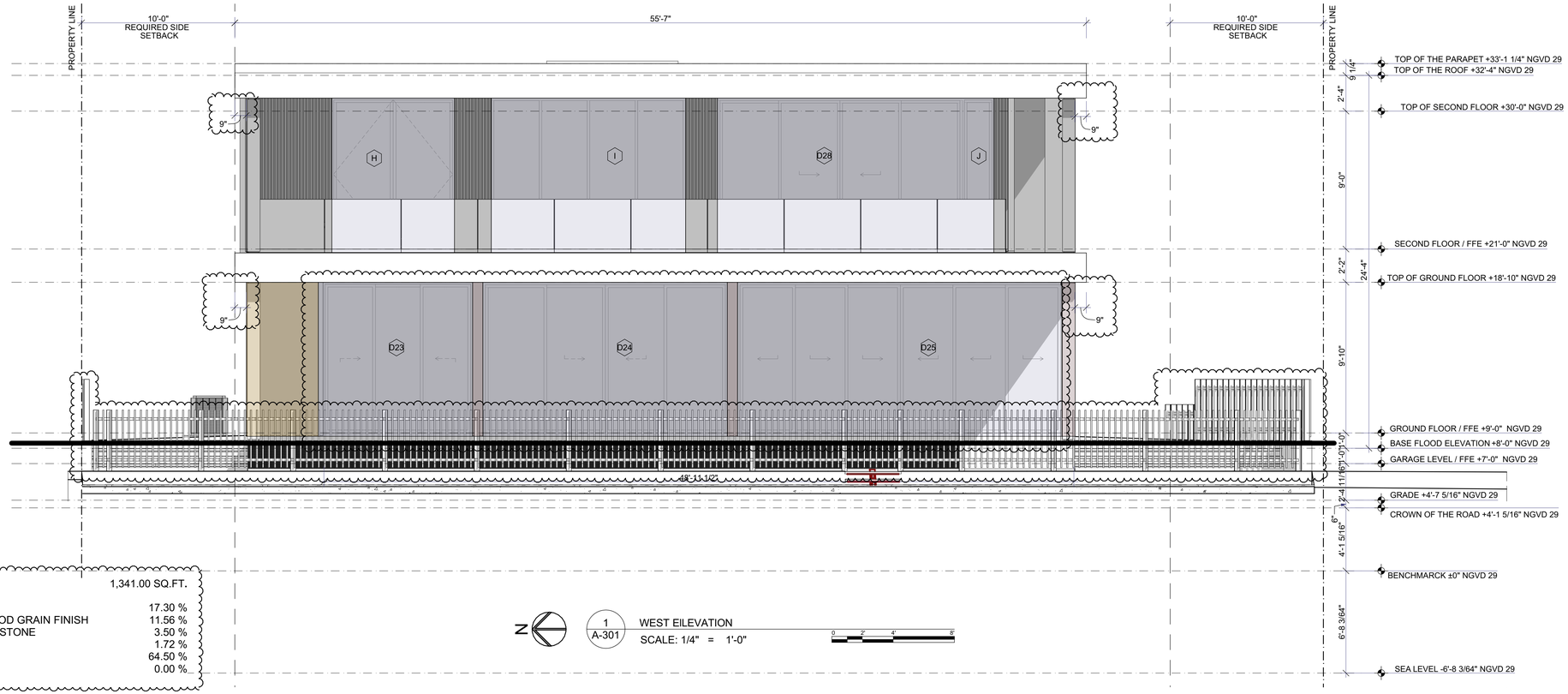
SECOND FLOOR
REFLECTED CEILING
PLAN

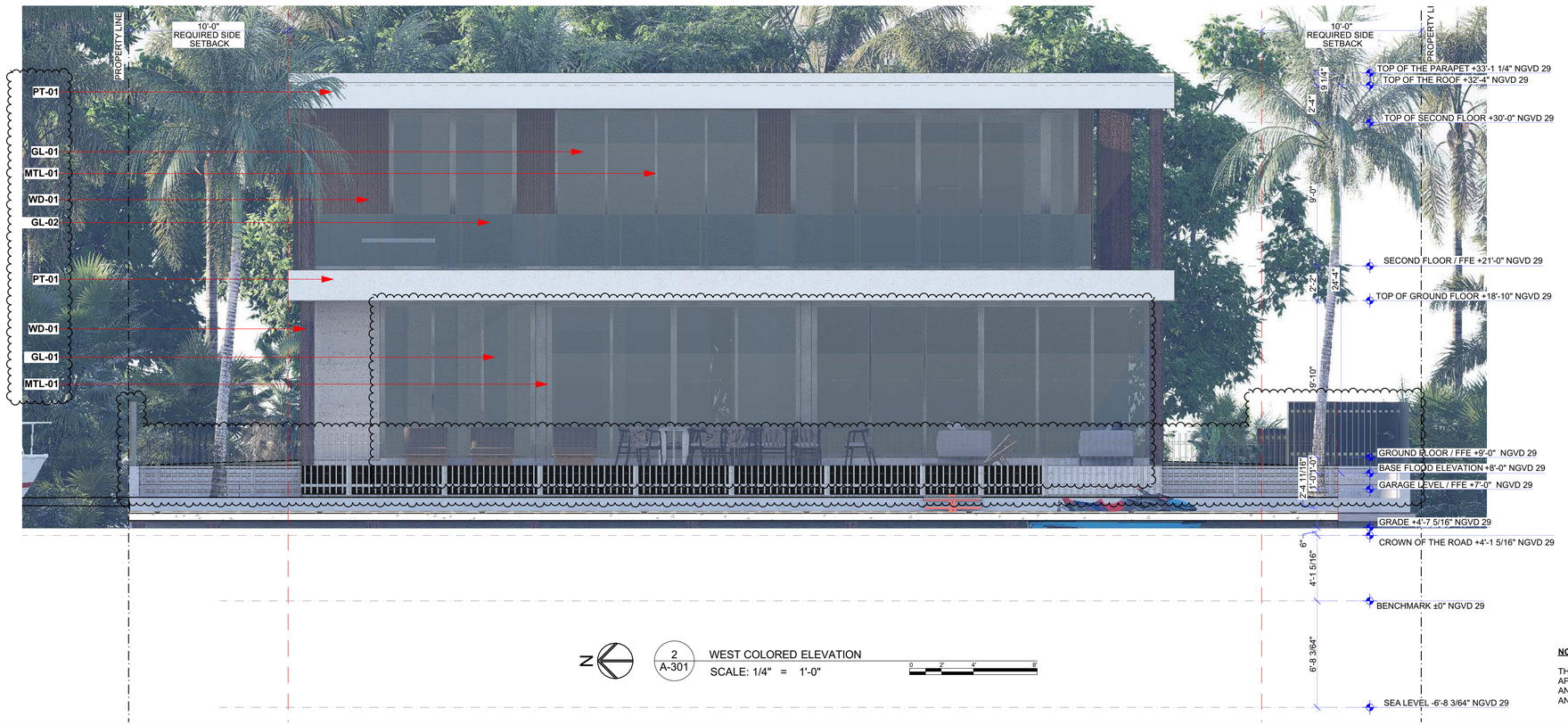
A-202

DRAWN BY: B.C.



ALL FACADE AREA	1,341.00 SQ.FT.
01 PT-01 WHITE STUCCO	17.30 %
02 WD-01 - ALUMINIUM WALNUT WOOD GRAIN FINISH	11.56 %
03 STN-01 NATURAL HONED CORAL STONE	3.50 %
04 MTL-01 BRONZE ALUMINIUM	1.72 %
05 GL-01 GREY IMPACT GLASS	64.50 %
06 GL-02 CLEAR IMPACT GLASS	0.00 %

1 A-301 WEST EILEVATION
SCALE: 1/4" = 1'-0"



2 A-301 WEST COLORED ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24," AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

BELLE COAST
LIFESTYLE PROPERTIES

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ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD

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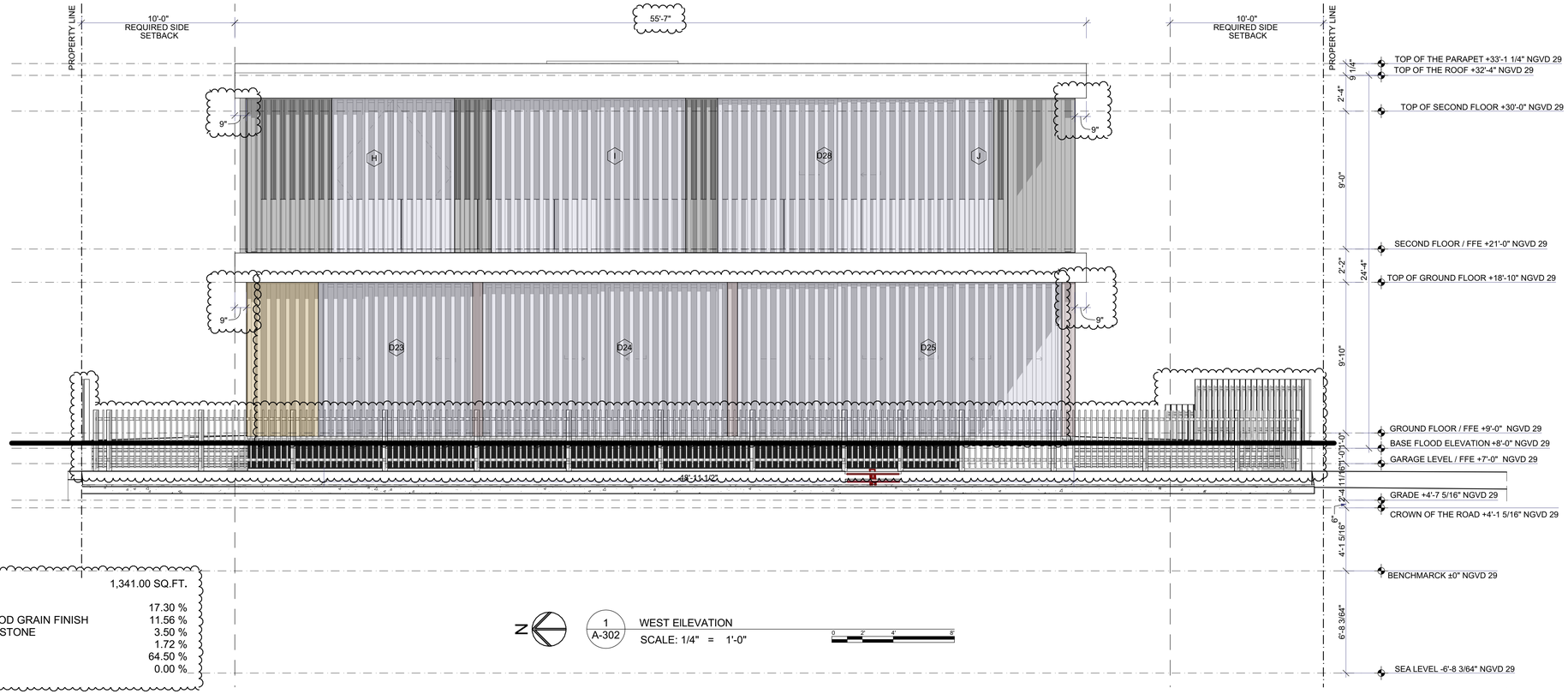
WEST ELEVATION

A-301

DRAWN BY: B.C.



ALL FACADE AREA	1,341.00 SQ.FT.
01 PT-01 WHITE STUCCO	17.30 %
02 WD-01 - ALUMINIUM WALNUT WOOD GRAIN FINISH	11.56 %
03 STN-01 NATURAL HONED CORAL STONE	3.50 %
04 MTL-01 BRONZE ALUMINIUM	1.72 %
05 GL-01 GREY IMPACT GLASS	64.50 %
06 GL-02 CLEAR IMPACT GLASS	0.00 %

N

1 / A-302 WEST EILEVATION

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

0 2' 4' 8'



N

2 / A-302 WEST COLORED ELEVATION

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

0 2' 4' 8'

NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24," AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

BELLE COAST
LIFESTYLE PROPERTIES

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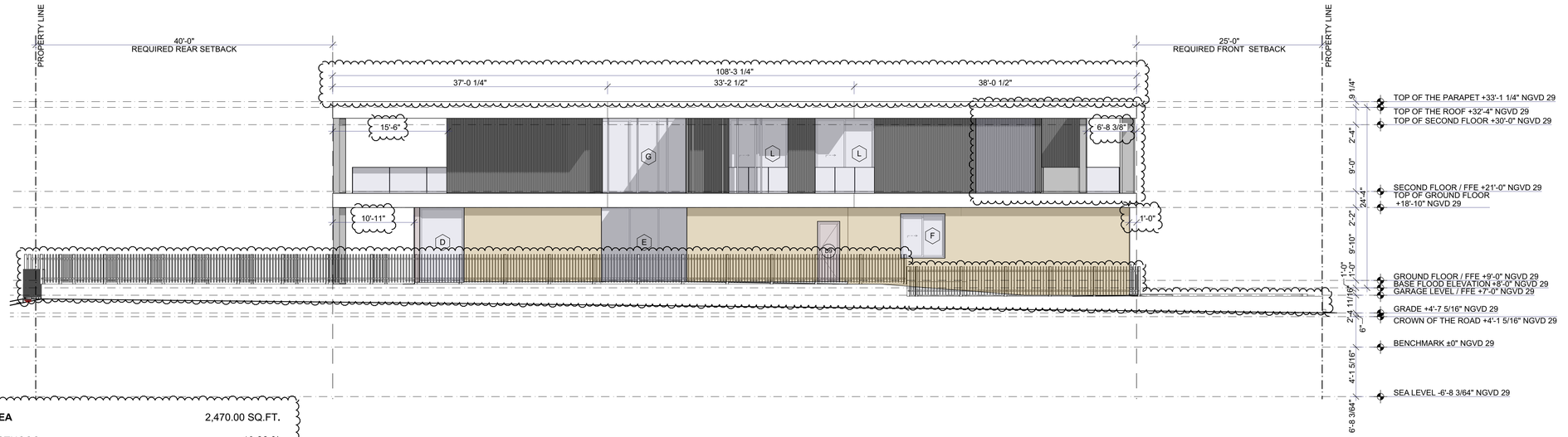
WEST ELEVATION

A-302

DRAWN BY: B.C.



ALL FASADE AREA	2,470.00 SQ.FT.
01 PT-01 WHITE STUCCO	18.30 %
02 WD-01 - ALUMINIUM WALNUT WOOD GRAIN FINISH	23.04 %
03 STN-01 NATURAL HONED CORAL STONE	31.17 %
04 MTL-01 BRONZE ALUMINIUM	0.26 %
05 GL-01 GREY IMPACT GLASS	23.00 %
06 GL-02 CLEAR IMPACT GLASS	2.43 %

N

1
A-303

SOUTH ELEVATION

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

0 4' 8' 16'



N

2
A-303

SOUTH COLORED ELEVATION

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

0 4' 8' 16'

NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

BELLE COAST
LIFESTYLE PROPERTIES

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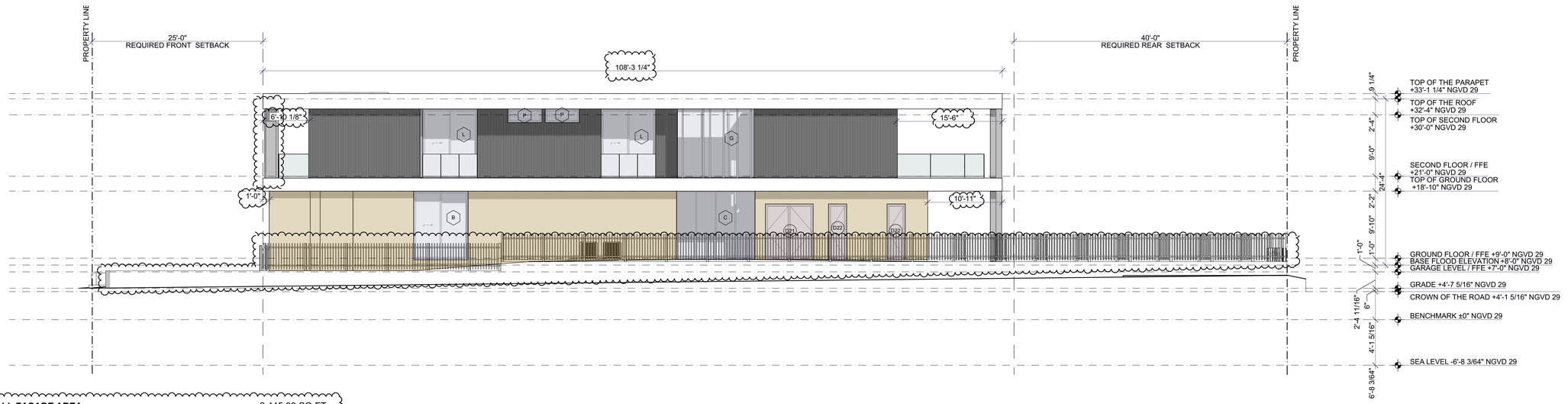
SOUTH ELEVATION

A-303

DRAWN BY: B.C.



ALL FASADE AREA	2,445.00 SQ.FT.
01 PT-01 WHITE STUCCO	18.49 %
02 WD-01 - ALUMINIUM WALNUT WOOD GRAIN FINISH	25.73 %
03 STN-01 NATURAL HONED CORAL STONE	31.90 %
04 MTL-01 BRONZE ALUMINIUM	1.80 %
05 GL-01 GREY IMPACT GLASS	20.04 %
06 GL-02 CLEAR IMPACT GLASS	2.45 %

1 / A-304 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 / A-304 NORTH COLORED ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

BELLE COAST
LIFESTYLE PROPERTIES

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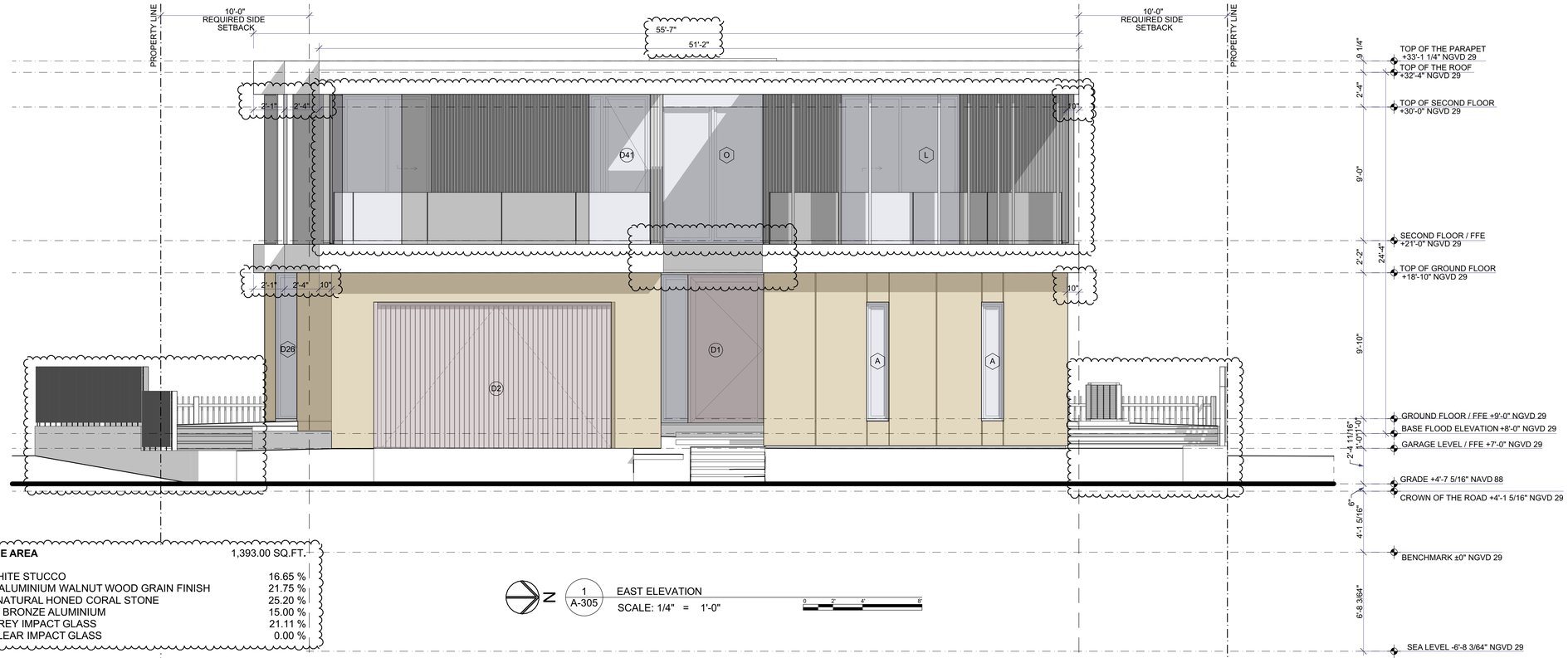
NORTH ELEVATION

A-304

DRAWN BY: B.C.



ALL FASADE AREA	1,393.00 SQ.FT.
01 PT-01 WHITE STUCCO	16.65 %
02 WD-01 - ALUMINIUM WALNUT WOOD GRAIN FINISH	21.75 %
03 STN-01 NATURAL HONED CORAL STONE	25.20 %
04 MTL-01 BRONZE ALUMINIUM	15.00 %
05 GL-01 GREY IMPACT GLASS	21.11 %
06 GL-02 CLEAR IMPACT GLASS	0.00 %

1 / A-305 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-305 EAST COLORED ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

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BELLE COAST
LIFESTYLE PROPERTIES

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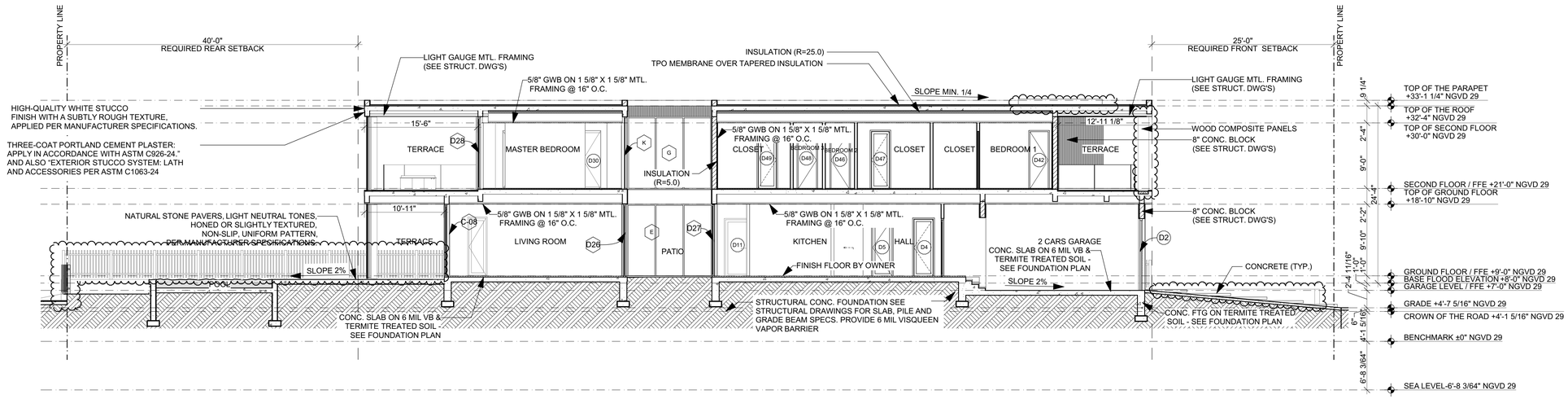
EAST ELEVATION

A-305

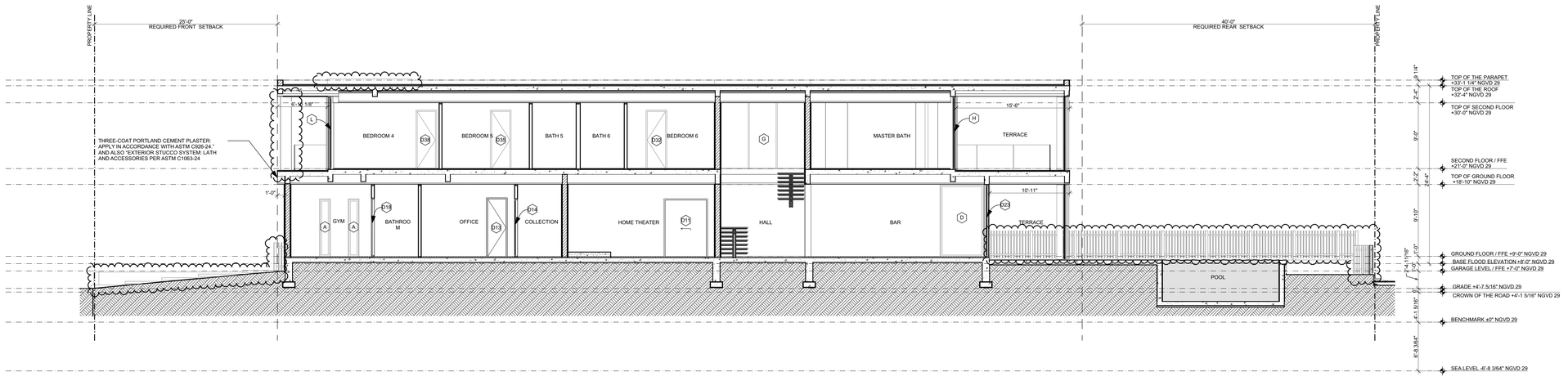
DRAWN BY: B.C.



2 / A-401 BUILDING SECTION A

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

0 4' 8' 16'



1 / A-401 BUILDING SECTION C

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

0 4' 8' 16'

NOTES:

THREE-COAT PORTLAND CEMENT PLASTER:
APPLY IN ACCORDANCE WITH ASTM C926-24,"
AND ALSO "EXTERIOR STUCCO SYSTEM: LATH
AND ACCESSORIES PER ASTM C1063-24

BELLE COAST
LIFESTYLE PROPERTIES

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AR102136
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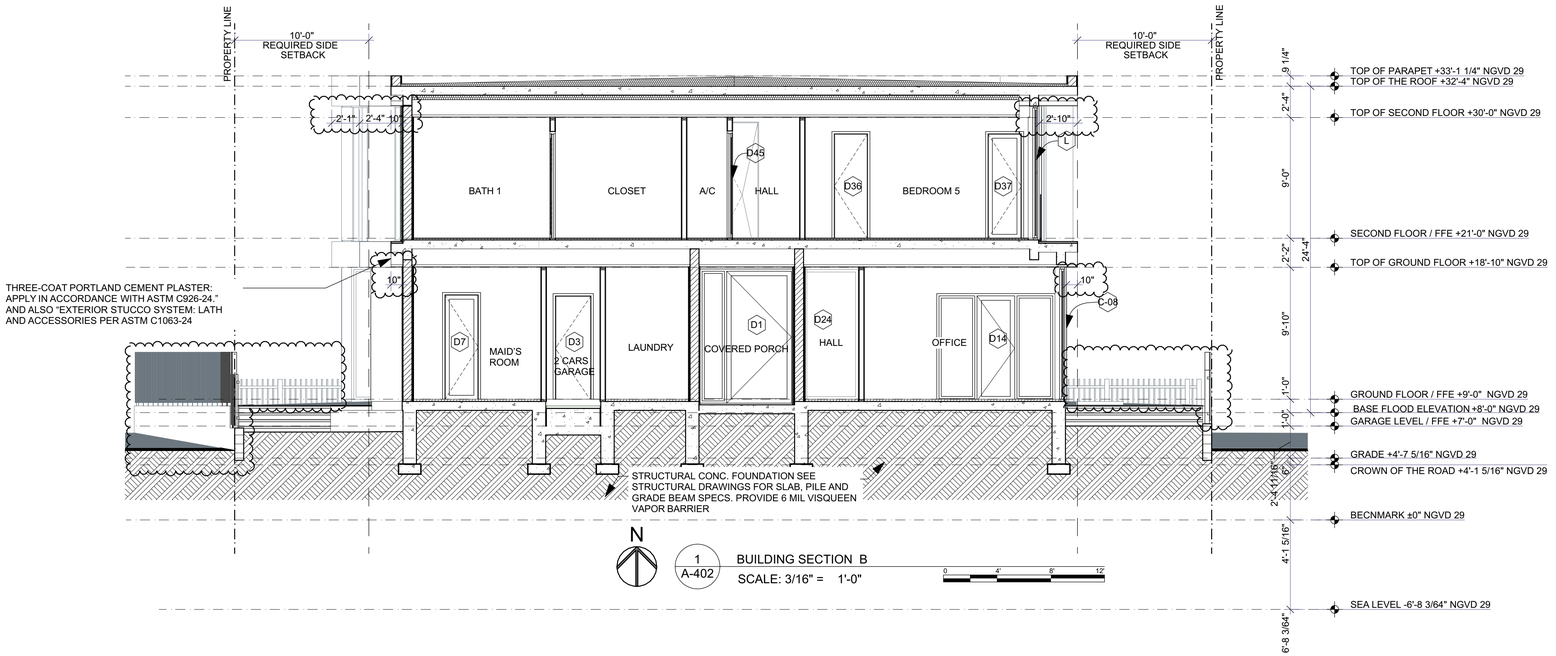
SECTION VIEWS

A-401

DRAWN BY: B.C.



NOTES:

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BELLE COAST
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SECTION VIEW

A-402

DRAWN BY: B.C.









BELLE COAST
LIFESTYLE PROPERTIES

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RENDERINGS

A-501

DRAWN BY: B.C.









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AR102136
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RENDERINGS

A-502

DRAWN BY: B.C.









BELLE COAST
LIFESTYLE PROPERTIES

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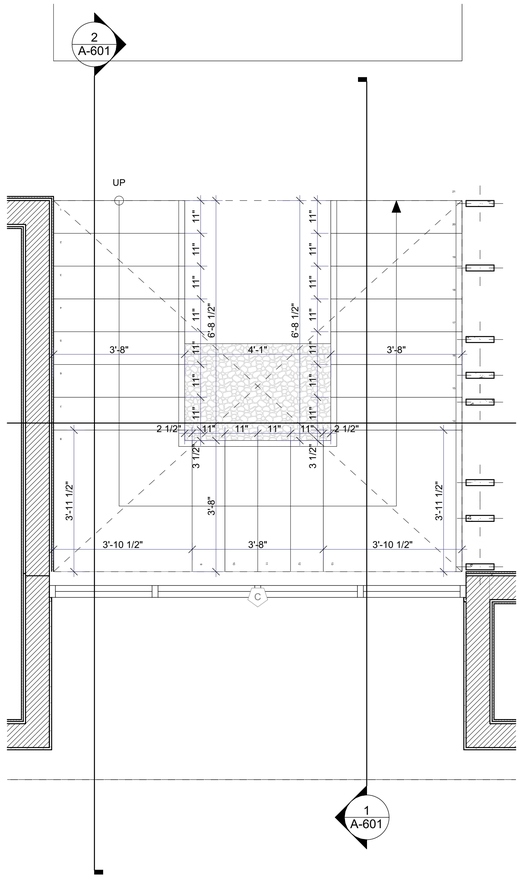
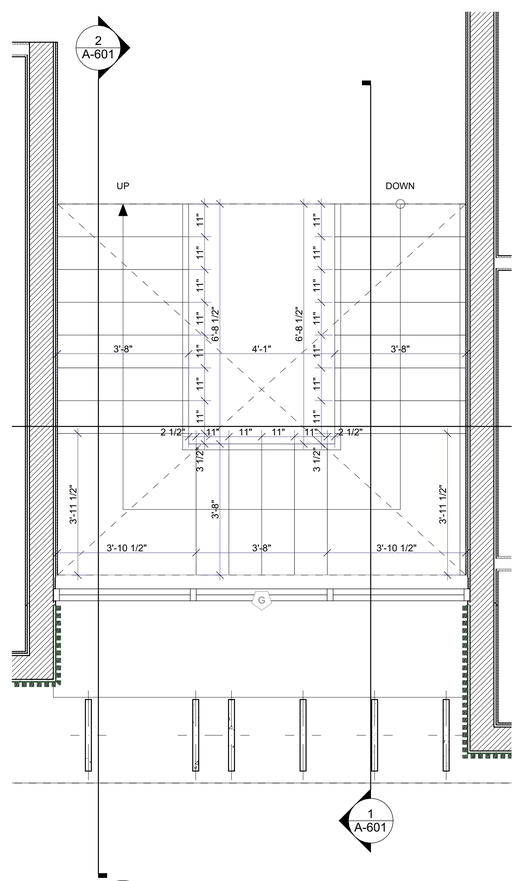
RENDERINGS

A-503

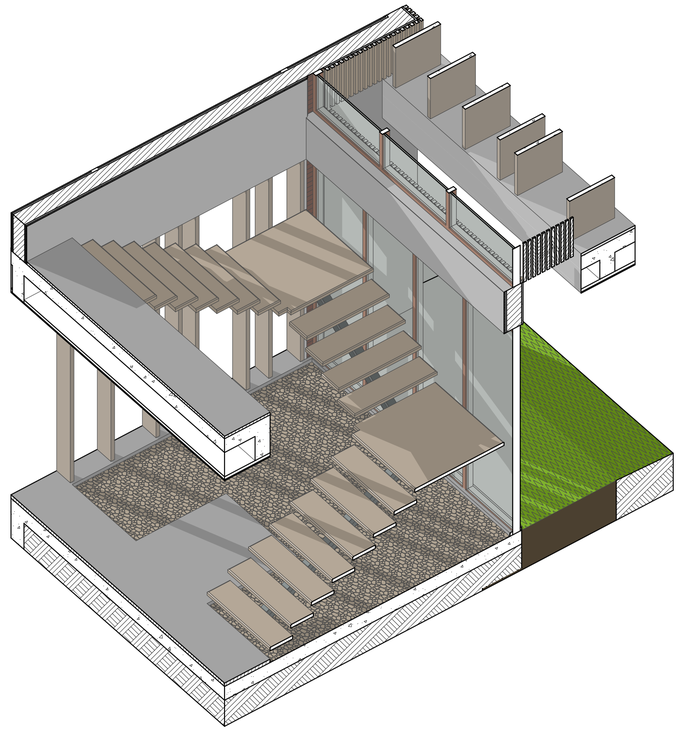
DRAWN BY: B.C.



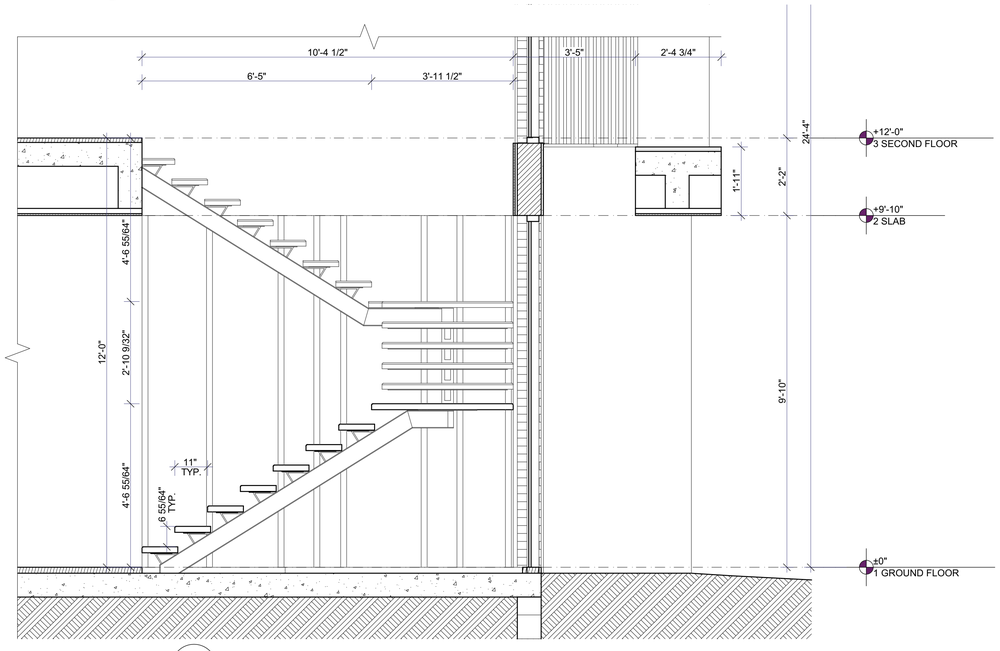
3 A-601 STAIR ENLARGE GROUND FLOOR
SCALE: 1/2" = 1'-0"



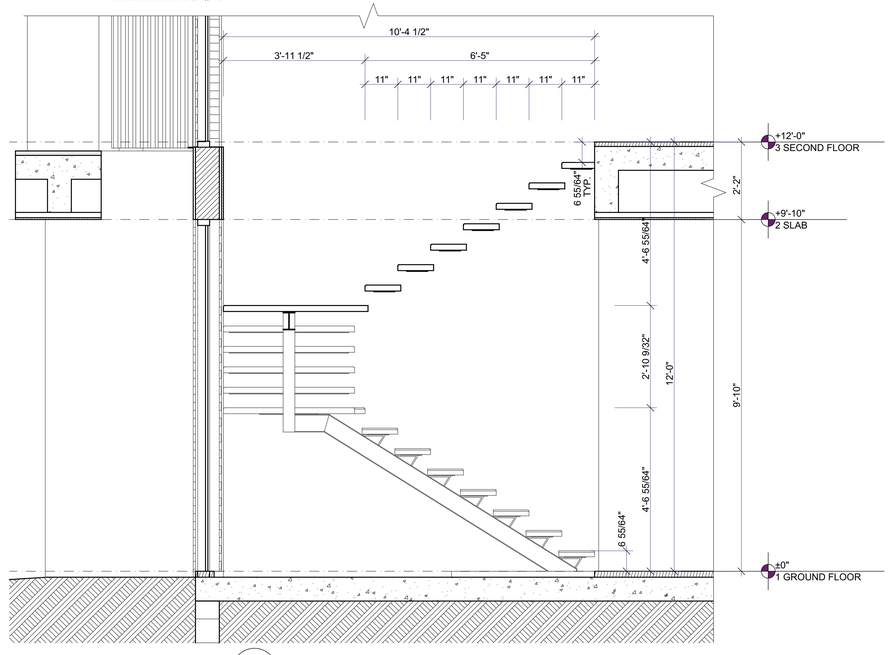
4 A-601 STAIR RNLARGE SECOND FLOOR
SCALE: 1/2" = 1'-0"



5 A-601 MAIN STAIR 3D VIEW
SCALE: 3/8" = 1'-0"



2 A-601 BUILDING SECTION E
SCALE: 1/2" = 1'-0"



1 A-601 BUILDING SECTION D
SCALE: 1/2" = 1'-0"

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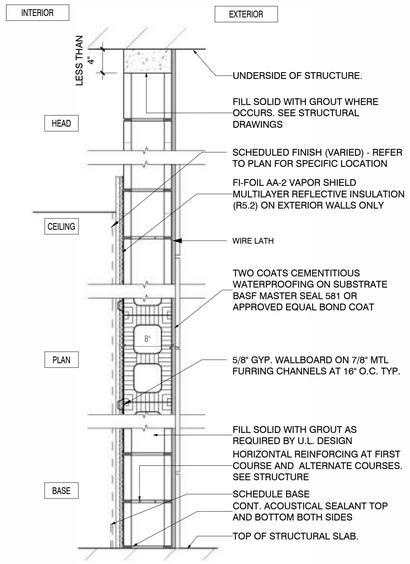
MAIN STAIR

A-601

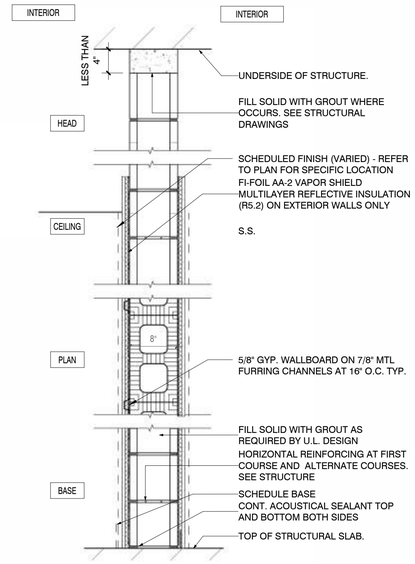
DRAWN BY: B.C.



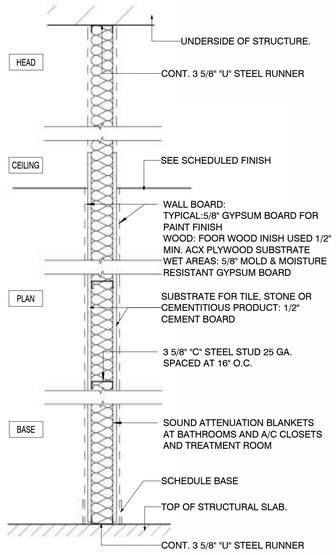
M1 — 1 HR. FIRE RATED EXTERIOR FULL HT. 8" CMU OR CONCRETE WALL WITH TILE FINISH ON CLIPS ON EXTERIOR SIDE AND 5/8" G.W.B. ON INTERIOR SIDE. FOR MOISTURE AREAS USE 5/8" MOISTURE RESISTANT BOARD.

M1.1 — 1 HR. FIRE RATED EXTERIOR FULL HT. 8" CMU OR CONCRETE WALL WITH STUCCO PAINT (3) COAT FINISH ON EXTERIOR SIDE AND 5/8" G.W.B. ON INTERIOR SIDE. FOR MOISTURE AREAS USE 5/8" MOISTURE RESISTANT BOARD.

P3 — TYPICAL NON-LOAD BEARING PARTITION 3 5/8" PARTITION W/ G.W.B. BOTH SIDES



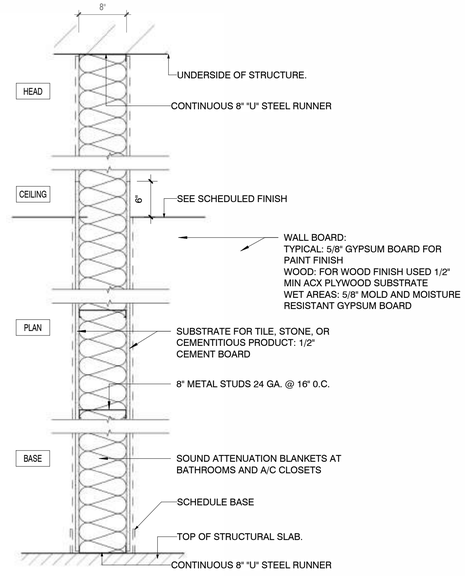
M2 — 1 HR. FIRE RATED INTERIOR FULL HT. 8" CMU OR CONCRETE WALL WITH 5/8" G SIDE. FOR MOISTURE AREAS USE 5/8" MOISTURE RESISTANT BOARD.



P1 — TYPICAL NON-LOAD BEARING PARTITION 3 5/8" PARTITION W/ G.W.B. BOTH SIDES

P1A — WET AREAS: 3-5/8" NON-LOAD BEARING METAL PARTITION WITH 5/8" MOLD & MOISTURE RESISTANT G.W.B. FOR TILES AND STONE FINISH USE 1/2" DENSSHIELD BACKER BOARD

WALL BOARD: TYPICAL: 5/8" GYPSUM BOARD FOR PAINT FINISH OR 5/8" KAL-KORE PLASTER FINISH WOOD: FOR WOOD FINISH USED 1/2" MIN. ACX PLYWOOD SUBSTRATE WET AREAS: 5/8" MOLD AND MOISTURE RESISTANT GYPSUM BOARD SUBSTRATE FOR TILE, STONE, OR CEMENTITIOUS PRODUCT: 1/2" CEMENT BOARD BOTH AREAS OR LOADING CIRCULATIONS: PROVIDE 5/8" DENSARMOR PLUS INTERIOR ABUSE RESISTANT DRYWALL TYP. SEE GENERAL NOTES



P2 — 8" NON-LOAD BEARING PARTITION WITH 5/8" G.W.B. ON BOTH SIDES TYP.

P2.A — WET AREAS: 8" NON-LOAD BEARING METAL PARTITION WITH 5/8" MOLD & MOISTURE RESISTANT G.W.B. FOR TILES AND STONE FINISH USE 1/2" DENSSHIELD BACKER BOARD

NOTES:

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BELLE COAST
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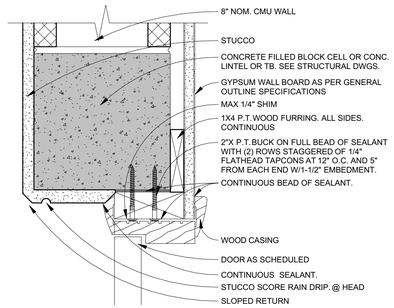
WALL TYPES

A-602

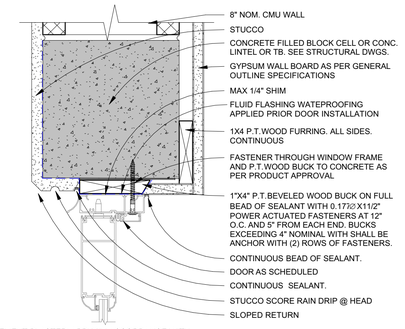
DRAWN BY: B.C.



NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

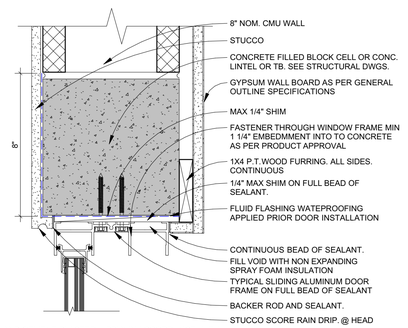
DOOR HEAD - WOOD | 15 | N.T.S.



NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

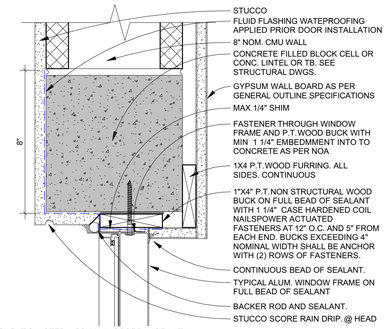
ALUMINUM FRAME DOOR HEAD/JAMB | 11 | N.T.S.



NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

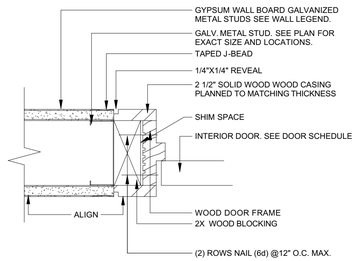
SLIDING DOOR JAMB-HEAD | 7 | N.T.S.



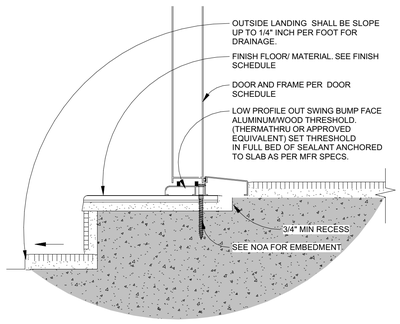
NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

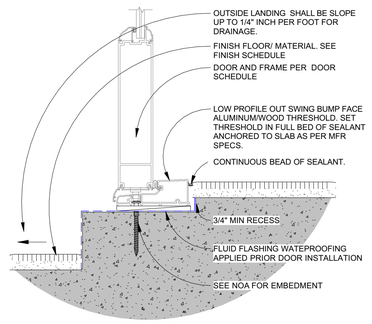
WINDOW JAMB-HEAD | 3 | N.T.S.



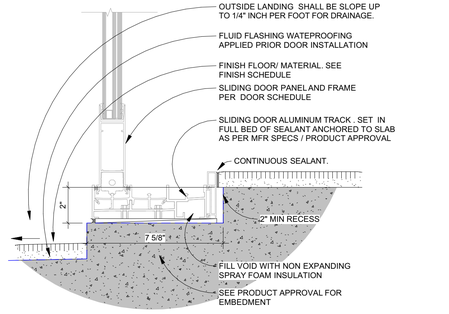
INTERIOR DOOR HEAD JAMB DETAIL | 14 | N.T.S.



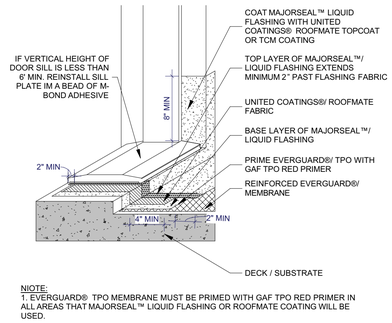
DOOR SILL - EXT. SOLID DOOR | 10 | N.T.S.



DOOR SILL - ALUMINUM FRAME | 6 | N.T.S.

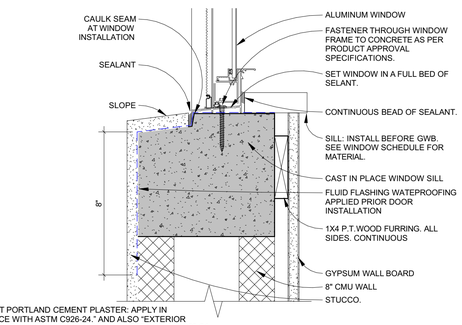


SLIDING DOOR SILL | 2 | N.T.S.



NIOTE:
1. EVERGUARD® TPO MEMBRANE MUST BE PRIMED WITH GAF TPO RED PRIMER IN ALL AREAS THAT MAJORSEAL™ LIQUID FLASHING OR ROOFMATE COATING WILL BE USED.

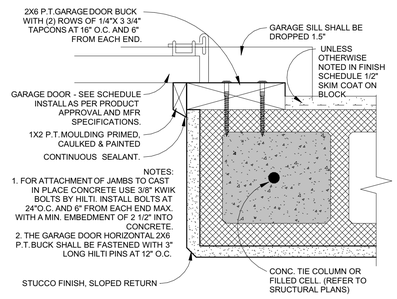
LOW DOOR SILL FLASHING | 13 | N.T.S.



NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

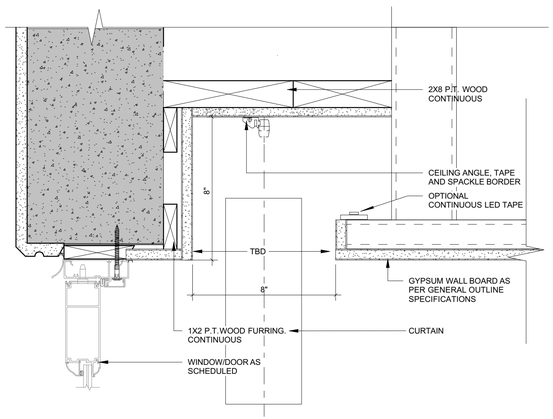
WINDOW SILL | 9 | N.T.S.



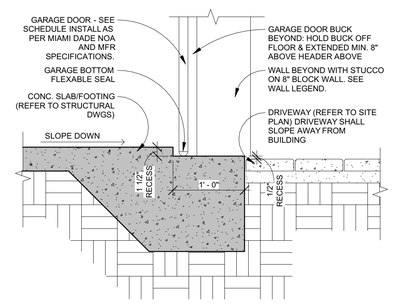
NOTES:

THREE-COAT PORTLAND CEMENT PLASTER: APPLY IN ACCORDANCE WITH ASTM C926-24." AND ALSO "EXTERIOR STUCCO SYSTEM: LATH AND ACCESSORIES PER ASTM C1063-24

GARAGE DOOR JAMB | 5 | N.T.S.



ROLLER SHADE POCKET | 1 | N.T.S.



GARAGE DOOR SILL | 4 | N.T.S.

FENCE DETAIL | 12 | 1/2" = 1'-0"

FENCE DETAIL | 8 | 3/4" = 1'-0"

BELLE COAST
LIFESTYLE PROPERTIES

BELLE COAST GROUP, Inc.
1025 92nd St #701
Bay Harbor Islands, FL 33154
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(786) 218-3072

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PROJECT:
9730 W Broadview Dr
BAY HARBOR
ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION

DATE:
DRAFTED BY:
SCALE:

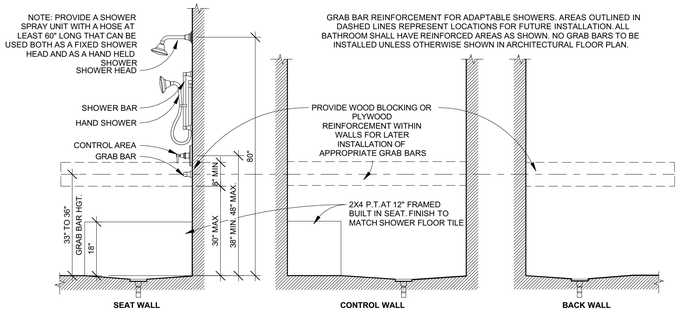
ARCHITECT OF RECORD

STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

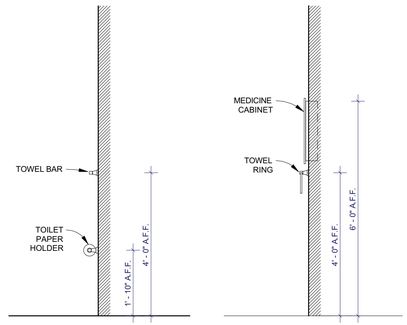
DETAILS

A-603

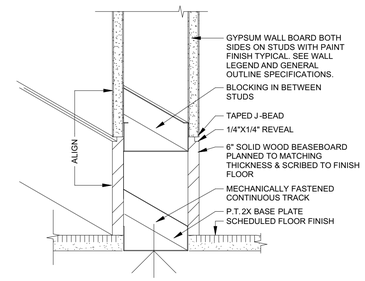
DRAWN BY: B.C.



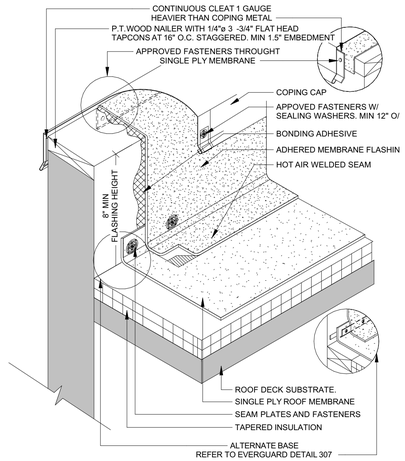
REINFORCED AREAS AT SHOWERS | 11 | N.T.S.



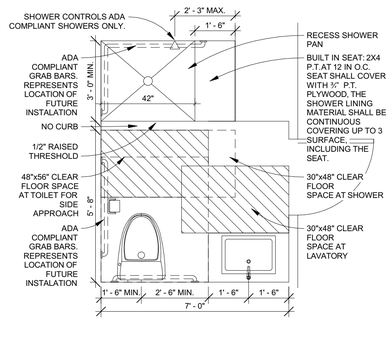
BATH ACCESSORIES DETAIL | 8 | N.T.S.



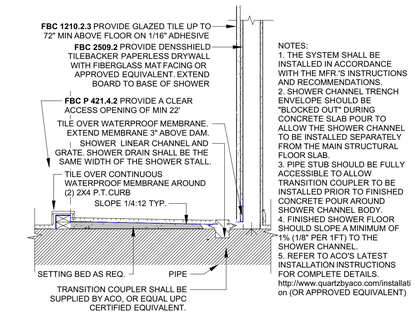
FLUSH BASEBOARD DETAIL | 4 | N.T.S.



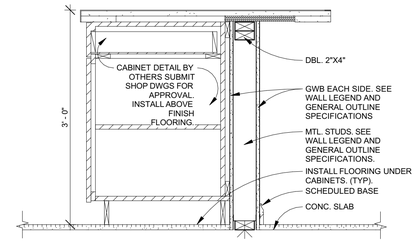
SINGLE PLY WALL CAP | 13 | N.T.S.



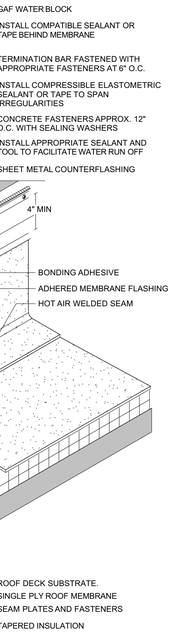
ADAPTABLE BATHROOMS CLEARANCES | 10 | N.T.S.



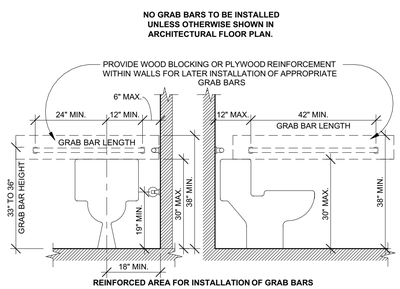
SHOWER DETAIL - LINEAR DRAIN | 7 | N.T.S.



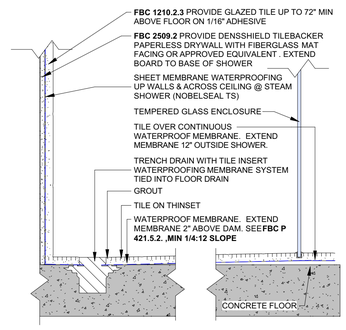
CABINET SECTION ISLAND | 3 | N.T.S.



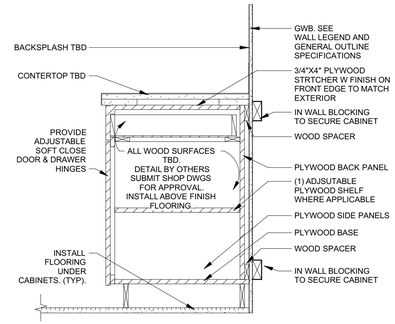
SINGLE PLY WALL FLASHING | 12 | N.T.S.



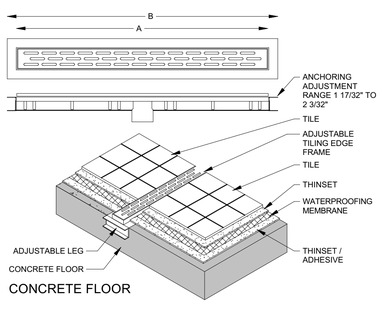
ADAPTABLE TOILET DETAIL | 9 | N.T.S.



LINEAR DRAIN FLUSH | 6 | N.T.S.

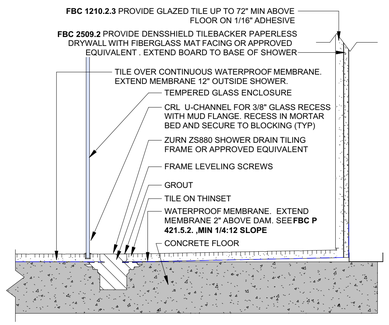


CABINET SECTION | 2 | N.T.S.

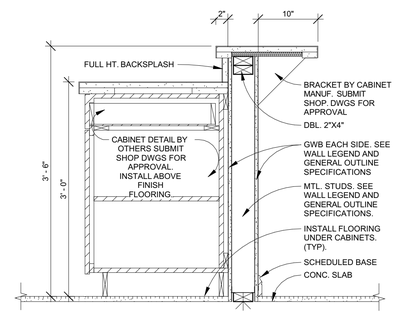


CONCRETE FLOOR

LINEAR DRAIN FLUSH | 5 | N.T.S.



CABINET SECTION | 1 | N.T.S.



BELLE COAST
LIFESTYLE PROPERTIES

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andreu@bellecoast.com
(786) 218-3072

PROJECT:
9730 W Broadview Dr
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ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD

STATE OF FLORIDA · DENNIS LYTKINE · AR102136 · LICENSED ARCHITECT

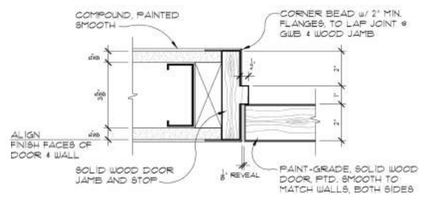
DETAILS

A-604

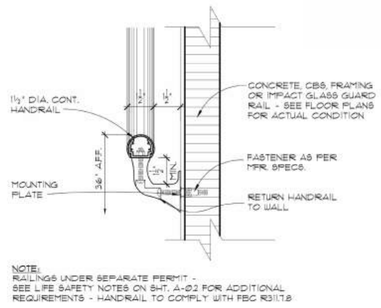
DRAWN BY: B.C.

DETAIL 12 — 1/2" = 1'-0"

DETAIL 9 — 1/2" = 1'-0"



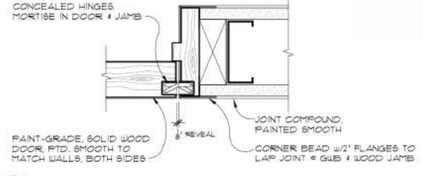
DOOR JAMB DETAIL (HANDLE SIDE) 6 — 3" = 1'-0"



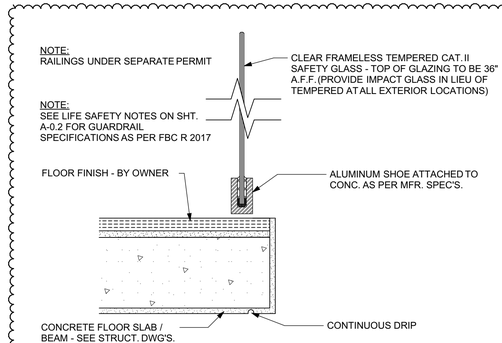
HANDRAIL DETAIL 3 — 3" = 1'-0"

DETAIL 11 — 1/2" = 1'-0"

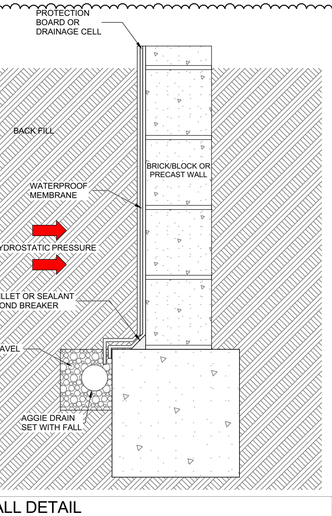
DETAIL 8 — 1/2" = 1'-0"



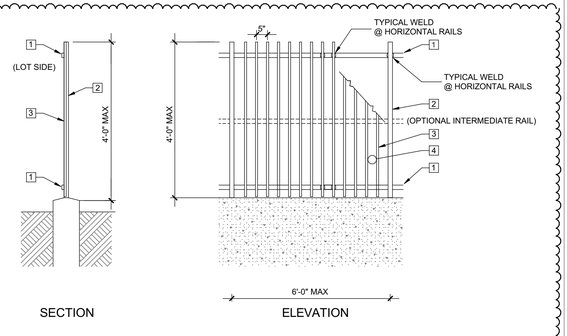
DOOR JAMB DETAIL (HINGE SIDE) 5 — 3" = 1'-0"



GUARDRAIL DETAIL 2 — 1 1/2" = 1'-0"

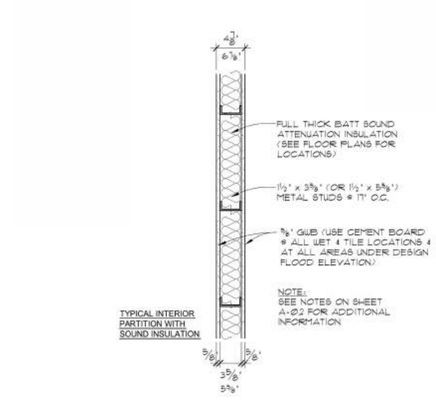


RETAINING WALL DETAIL 10 — N.T.S.

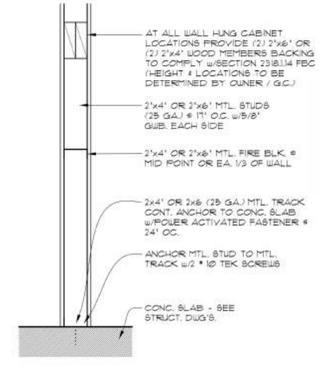


1. HORIZONTAL RAILS: MINIMUM 2"X1"X14 GA., WELDED TO POSTS AT ALL 4 SIDES ---OR--- PIPE 1-1/2" DIAMETER.
2. POSTS: MINIMUM 2"X2"X14 GA., EMBEDDED IN CONCRETE FOOTING ---OR--- PIPE 2-1/4" DIAMETER.
3. PICKETS: MINIMUM 1"X1" X 0.065" WALL THICKNESS, WELDED TO RAILS AT ALL 4 SIDES ---OR--- PIPE 2-1/4" DIAMETER.
4. WHEN USED AS A POOL BARRIER: MAX. CLEARANCE BETWEEN PICKETS SHALL BE 4". NOTE: INTERMEDIATE RAIL NOT ALLOWED.

FENCE DETAIL 7 — 1/2" = 1'-0"



INTERIOR PARTITION DETAIL 4 — 1" = 1'-0"



REINFORCING DETAIL 1 — 1/2" = 1'-0"

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SCALE:

ARCHITECT OF RECORD

STATE OF FLORIDA · DENNIS LYTKINE · AR102136 · LICENSED ARCHITECT

DETAILS

A-605

DRAWN BY: B.C.

DOOR SCHEDULE

	NO.	ROOM				DOOR				JAMB	HARDWARE
		FROM ROOM NUMBER	FROM ROOM	TO ROOM	TO ROOM NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL		
GROUND FLOOR											
	D1	02	FOYER	FOYER	02	SWING	7'-0"	10'-0"	WOOD LACQUER		PRIVACY LOCK
	D2	012	2 CARS GARAGE	2 CARS GARAGE	012	SWING	16'-0"	9'-10 1/4"	WOOD		PRIVACY LOCK
	D3	012	2 CARS GARAGE	-	-	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D4	015	HALL	LAUNDRY	013	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D5	014	A/V	HALL	015	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D6	015	HALL	MAID'S ROOM	016	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D7	016	MAID'S ROOM	MAID'S BATH	017	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D8	020	KITCHEN	PANTRY	019	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D9	019	PANTRY	-	-	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D10	020	KITCHEN	-	-	SWING	4'-1 1/4"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D11	02	FOYER	HOME THEATER	011	SWING	6'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D12	03	HALL	POWDER ROOM	09	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D13	03	HALL	OFFICE	08	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D14	010	COLLECTION	OFFICE	08	SWING	8'-9 3/4"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D15	08	OFFICE	BATHROOM	07	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D16	05	A/C	HALL	03	SWING	6'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D17	03	HALL	GYM	04	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D18	06	SAUNA	GYM	04	SWING	5'-4 7/8"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D19	04	GYM	BATHROOM	07	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D20	027	WC	BAR	024	SWING	2'-8"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D21	025	TECH. CL.	-	-	SWING	7'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D22	025	STORAGE	-	-	SWING	2'-8"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D22	027	WC	-	-	SWING	2'-8"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	SD1			-	-	SLIDING	23'-0 45/64"	10'-2 1/4"	SC WOOD		PRIVACY LOCK
	SD2			-	-	SLIDING	15'-5 29/64"	10'-2 1/4"	SC WOOD		PRIVACY LOCK
	SD3			-	-	SLIDING	15'-5 29/64"	10'-2 1/4"	SC WOOD		PRIVACY LOCK
SECOND FLOOR											
	D29	021	MASTER BEDROOM	MASTER BEDROOM	021	PIVOT	4'-0"	10'-10"	WOOD		PRIVACY LOCK
	D30	025	WC	MASTER BATH	024	SWING	2'-6"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D31	026	WC	MASTER BATH	024	SWING	2'-6"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D32	01	HALL	BEDROOM 6	018	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D33	018	BEDROOM 6	CLOSET	020	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D34	018	BEDROOM 6	BATH 6	019	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D35	01	HALL	BEDROOM 5	015	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D36	015	BEDROOM 5	CLOSET	017	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D37	015	BEDROOM 5	BATH 5	016	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D38	01	HALL	BEDROOM 4	012	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D39	012	BEDROOM 4	BATH 4	013	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D40	012	BEDROOM 4	CLOSET	014	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D41	01	HALL	-	-	SWING	4'-1 3/8"	10'-0"	WOOD LACQUER		PRIVACY LOCK
	D42	01	HALL	BEDROOM 1	02	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D43	02	BEDROOM 1	CLOSET	04	SWING	3'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D44	04	CLOSET	BATH 1	03	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D45	05	A/C	HALL	01	SWING	6'-0"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D46	01	HALL	BEDROOM 2	06	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D47	08	CLOSET	BATH 3	07	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D48	01	TERRACE	BEDROOM 3	09	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	D49	011	TERRACE	BATH 2	010	SWING	2'-10"	8'-0"	WOOD LACQUER		PRIVACY LOCK
	SD4	-	TERRACE	-	-	SLIDING	23'-0 45/64"	10'-2 1/4"	SC WOOD		PRIVACY LOCK
	SD5	-	TERRACE	-	-	SLIDING	15'-5 29/64"	10'-2 1/4"	SC WOOD		PRIVACY LOCK
	SD6	-	TERRACE	-	-	SLIDING	15'-5 29/64"	10'-2 1/4"	SC WOOD		PRIVACY LOCK

BURGLAR INTRUSION WINDOWS AND BURGLAR INTRUSION HARDWARE:

1. LOCKS ON EXTERIOR DOOR SHALL BE CAPABLE OF RESISTING A FORCE OF 500 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE F.B.C.

2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OF LOCKING COMBINATIONS. IF KEY IN THE KNOB LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.

3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.

4. HINGES ON EXTERIOR OUT SWING DOORS SHALL HAVE NON-EXPOSED SCREWS. EXPOSED PINE SHALL NOT BE REMOVABLE.

5. SINGLE, SWINGING, EXTERIOR DOORS SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8" THICK.

6. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 297.1

7. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITH 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING GLASS DOOR SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE - STANDARD 297.1 ON FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A SCOPE OR VISION PANELS.

DOOR NOTE:

ALL EXTERIOR DOORS SHALL MEET MIAMI-DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.

NOTE:

ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.

CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW AND DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL @CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS AND DOORS.

ROUGH OPENING NOTE:

CONTRACTOR SHALL VERIFY w/WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS AND STEEL COLUMN LOCATIONS PRIOR TO ORDERING, MANUFACTURING OR INSTALLING DOORS AND WINDOWS.

GLAZING NOTE:

ALL GLAZING AT DOORS AND WINDOWS TO BE CLEAR IMPACT RESISTANT WITH:

GLAZING #1:
A U-VALUE OF 0.98 AND SHGC OF 0.41

PERMIT NOTE:

WINDOWS & DOORS ARE NOT PART OF THIS PERMIT

WINDOWS & DOORS MANUFACTURE NOTE:

WINDOWS & DOORS UNDER SEPARATE PERMIT, MANUFACTURER SHALL VERIFY DIMENSIONS AND ROUGH OPENINGS, AS WELL AS THE STEEL COLUMNS AND BEAMS LOCATIONS ON FIELD PRIOR TO ORDERING OR INSTALLING DOORS & WINDOWS.

NOTE:
ALL DOORS DIMENSIONS SHOWN ARE ROUGH OPENING SIZES IN THE WALL, NOT FINISHED WINDOW UNIT DIMENSIONS, UNLESS OTHERWISE SPECIFIED. REFER TO DOORS SCHEDULE AND MANUFACTURER'S SPECIFICATIONS FOR FINAL SIZING AND INSTALLATION DETAILS.

DOOR SCHEDULE NOTES

1. EXTERIOR DOORS MANUFACTURERS:
2. ALL EXTERIOR DOORS, SIDELITES, FRAMES AND TRANSOMS TO BE IMPACT RATED AS MANUFACTURED BY " **ESW** " ALL GLAZING TO BE IMPACT RATED CLEAR, INSULATED LAMINATED GLAZING. PROVIDE SHOP DRAWINGS AND FULL SCALE SAMPLES FOR ARCHITECT AND OWNER FOR APPROVAL PRIOR TO FABRICATION.
3. COORDINATE THE SCHEDULED DIMENSIONS WITH THE STANDARDS SET BY THE WINDOW AND DOOR MANUFACTURER. NOTIFY ARCHITECT OF ANY CHANGES OR SUBSTITUTIONS.
4. G.C. TO COORDINATE MASONRY/ROUGH OPENINGS WITH WINDOW/DOOR SUPPLIER..
5. ALL EXTERIOR DOOR AND WINDOW BUCKS TO BE PRESSURE TREATED WOOD FASTENED TO STRUCTURE PER STRUCTURAL DRAWINGS. FASTEN DOOR & WINDOW FRAMES TO BUCK PER MANUFACTURER'S TESTED SPECIFICATIONS. ALL JOINTS BETWEEN BUCKS AND STRUCTURE TO BE SEALED CONTINUOUSLY. JAMB BUCKS SHALL BE KEPT ½" OFF SILL BUCK TO PREVENT MOISTURE TRANSFER BETWEEN SILL AND JAMB BUCKS.
6. REFER ALSO TO ARCHITECTURAL DRAWINGS FOR INSTALLATION DETAILS.
7. DOOR HARDWARE HEIGHT TO BE 36" ABOVE FINISHED FLOOR, TYPICAL, U.N.O.
8. PROVIDE CONCRETE SLAB DEPRESSION WATER-STOP AT EXTERIOR SIDE OF ALL MASONRY OPENINGS. SEE DETAILS FOR MORE INFORMATION AND SIZES.
9. PROVIDE CONTINUOUS BACKER ROD AND SEALANT BETWEEN BUCK AND DOOR/WINDOW FRAME AND AT ALL STONE/BRICK/STUCCO RETURNS.

INTERIOR DOOR NOTES:

1. ALL INTERIOR DOORS TO HAVE 1 3/4" MIN. THICKNESS AND TO BE SOLID MDF UNLESS OTHERWISE NOTED.
2. ALL INTERIOR SWING DOOR HARDWARE TO BE SELECTED, FINISH T.B.D.
3. DOOR HARDWARE HEIGHT TO BE 36" ABOVE FINISH FLOOR

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ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION

DATE:
DRAFTED BY:
SCALE:

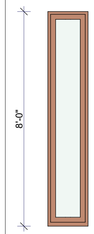
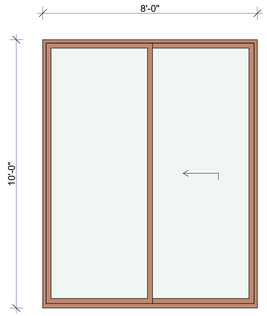
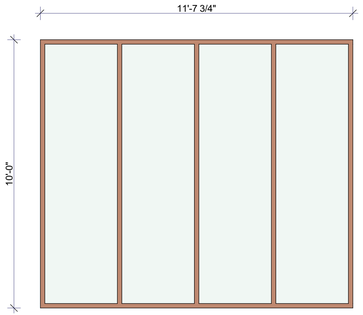
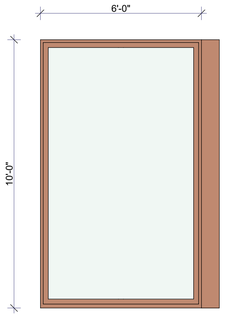
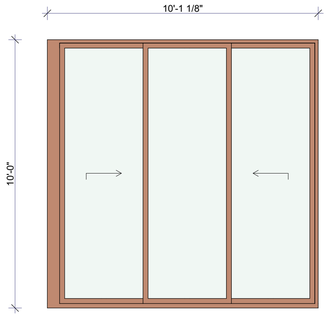
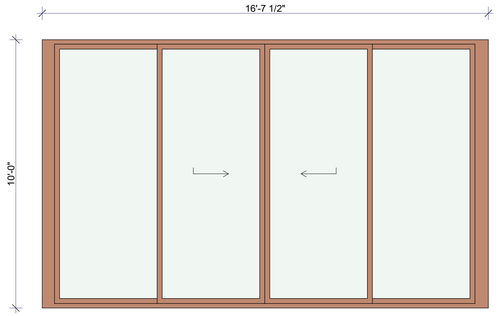
ARCHITECT OF RECORD

STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

SCHEDULES

A-606

DRAWN BY: B.C.

VIEW						
						
ID	A	B	C	D	D23	D24
WINDOW TYPE	Fixed	Sliding	Fixed	Fixed	Sliding	Sliding
DIMENSIONS	1'-6"×8'-0"	8'-0"×10'-0"	11'-7 3/4"×10'-0"	6'-0"×10'-0"	9'-9 1/8"×10'-0"	15'-11 1/2"×10'-0"
QUANTITY	6	1	1	1	1	1
NOTES	S-A	S-B	S-C	S-D	S-D20	S-D21

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	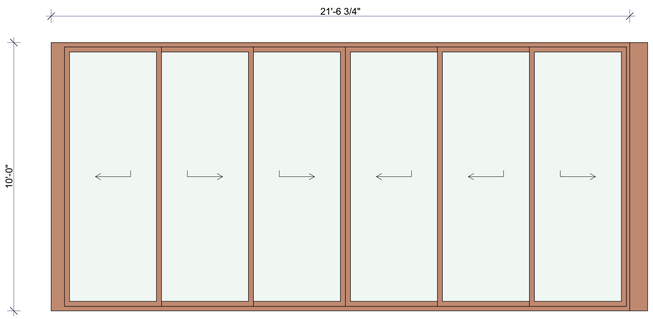	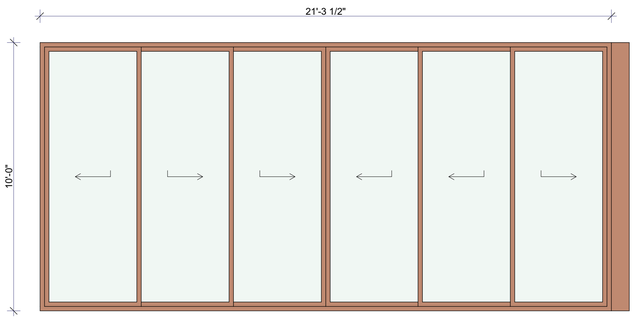	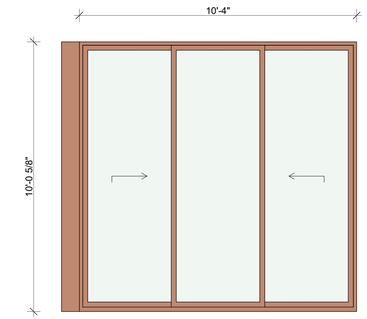
ID	D25	D26	D27
WINDOW TYPE	Sliding	Sliding	Sliding
DIMENSIONS	21'-2 3/4"×10'-0"	21'-3 1/2"×10'-0"	10'-4"×10'-0 5/8"
QUANTITY	1	1	1
NOTES	S-D22	Undefined	S-D24

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	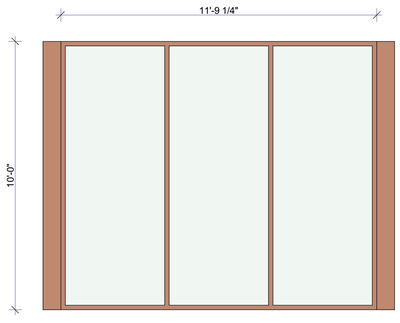	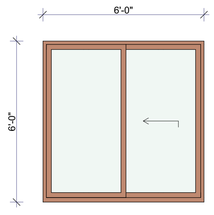
ID	E	F
WINDOW TYPE	Fixed	Sliding
DIMENSIONS	11'-9 1/4"×10'-0"	6'-0"×6'-0"
QUANTITY	1	1
NOTES	S-E	S-F

NOTE:
ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING SIZES IN THE WALL, NOT FINISHED WINDOW UNIT DIMENSIONS, UNLESS OTHERWISE SPECIFIED. REFER TO WINDOW SCHEDULE AND MANUFACTURER'S SPECIFICATIONS FOR FINAL SIZING AND INSTALLATION DETAILS.

WINDOW SCHEDULE NOTES

1. ALL EXTERIOR WINDOWS AND FRAMES TO BE IMPACT RATED ALUMINUM AS MANUFACTURED BY "**ESW**" GLAZING TO BE IMPACT RATED CLEAR, INSULATED LAMINATED GLAZING. PROVIDE SHOP DRAWINGS AND FULL-SCALE SAMPLES FOR ARCHITECT AND OWNER APPROVAL PRIOR TO FABRICATION.
2. REFER TO EXTERIOR ELEVATIONS FOR INTENT OF WINDOW ASSEMBLIES AND CASEMENT SWING DIRECTIONS.
3. COORDINATE THE SCHEDULED DIMENSIONS WITH THE STANDARDS SET BY THE WINDOW AND DOOR MANUFACTURER. NOTIFY ARCHITECT OF ANY CHANGES OR SUBSTITUTIONS.
4. G.C. TO COORDINATE MASONRY/ROUGH OPENINGS/SHIM SPACE/STEEL TUBE LOCATIONS AND CONFIRM N.O.A. COMPLIANCE WITH WINDOW/ DOOR SUPPLIER.
5. ALL WINDOW BUCKS TO BE PRESSURE TREATED WOOD FASTENED TO STRUCTURE PER STRUCTURAL DRAWINGS. FASTEN WINDOW FRAMES TO BUCK AND/OR TUBE STEEL PER MANUFACTURER'S TESTED SPECIFICATIONS. ALL JOINTS BETWEEN BUCKS AND STRUCTURE TO BE SEALED CONTINUOUSLY. JAMB BUCKS SHALL BE KEPT ½" OFF SILL BUCK TO PREVENT MOISTURE TRANSFER BETWEEN SILL AND JAMB BUCKS.
6. REFER ALSO TO ARCHITECTURAL DRAWINGS FOR INSTALLATION DETAILS.
7. PROVIDE CONTINUOUS BACKER ROD AND SEALANT BETWEEN BUCK AND DOOR/WINDOW FRAME AND AT ALL STONE/BRICK/STUCCO RETURNS.
8. G.C. TO CONFIRM ALL SLEEPING ROOMS MEET BUILDING CODE REQUIREMENTS AND CONSIST OF A FULLY CODE-COMPLIANT EGRESS WINDOW OR DOOR. NOTIFY ARCHITECT OR WINDOW/DOOR SUPPLIER SHOULD SLEEPING ROOMS NOT MEET EGRESS REQUIREMENTS PRIOR TO WINDOW/DOOR FABRICATION.
9. WINDOW/DOOR SUPPLIER AND G.C. TO CONFIRM ALL WINDOWS MEET SECTION R312 OF THE FLORIDA BUILDING CODE; GUARDS AND WINDOW FALL PROTECTION. WINDOW/DOOR SUPPLIER TO PROVIDE CODE-COMPLIANT WINDOW FALL PREVENTION WHERE REQUIRED BY CODE.
10. GENERAL CONTRACTOR AND WINDOW/DOOR SUPPLIER TO VERIFY ALL QUANTITIES AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

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DRAFTED BY:	
SCALE:	

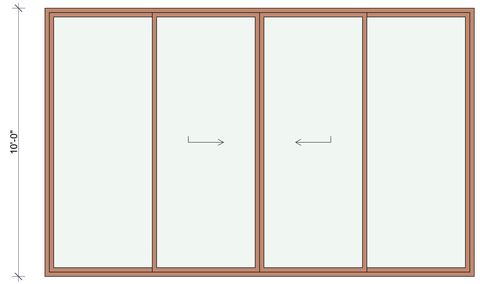
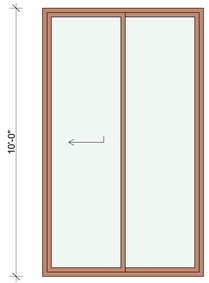
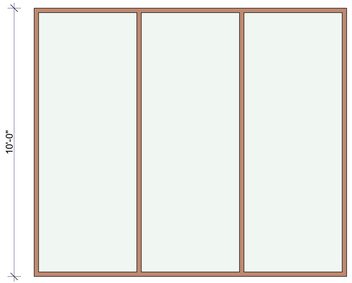
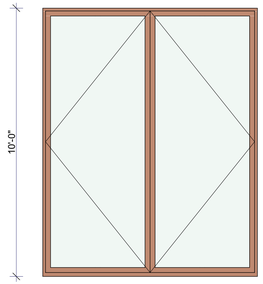
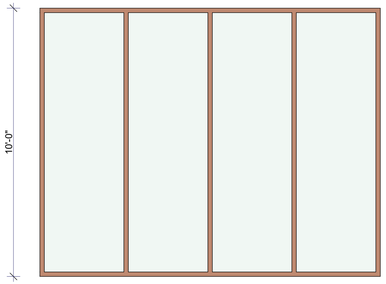
ARCHITECT OF RECORD

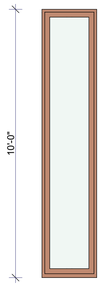
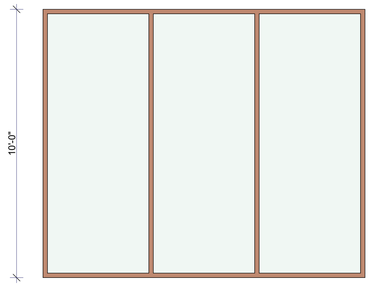
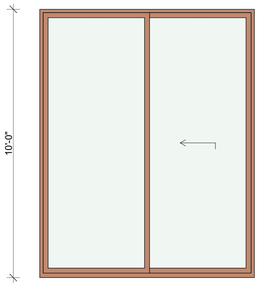
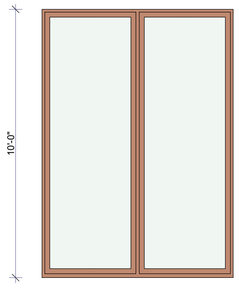
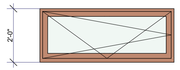


STOREFRONT
GROUND FLOOR

A-607

DRAWN BY: B.C.

VIEW					
ID	D28	D29	G	H	I
WINDOW TYPE	Sliding	Sliding	Fixed	Casement	Fixed
DIMENSIONS	16'-0"×10'-0"	6'-0"×10'-0"	11'-7 3/4"×10'-0"	8'-0"×10'-0"	12'-8 1/4"×10'-0"
QUANTITY	1	1	2	1	1
NOTES	S-D25	S-D25	S-G	S-H	S-I

VIEW					
ID	J	K	L	O	P
WINDOW TYPE	Fixed	Fixed	Sliding	Fixed	Casement
DIMENSIONS	2'-0 1/2"×10'-0"	12'-0"×10'-0"	8'-0"×10'-0"	7'-1 1/2"×10'-0"	5'-0"×2'-0"
QUANTITY	1	1	5	1	2
NOTES	S-J	S-K	S-L	S-O	S-P

NOTE:
ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING SIZES IN THE WALL, NOT FINISHED WINDOW UNIT DIMENSIONS, UNLESS OTHERWISE SPECIFIED. REFER TO WINDOW SCHEDULE AND MANUFACTURER'S SPECIFICATIONS FOR FINAL SIZING AND INSTALLATION DETAILS.

WINDOW SCHEDULE NOTES

1. ALL EXTERIOR WINDOWS AND FRAMES TO BE IMPACT RATED ALUMINUM AS MANUFACTURED BY "**ESW**" GLAZING TO BE IMPACT RATED CLEAR, INSULATED LAMINATED GLAZING. PROVIDE SHOP DRAWINGS AND FULL-SCALE SAMPLES FOR ARCHITECT AND OWNER APPROVAL PRIOR TO FABRICATION.
2. REFER TO EXTERIOR ELEVATIONS FOR INTENT OF WINDOW ASSEMBLIES AND CASEMENT SWING DIRECTIONS.
3. COORDINATE THE SCHEDULED DIMENSIONS WITH THE STANDARDS SET BY THE WINDOW AND DOOR MANUFACTURER. NOTIFY ARCHITECT OF ANY CHANGES OR SUBSTITUTIONS.
4. G.C. TO COORDINATE MASONRY/ROUGH OPENINGS/SHIM SPACE/STEEL TUBE LOCATIONS AND CONFIRM N.O.A. COMPLIANCE WITH WINDOW/ DOOR SUPPLIER.
5. ALL WINDOW BUCKS TO BE PRESSURE TREATED WOOD FASTENED TO STRUCTURE PER STRUCTURAL DRAWINGS. FASTEN WINDOW FRAMES TO BUCK AND/OR TUBE STEEL PER MANUFACTURER'S TESTED SPECIFICATIONS. ALL JOINTS BETWEEN BUCKS AND STRUCTURE TO BE SEALED CONTINUOUSLY. JAMB BUCKS SHALL BE KEPT ½" OFF SILL BUCK TO PREVENT MOISTURE TRANSFER BETWEEN SILL AND JAMB BUCKS.
6. REFER ALSO TO ARCHITECTURAL DRAWINGS FOR INSTALLATION DETAILS.
7. PROVIDE CONTINUOUS BACKER ROD AND SEALANT BETWEEN BUCK AND DOOR/WINDOW FRAME AND AT ALL STONE/BRICK/STUCCO RETURNS.
8. G.C. TO CONFIRM ALL SLEEPING ROOMS MEET BUILDING CODE REQUIREMENTS AND CONSIST OF A FULLY CODE-COMPLIANT EGRESS WINDOW OR DOOR. NOTIFY ARCHITECT OR WINDOW/DOOR SUPPLIER SHOULD SLEEPING ROOMS NOT MEET EGRESS REQUIREMENTS PRIOR TO WINDOW/DOOR FABRICATION.
9. WINDOW/DOOR SUPPLIER AND G.C. TO CONFIRM ALL WINDOWS MEET SECTION R312 OF THE FLORIDA BUILDING CODE; GUARDS AND WINDOW FALL PROTECTION. WINDOW/DOOR SUPPLIER TO PROVIDE CODE-COMPLIANT WINDOW FALL PREVENTION WHERE REQUIRED BY CODE.
10. GENERAL CONTRACTOR AND WINDOW/DOOR SUPPLIER TO VERIFY ALL QUANTITIES AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

BELLE COAST
LIFESTYLE PROPERTIES

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BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecoast.com
(786) 218-3072

PROJECT:
9730 W Broadview Dr
BAY HARBOR
ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION	
DATE:	
DRAFTED BY:	
SCALE:	

ARCHITECT OF RECORD

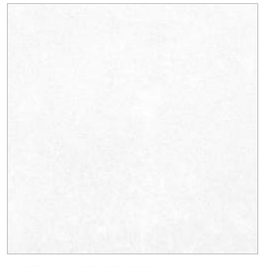


STOREFRONT
SECOND FLOOR

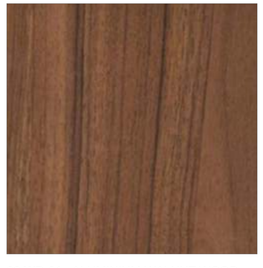
A-608

DRAWN BY: B.C.





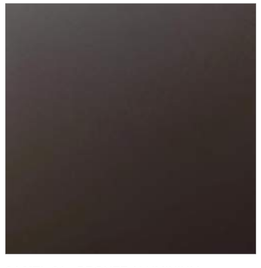
01 PT-01 WHITE STUCCO



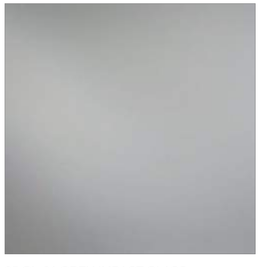
02 WD-01 - ALUMINIUM WALNUT WOOD GRAIN FINISH



03 STN-01 NATURAL HONED CORAL STONE



04 MTL-01 BRONZE ALUMINIUM



05 GL-01 GREY IMPACT GLASS



06 GL-02 CLEAR IMPACT GLASS



07 STN-02 BEIGE MARBLE SANDBLASTED-LEATHER PAVERS



9 L1 OUTDOOR WALL LIGHTS

ARCHITECTURAL STYLE DESCRIPTION

THE PROPOSED RESIDENCE IS DESIGNED IN A CONTEMPORARY TROPICAL MODERN ARCHITECTURAL STYLE, INSPIRED BY SOUTH FLORIDA COASTAL ARCHITECTURE. THE DESIGN EMPHASIZES CLEAN HORIZONTAL LINES, OPEN VOLUMES, AND DEEP OVERHANGS TO PROVIDE SHADE AND ENHANCE THE INDOOR–OUTDOOR LIVING EXPERIENCE TYPICAL OF TROPICAL CLIMATES.

THE ARCHITECTURE INCORPORATES NATURAL MATERIALS AND MODERN FINISHES THAT RESPOND TO THE SURROUNDING TROPICAL LANDSCAPE. THE PRIMARY MATERIALS INCLUDE WHITE STUCCO, NATURAL HONED CORAL STONE, ALUMINUM WALNUT WOOD GRAIN PANELS, BRONZE ALUMINUM ELEMENTS, AND LARGE IMPACT-RESISTANT GLASS PANELS TO MAXIMIZE NATURAL LIGHT AND VISUAL CONNECTION WITH THE EXTERIOR ENVIRONMENT.

VERTICAL WOOD-GRAIN ALUMINUM FINS ARE USED ON THE SECOND LEVEL TO PROVIDE SOLAR SHADING, PRIVACY,AND ARCHITECTURAL ARTICULATION, HELPING BREAK UP THE MASSING OF THE FAÇADE WHILE MAINTAINING A CONTEMPORARY AESTHETIC. LARGE EXPANSES OF GLAZING CREATE TRANSPARENCY AND ALLOW VIEWS TOWARD THE LANDSCAPE WHILE MAINTAINING COMPLIANCE WITH HURRICANE IMPACT REQUIREMENTS.

THE LANDSCAPING DESIGN COMPLEMENTS THE ARCHITECTURE WITH LUSH TROPICAL PLANTING, PALMS, AND NATIVE VEGETATION, REINFORCING THE TROPICAL MODERN CHARACTER OF THE RESIDENCE AND INTEGRATING THE BUILDING INTO ITS NATURAL ENVIRONMENT.

OVERALL, THE DESIGN REFLECTS A MODERN TROPICAL RESIDENTIAL ARCHITECTURE APPROPRIATE FOR BAY HARBOR ISLANDS, COMBINING CONTEMPORARY FORMS WITH MATERIALS AND LANDSCAPING SUITABLE FOR THE SOUTH FLORIDA CLIMATE.

BELLE COAST
LIFESTYLE PROPERTIES

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PROJECT:
9730 W Broadview Dr
BAY HARBOR
ISLANDS, FL 33154

FOLIO NUMBER: 13-2227-001-4470

DATE: 4/30/2026

REVISION

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD

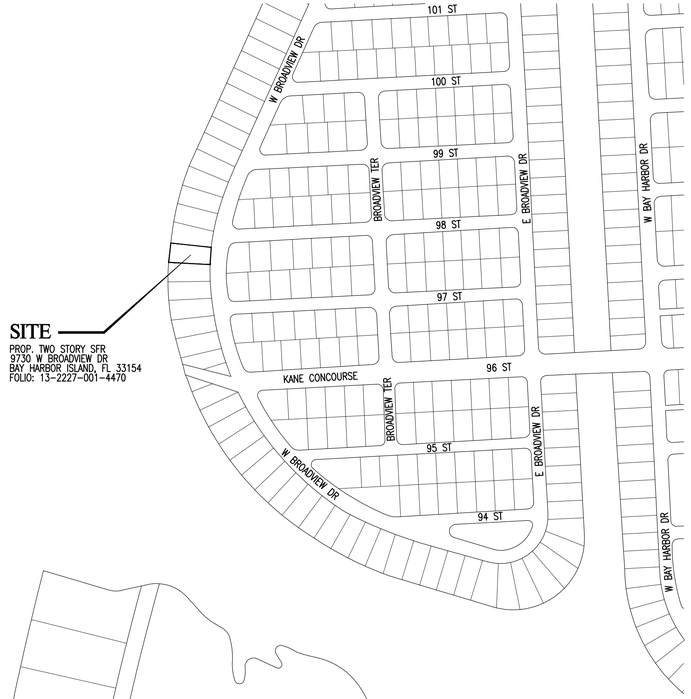
STATE OF FLORIDA
DENNIS LYTKINE
AR102136
LICENSED ARCHITECT

MATERIAL SCHEDULES

A-609

DRAWN BY: B.C.

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.



LOCATION MAP

SCALE 1" = 300' S27-T52-R42

LEGAL DESCRIPTION

LOT 63, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEER'S NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MIAMI-DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING STANDARDS FOR CONSTRUCTION AND APPLICABLE NORTH MIAMI STANDARDS AND SPECIFICATIONS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE MIAMI DADE COUNTY AND BAY HARBOR ISLAND PUBLIC WORKS MANUAL OF ENGINEERING STANDARDS FOR DESIGN AND CONSTRUCTION
3. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION, NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THIS ITEM.
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. **OCTOBER HIGH WATER TABLE = 2.0' NGVD**
6. **FLOOD CRITERIA = 7.52' N.G.V.D.**
7. ALL ELEVATIONS REFER TO N.G.V.D.
8. SHOULD FIELD CONDITIONS CONFLICT WITH THIS PLAN NOTIFY THE ENGINEER IMMEDIATELY.
9. **FLOOD ZONE AE, COMMUNITY 120637; PANEL 0144; MAP NO: 12086C0144L ELEV. 8.0'; SUFFIX L; DATED 9/11/09.**
10. SURVEY USED FOR DESIGN BY ERNEST W DUNCAN PSM NO. 5182 (08/31/2023)

FOLIO #: 13-2227-001-4470

11. SEE LANDSCAPING PLANS FOR REQUIRED PLANTINGS.
12. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM OF 10' RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE, SEE LANDSCAPING PLAN FOR MORE DETAILS.
13. CONTRACTOR SHALL PHOTOGRAPH EXISTING ASPHALT CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. SHOULD ANY DAMAGE OCCUR, CITY INSPECTOR SHALL HAVE ULTIMATE SAY IN REQUIRED RESTORATION.

INDEX OF SHEETS:

C-1 CIVIL COVER SHEET AND NOTES
C-2 DRAINAGE AND GRADING PLAN
C-3 STORMWATER POLLUTION PREVENTION PLAN

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CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385.4093 | FAX: 305 226-0438
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PROJECT NAME:
9730 BROADVIEW DR
9730 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-4470

REVISIONS	DATE	BY

CARLAB,INC PROJECT NUMBER
2510-2447

DRAWN	AMG
CHECKED	RMM
DESIGNED	AMG
SCALE	AS SHOWN
DATE	11/20/25

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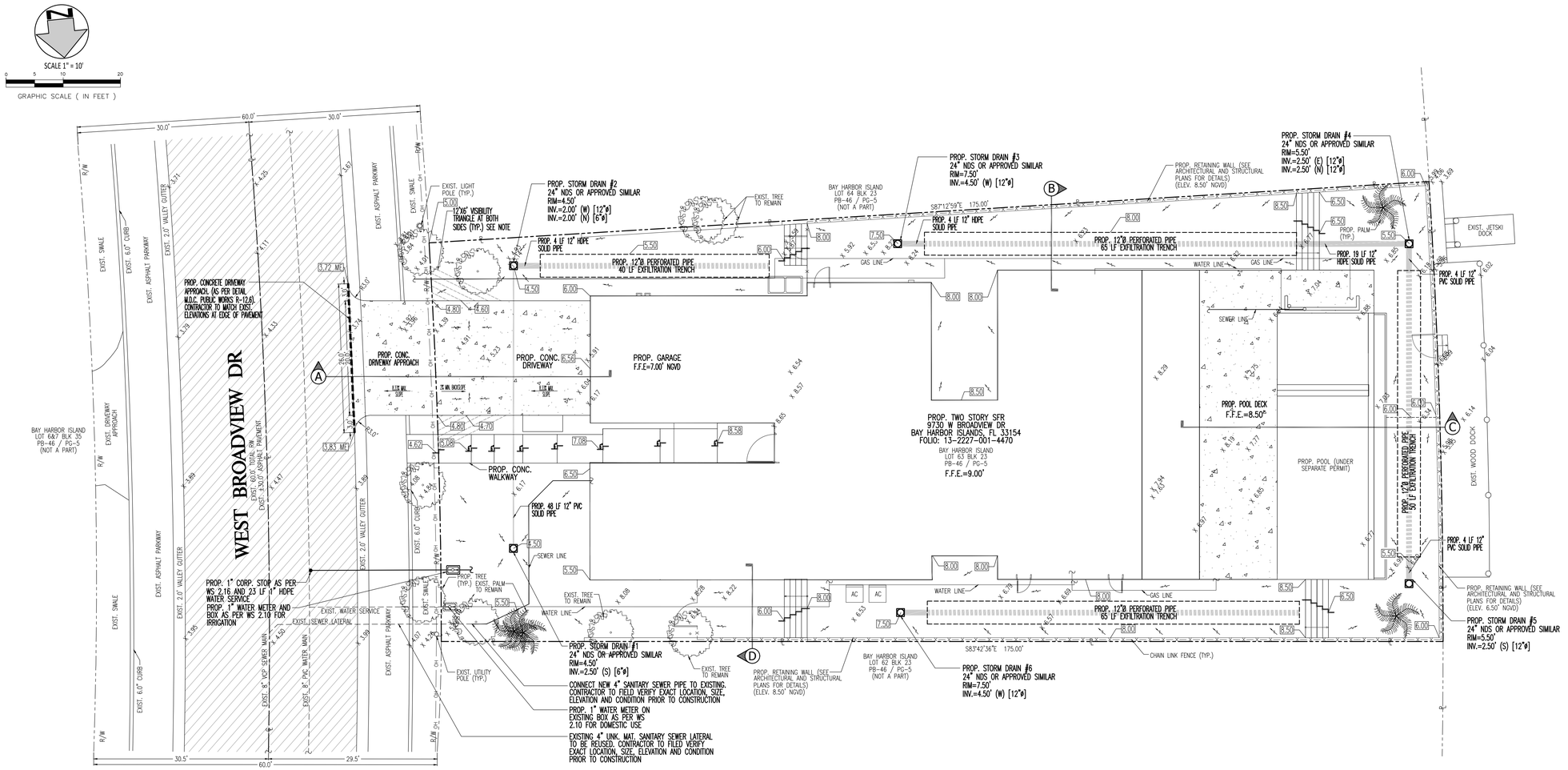
SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 03/19/26 SEAL

SERGIO C. LABISTE P.E. # 61733

SHEET TITLE
CIVIL COVER SHEET AND NOTES

SHEET NUMBER
C-1

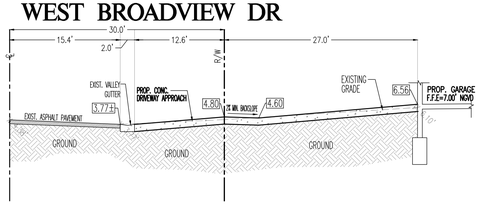


LEGEND

RIGHT-OF-WAY	R/W
MONUMENT LINE	M
PROPERTY LINE	P
CENTER LINE	C
BASE LINE	BSL
EDGE OF PAVEMENT	EOP
EXISTING OVERHEAD WIRE	
EXISTING CHAIN LINK FENCE	X
DENOTES PROPOSED	PROP.
DENOTES EXISTING	EXIST.
DENOTES SIDEWALK	SWK.
DENOTES INVERT	INV.
DENOTES TOP OF PIPE	TOP
DENOTES TYPICAL	TYP.
TO BE FIELD VERIFIED	TBFV
EXISTING UTILITY BOX	
PROPOSED WATER METER	
EXISTING WATER METER	WM
EXISTING SIGN	
EXISTING UTILITY POLE	
EXISTING SANITARY SEWER MANHOLE	S
EXISTING STORM DRAINAGE MANHOLE	
EXISTING ELECTRIC MANHOLE	E
EXISTING WATER MANHOLE	W
EXISTING AT&T MANHOLE	A
EXISTING TRAFFIC SIGN	
EXISTING TELEPHONE UTILITY	
EXISTING TRAFFIC SIGN	
EXISTING ELECTRICAL UTILITY	
EXISTING TRAFFIC SIGN POLE	
PROPOSED CLEAN-OUT	
PROPOSED CORPORATION STOP	
PROPOSED TEE	
PROPOSED REDUCER	
DENOTES EXIST. FLOW DIRECTION	
PROPOSED TAPPING SLEEVE	
PROPOSED BACKFLOW	
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
EXISTING ELEVATION	X 10.00'
PROPOSED ELEVATION	X.XX
MATCH EXISTING ELEVATION	ME X.XX±
EXISTING CATCH BASIN	
PROPOSED CATCH BASIN AND FRENCH DRAIN	

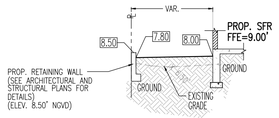
WEST BROADVIEW DR — SECTION A

SCALE: N.T.S.



