Town Of Bay Harbor Islands
Design Review Board Meeting
AGENDA
October 6, 2026
7:00 PM
Council Chambers, Community Center,
Rooms 2-3,
1175 95th Street, Bay Harbor Islands,
FL 33154

STATEMENT OF DECORUM

All comments must be addressed to the Council as a body and not to individuals. Any person making a racial or slanderous remark or who becomes boisterous while addressing the Town Council, staff, etc. shall be barred from the audience by the presiding officer. No profanity, shouting, heckling, verbal outbursts, or disruptive behavior in support of or opposition to a speaker or his/her remarks is permitted. Please mute or turn off your cell phone or other electronic devices at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chambers shall do so quietly.

SPECIAL NOTICE

A Design Review Board of the Town of Bay Harbor Islands will take place in-person and virtually through the Zoom platform.

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

Zoom Meeting Link:

Meeting ID:
Passcode:

To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.
In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free numbers below:

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

Participant ID: Press the # key.

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

Members of the Public can also submit their request to speak and/or comments via email to the Office of the Town Clerk at eherbello@bayharborislands-fl.gov prior to 4:00 p.m. on the day prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

January 6, 2026 Design Review Board Meeting Minutes
March 5, 2026 Design Review Board Meeting Minutes
April 16, 2026 Design Review Board Meeting Minutes
May 5, 2026 Design Review Board Meeting Minutes
June 9, 2026 Design Review Board Meeting Minutes
June 30, 2026 Design Review Board Meeting Minutes
2026-01-06-DRB Minutes.pdf
2026-03-05-DRB Minutes.pdf
2026-04-16 DRB Minutes.pdf
2026-05-05 DRB Minutes.pdf
2026-06-09 DRB Minutes.pdf
2026-06-30 DRB Minutes.pdf

DISCUSSION ITEMS

9625 Broadview Terrace
Request for approval for a revision for "Brian & Brittany Riemer" located at 9625

Broadview Terrace, Lot 8 of Block 30. On January 6, 2026 the Board approved the site plan for the construction of a new single family home. When the applicant submitted the construction plans it was noted that some changes to the front facade/elevation had been altered from the previously approved design. The applicant submitted a new application to address the comments from the Building Department. Enclosed please find the previously approved and proposed plans. Item #1
BHI-DRB Staff Report-9625 Broadview Ter 2.pdf
SPR26-000021 DRB Application - Rev.pdf
SPR26-000021 Narrative.pdf
2026.01.02-9625 Broadview Terr-DRB-ARCH.pdf
9625 Broadview Terr - DRB Set 10.6.2026.pdf

10250 West Broadview Drive
Request for approval for a new single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. The owner is proposing to demolish the existing 1951 (3,706 sq. ft.) residence and construct a new two-story single-family residence. The new home will have approximately 8,015 square feet of a/c living space. The proposed residence will have five bedrooms and 7 1/2 bathrooms. Enclosed please find the site plan and elevations. Item #2
BHI-DRB Staff Report-10250 W Broadview Dr.pdf
SPR26-000009 DRB Application.pdf
10250 W BROADVIEW DR DRB SET 10.6.2026.pdf

ADJOURNMENT

Respectfully submitted,

Lindsley Noel, MAcc
Town Manager

This meeting is open to the public, in accordance with the Americans with Disabilities Act of 1990, all persons that are disabled; who need special accommodations to participate in this meeting because of that disability should contact the office of the Town Clerk at 305-866-6241 ext. 122 no later than four (4) days prior to such proceeding.

In accordance with the provisions of section 286.0105, Florida Statutes, anyone wishing to appeal any decision made by the Town of Bay Harbor Islands Council, with respect to any matter considered at this meeting or hearing, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

Two or more members of the Town Council and/or Town Boards/Committees may attend this meeting.

Bay Harbor Island
Design Review Board Meeting
October 6, 2026

MEMORANDUM

Agenda #:
Date: October 6, 2026
From: Evelyn Herbello, Town Clerk
Subject: January 6, 2026 Design Review Board Meeting Minutes
March 5, 2026 Design Review Board Meeting Minutes
April 16, 2026 Design Review Board Meeting Minutes
May 5, 2026 Design Review Board Meeting Minutes
June 9, 2026 Design Review Board Meeting Minutes
June 30, 2026 Design Review Board Meeting Minutes

2026-01-06-DRB Minutes.pdf
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2026-04-16 DRB Minutes.pdf
2026-05-05 DRB Minutes.pdf
2026-06-09 DRB Minutes.pdf
2026-06-30 DRB Minutes.pdf

Town of Bay Harbor Islands

Design Review Board Meeting
MINUTES
Date: January 6, 2026
7:00 PM
Community Center – 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the meeting to order at 7:03 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Swearing-In of Speakers

Town Clerk Evelyn Herbello administered the oath to all people intending to provide testimony during the meeting.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll.

Present: Chair Steven Hurwitz; Vice Chair Alan Bebchik; Board Member Jed Frankel; Board Member Kai Chen; and Board Member Janet Adler.

Absent: Board Member Ridner and Board Member Goldshtein.

Also Present: Town Manager Lindsey Noel; Town Clerk Evelyn Herbello; Town Planner Lorrainia Belle; and Town staff and consultants as required.

Items:

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

The Board considered an application submitted by the Club of Bay Harbor Condominium Association requesting approval to remove the existing stone façade and replace it with stucco and paint.

Christina Martinez, Treasurer of the Association, and Analia Bogdan, Vice President of the Association, presented the application.

Ms. Martinez explained that portions of the stone façade had detached from the building and fallen onto a vehicle. Although no injuries occurred, the condition created a safety hazard and liability concern. She advised the Board that the Association's insurer and engineer of record recommended removal of the stone façade and that the stone should not be reinstalled. The Association was concurrently undertaking concrete restoration repairs to critical structural columns and intended to coordinate façade improvements with that work.

Board Member Frankel questioned the urgency of the repairs and sought confirmation that the condition represented a safety hazard. The applicant confirmed that façade failures had already occurred and that removal was necessary.

Chair Hurwitz discussed the proposed architectural treatment and encouraged the applicant to consider incorporating scored architectural detailing or other decorative elements to preserve visual interest after removal of the stone. The applicant expressed willingness to explore such alternatives while maintaining the primary objective of eliminating the unsafe condition and waterproofing the building envelope.

Board Member Chen stated that the revised appearance would improve the building's appearance. Board Member Frankel commented that the stone treatment appeared dated and that removal was appropriate.

A motion was made by Board Member Frankel to approve the application and incorporate the staff report into the record. And encouraged the applicant to consider scored architectural detailing consistent with the approved color scheme, seconded by Board Member Adler. The motion carried with a 5-0 vote with Board Member Ridner and Board Member Goldshtein absent.

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

The Board considered an application for exterior façade renovations to the Pura Vida Miami location.

Alejandra Rivera of AW Architects presented the application.

The proposal included the removal of the existing wood-looking siding; installation of a stucco reveal façade treatment; replacement of the primary storefront entrance with blue-framed double entry doors; and future awning and signage improvements to be submitted separately through deferred permitting.

Ms. Rivera explained that the blue entry treatment was part of an emerging brand identity being implemented at newer Pura Vida locations.

Chair Hurwitz discussed the proposed façade treatment and requested that future awnings remain substantially consistent with the design presented to the Board.

Board Member Frankel expressed concern regarding the blue branding elements and questioned whether the color palette was compatible with surrounding gateway properties and recently approved developments in the district.

Board Members Bebchik and Chen stated that they believed the proposal represented a significant improvement to the existing façade and was compatible with the neighborhood.

Public Comment
Frances Neuhut, 1060 Kane Concourse, spoke in support of the application. She stated that Pura Vida had significantly contributed to the revitalization of the business district and believed the proposed improvements would further strengthen the commercial corridor.

A motion was made by Board Member Bebchik to approve the application and incorporate the staff report into the record, seconded by Board Member Chen. The motion carried with a 4-1 vote with Board Member Frankel voting in opposition.
Seconded by Board Member Chen.

3. **Request for approval for exterior modifications for "Lindsay Keats Corp" located at 9530 West Broadview Drive, Lot 73 of Block 23. On December 7, 2021, the Board approved the site plans for a new single-family home. The home was built and was issued the Certificate of Occupancy on November 7, 2022. The owners are requesting approval for a material change, from wood to travertine cladding, to the front and side elevations of the previously approved new single-family**

residence. Enclosed please find the previously approved and new proposed plans.

The Board considered a request to modify materials previously approved for a single-family residence by replacing portions of the approved wood cladding with Roman travertine.

Matthias Allen of BRG Studio presented the application.

The applicant explained that the owner sought to replace portions of the first-floor wood cladding surrounding the garage and entry area with Roman travertine while retaining the wood treatment at upper levels. The applicant noted that some work had commenced prior to obtaining Design Review Board approval, resulting in a stop-work order and necessitating Board review.

Board members generally agreed that the proposed material change improved the architectural composition of the residence.

Board Member Bebchik stated that the travertine created a more balanced appearance and complemented the remaining wood elements. Chair Hurwitz commented that the original design contained an excessive amount of wood and that the proposed revision represented an improvement.

Public Comment
Frances Neuhut addressed broader concerns regarding residential development trends, setbacks, and enforcement of development regulations. Her comments were not directed specifically toward the proposed material change.

A motion was made by Board Member Bebchik to approve the application and incorporate the staff report into the record, seconded by Board Member Adler. The motion carried with a 5-0 vote.

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

The Board considered revisions to plans previously approved for a new single-family residence.

Tamara Feldman presented the application.

The proposed revisions consisted of raising the finished floor elevation to comply with updated FEMA requirements; enlarging and relocating the pool equipment pad; and modifying the previously approved garage-to-residence connection by replacing a partially open louvered structure with a fully covered walkway.

The applicant advised that the modifications did not increase building height, building area, or encroach into required setbacks. Pool equipment would remain screened and landscaped.

The Board reviewed the visibility of pool equipment from neighboring properties, screening methods, setback compliance, and the appearance of the revised covered walkway. Discussion also included the architectural character of the residence and visibility of portions of the structure from adjacent properties and waterways.

Town Planner Lorrainia Belle confirmed that required setbacks remained compliant and that mechanical equipment would remain appropriately screened.

A motion was made by Board Member Adler to approve the revised plans consistent with the Town Planner's report, seconded by Board Member Bebchik. The motion carried with a 5-0 vote.

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

The Board considered an application for demolition of an existing residence and construction of a new two-story single-family home.

Architect Adam Fonz and property owner Brian Riemer presented the proposal.

The project consisted of a two-story residence containing approximately 5,611 square feet of air-conditioned living area with four bedrooms, seven bathrooms, a two-car garage, swimming pool, and outdoor terrace. Architectural materials included coral stone, textured stucco, bronze-framed windows, wood accents, and a flat tile roof.

The applicant requested approval of lighting fixtures incorporated into the front fence structure and minor light spillover beyond the property line as demonstrated by submitted photometric studies.

Town Planner Belle explained the applicable code provisions and the necessity for Design Review Board approval of both waivers.

The Board discussed fence-mounted lighting; photometric impacts; screening of mechanical equipment; architectural materials; long-term maintenance of exterior wood elements; privacy fencing and neighborhood compatibility; and visibility of elevated mechanical equipment from public rights-of-way and neighboring properties.

Chair Hurwitz emphasized that all mechanical equipment should be fully screened and not visible from the street. Town Planner Belle stated that future approvals would include specific conditions requiring mechanical screening and landscaping.

Board Member Adler suggested outreach to adjacent neighbors regarding lighting. Board Member Bebchik complimented the architectural design and compatibility with the surrounding neighborhood.

A motion was made by Board Member Bebchik to approve the proposed residence, the requested lighting waivers, and all conditions contained within the Town Planner's report, seconded by Board Member Chen. The motion carried with a 5-0 vote.

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

The Board considered an application for construction of a new seven-story, seven-unit multifamily condominium development at 9440 West Bay Harbor Drive.

Johana Maria Helenar, with Laviku, and Brandon Rocky Kaler, with Kaler Architecture, presented the application on behalf of the applicant.

The applicant described the proposed development as a seven-story condominium building with required parking at the ground level, residential units from the second through seventh levels, amenity areas at the street side of the second through fourth levels, and a private rooftop area for the top-floor unit, including a plunge pool.

The applicant explained that the project incorporated an approximately eleven-foot area that had previously been dedicated to the Town and had since been vacated and reflected in the plans. Town Planner Lorrainia Belle clarified that this condition exists on East Island properties where older developments historically used front parking areas, and that new developments are required to provide required parking on site rather than retain the prior street-front parking arrangement.

The applicant stated that the design was intended as a contemporary homage to Miami Art Deco, using a white façade, extensive glazing, subtle curves, planted elements, and vertical

emphasis to create a more slender and elegant appearance within the applicable height limitations.

Chair Hurwitz acknowledged the curvilinear design approach but expressed concern that the front elevation appeared to read as two different buildings, with the lower curvilinear portion contrasting with the flatter upper glass portion. The applicant explained that earlier design iterations had included additional front-facing balcony or shading elements, but that the design had been revised to comply with setback and encroachment requirements.

Town Planner Belle clarified for the record that the code had not changed, but that the applicable setback and step-back requirements had been identified during staff review. Chair Hurwitz stated that the rear and side elevations appeared more resolved because the balconies and curves better tied the building together, while the front elevation appeared flatter by comparison.

Board Member Bebchik stated that he disagreed with the Chair's concerns and found the proposed design dramatic, tasteful, unique, and a positive contrast to other modern buildings. Board Member Adler stated that she appreciated the graceful and distinctive design but raised concerns regarding the visibility and scale of the front entry and the appearance of the garage opening from the street. The applicant explained that the front door would include an oversized handle and that the intent was to maintain a cohesive material palette.

The Board discussed the project's parking configuration. The applicant stated that the required parking had been accommodated, that no variances or special approvals were being requested, and that extensive iterations had been undertaken to fit parking, circulation, stairs, elevators, and building services within the site constraints. The Board also discussed glazing at the amenity and gym areas, and the applicant advised that the glazing would have a gray tint and some reflectivity to provide privacy without creating a fully mirrored appearance.

The applicant reviewed the proposed exterior materials, including brushed white concrete with crushed glass stone, powder-coated aluminum for garage fencing and window frames, brushed bronze accent detailing at the windows and front columns, and coordinated finishes for the garage doors and main entry door.

Public Comment

Kathleen Kennedy addressed the Board. Her comments primarily concerned a separate development project, project oversight, rooftop landscaping, and construction-related street conditions. She stated that she had no specific comments regarding the subject application and wished the applicant success.

Scott Weinberg addressed the Board and offered comments regarding building operations and resident impacts, including air-conditioning equipment, elevator count, guest parking, valet considerations, and the private rooftop pool. Town Planner Belle advised that any valet request would require Town Council approval.

Scott Weinberg, 9441 East Broadview Drive, also spoke regarding the view of the project from across the canal. He stated that he liked the rear design and believed it would be an improvement over the existing condition. He requested that, when dock permits are pursued, any dock layout be angled similarly to the neighboring property to the south rather than placed perpendicular to the seawall, in order to minimize potential impacts to boat traffic in the canal. Town Planner Belle explained that docks at this location are subject to separate permitting and may extend a maximum of fifteen feet from the seawall. The applicant stated that the owner intended to comply with all applicable marine and Town requirements and that the anticipated dock approach was angular, consistent with the neighboring property to the south.

Town Planner Belle requested that, because the project included live plant material, approval includes a condition requiring irrigation for the proposed landscaping in order to support long-term maintenance of the approved planted features. The applicant agreed that irrigation would be provided.

A motion was made by Board Member Bebchik to approve the application, to incorporate the Town Planner's report and conditions into the record, and to include the additional condition that the landscaping be irrigated, seconded by Board Member Adler. The motion carried with a 3-2 vote with Chair Hurwitz and Board Member Frankel voting in opposition.

Adjournment

There being no further business to discuss before the Board, a motion was made by Chair Hurwitz, seconded by Allan Bebchik to adjourn the meeting at 8:36 p.m.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz
Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES
Date: March 5, 2026
7:00 PM
Morris N. Broad Community Center – 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Board Member Jed Frankel, presiding in the absence of Chair Steven Hurwitz and Vice Chair Alan Bebchik, called the Design Review Board quasi-judicial public hearing to order at approximately 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Swearing-In of Speakers

Prior to receiving testimony, Deputy Clerk Cindy Alvarez administered the oath to all persons intending to provide testimony during the meeting.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll. A quorum was present.

Present: Board Member Ridner; Board Member Jed Frankel; Board Member Janet Adler; Board Member Kai Chen; and Board Member Goldshtein.

Absent: Chair Steven Hurwitz and Vice Chair Alan Bebchik.

Also Present: Deputy Clerk Cindy Alvarez; Town Planner Lorrainia Belle; and Town staff and consultants as required.

Items:

1. Request for approval for a new multifamily dwelling for "La Jolla Dina LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. On January 7, 2025, the

Board deferred the project. The architect submitted revised plans addressing the comments made by the Board. The developer is proposing to construct a new nine (9) 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 proposed site design incorporates one rectangular-shaped building at 64 feet above BFE plus one foot of FBC freeboard to the top of the main roof deck. The proposed building would not require any TDR units. Enclosed please find the site plan and elevations.

The Board considered the resubmitted application for a new mid-rise multifamily residential development at 10084 West Bay Harbor Drive. The application was presented as a revised submittal following the Board's prior deferral, with revisions intended to address concerns previously raised by the Board, staff, and the public regarding facade articulation, parking-area screening, the front landscape strip, and protection of the adjacent property.

Juan Azulay, architect, appeared on behalf of the applicant and presented the revised plans. Mr. Azulay stated that the project remained a code-compliant nine-unit multifamily project and that the revisions before the Board were directed to the principal comments from the prior hearing.

Mr. Azulay explained that the prior facade design relied primarily on glass and textured architectural concrete. In response to the Board's request for additional articulation and a warmer material palette, the applicant added wood-look composite/aluminum screen elements to the front, rear, and side elevations. The added screen material was intended to reduce the concrete-heavy appearance, break down the scale of the elevations, and provide additional visual interest on all four facades.

The applicant further explained that the parking-area screening had been revised to address concerns regarding the visibility of vehicles and headlights from neighboring properties. The revised design increased the site wall surrounding the parking area to six (6) feet and lowered/deepened the metal screen above the wall so that the gap between the wall and the screen would be substantially reduced while still maintaining the required open-air ventilation for the garage area.

Mr. Azulay also stated that the front parking and landscape configuration had been rearranged so that the required ten-foot landscape strip would be provided. The applicant explained that the prior layout included a reduced front planting strip, but the revised layout relocated the parking arrangement so that the ten-foot landscape buffer could be maintained without requiring a landscape-strip waiver or variance.

Town Planner Lorrainia Belle advised the Board that two waiver requests remained for consideration. The first waiver concerned approval of an alternative to a fully enclosed parking garage pursuant to Section 23-24, consisting of a six-foot wall together with louvered and architectural screen elements. The second waiver concerned approval of a driveway width of 22 feet 8 inches in lieu of the 23-foot requirement. Town Planner Belle confirmed that the revised plans restored the required ten-foot front landscape strip and that no waiver was required for that element.

Town Planner Belle also explained that the staff report recommended approval subject to conditions, including compliance with the revised plan set, approval of the parking garage enclosure alternative, approval of the driveway-width waiver, confirmation of the ten-foot landscape strip, neighboring property protection including vibration monitoring for the adjacent structure to the south, final staff review of the photometric lighting plan, utility undergrounding and easement coordination, outside agency approvals, separate permits for applicable work, and tree preservation and landscaping requirements.

Public Comment

The following individuals from the public spoke:

Scott Condon, 10000 West Bay Harbor Drive, addressed the Board as the adjacent property owner to the south. Mr. Condon stated that he had appeared at the prior hearing and wished to ensure that the Board and applicant continued to consider neighboring property concerns. He asked about guest parking, trash storage and pickup, access to his building's underground parking garage during construction, preservation of the mature tree line along the shared property line, and construction monitoring requirements, including vibration sensors.

The applicant responded that trash storage would be located inside the building near the elevator area, that trash would be wheeled out only on pickup days and returned inside, and that no permanent trash storage would be located along the sides or front of the building. The applicant also stated that the mature trees along the southern property line were intended to remain. Town Planner Belle advised Mr. Condon that staff would follow up with him regarding construction-related requirements and that such matters would also be addressed through the building, demolition, and preconstruction review process. No other members of the public spoke on the item.

Public comment was closed.

The Board discussed the revised renderings, elevations, material palette, facade consistency, parking-area screening, landscape plan, and remaining waivers. Board Member Adler stated that certain renderings appeared to show different shades or visual treatments and questioned whether the front and rear portions of the building would read as one cohesive design. Mr. Azulay responded that the renderings reflected lighting and shadow conditions and that the elevations and materials were intended to be consistent throughout the building.

Board members reviewed the proposed architectural concrete and wood-look materials. The applicant described the concrete as an architectural, board-formed concrete finish with a smoother, high-quality appearance rather than a raw industrial finish. The applicant also explained that the wood-look elements would generally be composite or aluminum profiles with a wood-print finish, selected for durability and lower maintenance in the Town's coastal environment.

Board Member Frankel asked additional questions regarding the proposed six-foot wall, the screen above the wall, the color and material treatment, and whether the design would effectively block views into the parking area. The applicant stated that the wall would be painted or finished to coordinate with the building, that the screen above would have a

wood-tone appearance, that landscaping would be located in front of the wall, and that the combined wall, screen, and landscape treatment was intended to create a green base and shield parked vehicles from view while maintaining ventilation.

Board Member Goldshtein asked about the relationship between the ground-level pool area and the seawall and noted that the area appeared tight in the renderings. The applicant explained that the area between the pool and seawall would be planted/green and that the project also included a separate rooftop pool/amenity feature.

Board Member Ridner noted that one site plan reference still identified a 54-inch site wall, while the applicant's presentation and section detail reflected a six-foot wall. The applicant acknowledged the discrepancy as an oversight. Town Planner Belle stated that, if approved, the condition of approval should require the plan set to be corrected so the wall is consistently shown as six (6) feet in height.

Prior to the waiver votes, Board Member Frankel requested that Agenda Item No. 1 staff report prepared by Town Planner Lorrainia Belle be made part of the record.

The Board considered the applicant's request for approval of an alternative to a fully enclosed parking garage, consisting of a six-foot wall with louvered and architectural screen elements designed to screen the parking area while maintaining required ventilation.

The Board considered the applicant's request to approve a driveway width of 22 feet 8 inches in lieu of the 23-foot requirement, where no parking-space maneuvering occurs.

Board Member Frankel noted that the staff report included a neighboring property protection condition.

Town Planner Belle stated that staff would address tree protection and construction requirements during the demolition, permitting, and preconstruction process.

A motion was made by Board Member Ridner to approve the project, subject to the Town Planner's recommendations and conditions, approval of the two waivers, correction of the plans to reflect a six-foot wall to block visibility of vehicles, use of the landscaping plan previously presented to the Board, and preservation of the trees/tree line discussed during the hearing, seconded by Board Member Chen. The motion passed with a 4-1 vote with Board Member Adler voting in opposition.

Adjournment

There being no further business to discuss before the Board the meeting adjourned at approximately 7:33 p.m.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz
Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES
Date: April 16, 2026
7:00 PM
Morris N. Broad Community Center – 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the Design Review Board quasi-judicial public hearing to order at approximately 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Identification of Speakers

Persons appearing before the Board were asked to state their names and addresses for the record before addressing the Board.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll. A quorum was present.

Present: Chair Steven Hurwitz; Board Member Jed Frankel; Board Member Janet Adler; and Board Member Goldshtein.

Absent: Vice Chair Alan Bebchik; Board Member Ridner; and Board Member Kai Chen.

Also Present: Deputy Clerk Cindy Alvarez; Town Planner Lorrainia Belle; and Town staff and consultants as required.

Items:

1. Request for approval for a new single-family home for "Mauricio Levi" located at 9730 West Broadview Drive, Lot 63 of Block 23. The owners are 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.

The Board considered the application for Design Review Board approval of the demolition of the existing residence and construction of a new two-story single-family residence at 9730 West Broadview Drive. The project was presented as a new application for a waterfront single-family property in the RD, Single-Family Residential District. The staff report stated that the proposed redevelopment met applicable Town Code requirements based on preliminary review and recommended approval subject to staff conditions.

Applicant Presentation

Yoann Andreu, architect, appeared on behalf of the applicant and presented the proposed design. Mr. Andreu stated that the design concept was intended to create a private modern tropical residence, or "sanctuary," with privacy from the street, significant natural light, and views toward the water. He explained that the existing home would be demolished and that the new residence would be constructed on a waterfront lot with a nonconforming frontage of approximately sixty-nine (69) feet.

Mr. Andreu described the proposed residence as a two-story home with substantial attention to sun exposure, particularly because of the east-west orientation of the lot. He stated that the design included sun breakers, deep terraces, overhangs, a layered facade, and movable/sliding aluminum wood-look screens intended to filter afternoon sunlight while maintaining light and views. He also described side patio/pass-through areas and stair articulation intended to create movement and depth in the design.

The applicant stated that the project complied with the Town's massing requirements, including the 80-percent calculation shown in the submitted plans. Mr. Andreu also reviewed proposed materials, including stone, stucco, aluminum wood-look elements, bronze aluminum trim, and impact-resistant glazing. He stated that mature tropical landscaping was proposed to help soften the residence from the street, although some renderings showed the front facade without landscaping so the architecture could be reviewed.

Town Planner Comments

Town Planner Lorrainia Belle advised the Board through the staff report that the property is located within the RD, Single-Family Residential District, that no variance was requested, and that preliminary review indicated compliance with setbacks, height, lot coverage, and floor area ratio requirements, with final zoning compliance to be verified at the building permit stage.

The staff report recommended approval subject to conditions, including compliance with the submitted plan set, separate permits for demolition, fence, retaining wall, pool, and mechanical equipment, final zoning verification, maintenance of the approved exterior materials, compliance with waterfront regulations, flood-control and drainage compliance, retaining wall review, and return to the Board for any substantial changes to the architectural design, site layout, or approved materials.

During the hearing, Town Planner Belle addressed the proposed retaining wall and drainage-related conditions. She explained that the Town has been requiring retaining

walls for new single-family home projects because recent projects have shown issues with raised dirt, grading, and water runoff onto neighboring properties. She stated that the proposed waterproof retaining wall detail appeared to be the correct type of wall to prevent water and soil from flowing onto adjacent properties, with final requirements to be addressed through the applicable approval and permitting process.

Public Comment

The record reflects that a potential speaker card or request was associated with an LLC or corporate name; however, the Chair stated that an individual name was required for the record and that any public comment had to relate to the agenda item under consideration. When it was indicated that the proposed comment was not related to the item, the Chair stated that the meeting did not include a general good-and-welfare public comment period. No public comment on Agenda Item No. 1 was taken before the item was continued.

Board Discussion

The Board discussed the proposed front elevation, facade articulation, street-facing massing, sun-control elements, neighborhood compatibility, context photographs, retaining wall, landscaping, materials, and locations of utility and mechanical equipment.

Chair Hurwitz stated that his principal concern was how the front of the residence would read from the public street. He acknowledged the applicant's explanation regarding the layered facade and setbacks but stated that, from the street-facing renderings, the home appeared to read as one large rectangular mass. The Chair stated that the Town has received community concerns regarding modern box-style homes and that the purpose of the Town's massing regulations was to avoid a design that appears as a large monolithic box from the pedestrian or neighborhood perspective.

Chair Hurwitz further stated that he was not questioning the quality of the materials or the modern architectural style and that he liked many aspects of the home. His concern was that the interior design experience, side pass-throughs, and private sanctuary concept would not necessarily be visible to residents walking by the property. He emphasized that the Board's review is focused on how the residence is experienced from the public street and surrounding neighborhood.

Board Member Goldshtein agreed that the design appeared to focus heavily on sun control and privacy for the homeowner, but from the perspective of a bystander or person walking by, the front elevation appeared large and box-like. Board Member Goldshtein stated that the design needed to read as less of a large box and that the front should be broken down more clearly.

Board Member Frankel stated that the Board's review criteria include compatibility and harmony and that the applicant's submission did not sufficiently demonstrate how the proposed residence would relate to current surrounding conditions. He noted that the neighborhood/context sheet appeared to include outdated photographs, including homes that had been demolished or replaced and areas under construction. Chair Hurwitz also stated that the context sheet and map did not adequately show the current as-built conditions or the proposed home in relation to the surrounding neighborhood.

Board Member Adler stated that she liked certain elements of the project, including the set back master bedroom area, large terrace, movable panels, and proposed foliage. She suggested that landscaping could help soften the front appearance. The applicant responded that the project included mature trees, palms, and tropical landscaping and that the owner intended to use mature landscaping rather than small plantings.

Board Member Frankel asked about the retaining wall and adjacent property elevations. Town Planner Belle explained the purpose of the waterproof retaining wall and the Town's concern with preventing water and soil from flowing onto neighboring properties when new homes are elevated or grades are raised. The Board discussed the approximate height and function of the retaining wall and the possibility of a fence on top of the wall if designed and approved appropriately.

After the motion to continue, Chair Hurwitz asked the applicant and contractor to identify the locations of utility services and mechanical equipment because such equipment is often not visible in renderings. Contractor Mel Viveros, 1806 N. Flamingo Road, Pembroke Pines, appeared and stated that he had experience building in Bay Harbor Islands and that equipment would be placed on the side of the house and screened. Mr. Andreu identified electrical panels on the south side near the garage, approximately five (5) feet above grade, and stated that air-conditioning units would be located approximately fifty (50) feet back from the front facade. At the Chair's request, the applicant agreed that the electrical panels could be moved farther back, approximately forty (40) feet or to a less visible corner area.

Motion

Board Member Frankel moved to continue the item to give the applicant an opportunity to clean up the presentation, provide current photographs showing the existing neighborhood conditions, and address the comments made by the Board, including the concerns regarding the front facade, massing, neighborhood compatibility, and street-facing presentation.

Seconded by Board Member Goldshtein.

Vote

Continued unanimously.

Direction for Resubmittal

Following the vote, Chair Hurwitz clarified that the purpose of the continuance was to allow the applicant to reconsider the front facade and address the Board's comments. The Chair stated that the applicant could choose whether to revise the design, revise the renderings, or otherwise better demonstrate the proposed depth, articulation, and street-facing experience, but cautioned that simply returning with different renderings of the same design might not resolve the Board's concerns.

The Board indicated that the applicant should return with current context photographs and materials that better show the existing as-built conditions, the relationship of the proposed residence to nearby homes, the front facade from the pedestrian perspective, landscaping, depth, shadow, setbacks, louvers/screens, and utility/equipment

screening. Town Planner Belle stated that the applicant could speak with her regarding architectural guidelines and the timing for returning to the Board.

Adjournment

There being no further business to discuss before the Board, the meeting was adjourned at approximately 7:47 p.m.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz
Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
DRAFT MINUTES

Date: May 5, 2026
7:00 PM
Morris N. Broad Community Center - 1175 95th Street

Bay Harbor Islands, FL 33154

Opening

Call to Order

Board Member Jed Frankel, presiding in the absence of Chair Steven Hurwitz and Vice Chair Bebchik, called the Design Review Board meeting to order at approximately 7:00 p.m.

Pledge of Allegiance

The Board and those present joined in the Pledge of Allegiance.

Roll Call of Members / Quorum

Deputy Clerk Cindy Alvarez called the roll. A quorum was present.

Present: Board Member Ridner; Board Member Janet Adler; Board Member Kai Chen; Board Member Goldshtein; and Board Member Jed Frankel.

Absent: Chair Steven Hurwitz and Vice Chair Bebchik.

Also Present: Deputy Clerk Cindy Alvarez; Town Planner Lorrainia Belle; Town Manager Lindsey Noel; and Town staff and consultants as required.

Swearing-In of Speakers

Before testimony began, Deputy Clerk Cindy Alvarez administered the oath to all persons intending to testify before the Board.

Items

1. 9730 West Broadview Drive - Mauricio Levi

Request for approval to demolish the existing 1957 residence and construct a new two-story single-family residence on a waterfront lot. The application had been deferred on April 16, 2026, and returned with revisions to the appearance of the front elevation. The proposed residence includes approximately 7,023 square feet of air-conditioned living area, eight bedrooms, eight full bathrooms, three half bathrooms, an enclosed garage, and a pool.

Staff Review

The final agenda reflected that the revised design met the Town Code and had been approved through staff review by Town Planner Lorrainia Belle.

Applicant Presentation

Dennis Litkin, architect with Bell Coast, presented the revised application. He stated that the project complied with the applicable setbacks, height, lot-coverage, and open-space requirements and requested no variances. In response to the Board's prior comments, the applicant redesigned the front facade by removing the continuous vertical-fin treatment, recessing the entry, opening the area above the entry to create a skylight effect, and further articulating the second-floor mass. The applicant described the revised design as contemporary tropical architecture intended to reduce the perceived bulk of the facade and to be compatible with the predominantly contemporary character of West Broadview Drive.

Board and Staff Discussion

The Board reviewed the revised facade, the open skylight above the entrance, the waterfront deck and dock relationship, the proposed palms and shrubs, and the consistency between the landscape plans and architectural renderings. Town Planner Belle advised that the landscape schedule exceeded the minimum shrub requirement and that the proposed palms would be installed at or above the minimum height required by Code and verified during inspection. The applicant agreed that the installed landscaping would conform to the approved landscape plan.

Board Member Frankel stated that the revised facade represented a significant improvement but noted that the neighborhood-context photographs in the presentation remained inaccurate or outdated. He requested that future submissions provide current and reliable photographs of surrounding properties so that the Board has accurate information when evaluating neighborhood compatibility. The Board also discussed whether glazing could be added above the entry for weather protection; the applicant stated that glazing was possible, but no such change was imposed as a condition of approval.

Public Comment

Frances Neuhut, 1060 Kane Concourse, requested clarification regarding the seawall and site drainage. The applicant's contractor stated that drainage and seawall plans had been submitted and that stormwater would be retained on the property. Town Planner Belle further explained that a retaining wall would be required around the property to contain fill and stormwater in accordance with the applicable elevation and freeboard requirements.

Following the Board's action, property owner Mauricio Levi thanked the Board for its prior comments and stated that the feedback had assisted the project team in improving the design.

Motion

Board Member Goldshtein moved to approve the application. Board Member Janet Adler seconded the motion.

Vote

The motion carried unanimously.

2. 1130-1150 93 Street - Horizon at Casa Verde, LLC

Request for approval of revisions to the previously approved plans for a thirty-nine (39) dwelling unit mid-rise multifamily development consisting of seven stories, with six floors of dwelling units above a grade-level parking garage. The site plan had been approved on January 7, 2025. During review of the construction plans submitted on January 26, 2026, staff identified exterior discrepancies and modifications from the plans previously approved by the Board. The developer remained required to acquire one Transfer of Development Rights unit. The application also requested a waiver to permit artificial plant material in lieu of live, irrigated plant material within the covered breezeway.

Staff Review

The final agenda reflected that the revised design met the Town Code and had been approved through staff review by Town Planner Lorrainia Belle. During the hearing, Town Planner Belle explained that some items identified as changes resulted from inconsistencies among the floor plans, elevations, and renderings approved in 2025. Because the Town's governing approval requires exterior changes involving doors, windows, balconies, and comparable elements to return to the Design Review Board, the discrepancies were presented for formal Board action.

Applicant Presentation

David Marom, property owner and developer, and an architectural representative of Fisher McCoy Architects presented the revisions. They explained that the permit drawings were intended to reconcile the architectural elevations with the approved floor plans and renderings and to address structural, operational, privacy, and interior-layout requirements. The revisions included, among other items: removal or correction of balcony projections that were not shown on the floor plans or approved rendering; adjustment of the location and extent of a stucco-finished privacy screen with privacy glazing and landscaping in front of a guest parking space; enlargement and realignment of lobby glazing; narrowing of the entry archway to match the approved rendering; extension and return of the green facade cladding; changes to selected windows for privacy, alignment, and natural light; removal of doors serving the former refuse-room and garbage-roll-up-door configuration; segmentation of parking-garage louvers around structural columns; and reduction of glazing in a room whose use had changed from a gym to tenant storage.

The applicant requested that artificial plant material be permitted only in the covered breezeway areas that receive insufficient natural light and weather exposure to support healthy live landscaping. The applicant confirmed that the ground-level and rooftop landscaping would remain live plant material and would be maintained by the condominium association.

Board and Staff Discussion

The Board reviewed each marked revision and requested clearer comparisons between the previously approved design and the permit drawings. Discussion addressed the location and construction of the privacy screen, visibility of guest parking, the continued availability of required garage egress, the removal of refuse-related doors, the depth and alignment of facade elements, the continuity and segmentation of garage louvers, the revised window sizes and locations, the glass enclosure and railings at the upper breezeway, and the exact areas proposed for artificial landscaping. The applicant confirmed that the principal garage entrance and exit remained, that the removed doors were associated with the refuse operation rather than required garage egress, and that the parking-garage louvers remained open architectural louvers with screening behind them.

The Board expressed concern that the comparison materials were difficult to read and did not always provide a complete site-plan context. Town Planner Belle clarified the distinction between exterior revisions requiring Board approval and the single waiver request for artificial plant material. The Board limited its consideration of the waiver to the covered breezeway and did not extend the waiver to the ground-level or rooftop landscape areas.

Public Comment

No public comment was offered on this item.

Waiver Motion

Board Member Ridner moved to approve the waiver for artificial plant material, limited to the covered breezeway area. Board Member Kai Chen seconded the motion.

Waiver Vote

The motion carried by a vote of 3-2. The transcript reviewed for these draft minutes does not identify each member's individual vote.

Revisions Motion

Board Member Goldshtein moved to approve the remaining exterior revisions. At the request of Presiding Board Member Frankel, the motion was amended to incorporate the staff report and all conditions contained therein into the approval and the record. Board Member Ridner seconded the amended motion.

Revisions Vote

The amended motion carried by a vote of 4-1. The transcript reviewed for these draft minutes does not identify the dissenting member.

Adjournment

There being no further business before the Board, the meeting was adjourned at approximately 8:07 p.m.

Accepted this _____ day of _____, 2026.

_____

Steven Hurwitz

Chair

Attest:

_____

Evelyn Herbello, MMC

Town Clerk

Town of Bay Harbor Islands

Design Review Board Meeting
MINUTES
Date: June 9, 2026
7:00 PM
Morris N. Broad Community Center - 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the Design Review Board meeting to order at approximately 7:00 p.m.

Pledge of Allegiance

The Chair invited those present to join in the Pledge of Allegiance, which was recited.

Public Input / Procedural Note

The Chair asked whether anyone was present for public input; no person came forward. Before Agenda Item No. 1, the Chair stated that he did not believe anyone needed to be sworn in. No swearing-in is reflected in the transcript.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll. The following attendance was recorded:

Present: Chair Steven Hurwitz; Vice Chair Alan Bebchik; Board Member Janet Adler; Board Member Kai Chen; Board Member Goldshtein.

Absent: Board Member Ridner; Board Member Frankel.
Also Present: Deputy Clerk Cindy Alvarez; Town Planner Lorrainia Belle. Deputy Clerk Alvarez announced that a quorum was present.

Items:

1. ARMAN CORP - 1085 94th Street, Lot 10, Block 13 - Re-approval of Revised Multifamily/Townhouse Site Development Plan

Project / Staff Background. The Board considered re-approval of the previously approved site development plan for a six-unit townhouse complex at 1085 94th Street. The final agenda stated that the Board had approved the site plan on May 6, 2025; construction plans were submitted on December 15, 2025; and staff subsequently identified exterior changes that did not match the DRB-approved design, including changes to doors and windows, altered window sizes, and removal of a four-foot-wide first-floor window. The agenda noted that the project would not require TDRs. The written staff report identified the project as SPR26-000011, stated that the changes required return to the full Board, and recommended approval if the changes were found acceptable, subject to staff conditions and any additional conditions imposed by the Board.

Appearances. Peter Blitzstein appeared as architect of record and stated his address for the record as 34 Geralda Avenue, Coral Gables, Florida. Al Shirwani appeared as the owner representative and stated his address as 247 Malaga Avenue, Coral Gables, Florida. Town Planner Lorrainia Belle confirmed that the revised exterior changes required DRB approval.

Applicant Presentation. Mr. Blitzstein explained that several exterior changes arose while preparing construction documents and coordinating the building structure. On the east/rear elevation, the parapet was raised approximately one foot to screen air-conditioning equipment. On the south elevation, a horizontal window that had been inadvertently removed was restored to the originally approved configuration. On the west/front elevation, the upper glazed openings at the two ends became narrower because of an internal stair redesign; the architect estimated the reductions at approximately eight to ten inches. At the unit entries, structural requirements required the columns between the vertical glazing and the entry doors to become wider, reducing the glazing width while maintaining the same general location, plane, height, and design concept.

Board Discussion - Approved-Plan Comparisons and Interior Layout Question. Vice Chair Bebchik and Chair Hurwitz asked the architect to identify the changes and compare them with the previously approved plans. The architect did not have the prior approved drawings at the meeting but described the changes as limited dimensional revisions. Board Member Adler asked whether the bathroom/powder-room configuration shown near the kitchen was permissible. Town Planner Belle stated that Planning and Zoning, and the Building Official as she understood it, did not identify that configuration as an issue.

Board Discussion - Rear Elevation / Facade Articulation. Board Member Adler recalled the Board's prior concern that the rear elevation appeared institutional and asked whether the earlier design direction had been addressed. The architect stated that prior comments regarding color and window configuration had been addressed. Board members nevertheless discussed ways to add visual interest to the rear elevation without requiring a substantial redesign. Suggestions included planters, additional louvers/grilles, and continuation of stone or contrasting material. The architect explained that integrated planters would introduce structural, drainage, and irrigation impacts. During the discussion, the architect sketched an alternative that would continue the stone/material treatment horizontally and add vertical grille/louver elements to break up the rear wall. The Chair stated that the proposal would better relate the rear elevation to the design language used elsewhere on the project. The sketch was provided to Town staff for the record and follow-up.

Motion / Board-Added Design Condition. Board Member Goldshtein moved to approve the revised project. Vice Chair Bebchik seconded. During discussion, the motion was revised on the record to incorporate the rear-elevation treatment discussed at the meeting: continuation of the stone/material horizontally and vertical grilles/louvers between the facade areas, consistent with the sketch/drawing provided to staff. The motion also incorporated all Town Planner recommendations contained in the written staff report.

Town Planner Conditions Incorporated into the Approval (summarized from the written staff report):

1. Plan Set Compliance - Approval is based on the project description and plans as last revised; substantial revisions are subject to staff review and may require DRB re-approval.
2. Street Tree Requirements - Revise the proposed street trees to satisfy the Town minimum height, clear-trunk, caliper, and Miami-Dade County spacing requirements described in the staff report.
3. Ground-Level Open Green Space - Provide a detailed breakdown and calculations demonstrating at least twenty percent (20%) required ground-level open green space before staff sign-off.
4. Rooftop Green Space - Provide square-footage calculations for the proposed rooftop green space.
5. Separate Permits - Obtain separate permits, as applicable, for demolition, fence, retaining wall, pool, and mechanical equipment, in coordination with the Building Department.
6. Zoning Compliance - Comply with RM-2 development standards and all Town Code requirements, including height, setbacks, lot coverage, and FAR, with final zoning verification at building-permit review.
7. Outdoor Lighting - Final exterior lighting/photometric plans must comply with Town Code Section 23-19 footcandle limitations and requirements at building-permit review.
8. Unity of Title - Prior to building permits, prepare and record a Unity of Title document tying “Lots 3, 4, and 5” together as one legal building site after Town Attorney review and approval, as this condition is written in the staff report.
9. FPL Transformer / Utility Screening - Substantially screen or hide FPL transformers, backflow preventers, and exposed utilities with landscaping or fences; such facilities may not be placed in the ten-foot landscape buffer.
10. Underground Utilities - Remove existing above-ground utility poles/wiring and underground required facilities; install utility connections underground and provide conduits for future undergrounding along the northern property line.
11. Fire Department Approval - Obtain Miami-Dade County Fire Department approval of final staging areas at building-permit review; significant Fire Department changes may require DRC/DRB re-review.
12. Fees and Concurrency - Satisfy Miami-Dade County and Town park impact fees at building permits and address school concurrency/mitigation requirements with Miami-Dade County Public Schools before permit issuance, if applicable.
13. Flood Control and Drainage - Comply with applicable BFE limitations and drainage requirements; direct drainage to approved systems rather than adjoining property; comply with adjoining-grade and NPDES sediment-retention requirements.
14. Further DRB Review - Return material changes to the architectural design, site layout, or approved materials to the DRB for further review and approval.
15. Prior Conditions - Previous conditions from the March 10, 2025 meeting remain in full force and effect unless expressly amended or superseded.

Vote / Disposition. The Chair called for the vote. No opposition was heard. With five Board members present, the motion carried unanimously by voice vote. Agenda Item No. 1 was APPROVED subject to the Board-added rear-elevation condition, the sketch/drawing provided to staff, and the Town Planner conditions incorporated into the motion.

2. INNA BARUKHIN - 1260 99th Street, Lot 5, Block 28 - New Two-Story Single-Family Residence

Project / Staff Background. The Board considered a request to demolish the existing 1954 residence and construct a new two-story single-family home at 1260 99th Street. The agenda described approximately 7,465 square feet of air-conditioned living area, five bedrooms, five full bathrooms, two half bathrooms, a two-car garage, and a pool. The written staff report identified the project as SPR26-000002, described the proposal as a contemporary tropical-style residence within the RD Single-Family Residential District, and recommended approval subject to the conditions in the report.

Applicant Presentation. Martin Littman of Toma Design Group appeared as design architect and stated his address for the record as 20900 Northeast 30th Avenue, Suite 1001, Aventura, Florida. He explained that the design intentionally set the main entrance approximately eight feet farther back than the required front setback to reduce the perceived scale from the street and create a longer transition to the residence. A framed portico with an angled underside was described as a major architectural feature and was repeated at the rear of the house. The portico is concrete clad in wood-look aluminum; other “wood” elements shown in the design are also aluminum with a wood appearance. The architect identified travertine/stone cladding, aluminum slats, and glazing as coordinated facade materials, including stone visible behind detached aluminum slats.