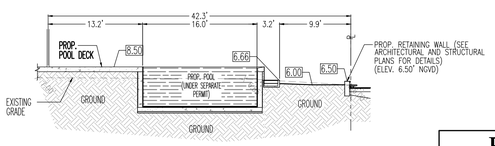
SECTION B

SCALE: N.T.S.



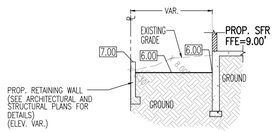
SECTION C

SCALE: N.T.S.



SECTION D

SCALE: N.T.S.

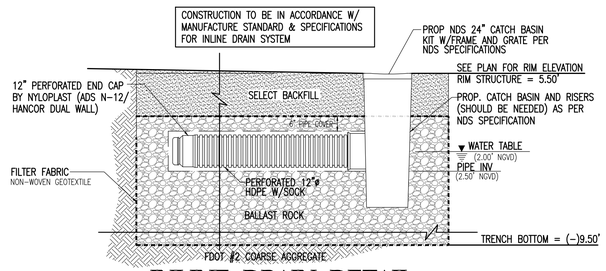


PROPOSED STRUCTURES TABLE

CB #	STRUCT.	RIM ELEV.	STRUCTURE BOTTOM	PIPE SIZE / DIRECTION / INVERT	TRENCH
1	NDS 24" STORM DRAIN (OR SIMILAR APPROVED)	4.50'	0.50'	6" ø PVC / S / 2.50'	40 LF
2	NDS 24" STORM DRAIN (OR SIMILAR APPROVED)	4.50'	0.00'	12" ø HDPE / W / 2.00' 6" ø PVC / N / 2.00'	
3	NDS 24" STORM DRAIN (OR SIMILAR APPROVED)	7.50'	0.50'	12" ø HDPE / W / 2.50'	115 LF
4	NDS 24" STORM DRAIN (OR SIMILAR APPROVED)	5.50'	0.50'	12" ø HDPE / E / 2.50' 12" ø PVC / N / 2.50'	
5	NDS 24" STORM DRAIN (OR SIMILAR APPROVED)	5.50'	0.50'	12" ø PVC / S / 2.50'	
6	NDS 24" STORM DRAIN (OR SIMILAR APPROVED)	7.50'	0.50'	12" ø HDPE / W / 2.50'	65 LF

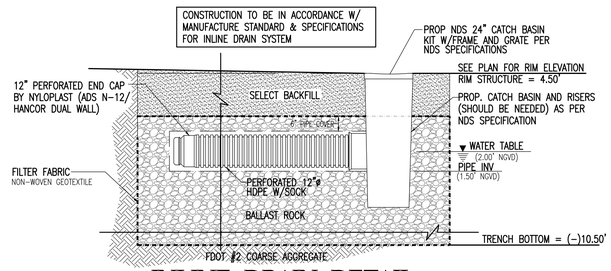
INLINE DRAIN DETAIL

SCALE: NTS



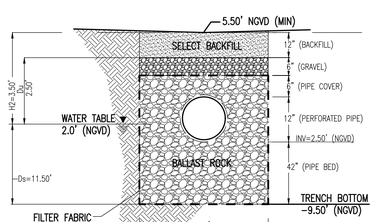
INLINE DRAIN DETAIL

SCALE: NTS



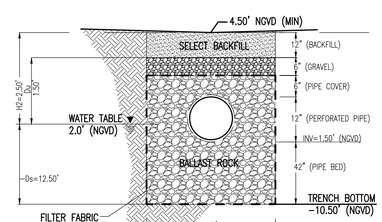
TRENCH DETAIL

SCALE: NTS PER SFWMD



TRENCH DETAIL

SCALE: NTS PER SFWMD



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DESIGNED	AMG
SCALE	AS SHOWN
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SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 03/19/26 SEAL
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE
DRAINAGE AND GRADING PLAN

SHEET NUMBER
C-2

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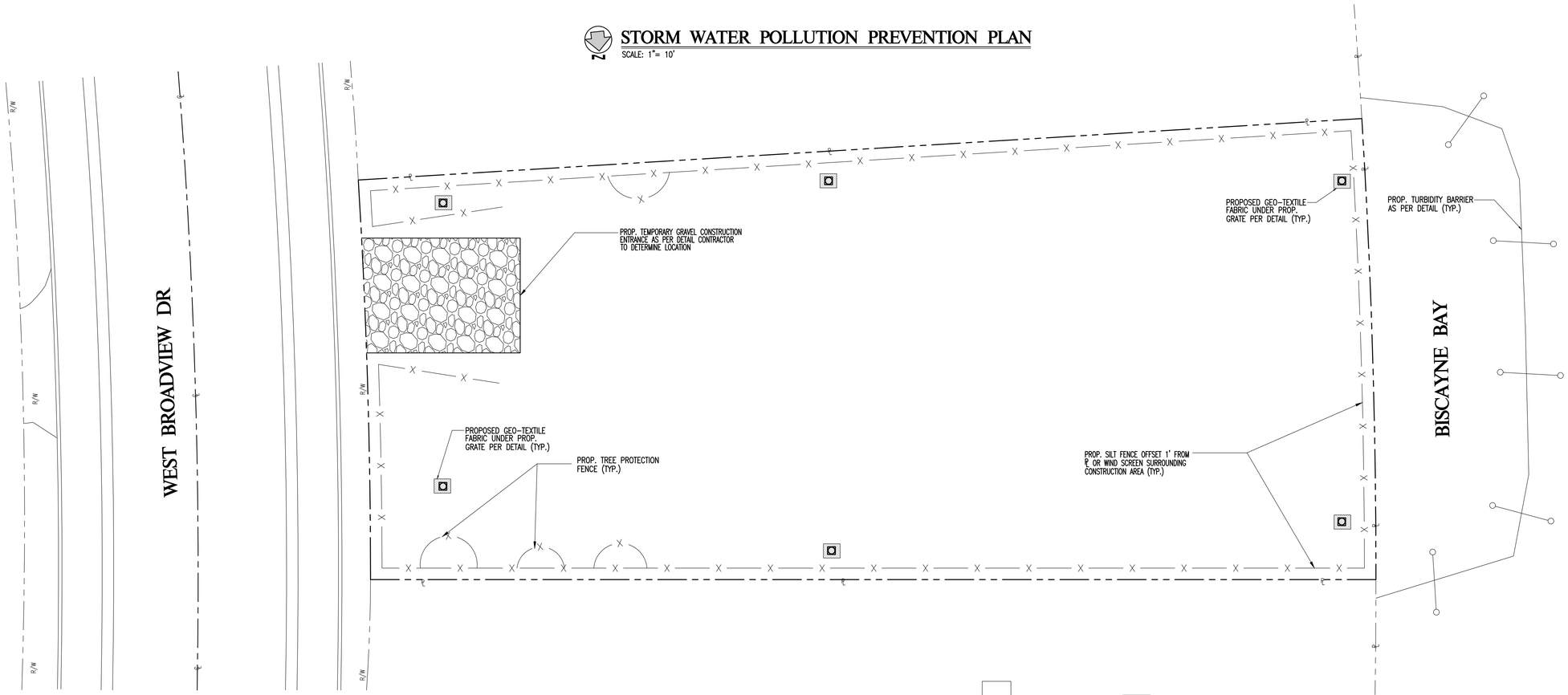
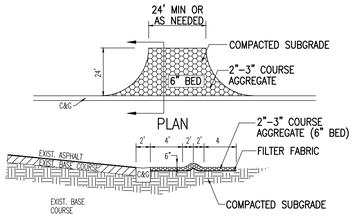
STORM WATER POLLUTION PREVENTION PLAN

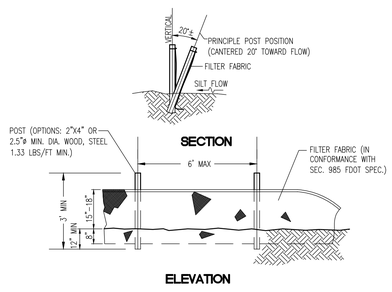
SCALE: 1"= 10'





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 BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

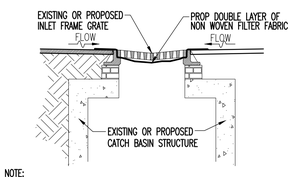
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



TYPE III SILT FENCE

SCALE: NTS

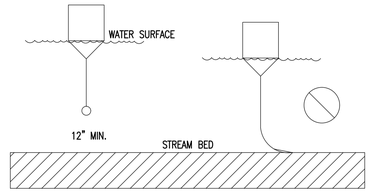
CONTRACTOR TO PROVIDE SILT FENCE SURROUNDING THE AREA OF CONSTRUCTION. MAINTAIN CONSTRUCTION ENTRANCES AND EXITS CLEAN / CLEAR OF SILT AND DEBRIS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT AND PERFORM THE NECESSARY INSPECTIONS AND REPORTS OF SAID PERMIT, (IF REQUIRED).



NOTE:
1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF FILTER FABRIC BARRIER AND REPLACE OR REPAIR AS REQUIRED, SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.

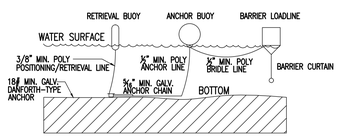
DROP INLET SEDIMENT BARRIER

SCALE: NTS



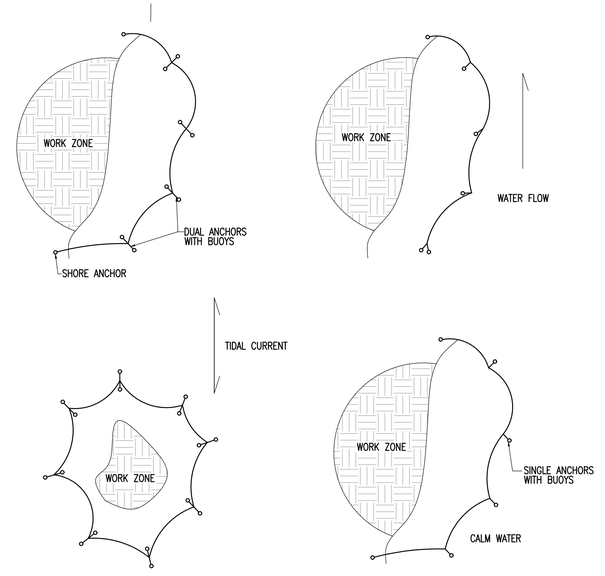
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER, REGARDLESS OF WATER DEPTH
2. TURBIDITY BARRIERS SHALL NOT BE INSTALLED PERPENDICULAR TO THE MAIN FLOW OF A SIGNIFICANT BODY OF MOVING WATER
3. IN AREAS OF TIDAL FLOW, PLACE BUOYED ANCHORS ON OPPOSITE SIDES OF THE BARRIER TO PREVENT BARRIER FROM OVERRIDING ANCHOR ON TIDE CHANGE
4. DO NOT ANCHOR FROM BOTTOM HEM
5. BARRIER MUST MAINTAIN A MINIMUM 4 INCH FREEBOARD
6. ANCHOR SPACING NORMALLY 100 FT, MAY NEED 50 FT SPACING OR LARGER ANCHORS IN AREAS OF HIGHER CURRENT
7. SHORE ANCHORS SHALL BE OF SUFFICIENT SIZE; WITH DEADMAN, IF NEEDED
8. KEEP CHAIN HEM MINIMUM 1 FT OFF BOTTOM AT LOW TIDE
9. DESIGN OF BARRIER AND ANCHOR SYSTEMS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS THAT MEET OR EXCEED THIS FDOT STANDARD
10. LIGHTED BUOYS SHALL BE USED TO MEET REGULATORY STANDARDS
11. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF STANDARD SPECIFICATIONS

ANCHOR SYSTEM



TURBIDITY BARRIER DETAIL

NTS.



EXAMPLES OF TIDAL, SINGLE DIRECTION FLOW AND CALM WATER INSTALLATIONS

Sunshine811

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CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33155
TEL: 786 385.4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

PROJECT NAME:
9730 BROADVIEW DR
9730 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-4470

REVISIONS	DATE	BY

CARLAB,INC PROJECT NUMBER
2510-2447

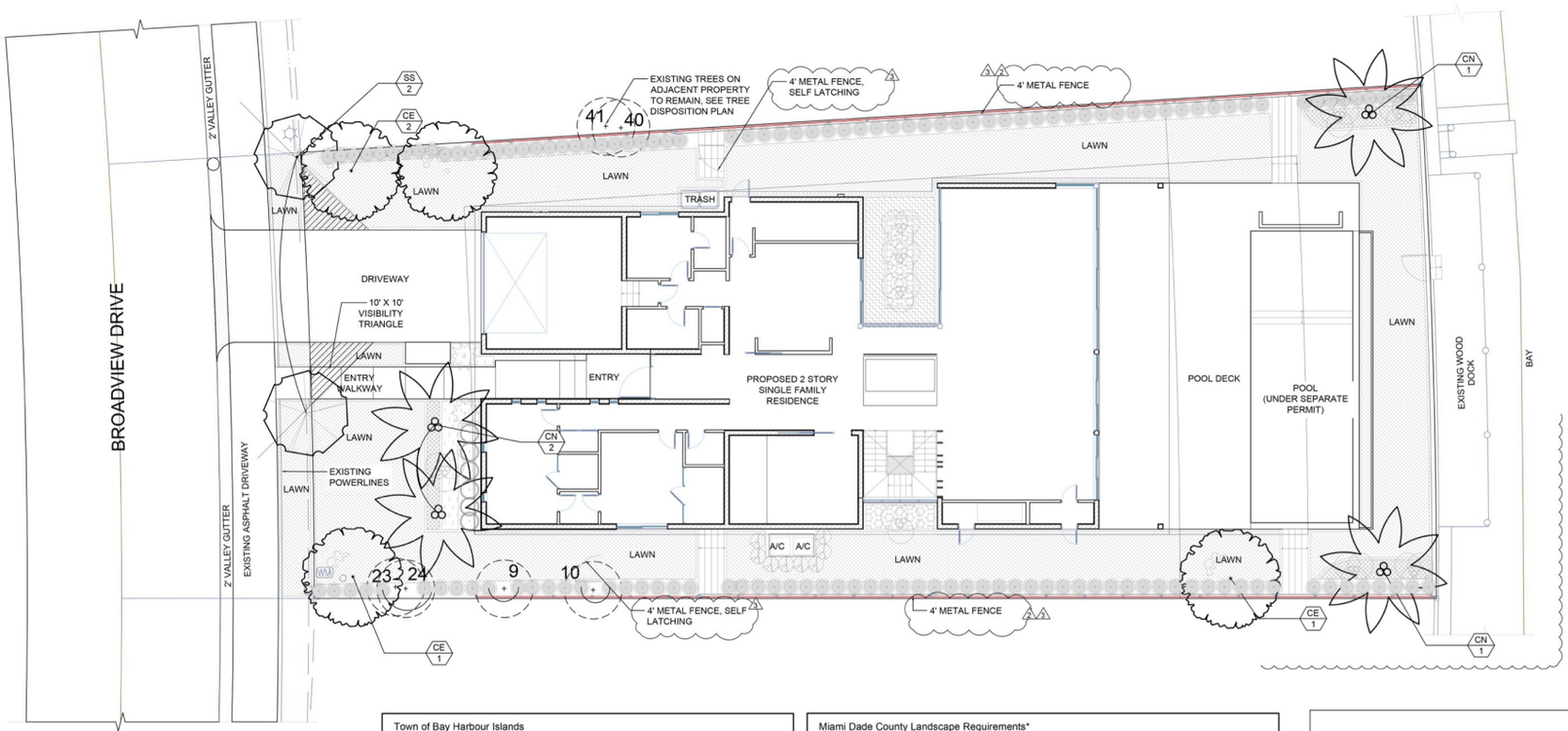
DRAWN	AMG
CHECKED	RMM
DESIGNED	AMG
SCALE	AS SHOWN
DATE	11/20/25

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 03/19/26 SEAL
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER
C-3



NOTE:
1) All invasive species shall be removed from site.
2) Hedges within the front yard property lines shall not exceed 4' height and hedges along the side yard property lines shall not exceed 6' height.
3) Length of warranty for plant material is 12 months minimum for trees and palms and 6 months minimum for shrubs and groundcover.
4) All mechanical equipment to be screened.
5) This plan was designed using FYN "Florida Friendly" landscaping principles.

EXISTING TREE SYMBOL LEGEND

TREE TO REMAIN

TREE PLAN

NORTH

SCALE: 1' = 10'

0 5' 10' 20'

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

Residential - Single-Family Residential

A. Shade Tree Required*	REQUIRED	PROVIDED
1. Single Family Non-Waterfront Lot	5	n/a
2. Single Family Waterfront Lot	6	6
3. Two-Family Lot	5	n/a
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	3
B. Shrubs Required**		
1. Single Family Non-Waterfront Lot	50	n/a
2. Single Family Waterfront Lot	60	375
3. Two-Family Lot	50	n/a
4. Native Species Required - 30%	18	143
6. Drought Tolerant and Low Maintenance Species Required - 50%	30	347
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	50% (Max)	3,450 sqft (26.29%)

Notes
* Required Shade Trees at time of panting must be minimum of: 12 feet in overall height: have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved large varieties) to a maximum of 25% of the required trees.

** Required Shrubs at time of panting must be minimum of: 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

***Miami-Dade County Landscape Ordinance Sec.18A-5 (A)(5)

Miami Dade County Landscape Requirements*
*Miami-Dade County Landscape Ordinance, Section 18a serves as the minimum landscape standards for all property within the Town of Bay Harbor Islands, plus the town's additional landscape maintenance standards.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zone: RD Net Lot Area 0.301 acres 13,125 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 13,125 square feet x N/A % = N/A square feet	See Arch. Sheets	See Arch. Sheets
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces _____ x 10 square feet per parking space =	20	20
C. Total square feet of landscape open space required by Chapter 33 A + B =	See Arch. Sheets	See Arch. Sheets
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	See Arch. Sheets	See Arch. Sheets
B. Maximum lawn area (St.Augustine sod) permitted = 50 % x 13,125 square feet =	6,563	3,523
TREES		
A. No. trees required per lot: 6 less the existing number of trees that meet minimum requirements (minus) 0 = 6 trees x net lot acreage = 6		6 (4 existing palms)
B. 30% palm trees allowed (two palms = one tree) Palms provided =	2	2
C. Percentage of native trees required = number of trees provided x 30% =	2	2
D. Street trees (max. average spacing of 35' o.c.): 70 linear feet along street ÷ 35 =	2	n/a
Palms as street trees (max. aveage spacing 25' o.c.): 70 linear feet along street ÷ 25 =	3	n/a
E. Street trees located directly beneath power lines (maximum spacing of 25' o.c.): 70 linear feet along street ÷ 25 =	2	2
F. Total number of trees provided = A + E =	9	9
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	90	375
B. The number of shurbs required x 30% = the number of native shrubs required	27	143

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
CE	4	*Conocarpus erectus	[LOT TREE]	14' HT. X 6' SPR. 2.5" CAL.
		GREEN BUTTONWOOD		6' CLR. WOOD, F.G.
SS	2	Senna surattensis	[STREET TREE]	15' HT. X 5' SPR. 2.5" CAL.
		GLAUCOUS CASSIA		6' CLR. WOOD, F.G.
CN	4	Cocos nucifera 'Maypan'	[LOT TREE]	8' MIN. G.W., 18' O.A. HT., 4" CAL.
		GREEN MAYPAN COCONUT PALM		F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AL	9	Alocasia 'Portora'	6' HT. X 3' SPR. /3' O.C. , BY BOX
		ALOCASIA 'PORTORA'	FULL TO BASE, INTACT FOILAGE
AO	2	Alcantarea odorata	24" O.A. HT.
		BROMELIAD SP.	
CG	135	*Clusia guttifera	48" HT. X 30" SPR. / 2.5' O.C.
		SMALL LEAF CLUSIA	
CG1	8	*Clusia guttifera	6'-7' O.A. HT. X 30" SPR. / 2.5' O.C.
		SMALL LEAF CLUSIA	
FM	44	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
LM	135	Liriope muscari	12" HT. X 12" SPR. / 12" O.C.
		LILYTURF	
MD	11	Monstera deliciosa	24" HT. X 24" SPR., 36" O.C.
		SWISS CHEESE PLANT	
PB	25	Philodendron 'Burle Marx'	24" HT. X 24" SPR. / 36" O.C.
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RE	6	Rhaphis excelsa	3' O.A. HT.
		LADY PALM	
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
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* DENOTES NATIVE SPECIES

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

9730 BROADVIEW

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

9730 W BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

FLORA LANDSCAPE ARCHITECTURE + DESIGN
(786) 660-1097
SHAYC@FLORALADESIGN.COM

SEAL:

Digitally signed by Shaylin Castillo
Date: 2026.03.24 09:55:07 -04'00'

SHAYLIN CASTILLO
REGISTERED LANDSCAPE ARCHITECT
LA6667593

DRAWING TITLE:

TREE PLAN

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REVISIONS:

ISSUE	DATE	BY
P&Z Submittal	12/18/25	SCM
1) Town Comments	01/26/26	SCM
2) Town Comments	02/18/26	SCM
3) Town Comments	03/24/26	SCM

SCALE:

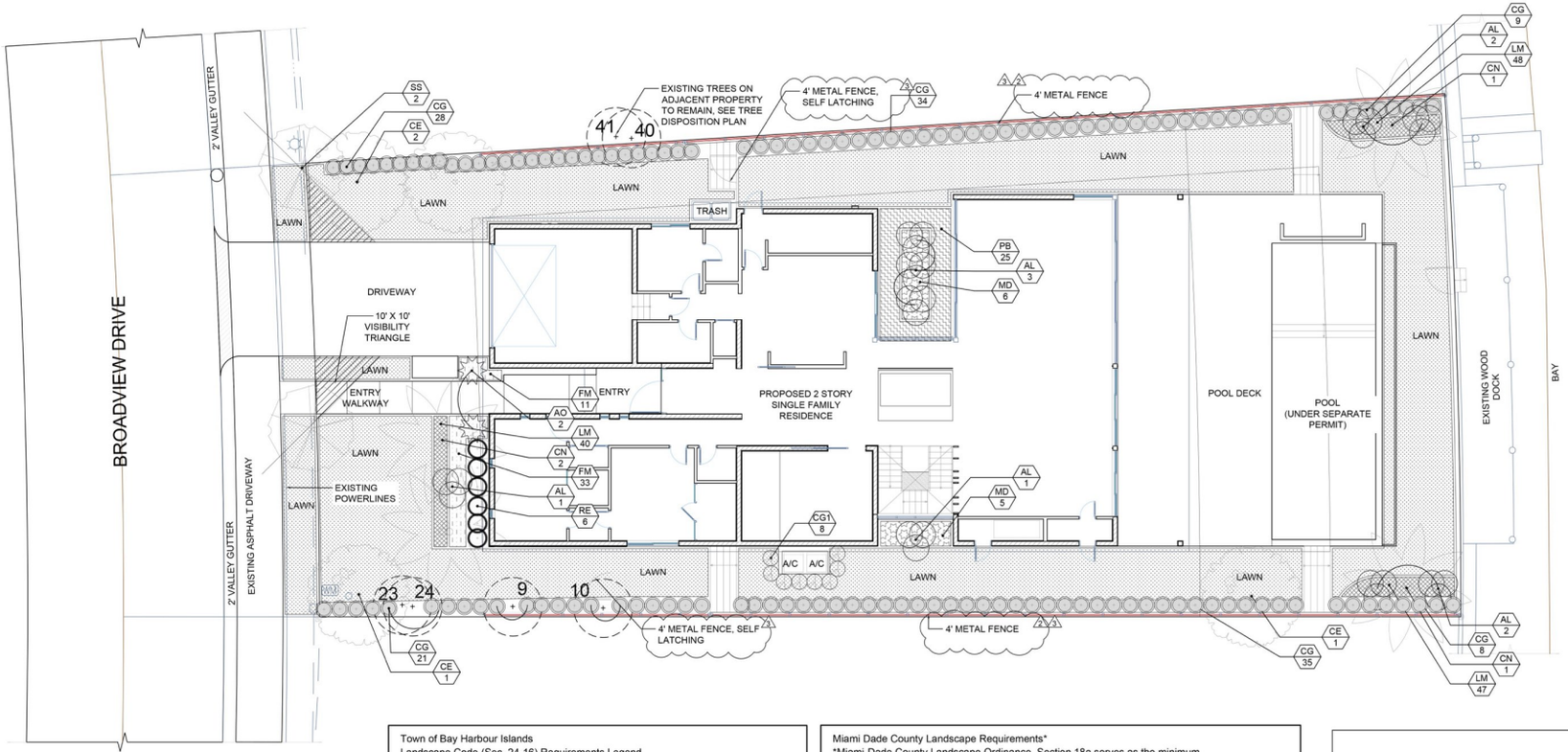
SEE LEFT

PROJECT NUMBER:

2025-19

SHEET NO.:

L-1



SHRUB PLAN NORTH

SCALE: 1' = 10'

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NOTE:
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TREE TO REMAIN

Town of Bay Harbour Islands
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		LADY PALM	
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
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* DENOTES NATIVE SPECIES

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

9730 BROADVIEW

BAY HARBOR ISLANDS, FL

SITE ADDRESS:
9730 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:
FLORA LANDSCAPE ARCHITECTURE + DESIGN
(786) 660-1097
SHAYC@FLORALADESIGN.COM

SEAL:
Digitally signed by Shaylin Castillo
Date: 2026.03.24 09:55:38 -04'00'

SHAYLIN CASTILLO
REGISTERED LANDSCAPE ARCHITECT
LA6667593

DRAWING TITLE:
SHRUB PLAN

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REVISIONS:

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P&Z Submittal	12/18/25	SCM
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SCALE:
SEE LEFT

PROJECT NUMBER:
2025-19

SHEET NO.:
L-2

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes includes: additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

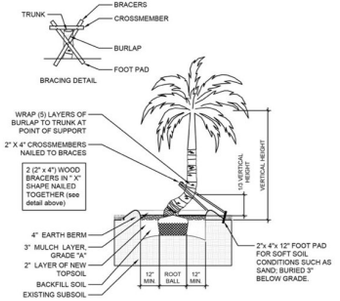
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

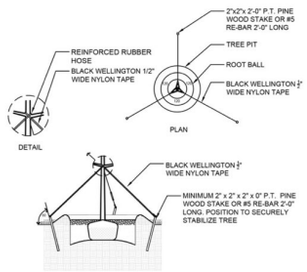
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

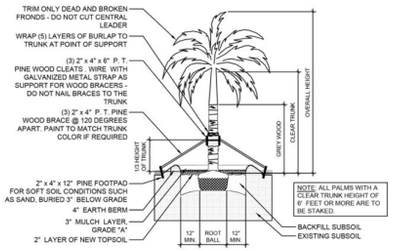
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



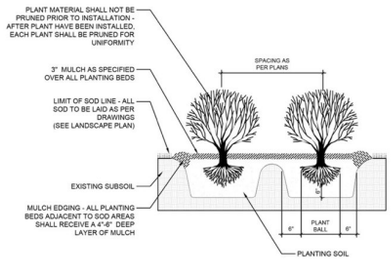
CURVED TRUNK PALM PLANTING DETAIL



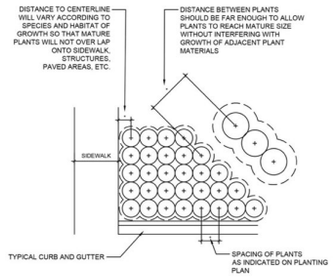
TYPICAL TREE GUYING DETAIL



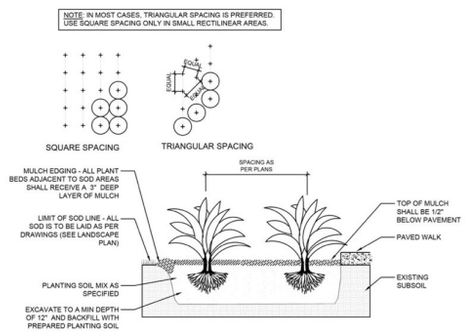
STRAIGHT TRUNK PALM PLANTING DETAIL



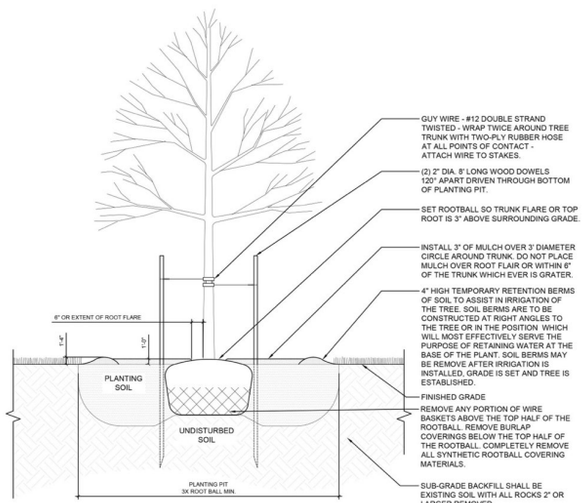
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL



NOTES:
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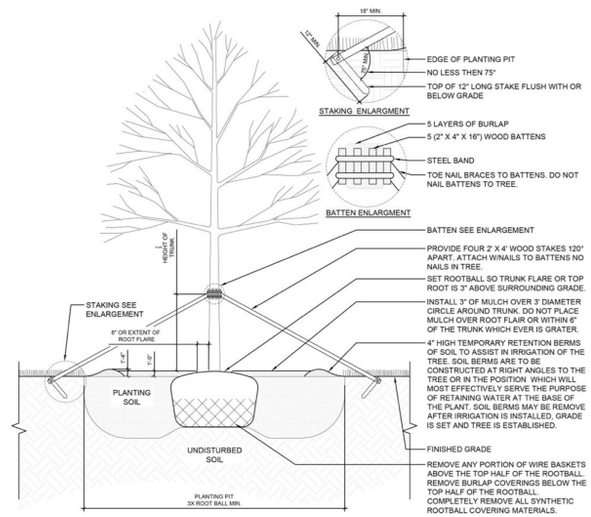
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



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5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

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DRAWING TITLE:

LANDSCAPE DETAILS

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REVISIONS:

ISSUE	DATE	BY
1) P&Z Submittal	12/18/25	SCM

SCALE:

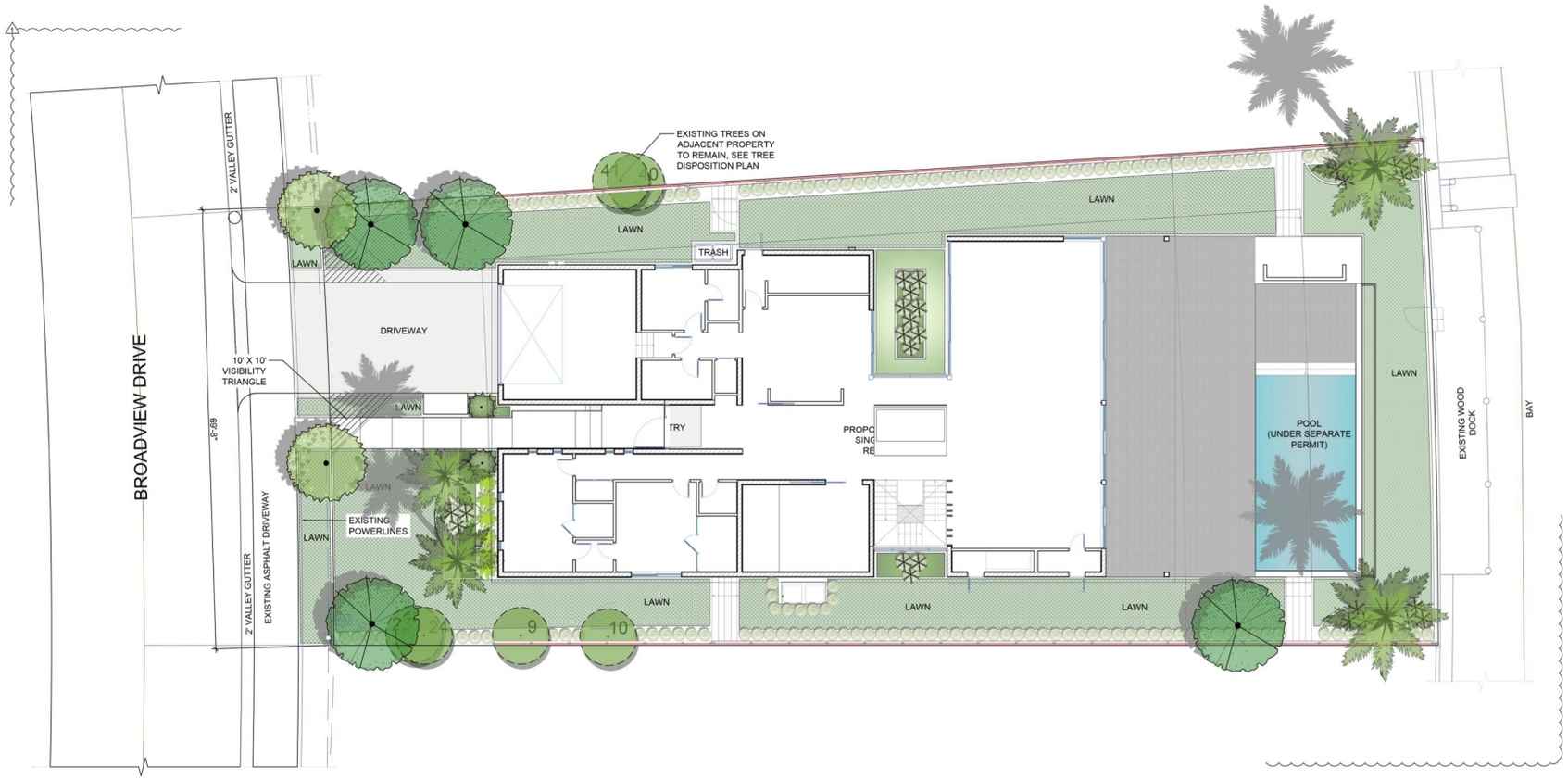
SEE LEFT

PROJECT NUMBER:

2025-19

SHEET NO.:

L-3



NOTE:
1) All invasive species shall be removed from site.
2) Hedges within the front yard property lines shall not exceed 4' height and hedges along the side yard property lines shall not exceed 6' height.
3) Length of warranty for plant material is 12 months minimum for trees and palms and 6 months minimum for shrubs and groundcover.
4) All mechanical equipment to be screened.
5) This plan was designed using FYN "Florida Friendly" landscaping principles.

COLOR RENDERED LANDSCAPE PLAN

NORTH

SCALE: 1" = 10'

EXISTING TREE SYMBOL LEGEND

TREE TO REMAIN

0 5' 10' 20'

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

9730 BROADVIEW

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

9730 W BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

FLORA LANDSCAPE ARCHITECTURE + DESIGN
(786) 660-1097
SHAYC@FLORALADESIGN.COM

SEAL:

Digitally signed by Shaylin Castillo
Date: 2026.03.24 09:56:25 -04'00'

SHAYLIN CASTILLO
REGISTERED LANDSCAPE ARCHITECT
LA6667593

DRAWING TITLE:

LANDSCAPE PLAN

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REVISIONS:

ISSUE	DATE	BY
P&Z Submittal	12/18/25	SCM
1) Town Comments	01/26/26	SCM

SCALE:

SEE LEFT

PROJECT NUMBER:

2025-19

SHEET NO.:

L-4

* DENOTES NATIVE SPECIES



GREEN BUTTONWOOD
**Conocarpus erectus*



SILVER BUTTONWOOD
**Conocarpus erectus 'sericeus'*



COCONUT PALM 'GREEN MAYPAN'
Cocos nucifera 'Maypan'



ALOCASIA 'PORTORA'
Alocasia 'Portora'



SILVER BROMELIAD SP.
Alcantarea odorata



SMALL LEAF CLUSIA
**Clusia guttifera*



GREEN ISLAND FICUS
**Ficus microcarpa 'Green Island'*



LILYTURF
Liriope muscari



SWISS CHEESE PLAN 'MONSTERA'
Monstera deliciosa



BURLE MARX PHILODENDRON
Philodendron 'Burle Marx'



LADY PALM
Rhapis excelsa

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

9730 BROADVIEW

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SEAL:

Digitally signed by Shaylin Castillo
Date: 2026.03.24 09:57:04 -04'00'

SHAYLIN CASTILLO
REGISTERED LANDSCAPE ARCHITECT
LA6667593

DRAWING TITLE:

PROPOSED PLANT PALETTE

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REVISIONS:

ISSUE	DATE	BY
P&Z Submittal	12/18/25	SCM

SCALE:

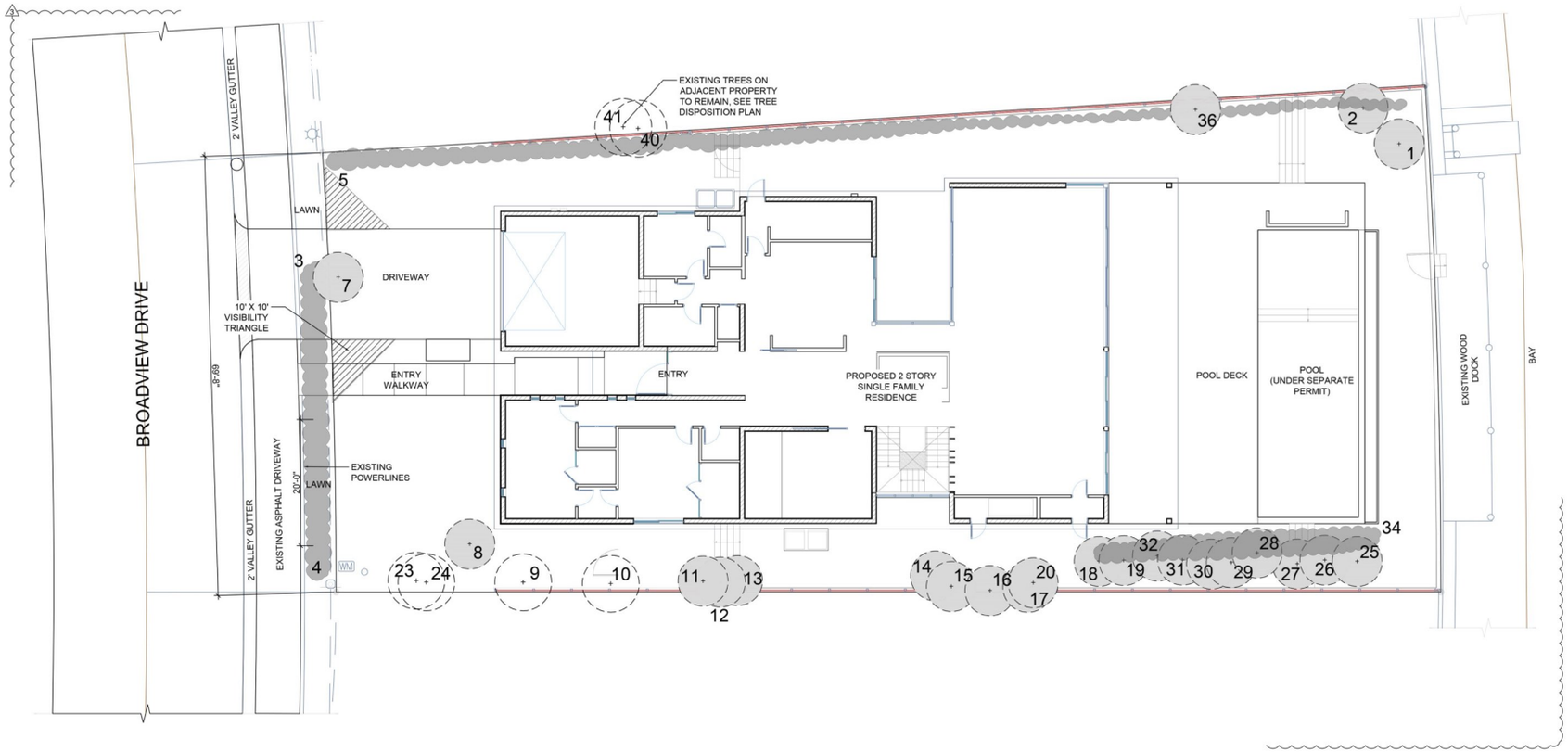
SEE LEFT

PROJECT NUMBER:

2025-19

SHEET NO.:

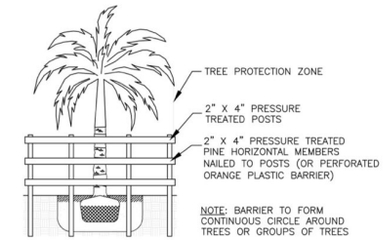
L-5



TREE DISPOSITION PLAN

SCALE: 1' = 10'

NORTH



TREE PROTECTION BARRIER FOR EXISTING TREES & PALMS

NOTE:
1) All invasive species shall be removed from site.
2) Hedges within the front yard property lines shall not exceed 4' height and hedges along the side yard property lines shall not exceed 6' height.
3) Length of warranty for plant material is 12 months minimum for trees and palms and 6 months minimum for shrubs and groundcover.
4) All mechanical equipment to be screened.
5) This plan was designed using FYN "Florida Friendly" landscaping principles.

EXISTING TREE SYMBOL LEGEND

TREE TO REMAIN

TREE TO REMOVE

TREE SURVEY CHART

Tree #	DBH (in)	Canopy Shade (CS) (ft)	Height (H) (ft)	Type	Scientific Name	Common Name	Disposition	Canopy Area	Notes
1	9.6"	20	35	PALM	*Cocos nucifera*	Coconut Palm	**REMOVE**	314.16	
2	9.6"	20	35	PALM	*Cocos nucifera*	Coconut Palm	**REMOVE**	314.16	
3	-	-	-	HEDGE	*Podocarpus macrophyllus*	Podocarpus Hedge	**REMOVE**		Cluster; No Mitigation
4	-	-	-	HEDGE	*Podocarpus macrophyllus*	Podocarpus Hedge	**REMOVE**		Cluster; No Mitigation
5	-	-	-	HEDGE		Various Hedge Species	**REMOVE**		Cluster; No Mitigation
6	***INTENTIONALLY LEFT BLANK***								
7	48"	40	40	TREE	*Conocarpus erectus*	Green Buttonwood	**REMOVE**	1256.64	Specimen
8	36"	40	40	TREE	*Bucida buceras 'Shady Lady'*	Black Olive	**REMOVE**	1256.64	Specimen
9	4.8"	30	35	PALM	*Ptychosperma elegans*	Alexander Palm	REMAIN		
10	8.4"	10	45	PALM	*Ptychosperma elegans*	Alexander Palm	REMAIN		
11	8.4"	10	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	78.54	
12	8.4"	10	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	78.54	
13	8.4"	10	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	78.54	
14	4.8"	6	35	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	28.27	
15	4.8"	6	35	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	28.27	
16	4.8"	6	35	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	28.27	
17	4.8"	6	35	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	28.27	
18	8.4"	8	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	50.27	
19	8.4"	8	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**	50.27	
20	-	-	-	PALM	*Dypsis lutescens*	Areca Palm	**REMOVE**		Cluster; No Mitigation
21	***INTENTIONALLY LEFT BLANK***								
22	-	-	-	HEDGE	*Clusia guttifera*	Clusia	**REMOVE**		Cluster
23	7.2"	6	30	PALM	*Ptychosperma elegans*	Alexander Palm	REMAIN		
24	4.8"	5	25	PALM	*Ptychosperma elegans*	Alexander Palm	REMAIN		
25	8.4"	8	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
26	8.4"	8	45	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
27	4.8"	8	30	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
28	7.2"	6	30	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
29	7.2"	6	30	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
30	7.2"	6	30	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
31	7.2"	6	30	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
32	7.2"	6	30	PALM	*Ptychosperma elegans*	Alexander Palm	**REMOVE**		
33	***INTENTIONALLY LEFT BLANK***								
34	-	-	-	HEDGE	*Clusia guttifera*	Clusia	**REMOVE**		
35	***INTENTIONALLY LEFT BLANK***								
36	30"	25	35	TREE	*Schefflera*	Umbrella	**REMOVE**		Specimen; No Mitigation
37	-	-	-	HEDGE	-	Various Hedge Species	**REMOVE**		
38	***INTENTIONALLY LEFT BLANK***								
39	***INTENTIONALLY LEFT BLANK***								
40	12"	20	30	TREE	Unknown	Unknown	REMAIN		
41	18"	25	35	TREE	Unknown	Unknown	REMAIN		

MITIGATION SHORTFALL OF **6,396 CREDITS** TO BE CONTRIBUTED INTO THE MIAMI-DADE COUNTY TREE TRUST FUND.

0 5' 10' 20'

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

9730 BROADVIEW

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

9730 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL

LANDSCAPE ARCHITECT:

FLORA LANDSCAPE ARCHITECTURE + DESIGN
(786) 660-1097
SHAYC@FLORALADESIGN.COM

SEAL:

Digitally signed by Shaylin Castillo
Date: 2026.03.24 09:57:35 -04'00'

SHAYLIN CASTILLO
REGISTERED LANDSCAPE ARCHITECT
LA6667593

DRAWING TITLE:

TREE DISPOSITION PLAN

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REVISIONS:

ISSUE	DATE	BY
P&Z Submittal	12/18/25	SCM
1) Town Comments	03/24/26	SCM

SCALE:

SEE LEFT

PROJECT NUMBER:

2025-19

SHEET NO.:

TD-1

AGENDA ITEM REPORT
May 5, 2026

ITEM NUMBER: 2.

ITEM: Request for approval for a revision to a new multi-family dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On January 7, 2025, the Board approved the site plan. On January 26, 2026, the construction plans were submitted for review. During the review, staff identified significant changes that were made to the previously approved design. Additionally, the applicant is requesting a waiver to allow faux plants in lieu of live plant material with irrigation. The developer is proposing to construct a new thirty-nine (39) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The developer will still require to acquire 1 TDR. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	DRB Staff Report 1130-1150 93 Street 5.5.2026
2.	Casa Verde - LOI 1150 93 ST Substantial Compliance Minor Revision v2
3.	1150 93 Street Town Planner Clouded Changes 5.5.2026
4.	1150 93 Street DRB Set 5.5.2026
5.	0.9 Casa Verde - APPROVED DRB SET FOR REFERENCE

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

AGENDA ITEM NO. 2

MEETING DATE: 05/05/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR26-000007
A public hearing to consider an application by The Horizon Group, David Marom (applicant) requesting re-approval for the Site Development Plan for the construction of a multi-family residential complex (39 dwelling units) located at 1130-1150 93rd Street, Bay Harbor Islands, Florida, identified by parcel identification numbers 13-2227-001-3150.

This item is brought back to the DRB for re-review due to significant exterior changes made by the applicant during the building permit review process. The applicant did not request to return. Staff identified the changes and consulted the DRB Chair, who confirmed that the project must return for review.

REQUEST: Design Review Board approval for:

1. The applicant is requesting a waiver to allow faux (artificial) plants on the project design in lieu of live plant material with irrigation.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, The Horizon Group (David Marom), requests Design Review Board (DRB) re-approval for the Site Development Plan for a 39-unit multi-family residential complex at 1130-1150 93rd Street. This item is brought back to the DRB due to significant exterior changes made by the applicant during the building permit review process. Staff identified the changes and consulted the DRB Chair, who confirmed that the project must return to the full Board for review.

Additionally, the applicant is requesting a waiver to allow faux (artificial) plants on the project design. The approved plans dated December 10, 2024 required 100% live plant material with irrigation. The applicant now seeks approval to substitute artificial plants.

Recommended Action: Staff recommends that the Design Review Board review the proposed changes and if found acceptable as submitted or with modifications, approve the Site Development Plan subject to the staff recommended conditions listed herein, or any

additional changes or conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The Board finds that the changes made during permit review are acceptable and do not diminish the architectural quality of the approved design; and
2. The Board approves or denies the applicant's requested waiver for faux (artificial) plants. (Staff has concerns with the faux plant waiver.)

Previous DRB Review & Action:

- **March 5, 2024:** The DRB reviewed the applicant's initial Site Development Plans and due to design considerations, deferred action to allow the applicant time to consider comments and redesign the project. Pursuant to the DRB's comments, the applicant revised the plans to reduce dwelling units (from 43 to 39), reduce parking in side yard setbacks, adjust the breezeway to be fully open through the building (Levels 2-7), enlarge the entry canopy, and other related revisions.
- **August 6, 2024:** The DRB reviewed the applicant's revised Site Development Plans and again due to design concerns, deferred action again to allow further redesign. Pursuant to the DRB's comments, the applicant revised the plans to: (1) provide an internalized 2nd floor parking garage; (2) remove all previously shown parking spaces from side setback areas; (3) adjust landscaping to provide trees 20% larger than minimum; (4) revise elevations to provide less glazing; (5) increase landscaped open space; (6) change unit mix and configurations; (7) add stone cladding; and (8) update the entire plan set for internal consistency.
- **January 7, 2025:** The DRB reviewed the applicant's revised Site Development Plans and approved the project subject to staff-recommended conditions. The approved plans required 100% live plant material with irrigation.

Summary of Revisions (Post-Approval Changes Identified During Permit Review)

Subsequently, during the building permit review process, the applicant submitted revised plans that materially altered the approved exterior design. The applicant did not request DRB review of these changes. Staff conducted a comparative review of the originally approved plans (dated December 10, 2024) versus the permit submittal plans. A detailed side-by-side comparison, including red-circled elevations and annotated photographs, is provided by Staff Report.

Element	Approved Design (Dec. 10, 2024)	New Proposed Changes (Permit Submittal)
Windows	Specific sizes and locations as approved	Windows added and removed; sizes changed
Balconies	Size and location as approved	Balcony size reduced
Louvers	Louvers shown on approved elevations	Louvers modified to accommodate column placement

Doors	Specific locations as approved	Doors removed due to floor plan changes
Garage Door	Design as approved	Garage door removed
Green Material	As approved	Green material extended to ground level
Common Area	As approved	Common area increased by moving glass windows/doors toward rear
Openings	Specific sizes as approved	Size of opening changed
Rooftop	Design as approved	Rooftop design changed
Landscape Material	100% live plants with irrigation	Faux (artificial) plants proposed (waiver requested)

Waiver Request for Faux Plants:

The applicant is requesting a waiver to allow faux (artificial) plants on the project design. The approved plans dated December 10, 2024 required live plant material with an automatic irrigation system. Staff has concerns about this waiver request for the following reasons:

- Faux plants degrade over time due to sun exposure and salt air, appearing worn and faded within a few years.
- Artificial plants do not provide environmental benefits such as stormwater retention, heat reduction, air purification, or habitat for pollinators.
- Faux plants do not offer the luxurious aesthetic required by the Town's design guidelines and the high-end nature of this multi-family development.
- Once installed, faux plants are rarely replaced, leading to long-term deterioration of the project's visual appeal.

Element	Approved (January 2025)	Current Proposal (Permit Submittal)	Change
Total Dwelling Units	39 units	39 units	No change
2-Bedroom Units	12 units	21 units	+9 units
3-Bedroom Units	15 units	15 units	No change
4-Bedroom Units	1 unit	3 units	+2 units
5-Bedroom Units	1 unit	0 units	-1 unit
Total Parking Spaces	87 spaces	82 spaces	-5 spaces

Property Description: The subject property consists of Lots 3, 4, and 5, Block 17, "Bay Harbor Island" Subdivision, located at 1130-1140-1150 93rd Street. The overall lot area is 33,750 square feet (0.774 acres). The property is zoned RM-2 (Multiple Family District) with a Future Land Use Map designation of Medium-High Density Residential. Lots 4 and 5

are currently cleared and vacant. Lot 3 has an existing 2-story apartment building with 4 existing units that will be demolished as part of this redevelopment.

Project Description: The proposed project includes:

- Dwelling Units: 39 units (26 base + 13 TDR units)
- Units mix: 21 two-bedroom units, 15 three-bedroom units, and 3 four-bedroom units
- Building Height: 7 stories (6 floors residential over ground level parking garage) @ max. 65 feet above BFE + 1' FBC freeboard
- Parking: 78 and 3 guest required, 82 provided (59 ground level + 22 second floor)
- Amenities: Lobby/Lounges, Fitness Gym, Multi-purpose Lounge, Swimming Pool, Spas & Private Rooftop Gardens, roof gardens on Levels 2, 3 and Roof, significant Landscaped Enhancements to the Right-of-Way
- Breezeway: Open breezeway completely through the building on Levels 2-7
- Total Building Square Footage: The building now has a total of 122,673 sq. ft.

Architectural Design: Modern design with decorative vertical and horizontal design elements, expansive balconies, abundant use of glass, and stone cladding at various locations on the building facades.

Site Modifications: The site is currently 3 vacant lots and the proposal is to build a new construction with associated grading and drainage, internalized parking garages on ground level and 2nd floor, landscaping, pool, and rooftop amenities.

2. ANALYSIS

Project Overview:
This is a re-review of an application for a 39-unit multi-family residential development on a 33,750 square-foot site by The Horizon Group, David Marom. The proposed building features a modern design with a center breezeway (open through the building on Levels 2-7), internalized parking garages on the ground level and a portion of the 2nd floor, and significant amenities. The applicant returned to the DRB because staff identified material changes made during the permit review process.

Post-Approval/Permit Review Changes:

The applicant submitted permit plans that deviate substantially from the DRB-approved design (dated December 10, 2024). While minor adjustments are typical during permit review, the following changes constitute a material change to the exterior appearance requiring DRB re-approval:

1. **Windows:** Windows have been both added and removed from the approved design. Window sizes have been changed.
2. **Balconies:** The balcony size has been reduced compared to the DRB-approved plans.

3. **Louvers:** Louvers have been modified to accommodate the placement of columns.
4. **Doors:** Doors have been removed as a result of changes to the floor plans.
5. **Garage Door:** The garage door has been removed due to revisions from the DRB-approved floor plans.
6. **Green Material:** Green material has been extended to the ground level.
7. **Common Area:** The common area has been increased by moving glass windows and doors toward the rear of the property.
8. **Openings:** The size of an opening has been changed from the approved plans.
9. **Rooftop:** The rooftop design has been changed (see Sheet A-1.08 Rooftop Plan).

Waiver Request for Faux Plants (Staff Analysis):

The applicant is requesting a waiver to allow faux (artificial) plants on the project design. Staff have reviewed and has concerns for the following reasons:

Factor	Live Plants (Approved)	Faux Plants (Requested)
Longevity	Grow and mature over time	Degrade in sun/salt air within 2-3 years
Maintenance	Requires irrigation and care	No maintenance leads to a faded, worn appearance
Environmental Benefit	Stormwater retention, heat reduction, air purification, pollinator habitat	None
Aesthetic Quality	Natural, luxurious, authentic	Artificial, plastic appearance
Property Value	Enhances property value	Diminishes property value over time

The Town's landscape standards (Section 23-16) anticipate live plant material.

Zoning and Land Use:
The property has a Future Land Use Map (FLUM) designation of "M-H Medium-High Density (6-34 DUA)" and is zoned RM-2 (Multiple Family Residential District). The proposed density of 39 units on a 0.77-acre lot (26 base + 13 TDR) is consistent with the maximum allowable base density of 34 DUA. 13 Transfer of Development Rights (TDRs) are required and proposed. The proposed use and density comply with the Comprehensive Plan and Zoning Code.

TDR (Transfer of Development Rights) Status:
The applicant has acquired:

- Private TDRs: 7 units (3 from Montego Club + 4 from 9350 Condo)
- Public TDRs: 5 units (approved by Town Council)
- Total Acquired: 12 TDR units
- Additional TDR Required: 1 additional TDR unit (to reach 13 TDRs for 39 DU)

Platting:
No re-platting is required for this project.

Neighborhood Compatibility:
The area is predominatly by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for multi-family residential complexes (up to 7 stories). The proposed development is deemed generally consistent with the Town's future vision for this area.

Parking Considerations:
Based on 39 DU, the Code requires 78 parking spaces (2 per unit). The revised development plans provide 82 parking spaces, which includes:

- 56 spaces within the ground level parking garage
- 3 guest parking spaces (plus a loading zone in the front yard)
- 22 spaces within the 2nd floor parking garage

A majority of the proposed parking spaces are shown in a tandem configuration. The DRB approved in the previous approval.

Parking Garage Screening:
The applicant requests approval to not fully close-in the sides of the above-grade parking garage as specified in §23-24(d)(4), instead providing aluminum screening panels and landscaping in the setback areas.

Breezeway Design:
The building length exceeds 120 feet; therefore, a breezeway is required. The applicant has revised the proposed breezeway on Levels 2-7 to be fully open and completely through the building. Staff finds this design acceptable pursuant to §23-11(B1)(6).

Rooftop Design Changes:
The rooftop design has been changed. Sheet A-1.08 Rooftop Plan includes a "red-lined" area illustrating where the edge of Floor 7 is below the rooftop. The Board must review whether the current rooftop design (including recreational facility, swimming pool, common terrace area, bathrooms, generator room, mechanical areas, and private terraces with spas) remains consistent with the approved design.

Future Land Use Map Designation:
The property is designated Medium-High Density Residential on the Town's Future Land Use Map. The maximum allowable base density is 34 dwelling units per acre. The proposed 39 DU requires 13 TDR units. If the Town Council approves the acquisition of the requested TDR units, the proposed development would be consistent with the applicable FLUM designation.

Utilities & Undergrounding:
There are existing overhead power lines/poles/other utilities along the entire east and south property lines. The Town Code requires the removal of existing above-ground utility poles/wiring and undergrounding of all facilities. The applicant should coordinate with FPL. All utility connections from existing facilities to the new building must be installed underground, and underground conduits for future undergrounding of overhead utilities along the northern property line are required.

FPL Transformers / Utility Boxes:
All FPL transformers, backflow preventers, and exposed utility facilities must be substantially screened or hidden with landscaping or fences. The FPL transformers cannot be placed in the 10 feet landscape buffer.

Conclusion:

The applicant, The Horizon Group, David Marom, made significant changes to a previously approved design (December 10, 2024) during permit review without requesting DRB re-approval. Staff identified these changes and consulted the DRB Chair, who confirmed the project must return for review. Additionally, the applicant is requesting a waiver to allow faux plants in lieu of live plant material with irrigation. Staff recommends denial of the faux plant waiver. While the original project met the Town's design criteria, the current permit submittal contains several unapproved facade changes documented in Attachment #2 and a requested waiver that does not meet Town standards. Staff finds that the project may be approved subject to the conditions outlined below.

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 developments 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 review the application at its discretion and evaluate the proposed demolition and construction of the new 39 unit multifamily building located at 1130-1150 93 Street, as shown in the submitted plans dated April 30, 2026, prepared by Fariba Makooi.

Staff recommend approval with the following conditions:

1. Plan Set Compliance: Approval is based on the project description and plans last revised April 30, 2026. Any substantial revisions shall be reviewed by staff and may require re-approval by the DRB.
2. TDR Acquisition: This approval is based on the applicant acquiring a total of thirteen (13) TDR Dwelling Units prior to development from either private/public sources in accordance with the procedures set forth in Sec. 23-22.2. The applicant has previously acquired 12 TDR units (7 private + 5 public). One (1) additional TDR unit is required. If the applicant is unable to acquire the necessary additional TDR unit, or if revisions to the previous twelve (12) TDR approvals are not approved by the Town Council, the project approval will be deemed null and void as designed and must be redesigned.
3. Breezeway Approval: The DRB finds the applicant's proposed revised "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request, the project must be redesigned to gain approval.
4. Parking Garage Screening Approval: This approval is based on the Board's approval of the applicant's request to not fully close-in the sides of the above-grade parking garage as specified in §23-24(d)(4), by providing screening fences and landscaping in the adjoining yard areas to screen the parking areas. If the Board does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the Board.
5. Tandem Parking Approval: The DRB must approve the proposed tandem parking arrangement of most of the parking spaces in the garage pursuant to §23-30(f). If the

DRB does not approve the request, the plans must be modified to provide an acceptable design layout.

6. Separate Permits Required: Separate permits are required for demolition, fence, retaining wall, pool, and any mechanical equipment. Please coordinate with the Building Department for all applicable permit requirements.
7. Zoning Compliance**:** All construction must comply with the RM-2 zoning district development standards and Town Code requirements, including height, setbacks, lot coverage, and FAR. Final zoning verification shall occur at the building permit stage.
8. Faux Plant Waiver: The applicant's request for a waiver to allow faux (artificial) plants must be approved by the Board. If denied, the applicant shall remove all faux or artificial plant material from the plans. Only 100% live plant material shall be installed, accompanied by a permitted automatic irrigation system to ensure long-term viability.
9. Outdoor Lighting Plan: The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review, the Town staff will ensure the final lighting plan complies with the Code footcandle limitations/requirements.
10. Unity of Title: Prior to the issuance of building permits, a Unity of Title document to tie the multiple lots (Lots 3, 4, and 5) together as one legal building site must be prepared and recorded, after review and approval by the Town Attorney.
11. FPL Transformer Screening: All FPL transformers, backflow preventers, and exposed utility facilities must be substantially screened/hidden with landscaping, or fences and placement is prohibited in the 10-foot landscape buffer.
12. Underground Utilities: The Town Code requires developers to remove existing above-ground utility poles/wiring and underground all facilities. All utility connections from existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line are required.
13. Fire Department Approval: Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time of building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted/reapproved by the DRC/DRB.
14. Fees & Concurrency: Miami-Dade & Town Park impact fees must be paid/satisfied at the time of building permits. School concurrency must be addressed with Miami-Dade County School Board staff; if mitigation is required, an agreement/payment must be finalized prior to the issuance of building permits.
15. Flood Control and Drainage Compliance**:** The finished grade of the lot may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped to drain to the street drainage gutter, seawall or on-site retention/discharge system, and shall not drain into adjacent property. Finished grades at adjoining lots shall be equal unless the Town Council approves a retaining wall system. All swale areas within adjoining roadways, adjoining lots, and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements.

16. Changes Require Further Review**:** Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.
17. Any previous conditions from the January 7, 2025, meeting shall remain in full force and effect, unless explicitly amended or superseded by the conditions herein.

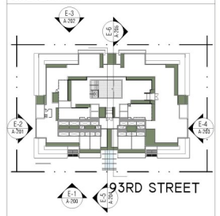


PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER

SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

1. The proposed elevations are consistent with the revised floor plans and the 3D color renderings. However, the 2D elevations previously submitted for DRB approval did not match the floor plans, particularly regarding the balcony and the larger window areas shown. The floor plans have been revised from the DRB-approved set to what was submitted with the building permit.
2. The gate design has been modified and does not match the DRB-approved plans.
3. Window sizes were increased to align with the floor above.
4. The 3D renderings show the full green area; however, the 2D elevations depict different details and do not reflect the updated design accurately.

issue	rev	date	description
02		01.14.2026	ISSUED FOR FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FL 33143
TEL: (305)-665-9688

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
303, SW 2 STREET, FT. LAUDERDALE, FL 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FL 33137
TEL: (305)-506-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
2606 E 15TH STREET, SUITE 204
BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8230

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
NORTH ELEVATION (E-1)

dob no
000000000

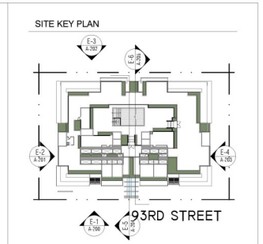
scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-200.00



PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER





1. Windows have been added and removed due to revisions to the floor plans. The proposed elevations now match the updated floor plans and 3D color renderings. However, the 2D elevations previously submitted for DRB approval did not align with the original DRB-approved plans, particularly regarding larger window areas.
2. The style of certain windows has been modified from the approved plans.
3. The balcony size has been reduced compared to the DRB-approved plans.
4. Louvers were modified to accommodate the placement of columns.
5. Green material has been extended to the ground level.
6. Doors have been removed as a result of changes to the floor plans submitted with the building permit.
7. The garage door has been removed due to revisions from the DRB-approved floor plans to the building permit submittal.

02	01.14.2026	ISSUED FOR FILING
01	10.31.2025	ISSUED FOR 50% DD
issue rev	date	description

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6606, SW 81 STREET, MIAMI, FL 33143
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CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
305, SW 3 STREET, FT. LAUDERDALE, FL 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FL 33137
TEL: (305)-906-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
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BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
EAST ELEVATION (E-2)

drb no
000000000

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-201.00

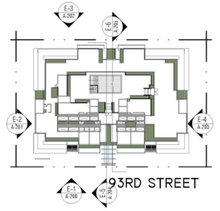


PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER

SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

1. Windows have been both added and removed from the approved design.

2. size of the louvers has been changed, and their location has been moved upward.

3. The common area has been increased by moving glass windows and doors toward the rear of the property.

4. Windows have been removed as a result of revisions to the floor plans, which differ from the DRB-approved plans and reflect what was submitted with the building permit.

02
01
issue rev

LANDSCAPE

CIVIL ENGR

INTERIOR D

MEP ENGINEER:
A&D ENGINEERING, PLLC
2606 E. 15TH STREET, SUITE 204
BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
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7950 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

SEAL

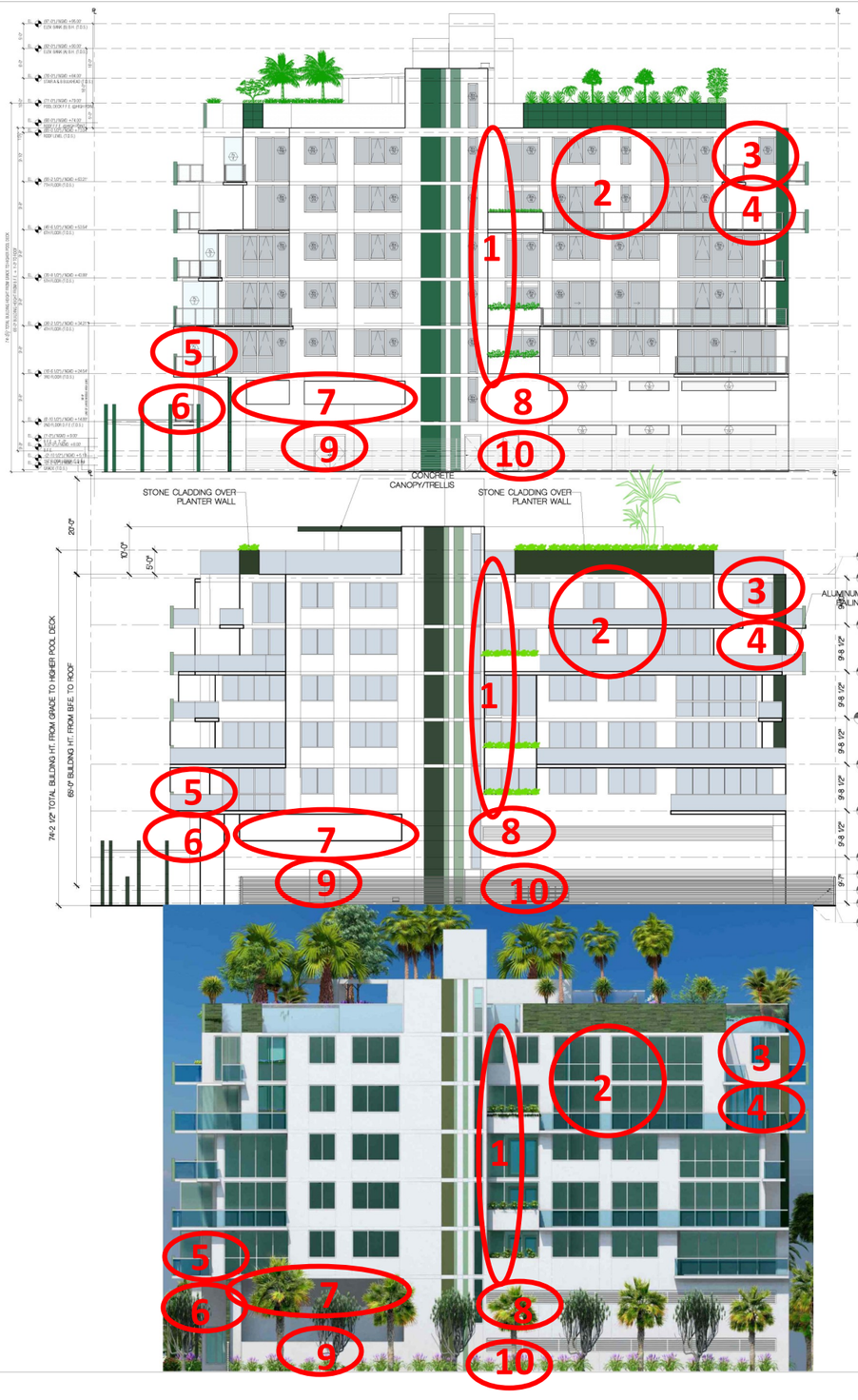
FMA
FELLER / MARINO ARCHITECTS
220 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 239-8722
FAX: (212) 239-8855
WEB SITE: WWW.FMARCHITECT.COM

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
SOUTH ELEVATION (E-3)

dob no
000000000

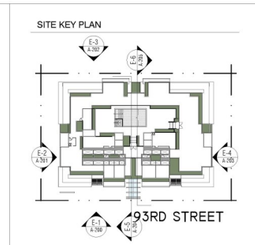
scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-202.00



PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER





02	01.14.2026	ISSUED FOR FILING
01	10.31.2025	ISSUED FOR 50% DD
issue no.	date	description

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
305, SW 7 STREET, FT. LAUDERDALE, FL 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2935, BISCAYNE BLVD, SUITE 300 MIAMI, FL 33137
TEL: (305)-306-7724

MEP ENGINEER:
A&D ENGINEERING, PLLC
2600 E. 15TH STREET, SUITE 204
BROOKLYN, NY 11235
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STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
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TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
WEST ELEVATION (E-4)

drb no
000000000

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-203.00

1. Windows have been removed from the approved design.

2. Windows have been both removed and added, resulting in a modification to the approved design.

3. A window has been removed from the approved plans.

4. Additional windows have been removed from the approved design.

5. A window has been added that was not shown on the approved plans.

6. A balcony has been added that was not included in the approved plans.

7. The size of an opening has been changed from the approved plans.

8. Louvers shown on the approved plans have been removed.

9. A door shown in the plans is not reflected in the 3D renderings.

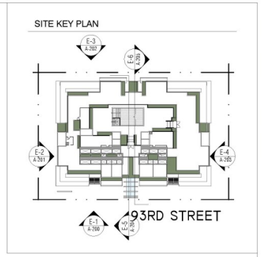
10. A door has been added that was not included in the approved plans.

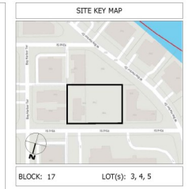


PROPOSED ELEVATION



RENDERING FROM APPROVED SET





issue	rev	date	description
02		01.14.2026	ISSUED FOR FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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101, SW 7 STREET, FT. LAUDERDALE, FL 33315
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INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FL 33137
TEL: (305)-306-7224

MEP ENGINEER:
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MIAMI, FL 33133
TEL: (718) 427-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
BREEZEWAY ELEVATION (E-5)

drb no
000000000

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-204.00

1. A window has been added that was not shown on the approved plans.
2. Windows have been removed and the overall design has been modified from the approved plans.
3. Windows have been removed due to revisions in the floor plan, as this area is now designated for the elevator.
4. Windows have been removed and the design has been modified as a result of changes to the floor plans.
5. The size of the windows has been changed from what was shown on the approved plans.
6. Additional windows have been removed and the design has been altered from the approved plans.

FISCHER + **M**AKOOI **A**RCHITECTS, PLLC
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Fax: 212-219-8980
E-mail: fariba@fmarchitect.com
Web: www.fmarchitect.com
3/25/2026

Lorrainia Belle
Town Planner
Bay Harbor Islands
1030 95TH Street
Bay Harbor Islands, FL 33154

Re: Substantial Compliance Minor Revision - 1150 93rd Street, Bay Harbor Islands FL 33154

On behalf of HORIZON AT CASA VERDE LLC, Fariba Makooi, RA, please accept this letter of intent in connection with the Minor Revision application to the previously approved DRB order for the property located at 1150 93 St, which is further identified by Miami-Dade Tax Folio Number 13-2227-001-3150.

Legal Description: LOTS 3-4-5 BLK 17 BAY HARBOR ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

Background

The Town of Bay Harbor Islands ("Town") Design Review Board ("DRB") approved the proposed development on January 7, 2025. Subsequently, a permit application with final working plans (B26-000044) was submitted to the Building Department for review and approval in accordance with the FBC and all applicable codes. The plans submitted conformed to and are substantially compliant with the preliminary plans approved by the DRB.

The town manager, or their designee(s), may approve minor modifications to final working plans and building permit plans that do not significantly alter the original design in order to meet building or fire code requirements, or other project refinements, provided the modifications do not conflict with any conditions of approval imposed by the design review board or town council, and are otherwise in substantial conformity with the approved plans.

Pursuant to the Town's Code, the minor revisions can be approved administratively; however, during the planning review, some questions arose about minor modifications, which were predominantly resultant from scrivener's errors (typos) in the DRB approved plans. It was recommended the project be reviewed by the DRB on the next available date to affirm and formally approve the current proposed final working plans. We appreciate the opportunity to expeditiously update the approval and thank you for your attention to this matter.

Summary

No substantial changes are proposed in the submitted final working plans. Specifically, there is no change to building location, footprint, setbacks, design intent, unit count, building height, number of stories, lot coverage, FAR, density, intensity, ingress-egress points, open space, etc. The elevations and renderings have substantially similar architectural expressions. The proposed changes do not have the effect of creating any noncompliance or nonconformity with the strict application of the Code or with any conditions of approval.

The permit set submitted for final approval is substantially compliant with the approved DRB plans. The AOR has created a comprehensive and thorough comparison of the proposed permit set for final working plans vs the approved DRB preliminary plan set (provided as Appendix Exhibit). The approved design intent was given the utmost priority, and no substantial changes were made. A markup comparison of the plan sets demonstrates consistency and conformity to the approved sets. Some minor, non-substantial, changes are resultant from scrivener's errors, aka typos, in the DRB approved plans which contained some minor discrepancies between renderings, floor plans, and elevations. In all cases, AOR corrected the discrepancies following best practices in maintaining the intended (as presented and approved by DRB) design intent. Other minor changes were limited to routine and customary activities with minor adjustments to incorporate life safety requirements.

Pursuant to the DRB approval from on 1/7/2025, the proposed final working plans do not conflict with any conditions of approval:

Conditions (from approved draft – still pending execution)

a. This approval is based on the latest revised Site Plan prepared by Frankel Benayoun Architects, Inc., dated received by the Town on December 10, 2024, as well any required modifications stated herein. Any substantial changes requested after the DRB's approval may require separate approval(s) from the Town staff and/or DRB, as specified in the Town Code. (No substantial changes proposed)
b. The approval is based on the Applicant acquiring one (1) Transfer of Development Rights ("TDR") dwelling units prior to issuance of the building permit from either private/public sources in accordance with the procedures set for in Section 23-22.2 of the Town Code. (Owner has a contract to purchase 1 TDR via a private transaction and final approval by City Council of the 1 TDR transfer shall remain a condition for permit issuance. No substantial changes proposed)
c. The revised "breezeway" design is hereby approved pursuant to Section 23-11(B1)(6) of the Town Code. (Breezeway remains as required. No substantial changes proposed)
d. The tandem parking arrangement in the garage is hereby approved pursuant to Section 23-30(f) of the Town Code. (All parking remains contained within the building utilizing the approve tandem parking arrangement. No substantial changes proposed)
e. Prior to issuance of the building permit the Town Staff will ensure the final lighting plan complies with Section 23-19 of the Town Code. (Condition remains. No substantial changes proposed)
f. Prior to the issuance of the building permit, the Applicant shall pay applicable Miami-Dade County and Town impact fees. (Condition remains. No substantial changes proposed)
g. Prior to the issuance of the building permit, the Applicant shall comply with Public School Concurrency, including payment of impact fees and/or mitigation as required. (Condition remains. No substantial changes proposed)
h. When the Miami-Dade Fire Department formally reviews the Project, if any material site design changes are required, a re-approval of the Site Plan shall be required by either staff and/or the DRB, as specified by the Code. (MDFR has reviewed the project and no material site design changes are required. No substantial changes proposed)
i. Prior to the issuance of the building permit, a Unity of Title in a form acceptable to the Town Attorney shall be executed and recorded in the Public Records of Miami-Dade County. (Unity of Title has been executed and approved. CFN 20230632865 Recorded 09/08/2023; OR 33872-0524. Condition has been satisfied)
j. All new FPL transformers, backflow preventers, exposed utility facilities must be substantially screened and hidden with landscaping and/or fencing and painted to match. (Condition remains. No substantial changes proposed)
k. Due to FPL's objection to incremental undergrounding of overhead lines, pursuant to Section 18-22 of the Town Code, the Applicant shall coordinate with FPL to install conduits for the future undergrounding of overhead utilities, as opposed to the removal of all existing overhead lines and placement underground. (Condition remains. No substantial changes proposed)
l. For internal traffic calming prior to exiting the Property, the Applicant shall install speed bumps inside the garage near the stop sign bars and school zone signs below the stop signs. (Condition remains. No substantial changes proposed)

Town's Code of Ordinances - DRB

a) The design review board shall examine, approve, approve with conditions, or disapprove the site development plans prior to the issuance of a building permit in any matter subject to its jurisdiction after consideration of whether the following criteria are complied with:
    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. Conforms. Same as previously approved.
    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. Conforms. Same as previously approved.
    3) The exterior building components and exterior architectural features shall have attractive and cohesive architectural character. Conforms. Same as previously approved.
    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. Conforms. Same as previously approved.
    5) Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design Conforms. Same as previously approved.
    6) Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks. Conforms. Same as previously approved.
    7) The proposed structure is in conformity with standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved Conforms. Same as previously approved.
    8) The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria: Conforms. Same as previously approved.

a. Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography Conforms. Same as previously approved.
b. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted. Conforms. Same as previously approved.
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 Conforms. Same as previously approved.
d. Building design, materials, and colors to be sympathetic with surroundings. Conforms. Same as previously approved.
e. Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously. Conforms. Same as previously approved.
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. Conforms. Same as previously approved.
g. Location and type of planting with due regard for climatic conditions, preservation of specimen and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials. Conforms. Same as previously approved.
h. Design and appropriateness of signs, as well as interior and exterior lighting of signs. Conforms. Same as previously approved.
i. Graphics, as understood in architectural design. Conforms. Same as previously approved.
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. N/A

b) If the above criteria are met, the application shall be approved. Above criteria are met.

Based on the foregoing, we respectfully request the department's favorable review approval of the Minor Revision. Should you have any questions or require additional information, please do not hesitate to contact me.

Summary of Minor Changes

- **Z-001.00:**
  - Additional information regarding the building density was added as per Town Planners' request.
  - Proposed Ground Landscape square footage and percentage were revised after minor changes to the parking spaces and FPL relocation outside the required 10' landscape buffer. The percentage of landscaping exceeds the minimum required.
  - Proposed Ground Impervious square footage and percentage were revised after minor changes to the parking spaces and FPL relocation outside the required 10' landscape buffer.
  - Proposed Roof Deck Landscaping was updated after overall roof design was revised. The percentage of landscaping exceeds the minimum required.
- **A-100.00:**
  - The FPL has been relocated outside of the required 10' landscape buffer
  - The guest parking space was relocated due to the loading zone relocation.
- **A-101.00:**
  - The refuse room exterior door was removed because it was relocated to inside the garage. This permits easier access and garbage disposal for the building workers.
  - The garage exit door was removed as the additional door is not required for egress or practical.
  - The elevator's locations were revised to better accommodate the future tenants. Originally the elevators were side by side and the new interior design allows easier and more convenient access for future tenants.
- **A-102.00:**
  - The tenant storage lockers were relocated to the previously proposed gym area.
  - The opening to the lobby below on the second floor changed due to the changes of the elevator locations and lobby design.

- **A-103 Through A-107.00:**
    - The location of the elevators was revised to better accommodate tenants on both sides of the breezeway. The original design has elevators side by side and this requires tenants on the East side cross over the breezeway to access the elevator.

- **A-109.00:**
    - The locations of the elevators were revised to better accommodate tenants at the pool deck and the roof deck. Access is now granted VIA the elevator for the upper pool deck and the main roof deck.
    - The bathroom locations were revised to better accommodate tenants at the pool deck and the roof deck.
    - The stairs were relocated for more convenient circulation from the public roof deck areas to the pool deck.
- **A-200.00:**
    - There were discrepancies at the 7th floor balcony area, between the previously approved DRB floor plans and Elevations. Based on our professional judgement we followed the floor plans showing no additional balconies.
    - The ground floor windows were revised to better match the windows alignment of the above floors.
- **A-201.00:**
    - The top left window changed due to structural coordination and column locations.
    - The top left windows changed to better fit the overall aesthetic of the building. Now it is proposing floor to ceiling windows to match the overall design of the rest of the building.
    - The refuse room exterior door was removed because it was relocated to inside the garage. This permits easier access and garbage disposal for the building workers.
    - The garage exit door was removed as the additional door is not required for egress or practical
- **A-202.00:**
    - The windows/sliding doors at the 4th and 5th (left side) changed to better fit the overall aesthetic of the building. Now proposing floor to ceiling windows/sliding door to match the overall design of the rest of the building.
    - The Window at the 2nd floor (to the right of the breezeway) was changed due to the interior layout change: The proposed space is now tenant storage and was previously the gym.
- **A-203.00:**
    - The windows at the 5-7th floor (left side) changed due to interior layout changes, discrepancies between previously approved plans/elevations and structural coordination (column locations).
    - The top right window changed due to structural coordination (column locations).
- **A-204.00:**
    - The breezeway windows changed due to the relocation of the elevators and structural coordination (column locations).
    - The window and stucco coloring (right side) changed due to interior layout changes due to structural coordination (column locations).
    - The windows on the right side 2nd floor were removed because the proposed space is now tenant storage and was previously the gym.

Fariba Makooi, RA, AIA, SARA, NCARB, WBE
Principal

FISCHER + **M**AKOOI **A**RCHITECTS, PLLC
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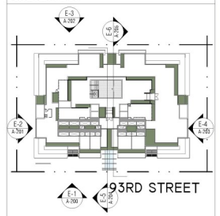
PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER

SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

1. The proposed elevations are consistent with the revised floor plans and the 3D color renderings. However, the 2D elevations previously submitted for DRB approval did not match the floor plans, particularly regarding the balcony and the larger window areas shown. The floor plans have been revised from the DRB-approved set to what was submitted with the building permit.
2. The gate design has been modified and does not match the DRB-approved plans.
3. Window sizes were increased to align with the floor above.
4. The 3D renderings show the full green area; however, the 2D elevations depict different details and do not reflect the updated design accurately.

issue	rev	date	description
02		01.14.2026	ISSUED FOR FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FL 33143
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CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
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MEP ENGINEER:
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TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8230

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
NORTH ELEVATION (E-1)

dob no
000000000

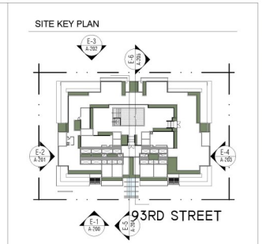
scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-200.00



PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER





1. Windows have been added and removed due to revisions to the floor plans. The proposed elevations now match the updated floor plans and 3D color renderings. However, the 2D elevations previously submitted for DRB approval did not align with the original DRB-approved plans, particularly regarding larger window areas.
2. The style of certain windows has been modified from the approved plans.
3. The balcony size has been reduced compared to the DRB-approved plans.
4. Louvers were modified to accommodate the placement of columns.
5. Green material has been extended to the ground level.
6. Doors have been removed as a result of changes to the floor plans submitted with the building permit.
7. The garage door has been removed due to revisions from the DRB-approved floor plans to the building permit submittal.

02	01.14.2026	ISSUED FOR FILING
01	10.31.2025	ISSUED FOR 50% DD
issue rev	date	description

ISSUES/REVISIONS

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CLIENT:
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TEL: 718-388-8210

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
EAST ELEVATION (E-2)

drb no
000000000

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-201.00

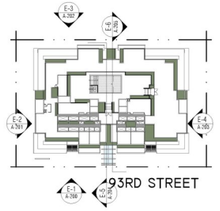


PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER

SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

1. Windows have been both added and removed from the approved design.

2. size of the louvers has been changed, and their location has been moved upward.

3. The common area has been increased by moving glass windows and doors toward the rear of the property.

4. Windows have been removed as a result of revisions to the floor plans, which differ from the DRB-approved plans and reflect what was submitted with the building permit.

02
01
issue rev

LANDSCAPE

CIVIL ENGR

INTERIOR D

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SEAL

FMA
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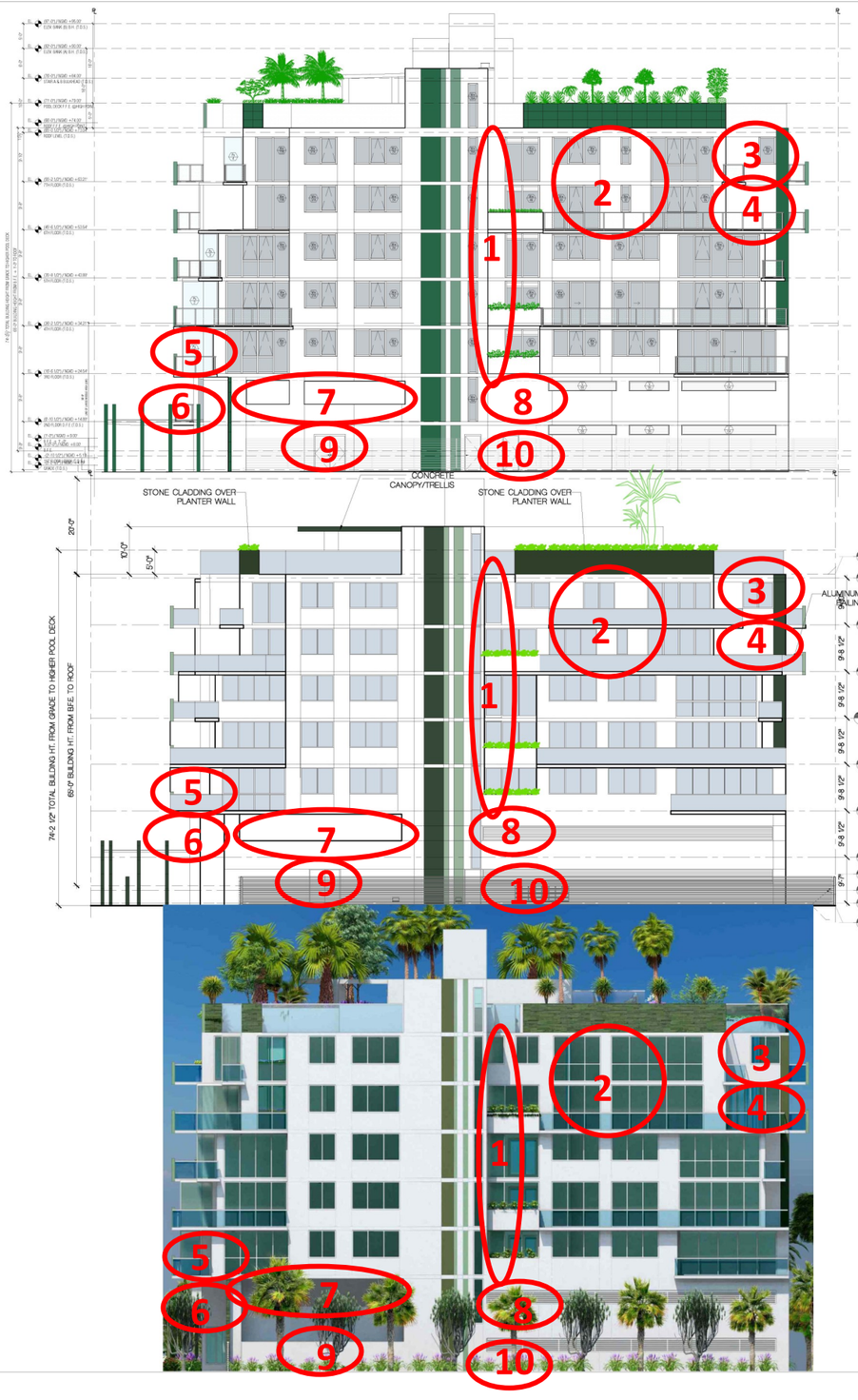
FAX: (212) 239-8855
WEB SITE: WWW.FMARCHITECT.COM

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
SOUTH ELEVATION (E-3)

dob no
000000000

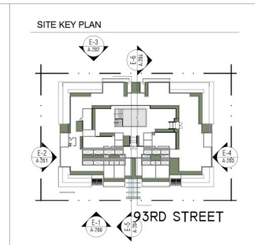
scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-202.00



PROPOSED ELEVATION

DRB APPROVED ELEVATION

DRB APPROVED RENDER





02	01.14.2026	ISSUED FOR FILING
01	10.31.2025	ISSUED FOR 50% DD
issue no.	date	description

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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CLIENT:
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TEL: 718-388-8210

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
WEST ELEVATION (E-4)

drb no
000000000

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-203.00

1. Windows have been removed from the approved design.

2. Windows have been both removed and added, resulting in a modification to the approved design.

3. A window has been removed from the approved plans.

4. Additional windows have been removed from the approved design.

5. A window has been added that was not shown on the approved plans.

6. A balcony has been added that was not included in the approved plans.

7. The size of an opening has been changed from the approved plans.

8. Louvers shown on the approved plans have been removed.

9. A door shown in the plans is not reflected in the 3D renderings.

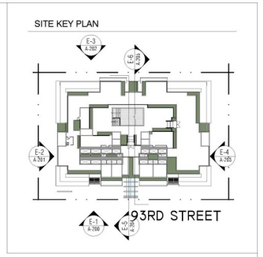
10. A door has been added that was not included in the approved plans.

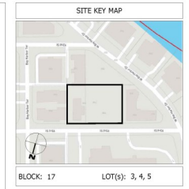


PROPOSED ELEVATION



RENDERING FROM APPROVED SET





issue	rev	date	description
02		01.14.2026	ISSUED FOR FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
BREEZEWAY ELEVATION (E-5)

drb no
000000000

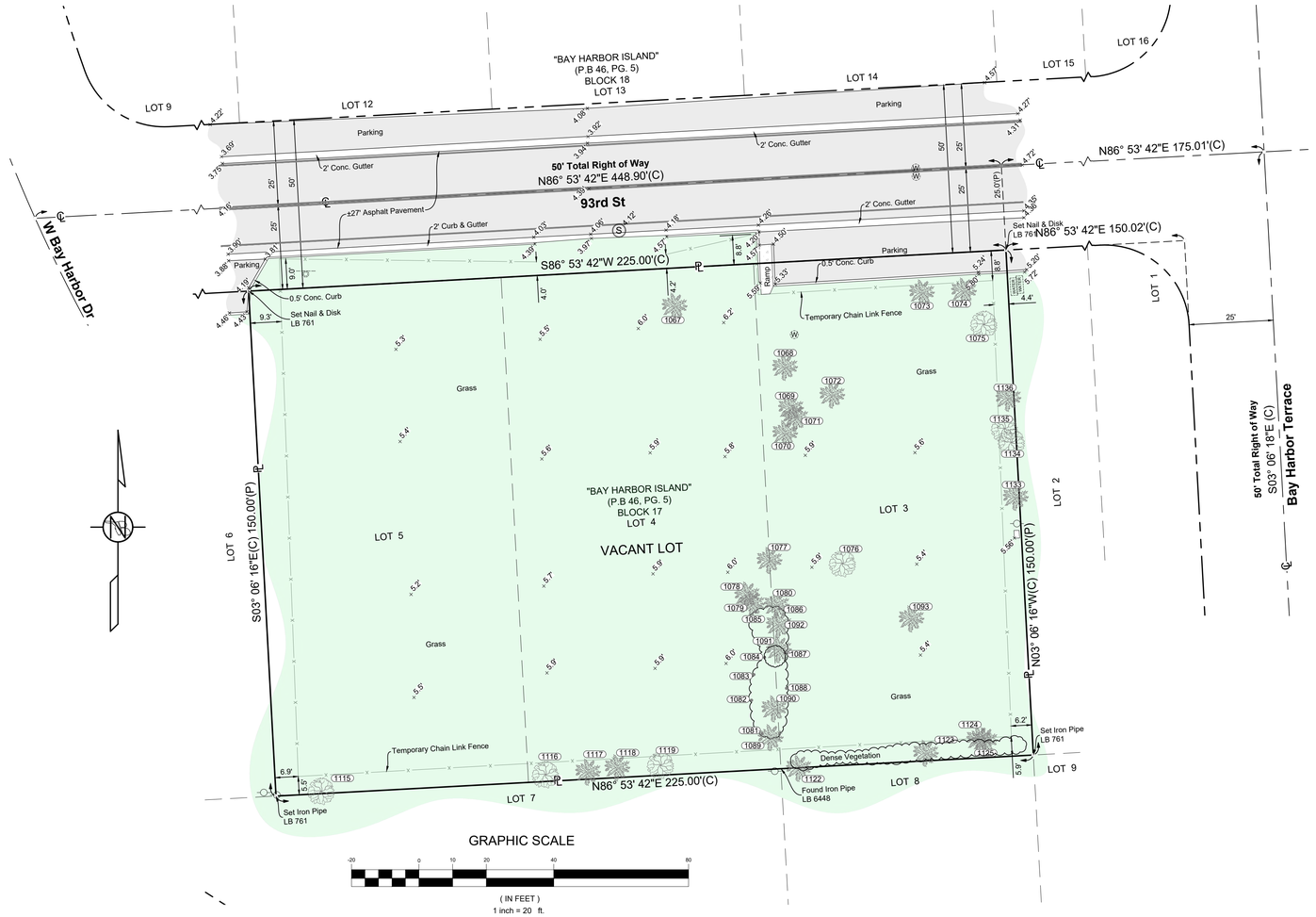
scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-204.00

1. A window has been added that was not shown on the approved plans.
2. Windows have been removed and the overall design has been modified from the approved plans.
3. Windows have been removed due to revisions in the floor plan, as this area is now designated for the elevator.
4. Windows have been removed and the design has been modified as a result of changes to the floor plans.
5. The size of the windows has been changed from what was shown on the approved plans.
6. Additional windows have been removed and the design has been altered from the approved plans.

SKETCH OF BOUNDARY SURVEY

ABBREVIATIONS:	
(1)	As-Built info. by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND.	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2'W; 0.2'N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV.	Elevation
F.F.ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter

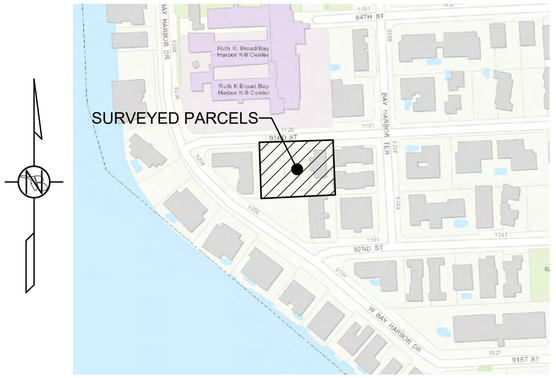
SYMBOL LEGEND:	
	Fire Hydrant
W	Water Valve
G	Gas Valve
S	Sanitary Valve
IR	Irrigation Valve
UK	Unknown Valve
PI	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
INLET	Curb Inlet
D	Drainage Manhole
S	Sanitary Manhole
E	Electric Manhole
GT	Grease Trap Manhole
C	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
B	Bollards
	A/C Compressor Unit
WATER	Water Meter
ELEC	Electric Meter
GAS	Gas Meter
UNK	Unknown Meter
HH	Handhole
	Wire Pull Box
EB	Box Electric
COM	Box Communications
TF	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
M	Monument Line
C	Center Line
S	Section Line
P	Property Line
x.xx	Spot Elevation
x.xx	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water



GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP

Not to Scale
A portion of Section 34, Township 52 South, Range 42 East
Miami-Dade County, Florida

TREE LIST					
POINT #	NAME	SCIENTIFIC NAME	HEIGHT (FT)	TRUNK DIAMETER (IN)	SPREAD (FT)
1115	Weeping Ficus (Multi Trunk)	Ficus benjamina	20'	5'' - 72''	40'
1116	Weeping Ficus	Ficus benjamina	25'	48''	35'
1117	Royal Palm	Roystonea regia	30'	12''	15'
1118	Royal Palm	Roystonea regia	30'	12''	15'
1122	Weeping Ficus (Multi Trunk)	Ficus benjamina	35'	108''	40'
1123	Areca Palm	Dypsis lutescens	30'	30''	25'
1124	Alexander Palm	Archontophoenix alexandrae	30'	7''	20'
1125	Alexander Palm	Archontophoenix alexandrae	25'	7''	20'
1133	Alexander Palm	Archontophoenix alexandrae	15'	12''	13'
1134	Dragon Tree	Dracaena marginata	20'	6''	7'
1135	Dragon Tree	Dracaena marginata	18'	6''	8'
1136	Sabal Palm	Sabal palmetto	20'	24''	15'
1167	Royal Palm	Roystonea regia	40'	24''	15'
1168	Alexander Palm	Archontophoenix alexandrae	20'	24''	10'
1169	Alexander Palm	Archontophoenix alexandrae	18'	4''	9'
1170	Alexander Palm	Archontophoenix alexandrae	18'	4''	9'
1171	Alexander Palm	Archontophoenix alexandrae	8'	5''	5'
1172	Alexander Palm	Archontophoenix alexandrae	18'	5''	8'
1173	Royal Palm	Roystonea regia	50'	24''	20'

TREE LIST					
POINT #	NAME	SCIENTIFIC NAME	HEIGHT (FT)	TRUNK DIAMETER (IN)	SPREAD (FT)
1173	Royal Palm	Roystonea regia	50'	24''	20'
1174	Royal Palm	Roystonea regia	50'	24''	20'
1175	Dragon Tree	Dracaena Marginata	10'	60''	8'
1176	Weeping Ficus	Ficus benjamina	40'	24''	35'
1177	Alexander Palm	Archontophoenix alexandrae	15'	5''	15'
1178	Alexander Palm	Archontophoenix alexandrae	15'	5''	15'
1179	Alexander Palm	Archontophoenix alexandrae	15'	5''	15'
1180	Alexander Palm	Archontophoenix alexandrae	15'	5''	15'
1181					
1182					
1183					
1184	Multi Trunk Weeping Ficus	Ficus benjamina	60'	5'' - 72''	100'
1185					
1186					
1187					
1188					
1189	Alexander Palm	Archontophoenix alexandrae	30'	6''	8'
1190	Alexander Palm	Archontophoenix alexandrae	35'	7''	8'
1191	Alexander Palm	Archontophoenix alexandrae	30'	4''	8'
1192	Alexander Palm	Archontophoenix alexandrae	30'	4''	8'

LEGAL DESCRIPTION:

LOT 3, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 4, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 5, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 13-2227-001-3150 and the Unity of Title recorded in Official Records Book 33872 at Page 0524 as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. The dedications and easements noted on the said plat of BAY HARBOR ISLAND, recorded in Plat Book 46 at Page 5 are Platted here on. There are no setbacks restrictions on the recorded plat, neither noted nor are there any other plottable restriction noted thereon. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

The Bearings as shown hereon were derived using the TopNET GNSS Network, a Network Real Time Kinematic (NRTK) service, where 93rd St bears North 86° 53' 42" East. The Network broadcasts in NAD 83 datum with stated horizontal accuracies to 0.05 feet. Horizontal coordinates are based on the State Plane Coordinate System, Florida East Zone (0901)(NAD 83/2011). All distances as shown are based on Feet.

Elevations shown hereon are referred to the National Geodetic Vertical Datum of 1929 (NGVD 29) and are expressed in Feet.

Benchmark references:

-BM Name: S-243
BM Elevation (NGVD 29): 11.77 feet
Location 1: 96 ST --- 5.5' SOUTH OF SOUTH CURB
Location 2: BAY DRIVE --- 225'+- WEST OF INTERSECTION
Description 1: US C & G BRASS DISC IN SIDEWALK AT SE COR OF BRIDGE OVER INDIAN CREEK.

-BM Name: R-243
BM Elevation (NGVD 29): 6.61 feet
Location 1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
Location 2: STREET NAME --- XX' EAST OF C/L
Description 1: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the standard of 1 foot in 7,500 feet for Suburban Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

At the time of Survey, the Surveyed site does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0144L Community No. 120637 for the Town of Bay Harbor Islands, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone "AE", Base Flood Elevation of 8 feet.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the record plat for the aforementioned plat of BAY HARBOR ISLAND.

A comparison between, plat (P), and calculated (C) dimensions are delineated hereon. Platted dimensions (P) are based on the said BAY HARBOR ISLAND, as recorded in Plat Book 46 at Page 5, of the Public Records of Miami-Dade County, Florida. Calculated dimensions (C) are a protraction based on the record plat mentioned above; the direct and indirect measurement of the recovered monumentation; the recorded legal description; the deed dimensions; the field measurements.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there are any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Boundary Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the BAY HARBOR ISLAND plat and has not been Verified.

No encroachments were noted by this survey, except as shown and noted hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Call 811 or visit www.sunshine811.com before digging.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The total area of the Surveyed Parcel as described herein contains 33,750 square feet more or less (0.77 Acres more or less).

This "SKETCH OF BOUNDARY SURVEY" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 20' or smaller. ***Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.***

SURVEYOR'S CERTIFICATION:

To: HORIZON AT CASA VERDE, LLC

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code and is a "BOUNDARY SURVEY" as defined therein.

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

THOMAS BROWNELL LICENSE No. 2891 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Thomas Brownell
Executive Vice President
Professional Land Surveyor #2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74TH COURT MIAMI, FLORIDA 33155
PHONE: 305-860-3866 FAX: 305-860-3870 workrequest@erbrownell.com

1150 93 ST BAY HARBOR DR
Bay Harbor Islands, FL 33154

No.	Date	Aprvd.	Job No.	Description

Certification No.	LB761
PLS/PSM No.	2891
Field Book No.	25045
Drawn by:	MA
Checked by:	TB
Scale:	1" : 20'
Date:	12/16/24
Job No.	58733

SEE SHEET 1 FOR CERTIFICATIONS.

Sheet No.
1 OF 1

Sketch No.
LS-3565

Plot Date: 12/19/2024
Q:\Proj\58733-R100 CASA VERDE (1150 93rd ST)\CAD DWGS\58733 (LS-3565) BOUNDARY SURVEY (1150 93ST BAY HARBOR DR) 12-16-24.dwg
Saved by: jgarcia







CASA VERDE CONDOMINIUM

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1150 93RD STREET, BAY HARBOR ISLANDS, FL 33154

DRC SUBMITTAL APRIL 27, 2023
DRC RE-SUBMITTAL MAY 25, 2023
DRC RE-SUBMITTAL OCTOBER 26, 2023
DRB SUBMITTAL FEBRUARY 20, 2024
CHECK SET SUBMITTAL MAY 22, 2024
DRB SUBMITTAL #2 JULY 17, 2024
CHECK SET OCTOBER 30, 2024
DRB SUBMITTAL #3 DECEMBER 9, 2024
DRB SUBMITTAL #4 APRIL 16, 2026

PROJECT TEAM		
Client: HORIZON AT CASA VERDE, LLC 53 BROADWAY, BROOKLYN, NY 11249 TEL: 718-388-8210	Civil Engineer: HOLLAND ENGINEERING, INC. 301, S.W. 7 STREET, FT. LAUDERDALE, FL 33315 TEL: 212-594-8140	Pool Designer: AQUADYNAMICS DESIGN GROUP, INC. 5000 SW 75TH AVENUE SUITE 402 MIAMI, FL 33155 TEL: 305-667-8975
Architect: FISCHER + MAKOOI ARCHITECTS, PLLC 259 WEST 30TH STREET, SUITE 401, NEW YORK, NY 10001 TEL: 212-212-9733	Landscape Architect: GEOMANTIC DESIGNS, INC. 2332 GALIANO STREET, 2ND FLOOR, CORAL GABLES, FL 33134 TEL: 305-665-9688	
Filing Representative: CPES CONSULTING, LLC 66 W. FLAGLER STREET, SUITE 900 #9718, MIAMI, FL 33130 TEL: 786-744-2557	Interior Designer: DOMUS DESIGN GROUP 2915, BISCAYNE BLVD, SUITE 300, MIAMI, FL 33137 TEL: 305-306-7224	
Structure Engineer: OPTIMUS STRUCTURAL DESIGN, LLC 7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016 TEL: 305-512-5860	Fire Protection Engineer: SPRINKLERMATIC 4740 DAVIE ROAD, DAVIE, FL 33314 TEL: 954-327-3686	
MEP Engineer: A&D ENGINEERING, PLLC 2606 E. 15TH STREET, SUITE 204, BROOKLYN, NY 11235 TEL: 718-872-6122	Geotechnical Engineer: SKYRISE ENGINEERING & TESTING 3701 SW 47th AVENUE, SUITE 104, Davie, FL 33314 TEL: 305-331-0890	

Fariba Makooi

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Reason: I am the author of this document
Date: 2026.04.30 14:44:43-04'00'

Fariba Makooi, State of Florida, Registered Architect, License No. AR104244. This item has been digitally signed and sealed by Fariba Makooi, RA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Fischer + Makooi Architects, PLLC.
259 West 30th Street, Suite 401
New York, NY 10001

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		04.16.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2025	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
2332 GALIANO STREET, CORAL GABLES, FL 33134
TEL: (305)-665-9688

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
301, SW 7 STREET, FT, LAUDERDALE, FL 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FL 33137
TEL: (305)-306-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
2606 E. 15TH STREET, SUITE 204
BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

FISCHER + MAKOOI ARCHITECTS
259 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-9980
WEB SITE: WWW.FMARCHITECT.COM

SEAL
STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
COVER SHEET

dob no
B26-000044

scale	AS NOTED	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		T-001.00







SITE KEY MAP


Bay Harbor Dr
Bay Harbor Dr
Bay Harbor Dr

ARCHITECTURAL DRAWING LIST

ISSUED FOR DRB	ISSUED FOR FILING	PAGE NO.	SHEET NO.	SHEET TITLE
●	●	1	T-001 . 00	COVER SHEET
●	●	2	T-002 . 00	COVER SHEET
●	●	3	T-003 . 00	DRAWINGS LIST
●	●	4	Z-001 . 00	ZONING ANALYSIS & CHARTS
●	●	5	Z-002 . 00	ZONING TAX & FLOOD MAPS
●	●	6	Z-101 . 00	ZONING ANALYSIS DIAGRAMS 1ST FLOOR
●	●	7	Z-102 . 00	ZONING ANALYSIS DIAGRAMS 2ND FLOOR
●	●	8	Z-103 . 00	ZONING ANALYSIS DIAGRAMS 3RD FLOOR
●	●	9	Z-104 . 00	ZONING ANALYSIS DIAGRAMS 4TH FLOOR
●	●	10	Z-105 . 00	ZONING ANALYSIS DIAGRAMS 5TH FLOOR
●	●	11	Z-106 . 00	ZONING ANALYSIS DIAGRAMS 6TH FLOOR
●	●	12	Z-107 . 00	ZONING ANALYSIS DIAGRAMS 7TH FLOOR
●	●	13	Z-108 . 00	ZONING ANALYSIS DIAGRAMS ROOF
●	●	14	Z-109 . 00	ZONING ANALYSIS DIAGRAMS BULKHEAD
●	●	15	Z-110 . 00	LANDSCAPE & IMPERVIOUS AREA DIAGRAMS GROUND FLOOR
●	●	16	Z-111 . 00	LANDSCAPE AREA DIAGRAM ROOF
●	●	17	Z-200 . 00	NORTH ELEVATION SETBACK (E-1) ANALYSIS
●	●	18	Z-201 . 00	EAST ELEVATION SETBACK (E-2) ANALYSIS
●	●	19	Z-202 . 00	SOUTH ELEVATION SETBACK (E-3) ANALYSIS
●	●	20	Z-203 . 00	WEST ELEVATION SETBACK (E-4) ANALYSIS
●	●	21	A-100 . 00	SITE PLAN
●	●	22	A-101 . 00	1ST FLOOR PLAN
●	●	23	A-102 . 00	2ND FLOOR PLAN
●	●	24	A-103 . 00	3RD FLOOR PLAN
●	●	25	A-104 . 00	4TH FLOOR PLAN
●	●	26	A-105 . 00	5TH FLOOR PLAN
●	●	27	A-106 . 00	6TH FLOOR PLAN
●	●	28	A-107 . 00	7TH FLOOR PLAN
●	●	29	A-108 . 00	ROOF PLAN
●	●	30	A-109 . 00	BULKHEAD PLAN
●	●	31	A-200 . 00	ELEVATION (E-1)
●	●	32	A-201 . 00	ELEVATION (E-2)

CIVIL DRAWING LIST

ISSUED FOR DRB	PAGE NO.	SHEET NO.	SHEET TITLE
●	1	C-1 . 00	PAVING, GRADING & DRAINAGE PLAN
●	2	C-2 . 00	WATER & SEWER PLAN
●	3	C-3 . 00	PAVEMENT MARKING & SIGNAGE PLAN
●	4	C-4 . 00	STORMWATER POLLUTION PREVENTION PLAN
●	5	C-5 . 00	STORMWATER POLLUTION PREVENTION NOTES & DETAILS
●	6	C-6 . 00	SECTIONS & DETAILS
●	7	C-7 . 00	UTILITY DETAILS
●	8	C-8 . 00	DRAINAGE DETAILS

LANDSCAPE DRAWING LIST

ISSUED FOR DRB	PAGE NO.	SHEET NO.	SHEET TITLE
●	1	LD-1 . 00	EXSTING TREE DISPOSITION PLAN
●	2	LD-2 . 00	TREE TRANSPLANT & PROTECTION PLAN
●	3	L-1 . 00	PLANTING PLAN - GROUND LEVEL
●	4	L-2 . 00	PLANTING PLAN - LEVEL 2
●	5	L-2.1 . 00	PLANTING PLAN - LEVEL 3
●	6	L-2.2 . 00	PLANTING PLAN - LEVEL 4
●	7	L-2.3 . 00	PLANTING PLAN - LEVEL 5
●	8	L-2.4 . 00	PLANTING PLAN - LEVEL 6
●	9	L-2.5 . 00	PLANTING PLAN - LEVEL 7
●	10	L-3 . 00	PLANTING PLAN - ROOF
●	11	L-4 . 00	UPPER LEVELS - PLANT LISTS & DETAIL
●	12	L-5 . 00	PLANTING DETAILS
●	13	L-6 . 00	LANDSCAPE LEGEND
●	14	L-7 . 00	CONCEPT PLANTING IMAGES

Fariba Makooi

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Reason: I am the author of this document
Date: 2026.04.30 14:44:44-04'00'

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
2332 GALIANO STREET, CORAL GABLES, FL 33134
TEL: (305)-665-9688

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
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7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FL 33016
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53 BROADWAY BROOKLYN, NY 11249
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FMA
FISCHER • MAKOOI ARCHITECTS
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NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-9980
WEB SITE: WWW.FMARCHITECT.COM

SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
DRAWINGS LIST

dob no
B26-000044

scale	AS NOTED	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		T-003.00

1 ZONING ANALYSIS
N.T.S.

ZONING ANALYSIS

ADDRESS: 1130-1150 93RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154
LOCATION INFORMATION: LOT(S): 3, 4 & 5; BLOCK: 17
ZONING DISTRICT: RM2 – MULTIFAMILY RESIDENTIAL DISTRICT

LOT AREA

SQUARE FOOTAGE= 225'-0" x 150'-0" =33,750 SF	**ACRES= 33,750 SF / 43,560 SF = 0.77 ACRES**

LEGAL DESCRIPTION:
LOTS 3, 4 & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION	**= 8.0' NGVD**
CROWN OF THE ROAD	**= 4.45' NGVD**
ZONING CLASSIFIATION	**RM-2 – MULTIFAMILY RESIDENTIAL DISTRICT**
FUTURE LAND USE DESIGNATION	**MEDIUM-HIGH DENISTY RESIDENTIAL**

DENSITY

MAXIMUM DENSITY (DETERMINED BY THE SETBACKS: (0.77 ACRES X 60 DUA)	**ALLOWABLE= 46 DU**	**PROPOSED= 39 DU**
ALLOWABLE BASE DENSITY= 34 (UNITS PER NET ACRE)	**ALLOWABLE= 26 DU**	**PROPOSED= 39 (USING 13 TDRs)**
PROPOSED UNITS PER NET ACRE CALCULATION : 0.77 ACRES X 39 = 30 UNITS		

SETBACKS

FRONT:	**REQUIRED**	**PROPOSED**
UP TO 30'-0" HIGH:	**20'-0"**	**20'-0"**
UP TO 45'-0" HIGH:	**25'-0"**	**25'-0"**
UP TO 75'-0" HIGH:	**30'-0"**	**30'-0"**

2 ZONING ANALYSIS (CONTINUED)
N.T.S.

REAR:	**REQUIRED**	**PROPOSED**
BUILDINGS LESS THAN 30'-0" IN HEIGHT=10' FOR EACH ADDITIONAL 3'-0" OF BUILDING HEIGHT ABOVE 30'-0" ONE (1) ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'	**10'-0"**	**10'-0"**
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0":	**22'-8" (MAX)**	**24'-8" (MAX)**
SIDE:	**REQUIRED**	**PROPOSED**
BUILDINGS LESS THAN 30'-0" IN HEIGHT= 10'-0". FOR EACH ADDITIONAL 3'-0" OF BUILDING HEIGHT, ABOVE 30'-0", THERE SHALL BE 1 ADDITIONAL FOOT OF BUILDING SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'-0" IN HEIGHT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAX. SETBACK SHALL BE 20'-0". NOTWITHSTANDING THE ABOVE PROVISIONS FOR DEVELOPMENTS ON MORE THAN ONE LOT THE MINIMUM SETBACK FROM EACH SIDE LOT LINE SHALL BE EQUAL TO 10% OF THE STREET FRONTAGE OF THE LOT BUT NOT LESS THAN 10'-0". THE MAXIMUM REQUIRED SIDE SETBACK HALL BE 22'-6" = 10% OF 150'-0" = .10x150=15'-0"	**22'-6"**	**22'-6"**
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	**34'-2" (MAX)**	**34'-2" (MAX)**

FLEX

(1/3 OF BUILDING LENGTH)	**ALLOWABLE**	**PROPOSED**
@ NORTH FRONTAGE= (0.33 X 180'-0")	**60'-0"**	**58'-9 ¼"**
@ SOUTH FRONTAGE= (0.33 X 180'-0")	**60'-0"**	**60'-0"**
@EAST & WEST FRONTAGE(S)= (0.33 X 120'-0")	**40'-0"**	**40'-0"**

3 ZONING ANALYSIS (CONTINUED)
N.T.S.

MAXIMUM HEIGHT

	ALLOWABLE	**PROPOSED**
MAXIMUM BUILDING HEIGHT	**65'-0" (ABOVE BFE +1'-0" FREEBOARD)**	**65'-0" (ABOVE BFE +1'-0" FREEBOARD)**

LANDSCAPING

	REQUIRED	**PROPOSED**
GROUND LANDSCAPE AREA PERVIOUS: 20% OF LOT AREA (MIN.)		
= 33,750 SF x 0.20 = 6,750 SF	**20 % = 6,750 SF**	**25.0 % = 8,092.9 SF**
GROUND IMPERVIOUS AREA:	**PROPOSED 24,565.6 SF = 75% OF SITE AREA**	

ROOF DECK LANDSCAPE REQUIREMENTS

	REQUIRED	**PROPOSED**
MINIMUM REQUIRED RECREATION SPACE: 15% (MIN.)	**7,733 x 0.15= 1,159.95 SF**	**1,856.4 SF = 24.0%**

LOT COVERAGE

	REQUIRED	**PROPOSED**
LOT COVERAGE DETERMINED BY SETBACKS (SEE LOT COVERAGE DIAGRAM SHEET Z-005.00)	**N/A**	**20, 996 SF = 62 %**

PARKING SPACE REQUIREMENTS

	REQUIRED	**PROPOSED**
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 3 GUEST PARKING AS A SUBSET OF THE TOTAL [INCLUDING 2 H.C. SPACES]	**78 (INCLUDING 3 GUESTS)**	**82 (INCLUDING 3 GUEST & 2 ADA SPACES + LOAD.)**

3 BUILDING AREA CHART
N.T.S.

BUILDINGS AREA CHART

Floor	Gross Floor Area (S.F.)
1st	21,138.00
2nd	19,197.00
3rd	18,286.00
4th	17,119.00
5th	17,119.00
6th	15,207.00
7th	15,207.00
Roof/Bulkhead	843.00
Total	124,116.00

5 UNIT MIX CHART
N.T.S

(Casa Verde) 1130-1150 93rd Street, Bay Hardbor Islands, FL, 33154

UNITS AREA CHART

Floor	1			2			3			4			5			6			7			8			Units Count	Units Gross Area (S.F.)	Units Net Area (S.F.)
	Gross	Net	Outdoor	Gross	Net	Outdoor	Gross	Net	Outdoor	Gross	Net	Outdoor	Gross	Net	Outdoor	Gross	Net	Outdoor	Gross	Net	Outdoor	Gross	Net	Outdoor			
2nd	1,964	1,835	252	2,374	2,246	113																			2	4,338	4,081
3rd	1,904	1,797	288	2,335	2,210	113	1,563	1,465	113	1,559	1,465	113	2,330	2,210	113	2,056	1,931	284	2,448	2,316	524	2,170	2,044	480	8	16,365	15,438
4th	1,764	1,661	212	1,946	1,851	557	1,562	1,461	113	1,557	1,461	113	1,944	1,851	555	1,916	1,800	448	2,411	2,277	296	2,127	1,999	252	8	15,227	14,361
5th	1,764	1,661	141	1,947	1,844	190	1,562	1,461	113	1,557	1,461	113	1,942	1,844	190	1,916	1,800	137	2,411	2,277	252	2,127	1,999	208	8	15,226	14,347
6th	3,579	3,378	677	1,470	1,384	864	1,426	1,322	133	2,892	2,712	997	3,944	3,736	712										5	13,311	12,532
7th	1,523	1,424	114	1,470	1,384	163	1,426	1,322	133	1,422	1,322	133	1,470	1,385	163	1,616	1,511	110	2,357	2,219	252	2,056	1,922	208	8	13,340	12,489
Total	12,498	11,756	1,684	11,542	10,919	2,000	7,539	7,031	605	8,987	8,421	1,469	11,630	11,026	1,733	7,504	7,042	979	9,627	9,089	1,324	8,480	7,964	1,148	39	77,807	73,248

UNITS MATRIX

Unit Type	Units Count
2 Bedroom	21
3 Bedroom	15
4 Bedroom	3
Total	39

Fariba Makooi

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Reason: I am the author of this document
Date: 2026.04.30 14:44:45-04'00'

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		04.16.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
2332 GALIANO STREET, CORAL GABLES, FL 33134
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DOMUS DESIGN GROUP
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SEAL
STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

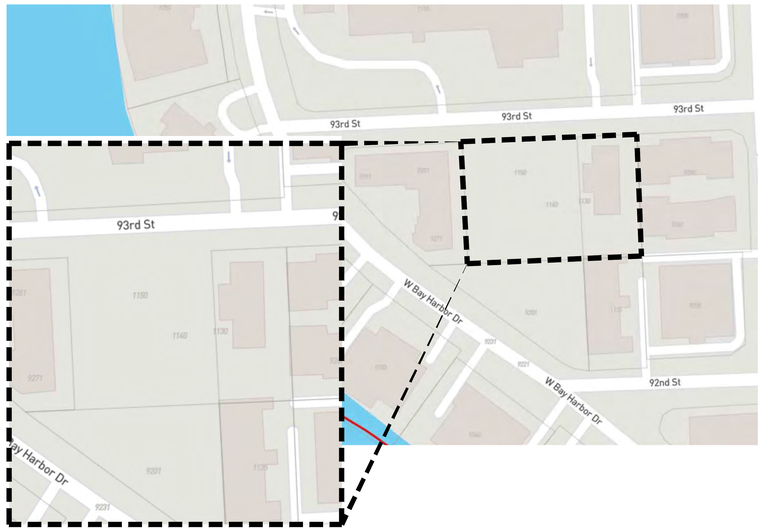
drawing title
ZONING ANALYSIS & CHARTS

dob no
B26-000044

scale	AS NOTED	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		Z-001.00

1 TAX MAP - BLOCK 0017, LOT(S) 3, 4, 5

N.T.S.



2 FLOOD MAP - 12086C0144L ZONE "AE" SEPTEMBER 11, 2009

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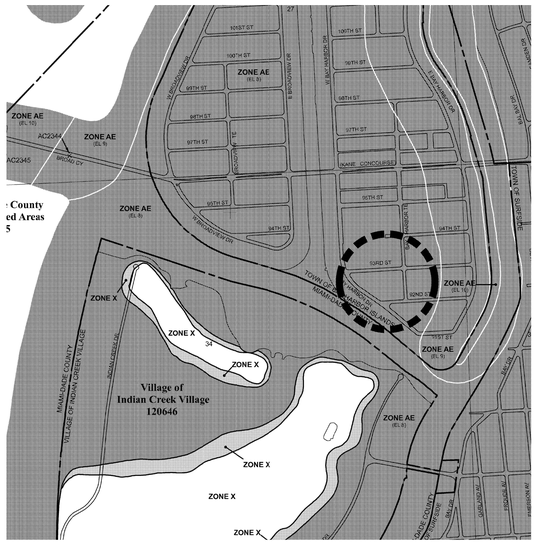


LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone A is the flood insurance rate Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- (EL 987) — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4278000 FT — 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT — 5000-foot grid ticks: Florida State Plane coordinate system, East zone (FIPSZONE 0901), Transverse Mercator projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

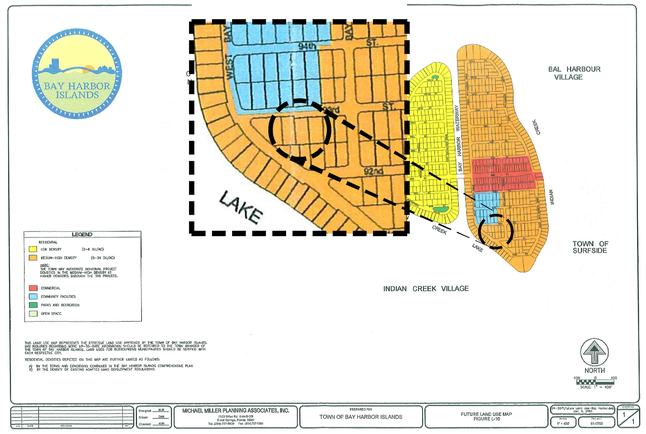
EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
January 20, 1983

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 2, 1994 - Map Repository address. September 11, 2009 - To update corporate limits, to change zone designations, to add roads and road names, and to add and change Special Flood Hazard Areas.

For community map revision history prior to countywide mapping, refer to the Community

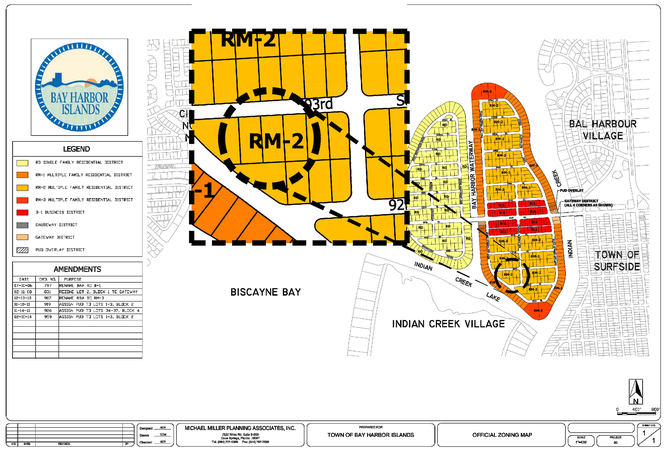
3 Future Land Use Map - Medium-High Density Area

N.T.S.



3 ZONING MAP - MAP RM-2

N.T.S.



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
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ISSUES/REVISIONS

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SEAL

STATE OF FLORIDA — FARIBA H. MAKOOI — AR104244 — REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ZONING TAX & FLOOD MAPS

dob no
B26-000044

Fariba Makooi
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date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	Z-002.00
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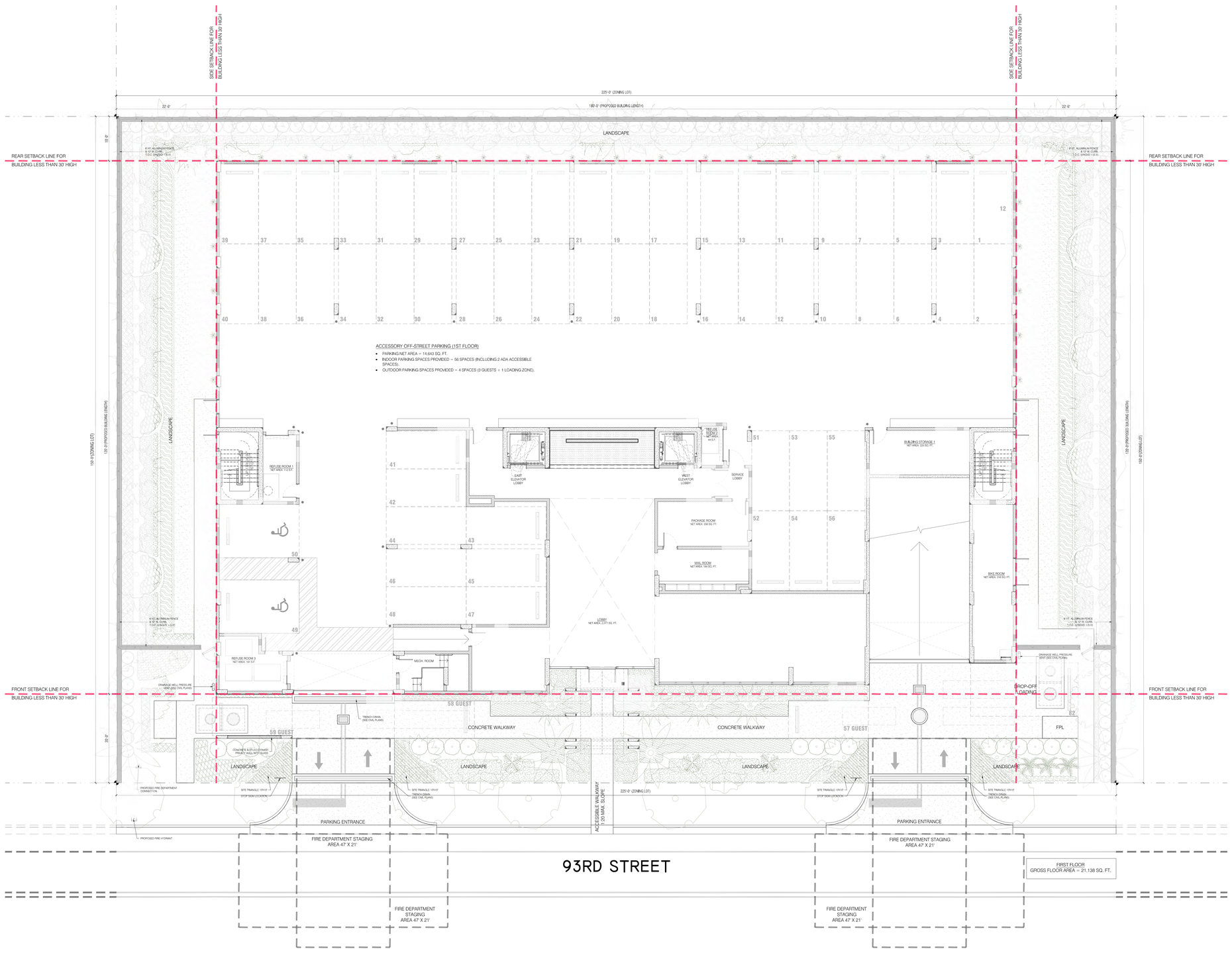

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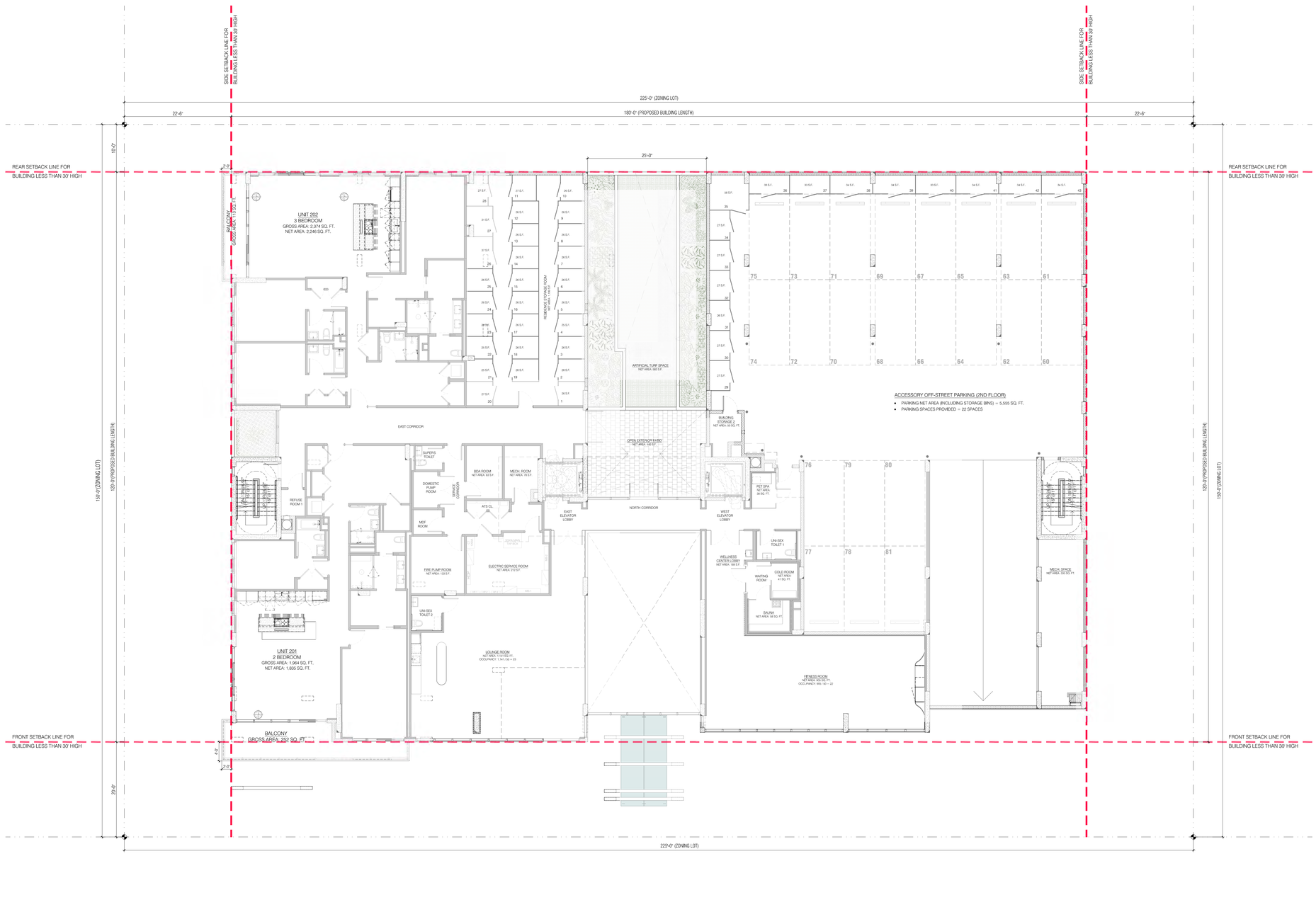
SITE KEY MAP


Bay Harbor Dr
Bay Harbor Dr
93rd St
93rd St
Bay Harbor Dr
Bay Harbor Dr
Bay Harbor Dr



93RD STREET

Fariba Makooi

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SITE KEY MAP



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SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
REGISTERED ARCHITECT
AR104244

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ZONING ANALYSIS DIAGRAMS 2ND FLOOR

dob no
B26-000044

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	Z-102.00
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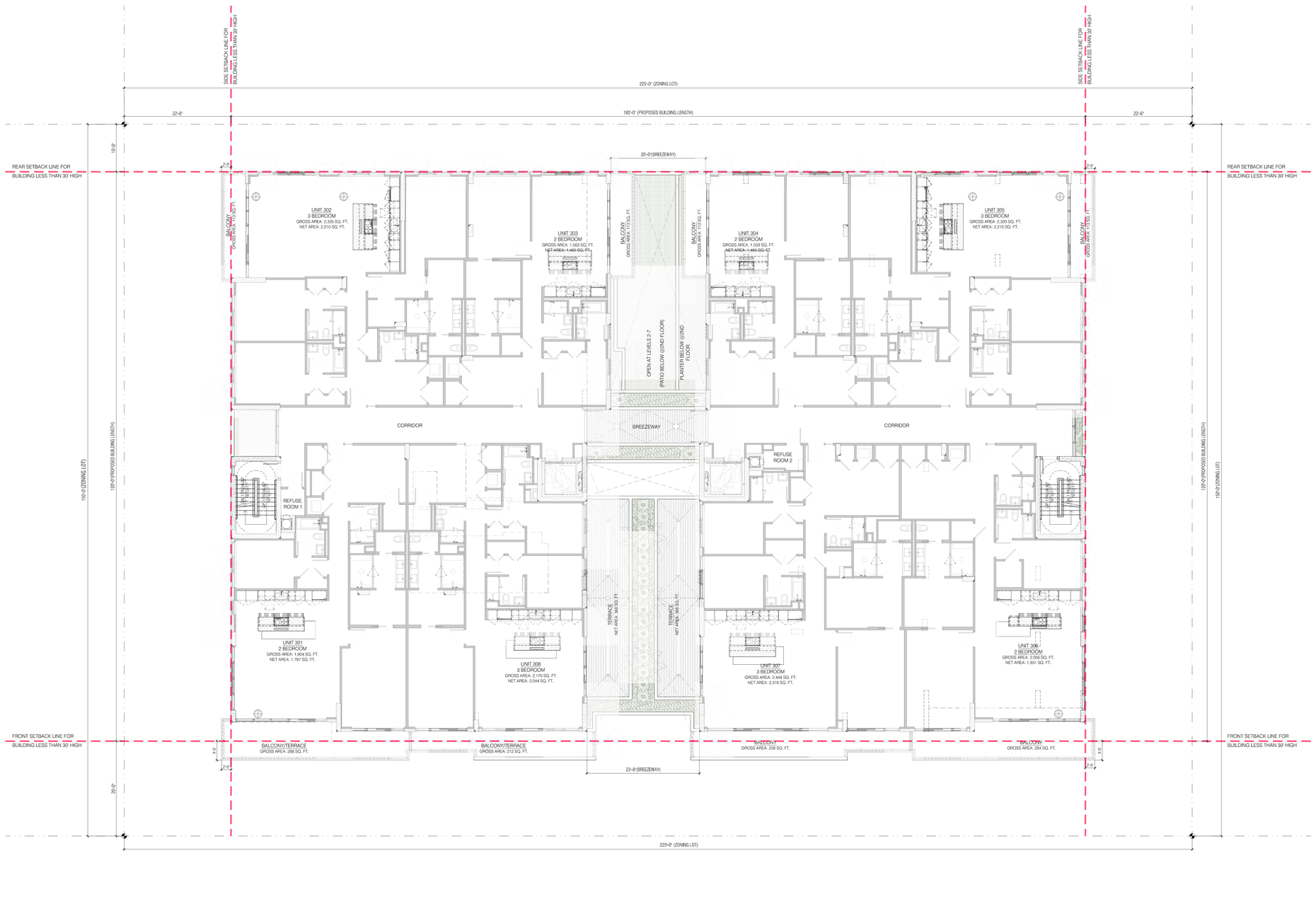

93RD STREET

THIRD FLOOR
GROSS FLOOR AREA= 17,580 SQ. FT.

Fariba Makooi

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Date: 2026.04.30 14:44:46-04'00'

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
2332 CALIANO STREET, CORAL GABLES, FL 33134
TEL: (305)-665-9688

CIVIL ENGINEER:
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MEP ENGINEER:
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SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ZONING ANALYSIS DIAGRAMS 3RD FLOOR

dob no
B26-000044

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	Z-103.00
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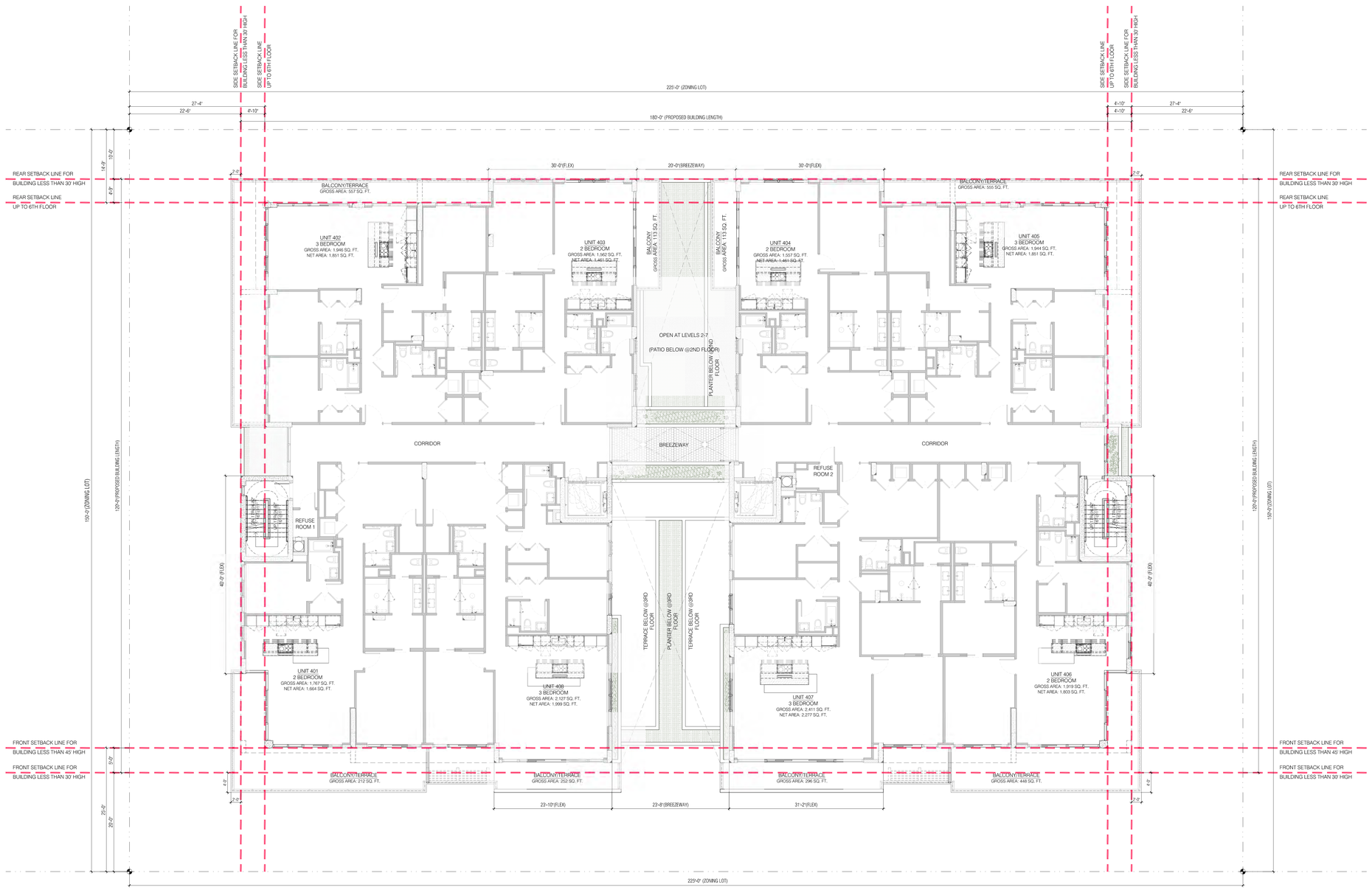

93RD STREET

FOURTH FLOOR
GROSS FLOOR AREA= 17,219 SQ. FT.

Fariba Makooi

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Reason: I am the author of this document
Date: 2026.04.30 14:44:47-04'00'

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

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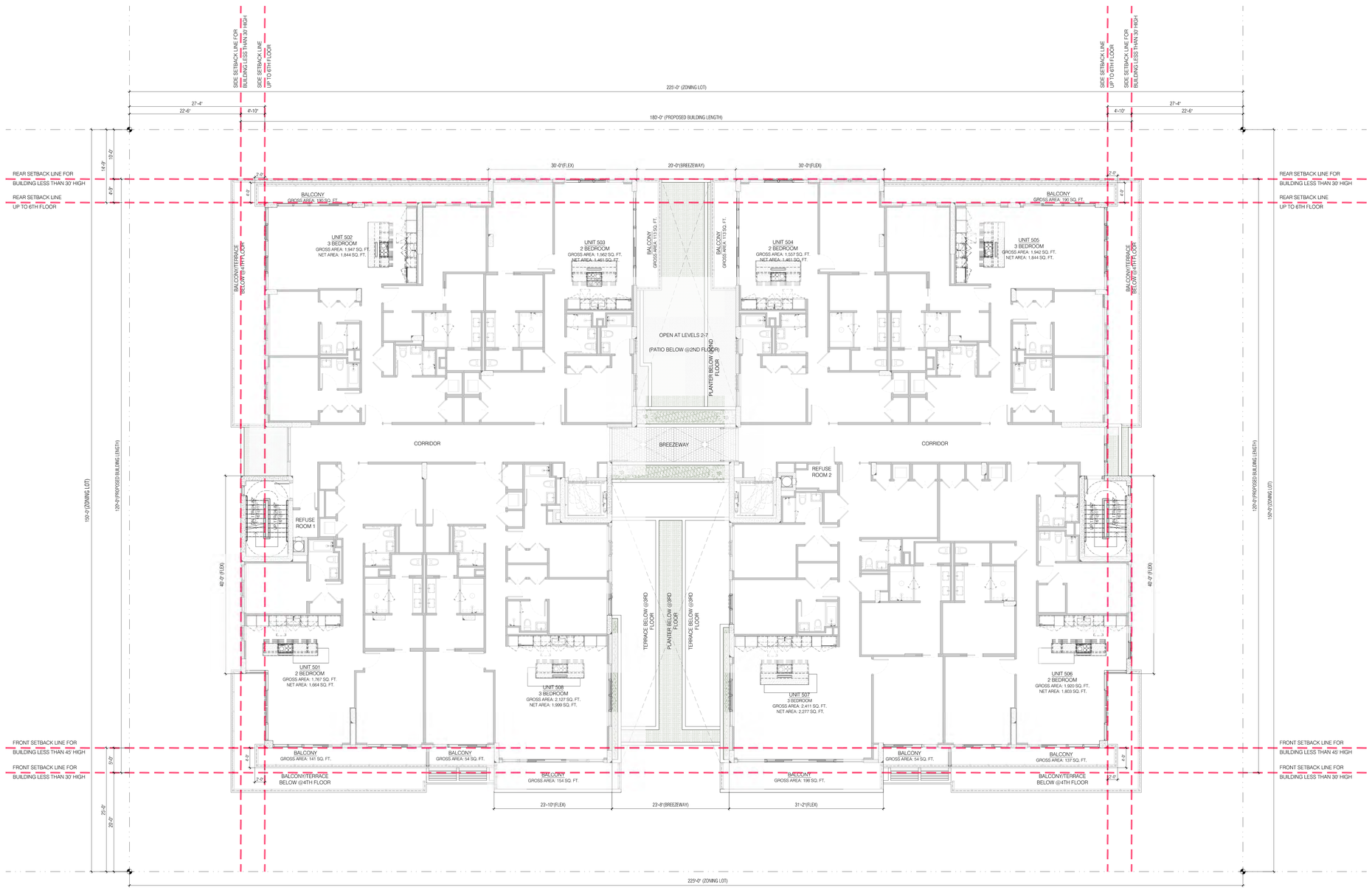
SEAL
STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ZONING ANALYSIS DIAGRAMS 4TH FLOOR

dob no
B26-000044

scale	1/8" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	Z-104.00
checked	FM		



93RD STREET

FIFTH FLOOR
GROSS FLOOR AREA= 17,219. FT.

Fariba Makooi

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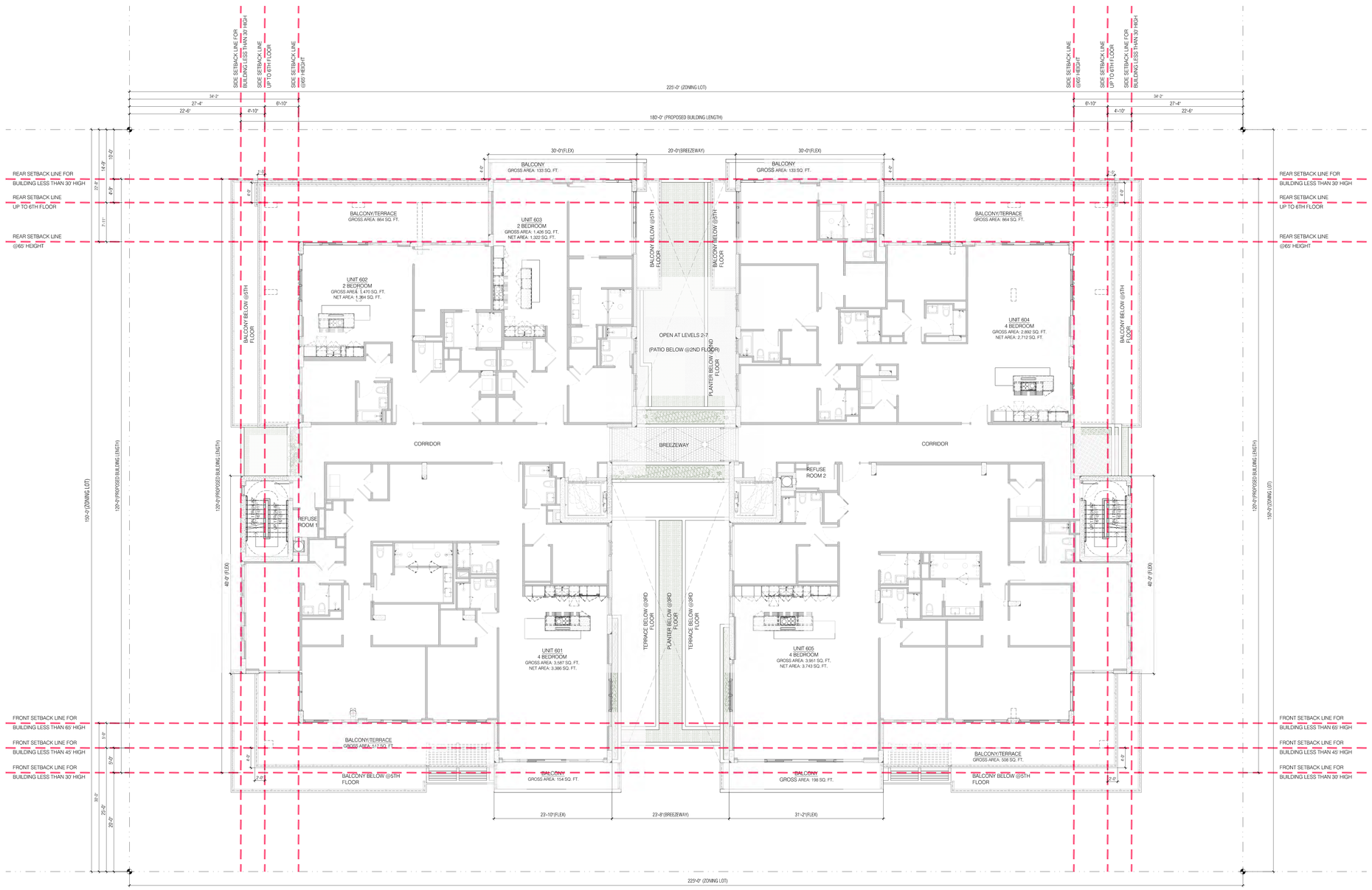
Reason: I am the author of this document
Date: 2026.04.30 14:44:47-04'00'

SITE KEY MAP


Bay Harbor Trail
Bay Harbor Trail
Bay Harbor Trail



93RD STREET

SIXTH FLOOR
GROSS FLOOR AREA= 15,632 SQ. FT.

Fariba Makooi

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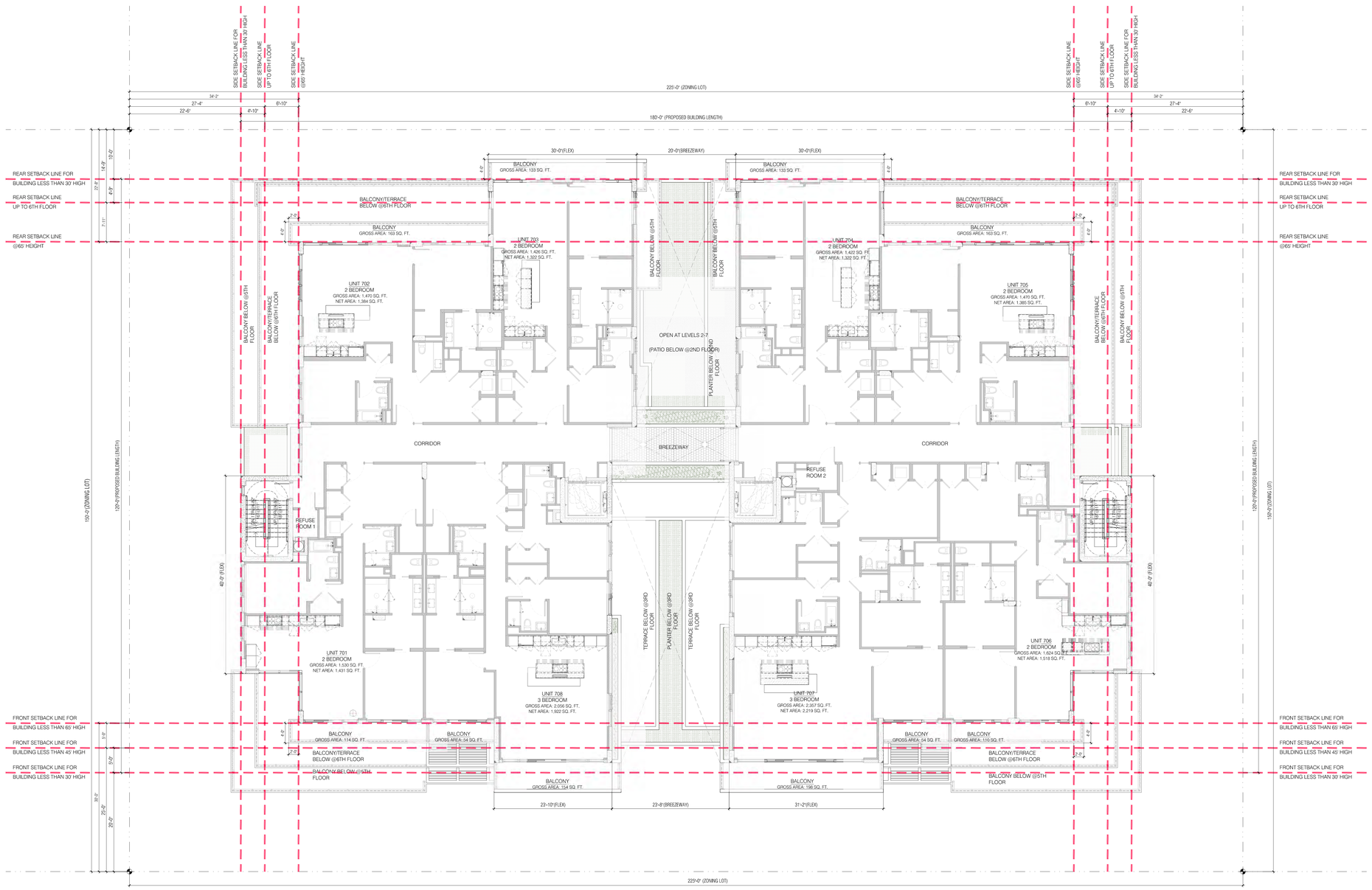
Reason: I am the author of this document
Date: 2026.04.30 14:44:48-04'00'

SITE KEY MAP


Bay Harbor Trail
Bay Harbor Trail
Bay Harbor Trail



93RD STREET

SEVENTH FLOOR
GROSS FLOOR AREA= 15,632 SQ. FT.

Fariba Makooi

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SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
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ISSUES/REVISIONS

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SEAL

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FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
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NEW CONDOMINIUM BUILDING
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drawing title
ZONING ANALYSIS DIAGRAMS 7TH FLOOR

dob no
B26-000044

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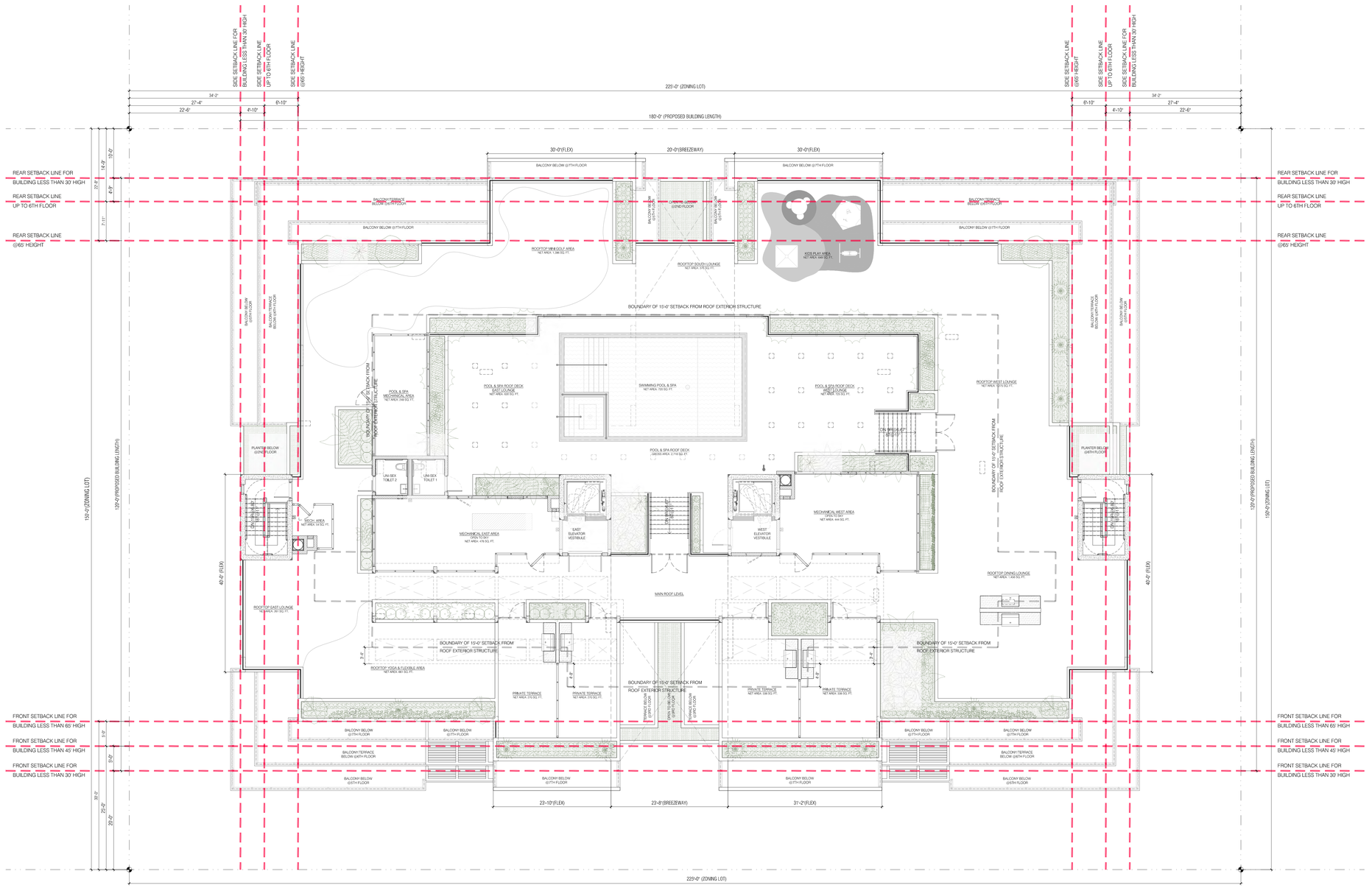

93RD STREET

ROOF
GROSS FLOOR AREA= 17,011 SQ. FT.

SITE KEY MAP



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SEAL
STATE OF FLORIDA — FARIBA H. MAKOOI — AR104244 — REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ZONING ANALYSIS DIAGRAMS ROOF PLAN

dob no
B26-000044

Fariba Makooi
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Date: 2026.04.30 14:44:49-04'00'

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date	JUNE 2025	sheet no.	---- OF ---
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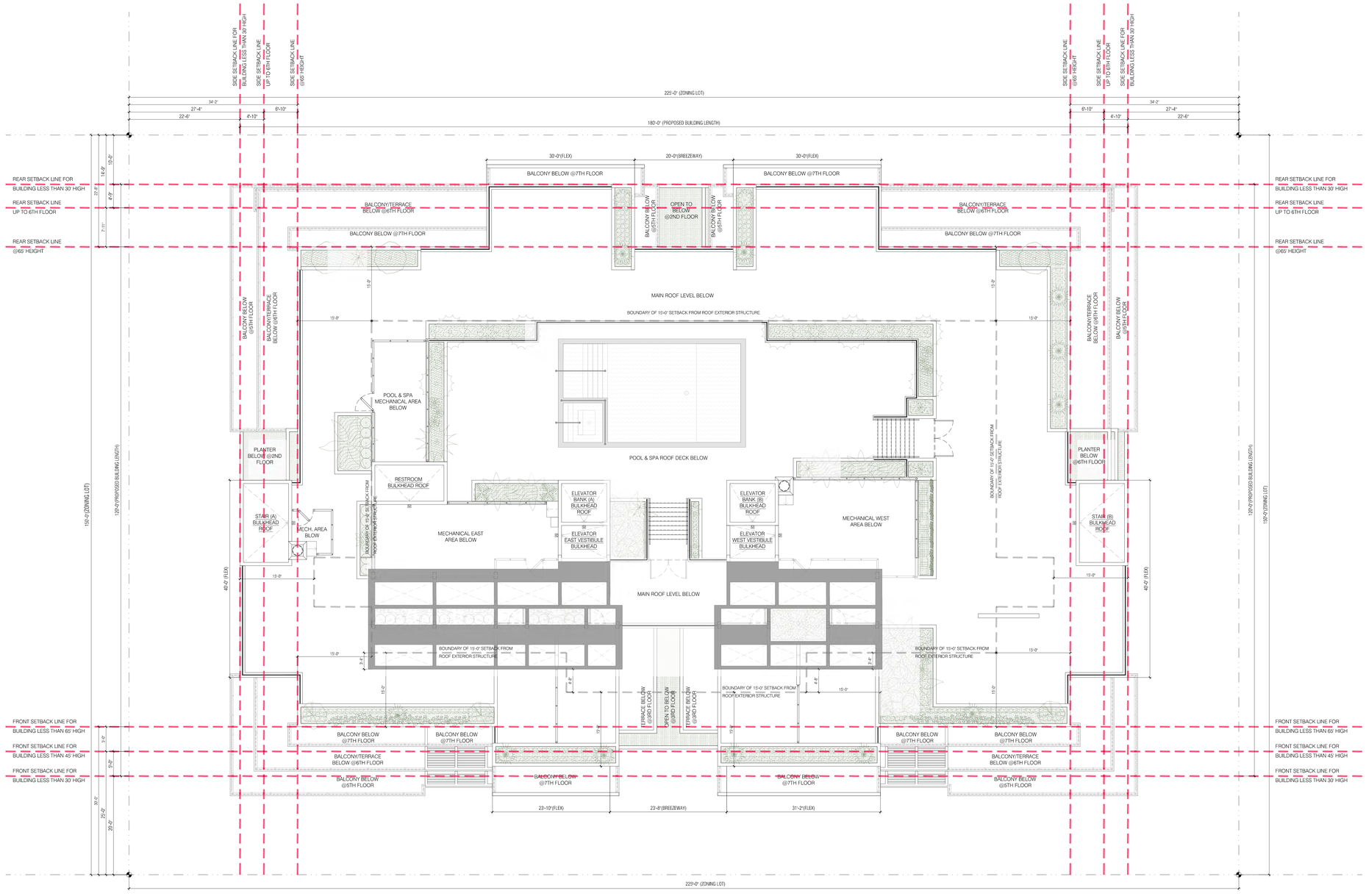

93RD STREET

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		04.16.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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STATE OF FLORIDA · FARIBA H. MAKOOL · AR104244 · REGISTERED ARCHITECT

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CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ZONING ANALYSIS DIAGRAMS
BULKHEAD ROOF PLAN

dob no
B26-000044

Fariba Makool

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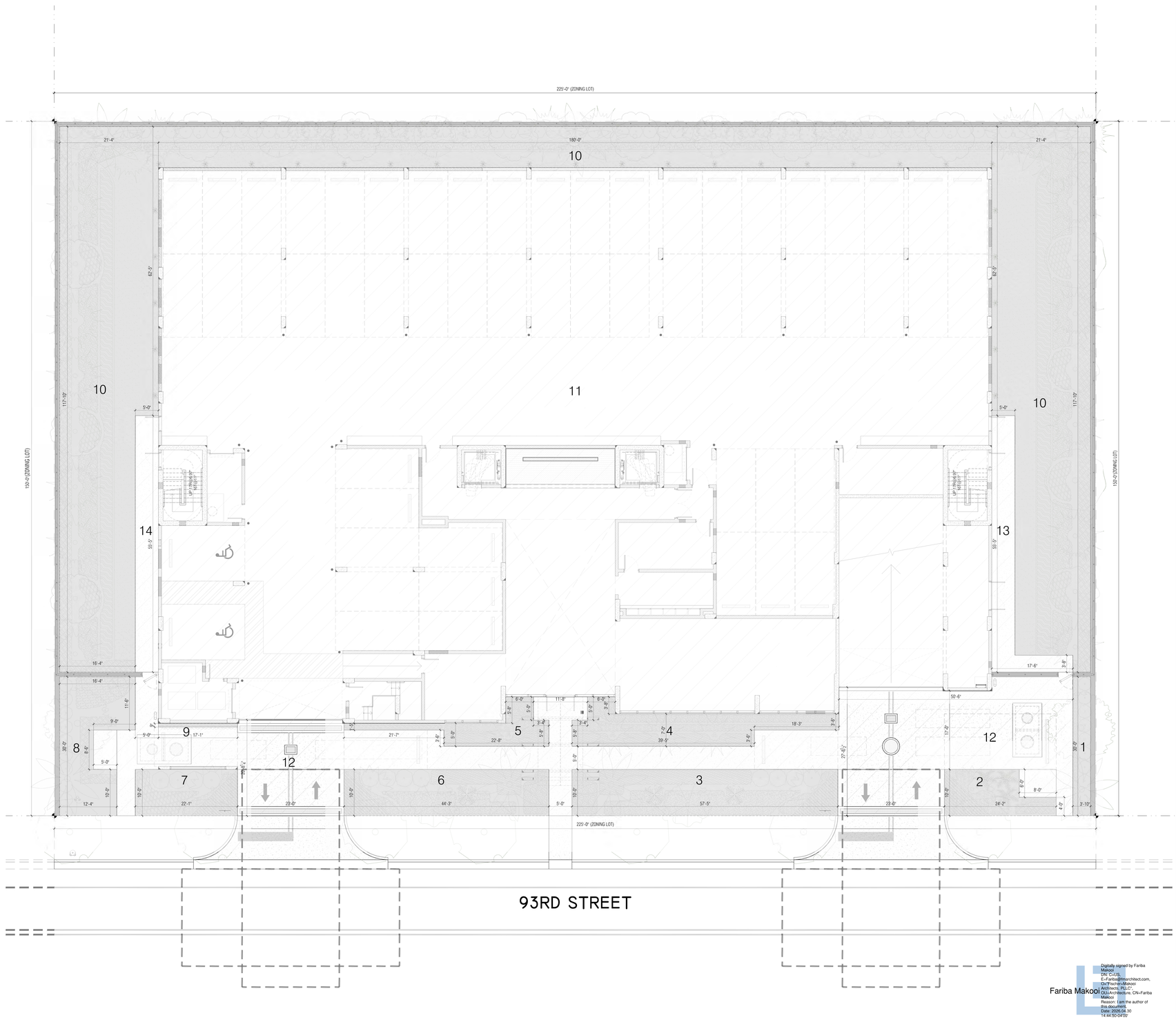
GROUND FLOOR LANDSCAPE AREA CALCULATION

QTY.	FLOOR AREA			AREA (S.F.)	TOTAL AREA (S.F.)
	NUMBER	LENGTH	WIDTH		
1	1	30'-0"	3'-10"	115.0	115
1	2	10'-0"	24'-2"	193.6	193.6
1	3	10'-0"	57'-5"	574.2	574.2
1	4	57'-8"	10'-8"	357.2	357.2
1	5	10'-8"	44'-3"	180.1	180.1
1	6	10'-0"	44'-3"	442.5	442.5
1	7	10'-0"	22'-1"	220.8	220.8
1	8	30'-0"	16'-4"	373.5	373.5
1	9	9"	17'-1"	12.8	12.8
1	10	117'-10"	222'-8"	6,017.6	6,017.6
					8,487.3

IMPERVIOUS AREA CALCULATION

QTY.	FLOOR AREA			AREA (S.F.)	TOTAL AREA (S.F.)
	NUMBER	LENGTH	WIDTH		
1	11	180'-0"	120'-0"	21,107.0	21,107.0
1	12	31'-0 1/2"	211'-6"	2,906.6	2,906.6
1	13	17'-6"	55'-5"	322.9	322.9
1	14	5'-0"	55'-5"	277.1	277.1
					24,613.6



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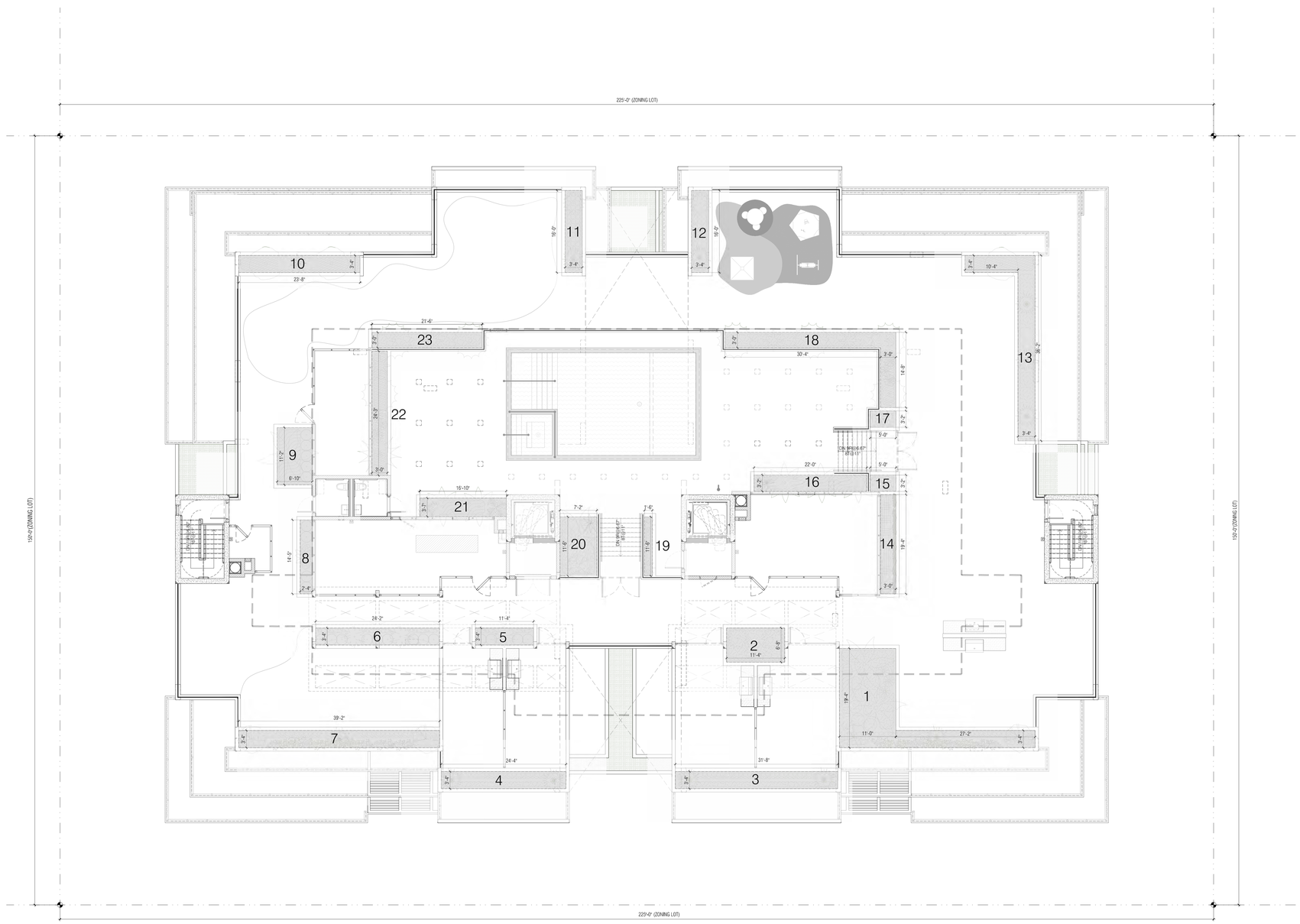
SITE KEY MAP


Bay Harbor Trail
Bay Harbor Trail
Bay Harbor Trail

ROOF LANDSCAPE AREA CALCULATION

QTY.	FLOOR AREA			AREA (S.F.)	TOTAL AREA (S.F.)
	NUMBER	LENGTH	WIDTH		
1	1	38'-2"	19'-4"	303.2	303.2
1	2	6'-8"	11'-4"	75.6	75.6
1	3	3'-4"	31'-8"	105.6	105.6
1	4	3'-4"	24'-4"	81.1	81.1
1	5	3'-4"	11'-4"	37.8	37.8
1	6	3'-4"	24'-2"	80.6	80.6
1	7	3'-4"	39'-2"	130.6	130.6
1	8	14'-5"	2'-4"	33.6	33.6
1	9	11'-2"	6'-10"	76.3	76.3
1	10	3'-4"	23'-8"	78.9	78.9
1	11	16'-0"	3'-4"	53.3	53.3
1	12	3'-4"	16'-0"	53.3	53.3
1	13	13'-8"	36'-2"	155.0	155
1	14	19'-4"	3'-0"	58.0	58
1	15	3'-2"	5'-0"	15.8	15.8
1	16	3'-2"	22'-0"	69.7	69.7
1	17	3'-2"	5'-0"	15.8	15.8
1	18	14'-8"	33'-4"	135.0	135
1	19	11'-6"	1'-6"	17.2	17.3
1	20	11'-6"	7'-2"	82.4	82.4
1	21	3'-7"	16'-10"	60.3	60.3
1	22	3'-0"	24'-3"	72.8	72.8
1	23	3'-0"	21'-6"	64.5	64.5
					1,856.4



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SITE KEY MAP



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ISSUES/REVISIONS

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SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
LANDSCAPE AREA CALCULATION
ROOF

dob no
B26-000044

scale	1/8" = 1'-0"	project no.	25-07
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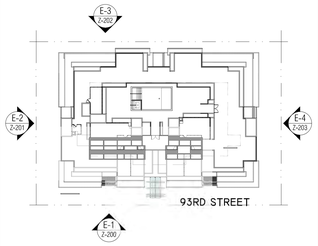
SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5



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SEAL

STATE OF FLORIDA — FARIBA H. MAKOOI — AR104244 — REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
NORTH ELEVATION (E-1) SETBACK ANALYSIS

dob no
B26-000044

scale	1/8" = 1'-0"	project no.	25-07
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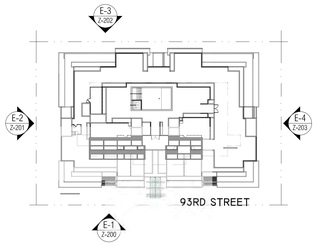

SITE KEY MAP



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SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
REGISTERED ARCHITECT
AR104244

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
EAST ELEVATION (E-2) SETBACK ANALYSIS

dob no
B26-000044

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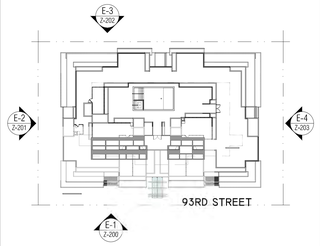
SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
SOUTH ELEVATION (E-3) SETBACK ANALYSIS

dob no
B26-000044

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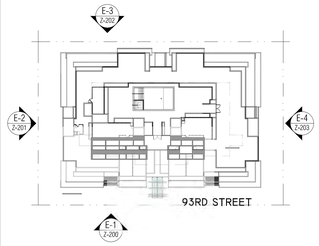
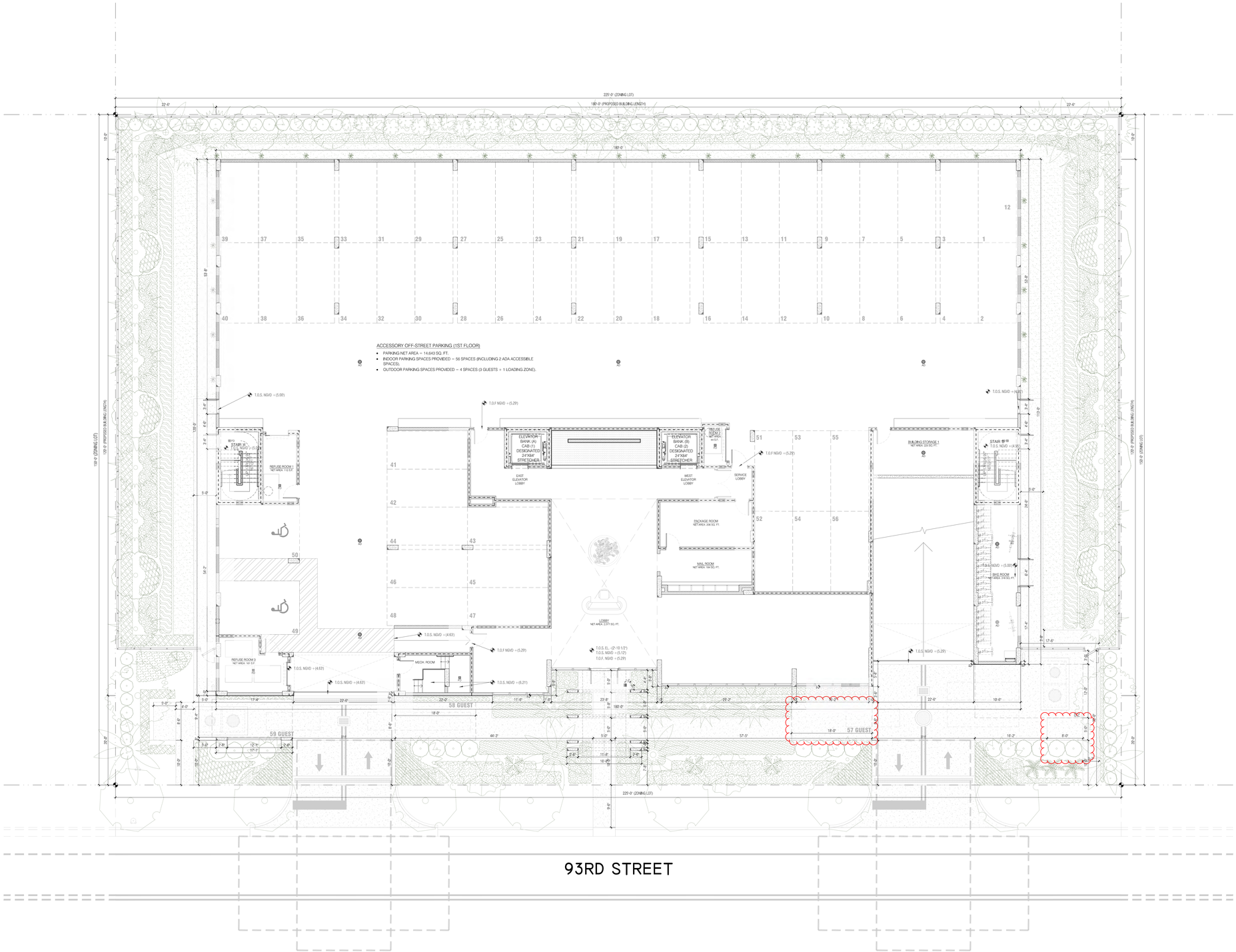


SITE KEY MAP


Bay Harbor Dr
Bay Harbor Dr
93rd Street
93rd Street
Bay Harbor Dr
Bay Harbor Dr
Bay Harbor Dr



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NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
SITE PLAN

dob no
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225'-0" (ZONING LOT)

22'-6" | 180'-0" (PROPOSED BUILDING LENGTH) | 22'-6"

LANDSCAPE

6' HT. ALUMINUM FENCE & 12" W. CURB, T.O.C. @NGVD = (5.5)

180'-0"

178'-8"

WHEEL STOP ANCHORED TO CONC. SLAB, 16'-20' AWAY FROM WALL

LINE OF BUILDING BOUNDARY ABOVE @2ND FLOOR

LINE OF BALCONY ABOVE @2ND FLOOR

BOLLARD

LINE OF BUILDING BOUNDARY ABOVE @2ND FLOOR

ACCESSORY OFF-STREET PARKING (1ST FLOOR)

- PARKING NET AREA = 14,643 SQ. FT.
- INDOOR PARKING SPACES PROVIDED = 56 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES).
- OUTDOOR PARKING SPACES PROVIDED = 4 SPACES (3 GUESTS + 1 LOADING ZONE).

GARAGE FINISH NOTES:

- CEILINGS: CERAMIC COATING APPLIED THROUGHOUT (R-VALUE = R-5) (MIN.).
- FLOORS: BY MASTER BUILDERS SOLUTIONS - MASTER PROTECT H 400 CLEAR PENETRATION SEALER.
- EXTERIOR WALLS: AS PER WALL TAG, SEE SHEET A-501.
- INTERIOR WALLS, COLUMNS & SHEAR WALLS: EXTERIOR GRADE WATERPROOFING PAINT (COLOR TBD BY ARCHITECT).

LINE OF BUILDING BOUNDARY ABOVE @2ND FLOOR

WALL MOUNTED HVAC CONDENSING UNITS (SEE MECH. DRAWINGS)

8" H. CONCRETE CURB

INSIDE BOUNDARY OF BDA ROOM ABOVE

REFUSE CHUTE ABOVE

ELEC. CONDUITS OPENING ABOVE

REFUSE ROOM 2
NET AREA: 44 S.F.

ELEVATOR BANK (A)
CAB (1) DESIGNATED
24"X84" STRETCHER

ELEVATOR BANK (B)
CAB (2) DESIGNATED
24"X84" STRETCHER

EAST ELEVATOR LOBBY

WEST ELEVATOR LOBBY

SERVICE LOBBY

BUILDING STORAGE 1
NET AREA: 225 SQ. FT.

REFUSE ROOM 1
NET AREA: 172 S.F.

REFUSE CHUTE ABOVE

INSIDE BOUNDARY OF DOMESTIC PUMP ROOM ABOVE

INSIDE BOUNDARY OF MDF ROOM ABOVE

INSIDE BOUNDARY OF ATS CLOSET ABOVE

INSIDE BOUNDARY OF FIRE PUMP ROOM ABOVE

RECESSED WALL MOUNTED ELECTRICAL CONDUIT PULL BOX W/ ACCESS DOOR (SEE ELEC. PLANS)

INSIDE BOUNDARY OF ELECTRICAL ROOM ABOVE

PACKAGE ROOM
NET AREA: 206 SQ. FT.

MAIL ROOM
NET AREA: 184 SQ. FT.

PLANTER

WHEEL STOP ANCHORED TO CONC. SLAB, 16'-20' AWAY FROM WALL

BIKE ROOM
NET AREA: 316 SQ. FT.

ADA PARKING ACCESS AISLE

VAN PARKING SIGN LOCATION

WHEEL STOP ANCHORED TO CONC. SLAB, 16'-20' AWAY FROM WALL

CONCIERGE DESK

LOBBY
NET AREA: 2,077 SQ. FT.
OPEN TO ABOVE

LOBBY FINISH FLOOD NOTES:
LOBBY FLOOR & WALL AREA TO BE FINISHED WITH FLOOD DAMAGE-RESISTANCE MATERIAL UP TO NGVD+ (9'-0") AS REQUIRED BY ASCE 24-14. THESE MATERIALS MUST BE CAPABLE OF ENDURING DIRECT CONTACT WITH FLOODWATERS FOR AT LEAST 72 HOURS WITHOUT SUSTAINING SIGNIFICANT DAMAGE. (REFER TO EI DRAWINGS & SPECIFICATIONS FOR ALL FINISHES)

RAMP UP TO 2ND FLOOR PARKING @18.8% (1:5.36") MAX. SLOPE

ALUMINUM SERVICE RWD LADDER

DROP-OFF /LOADING

DRAINAGE WELL PRESSURE VENT (SEE CIVIL PLANS)

MECHANICAL VENT AT TOP OF WALL BY XVENT. (SEE MEP DRAWINGS)

REFUSE ROOM 3
NET AREA: 161 S.F.

ADA LOBBY PARKING ENTRANCE UP @5% MAX. SLOPE

MECH. ROOM

DIESEL PUMP PLATFORM

IRRIGATION WP2 PLATFORM

42" H. MTL. UTILITY RAILING

FREE STANDING INTERCOM POST

LINE OF BALCONY ABOVE @2ND FLOOR

TRENCH DRAIN (SEE CIVIL PLANS)

RECESSED VERTICAL LED LIGHT FIXTURE AT ALL CANOPY COLUMNS

CONCRETE & STUCCO FINISH CANOPY COLUMN

LAMINATED CLEAR GLASS ENTRY CANOPY ABOVE

CONCRETE & STUCCO FINISH PRIVACY WALL WITH GLASS

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

58 GUEST

59 GUEST

57 GUEST

82

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

PROPOSED FIRE DEPARTMENT CONNECTION

SITE TRIANGLE 10'X10'

STOP SIGN LOCATION

SITE TRIANGLE 10'X10'

TRENCH DRAIN (SEE CIVIL PLANS)

225'-0" (ZONING LOT)

ACCESSIBLE WALKWAY / RAMP

SITE TRIANGLE 10'X10'

STOP SIGN LOCATION

SITE TRIANGLE 10'X10'

TRENCH DRAIN (SEE CIVIL PLANS)

PARKING ENTRANCE

PARKING ENTRANCE

PROPOSED FIRE HYDRANT

FIRE DEPARTMENT STAGING AREA 47' X 21'

FIRE DEPARTMENT STAGING AREA 47' X 21'

93RD STREET

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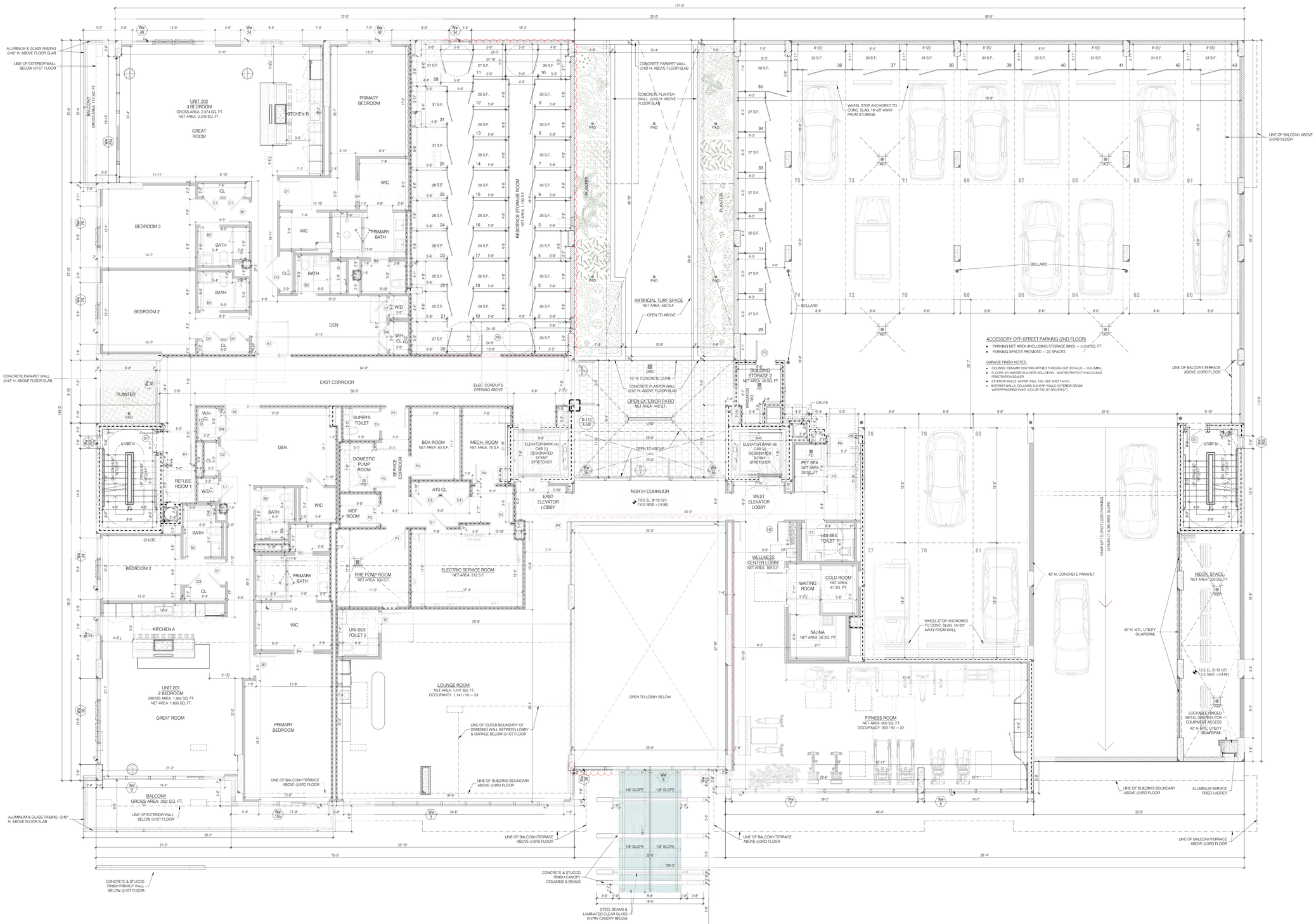
Fariba Makooi

SITE KEY MAP


Bay Harbor Dr
Bay Harbor Dr
93rd Street
93rd Street
93rd Street



93RD STREET

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

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STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
2ND FLOOR PLAN

dob no
B26-000044

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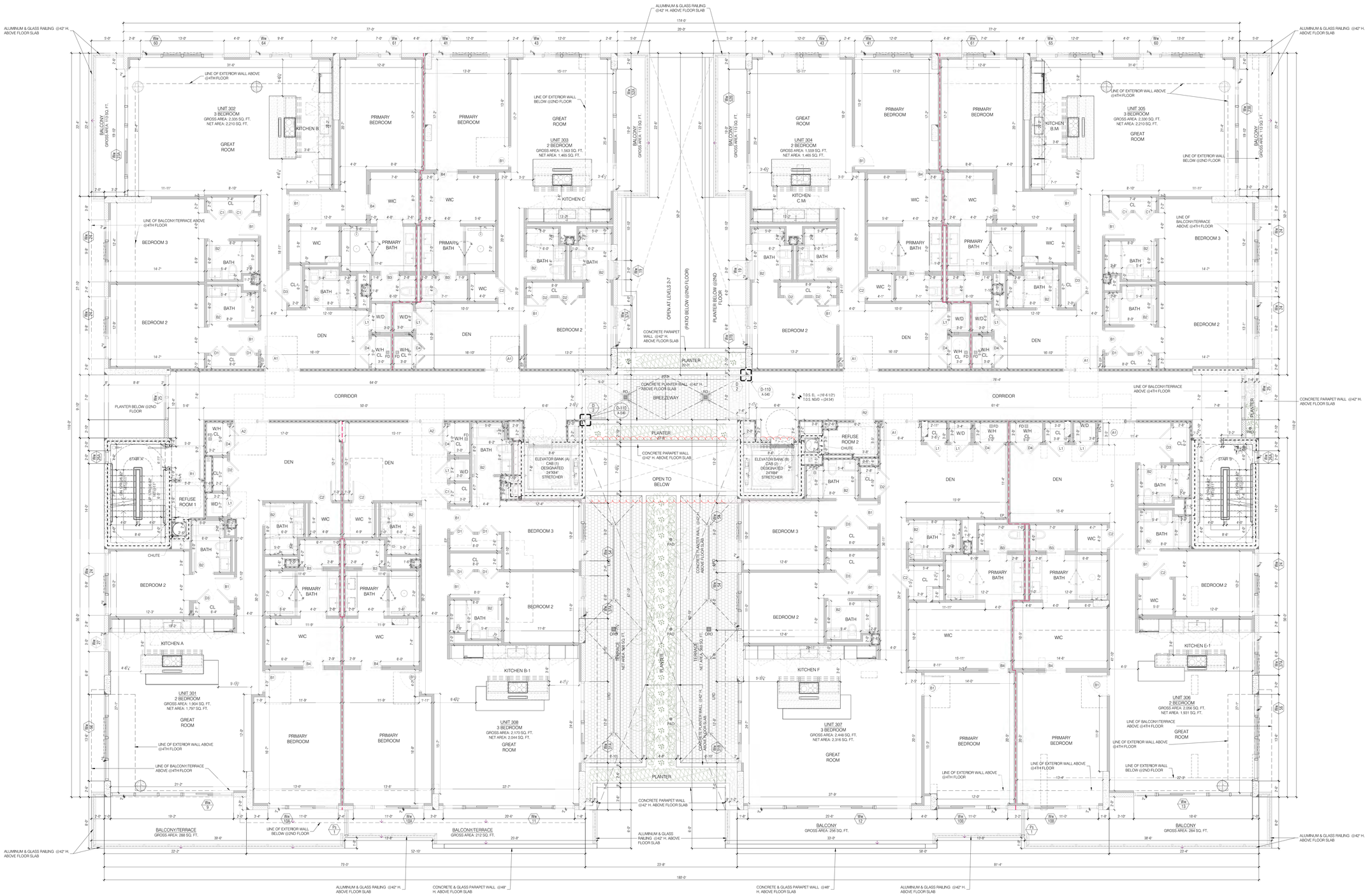

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
3RD FLOOR PLAN

dob no
B26-000044

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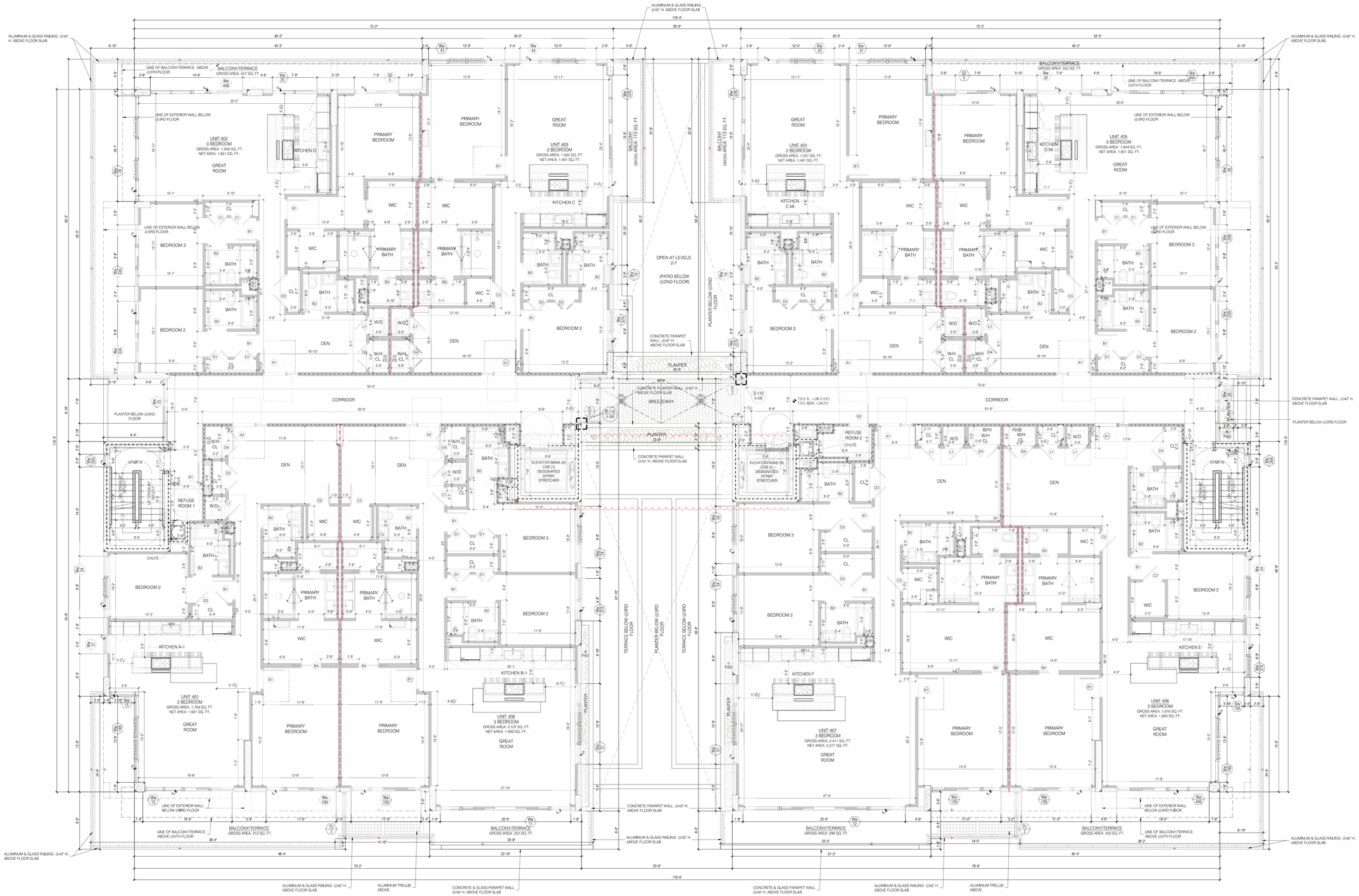

93RD STREET

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
4TH FLOOR PLAN

dob no
B26-000044

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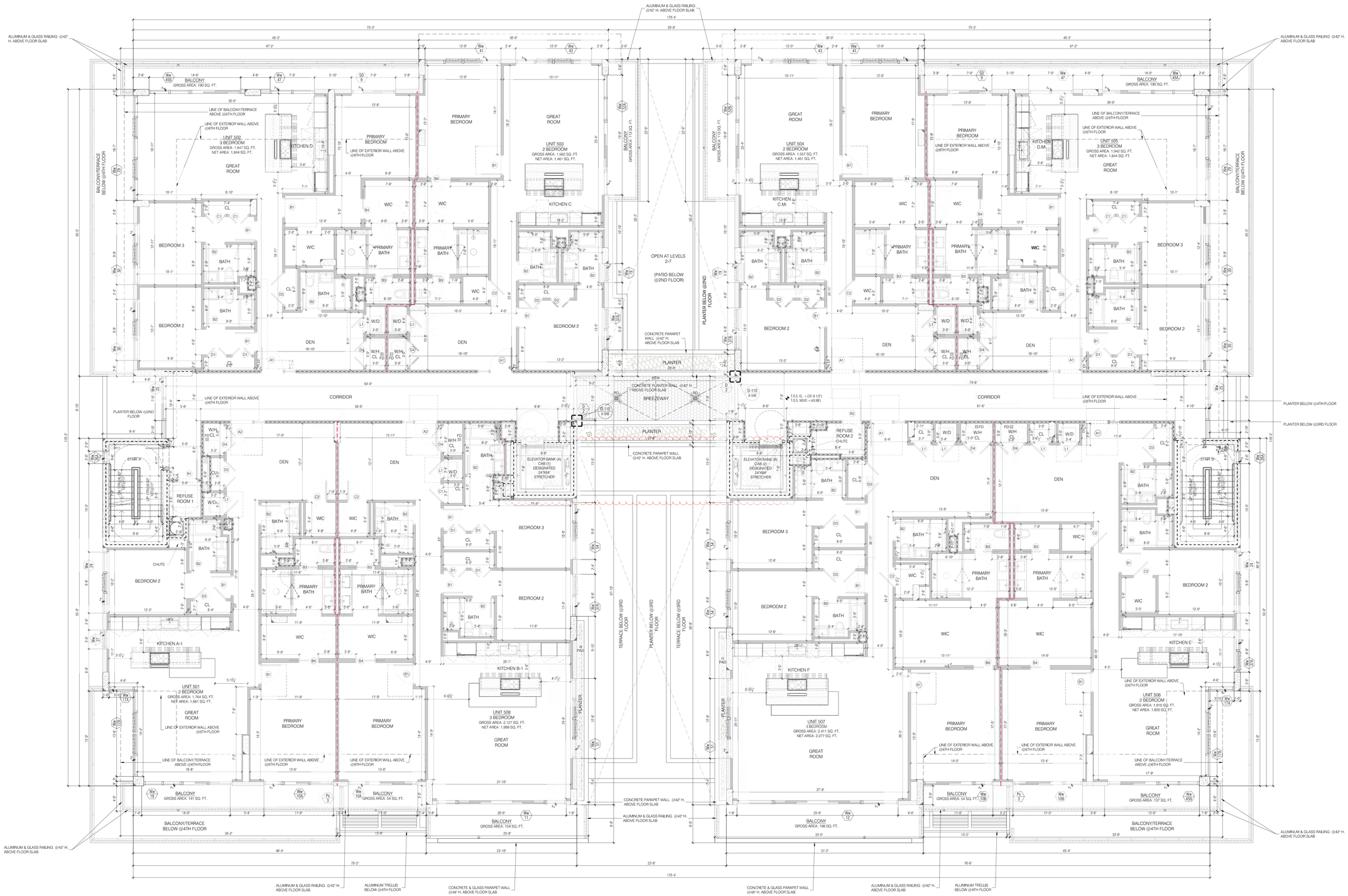

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
5TH FLOOR PLAN

dob no
B26-000044

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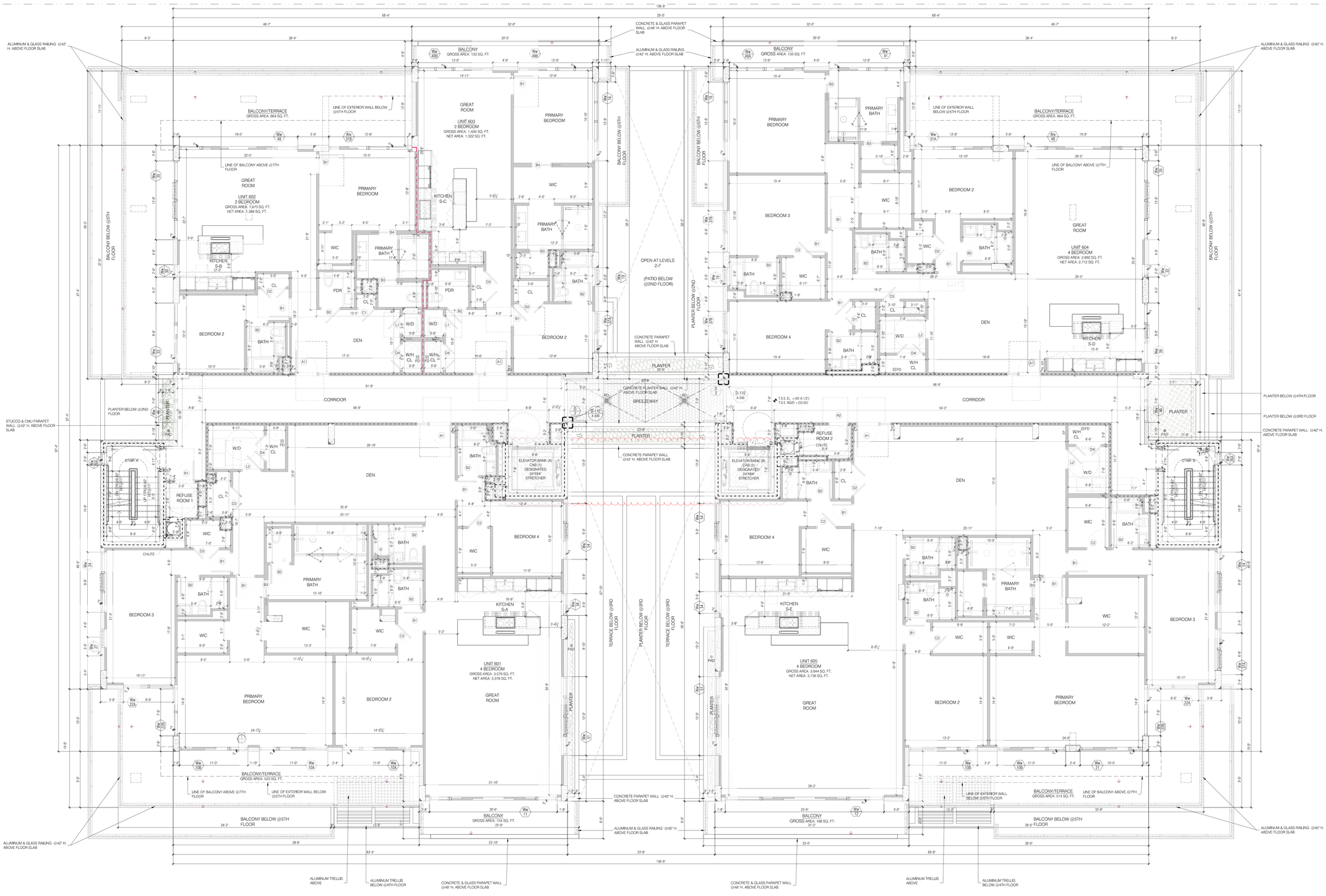

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

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project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
6TH FLOOR PLAN

dob no
B26-000044

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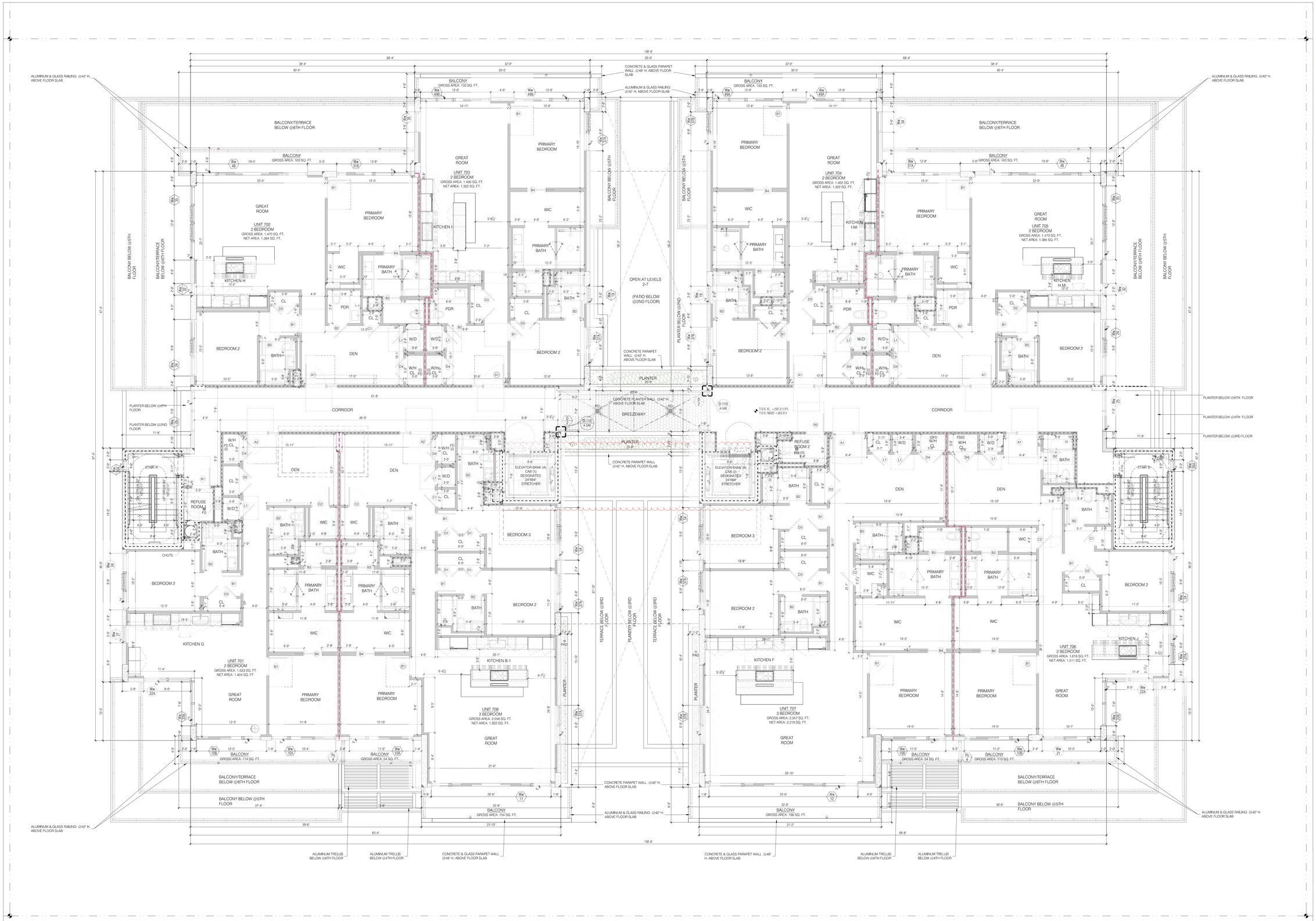

SITE KEY MAP



BLOCK: 17 LOT(S): 3, 4, 5

issue	rev	date	description
		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
		01.14.2026	ISSUED FOR PERMIT FILING
		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

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REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
7TH FLOOR PLAN

dob no
B26-000044

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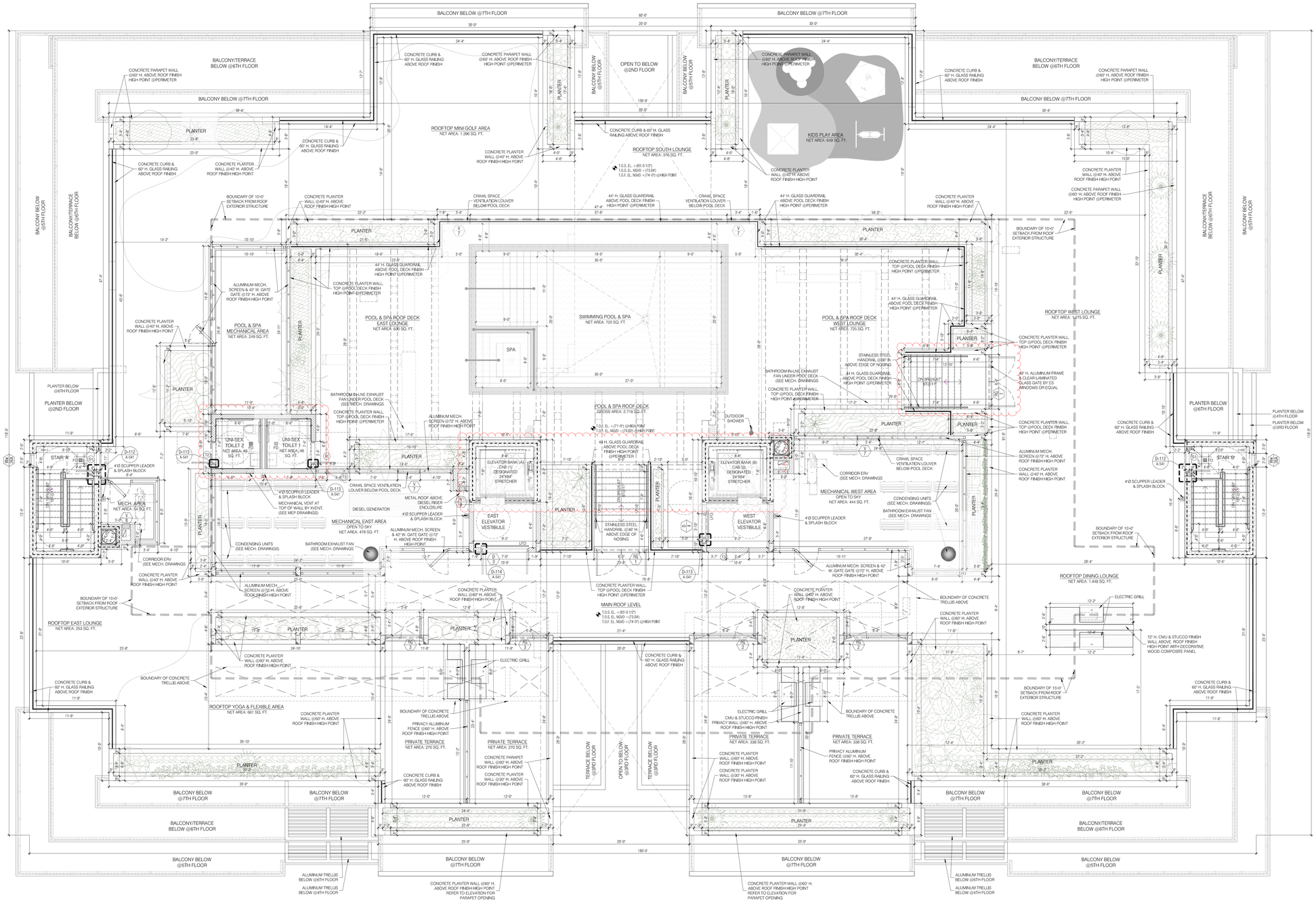

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
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ISSUES/REVISIONS

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SEAL

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project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
ROOF PLAN

dob no
B26-000044

scale	3/16" = 1'-0"	project no.	25-07
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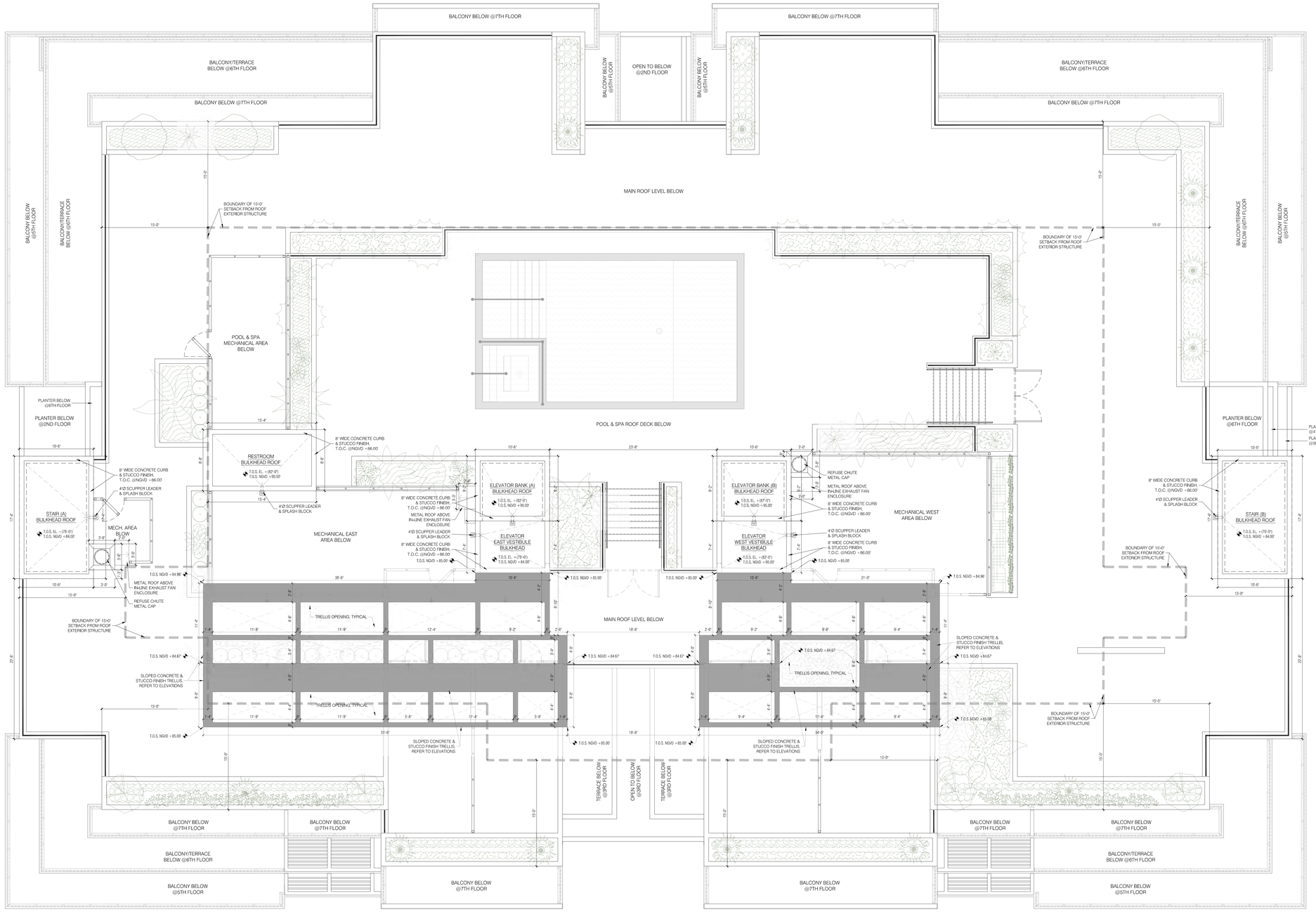

93RD STREET

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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03		04.16.2026	ISSUED FOR DRB SUBMITTAL #4
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ISSUES/REVISIONS

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SEAL

STATE OF FLORIDA — FARIBA H. MAKOOI — AR104244 — REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
BULKHEAD ROOF PLAN

dob no
B26-000044

Fariba Makooi

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Date: 2026.04.30 14:44:58-04'00'

scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-109.00

GENERAL ELEVATION NOTES

ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

ELEVATION MATERIAL LEGEND

A. STUCCO COATING PAINTED WHITE.

B. STUCCO COATING PAINTED LIGHT GREEN.

C. STUCCO COATING PAINTED DARK GREEN.

D. STONE CLADDING, GREEN COLOR.

E. HORIZONTAL STAINLESS STEEL CABLE RAILING, 4' MAX. CLEAR SPACING.

ELEVATION LEGEND NOTES

1. ALUMINUM & GLASS RAILING SYSTEM.
2. GARAGE DOOR WHITE FINISH REFER TO SHEET A-700.
3. GLASS & STEEL CANOPY SUPPORT.
4. PARKING LOUVERS WHITE FINISH, REFER TO SHEET A-710.
5. ROLL UP DOOR WHITE FINISH, REFER TO SHEET A-700.
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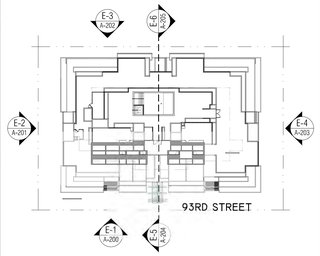
11. ALUMINUM FRAMING.
12. ALUMINUM & GLASS WINDSCREEN @ROOF LEVEL
13. CONCRETE ROOF TRELLIS.