Board Discussion - Front Fence and Streetscape. Chair Hurwitz asked about the proposed front fence and noted that required landscaping would screen much of the wall. He expressed concern that continuous front walls/fences on newer homes can diminish the pedestrian character of a neighborhood without sidewalks, and suggested that a more open or monument-like architectural element could carry the house design toward the street while preserving greater visibility of the lawn. Mr. Littman explained that the owner desired privacy and that the fence was intentionally designed with the same materials as the residence so that it would read as part of the overall architectural composition. Vice Chair Bebchik stated that he liked the way the fence contrasted with and complemented the design. The fence discussion remained advisory; no fence-removal or redesign condition was included in the approval motion as recorded.

Board Discussion - Mechanical Equipment, Screening, and Setbacks. The Chair asked where air-conditioning and pool equipment would be located and emphasized the need to avoid visible mechanical equipment on elevated new homes. Mr. Littman identified four air-conditioning units, with two located on each side, and the pool equipment on a side yard. Town Planner Belle stated that her current plan-review requirement is for full privacy screening or shrubs at least as tall as the equipment; the landscape plan showed side-yard shrubs six feet high or higher, and the site plan included a screening notation. Mr. Littman confirmed that the note had been added during review. He also stated that the residence was intentionally not built to the maximum setbacks, noting approximately eight additional feet at the front and a rear covered-area setback of approximately 22.5 feet where 15 feet is required. Vice Chair Bebchik complimented the decision not to maximize the building envelope and the project's modern tropical design and materials.

Motion. Board Member Goldshtein moved to approve Agenda Item No. 2. Vice Chair Bebchik stated that the approval should include all Town Planner recommendations in the written report and seconded the motion.

Town Planner Conditions Incorporated into the Approval (summarized from the written staff report):

1. Plan Set Compliance - Approval applies to the plans submitted for the application on May 27, 2026; material revisions are subject to staff review and may require DRB re-approval.
2. Final Landscape and Screening Plan - Before building-permit issuance, provide a final landscape plan showing required Section 23-16 plantings, screening of pool/mechanical/rooftop equipment, and irrigation, all to the satisfaction of the Town Planner.
3. Separate Permits - Obtain separate permits, as applicable, for demolition, fence, retaining wall, and mechanical equipment and coordinate with the Building Department.
4. Zoning Compliance - Comply with RD zoning development standards and Town Code requirements, including height, setbacks, lot coverage, and FAR, with final zoning verification at building-permit review.
5. Material Verification - Maintain the exterior materials shown on the plans: white stucco, walnut wood-grain aluminum, honey coral stone, bronze aluminum, and grey/clear impact glass. Material changes require staff review and may require DRB approval.
6. Flood Control and Drainage - Comply with applicable BFE limitations and drainage requirements; do not drain onto adjoining property; maintain appropriate adjoining grades unless a retaining wall system is approved; and provide required sediment retention for NPDES compliance.

7. Retaining Wall - Submit retaining-wall details to the DRB and Building Department for review and approval; provide a waterproofed retaining wall to prevent water intrusion onto neighboring property.

8. Further DRB Review - Return changes to the proposed architectural design, site layout, or approved materials to the DRB for further review and approval.

9. Current Codes / FEMA BFE - All construction must comply with the Town's current codes and ordinances, including the newly adopted FEMA BFE.

10. Code Compliance - All construction must comply with current Town codes and ordinances, the Florida Building Code, and applicable floodplain-management and FEMA requirements.

Vote / Disposition. The Chair called for the vote. No opposition was heard. With five Board members present, the motion carried unanimously by voice vote. Agenda Item No. 2 was APPROVED subject to all Town Planner conditions incorporated into the motion.

Record Note: These minutes summarize the proceedings and actions reflected in the agenda packet and meeting transcript; they are not intended to replace any audio/video recording or verbatim record of the proceedings.

Adjournment

There being no further business, at approximately 7:34 p.m. a motion to adjourn was made and seconded, and the Board approved adjournment by voice vote. The transcript does not identify the mover or seconder by name.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz

Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES
June 30, 2026
7:00 PM
Morris N. Broad Community Center - 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the meeting to order. The meeting transcript does not state the exact clock time of the call to order.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll. Chair Hurwitz was advised that a quorum was present.

Present at Roll Call: Chair Steven Hurwitz; Board Member Ridner; Board Member Jed Frankel; Board Member Janet Adler; Board Member Goldshtein.

Absent at Roll Call: Vice Chair Alan Bebchik; Board Member Kai Chen. Vice Chair Bebchik arrived at 7:05 p.m. and later participated in the meeting, including Board discussion and motions.

Also Present: Lorrainia Belle, Town Planner; Alex Garcia, Building Official; Cindy Alvarez, Deputy Clerk; applicants, representatives, and members of the public as reflected in the record.

Public Comment

Chair Hurwitz asked whether anyone wished to address the Board on matters other than their own agenda items. No general public comment was offered.

Items

1. Request for approval for revisions for "Orit & Jack Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34.

The Board considered revisions to the previously approved exterior design for the single-family residence. The final agenda identified the requested revisions as new windows, modifications to stone materials and finishes on the facade, and retention of the existing green wall in lieu of

previously approved stone cladding at the front elevation. Staff reported that the design met the Town Code.

Applicant Presentation

Property owner Jack Osman presented the request. He explained that the existing green wall at the front entry had been maintained and requested flexibility to retain it rather than install the previously approved stone cladding. He further presented a lighter, more mid-century-style exterior stone finish proposed in place of the darker stone previously approved.

Mr. Osman also described a new clerestory-style window above the front entry area and an additional window at the stairwell on the east elevation to provide natural light. He clarified that an extended roof-line element depicted in an earlier rendering had not been included in the construction plans.

Board Discussion

The Board reviewed the relationship between the proposed lighter stone, the existing green wall, and the overall architectural composition. Chair Hurwitz observed that the lighter finish would provide less contrast than the previously approved darker material but was compatible with the residence's mid-century character. Board members sought clarification that the new material would replace the darker stone in the locations previously shown.

The Board also discussed whether the existing green wall could remain in place. The applicant explained that the intent was to complete the residence and determine whether the green wall continued to integrate successfully with the overall design; if removed, the area would be finished in accordance with the approved stone treatment.

Motion

Board Member Goldshtein moved to approve the requested revisions.

Seconded by Board Member Adler.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

2. Request for approval for exterior modifications for "Peter A. Markowitz TRS the Markowitz Revocable Trust" located at 1310 100 Street, Lot 2 of Block 37.

The Board considered exterior modifications to the existing one-story single-family residence. The application included enclosure of a portion of the existing covered terrace, new exterior sliding glass doors to the pool, a new front entry door, and removal and installation of windows in the master bedroom and new music studio. Staff reported that the design met the Town Code.

Applicant Presentation

Architect Jerome Gavcovich presented the application. He described a small rear addition of approximately 59 to 60 square feet, located beneath the existing covered terrace and within the existing roof line. He advised that the work would enlarge an existing room without changing the overall site footprint.

Mr. Gavcovich explained that the front bedroom windows would have raised sill heights; the existing double front door would be replaced with a wider single door of slightly increased height; and window sizes and locations would be adjusted in the master bedroom and music studio. He stated that the music studio would include acoustic treatment, including enhanced wall assemblies and double-window construction. All exterior finishes affected by the work would match the existing residence.

Board Discussion

The Board discussed the size and location of the addition, the front-door proportions, acoustic treatment for the proposed music studio, and the fact that landscaping and site conditions would remain unchanged. The applicant confirmed that the addition would remain under the existing terrace roof and that no change to the building footprint or site layout was proposed.

During discussion, the Board briefly asked Town staff about the status of a fire-damaged property across the street. Building Official Alex Garcia advised that the structure had been posted as unsafe and that the Town was addressing the matter while the property was in the process of being sold. The Board then returned to the agenda item.

Motion

Vice Chair Bebchik moved to approve the application and incorporate the Town staff reports into the record.

Seconded by Board Member Goldshtein.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

3. Request for approval for exterior modifications for "Cole Investment Group, LLC" located at 1250 98 Street, Lot 4 of Block 29.

The Board considered exterior modifications to the existing one-story single-family residence. The final agenda described replacement of certain existing windows and doors, installation of a new impact-resistant entry door, permanent closure of two windows, and creation of two new window openings. Staff reported that the design met the Town Code.

Applicant Presentation

A representative of Bilantar Construction USA LLC presented the application. He explained that existing windows and doors would be replaced with impact-resistant units, generally within the existing openings, with frames changed from white to black. He also stated that the sliding doors would be approximately six inches taller, two existing window openings would be permanently closed, two new window openings would be created, and the existing gutters would be painted dark to coordinate with the new window frames.

Staff Clarification

Town Planner Lorrainia Belle explained that the matter came before the Board in connection with an after-the-fact building permit. Exterior work had been undertaken without the required permit, and the permit review triggered Design Review Board review because window openings were being removed and added. She clarified that the Board's review was limited to the exterior design changes; interior work was outside the Board's review authority.

Board Discussion

Board members confirmed that the requested review concerned the exterior appearance and configuration of the windows and doors. The Board discussed the black window frames and gutters and confirmed that no other exterior changes were proposed.

Motion

Vice Chair Bebchik moved to approve the application and incorporate the Town staff report into the record.

The motion was seconded. The transcript does not clearly identify the member who made the second.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

Board Administrative Discussion

Following the agenda items, Chair Hurwitz discussed with the Board the Town's practice for handling very minor exterior changes that arise after Design Review Board approval. He explained that staff had sometimes asked him to exercise discretion on minor matters but that he had been cautious about doing so because of prior concerns regarding more substantial field changes made without Board approval.

Board members generally distinguished minor changes to single-family residences from more substantial or commercial modifications and expressed support for staff continuing to refer extremely minor changes to the Chair for administrative review when the change does not materially alter the aesthetic character of the approved design. Chair Hurwitz emphasized that substantive design changes should continue to return to the full Board. Town Planner Belle stated that she generally sends minor side-elevation changes to the Chair for review and brings more significant or unclear matters to the Board.

Adjournment

There being no further business, a motion to adjourn was made and seconded. The motion carried unanimously by voice vote. The transcript does not clearly identify the mover and seconder of the adjournment motion and does not state the exact clock time of adjournment.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz, Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Bay Harbor Island
Design Review Board Meeting
October 6, 2026

MEMORANDUM

Agenda #:
Date: October 6, 2026
From: Lorrainia Belle, Town Planner
Subject: 9625 Broadview Terrace

Suggested Action: – Request for approval for a revision for “Brian & Brittany Riemer” located at 9625 Broadview Terrace, Lot 8 of Block 30. On January 6, 2026 the Board approved the site plan for the construction of a new single family home. When the applicant submitted the construction plans it was noted that some changes to the front facade/elevation had been altered from the previously approved design. The applicant submitted a new application to address the comments from the Building Department. Enclosed please find the previously approved and proposed plans. Item #1

BHI-DRB Staff Report-9625 Broadview Ter 2.pdf
SPR26-000021 DRB Application - Rev.pdf
SPR26-000021 Narrative.pdf
2026.01.02-9625 Broadview Terr-DRB-ARCH.pdf
9625 Broadview Terr - DRB Set 10.6.2026.pdf

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

AGENDA ITEM NO. 1

MEETING DATE: 10/6/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR26-000021
A public hearing to consider an application by Brian and Brittany Riemer, property owners, requesting Design Review Board approval for modifications to a previously approved design for a new single-family residence at 9625 Broadview Terrace, identified by parcel identification number 13-2227-001-5760.

1. BACKGROUND/HISTORY

Issue Statement: The applicants have submitted a new application (Revision No. 8) to address comments from the Building Department. The proposed changes alter the previously approved design, necessitating a return to the DRB for review and approval. The applicant's narrative, prepared by Veronica Frattini of DAC Design.Architecture.Consultants, details the following modifications:

- Front Elevation & Eaves: The Building Department noted that any changes to the front elevation require DRB approval. The applicant has added eave dimensions to the plans (Sheets A3.01 and A3.02) to demonstrate compliance with the 2023 code amendment, which limits eave projections in setbacks to a maximum of 2 feet.

Recommended Action: Staff recommends that the Design Review Board approve the revisions to the approved design for the new single-family residence at 9625 Broadview Terrace, subject to the conditions in this report.

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

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

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

DRB Approval: On January 6, 2026, the Design Review Board (DRB) approved Project # SPR25-000017, which included:

1. A Waiver for accessory lighting on the front yard fence columns along Broadview Terrace.

2. Design approval for a new 5,611 sq. ft. two-story single-family residence, pool, and associated site improvements.

3. This approval was based on the applicants utilizing two variances granted by the Town Council on October 8, 2025, for street-side (Kane Concourse) setback encroachments.

2. ANALYSIS

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

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

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

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

1. **Front Elevation & Eave Dimensions**: The applicant has provided the requested eave measurements on the architectural sheets. Staff has reviewed the submitted dimensions and finds they are consistent with the Town Code requirement that eaves may not project more than 2 feet into a required setback. The visual character of the front elevation is substantially unchanged from the previously approved design; the revisions are technical in nature to demonstrate code compliance.
2. **Architectural Design Review:** The proposed modern two-story home will be evaluated against DRB criteria, including:
    - **Compatibility** with the neighborhood's scale and character.

- **Quality and resilience** of proposed exterior materials.
- **Massing and articulation,** particularly on the prominent corner, incorporating the approved variance dimensions.
- **Landscape plan** for buffering and aesthetic enhancement.

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

Conclusion:

The proposed revisions are responsive to Building Department comments and bring the project into closer compliance with the Town Code without diminishing the design quality previously approved by the DRB. The relocation of the pool and the clarification of eave projections are appropriate modifications. Staff recommends approval of the revised plans.

Applicable Code Sections:

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

- Section 23-3 (Use Regulations for RD Single-Family District)
- Section 23-9 (Minimum Size of Living Units)
- Section 23-10 (Minimum Size of Building Lot)
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum Landscape Standards)

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

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

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

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

e. Landscape sustainability and irrigation
f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the Waiver for front yard fence column lighting and approve the design for the new single-family residence at 9625 Broadview Terrace, subject to the following conditions:

1. Front Elevation & Eave Dimensions: The applicant has provided the requested eave measurements on the architectural sheets. Staff has reviewed the submitted dimensions and finds they are consistent with the Town Code requirement that eaves may not project more than 2 feet into a required setback. The visual character of the front elevation is substantially unchanged from the previously approved design; the revisions are technical in nature to demonstrate code compliance.
2. Lighting Performance: All exterior lighting, including fixtures on the front yard fence columns, shall be fully shielded. Illumination shall not exceed one-half (0.5) foot-candle at any point on the front or side property lines. A certified photometric plan must be submitted with the building permit application.
3. Fixture Design Approval: The design, color, finish, and luminaire type of all proposed lighting fixtures shall be submitted to and approved by the DRB prior to installation. Fixture color shall match the approved fence and/or primary structure.
4. DRB Authority for Exterior Changes: Any modification to the approved exterior materials, colors, fencing, landscape, or architectural details requires resubmittal and approval by the DRB prior to installation.
5. Material Compliance: All exterior materials and finishes shall be installed as shown on the DRB-approved plans. No substitutions are permitted without prior DRB approval..
6. Code Compliance: All construction must comply with all other applicable Town codes.

TOWN OF BAY HARBOR ISLANDS

Design Review Board

(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER SPR26-000021

APPLICANT INFORMATION

Company _____

Name Brian and Brittany Riemer Contact Number (305) 989-9404

Address 9625 Broadview Terrace

City Bay Harbor Islands State FL Email Address brittanywriemer@gmail.com

OWNER / PROPERTY INFORMATION

Name Brittany Riemer Address 9625 Broadview Terrace Bay Harbor Islands FL 33154

Folio# 13-2227-001-5760 Lot 8 Block 30

Contact Number (305) 989-9404 Email Address brittanywriemer@gmail.com

DATE OF ORIGINAL APPROVAL ~ DRC: January 6, 2026 P&Z: _____

REVISION # _____ REVISION DATE: _____

ENTER SHEET # _____

_____

Owner / Applicant given copy of Plan Revision Checklist (x) Yes ( ) No

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

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

DESIGN
ARCHITECTURE
CONSULTANTS

AA26003917



August 21st, 2026

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

New 2-Story Single-Family Residence
located at
9625 Broadview Terrace, Bay Harbor Islands FL 33154

Project number: SPR25-000017
DRB - Revision No.8 Narrative

Dear plan review Official:

Please find attached Revision 8 for the submitted drawings, noting, and addressing the DRB process review comments. Below is a brief narrative explaining the revision to each corresponding sheet:

BUILDING DEPARTMENT:

1. Comment 1. Any changes to the front elevation require DRB approval, pg. A3.01.

   Response: Noted.

2. Comment 2. Please note that the code was amended in 2023. Projections are no longer permitted in the front, side, or rear setbacks on interior lots located on the West Islands. Only fences, walls, and eaves (up to 2 feet) are allowed within the setback areas. Provide all setbacks on the location of all projection elements.
   a. Please provide the eaves measurements on Sheets A3.01 and A3.02.
   b. Kindly note that eaves may not project more than 2 feet into the required setback. Ensure that all eave dimensions are clearly labeled and compliant with this requirement.
   c. Please update the drawings accordingly

   Response: Eaves dimensions have been added on sheets A3.01 and A3.02.

3. Comment 3. The pool cannot be placed in the front yard, please relocate.
   a. This comment was stated on the 1st and 2nd review.

   Response: Noted, pool has been modified to comply with code. Refer to updated site plan.

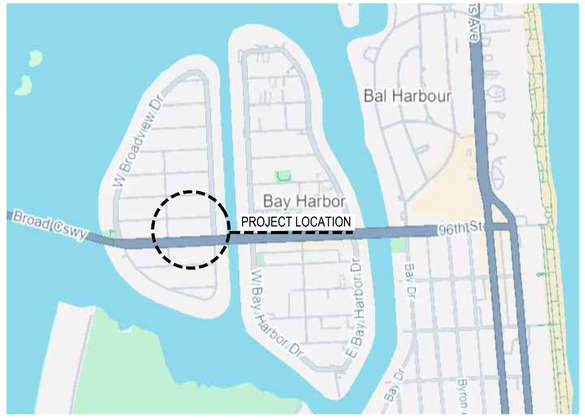
4. Comment 4. All plans that show the pool in the front yard would need to be amended.

Response: Noted, all plans have been updated to reflect pool change.

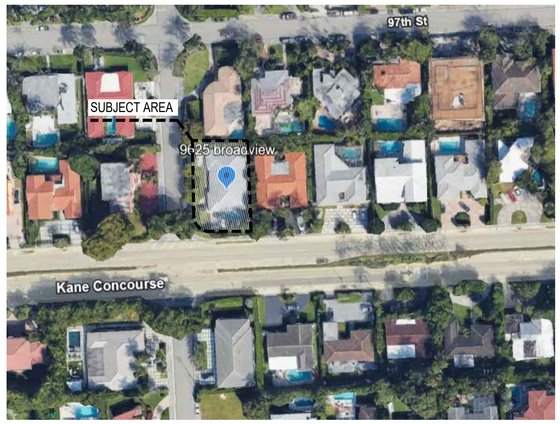
End of Narrative

Prepared by:

Veronica Frattini
Architectural Designer
DAC Design.Architecture.Consultants



VICINITY MAP



LOCATION MAP

NEW 2-STORY SINGLE-FAMILY RESIDENCE
located at
9625 Broadview Terrace
Bay Harbor Islands, Florida 33154



LEGAL DESCRIPTION

LOT 8, BLOCK 30 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO #: 13-2227-001-5760

PROJECT DATA

LOCAL MUNICIPALITY:	BAY HARBOR ISLANDS
ZONING DISTRICT:	**RD - SINGLE-FAMILY RESIDENCE**
OCCUPANCY TYPE (FBC):	**R-3 (FBC 310.5)**
OCCUPANCY LOAD:	**5,613 SF / 200 SF = 28 persons**
TOTAL ENCLOSED AREA OF RESIDENCE:	**5,613 S.F.**
FLOOD ZONE:	**AE**
BASE FLOOD ELEVATION:	**8' N.G.V.D.**
ASCE STRUCTURE CATEGORY:	**FLOOD DESIGN II (ASCE 24-14 Table 1-1)**
CONSTRUCTION TYPE (FBC):	**TYPE III-B**
RISK CATEGORY (FBC):	**CATEGORY II**
EXPOSURE CATEGORY (FBC):	**CATEGORY B**

LIST OF DRAWINGS

ARCHITECTURAL

A0.00 COVER SHEET, SCOPE OF WORK, PROJECT DATA, LIST OF DRAWINGS & GENERAL NOTES
A0.10 EXISTING SITE PHOTOGRAPHS
A0.11 NEIGHBORING PROPERTIES
A0.12 PROPOSED FINISHES
D1.01 DEMOLITION PLAN
A1.00 SITE PLAN
A1.10 BUILDING & ZONING DATA, FLOOD LEGEND AND AREA CALCULATION DIAGRAMS
A1.11 PROPOSED 3D VIEWS
A2.01 GROUND FLOOR PLAN
A2.01 SECOND LEVEL FLOOR PLAN
A2.03 ROOF PLAN & ROOF DETAILS
A3.01 PROPOSED ELEVATIONS
A3.02 PROPOSED ELEVATIONS
A3.03 PROPOSED COLORED ELEVATIONS
A3.04 PROPOSED COLORED ELEVATIONS
A3.03 BUILDING ARTICULATION DIAGRAMS
A3.10 BUILDING SECTIONS
A3.11 BUILDING SECTIONS

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC 2023 (8th EDITION) AND ANY OTHER APPLICABLE CODES OR ORDINANCES AS WELL AS THE 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), AND NFPA 101.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, ERROR OR OMISSIONS ENCOUNTERED ON PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS. DO NOT SCALE DRAWINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS.

4. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES (INCLUDING BUILDING PERMIT) REQUIRED TO COMPLETE THE PROJECT AND OBTAIN A CERTIFICATE OF OCCUPANCY.

5. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND BE INSURED.

6. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDING FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

7. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURERS SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

8. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

9. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

10. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY, ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED AND ALL LABELS REMOVED.

SCOPE OF WORK

THE SCOPE OF WORK PERTAINS TO THE NEW CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE. THE WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

1. NEW FOUNDATION, COLUMNS, AND CONCRETE WALLS AS NOTED IN STRUCTURAL DRAWINGS.
2. NEW POOL (UNDER SEPARATE PERMIT) AS NOTED IN ARCHITECTURAL PLANS.
3. NEW EXTERIOR GLAZING SYSTEM FOR DOORS AND WINDOWS AS NOTED IN ARCHITECTURAL PLANS.
4. NEW SITE WORK AND LANDSCAPING AS NOTED ON LANDSCAPE DRAWINGS.
5. NEW INTERIOR PARTITIONS, DOORS AND RAILING SYSTEM AS NOTED IN ARCHITECTURAL PLANS.
6. NEW MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS AS NOTED IN ARCHITECTURAL PLANS.
7. NEW KITCHEN AND LAUNDRY AS NOTED IN FLOOR PLAN.
8. NEW LAUNDRY ROOM, AS NOTED IN FLOOR PLAN.
9. NEW WET BAR, DINING AND LIVING ROOM LAYOUT, AS NOTED IN FLOOR PLAN.
10. NEW POWDER ROOM, AND CABANA BATH AS NOTED IN FLOOR PLAN.
11. NEW PLAYROOM, OFFICE AND BATHROOM, AS NOTED IN FLOOR PLAN
12. NEW STAFF BEDROOM AND BATHROOM
13. NEW GARAGE
14. NEW STAIR, AS NOTED IN FLOOR PLAN.
15. NEW SECOND LEVEL WITH MASTER SUITE, BEDROOMS, EN-SUITE BATHROOMS AND WALK-IN CLOSETS, AS NOTED IN FLOOR PLAN.
16. NEW FENCE (UNDER SEPARATE PERMIT)
17. NEW DRIVEWAY.

**SCOPE OF WORK IN ACCORDANCE WITH FBC 2023: RESIDENTIAL (8th EDITION), FBC 2023: BUILDING (8th EDITION), 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), THE NFPA 101 LIFE SAFETY CODE, AND THE BAY HARBOR ISLANDS ZONING CODE.

DRB SET - 09.26.2025

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 3202, MIAMI, FL 33145
PHONE: 305.777.8650
WWW.DAC.STUDIO
AA26003917

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SEAL:

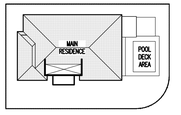
AA 26003917
DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description
1	09/26/2025	DRB - BLDG. DEPT. COMMENTS
2	11/14/2025	DRB - BLDG. DEPT. COMMENTS

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

COVER SHEET, SCOPE OF WORK, PROJECT DATA, LIST OF DRAWINGS & GENERAL NOTES

SHEET No.

A0.00


IMAGE ①


IMAGE ②



IMAGE ③


IMAGE ④


IMAGE ⑤


IMAGE ⑥

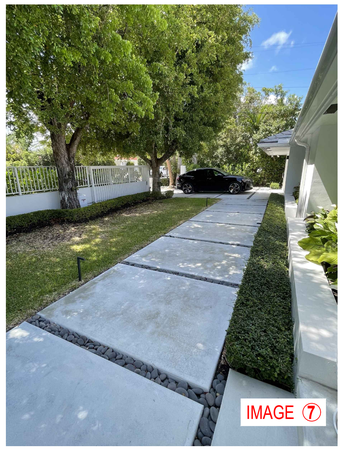

IMAGE ⑦


IMAGE ⑧



1 A0.10 **AERIAL VIEW**
SCALE: N.T.S.

NORTH

DRB SET - 09.26.2025

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 302, MIAMI, FL 33145
PHONE: 786.232.3650
WWW.DAC.STUDIO
AA26003917

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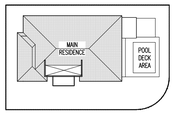
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DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

EXISTING SITE PHOTOGRAPHS

SHEET No.

A0.10

Z:\0001_2505-9625 Broadview Terrace-Bay Harbor\Cds\2505_A0.10.dwg [A0.10] Dec 17, 2025 4:22pm USER



1 A0.11 **9641 BROADVIEW TERRACE**



2 A0.11 **9650 BROADVIEW TERRACE**



3 A0.11 **9600 BROADVIEW TERRACE**



4 A0.11 **1271 KANE CONCOURSE**



5 A0.11 **1261 KANE CONCOURSE**



6 A0.11 **9555 BROADVIEW TERRACE**



7 A0.11 **9550 BROADVIEW TERRACE**



8 A0.11 **1270 KANE CONCOURSE**



1 A0.11 **AERIAL VIEW**
SCALE: N.T.S.

DRB SET - 09.26.2025

DESIGN ARCHITECTURE CONSULTANTS
DAC
2350 CORAL WAY # 3202, MIAMI, FL 33145
PHONE: 786.332.3650
WWW.DAC.STUDIO
AA26003917

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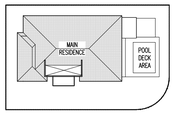
AA 26003917
DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
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KEY PLAN:



KEY PLAN

ISSUE RECORD:
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2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description

Comm. No. 0001-2505
Scale: AS NOTED
Drawn: VF
Checked: AF
CADD File:

SHEET TITLE

NEIGHBORING PROPERTIES

SHEET No.

A0.11

Z:\0001_2505-9625 Broadview Terrace-Bay Harbor\CDs\2505_A0.11.dwg [A0.11] Dec 17, 2025 4:26pm USER



CORAL STONE

FEATURE WALLS

SMOOTH STUCCO

SHERWIN WILLIAMS EXTRA WHITE (SW 7006)



FLAT CLAY ROOF TILES

ROOF FINISH



BRONZE ALUMINUM CLADDING

GLAZING SYSTEM FRAMES & TERRACE COVER





WOOD ENTRY DOOR

PIVOT DOOR



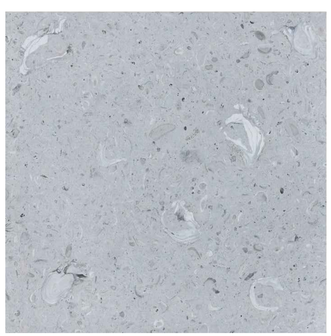
GLASS RAILINGS

CLEAR GLASS



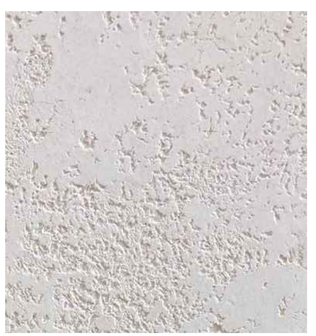
CUMARU WOOD CLADDING

EXTERIOR WOOD CEILING



SHELLSTONE PAVERS

DRIVEWAY AND EXTERIOR FLOORING



TEXTURED STUCCO

SHERWIN WILLIAMS - ALABASTER SW7008

DRB SET - 09.26.2025

DESIGN ARCHITECTURE CONSULTANTS
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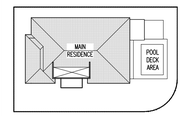
AA 26003917
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TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description

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Checked: AF
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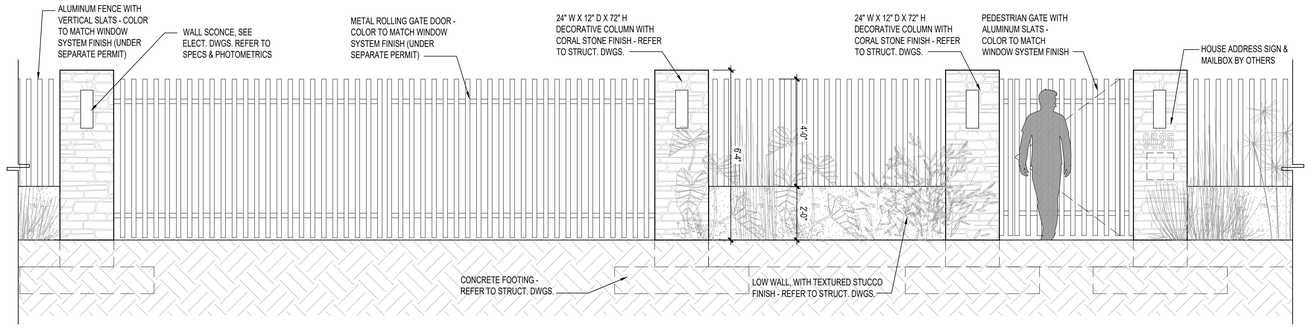
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PROPOSED MATERIALS

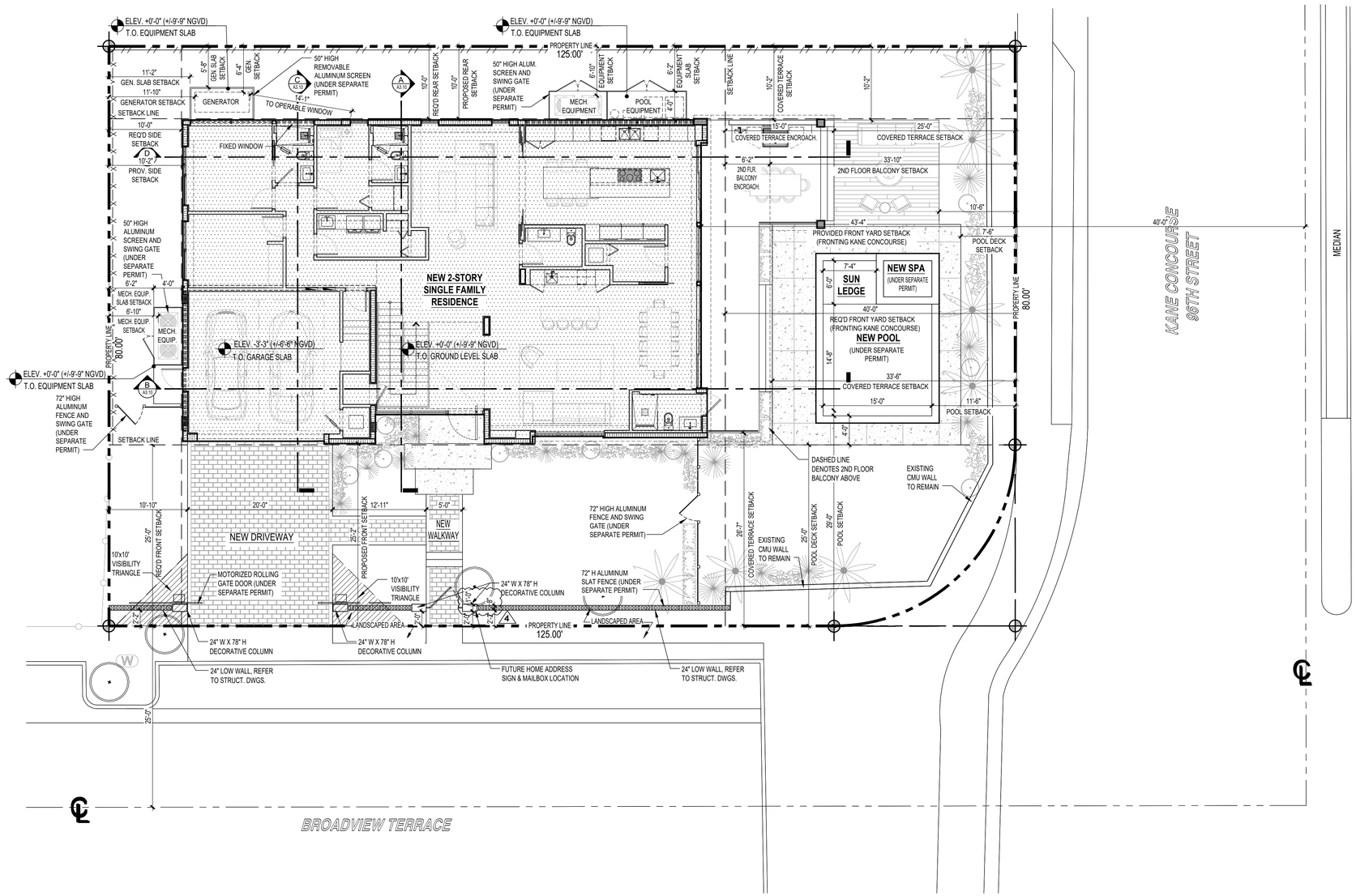
SHEET No.

A0.12

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2 / A1.00 **PROPOSED PRIVACY WALL ELEVATION**
SCALE: 3/8" = 1'-0"



1 / A1.00 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

SITE PLAN NOTES

1. GENERATOR ILLUSTRATED AT 47" HEIGHT FOR REFERENCE ONLY. FINAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS TO BE CONFIRMED UPON SUBMISSION OF ELECT. DWGS. GENERATOR WORK MUST BE PERFORMED UNDER SEPARATE PERMIT.
2. A/C CONDENSING UNITS ILLUSTRATED AT 47" HEIGHT FOR REFERENCE ONLY. FINAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS TO BE CONFIRMED UPON SUBMISSION OF MECH. DWGS.
3. ALL FENCING UNDER SEPARATE PERMIT.
6. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
7. EMERGENCY GENERATOR WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

DESIGN ARCHITECTURE CONSULTANTS
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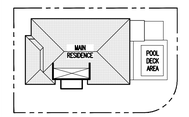
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SHEET TITLE

SITE PLAN & PROPOSED PRIVACY WALL

SHEET No.

A1.00

DRB SET - 09.26.2025

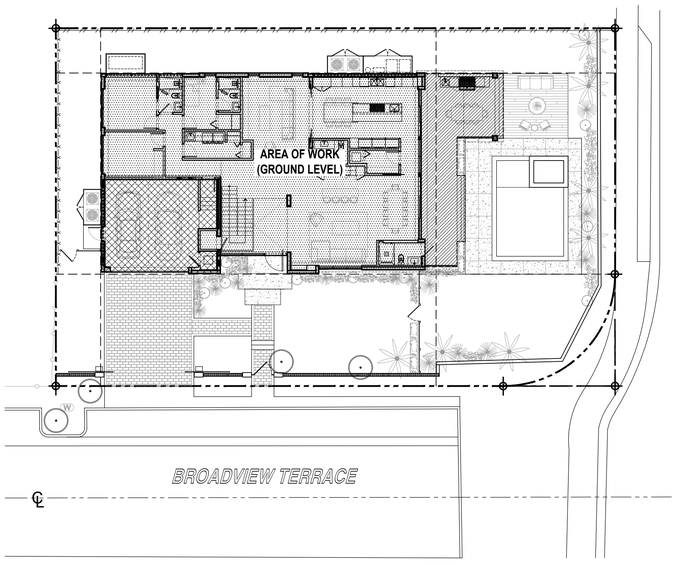
BUILDING & ZONING DATA

PROPERTY ADDRESS:	9625 BROADVIEW TERRACE			
LOT AREA:	10,000 S.F.			
ZONING DISTRICT:	RD - SINGLE-FAMILY RESIDENCE			
PARKING SPACES	2 PARKING SPACES			
	REQUIRED		PROVIDED	
FIRST FLOOR AREA:	N/A		3,119 S.F. 4	
SECOND FLOOR AREA:	80% MAX OF 1ST FLR. (2,495 S.F.)		79.9% (2,494 S.F.)	
OPEN SPACE:	40% MIN (4,000 S.F.)		42% (4,287 S.F.)	
OPEN SPACE (FRONT YARD)	50% MIN OF 2,994 SF = 1,497 S.F. MIN.		76% (2,285 S.F.)	
BUILDING HEIGHT:	30'-0" (ABOVE BFE+FREEBOARD)		30'-0" 4	
GROSS AREA:	LIVING AREA (A/C)	GARAGE (A/C)	COVERED TERR. AREA	TOTAL
	5,090 S.F.	523 S.F.	1,347 S.F.	6,960 S.F.
SETBACKS:	REQUIRED		PROVIDED	
FRONT YARD	25'-0"		25'-2"	
FRONT YARD (KANE CONCOURSE)	40'-0"		43'-4"	
SIDE YARD	10'-0"		10'-2"	
REAR YARD	10'-0"		10'-0"	

FLOOD LEGEND

FLOOD ZONE	AE
PANEL NUMBER	0144L
BASE FLOOD ELEVATION - B.F.E.	+8'-0" NGVD
DESIGN FLOOD ELEVATION - D.F.E.	+9'-9" NGVD
GARAGE FLOOR ELEVATION	+6'-8" NGVD
LOWEST ELEVATION OF EQUIPMENT	+9'-9" NGVD (GENERATOR)
HIGHEST CROWN OF ROAD	+5.53' NGVD
LOWEST ADJACENT GRADE	+5.68' NGVD
HIGHEST ADJACENT GRADE	+6.46' NGVD
FLOOD VENT CALCULATION: SMART VENT MODEL 1540-574 (APPROVAL FL5822-R9)	
ENCLOSED AREA BELOW BFE (GARAGE)	480 SF
REQ'D. FLOOD VENT AREA : 1 SQ. IN. PER 1 SQ. FT	480 SQ. IN.
MIN. FLOOD VENTS REQ'D (200 SF COVERAGE PER VENT)	480 / 200 = 2.4
FLOOD VENTS REQUIRED	3
FLOOD VENTS PROVIDED	3
FLOOD VENT OPENING SIZE	14.5" W x 8.5" H
FLOOD VENT AREA PROVIDED	3 @ 200 SQ. IN. (e/a) = 600 SQ. IN.

Flood Vent Notes:
Per Fema requirements and ASCE 24 sections 2.7, 2.7.2.2 and 2.7.3 installation of openings:
1. Flood opening louvers, screen, or other opening cover shall not block or impede the automatic flow of water into or out of enclosed area.
2. Bottom of each flood opening shall be no higher than 1 foot above the higher of the exterior or interior grade or floor immediately below the opening.
3. There shall be a minimum of two openings on different sides of each enclosure area.



1 A1.10 GROUND FLOOR LOT COVERAGE DIAGRAM

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

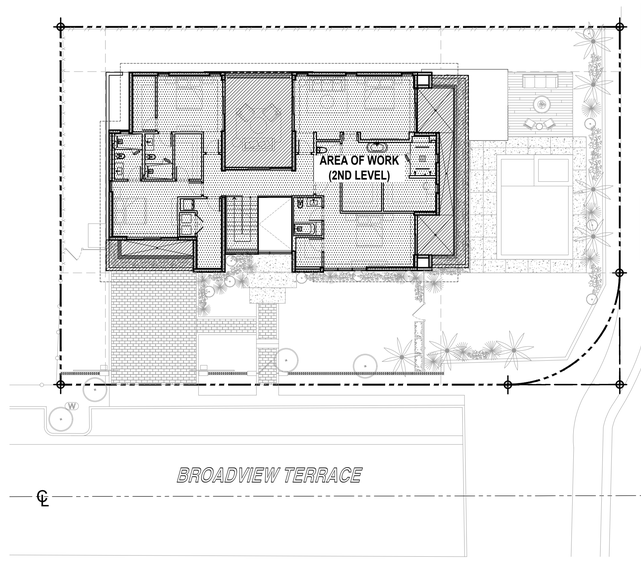
LOT AREA = 10,000 SF

LEGEND

LIVING AREA (A/C) GARAGE (A/C) COVERED TERRACE

GROUND LEVEL AREA: 4

LIVING SPACE (A/C)	= 2,596 SF
GARAGE (A/C)	= 523 SF
OUTDOOR COVERED AREA	= 513 SF
TOTAL PROPOSED	= 3,632 SF



2 A1.10 2ND FLOOR LOT COVERAGE DIAGRAM

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

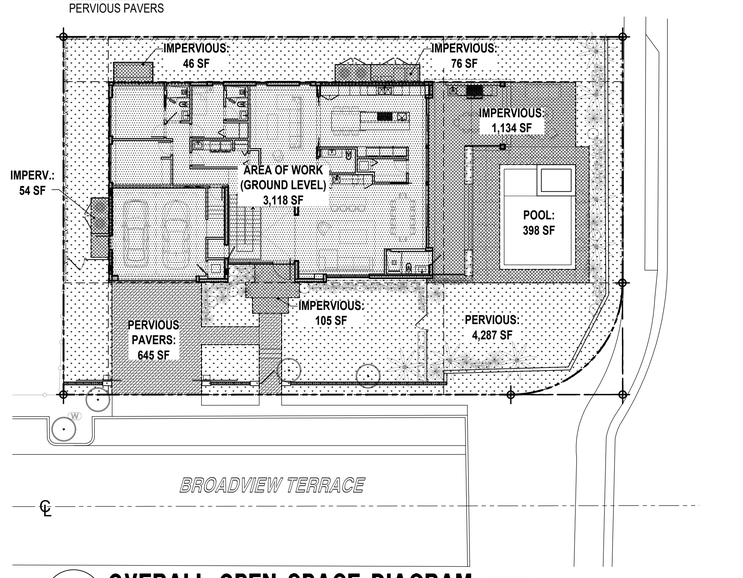
LOT AREA = 10,000 SF

LEGEND

LIVING AREA (A/C) COVERED TERRACE

SECOND LEVEL AREA:

MAX. ALLOWED LIVING AREA	= 2,495 SF (80% of 1st flr.)
PROPOSED LIVING AREA (A/C)	= 2,494 SF (79.9%)
OUTDOOR COVERED TERRACE	= 834 SF



3 A1.10 OVERALL OPEN SPACE DIAGRAM

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

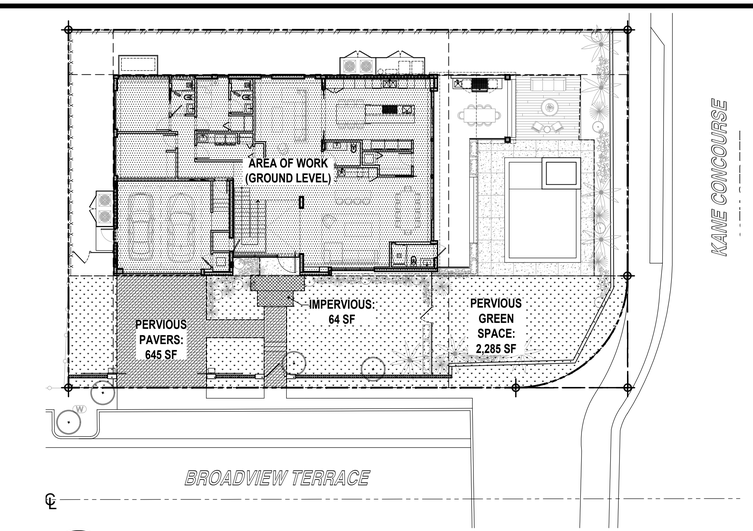
LOT AREA = 10,000 SF

LEGEND

PERVIOUS IMPERVIOUS PERVIOUS PAVERS

OPEN SPACE

REQUIRED PERV.	= 4,000 SF (40%)
PROPOSED PERV.	= 4,287 SF (42%)
PERV. PAVERS	= 645 SF (6.4%)
SWIMMING POOL	= 398 SF (3.9%)
IMPERV. PAVERED AREA	= 1,239 SF (12%)
MAIN HOUSE STRUCT.	= 3,118 SF (31%)
~~MECH/ELECT. EQUIP.~~	~~= 176 SF (1.7%)~~
TOTAL PROP. IMPERV.	= 5,576 SF (55.7%) 4



4 A1.10 FRONT YARD OPEN SPACE DIAGRAM

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

LOT AREA = 10,000 SF

LEGEND

PERVIOUS (FRONT YARD) IMPERVIOUS PERVIOUS PAVERS

OPEN SPACE - FRONT YARD (AREA: 2,994 SF)

REQUIRED PERV. = 1,497 SF MIN. (50%)
PROPOSED PERV. = 2,285 SF (76%)
PROPOSED PERV. PAVERS = 645 SF
PROPOSED IMPERV. = 64 SF

DRB SET - 09.26.2025

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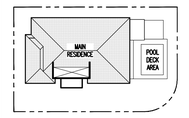
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KEY PLAN:



KEY PLAN

ISSUE RECORD:
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2025.09.05 VARIANCE REQUEST

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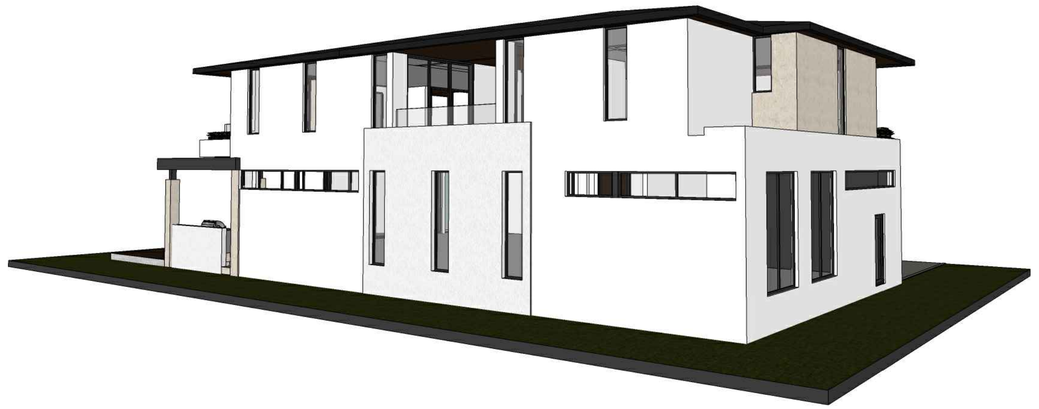
SHEET TITLE

BLDG. & ZONING DATA, AREA CALCULATION DIAGRAMS AND FLOOD LEGEND

SHEET No.