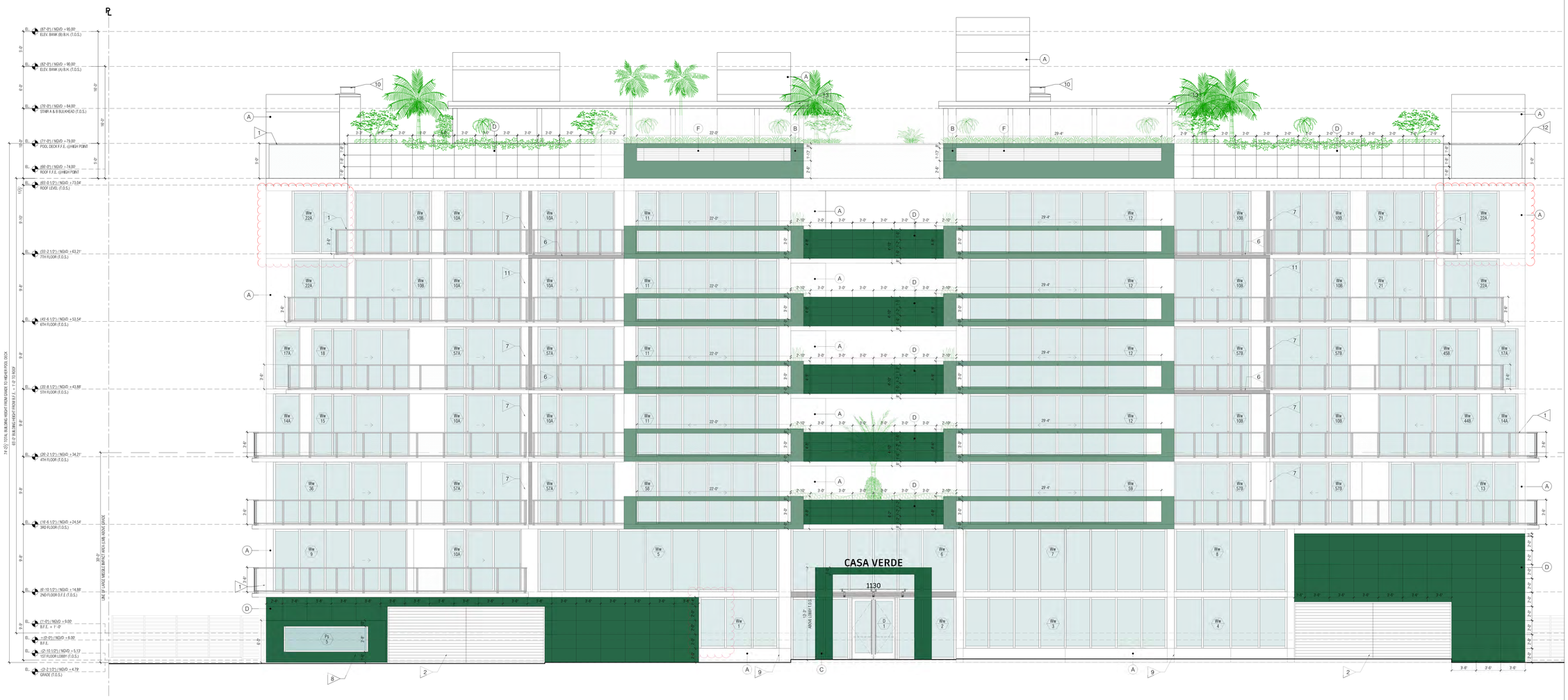
SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5



Fariba Makooi

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DN: C=US, E=Fariba@fmarchitect.com, O=Fischer-Makooi Architecture, PLLC, OU=Architecture, CN=Fariba Makooi
Reason: I am the author of this document
Date: 2026.04.30 14:44:59-04'00'

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
2332 GALIANO STREET, CORAL GABLES, FL 33134
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CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
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INTERIOR DESIGNER:
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TEL: (305)-306-7224

MEP ENGINEER:
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STRUCTURAL ENGINEER:
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CLIENT:
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WEB SITE: WWW.FMARCHITECT.COM

SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
NORTH ELEVATION (E-1)

dob no
B26-000044

scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-200.00

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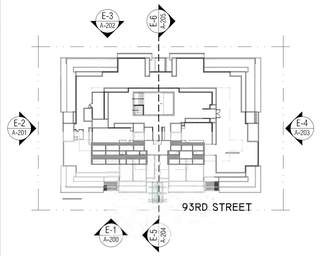
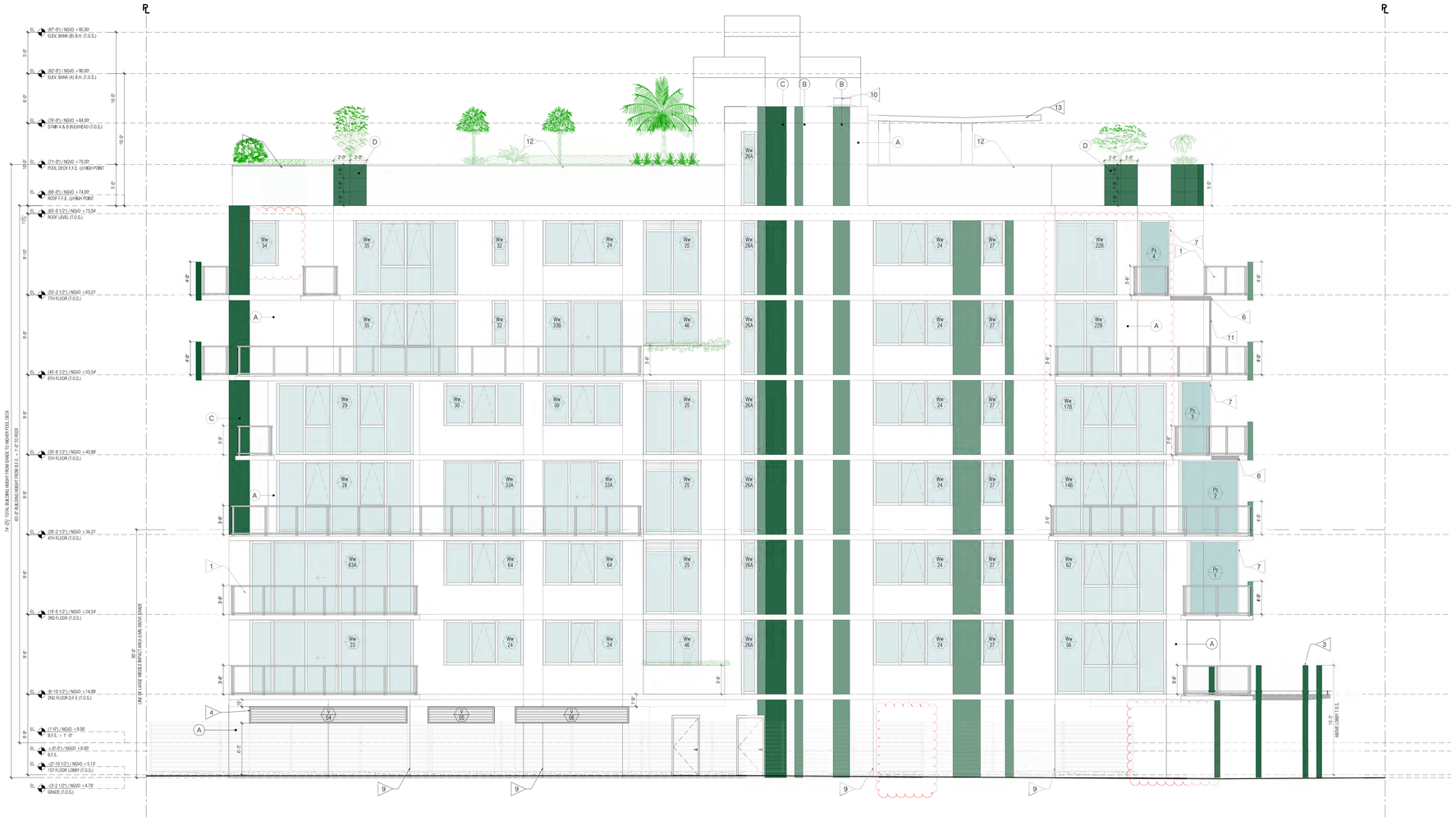
SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5



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issue	rev	date	description

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SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
EAST ELEVATION (E-2)

dob no
B26-000044

Fariba Makooi
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Organization: FMA Architects PLLC, OU=Architect
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scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
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checked	FM		A-201.00

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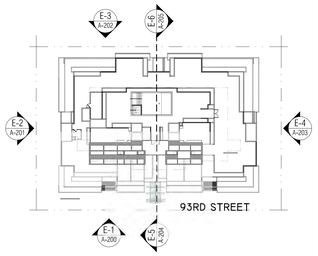
SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

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SEAL
STATE OF FLORIDA
FARIBA H. MAKOEI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
SOUTH ELEVATION (E-3)

dob no
B26-000044

scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	--- OF ---
drawn	--	drawing no.	A-202.00
checked	FM		

Fariba Makoei
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DN: C=US, E=Fariba@fmarchitect.com, CN=Fariba Makoei
Reason: I am the author of this document
Date: 2026.04.30 14:45:00-04'00'

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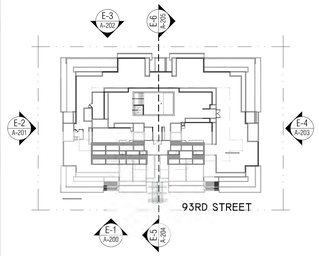
SITE KEY PLAN



SITE KEY MAP


Bay Harbor Trl
Bay Harbor Trl
93rd Street
93rd Street
Bay Harbor Trl
Bay Harbor Trl
Bay Harbor Trl

GENERAL ELEVATION NOTES

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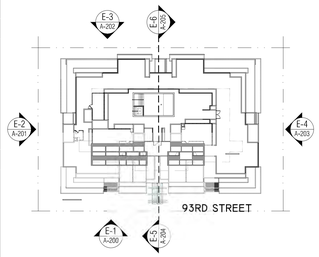

SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
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ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
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SEAL

STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING

1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
BREEZEWAY EAST ELEVATION (E-5)

dob no
B26-000044

scale	3/16" = 1'-0"	project no.	25-07
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Fariba Makooi

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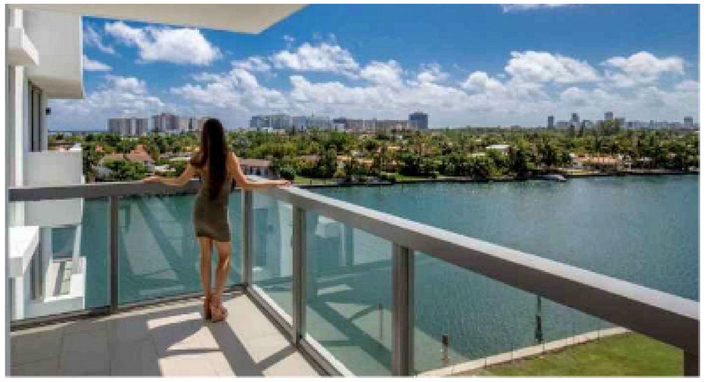


ALUMINUM AND GLASS RAILING SYSTEM



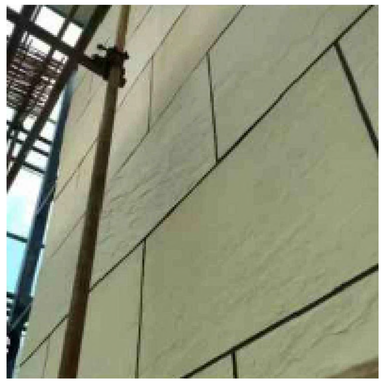
CONCRETE DRIVEWAY AND WALKWAY



GLASS CANOPY ENTRY



FREE STANDING FIBERGLASS PLANTERS



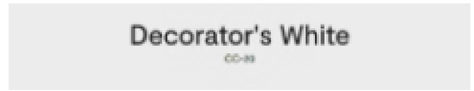
LIVING WALL



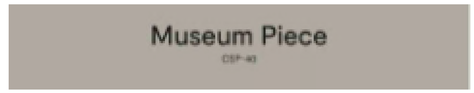
LIGHT BOLARD



FREE STANDING FIBERGLASS PLANTERS



BUILDING PAINT MAIN COLOR - WHITE STUCCO WALLS



ALUMINUM BELEMNITES PAINT COLOR - GRAY



GREEN PAINTED STUCCO ACCENT COLOR

Fariba Makooi

Digitally signed by Fariba Makooi
DN: C=US, E=fariba@fmarchitect.com, O=Fischer+Makooi Architects, PLLC, OU=Architecture, CN=Fariba Makooi
Reason: I am the author of this document
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SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
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01		10.31.2025	ISSUED FOR 50% DD

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SEAL

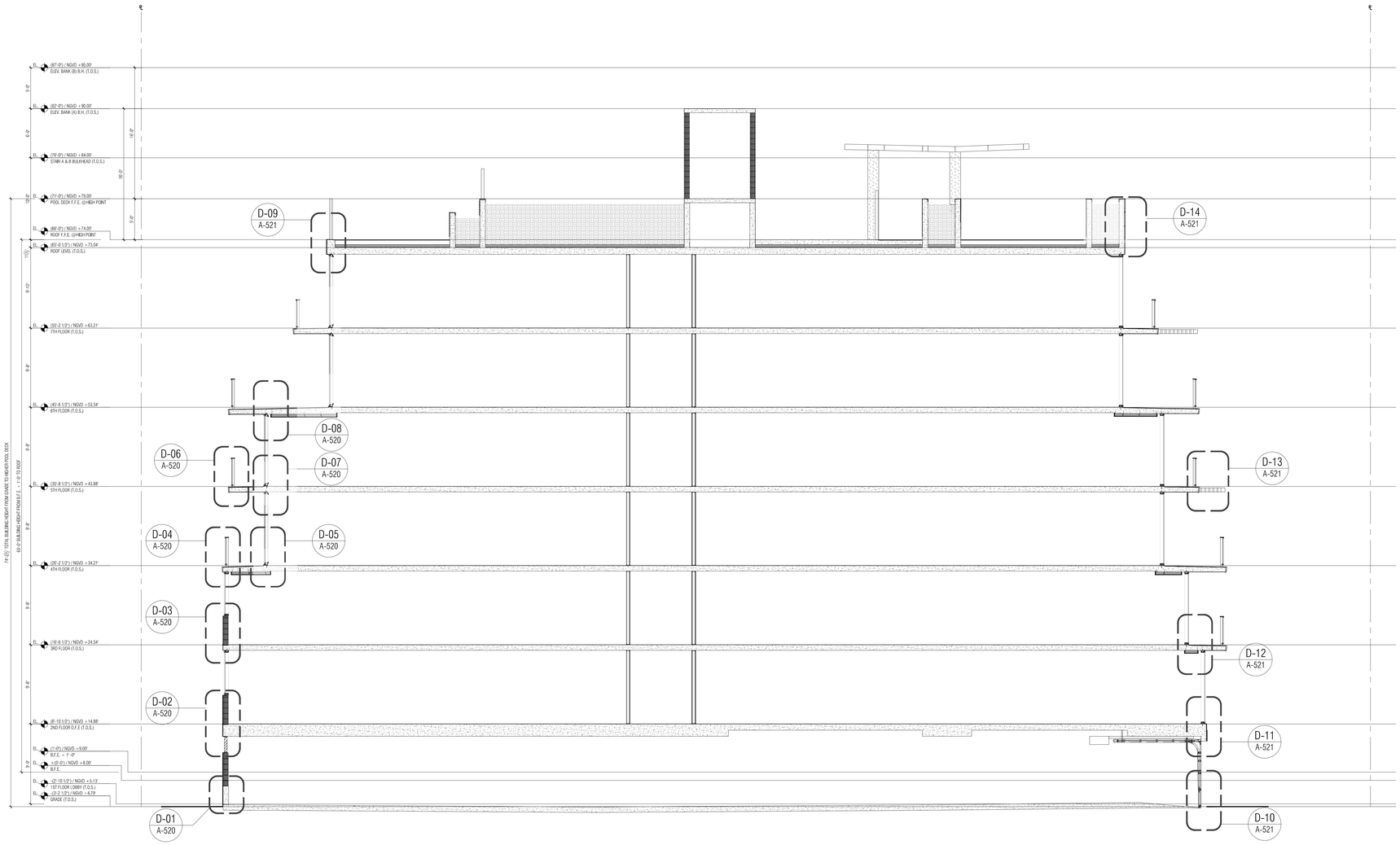
STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

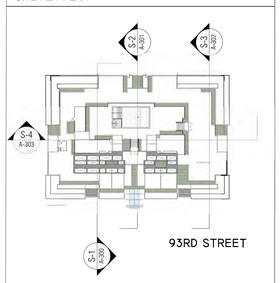
drawing title
BUILDING ELEVATIONS MATERIALS

dob no
B26-000044

scale ###########	project no. 25-07
date JUNE 2025	sheet no. ---- OF ---
drawn --	drawing no.
checked FM	A-210.00



SITE KEY PLAN



SITE KEY MAP


Bay Harbor Trail
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93rd Street
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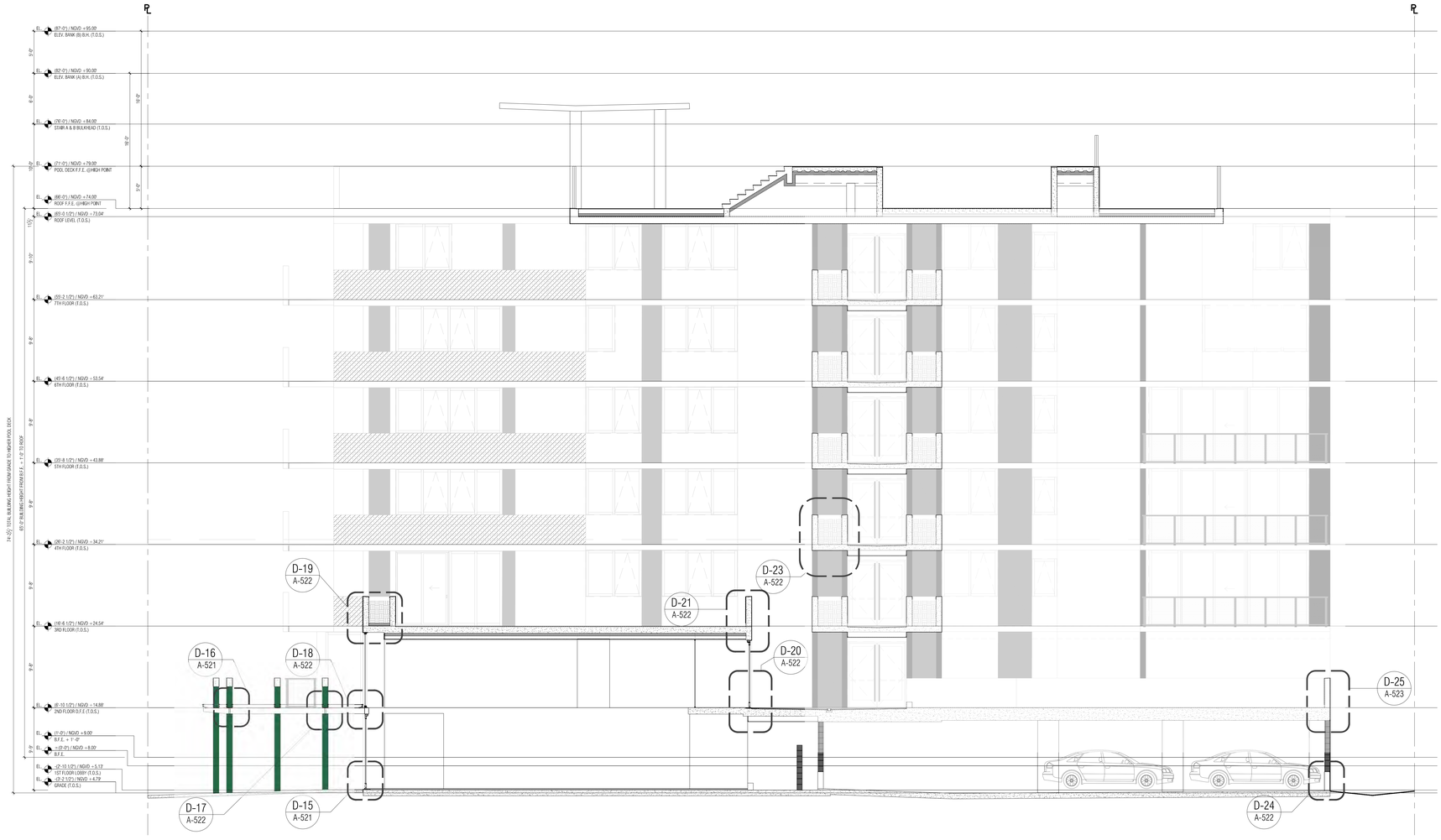
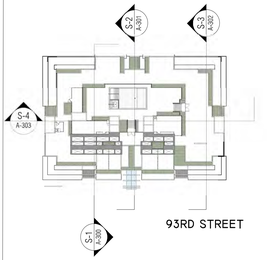


SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5

issue	rev	date	description
03		03.25.2026	ISSUED FOR DRB SUBMITTAL #4
02		01.14.2026	ISSUED FOR PERMIT FILING
01		10.31.2025	ISSUED FOR 50% DD

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FL 33143
TEL: (305)-665-9688

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
301, SW 7 STREET, FT, LAUDERDALE, FL 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
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2915, BISCAYNE BLVD, SUITE 300 MIAMI, FL 33137
TEL: (305)-306-7224

MEP ENGINEER:
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2606 E. 15TH STREET, SUITE 204
BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
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TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 718-388-8210

FMA Fiterer + Makooi Architects
259 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-9980
WEB SITE: WWW.FMARCHITECT.COM

SEAL

STATE OF FLORIDA — FARIBA H. MAKOOI — AR104244 — REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
BUILDING SECTION (S-2)

dob no
000000000

Fariba Makooi
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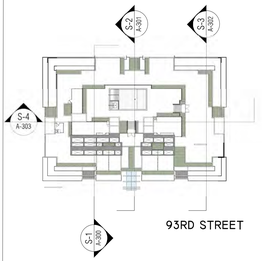
Reason: I am the author of this document
Date: 2026.04.30 14:45:03-04'00'

scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	A-301.00
checked	FM		

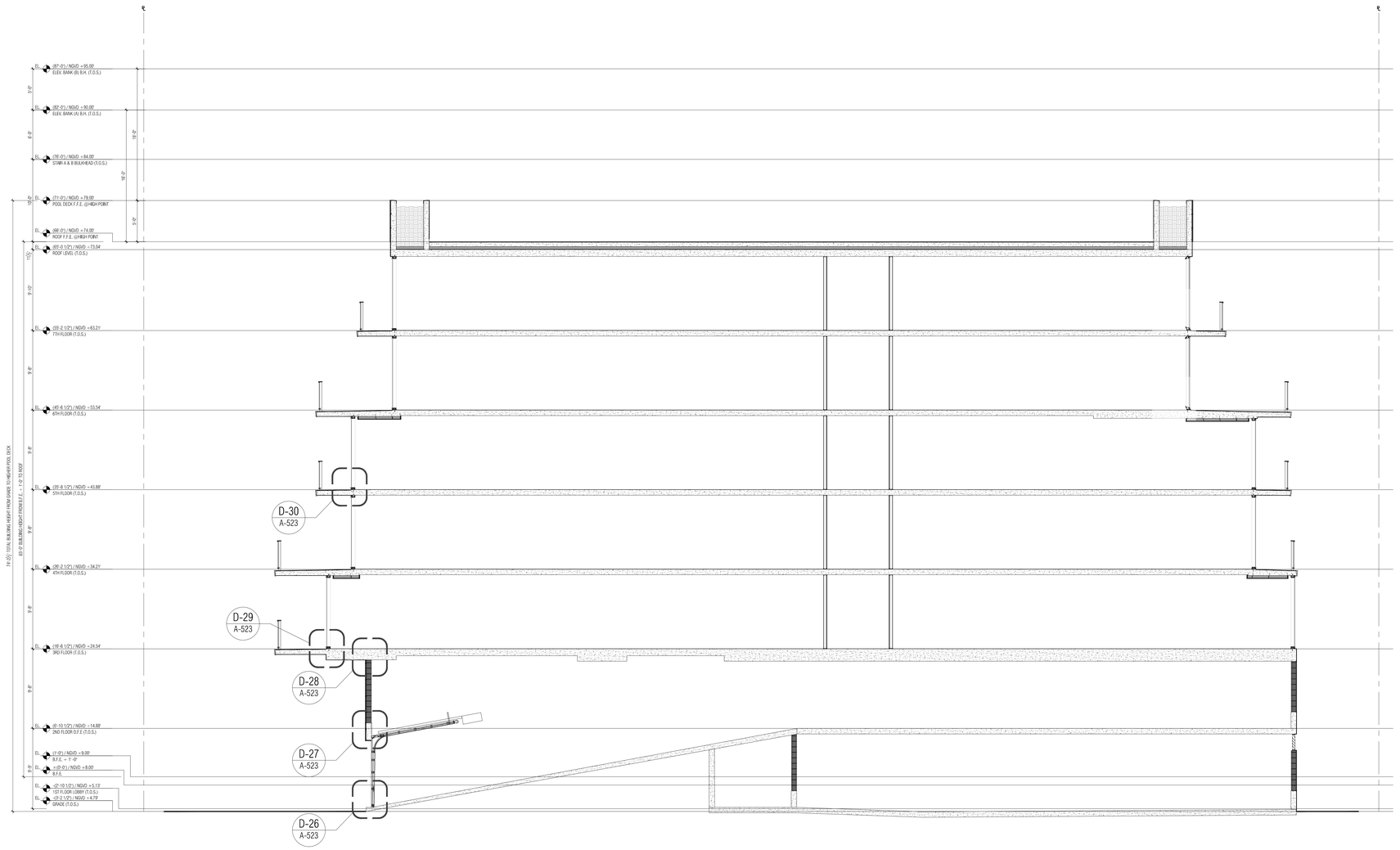
SITE KEY PLAN



SITE KEY MAP



BLOCK: 17 LOT(s): 3, 4, 5



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SEAL
STATE OF FLORIDA
FARIBA H. MAKOOI
AR104244
REGISTERED ARCHITECT

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1150 93RD STREET, BAY HARBOR ISLANDS, FL, 33154

drawing title
BUILDING SECTION (S-3)

dob no
000000000

Fariba Makooi
Digitally signed by Fariba Makooi
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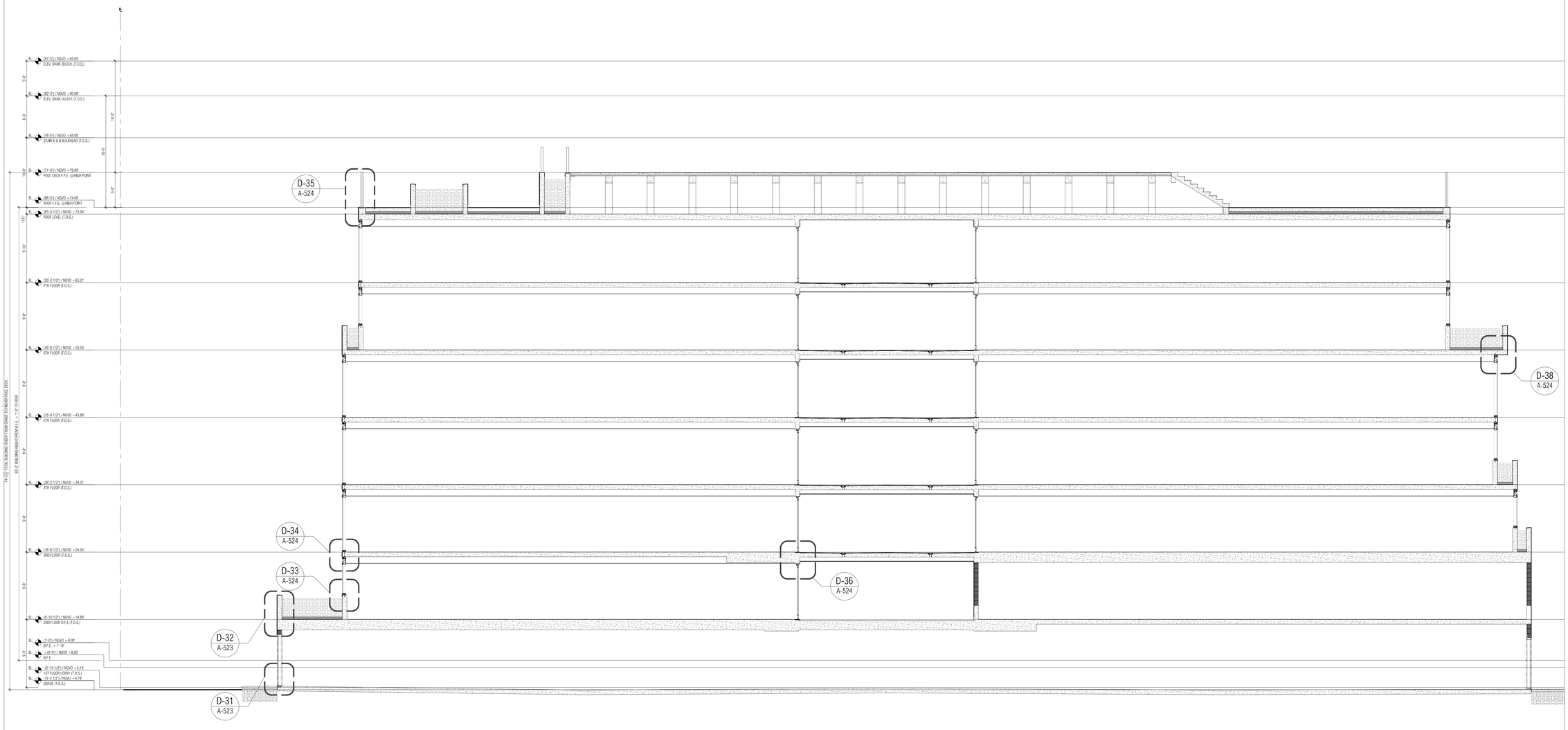
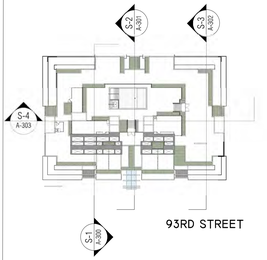
Reason: I am the author of this document
Date: 2026.04.30 14:45:04-04'00'

scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-302.00



SITE KEY PLAN



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drawing title
BUILDING SECTION (S-4)

dob no
000000000

Fariba Makooi
Digitally signed by Fariba Makooi
DN: C=US, E=Fariba@fmarchitect.com, O=Fiterman Makooi Architects PLLC, OU=Architecture, CN=Fariba Makooi
Reason: I am the author of this document
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scale	3/16" = 1'-0"	project no.	25-07
date	JUNE 2025	sheet no.	---- OF ---
drawn	--	drawing no.	
checked	FM		A-303.00

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Business & Professional Regulation

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dbpr Product Approval
USER: Public User

Product Approval Menu > Product or Application Search > Application List > **Application Detail**

* DENOTES OUT THE RECORD ENTRY

FL #	FL5822-R9
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Smart Vent Products, Inc.
Address/Phone/Email	19 Mantua Road Mount Royal, NJ 08061 (877) 441-8368 info@smartvent.com
Authorized Signature	Michael Graham info@smartvent.com
Technical Representative Address/Phone/Email	Michael Graham 19 Mantua Road Mount Royal, NJ 08061 (800) 307-0863 MGraham@FloodProofing.com
Quality Assurance Representative Address/Phone/Email	
Category	Structural Components
Subcategory	Products Introduced as a Result of New Technology
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero P.E.
Florida License	PE-73778
Quality Assurance Entity	Architectural Testing, Inc., an Intertek Company
Quality Assurance Contract Expiration Date	12/31/2026
Validated By	Zachary R. Priest, P.E. ☐ Validation Checklist - Hardcopy Received
Certificate of Independence	FL5822_R9_COI_COI_Smart Vent Inc SS 2023-08-14.pdf
Referenced Standard and Year (of Standard)	
Equivalence of Product Standards Certified By	
Sections from the Code	1706.2



To view other sizing options see pages #18-19

1 Trim & Sleeve Kits

Trim and sleeve kits fit into the rough opening in order to provide a clean, finished look on the interior wall. They are available for all compatible models including multi-frame units.* **not available for Overhead Garage Door models*

STANDARD MODELS
FOR 16" x 8" VENTS (2 PIECE)
- 1540-531-12
  kits adjustable from 7" - 12.5"
- 1540-531-15
  kits adjustable from 10" - 15.5"

Standard finish: ☐
316L Stainless Steel

WOOD WALL MODELS
FOR 14.5" x 8.5" VENTS (1 PIECE)
- 1540-573
  4" wall depth
- 1540-573-9
  9" wall depth

Standard finish: ☐
Powder Coat White

2 Fire Dampers

Our two Fire Damper models are UL Certified to provide 2 or 3hrs of fire resistance. They are intended to be used when flood vents are being installed into a fire rated wall. Available for models up to a 2 x 3 configuration.

A fusible link holds a galvanized steel door in place. At 165˚F. the link melts to permit the door to drop, blocking the path of the fire.

NOTE: Trim flange and inner sleeve are required for installation, as well as an 8" minimum wall thickness.

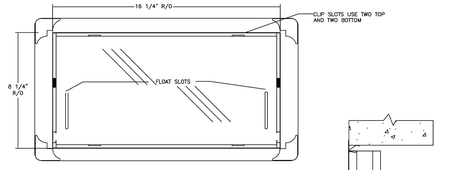
STANDARD 16" x 8" MODEL
- 1540-530
  2 or 3 hour fire resistance available

STANDARD 14.5" x 8.5" MODEL
- 1540-537
  2 or 3 hour fire resistance available

3 Powder Coat Paint

Smart Vent Products, Inc. offers all of their flood vents in Stainless Steel, Standard Powder Coat Paint Colors of: White, Wheat, Gray, or Black, but can be custom color matched to your project's needs.

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED



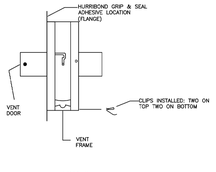


FIGURE 2
SIDE VIEW

FIGURE 1
FRONT VIEW

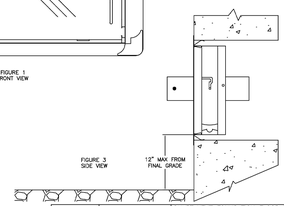


FIGURE 3
SIDE VIEW

SMART VENT
877-441-8368
www.SMARTVENT.com

SMART VENT FOUNDATION FLOOD VENTS
430 ANDORO DR. UNIT 1
PITMAN NJ 08071

FLOOD VENT INSULATED
MODEL: 1540-520

SIZE	DWG NO.	REV
A	1540-520	0

DATE: 6-21-16 SHEET 1 OF 2

Smart VENT
877- 441- 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-520
FLOODVENT INSULATED

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE N THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN 'FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS

COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

WEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

SHEET 2 OF 2

Product Approval Method	Method 2 Option B
Date Submitted	08/15/2023
Date Validated	08/18/2023
Date Pending FBC Approval	08/23/2023
Date Approved	10/17/2023

Summary of Products

FL #	Model, Number or Name	Description
5822.1	SmartVent Model #1540-510	Dual Function Flood and Ventilation Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressures:** +100/-100 **Others** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-510_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes
5822.2	SmartVent Model #1540-511	Dual Function Flood and Ventilation Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressures:** +100/-100 **Others** One vent may be used for up to 400 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-511_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes
5822.3	SmartVent Model #1540-520	Insulated Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressures:** +100/-100 **Others** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-520_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes
5822.4	SmartVent Model #1540-521	Insulated Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressures:** +100/-100 **Others** One vent may be used for up to 400 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-521_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes
5822.5	SmartVent Model #1540-524	16" Garage Door Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressures:** N/A **Others** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). See Installation Instructions for allowable pressures per door construction. Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-524_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5892 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes

Insulated Series

This series of vents is ideal for areas requiring flood venting protection but no natural air ventilation.

The flood door contains a 2" Styrofoam core that has an R-value of 8.34 and the vent frame is lined with felt weather stripping, helping to keep the enclosure as insulated from the elements as possible.

IDEAL FOR:
- Garages
- Full height enclosures (e.g. walkouts)
- Conditioned crawlspaces
- Storage facilities
- Metal buildings
- Foyers



1 Flood Vent
1540-520

2 Stacker
1540-521

Stacker Models are twice as efficient as a single unit and are a great solution for large amounts of square footage, and in situations where there is not enough wall space to fit in single units.

3 Wood Wall
1540-570

Wood Wall Models are designed to fit between studs spaced at 16" on center. Pre-drilled slots in the four corners on the vent flange make for an easy installation.

See page 13 for the Sealing Kit, available for 1540-520 & 1540-521 Models.

Multi-Frames

Multi-frames are ideal for commercial applications and other areas with large square footages; they give you the flood venting protection you need with fewer openings. They accommodate our dual function or insulated series of flood doors, and are manufactured in a robust one-piece design.

MULTI-FRAME CONFIGURATIONS

SMART VENT has a team of engineers and Certified Floodplain Managers on hand to help you with your next commercial project. We offer full CAD capabilities that allow you to implement the multi-frame design easily into your project drawings. We will assist in proper vent placement and help with all phases of the project to assure the flood vent system is installed correctly and meets your specifications.

FRAME OPTIONS:

STANDARD MULTI-FRAMES
- Made of $\frac{1}{8}$" thick angle iron for an extremely sturdy, and element resistant design.
- Powder coat painted, just choose color:

☐☐☐☐☐ *Custom colors also available.*

"E" MULTI-FRAMES
- Constructed with the same superior design using a lighter steel material to provide a more economical solution for some projects.
- Standard finish is 316L Stainless Steel



Dual Function Series in 2 x 2 multi-frame configuration, powder coated black



Insulated Series in 2 x 2 multi-frame configuration, installed in a metal building, powder coated wheat

		enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.
5822.6	SmartVent Model #1540-570	Wood Wall Insulated Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressures:** +100/-100 **Others** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-570_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes
5822.7	SmartVent Model #1540-574	14.5" Garage Door Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Others** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). See Installation Instructions for allowable pressures per door construction. Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_IT_1540-574_SS_2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5892 SS_2023-08-14.pdf FL5822_R9_AE_Smart Vent - LME REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:
Credit Card
Safe
SECURITY METRICS



Accessories & Paint Options

Smart Vent Products, Inc. offers everything you need to complete your project.

SITE KEY MAP


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ICC EVALUATION SERVICE

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ICC-ES Evaluation Report

ESR-2074

Reissued 02/2025

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This report is subject to renewal 02/2027.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

ICC-ES PMG LISTED

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

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ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-2074

Reissued February 2025 — *This report also contains:*

Subject to renewal February 2027 — **- CA Supplement**

- FL Supplement

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DIVISION: 08 00 00—OPENINGS Section: 08 95 43—Vents/Foundation Flood Vents	REPORT HOLDER: SMART VENT PRODUCTS, INC.	EVALUATION SUBJECT: SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526	

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2024, 2021 and 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with ½-inch-by-½-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead docrs of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code, and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m2) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m2) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE:

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2024).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-2074) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.

7.2 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.3 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE[1] (in²)
FloodVENT®	1540-520	15¼" X 7⅛"	200
SmartVENT®	1540-510	15¼" X 7⅛"	200
FloodVENT® Overhead Door	1540-524	15¼" X 7⅛"	200
SmartVENT® Overhead Door	1540-514	15¼" X 7⅛"	200
Wood Wall FloodVENT®	1540-570	14" X 8⅛"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8⅛"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m²

[1]The coverage area in square feet for each model is equivalent to the performance of the same number of square inches of non-engineered openings.



FIGURE 1—SMART VENT: MODEL 1540-510

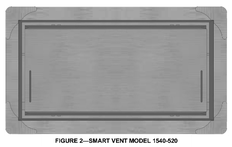

FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

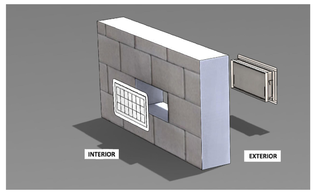

FIGURE 4—FLOOD VENT SEALING KIT

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2022 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, cescribed in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2021 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16 , as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, cescribed in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2025.

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ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-2074 CA Supplement

Reissued February 2025

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents. described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2022 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, cescribed in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2021 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16 , as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, cescribed in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report.

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ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-2074 FL Supplement

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

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SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 *Florida Building Code—Building*
- 2023 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2021 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

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SITE KEY MAP


Bay Harbor Dr
Bay Harbor Dr
Bay Harbor Dr

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTE: – ASPHALT MILL AND RESURFACING
RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS & SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO EXISTING ROADWAY. TEMPORARY AND PERMANENT STRIPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS.

LEGAL DESCRIPTION:
LOTS 3, 4 AND 5, BLOCK 3, 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.

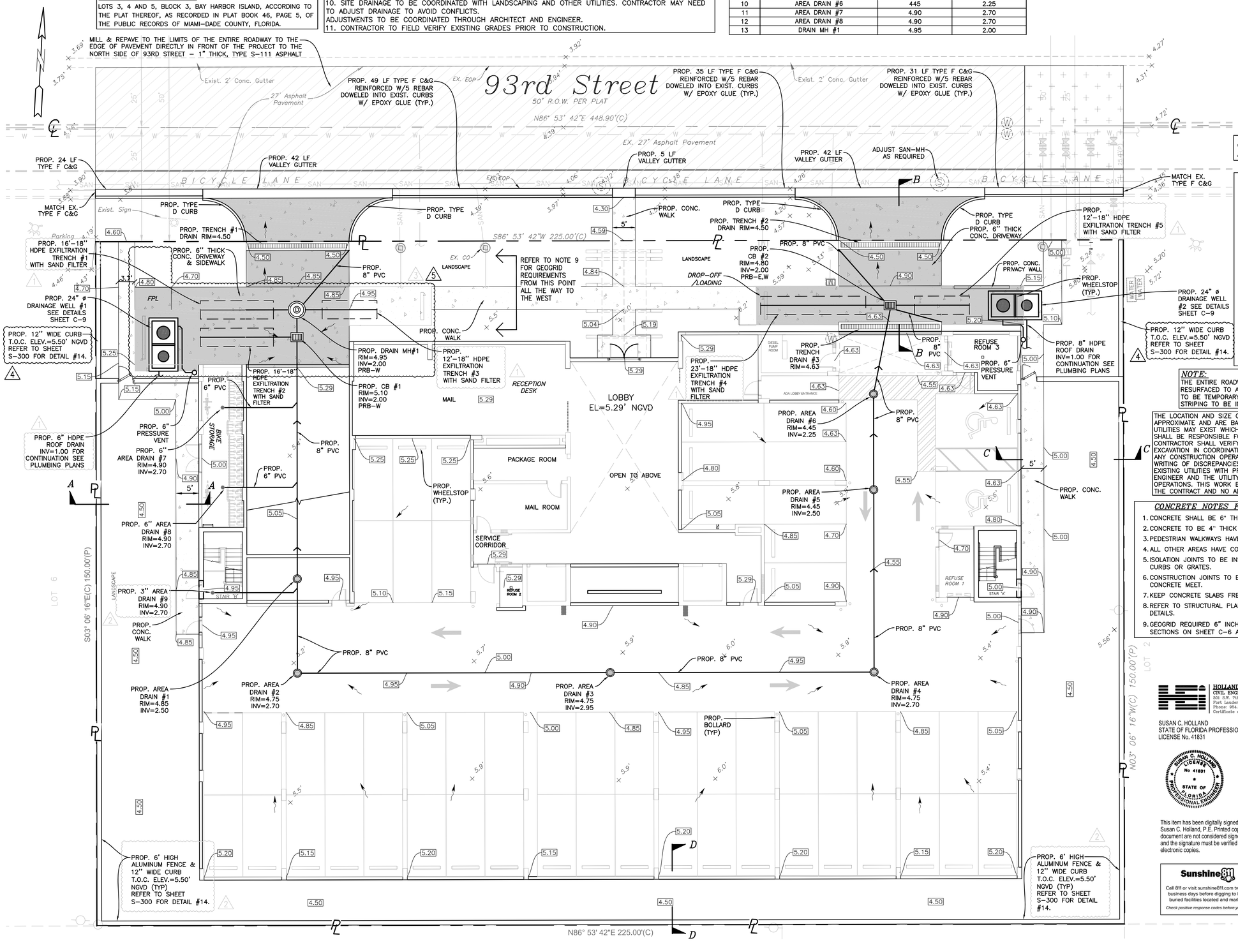
NOTES:
1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
6. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
7. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
8. CONTRACTOR TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.
9. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS AND FINISHES.
10. SITE DRAINAGE TO BE COORDINATED WITH LANDSCAPING AND OTHER UTILITIES. CONTRACTOR MAY NEED TO ADJUST DRAINAGE TO AVOID CONFLICTS.
ADJUSTMENTS TO BE COORDINATED THROUGH ARCHITECT AND ENGINEER.
11. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.

DRAINAGE STRUCTURE TABLE

	STRUCTURE	RIM	INVERT
1	CB #1	5.10	2.00
2	CB #2	4.80	2.00
3	DRAINAGE WELL #1	5.00	6" ROOF DRAIN=1.00
4	DRAINAGE WELL #2	5.15	8" ROOF DRAIN=1.00
5	AREA DRAIN #1	4.85	2.50
6	AREA DRAIN #2	4.75	2.70
7	AREA DRAIN #3	4.75	2.95
8	AREA DRAIN #4	4.75	2.70
9	AREA DRAIN #5	4.45	2.50
10	AREA DRAIN #6	445	2.25
11	AREA DRAIN #7	4.90	2.70
12	AREA DRAIN #8	4.90	2.70
13	DRAIN MH #1	4.95	2.00

FLOOD INFORMATION:
CONTROL PANEL NUMBER: 12086C0144L
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00' NGVD

ALL STORMWATER IS TO BE RETAINED ONSITE


93rd Street
50' R.O.W. PER PLAT
N86° 53' 42"E 448.90'(C)
S86° 53' 42"W 225.00'(C)
N86° 53' 42"E 225.00'(C)
EX. 27' Asphalt Pavement
MILL & REPAVE TO THE LIMITS OF THE ENTIRE ROADWAY TO THE EDGE OF PAVEMENT DIRECTLY IN FRONT OF THE PROJECT TO THE NORTH SIDE OF 93RD STREET – 1" THICK, TYPE S–111 ASPHALT
PROP. 49 LF TYPE F C&G REINFORCED W/5 REBAR DOWELED INTO EXIST. CURBS W/ EPOXY GLUE (TYP.)
PROP. 35 LF TYPE F C&G REINFORCED W/5 REBAR DOWELED INTO EXIST. CURBS W/ EPOXY GLUE (TYP.)
PROP. 31 LF TYPE F C&G REINFORCED W/5 REBAR DOWELED INTO EXIST. CURBS W/ EPOXY GLUE (TYP.)
Exist. 2' Conc. Gutter
PROP. 24 LF TYPE F C&G
PROP. 42 LF VALLEY GUTTER
PROP. 5 LF VALLEY GUTTER
PROP. 42 LF VALLEY GUTTER
ADJUST SAN–MH AS REQUIRED
MATCH EX. TYPE F C&G
Exist. Sign
PROP. TYPE D CURB
PROP. TRENCH #1 DRAIN RIM=4.50
PROP. 16"–18" HDPE EXFILTRATION TRENCH #1 WITH SAND FILTER
PROP. 6" THICK CONC. DRIVEWAY & SIDEWALK
PROP. 8" PVC
PROP. CONC. WALK
PROP. TYPE D CURB
PROP. TRENCH #2 DRAIN RIM=4.50
PROP. 8" PVC
PROP. CB #2 RIM=4.80 INV=2.00 PRB–E,W
PROP. TYPE D CURB
PROP. 6" THICK CONC. DRIVEWAY
PROP. CONC. PRIVACY WALL
PROP. 12"–18" HDPE EXFILTRATION TRENCH #5 WITH SAND FILTER
PROP. WHEELSTOP (TYP.)
PROP. 24" ø DRAINAGE WELL #2 SEE DETAILS SHEET C–9
PROP. 12" WIDE CURB T.O.C. ELEV.=5.50' NGVD REFER TO SHEET S–300 FOR DETAIL #14.
PROP. 24" ø DRAINAGE WELL #1 SEE DETAILS SHEET C–9
PROP. 12" WIDE CURB T.O.C. ELEV.=5.50' NGVD REFER TO SHEET S–300 FOR DETAIL #14.
REFER TO NOTE 9 FOR GEOGRID REQUIREMENTS FROM THIS POINT ALL THE WAY TO THE WEST
PROP. DRAIN MH#1 RIM=4.95 INV=2.00 PRB–W
PROP. CB #1 RIM=5.10 INV=2.00 PRB–W
PROP. 12"–18" HDPE EXFILTRATION TRENCH #3 WITH SAND FILTER
PROP. 16"–18" HDPE EXFILTRATION TRENCH #2 WITH SAND FILTER
PROP. 23"–18" HDPE EXFILTRATION TRENCH #4 WITH SAND FILTER
PROP. TRENCH DRAIN #3 RIM=4.63
PROP. 8" PVC
PROP. 6" PRESSURE VENT
PROP. 8" HDPE ROOF DRAIN INV=1.00 FOR CONTINUATION SEE PLUMBING PLANS
PROP. 6" HDPE ROOF DRAIN INV=1.00 FOR CONTINUATION SEE PLUMBING PLANS
PROP. 6" PRESSURE VENT
PROP. 6" AREA DRAIN #7 RIM=4.90 INV=2.70
PROP. 6" AREA DRAIN #8 RIM=4.90 INV=2.70
PROP. 3" AREA DRAIN #9 RIM=4.90 INV=2.70
PROP. AREA DRAIN #1 RIM=4.85 INV=2.50
PROP. AREA DRAIN #2 RIM=4.75 INV=2.70
PROP. AREA DRAIN #3 RIM=4.75 INV=2.95
PROP. AREA DRAIN #4 RIM=4.75 INV=2.70
PROP. AREA DRAIN #5 RIM=4.45 INV=2.50
PROP. AREA DRAIN #6 RIM=4.45 INV=2.25
PROP. BOLLARD (TYP)
PROP. 6' HIGH ALUMINUM FENCE & 12" WIDE CURB T.O.C. ELEV.=5.50' NGVD (TYP) REFER TO SHEET S–300 FOR DETAIL #14.
PROP. 6' HIGH ALUMINUM FENCE & 12" WIDE CURB T.O.C. ELEV.=5.50' NGVD (TYP) REFER TO SHEET S–300 FOR DETAIL #14.
LOBBY EL=5.29' NGVD
RECEPTION DESK
MAIL
PACKAGE ROOM
OPEN TO ABOVE
MAIL ROOM
SERVICE CORRIDOR
REFUSE ROOM 1
REFUSE ROOM 2
REFUSE ROOM 3
STAIR 'A'
STAIR 'B'
BIKE STORAGE
DIESEL PUMP ROOM
ADA LOBBY ENTRANCE
LANDSCAPE
DROP–OFF /LOADING
PROP. 42" ø DRAINAGE WELL #1 SEE DETAILS SHEET C–9
PROP. 8" HDPE ROOF DRAIN INV=1.00 FOR CONTINUATION SEE PLUMBING PLANS
PROP. 6" PRESSURE VENT
PROP. CONC. WALK
PROP. WHEELSTOP (TYP.)
PROP. 8" PVC
PROP. 6" PVC
PROP. 6" AREA DRAIN #8 RIM=4.90 INV=2.70
PROP. CONC. WALK
PROP. 8" PVC
PROP. 8" PVC
PROP. 8" PVC

SEWAGE VOLUME
39 UNITS AT 300 GPD PER UNIT= 11,700 GPD

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

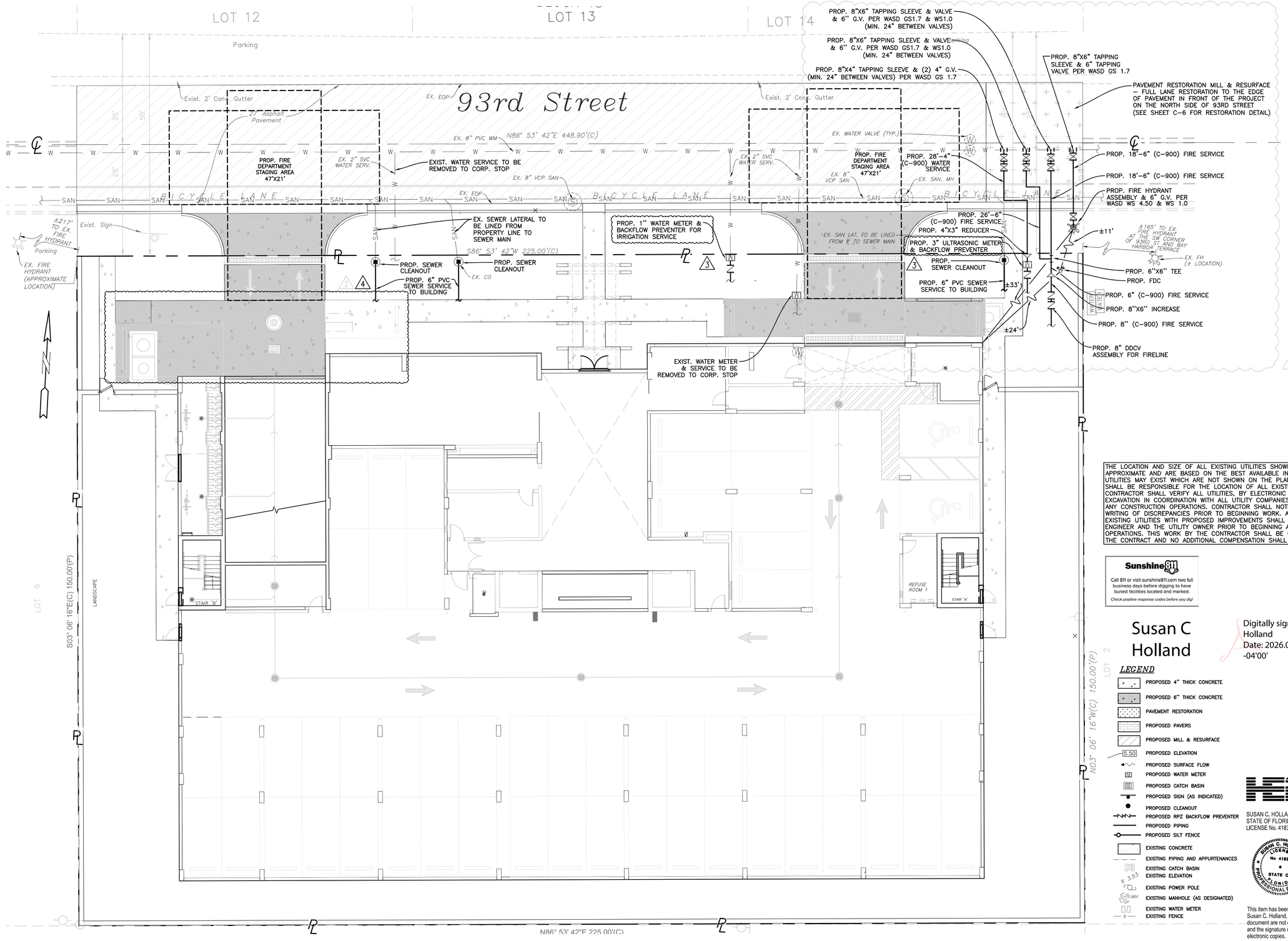
WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 3, 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.



THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Susan C Holland

Digitally signed by Susan C Holland
Date: 2026.04.30 14:02:49 -04'00'

LEGEND

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.357.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SITE KEY MAP N.T.S.



BLOCK: 17 LOT(s): 3, 4, 5
SEC 27, TWSP 52S, RNG 42E

issue	rev	date	description
4	AA	04-30-26	TOWN COMMENTS
3	AA	04-07-26	TOWN COMMENTS
2	AA	03-24-26	COORDINATION
1	AA	03-02-26	MDC FIRE COMMENTS

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FLORIDA 33143
TEL: (305)-665-9688 FAX: (305)-668-8426

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
301, SW 7 STREET, FT. LAUDERDALE, FLORIDA 33315
TEL: (954)-357-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FLORIDA 33137
TEL: (305)-306-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
2606 E. 15TH STREET, SUITE 204, BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FLORIDA 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 516-447-8887 TEL: 718-388-8210

FIELDEN • MANDEL ARCHITECTS
220 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 2194733
FAX: (212) 219-8980
WEB SITE: WWW.FMARCHITECT.COM

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

drawing title
WATER & SEWER PLAN

dob no

scale	1"=10'	project no.	22–53
date	01/07/26	sheet no.	2 OF 8
drawn		drawing no.	C-2
checked			

J:\CAD\22-53\CAD Files\22-53_WS Plan.dwg – 4/30/2026 1:52 PM

LEGEND:

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- PROPOSED SILT FENCE

Sunshine811
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Check positive response codes before you dig!

NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.
4. ROADWAY PAVEMENT MARKINGS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.

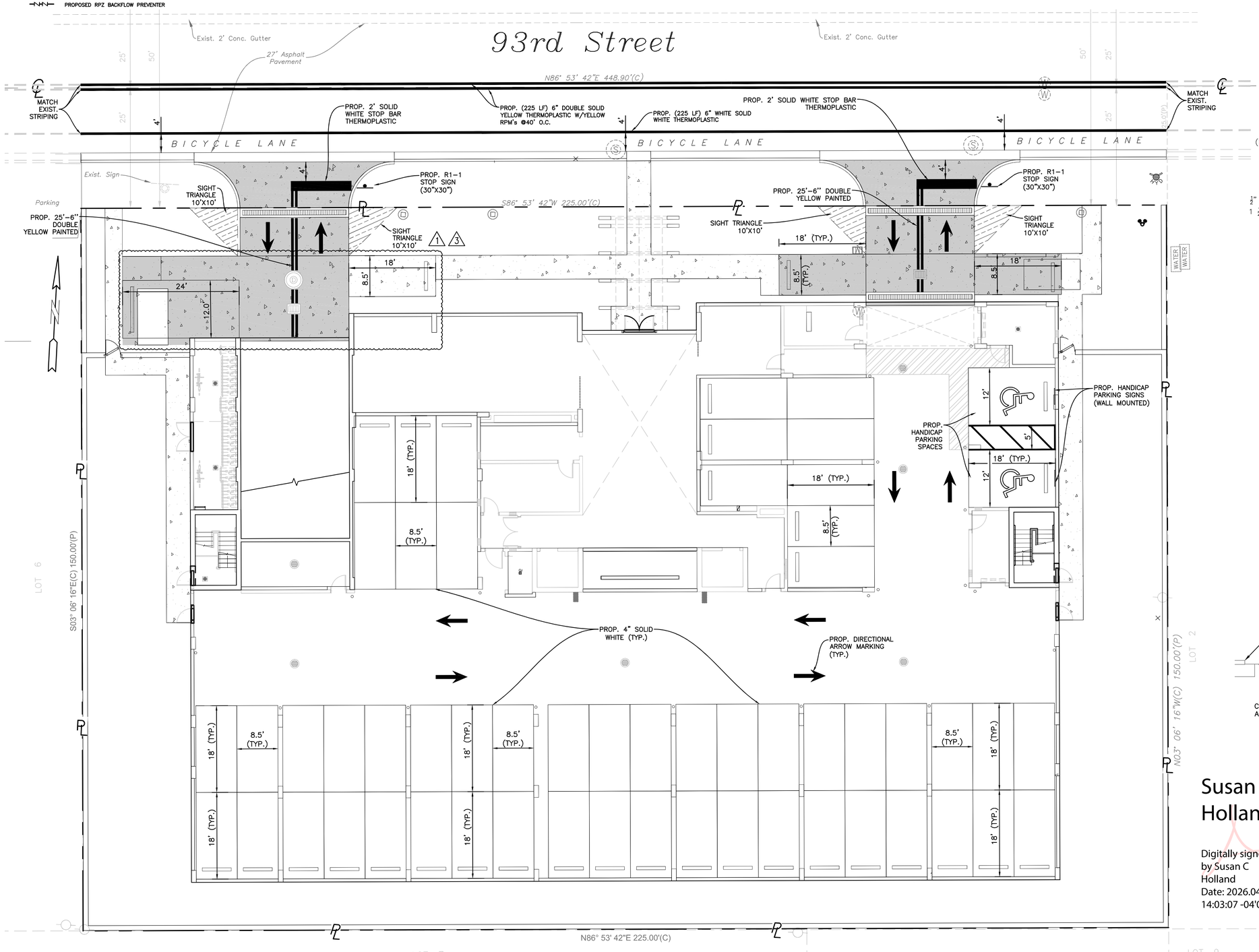
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

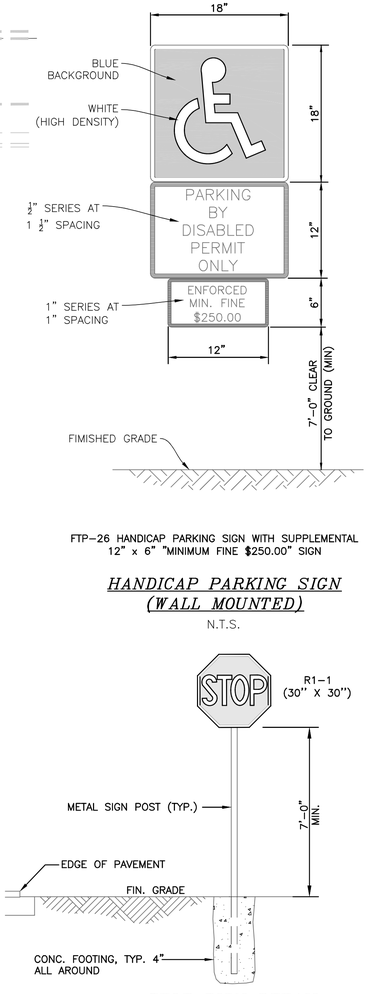
LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 3, 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.

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS

93rd Street





FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

HANDICAP PARKING SIGN (WALL MOUNTED)

N.T.S.

STOP SIGN DETAIL

N.T.S.

Susan C Holland

Digitally signed by Susan C Holland
Date: 2026.04.30 14:03:07 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7385

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SITE KEY MAP N.T.S.



BLOCK: 17 LOT(s): 3, 4, 5 SEC 27, TWSP 52S, RNG 42E

issue	rev	date	description
3	AA	04-30-26	TOWN COMMENTS
2	AA	04-07-26	TOWN COMMENTS
1	AA	03-24-26	COORDINATION

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FLORIDA 33143
TEL: (305)-665-9688 FAX: (305)-668-8426

CIVIL ENGINEER:
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INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FLORIDA 33137
TEL: (305)-306-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
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TEL: (718)-872-6122

STRUCTURAL ENGINEER:
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TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 516-447-8887 TEL: 718-388-8210

FIA Fiedler + Manasc Architects
259 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-9992
WEB SITE: WWW.FMARCHITECT.COM

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

drawing title
PAVEMENT MARKING & SIGNAGE PLAN

dob no

scale	1"=10'	project no.	22-53
date	01/07/26	sheet no.	3 OF 8
drawn		drawing no.	C-3
checked			

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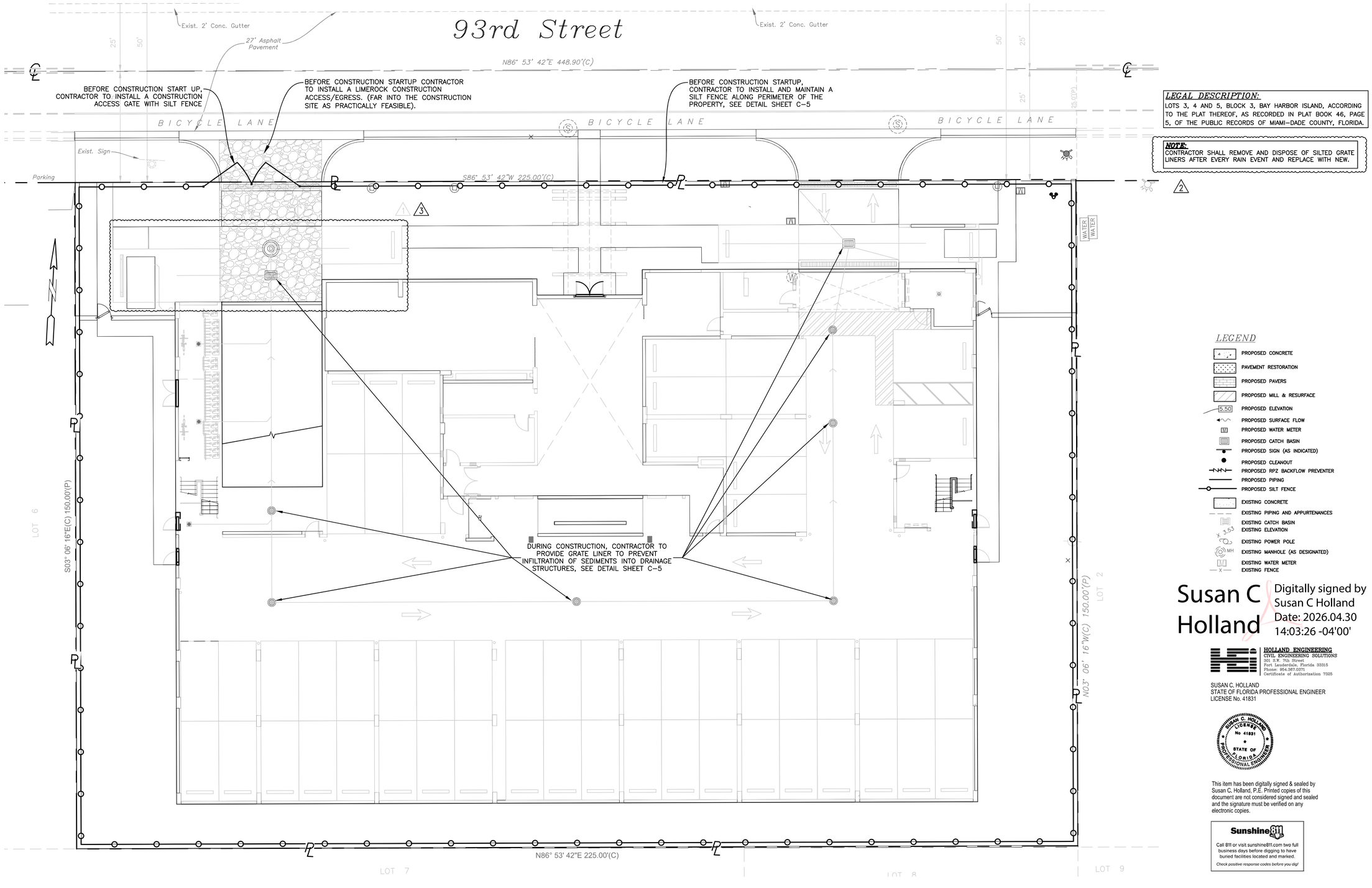

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 3, 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.

NOTE:

CONTRACTOR SHALL REMOVE AND DISPOSE OF SILTED GRATE LINERS AFTER EVERY RAIN EVENT AND REPLACE WITH NEW.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- W PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- W EXISTING WATER METER
- EXISTING FENCE

Susan C Holland

Digitally signed by Susan C Holland
Date: 2026.04.30 14:03:26 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSED No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Check positive response codes before you dig!

SITE KEY MAP N.T.S.



BLOCK: 17

LOT(s): 3, 4, 5
SEC 27, TWSP 52S, RNG 42E

issue	rev	date	description
3	AA	04-30-26	TOWN COMMENTS
2	AA	04-07-26	TOWN COMMENTS
1	AA	03-24-26	COORDINATION

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FLORIDA 33143
TEL: (305)-665-9688 FAX: (305)-668-8426

CIVIL ENGINEER:
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FMA Fiszman + Mandel Architects
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NEW YORK, NY 10001
TEL: (212) 2194733
FAX: (212) 219-8980
WEB SITE: WWW.FMARCHITECT.COM

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

drawing title
STORMWATER POLLUTION PREVENTION PLAN

dob no

scale	1"=10'	project no.	22-53
date	01/07/26	sheet no.	4 OF 8
drawn		drawing no.	C-4
checked			

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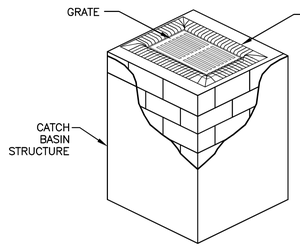
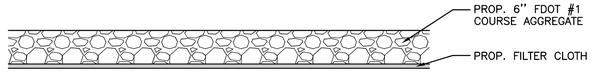


NOTES:

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

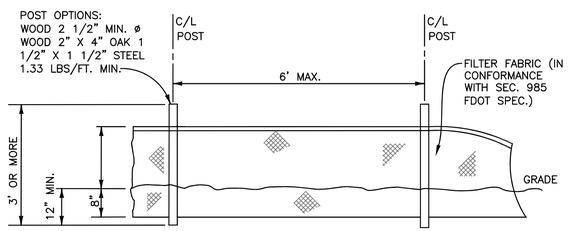
POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION DETAIL

N.T.S.



TYPE III SILT FENCE

N.T.S.

BMP NOTES:

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

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

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

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

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

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

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

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

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

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

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

Susan C Holland

Digitally signed by Susan C Holland
Date: 2026.04.30 14:03:41 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

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LICENSE No. 41831

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SITE KEY MAP N.T.S.



BLOCK: 17 LOT(s): 3, 4, 5 SEC 27, TWSP 52S, RNG 42E

issue	rev	date	description

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FLORIDA 33143
TEL: (305)-665-9688 FAX: (305)-668-8426

CIVIL ENGINEER:
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TEL: (718)-872-6122

STRUCTURAL ENGINEER:
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CLIENT:
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SEAL

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project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

drawing title
STORMWATER POLLUTION PREVENTION NOTES & DETAILS

dob no

scale	1"=10'	project no.	22–53
date	01/07/26	sheet no.	5 OF 8
drawn		drawing no.	C-5
checked			

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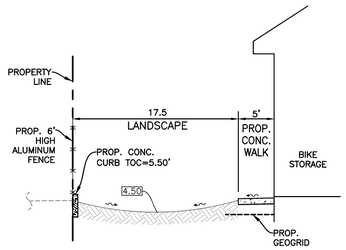
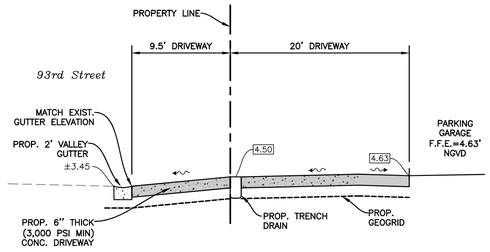
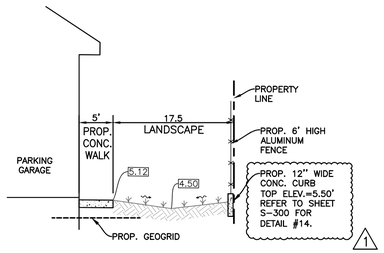


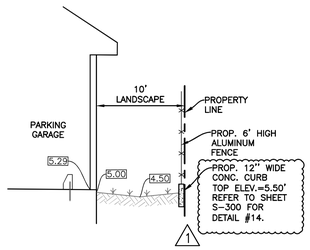
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

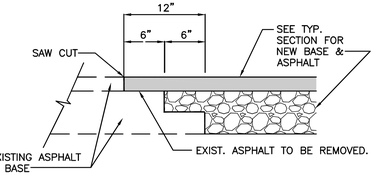


SECTION C–C
N.T.S.



SECTION D–D
N.T.S.

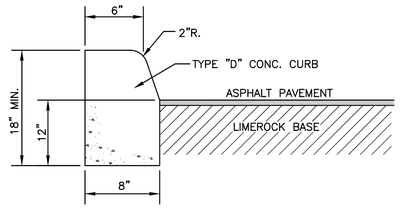
PROVIDE InterAx 650 GEOGRID 6" BELOW BOTTOM OF SLAB ELEVATION EXTENDING 3' IN ALL DIRECTIONS. REFER TO SKYRISE ENGINEERING AND TESTING REPORT DATED 10–22–2025 AND SHEET C–1 FOR LOCATION OF WHERE GEOGRID IS REQUIRED



NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

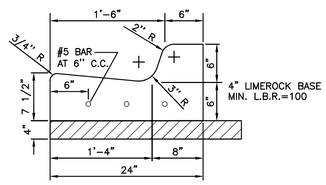
PAVEMENT JOINT DETAIL
N.T.S.



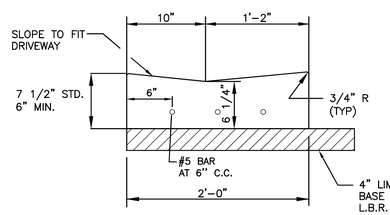
TYPE "D" CONCRETE CURB
N.T.S.

CURB NOTES:

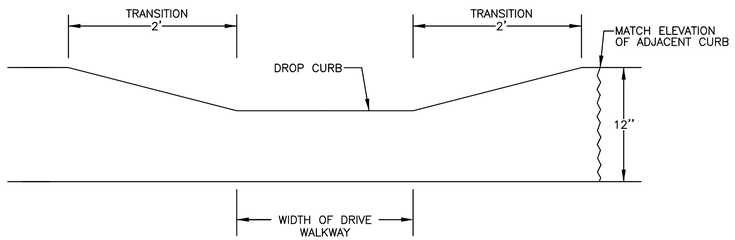
1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F–CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F–CURB SECTIONS SHALL MATCH EXISTING
4. PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXISTING CURB



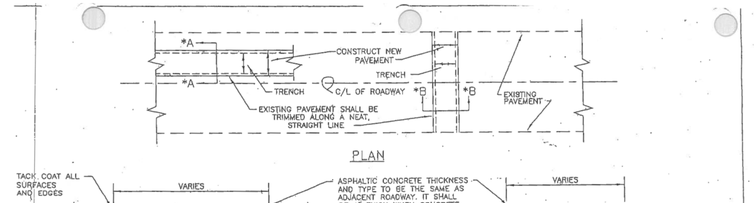
TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL
N.T.S.



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL
N.T.S.



TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL
N.T.S.

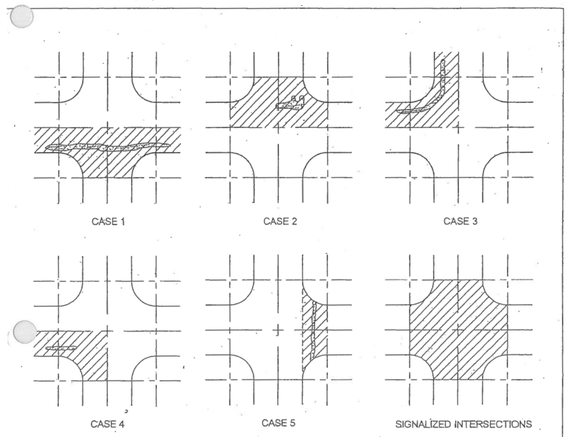


NOTES:

1.– PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN WHICH THE CUT EXTENDS.
2.– IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.– CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND–CEMENT MIX.

ITEM	CROSS REF.	SPEC. REF.
..NT. RESTORATION		SEC 40
..LITY PLACEMENT	G-21	
..PHALTIC CONCRETE		SEC 133
..SE COURSE		SEC 51

METROPOLITAN DADE COUNTY — PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 5/17/72, 7/14/80, 6/4/86	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS–OF–WAY	SHEET 21 OF 25



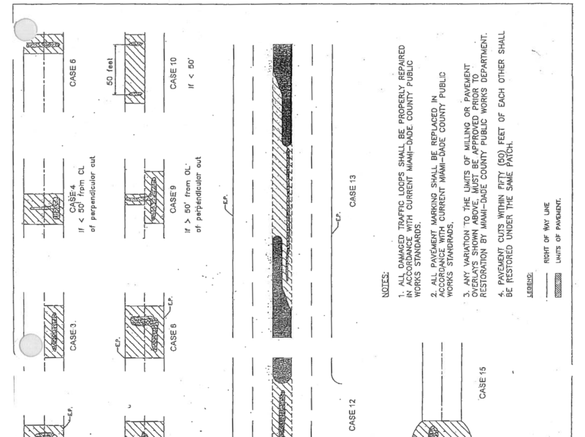
NOTES:

1.–PLEASE NOTE THAT FOR CASES 1–5 NOTED ABOVE, FULL INTERSECTION OVERLAY WILL BE REQUIRED FOR ALL SIGNALIZED INTERSECTIONS WITHOUT EXCEPTIONS.
2.–RESTORE ALL PAVEMENT MARKINGS AS PER DADE COUNTY PUBLIC WORKS STANDARD.
3.–ANY VARIATION OF THE LIMITS OF PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY DADE COUNTY PUBLIC WORKS DEPARTMENT
4.–ANY DAMAGE ENTERING AN ADJACENT INTERSECTION QUADRANT WILL REQUIRE THE REPAIR OF SAID QUADRANT

LEGEND:
RIGHT OF WAY LINE
LIMITS OF PAVEMENT.

ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE		SEC 133

MIAMI-DADE COUNTY — PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS	SHEET 2 OF 3



ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE		SEC 133

MIAMI-DADE COUNTY — PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCH CUTS	SHEET 1 OF 3

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED IN PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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SITE KEY MAP N.T.S.



BLOCK: 17 — LOT(s): 3, 4, 5 — SEC 27, TWSP 52S, RNG 42E

Susan C Holland — Digitally signed by Susan C Holland — Date: 2026.04.30 14:03:55 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

issue	rev	date	description
1	AA	02-17-26	COORDINATION

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FLORIDA 33143
TEL: (305)-665-9688 FAX: (305)-668-8426

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
301, SW 7 STREET, FT. LAUDERDALE, FLORIDA 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FLORIDA 33137
TEL: (305)-306-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
2606 E. 15TH STREET, SUITE 204, BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FLORIDA 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 516-447-8887 TEL: 718-388-8210

FMA — Fiscaro + Mandel Architects
259 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.FMARCHITECT.COM

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

drawing title
SECTIONS & DETAILS

dob no

scale	N.T.S.	project no.	22–53
date	01/07/26	sheet no.	6 OF 8
drawn		drawing no.	C-6
checked			

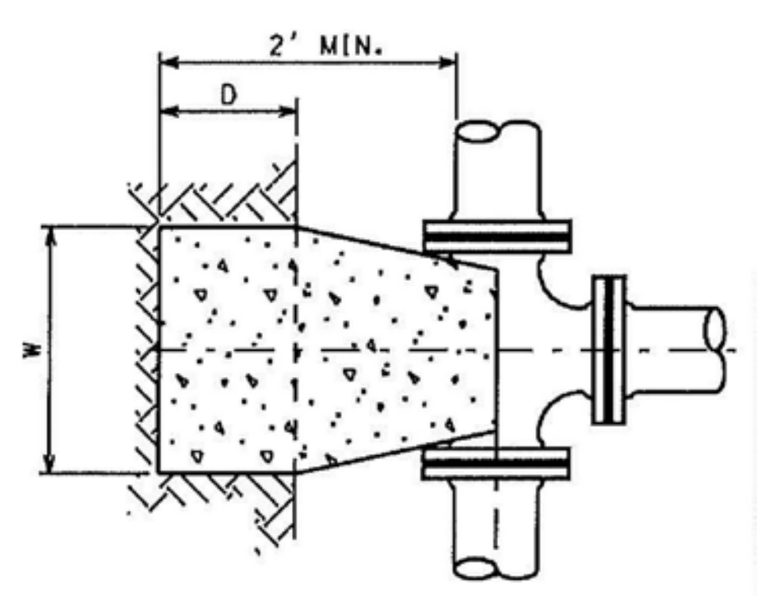
WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI. 2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L \text{ (GALLONS PER HOUR)} = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

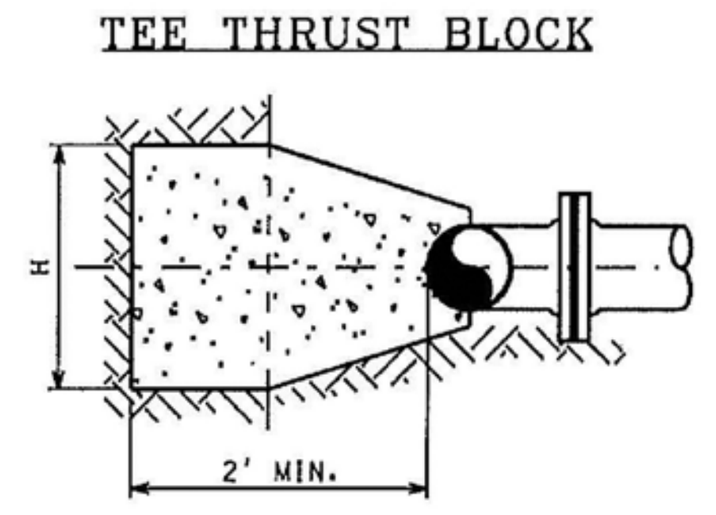
L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90° INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.



PLAN VIEW

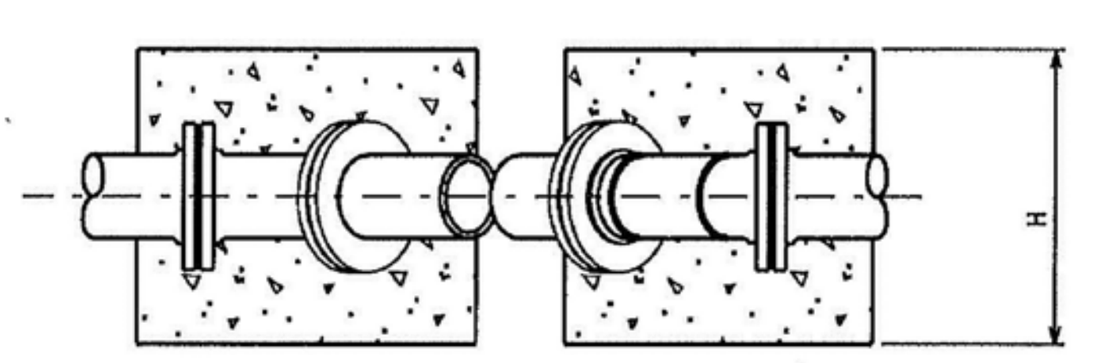
TEE THRUST BLOCK



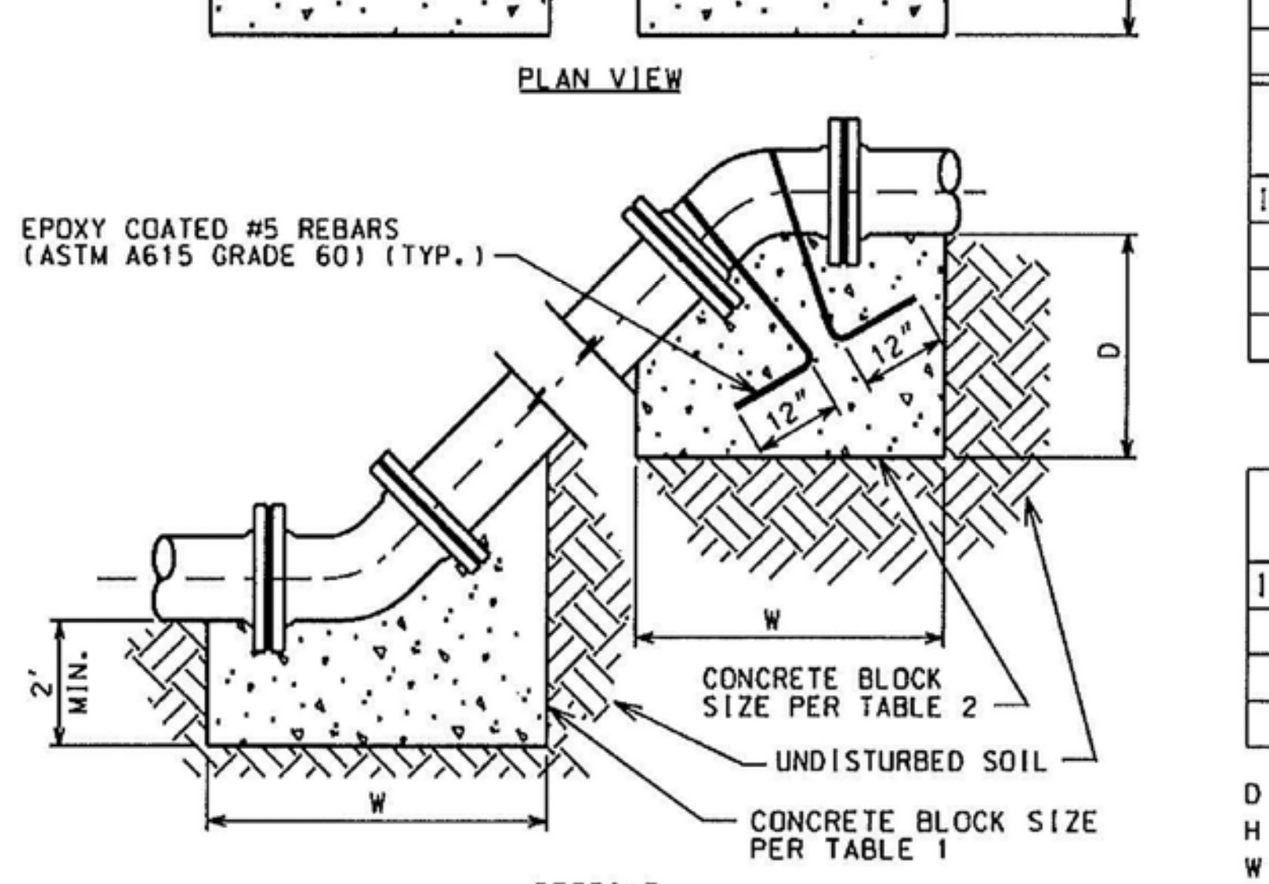
PROFILE

TEE THRUST BLOCK

HORIZONTAL THRUST BLOCK DETAILS



PLAN VIEW



PROFILE

VERTICAL THRUST BLOCK DETAILS

TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.7
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.3

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS, CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS

REV:04.07 D-11

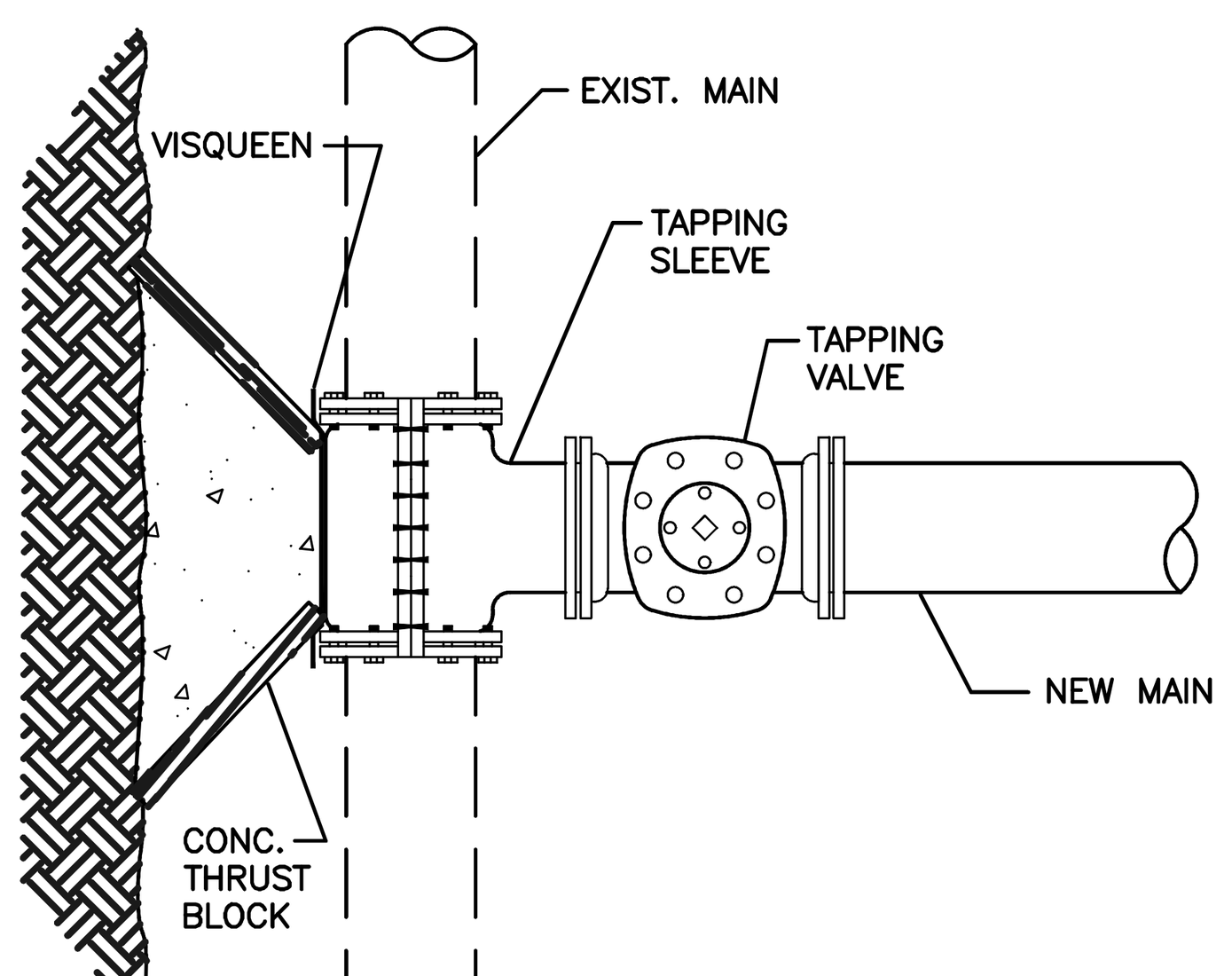
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.

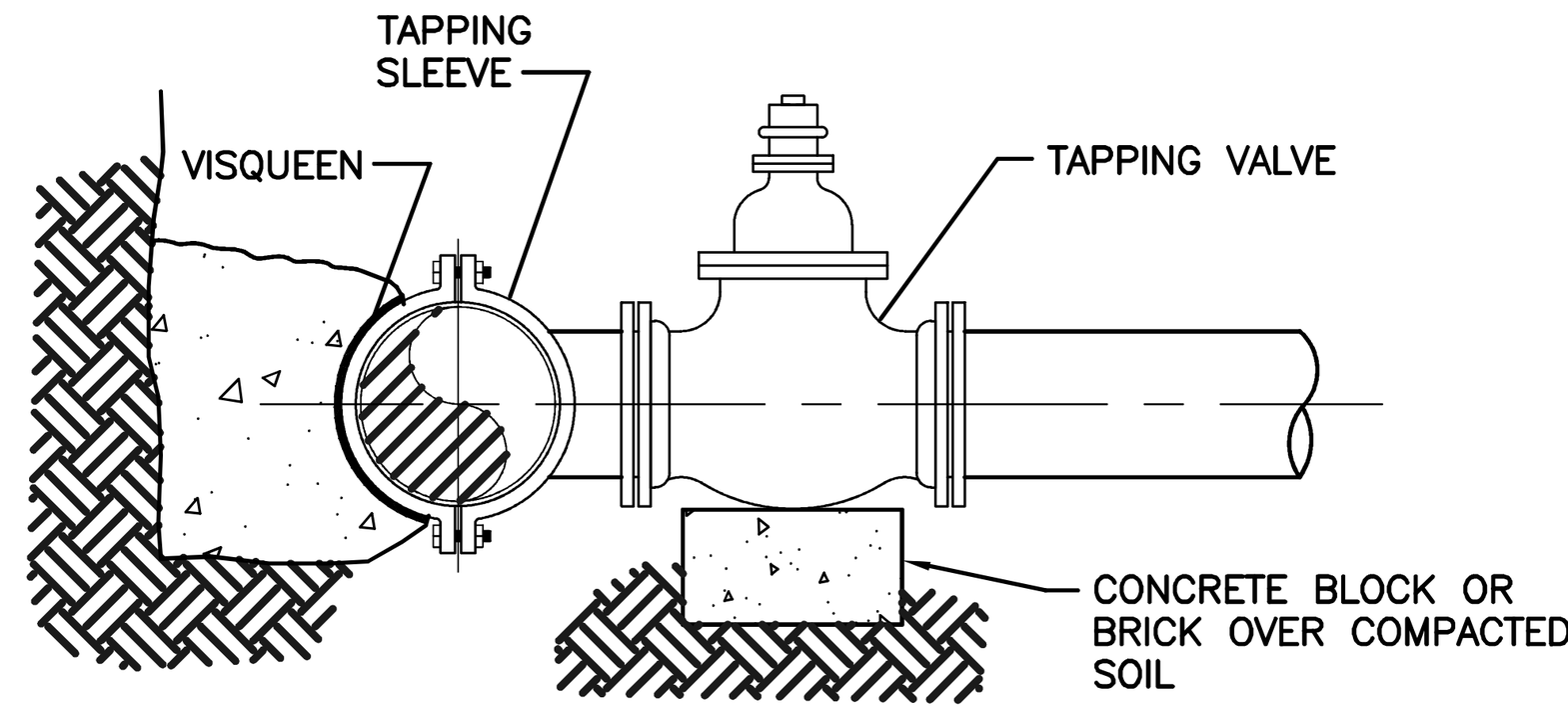
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMEN.T.S. SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.

WATER AND SEWER INSTALLATIONS AND MATERIALS TO MEET THE STANDARDS OF MDWASD



PLAN

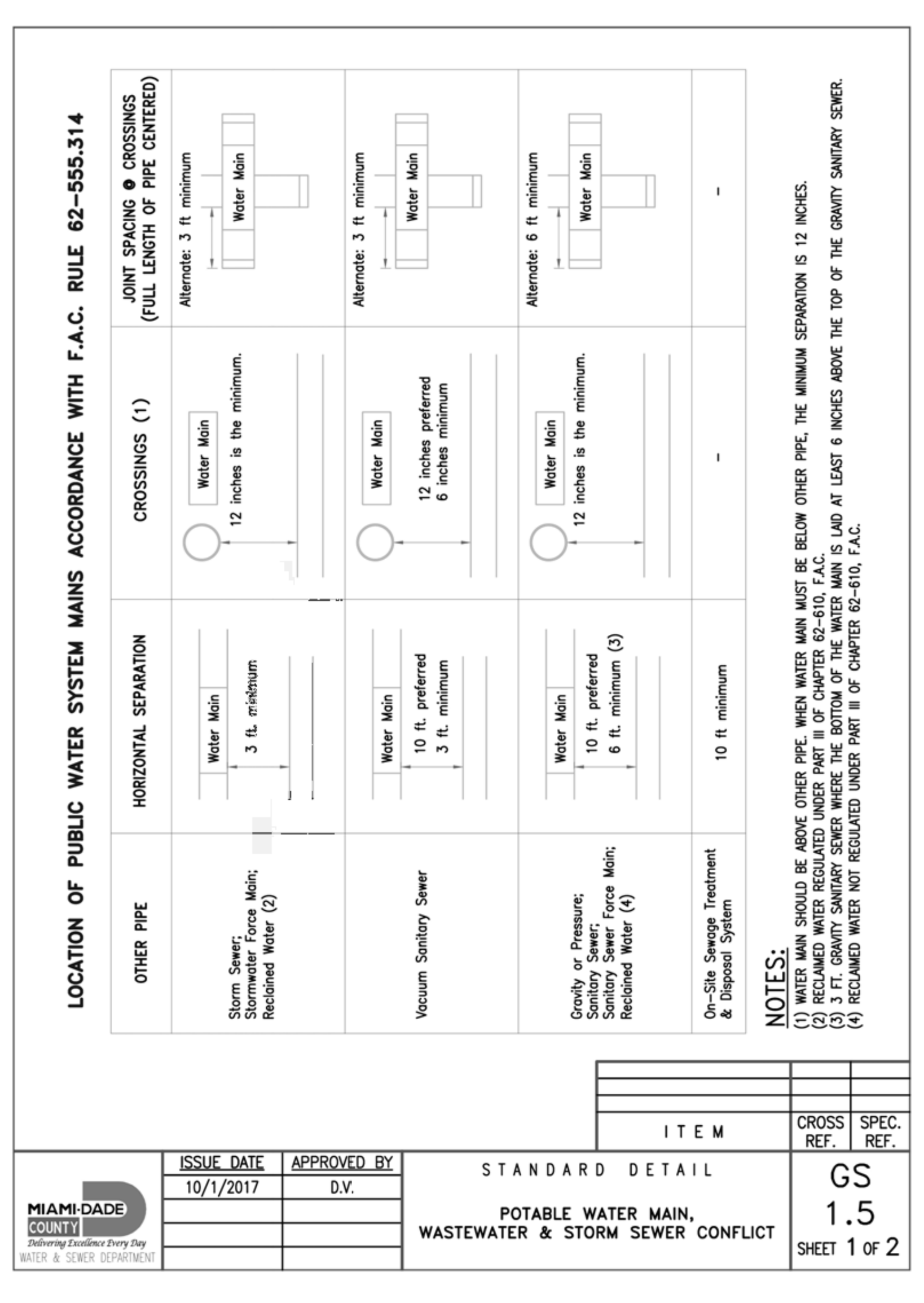


ELEVATION

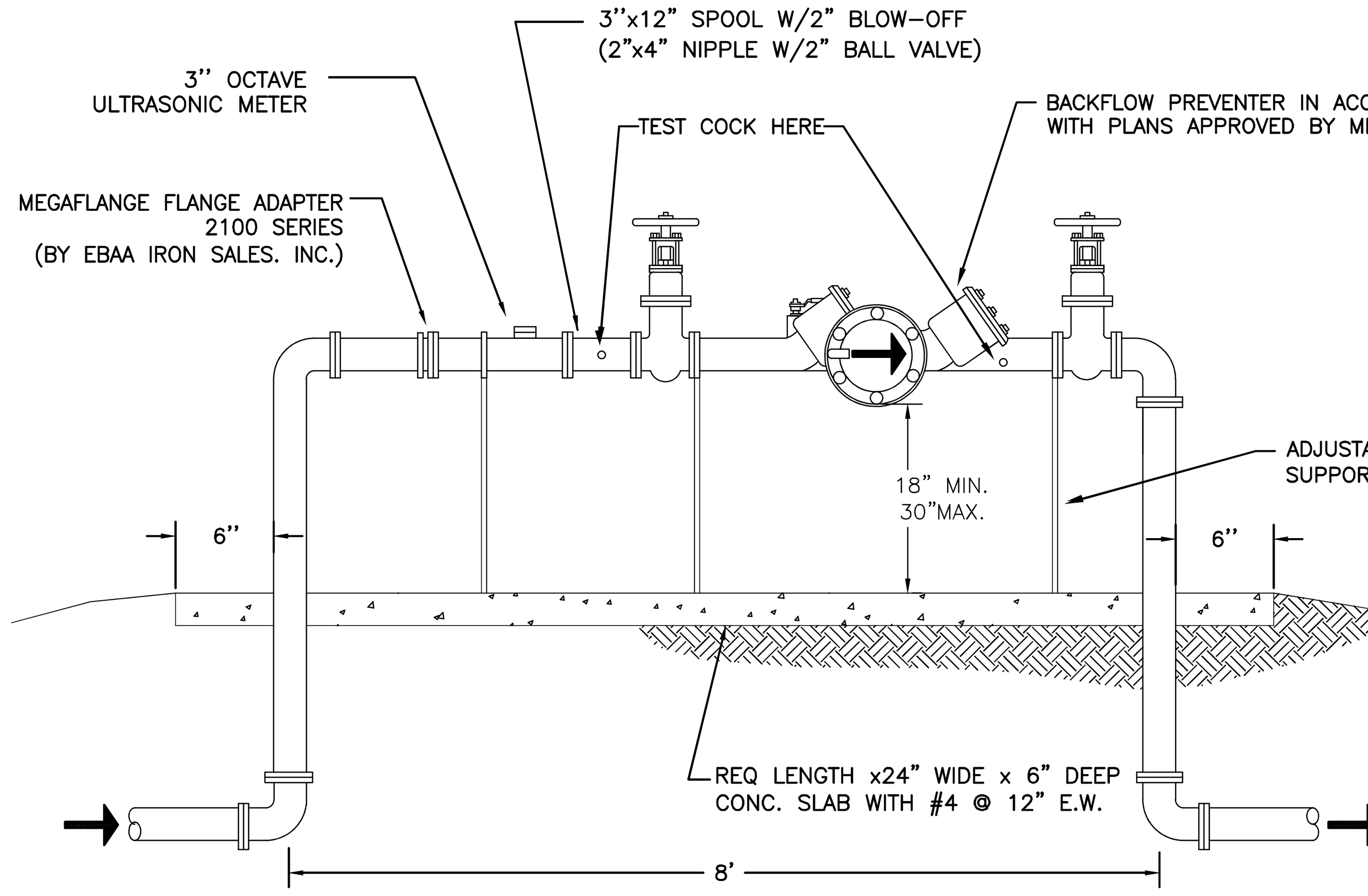
NOTES:
1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

N.T.S.



GENERAL NOTES:
1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMEN.T.S..
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

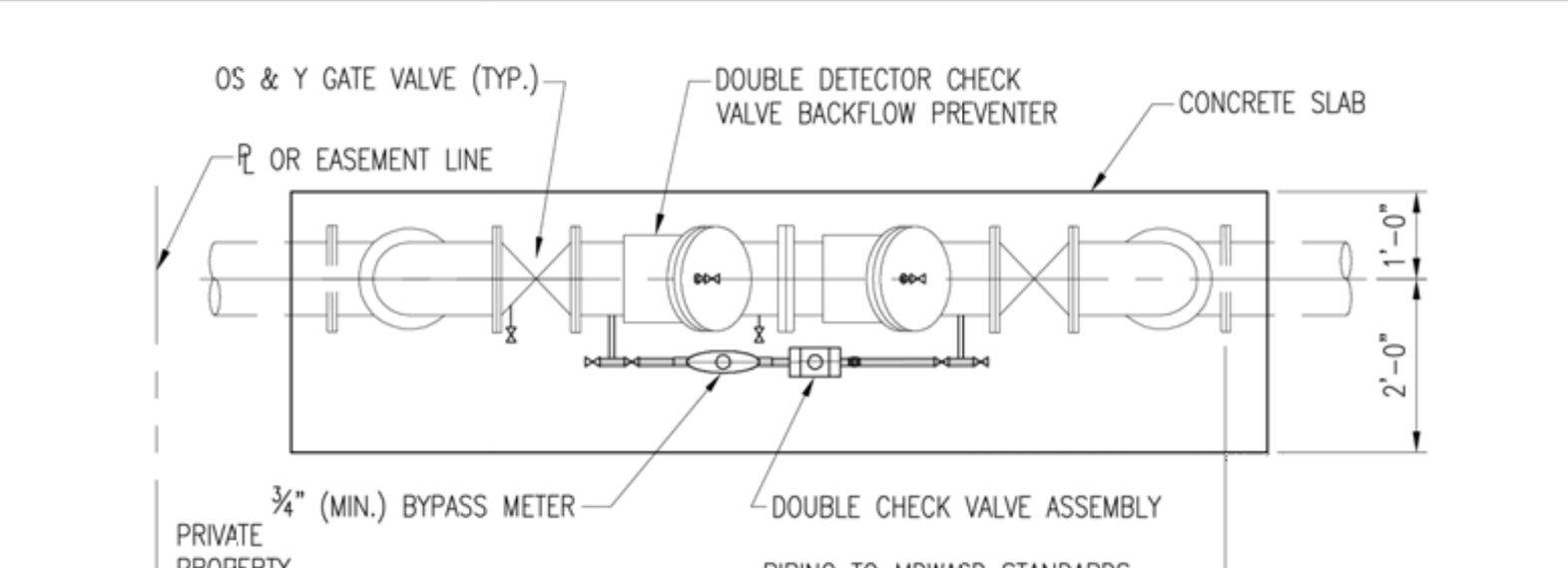


NOTE:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

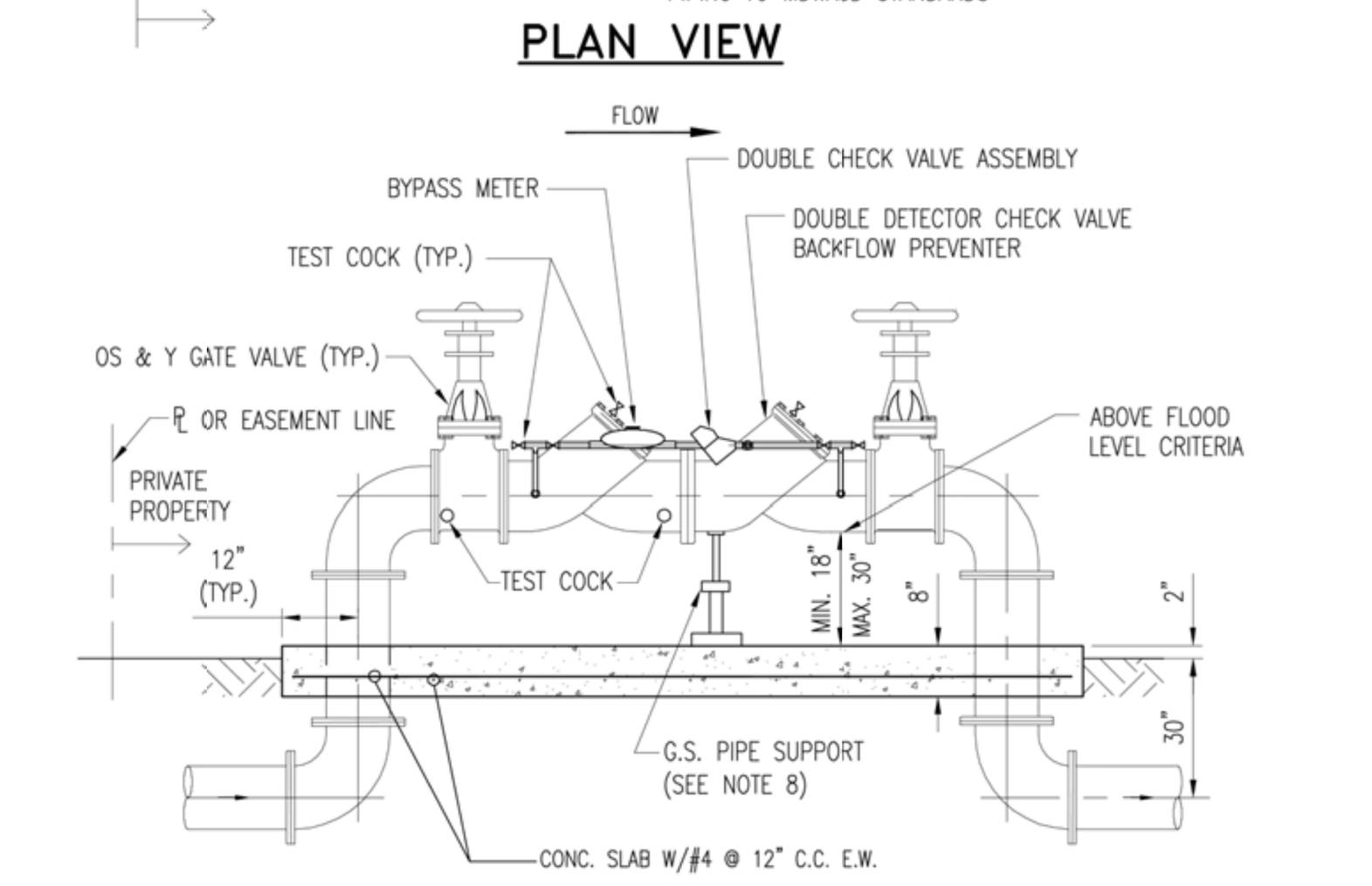
NOTE:
3'' WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

3'' WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.



PLAN VIEW

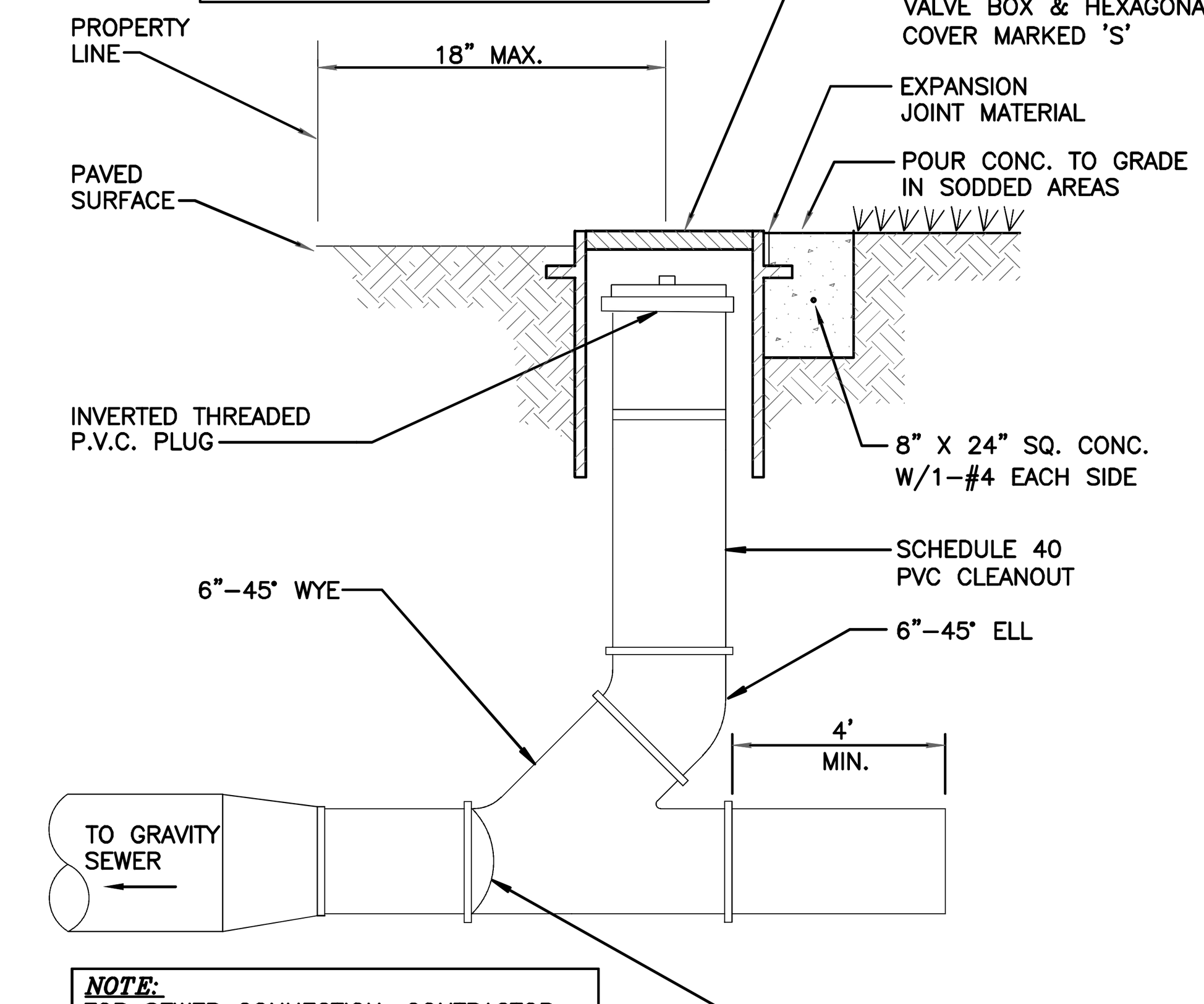


ELEVATION VIEW

NOTES:
PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

		GUARD POST DETAIL	WS 4.5	
		ITEM	CROSS REF.	SPEC. REF.
MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT	ISSUE DATE 09/30/2009 / APPROVED BY V.F.C.	STANDARD DETAIL DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	WS 4.20 SHEET 2 OF 4	

NOTE:
INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6'' SEWER LATERAL CONNECTION.

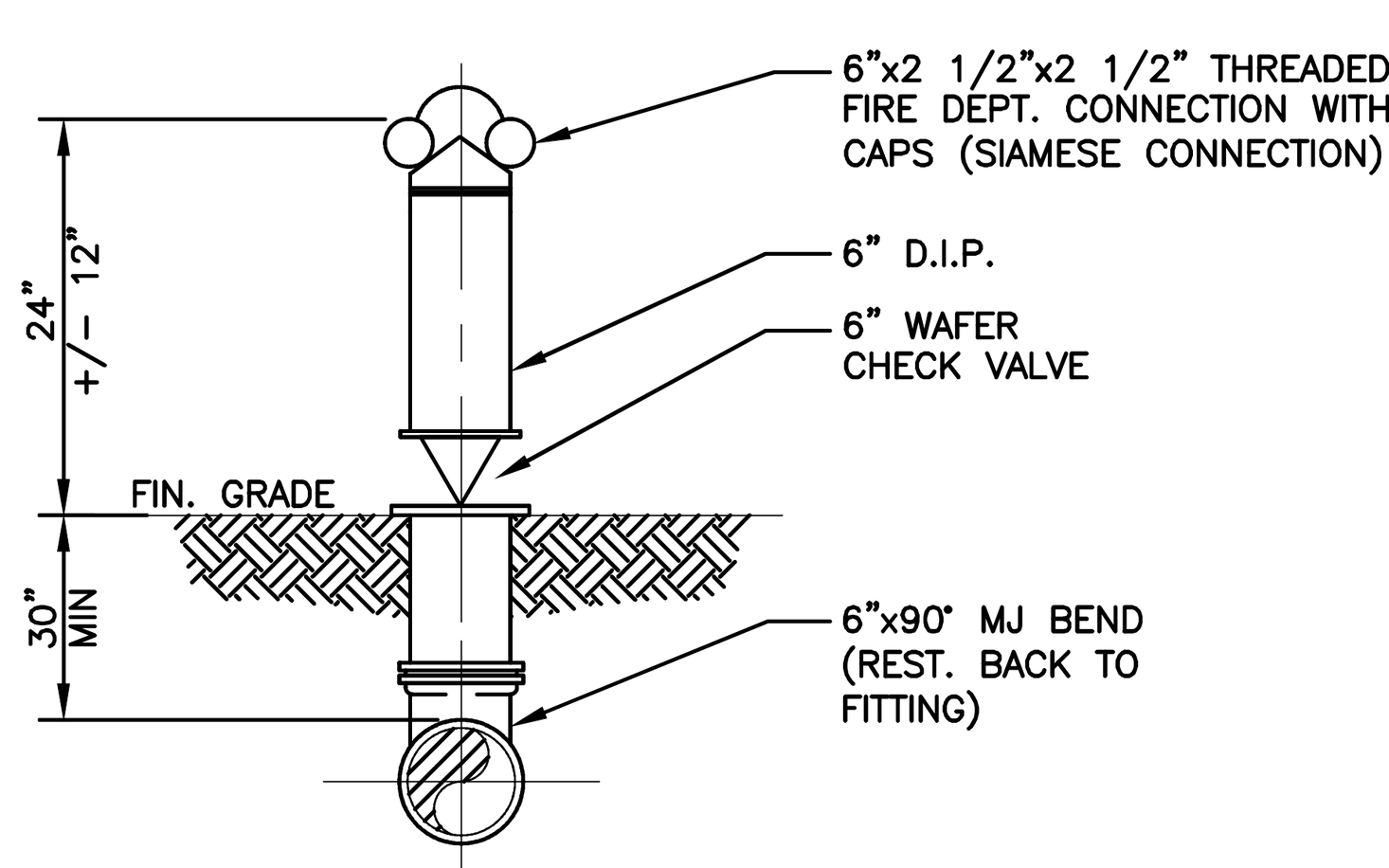


NOTE:
FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS NOT TO COMPROMISE THE NEW CONNECTION.

NOTE:
INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

N.T.S.



FIRE DEPARTMENT CONNECTION

N.T.S.

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.04.30 14:04:12 -04'00'

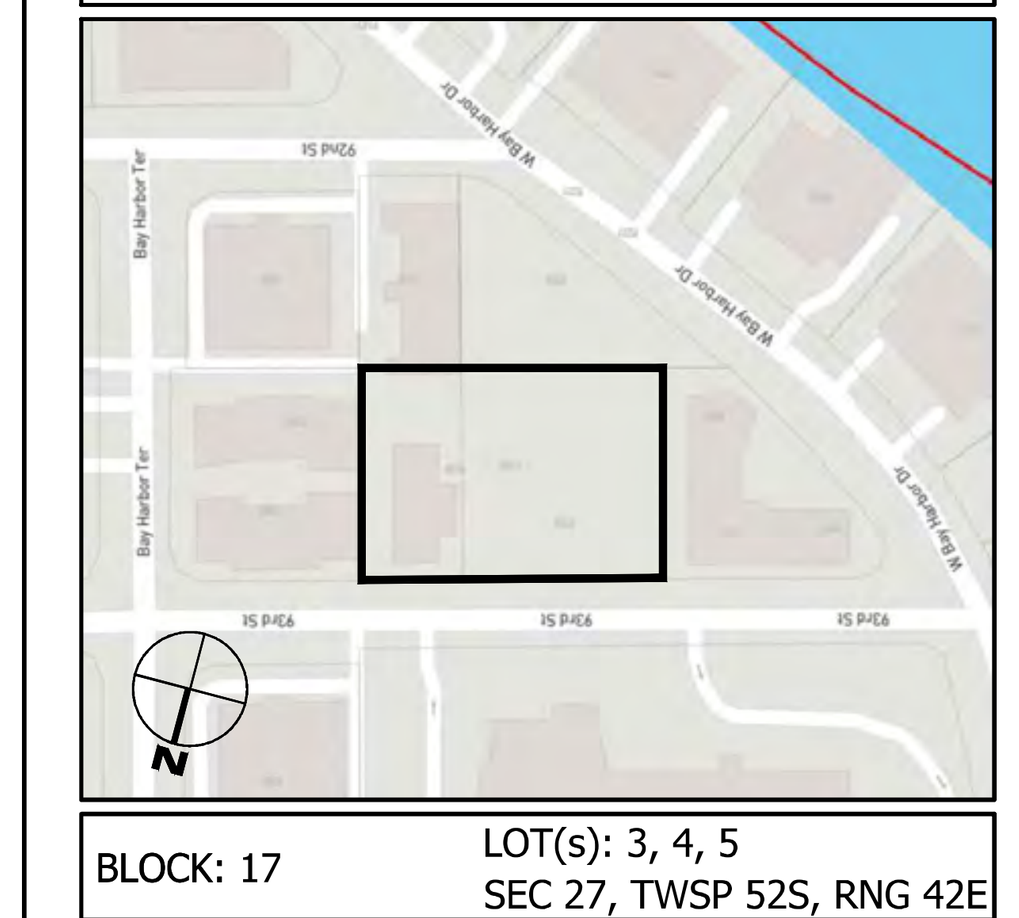
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SITE KEY MAP N.T.S.



BLOCK: 17 LOT(s): 3, 4, 5 SEC 27, TWSP 52S, RNG 42E

issue	rev	date	description

ISSUES/REVISIONS

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800, SW 81 STREET, MIAMI, FLORIDA 33143
TEL: (305)-665-9688 FAX: (305)-668-8426

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
301, SW 7 STREET, FT. LAUDERDALE, FLORIDA 33315
TEL: (954)-367-0371

INTERIOR DESIGNER:
DOMUS DESIGN GROUP
2915, BISCAYNE BLVD, SUITE 300 MIAMI, FLORIDA 33137
TEL: (305)-306-7224

MEP ENGINEER:
A&D ENGINEERING, PLLC
2606 E. 15TH STREET, SUITE 204, BROOKLYN, NY 11235
TEL: (718)-872-6122

STRUCTURAL ENGINEER:
OPTIMUS STRUCTURAL DESIGN, LLC
7850 NW 146TH STREET, SUITE 305, MIAMI LAKES, FLORIDA 33016
TEL: (305)-512-5860

CLIENT:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY BROOKLYN, NY 11249
TEL: 516-447-8887 TEL: 718-388-8210

FISCHER + MAKOOI ARCHITECTS
259 WEST 30TH STREET, SUITE 401
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.FMARCHITECT.COM

SEAL

project title
CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

drawing title
UTILITY DETAILS

dob no

scale	N.T.S.	project no.	22-53
date	01/07/26	sheet no.	7 OF 8
drawn		drawing no.	C-7
checked			

J:\CAD\22-53\CAD Files\22-53_Sections and Details.dwg - 3/4/2026 9:27 AM

GENERAL CONDITION NOTES:

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMEN.T.S.
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

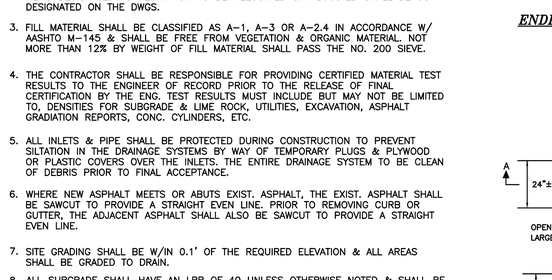
PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOIN.T.S. PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOIN.T.S. SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES:

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.

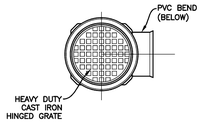


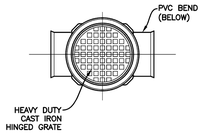
GENERAL NOTES :

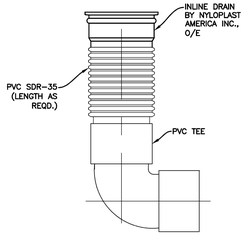
1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW
4. SOLID PLATE TO BE WELDED TO TOP OF BAFFLE SECTION

POLLUTION RETARDANT BAFFLE
N.T.S.

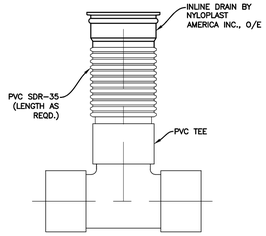
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.





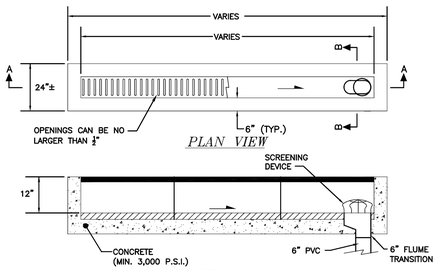


ENDLINE DRAIN BASIN
N.T.S.

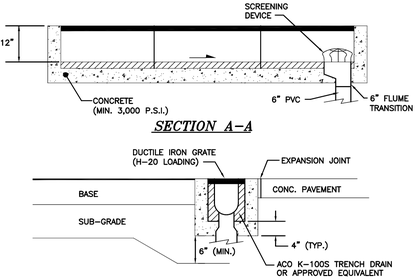


INLINE DRAIN BASIN
N.T.S.

AREA DRAIN
N.T.S.



SECTION A-A



SECTION B-B

TRENCH DRAIN
N.T.S.

Susan C Holland

Digitally signed by Susan C Holland
Date: 2026.04.30 14:04:54 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
501 S.W. 7th Street
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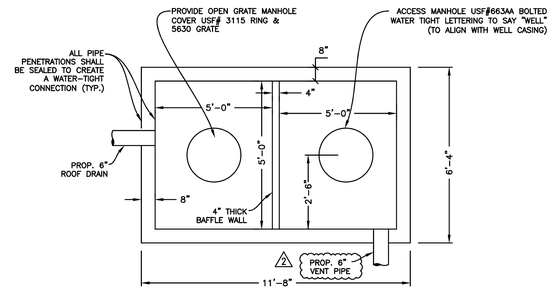
Phone: 954.587.0371
Certificate of Authorization 7325

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION OCTOBER 19, 2012.
2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
4. FOR PERFORATED CMP PIPE JOINT ARE TO BE BANDED, BUT NOT GASKETED.
5. FOR BAFFLE DETAILS SEE THIS SHEET

DRAINAGE WELLS
N.T.S.

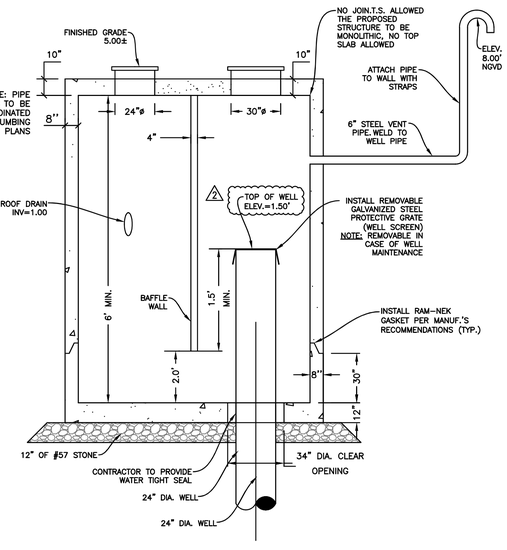


TOP VIEW
N.T.S.

3 **WELL #1 LOCATION**
LATITUDE: 25°53'01.11"N
LONGITUDE: 80°07'55.98"W

NOTE: PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION



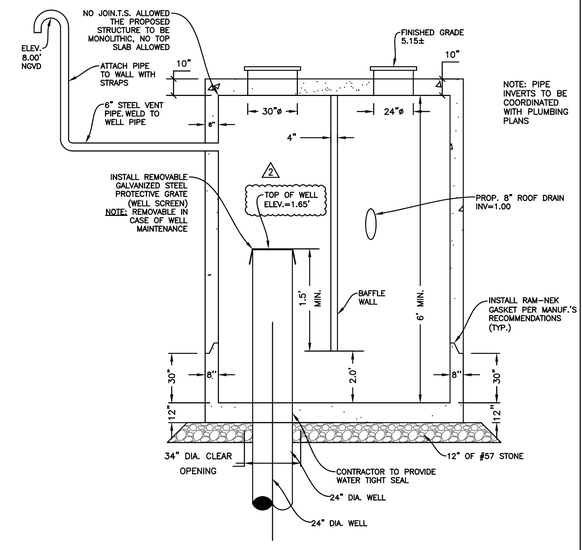
SECTION VIEW
N.T.S.

TOP VIEW
N.T.S.

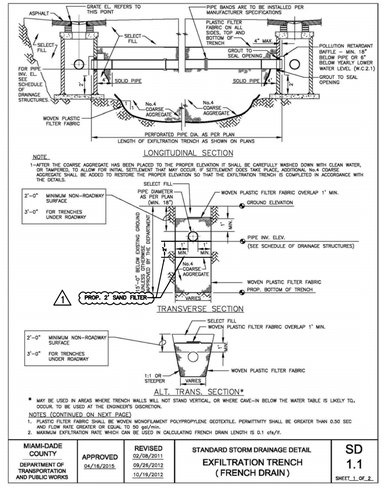
3 **WELL #2 LOCATION**
LATITUDE: 25°53'01.15N
LONGITUDE: 80°07'54.06"W

NOTE: PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION



SECTION VIEW
N.T.S.



NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/f.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/18/2015	REVISED 05/08/2011 09/28/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE 'C' S.D. 2.8 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE 'J' S.D. 2.8 STRUCTURE IS RECOMMENDED FOR AREAS UNDER THAN 0.2 ACRE.
7. ALL INLETS OF PERFORATED PIPES TO BE AT OR MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED TRENCH LENGTH.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN ALL COMMERCIAL, INDUSTRIAL, MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, GAS STATION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH PROJECT SURFACE RUNOFF TO INLETS.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

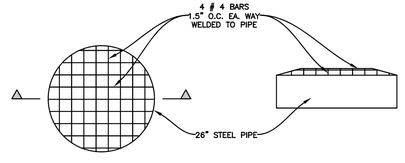
CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (inches)	OUTER SHELL No. of ¾" Dia. Holes (PER LIN. FT. OF PIPE)	LINER No. of ¾" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:
PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/18/2015	REVISED 06-06-88 10-02-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2



PLAN SECTION

WELL SCREEN DETAIL
N.T.S.

NOTES:

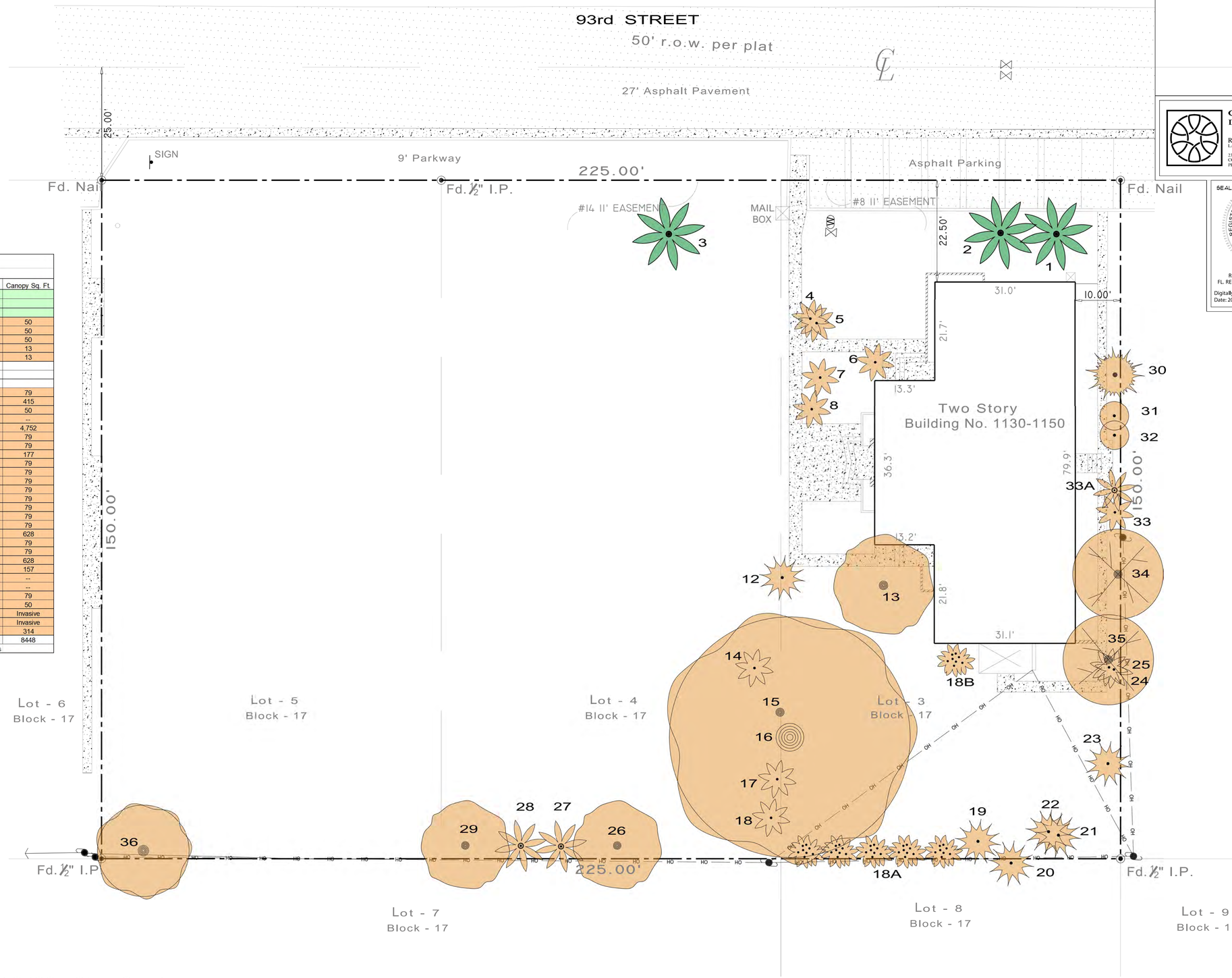
1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS

SITE KEY MAP N.T.S.


Bay Harbor Dr
Bay Harbor Dr
Bay Harbor Dr

Casa Verde
Existing Tree Disposition List

No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (In.)	Condition	Disposition	Canopy Sq. Ft.
1	Royal Palm	*Roystonea regia*	50'	15'	24"	Good	Transplant	
2	Royal Palm	*Roystonea regia*	45'	20'	24"	Good	Transplant	
3	Royal Palm	*Roystonea regia*	53'	15'	24"	Good	Transplant	
4	Alexander Palm	*Ptychosperma elegans*	12'	8'	4"	Good	Remove	50
5	Alexander Palm	*Ptychosperma elegans*	25'	8'	4"	Good	Remove	50
6	Alexander Palm	*Ptychosperma elegans*	10'	8'	7"	Good	Remove	50
7	Alexander Palm	*Ptychosperma elegans*	12'	4'	7"	Good	Remove	13
8	Alexander Palm	*Ptychosperma elegans*	14'	4'	6"	Good	Remove	13
9	Not used							
10	Not used							
11	Not used							
12	Christmas Palm	*Veitchia merrillii*	20'	10'	5"	Good	Remove	79
13	Ficus tree	*Ficus benjamina*	20'	23'	12"	Fair/Poor	Remove	415
14	Alexander Palm	*Ptychosperma elegans*	30'	8'	7"	Fair	Remove	50
15	Air root of #16		--	--	--	--	Remove	--
16	Ficus tree	*Ficus aurea*	35'	55'	36"	Fair	Remove	4,752
17	Alexander Palm	*Ptychosperma elegans*	30'	10'	6"	Poor	Remove	79
18	Alexander Palm	*Ptychosperma elegans*	25'	10'	6"	Poor	Remove	79
18A	Areca Palm cluster	*Dypsis lutescens*	15'	15'	15"	Poor	Remove	177
18B	Areca Palm cluster	*Dypsis lutescens*	20'	10'	15"	Fair	Remove	79
19	Christmas Palm	*Veitchia merrillii*	25'	10'	6"	Fair	Remove	79
20	Christmas Palm	*Veitchia merrillii*	25'	10'	5"	Fair	Remove	79
21	Christmas Palm	*Veitchia merrillii*	25'	10'	5"	Fair	Remove	79
22	Christmas Palm	*Veitchia merrillii*	20'	10'	6"	Fair	Remove	79
23	Christmas Palm	*Veitchia merrillii*	25'	10'	6"	Fair	Remove	79
24	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Good	Remove	79
25	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Good	Remove	79
26	Ficus tree	*Ficus benjamina*	23'	20'	21"	Poor	Remove	628
27	Royal Palm	*Roystonea regia*	20'	10'	10"	Poor	Remove	79
28	Royal Palm	*Roystonea regia*	15'	10'	8"	Fair	Remove	79
29	Ficus tree	*Ficus benjamina*	25'	20'	18"	Poor	Remove	628
30	Sabal Palm	*Sabal palmetto*	15'	10'	20"	Good	Remove	157
31	Corn Plant Dracaena	*Not a tree*	--	--	--	Fair	Remove	--
32	Corn Plant Dracaena	*Not a tree*	--	--	--	Fair	Remove	--
33	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Fair	Remove	79
33A	Royal Palm	*Roystonea regia*	10'	8'	8"	Fair	Remove	50
34	Hong Kong Orchid tree	*Bauhinia sp.*	25'	0'	15"	Dead	Remove	Invasive
35	Hong Kong Orchid tree	*Bauhinia sp.*	25'	0'	13"	Dead	Remove	Invasive
36	Ficus tree	*Ficus aurea*	20'	20'	15"	Fair/Poor	Remove	314
						Total Canopy Sq. Ft. to be Removed		8448
				See Planting Plan for Tree Replacement / Mitigation Credits				



DISPOSITION LEGEND

EXISTING TO REMAIN | TO BE TRANSPLANTED | TO BE REMOVED

0 8' 16' 24' 40'

EXISTING TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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SHEET TITLE
LANDSCAPE
EXISTING TREE DISPOSITION PLAN

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
3/24/2026

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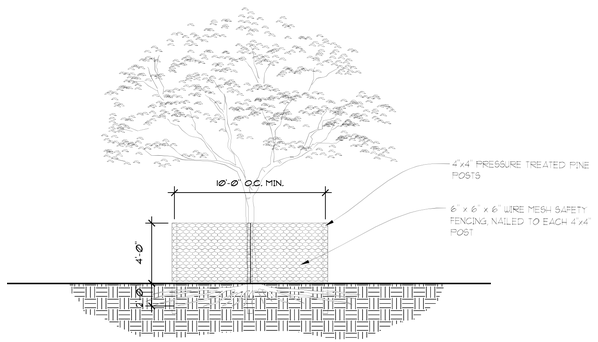
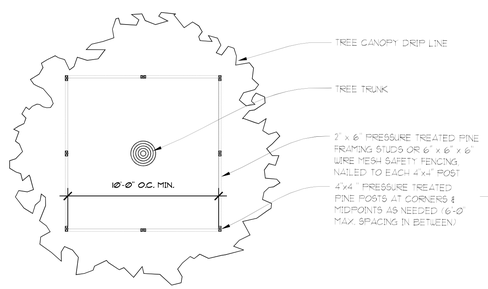
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30"- 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use "Sawzall" or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with 4mil. wrap plastic & backfill with soil mixture (70% lake bales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water trees times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.
7. Use root stimulan root drenching solution on tree's root pruned areas, ("Supermix II & Kaydex Polystart"), mixture per manufacturers specifications based on application frequency.
8. Root prune drenching schedule - every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
10. Rerig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of $500 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss. Backfill, ark, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, once per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See "Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



TREE BARRIER PROTECTION SECTION

NOT TO SCALE



TREE BARRIER PROTECTION PLAN

NOT TO SCALE NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES

0 8' 16' 24' 40'

93rd STREET

50' r.o.w. per plat

27' Asphalt Pavement

SIGN

Fd. Nail

225.00'

Fd. Nail

150.00'

150.00'

Lot - 6 Block - 17

Lot - 5 Block - 17

Lot - 4 Block - 17

Lot - 3 Block - 17

Lot - 7 Block - 17

Lot - 8 Block - 17

Lot - 9 Block - 17

3 2 1

Fd. ½" I.P.

225.00'

Fd. ½" I.P.

LEGEND

TRANSPLANTED TREES / PALMS

TREE PROTECTION FENCING

TREE TRANSPLANT & PROTECTION PLAN

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

GEOMANTIC DESIGNS, INC.
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SHEET TITLE: LANDSCAPE TREE TRANSPLANT & PROTECTION PLAN

PROJECT TITLE: CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE 3/24/2026

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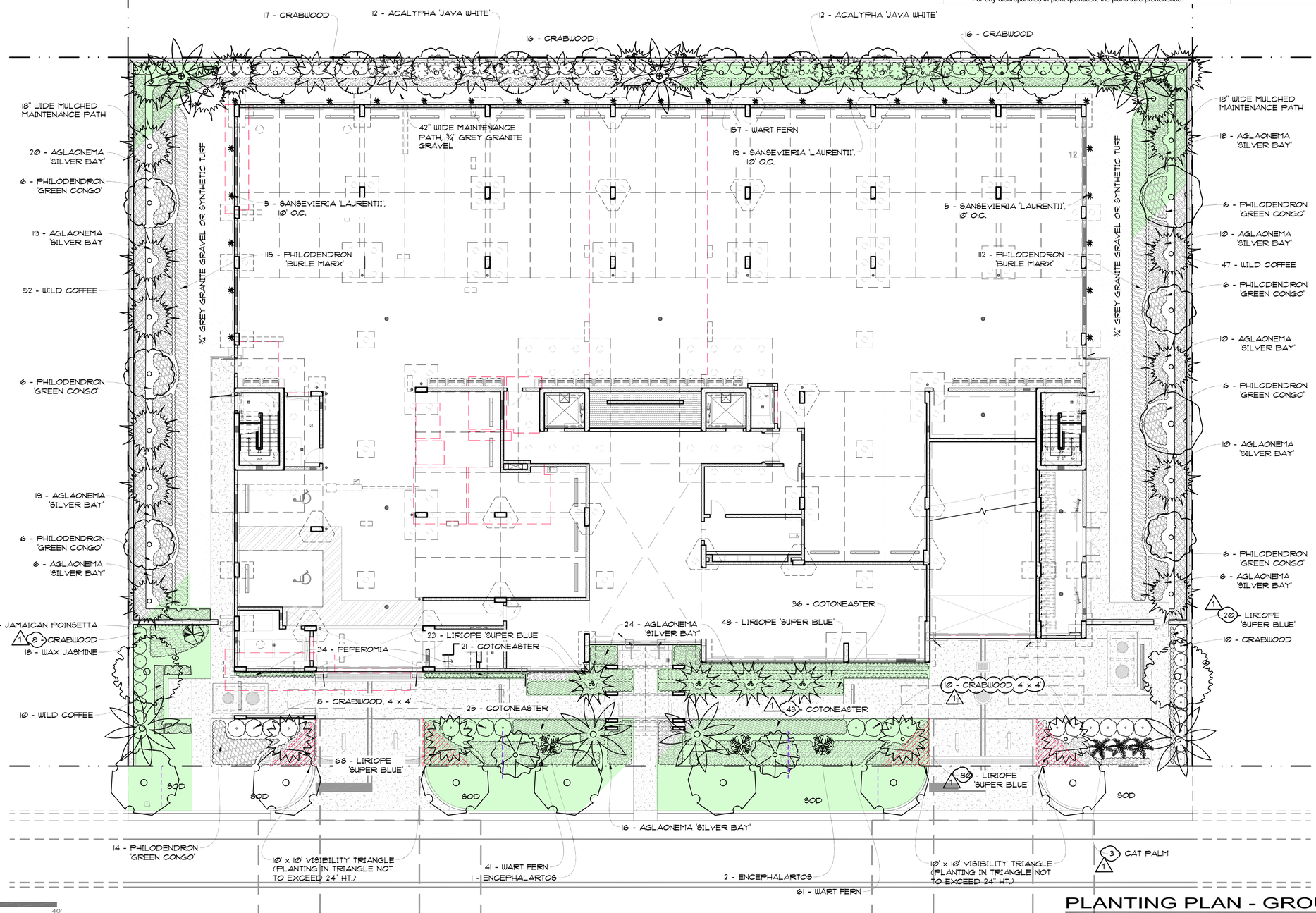
Shrubs and Groundcovers

24	Acalypha 'Java White'		*Acalypha wilkesiana 'Java White'*	**Yes**	4' x 4', 25 gal.	
158	Aglaonema 'Silver Bay'		*Aglaonema 'Silver Bay'*		24" x 24", 3 gal.	30" o.c.
1 3	Cat Palm		*Chamaedorea cataractarum*		4' x 4', 25 gal.	
125	Cotoneaster		*Cotoneaster*	**Yes**	3 gal.	20" o.c.
18	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' x 4', 15 gal., full	44" o.c.
67	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' x 3', 15 gal., full	36" o.c.
3	Encephalartos ferox		*Encephalartos ferox*	**Yes**	4' x 4'	
1	Jamaican Poinsetta		*Euphorbia punicea*	**Yes**	4' x 4'	
1 239	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*		15" x 15", 3 gal.	18" oc
34	Peperomia	Yes	*Peperomia obtusifolia*		1 gal.	14" oc
227	Philodendron 'Burle Marx'		*Philodendron 'Burle Marx'*		18" x 18", 3 gal.	20" oc
56	Philodendron 'Green Congo'		*Philodendron 'Green Congo'*		24" x 24", 3 gal.	30" oc
29	Sansevieria 'Laurentii'		*Sansevieria 'Laurentii'*	Yes	30" x 12", 3 gal.	
259	Wart Fern		*Microsorum scolopendria*	Yes	12" x 14", 3 gal.	20" oc
18	Wax Jasmine		*Jasminum simplicifolium*		16" x 16", 3 gal.	24" oc
1 109	Wild Coffee	**Yes**	*Psychotria nervosa*	**Yes**	24" x 24", 3 gal.	30" oc

220 min.	Total Shrubs 24" ht. min.	66 min.	Native Shrubs 24" ht. min.	110 min.	Drought Shrubs 24" ht. min.

Notes: All plant material is to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.
For any discrepancies in plant quantities, the plans take precedence.



PLANTING PLAN - GROUND LEVEL UNDERSTORY

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

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SHEET TITLE
LANDSCAPE PLAN - GROUND LEVEL UNDERSTORY

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)	
1	4/16/2026

DATE: 3/24/2026

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Ground Level Landscape - Plant List

Legend

Trees at 12' ht. min. per town's code	@ 20% larger = 14'-14.5' ht. min.	5.5 trees required per Legend
Trees or palms at 16'-18' ht. min. per town's code	@ 20% larger = 19'-21.5' ht. min.	11 trees required per Legend
Trees or palms at 18'-20' ht. min. per town's code	@ 20% larger = 21.5'-24' ht. min.	5.5 trees required per Legend
Palms 15' ht. min. per code	@ 20% larger = 18' ht. min.	

Qty.	Common Name	Native	Botanical Name	Drought	Specs	Canopy Credit per tree/palm	Canopy Credit x Qty.
Street Trees							
7	Gumbo Limbo tree	Yes	*Bursera simaruba*	Yes	19' ht x 7' spr., 5" cal. min., 7' CT min.	500	3500
Trees							
4	Bahama Tabebuia tree		*Tabebuia bahamensis*	**Yes**	14.5' ht x 6.5' spr., 2.5" cal. min., 4' CT min.	300	1200
9	Green Buttonwood tree	**Yes**	*Conocarpus erectus*	**Yes**	19' ht x 7' spr., 5" cal., 5' CT	500	4500
2	Gumbo Limbo tree	**Yes**	*Bursera simaruba*	**Yes**	19' ht x 7' spr., 5" cal., 5' CT	500	1000
2	Lignum Vitae tree	Yes	*Guaiacum sanctum*	Yes	12' ht x 7' spr.	300	600
2	Live Oak tree	**Yes**	*Quercus virginiana*	**Yes**	21.5' ht x 8' spr., 5" cal., 5' CT	500	1000
2	Pigeon Plum tree	**Yes**	*Coccoloba diversifolia*	**Yes**	14.5' ht x 6.5' spr., 2.5" cal. min., 4' CT min.	300	600
19	Total Trees **14'** ht. min. (not including street trees)	15	Total Native Trees **14'** ht. min.	19	Total Drought Trees **14'** ht. min. (not including street trees)	Canopy Credit	12400

Palms							
4	Caranday Palm		*Copernicia alba*	Yes	12' ht x 8', 7' CT	100	400
8	Montgomery Palm		*Veitchia montgomeryana*	Yes	18' o.a. ht	300	2400
4	Zombie Palm		*Zombia antillarum*	Yes	7' - 8' o.a. ht, multi, 3 stems min.	100	400
4	Royal Palms	**Yes**	*Roystonea elata*	**Yes**	26' o.a. ht, 12' GW	300	1200
8	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	19' - 22' ht, 1/2 smooth 1/2 booted trunk, 20" cal., bowed	100	800
11	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	21.5' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal.	100	1100

23	Total Palms **18'** ht. min.	23	Total Native Palms **18'** ht. min.	23	Total Drought Palms **18'** ht. min.	
8	Total Palms at 3:1, **18'** ht. min.	8	Total Native Palms at 3:1, **18'** ht. min.	8	Total Drought Palms at 3:1, **18'** ht. min.	Canopy Credit 6300
6	25% Palms allowed (3:1, **18'** ht. min.)	6	25% Native Palms allowed (3:1, **18'** ht. min.)	6	25% Drought Palms allowed (3:1, **18'** ht. min.)	

Grand Total Trees & Palms:		Grand Total Native:		Grand Total Drought Tolerant:		Grand Total Canopy Credit:	18200
25	Total Trees & Palms (25%)	21	Native Trees & Palms (25%)	25	Drought Trees & Palms (25%)		

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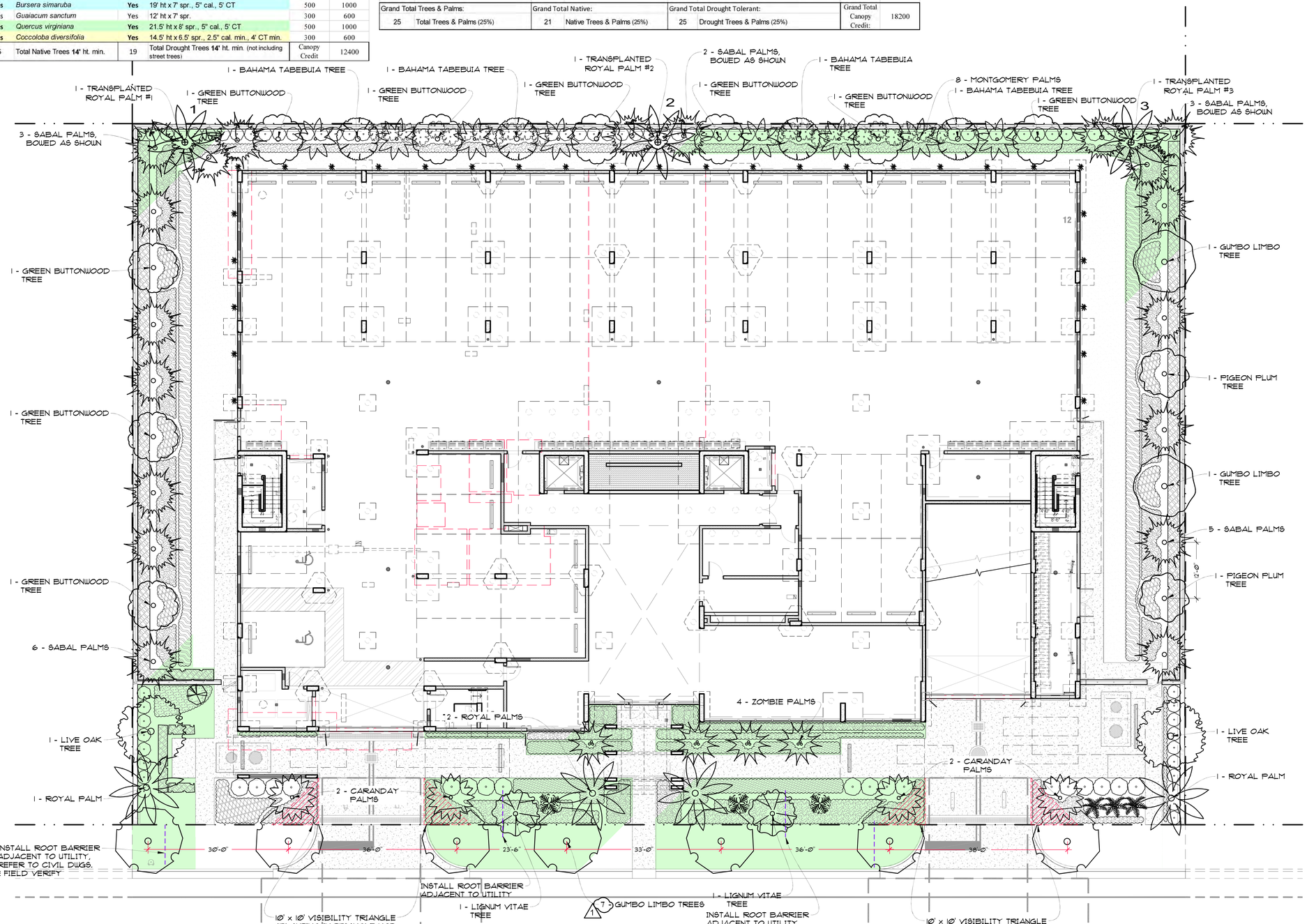

PLANTING PLAN - GROUND LEVEL CANOPY

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

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PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

SHEET TITLE
LANDSCAPE PLANTING PLAN - GROUND LEVEL CANOPY

REVISION DATE(S)
1 4/16/2026

DATE:
3/24/2026

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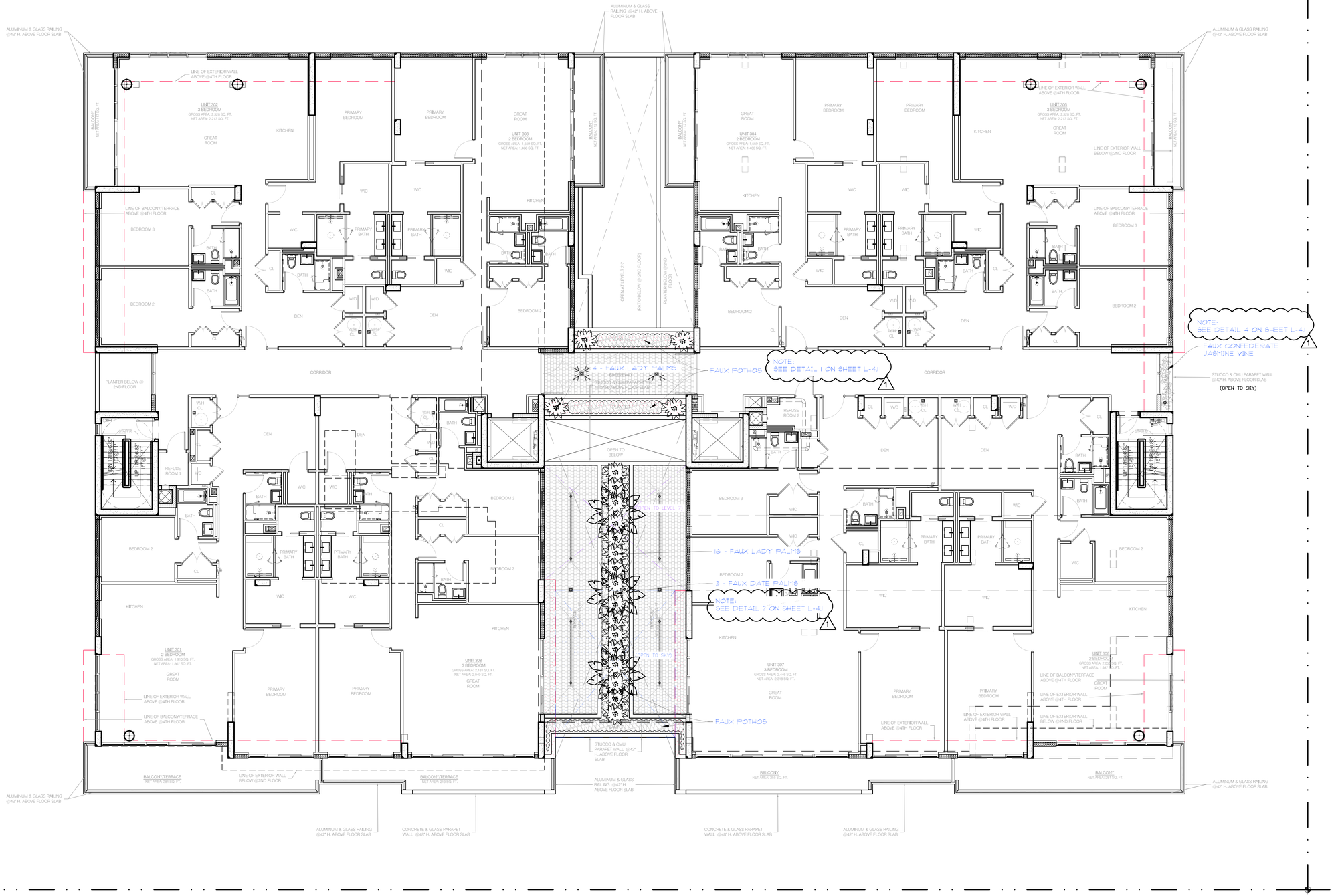

0 8' 16' 24' 40'

PLANTING PLAN - LEVEL 3

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

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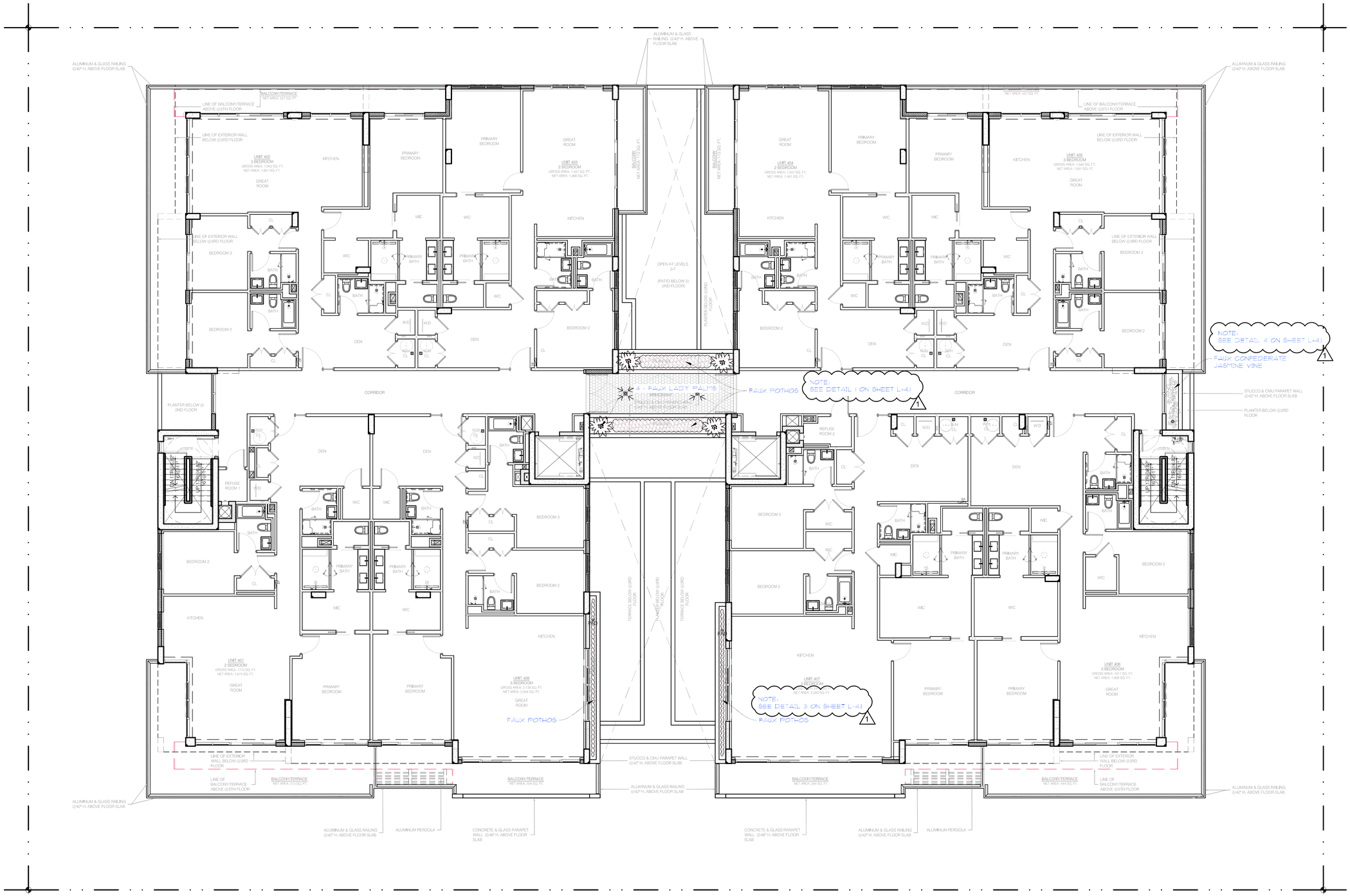

0 8' 16' 24' 40'

PLANTING PLAN - LEVEL 4

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

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SHEET TITLE
LANDSCAPE
PLANTING PLAN - LEVEL 4

PROJECT TITLE
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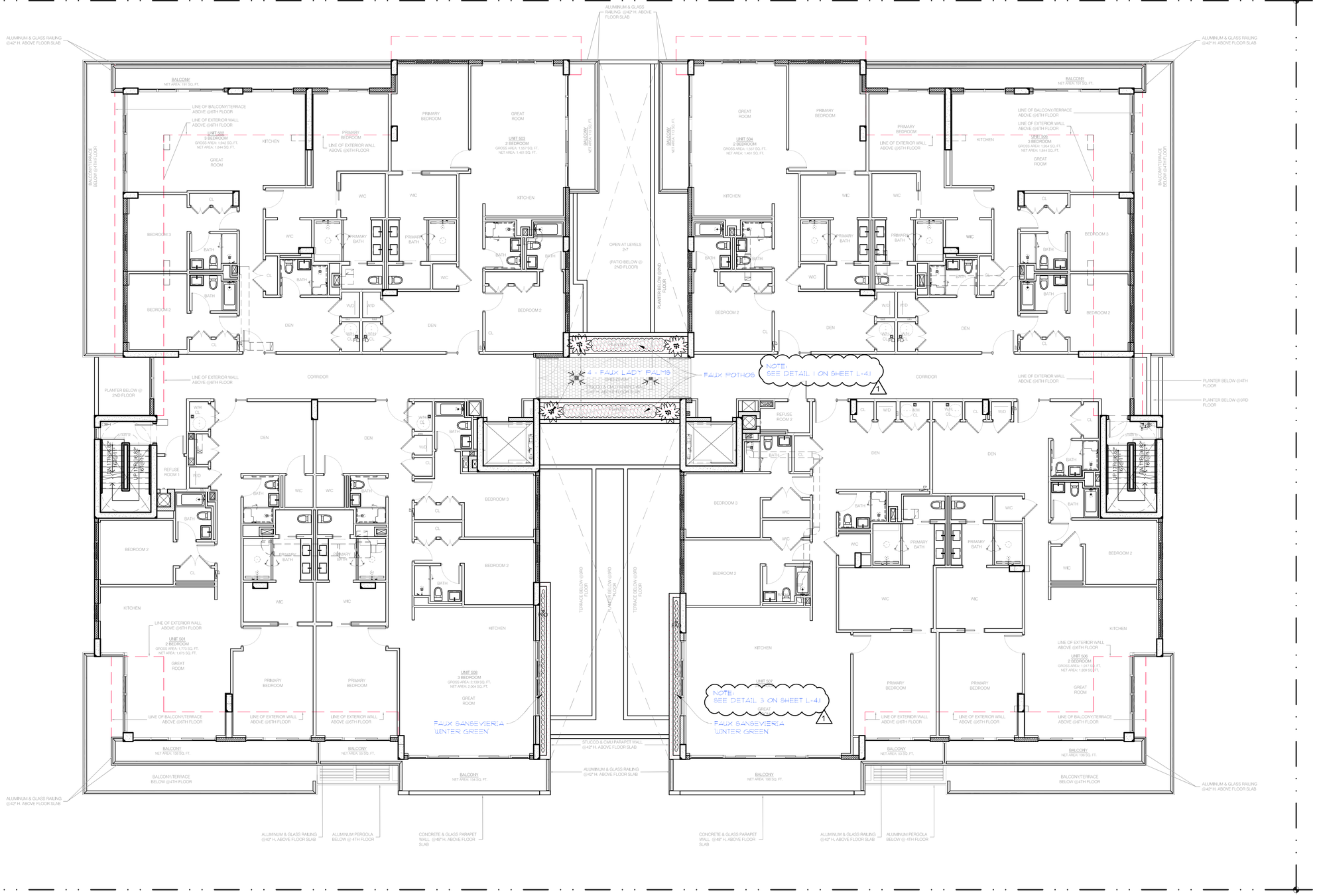

0 8' 16' 24' 40'

PLANTING PLAN - LEVEL 5

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

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PROJECT TITLE
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SHEET TITLE
LANDSCAPE
PLANTING PLAN – LEVEL 5

REVISION DATE(S)
1 4/16/2026

DATE:
3/24/2026

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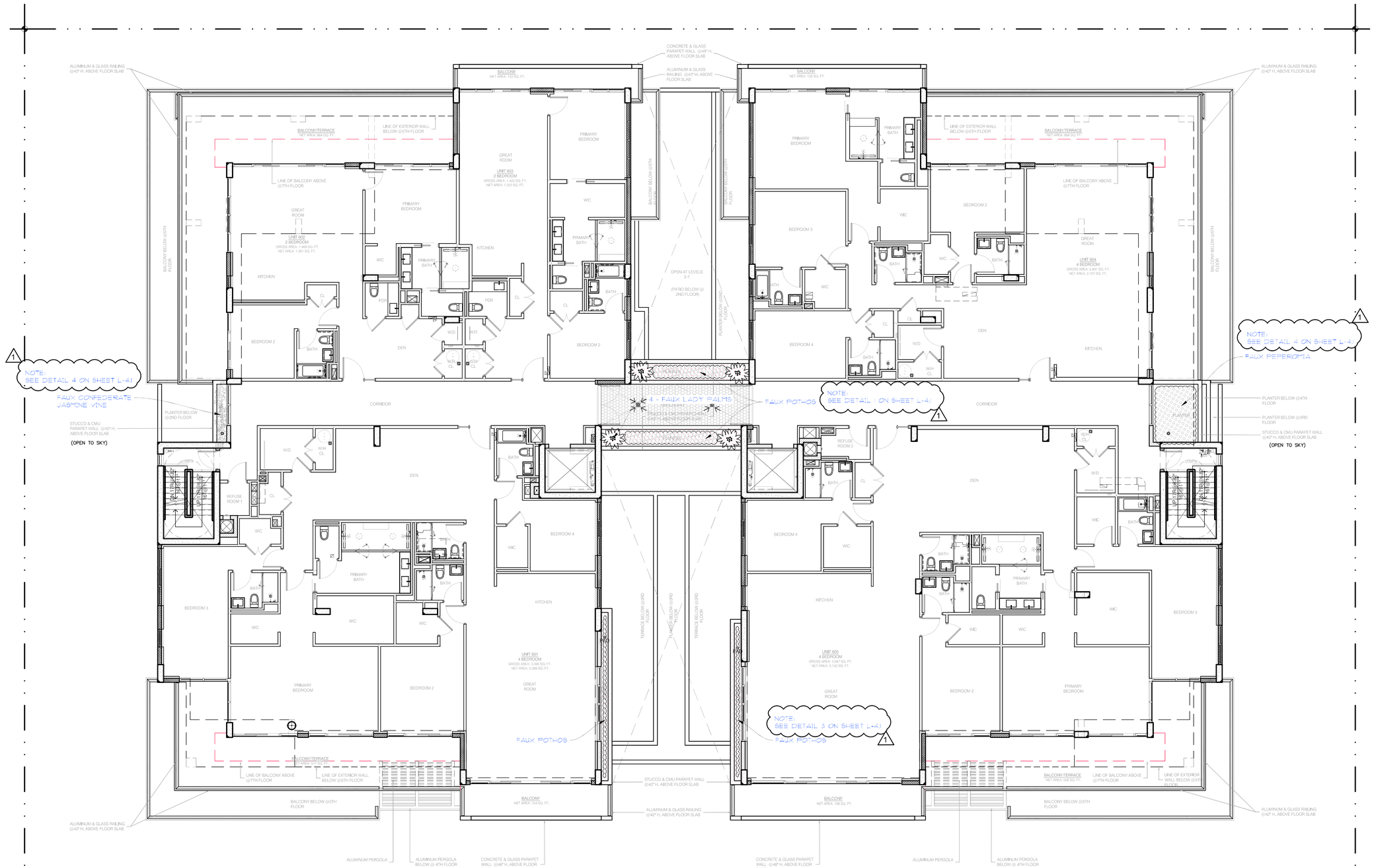

0 8' 16' 24' 40'

PLANTING PLAN - LEVEL 6

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

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Date: 2026.04.30 15:10:23 -04'00'

SHEET TITLE: LANDSCAPE PLANTING PLAN – LEVEL 6

PROJECT TITLE: CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)	
1	4/16/2026

DATE: 3/24/2026

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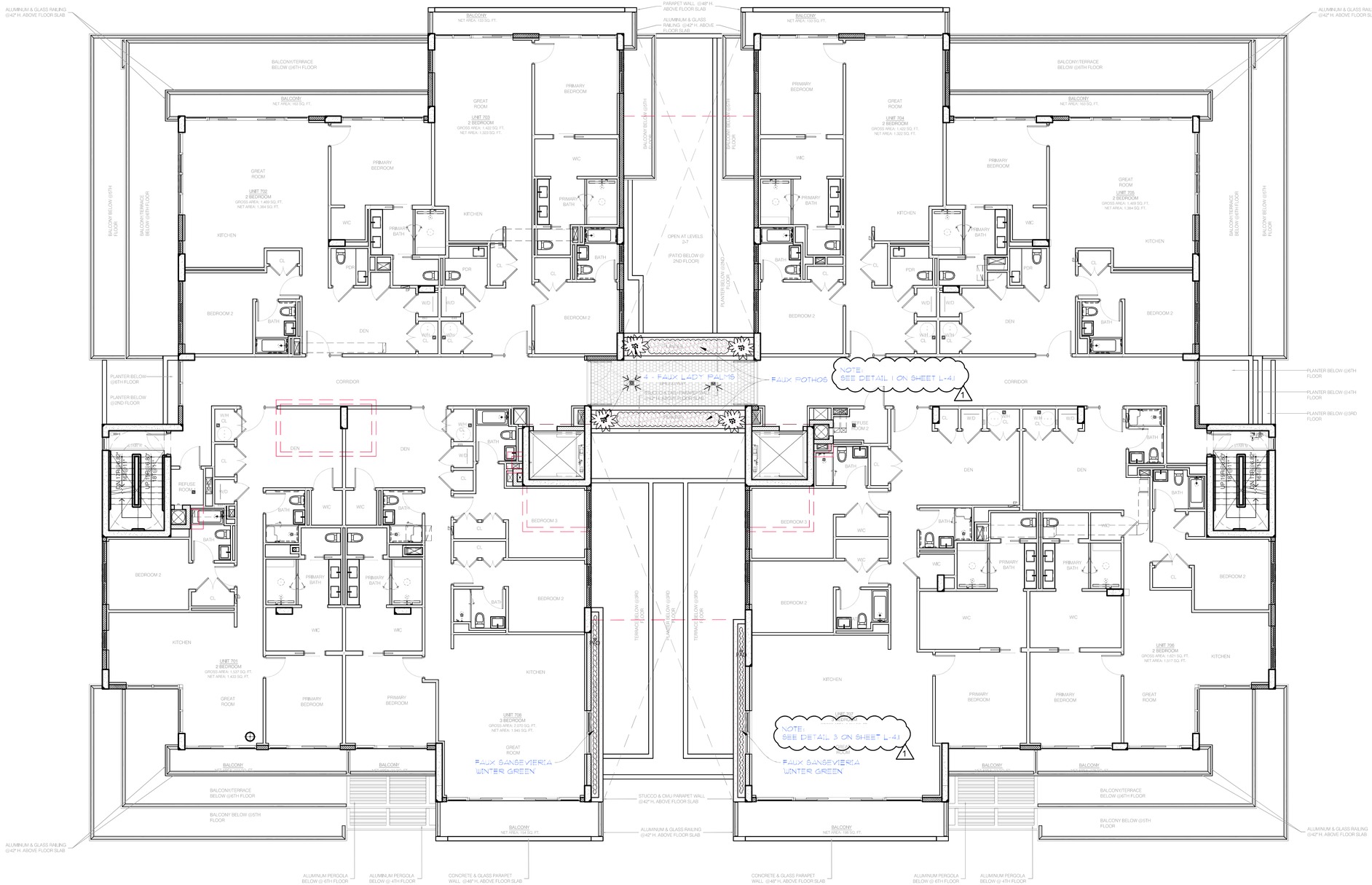

0 8' 16' 24' 40'

PLANTING PLAN - LEVEL 7

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

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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LA0000705
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PHONE: (305)665-9688

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LA0000705
STATE OF FLORIDA

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FL. REGISTERED LANDSCAPE ARCHITECT
Digitally signed by Robert A Parsley
Date: 2026.04.30 15:12:43 -04'00'

SHEET TITLE
LANDSCAPE
PLANTING PLAN - LEVEL 7

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)
1 4/16/2026

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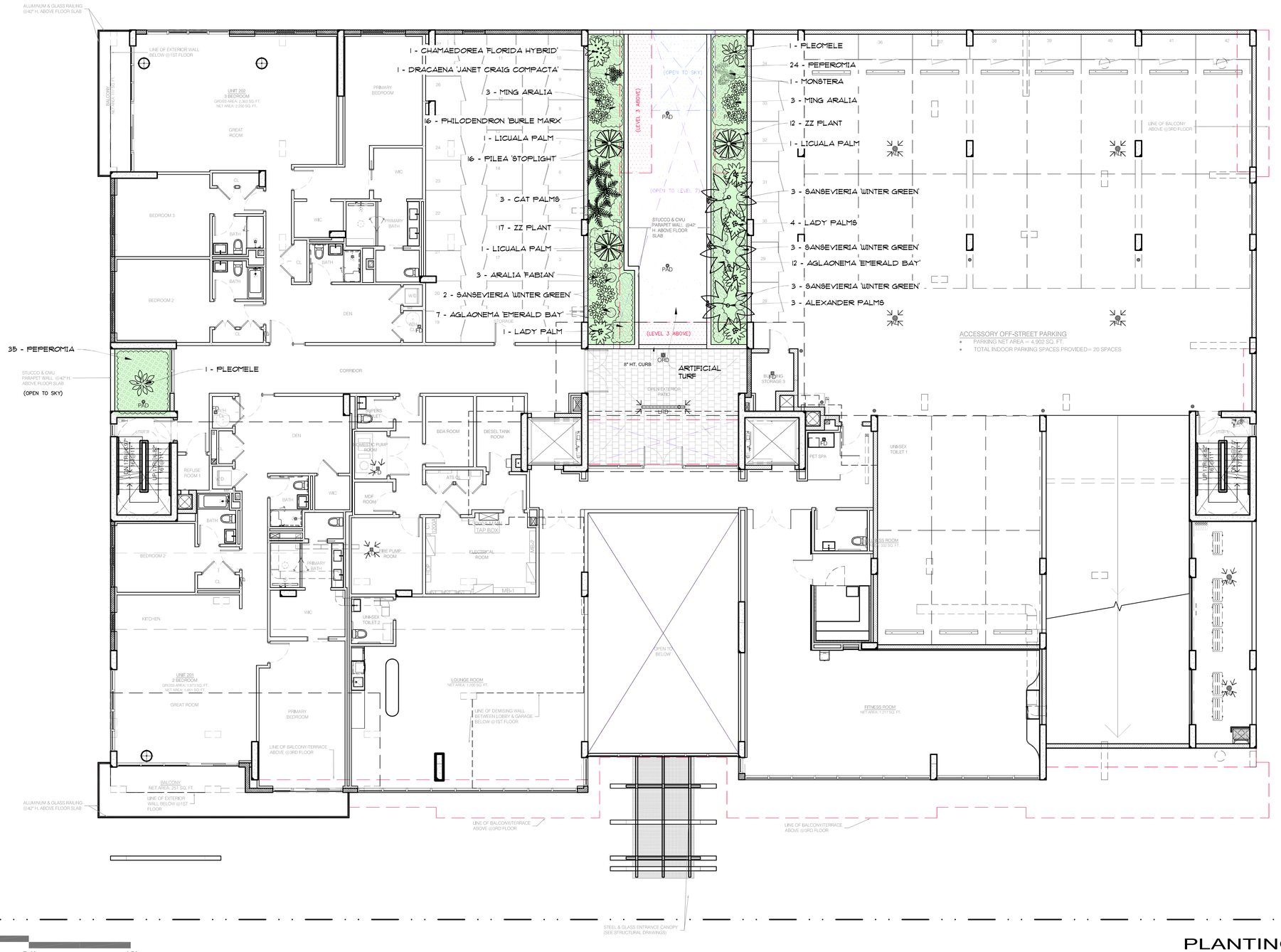

PLANTING PLAN - LEVEL 2

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

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SHEET TITLE: LANDSCAPE PLANTING PLAN – LEVEL 2

PROJECT TITLE: CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

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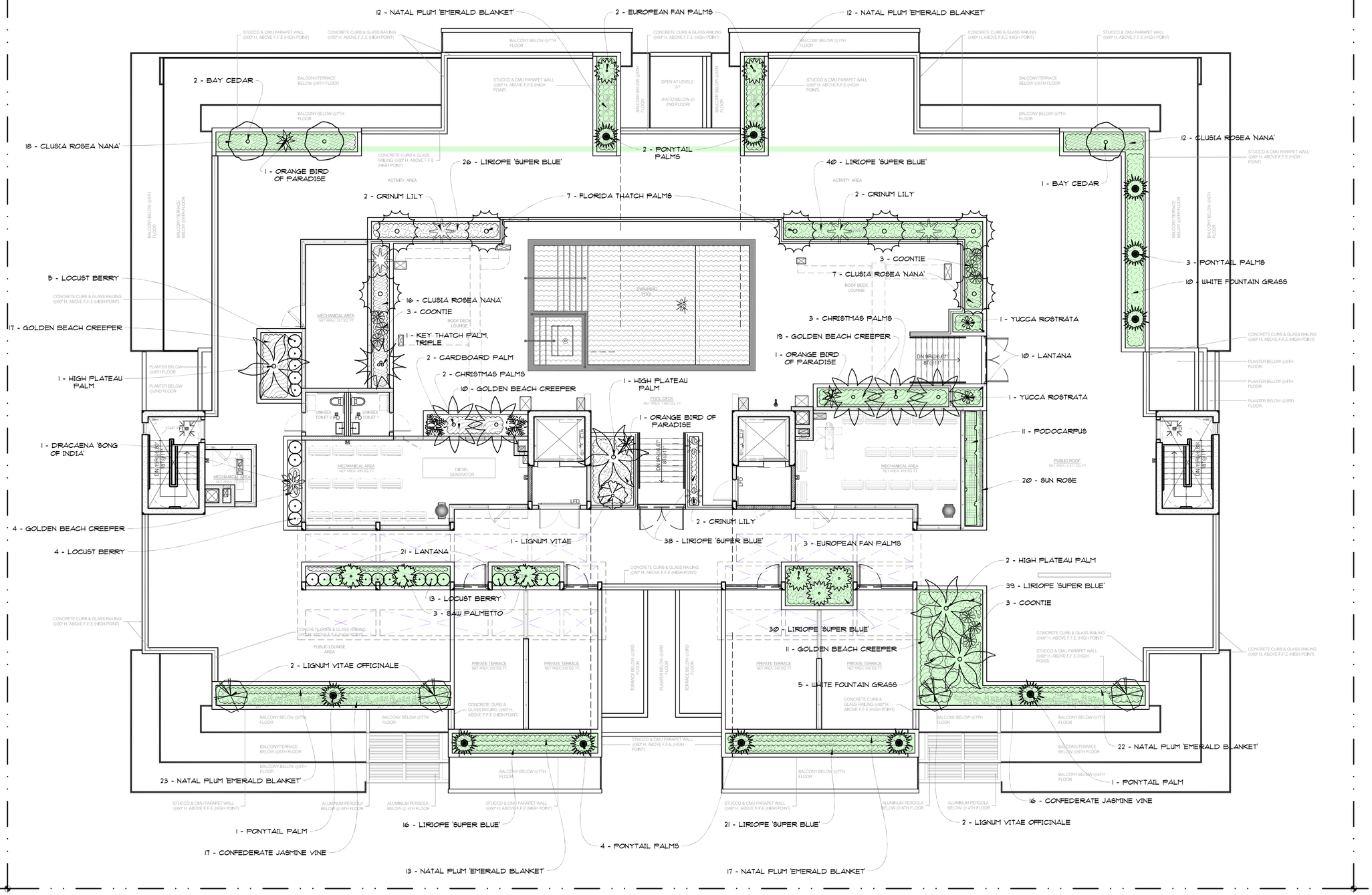

0 8' 16' 24' 40'

PLANTING PLAN - ROOF LEVEL

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

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SHEET TITLE: LANDSCAPE PLANTING PLAN - ROOF LEVEL

PROJECT TITLE: CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE: 3/24/2026

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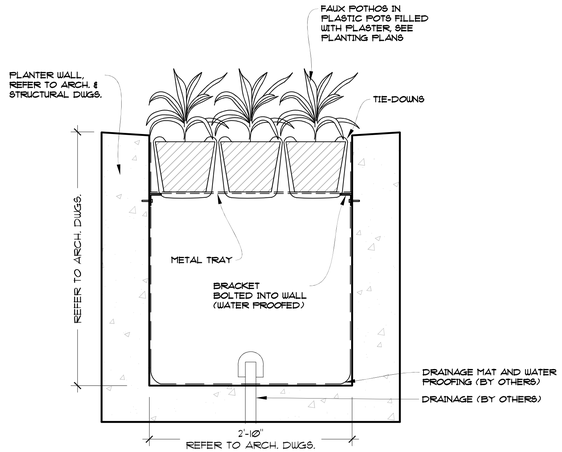
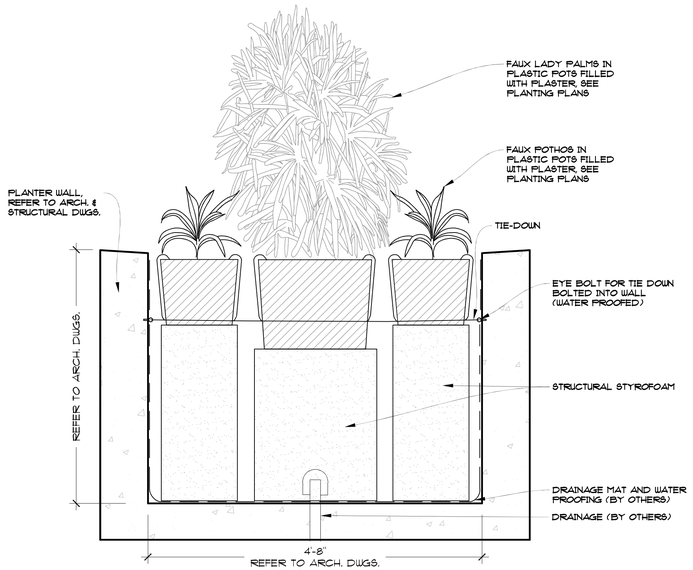
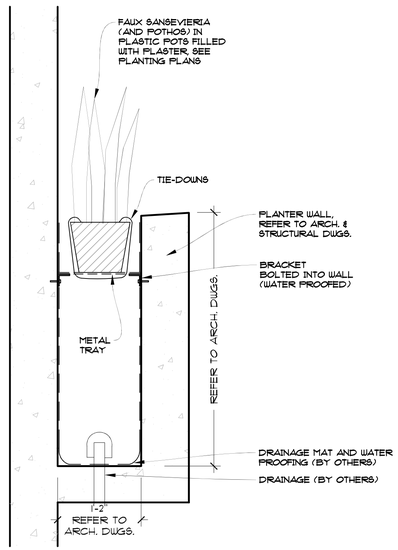


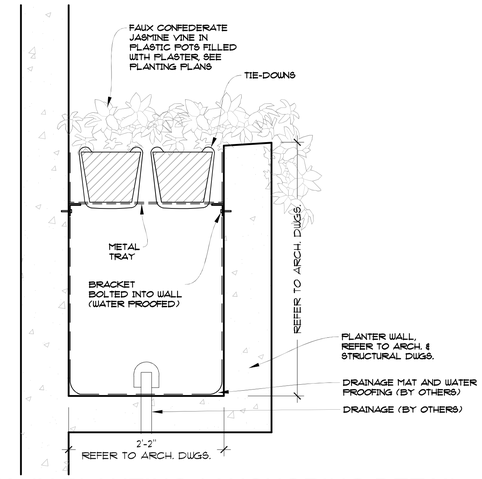
1 FAUX PLANTING / ANCHORING DETAIL
LEVELS 3 THROUGH 7
SCALE: N.T.S.



2 FAUX PLANTING / ANCHORING DETAIL
LEVEL 3
SCALE: N.T.S.



3 FAUX PLANTING / ANCHORING DETAIL
LEVELS 4 THROUGH 7
SCALE: N.T.S.



4 FAUX PLANTING / ANCHORING DETAIL
LEVELS 3, 4, 6
SCALE: N.T.S.

Third Level Landscape - Plant List

Common Name

Faux/Artificial Planting

- Confederate Jasmine vine
- 3 Date Palms
- 20 Lady Palms
- Pothos

Fourth Level Landscape - Plant List

Common Name

Faux/Artificial Planting

- Confederate Jasmine vine
- 4 Lady Palms
- Pothos

Fifth Level Landscape - Plant List

Common Name

Faux/Artificial Planting

- 4 Lady Palms
- Pothos
- Sansevieria

Sixth Level Landscape - Plant List

Common Name

Faux/Artificial Planting

- Confederate Jasmine vine
- 4 Lady Palms
- Pothos
- Peperomia

Seventh Level Landscape - Plant List

Common Name

Faux/Artificial Planting

- 4 Lady Palms
- Pothos
- Sansevieria

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.

ARTIFICIAL PLANTS AVAILABLE FROM:
NEARLY NATURAL
PHONE: (800) 711 - 0544
ADDRESS: 3870 W. 108 STREET, SUITE 20, HIALEAH, FL 33018
PHOTOS FROM: NEARLYNATURAL.COM


SANSEVIERIA


CONFEDERATE JASMINE VINE


POTHOS


LADY PALM


PEPEROMIA


DATE PALM

UPPER LEVELS - FAUX PLANTING - PLANT LISTS & DETAILS

GEOMANTIC DESIGNS, INC.
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SHEET TITLE
LANDSCAPE
UPPER LEVELS - FAUX PLANTING
PLANT LISTS & DETAILS

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)
1 4/16/2026

DATE:

L-4.1
1 DRB

Second Level Landscape - Plant List

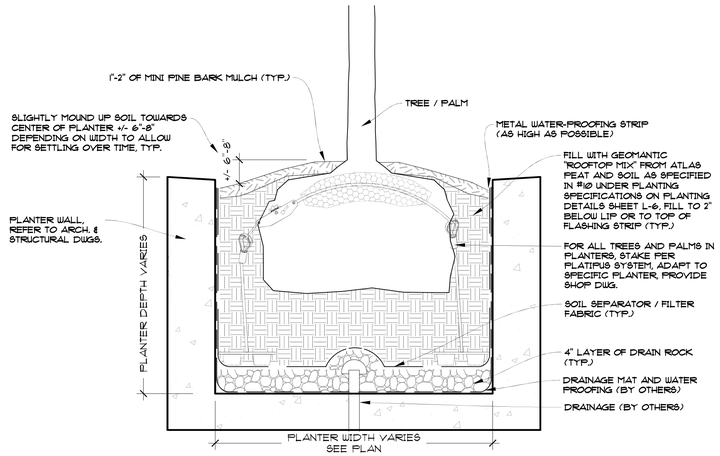
Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Palms						
3	Cat Palms		*Chamaedorea cataractarum*		4' ht., 7 gal.	
1	Chamaedorea 'Florida Hybrid'		*Chamaedorea seifrizii 'Florida Hybrid'*		4' ht., 7 gal.	
3	Alexander Palms		*Ptychosperma elegans*	•	12' ht, single, slight bow, heavy caliper	
5	Lady Palms		*Rhapis excelsa*		4' x 3', 7 gal.	
3	Licuala Palm		*Licuala grandis*		4' ht., 15 gal.	
Shrubs, Groundcovers, Accents, and Vines						
19	Aglaonema 'Emerald Bay'		*Aglaonema 'Emerald Bay'*		24" x 24", 3 gal.	30" oc
3	Aralia Fabian		*Polyscias scutellaria 'Fabian'*		4' - 5', 7 gal.	
1	Dracaena 'Janet Craig Compacta'		*Dracaena deremensis 'Janet Craig Compacta'*		7 gal., triple	
6	Ming Aralia		*Polyscias fruticosa*		7 gal.	
1	Monstera		*Monstera deliciosa*		3' x 3', 15 gal.	
36	Peperomia	•	*Peperomia obtusifolia*		10" x 10", 1 gal.	18" oc
16	Philodendron 'Burle Marx'		*Philodendron 'Burle Marx'*		12" x 14", 3 gal.	20" oc
16	Pilea 'Stoplight'		*Pilea serpyllacea 'Stoplight'*		10" x 12", 1 gal.	20" oc
2	Pleomele		*Dracaena reflexa*		5' ht., 7 gal.	
11	Sanseveria 'Winter Green'		*Sanseveria 'Winter Green'*		full, 3 gal.	
29	ZZ Plant		*Zamioculcas zamiifolia*		12" x 10", 1 gal.	18" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.
For any discrepancies in plant quantities, the plans take precedence.

Roof Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Trees						
3	Bay Cedar	•	*Suriana maritima*	•	5' - 6' ht., 25 gal.	
4	Lignum vitae officinale	•	*Guaiacum officinale*	•	7' ht., 65 gal.	
1	Lignum vitae	•	*Guaiacum sanctum*	•	6' - 7' ht., 25 gal.	
Palms						
5	Christmas Palms		*Veitchia merrillii*	•	12' ht, single, heavy caliper	
7	Florida Thatch Palm	•	*Thrinax radiata*	•	5' - 6' ht, single	
4	High Plateau Palm		*Beccariophoenix alfredii*	•	8' - 10' ht.	
1	Key Thatch Palm	•	*Thrinax morrisii*	•	5' ht, triple	
Shrubs, Groundcovers, Accents, and Vines						
2	Cardboard Palm		*Zamia furfuracea*	•	4' x 4'	
53	Clusia Rosea 'Nana'		*Clusia rosea 'Nana'*	•	16" x 18", 3 gal.	24" oc
9	Coontie	•	*Zamia pumila*	•	20" x 20", 3 gal.	
17	Confederate Jasmine vine		*Trachelospermum jasminoides*	•	3 gal. (trellis to be removed upon installation)	20" oc
6	Crinum Lily		*Crinum asiaticum*	•	4' x 4', 3 gal.	
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	•	5' ht., 15 gal., upright	
5	European Fan Palm		*Chamaerops humilis*	•	4' x 4', 25 gal.	
61	Golden Beach Creeper	•	*Ernodea littoralis*	•	10" x 16", full, 3 gal.	20" oc
31	Lantana		*Lantana depressa*	•	8" x 12", 1 gal.	20" oc
210	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*	•	15" x 15", 3 gal.	18" oc
22	Locust Berry	•	*Byrsonima lucida*	•	20" x 20", 3 gal.	24" oc
99	Natal Plum 'Emerald Blanket'		*Carissa macrocarpa 'Emerald Blanket'*	•	11" x 18", 3 gal.	24" oc
3	Orange Bird of Paradise		*Strelitzia reginae*	•	3' - 4' ht., 15 gal.	
11	Podocarpus		*Podocarpus macrophyllus*	•	4' - 5' ht., full, 7 gal.	20" oc
11	Ponytail Palms		*Beaucarnea recurvata*	•	4' x 3', multi head, heavy caliper	
3	Saw Palmetto	•	*Serenoa repens*	•	3' x 3'	
20	Sun Rose		*Aptenia cordifolia*	•	6" x 10", 1 gal.	12" oc
15	White Fountain Grass		*Pennisetum setaceum*	•	24" x 24", 3 gal.	30" oc
2	Yucca Rostrata		*Yucca rostrata*	•	3' ht., 15 gal.	

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.
For any discrepancies in plant quantities, the plans take precedence.



PLANTING / ANCHORING DETAIL
(TYP. FOR ALL UPPER LEVELS) SCALE: N.T.S.

GEOMANTIC DESIGNS, INC.
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Date: 2026.04.30 15:17:49 -04'00'

SHEET TITLE: LANDSCAPE UPPER LEVELS - PLANT LISTS & DETAILS

PROJECT TITLE: CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)
1 4/16/2026

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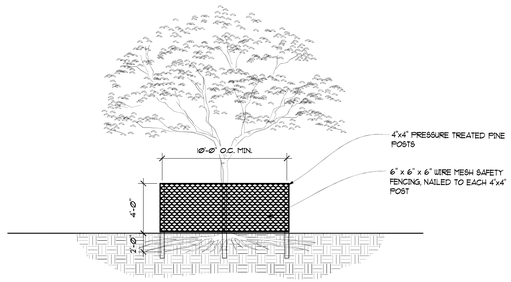

TREE BARRIER PROTECTION SECTION

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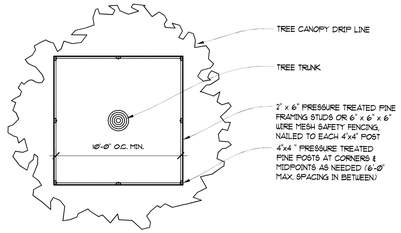
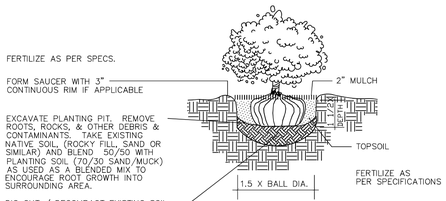


TREE BARRIER PROTECTION PLAN

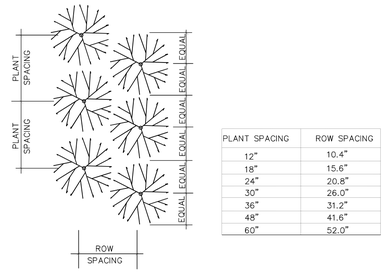
NOT TO SCALE

NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES



SHRUB PLANTING DETAIL

NOT TO SCALE



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

STRUCTURAL SOIL NOTES - TYPICAL

SMALL TREE CALCULATIONS
TO ACHIEVE 100 CU. FT.
THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 5.75' X 5.75' (33. S. F.)
2.5' DEEP = 6.3' X 6.3' (40 S.F.)
2' DEEP = 7.0' X 7.0' (50 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

MEDIUM TREE CALCULATIONS
TO ACHIEVE 308 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 10.15' X 10.15' (103 S. F.)
2.5' DEEP = 11.0' X 11.0' (123 S.F.)
2' DEEP = 12.5' X 12.5' (154 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

LARGE TREE CALCULATIONS
TO ACHIEVE 1412 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 21.60' X 21.60' (470 S. F.)
2.5' DEEP = 23.75' X 23.75' (564 S.F.)
2' DEEP = 26.50' X 26.50' (706 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

CU-STRUCTURAL SOIL CALCULATION METHOD (BY CORNELL UNIVERSITY)
FOR A MEDIUM CANOPY TREES (TABEBUIA, SIMPSON STOPPER, ETC.) ASSUME 14' SPREAD = 7' RADIUS. (7' x 7' X 3.14 = 154 SQ. FT. OF CANOPY) 154 SQ. FT. x 2 = 308 CUBIC FEET OF COMBINED STRUCTURAL AND NATURAL SOIL REQUIRED.

EXAMPLE FOR MEDIUM CANOPY TREES:
A TOTAL OF 308 CUBIC FEET OF SOIL IS REQUIRED DIVIDED BY 3 FEET OF REQUIRED DEPTH OF SOIL = 103 SURFACE SQ. FT. OF ROOT SPACE.
IF 25 SQ. FT. OF AREA IS AVAILABLE IN AN OPEN BED (5'X5' TREE GRATE, FOR INSTANCE) THEN 78 SQ. FT. OF STRUCTURAL SOIL AREA IS REQUIRED UNDER ADJACENT PAVEMENT AREAS.

THIS EQUATES TO 2.7 CUBIC YARDS OF PLANTING SOIL (25 X 3 = 75/27 = 2.7 CU. YDS.) AND 8.7 CUBIC YARDS OF STRUCTURAL SOIL (78 X 3 = 234/27 = 8.7 CU. YDS.) FOR THIS TYPE OF INSTALLATION. (ENTIRE PLANTING SOIL MAY BE STRUCTURAL SOIL)

NOTE: LANDSCAPE CONTRACTOR TO ATTAIN CU-STRUCTURAL INSTALLATION SPECIFICTIONS, FROM ATLAS PEAT & SOIL.
ATLAS PEAT & SOIL, INC. 9621 S.R. # 7, BOYNTON BEACH, FL. 33472. PHONE: 561-734-7300

CU-STRUCTURAL SOIL STORAGE PROCEDURE & REQUIREMENTS:
DELIVERED CU-STRUCTURAL SOIL SHOULD NOT BE PLACED IN FROZEN, WET, OR MUDDY SITES.
PROTECT CU-STRUCTURAL SOIL FROM EXPOSURE TO EXCESS WATER AND FROM EROSION AT ALL TIMES.
DO NOT STORE UNPROTECTED. PROTECT CU-SOIL DURING DELAYS OF CONSTRUCTION WITH PLASTIC OR PLYWOOD AS DIRECTED BY ENGINEER OR LANDSCAPE ARCHITECT. DO NOT ALLOW EXCESS WATER TO ENTER SITE PRIOR TO COMPACTION. IF WATER IS INTRODUCED INTO CU-SOIL FVTER GRADING, ALLOW WATER TO DRAIN TO OPTIMUM COMPACTION MOISTURE CONTENT.

CU-STRUCTURAL INSTALLATION REQUIREMENTS:
INSTALL CU-STRUTURAL SOIL IN 6" LIFTS AND COMPACT EACH LIFT.
COMPACT ALL MATERIALS TO AT LEAST 95 % PROCTOR DENSITY FROM A STANDARD COMPACTION CURVE_AASHTO T 99 (ASTM D 698).

TREE ROOT BARRIERS:
INSTALL CONTINUOUS TREE ROOT BARRIERS TO THE FULL STRUCTURAL SOIL DEPTH, AS NEEDED TO KEEP FUTURE ROOT GROWTH FROM DAMAGING THE ADJACENT HARDSCAPES. USE DEEPROOT BRAND OR APPROVED EQUAL. SEE MANUFACTURERS SPECS FOR INSTALLATION GUIDELINES.

NEW TREE - 1 YEAR MAINTENANCE PLAN

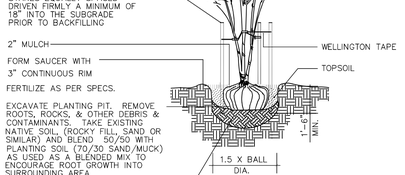
- WATER:
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SENSOR.
1ST MONTH - WATER EVERYDAY.
2ND. THROUGH 6TH. MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER. IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.
- FERTILIZER:
USE A PALM 'SPECIAL' FERTILIZER , 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.
- MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.
- TRIMMING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).
- STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH THE TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.
- MAINTENANCE:
ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #1 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.