A1.10













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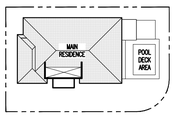
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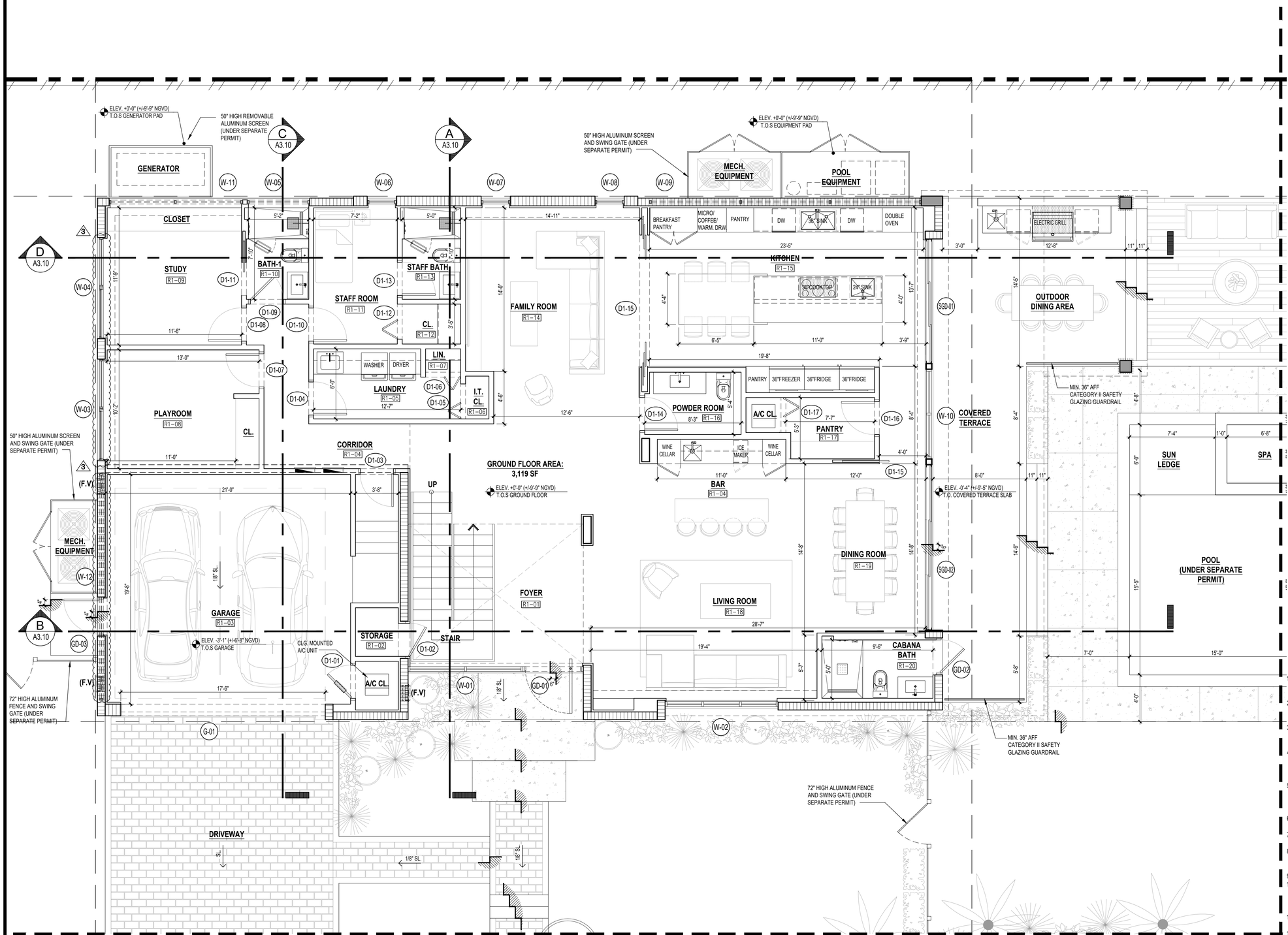
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SHEET TITLE

PROPOSED 3D VIEWS

SHEET No.

A1.11



1 A2.00 **GROUND LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

DRB SET - 09.26.2025

FLOOR PLAN LEGEND

- CMU WALL
- PARTITION WALL
- SOUND INSULATED PARTITION WALL
- HEADER WALL ABOVE
- CONCRETE WALL
- WIDE FLANGE STEEL COLUMN
- SWING DOOR (SEE DOOR SCHEDULE)
- (X) WALL TYPE TAG SYMBOL - "EX" DENOTES EXISTING
- (X–X) DOOR TAG SYMBOL (SEE DOOR SCHEDULE) - "EX" DENOTES EXISTING
- (X) WINDOW TAG SYMBOL (SEE WINDOW SCHEDULE) - "EX" DENOTES EXISTING

INTERIOR FINISHES REQUIREMENTS:

1. ALL WALL & CEILING FINISHES (AS SELECTED BY OWNER) SHALL MEET THE MIN. FLAME SPREAD INDEX CLASSIFICATION PER 2023 FBC TABLE 803.11
2. FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E 84 OR UL 723. 2023 FBCR 316.
3. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKEDEVELOPED NDEX NOT GREATER THAN 450." AS PER ASTM E-84 OR UL 273. FBCR 302.9

GROUP 'R-3'	NON SPRINKLERED		
		CORRIDORS	ROOMS & ENCLOSED SPACES
WALLS & CEILINGS	CLASS C	CLASS C	CLASS C

FLOOR PLAN NOTES

1. OVERALL DIMENSIONS SHOWN IN PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. FIELD VERIFY EXISTING OVERALL DIMENSIONS. DO NOT SCALE DRAWINGS.
2. PROVIDE TILE FINISH AROUND SHOWER WALLS NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR IN ACCORDANCE WITH 2023 FBC R307.2.
3. ALL NEW UTILITIES,EQUIPMENT AND ACCESSORIES SERVICING THE BUILDING TO BE MOUNTED/INSTALLED MINIMUM AT EXISTING FINISH FLOOR ELEVATION (F.F.E.) IN ACCORDANCE WITH ASCE -25-04 (CH. 7).
4. AT LEAST ONE BATHROOM AT GROUND LEVEL SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE 2023 FBC . DOOR SHALL MAINTAIN A MINIMUM OF 29" CLEAR OPENING IN ACCORDANCE WITH R320.1.1
5. ALUM / WD. GATE(S) SHALL BE SELF CLOSING AND EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN 54" ABOVE THE THRESHOLD - REFER TO R4501.17.1.9
6. POOL SHALL HAVE A BARRIER IN COMPLIANCE WITH FBC SECTION 454.2.17.1 (POOL UNDER SEPARATE PERMIT)
7. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
8. PROVIDE A HANDRAIL ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS PER 2023 FBC R311.7.8
9. HANDRAIL HEIGHT SHALL BE AT LEAST 34" ABOVE FLOOR FINISH.
10. GUARD RAILS SHALL BE REQUIRED AT OPEN- SIDED WALKING SURFACES LOCATED *MORE THAN* 30" HIGH MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW PER 2023 FBC R312.1.1
11. PROVIDE SOIL TERMITE FILL TREATMENT AND CERTIFICATION IN COMPLIANCE WITH 2023 FBC-1816.1.7
12. PROVIDE TERMITE PROTECTION PER 2023 FBC R318

DESIGN ARCHITECTURE CONSULTANTS
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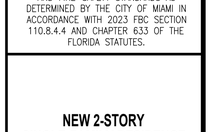
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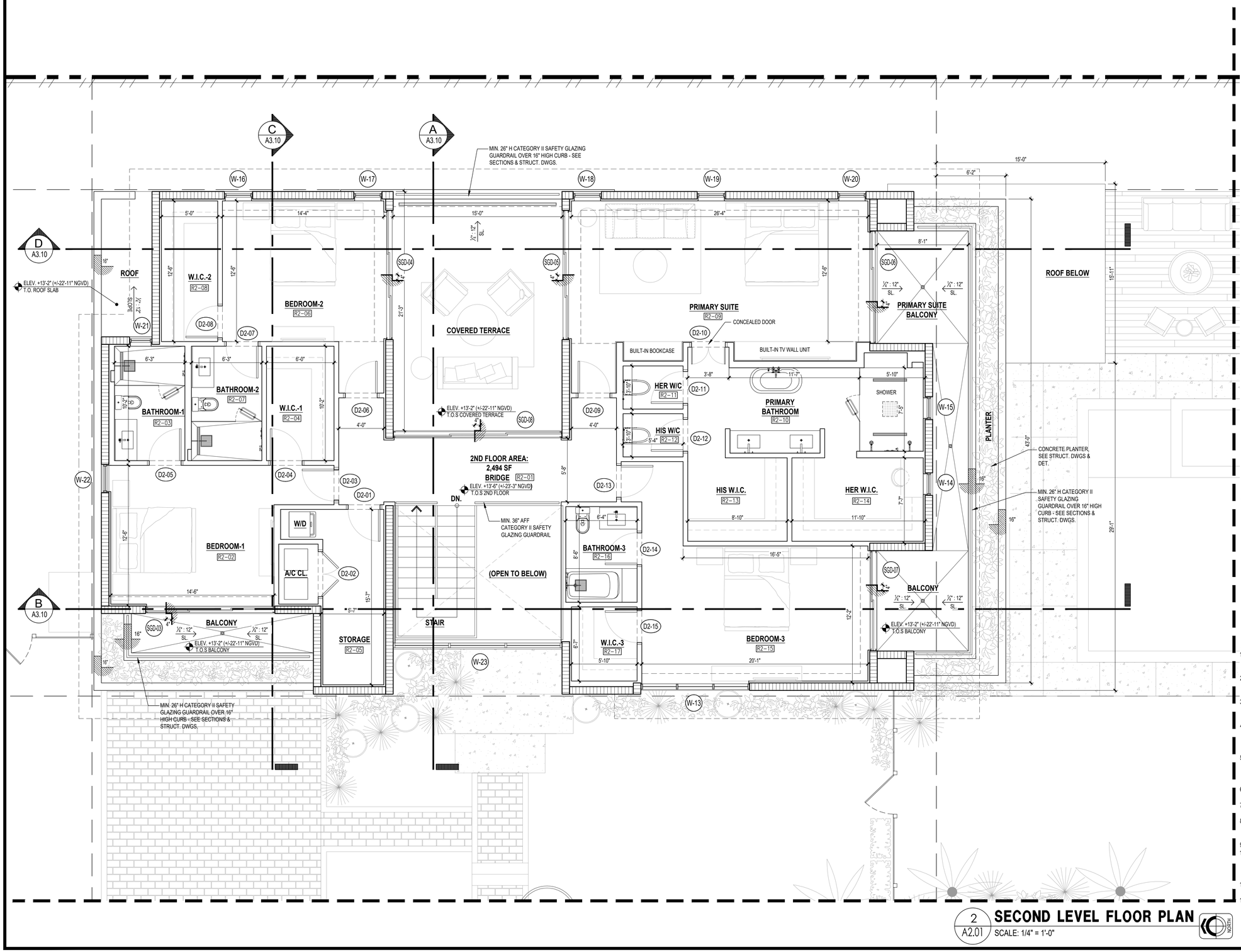
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SHEET TITLE

GROUND LEVEL FLOOR PLAN

SHEET No.

A2.00



2 A2.01 **SECOND LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- CMU WALL
- PARTITION WALL
- SOUND INSULATED PARTITION WALL
- HEADER WALL ABOVE
- CONCRETE WALL
- WIDE FLANGE STEEL COLUMN
- SWING DOOR (SEE DOOR SCHEDULE)
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		CORRIDORS	ROOMS & ENCLOSED SPACES
WALLS & CEILINGS	CLASS C	CLASS C	CLASS C

FLOOR PLAN NOTES

1. OVERALL DIMENSIONS SHOWN IN PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. FIELD VERIFY EXISTING OVERALL DIMENSIONS. DO NOT SCALE DRAWINGS.
2. PROVIDE TILE FINISH AROUND SHOWER WALLS NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR IN ACCORDANCE WITH 2023 FBC R307.2.
3. ALL NEW UTILITIES,EQUIPMENT AND ACCESSORIES SERVICING THE BUILDING TO BE MOUNTED/INSTALLED MINIMUM AT EXISTING FINISH FLOOR ELEVATION (F.F.E.) IN ACCORDANCE WITH ASCE -25-04 (CH. 7).
4. AT LEAST ONE BATHROOM AT GROUND LEVEL SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE 2023 FBC . DOOR SHALL MAINTAIN A MINIMUM OF 29" CLEAR OPENING IN ACCORDANCE WITH R320.1.1
5. ALUM./ WD. GATE(S) SHALL BE SELF CLOSING AND EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN 54" ABOVE THE THRESHOLD - REFER TO R4501.17.1.9
6. POOL SHALL HAVE A BARRIER IN COMPLIANCE WITH FBC SECTION 454.2.17.1 (POOL UNDER SEPARATE PERMIT)
7. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
8. PROVIDE A HANDRAIL ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS PER 2023 FBC R311.7.8
9. HANDRAIL HEIGHT SHALL BE AT LEAST 34" ABOVE FLOOR FINISH.
10. GUARD RAILS SHALL BE REQUIRED AT OPEN- SIDED WALKING SURFACES LOCATED *MORE THAN* 30" HIGH MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW PER 2023 FBC R312.1.1
11. PROVIDE SOIL TERMITE FILL TREATMENT AND CERTIFICATION IN COMPLIANCE WITH 2023 FBC-1816.1.7
12. PROVIDE TERMITE PROTECTION PER 2023 FBC R318

DRB SET - 09.26.2025

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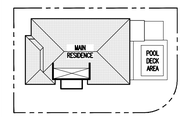
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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

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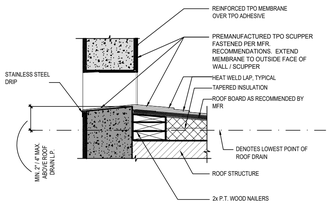
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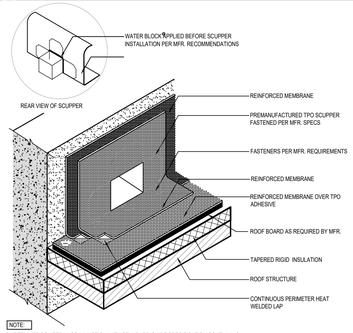
SECOND LEVEL FLOOR PLAN

SHEET No.

A2.01

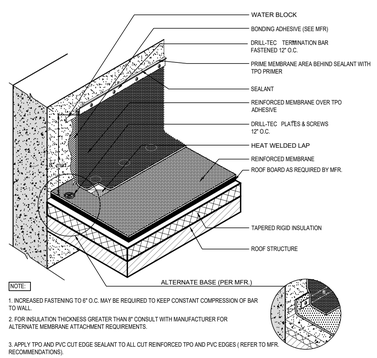


3 OVERFLOW SCUPPER SECTION
A2.02 SCALE: 1" = 1'-0"



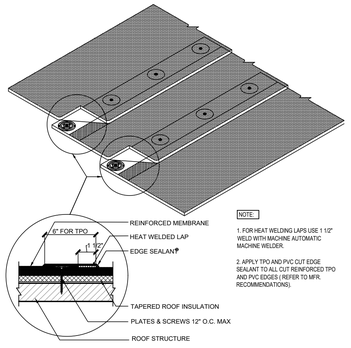
NOTE:
1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. APPLY TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO MFR. SPECIFICATIONS).

4 OVERFLOW SCUPPER DETAIL
A2.02 SCALE: 1" = 1'-0"



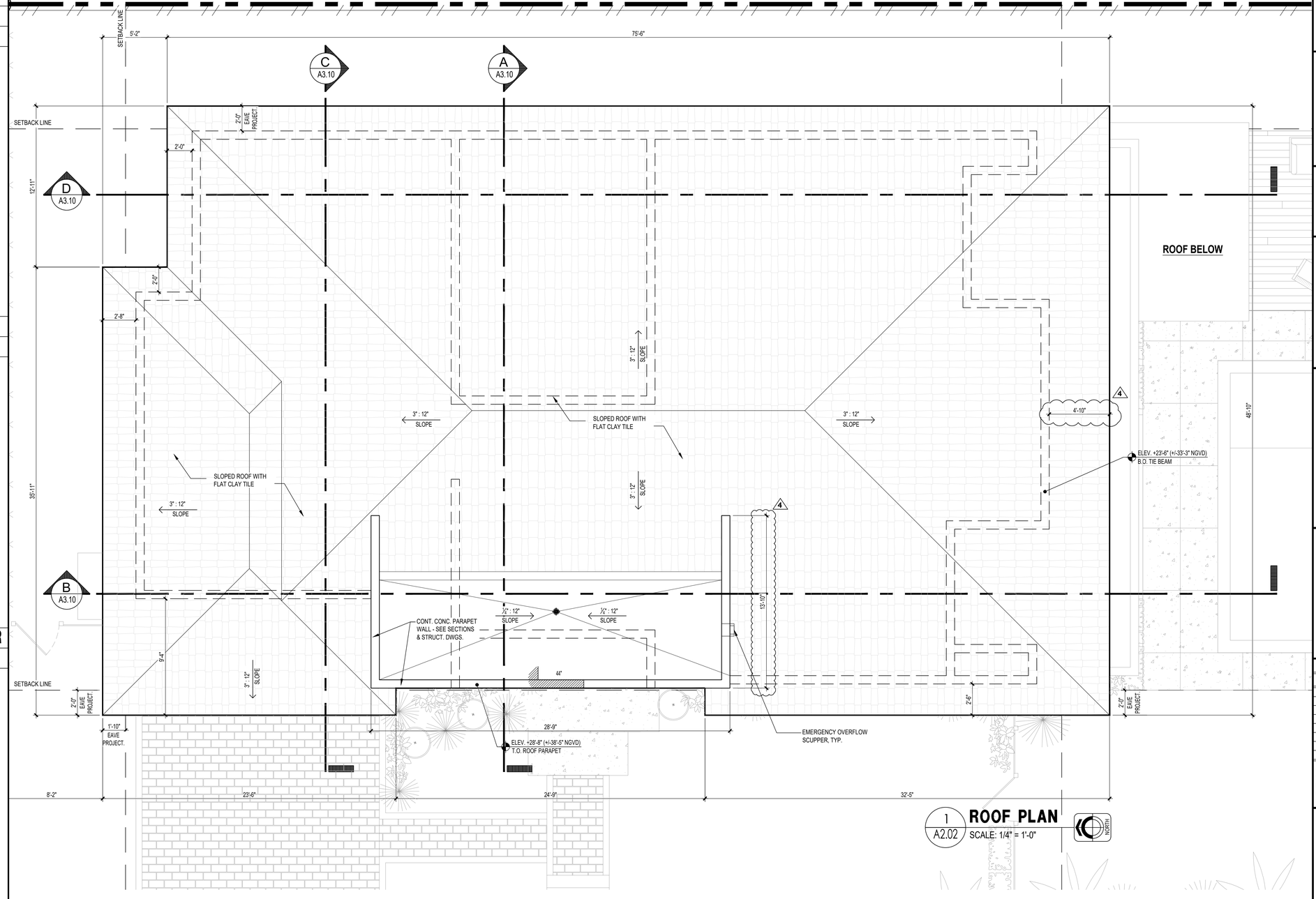
NOTE:
1. INCREASED FASTENING TO 6" O.C. MAY BE REQUIRED TO KEEP CONSTANT COMPRESSION OF BAR TO WALL.
2. FOR INSULATION THICKNESS GREATER THAN 8" CONSULT WITH MANUFACTURER FOR ALTERNATE MEMBRANE ATTACHMENT REQUIREMENTS.
3. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO MFR. RECOMMENDATIONS).

5 PARAPET FLASHING WITH TERMINATION BAR
A2.02 SCALE: 1" = 1'-0"



NOTE:
1. FOR HEAT WELDING LAPS USE 1 1/2" WELD WITH MACHINE AUTOMATIC MACHINE WELDER.
2. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO MFR. RECOMMENDATIONS).

6 TPO MEMBRANE SIDE LAP DETAIL
A2.02 SCALE: 1" = 1'-0"



1 ROOF PLAN
A2.02 SCALE: 1/4" = 1'-0"

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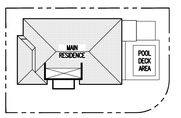
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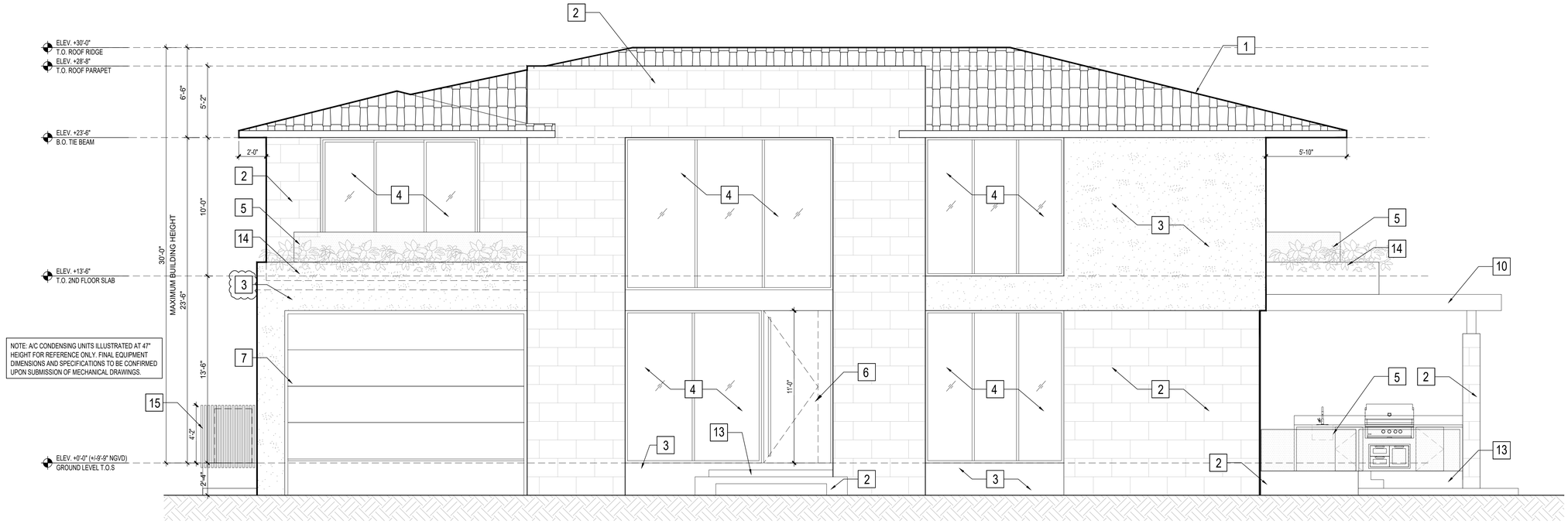
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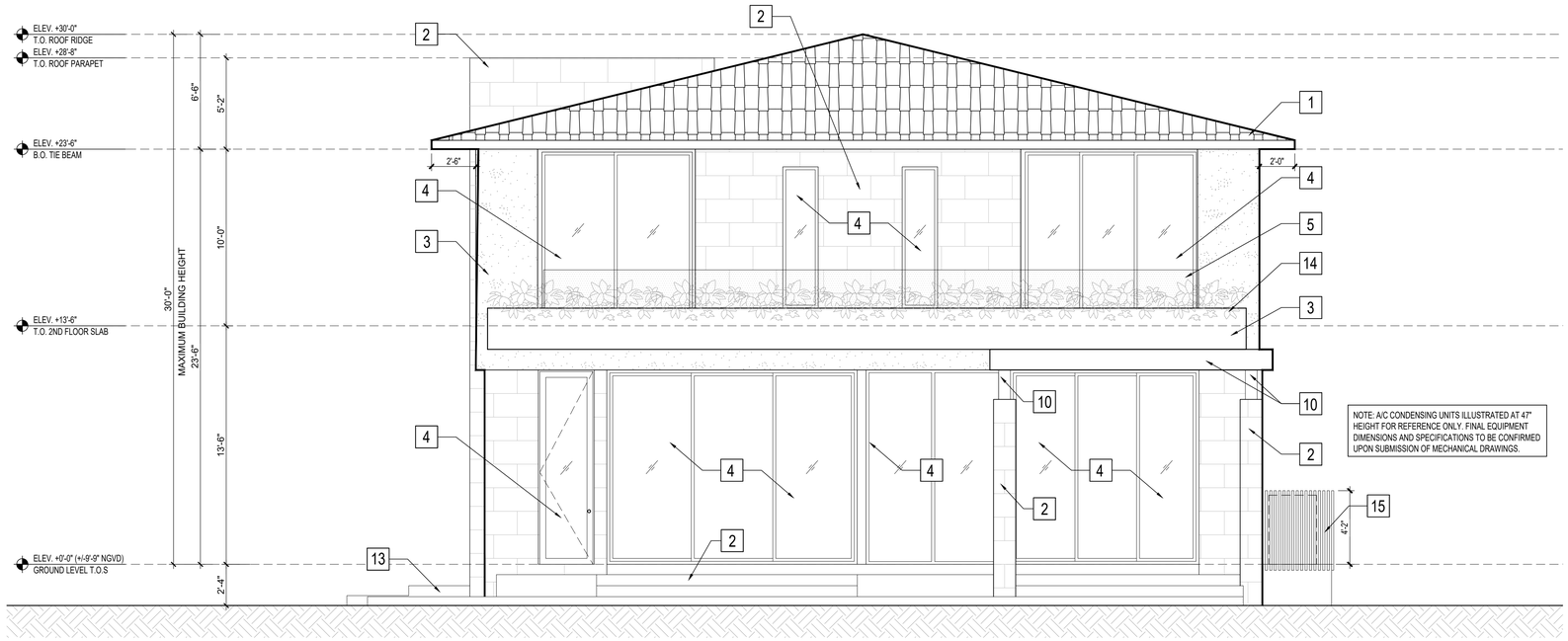
ROOF PLAN & ROOF DETAILS

SHEET No.

A2.03



1 A3.01 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.01 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1	FLAT TILE ROOF SYSTEM
2	CORAL STONE, SEALED.
3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
4	IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE.
5	CATEGORY II 42" H AFF SAFETY GLASS RAILING
6	WOOD ENTRY DOOR W/ FLORIDA APPROVAL #FL27606 - MFR. TO PROVIDE SHOP DWGS.
7	GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
8	OVERFLOW SCUPPER - SEE ROOF PLAN
9	EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
10	ALUMINUM CLADDING WITH DARK BRONZE FINISH
11	EXHAUST WALL CAP - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
12	INTAKE LOUVER - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
13	ENTRY STEPS/ DECK SLAB - TILE FINISH AS SELECTED BY OWNER
14	CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15	50" H ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT - CONTRACTOR TO VERIFY EQUIPMENT HEIGHT AND MAKE SURE IT IS SCREENED FROM VIEW
16	ENGINEERED FLOOD VENTS - REFER TO FLOOD LEGEND
17	TEXTURED STUCCO FINISH, PAINTED SHERWIN WILLIAMS - ALABASTER (SW 7008)

DRB SET - 09.26.2025

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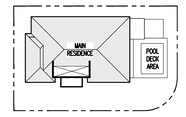
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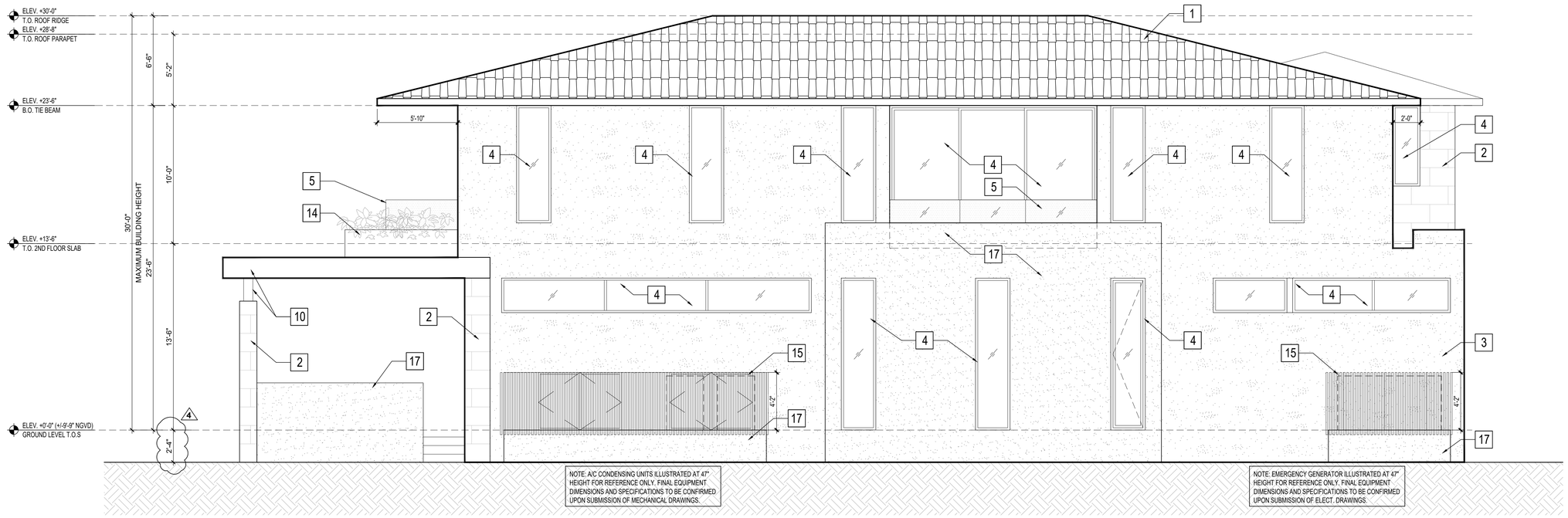
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PROPOSED ELEVATIONS

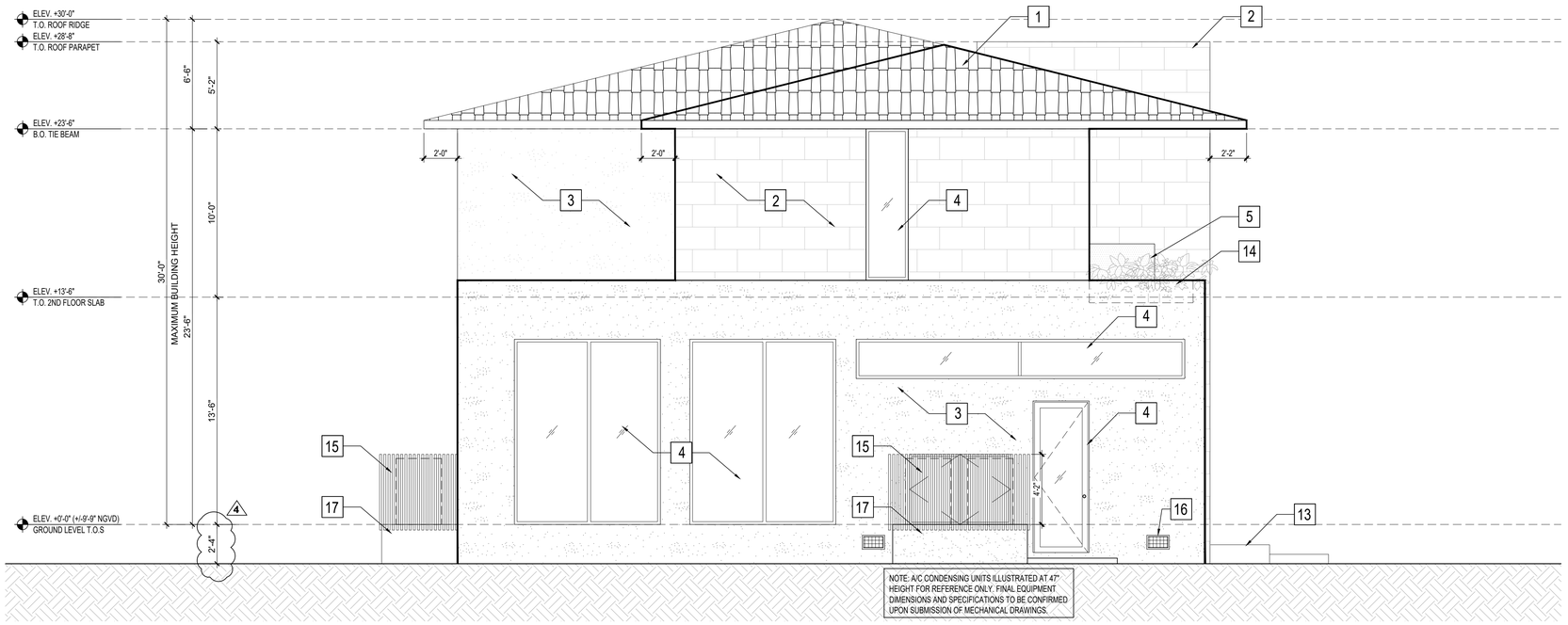
SHEET No.

A3.01



1 A3.02 EAST ELEVATION

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



2 A3.02 NORTH ELEVATION

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

ELEVATION KEY NOTES

1	FLAT TILE ROOF SYSTEM
2	CORAL STONE, SEALED.
3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
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16	ENGINEERED FLOOD VENTS - REFER TO FLOOD LEGEND
17	TEXTURED STUCCO FINISH, PAINTED SHERWIN WILLIAMS - ALABASTER (SW 7008)

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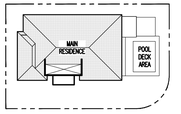
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PROPOSED ELEVATIONS

SHEET No.

A3.02



1 / A3.03 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 / A3.03 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

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3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
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8	OVERFLOW SCUPPER - SEE ROOF PLAN
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10	CONCRETE EYEBROW - SEE STRUCT. DWGS & SECTIONS
11	EXHAUST WALL CAP - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
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13	ENTRY STEPS/ DECK SLAB - TILE FINISH AS SELECTED BY OWNER
14	CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15	ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT

VARIANCE REQUEST SET - 09.05.2025

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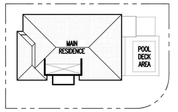
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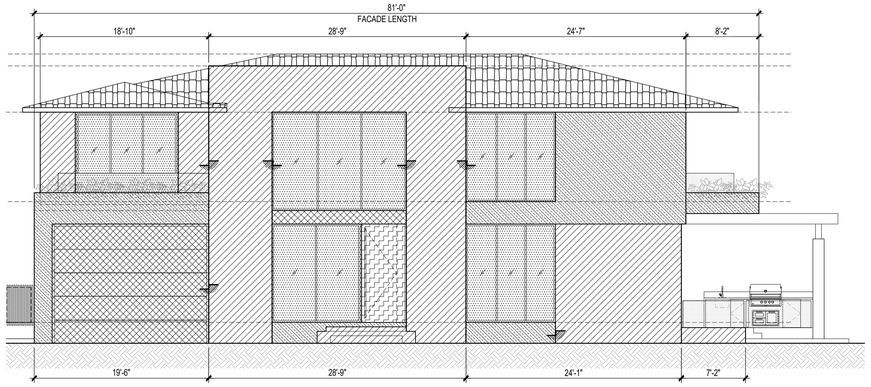
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PROPOSED COLORED ELEVATIONS

SHEET No.

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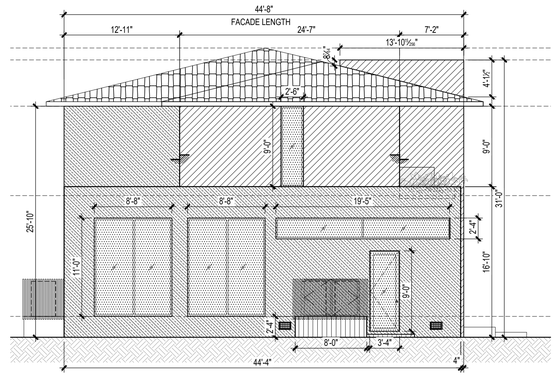
1 A3.05 WEST ELEVATION

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

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 2,049 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 589 SF (28.7%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 787 SF (38.4%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 362 SF (17.6%)
- ARCHITECTURAL ELEMENT: WOODEN ENTRY DOOR — PROVIDED: 55 SF (2.6%)
- ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING — PROVIDED: 256 SF (12.4%)



2 A3.05 NORTH ELEVATION

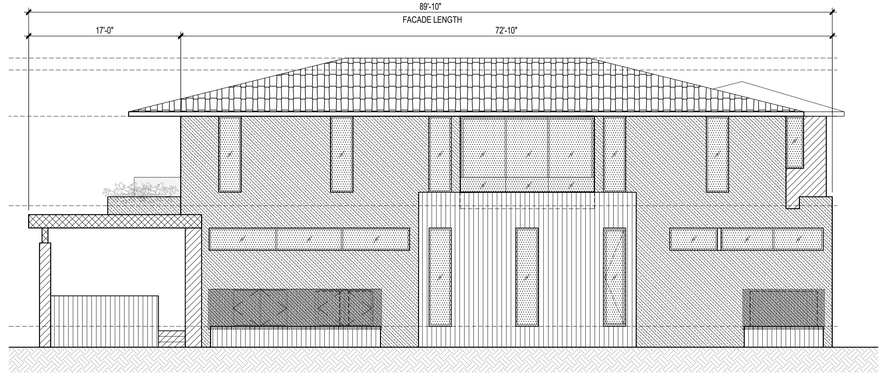
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 1,153 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 288 SF (24.9%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 302 SF (26.1%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 573 SF (49.69%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - TEXTURED STUCCO — PROVIDED: 20 SF (1.7%)
- ARCHITECTURAL ELEMENT: FLOOD VENTS — PROVIDED: 3 SF (0.26%)

4



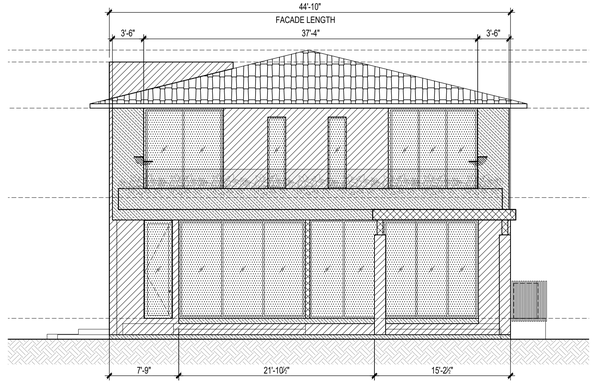
3 A3.05 EAST ELEVATION

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

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 2,000 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 425 SF (21.2%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 76 SF (3.8%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 995 SF (49.7%)
- ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING — PROVIDED: 30 SF (1.5%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - TEXTURED STUCCO — PROVIDED: 474 SF (23.7%)



4 A3.05 SOUTH ELEVATION

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

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 1,192 SF

- ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS — PROVIDED: 586 SF (49%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE — PROVIDED: 338 SF (28.3%)
- ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO — PROVIDED: 242 SF (20.3%)
- ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING — PROVIDED: 26 SF (2.1%)

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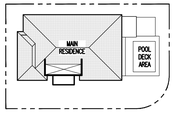
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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST

REVISIONS:

No.	Date	Description
1	09/26/2025	DRB / BLDG. DEPT. COMMENTS
2	11/14/2025	DRB - BLDG. DEPT. COMMENTS
3	12/01/2025	DRB - BLDG. DEPT. COMMENTS
4	12/19/2025	DRB - BLDG. DEPT. COMMENTS

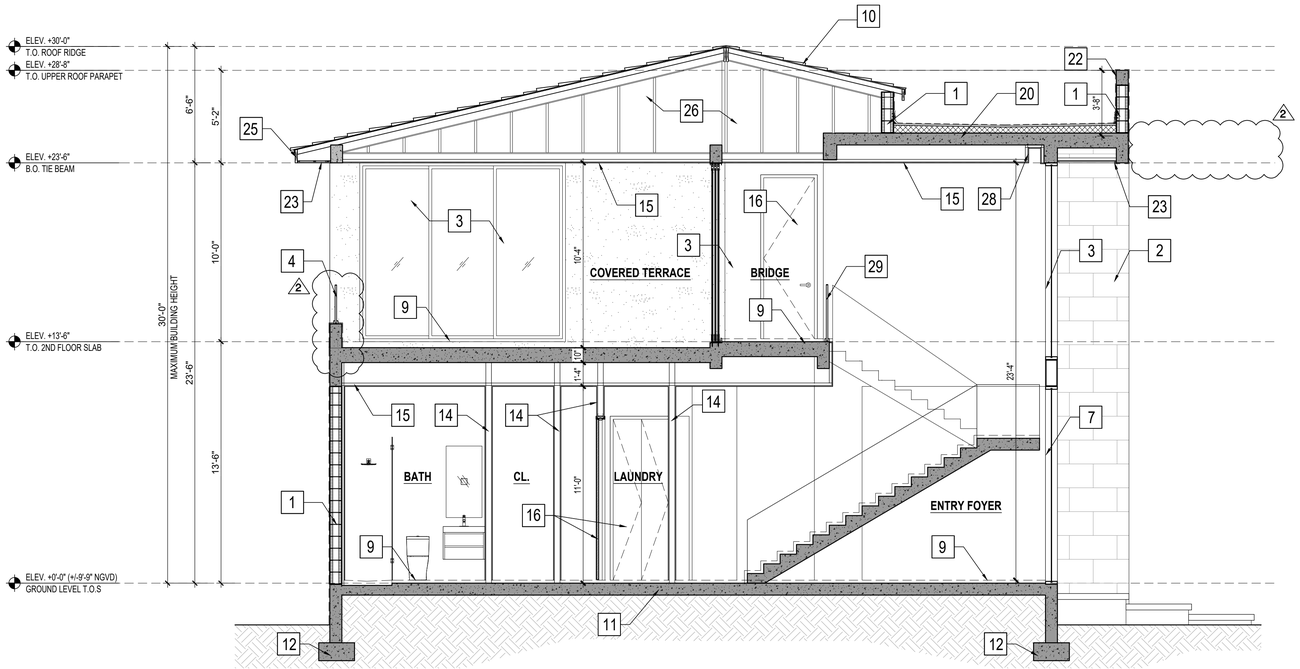
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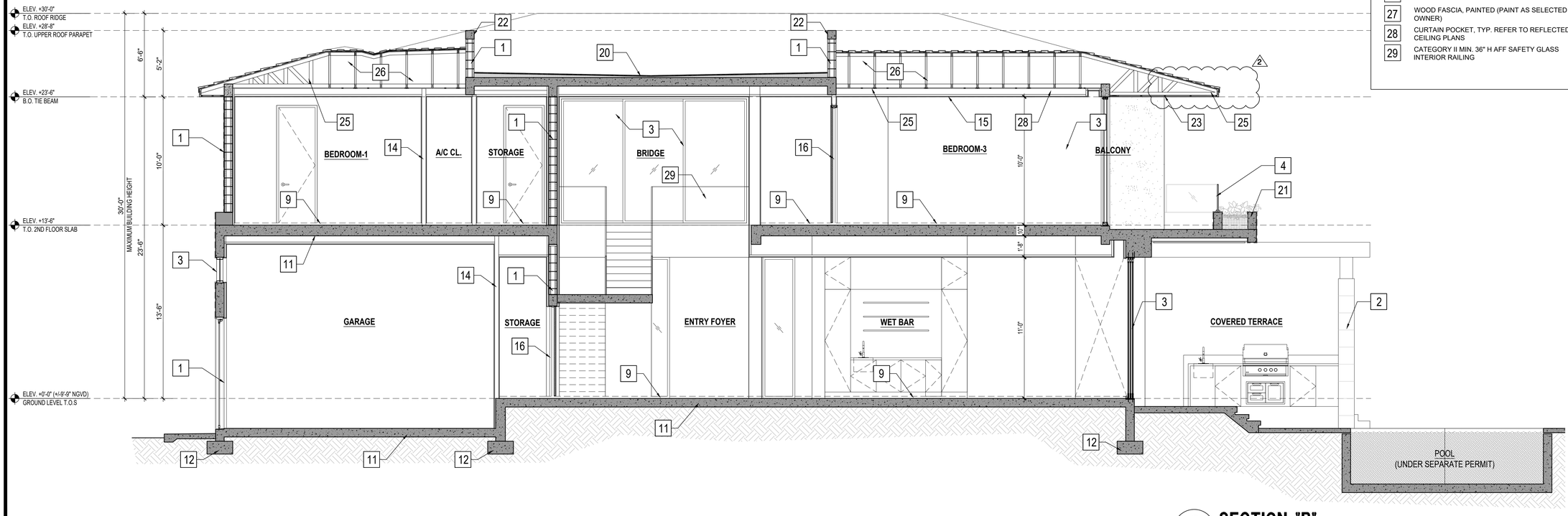
BUILDING ARTICULATION DIAGRAMS

SHEET No.