PLANTING SPECIFICATIONS AND WARRANTEES

1. The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
2. All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
3. Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", "the plans" will take priority. Notify L.A. of any discrepancies prior to planting.
4. Only with price installed planting bids based on Landscape Architect's planting plans and Plant List will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
5. All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
6. Landscape contractor to submit planting product and / or sample submittals for L.A. approval prior to purchasing. Submittals to include nursery source for plant material & photographs with measuring tape and / or person standing next to plant material for scale reference. Soils and mulch (w/ samples and supplier info) must be approved by submittal to L.A. prior to purchase.
7. All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
8. Planting beds should receive 12" of 'Geomantic Mix' planting soil, 8" minimum if subgrade soils are of good quality and a thinner profile is approved by the L.A. in advance.
9. Planting soil specification: 'Geomantic General Planting Mix' (20% Florida Peat, 10% AtlasGrow, 20% Coarse Sand, 20% SM Sand, and 30% Pinebark), Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 561-734-7300
10. Rooftop soil specification: 'Geomantic Rooftop Mix' (25% Coarse Ortona Sand, 25% Medium APS Sand, 20% Pinebark, 20% FLA Peat, 8% Rice Rock, and 2% Marl), Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 561-734-7300
11. Fertilize all plants with Osmocote 'Sierra Blend' 18-7-10, 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
12. Fertilize all B & B material with 10 "Agriform" tablets or equal.
13. Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch. (No cypress or red color mulch)
14. All sod areas laid with St. Augustine 'Palmetto' to be hand raked prior to installing the sod.
15. All sod areas to be top dressed with 2" of 70/30 Coarse Construction Sand / Florida Peat - prior to sodding. Landscape contractor to submit sample to be approved by L.A.
16. All Plant material, excluding Sod, to be warranted from date of acceptance, as follows: Shrubs and Groundcovers for 90 days, Large shrubs (over 10 gal.) and Small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
Note: Acts of God (Hurricanes) and other causes beyond the control of the Landscape contractor are not covered.
17. All warrantees to run concurrently, beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the Installer.
18. Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
19. All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
20. Watering is the responsibility of the installer during the installation and until final acceptance.
21. Landscape contractor is responsible for coordinating their work with Irrigation contractor.
22. Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
23. Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material. Modify and repair as needed, to adapt to renovated plantings. Verify compliance with rain sensor & vacuum breaker.
24. All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes.
25. Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities, (fiber optic, electrical, gas, sewage, irrigation, & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / construction conflicts. ALWAYS call SUNSHINE-811 before any underground excavation.
26. Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other construction debris are removed from all soils.
27. In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 14" and backfilled with 14" of planting soil. In sod areas, Landscape contractor to de-compact soil with backhoe teeth to a depth of 6" and add 2" min. of top soil for sodding.
28. All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
29. All Tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
30. All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
31. All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.
32. All cyclone or fill sand left over from filling building pads or other construction - must be removed from landscape areas due to its very poor drainage characteristics.
33. All trenches from electrical, gas, water, irrigation or any other utilities - must be back-filled with coarse sand or larger aggregate - No cyclone or fill sand within 36" of surface grade.
34. Use root barriers as needed. By Deeproot from Hort Enterprises 800-366-4678 (or L.A. approved equal).

ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30"- 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use 'Sawsall' or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with shrink wrap plastic & backfill with soil mixture: (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water tree times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.
7. Use root stimulant root drenching solution on tree's root pruned areas, ("Superthrive" & "Keyplex Polystart"), mixture per manufactures specifications based on application frequency.
8. Root prune drenching schedule: every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size. consult with L.A. prior to moving on schedule.
10. Re-dig holes wall outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of 15.00 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss. Backfill, sink place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, brace per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



MULTI-TRUNK TREE STAKING

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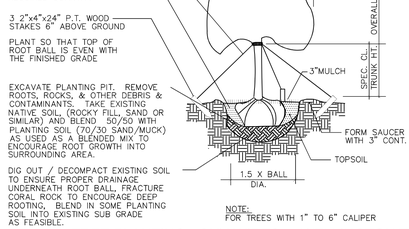

NOTE:
FOR TREES WITH 1" TO 6" CALIPER

TREE PLANTING - GUY WIRES or WELLINGTON TAPE

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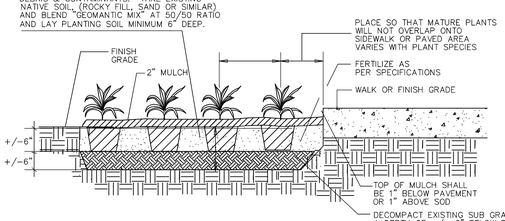

GROUND COVER PLANTING DETAIL

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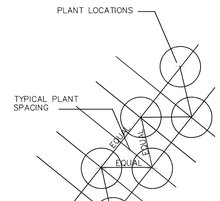
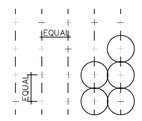


TRIANGULAR SPACING PLAN

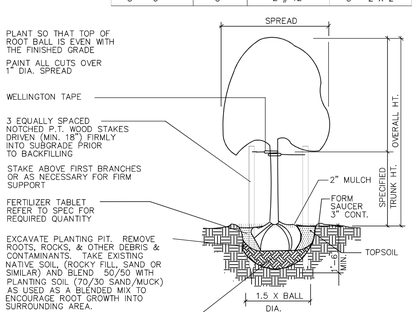


TYPICAL PLANT SPACING

SQUARE SPACING PLAN

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

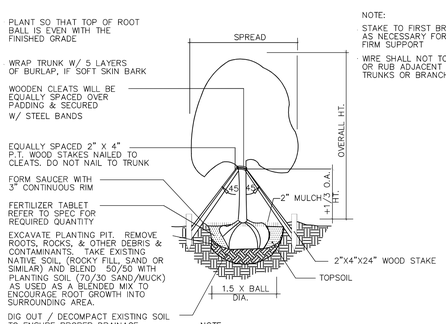
CALIPER	TIES	STRANDS	STAKES
1" – 1 1/2"	2	1 # 12	2 – 2 X 2
1 1/2" – 2"	3	1 # 12	3 – 2 X 2
2" – 3"	3	2 # 12	2 – 2 X 2
3" – 6"	3	2 # 12	3 – 2 X 2



TREE PLANTING - VERTICAL STAKES

NOT TO SCALE

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

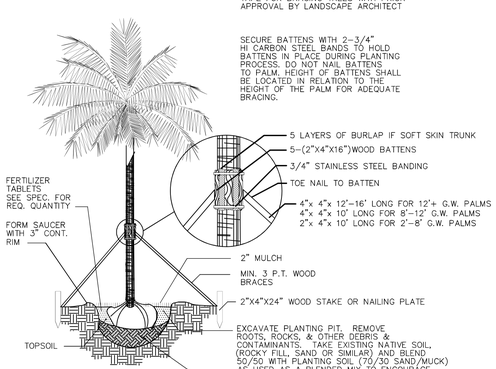


NOTE:
USE FOR 6" TO 12" SINGLE STEM TREES

TREE BRACING DETAIL

NOT TO SCALE

NOTE:
GUYING WIRES OR RUBBER TUBING CAN BE SUBSTITUTED FOR WELLINGTON TAPE FOR BRACING TREES WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT



PALM STAKING DETAIL

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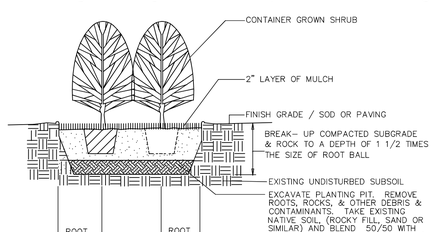

HEDGE & MASS PLANTING DETAIL

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SHEET TITLE
LANDSCAPE
PLANTING DETAILS

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
3/24/2026

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PLANTING DETAILS

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Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1130-1150 93 Street, Bay Harbor Drive **Legal Description** LOTS 3, 4, & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Net Lot Area 33,750 **Acres /** 0.77 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 33,750 SF x 20% = 6,750 SF (BHI – Sec. 23-11)	20% / 6,750 SF	26.7 % / 9,018 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 6,750 SF x 60% = 4,050 SF	60% Max / 4,050 SF	2 % / 125 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.77 acres = 21.5 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	22	25
2. Native Species Required - 50% Min. # of shade trees req. 22 x 50% = 11 (BHI – Sec. 24-16(a)(2))	11	21
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 22 x 50% = 11 (MDC – Sec. 18A-6(C)(11)(b))	11	25
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	22	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	6

*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 22 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   - 12 ft. - 25 % or 5.5 shade trees
   - 14-16 ft. - _____ % or _____ shade trees
   - 16-18 ft. - 50 % or 11 shade trees
   - 18-20 ft. - 25 % or 5.5 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

III. Street Trees	Required	Provided
1. Street Trees @ 1:35' Width of lot 225 / 35' = 6 (15' min height / 6' clear wood / 2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))	6	7 (1)

	Required	Provided
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	220	220 min.
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	66	66 min.
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	110	110 min.
V. Buffers (If applicable) (BHI – Sec. 24-16)		
1. Parking Lot from ROW	N/A (yes / no)	N/A (yes / no)
2. Dissimilar Uses	N/A (yes / no)	N/A (yes / no)
VI. Parking Lot Landscaping (If applicable)	**Required**	**Provided**
1. 10 SF / parking space: 10 x _____ spaces = _____ SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		N/A
VIII. Florida Friendly Landscaping (MDC – Sec. 18A-2(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-potable water 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.

LANDSCAPE LEGEND

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SHEET TITLE: LANDSCAPE
LANDSCAPE LEGEND

PROJECT TITLE: CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)
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DATE: 3/24/2026

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PIGEON PLUM TREE



CRABWOOD



PHILO. 'GREEN CONGO'



CARANDAY PALM



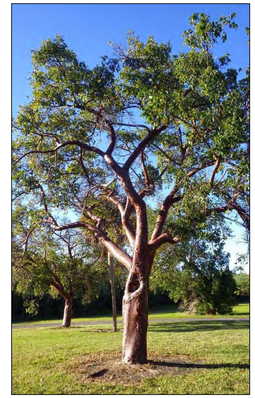
BAHAMA TABEBUIA TREE



BED OF COTONEASTER



SABAL PALMS



GUMBO LIMBO TREE





LIGNUM VITAE





CRINUM LILY



LIVE OAK TREE



ZOMBIE PALM



ROYAL PALMS



LIRIOPE



PLEOMELE



CARDBOARD PALM



CONFEDERATE JASMINE VINE



PONYTAIL PALM



ACALYPHA 'JAVA WHITE'



SANSEVIERIA



LADY PALM



WAX JASMINE



LICUALA PALM



ENCEPHALARTOS



DRACAENA 'SONG OF INDIA'



WART FERN



WILD COFFEE



KEY THATCH PALM



GREEN BUTTONWOOD TREE



GOLDEN BEACH CREEPER



MONTGOMERY PALMS



FLORIDA THATCH PALM



PEPEROMIA



AGLAONEMA



EUROPEAN FAN PALM



CHRISTMAS PALMS



CLUSIA ROSEA 'NANA'



CAT PALMS

WHITE FOUNTAIN GRASS

CONCEPT PLANTING IMAGES

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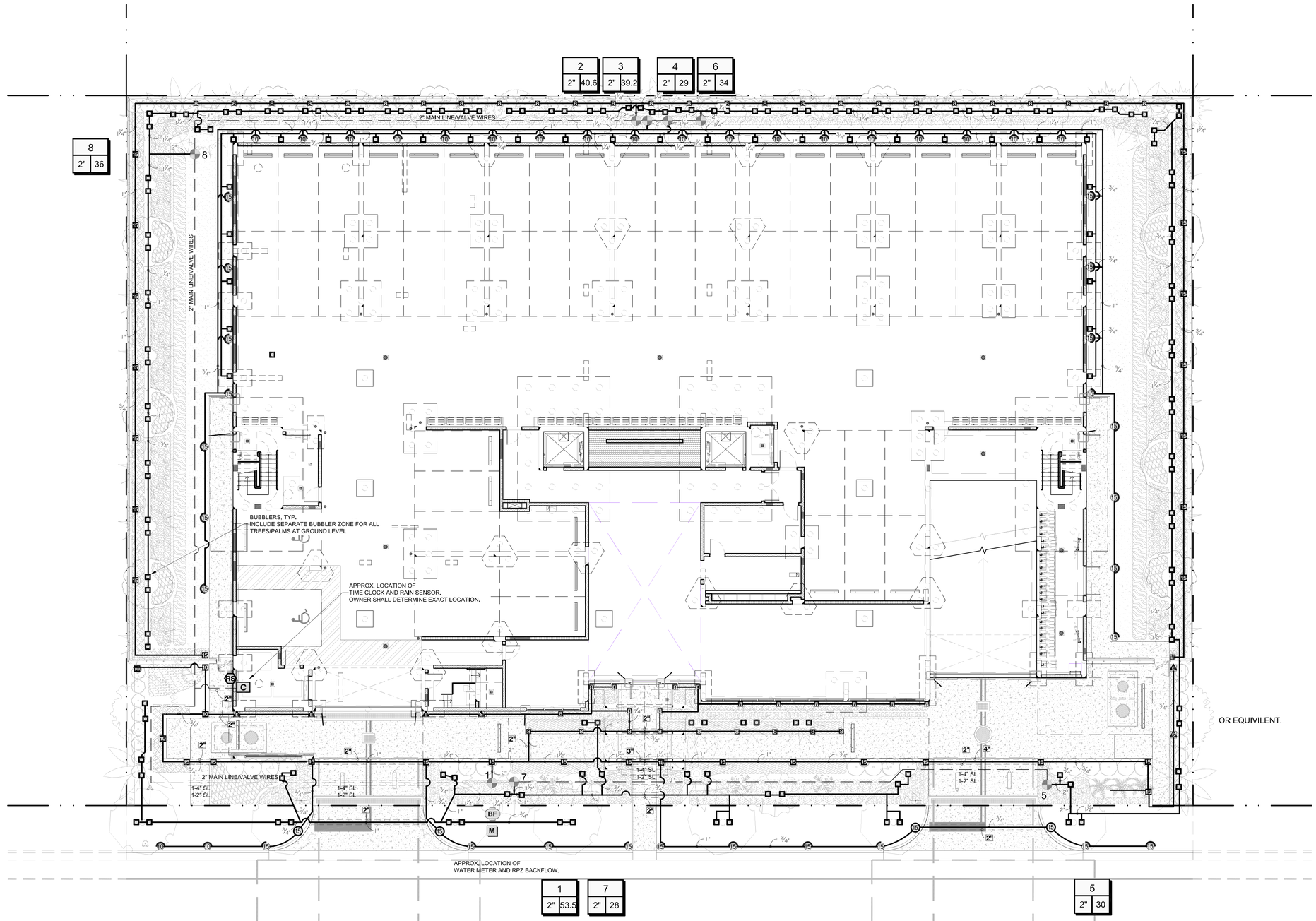

NOTE:
ALL IRRIGATION EQUIPMENT AND PIPING ARE SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE INSTALLED WITH IN ALL PROPERTY LINES AND AVOID ALL UTILITIES.

IRRIGATION PLAN - GROUND LEVEL

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

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SEAL:

REGISTERED LANDSCAPE ARCHITECT
ROBERT A. PARSLEY
LA0000705
STATE OF FLORIDA

ROBERT A. PARSLEY III, A.S.L.A.
FL. REGISTERED LANDSCAPE ARCHITECT
Digitally signed by Robert A Parsley
Date: 2026.04.30 15:47:28 -04'00'

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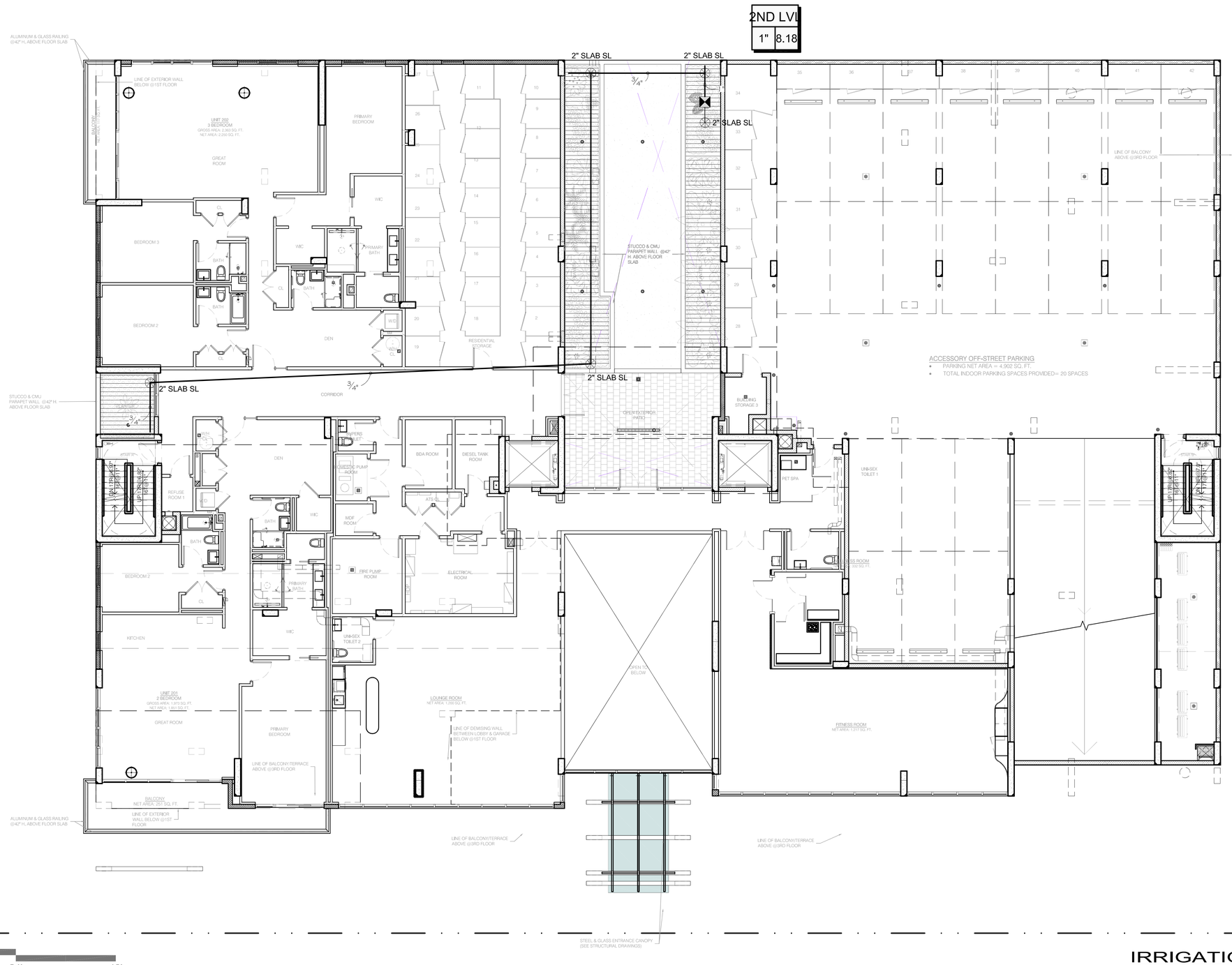
SHEET TITLE
LANDSCAPE
IRRIGATION PLAN - GROUND LEVEL

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)
1 4/16/2026

DATE:

IR-1
1 DRB



IRRIGATION PLAN - LEVEL 2

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

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
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2332 GALIANO STREET – 2nd FLOOR
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ROBERT A. PARSLEY III, A.S.L.A.
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IRRIGATION PLAN – LEVEL 2

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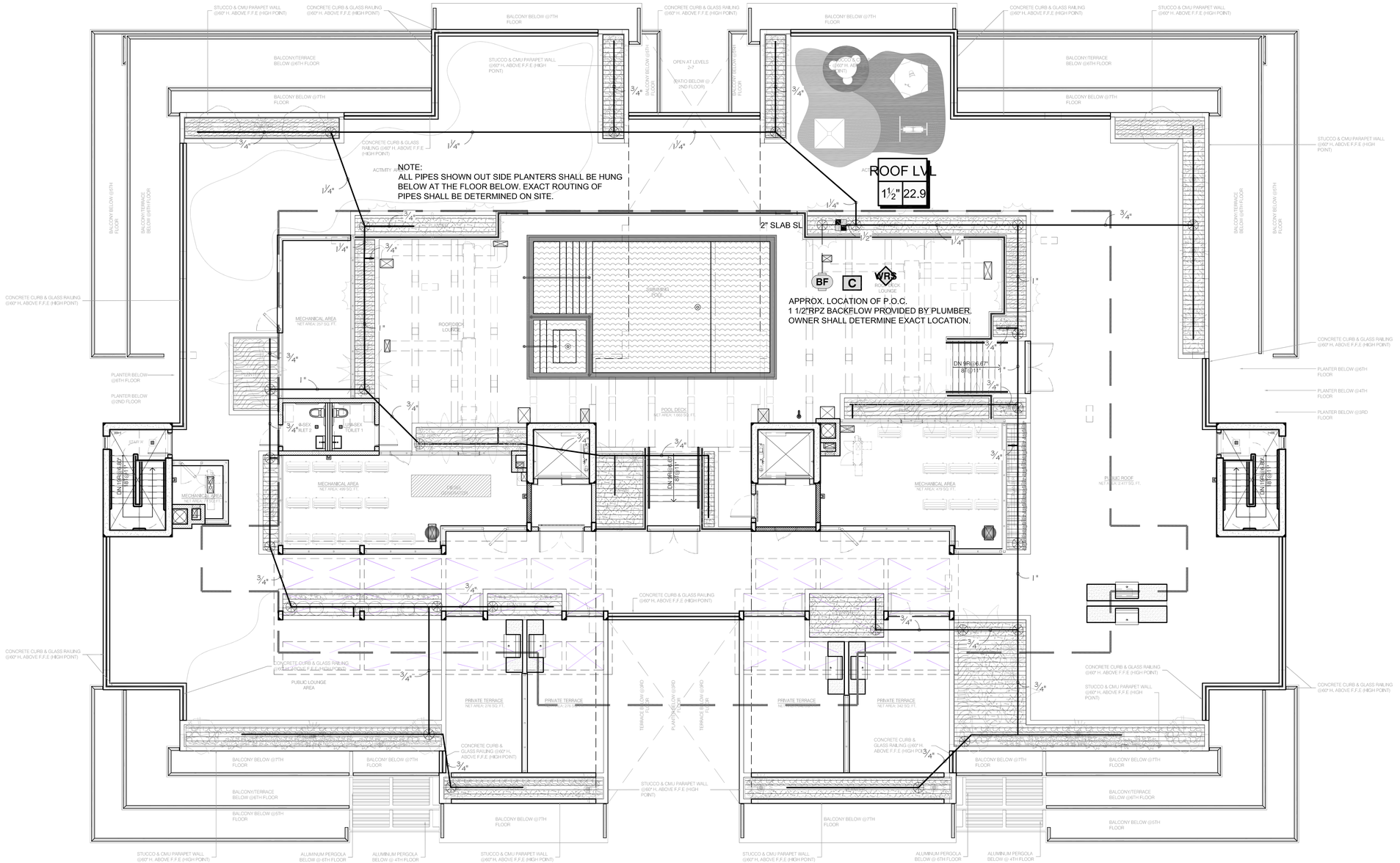
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)
1 4/16/2026

DATE:

IR-2
DRB



IRRIGATION PLAN - ROOF LEVEL

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

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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FL. REGISTERED LANDSCAPE ARCHITECT

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SHEET TITLE
LANDSCAPE
IRRIGATION PLAN - ROOF LEVEL

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)	
1	4/16/2026

DATE:

IR-3
1 DRB

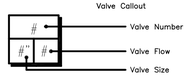
IRRIGATION SCHEDULE

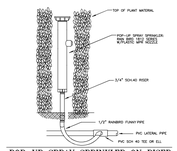
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
10 Q, 10 T, 10 H, 10 F	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	20	30
15 Q, 15 T, 15 H, 15 TQ, 15 F	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	25	30
4, 6, 8, 10, 12, 15, 18	Rain Bird 1806 ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	4	30
A EST, A LCS, A RCS, A CST, A SST	Rain Bird 1812 15 Stnp Senes Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	6	30
8 Q, 8 T, 8 H, 8 F	Rain Bird 1812 8 Senes MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	51	30
10 Q, 10 T, 10 H, 10 F	Rain Bird 1812 10 Senes MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	4	30
15 Q, 15 T, 15 H, 15 TQ, 15 F	Rain Bird 1812 15 Senes MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	30	30
1401, 1402, 1404	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	31	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC Wide Flow Dnp Control Kt, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	1
	Rain Bird XCZ-150-LCS High Flow Control Zone Kt with low minimum inlet pressure requirements, for Large Commercial Dnp Zones. 1-1/2in. PEB Globe Valve with high-capacity filter and Pressure Regulating system (PRS) fixed at 40psi. Flow range: 20 - 62 GPM.	1
	Area to Receive Dripline Rain Bird XFCV-09-12 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	2,099 lf

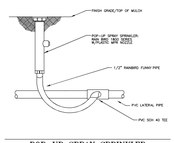
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1in., 1-1/2in., 2in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.	4
BF	Febco 765 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	2
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
WR	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
	Irrigation Lateral Line: PVC Schedule 40	2,009 lf
	Irrigation Mainline: PVC Schedule 40	329.4 lf
	Pipe Sleeve: PVC Schedule 40	139.7 lf

Valve Callout

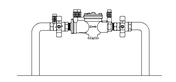




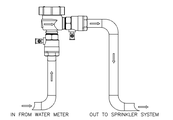
POP-UP SPRAY SPRINKLER ON RISER



POP-UP SPRAY SPRINKLER



RPZ BACKFLOW PREVENTER



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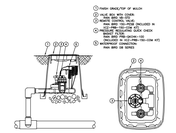
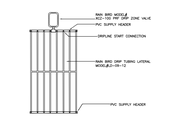


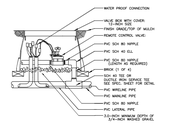
RAIN-BIRD-XCZ-PRB-100/150-COM



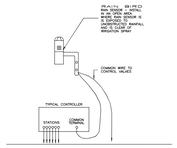
RAIN BIRD DRIP LINE ZONE



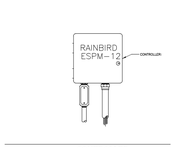
BUBBLER ON RISER



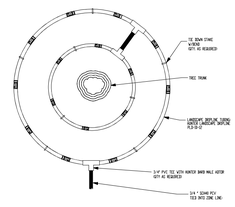
REMOTE CONTROL VALVE



AUTOMATIC RAIN SENSOR



CONTROLLER



DRIP LINE AROUND TREE

GENERAL NOTES

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

IRRIGATION DETAILS

GEOMANTIC DESIGNS, INC.
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SHEET TITLE
LANDSCAPE IRRIGATION DETAILS

REVISION DATE(S)
1 4/16/2026

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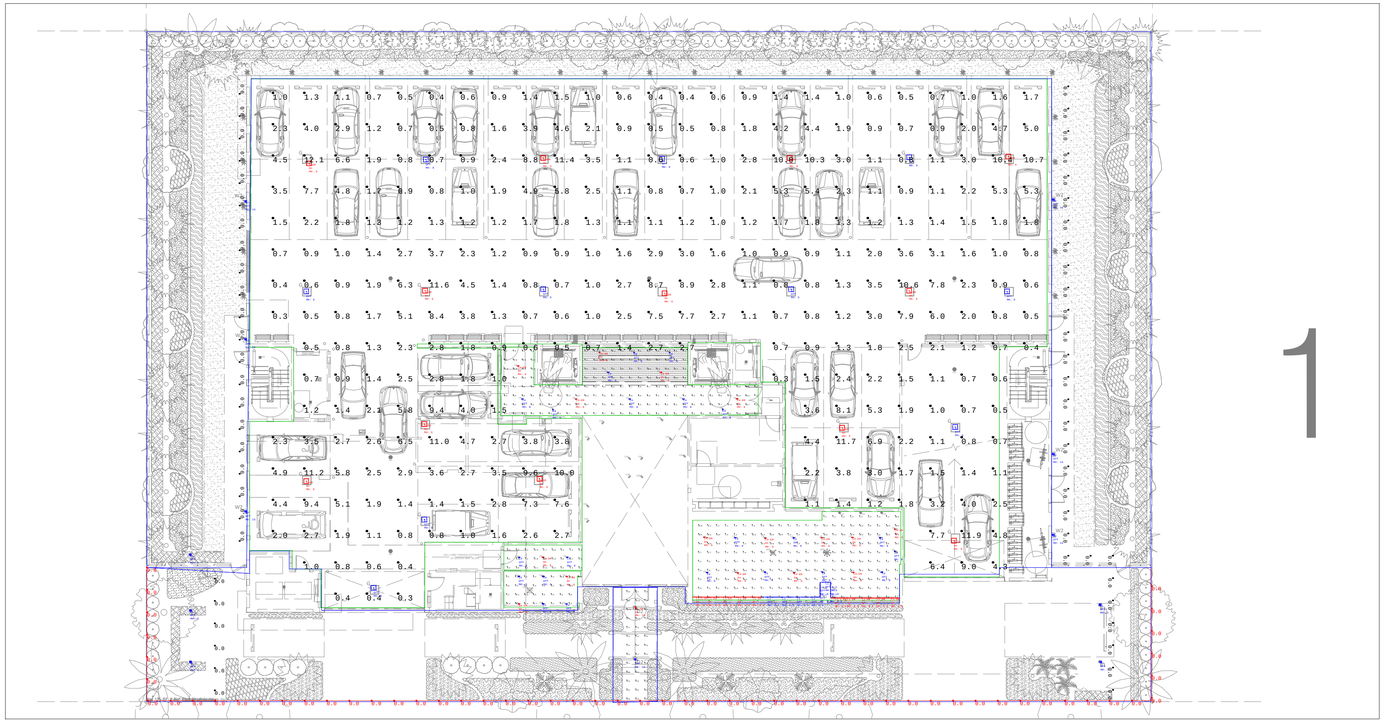
IR-4
1 DRB



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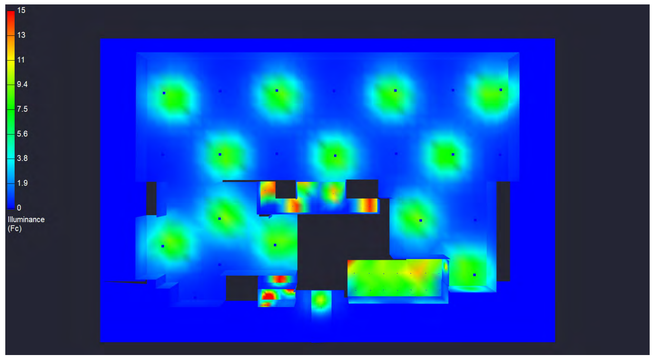
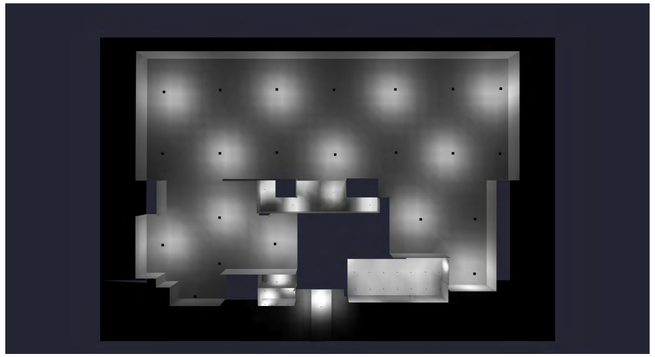
Scale: 1 inch= 16 Ft.

Red Fixtures - On

Blue Fixtures - Off

RENDER VIEWS:





LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	B1	5	Single	0.900	_WP, A_LED10Y	12.1	1297	3
	D1-EM	1	Single	0.900	LPC3-SM-12-930-60D-120	12	1100	10
	W2	6	Single	0.900	RAB-WPLED10YMSS	12	1268	15
	D1	1	Single	0.900	LPC3-SM-12-930-60D-120	12	1100	10
	L1_1-EM	2	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9
	L1-EM	8	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9
	C6-EM	2	Single	1.000	PET1CYS-6IN-BVL-FTMW-NOL-SW-45DEG-90CRI-27K-12W	12	712	8, 9
	G-EM	12	Single	0.900	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9
	C4-EM	14	Single	1.000	R1GDL04-F927-XX	13.51	875	8, 9
	L1_1	5	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9, 9
	L1	4	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9
	C6	5	Single	1.000	PET1CYS-6IN-BVL-FTMW-NOL-SW-45DEG-90CRI-27K-12W	12	712	8, 9
	C4	17	Single	1.000	R1GDL04-F927-XX	13.51	875	8, 9
	G	10	Single	0.900	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
Concrete Walkway - Left	Fc	0.00	0.0	0.0	N.A.	N.A.	0	5	5
Coworking Area_Workplane	Fc	10.34	40.6	1.1	9.40	36.91	2.5	2	2
Elevator Vestibule_Workplane	Fc	5.97	24.8	0.3	19.90	82.67	0	2	2
Lounge_Workplane	Fc	9.05	36.6	1.0	9.05	36.60	2.5	2	2
Parking Garage_Workplane	Fc	2.62	12.1	0.3	8.73	40.33	0	7	7
Passage_Workplane	Fc	7.14	20.7	0.3	23.80	69.00	0	2	2
Pedestrian Entrance	Fc	3.37	13.4	0.0	N.A.	N.A.	0.627	2	2
Property Line - South	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.	5	N.A.
Walkway - Southeast	Fc	0.00	0.0	0.0	N.A.	N.A.	0.28	5	5
Walkway - Southwest	Fc	0.00	0.0	0.0	N.A.	N.A.	0.28	5	5

Design Notes:

Reflectance : Ceiling - 0.8, Walls - 0.5, Floor - 0.2

Target Requirements:

NA

General Notes:

The preparer of this study does not assume responsibility for the suitability of this design in accordance with IESNA recommendations. Prior to placing an order, it is the customer's responsibility to carefully review and approve this study. Please note that this analysis is based on a mathematical model and its accuracy is constrained by the limitations of the third-party software and the IES standards employed. While the digital CAD data may appear to be precise, it is important to recognize that this apparent accuracy is a result of the techniques used to generate it and should not be interpreted as real-world accuracy. Numerous factors will affect the actual performance of lighting in the constructed space. These factors include the accuracy of the original source files provided by the manufacturer (.ies files), variations in input voltage and ballast performance, the actual finishing values within the constructed environment, manufacturing discrepancies in both the light source (lamp) and the luminaire, the final placement of the luminaires, the presence of obstructions, and the quality of installation. Furthermore, it is essential to acknowledge that field measurements themselves are susceptible to errors stemming from selected measurement methods or technology, as well as the expertise and capabilities of the measuring party. While the creator of this lighting study strives for accuracy, they cannot be held accountable for any errors that may occur. The recipient of this lighting study acknowledges and accepts that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer. Given that reflective values have a significant impact on light levels, it is imperative for the end-user of this document to verify and confirm these values before accepting the results of any photometric report.

LEDPAX

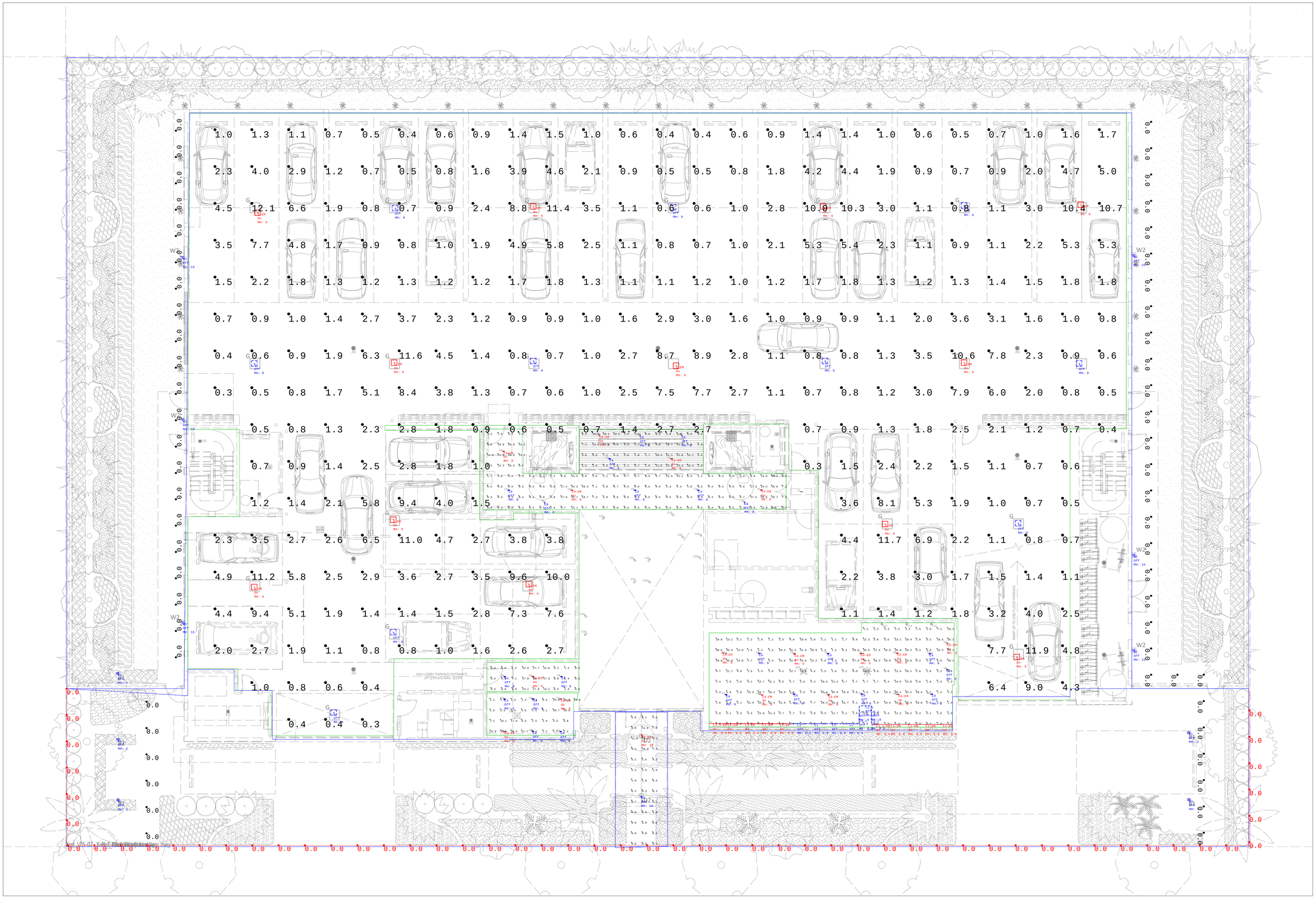
CASA VERDE

LEVEL - 1 - EM

Drawn By: BSP

Date:03/31/2026

Rev: 0



Scale: 1 inch= 8 Ft.

LEDPAX

CASA VERDE
LEVEL - 1 - EM

Drawn By: BSP

Date:03/31/2026

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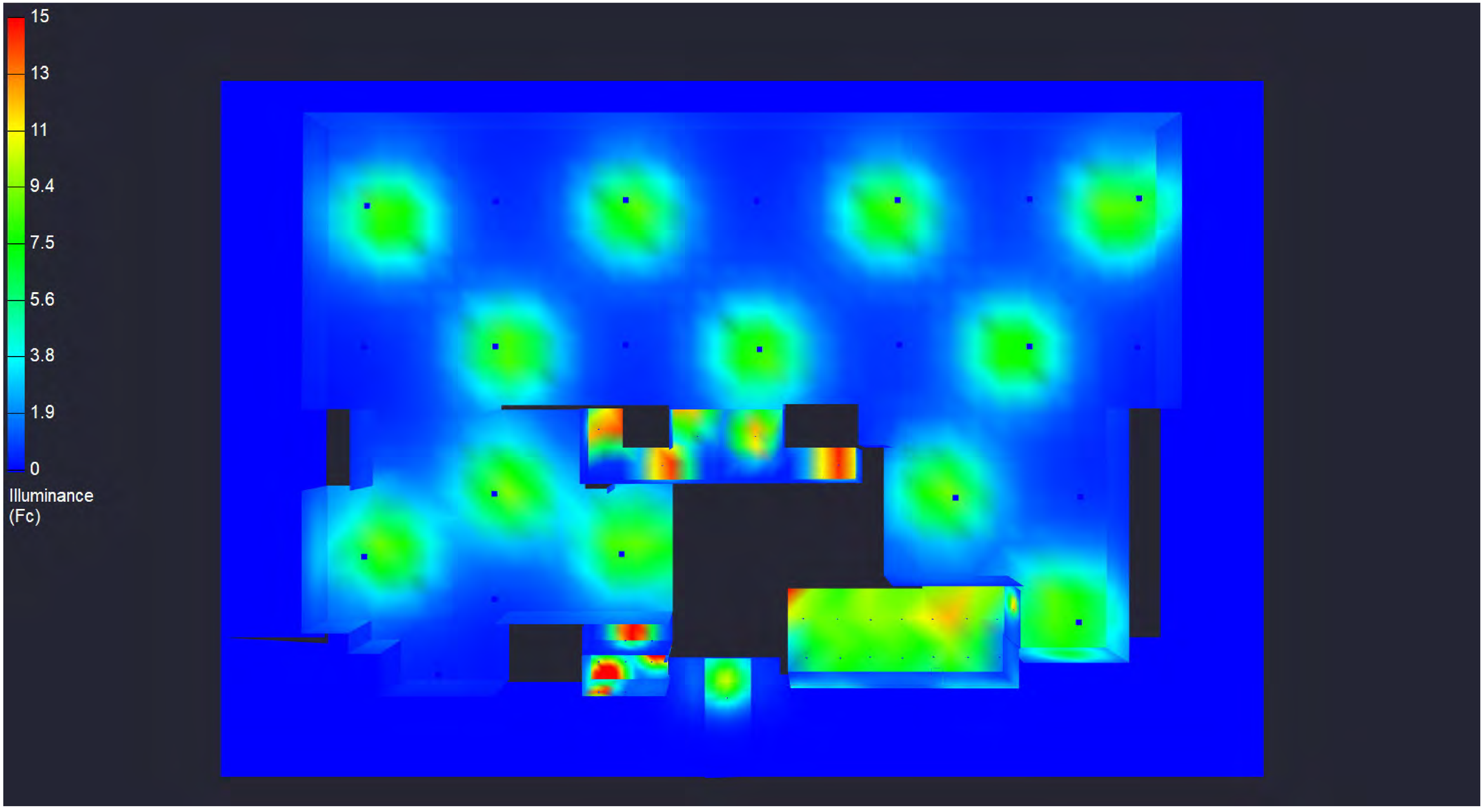

LEDPAX

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LEVEL - 1 - EM

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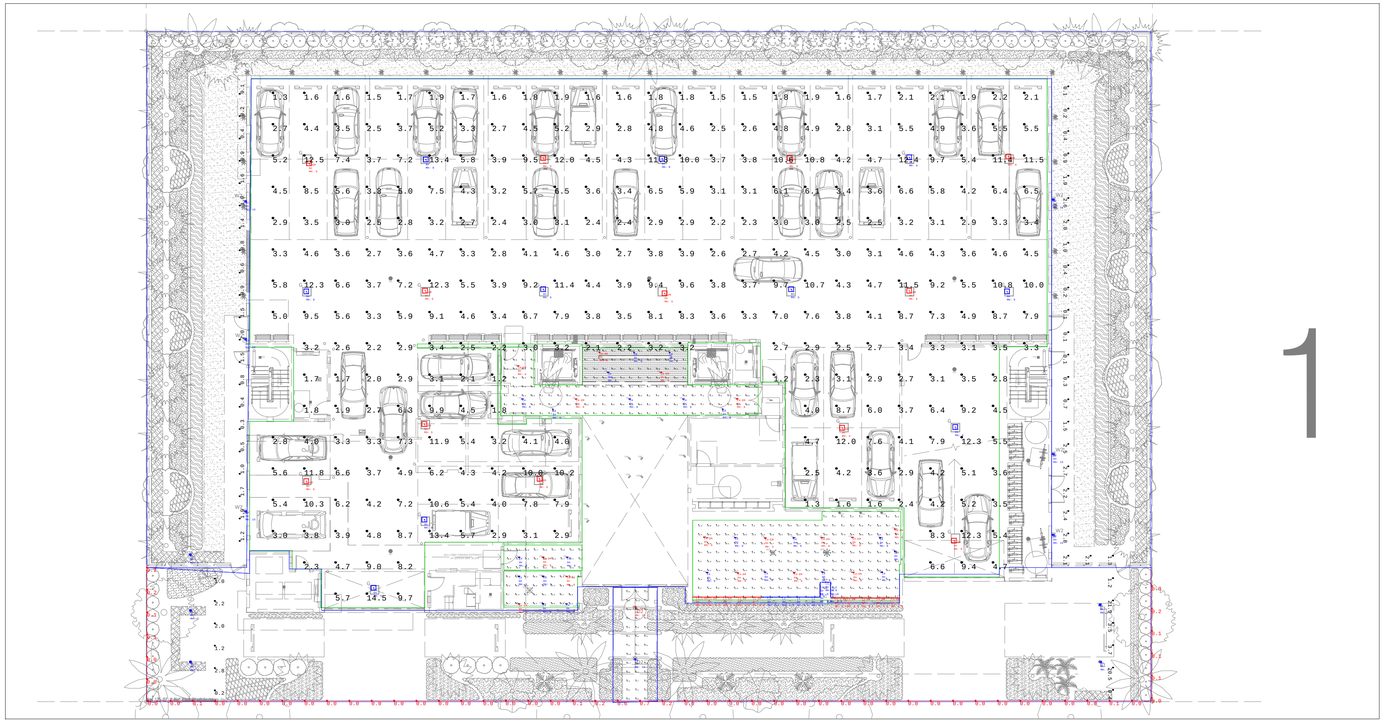

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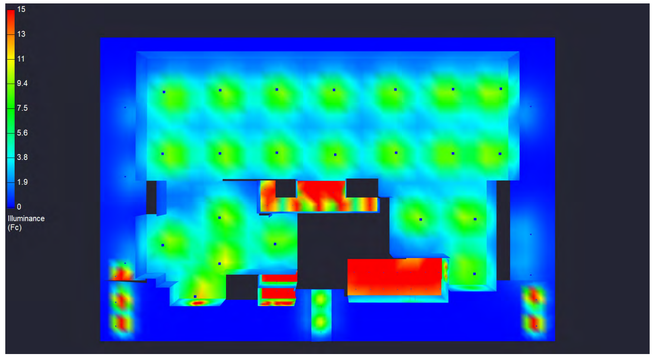
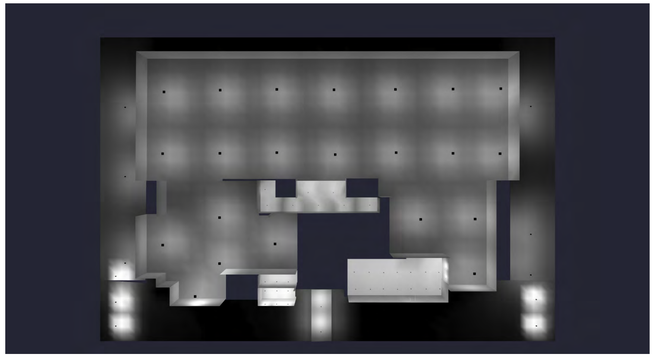
RENDER VIEWS:





LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	B1	5	Single	0.900	_WP, A_LED10Y	12.1	1297	3
	D1-EM	1	Single	0.900	LPC3-SM-12-930-60D-120	12	1100	10
	W2	6	Single	0.900	RAB-WPLED10YMSS	12	1268	15
	D1	1	Single	0.900	LPC3-SM-12-930-60D-120	12	1100	10
	L1_1-EM	2	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9
	L1-EM	8	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9
	C6-EM	2	Single	1.000	PET1CYS-6IN-BVL-FTMW-NOL-SW-45DEG-90CRI-27K-12W	12	712	8, 9
	G-EM	12	Single	0.900	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9
	C4-EM	14	Single	1.000	R1GDL04-F927-XX	13.51	875	8, 9
	L1_1	5	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9, 9
	L1	4	Single	1.000	LEDPAX - TL2835-DRY-4.4-458-927-W8-24	4.4	75	8.9
	C6	5	Single	1.000	PET1CYS-6IN-BVL-FTMW-NOL-SW-45DEG-90CRI-27K-12W	12	712	8, 9
	C4	17	Single	1.000	R1GDL04-F927-XX	13.51	875	8, 9
	G	10	Single	0.900	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9

Design Notes:

Reflectance : Ceiling - 0.8, Walls - 0.5, Floor - 0.2

Target Requirements:

NA

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
Concrete Walkway - Left	Fc	1.03	2.0	0.1	10.30	20.00	0	5	5
Coworking Area_Workplane	Fc	30.89	43.2	9.7	3.18	4.45	2.5	2	2
Elevator Vestibule_Workplane	Fc	12.86	30.4	1.0	12.86	30.40	0	2	2
Lounge_Workplane	Fc	17.94	49.0	1.8	9.97	27.22	2.5	2	2
Parking Garage_Workplane	Fc	4.87	14.5	1.2	4.06	12.08	0	7	7
Passage_Workplane	Fc	20.80	28.4	11.4	1.82	2.49	0	2	2
Pedestrian Entrance	Fc	7.00	13.4	0.6	11.67	22.33	0.627	2	2
Property Line - South	Fc	0.06	0.7	0.0	N.A.	N.A.	N.A.	5	N.A.
Walkway - Southeast	Fc	2.73	21.9	0.1	27.30	219.00	0.28	5	5
Walkway - Southwest	Fc	1.57	2.8	0.2	7.85	14.00	0.28	5	5

General Notes:

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LEDPAX

CASA VERDE
LEVEL - 1 - NON EM

Drawn By: BSP

Date:03/31/2026

Rev: 0



Scale: 1 inch= 8 Ft.

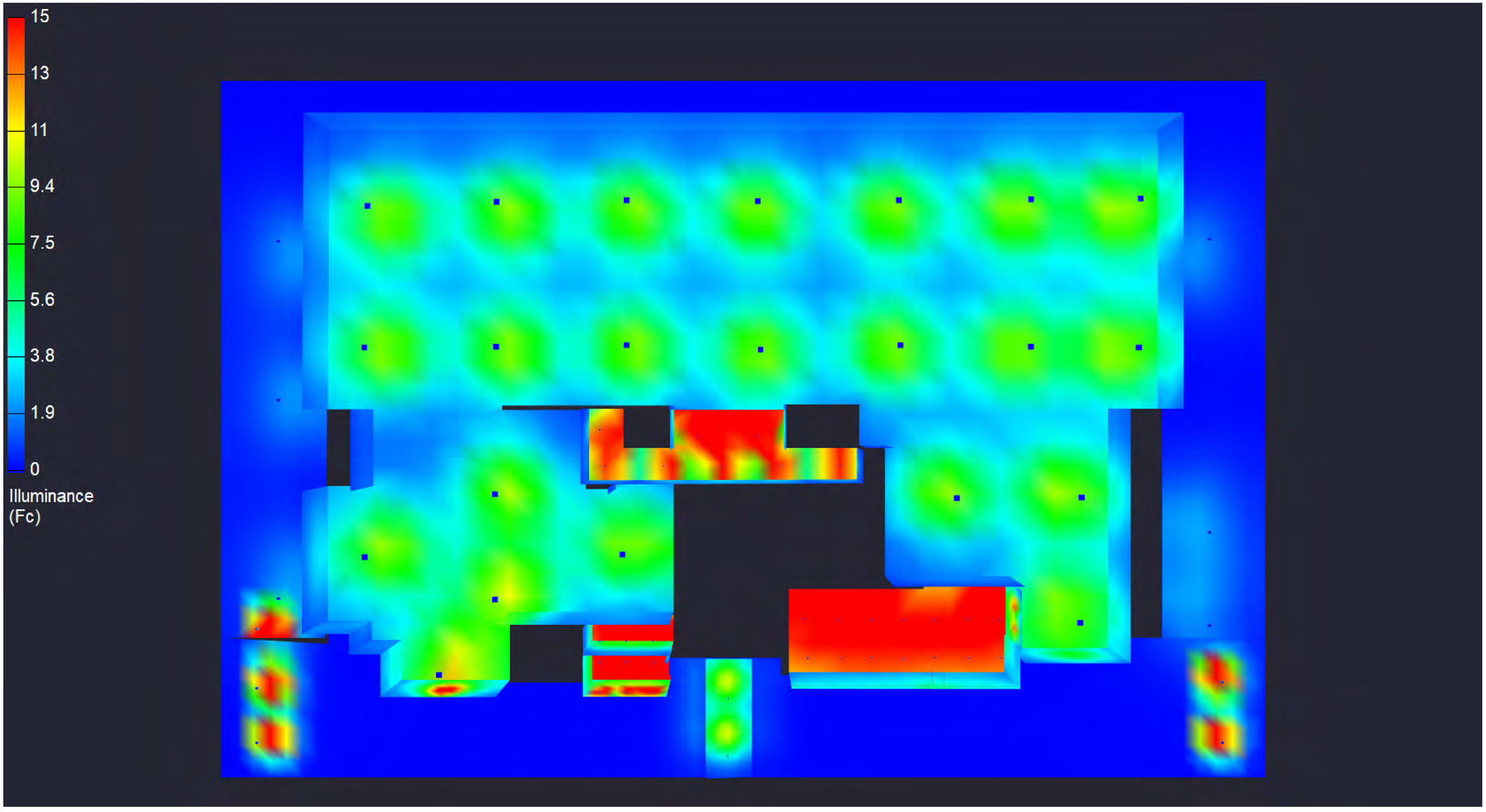
LEDPAX

CASA VERDE
LEVEL - 1 - NON EM

Drawn By: BSP

Date:03/31/2026

Rev: 0



LEDPAX

CASA VERDE

LEVEL - 1 - NON EM

Drawn By: BSP

Date:03/31/2026

Rev: 0

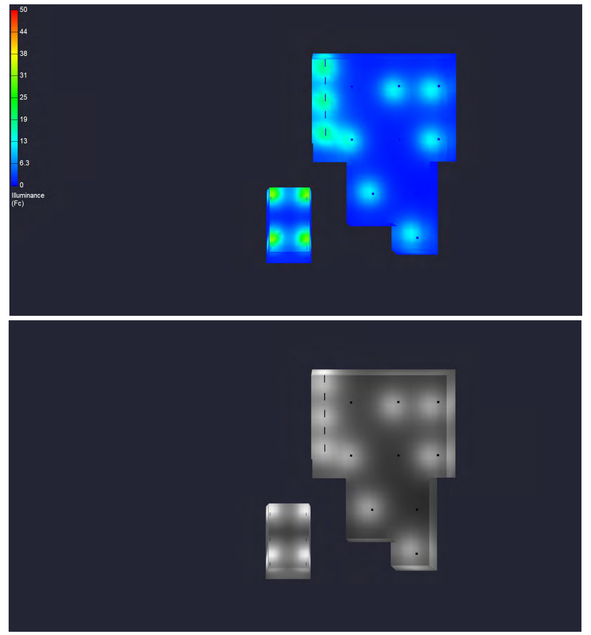


Scale: 1 inch= 12 Ft.

Red Fixtures - On

Blue Fixtures - Off

RENDER VIEWS:



LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	S2-EM	3	Single	1.000	LEDPAX - ECO-STL-48-40W-120-347	38.53	4684	9
	C5-EM	4	Single	1.000	R1GDL12-S927-BK	37.43	3098	18
	G-EM	6	Single	1.000	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9
	S2	2	Single	1.000	LEDPAX - ECO-STL-48-40W-120-347	38.53	4684	9
	G	3	Single	1.000	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9
	C5	2	Single	1.000	R1GDL12-S927-BK	37.43	3098	18

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
Parking Garage_Workplane_1	Fc	5.10	21.7	0.7	7.29	31.00	0	5	5
Room_1_Workplane	Fc	11.58	49.0	1.5	7.72	32.67	2.5	5	5

Design Notes:

Reflectance : Ceiling - 0.8, Walls - 0.5, Floor - 0.2

Target Requirements:

NA

General Notes:

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LEDPAX

CASA VERDE
LEVEL 2 - EM

Drawn By: BSP

Date:03/25/2026

Rev: 0



Scale: 1 inch= 7 Ft.

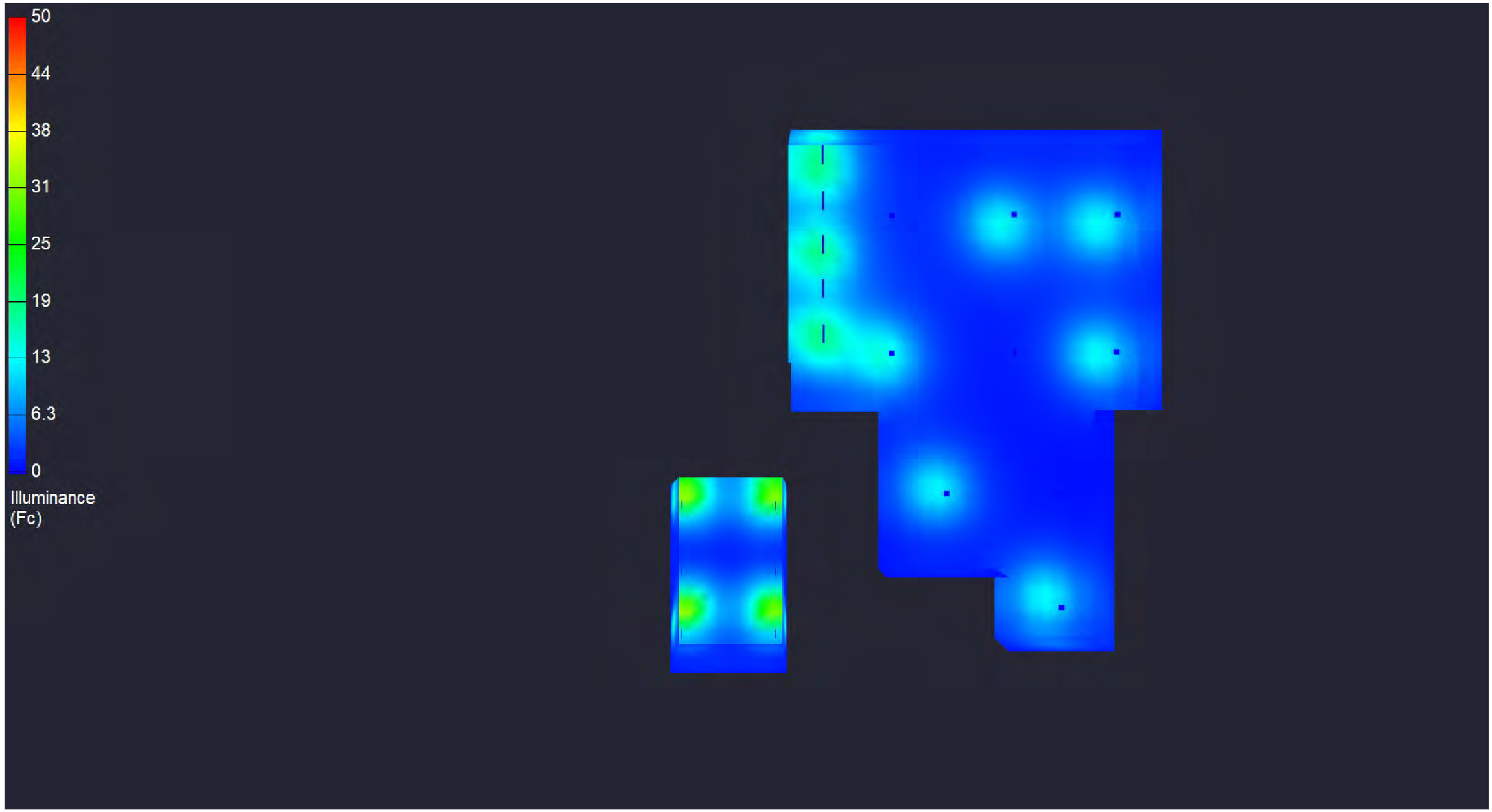
LEDPAX

CASA VERDE
LEVEL 2 - EM

Drawn By: BSP

Date:03/25/2026

Rev: 0



LEDPAX

CASA VERDE
LEVEL 2 - EM

Drawn By: BSP

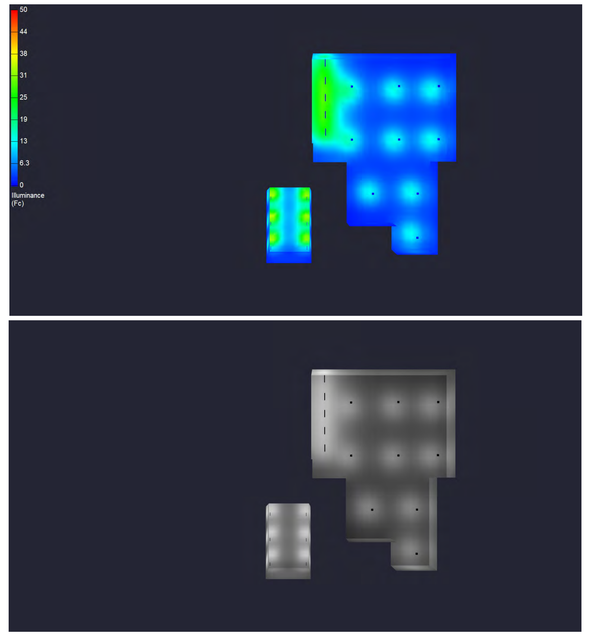
Date:03/25/2026

Rev: 0



Scale: 1 inch= 12 Ft.

RENDER VIEWS:



LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	S2-EM	3	Single	1.000	LEDPAX - ECO-STL-48-40W-120-347	38.53	4684	9
	C5-EM	4	Single	1.000	R1GDL12-S927-BK	37.43	3098	18
	G-EM	6	Single	1.000	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9
	S2	2	Single	1.000	LEDPAX - ECO-STL-48-40W-120-347	38.53	4684	9
	G	3	Single	1.000	MCP0330W27V50KWDLB-MESTER-IES	29.13	3783	9
	C5	2	Single	1.000	R1GDL12-S927-BK	37.43	3098	18

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
Parking Garage_Workplane_1	Fc	8.09	31.4	1.2	6.74	26.17	0	5	5
Room_1_Workplane	Fc	17.76	56.2	2.9	6.12	19.38	2.5	5	5

Design Notes:

Reflectance : Ceiling - 0.8, Walls - 0.5, Floor - 0.2

Target Requirements:

NA

General Notes:

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LEDPAX

CASA VERDE
LEVEL 2 - NON EM

Drawn By: BSP

Date:03/25/2026

Rev: 0



Scale: 1 inch= 7 Ft.

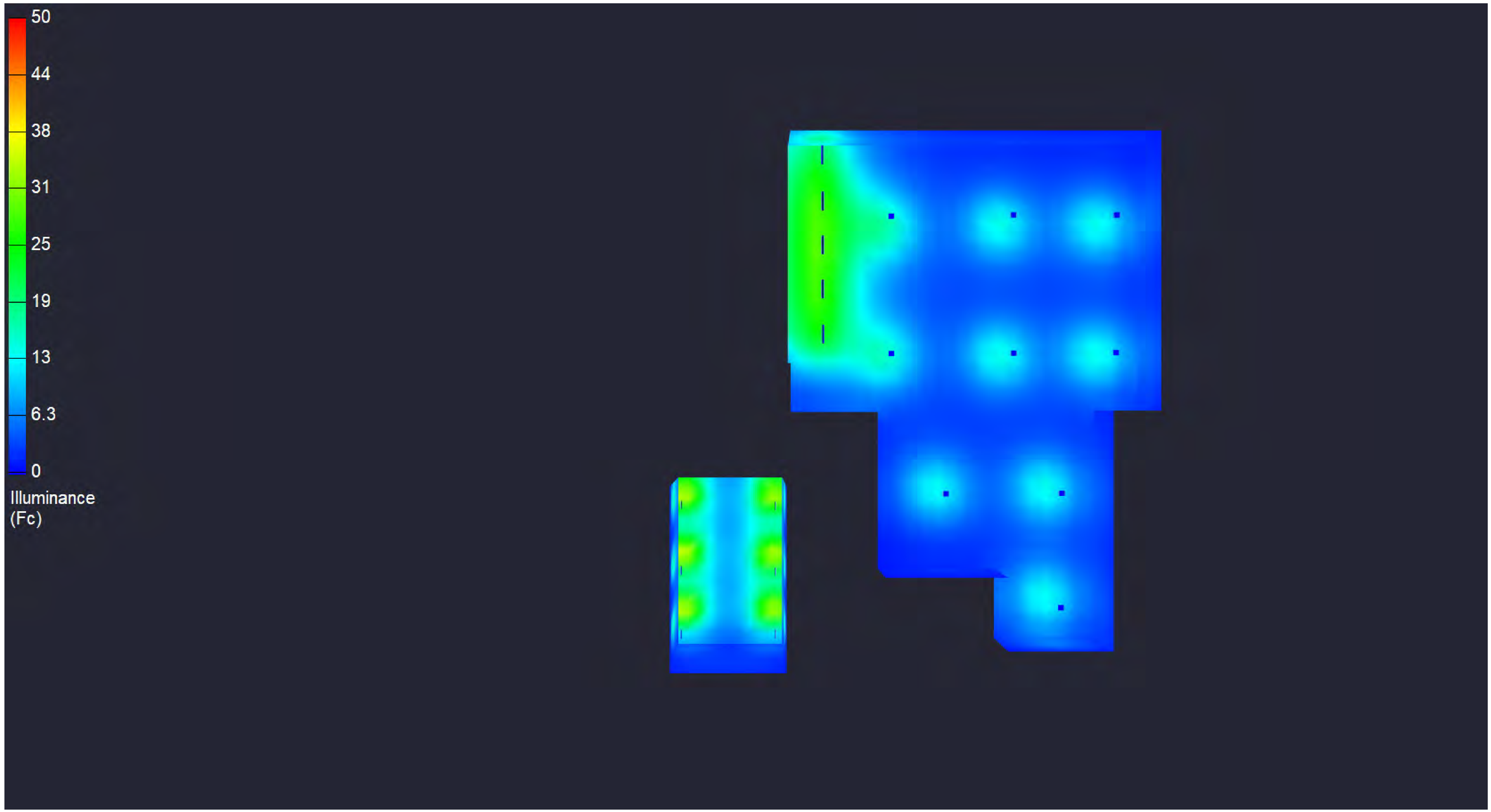
LEDPAX

CASA VERDE
LEVEL 2 - NON EM

Drawn By: BSP

Date:03/25/2026

Rev: 0



LEDPAX

CASA VERDE
LEVEL 2 - NON EM

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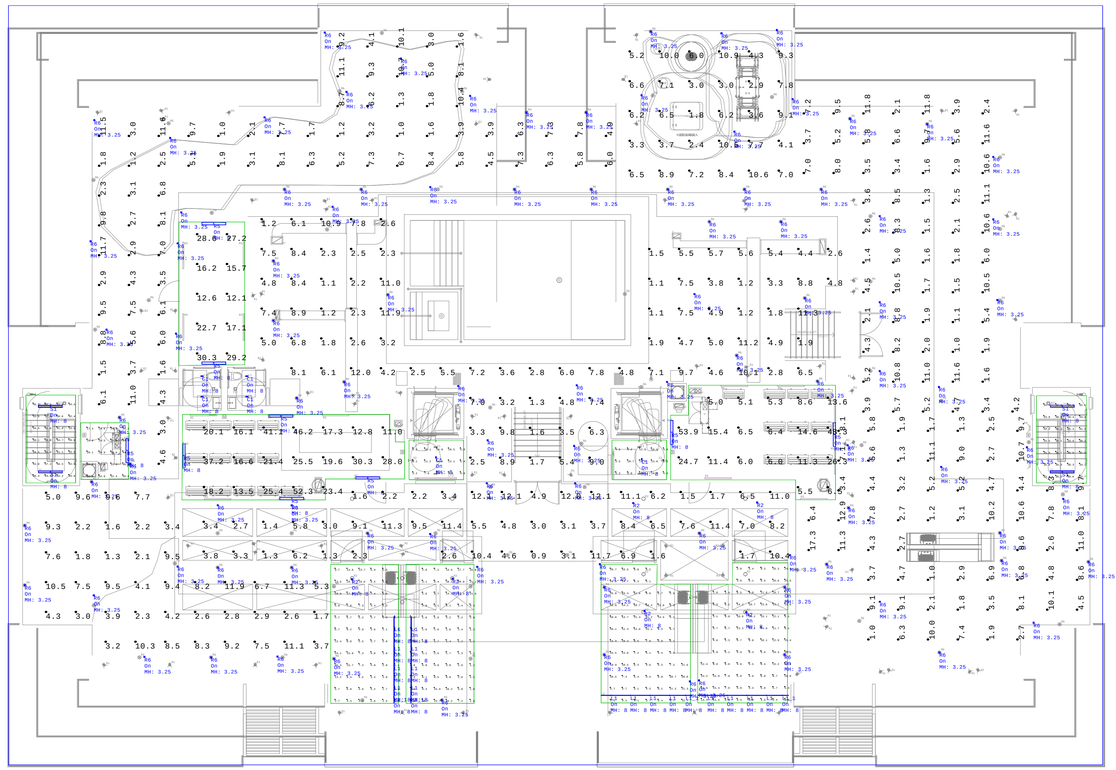
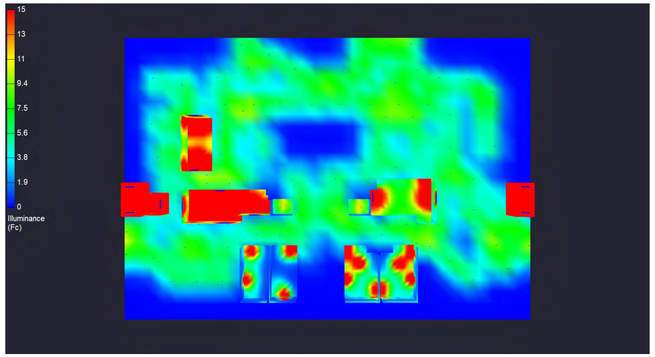
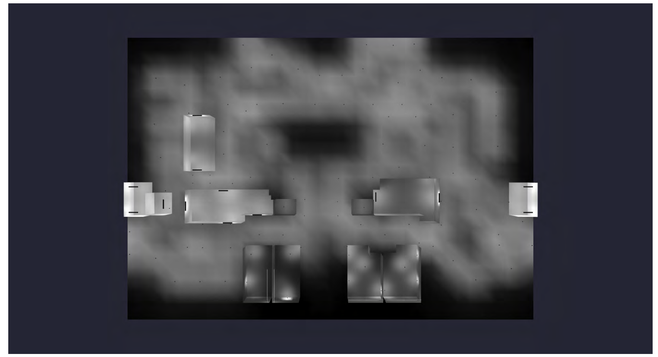


Scale: 1 inch= 12 Ft.

RENDER VIEWS:





LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	R6	96	Single	0.900	ET5055-T3_IES2002	12	1102	3.25
	L1_1	4	Single	1.000	LEDPAX-NDB-L2534_7-830-DMV-24	15	1283	8
	S1	4	Single	1.000	LEDPAX - ECO-STL-48-40W-120-347	38.53	4684	8
	C1	6	Single	1.000	R1GDL02-F927-BK	7.891	503	8
	R5	9	Single	1.000	LEDPAX - ECO-STL-48-40W-120-347	38.53	4684	8
	L1	16	Single	1.000	LEDPAX-NDB-L2534_7-830-DMV-24	15	1283	8
	R2	6	Single	1.000	ET6013-C13-3-45-80	10.2	659	8

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
BBQ AREA	Fc	6.01	17.3	1.0	6.01	17.30	0	5	5
ELEVATOR PASSAGE_1_Workplane	Fc	8.38	14.2	3.2	2.62	4.44	0	2	2
ELEVATOR PASSAGE_Workplane	Fc	8.91	14.5	4.6	1.94	3.15	0	2	2
FLEXIBLE AREA	Fc	5.94	11.9	1.3	4.57	9.15	0	5	5
KIDS AREA	Fc	6.33	10.9	1.8	3.52	6.06	0	5	5
LOUNGE AREA	Fc	5.40	11.8	1.0	5.40	11.80	0	5	5
MECHANICAL AREA_Workplane	Fc	21.17	30.3	12.1	1.75	2.50	0	5	5
MECHANICAL ROOM 2_Workplane	Fc	25.05	52.3	11.0	2.28	4.75	2.5	5	5
MECHANICAL AREA_Workplane	Fc	14.76	53.9	5.0	2.95	10.78	2.5	5	5
MINI GOLF AREA	Fc	5.55	11.7	1.0	5.55	11.70	0	5	5
Pool Deck Area	Fc	5.19	12.0	1.1	4.72	10.91	0	5	5
PRIVATE TERRACE_2_Workplane	Fc	10.59	29.7	2.6	4.07	11.42	0	2	2
PRIVATE TERRACE_3_Workplane	Fc	6.25	26.0	1.1	5.68	23.64	0	2	2
PRIVATE TERRACE_4_Workplane	Fc	6.75	25.3	1.0	6.75	25.30	0	2	2
PRIVATE TERRACE_Workplane	Fc	10.59	27.1	1.8	5.88	15.06	0	2	2
ROOM BESIDE STAIRCASE_Workplane	Fc	31.20	48.5	17.4	1.79	2.79	0	2	2
STAIRCASE !_Workplane	Fc	45.08	63.0	29.5	1.53	2.14	2.5	2	2
STAIRCASE_Workplane	Fc	35.05	39.6	30.1	1.16	1.32	0	2	2
WALKING AREA - 1	Fc	5.87	12.1	0.9	6.52	13.44	0	5	5

Design Notes:

Reflectance : Ceiling - 0.8, Walls - 0.5, Floor - 0.2

Target Requirements:

NA

General Notes:

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LEDPAX

CASA VERDE
LEVEL ROOF

Drawn By: BSP

Date:03/26/2026

Rev: 0



Scale: 1 inch= 7 Ft.

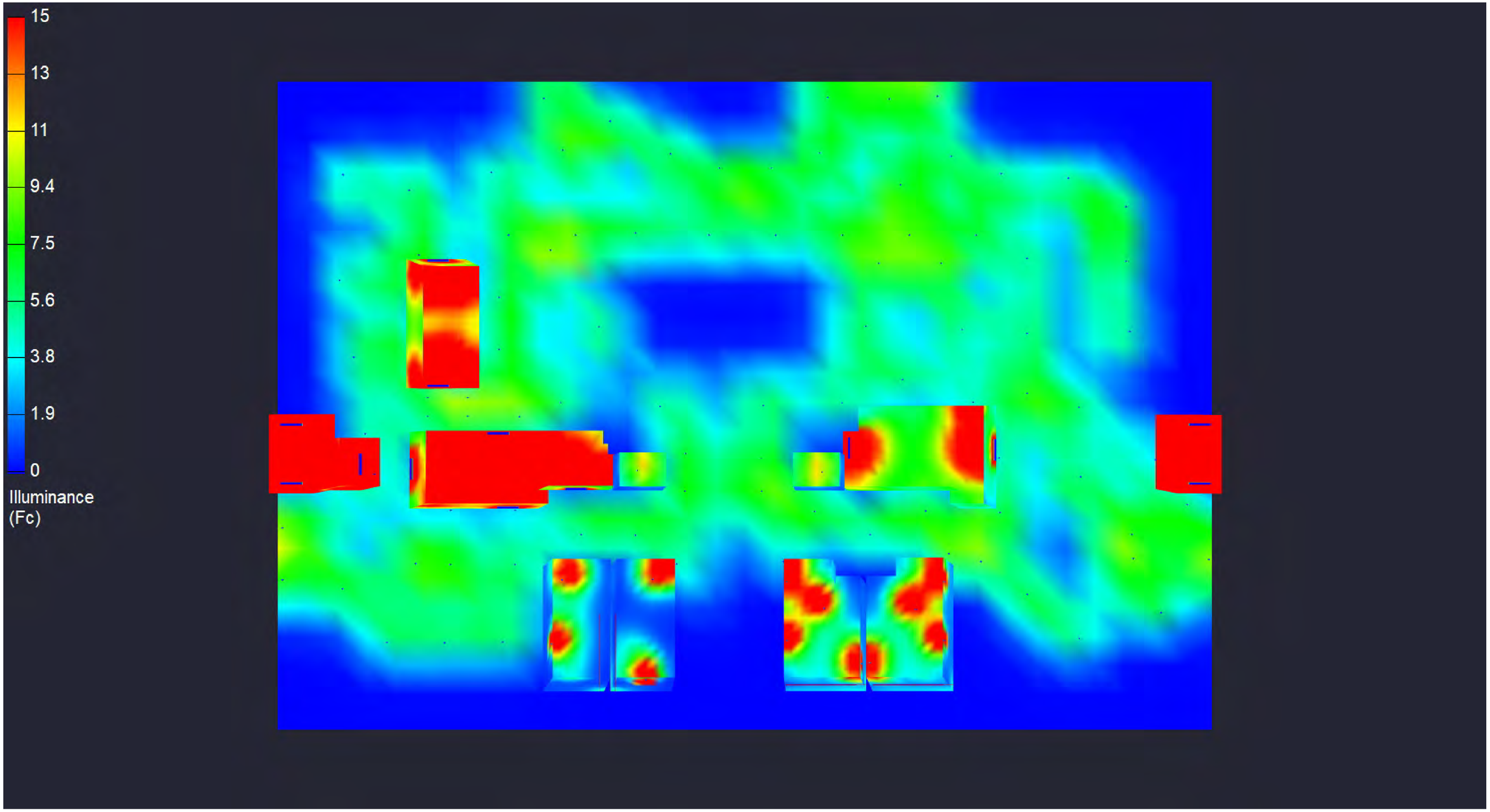
LEDPAX

CASA VERDE
LEVEL ROOF

Drawn By: BSP

Date:03/26/2026

Rev: 0



LEDPAX

CASA VERDE
LEVEL ROOF

Drawn By: BSP

Date:03/26/2026

Rev: 0

CASA VERDE CONDOMINIUM

1130-1150 93RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

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A-0.04	RENDERING NORTH
A-0.05	AERIAL RENDERING FROM NW
A-0.06	AERIAL SOUTH
A-0.07	RENDERING FRONT CANOPY
A-1.01	LEVEL 1 FLOOR PLAN
A-1.01A	FLOODPROOFING VENTS SPECS
A-1.01B	FLOODPROOFING VENTS EVALUATION REPORTS
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVEL 4 FLOOR PLAN
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A-1.09	HIGH ROOF PLAN
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LD-2	TREE TRANSPLANT & PROTECTION PLAN
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L-2	PLANTING PLAN - LEVEL 2 & 3
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L-7	LANDSCAPE LEGEND
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C-6	SECTIONS & DETAILS
C-7	UTILITY DETAILS
C-8	DRAINAGE DETAILS

E-1-5	SITE PHOTOMETRIC/EXTERIOR LIGHTER PLAN



ARCHITECT:

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
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CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida,33020
PH: (954)367.0371
FAX: (305)367.0372

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 SW 81 STREET
Miami, Florida 33143
PH: (305)665.9688

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY, BROOKLIN, NY11249

T. 516.447.8887
T. 718.388.8210

DRC SUBMITTAL APRIL 27, 2023
DRC RE-SUBMITTAL MAY 25, 2023
DRC RE-SUBMITTAL OCTOBER 26, 2023
DRB SUBMITTAL FEBRUARY 20, 2024
CHECK SET SUBMITTAL MAY 22, 2024
DRB SUBMITTAL #2 JULY 17, 2024
CHECK SET OCTOBER 30, 2024
DRB SUBMITTAL #3 DECEMBER 9, 2024



LOCATION/ZONING MAP

SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE EAST OF BAY HARBOR WATERWAY IS MEDIUM-HIGH DENSITY RESIDENTIAL; AND WEST OF BAY HARBOR WATERWAY IS LOW DENSITY RESIDENTIAL, SINGLE FAMILY. [HATCHED AREA INDICATES 300' RADIUS] EXCEPT LOTS 7 & 8 OF BLOCK 21 WHICH ARE COMMERCIAL



AERIAL MAP

SCALE: N.T.S.

NOTE: HATCHED AREA INDICATES A 300' RADIUS.

ARCHITECTURAL ANALYSIS

THE SITE IS VACANT

BUILDING OCCUPANCY R1

TYPE OF CONSTRUCTION TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	*GSF PER UNIT	BALCONY	SF	# OF BD / # OF BA
UNIT 1	1	1,794	**1,886**	250	SF	2 BD / 2.5 BA + DEN
UNIT 2	1	2,312	**2,410**	285	SF	3 BD / 3.5 BA + DEN
UNIT 3	1	1,762	**1,851**	279	SF	2 BD / 2.5 BA + DEN
UNIT 4	1	2,181	**2,279**	330	SF	3 BD / 3.5 BA + DEN
UNIT 5	1	2,356	**2,459**	372	SF	3 BD / 3.5 BA + DEN
UNIT 6	1	1,862	**1,952**	282	SF	2 BD / 2.5 BA + DEN
UNIT 7	1	2,312	**2,410**	112	SF	3 BD / 3.5 BA + DEN
UNIT 8	1	1,401	**1,480**	110	SF	2 BD / 2.5 BA
UNIT 9	1	1,401	**1,480**	110	SF	2 BD /2.5 BA
UNIT 10	1	2,312	**2,410**	112	SF	3 BD /3.5 BA +DEN
UNIT 11	1	1,630	**1,718**	441	SF	2 BD/2.5 BA + DEN
UNIT 12	1	2,181	**2,279**	243	SF	3 BD/3.5 BA + DEN
UNIT 13	1	2,356	**2,459**	246	SF	3 BD /3.5 BA + DEN
UNIT 14	1	1,735	**1,821**	441	SF	2 BD / 2.5 BA + DEN
UNIT 15	1	1,931	**2,022**	558	SF	3 BD /3.5 BA + DEN
UNIT 16	1	1,401	**1,480**	110	SF	2 BD /2.5 BA
UNIT 17	1	1,401	**1,480**	110	SF	2 BD/2.5 BA
UNIT 18	1	1,931	**2,022**	558	SF	3 BD/3.5 BA + DEN
UNIT 19	1	1,630	**1,718**	136	SF	2 BD / 2.5 BA + DEN
UNIT 20	1	2,181	**2,279**	196	SF	3 BD / 3.5 BA + DEN
UNIT 21	1	2,356	**2,459**	238	SF	3 BD /3.5 BA + DEN
UNIT 22	1	1,735	**1,821**	136	SF	2 BD /2.5 BA + DEN
UNIT 23	1	1,931	**2,022**	188	SF	3 BD/3.5 BA + DEN
UNIT 24	1	1,401	**1,480**	110	SF	2 BD/2.5 BA
UNIT 25	1	1,401	**1,480**	110	SF	2 BD/2.5 BA
UNIT 26	1	1,931	**2,022**	188	SF	3 BD/3.5 BA + DEN
UNIT 27	1	1,379	**1,460**	385	SF	2 BD/2.5 BA + DEN
UNIT 28	1	2,063	**2,167**	270	SF	3 BD/3.5 BA + DEN
UNIT 29	1	2,251	**2,353**	306	SF	3 BD/3.5 BA + DEN
UNIT 30	1	1,449	**1,533**	385	SF	2 BD/2.5 BA + DEN
UNIT 31	1	1,327	**1,406**	863	SF	2 BD/2 BA + DEN
UNIT 32	1	1,401	**1,480**	131	SF	2 BD/2.5 BA
UNIT 33	1	1,401	**1,480**	131	SF	2 BD/2.5 BA
UNIT 34	1	1,327	**1,406**	863	SF	2 BD/2 BA + DEN
UNIT 35	1	3,477	**3,631**	310	SF	4 BD/4.5 BA + DEN
UNIT 36	1	3,691	**3,792**	349	SF	5 BD/5.5 BA + DEN
UNIT 37	1	2,908	**3,039**	294	SF	4 BD/4.5 BA
UNIT 38	1	1,401	**1,480**	131	SF	2 BD/2.5 BA
UNIT 39	1	1,327	**1,406**	163	SF	2 BD/2 BA + DEN
TOTAL	39	74,227	77,812	10,832	SF	

NOTE:
1. DENS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.
2. STORAGE UNITS ARE A MINIMUM OF 25 SF EACH WITH 7' MIN. CEILING HEIGHT.

*** GSF INDICATES SEALABLE AREAS**

ZONING SUMMARY

	SF	ACRES
LOT AREA	33,750	0.77 +/-

LEGAL DESCRIPTION

LOTS 3, 4 & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION 8.0' NGVD

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL

CROWN OF THE ROAD 4.45' NGVD

ZONING CLASSIFICATION

RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION MEDIUM-HIGH DENSITY RESIDENTIAL

		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
MAXIMUM DENSITY [0.77 ACRES X 60 DUA]		46 DU	39 DU [0.77 ACRES X 55 DUA]
34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		26	39 (13 TDRs REQ.)
SETBACKS		**REQUIRED**	**PROPOSED**
FRONT:			
UP TO 30'-0" HIGH		20'-0"	20'-0"
UP TO 45'-0" HIGH		25'-0"	25'-0"
UP TO 75'-0" HIGH		30'-0"	30'-0"
REAR: BUILDINGS LESS THAN 30' IN HEIGHT - 10' FOR EACH ADDITIONAL 3' OF BUILDING HEIGHT ABOVE 30' ONE (1) ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'		10'	10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'		22'-8" [MAX]	24'-8" [MAX]
SIDE: BUILDINGS LESS THAN 30' IN HT. = 10'. FOR EACH ADDITIONAL 3' OF BUILDING HT. ABOVE 30', THERE SHALL BE 1 ADDITIONAL FOOT OF BUILDING SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30' IN HT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPEMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 20'.			
NOTWITHSTANDING THE ABOVE PROVISIONS FOR DEVELOPMENTS ON MORE THAN ONE LOT THE MINIMUM SETBACK FROM EACH SIDE LOT LINE SHALL BE EQUAL TO 10% OF THE STREET FRONTAGE OF THE LOT BUT NOT LESS THAN 10'. THE MAXIMUM REQUIRED SIDE SETBACK SHALL BE 22.5'			
UP TO 30'-0" HIGH 10', FOR DEVELOPMENTS ON MORE THAN 1 LOT: 10% OF LOT WIDTH [10% OF 150' = 15]		22'-6"	22'-6"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		34'-2"(MAX)	34'-2" (MAX)
FLEX: 1/3 OF BUILDING LENGTH			
@ NORTH [0.33 X 180'-0"]		60'	58'-9 1/4"
@ SOUTH [0.33 X 180'-0"]		60'	60'
@ EAST & WEST [0.33 X 120'-0"]		40'-0"	40'-0"
MAXIMUM HEIGHT		**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT		65'-0" above BFE + 1' FREEBOARD	65'-0" above BFE + 1' FREEBOARD
GROUND LANDSCAPE AREA - PERVIOUS		**REQUIRED**	**PROPOSED**
20% OF LOT AREA MINIMUM	33,750 X .20	6,750 SF = 20%	9,018 SF = 26.7%
IMPERVIOUS AREA			25,546 SF = 76% OF SITE AREA
ROOF DECK LANDSCAPE REQUIREMENTS		**REQUIRED**	**PROPOSED**
15% OF ROOF AREA MINIMUM USED FOR RECREATION	11,890 SF X .15	1,783.5 SF = 15%	1,797 SF = 15.1 %
LOT COVERAGE		**ALLOWABLE**	**PROPOSED**
(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	20,996 SF = 62%
PARKING SPACE REQUIREMENTS		**REQUIRED**	**PROPOSED**
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 3 GUEST PARKING AS A SUBSET OF THE TOTAL [INCLUDING 2 H.C. SPACES]		78 (INCLUDING 3 GUEST)	87 (INCLUDING 3 GUEST & 2 ADA SPACES + LOAD.)

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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OWNER / DEVELOPER
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
ZONING DATA

SCALE - DATE DECEMBER 9, 2024

SHEET NUMBER
A-0.00

CHECK SET



9280 - 93 STREET
ADJACENT EAST NEIGHBOR



1130 93 STREET
CASA VERDE SITE



1140 - 1150 - 93 STREET
CASA VERDE SITE



9271 WEST BAY HARBOR DRIVE

EXISTING PROPERTIES ALONG 93RD STREET



EAST PROPERTY NEIGHBOR



SUBJECT SITE DESIGN



WEST PROPERTY NEIGHBOR

CONTEXT ELEVATION

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CONTEXT PHOTOS
CONTEXT ELEVATION

SCALE: DATE: DECEMBER 9, 2024

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A-0.01

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RENDERING

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LEVEL 1
RENDERING

SCALE: DATE: DECEMBER 9, 2024

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A-0.03

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RENDERING

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DRAWING TITLE:

LEVEL 1
RENDERING

SCALE: DATE: DECEMBER 9, 2024

SHEET NUMBER:

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AERIAL RENDERING FROM THE NORTH WEST

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SIGNATURE: DATE:

NO.	REVISION:	DATE	BY:

DRAWING TITLE:

AERIAL RENDERING FROM NW

SCALE: DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-0.05

CHECK SET



AERIAL RENDERING FROM THE SOUTH WEST

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AERIAL RENDERING FROM SW

SCALE DATE: DECEMBER 9, 2024

SHEET NUMBER:

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RENDERING - FRONT ENTRY AND CANOPY

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RENDERING FROM SW

SCALE: DATE: DECEMBER 9, 2024

SHEET NUMBER:

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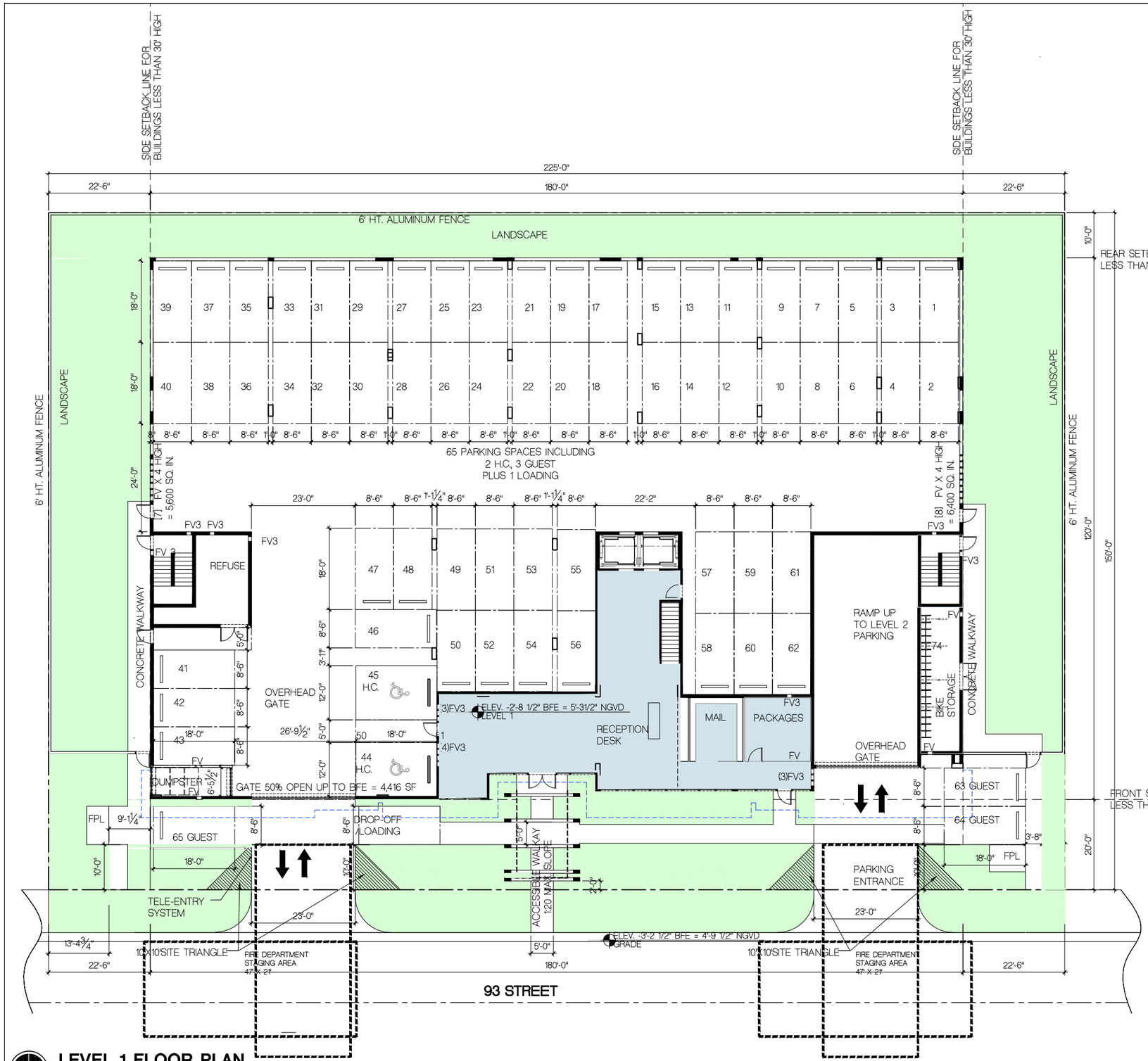

LEVEL 1 FLOOR PLAN

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

EVERY EFFORT WILL BE MADE BY THE OWNERS/DEVELOPERS TO UNDERGROUND ALL EXISTING OVERHEAD POWER LINES AND OTHER UTILITIES ALONG THE ENTIRE EAST & SOUTH PL ADJOINING THIS SITE IN COMPLIANCE WITH THE TOWN CODE PROVISIONS AND FPL POLICY OF ALLOWING FULL BLOCK UNDERGROUNDING

TOTAL SITE AREA = 33,750 SF
LANDSCAPE AREA REQUIRED =6,750 SF [20% OF SITE AREA]
LANDSCAPE AREA PROVIDED = 9,018 SF [26.7%]
TOTAL IMPERVIOUS AREA PROVIDED = 24,732 SF [73.3%]

TOTAL STORAGE UNITS PROVIDED 39 (1 PER UNIT)
EACH UNIT IS 25 SF MIN. WITH 7' CEILING HT. MIN.

TOTAL PARKING SPACES PROVIDED 87 (2 PER UNIT) + 9 ADDITIONAL INCLUDING 3 GUEST SPACES AT FRONT SETBACK & 2 H.C. SPACES PLUS 1 LOADING SPACE

PROVIDE FLOOD VENTS FOR ALL ENCLOSED AREAS ON LEVEL 1 INCLUDING GARAGE, BUILDING ENTRY, REFUSE, STAIRS. PROVIDE WET FLOOD PROOFING IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN #2, AND IN COMPLIANCE WITH ASCE 24

FLOOD PROOFING NOTES:
1. THE BUILDING IS DESIGNED BASED ON FBC 1612.5 FLOOD HAZARDS DOCUMENTATION ITEM (1) ASCE 24 TABLE 2-1 BFE + 1' ACCORDING TO THE WET FLOODPROOFING METHOD
ASCE 24 2.6, 2.6.2.2 ENGINEERED OPENINGS
ASCE 24 2.6.3 INSTALLATION OF OPENINGS
ASCE 24 SECTION 7.2 ELECTRICAL
ASCE 24 SECTION 7.3 PLUMBING
ASCE 24 SECTION 7.4 MECHANICAL
ASCE 24 SECTION 7.5 ELEVATORS
ASCE 24 SECTION 8.0 BUILDING ACCESS
ASCE 24 SECTION 8.1 STAIRS AND RAMPS
2. FLOOD ZONE: AE
3. BASE FLOOD ELEVATION = 8.0' NGVD
4. FLOOD PANEL NUMBER 0144
5. FINISH FLOOR ELEVATION: ALL SPACES ON LEVEL 1 = ELEV. -2'-9" BFE / 5.3' NGVD.
6. REFER TO THE SURVEY FOR GRADE ELEVATIONS INCLUDING CROWN OF ROAD AND ADJACENT GRADE AND AS FOLLOWS:
CROWN OF ROAD HIGHEST = 4.6' NGVD
ADJACENT GRADE AT EAST HIGHEST _6.65'_____ NGVD
ADJACENT GRADE AT EAST LOWEST _5.11'_____ NGVD
ADJACENT GRADE AT WEST HIGHEST _4.95'_____ NGVD
ADJACENT GRADE AT WEST LOWEST _4.31'_____ NGVD
ADJACENT GRADE AT SOURTH HIGHEST _____5.89'_ NGVD
ADJACENT GRADE AT SOUTH LOWEST _5.05'_____ NGVD
7. THERE IS NO EQUIPMENT ON LEVEL 1, THE LOWEST ELEVATION OF EQUIPMENT IS AT ELEVATION 14'-7" NGVD = +5'-7" BFE
8. ALL STORM WATER RUNOFF SHALL BE RETAINED ON SITE. SEE C-1 FOR DETAILS.

FLOOD VENT LEGEND
FV 1 = MODEL #1540-520 FLOOD VENT
FV 2 = MODEL #1540-521 STACKED FLOOD VENT
FV 3 = MODEL #1540-530 UL 2 HOUR FIRE RESISTANT FLOOD VENT

FLOOD VENT NOTES
12. PROVIDE FLOOD VENTS (FV) BY SMART VENT OR EQUAL AS INDICATED ON PLAN.
13. EACH FLOOD VENT ALLOWS FOR 200 SQ. IN. OPENING AND SATISFIES THE OPENING REQUIREMENT FOR 200 SQ. FT. OF INTERIOR SPACE
14. FINISH TO BE SELECTED BY OWNER. ALL FLOOD VENTS TO HAVE NOA.
15. THE FLOOD VENTS IN RATED WALLS SHALL BE UL FIRE RATED 2 HOURS.
16. THE FLOOD VENTS IN RATED WALLS SHALL BE UL FIRE RATED 2 HOURS.
17. THE FLOOD VENTS IN THE BUILDING ENTRY SHALL BE INSULATED.
18. INSTALL FLOOD VENTS AT 12" ABOVE GRADE OR FLOOR.
19. PROVIDE 1 SQ. IN. OF VENT FOR EACH 1 SF OF FLOOR AREA.
20. SPACES AREA:
- BUILDING ENTRY, MAIL & STORAGE AREAS = 1,872 SF: 10 FLOOD VENTS PROVIDED/10 REQUIRED
- PACKAGE ROOM = 277 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- STAIR 1 = 133 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- STAIR 2 = 133 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- REFUSE = 202 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- DUMPSTER ENCLOSURE = 97 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- REFUSE = 253 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- BIKE STORAGE = 277 SF: 2 FLOOD VENTS REQUIRED / 2 PROVIDED
- GARAGE 16,089 SF: 16,416 SQ. IN. OF FLOOD OPENINGS/VENTS PROVIDED.
-- GARAGE GATE AT NORTH 4,416 SQ. IN. OPEN (950% OPENING) UP TO BFE.
-- AT EAST 7 FV X 4 HIGH = 28 FLOOD VENTS = 5,600 SQ. IN.
-- AT WEST 8 FV X 4 HIGHT = 32 FLOOD VENTS = 6,400 SQ. IN.
22. COMPLY WITH FEMA BULLETIN 2, TABLE 2
23. THE INTERIOR FINISHES IN THE BUILDING ENTRY SHALL BE WATER RESISTANT UP TO BFE + 18" AND IN ACCORDANCE WITH THE WATERPROOFING CONSULTANTS RECOMMENDATIONS AND CERTIFICATION AND TABLE 2 OF FLOOD DAMAGE RESISTANT MATERIALS FOR WALLS:
- GYPSUM MATERIALS SHALL BE NON PAPER-FACED GYPSUM BOARD.
- RECYCLED PLASTER LUMBER COMMINGLED, WITH 80-90% POLYETHYLENE (PE), OR HIGH DENSITY POLYETHYLENE (HDPE) UP TO 95%.
- PAINT SHALL BE POLYESTER-EPOXY AND OTHER OIL-BASED WATERPROOF TYPES, OR LATEX.
- FOR WALLS & FLOORS:
TILE/STONE NATURAL OR ARTIFICIAL NON-ABSORBENT SOLID OR VENEER, WATERPROOF GROUT.

ELEVATOR NOTES:
24. IN ACCORDANCE WITH ASCE-24 AND FEMA TECH BULLETING NUMBER 4:
- THE ELEVATOR MOTORS, ELECTRIC CONTROL PANELS, AND ASSOCIATED EQUIPMENT SHALL BE LOCATED ABOVE BFE + 1'.
- THE ELEVATOR SHALL BE EQUIPPED WITH CONTROLS THAT WILL PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS BELOW ELEVATION BFE +1'

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SIGNATURE DATE

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DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:
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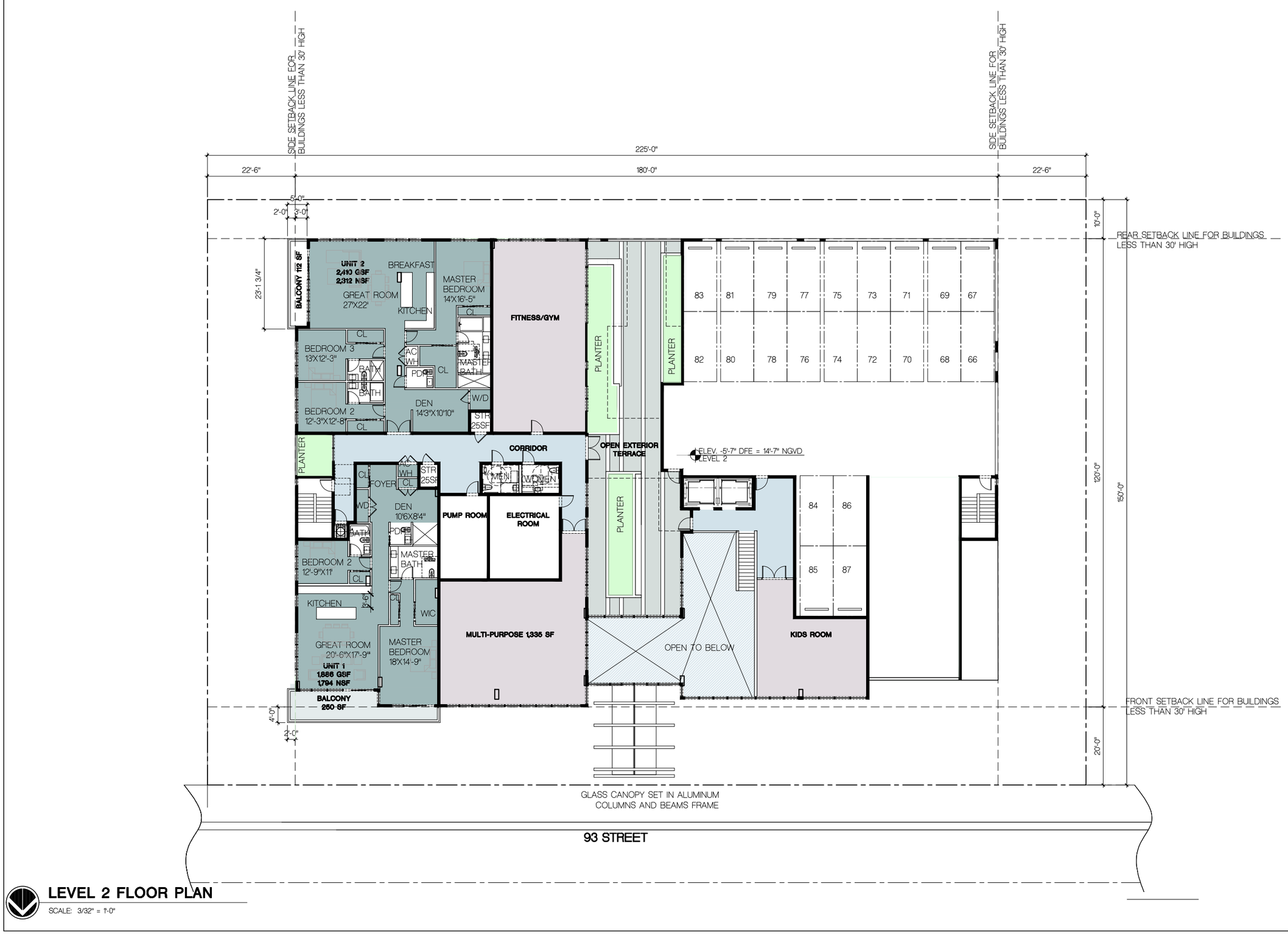

LEVEL 2 FLOOR PLAN

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

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DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024

SHEET NUMBER
A-1.02

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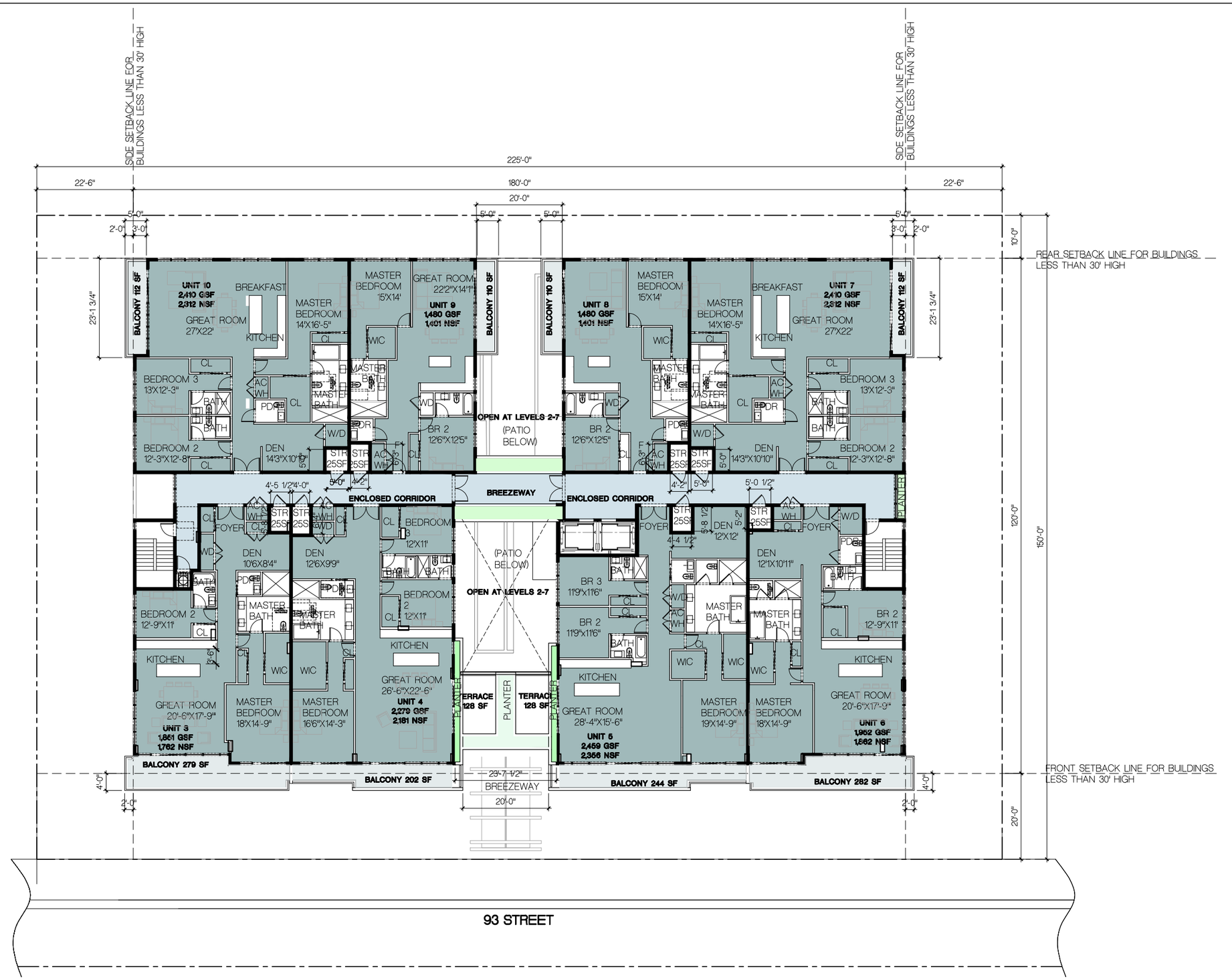


LEVEL 3 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3565 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION:	DATE	BY

DRAWING TITLE:

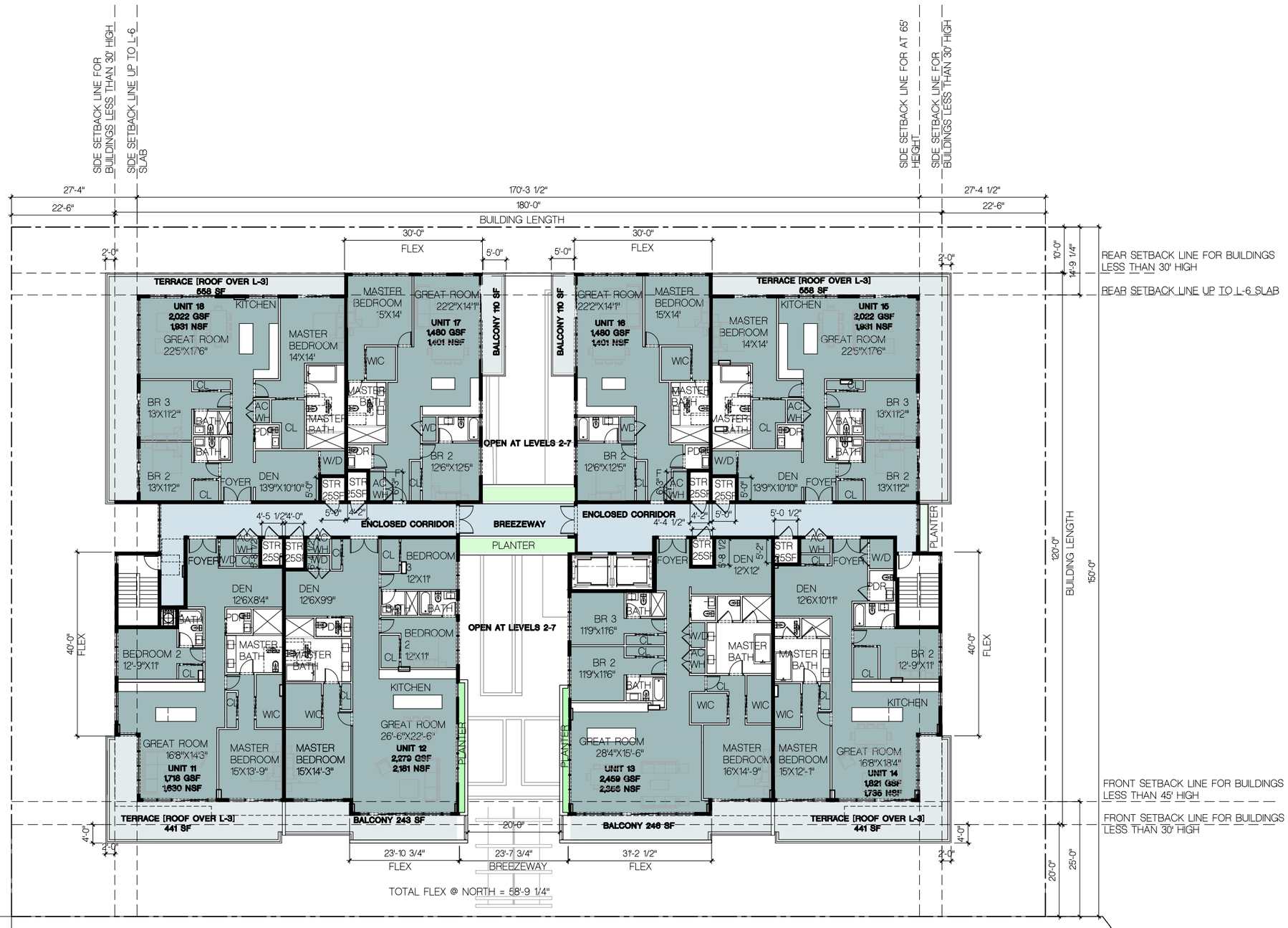
LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-1.03

CHECK SET



LEVEL 4 FLOOR PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

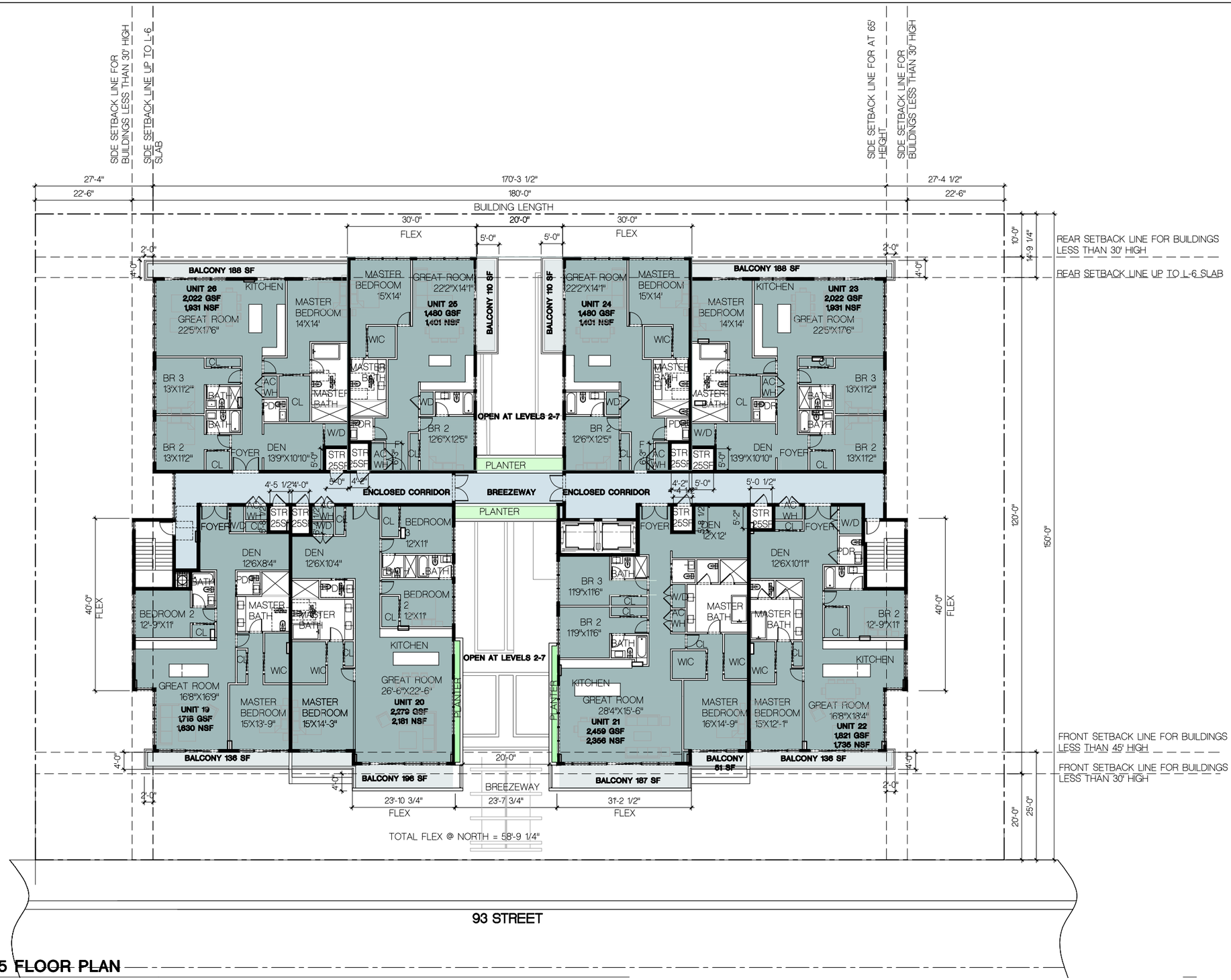
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-1.04

CHECK SET



LEVEL 5 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0017273

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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

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1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

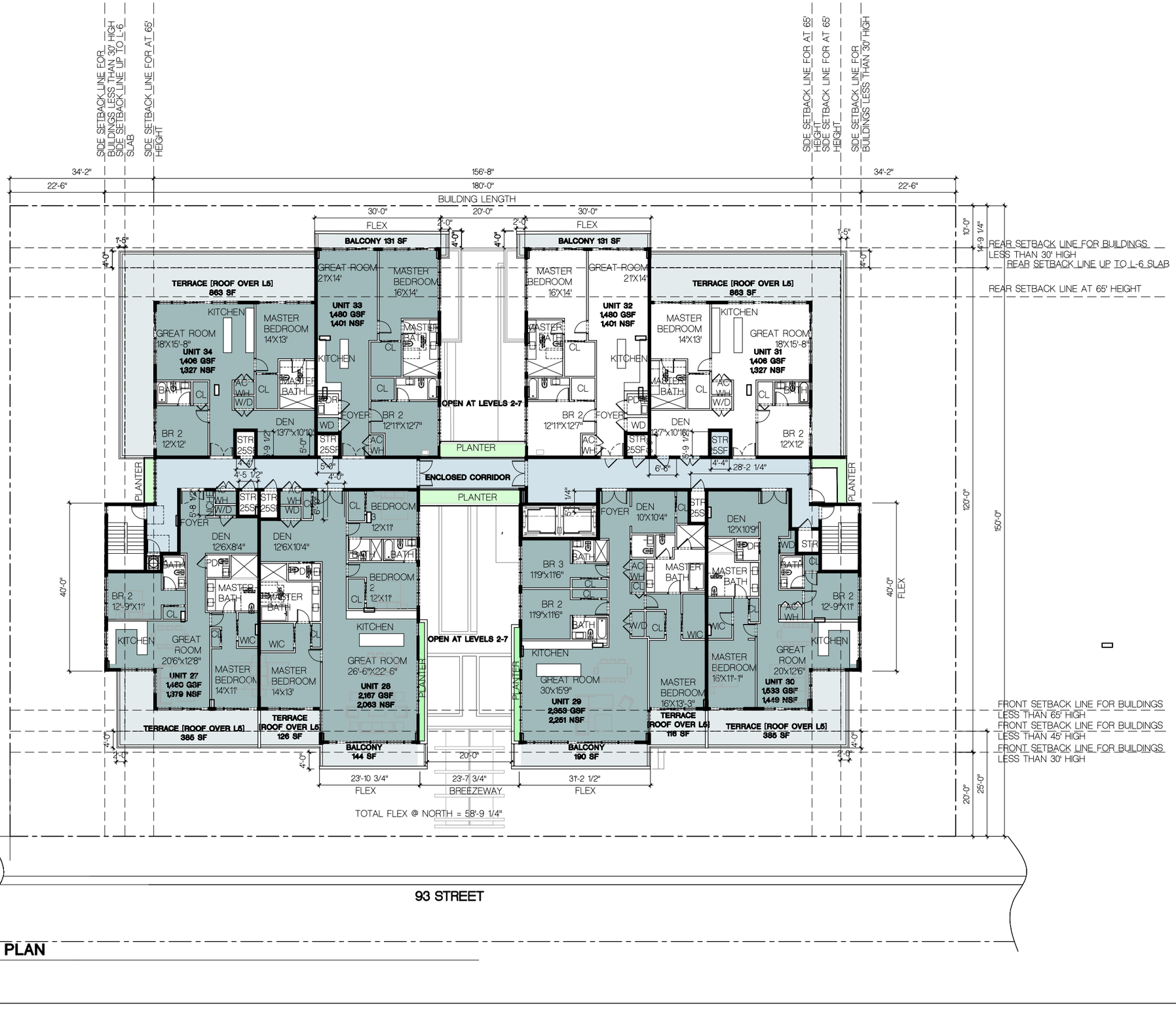
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-1.05

CHECK SET



LEVEL 6 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

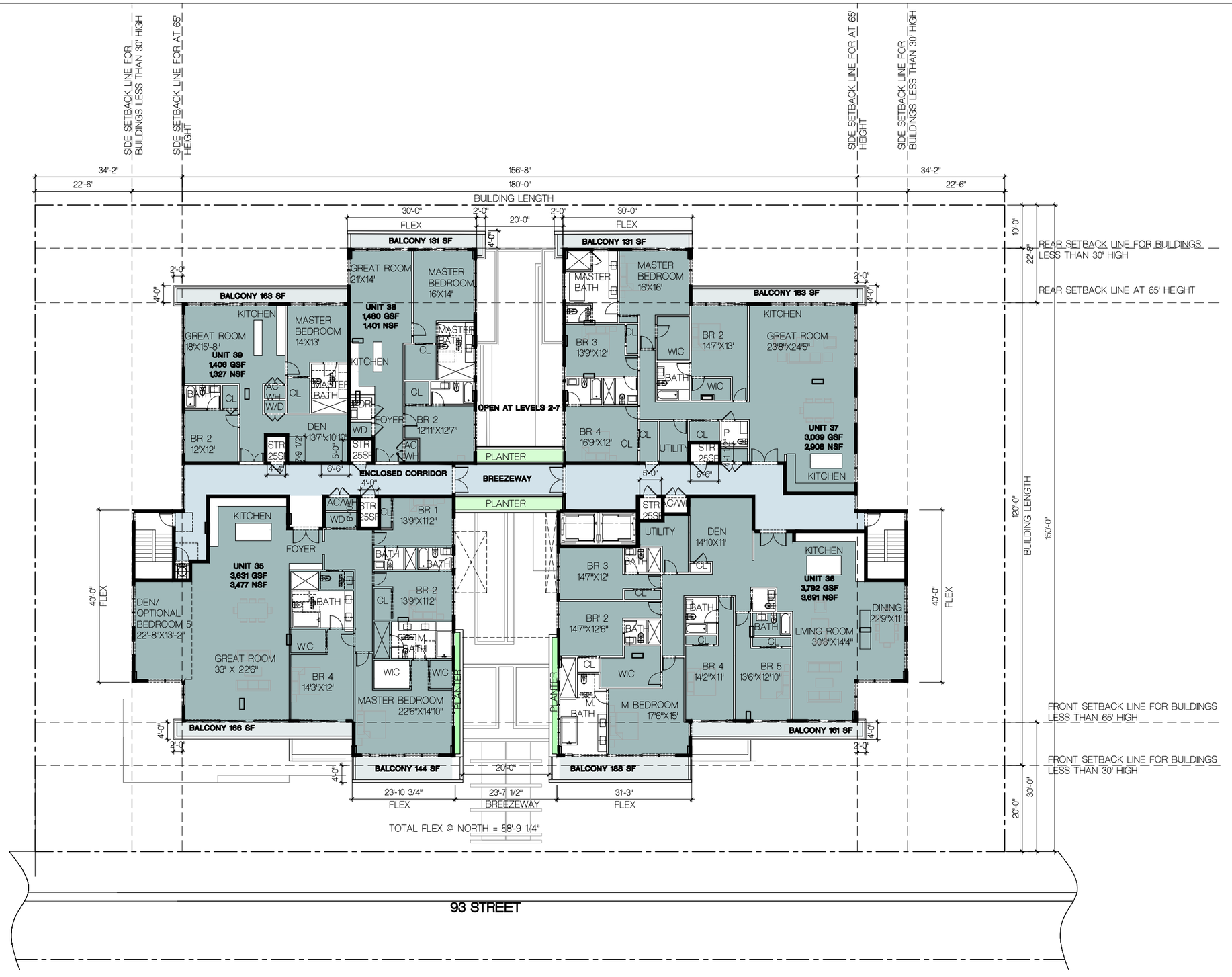
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER
A-1.06

CHECK SET



LEVEL 7 FLOOR PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC
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IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 7 FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-1.07

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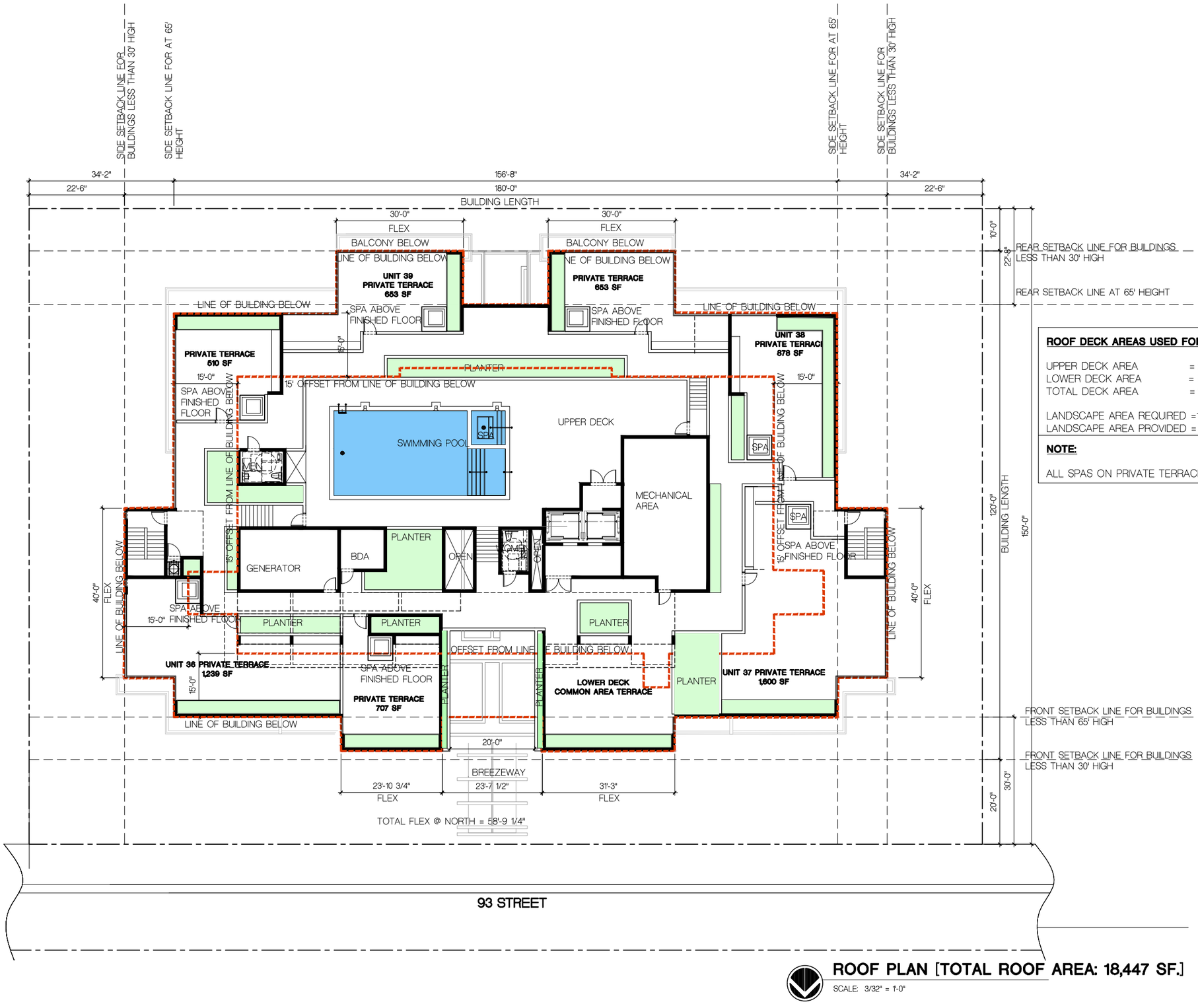

ROOF DECK AREAS USED FOR RECREATION:

UPPER DECK AREA	=	**2626 SF**
LOWER DECK AREA	=	**9,264 SF**
TOTAL DECK AREA	=	**11,890 SF**
LANDSCAPE AREA REQUIRED =11,890 X 0.15 =		**1,783.5 SF** [15%]
LANDSCAPE AREA PROVIDED =		**1,797 SF** [15.1%]

NOTE:

ALL SPAS ON PRIVATE TERRACES ARE OPTIONAL

ROOF PLAN [TOTAL ROOF AREA: 18,447 SF.]

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

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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

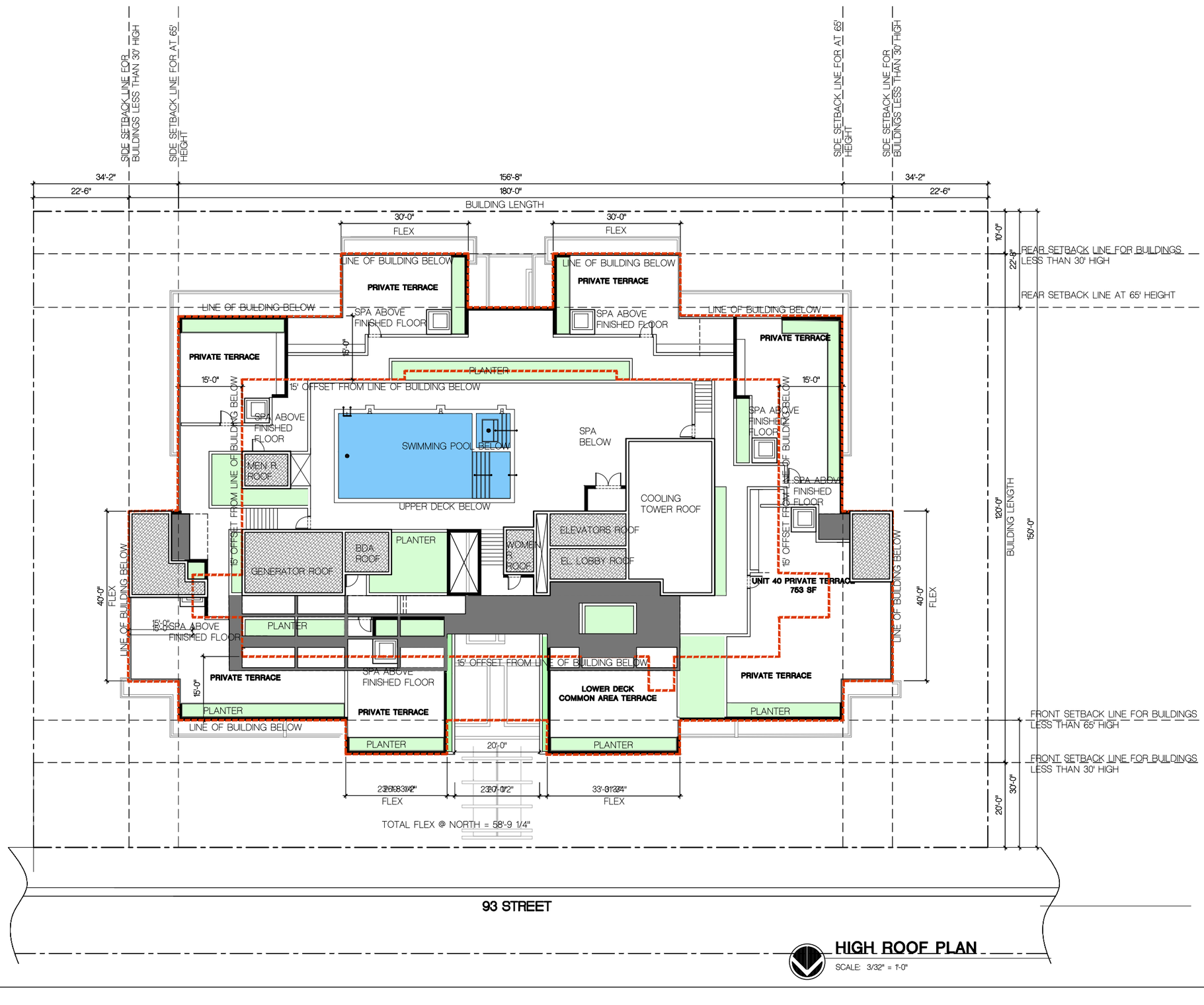
DRAWING TITLE:

ROOF PLAN

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024
SHEET NUMBER:

A-1.08

CHECK SET



HIGH ROOF PLAN

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

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LICENSE NO. AR0017273

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BROOKLYN, NY 11249
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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

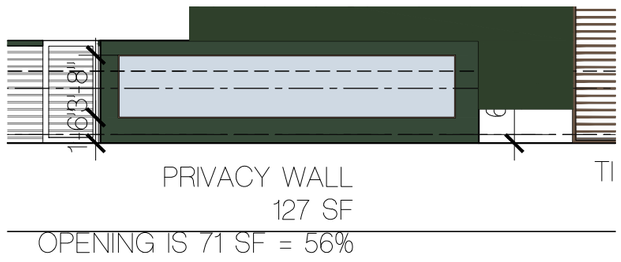
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
HIGH ROOF PLAN

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024
SHEET NUMBER:
A-1.09
CHECK SET





PRIVACY WALL

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

NORTH ELEVATION

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

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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE: DATE:

NO.	REVISION:	DATE	BY:

DRAWING TITLE:
NORTH ELEVATION

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024
SHEET NUMBER:
A-2.01
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NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-2.01A

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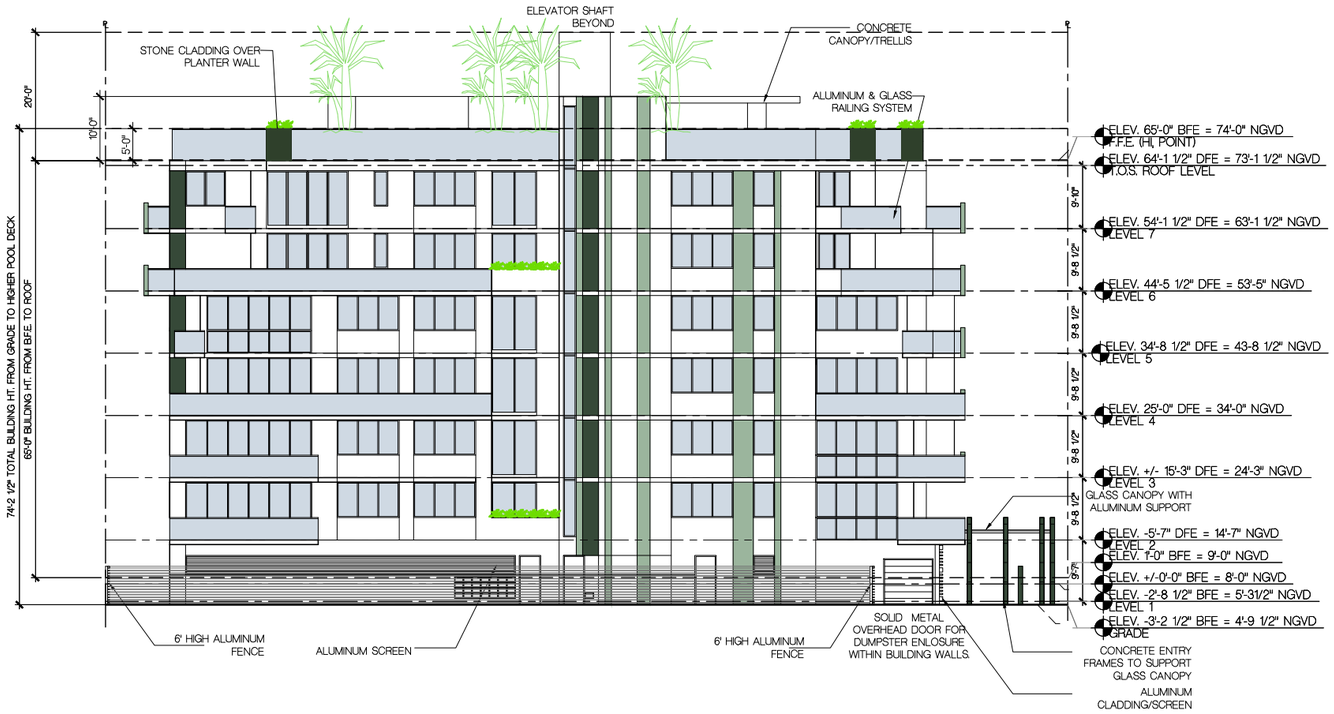

EAST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0017273

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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

EAST ELEVATION

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-2.02

CHECK SET



EAST ELEVATION

SCALE: 1/8"= 1-0"

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ARCHITECTS INC
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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

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1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE: DATE:

NO.	REVISION:	DATE	BY:

DRAWING TITLE:

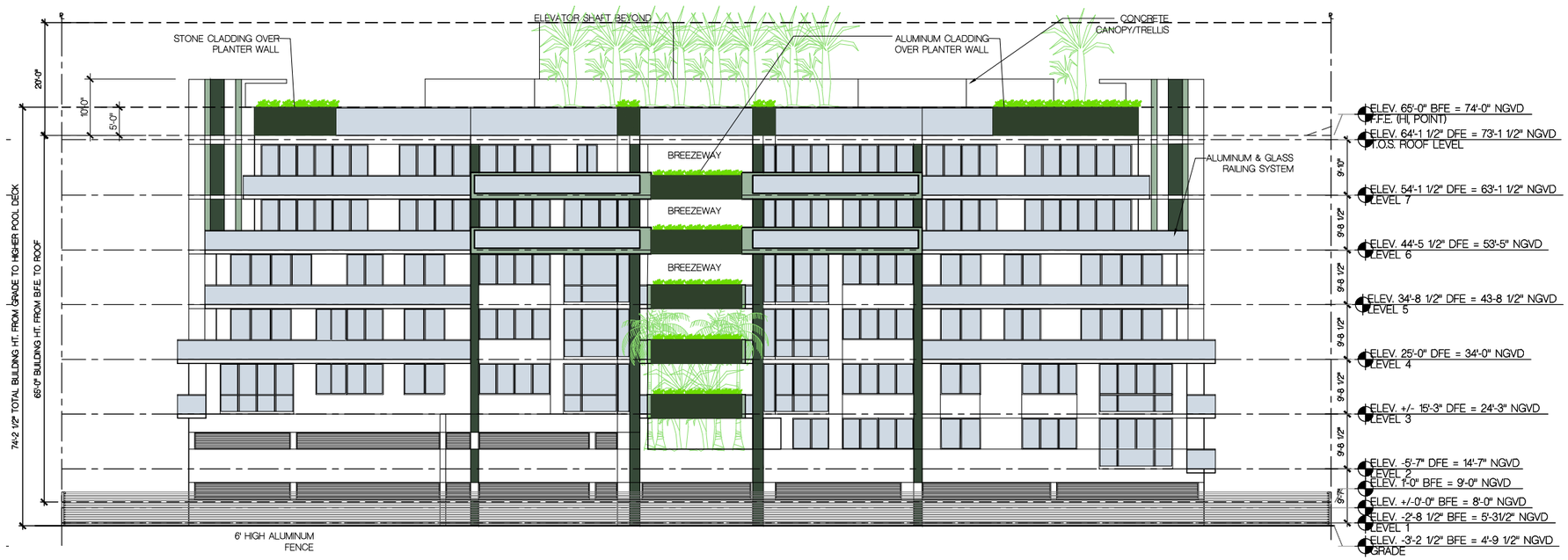
EAST ELEVATION

SCALE: 1/8" = 1-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-2.02A

CHECK SET


ELEVATOR SHAFT BEYOND
STONE CLADDING OVER PLANTER WALL
ALUMINUM CLADDING OVER PLANTER WALL
CONCRETE CANOPY/TRELLIS
ALUMINUM & GLASS RAILING SYSTEM
BREEZEWAY
BREEZEWAY
BREEZEWAY
20'-0"
10'10"
5'-0"
74'-2 1/2" TOTAL BUILDING HT. FROM GRADE TO HIGHER POOL DECK
65'-0" BUILDING HT. FROM B.F.E. TO ROOF
6' HIGH ALUMINUM FENCE
ELEV. 65'-0" BFE = 74'-0" NGVD
F.F.E. (HI POINT)
ELEV. 64'-1 1/2" DFE = 73'-1 1/2" NGVD
T.O.S. ROOF LEVEL
ELEV. 54'-1 1/2" DFE = 63'-1 1/2" NGVD
LEVEL 7
ELEV. 44'-5 1/2" DFE = 53'-5" NGVD
LEVEL 6
ELEV. 34'-8 1/2" DFE = 43-8 1/2" NGVD
LEVEL 5
ELEV. 25'-0" DFE = 34'-0" NGVD
LEVEL 4
ELEV. +/- 15'-3" DFE = 24'-3" NGVD
LEVEL 3
ELEV. -5'-7" DFE = 14'-7" NGVD
LEVEL 2
ELEV. 1'-0" BFE = 9'-0" NGVD
ELEV. +/-0'-0" BFE = 8'-0" NGVD
ELEV. -2'-8 1/2" BFE = 5'-31/2" NGVD
LEVEL 1
ELEV. -3'-2 1/2" BFE = 4'-9 1/2" NGVD
GRADE
9'-8 1/2"
9'-8 1/2"
9'-8 1/2"



SOUTH ELEVATION

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

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SIGNATURE DATE

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DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-2.03A

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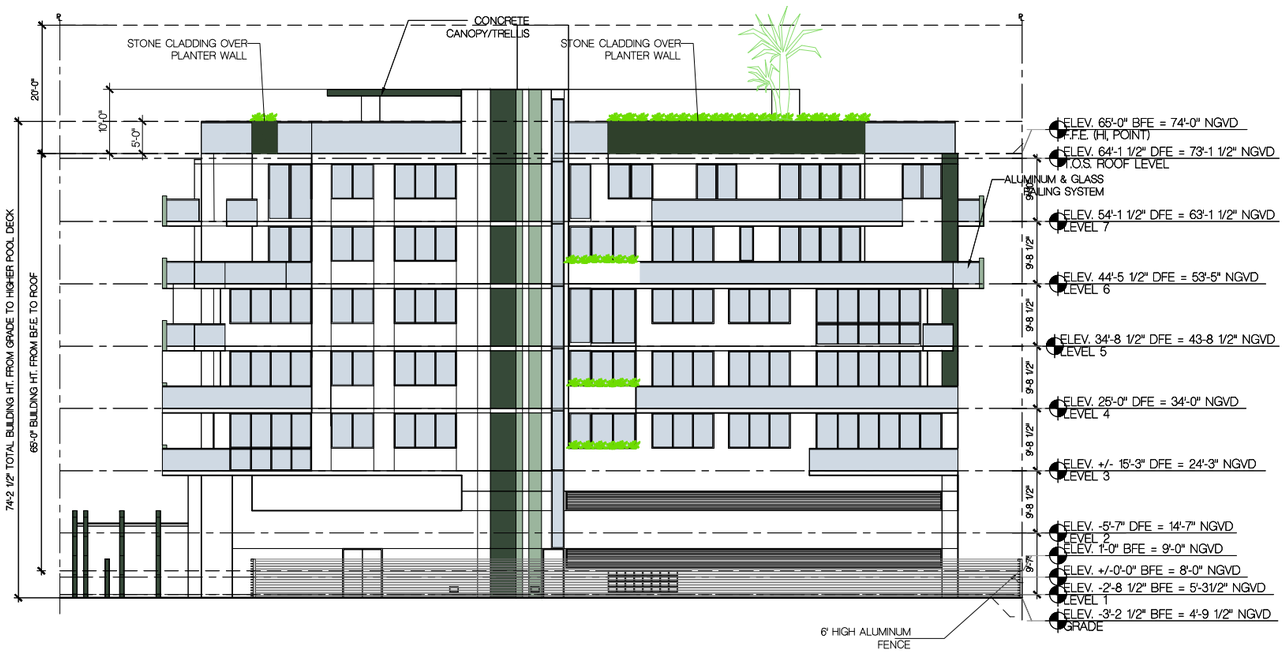

WEST ELEVATION

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

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DRAWING TITLE:

WEST ELEVATION

SCALE: 3/32" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-2.04

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WEST ELEVATION

SCALE: 1/8"= 1-0"

FRANKEL BENAYOUN
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

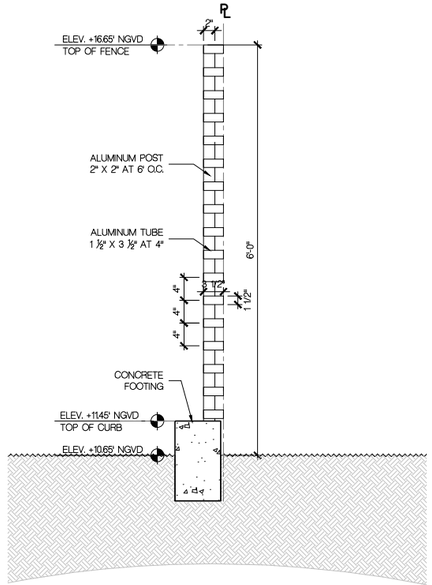
NO.	REVISION	DATE	BY

DRAWING TITLE:
BREEZEWAY ELEVATIONM [EAST]

SCALE: 3/32" = 1'-0"
DATE: DECEMBER 9, 2024

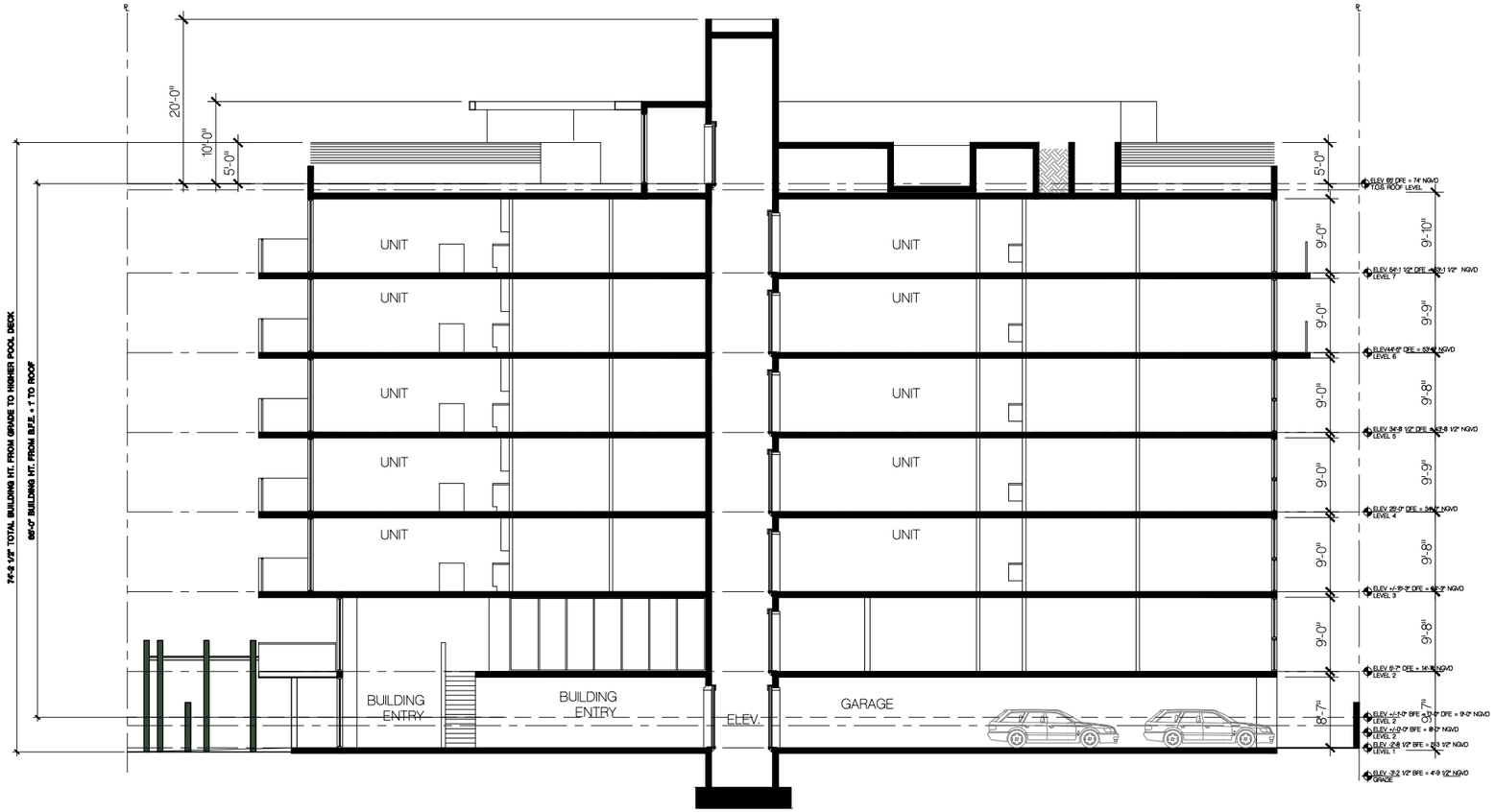
SHEET NUMBER:
A-2.05

CHECK SET



TYPICAL ALUMINUM FENCE

SCALE: 1" = 1'-0"



BUILDING SECTION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
BUILDING SECTION

SCALE: 1/8" = 1'-0" DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-3.01

CHECK SET



6 **STAINLESS STEEL BUILDING SIGN**

Decorator's White
CC-20

1 **BUILDING PAINT COLOR - WHITE ALL STUCCO WALLS**

Museum Piece
CSP-40

2 **ALUMINUM ELEMENTS PAINT COLOR - GRAY**

Nature's Reflection
504

7 **GREEN PAINTED STUCCO ACCENTS AT BREEZEWAY WALLS**



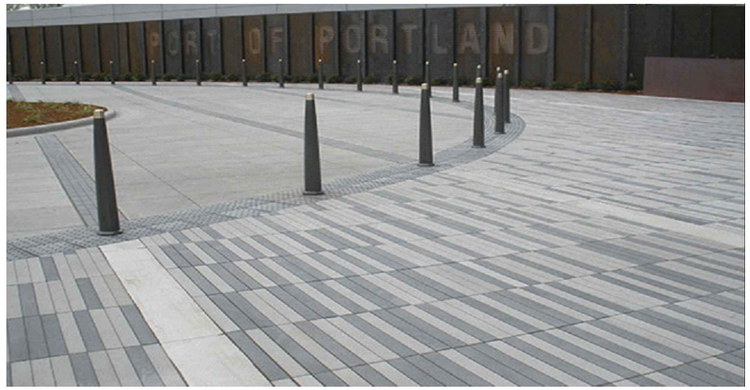
LIGHT BOLLARD



REAR ELEVATION



FRONT RENDERING



CONCRETE PAVER DRIVEWAYS



GLASS ENTRY CANOPY



4 **ALUMINUM AND GLASS RAILING SYSTEM**





3 **FIBERGLASS PLANTERS ABOVE CONCRETE SLAB**



5 **LIVING WALL**

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BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

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LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

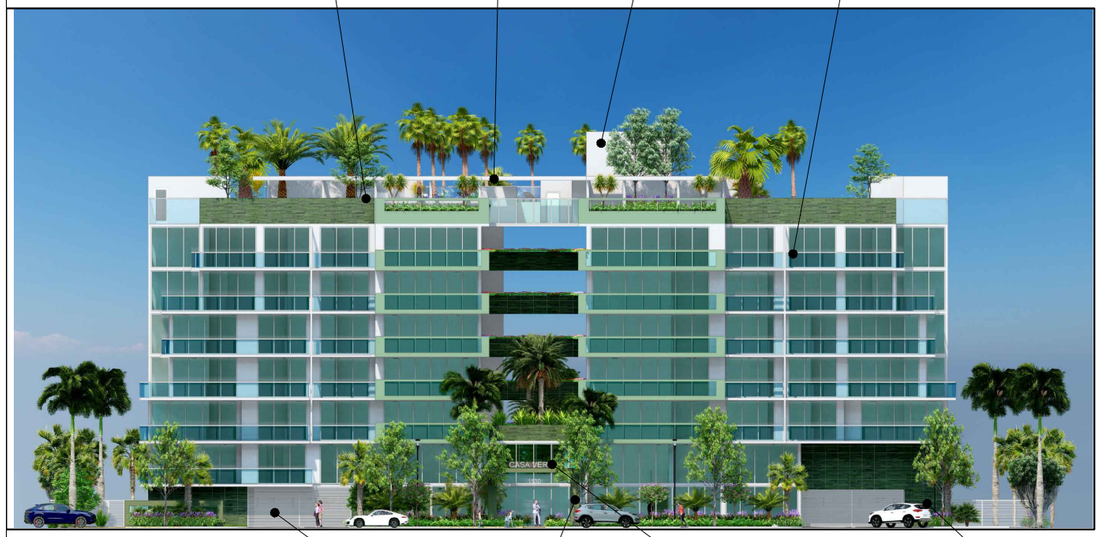
PRESENTATION BOARD

SCALE: N.T.S. DATE: DECEMBER 9, 2024

SHEET NUMBER:

A-4.01

CHECK SET



NORTH ELEVATION [FRONT]



EAST ELEVATION



SOUTH ELEVATION [REAR]



WEST ELEVATION

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ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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OWNER / DEVELOPER:

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BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
COMPOSITE OF 4-3D ELEVATION RENDERINGS

SCALE: DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-5.01

CHECK SET

10/12/2018 Florida Building Code Online

FLORIDA DEPARTMENT OF
Business & Professional Regulation

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dbpr Building Code Information System

Product Approval
USER: Public User

Product Approval Menu > **Application Detail**

> OFFICE OF THE SECRETARY

FL #	FL5822-R7
Application Type	Revision
Code Version	2017
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Smart Vent Products, Inc.
Address/Phone/Email	430 Andbro Dr Unit 1 Pitman, NJ 08071 (877) 441-8368 info@smartvent.com
Authorized Signature	Michael Graham info@smartvent.com
Technical Representative	Michael Graham
Address/Phone/Email	430 Andbro Dr Unit 1 Pitman, NJ 08071 (877) 441-8368 info@smartvent.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Structural Components
Subcategory	Products Introduced as a Result of New Technology
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☑ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero P.E.
Florida License	PE-73778
Quality Assurance Entity	Architectural Testing, Inc., an Intertek Company
Quality Assurance Contract Expiration Date	12/31/2020
Validated By	Locke Bowden P.E.
	☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL5822_R7_COI_Smart Vent COI SS 2017-08-18 .pdf
Referenced Standard and Year (of Standard)	
Equivalence of Product Standards Certified By	
Sections from the Code	1612.5(1)(1.2) 1708.2

https://www.floridabuilding.org/pr/pr_app_dtl.aspx?param=wGlEVXQwtDqvMdF6zR4iHLm1meckcmcd%2bTQwzLRfUG4%3d 1/3

5822.3	SmartVent Model #1540-520	Insulated Flood Vent

Limits of Use
Approved for use in HVHZ: Yes
Approved for use outside HVHZ: Yes
Impact Resistant: N/A
Design Pressure: +100/-100
Other: One vent may be used for up to 200 sq. ft. of interior space (minimum 2).

Installation Instructions
FL5822_R7_II_1540-520 SS 2017-08-23.pdf
Verified By: Hermes F. Norero, P.E. Florida P.E. 73778
Created by Independent Third Party: Yes
Evaluation Reports
FL5822_R7_AE_PER5022 SS 2018-09-20.pdf
FL5822_R7_AE_SmartVent - Impact Requirements-SS 2017-08-23.pdf
Created by Independent Third Party: Yes

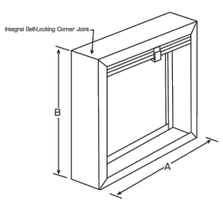
5822.7	SmartVent Model #1540-574	14.5" Garage Door Flood Vent

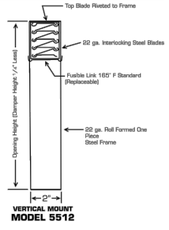
Limits of Use
Approved for use in HVHZ: Yes
Approved for use outside HVHZ: Yes
Impact Resistant: N/A
Design Pressure: N/A
Other: One vent may be used for up to 200 sq. ft. of interior space (minimum 2). See installation instructions for allowable pressures per door construction.

Installation Instructions
FL5822_R7_II_1540-574 SS 2018-08-17.pdf
Verified By: Hermes F. Norero, P.E. Florida P.E. 73778
Created by Independent Third Party: Yes
Evaluation Reports
FL5822_R7_AE_PER5892 SS 2016-08-01.pdf
FL5822_R7_AE_SmartVent - Impact Requirements-SS 2017-08-23.pdf
Created by Independent Third Party: Yes

VENT PRODUCTS CO., INC.
1901 South Kilbourn Avenue Chicago, Illinois 60623
Telephone: 773/521-1900
Outside Illinois: 800/368-8368
FAX: 773/521-5613

CERTIFICATION & SUBMITTAL
MODEL 5500 FIRE-TITE™ UL FIRE DAMPERS
Thin "2" Frame
FOR USE IN STATIC SYSTEMS ONLY







HORIZONTAL MOUNT
MODEL 5513

UNDERWRITERS LABORATORIES, INC.™ CLASSIFIED
FIRE DAMPER No.
FIRE RESISTANCE RATING 1-1/2 HOUR
VENT PRODUCTS CO., INC.

California Fire Marshal
Listing No. 3225-1078:100

ALL DAMPERS 1/4" UNDER LISTED DIMENSIONS
MINIMUM SIZE: 4" x 4"
MAXIMUM DUCT OPENING
SINGLE SECTION:
VERTICAL: 41" x 36" or 36" x 60"
HORIZONTAL: 41" x 36"
MAXIMUM MULTIPLE SECTION
Not available

Sizes shown are for Type A construction.
Consult factory for Type B, Type C and Type CR.

SPECIAL TYPES: Variations of 2" deep channel frame are available incorporating the Type B, Type C or Type CR construction: Models 5522, 5523, 5532, 5533, 5542, 5543, 5552 and 5553.

MATERIALS: Standard construction – galvanized steel. Specifications for all material per Underwriters Laboratories Standard for Safety UL 555.

UNDERWRITERS LABORATORIES: Labeled for use in sizes no larger than shown in UL Building Materials List in a 2-hour fire partition.

Meets N.F.P.A. 90A Requirements

Optional 304 Stainless Steel Construction available

Optional 212°F Fusible Link available

FORM NO. 5504D (White Color) © 2002 Vent Products Co., Inc. (CD) Printed in U.S.A. SUPERSEDES FORM NO. 5504C

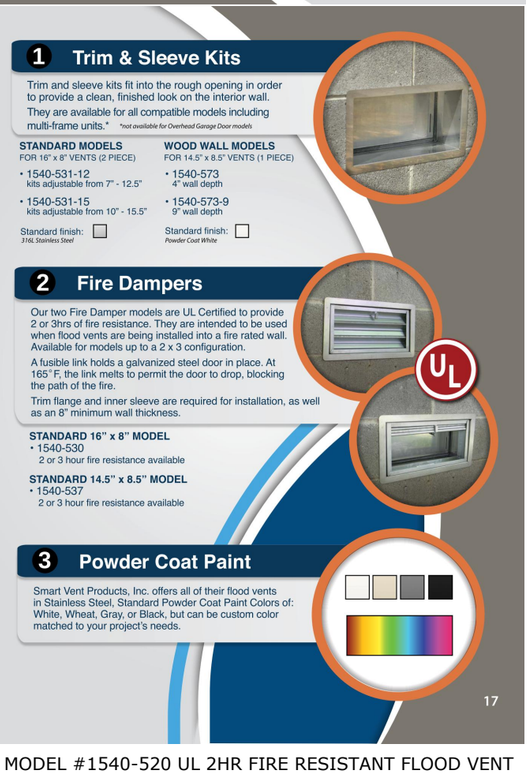
DBPR PRODUCT APPROVAL - NOA



ACCESSORIES & PAINT OPTIONS

Smart Vent Products, Inc. offers everything you need to complete your project.

16



17

FV 2 MODEL #1540-520 UL 2HR FIRE RESISTANT FLOOD VENT

SMART VENT
Foundation Flood Vents

INSULATED SERIES

This series of vents is ideal for areas requiring flood venting protection but no natural air ventilation.

The flood door contains a 2" insulated core that has an R-value of 8.34 and the vent frame is lined with felt weather stripping, helping to keep the enclosure as insulated from the elements as possible.

IDEAL FOR:
- Garages
- Full height enclosures (e.g. walkouts)
- Conditioned crawlspaces
- Storage facilities
- Metal buildings
- Foyers



1 Flood Vent 1540-520

2 Stacker 1540-521

Stacker Models are twice as efficient as a single unit and are a great solution for large amounts of square footage, and in situations where there is not enough wall space to fit in single units.

3 Wood Wall 1540-570

Wood Wall Models are designed to fit between studs spaced at 16" on center. Pre-drilled slots in the four corners on the vent flange make for an easy installation.

For more information on Flood Protection Solutions, contact:
Smart Vent 430 Andbro Drive, Unit 1 • Pitman, NJ 08071
Website: www.smartvent.com Tel: (877) 441-8368 Email: info@smartvent.com

SMART VENT
Foundation Flood Vents



MODEL NUMBER	FLOOD COVERAGE	VENT SIZE	ROUGH OPENING
1540-520	200 sq. ft.	16"W x 8"H x 3"D	16 1/8 in x 8 1/4 in
1540-521	400 sq. ft.	16"W x 16"H x 3"D	16 1/8 in x 16 3/8 in
1540-570	200 sq. ft.	14 1/2"W x 8 1/2"H x 3"D	14 1/2 in x 8 3/4 in

To view other sizing options see Multi-frames

For more information on Flood Protection Solutions, contact:
Smart Vent 430 Andbro Drive, Unit 1 • Pitman, NJ 08071
Website: www.smartvent.com Tel: (877) 441-8368 Email: info@smartvent.com

FV 1 & FV3 MODEL #1540-520 INSULATED FLOOD VENT

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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OWNER / DEVELOPER
HORIZON AT CASA VERDE, LLC.
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BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
FLOOD VENT SPECS

SCALE: - DATE: DECEMBER 9, 2024

SHEET NUMBER
A-1.01A

CHECK SET

BUILDING DROPS
A Perfect Solution in Every Drop
Certificate of Authorization: 29578

398 E. Dania Beach. Blvd
Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

August 18, 2017

TO: **Whom It May Concern**

FROM: **Hermes F. Norero, P.E.**
Registered Florida Professional Engineer #73778

MANUFACTURER: **Smart Vent Products, Inc.**
430 Andbro Drive, Unit 1
Pitman, NJ 08071

Dear Sir (Madam),

To the best of my knowledge, the above-mentioned product conforms to the 6th Edition of the Florida Building Code.

Please note that I do not have, nor will I acquire, a financial interest in any company manufacturing or distributing the product(s) for which the reports are being issued.

I also do not have, nor will I acquire, any financial interest with the Laboratory that performed the test(s), or with the Engineer witnessing the test(s) and sealing the test report(s).

Respectfully submitted,

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2017.08.18 18:28:08 -04'00'

Hermes F. Norero, P.E.
Florida Registered Professional Engineer #73778

Smart VENT
877– 441– 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540–520
FLOODVENT INSULATED
REV. 9-21-16

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE–CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON–POWERED ACTIVATION AND OPERATION

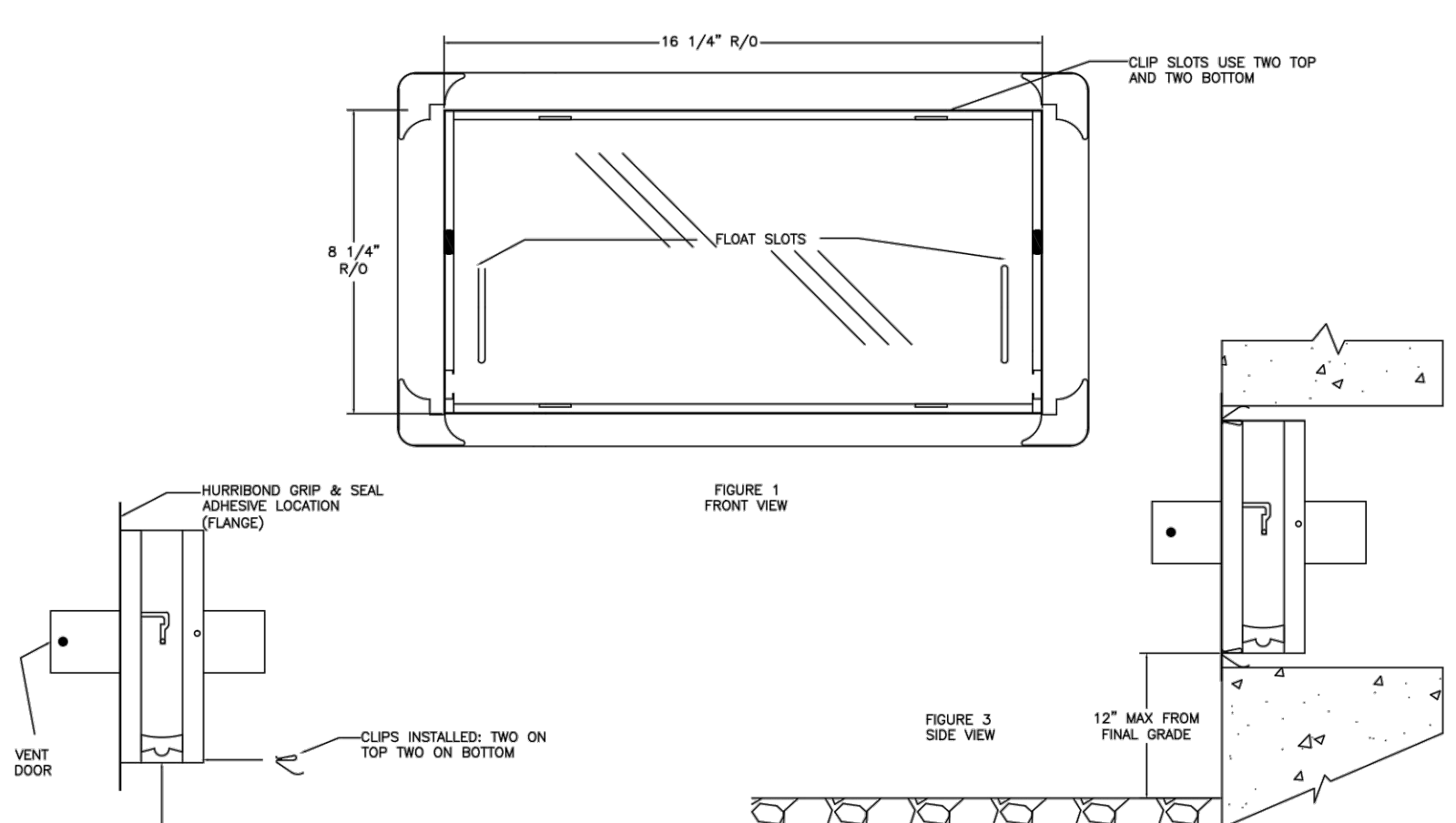
INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS

COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1–08, 44CFR 60.3(C)(5), ASCE 24–14
ICC EVALUATION # ESR–2074

SHEET 2 OF 2

DETAIL DIAGRAM
MODEL 1540–520
FLOOD VENT INSULATED



SMART VENT® 877–441–8368 WWW.SMARTVENT.COM	SMART VENT FOUNDATION FLOOD VENTS 430 ANDBRO DR., UNIT 1 PITMAN NJ 08071	
	FLOOD VENT INSULATED MODEL 1540–520	
	SIZE A	DWG NO. 1540–520	REV B
	DATE. 6–21–16	SHEET 1 OF 2

ICC EVALUATION SERVICE

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074

Reissued 02/2019
This report is subject to renewal 02/2021.

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

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ICC-ES Evaluation Report

ESR-2074
Reissued February 2019
This report is subject to renewal February 2021.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm^2) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm^2) of net free area to supply natural ventilation. Other FVs recognized in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square

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feet (18.6 m^2) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m^2) of enclosed area.

- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised October 2017).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The Smart VENT® models and the Flood Vent Sealing Kit recognized in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
430 ANDBRO DRIVE, UNIT 1
PITMAN, NEW JERSEY 08071
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 3/4" X 7 3/4"	200
SmartVENT®	1540-510	15 3/4" X 7 3/4"	200
FloodVENT® Overhead Door	1540-524	15 3/4" X 7 3/4"	200
SmartVENT® Overhead Door	1540-514	15 3/4" X 7 3/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 3/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 3/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m^2

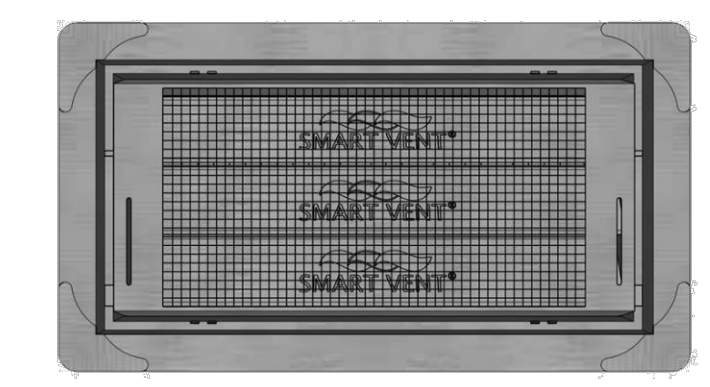

FIGURE 1—SMART VENT: MODEL 1540-510

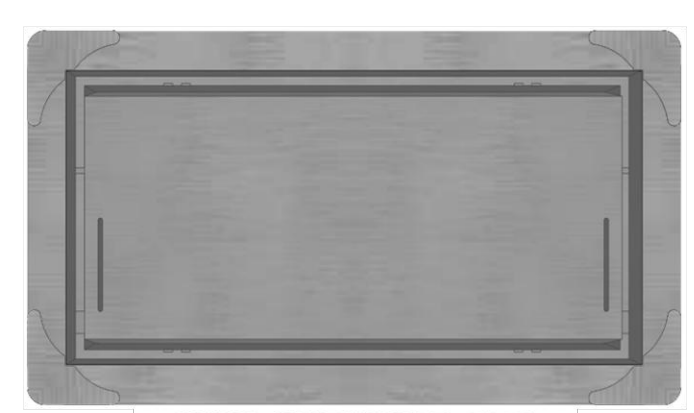

FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

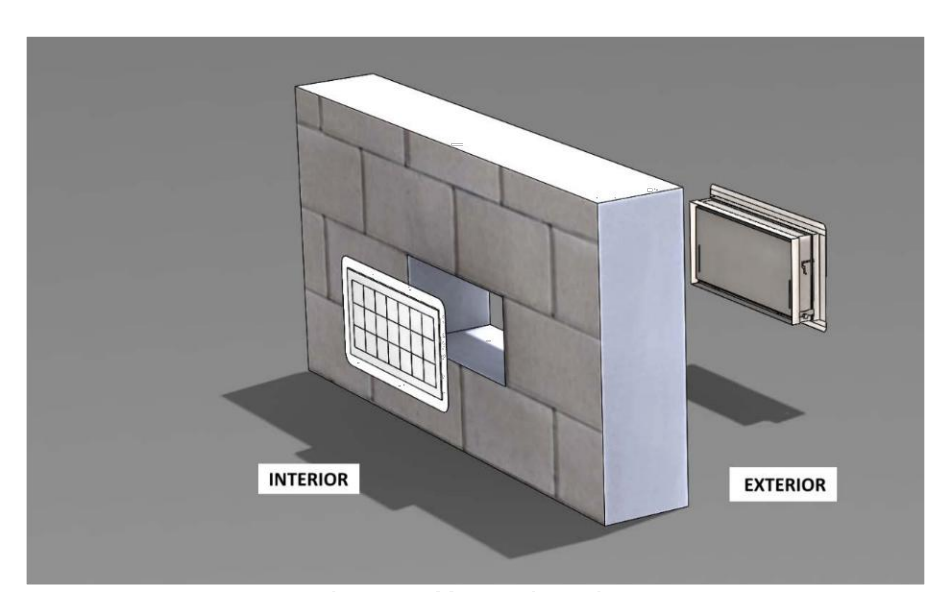

FIGURE 4—FLOOD VENT SEALING KIT

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement
Reissued February 2019
This report is subject to renewal February 2021.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, recognized in ICC-ES master evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code edition:

- 2016 *California Building Code* (CBC)
- 2016 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with 2016 CBC Chapter 12, provided the design and installation are in accordance with the 2015 *International Building Code®* (IBC) provisions noted in the master report and the additional requirements of CBC Chapters 12, 16 and 16A, as applicable.

The products recognized in this supplement have not been evaluated under CBC Chapter 7A for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with the 2016 CRC, provided the design and installation are in accordance with the 2015 *International Residential Code®* (IRC) provisions noted in the master report.

The products recognized in this supplement have not been evaluated under 2016 CRC Chapter R337, for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

The products recognized in this supplement have not been evaluated for compliance with the International Wildland–Urban Interface Code®.

This supplement expires concurrently with the master report, reissued February 2019.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

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Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074 FBC Supplement
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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, recognized in ICC-ES master report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the FRC, provided the design and installation are in accordance with the 2015 *International Building Code®* provisions noted in the master report.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the master report, reissued February 2019.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

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LICENSE NO. AR0017273

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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
FLOOD VENTS
ICC-ES EVALUATION REPORT

SCALE: - DATE: DECEMBER 9, 2024

SHEET NUMBER:
A-1.1B

CHECK SET

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTE: – ASPHALT MILL AND RESURFACING

RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS & SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO EXISTING ROADWAY. TEMPORARY AND PERMANENT STRIPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS.

NOTES:

1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
6. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
7. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
8. CONTRACTOR TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.
9. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS AND FINISHES.
10. SITE DRAINAGE TO BE COORDINATED WITH LANDSCAPING AND OTHER UTILITIES. CONTRACTOR MAY NEED TO ADJUST DRAINAGE TO AVOID CONFLICTS.

ADJUSTMENTS TO BE COORDINATED THROUGH ARCHITECT AND ENGINEER.

11. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.

DRAINAGE STRUCTURE TABLE			
	STRUCTURE	RIM	INVERT
1	CB #1	5.10	1.50
2	CB #2	5.10	2.00
3	DRAINAGE WELL #1	5.00	8" ROOF DRAIN=1.00 4" CONDENSATE=1.00
4	DRAINAGE WELL #2	5.15	8" ROOF DRAIN=1.00 4" CONDENSATE=1.00
5	AREA DRAIN #1	4.75	2.75
6	AREA DRAIN #2	5.00	2.25
7	AREA DRAIN #3	4.75	2.75
8	AREA DRAIN #4	5.00	2.25
9	DRAIN MH #1	5.00	1.50

FLOOD INFORMATION:

CONTROL PANEL NUMBER: 12086C0144L
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00' NGVD

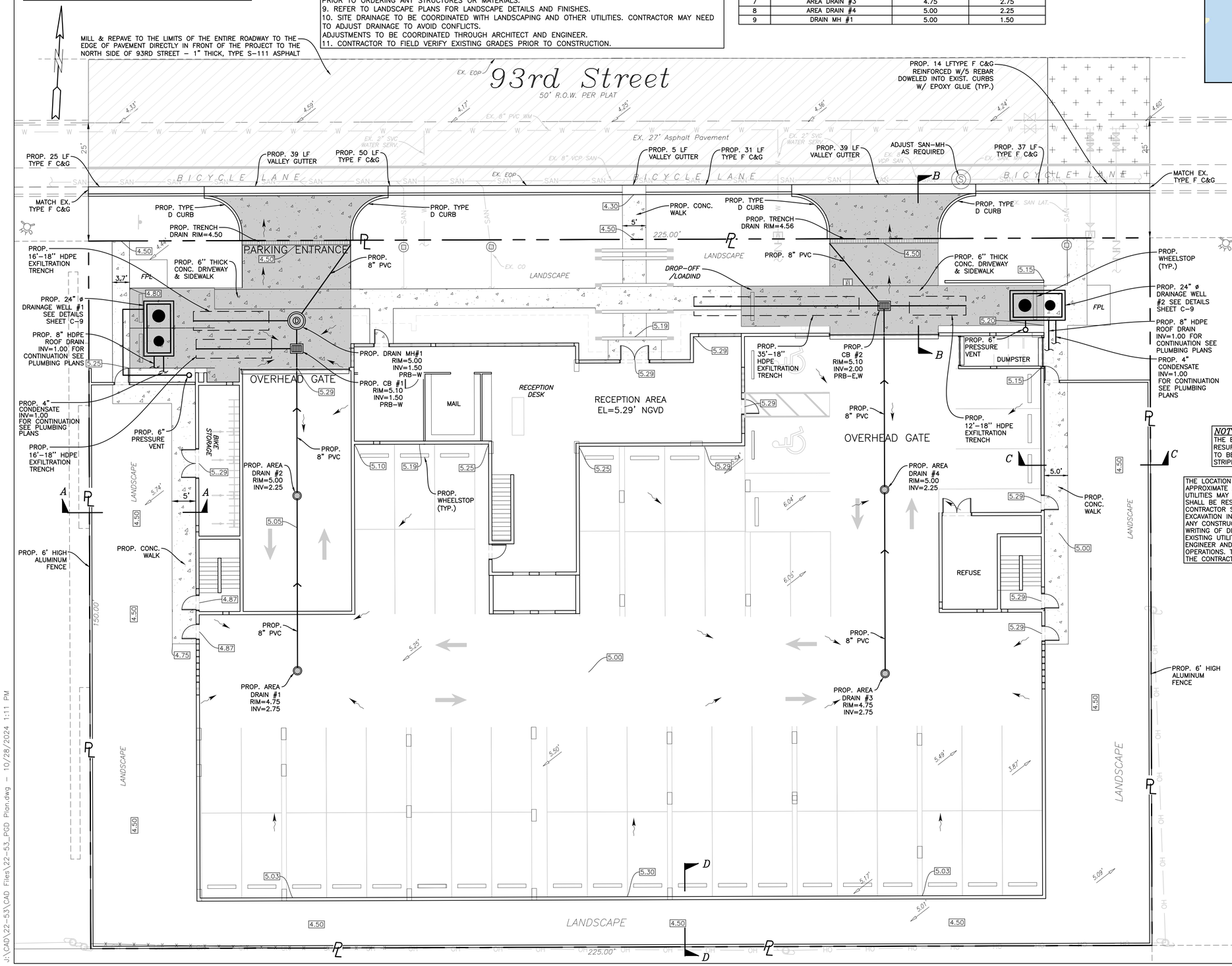
ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E



NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

GENERAL NOTES:

1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 3, 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.

NOTE:

THE ENTIRE ROADWAY IN FRONT OF THE PROJECT TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH. FRESHLY RESURFACED ROADWAY TO BE TEMPORARY STRIPED THE NEXT DAY AND PERMANENT THERMOPLASTIC STRIPING TO BE INSTALLED 30 DAYS LATER.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

LEGEND

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- WM PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- WM EXISTING WATER METER
- X EXISTING FENCE

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E MAIL: INFO@FRANKELBENAYOUN.COM

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T. 718.388.8210

CIVIL ENG.:
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CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.397.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10' DATE: 10/28/24

SHEET NUMBER: C-1

DRB #3 22-53

J:\CAD\22-53\CAD Files\22-53_PGD Plan.dwg – 10/28/2024 1:11 PM

SEWAGE VOLUME
39 UNITS AT 300 GPD PER UNIT= 11,700 GPD

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

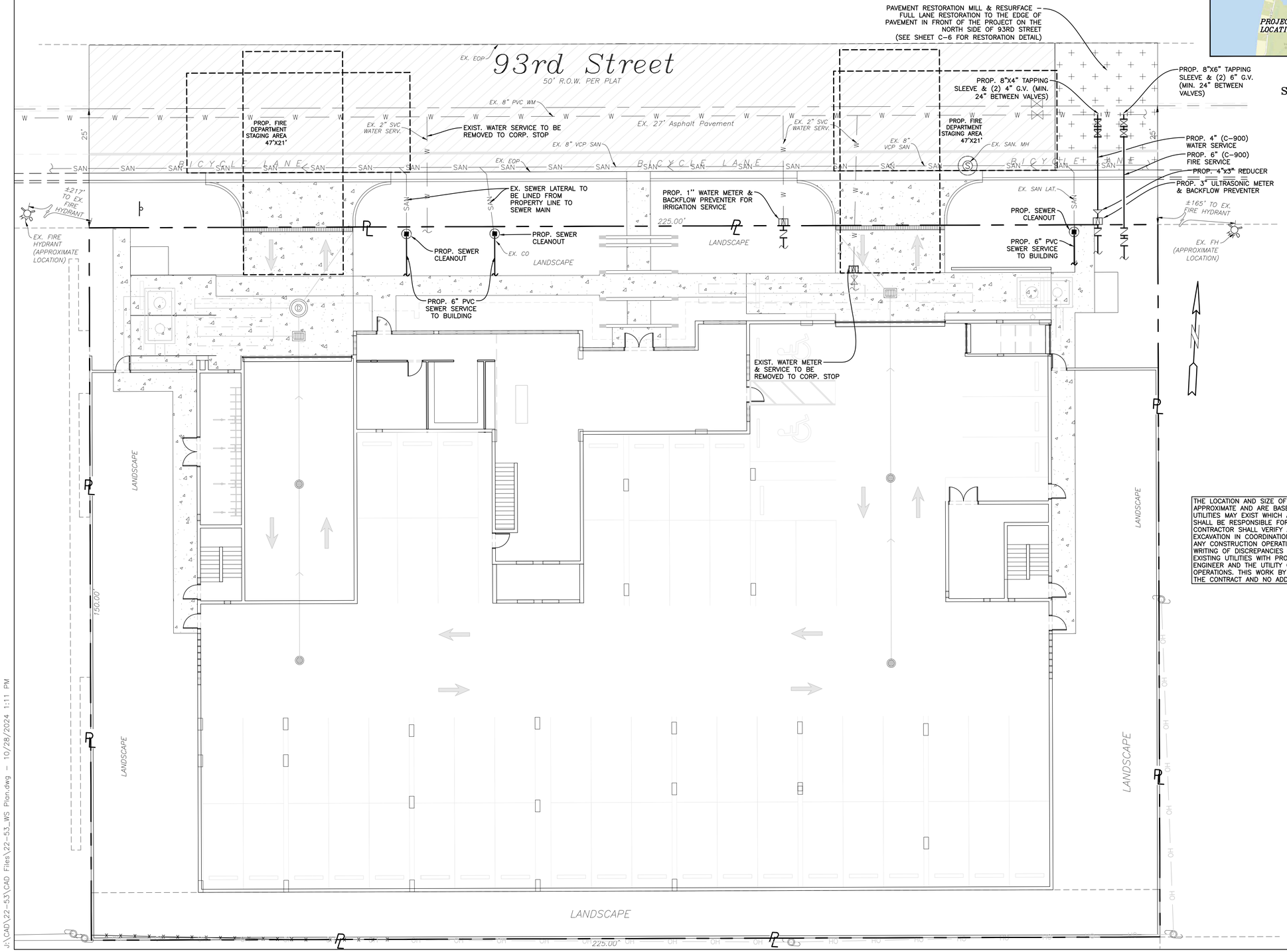
LOTS 19 AND 20, BLOCK 3, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E



LEGEND

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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E MAIL: INFO@FRANKELBENAYOUN.COM

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HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:

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CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
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6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER PLAN

SCALE: 1"=10' DATE: 10/28/24

SHEET NUMBER:

C-2

DRB #3 22-53

J:\CAD\22-53\CAD Files\22-53_WS Plan.dwg — 10/28/2024 1:11 PM

LEGEND:

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PAVEMENT RESTORATION
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE
- PROPOSED SILT FENCE

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NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.
4. ROADWAY PAVEMENT MARKINGS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

LEGAL DESCRIPTION:

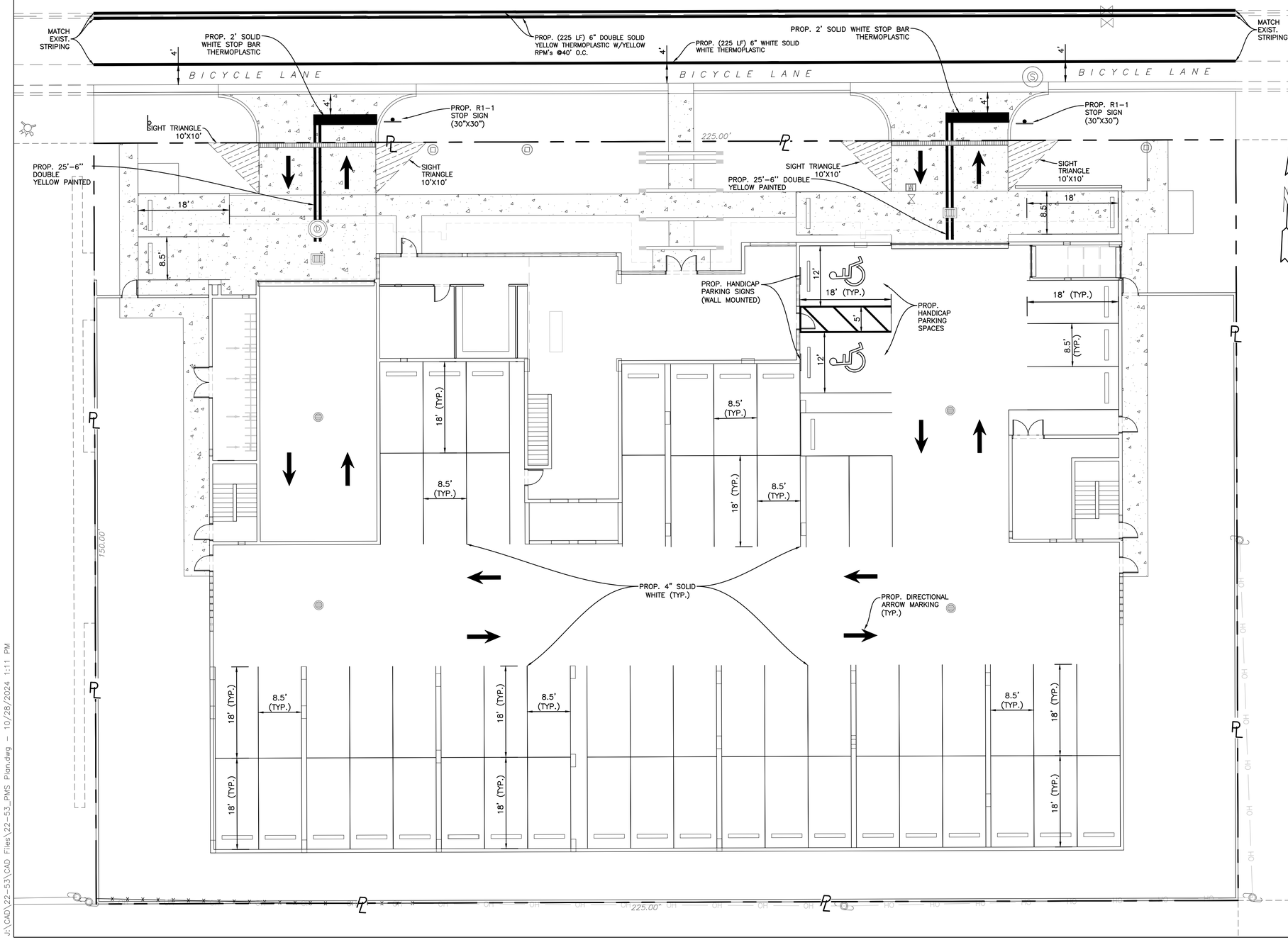
LOTS 3, 4 AND 5, BLOCK 3, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

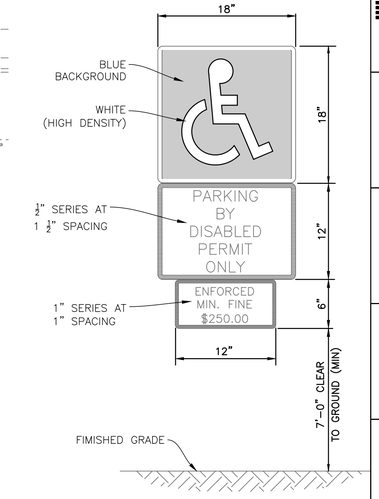
STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS



LOCATION MAP
N.T.S.
SEC 27, TWSP 52S, RNG 42E

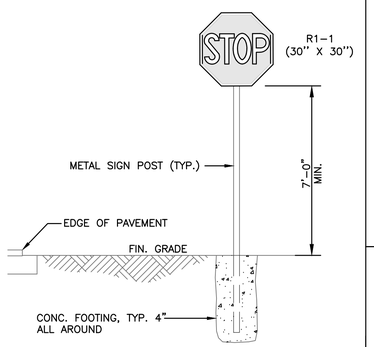
93rd Street





FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

HANDICAP PARKING SIGN (WALL MOUNTED)
N.T.S.



STOP SIGN DETAIL
N.T.S.

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IHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10' DATE: 10/28/24

SHEET NUMBER:
C-3

DRB #3 22-53

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93rd Street

BEFORE CONSTRUCTION START UP, CONTRACTOR TO INSTALL A CONSTRUCTION ACCESS GATE WITH SILT FENCE

BEFORE CONSTRUCTION STARTUP CONTRACTOR TO INSTALL A LIMEROCK CONSTRUCTION ACCESS/EGRESS. (FAR INTO THE CONSTRUCTION SITE AS PRACTICALLY FEASIBLE).

BEFORE CONSTRUCTION STARTUP, CONTRACTOR TO INSTALL AND MAINTAIN A SILT FENCE ALONG PERIMETER OF THE PROPERTY, SEE DETAIL SHEET C-5

DURING CONSTRUCTION, CONTRACTOR TO PROVIDE GRATE LINER TO PREVENT INFILTRATION OF SEDIMENTS INTO DRAINAGE STRUCTURES, SEE DETAIL SHEET C-5

BICYCLE LANE

BICYCLE LANE

BICYCLE LANE

225.00'

225.00'

200.00'



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 3, 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.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- WM PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

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STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10' DATE: 10/28/24

SHEET NUMBER: C-4

DRB 22-53

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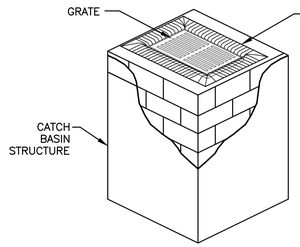
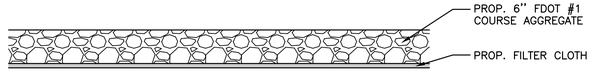


NOTES:

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

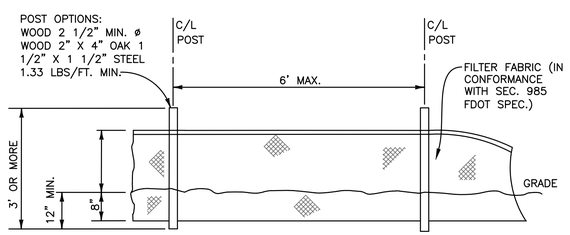
POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION DETAIL

N.T.S.



TYPE III SILT FENCE

N.T.S.

BMP NOTES:

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

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

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

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

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

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

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

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

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

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

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
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- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
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- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
STORMWATER POLLUTION PREVENTION NOTES & DETAILS

SCALE: N.T.S. DATE: 10/28/24

SHEET NUMBER:
C-5

DRB 22–53

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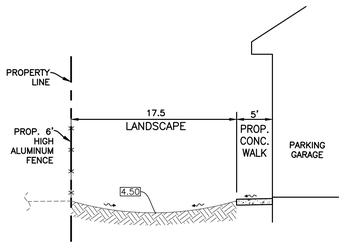

SECTION A–A
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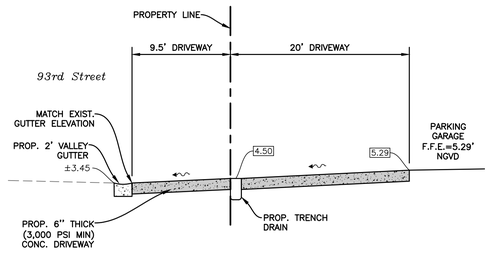
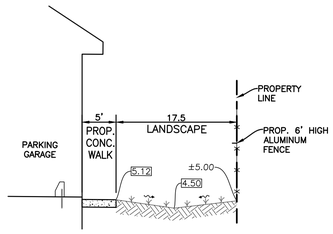


SECTION B–B
N.T.S.



SECTION C–C
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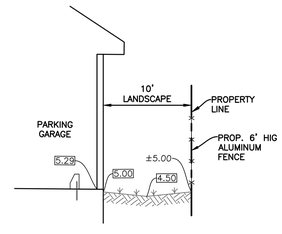

SECTION D–D
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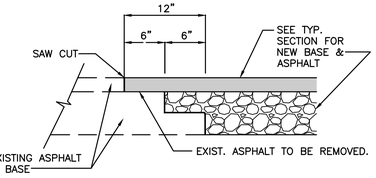
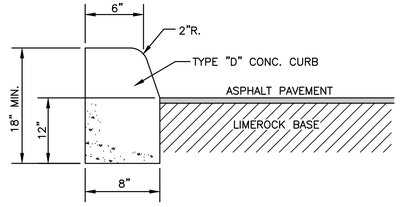


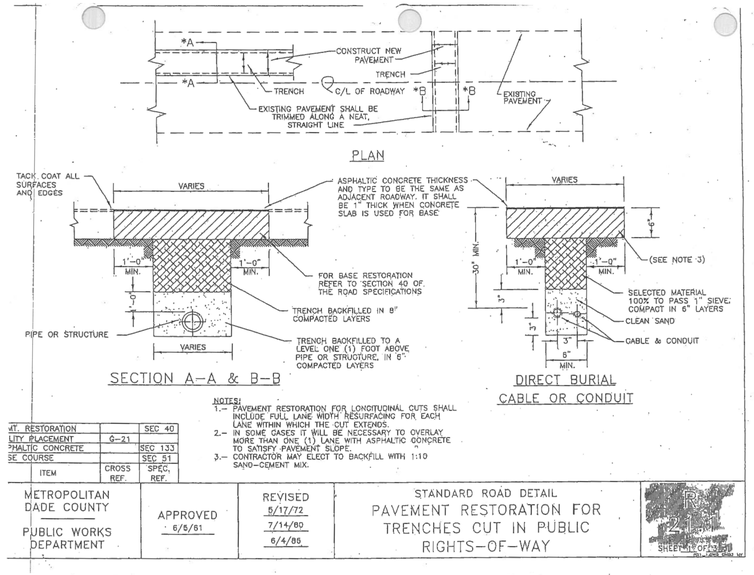
NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL
N.T.S.



TYPE "D" CONCRETE CURB
N.T.S.

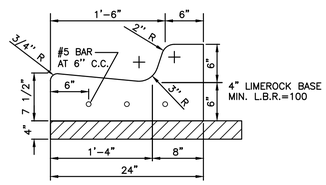


NOTES:
1.– PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN WHICH THE CUT EXTENDS.
2.– IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.– CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND–CEMENT MIX.

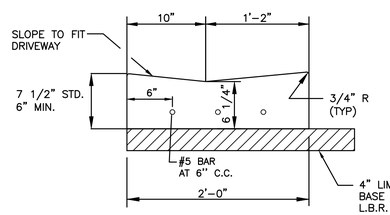
ITEM	CROSS REF.	SPEC. REF.
...NT. RESTORATION		SEC 40
...LITY PLACEMENT	G-21	
...PHALTIC CONCRETE		SEC 133
...SE COURSE		SEC 51

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 5/17/72 7/14/80 6/4/86	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS–OF–WAY	R-21 SHEET 1 OF 3 SHEETS

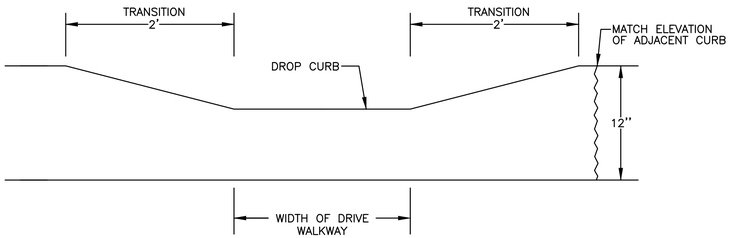
CURB NOTES:
1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F–CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F–CURB SECTIONS SHALL MATCH EXISTING
4. PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXISTING CURB



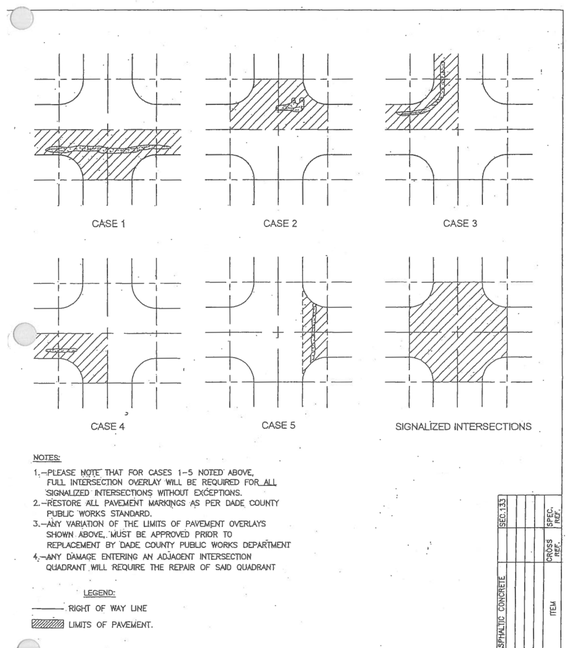
TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL
N.T.S.



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL
N.T.S.



TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL
N.T.S.

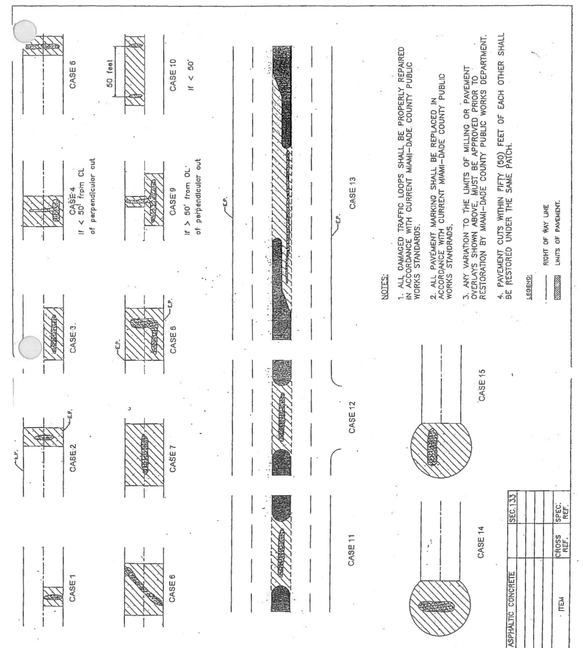


NOTES:
1.–PLEASE NOTE THAT FOR CASES 1–5 NOTED ABOVE, FULL INTERSECTION OVERLAY WILL BE REQUIRED FOR ALL SIGNALIZED INTERSECTIONS WITHOUT EXCEPTIONS.
2.–RESTORE ALL PAVEMENT MARKINGS AS PER DADE COUNTY PUBLIC WORKS STANDARD.
3.–ANY VARIATION OF THE LIMITS OF PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY DADE COUNTY PUBLIC WORKS DEPARTMENT
4.–ANY DAMAGE ENTERING AN ADJACENT INTERSECTION QUADRANT WILL REQUIRE THE REPAIR OF SAID QUADRANT

LEGEND:
RIGHT OF WAY LINE
LIMITS OF PAVEMENT.

ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE		SEC 133

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS	R-21 SHEET 2 OF 3 SHEETS



NOTES:
1. ALL DAMAGED TRAFFIC LOOPS SHALL BE PROPERLY REPAIRED IN ACCORDANCE WITH CURRENT MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS.
2. ALL PAVEMENT MARKING SHALL BE REPLACED IN ACCORDANCE WITH CURRENT MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS.
3. ANY VARIATION TO THE LIMITS OF MILLING OR PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.
4. PAVEMENT CUTS WITHIN FIFTY (50) FEET OF EACH OTHER SHALL BE RESTORED UNDER THE SAME PERMIT.

LEGEND:
RIGHT OF WAY LINE
LIMITS OF PAVEMENT.

ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE		SEC 133

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCH CUTS	R-21 SHEET 3 OF 3 SHEETS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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ARCHITECTS PLANNERS INTERIOR DESIGN

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SIGNATURE DATE

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DRAWING TITLE:
SECTIONS & DETAILS

SCALE: N.T.S. DATE: 10/28/24

SHEET NUMBER:
C-6

DRB 22–53

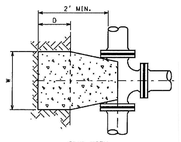
WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI. 2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

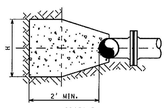
$$L\ (\text{GALLONS PER HOUR}) = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90° INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

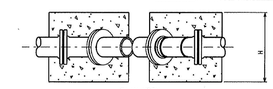


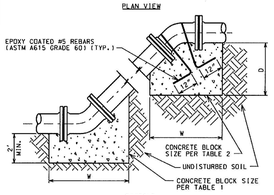
TEE THRUST BLOCK



TEE THRUST BLOCK

HORIZONTAL THRUST BLOCK DETAILS





VERTICAL THRUST BLOCK DETAILS

TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.7
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.3

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS, CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

REV:04.07

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS D-11

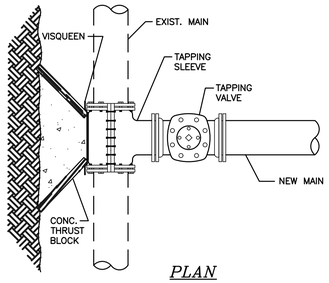
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:

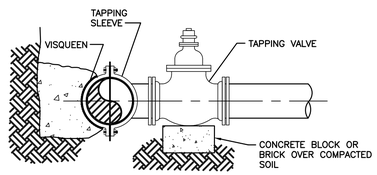
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMEN.T.S..
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.



PLAN



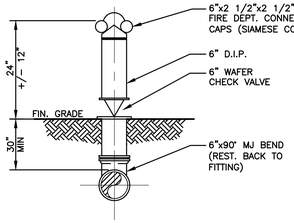
ELEVATION

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

N.T.S.



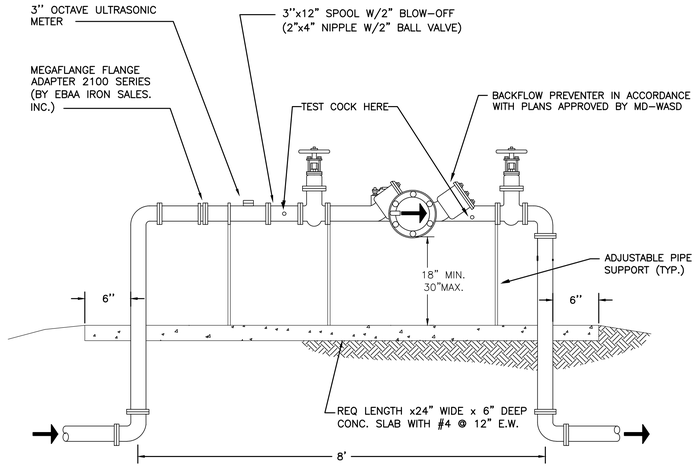
FIRE DEPARTMENT CONNECTION

N.T.S.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENT.S. SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.

WATER AND SEWER INSTALLATIONS AND MATERIALS TO MEET THE STANDARDS OF MDWASD



NOTE:

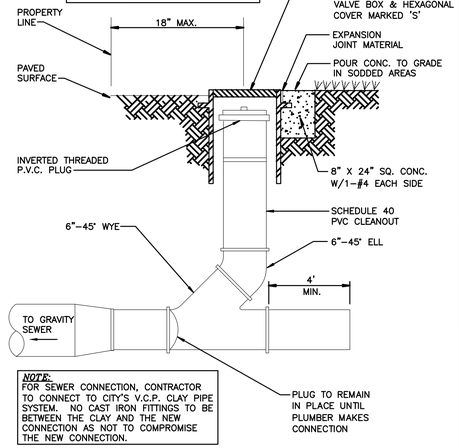
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18', FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE:
3" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

3" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.

NOTE:
INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.



NOTE:
FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS NOT TO COMPROMISE THE NEW CONNECTION.

NOTE:
INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

N.T.S.

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.397.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
UTILITY DETAILS

SCALE: N.T.S. DATE: 10/28/24

SHEET NUMBER:
C-7

DRB 22-53

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GENERAL CONDITION NOTES:

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMEN.T.S.
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

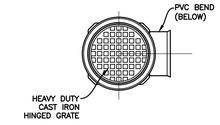
PAVING, GRADING & DRAINAGE NOTES:

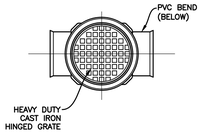
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOIN.T.S. PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOIN.T.S. SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

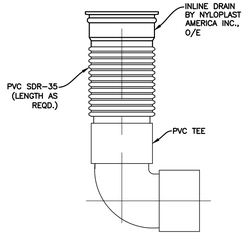
    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES:

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.







ENDLINE DRAIN BASIN
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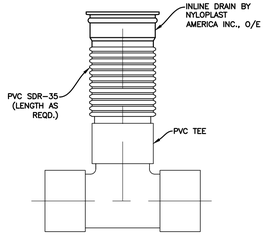
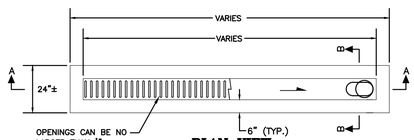
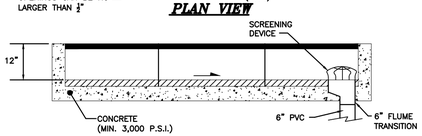


INLINE DRAIN BASIN
N.T.S.

AREA DRAIN
N.T.S.



PLAN VIEW



SECTION A-A

SECTION B-B

TRENCH DRAIN
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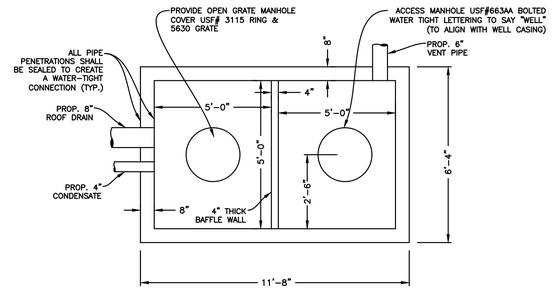
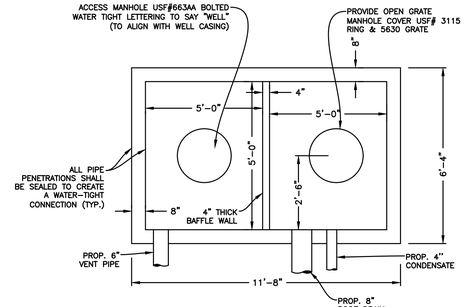
DRAINAGE WELLS
N.T.S.



TOP VIEW
N.T.S.



TOP VIEW
N.T.S.

WELL #1 LOCATION
LATITUDE: 25°53'01.17"N
LONGITUDE: 80°07'56.31"W

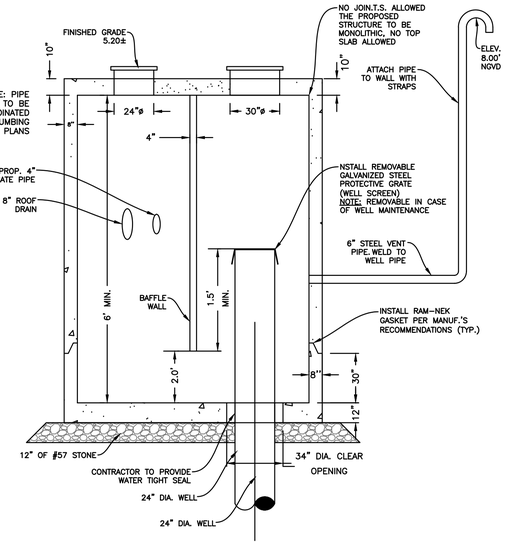
NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

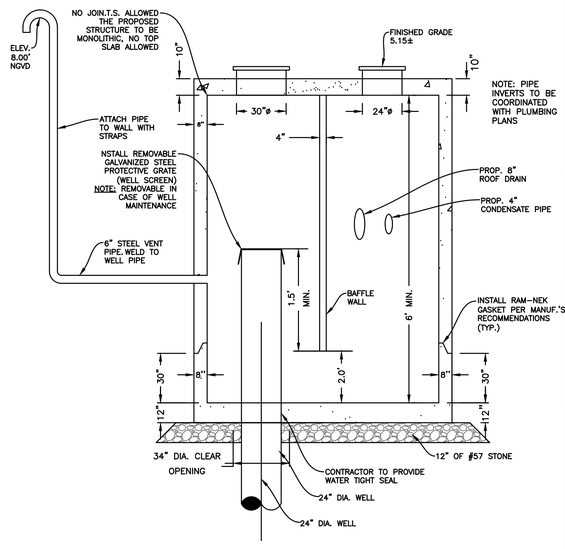
WELL #2 LOCATION
LATITUDE: 25°53'01.01N
LONGITUDE: 80°07'54.54"W

NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS

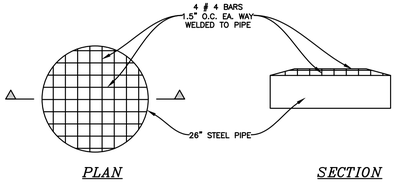
CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION



SECTION VIEW
N.T.S.