A3.05



1 / A3.10 **SECTION "A"**
SCALE: 1/4" = 1'-0"



2 / A3.10 **SECTION "B"**
SCALE: 1/4" = 1'-0"

SECTION KEY NOTES

1. 8" CMU WALL - REFER TO STRUCTURAL DWGS.
2. CORAL STONE, SEALED.
3. IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE. BRONZE FRAMES.
4. CATEGORY II 42" H AFF SAFETY GLASS RAILING OVER CONCRETE CURB
5. OVERFLOW SCUPPER - SEE ROOF PLAN
6. EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
7. WOOD ENTRY DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A. - MFR. TO PROVIDE SHOP DWGS.
8. CONCRETE EYEBROW WITH STUCCO FINISH - SEE STRUCT. DWGS & SECTIONS
9. FLOOR FINISH AS SELECTED BY OWNER.
10. FLAT CLAY TILE ROOFING SYSTEM OVER PLYWOOD SHEATHING & PRE-ENGINEERED WOOD TRUSSES.
11. CONCRETE SLAB OVER WELL COMPACTED FILL & VAPOR BARRIER - SEE STRUCT. DWGS.
12. CONCRETE FOOTING - SEE STRUCT. DWGS.
13. R-30 INSULATION ON ROOF AS INDICATED ON ENERGY CALCULATIONS.
14. NEW PARTITION / FURRING WALL WALL AS SCHEDULED - SEE FLOOR PLAN
15. SUSPENDED CEILING - 5/8" GYPSUM BOARD ON 1-5/8" STL. STUD FRAMING - SEE REFLECTED CEILING PLAN
16. INTERIOR DOOR AS SCHEDULED - SEE FLOOR PLAN & DOOR SCHEDULE
17. CONCRETE PAVERS - REFER TO SITE PLAN
18. METAL STAIRS - FINISH TBD - PROVIDE SHOP DWGS.
19. 6 MIL POLYETHYLENE (OR OTHER APPROVED) VAPOR BARRIER - REFER TO STRUCT. DWGS.
20. SINGLE-PLY ROOFING SYSTEM ON TAPERED INSULATION OVER CONCRETE SLAB - SEE SECTION & DETAILS
21. CONCRETE PLANTER, SEE FLOOR PLAN AND ELEVATIONS.
22. CONCRETE SILL/ LINTEL/ WALL CAP - SEE STRUCT. DWGS.
23. EXTERIOR WOOD CEILING - REFER TO REFLECTED CEILING PLANS
24. GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
25. PRE-ENGINEERED WOOD TRUSSES
26. ATTIC/MECHANICAL SPACE
27. WOOD FASCIA, PAINTED (PAINT AS SELECTED BY OWNER)
28. CURTAIN POCKET, TYP. REFER TO REFLECTED CEILING PLANS
29. CATEGORY II MIN. 36" H AFF SAFETY GLASS INTERIOR RAILING

DESIGN ARCHITECTURE CONSULTANTS
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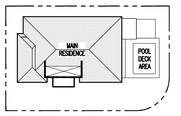
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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

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KEY PLAN

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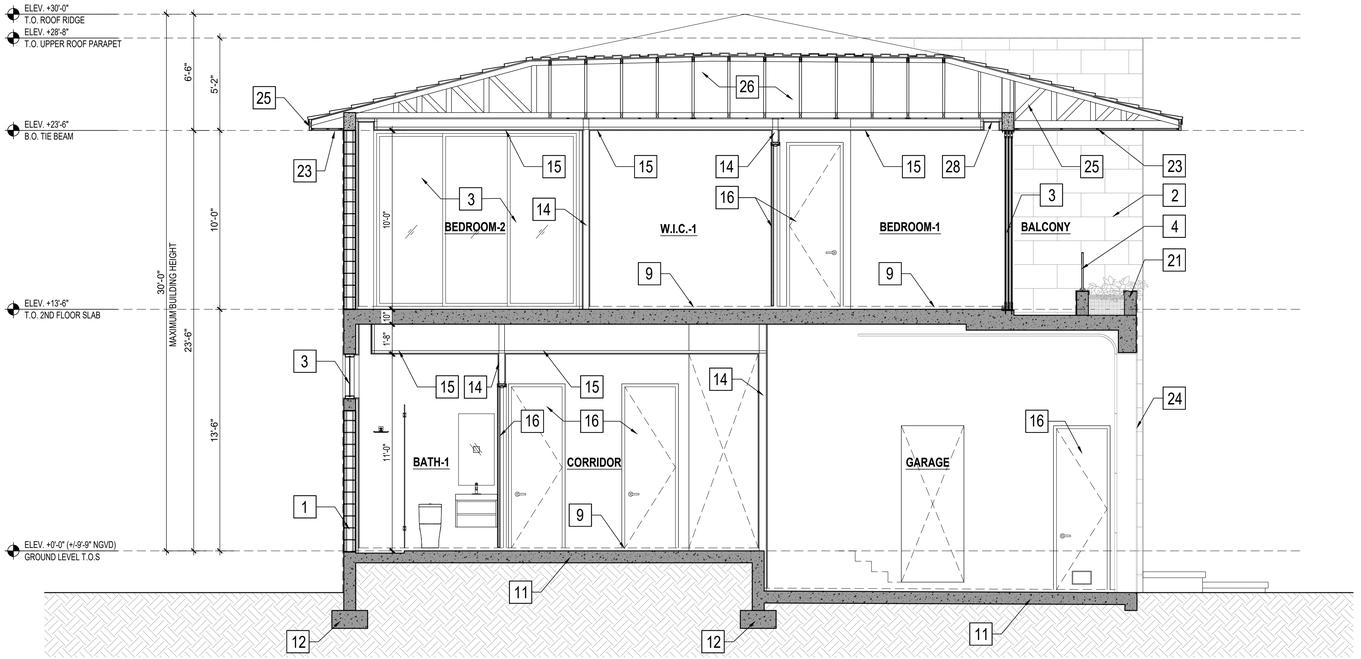
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BUILDING SECTIONS

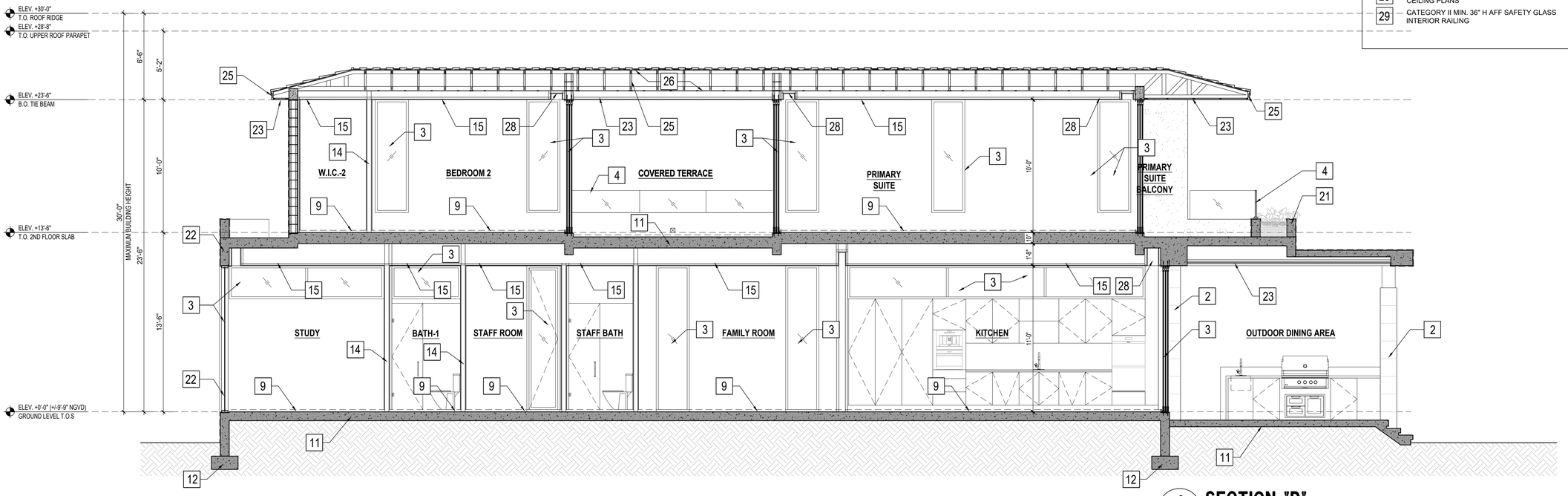
SHEET No.

A3.10

DRB SET - 09.26.2025



1 A3.11 **SECTION "C"**
SCALE: 1/4" = 1'-0"



2 A3.11 **SECTION "D"**
SCALE: 1/4" = 1'-0"

SECTION KEY NOTES

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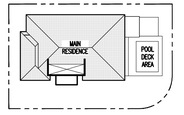
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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
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BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

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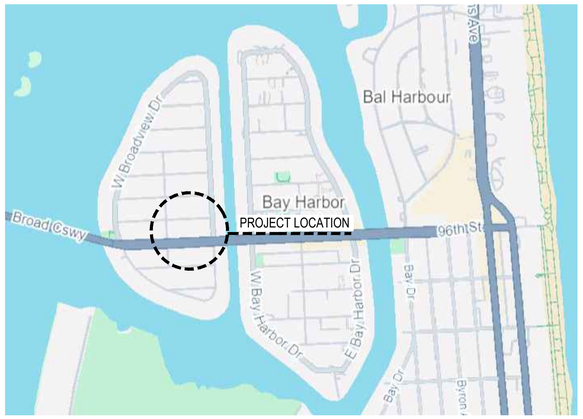
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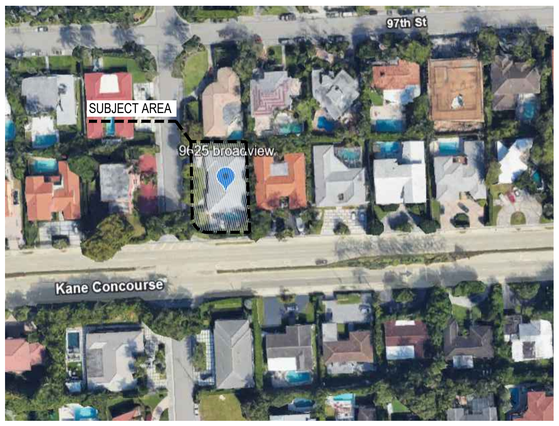
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DRB SET - 09.26.2025



VICINITY MAP



LOCATION MAP

NEW 2-STORY SINGLE-FAMILY RESIDENCE
located at
9625 Broadview Terrace
Bay Harbor Islands, Florida 33154

9



LEGAL DESCRIPTION

LOT 8, BLOCK 30 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO #: 13-2227-001-5760

PROJECT DATA

LOCAL MUNICIPALITY:	BAY HARBOR ISLANDS
ZONING DISTRICT:	**RD - SINGLE-FAMILY RESIDENCE**
OCCUPANCY TYPE (FBC):	**R-3 (FBC 310.5)**
OCCUPANCY LOAD:	**5,618 SF / 200 SF = 29 persons**
TOTAL ENCLOSED AREA OF RESIDENCE:	**5,618 S.F.**
FLOOD ZONE:	**AE**
BASE FLOOD ELEVATION:	**8' N.G.V.D.**
ASCE STRUCTURE CATEGORY:	**FLOOD DESIGN II (ASCE 24-14 Table 1-1)**
CONSTRUCTION TYPE (FBC):	**TYPE III-B**
RISK CATEGORY (FBC):	**CATEGORY II**
EXPOSURE CATEGORY (FBC):	**CATEGORY B**

LIST OF DRAWINGS

ARCHITECTURAL

A0.00 COVER SHEET, SCOPE OF WORK, PROJECT DATA, LIST OF DRAWINGS & GENERAL NOTES
A0.10 EXISTING SITE PHOTOGRAPHS
A0.11 NEIGHBORING PROPERTIES
A0.12 PROPOSED FINISHES
D1.01 DEMOLITION PLAN
A1.00 SITE PLAN
A1.10 BUILDING & ZONING DATA, FLOOD LEGEND AND AREA CALCULATION DIAGRAMS
A1.11 PROPOSED 3D VIEWS
A2.00 GROUND FLOOR PLAN
A2.01 SECOND LEVEL FLOOR PLAN
A2.04 ROOF PLAN & ROOF DETAILS
A3.01 PROPOSED ELEVATIONS
A3.02 PROPOSED ELEVATIONS
A3.03 PROPOSED COLORED ELEVATIONS
A3.05 BUILDING ARTICULATION DIAGRAMS
A3.10 BUILDING SECTIONS
A3.11 BUILDING SECTIONS

LANDSCAPE

L-1 LANDSCAPE PLAN LOWER LEVEL
L-2 LANDSCAPE PLAN UPPER LEVEL
TD-1 TREE DISPOSITION PLAN

CIVIL

C-01A GENERAL NOTES
C-01B GENERAL NOTES
C-02 EROSION CONTROL PLAN
C-03 PAVING, GRADING & DRAINAGE
C-04 UTILITIES

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC 2023 (8th EDITION) AND ANY OTHER APPLICABLE CODES OR ORDINANCES AS WELL AS THE 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), AND NFPA 101.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, ERROR OR OMISSIONS ENCOUNTERED ON PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS. DO NOT SCALE DRAWINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS.

4. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES (INCLUDING BUILDING PERMIT) REQUIRED TO COMPLETE THE PROJECT AND OBTAIN A CERTIFICATE OF OCCUPANCY.

5. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND BE INSURED.

6. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDING FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

7. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURERS SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

8. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

9. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

10. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY, ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED AND ALL LABELS REMOVED.

SCOPE OF WORK

THE SCOPE OF WORK PERTAINS TO THE NEW CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE. THE WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

1. NEW FOUNDATION, COLUMNS, AND CONCRETE WALLS AS NOTED IN STRUCTURAL DRAWINGS.
2. NEW POOL (UNDER SEPARATE PERMIT) AS NOTED IN ARCHITECTURAL PLANS.
3. NEW EXTERIOR GLAZING SYSTEM FOR DOORS AND WINDOWS AS NOTED IN ARCHITECTURAL PLANS.
4. NEW SITE WORK AND LANDSCAPING AS NOTED ON LANDSCAPE DRAWINGS.
5. NEW INTERIOR PARTITIONS, DOORS AND RAILING SYSTEM AS NOTED IN ARCHITECTURAL PLANS.
6. NEW MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS AS NOTED IN ARCHITECTURAL PLANS.
7. NEW KITCHEN AND LAUNDRY AS NOTED IN FLOOR PLAN.
8. NEW LAUNDRY ROOM, AS NOTED IN FLOOR PLAN.
9. NEW WET BAR, DINING AND LIVING ROOM LAYOUT, AS NOTED IN FLOOR PLAN.
10. NEW POWDER ROOM, AND CABANA BATH AS NOTED IN FLOOR PLAN.
11. NEW PLAYROOM, OFFICE AND BATHROOM, AS NOTED IN FLOOR PLAN
12. NEW STAFF BEDROOM AND BATHROOM
13. NEW GARAGE
14. NEW STAIR, AS NOTED IN FLOOR PLAN.
15. NEW SECOND LEVEL WITH MASTER SUITE, BEDROOMS, EN-SUITE BATHROOMS AND WALK-IN CLOSETS, AS NOTED IN FLOOR PLAN.
16. NEW FENCE (UNDER SEPARATE PERMIT)
17. NEW DRIVEWAY.

**SCOPE OF WORK IN ACCORDANCE WITH FBC 2023: RESIDENTIAL (8th EDITION), FBC 2023: BUILDING (8th EDITION), 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), THE NFPA 101 LIFE SAFETY CODE, AND THE BAY HARBOR ISLANDS ZONING CODE.

SUB-PERMIT NOTE:

THE FOLLOWING ITEMS REQUIRE A SEPARATE PERMIT:

1. DEMOLITION PLAN
2. CONSTRUCTION FENCE
3. WINDOWS/ DOORS
4. GATES, FENCES AND MOTORIZED ROLLING GATE
7. MECHANICAL EQUIPMENT ENCLOSURES
8. POOLS & WATER FEATURES
9. TREE REMOVALS
10. DRIVEWAY
11. RETAINING WALL
11. GLASS GUARDS AND RAILINGS
12. EMERGENCY GENERATOR

DRB SET - 09.18.2026

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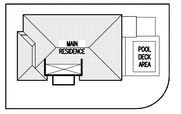
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KEY PLAN

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2026.09.18	DRB SUBMITTAL

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Comm. No.	0001-2505
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SHEET TITLE

COVER SHEET, SCOPE OF WORK, PROJECT DATA, LIST OF DRAWINGS & GENERAL NOTES

SHEET No.

A0.00


IMAGE ①


IMAGE ②


IMAGE ③


IMAGE ④


IMAGE ⑤


IMAGE ⑥


IMAGE ⑦


IMAGE ⑧



1 A0.10 **AERIAL VIEW**
SCALE: N.T.S.

NORTH

DRB SET - 09.18.2026

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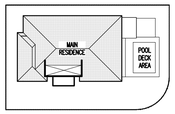
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EXISTING SITE PHOTOGRAPHS

SHEET No.

A0.10



1 A0.11 **9641 BROADVIEW TERRACE**



2 A0.11 **9650 BROADVIEW TERRACE**



3 A0.11 **9600 BROADVIEW TERRACE**



4 A0.11 **1271 KANE CONCOURSE**



5 A0.11 **1261 KANE CONCOURSE**



6 A0.11 **9555 BROADVIEW TERRACE**



7 A0.11 **9550 BROADVIEW TERRACE**



8 A0.11 **1270 KANE CONCOURSE**



1 A0.11 **AERIAL VIEW**
SCALE: N.T.S.

NORTH

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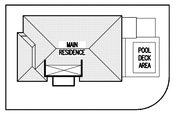
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TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:

2025.07.25	DRB SUBMITTAL
2025.09.05	VARIANCE REQUEST
2026.05.18	PERMIT SUBMITTAL
2026.09.18	DRB SUBMITTAL

REVISIONS:

No.	Date	Description

Comm. No.	0001-2505
Scale:	AS NOTED
Drawn:	VF
Checked:	AF
CADD File:	

SHEET TITLE

NEIGHBORING PROPERTIES

SHEET No.

A0.11



CORAL STONE

FEATURE WALLS

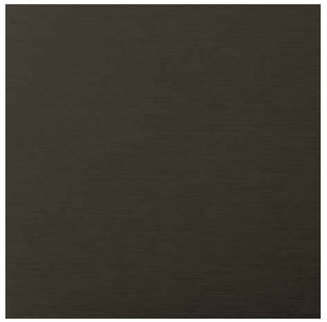
SMOOTH STUCCO

SHERWIN WILLIAMS EXTRA WHITE (SW 7006)



FLAT CLAY ROOF TILES

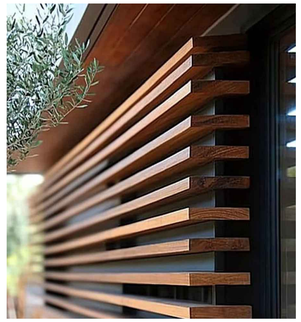
ROOF FINISH



BRONZE ALUMINUM CLADDING

GLAZING SYSTEM FRAMES & COLUMNS

9



ALUMINUM W/ WOOD CLADDING

HORIZONTAL SCREENS & COLUMNS

9





WOOD ENTRY DOOR

PIVOT DOOR



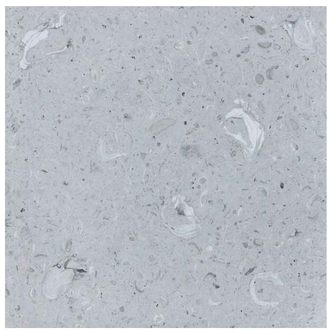
GLASS RAILINGS

CLEAR GLASS



CUMARU WOOD CLADDING

EXTERIOR WOOD CEILING



SHELLSTONE PAVERS

DRIVEWAY AND EXTERIOR FLOORING



TEXTURED STUCCO

SHERWIN WILLIAMS - ALABASTER SW7008

DRB SET - 09.18.2026

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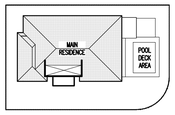
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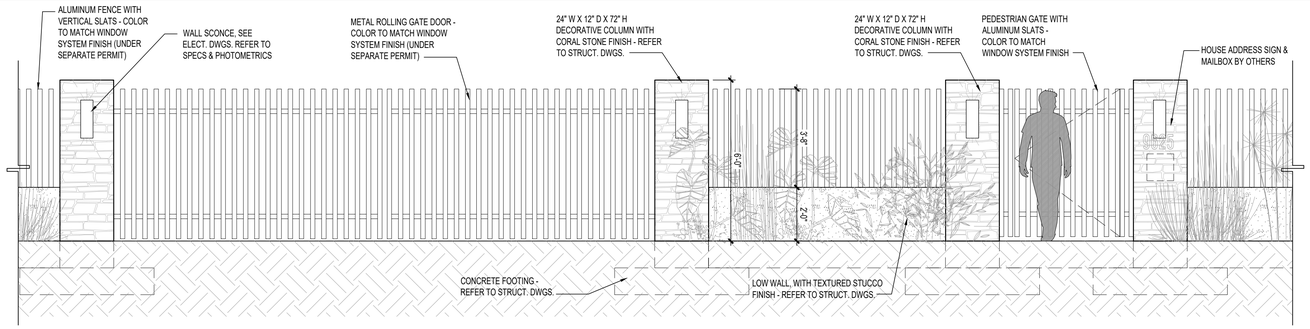
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SHEET TITLE

PROPOSED MATERIALS

SHEET No.

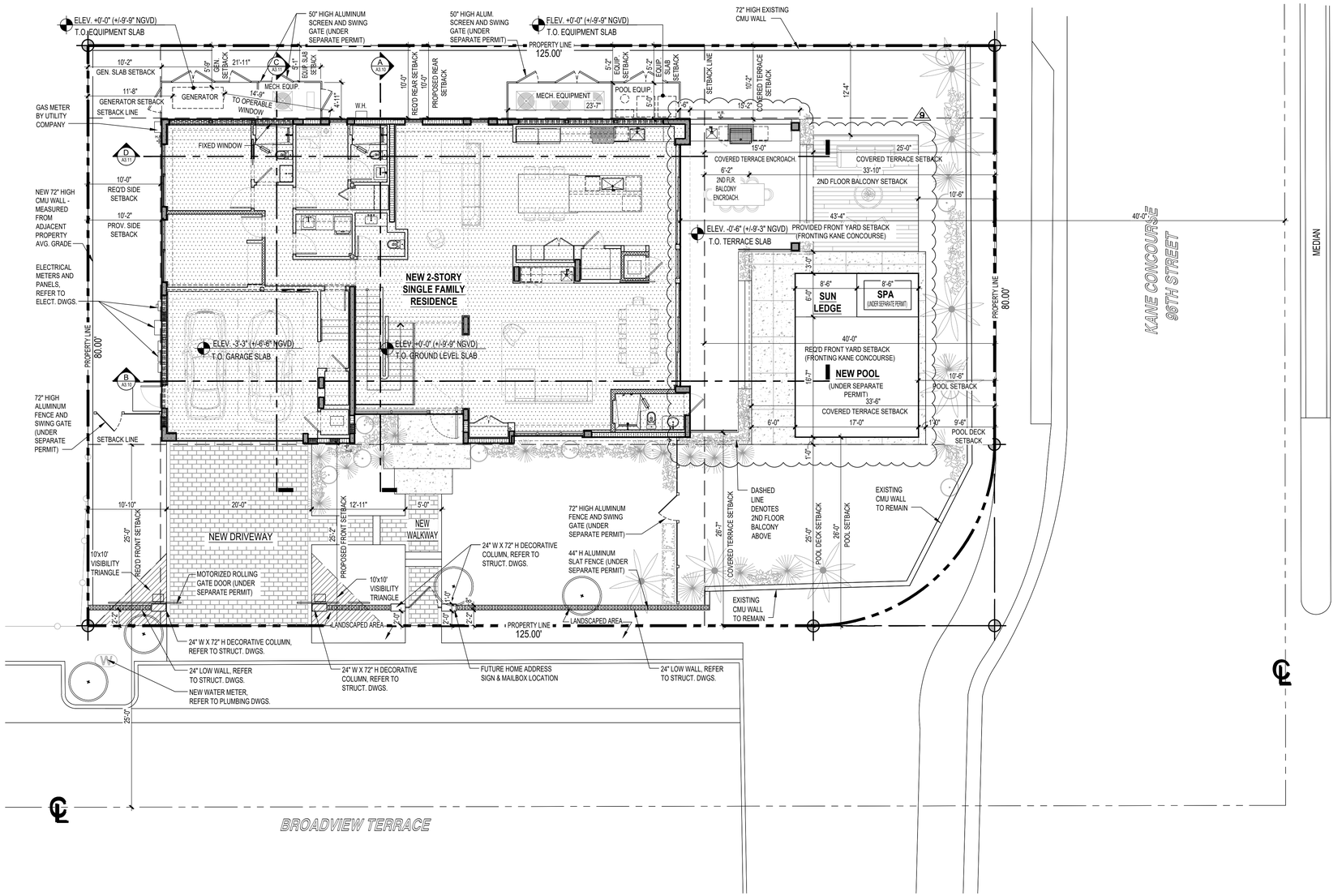
A0.12



2 / A1.00 **PROPOSED PRIVACY WALL ELEVATION**
SCALE: 3/8" = 1'-0"

SITE PLAN NOTES

1. ALL FENCING UNDER SEPARATE PERMIT.
2. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
3. EMERGENCY GENERATOR WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
4. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES WITH ALUMINUM ENCLOSURES, REFER TO PROPOSED ELEVATIONS.



1 / A1.00 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

DRB SET - 09.18.2026

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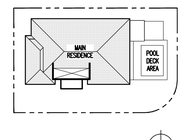
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SITE PLAN & PROPOSED PRIVACY WALL

SHEET No.

A1.00

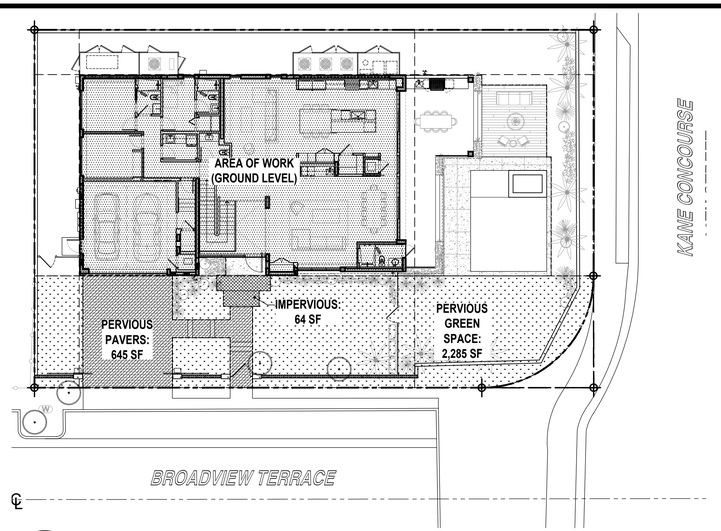
BUILDING & ZONING DATA

PROPERTY ADDRESS:	9625 BROADVIEW TERRACE			
LOT AREA:	10,000 S.F.			
ZONING DISTRICT:	RD - SINGLE-FAMILY RESIDENCE			
PARKING SPACES	2 PARKING SPACES			
	REQUIRED		PROVIDED	
FIRST FLOOR AREA:	N/A		3,124 S.F.	
SECOND FLOOR AREA:	80% MAX OF 1ST FLR. (2,499 S.F.)		79.8% (2,494 S.F.)	
OPEN SPACE:	40% MIN (4,000 S.F.)		43% (4,336 S.F.)	
OPEN SPACE (FRONT YARD)	50% MIN OF 2,994 SF = 1,497 S.F. MIN.		76% (2,285 S.F.)	
BUILDING HEIGHT:	30'-0" (ABOVE BFE+FREEBOARD)		30'-0"	
GROSS AREA:	LIVING AREA (A/C)	GARAGE (A/C)	COVERED TERR. AREA	TOTAL
	5,072 S.F.	546 S.F.	1,380 S.F.	6,998 S.F.
SETBACKS:	REQUIRED		PROVIDED	
FRONT YARD	25'-0"		25'-2"	
FRONT YARD (KANE CONCOURSE)	40'-0"		43'-4"	
SIDE YARD	10'-0"		10'-2"	
REAR YARD	10'-0"		10'-0"	

FLOOD LEGEND

FLOOD ZONE	AE
PANEL NUMBER	0144L
BASE FLOOD ELEVATION - B.F.E.	+8'-0" NGVD
DESIGN FLOOD ELEVATION - D.F.E.	+9'-9" NGVD
GARAGE ELEVATION	+6'-6" NGVD
LOWEST ELEVATION OF EQUIPMENT	+9'-9" NGVD (GENERATOR)
HIGHEST CROWN OF ROAD	+5.53' NGVD
LOWEST ADJACENT GRADE	+5.68' NGVD
HIGHEST ADJACENT GRADE	+6.46' NGVD
FLOOD VENT CALCULATION: SMART VENT MODEL 1540-520 (APPROVAL FL5822.3)	
ENCLOSED AREA BELOW BFE (GARAGE)	546 SF
REQ'D. FLOOD VENT AREA : 1 SQ. IN. PER 1 SQ. FT	546 SQ. IN.
MIN. FLOOD VENTS REQ'D (200 SF COVERAGE PER VENT)	546 / 200 = 2.7
FLOOD VENTS REQUIRED	3
FLOOD VENTS PROVIDED	5
FLOOD VENT OPENING SIZE	16" W x 8" H
FLOOD VENT AREA PROVIDED	5 @ 200 SQ. IN. (e/a) = 1,000 SQ. IN.

Flood Vent Notes:
Per Fema requirements and ASCE 24 sections 2.7, 2.7.2.2 and 2.7.3 installation of openings:
1. Flood opening louvers, screen, or other opening cover shall not block or impede the automatic flow of water into or out of enclosed area.
2. Bottom of each flood opening shall be no higher than 1 foot above the higher of the exterior or interior grade or floor immediately below the opening.
3. There shall be a minimum of two openings on different sides of each enclosure area.

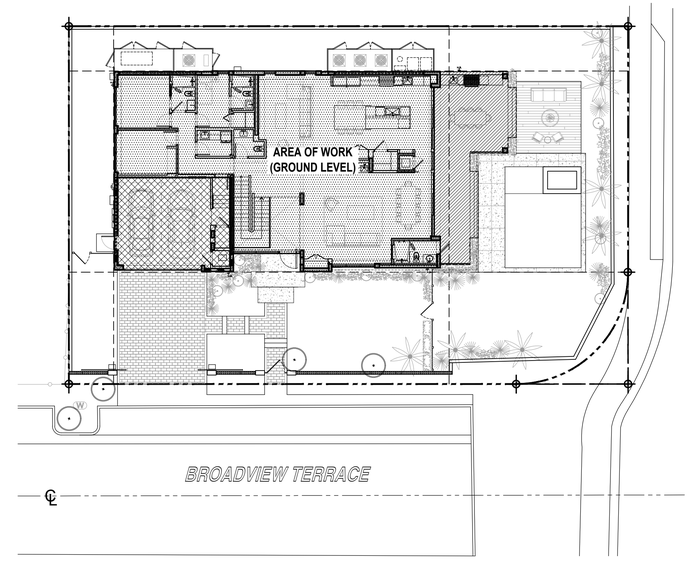


4 / A1.10 **FRONT YARD OPEN SPACE DIAGRAM** — SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
PERVIOUS (FRONT YARD)
IMPERVIOUS
PERVIOUS PAVERS

OPEN SPACE - FRONT YARD (AREA: 2,994 SF)
REQUIRED PERV. = 1,497 SF MIN. (50%)
PROPOSED PERV. = 2,285 SF (76%)
PROPOSED PERV. PAVERS = 645 SF
PROPOSED IMPERV. = 64SF

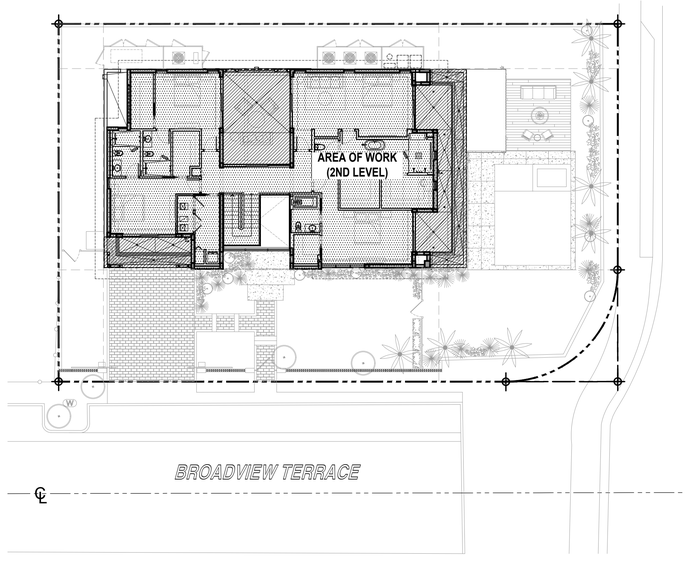


1 / A1.10 **GROUND FLOOR LOT COVERAGE DIAGRAM** — SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
LIVING AREA (A/C)
GARAGE (A/C)
COVERED TERRACE

GROUND LEVEL AREA:
LIVING SPACE (A/C) = 2,578 SF
GARAGE (A/C) = 546 SF
OUTDOOR COVERED AREA = 535 SF
TOTAL PROPOSED = 3,659 SF

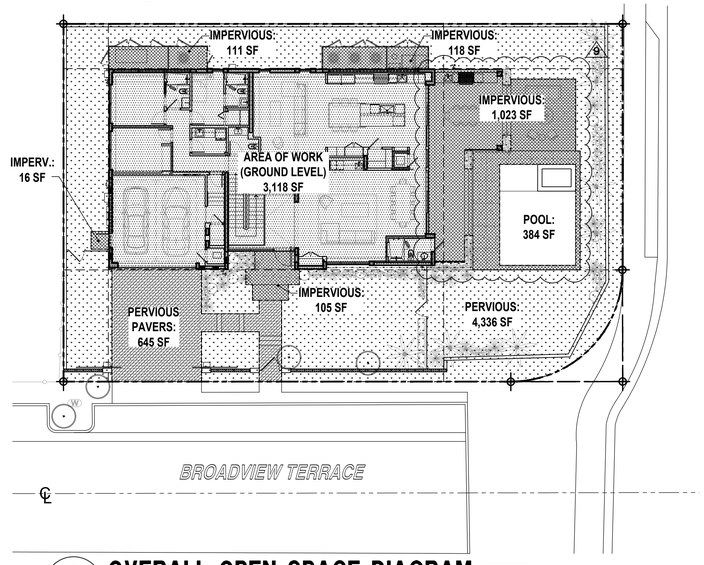


2 / A1.10 **2ND FLOOR LOT COVERAGE DIAGRAM** — SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
LIVING AREA (A/C)
COVERED TERRACE

SECOND LEVEL AREA:
MAX. ALLOWED LIVING AREA = 2,499 SF (80% of 1st flr.)
PROPOSED LIVING AREA (A/C) = 2,494 SF (79.8%)
OUTDOOR COVERED TERRACE = 845 SF



3 / A1.10 **OVERALL OPEN SPACE DIAGRAM** — SCALE: 1/16" = 1'-0"

LOT AREA = 10,000 SF

LEGEND
PERVIOUS
IMPERVIOUS
PERVIOUS PAVERS

OPEN SPACE

REQUIRED PERV.	= 4,000 SF (40%)
PROPOSED PERV.	= 4,336 SF (43%)
PERV. PAVERS	= 645 SF (6.4%)
SWIMMING POOL	= 384 SF (3.8%)
IMPERV. PAVERED AREA	= 1,144 SF (11%)
MAIN HOUSE STRUCT.	= 3,118 SF (31%)
MECH/ELECT. EQUIP.	= 229 SF (2%)
TOTAL PROP. IMPERV.	= 5,520 SF (55%)

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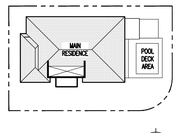
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SHEET TITLE
BLDG. & ZONING DATA, AREA CALC. DIAGRAMS AND FLOOD LEGEND

SHEET No.
A1.10













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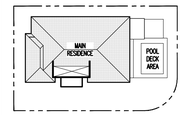
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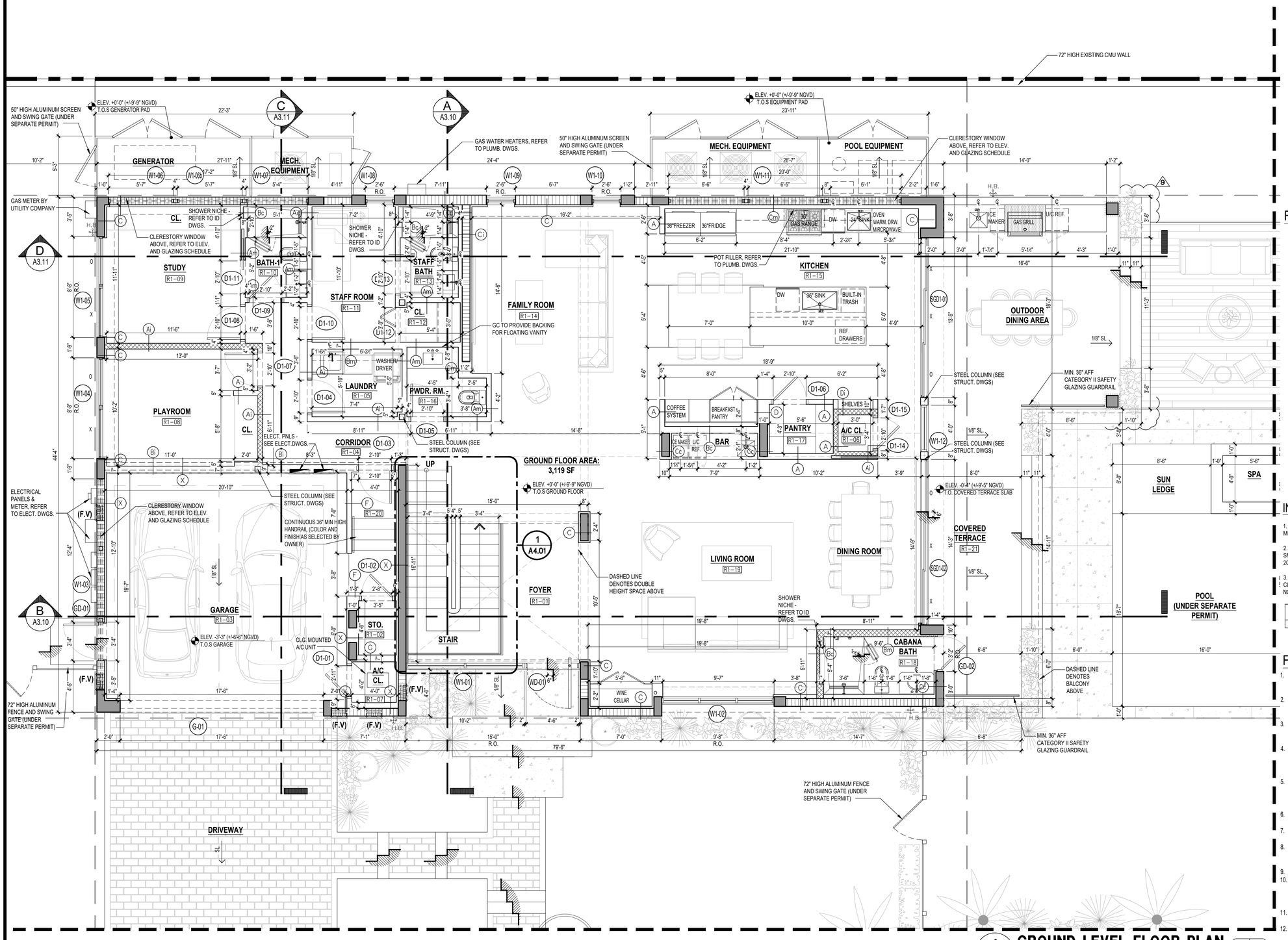
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PROPOSED 3D VIEWS

SHEET No.

A1.11



1 A2.00 **GROUND LEVEL FLOOR PLAN**

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

NORTH

DRB SET - 09.18.2026

FLOOR PLAN LEGEND

- CMU WALL
- PARTITION WALL
- SOUND INSULATED PARTITION WALL
- HEADER WALL ABOVE
- CONCRETE WALL
- WIDE FLANGE STEEL COLUMN
- SWING DOOR (SEE DOOR SCHEDULE)
- (X) WALL TYPE TAG SYMBOL - "EX" DENOTES EXISTING
- (X–X) DOOR TAG SYMBOL (SEE DOOR SCHEDULE) - "EX" DENOTES EXISTING
- (X) WINDOW TAG SYMBOL (SEE WINDOW SCHEDULE) - "EX" DENOTES EXISTING

INTERIOR FINISHES REQUIREMENTS:

1. ALL WALL & CEILING FINISHES (AS SELECTED BY OWNER) SHALL MEET THE MIN. FLAME SPREAD INDEX CLASSIFICATION PER 2023 FBC TABLE 803.11

2. FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E 84 OR UL 723. 2023 FBCR 316.

3. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKEDEVELOPED NDEX NOT GREATER THAN 450." AS PER ASTM E-84 OR UL 273. FBCR 302.9

GROUP 'R-3'	NON SPRINKLERED		
		CORRIDORS	ROOMS & ENCLOSED SPACES
WALLS & CEILINGS	CLASS C	CLASS C	CLASS C

FLOOR PLAN NOTES

1. OVERALL DIMENSIONS SHOWN IN PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. FIELD VERIFY EXISTING OVERALL DIMENSIONS. DO NOT SCALE DRAWINGS.
2. PROVIDE TILE FINISH AROUND SHOWER WALLS NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR IN ACCORDANCE WITH 2023 FBC R307.2.
3. ALL NEW UTILITIES,EQUIPMENT AND ACCESSORIES SERVICING THE BUILDING TO BE MOUNTED/INSTALLED MINIMUM AT EXISTING FINISH FLOOR ELEVATION (F.F.E.) IN ACCORDANCE WITH ASCE -25-04 (CH. 7).
4. AT LEAST ONE BATHROOM AT GROUND LEVEL SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE 2023 FBC. DOOR SHALL MAINTAIN A MINIMUM OF 29" CLEAR OPENING IN ACCORDANCE WITH R320.1.1
5. ALUM./ WD. GATE(S) SHALL BE SELF CLOSING AND EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN 54" ABOVE THE THRESHOLD - REFER TO R4501.17.1.9
6. POOL SHALL HAVE A BARRIER IN COMPLIANCE WITH FBC SECTION 454.2.17.1 (POOL UNDER SEPARATE PERMIT)
7. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
8. PROVIDE A HANDRAIL ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS PER 2023 FBC R311.7.8
9. HANDRAIL HEIGHT SHALL BE AT LEAST 34" ABOVE FLOOR FINISH.
10. GUARD RAILS SHALL BE REQUIRED AT OPEN- SIDED WALKING SURFACES LOCATED *MORE THAN* 30" HIGH MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW PER 2023 FBC R312.1.1
11. PROVIDE SOIL TERMITE FILL TREATMENT AND CERTIFICATION IN COMPLIANCE WITH 2023 FBC-1816.1.7
12. PROVIDE TERMITE PROTECTION PER 2023 FBC R318

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8	08/21/2026	DRB - BLDG. DEPT. COMMENTS
9	09/18/2026	DRB - BLDG. DEPT. COMMENTS

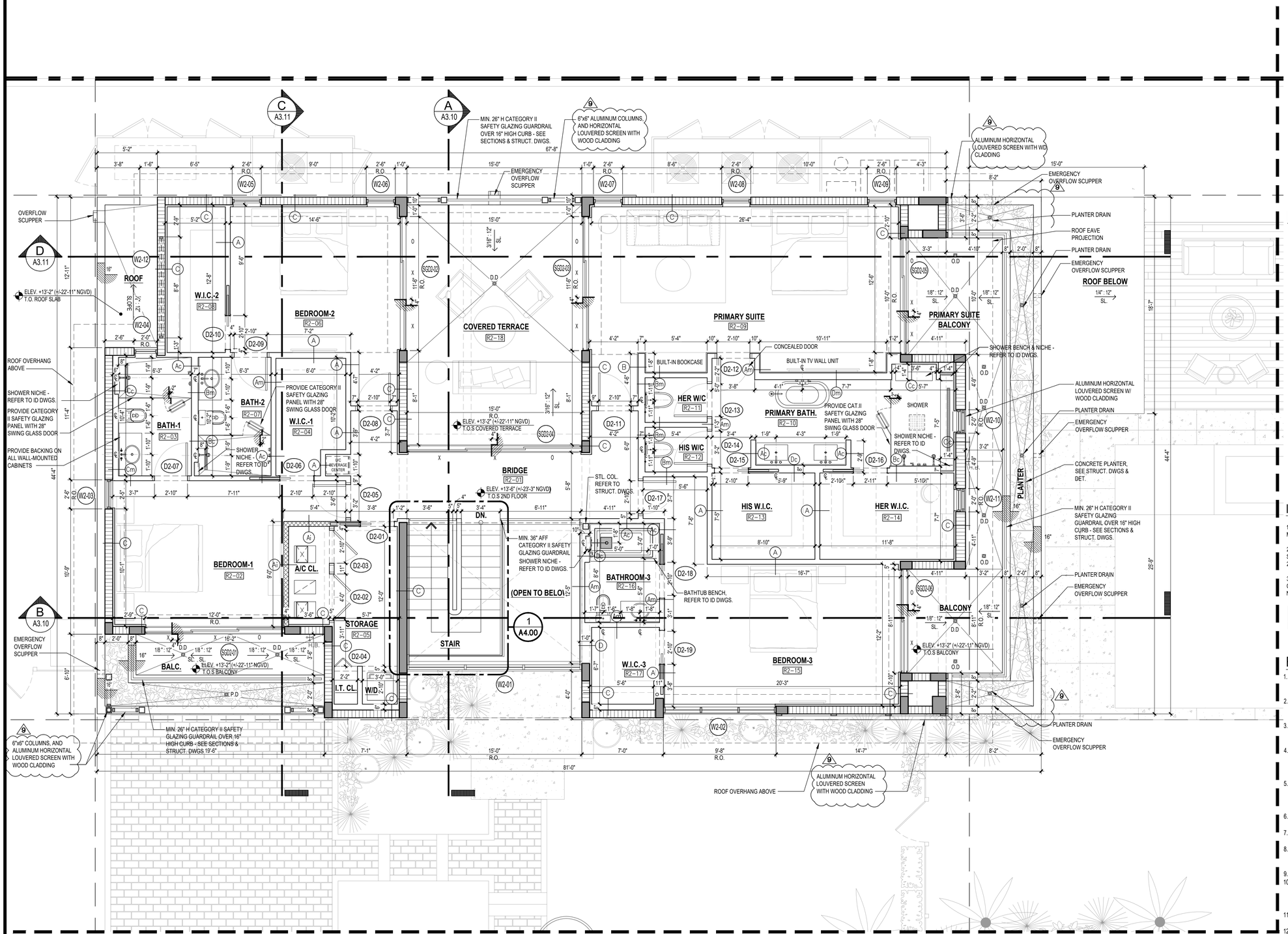
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SHEET TITLE

GROUND LEVEL FLOOR PLAN

SHEET No.

A2.00



FLOOR PLAN LEGEND

- CMU WALL
- PARTITION WALL
- SOUND INSULATED PARTITION WALL
- HEADER WALL ABOVE
- CONCRETE WALL
- WIDE FLANGE STEEL COLUMN
- SWING DOOR (SEE DOOR SCHEDULE)
- (X) WALL TYPE TAG SYMBOL - "EX" DENOTES EXISTING
- (X–X) DOOR TAG SYMBOL (SEE DOOR SCHEDULE) - "EX" DENOTES EXISTING
- (X) WINDOW TAG SYMBOL (SEE WINDOW SCHEDULE) - "EX" DENOTES EXISTING

INTERIOR FINISHES REQUIREMENTS:

1. ALL WALL & CEILING FINISHES (AS SELECTED BY OWNER) SHALL MEET THE MIN. FLAME SPREAD INDEX CLASSIFICATION PER 2023 FBC TABLE 803.11
2. FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E 84 OR UL 723. 2023 FBCR 316.
3. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKEDEVELOPED NDEX NOT GREATER THAN 450." AS PER ASTM E-84 OR UL 273. FBCR 302.9

GROUP 'R-3'	NON SPRINKLERED		
		CORRIDORS	ROOMS & ENCLOSED SPACES
WALLS & CEILINGS	CLASS C	CLASS C	CLASS C

FLOOR PLAN NOTES

1. OVERALL DIMENSIONS SHOWN IN PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. FIELD VERIFY EXISTING OVERALL DIMENSIONS. DO NOT SCALE DRAWINGS.
2. PROVIDE TILE FINISH AROUND SHOWER WALLS NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR IN ACCORDANCE WITH 2023 FBC R307.2.
3. ALL NEW UTILITIES,EQUIPMENT AND ACCESSORIES SERVICING THE BUILDING TO BE MOUNTED/INSTALLED MINIMUM AT EXISTING FINISH FLOOR ELEVATION (F.F.E.) IN ACCORDANCE WITH ASCE -25-04 (CH. 7).
4. AT LEAST ONE BATHROOM AT GROUND LEVEL SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE 2023 FBC . DOOR SHALL MAINTAIN A MINIMUM OF 29" CLEAR OPENING IN ACCORDANCE WITH R320.1.1
5. ALUM./ WD. GATE(S) SHALL BE SELF CLOSING AND EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN 54" ABOVE THE THRESHOLD - REFER TO R4501.17.1.9
6. POOL SHALL HAVE A BARRIER IN COMPLIANCE WITH FBC SECTION 454.2.17.1 (POOL UNDER SEPARATE PERMIT)
7. T.O.S. AND F.F.E ELEVATIONS NOTED ON THE FLOOR PLAN ARE BASED ON NGVD.
8. PROVIDE A HANDRAIL ON AT LEAST ONE SIDE OF A CONTINUOUS STAIR RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS PER 2023 FBC R311.7.8
9. HANDRAIL HEIGHT SHALL BE AT LEAST 34" ABOVE FLOOR FINISH.
10. GUARD RAILS SHALL BE REQUIRED AT OPEN- SIDED WALKING SURFACES LOCATED MORE THAN 30" HIGH MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW PER 2023 FBC R312.1.1
11. PROVIDE SOIL TERMITE FILL TREATMENT AND CERTIFICATION IN COMPLIANCE WITH 2023 FBC-1816.1.7
12. PROVIDE TERMITE PROTECTION PER 2023 FBC R318

2 A2.01 **SECOND LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

DRB SET - 09.18.2026

DESIGN ARCHITECTURE CONSULTANTS
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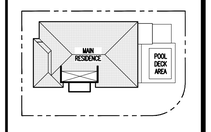
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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST
2026.05.18 PERMIT SUBMITTAL
2026.09.18 DRB SUBMITTAL

REVISIONS:

No.	Date	Description
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2	11/14/2025	DRB - BLDG. DEPT. COMMENTS
6	04/09/2026	OWNER CHANGES
7	07/22/2026	DRB - BLDG. DEPT. COMMENTS
8	08/21/2026	DRB - BLDG. DEPT. COMMENTS
9	09/18/2026	DRB - BLDG. DEPT. COMMENTS

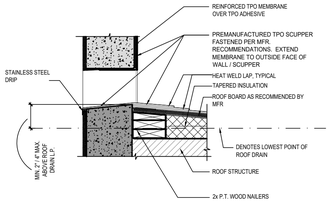
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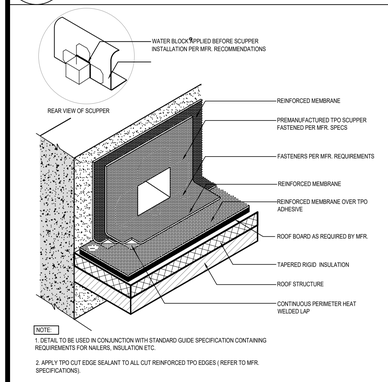
SECOND LEVEL FLOOR PLAN

SHEET No.

A2.01

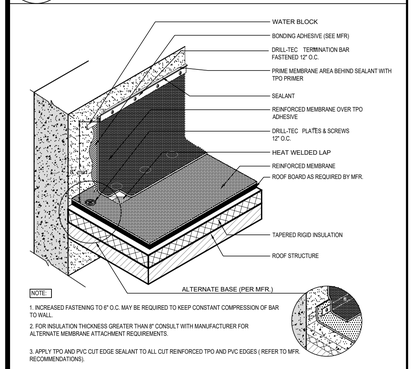


3 OVERFLOW SCUPPER SECTION
A2.04 SCALE: 1" = 1'-0"



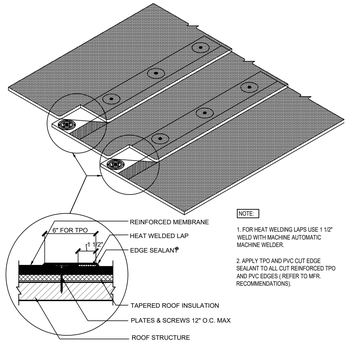
NOTE:
1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. APPLY TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO MFR. SPECIFICATIONS).

4 OVERFLOW SCUPPER DETAIL
A2.04 SCALE: 1" = 1'-0"



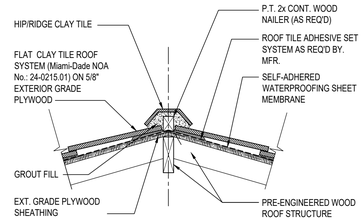
NOTE:
1. INCREASED FASTENING TO 6" O.C. MAY BE REQUIRED TO KEEP CONSTANT COMPRESSION OF BAR TO WALL.
2. FOR INSULATION THICKNESS GREATER THAN 8" CONSULT WITH MANUFACTURER FOR ALTERNATE MEMBRANE ATTACHMENT REQUIREMENTS.
3. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO MFR. RECOMMENDATIONS).

5 PARAPET FLASHING WITH TERMINATION BAR
A2.04 SCALE: 1" = 1'-0"

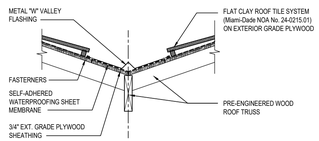


NOTE:
1. FOR HEAT WELDING LAPS USE 1 1/2" WELD WITH MACHINE AUTOMATIC MACHINE WELDER.
2. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES (REFER TO MFR. RECOMMENDATIONS).

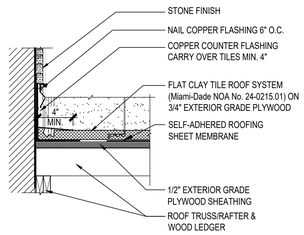
6 TPO MEMBRANE SIDE LAP DETAIL
A2.04 SCALE: 1" = 1'-0"



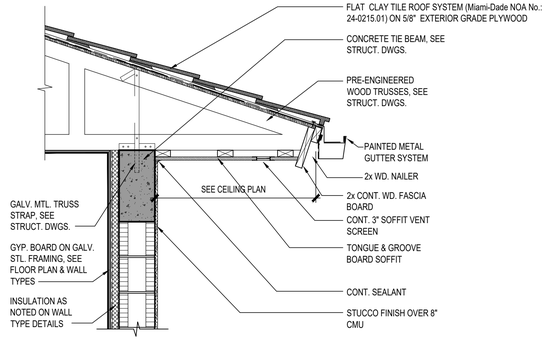
A HIP/RIDGE CAP DETAIL
SCALE: 1" = 1'-0"



B VALLEY FLASHING DETAIL
SCALE: 1" = 1'-0"

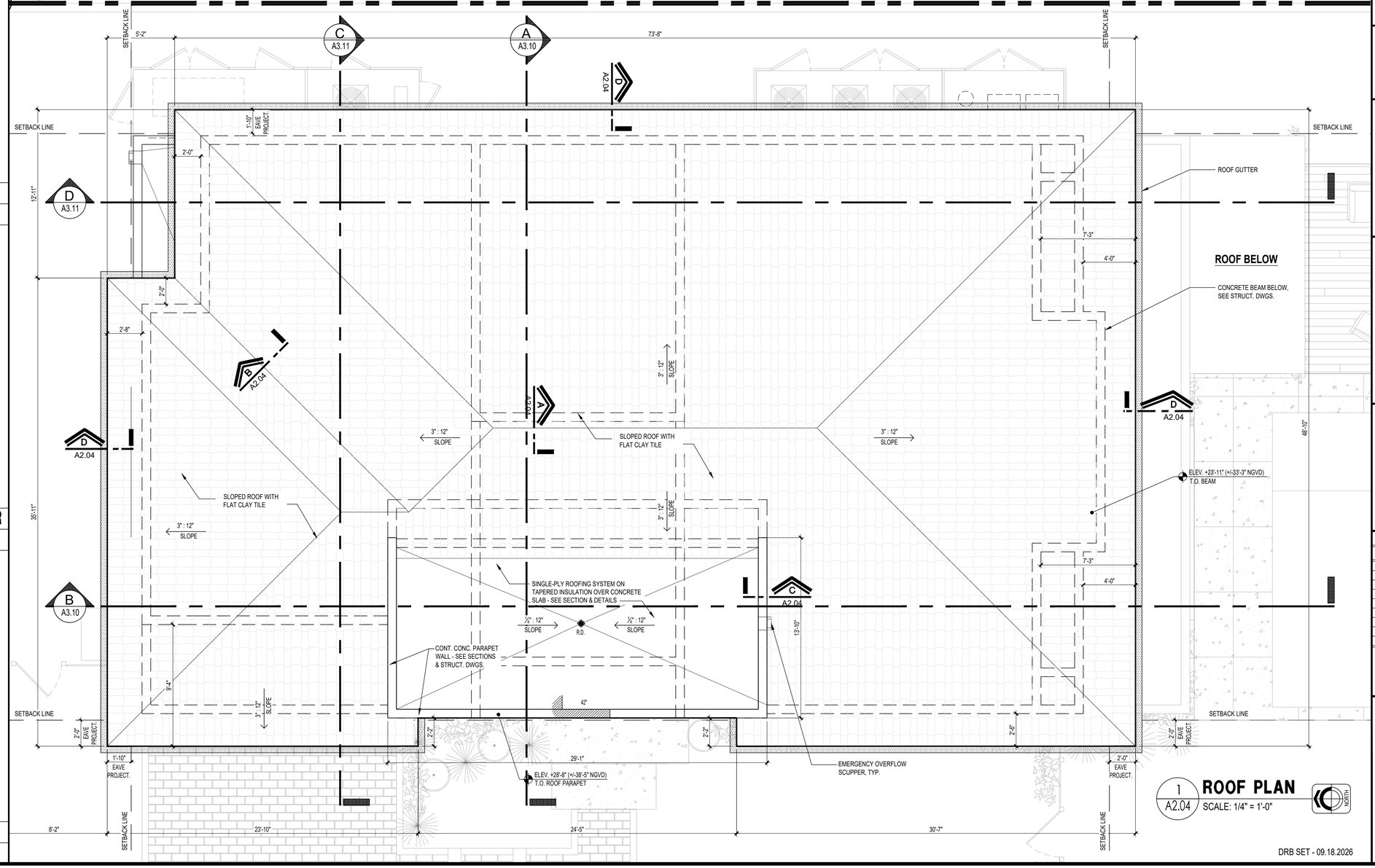


C SIDE WALL FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



D TYP. ROOF OVERHANG DETAIL
SCALE: 3/4" = 1'-0"

7 TYPICAL ROOF DETAILS
A2.04 SCALE: AS NOTED



1 ROOF PLAN
A2.04 SCALE: 1/4" = 1'-0"

DRB SET - 09.18.2026

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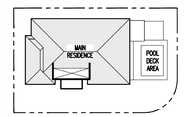
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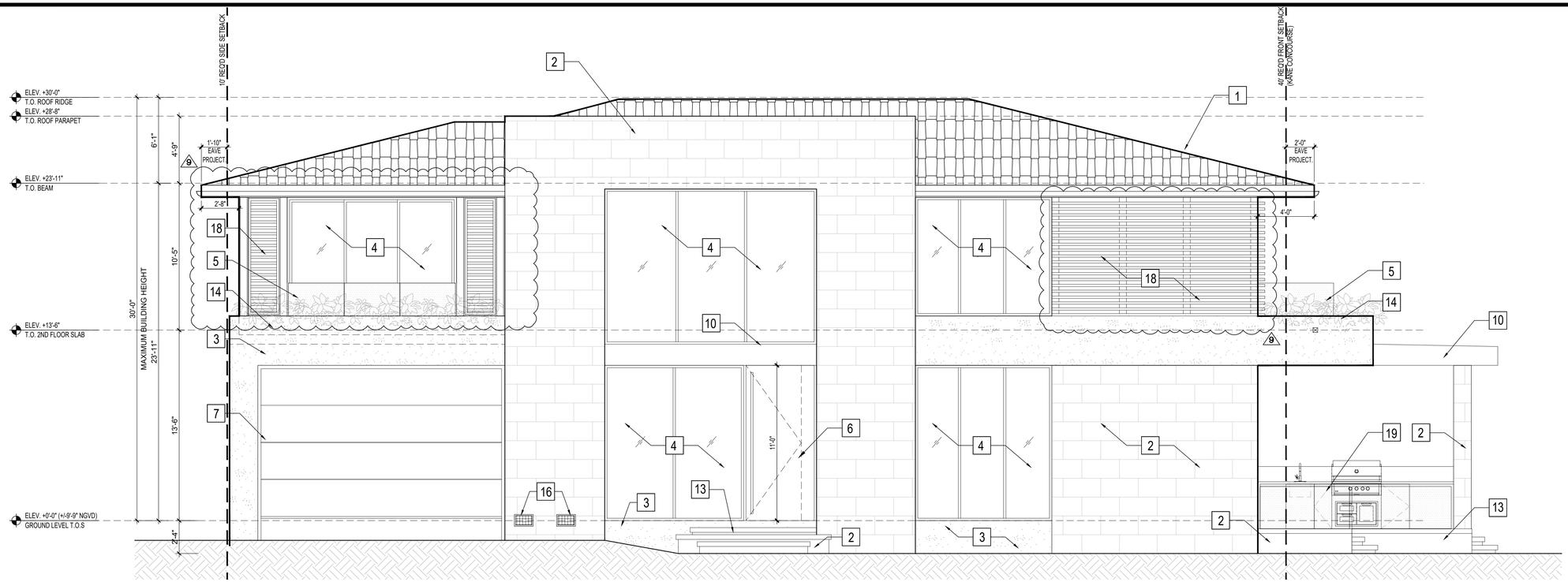
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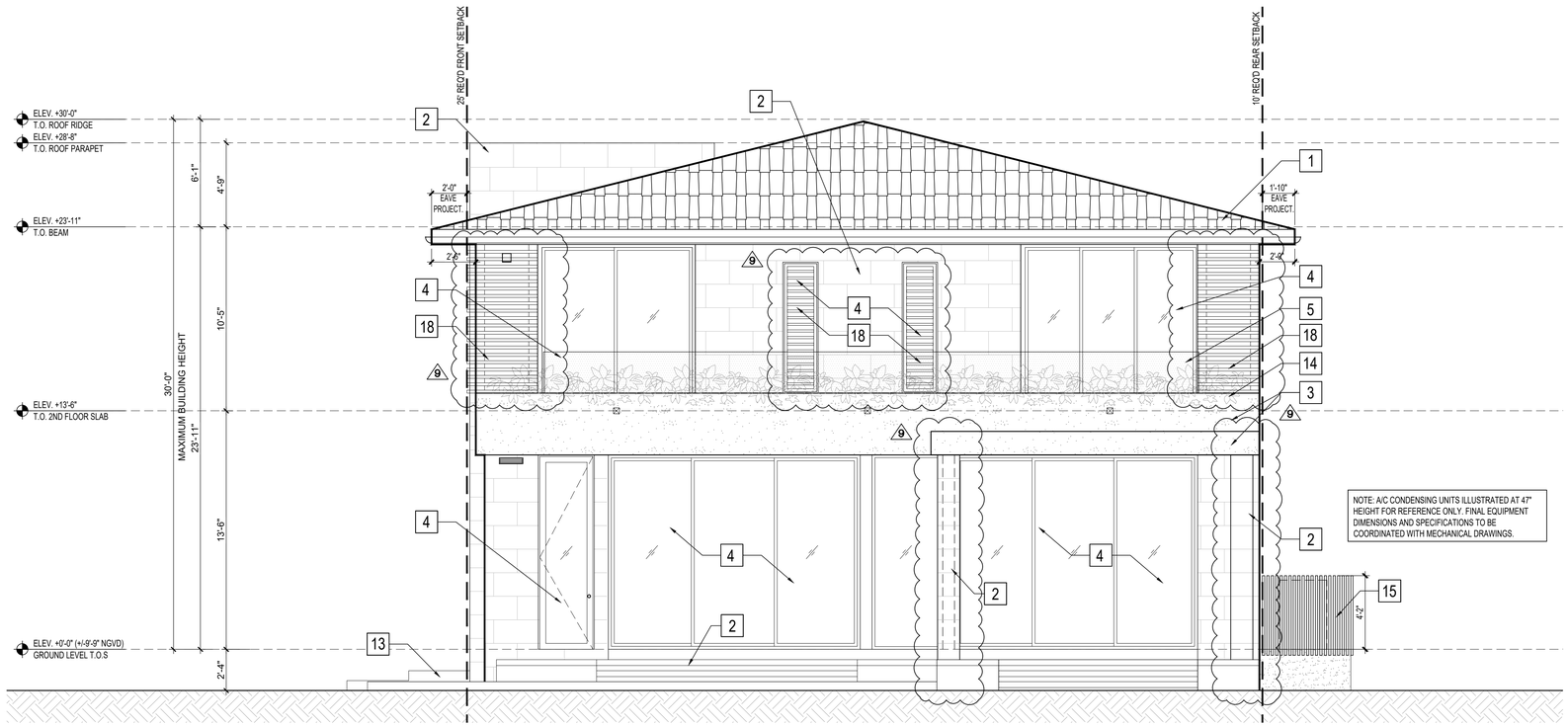
ROOF PLAN & ROOF DETAILS

SHEET No.

A2.04



1 A3.01 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.01 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. FLAT CLAY TILE ROOF SYSTEM
2. CORAL STONE, SEALED.
3. SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
4. IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE.
5. CAT.II 42" H AFF SAFETY GLASS RAILING OVER LOW WALL, REFER TO STRUCT. DWGS. AND TYP. DET.
6. WOOD ENTRY DOOR W/ FLORIDA APPROVAL #FL27606 - MFR. TO PROVIDE SHOP DWGS.
7. GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
8. OVERFLOW SCUPPER - SEE ROOF PLAN
9. EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
10. ALUMINUM CLADDING WITH DARK BRONZE FINISH
11. EXHAUST WALL CAP - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
12. INTAKE LOUVER - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
13. ENTRY STEPS/ DECK SLAB - TILE FINISH AS SELECTED BY OWNER
14. CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15. 50" H ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT - CONTRACTOR TO VERIFY EQUIPMENT HEIGHT AND MAKE SURE IT IS SCREENED FROM VIEW
16. ENGINEERED FLOOD VENTS - REFER TO FLOOD LEGEND
17. TEXTURED STUCCO FINISH, PAINTED SHERWIN WILLIAMS - ALABASTER (SW 7008)
18. ALUMINUM HORIZONTAL LOUVERED SCREEN WITH WOOD-LOOK CLADDING - CONTRACTOR TO PROVIDE SHOP DWGS.
19. CATEGORY II 42" H AFF SAFETY GLASS RAILING
20. ALUMINUM GUTTER AND DOWNSPOUT SYSTEM, COLOR TO MATCH ROOF FASCIA

DRB SET - 09.18.2026

DESIGN ARCHITECTURE CONSULTANTS
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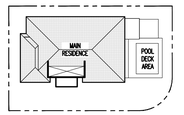
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BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:

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2025.09.05	VARIANCE REQUEST
2026.05.18	PERMIT SUBMITTAL
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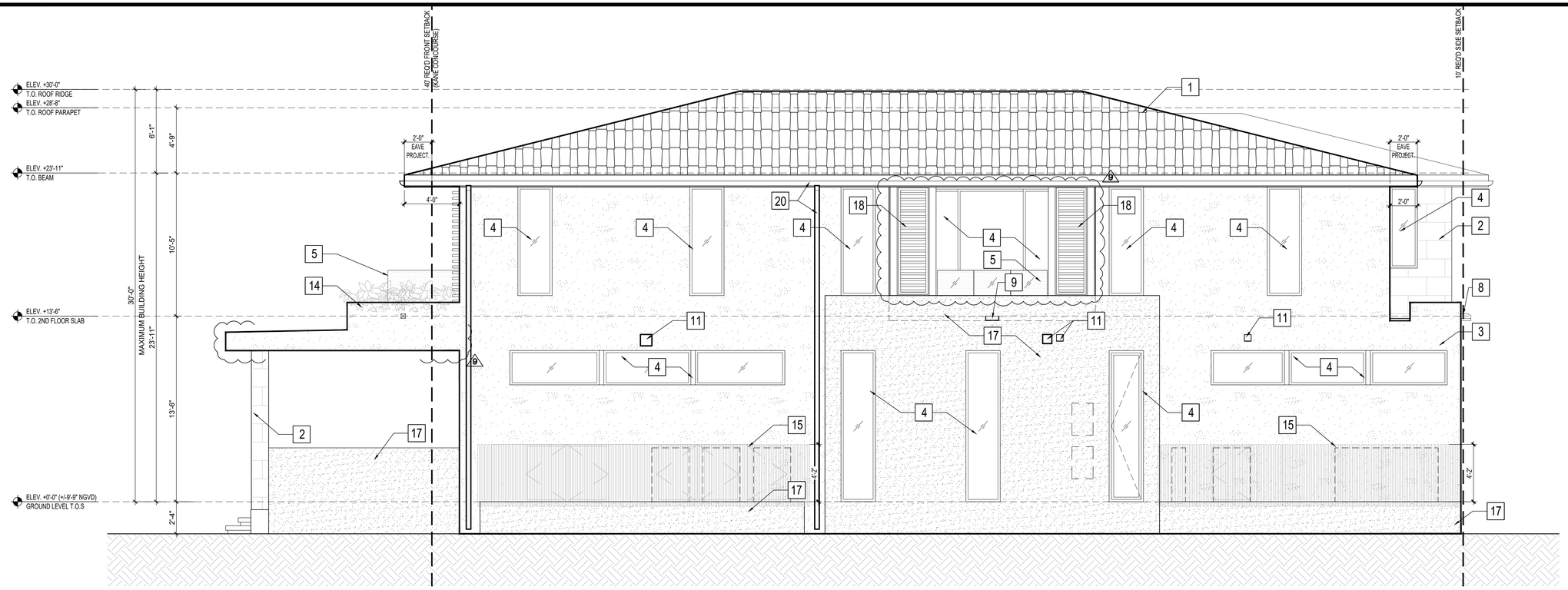
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PROPOSED ELEVATIONS

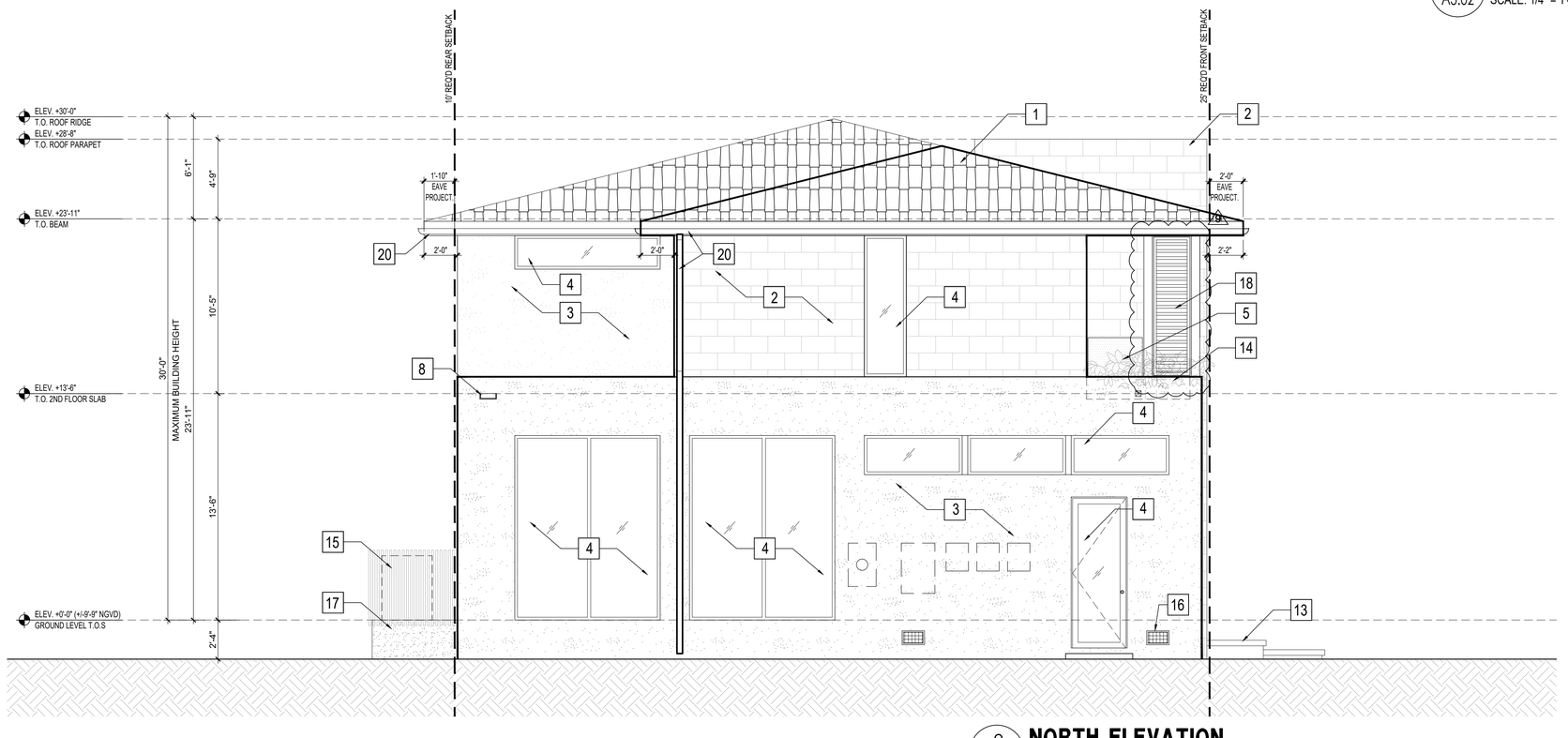
SHEET No.

A3.01



1 A3.02 **EAST ELEVATION**

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



2 A3.02 **NORTH ELEVATION**

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

ELEVATION KEY NOTES

1	FLAT CLAY TILE ROOF SYSTEM
2	CORAL STONE, SEALED.
3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
4	IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE.
5	CAT II 42" H AFF SAFETY GLASS RAILING OVER LOW WALL, REFER TO STRUCT. DWGS. AND TYP. DET.
6	WOOD ENTRY DOOR W/ FLORIDA APPROVAL #FL27606 - MFR. TO PROVIDE SHOP DWGS.
7	GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
8	OVERFLOW SCUPPER - SEE ROOF PLAN
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10	ALUMINUM CLADDING WITH DARK BRONZE FINISH
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14	CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15	50" H ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT - CONTRACTOR TO VERIFY EQUIPMENT HEIGHT AND MAKE SURE IT IS SCREENED FROM VIEW
16	ENGINEERED FLOOD VENTS - REFER TO FLOOD LEGEND
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18	ALUMINUM HORIZONTAL LOUVERED SCREEN WITH WOOD-LOOK CLADDING - CONTRACTOR TO PROVIDE SHOP DWGS.
19	CATEGORY II 42" H AFF SAFETY GLASS RAILING
20	ALUMINUM GUTTER AND DOWNSPOUT SYSTEM, COLOR TO MATCH ROOF FASCIA

DRB SET - 09.18.2026

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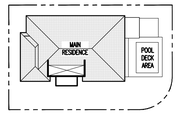
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3	12/01/2025	DRB - BLDG. DEPT. COMMENTS
4	12/19/2025	DRB - BLDG. DEPT. COMMENTS
5	03/30/2026	DRB - BLDG. DEPT. COMMENTS
6	04/09/2026	DRB - BLDG. DEPT. COMMENTS
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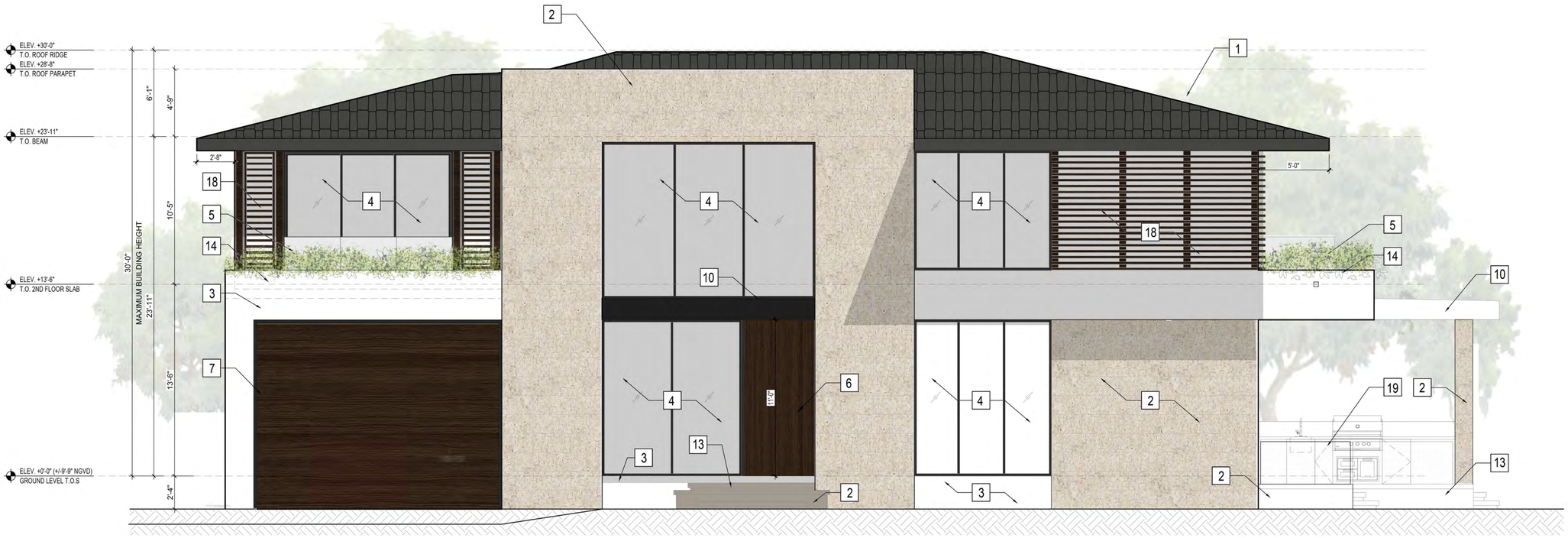
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SHEET TITLE

PROPOSED ELEVATIONS

SHEET No.

A3.02



1 A3.03 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.03 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1	FLAT TILE ROOF SYSTEM
2	CORAL STONE, SEALED.
3	SMOOTH STUCCO FINISH, PAINTED. SHERWIN WILLIAMS EXTRA WHITE (SW 7006)
4	IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE.
5	CAT. II 42" H AFF SAFETY GLASS RAILING OVER LOW WALL, REFER TO STRUCT. DWGS. AND TYP. DET.
6	WOOD ENTRY DOOR W/ FLORIDA APPROVAL #FL27606 - MFR. TO PROVIDE SHOP DWGS.
7	GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
8	OVERFLOW SCUPPER - SEE ROOF PLAN
9	EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
10	ALUMINUM CLADDING WITH DARK BRONZE FINISH
11	EXHAUST WALL CAP - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
12	INTAKE LOUVER - SEE MECH. DWGS. PAINT TO MATCH WALL COLOR
13	ENTRY STEPS/ DECK SLAB - TILE FINISH AS SELECTED BY OWNER
14	CONCRETE PLANTER - SEE STRUCT. DWGS. & SECTIONS
15	50" H ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT - CONTRACTOR TO VERIFY EQUIPMENT HEIGHT AND MAKE SURE IT IS SCREENED FROM VIEW
16	ENGINEERED FLOOD VENTS - REFER TO FLOOD LEGEND
17	TEXTURED STUCCO FINISH, PAINTED SHERWIN WILLIAMS - ALABASTER (SW 7008)
18	ALUMINUM HORIZONTAL LOUVERED SCREEN WITH WOOD-LOOK CLADDING - CONTRACTOR TO PROVIDE SHOP DWGS.
19	CATEGORY II 42" H AFF SAFETY GLASS RAILING

DRB SET - 07.16.2026

DESIGN ARCHITECTURE CONSULTANTS
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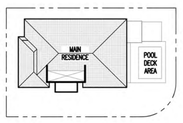
AA 26003917
DESIGN - ARCHITECTURE - CONSULTANTS

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NEW 2-STORY SINGLE-FAMILY RESIDENCE

LOCATED AT
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

KEY PLAN:



KEY PLAN

ISSUE RECORD:
2025.07.25 DRB SUBMITTAL
2025.09.05 VARIANCE REQUEST
2026.05.18 PERMIT SUBMITTAL

REVISIONS:

No.	Date	Description
1	09/26/2025	DRB - BLDG. DEPT. COMMENTS
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7	07/16/2026	DRB - BLDG. DEPT. COMMENTS

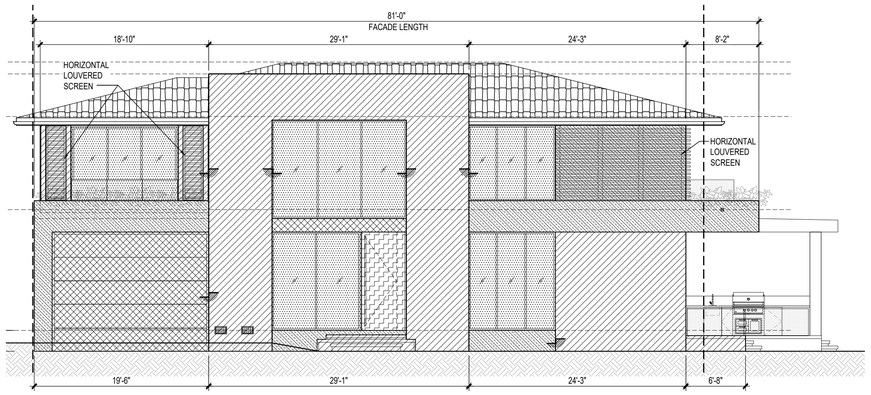
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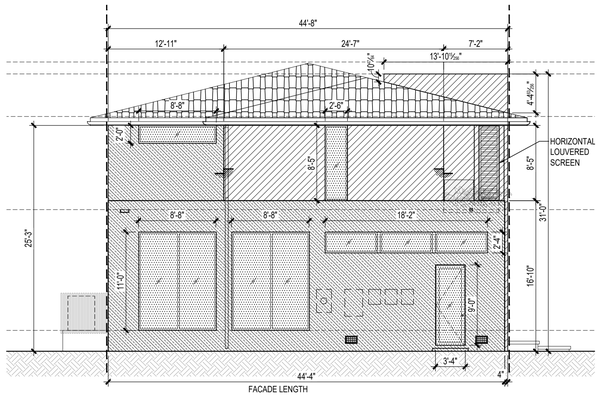
PROPOSED ELEVATIONS

SHEET No.

A3.03



1 A3.05 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A3.05 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

9

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 2,040 SF

ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS
PROVIDED: 564 SF (27.6%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE
PROVIDED: 795 SF (38.9%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO
PROVIDED: 371 SF (18%)

ARCHITECTURAL ELEMENT: WOODEN ENTRY DOOR
PROVIDED: 55 SF (2.7%)

ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING
PROVIDED: 255 SF (12.6%)

ARCHITECTURAL EMBELLISHMENT: HORIZONTAL ALUMINUM LOUVER WITH WOOD LOOK CLADDING
PROVIDED: 180 SF (8.8%)

NOTE: THE LOUVERED SCREENS HAVE BEEN ADDED AS ARCHITECTURAL FEATURES BUT ARE NOT INCLUDED IN THE TOTAL MATERIAL CALCULATIONS, AS THEY ARE APPLIED ELEMENTS AND NOT PART OF THE PRIMARY WALL FINISH. THE BUILDING ELEVATIONS COMPLY WITH THE MATERIAL REQUIREMENTS. THE ADDITION OF THE ARCHITECTURAL LOUVERED SCREENS HAVE BEEN CALCULATED AND SHOWN SEPARATELY FOR REFERENCE ONLY.

9

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 1,164 SF

ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS
PROVIDED: 301 SF (25.8%)

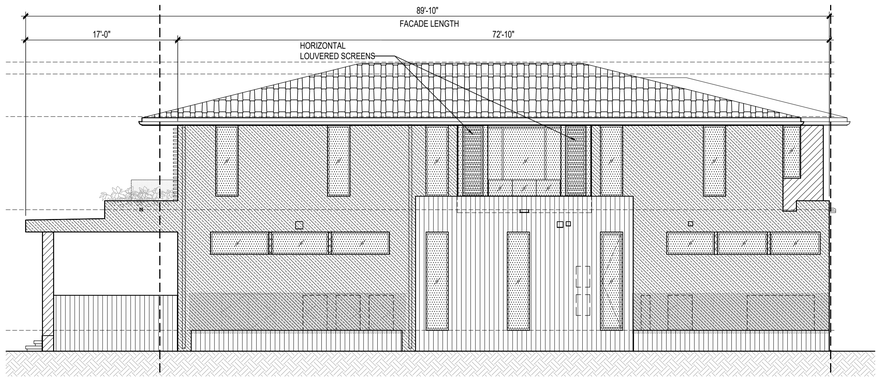
ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE
PROVIDED: 288 SF (24.7%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO
PROVIDED: 572 SF (49.1%)

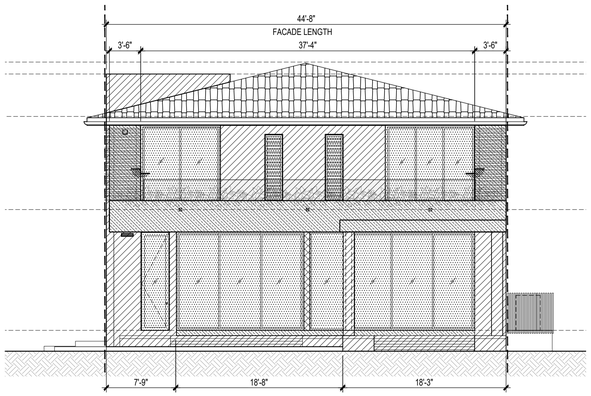
ARCHITECTURAL ELEMENT: FLOOD VENTS
PROVIDED: 3 SF (0.25%)

ARCHITECTURAL EMBELLISHMENT: HORIZONTAL ALUMINUM LOUVER WITH WOOD LOOK CLADDING
PROVIDED: 28 SF (2.4%)

NOTE: THE LOUVERED SCREENS HAVE BEEN ADDED AS ARCHITECTURAL FEATURES BUT ARE NOT INCLUDED IN THE TOTAL MATERIAL CALCULATIONS, AS THEY ARE APPLIED ELEMENTS AND NOT PART OF THE PRIMARY WALL FINISH. THE BUILDING ELEVATIONS COMPLY WITH THE MATERIAL REQUIREMENTS. THE ADDITION OF THE ARCHITECTURAL LOUVERED SCREENS HAVE BEEN CALCULATED AND SHOWN SEPARATELY FOR REFERENCE ONLY.



3 A3.05 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



4 A3.05 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

9

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 1,979 SF

ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS
PROVIDED: 403 SF (20.3%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE
PROVIDED: 48 SF (2.4%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO
PROVIDED: 990 SF (50%)

ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING
PROVIDED: 4 SF (0.2%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - TEXTURED STUCCO
PROVIDED: 534 SF (26.9%)

ARCHITECTURAL EMBELLISHMENT: HORIZONTAL ALUMINUM LOUVER WITH WOOD LOOK CLADDING
PROVIDED: 53 SF (2.6%)

NOTE: THE LOUVERED SCREENS HAVE BEEN ADDED AS ARCHITECTURAL FEATURES BUT ARE NOT INCLUDED IN THE TOTAL MATERIAL CALCULATIONS, AS THEY ARE APPLIED ELEMENTS AND NOT PART OF THE PRIMARY WALL FINISH. THE BUILDING ELEVATIONS COMPLY WITH THE MATERIAL REQUIREMENTS. THE ADDITION OF THE ARCHITECTURAL LOUVERED SCREENS HAVE BEEN CALCULATED AND SHOWN SEPARATELY FOR REFERENCE ONLY.

9

BUILDING ARTICULATION ELEMENTS LEGEND

TOTAL AREA OF ELEVATION: 1,150 SF

ARCHITECTURAL EMBELLISHMENT: FACADE OPENINGS
PROVIDED: 569 SF (49.4%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - CORAL STONE
PROVIDED: 342 SF (29.7%)

ARCHITECTURAL EMBELLISHMENT: MATERIAL - SMOOTH STUCCO
PROVIDED: 232 SF (20.1%)

ARCHITECTURAL EMBELLISHMENT: ALUMINUM CLADDING
PROVIDED: 7 SF (0.6%)

ARCHITECTURAL EMBELLISHMENT: HORIZONTAL ALUMINUM LOUVER WITH WOOD LOOK CLADDING
PROVIDED: 87 SF (7.56%)

NOTE: THE LOUVERED SCREENS HAVE BEEN ADDED AS ARCHITECTURAL FEATURES BUT ARE NOT INCLUDED IN THE TOTAL MATERIAL CALCULATIONS, AS THEY ARE APPLIED ELEMENTS AND NOT PART OF THE PRIMARY WALL FINISH. THE BUILDING ELEVATIONS COMPLY WITH THE MATERIAL REQUIREMENTS. THE ADDITION OF THE ARCHITECTURAL LOUVERED SCREENS HAVE BEEN CALCULATED AND SHOWN SEPARATELY FOR REFERENCE ONLY.