SECTION VIEW
N.T.S.

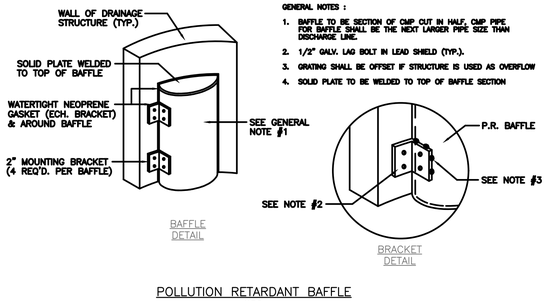


PLAN *SECTION*

WELL SCREEN DETAIL
N.T.S.

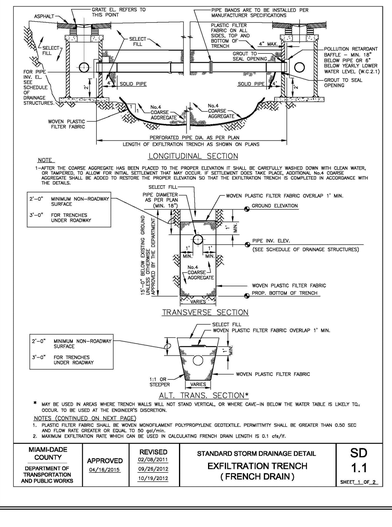
NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS

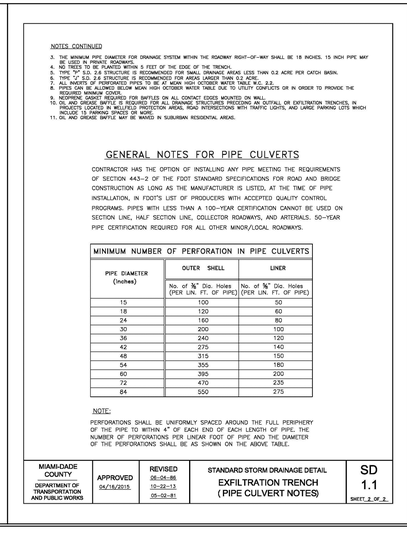


POLLUTION RETARDANT BAFFLE
N.T.S.

NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION OCTOBER 19, 2012.
2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
4. FOR PERFORATED CMP PIPE JOINT ARE TO BE BANDED, BUT NOT GASKETED.
5. FOR BAFFLE DETAILS SEE THIS SHEET



MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/16/2015	09/26/2011 09/26/2012 10/19/2012	EXFILTRATION TRENCH (FRENCH DRAIN)	1.1 SHEET_1_OF_2_



MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/16/2015	05-24-88 10-29-15 05-02-81	EXFILTRATION TRENCH (PIPE CULVERT NOTES)	1.1 SHEET_2_OF_2_

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.357.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
DRAINAGE DETAILS

SCALE: N.T.S. DATE: 10/28/24
SHEET NUMBER:
C-8
DRB 22-53

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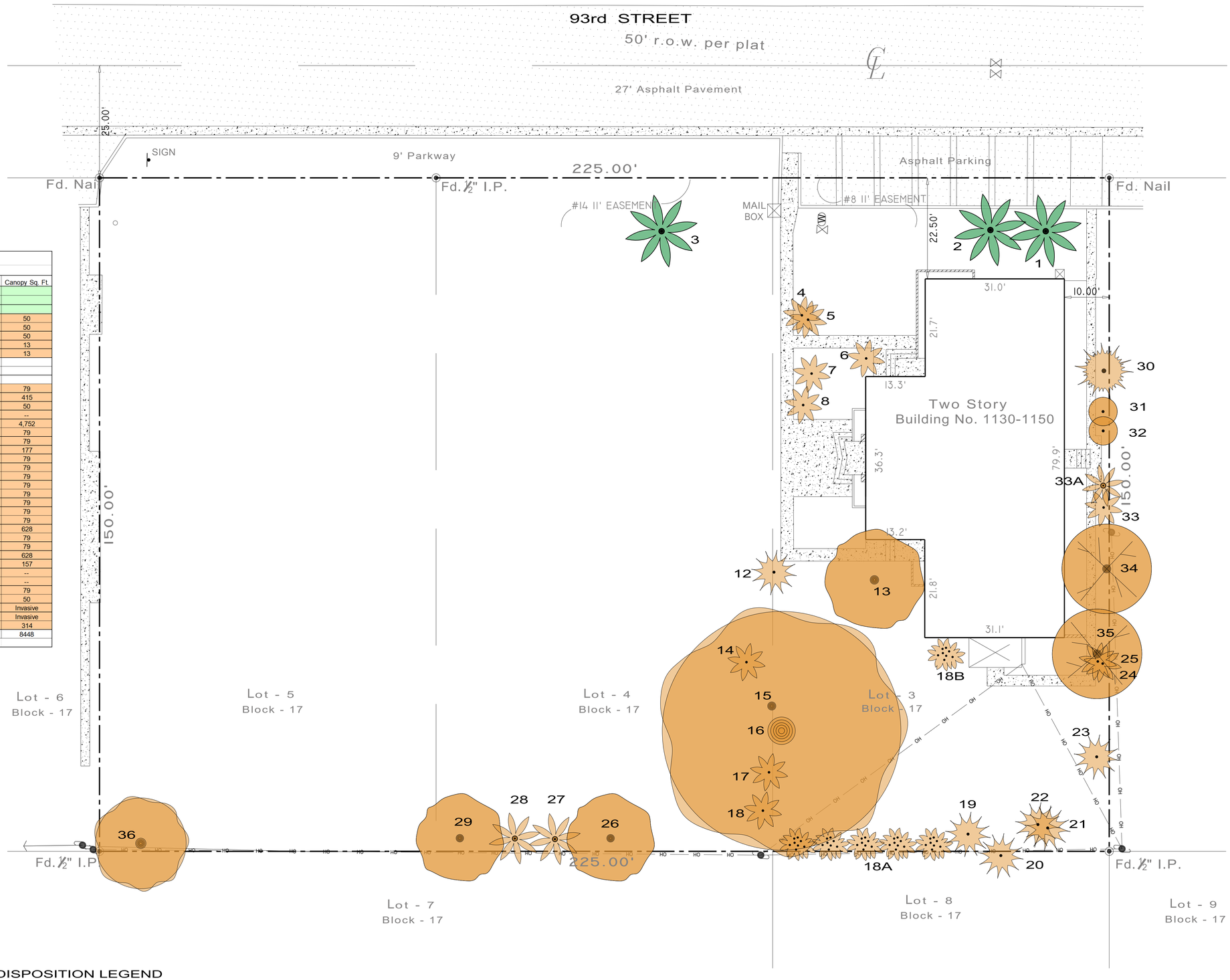
Casa Verde
Existing Tree Disposition List

No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (In.)	Condition	Disposition	Canopy Sq. Ft.
1	Royal Palm	*Roystonea regia*	50'	15'	24"	Good	Transplant	
2	Royal Palm	*Roystonea regia*	45'	20'	24"	Good	Transplant	
3	Royal Palm	*Roystonea regia*	53'	15'	24"	Good	Transplant	
4	Alexander Palm	*Ptychosperma elegans*	12'	8'	4"	Good	Remove	50
5	Alexander Palm	*Ptychosperma elegans*	25'	8'	4"	Good	Remove	50
6	Alexander Palm	*Ptychosperma elegans*	10'	8'	7"	Good	Remove	50
7	Alexander Palm	*Ptychosperma elegans*	12'	4'	7"	Good	Remove	13
8	Alexander Palm	*Ptychosperma elegans*	14'	4'	6"	Good	Remove	13
9	Not used							
10	Not used							
11	Not used							
12	Christmas Palm	*Veitchia merrillii*	20'	10'	5"	Good	Remove	79
13	Ficus tree	*Ficus benjamina*	20'	23'	12"	Fair/Poor	Remove	415
14	Alexander Palm	*Ptychosperma elegans*	30'	8'	7"	Fair	Remove	50
15	Air root of #16		--	--	--	--	Remove	--
16	Ficus tree	*Ficus aurea*	35'	55'	36"	Fair	Remove	4,752
17	Alexander Palm	*Ptychosperma elegans*	30'	10'	6"	Poor	Remove	79
18	Alexander Palm	*Ptychosperma elegans*	25'	10'	6"	Poor	Remove	79
18A	Areca Palm cluster	*Dypsis lutescens*	15'	15'	15"	Poor	Remove	177
18B	Areca Palm cluster	*Dypsis lutescens*	20'	10'	15"	Fair	Remove	79
19	Christmas Palm	*Veitchia merrillii*	25'	10'	6"	Fair	Remove	79
20	Christmas Palm	*Veitchia merrillii*	25'	10'	5"	Fair	Remove	79
21	Christmas Palm	*Veitchia merrillii*	25'	10'	5"	Fair	Remove	79
22	Christmas Palm	*Veitchia merrillii*	20'	10'	6"	Fair	Remove	79
23	Christmas Palm	*Veitchia merrillii*	25'	10'	6"	Fair	Remove	79
24	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Good	Remove	79
25	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Good	Remove	79
26	Ficus tree	*Ficus benjamina*	23'	20'	21"	Poor	Remove	628
27	Royal Palm	*Roystonea regia*	20'	10'	10"	Poor	Remove	79
28	Royal Palm	*Roystonea regia*	15'	10'	8"	Fair	Remove	79
29	Ficus tree	*Ficus benjamina*	25'	20'	18"	Poor	Remove	628
30	Sabal Palm	*Sabal palmetto*	15'	10'	20"	Good	Remove	157
31	Corn Plant Dracaena	*Not a tree*	--	--	--	Fair	Remove	--
32	Corn Plant Dracaena	*Not a tree*	--	--	--	Fair	Remove	--
33	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Fair	Remove	79
33A	Royal Palm	*Roystonea regia*	10'	8'	8"	Fair	Remove	50
34	Hong Kong Orchid tree	*Bauhinia sp.*	25'	0'	15"	Dead	Remove	Invasive
35	Hong Kong Orchid tree	*Bauhinia sp.*	25'	0'	13"	Dead	Remove	Invasive
36	Ficus tree	*Ficus aurea*	20'	20'	15"	Fair/Poor	Remove	314
						Total Canopy Sq. Ft. to be Removed		8448
				See Planting Plan for Tree Replacement / Mitigation Credits				



DISPOSITION LEGEND

EXISTING TO REMAIN | TO BE TRANSPLANTED | TO BE REMOVED

0 8' 16' 24' 40'

EXISTING TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"

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PHONE: (305)905-8858

SEAL

SHEET TITLE
LANDSCAPE
EXISTING TREE DISPOSITION PLAN

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
10/21/2024

LD-1
DRB

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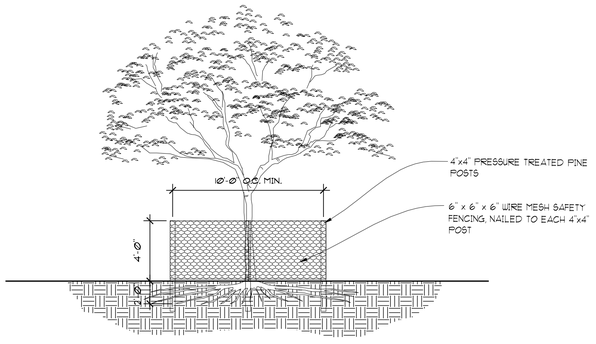
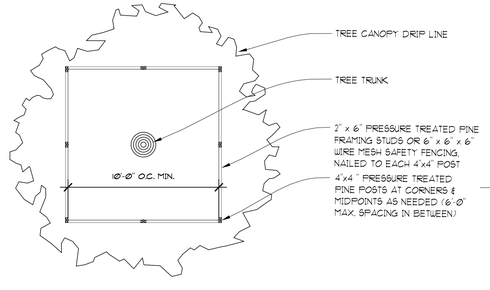
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30"- 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use Sawsall or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with shrink wrap plastic & backfill with soil mixture (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water trees times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.
7. Use root stimulant root drenching solution on trees root pruned areas, ("Superthrive" & "Kayplex Rollystart"), mixture per manufacures specifications based on application frequency.
8. Root prune drenching schedule every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
10. Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of $500 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss. Backfill, sink, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, brace per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See "Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



TREE BARRIER PROTECTION SECTION

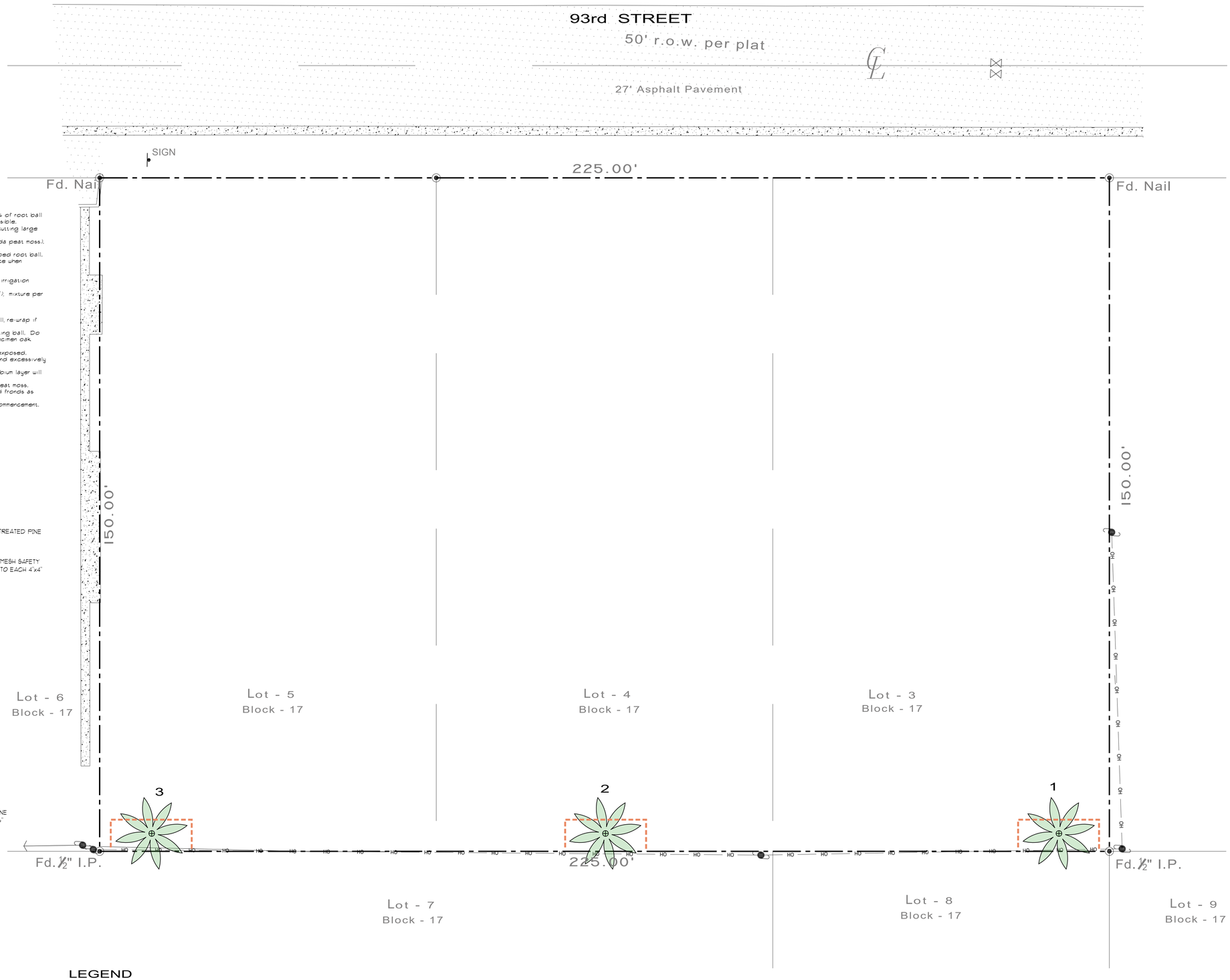
NOT TO SCALE



TREE BARRIER PROTECTION PLAN

NOT TO SCALE NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES

0 8' 16' 24' 40'



LEGEND

TRANSPLANTED TREES / PALMS

TREE PROTECTION FENCING

TREE TRANSPLANT & PROTECTION PLAN

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

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GEOMANTIC DESIGNS, INC.
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(305)632-5000

SEAL

SHEET TITLE
TREE TRANSPLANT & PROTECTION PLAN

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
10/21/2024

LD-2
DRB

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Ground Level Landscape - Plant List

Legend

Trees at 12' ht. min. per town's code	@ 20% larger = 14'-14.5' ht. min.	5.5	trees required per Legend
Trees or palms at 16'-18' ht. min. per town's code	@ 20% larger = 19'-21.5' ht. min.	11	trees required per Legend
Trees or palms at 18'-20' ht. min. per town's code	@ 20% larger = 21.5'-24' ht. min.	5.5	trees required per Legend
Palms 15' ht. min. per code	@ 20% larger = 18' ht. min.		

Qty.	Common Name	Native	Botanical Name	Drought	Specs	Canopy Credit: Credit per tree/palm	Credit x Qty.
Street Trees							
6	Gumbo Limbo tree	Yes	*Bursera simaruba*	Yes	19' ht x 7' spr., 5" cal. min., 7' CT min.	500	3000
Trees							
4	Bahama Tabebuia tree		*Tabebuia bahamensis*	**Yes**	14.5' ht x 6.5' spr., 2.5" cal. min., 4' CT min.	300	1200
9	Green Buttonwood tree	**Yes**	*Conocarpus erectus*	**Yes**	19' ht x 7' spr., 5" cal., 5' CT	500	4500
2	Gumbo Limbo tree	**Yes**	*Bursera simaruba*	**Yes**	19' ht x 7' spr., 5" cal., 5' CT	500	1000
2	Lignum Vitae tree	Yes	*Guaiacum sanctum*	Yes	12' ht x 7' spr.	300	600
2	Live Oak tree	**Yes**	*Quercus virginiana*	**Yes**	21.5' ht x 8' spr., 5" cal., 5' CT	500	1000
2	Pigeon Plum tree	**Yes**	*Coccoloba diversifolia*	**Yes**	14.5' ht x 6.5' spr., 2.5" cal. min., 4' CT min.	300	600
19	Total Trees **14'** ht. min. (not including street trees)	15	Total Native Trees **14'** ht. min.	19	Total Drought Trees **14'** ht. min. (not including street trees)	Canopy Credit	11900

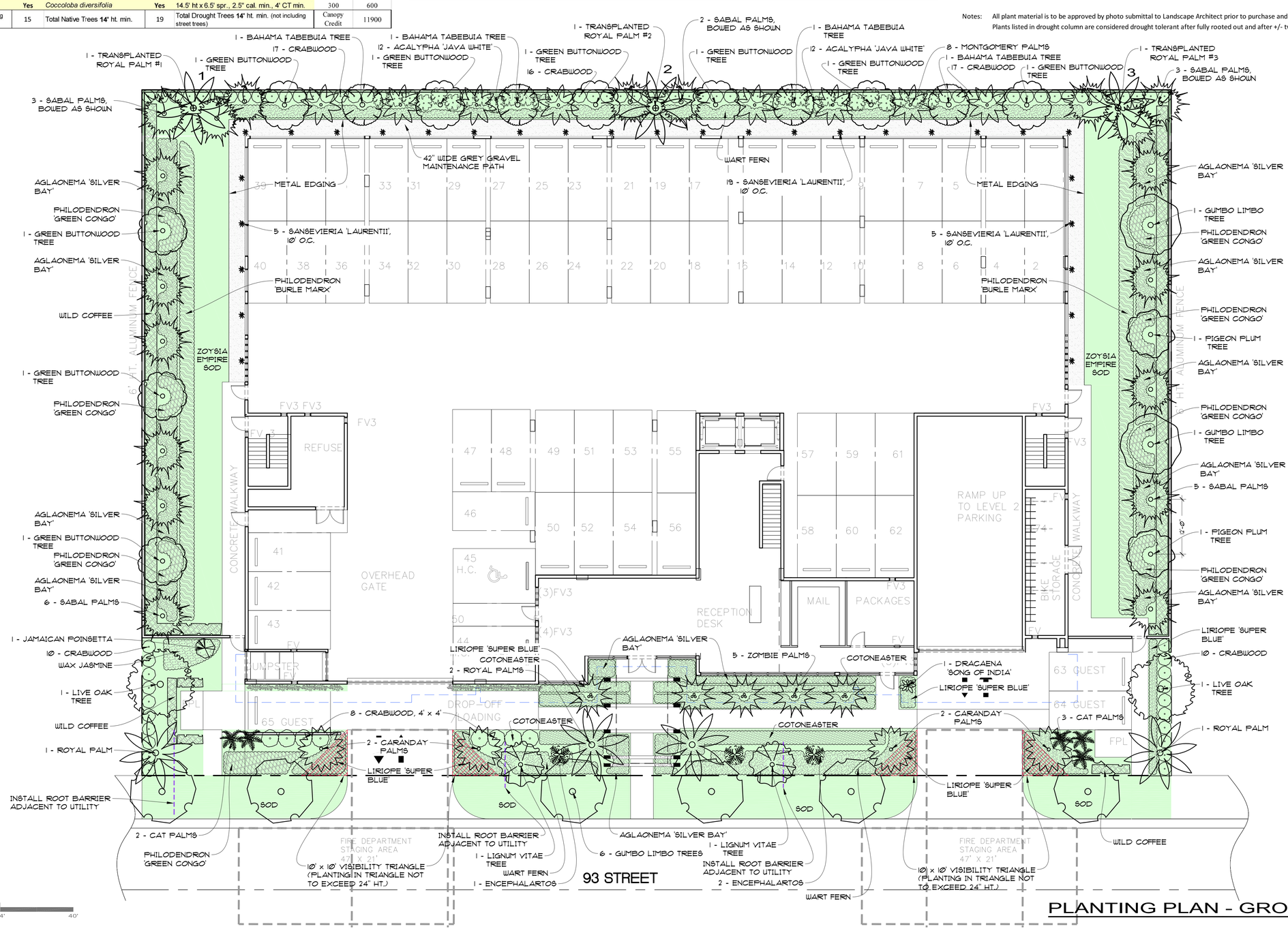
Palms							
4	Caranday Palm		*Copernicia alba*	Yes	12' ht x 8', 7' CT	100	400
8	Montgomery Palm		*Veitchia montgomeryara*	Yes	18' o.a. ht	300	2400
5	Zombie Palm		*Zombia antillarum*	Yes	7' - 8' o.a. ht, multi, 3 stems min.	100	500
4	Royal Palms	**Yes**	*Roystonea elata*	**Yes**	26' o.a. ht, 12' GW	300	1200
8	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	19' - 22' ht, 1/2 smooth 1/2 booted trunk, 20" cal., bowed	100	800
11	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	21.5' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal.	100	1100
23	Total Palms **18'** ht. min.	23	Total Native Palms **18'** ht. min.	23	Total Drought Palms **18'** ht. min.	Canopy Credit	6400
8	Total Palms at 3:1, **18'** ht. min.	8	Total Native Palms at 3:1, **18'** ht. min.	8	Total Drought Palms at 3:1, **18'** ht. min.		
6	25% Palms allowed (3:1, **18'** ht. min.)	6	25% Native Palms allowed (3:1, **18'** ht. min.)	6	25% Drought Palms allowed (3:1, **18'** ht. min.)		

Grand Total Trees & Palms:		Grand Total Native:		Grand Total Drought Tolerant:		Grand Total Canopy Credit:	18300
25	Total Trees & Palms (25%)	21	Native Trees & Palms (25%)	25	Drought Trees & Palms (25%)		

Shrubs and Groundcovers

24	Acalypha 'Java White'		*Acalypha wilkesiana 'Java White'*	**Yes**	4' x 4', 25 gal.	
•	Aglaonema 'Silver Bay'		*Aglaonema 'Silver Bay'*		24" x 24", 3 gal.	30" o.c.
5	Cat Palms		*Chamaedorea cataractarum*		4' x 4', 25 gal.	
•	Cotoneaster		*Cotoneaster*	**Yes**	3 gal.	20" o.c.
8	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' x 4', 15 gal., full	
70	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' x 3', 15 gal., full	36" o.c.
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	**Yes**	5' - 6' ht	
3	Encephalartos ferox		*Encephalartos ferox*	**Yes**	4' x 4'	
1	Jamaican Poinsetta		*Euphorbia punicea*	**Yes**	4' x 4'	
•	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*		15" x 15", 3 gal.	18" oc
•	Philodendron 'Burle Marx'		*Philodendron 'Burle Marx'*		18" x 18", 3 gal.	20" oc
•	Philodendron 'Green Congo'		*Philodendron 'Green Congo'*		24" x 24", 3 gal.	30" oc
29	Sansevieria 'Laurentii'		*Sansevieria 'Laurentii'*	Yes	30" x 12", 3 gal.	
•	Wart Fern		*Microsorum scolopendria*	Yes	12" x 14", 3 gal.	20" oc
•	Wax Jasmine		*Jasminum simplicifolium*		16" x 16", 3 gal.	24" oc
•	Wild Coffee	**Yes**	*Psychotria nervosa*	**Yes**	24" x 24", 3 gal.	30" oc
220 min.	Total Shrubs 24" ht. min.	66 min.	Native Shrubs 24" ht. min.	110 min.	Drought Shrubs 24" ht. min.	

Notes: All plant material is to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - GROUND LEVEL

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

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SEAL

SHEET TITLE: LANDSCAPE PLANTING PLAN - GROUND LEVEL

PROJECT TITLE: CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE: 10/21/2024

L-1
DRB

Second Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Palms						
9	Christmas Palm		*Veitchia merrillii*	Yes	10' ht, single, bowed, heavy caliper	
4	Licuala Palm		*Licuala grandis*		15 gal.	
Shrubs, Groundcovers, Accents, and Vines						
•	Aglaonema		*Aglaonema sp.*		3 gal.	
2	Aralia Fabian		*Polyscias scutellaria 'Fabian'*		7 gal. or 15 gal.	
•	Calathea		*Calathea sp.*		3 gal.	
6	Crinum Lily		*Crinum asiaticum*	Yes	4' x 4', 3 gal.	
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	Yes	7 gal. or 15 gal.	
•	Ficus Alii		*Ficus binnendijkii 'Alii'*		7 gal.	
•	Golden Beach Creeper	Yes	*Ernodea littoralis*	Yes	3 gal.	20" oc
•	Homalomena		*Homalomena sp.*		3 gal.	
4	Lady Palms		*Rhapis excelsa*		7 gal.	
•	Philodendron		*Philodendron sp.*		3 gal.	
1	Pleomele		*Dracaena reflexa*		7 gal. or 15 gal.	
3	White Bird of Paradise		*Strelitzia nicolai*	Yes	15 gal.	

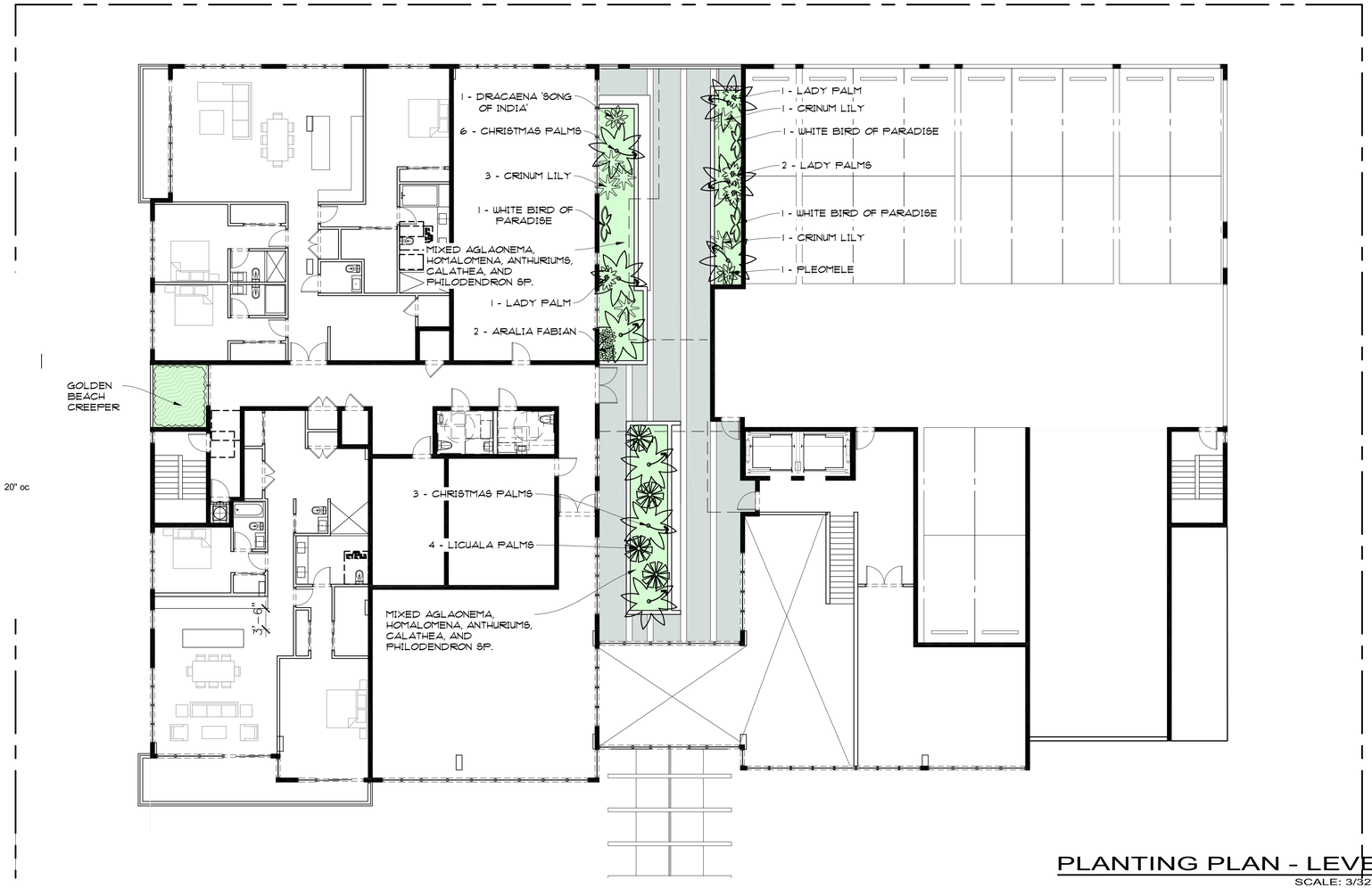
Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

Third Level Landscape - Plant List

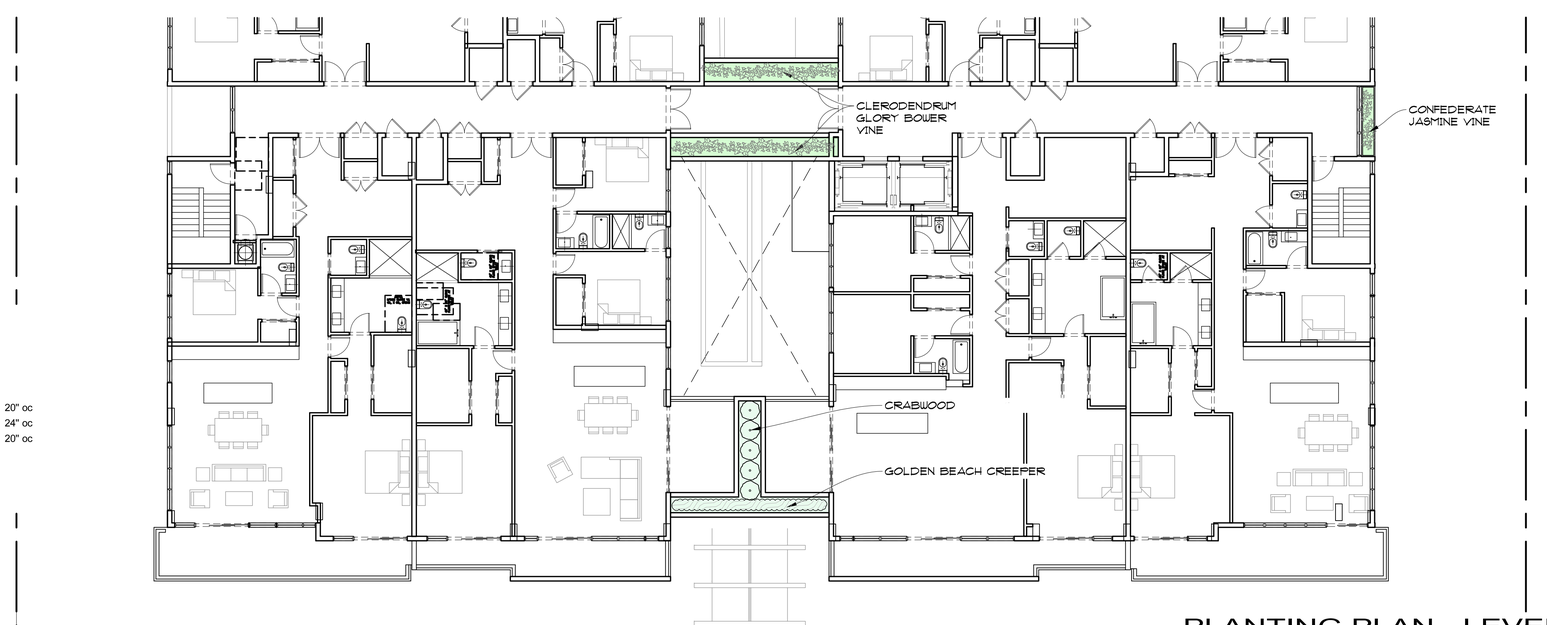
Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Shrubs						
•	Crabwood	Yes	*Gymnanthes lucida*	Yes	3' ht., bush, full	
Groundcovers and Vines						
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc
•	Glory Bower Clerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc
•	Golden Beach Creeper	Yes	*Ernodea littoralis*	Yes	3 gal.	20" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

0 8' 16' 24' 40'



PLANTING PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"



PLANTING PLAN - LEVEL 3
SCALE: 3/32" = 1'-0"

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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
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PHONE: (305)665-9088

SEAL

SHEET TITLE
LANDSCAPE
PLANTING PLAN - LEVEL 2 & 3

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

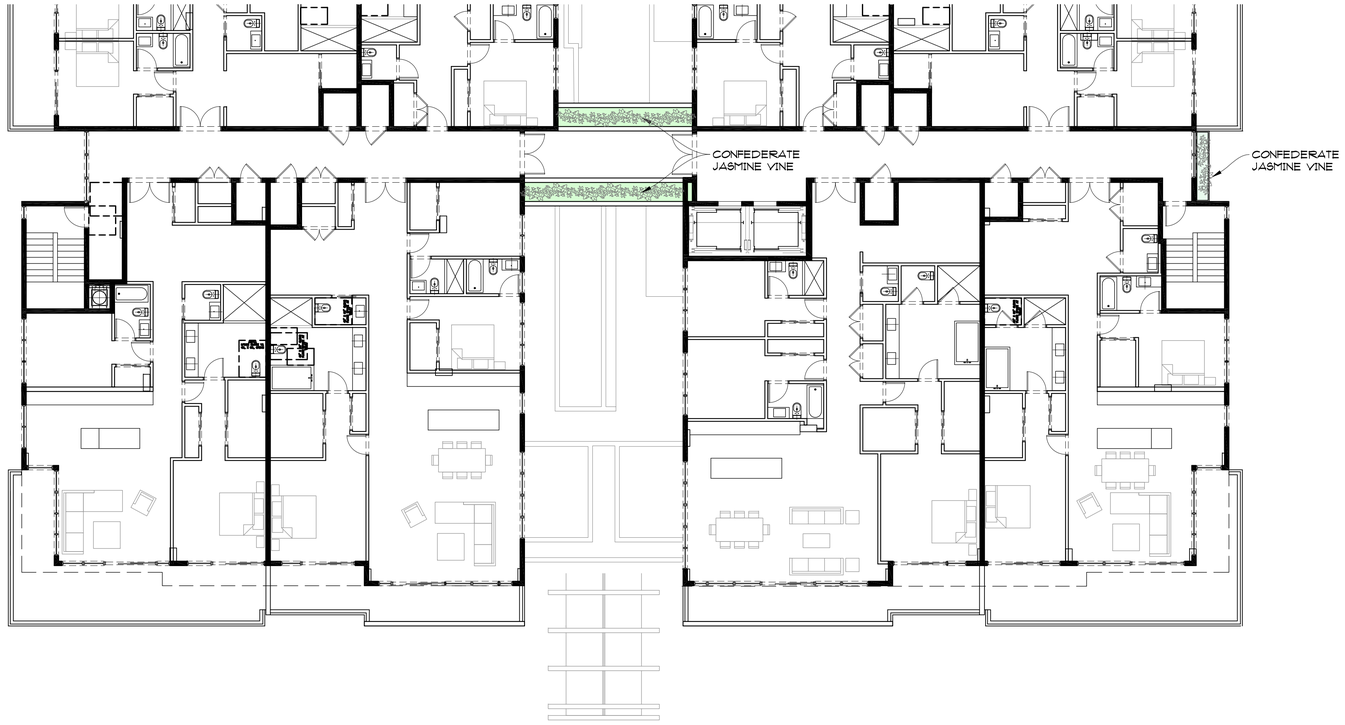
DATE: 10/21/2024

L-2
DRB

Fourth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - LEVEL 4
SCALE: 3/32" = 1'-0"

Fifth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Glory Bower Clerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - LEVEL 5
SCALE: 3/32" = 1'-0"

0 8' 16' 24' 40'

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SEAL

SHEET TITLE
LANDSCAPE
PLANTING PLAN – LEVEL 4 & 5

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
10/21/2024

L-3
DRB



PLANTING PLAN - LEVEL 6

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

Sixth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc
•	Golden Beach Creeper	Yes	*Ernodea littoralis*	Yes	3 gal.	20" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - LEVEL 7

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

Seventh Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Glory Bower Clerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

0 8' 16' 24' 40'

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SEAL

SHEET TITLE

LANDSCAPE
PLANTING PLAN – LEVEL 6 & 7

PROJECT TITLE

CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE: 10/21/2024

L-4
DRB

Roof Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Trees						
2	Bay Cedar	Yes	*Suriana maritima*	Yes	25 gal.	
4	Joewood	Yes	*Jacquinia keyensis*	Yes	25 gal.	
1	Lignum vitae	Yes	*Guaiacum sanctum*	Yes	3' x 3', 25 gal.	
2	Silver Buttonwood	Yes	*Conocarpus erectus 'Sericeus'*	Yes	8' x 5', multi, 2' CT	
Palms						
10	Florida Thatch Palm	Yes	*Thrinax radiata*	Yes	4' ht, single	
6	High Plateau Palm		*Beccariophoenix alfredii*	Yes	(2) 10', (1) 14', (1) 16', (1) 18', (1) 20'	
1	Key Thatch Palm	Yes	*Thrinax morrisii*	Yes	5' ht, triple	
2	Latan Palm (Blue)		*Latania loddigesii*	Yes	6' x 5'	
Shrubs, Groundcovers, Accents, and Vines						
•	Bird of Paradise (Orange)		*Strelitzia reginae*	Yes	7 gal.	
3	Cardboard Palm		*Zamia furfuracea*	Yes	4' x 4'	
•	Clusia Rosea 'Nana'		*Clusia rosea 'Nana'*	Yes	18" x 18", 3 gal.	24" oc
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc
8	Crinum Lily		*Crinum asiaticum*		4' x 4', 3 gal.	
3	Dracaena Arborea		*Dracaena arborea*	Yes	6' x 4', triple, 30 gal.	
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	Yes	7 gal. or 15 gal.	
3	European Fan Palm		*Chamaerops humilis*	Yes	4' x 4', 25 gal.	
•	Foxtail Fern		*Asparagus densiflorus 'Meyerii'*		14" x 12", 3 gal.	15" oc
•	Golden Beach Creeper	Yes	*Ernodea littoralis*	Yes	3 gal.	20" oc
•	Jade Plant		*Crassula ovata*	Yes	3 gal.	
•	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*	Yes	15" x 15", 3 gal.	18" oc
9	Locust Berry	Yes	*Byrsonima lucida*	Yes	3 gal.	
•	Natal Plum 'Emerald Blanket'		*Carissa macrocarpa 'Emerald Blanket'*	Yes	3 gal.	
•	Podocarpus		*Podocarpus macrophyllus*	Yes	7 gal.	
9	Ponytail Palms		*Beaucarnea recurvata*	Yes	4' x 3', multi head, heavy caliper	
•	'White Fountain Grass		*Pennisetum setaceum*	Yes	24" x 24", 3 gal.	30" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
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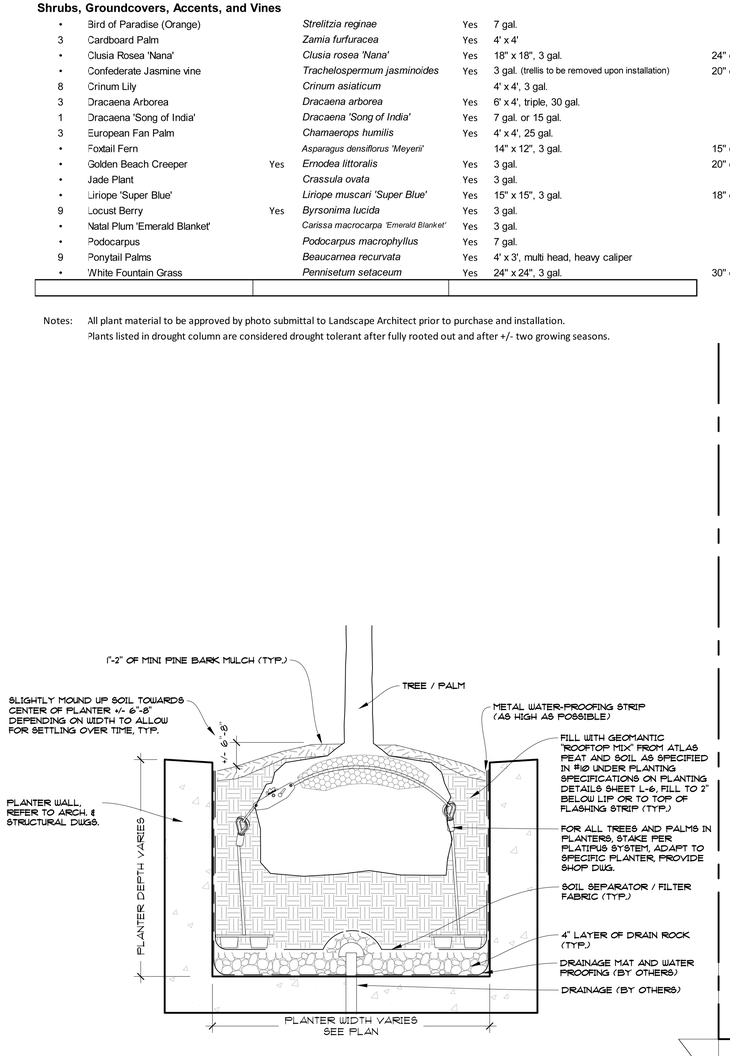
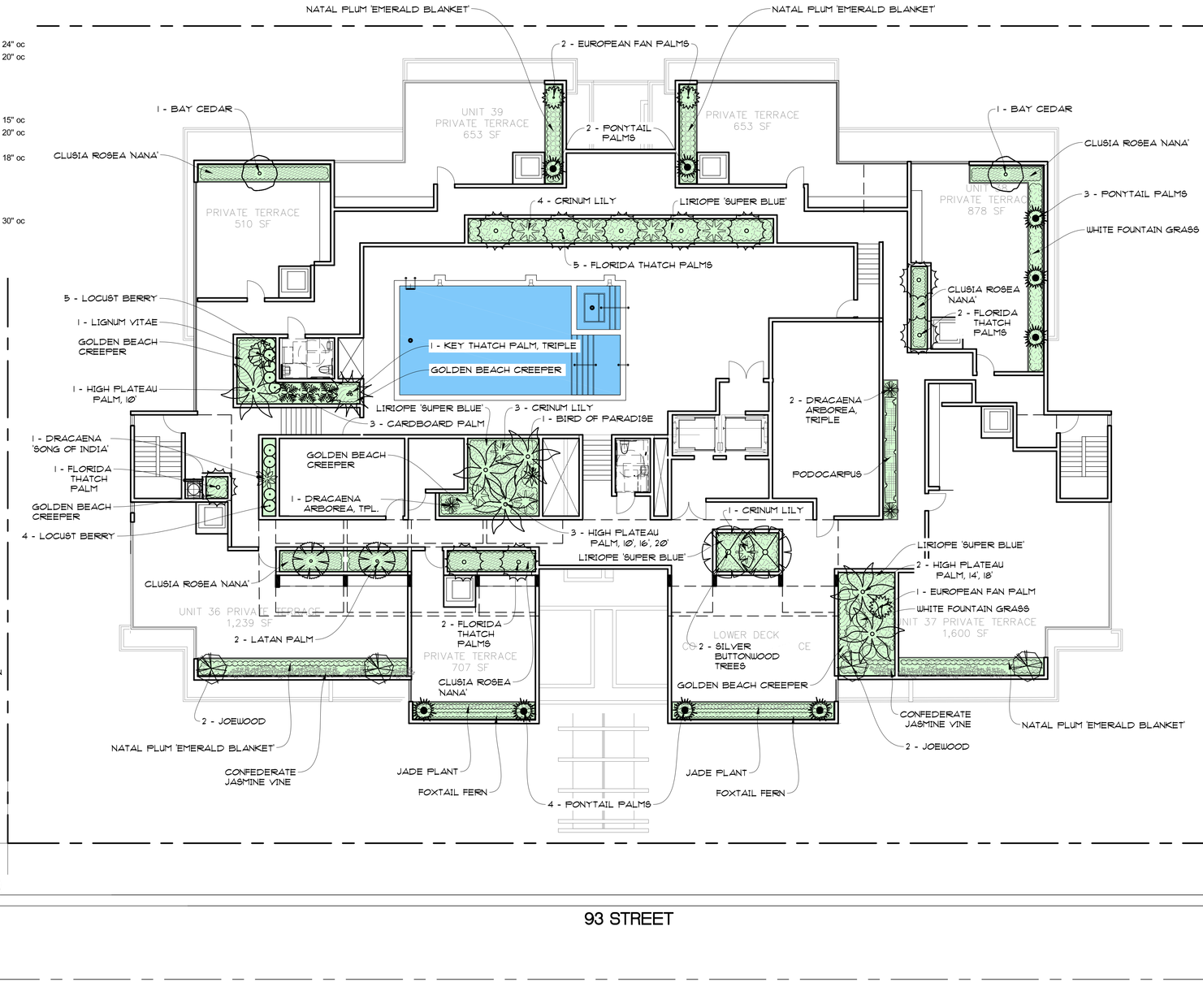


PLANTING / ANCHORING DETAIL
(TYP. FOR ALL UPPER LEVELS) SCALE: N.T.S.



PLANTING PLAN - ROOF LEVEL
SCALE: 3/32" = 1'-0"

0 8' 16' 24' 40'

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SEAL

SHEET TITLE
LANDSCAPE
PLANTING PLAN - ROOF LEVEL

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

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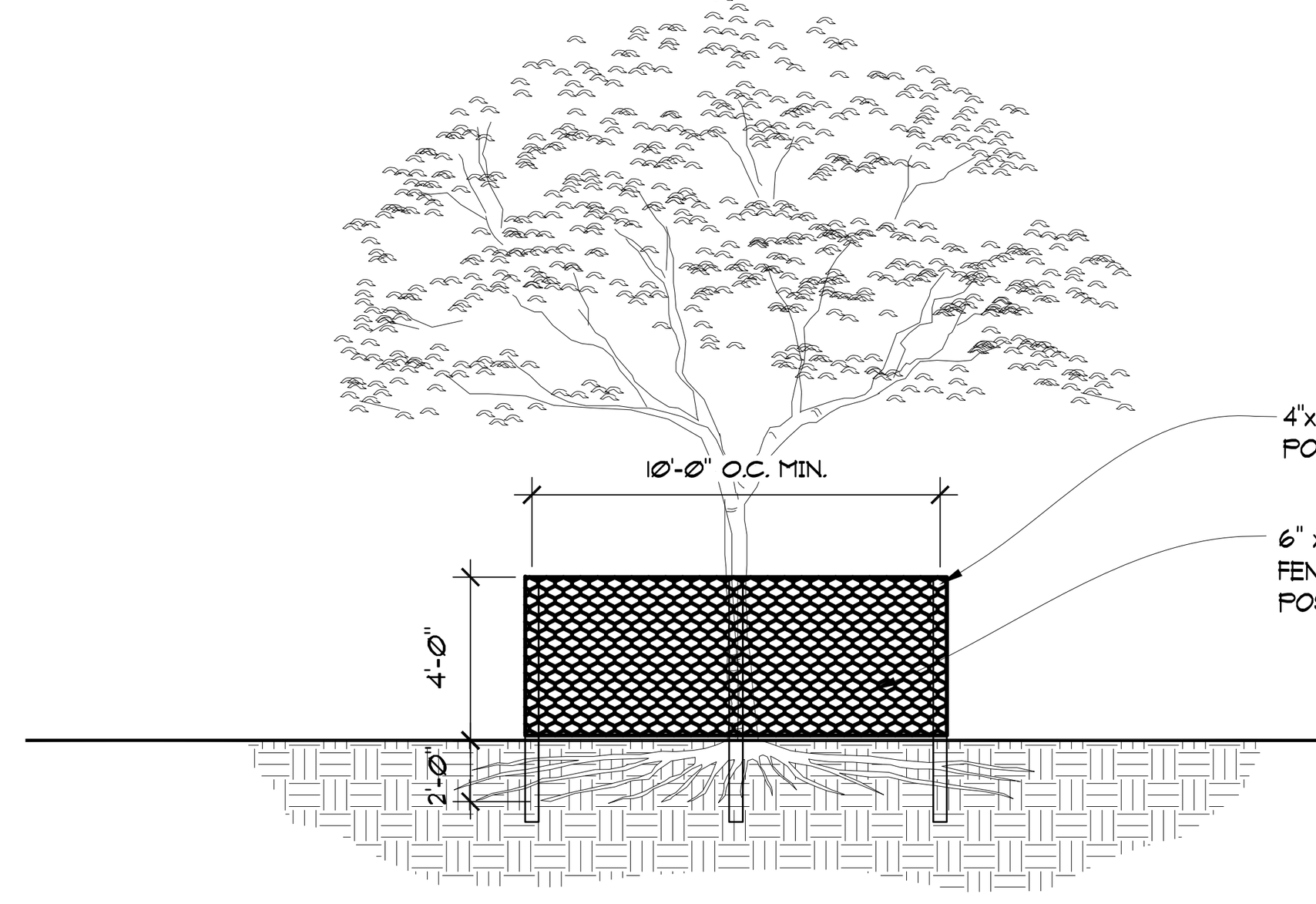
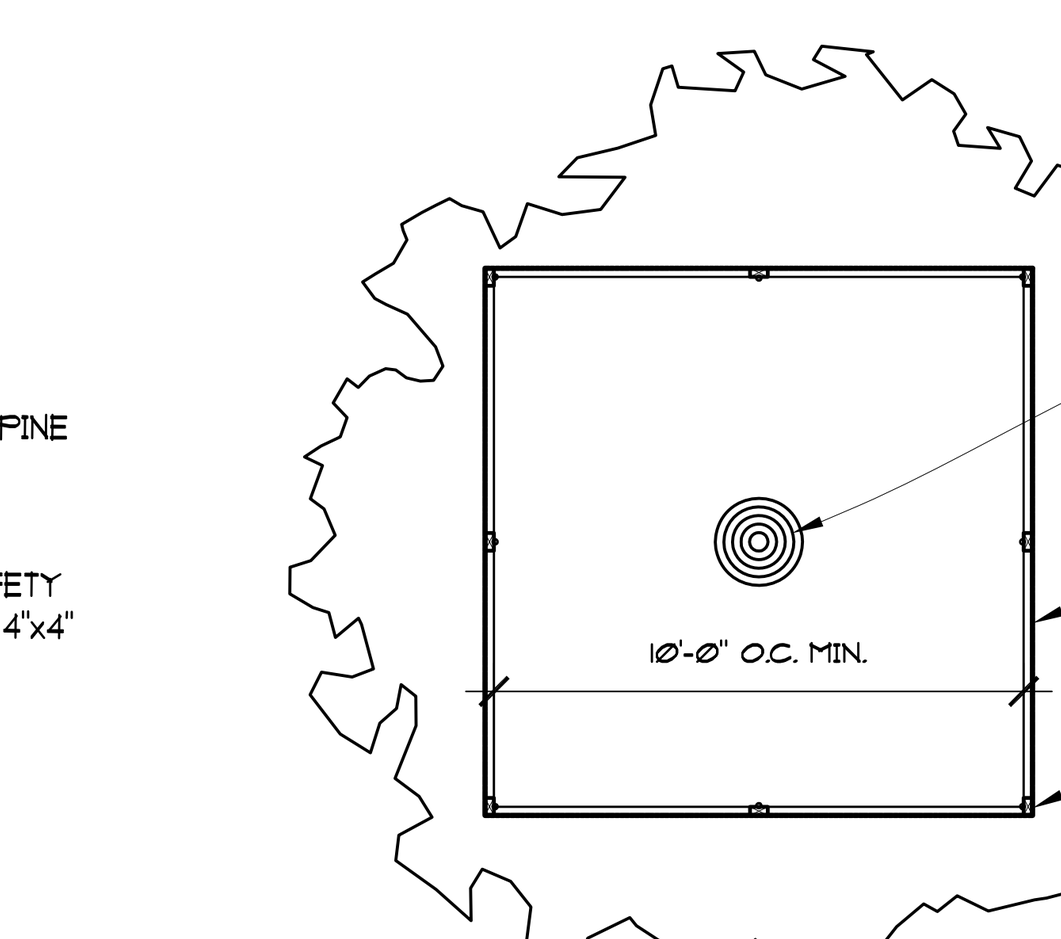


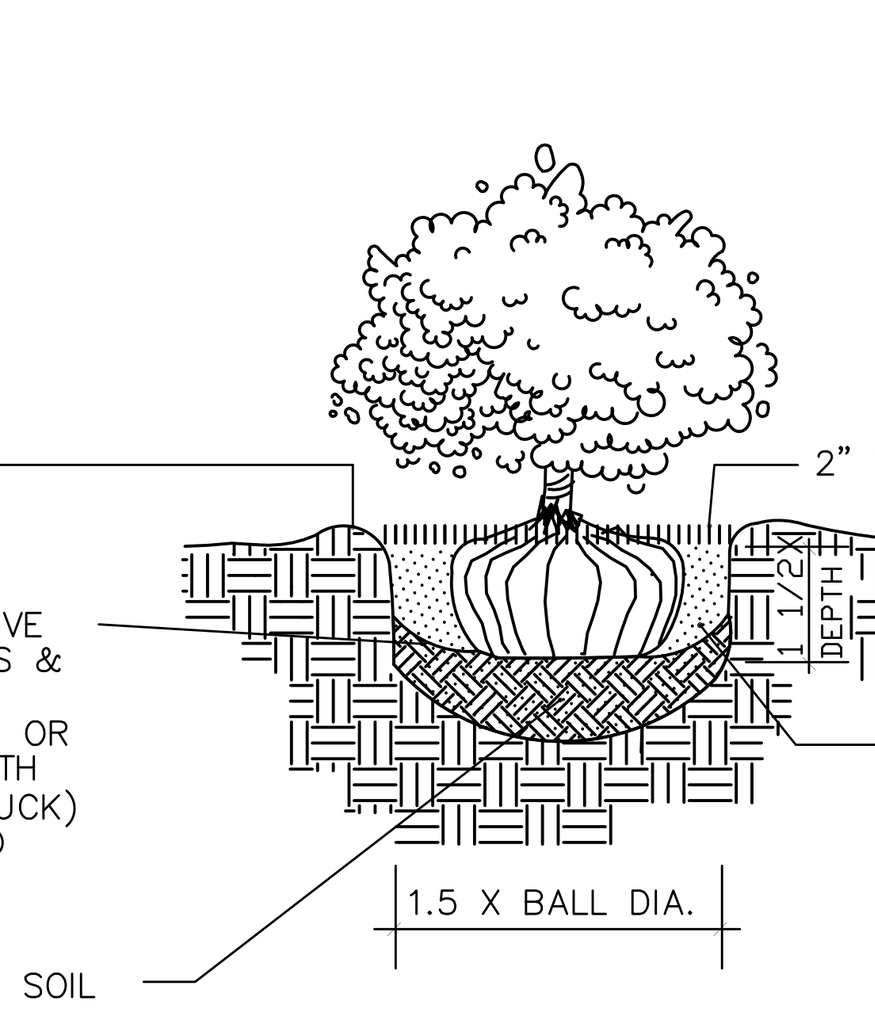
TREE BARRIER PROTECTION SECTION

NOT TO SCALE



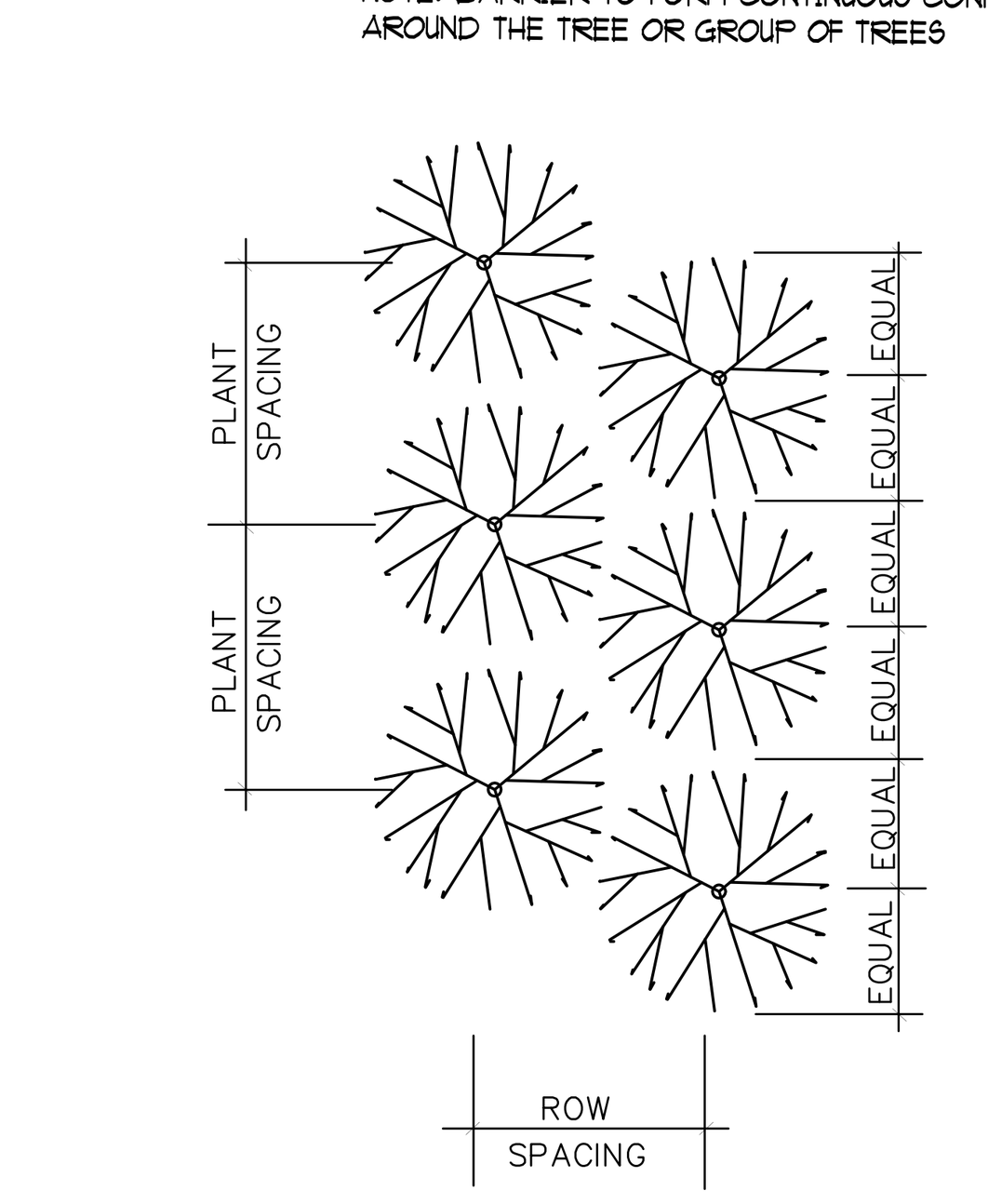
TREE BARRIER PROTECTION PLAN

NOT TO SCALE NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES



SHRUB PLANTING DETAIL

NOT TO SCALE



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

STRUCTURAL SOIL NOTES - TYPICAL

SMALL TREE CALCULATIONS
TO ACHIEVE 100 CU. FT.
THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 5.75' X 5.75' (33 S. F.)
2.5' DEEP = 6.3' X 6.3' (40 S.F.)
2' DEEP = 7.0' X 7.0' (50 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

MEDIUM TREE CALCULATIONS
TO ACHIEVE 308 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 10.15' X 10.15' (103 S. F.)
2.5' DEEP = 11.0' X 11.0' (123 S.F.)
2' DEEP = 12.5' X 12.5' (154 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

LARGE TREE CALCULATIONS
TO ACHIEVE 1412 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 21.60' X 21.60' (470 S. F.)
2.5' DEEP = 23.75' X 23.75' (564 S.F.)
2' DEEP = 26.50' X 26.50' (706 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

CU–STRUCTURAL SOIL CALCULATION METHOD (BY CORNELL UNIVERSITY)
FOR A MEDIUM CANOPY TREES (TABEBUIA, SIMPSON STOPPER, ETC.) ASSUME 14' SPREAD = 7' RADIUS. (7' x 7' X 3.14 = 154 SQ. FT. OF CANOPY) 154 SQ. FT. x 2 = 308 CUBIC FEET OF COMBINED STRUCTURAL AND NATURAL SOIL REQUIRED.

EXAMPLE FOR MEDIUM CANOPY TREES:
A TOTAL OF 308 CUBIC FEET OF SOIL IS REQUIRED DIVIDED BY 3 FEET OF REQUIRED DEPTH OF SOIL = 103 SURFACE SQ. FT. OF ROOT SPACE. IF 25 SQ. FT. OF AREA IS AVAILABLE IN AN OPEN BED (5'X5' TREE GRATE, FOR INSTANCE) THEN 78 SQ. FT. OF STRUCTURAL SOIL AREA IS REQUIRED UNDER ADJACENT PAVEMENT AREAS.

THIS EQUATES TO 2.7 CUBIC YARDS OF PLANTING SOIL (25 X 3 = 75/27 = 2.7 CU. YDS.) AND 8.7 CUBIC YARDS OF STRUCTURAL SOIL (78 X 3 = 234/27 = 8.7 CU. YDS.) FOR THIS TYPE OF INSTALLATION. (ENTIRE PLANTING SOIL MAY BE STRUCTURAL SOIL)

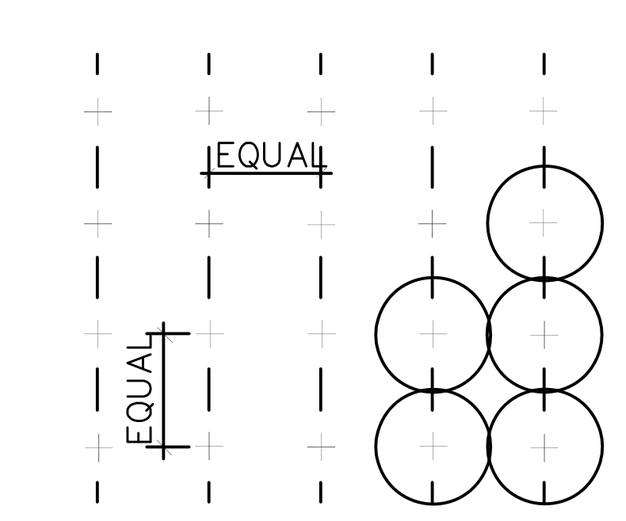
NOTE: LANDSCAPE CONTRACTOR TO ATTAIN CU–STRUCTURAL INSTALLATION SPECIFICTIONS, FROM ATLAS PEAT & SOIL.
ATLAS PEAT & SOIL, INC. 9621 S.R. # 7, BOYNTON BEACH, FL. 33472. PHONE: 561–734–7300

CU–STRUCTURAL SOIL STORAGE PROCEDURE & REQUIREMENTS:
DELIVERED CU–STRUCTURAL SOIL SHOULD NOT BE PLACED IN FROZEN, WET, OR MUDDY SITES.
PROTECT CU–STRUCTURAL SOIL FROM EXPOSURE TO EXCESS WATER AND FROM EROSION AT ALL TIMES.
DO NOT STORE UNPROTECTED. PROTECT CU–SOIL DURING DELAYS OF CONSTRUCTION WITH PLASTIC OR PLYWOOD AS DIRECTED BY ENGINEER OR LANDSCAPE ARCHITECT. DO NOT ALLOW EXCESS WATER TO ENTER SITE PRIOR TO COMPACTION. IF WATER IS INTRODUCED INTO CU–SOIL FVTER GRADING, ALLOW WATER TO DRAIN TO OPTIMUM COMPACTION MOISTURE CONTENT.

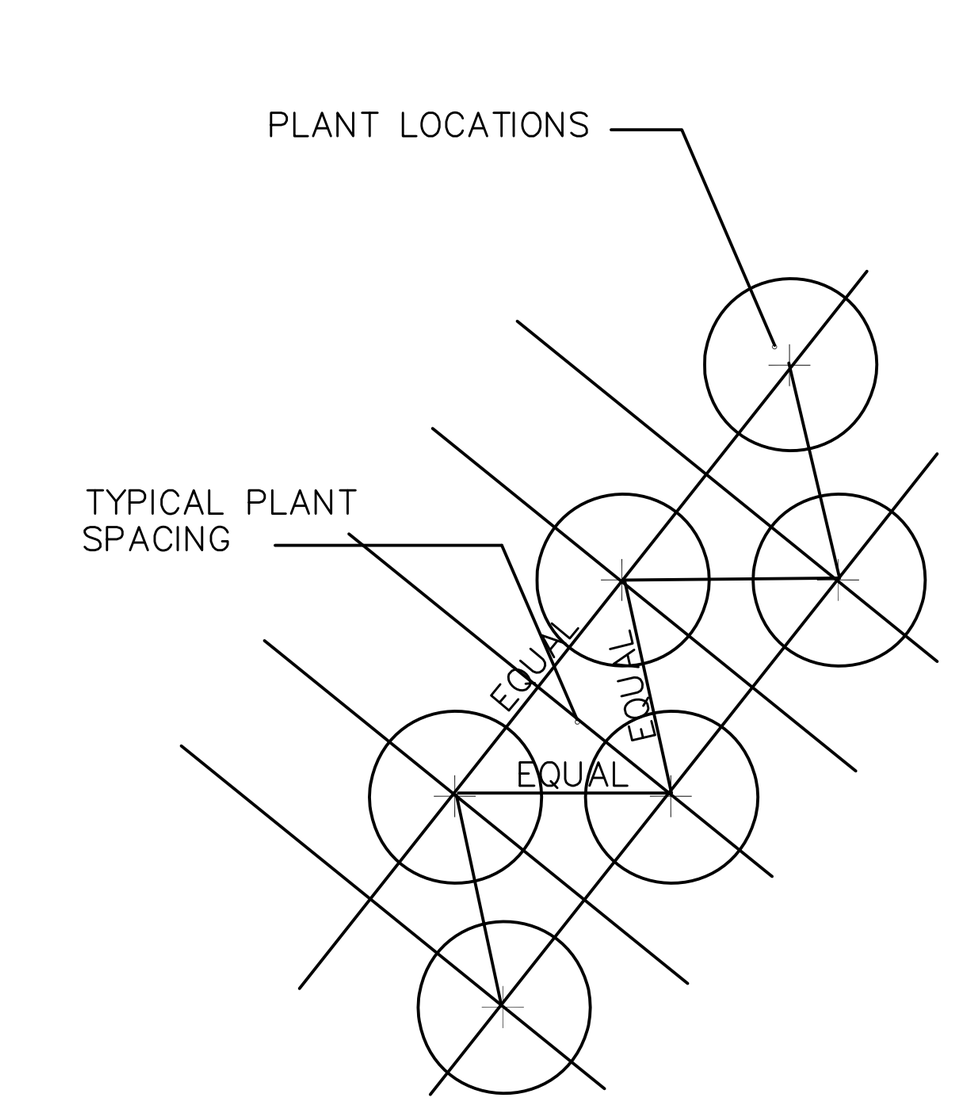
CU–STRUCTURAL INSTALLATION REQUIREMENTS:
INSTALL CU–STRUTURAL SOIL IN 6" LIFTS AND COMPACT EACH LIFT.
COMPACT ALL MATERIALS TO AT LEAST 95 % PROCTOR DENSITY FROM A STANDARD COMPACTION CURVE_AASHTO T 99 (ASTM D 698).

TREE ROOT BARRIERS:
INSTALL CONTINUOUS TREE ROOT BARRIERS TO THE FULL STRUCTURAL SOIL DEPTH, AS NEEDED TO KEEP FUTURE ROOT GROWTH FROM DAMAGING THE ADJACENT HARDSCAPES. USE DEEPROOT BRAND OR APPROVED EQUAL. SEE MANUFACTURERS SPECS FOR INSTALLATION GUIDELINES.

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



SQUARE SPACING PLAN



TRIANGULAR SPACING PLAN

NEW TREE - 1 YEAR MAINTENANCE PLAN

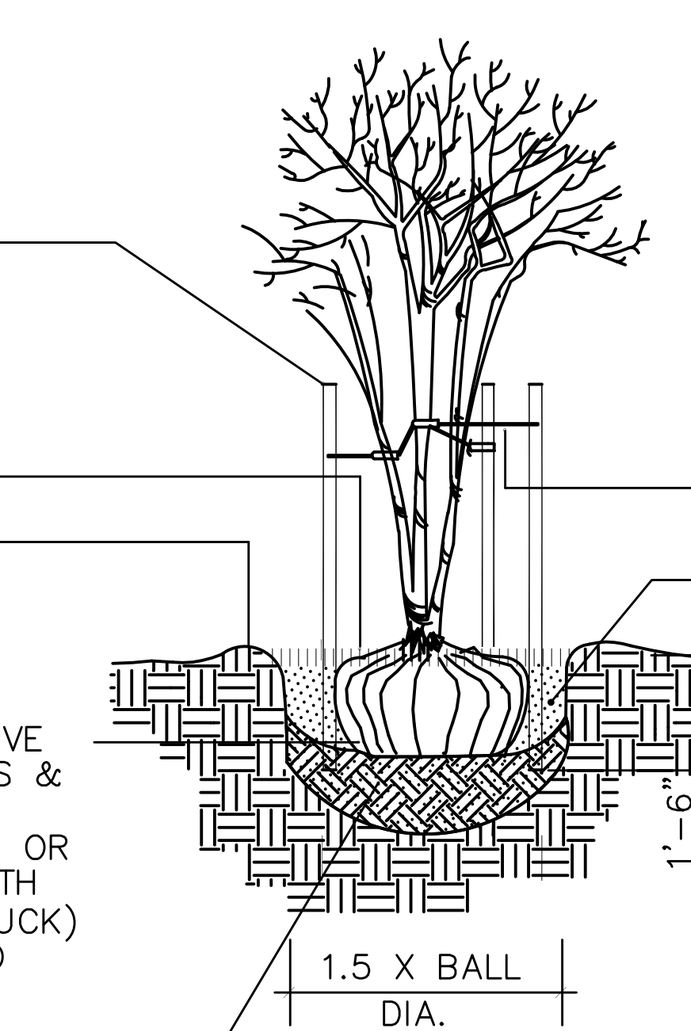
- WATER:
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SENSOR.
1ST MONTH - WATER EVERYDAY
2ND. THROUGH 6TH. MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER. IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.
- FERTILIZER:
USE A PALM 'SPECIAL' FERTILIZER , 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.
- MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.
- TRIMMING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).
- STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.
- MAINTENANCE:
ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #1 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.

PLANTING SPECIFICATIONS AND WARRANTEES

1. The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
2. All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
3. Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", "the plans" will take priority. Notify L.A. of any discrepancies prior to planting.
4. Only unit price installed planting bids based on Landscape Architect's planting plans and Plant List will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
5. All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
6. Landscape contractor to submit planting product and / or sample submittals for L.A. approval prior to purchasing. Submittals to include nursery source for plant material & photographs with measuring tape and / or person standing next to plant material for scale reference. Soils and mulch (w/ samples and supplier info) must be approved by submittal to L.A. prior to purchase.
7. All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
8. Planting beds should receive 12" of "Geomantic Mix" planting soil, 8" minimum if subgrade soils are of good quality and a thinner profile is approved by the L.A. in advance.
9. Planting soil specification: 'Geomantic General Planting Mix' (20% Florida Peat, 10% AtlasGrow, 20% Coarse Sand, 20% SM Sand, and 30% Pinebark), Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 561-734-7300
10. Rooftop soil specification: 'Geomantic Rooftop Mix' (25% Coarse Ortona Sand, 25% Medium APS Sand, 20% Pinebark, 20% FLA Peat, 8% Rice Rock, and 2% Marl), Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 561-734-7300
11. Fertilize all plants with Osmocote "Sierra Blend" 18-7-10: 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
12. Fertilize all B & B material with 10 "Agriform" tablets or equal.
13. Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch. (No cypress or red color mulch)
14. All sod areas laid with St. Augustine 'Palmetto' to be hand raked prior to installing the sod.
15. All sod areas to be top dressed with 2" of 70/30 Coarse Construction Sand / Florida Peat - prior to sodding. Landscape contractor to submit sample to be approved by L.A.
16. All Plant material, excluding Sod, to be warranted from date of acceptance, as follows: Shrubs and Groundcovers for 90 days, Large shrubs (over 10 gal.) and Small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
Note: Acts of God (Hurricanes) and other causes beyond the control of the Landscape contractor are not covered.
17. All warrantees to run concurrently, beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the installer.
18. Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
19. All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
20. Watering is the responsibility of the installer during the installation and until final acceptance.
21. Landscape contractor is responsible for coordinating their work with Irrigation contractor.
22. Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
23. Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material. Modify and repair as needed, to adapt to renovated plantings. Verify compliance with rain sensor & vacuum breaker.
24. All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes.
25. Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities, (fiber optic, electrical, gas, sewage, irrigation, & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts. ALWAYS call SUNSHINE-811 before any underground excavation.
26. Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other construction debris are removed from all soils.
27. In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with 12" of planting soil. In sod areas, Landscape contractor to de-compact soil with backhoe teeth to a depth of 6" and add 2"min. of top soil for sodding.
28. All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
29. All Tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
30. All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
31. All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.
32. All cyclone or fill sand left over from filling building pads or other construction - must be removed from landscape areas due to its very poor drainage characteristics.
33. All trenches from electrical, gas, water, irrigation or any other utilities - must be back-filled with coarse sand or larger aggregate - No cyclone or fill sand within 36" of surface grade.
34. Use root barriers as needed. By Deeproot from Hort Enterprises 800-966-4678 (or L.A. approved equal).

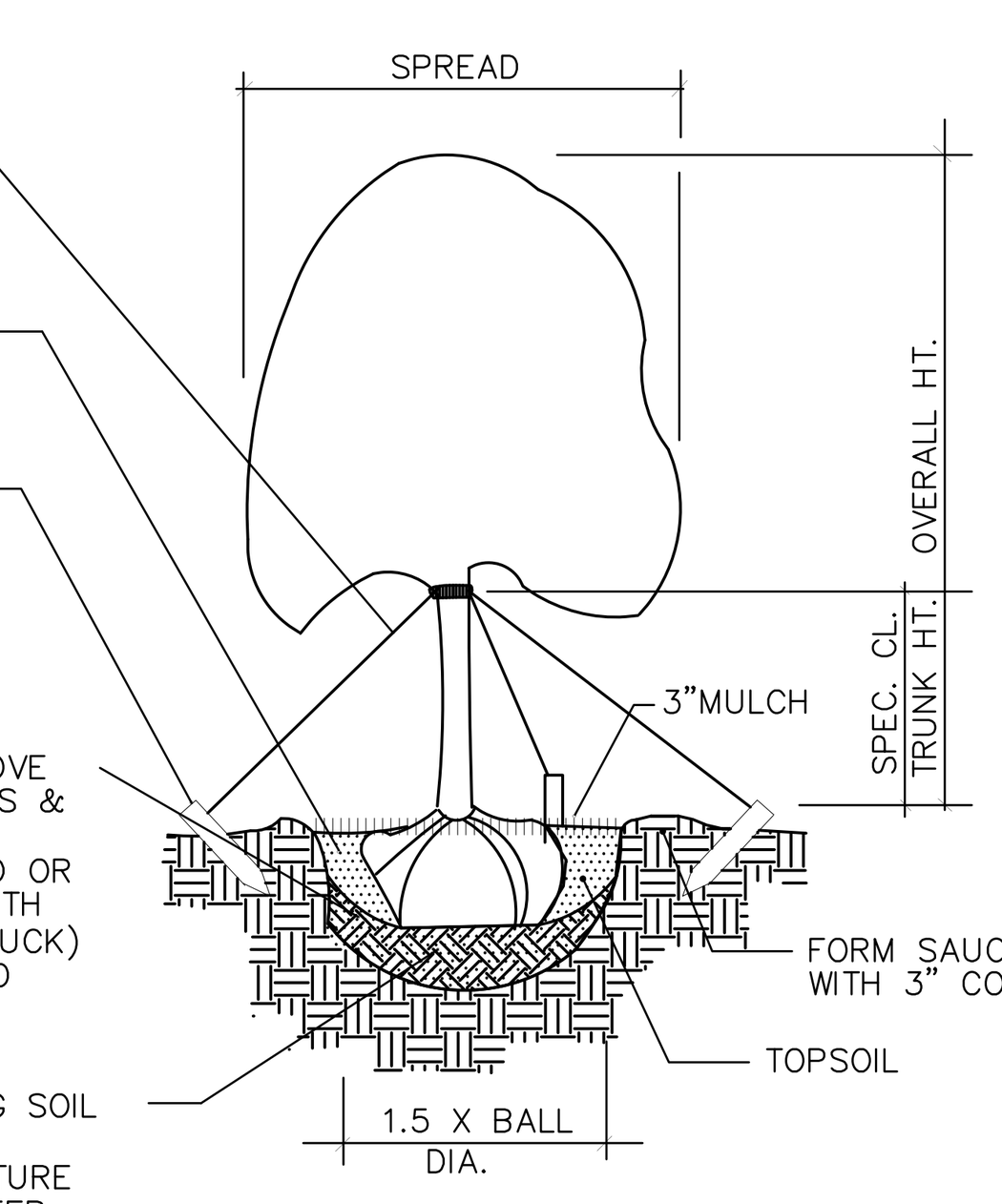
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30"- 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use 'Sawsall' or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with shrink wrap plastic & backfill with soil mixture: (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water three times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.
7. Use root stimulant root drenching solution on tree's root pruned areas, ("Superthrive" & "Keyplex Polystart"), mixture per manufactures specifications based on application frequency.
8. Root prune drenching schedule: every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size. consult with L.A. prior to moving on schedule.
10. Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of $500 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss. Backfill, sink, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed. brace per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



MULTI-TRUNK TREE STAKING

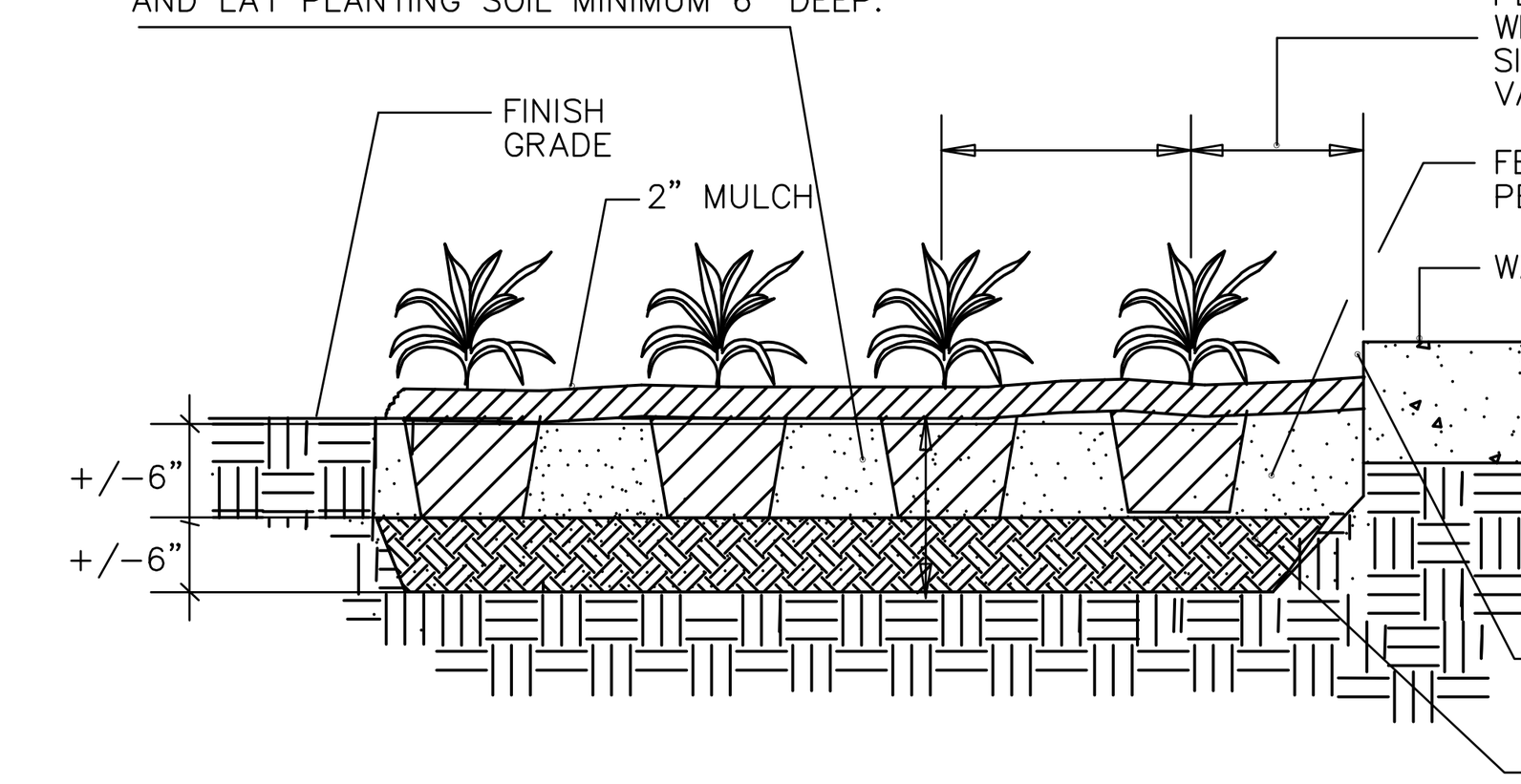
NOT TO SCALE



NOTE:
FOR TREES WITH 1" TO 6" CALIPER

TREE PLANTING - GUY WIRES or WELLINGTON TAPE

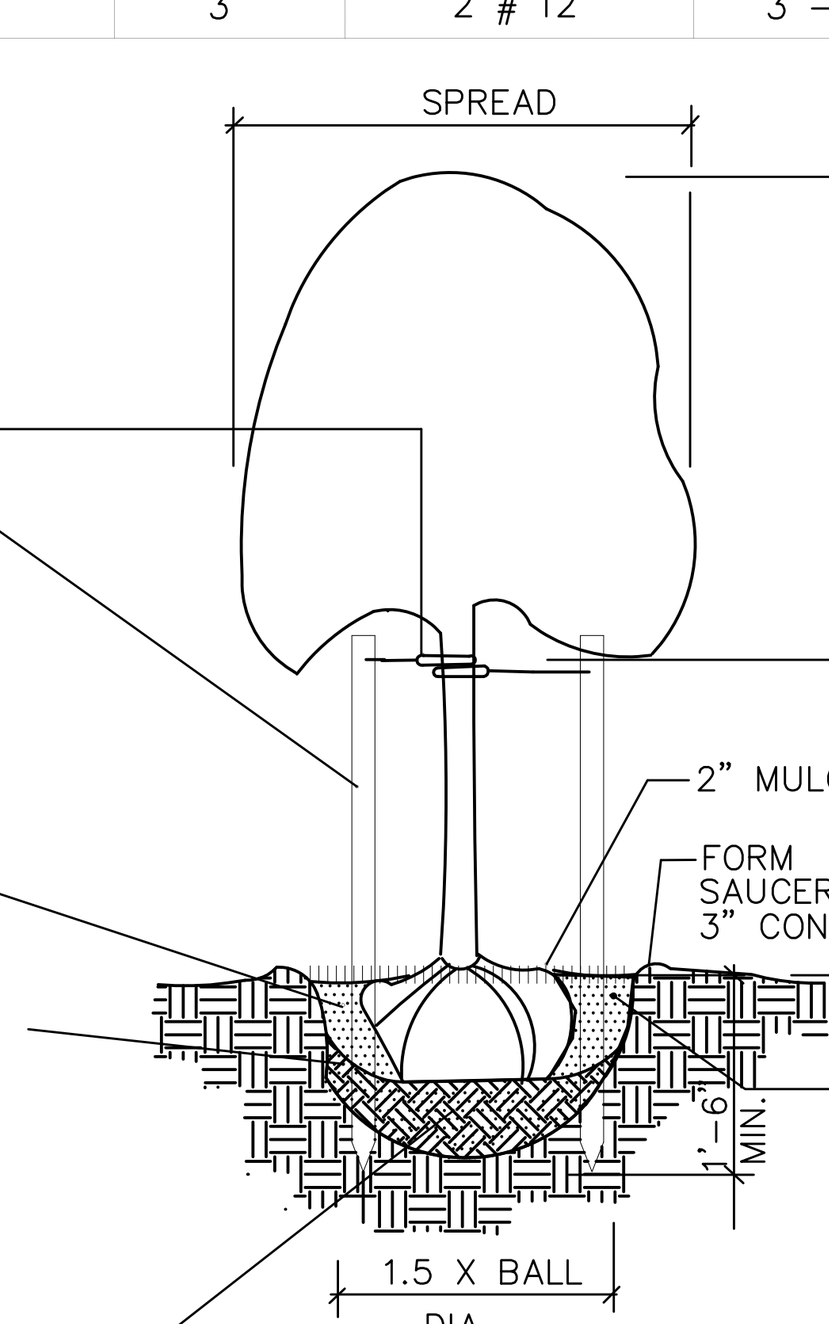
NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE

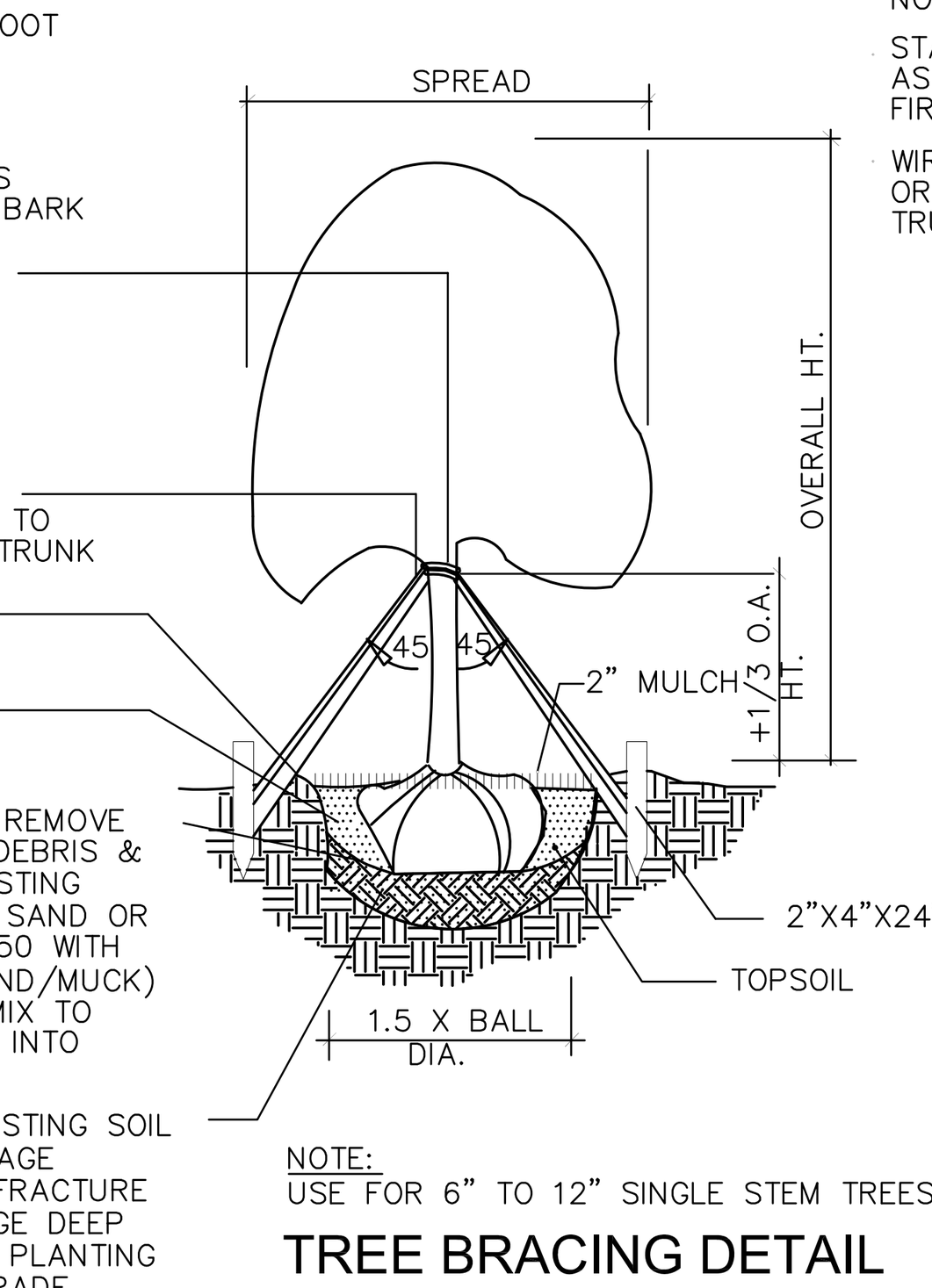
CALIPER	TIES	STRANDS	STAKES
1" – 1 1/2"	2	1 # 12	2 – 2 X 2
1 1/2" – 2"	3	1 # 12	3 – 2 X 2
2" – 3"	3	2 # 12	2 – 2 X 2
3" – 6"	3	2 # 12	3 – 2 X 2



TREE PLANTING - VERTICAL STAKES

NOT TO SCALE

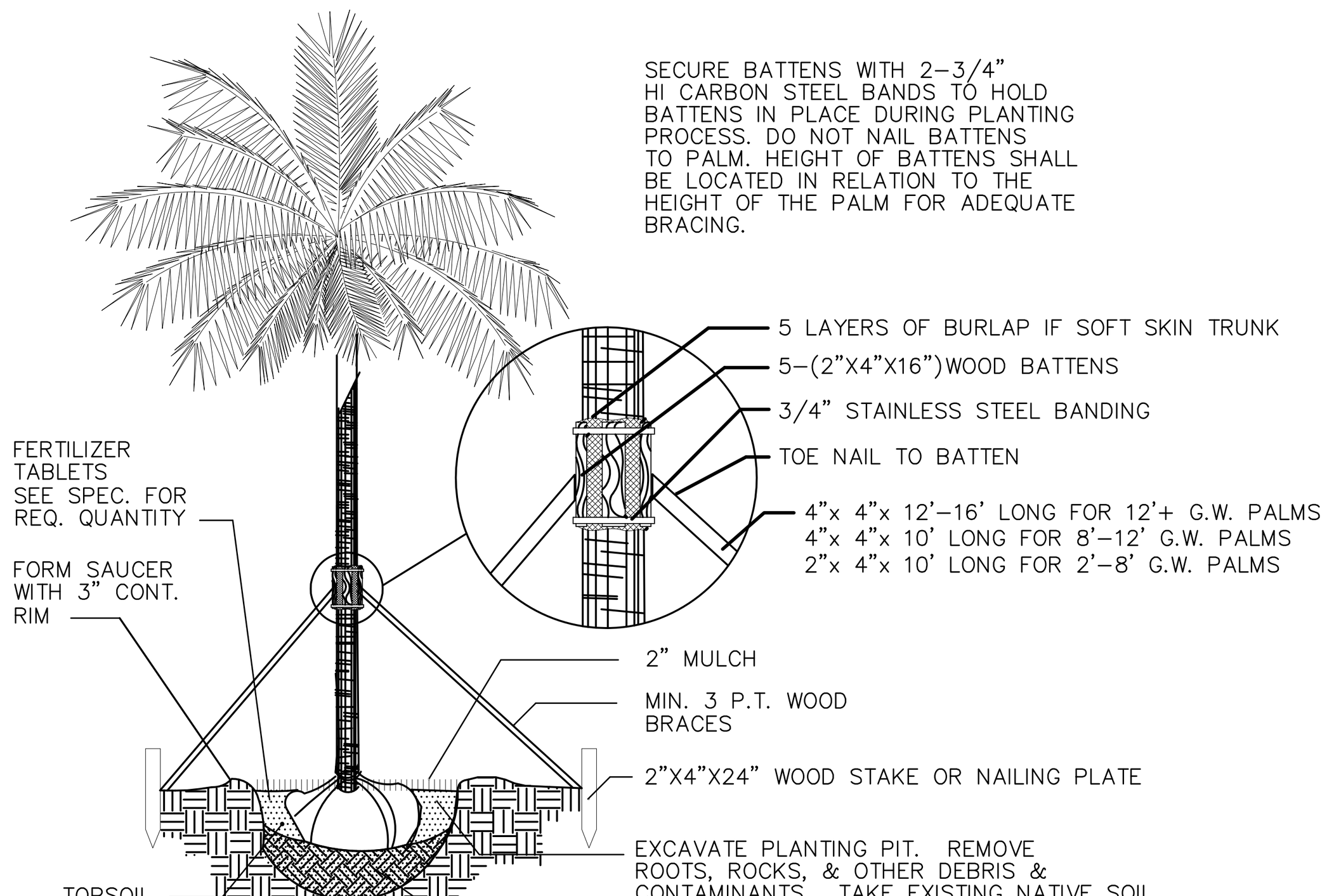
CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" – 8"	2 x 4 x 8"	1 # 12	3 – 2 X 4	2 – 16d
8" – 10"	2 x 4 x 12"	1 # 12	3 – 2 X 4	3 – 16d
10" – 16"	2 x 4 x 12"	2 # 12	4 – 2 X 4	3 – 16d



NOTE:
USE FOR 6" TO 12" SINGLE STEM TREES

TREE BRACING DETAIL

NOT TO SCALE



PALM STAKING DETAIL

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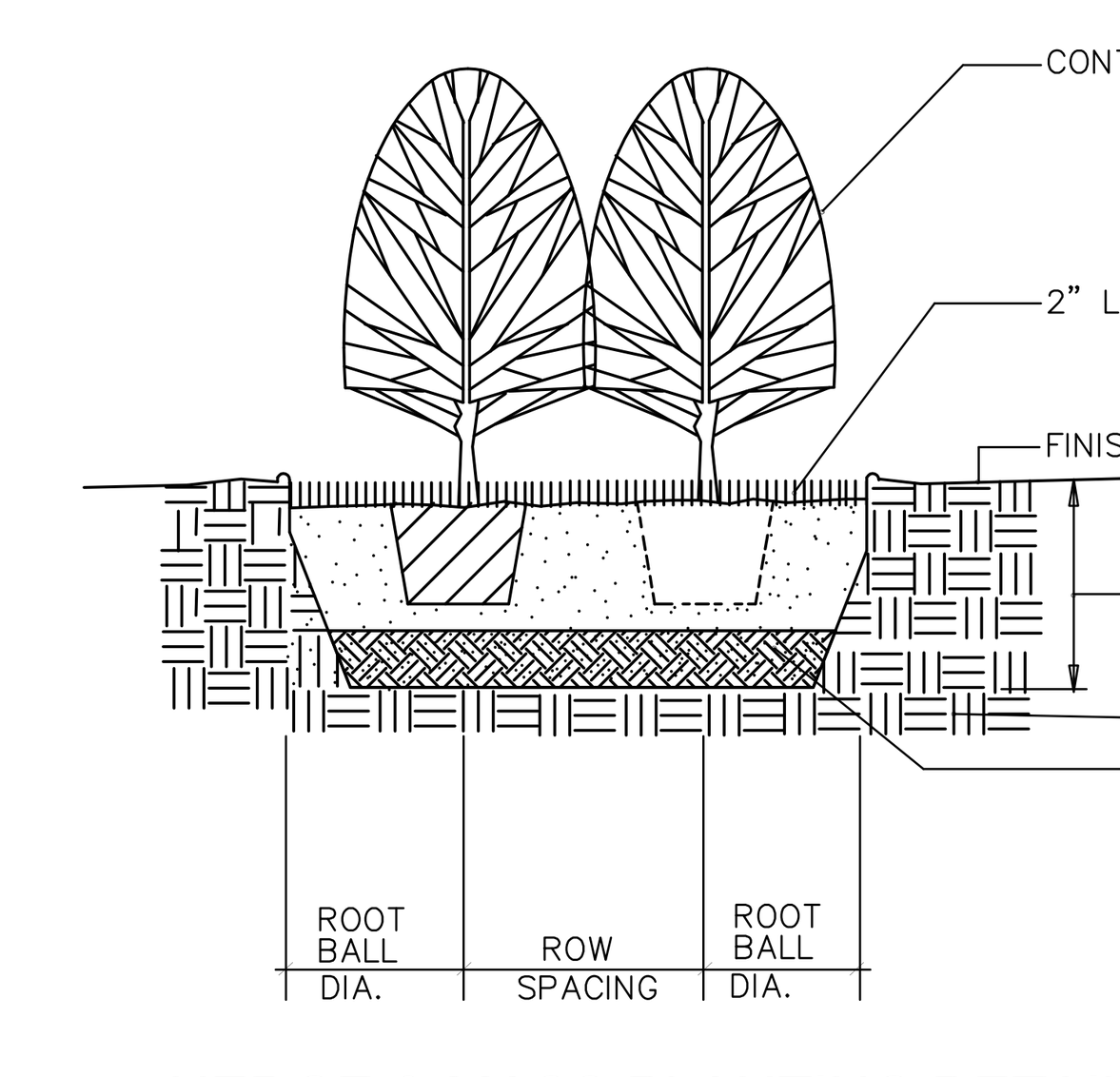

HEDGE & MASS PLANTING DETAIL

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KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANTING DETAILS

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SEAL

SHEET TITLE
LANDSCAPE
PLANTING DETAILS

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE: 10/21/2024

L-6
DRB

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1130-1150 93 Street, Bay Harbor Drive **Legal Description** LOTS 3, 4, & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Net Lot Area 33,750 **Acres /** 0.77 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 33,750 SF x 20% = 6,750 SF (BHI – Sec. 23-11)	20% / 6,750 SF	26.7 % / 9,018 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 6,750 SF x 60% = 4,050 SF	60% Max / 4,050 SF	21 % / 1,709 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.77 acres = 21.5 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	22	25
2. Native Species Required - 50% Min. # of shade trees req. 22 x 50% = 11 (BHI – Sec. 24-16(a)(2))	11	21
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 22 x 50% = 11 (MDC – Sec. 18A-6(C)(11)(b))	11	25
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	22	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	6

*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 22 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   - 12 ft. - 25 % or 5.5 shade trees
   - 14-16 ft. - _____ % or _____ shade trees
   - 16-18 ft. - 50 % or 11 shade trees
   - 18-20 ft. - 25 % or 5.5 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

III. Street Trees	**Required**	**Provided**
1. Street Trees @ 1:35' Width of lot 225 / 35' = 6 (15' min height / 6' clear wood / 2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))	6	6

IV. Shrubs Required	**Required**	**Provided**
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	220	220 min.
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	66	66 min.
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	110	110 min.
V. Buffers (If applicable) (BHI – Sec. 24-16)		
1. Parking Lot from ROW	N/A (yes / no)	N/A (yes / no)
2. Dissimilar Uses	N/A (yes / no)	N/A (yes / no)
VI. Parking Lot Landscaping (If applicable)	**Required**	**Provided**
1. 10 SF / parking space: 10 x _____ spaces = _____ SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		N/A

VIII. Florida Friendly Landscaping (MDC – Sec. 18A-2(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-potable water 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.

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PIGEON PLUM TREE



CRABWOOD



PHILO. 'GREEN CONGO'



CARANDAY PALM



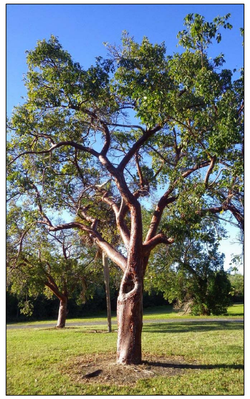
BAHAMA TABEBUIA TREE



BED OF COTONEASTER



SABAL PALMS



GUMBO LIMBO TREE



MONTGOMERY PALMS



CAT PALMS



LIVE OAK TREE



ZOMBIE PALM



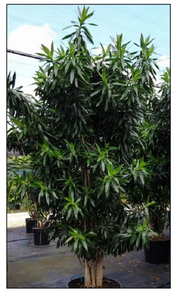
ROYAL PALMS



LIRIOPE



LICUALA PALM



PLEOMELE



LIGNUM VITAE



CONFEDERATE JASMINE VINE



CARDBOARD PALM



WART FERN



ACALYPHA 'JAVA WHITE'



WILD COFFEE



SANSEVIERIA 'LAURENTII'



LADY PALM



WAX JASMINE



GREEN BUTTONWOOD TREE



GOLDEN BEACH CREEPER



SILVER BUTTONWOOD



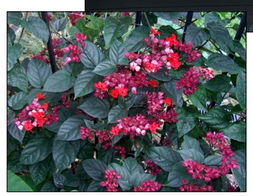


CRINUM LILY



PONYTAIL PALM





GLORY BOWER CLERODENDRUM VINE



AGLAONEMA 'SILVER BAY'



DRACAENA ARBOREA



CHRISTMAS PALMS



CLUSIA ROSEA 'NANA'



LATAN PALM AND PHILODENDRON 'BURLE MARX'



WHITE FOUNTAIN GRASS



FLORIDA THATCH PALM

DRACAENA 'SONG OF INDIA'

EUROPEAN FAN PALM AND FOXTAIL FERN

CONCEPT PLANTING IMAGES

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