DRB SET - 09.17.2026

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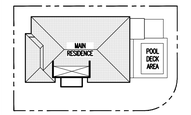
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4	12/19/2025	DRB - BLDG. DEPT. COMMENTS
5	01/23/2026	DRB - BLDG. DEPT. COMMENTS
6	03/30/2026	DRB - BLDG. DEPT. COMMENTS
7	07/22/2026	DRB - BLDG. DEPT. COMMENTS
9	09/18/2026	DRB - BLDG. DEPT. COMMENTS

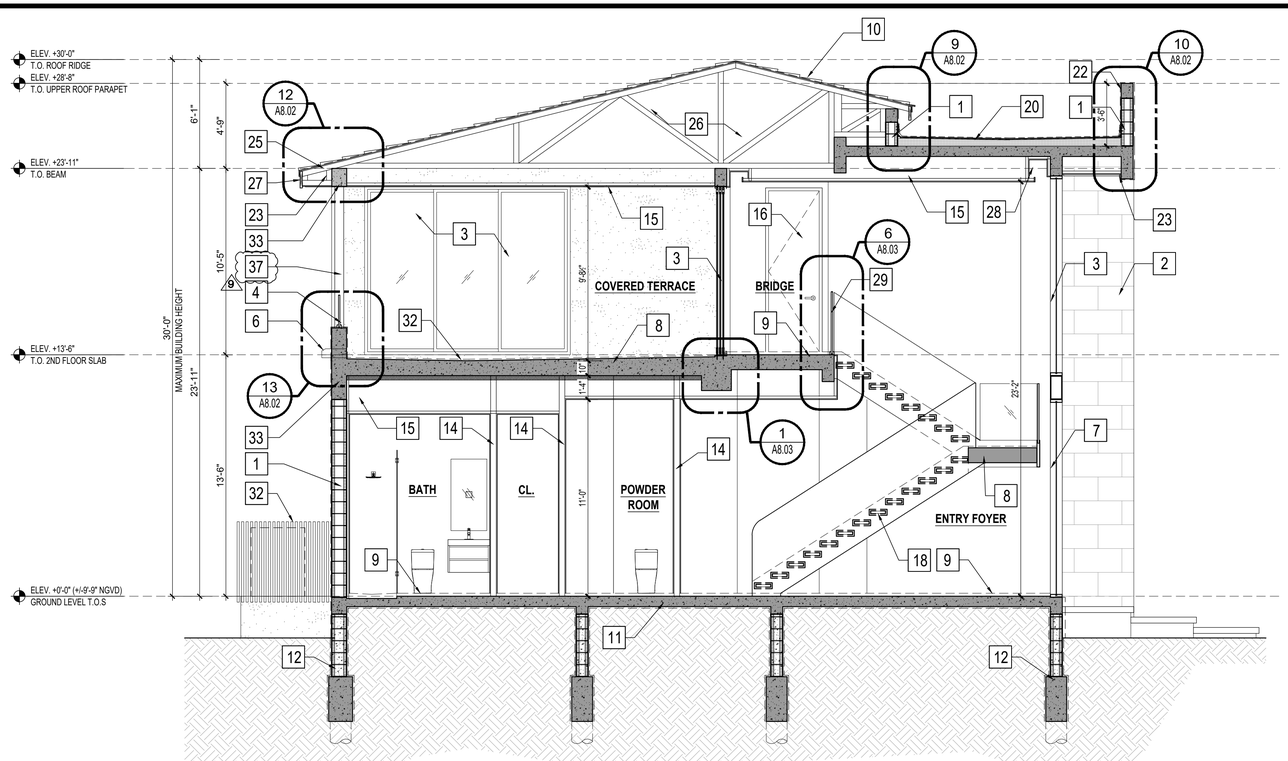
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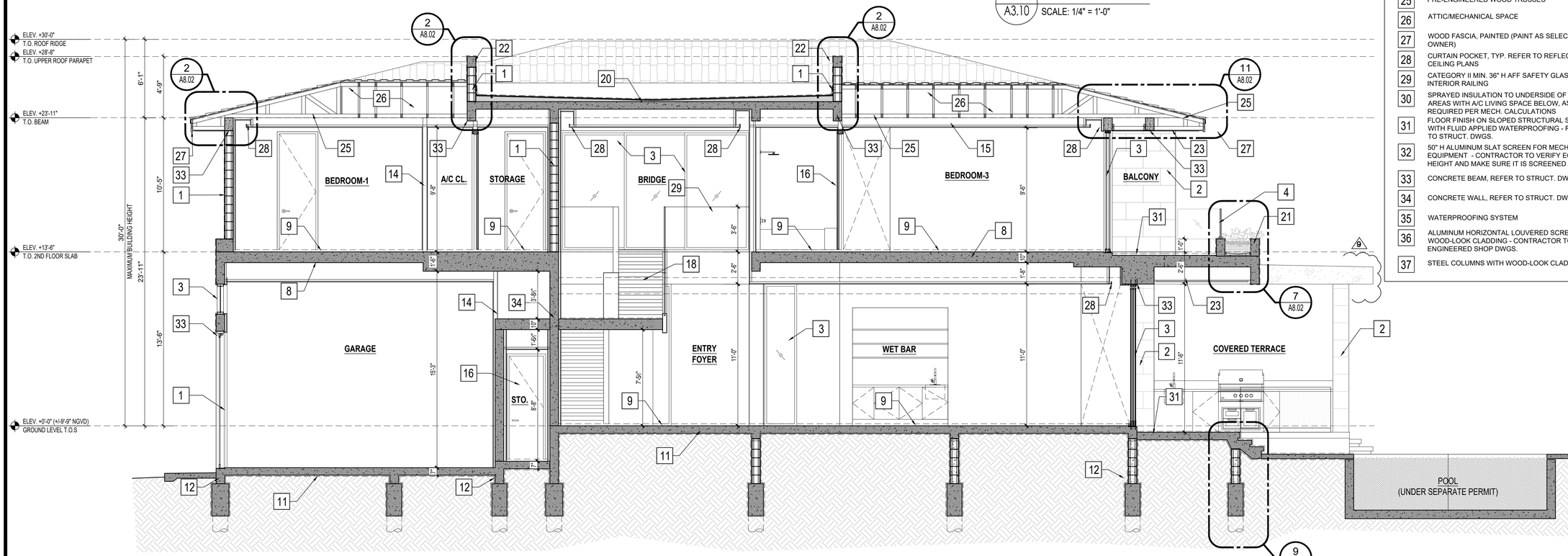
BUILDING ARTICULATION DIAGRAMS

SHEET No.

A3.05



1 A3.10 **SECTION "A"**
SCALE: 1/4" = 1'-0"



2 A3.10 **SECTION "B"**
SCALE: 1/4" = 1'-0"

DRB SET - 09.17.2026

SECTION KEY NOTES

1. 8" CMU WALL - REFER TO STRUCTURAL DWGS.
2. CORAL STONE, SEALED.
3. IMPACT RESISTANT GLASS & ALUM. WINDOW/ DOOR SYSTEM W/ MIAMI-DADE COUNTY APPROVED N.O.A. REFER TO GLAZING SCHEDULE. BRONZE FRAMES.
4. CAT.II 42" H AFF SAFETY GLASS RAILING OVER LOW WALL, REFER TO STRUCT. DWGS. AND TYP. DET.
5. OVERFLOW SCUPPER - SEE ROOF PLAN
6. EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN
7. WOOD ENTRY DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A. - MFR. TO PROVIDE SHOP DWGS.
8. CONCRETE SLAB, REFER TO STRUCT. DWGS.
9. FLOOR FINISH AS SELECTED BY OWNER.
10. FLAT CLAY TILE ROOFING SYSTEM OVER PLYWOOD SHEATHING & PRE-ENGINEERED WOOD TRUSSES.
11. CONCRETE SLAB OVER WELL COMPACTED FILL & VAPOR BARRIER - SEE STRUCT. DWGS.
12. CONCRETE FOOTING - SEE STRUCT. DWGS.
13. R-30 INSULATION ON ROOF AS INDICATED ON ENERGY CALCULATIONS.
14. NEW PARTITION / FURRING WALL WALL AS SCHEDULED - SEE FLOOR PLAN
15. SUSPENDED CEILING - 5/8" GYPSUM BOARD ON 1-5/8" STL STUD FRAMING - SEE REFLECTED CEILING PLAN
16. INTERIOR DOOR AS SCHEDULED - SEE FLOOR PLAN & DOOR SCHEDULE
17. CONCRETE PAVERS - REFER TO SITE PLAN
18. STEEL STAIR STRUCTURE WITH WOOD CLADDED TREADS - PROVIDE SHOP DWGS.
19. 6 MIL POLYETHYLENE (OR OTHER APPROVED) VAPOR BARRIER - REFER TO STRUCT. DWGS.
20. SINGLE-PLY ROOFING SYSTEM ON TAPERED INSULATION OVER CONCRETE SLAB - SEE SECTION & DETAILS
21. CONCRETE PLANTER, SEE FLOOR PLAN AND ELEVATIONS.
22. CONCRETE SILL/ LINTEL/ WALL CAP - SEE STRUCT. DWGS.
23. EXTERIOR T&G WOOD CEILING - REFER TO REFLECTED CEILING PLANS
24. GARAGE DOOR W/ MIAMI-DADE COUNTY APPROVED N.O.A - MFR. TO PROVIDE SHOP DWGS.
25. PRE-ENGINEERED WOOD TRUSSES
26. ATTIC/MECHANICAL SPACE
27. WOOD FASCIA, PAINTED (PAINT AS SELECTED BY OWNER)
28. CURTAIN POCKET, TYP. REFER TO REFLECTED CEILING PLANS
29. CATEGORY II MIN. 36" H AFF SAFETY GLASS INTERIOR RAILING
30. SPRAYED INSULATION TO UNDERSIDE OF SLAB AT AREAS WITH A/C LIVING SPACE BELOW, AS REQUIRED PER MECH. CALCULATIONS
31. FLOOR FINISH ON SLOPED STRUCTURAL SLAB WITH FLUID APPLIED WATERPROOFING - REFER TO STRUCT. DWGS.
32. 50" H ALUMINUM SLAT SCREEN FOR MECHANICAL EQUIPMENT - CONTRACTOR TO VERIFY EQUIPMENT HEIGHT AND MAKE SURE IT IS SCREENED FROM VIEW
33. CONCRETE BEAM, REFER TO STRUCT. DWGS.
34. CONCRETE WALL, REFER TO STRUCT. DWGS.
35. WATERPROOFING SYSTEM
36. ALUMINUM HORIZONTAL LOUVERED SCREEN WITH WOOD-LOOK CLADDING - CONTRACTOR TO PROVIDE ENGINEERED SHOP DWGS.
37. STEEL COLUMNS WITH WOOD-LOOK CLADDING

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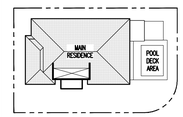
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KEY PLAN:



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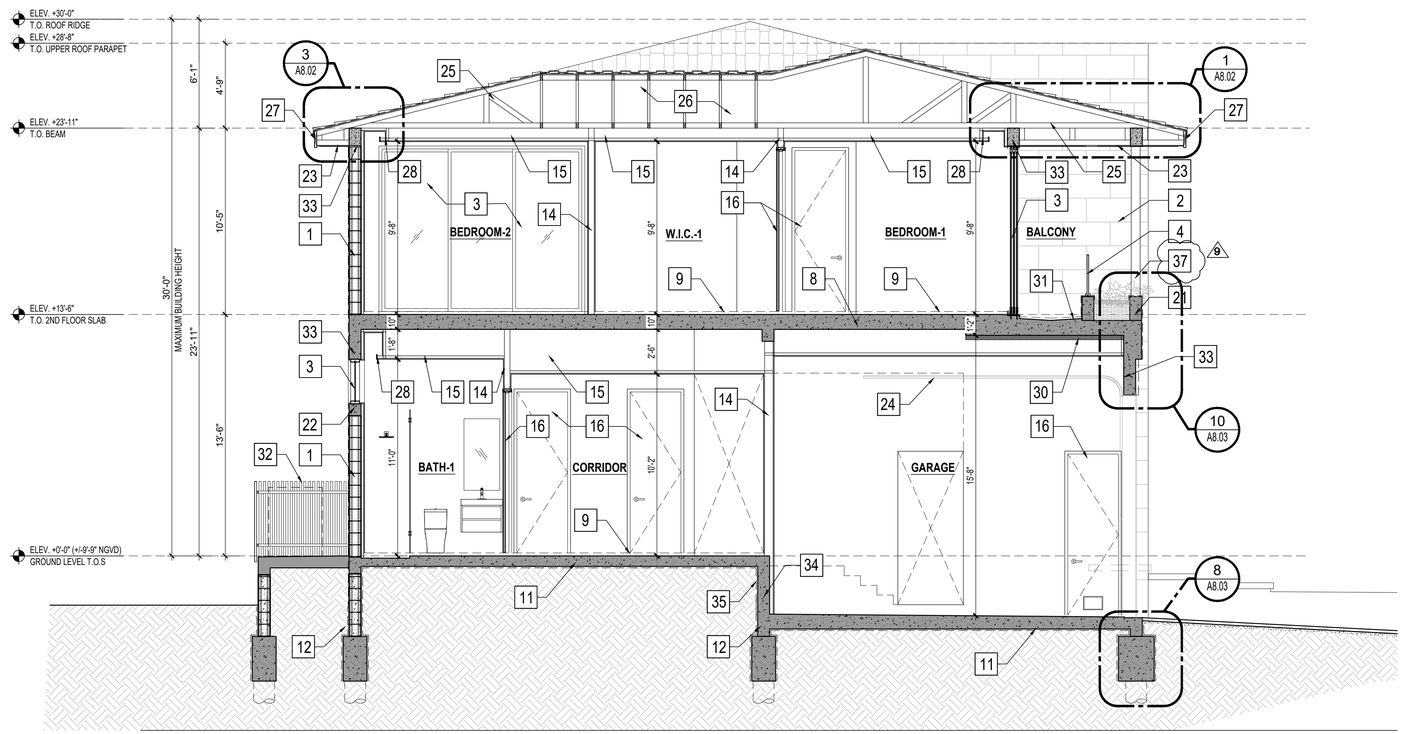
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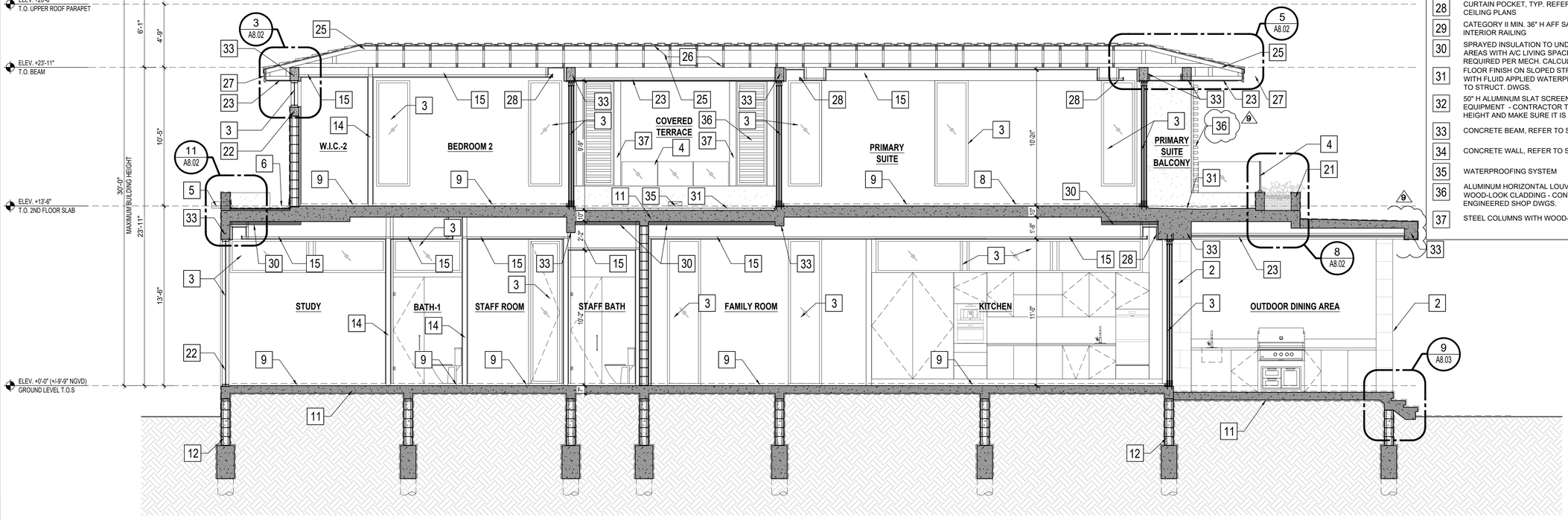
BUILDING SECTIONS

SHEET No.

A3.10



1 A3.11 **SECTION "C"**
SCALE: 1/4" = 1'-0"



2 A3.11 **SECTION "D"**
SCALE: 1/4" = 1'-0"

DRB SET - 09.17.2026

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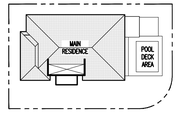
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CADD File:	

SHEET TITLE

BUILDING SECTIONS

SHEET No.

A3.11

Bay Harbor Island
Design Review Board Meeting
October 6, 2026

MEMORANDUM

Agenda #:
Date: October 6, 2026
From: Lorrainia Belle, Town Planner
Subject: 10250 West Broadview Drive

Suggested Action: – Request for approval for a new single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. The owner is proposing to demolish the existing 1951 (3,706 sq. ft.) residence and construct a new two-story single-family residence. The new home will have approximately 8,015 square feet of a/c living space. The proposed residence will have five bedrooms and 7 1/2 bathrooms. Enclosed please find the site plan and elevations. Item #2

BHI-DRB Staff Report-10250 W Broadview Dr.pdf
SPR26-000009 DRB Application.pdf
10250 W BROADVIEW DR DRB SET 10.6.2026.pdf

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

AGENDA ITEM NO. 2

MEETING DATE: 10/06/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR26-000009
A public hearing to consider an application by Tamara Feldman (architect) on behalf of the property owner Julio Lujan Brian requesting Design Review Board approval for a proposed new two-story single-family residence at 10250 W Broadview Drive, identified by parcel identification number 13-2227-001-4260.

REQUEST: Design Review Board approval for:

1. Sec.23-12(22)(a) Notwithstanding the above, walls will require approval by the design review board.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Julio Lujan, property owner, requests Design Review Board (DRB) approval for the demolition of the existing single-family residence and the construction of a new two-story single-family residence on a waterfront property located at 10250 W Broadview Drive. The proposal includes the demolition of the existing 3,706 sq. ft. single-story residence (3 bedrooms, 3 bathrooms) and the construction of a new 8,015 sq. ft. two-story single-family residence (5 bedrooms, 7.5 bathrooms). The proposed construction type is Type II-B (CMU & Cast-in-Place Concrete), with an occupancy type of R-3 (Residential, Florida Building Code) and an occupancy load for single-family residential use (1 family). The applicant's representative is Tamara Feldman.

Recommended Action: Staff recommends that the Design Review Board to approve the design of the proposed new two-story single-family residence, subject to all conditions in this report.

Property Description: The subject property is a 13,125 sq. ft. waterfront lot located at 10250 W Broadview Drive, identified as Lot 38, Block 23, with parcel identification number 13-2227-001-4260. The existing single-story residence, (3,706 sq. ft., 3 bedrooms, 3 bathrooms), will be demolished. The proposal is to construct a new 8,015 sq. ft. two-story residence with 5 bedrooms, 7.5

bathrooms, and associated site improvements. The property is located on the waterfront and is subject to all applicable Town Code requirements for waterfront properties.

Summary of DRB Requests:

- **Wall Approval:** Approval of all proposed walls, including retaining walls, as required by Section 23-12(22)(a).
- **Design Review:** Evaluation of the proposed residence's architecture, exterior materials, colors, landscape plan, and site design for compliance with DRB criteria.

2. ANALYSIS

Project Overview:
This application is a comprehensive design review of a major waterfront redevelopment. The DRB's role is to evaluate the aesthetic and design merit of the proposal.

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

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

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

1. **Architectural Design Review:** The proposed modern two-story home will be evaluated against DRB criteria, including:
    - **Compatibility** with the neighborhood's scale and character.
    - **Quality and resilience** of proposed exterior materials.
    - **Massing and articulation,** particularly on the prominent corner, incorporating the approved variance dimensions.
    - **Landscape plan** for buffering and aesthetic enhancement.
2. **Wall and Fence Approval:** Pursuant to Section 23-12(22)(a), notwithstanding any other provision, walls require approval by the Design Review Board. The applicant proposes [Insert description of proposed walls, including retaining walls, fencing, and materials]. Staff has reviewed the proposed walls for compliance with DRB criteria, including aesthetic integration, material quality, and compatibility with the surrounding neighborhood. If any wall or fence is to be constructed on a common property line, written permission from any adjoining lot owner shall be required to be submitted to the Town with the permit application to construct, finish and/or maintain the exterior of the wall facing the adjoining owner's lot. Any damage done to an adjoining owner's property shall be repaired and/or replaced by the applicant.

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 architectural design appears to be of a quality consistent with newer construction in the Town. The proposed walls, including retaining walls, have been reviewed and are acceptable subject to the conditions herein. Provided the Board is satisfied with the design and the applicant agrees to the conditions, staff recommends approval.

Applicable Code Sections:

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

- Section 23-3 (Use Regulations for RD Single-Family District)
- Section 23-9 (Minimum Size of Living Units)
- Section 23-10 (Minimum Size of Building Lot)
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum Landscape Standards)

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

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

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

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

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the Waiver for front yard fence column lighting and approve the design for the new single-family residence at 10250 W Broadview Drive subject to the following conditions:

1. Wall Approval: All walls, including retaining walls, shall be approved by the Design Review Board pursuant to Section 23-12(22)(a). Any modification to the approved walls requires resubmittal and approval by the DRB prior to installation.
2. Common Property Line Walls/Fences: If any wall or fence is to be constructed on a common property line, written permission from any adjoining lot owner shall be required to be submitted to the Town with the permit application to construct, finish and/or maintain the exterior of the wall facing the adjoining owner's lot. Any damage done to an adjoining owner's property shall be repaired and/or replaced by the applicant.
3. DRB Authority for Exterior Changes: Any modification to the approved exterior materials, colors, fencing, landscape, or architectural details requires resubmittal and approval by the DRB prior to installation.
4. Material Compliance: All exterior materials and finishes shall be installed as shown on the DRB-approved plans. No substitutions are permitted without prior DRB approval..
5. Code Compliance: All construction must comply with all other applicable Town codes.

TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR26-000009

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name Tamara Feldman Contact Number 305 454 0595
Address 1125 NE 125th St. #400, North Miami, FL 33161
City _____ State _____ Email Address _____

OWNER / PROPERTY INFORMATION
Name Julio Lujan Address 10250 W Broadview Dr.
Folio# 13-2227-001-4260 Lot 38 Block 23

DESCRIPTION OF PROPOSED USE / REQUEST
New construction of a single family home

PLEASE READ AND SIGN BELOW

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

Date: 04/20/2026 Signature of Applicant: _____

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

Date: 04/20/2026 Signature of Owner: _____

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

Date: 04/20/2026 Signature of Applicant: _____

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



W BROADVIEW RESIDENCE

ADDRESS: 1050 W Broadview Dr,
Bay Harbour Islands, Florida 33154

TAMARA FELDMAN

1125 NE 125th St, Suite 400
North Miami, FL 33161

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

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

W BROADVIEW

ADDRESS

10250 W BROADVIEW DR
BAY HARBOR ISLANDS,
FL 33154

DRAWING DESCRIPTION

COVER SHEET

PROJECT No.

TF_227

SEAL

No.	Description	Date
1	DRB Comments 1	05/07/2026

SCALE

N/A

DATE

06/08/26

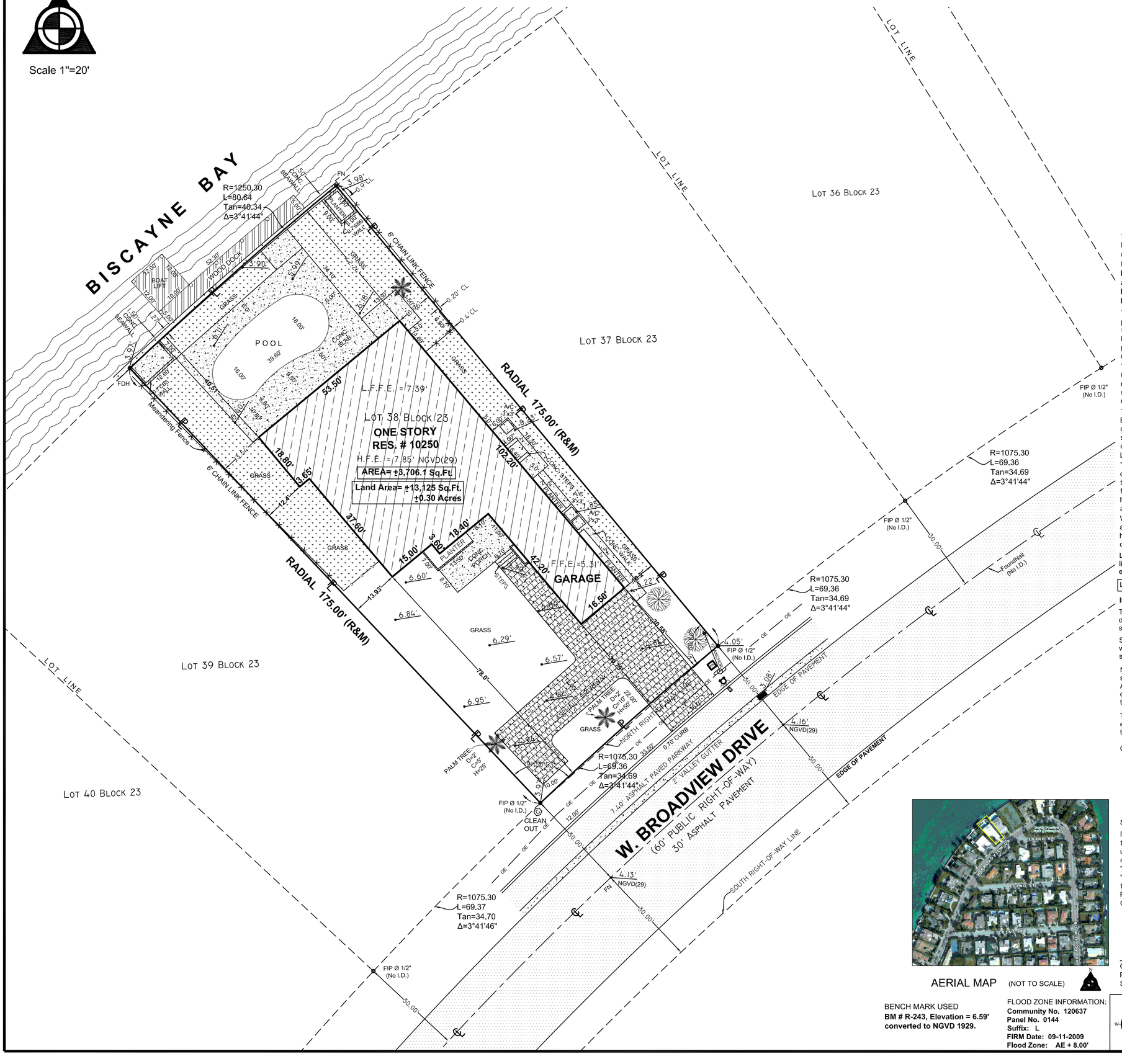
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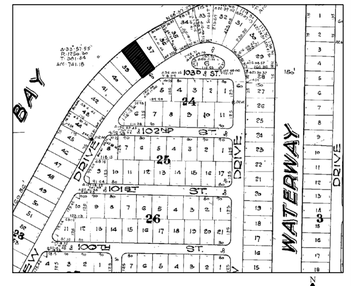
A0.00

S K E T C H O F S U R V E Y

N

Scale 1"=20'





LOCATION MAP (NOT TO SCALE)

PROPERTY ADDRESS:
10250 W BROADVIEW Drive,
Bay Harbor Island, Fl. 33154.
(FOLIO No. 13 - 2227 - 001 - 4260)

DESCRIPTION
Lot 38, Block 23 of " BAY HARBOR ISLAND " according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

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.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

LIST OF POSSIBLE ENCROACHMENT: **N/A**

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

Julio Lujan.

AERIAL MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

03-10-2026

GUSTAVO INTERIAN
PROFESSIONAL LAND SURVEYOR No. 6461
STATE OF FLORIDA

BENCH MARK USED
BM # R-243, Elevation = 6.59' converted to NGVD 1929.

FLOOD ZONE INFORMATION:
Community No. 120637
Panel No. 0144
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8.00'

WILL'S SERVICES GROUP LLC.
Land Surveyors & Mapper LB 8419
CARLOS@CBSSERVICES.COM
8567 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS

A. = ARC LENGTH	CLP. = CONC. LIGHT POLE	SWK. = SIDEWALK	P/L = PROPERTY LINE
A/C = AIR CONDITIONING PAD	CONC.= CONCRETE	T = TELEPHONE SERVICE BOX	(R) = RECORDED
Alum.F = ALUMINUM FENCE	Δ = CENTRAL ANGLE	TV = TV CABLE SERVICE BOX	R = RADIUS
BLDG = BUILDING	E = ELECTRIC SERVICE BOX	U.D.E.= UTILITY & DRAINAGE EASEMENT	RAD. = RADIAL
B.L.C. = BLOCK CORNER	E.M. = ELECTRIC METER (CAN)	U.E. = UTILITY EASEMENT	REINF. = REINFORCE
C.B. = CATCH BASIN	F.D.H.= FOUND DRILL HOLE	U.M.E.= UTILITY & MAINTENANCE EASEMENT	R/W = RIGHT OF WAY
C.B.S. = CONCRETE BLOCK STRUCTURE	F.H. = FIRE HYDRANT	U.P. = UTILITY POLE	S = SEWER MANHOLE
CH. = CHORD DISTANCE	F.I.P. = FOUND IRON PIPE	W. = WATER WELL	SEC. = SECTION
CL. = CENTER LINE	F.P.K. = FOUND PARK. NAIL	W/M = WATER METER	S.I.P. = SET IRON PIPE No ____
CLR. = CLEAR	F.N. = FOUND NAIL		SN. = SET BACK LINE
C.L.F. = CHAIN LINK FENCE	G = GAS METER		STY. = STORY
	L.P. = LIGHT POLE		
		MW - GAS MONITRING WELL	P.B. = PLAT BOOK
		MH - STORM DRAIN MANHOLE	P.C.P. = PERMANENT CONTROL POINT
		UP - WOOD UTILITY POLE	P.G. = PAGE
		CUP - CONC. UTILITY POLE	P.R.M. = PERMANENT REFERENCE MONUMENT
		CB - CATCH BASIN	

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL FIELD DATE 05-15-2012
REVISIONS: 04-26-2022
03-10-2026

DRAWN J.V.
SHEET No. 1/1

JOB No.:
22471-A

1. ALL CONSTRUCTION ASSOCIATED WITH THIS PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE CODES OF AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FLORIDA ADMINISTRATIVE CODE 62-555 & 62-610 AND ALL LOCAL AGENCIES INCLUDING: BAY HARBOUR VILLAGE PUBLIC WORKS DEPARTMENT, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING FAMILIARIZED WITH THE PROJECT SITE TO DETERMINE TOPOGRAPHIC OR UNDERGROUND FEATURES THAT WILL BE IMPACTED FROM AND DUE TO CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE THE COST OF RELOCATING, ADJUSTING AND OR REPLACING IN KIND ANY FEATURES IMPACTED INCLUDING BUT NOT LIMITED TO TREES, UTILITY BOXES, SIGNAGE, POSTS, FENCES, GATES, HYDRANTS, POLES, VALVES, ETC. FINAL DISPOSITION OF IMPACTED FEATURE SHALL BE SUBJECT TO ACCEPTANCE OF OWNER OR AGENCY OR AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING TREES, STRUCTURES AND UTILITIES, WHICH MAY OR MAY NOT BE SHOWN ON PLANS/DRAWINGS.
4. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL AT LEAST (48) HOURS PRIOR TO PERFORMING ANY EXCAVATION / DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
5. THE LOCATION & SIZE OF EXISTING UTILITIES SHOWN ON THESE PLANS/DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH UTILITIES AGENCIES PRIOR TO BEGINNING CONSTRUCTION. ALL CONFLICTS WITH EXISTING UTILITIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. THIS IS CONSIDERED INCIDENTAL TO OVERALL CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE PROVIDED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY REPORTING ANY DISCREPANCIES RELATING TO SITE CONDITIONS.
7. CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO ENSURE SAFETY WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRICAL, TELEPHONE, COMMUNICATIONS AND OTHER UTILITIES.
8. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES OPEN, UNCOVERED, EXPOSED AND UNATTENDED TO.
9. CONTRACTOR SHALL KEEP THE SITE FREE OF DEBRIS, TRASH AND CONSTRUCTION WASTES. DEBRIS STOCKPILED FOR HAULING SHALL BE STORED AND SHALL BE ADEQUATELY MARKED AT ALL TIMES FOR TRAFFIC AND PEDESTRIAN SAFETY.
10. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
11. CONSTRUCTION HOURS AND NOISE CONTROL SHALL COMPLY WITH LOCAL JURISDICTIONAL ORDINANCES, CODES AND REQUIREMENTS.
12. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS PRIOR TO THE START OF CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PAVEMENT MARKINGS WITH NEW STRIPING IN THEIR PRE-CONSTRUCTION LOCATIONS. THE CONTRACTOR SHALL SURVEY THE LOCATIONS, DIMENSIONS, COLOR AND OTHER RELEVANT CHARACTERISTICS OF THE EXISTING PAVEMENT MARKINGS PRIOR TO CONSTRUCTION. FINAL PAVEMENT MARKING SHALL BE AS SPECIFIED BY THE RESPONSIBLE LOCAL JURISDICTION, OWNER AND EOR. ALL CONSTRUCTION EFFORTS AND EXPENSES TO RESTORE DAMAGED OR IMPACTED MARKINGS SHALL BE ASSUMED INCLUDED IN THE CONTRACTOR'S BID PRICE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED ALL TRAFFIC & NON-TRAFFIC SIGNAGE WITH NEW SIGNS IN THEIR PRE-CONSTRUCTION LOCATIONS AND CONDITIONS. THE CONTRACTOR SHALL SURVEY THE LOCATIONS, DIMENSIONS, COLOR AND OTHER RELEVANT CHARACTERISTICS OF THE EXISTING SIGNS PRIOR TO CONSTRUCTION. ALL CONSTRUCTION EFFORTS AND EXPENSES TO REPLACE DAMAGED OR IMPACTED SIGNS SHALL BE ASSUMED INCLUDED IN THE CONTRACTOR'S BID PRICE.
15. DEWATERING OPERATIONS REQUIRED FOR CONSTRUCTION SHALL BE APPROVED AND PERMITTED BY LOCAL JURISDICTIONAL AGENCY /AGENCIES AND AUTHORITY/AUTHORITIES. COST OF DEWATERING AND PERMITTING EXPENSES SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
16. ALL AREAS IMPACTED BEYOND THE CONSTRUCTION LIMITS, SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL BE ACCEPTED BY RESPONSIBLE OWNER, JURISDICTION OR AGENCY.
17. IN THE EVENT CONTAMINATED MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY EOR, OWNER AND APPLICABLE REGULATORY AND JURISDICTIONAL AGENCY OR AGENCIES.
18. WHERE NEW PAVEMENT MEETS EXISTING, THE CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE & FLUSH WITH EXISTING PAVEMENT.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH EXISTING UTILITY OWNERS AND COMPANIES FOR TEMPORARY AND/OR PERMANENT RELOCATION AND ADJUSTMENT TO FACILITATE CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION IS EXECUTED SAFELY AND IN STRICT COMPLIANCE WITH ALL REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATORY ORDINANCES.
21. THE CONTRACTOR SHALL UTILIZE A STREET SWEEPER (USING WATER) OR OTHER LOCAL JURISDICTION APPROVED EQUIPMENT FOR CONTROLLING AND REMOVING DUST.
22. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES UNLESS OTHERWISE APPROVED BY REGULATORY AUTHORITIES.
23. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL AND EQUIPMENT.
24. ALL EXISTING MANHOLE COVERS, TOPS, CATCH BASIN GRATES, VALVE BOX TOPS, AND OTHER UTILITY CASTINGS SHALL BE ADJUSTED TO MATCH FINISH GRADE.
25. NO STAGING OR ACTIVITIES SHALL BE PERFORMED WITHIN THE DRIP LINE OF EXISTING TREES.
26. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS/DRAWINGS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
27. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION TESTING. INCLUDING BUT NOT LIMITED TO:
    - A. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS.
    - B. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS
    - C. CONCRETE AND ASPHALT PAVING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
31. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
32. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", AND PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
33. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
34. CONTRACTOR SHALL BE AWARE THAT DRAWING SCALE SHOWN ON THE PLANS/DRAWINGS CORRESPOND TO A PLOT SIZE ESTABLISHED FOR THE PROJECT. IF DRAWING IS PLOTTED ON OTHER SHEET SIZE, THE EOR. DOES NOT WARRANT ACCURACY OF DRAWING SCALE.
35. AS-BUILT DRAWING REQUIREMENTS:
    - A. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
    - B. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
        - a. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
        - b. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
        - c. RETENTION / DETENTION/ SWALE AREA TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED
        - d. AT A MINIMUM OF FIVE LOCATIONS OR AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF AREA HORIZONTAL DIMENSIONS ARE
        - e. ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
        - f. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND
        - g. SKIMMERS.
        - h. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
        - i. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
        - j. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR
        - k. IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
        - l. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 100-FT PLUS ALL
        - m. CHANGES IN HORIZONTAL OFFSET.
        - n. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS,
        - o. RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
        - p. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL
        - q. MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
        - r. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
        - s. WHERE THE PLANS/DRAWINGS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT
        - t. DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
        - u. WHERE THE PLANS/DRAWINGS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE
        - v. ACTUAL MEASURED VERTICAL ELEVATION.
37. TRAFFIC CONTROL NOTES:
    - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING MAINTENANCE OF TRAFFIC (M.O.T) PLANS /DRAWINGS CERTIFIED BY LICENSED PROFESSIONAL AND APPROVED BY RESPONSIBLE LOCAL JURISDICTION AGENCY/AGENCIES PRIOR TO CONSTRUCTION. THE M.O.T. PLANS/DRAWINGS SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN APPROVED BY THE RESPONSIBLE JURISDICTIONAL AGENCY AND LOCAL ORDINANCES OR CODES IN EFFECT AS OF THE TIME OF CONSTRUCTION. CONTRACTOR SHALL INCLUDE COST FOR PREPARING MOT, PERMITS AND IMPLEMENTATION IN SUBMITTED BID.
    - B. TEMPORARY CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
    - C. CONTRACTOR SHALL INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
    - D. CONTRACTOR SHALL CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
    - E. CONTRACTOR SHALL WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
    - F. CONTRACTOR SHALL ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
    - G. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
    - H. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.
    - I. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

EXCAVATION NOTES:

WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.

SITE CIVIL NOTES:

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

APPLICABLE CODES AND STANDARDS

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

APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION TECHNICAL SPECIFICATIONS

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

SPECIFICATIONS NOTES

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

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ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

10250 W Broadview Dr, Bay Harbor Islands, FL 33154

DRAWING, DESCRIPTION

GENERAL NOTES

PROJECT No.

323400

SEAL

ANDRES PEREZ LICENSE No. 66507 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY A. PEREZ, PE ON June 29, 2026 .

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REVISIONS

NO	DESCRIPTION	DATE
1	REVISION 1	6/29/26

SCALE

As Indicated

DATE

March 27, 2026

DRAWING No.

G-1.0

COUNTY REQUIREMENTS

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
WEST BROADVIEW RESIDENCE
10250 W BROADVIEW DRIVE
BAY HARBOUR VILLAGE, FL 33154

OWNER:

JULIO LUJAN
10250 W BROADVIEW DRIVE
BAY HARBOUR VILLAGE, FL 33154

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

PRIVATE:
ON A 0.30 +/– ACRE SITE

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
NONE

CONTROLS

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

TIMING OF CONTROLS / MEASURES

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

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED:
CONTRACTOR

DATED:

GENERAL

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

SEQUENCE OF MAJOR ACTIVITIES:

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

TIMING OF CONTROLS/ MEASURES

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

CONTROLS

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

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

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

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

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

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

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

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

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

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

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

EROSION CONTROL DEVICES:

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

DESCRIPTION OF STORMWATER MANAGEMENT:

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

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT–TRAPPING FACILITY.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:

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

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

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

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

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:

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

HAZARDOUS WASTE:

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

SANITARY WASTE:

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

OFFSITE VEHICLE TRACKING:

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

INVENT. FOR POLLUTION PREVENTION PLAN

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

- ☐ CONCRETE
- ☐ ASPHALT
- ☐ TAR
- ☐ _____
- ☐ PAINTS
- ☐ PETROLEUM BASED PRODUCTS
- ☐ CLEANING SOLVENTS
- ☐ _____
- ☐ WOOD
- ☐ _____

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

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

PLANT BED PREPARATION NOTES

PROTECTION OF PLANTS:

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

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Tamara Feldman; ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

10250 W Broadview Dr, Bay Harbor Islands, FL 33154

DRAWING, DESCRIPTION

STORMWATER POLLUTION PREVENTION NOTES

PROJECT No.

323400

SEAL

ANDRES PEREZ LICENSE No. 66507 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY A. PEREZ, PE ON June 29, 2026 .

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REVISIONS

NO	DESCRIPTION	DATE
1	REVISION 1	6/29/26

SCALE

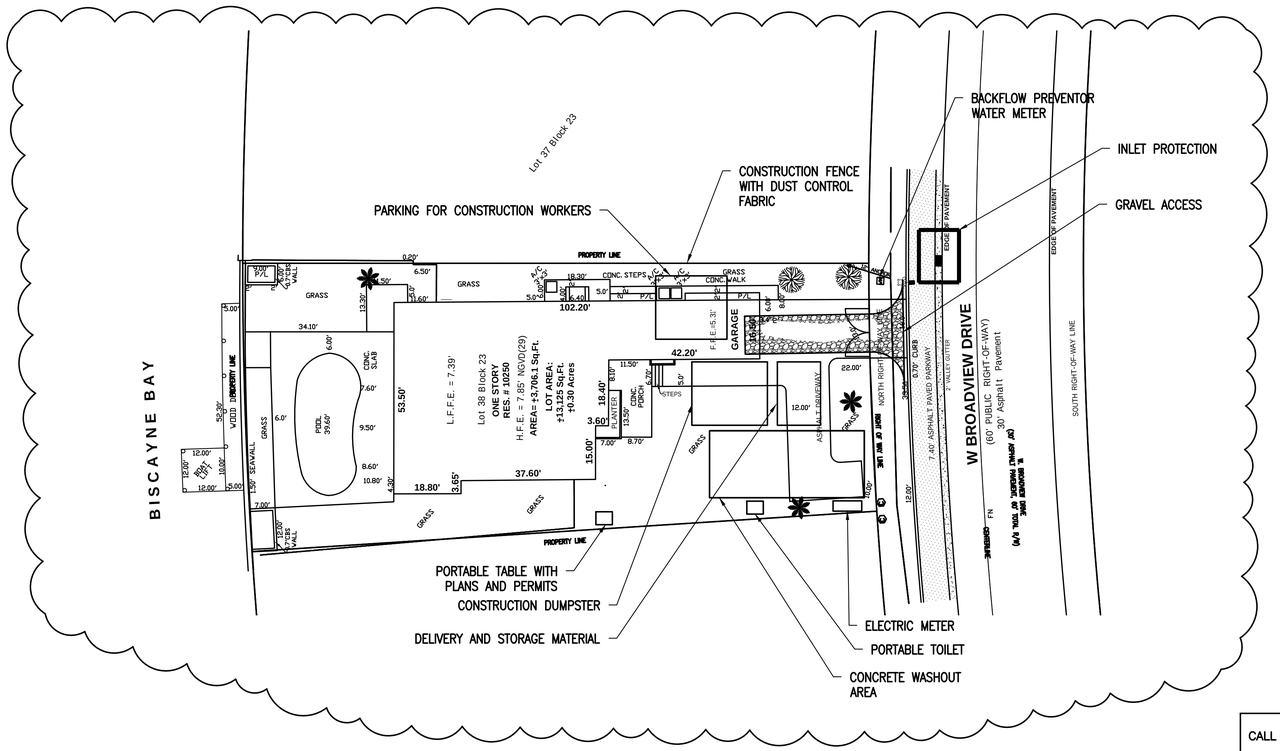
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DATE

March 27, 2026

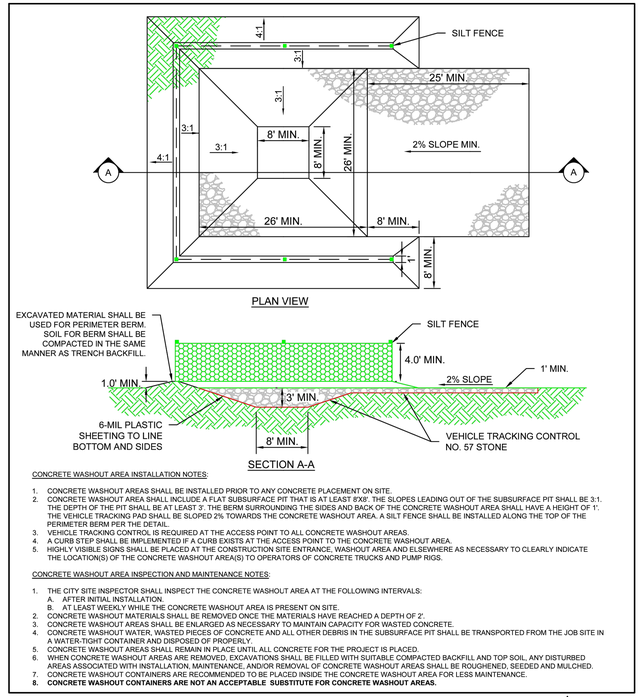
DRAWING No.

G-2.0



STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1" = 20'

1



CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8'X8'. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE DEPTH OF THE PIT SHALL BE AT LEAST 3'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1'. THE VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA. A SILT FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
4. A CURB STEP SHALL BE IMPLEMENTED IF A CURB EXISTS AT THE ACCESS POINT TO THE CONCRETE WASHOUT AREA.
5. HIGHLY VISIBLE SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREA(S) TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

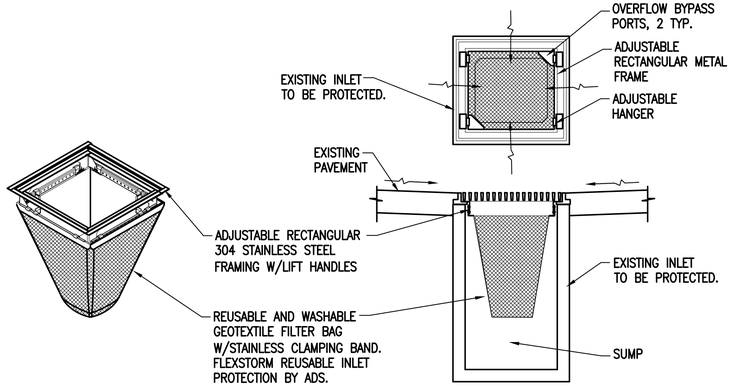
CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES:

1. THE CITY SITE INSPECTOR SHALL INSPECT THE CONCRETE WASHOUT AREA AT THE FOLLOWING INTERVALS:
   A. AFTER INITIAL INSTALLATION.
   B. AT LEAST WEEKLY WHILE THE CONCRETE WASHOUT AREA IS PRESENT ON SITE.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOP SOIL. ANY DISTURBED AREAS ASSOCIATED WITH INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED AND MULCHED.
7. CONCRETE WASHOUT CONTAINERS ARE RECOMMENDED TO BE PLACED INSIDE THE CONCRETE WASHOUT AREA FOR LESS MAINTENANCE.
8. **CONCRETE WASHOUT CONTAINERS ARE NOT AN ACCEPTABLE SUBSTITUTE FOR CONCRETE WASHOUT AREAS.**

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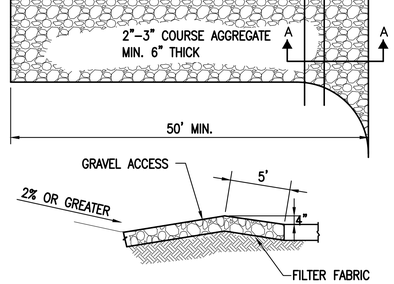
STORMWATER POLLUTION PREVENTION NOTES:

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



TYPICAL DETAIL OF INLET PROTECTION
BASIN PROTECTION DETAILS
N.T.S.

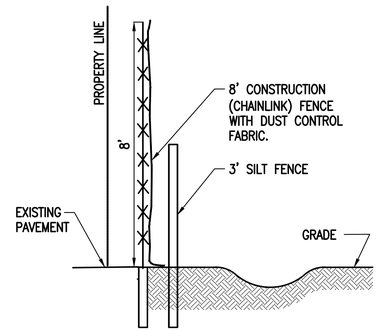
NOTE:
1. Drainage basin shall be cleaned prior to beginning of project
2. All basin shall be protected from debris with filter fabric or gutter socks
3. Drainage basin shall be inspected/cleaned post completion of project



NOTE: DIVISION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%

SECTION A-A

STONE BLANKET ACCESS



FENCE DETAIL WITH SEDIMENT TRAP

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info@tamarafeldman.com
www.tamarafeldman.com
Tamara Feldman, ID
INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

10250 W Broadview Dr, Bay Harbor Islands, FL 33154

DRAWING, DESCRIPTION

STORMWATER POLLUTION PREVENTION PLAN & DETAILS

PROJECT No.

323400

SEAL

ANDRES PEREZ LICENSE No. 66507 STATE OF FLORIDA PROFESSIONAL ENGINEER

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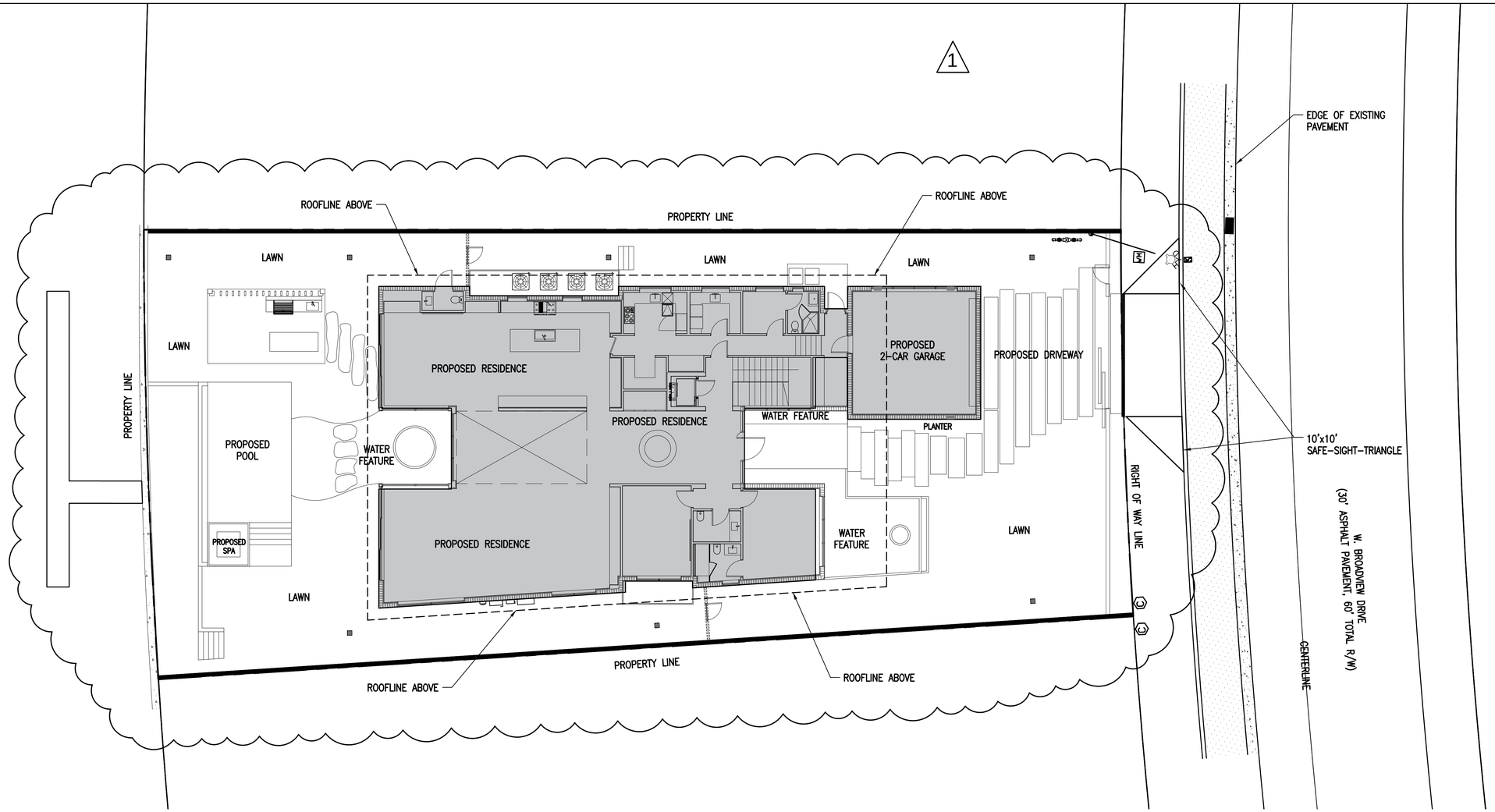
As Indicated

DATE

March 27, 2026

DRAWING No.

G-2.1



PAVING PLAN
SCALE: 1" = 10'

LEGEND

EXISTING		PROPOSED
	WATER METER	
	WATER VALVE	
WATER	WATER MAIN	WATER
FH	FIRE HYDRANT	FH
N.A.	IRRIGATION VACUUM BREAKER	
SAN.	SANITARY SEWER	SAN.
	DRAINAGE FLOW	
x8.11	SPOT ELEVATION	8.00
	CATCH BASIN	
N.A.	DRAIN BASIN	

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5 0 10
SCALE IN FEET
1" = 10'

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

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DRAWING, DESCRIPTION

PAVING PLAN

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323400

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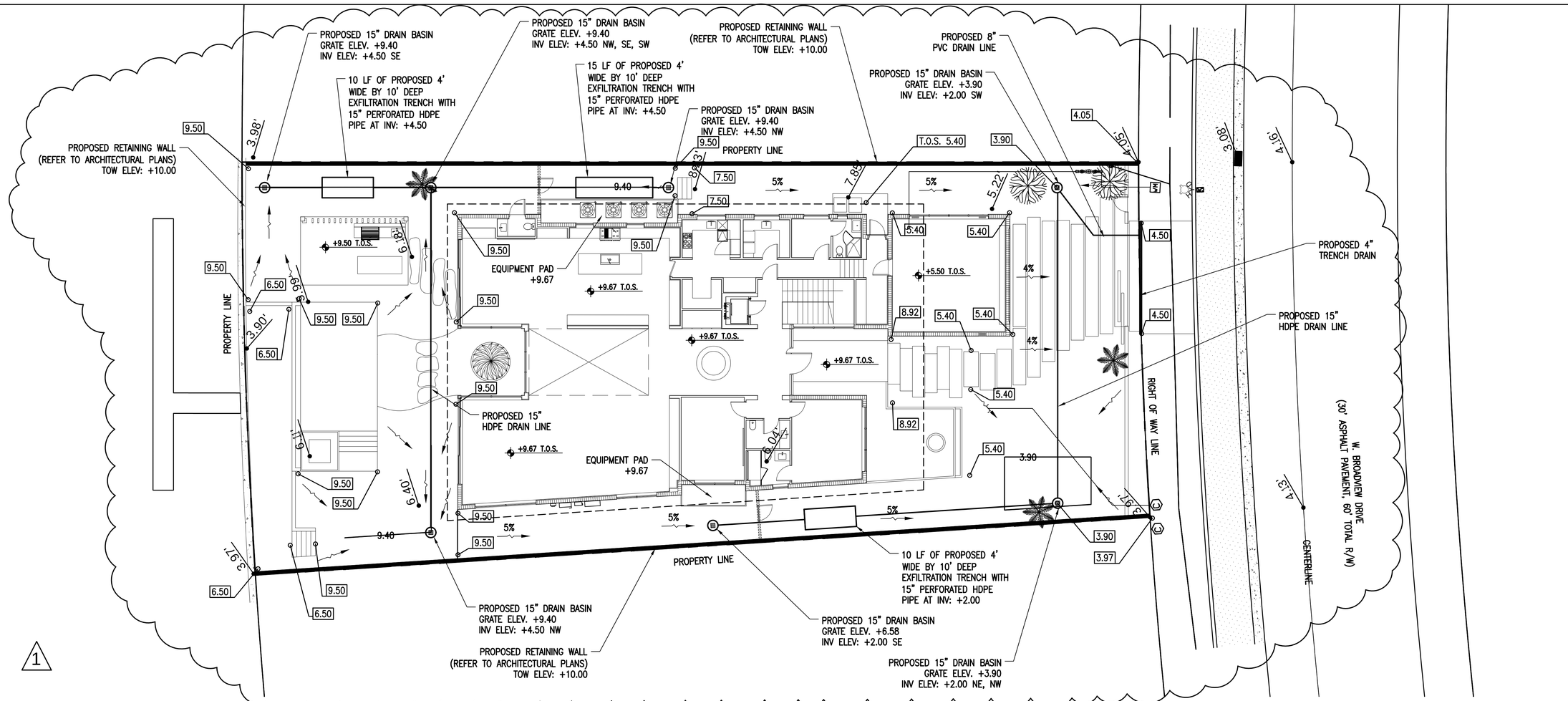
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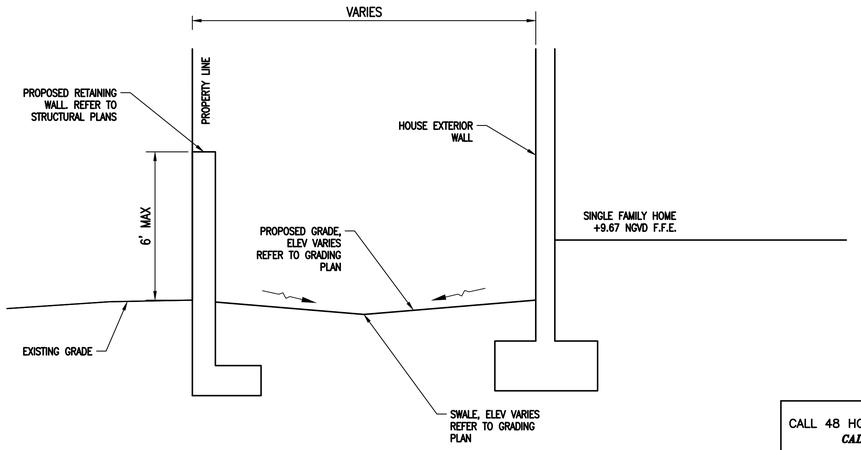


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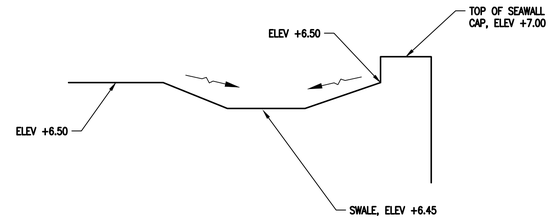
GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

LEGEND

EXISTING		PROPOSED
	WATER METER	
	WATER VALVE	
WATER	WATER MAIN	WATER
FH	FIRE HYDRANT	FH
N.A.	IRRIGATION VACUUM BREAKER	
SAN.	SANITARY SEWER	SAN.
	DRAINAGE FLOW	
x8.11	SPOT ELEVATION	8.00
	CATCH BASIN	
N.A.	DRAIN BASIN	



TYPICAL PROPERTY LINE SECTION
NOT TO SCALE



TYPICAL SEAWALL SECTION
NOT TO SCALE

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

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DRAWING, DESCRIPTION

GRADING AND DRAINAGE PLAN

PROJECT No.

323400

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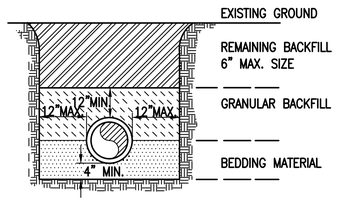
March 27, 2026

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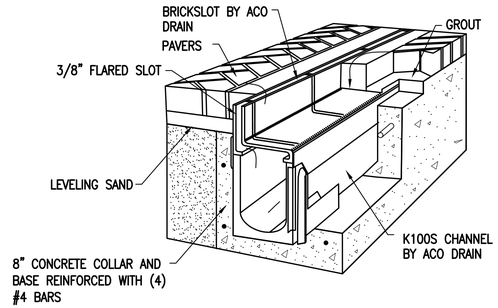
C-1.2

DRAINAGE PIPE NOTES

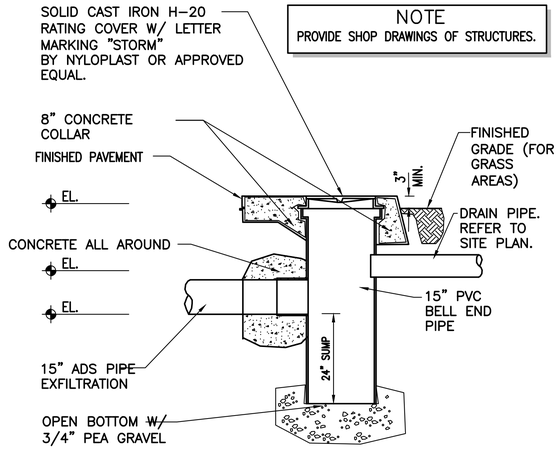
1. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITE GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITE MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE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



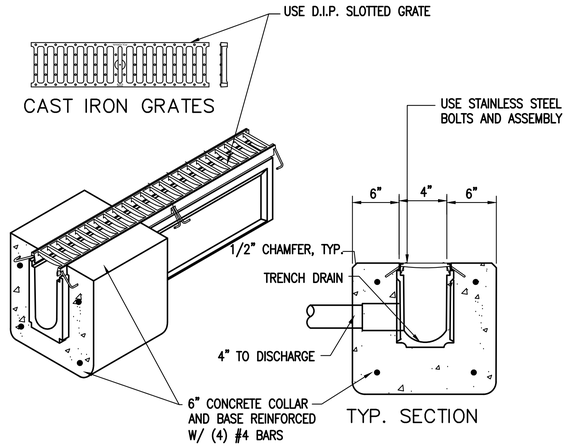
TYPICAL TRENCH DETAIL



BRICK SLOT DETAIL



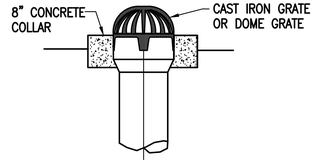
DRAIN BASIN DETAIL



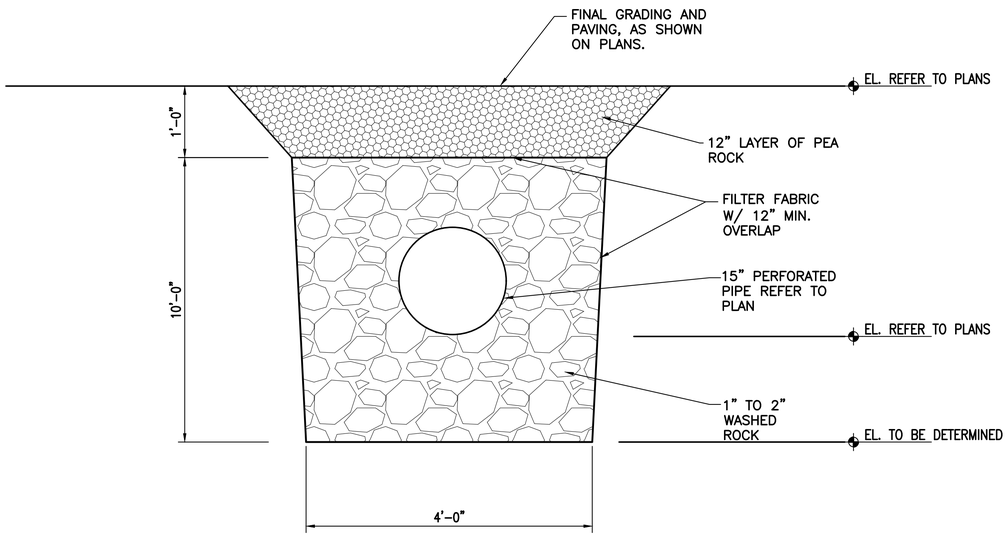
PICTORIAL VIEW

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

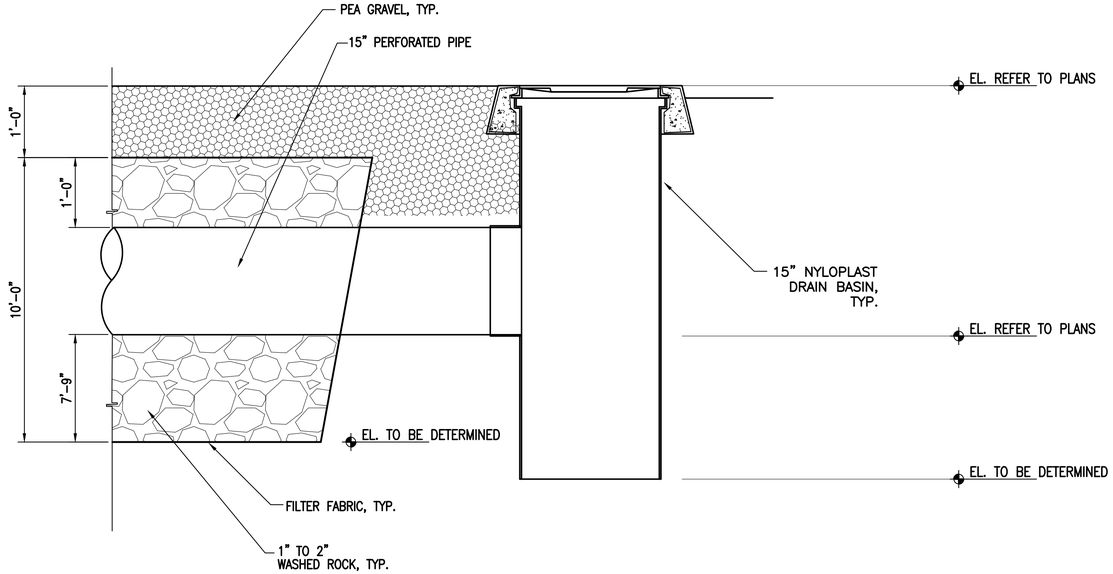
TYPICAL 4" TRENCH DRAIN DETAIL



OPTIONAL DOME GRATE DETAIL



CROSS SECTION



DRAIN BASIN SYSTEM DETAIL

DRAIN BASIN EXFILTRATION TRENCH SYSTEM DETAIL

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DRAWING, DESCRIPTION

DRAINAGE DETAILS

PROJECT No.

323400

SEAL

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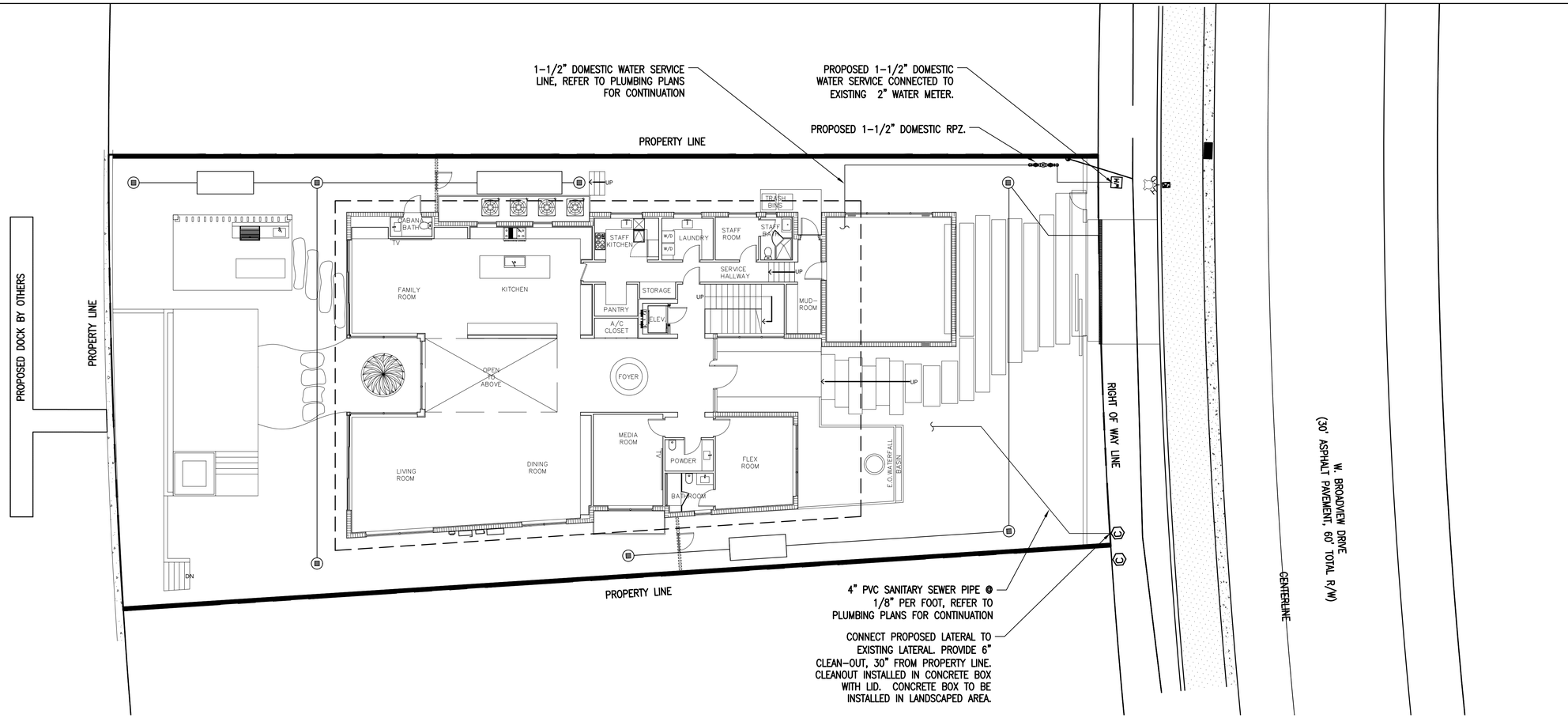
As Indicated

DATE

March 27, 2026

DRAWING No.

C-2.0



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

CALL 48 HOURS BEFORE DIGGING
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SCALE IN FEET
1" = 10'

DERM NOTES ON WATER-SEWER INSTALLATION

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

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED.

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

GENERAL NOTES:

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

M-DHD NOTES:

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

DEPARTMENT OF HEALTH NOTES

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

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Tamara Feldman, ID

INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

10250 W Broadview Dr, Bay Harbor Islands, FL 33154

DRAWING, DESCRIPTION

WATER AND SEWER SERVICE PLAN

PROJECT No.

323400

SEAL

ANDRES PEREZ LICENSE No. 66507 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY A. PEREZ, PE ON June 29, 2026.

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REVISIONS

NO	DESCRIPTION	DATE
1	REVISION 1	6/29/26

SCALE

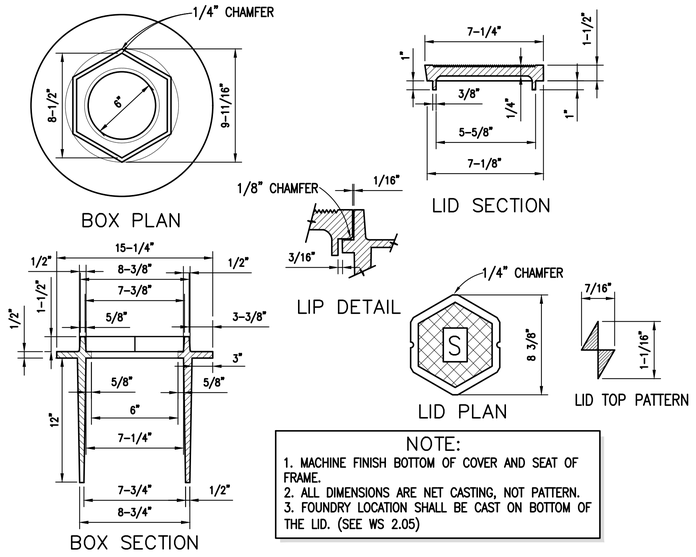
As Indicated

DATE

March 27, 2026

DRAWING No.

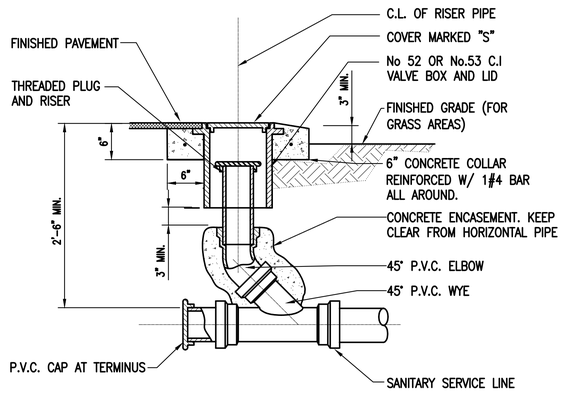
WS-1.0



NOTE:
1. MACHINE FINISH BOTTOM OF COVER AND SEAT OF FRAME.
2. ALL DIMENSIONS ARE NET CASTING, NOT PATTERN.
3. FOUNDRY LOCATION SHALL BE CAST ON BOTTOM OF THE LID. (SEE WS 2.05)

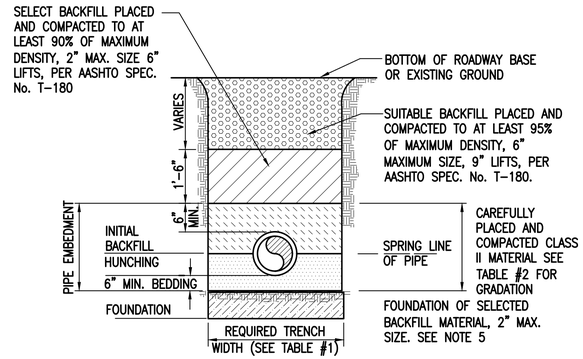
VALVE BOX AND LID No. 52 C.I. STANDARD DETAIL SS 12.0

S0028



TYPICAL SANITARY TERMINAL CLEAN–OUT DETAIL

S0004

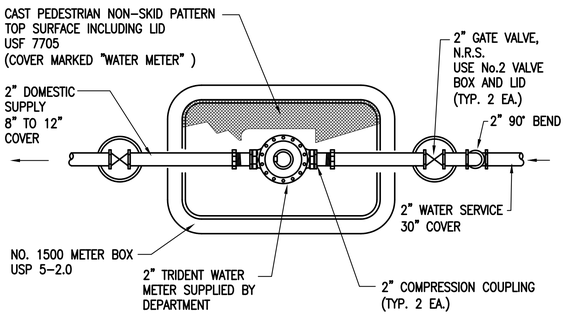


NOTES:
1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. CLASS II MATERIALS ARE WELL GRADED COURSE SAND AND GRAVEL SEE NOTE No. 2 FOR GRADATION REQUIREMENTS.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH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

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

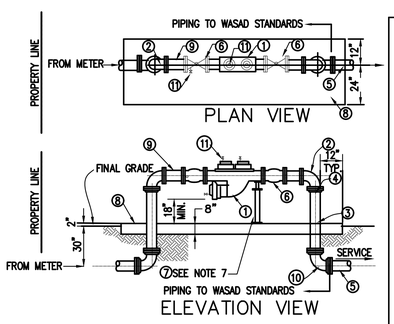
S0005

SEWER SERVICE DETAILS



2" WATER METER SERVICE PLAN

W0026



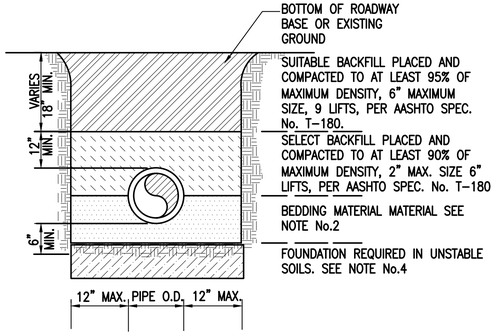
MATERIAL LEGEND		
ITEM	QUANT.	DESCRIPTION
1	1	SIZE (INCHES)* REDUCED PRESSURE BACK FLOW PREVENTOR
2	2	SIZE (INCHES)* BEND – 90 (FLANGE–FLANGE)
3	2	SIZE (INCHES)* PIPE, DUCTILE IRON RISER
4	2	SIZE (INCHES)* ADAPTER, FLANGE, D.I.P.
5	2	SIZE (INCHES)* PIPE, P.V.C. (DR–18) – PRIVATE
6	2	SIZE (INCHES)* MUELLER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

REDUCED PRESSURE BACKFLOW PREVENTOR NOTES
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
4. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, O EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.

   THE UTILITY SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO VACUUM BREAKER ASSEMBLY.
5. PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS IN ACCORDANCE WITH WASA "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAIN".
6. ALL EXPOSED METALLIC PARTS SHALL BE PAINTED WITH BITUMASTIC PAINT, (THREADS AND PIPE), TO PREVENT CORROSION FROM OCEAN AIR.
7. ALL VALVES AND FITTINGS TO BE MUELLER, NO SUBSTITUTES. ALL BACKFLOW PREVENTOR TO BE HERESY.
8. PIPE SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MIAMI–DADE COUNTY "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS".

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

W0024



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

TYPICAL TRENCH FOR WATER BACKFILL STANDARD DETAIL WS 4.7

W0006

WATER SERVICE DETAILS

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

BROADVIEW RESIDENCE

PROJECT ADDRESS

10250 W Broadview Dr, Bay Harbor Islands, FL 33154

DRAWING, DESCRIPTION

WATER AND SEWER SERVICE DETAILS

PROJECT No.

323400

SEAL

ANDRES PEREZ LICENSE No. 66507 STATE OF FLORIDA PROFESSIONAL ENGINEER

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REVISIONS

NO	DESCRIPTION	DATE
1	REVISION 1	6/29/26

SCALE

As Indicated

DATE

March 27, 2026

DRAWING No.

WS-2.0

LOCATION MAP

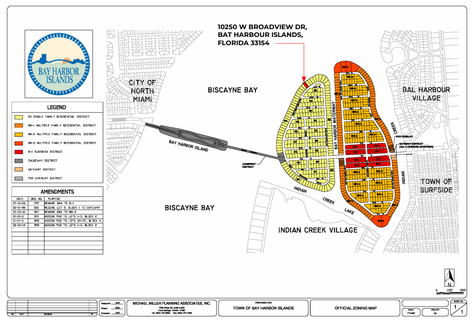


10250 W Broadview Dr,
Bay harbour Islands, FL 33154

NOT TO SCALE

N

ZONING MAP



SCOPE OF WORK

DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE:

SQUARE FOOTAGE: 3,706 sf
BEDROOMS: 3
BATHROOMS: 3

CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE:

SQUARE FOOTAGE: 8,015 sf
BEDROOMS: 5
BATHROOMS: 7.5

CONSTRUCTION TYPE: TYPE II-B (CMU & CAST-IN-PLACE CONCRETE)

OCCUPANCY TYPE: R-3 (RESIDENTIAL, FLORIDA BUILDING CODE)

OCCUPANCY LOAD: SINGLE-FAMILY RESIDENTIAL USE (1 FAMILY)

1

SITE DATA

Property Address:

10250 W BROADVIEW DR, BAY HARBOUR ISLANDS, FL 33154

Legal Description:

LOT 38, IN BLOCK 23, OF "BAY HARBOUR ISLANDS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NO. 13-2227-001-4260

ZONING DISTRICT: RD - SINGLE FAMILY RESIDENTIAL

SITE DESCRIPTION

FLOOD ZONE:	AE
BASE FLOOD ELEVATION:	8.00' NGVD
FLOOD DESIGN GLASS:	II
FLUM DESIGNATION:	RESIDENTIAL LOW DENSITY 0-6 DUA

GENERAL

LOT DIMENSIONS:

STREET (FRONT):	69.36'
WATERFRONT (REAR):	80.64'
NORTH SIDE LOT:	175.00'
SOUTH SIDE LOT:	175.00'

LOT AREA

LOT AREA:	13,125 SQUARE FEET AND / OR 0.30 ACRES +/-		
	MINIMUM REQUIRED	PROVIDED	
LOT AREA:	2,000 SF	First Floor: Main House: (including garage 561 sf)	4,594 sf
	Second Floor Max. Allowed 3,675 sf (80% of groos First Floor 4,594 = ,675 sf)	Second Floor: Main House:	3,421 sf (75% of first floor)
		TOTAL (gross):	8,015 sf
PREVIOUS LANDSCAPEAREA:	5,250 sf (40%)		5,281 sf (40.2%)
FRONT YARD: LANDSCAPED PREVIOUS OPEN SAOCE	1,032 sf (60% of 1,720)		1,040 sf (60.5%)

PROPOSED FLOOR AREA

LEVEL 1:		4,594 sf
LEVEL 2:		3,421 sf
TOTAL (A/C):		8.015 sf

BUILDING HEIGHT

	ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT:	25'-0" in height above BFE plus freeboard	25'-0"
MAXIMUM NUMBER OF STORIES:	2	2

PARKING

	ALLOWED	PROVIDED
	2	2

SETBACK REQUIREMENTS

	ALLOWED	PROVIDED
REAR: (WATERFRONT BLOCK 23, LOTS 29-95)	40'-0"	40'-1" 1
SIDES:	10'-0"	10'-2"
FRONT:	25'-0"	25'-2"

SWIMMING POOL REQUIREMENTS

	ALLOWED	PROVIDED
REAR SETBACK:	5'-0"	8'-4"
SIDE SETBACK:	10'-0"	18'-8"

APPLICABLE CODES		
COVERING AGENCY:	MIAMI DADE COUNTY	2023
BUILDING CODE:	FLORIDA BUILDING CODE	2023
ACCESSIBILITY CODE:	FLORIDA ACCESSIBILITY CODE	2023
ENERGY CODE:	FLORIDA BUILDING CODE, ENERGY CONSERVATION	2023
MECHANICAL AGENCY:	FLORIDA BUILDING CODE, MECHANICAL	2023
PLUMBING CODE:	FLORIDA BUILDING CODE, PLUMBING	2023
ELECTRICAL CODE:	NATIONAL ELECTRICAL HANDBOOK	2023
FIRE CODE:	FLORIDA FIRE PREVENTION CODE	7TH EDITION

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A 0.02	RENDERINGS
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CIVIL

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LOCATION MAP

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L 170	LEVEL 2 PLANTING PLAN
L 300	PLANTING DETAILS

LOCATION MAP

FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE):	08.00' NGVD
DESIGN FLOOD ELEVATION (DFE)	09.67' NGVD
CRAWLSPACE GRADE ELEVATION:	N/A
GARAGE TOP OF SLAB ELEVATION (HP):	05.45' NGVD
GARAGE TOP OF SLAB ELEVATION HP (DFE):	05.50' NGVD
LOWEST T.O.S. ELEVATION OF HABITABLE SPACE:	0967' NGVD
NEXT HIGHER FLOOR ELEVATIONS (SECOND FLOOR):	22.17' NGVD
COVERED TERRACE T.O.S. ELEVATION:	09.67' NGVD
HIGHEST GRADE ELEVATION ADJACENT TO BUILDING:	09.50' NGVD
LOWEST GRADE ELEVATION ADJACENT TO BUILDING	05.40' NGVD
LOWEST ELEVATION OF EQUIPMENT:	09.67' NGVD
CROWN OF ROAD ELEVATION:	04.16' NGVD
FIRM MAP NUMBER:	12086C0144L

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CIVILTECH SOLUTIONS

LANDSCAPE ARCHITECTURE

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PLANTATION FL, 33324

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MIGUEL@MIGUELHASTINGS.COM

MIGUEL HASTINGS LANDSCAPE ARCHITECT

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10250 W BROADVIEW DR
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DRAWING DESCRIPTION

PROJECT DATA

PROJECT No.

TF_227

SEAL

No.	Description	Date
1	DRB Comments 1	05/07/2026

SCALE

N/A

DATE

06/08/26

DRAWING No.

A0.01



1 FRONT VIEW



2 REAR VIEW

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DRAWING DESCRIPTION

RENDERINGS

PROJECT No.

TF_227

SEAL

No.	Description	Date
1	DRB Comments 1	05/07/2026

SCALE

N/A

DATE

06/08/26

DRAWING No.

A0.02



① FRONT AERIAL VIEW



② REAR AERIAL VIEW

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ARCHITECTURAL CONSULTANT

PROJECT NAME

W BROADVIEW

ADDRESS

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BAY HARBOR ISLANDS,
FL 33154

DRAWING DESCRIPTION

3D AERIAL VIEWS

PROJECT No.

TF_227

SEAL

No.	Description	Date
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SCALE

N/A

DATE

06/08/26

DRAWING No.

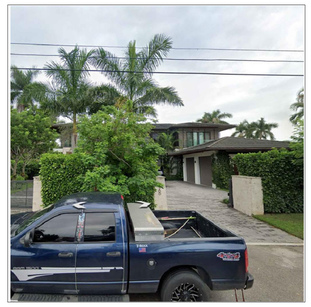
A0.03



1 AERIAL VIEW - EXISTING RESIDENCE



2 AERIAL VIEW - EXISTING RESIDENCE



A1 - 10200W BROADVIEW DR,



A2 - 10220 W BROADVIEW DR,



A3 - 10215 W BROADVIEW DR,



A4 - 10236 W BROADVIEW DR,



A5 - 10235 W BROADVIEW DR,



A6 - 10300 W BROADVIEW DR,



A7 - 10312 W BROADVIEW DR,



A8 - 10330 W BROADVIEW DR,



A9 - 1230 103rd st, Bay Harbour Islands



A10 - 1250 103rd st, Bay Harbour Islands,

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PROJECT NAME

W BROADVIEW

ADDRESS

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FL 33154

DRAWING DESCRIPTION

SITE PICTURES

PROJECT No.

TF_227

SEAL

No.	Description	Date

SCALE

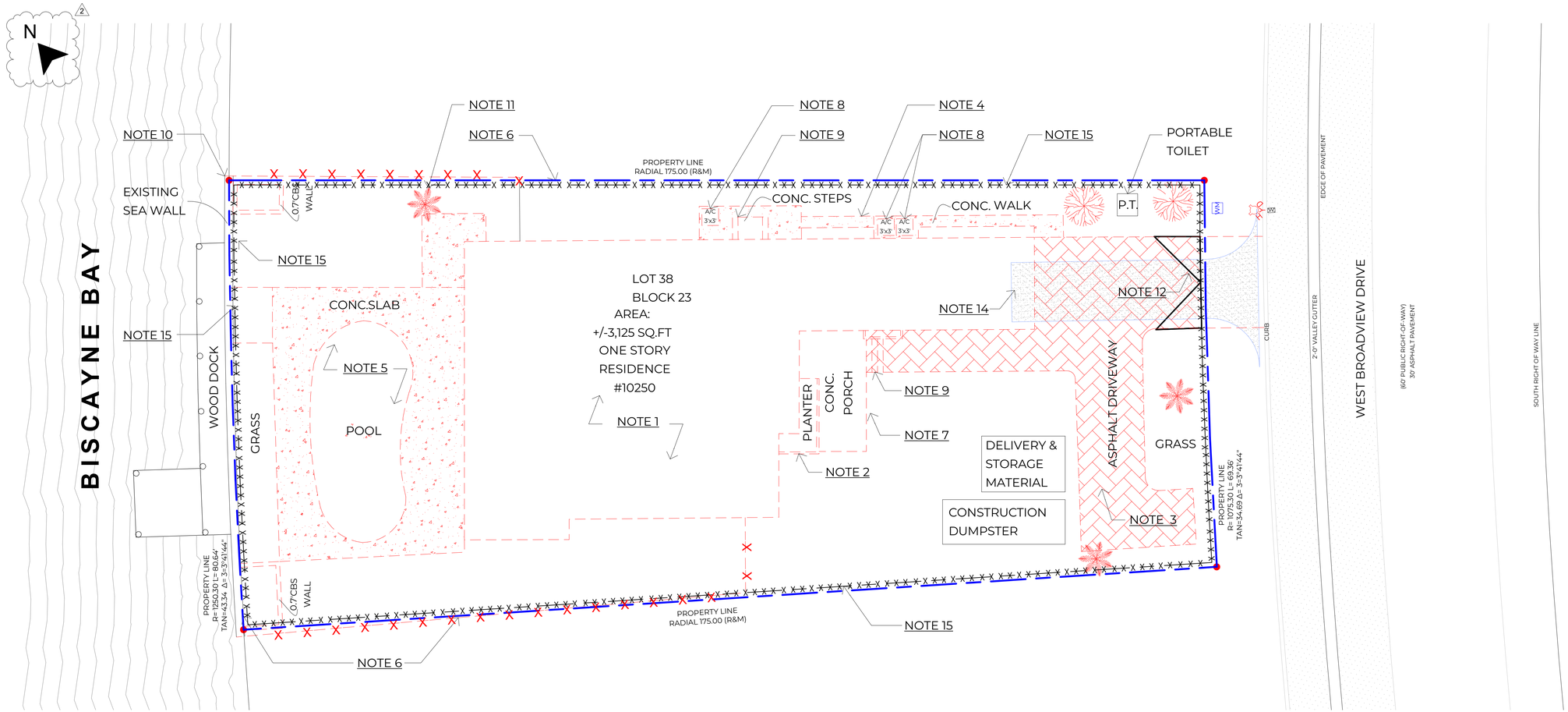
N/A

DATE

06/08/26

DRAWING No.

A0.04



1 DEMOLITION PLAN

SCALE: 1" = 10'-0"

TO BE DEMOLISHED

PROPERTY LINE

NEW CONSTRUCTION 8' H. CHAIN LINK FENCE AROUND ENTIRE PERIMETER OF PROPERTY. FENCE TO HAVE WINDSCREEN OF 80% OPACITY.

2

ADDITIONAL NOTES

- SLIDING GATES ARE LOCKED WHEN CONSTRUCTION PERSONNEL ARE NOT PRESENT

- POLE DRIVEN FENCE OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE

- STAND PLUMB WITH NO GAPS LARGER THAN 4 INCHES

- 6 SQUARE FEET POSTED CONSTRUCTION SIGN WITH 24-HOUR CONTACT INFORMATION

2

DEMOLITION NOTES

AREA OF PROPERTY:

13,125 sq. ft. or +/- 0.30 acres more or less

SCOPE OF WORK:

DEMOLISH AND REMOVE EXISTING PRIVATE SINGLE FAMILY RESIDENCE AND ALL RELATED IMPROVEMENTS TO THE SITE. ALL EXISTING PUBLIC IMPROVEMENTS SHALL REMAIN AND BE CAPPED AND PROTECTED DURING CONSTRUCTION PROCESS.

KEYED DEMOLITION NOTES:

1. EXISTING ONE STORY RESIDENCE TO BE DEMOLISHED AND REMOVED IN IT'S ENTIRETY, INCLUDING FOUNDATION & SLAB, ALL MECHANICAL, ELECTRICAL AND PLUMBING

NOTE: CAP SANITARY BACK TO PROPERTY LINE.

2.DEMOLISH & REMOVE EXISTING 4' H. CONCRETE WALL & PLANTERS.

3.DEMOLISH & REMOVE EXISTING PAVED DRIVEWAY TO EXIST. R.O.W. PAVEMENT.

4.DEMOLISH & REMOVE EXISTING PAVER AND TILE WALKS.

5.DEMOLISH AND REMOVE EXISTING POOL AND SURROUNDING PAVERS DECK.

6.DEMOLISH AND REMOVE ALL EXISTING FENCE AND SUPPORTS.

7.DEMOLISH AND REMOVED EXISTING PORCH AND UNDER-LAYING CONCRETE SLAB.

8.DEMOLISH AND REMOVE EXISTING AC UNITS AND SLAB.

9.DEMOLISH AND REMOVE EXISTING STAIRS.

10.EXISTING CONCRETE SEAWALL TO REMAIN. PROVIDE PROTECTION DURING DEMOLITION AND CONSTRUCTION.

11. TREE REMOVAL UNDER SEPARATE PERMIT

12. ENTRY GATE

14. GRAVEL ACCESS

15. NEW CONSTRUCTION FENCE WITH DUST CONTROL FABRIC

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DRAWING DESCRIPTION

DEMO PLAN

PROJECT No.

TF_227

SEAL

No.	Description	Date
1	DRB Comments 1	05/07/2026
2	DRB Comments 2	07/06/2026

SCALE

As indicated

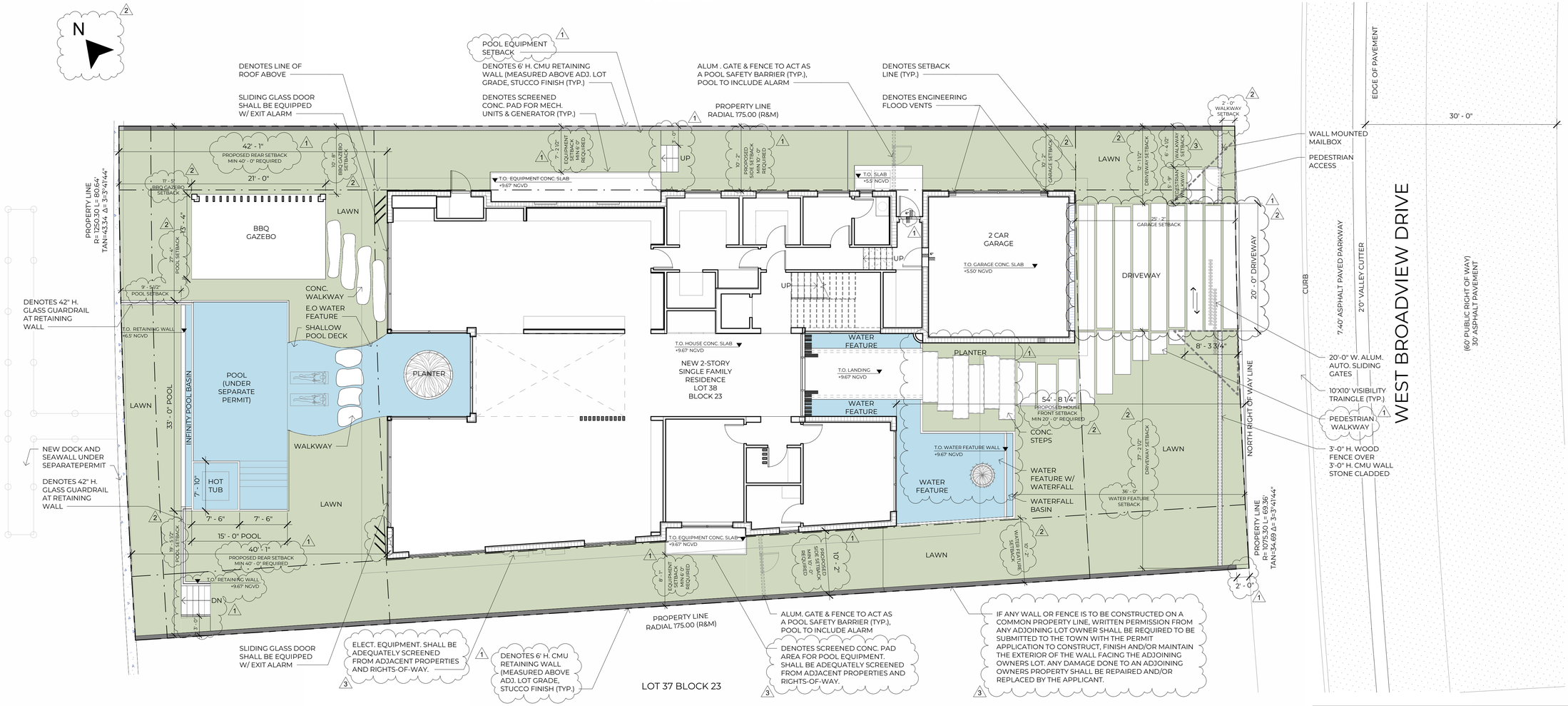
DATE

07/21/26

DRAWING No.

1

A0.05



1 SITE PLAN

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

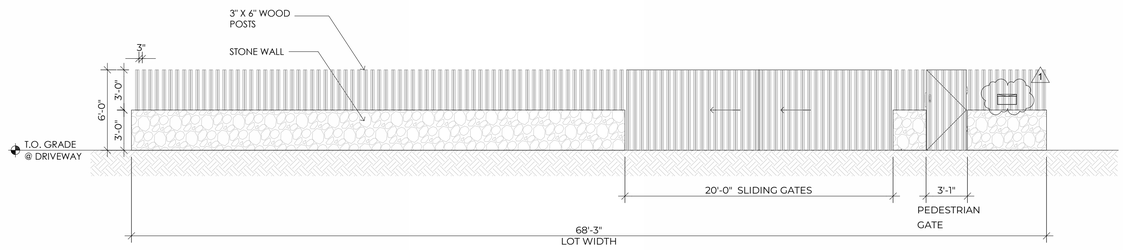
FLOOD VENT AREA CALCULATIONS

	AREA (SF)	REQUIRED VENT AREA (SF)	8"X16" ENGINEERED VENTS REQUIRED EVERY 200SF	PROPOSED # OF ENGINEERED FLOOD VENTS
GARAGE LEVEL 01	561 SF	561 SQ.IN	561 / 200 = 2.8 = 3	3
STAFF ENTRANCE	87 SF	87 SQ.IN	87 / 200 = 0.44 = 1	1

*IF ENGINEERED OPENINGS ARE USED, 1 SQ.IN. IS CONVERTED TO 1 SQ.FT.
*FLOOR VENT REQUIREMENTS PER FEMA AND NFIP SECTION 4ACFR60.3 AND ASCE 24-14 SECTION 2.7, CMB ORDINANCE CH 54-48 (3), AND FBC RESIDENTIAL SECTION R322.2.2.1

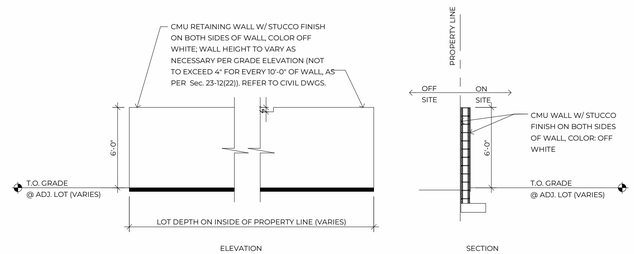
NOTES:
1. SEE ELEVATIONS AND FLOOR PLAN FOR VENT LOCATIONS
2. THE BOTTOM OF THE FLOOD VENT OPENING MUST NOT BE HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE
3. ANY LOUVER, SCREEN, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

NOTE:
ALL CONSTRUCTION MATERIALS, FINISHES, AND DOORS LOCATED BELOW THE LOWEST FLOOR ELEVATION + 1 FT NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL IN ACCORDANCE WITH 2020 F.B.C. R322, ASCE 24-14 CHAPTER 5.0, SECTION 6.3 AND FEMA TECHNICAL BULLETIN2-2008



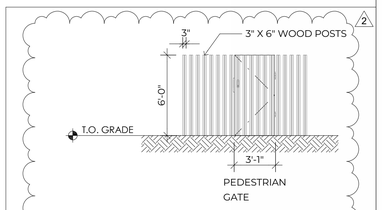
2 Front Fence Detail

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



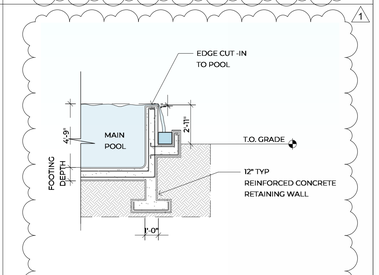
3 Retaining Wall Detail

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



5 Side Gate Detail (typ.)

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



4 Pool Retaining Wall Detail

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

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SITE PLAN

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SCALE

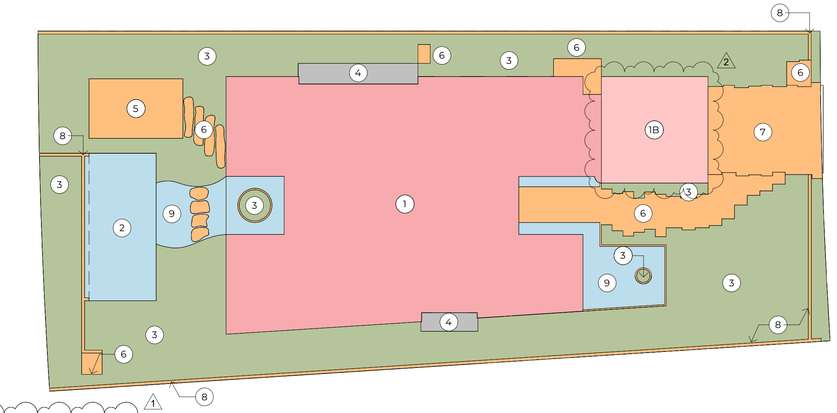
As indicated

DATE

07/21/26

DRAWING No.

A0.1



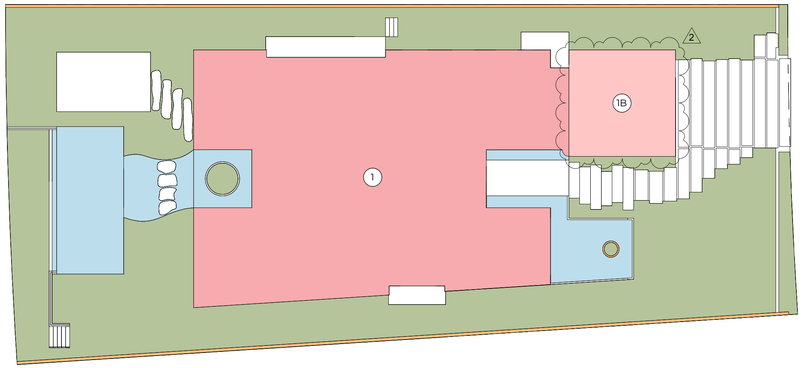
PROPOSED OPEN SPACE & LOT COVERAGE			
REQUIRED		**PROVIDED**	
TOTAL LOT AREA:	**13,125 sqft or 0.30 ACRES**	**13,125 sqft**	
MIN. OPEN SPACE (40%)	5,250 sqft	5,370.74 sqft	40.9%
MAX. LOT COVERAGE (60%)	7,875 sqft	7,754.16 sqft	59.1%
1. First Floor		4,057.89 sqft	30.9%
1B. Garage		568.90 sqft	4.3%
2. Swimming pool		526.67 sqft	4.0%
3. Pervious Landscape		5,370.74 sqft	40.9%
4. Mechanical Equipment		176.26 sqft	1.3%
5. Outdoor Patio / Kitchen		279.89 sqft	2.1%
6. Walkways		714.60 sqft	5.4%
7. Driveway		503.37 sqft	3.8%
8. Retaining walls and fence		298.27 sqft	2.3%
9. Water features		628.31 sqft	4.8%

NOTE:

THE PROPERTY SHALL MAINTAIN A MINIMUM OF 40% ON-SITE LANDSCAPING. ANY MODIFICATIONS MUST BE RESUBMITTED TO THE PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES BEING MADE.

1 ZONING - OPEN SPACE

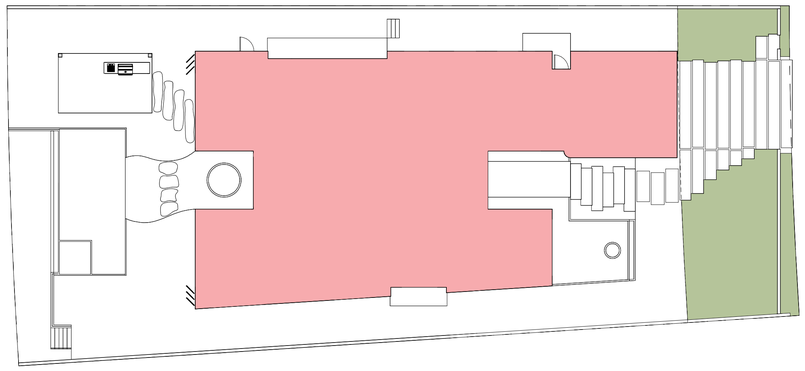
SCALE: 1/16" = 1'-0"



FIRST FLOOR UNIT SIZE DIAGRAM	
TOTAL LOT AREA:	**13,125 sqft or 0.30 ACRES**
1. FIRST FLOOR LIVING/ FOOTPRINT AREA:	4,057.89 sqft
1B. GARAGE FOOTPRINT AREA:	568.90 sqft
FIRST FLOOR TOTAL UNIT SIZE:	4,626.79 sqft

3 ZONING - UNIT SIZE 1ST FLOOR

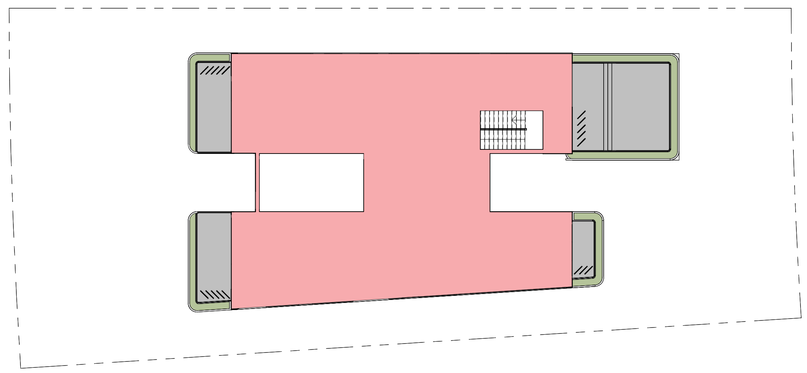
SCALE: 1/16" = 1'-0"



FRONT YARD - PERVIOUS / IMPERVIOUS CALCULATIONS		
TOTAL LOT AREA:	**13,125 sqft or 0.30 ACRES**	
TOTAL FRONT YARD AREA	1,753.96 sqft	
MIN. OPEN SPACE (50%)	876.98 sqft	
PROPOSED PERVIOUS AREA	1,062.34 sqft	(60.6% of front yard)

2 ZONING - FRONT YARD

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



SECOND FLOOR UNIT SIZE DIAGRAM		
FIRST FLOOR AREA:	**4,626.79 sqft**	
MAX. 2ND FLOOR (80% OF 1ST FLOOR)	3,701.43 sqft	
1. SECOND FLOOR LIVING AREA:	3,428.70 sqft	
SECOND FLOOR TOTAL UNIT SIZE:	3,428.70 sqft	(74.1% OF 1ST FLOOR)

4 ZONING - UNIT SIZE 2ND FLOOR

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

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ZONING DIAGRAMS

PROJECT No.

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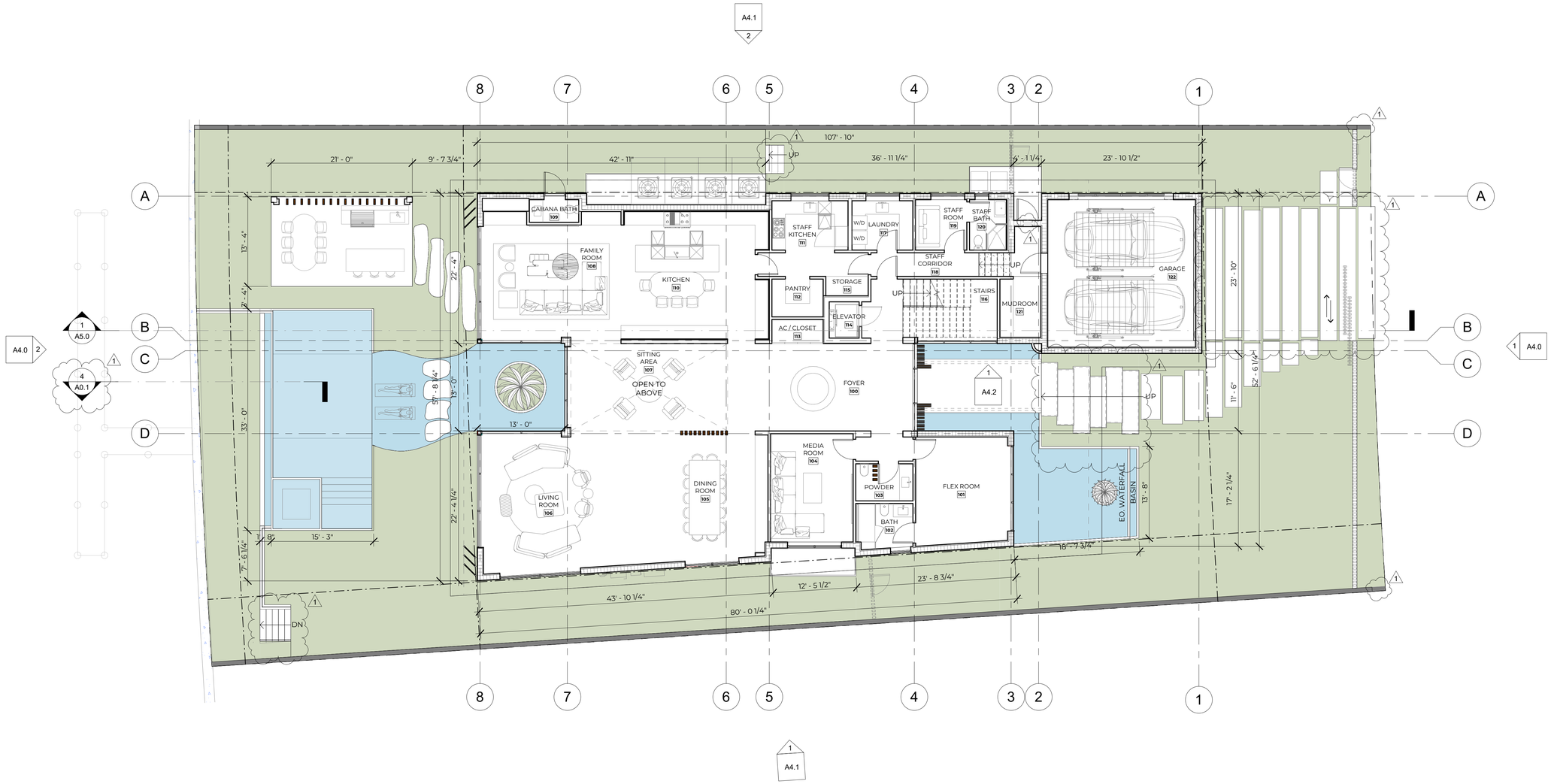
As indicated

DATE

07/21/26

DRAWING No.

A0.2



1 FIRST FLOOR PLAN

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

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FIRST FLOOR PLAN

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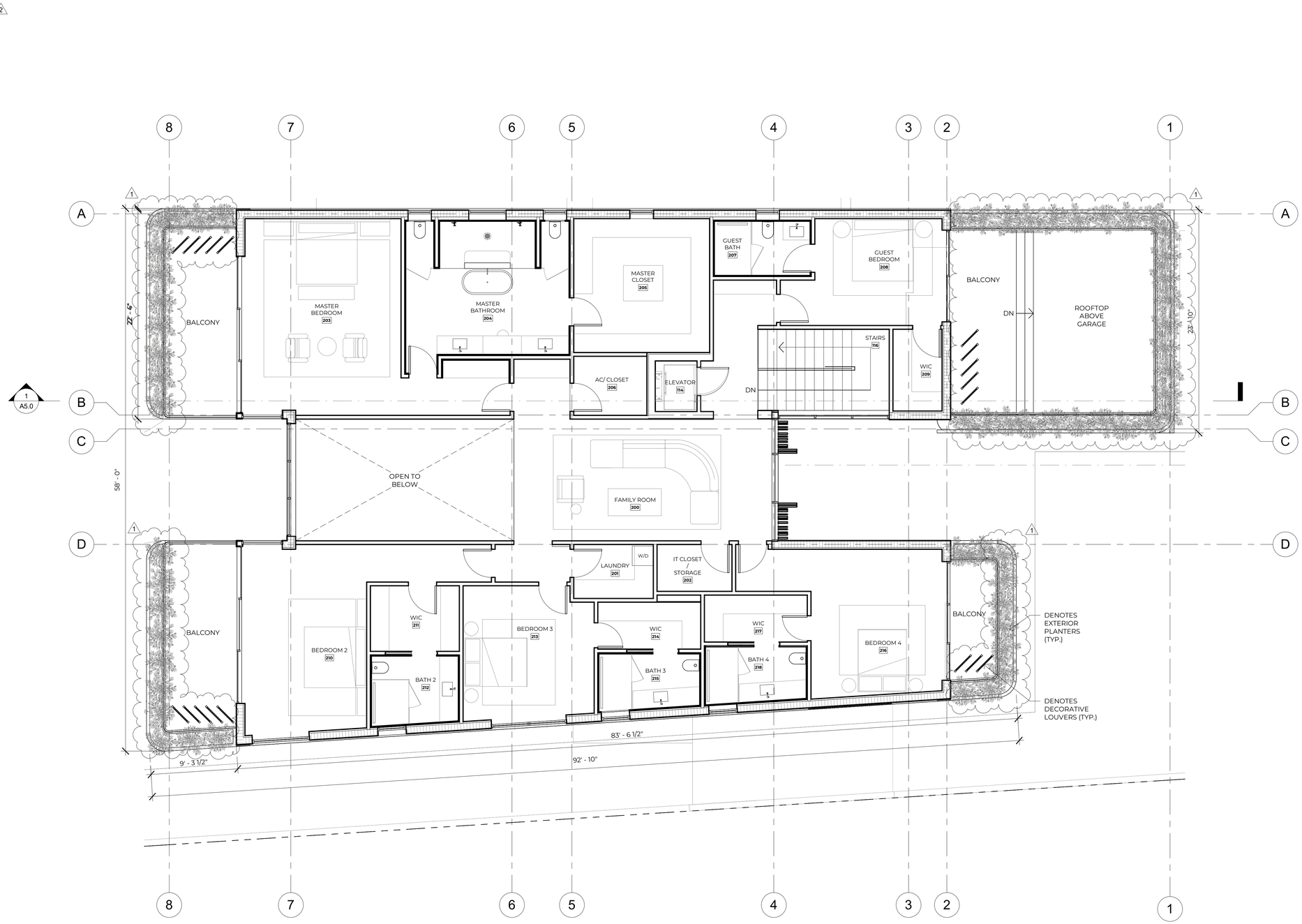
1/8" = 1'-0"

DATE

07/21/26

DRAWING No.

A1.0



1 SECOND FLOOR PLAN

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

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DRAWING DESCRIPTION

SECOND FLOOR PLAN

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TF_227

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SCALE

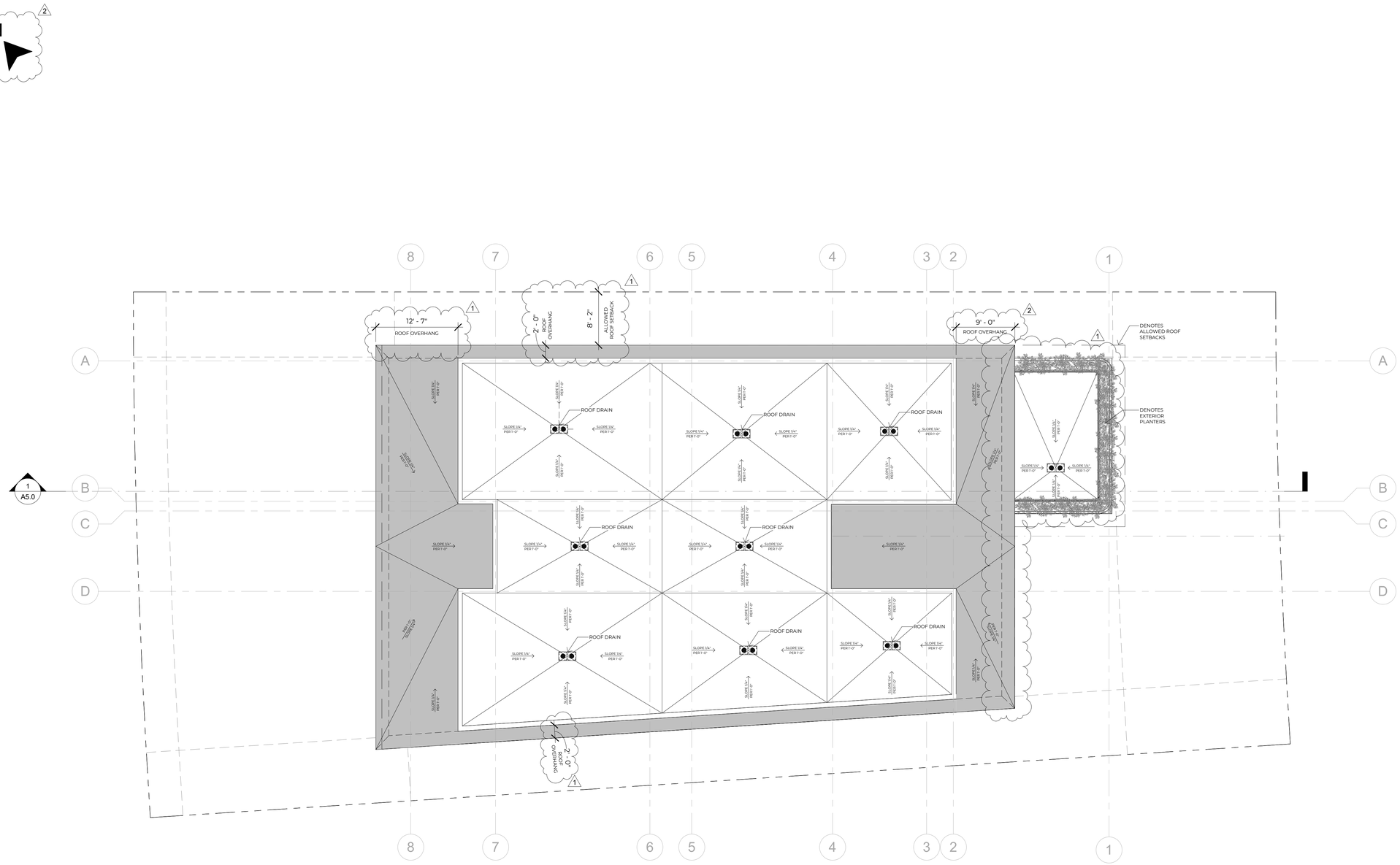
3/16" = 1'-0"

DATE

07/21/26

DRAWING No.

A1.1



1 Roof Plan

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

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DRAWING DESCRIPTION

ROOF PLAN

PROJECT No.

TF_227

SEAL

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SCALE

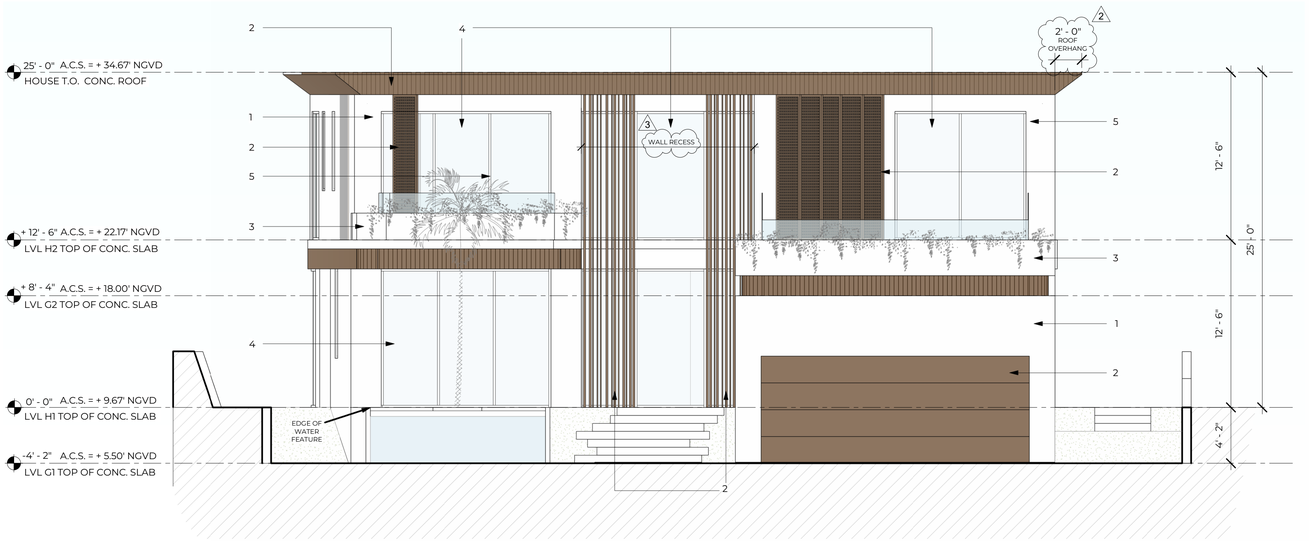
1/8" = 1'-0"

DATE

07/21/26

DRAWING No.

A1.2



3 ① EAST ELEVATION

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

MATERIAL LEGEND	
1	TRAVERTINE WALL CLADDING (EXTERIOR WALLS)
2	CUMARU WOOD (EXTERIOR LOUVERS, GARAGE DOOR, ROOF)
3	BOARD-FORMED EXPOSED CONCRETE (PLANTERS)
4	IMPACT RESISTANT GLAZING
5	ALUMINUM WINDOW FRAME

Building articulation per town of Bay Harbour Islands code of Ordinance chapter 23-11 (A) (7) 1

Main House & Garage

South East elevation

Total Facade Area: 1525.59 sqft

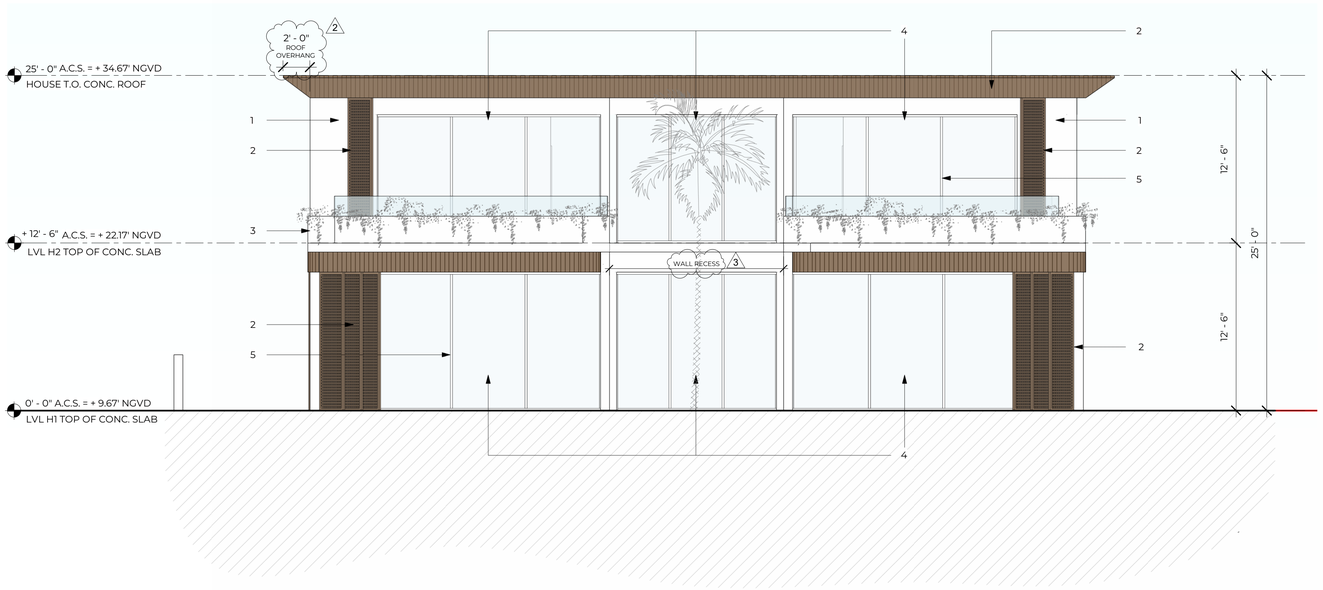
1 - Travertine Wall Cladding	383.23 sqft	25.12%
2 - Cumaru Wood	398.18 sqft	26.10%
3 - Board-Formed Exposed Concrete	108.32 sqft	7.10%
4 - Windows/Glazing	567.98 sqft	37.23%
Vegetation/Water	67.89 sqft	4.45%

Main House

North West Elevation

Total Facade Area: 1443.28 sqft

1 - Travertine Wall Cladding	175.22 sqft	12.14%
2 - Cumaru Wood	287.94 sqft	19.95%
3 - Board-Formed Exposed Concrete	120.08 sqft	8.32%
4 - Windows/Glazing	860.04 sqft	59.59%



3 ② WEST ELEVATION

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

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DRAWING DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT No.

TF_227

SEAL

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SCALE

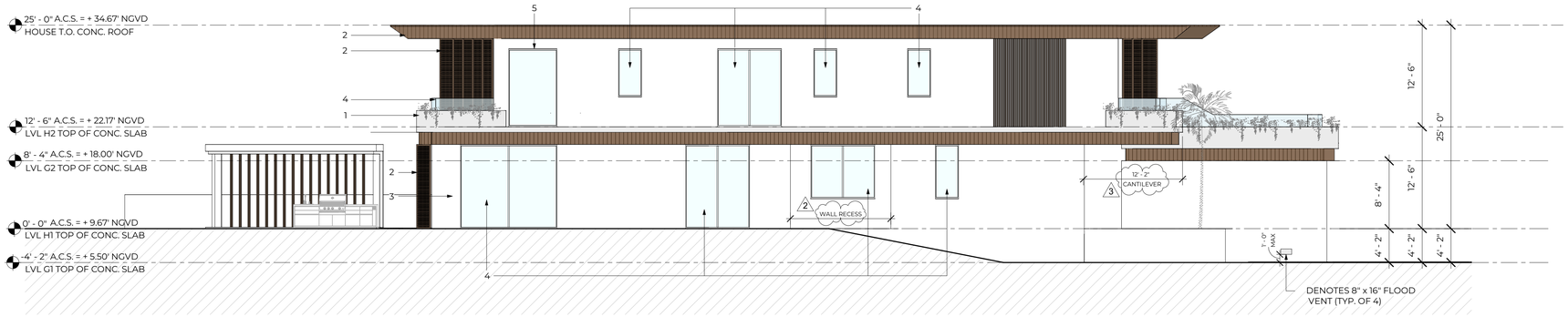
3/16" = 1'-0"

DATE

07/21/26

DRAWING No.

1 A4.0



3

1 SOUTH ELEVATION

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

MATERIAL LEGEND	
1	TRAVERTINE WALL CLADDING (EXTERIOR WALLS)
2	CUMARU WOOD (EXTERIOR LOUVERS, GARAGE DOOR, ROOF)
3	BOARD-FORMED EXPOSED CONCRETE (PLANTERS)
4	IMPACT RESISTANT GLAZING
5	ALUMINUM WINDOW FRAME

Building articulation per town of Bay Harbour Islands code of Ordinance chapter 23-11 (A) (7)

Main House

South West Elevation

Total Facade Area: 2069.67 SF

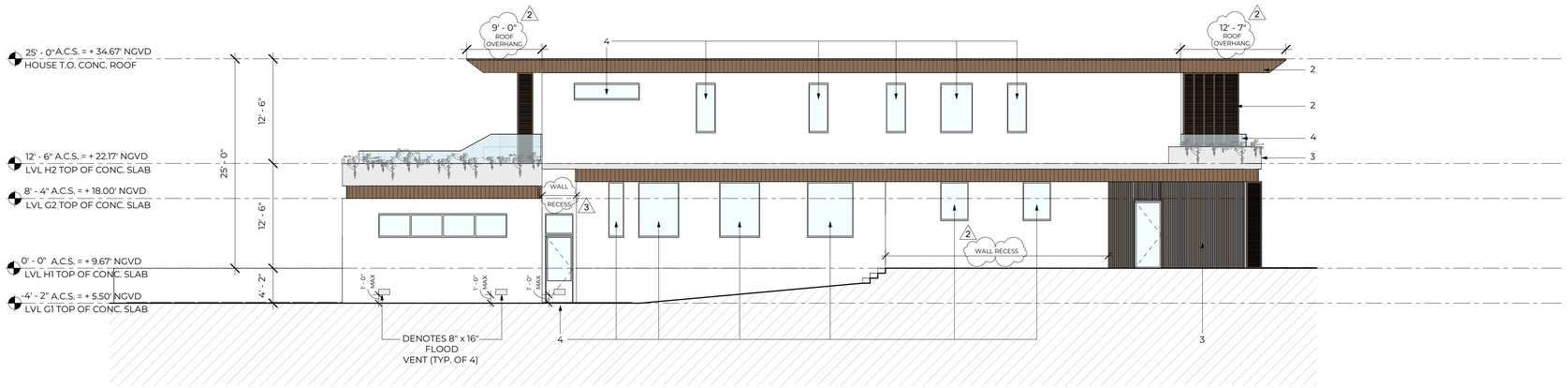
1 - Travertine Wall Cladding	1,012.28 sqft	48.91%
2 - Cumaru Wood	394.89 sqft	19.08%
3 - Board-Formed Exposed Concrete	101.21 sqft	4.89%
4 - Windows/Glazing	486.79 sqft	23.52%
Wall Recess	74.51 sqft	3.60%

Main House & Garage

North East Elevation

Total Facade Area: 2648.62 SF

1 - Travertine Wall Cladding	1,289.21 sqft	48.69%
2 - Cumaru Wood	486.69 sqft	18.36%
3 - Board-Formed Exposed Concrete	143.03 sqft	5.40%
4 - Windows/Glazing	416.64 sqft	15.73%
Wall Recess	313.05 sqft	11.82%



3

2 NORTH ELEVATION

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

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SCALE

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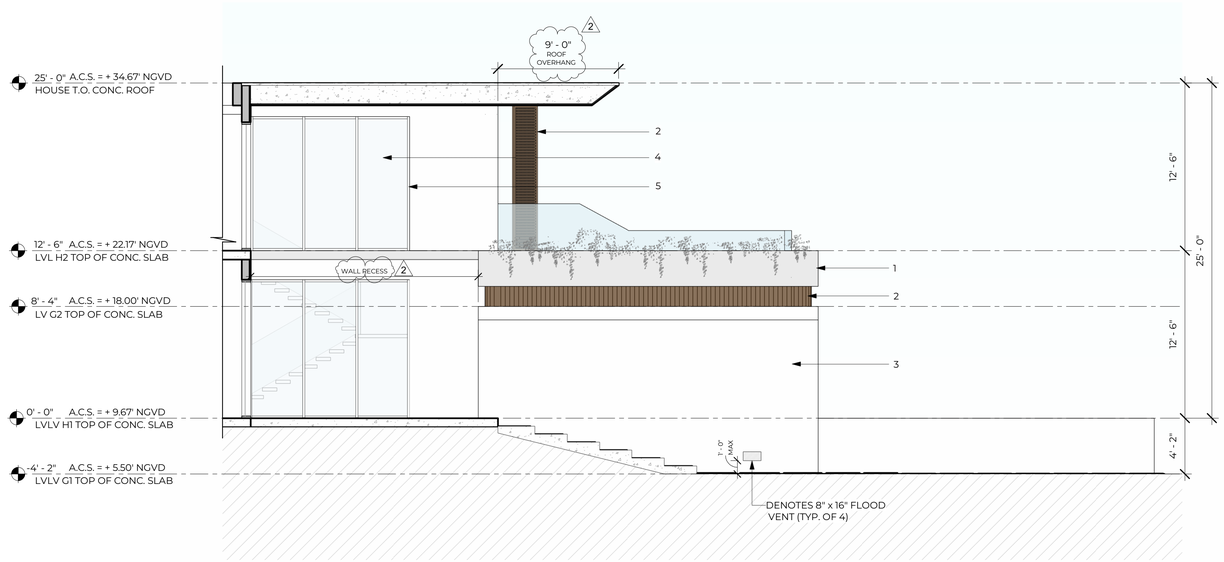
DATE

07/21/26

DRAWING No.

1

A4.1



1 SOUTH INTERNAL ELEVATION

MATERIAL LEGEND		Building articulation per town of Bay Harbour Islands code of Ordinance chapter 23-11 (A) (7)
1	TRAVERTINE WALL CLADDING (EXTERIOR WALLS)	**Main House & Garage** South West Elevation **Total Facade Area:** 845.28 SF 1 - Travertine Wall Cladding 405.63 sqft 48.0% 2 - Cumaru Wood 57.06 sqft 6.75% 3 - Board-Formed Exposed Concrete 64.32 sqft 7.61% 4 - Windows/Glazing 318.27 sqft 37.65%
2	CUMARU WOOD (EXTERIOR LOUVERS, GARAGE DOOR, ROOF)	
3	BOARD-FORMED EXPOSED CONCRETE (PLANTERS)	
4	IMPACT RESISTANT GLAZING	
5	ALUMINUM WINDOW FRAME	

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SCALE

3/16" = 1'-0"

DATE

07/21/26

DRAWING No.

A4.2



1 FRONT VIEW



2 REAR VIEW

MATERIAL LEGEND	
1	TRAVERTINE WALL CLADDING (EXTERIOR WALLS)
2	CUMARU WOOD (EXTERIOR LOUVERS, GARAGE DOOR, ROOF)
3	BOARD-FORMED EXPOSED CONCRETE (PLANTERS)
4	IMPACT RESISTANT GLAZING
5	ALUMINUM WINDOW FRAME

MATERIAL LIBRARY



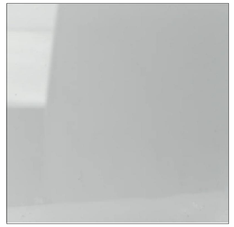
1 - **TRAVERTINE CLADDING**
EXTERIOR WALLS



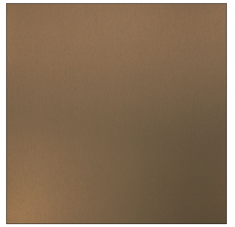
2 - **CUMARU WOOD**
EXTERIOR LOUVERS, GARAGE DOOR, ROOF



3 - **BOARD FORMED EXPOSED CONCRETE**
PLANTERS



4 - **IMPACT RESISTANT GLAZING**



5 - **ALUMINUM WINDOW FRAME** -
DARK BRONZE

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DRAWING DESCRIPTION

MATERIAL BOARD

PROJECT No.

TF_227

SEAL

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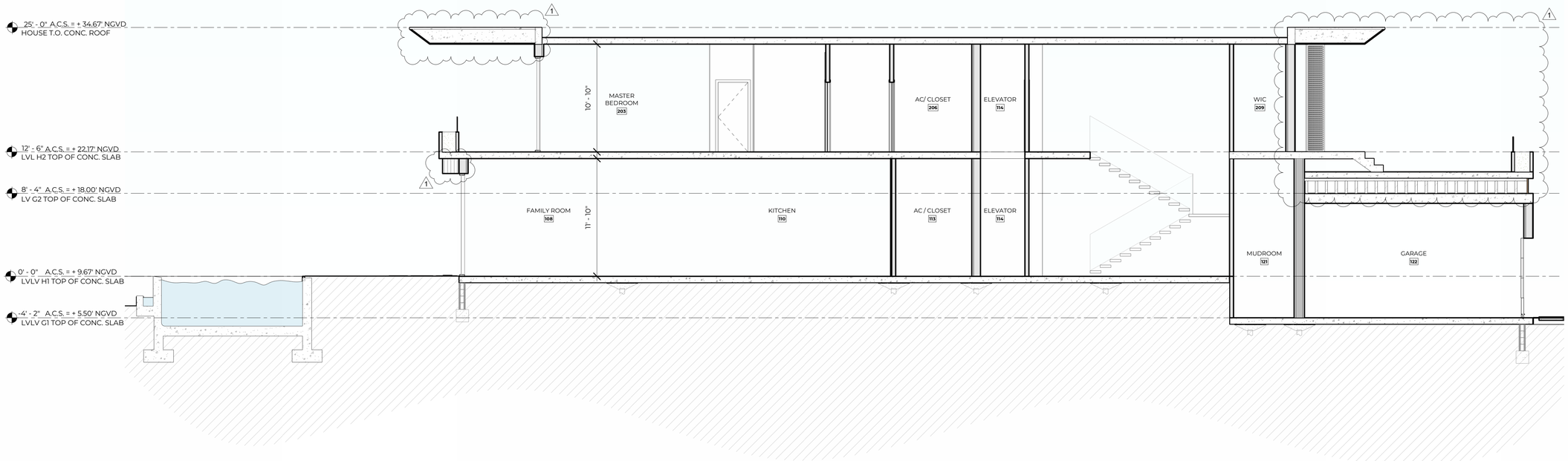
DATE

05/29/26

DRAWING No.

1

A4.3



1 Cross Section

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

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INTERIOR DESIGN
ARCHITECTURAL CONSULTANT

PROJECT NAME

W BROADVIEW

ADDRESS

10250 W BROADVIEW DR
BAY HARBOR ISLANDS,
FL 33154

DRAWING DESCRIPTION

CROSS SECTION

PROJECT No.

TF_227

SEAL

No.	Description	Date
1	DRB Comments 1	05/07/2026

SCALE

3/16" = 1'-0"

DATE

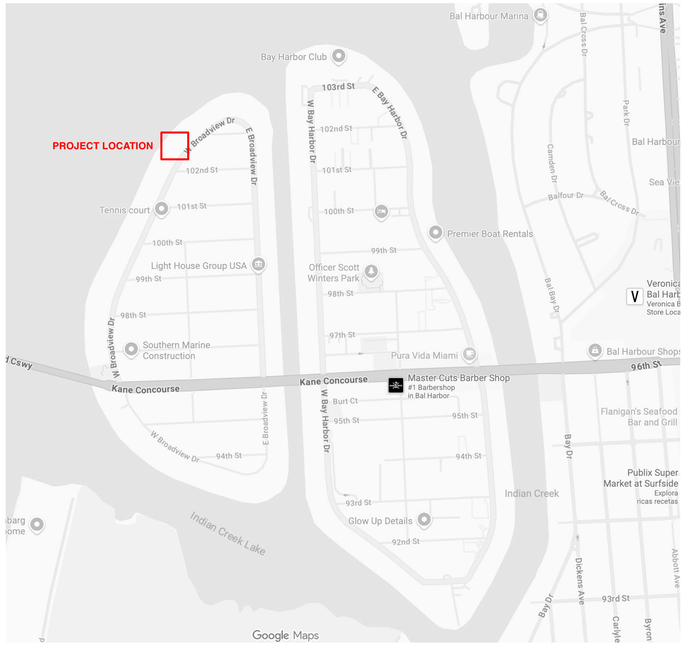
05/29/26

DRAWING No.

A5.0

10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL

DRB SUBMITTAL SET



PROJECT DESCRIPTION

SINGLE-FAMILY RESIDENTIAL LANDSCAPE
AND HARDSCAPE DESIGN

ARCHITECT AND INTERIORS

TAMARA FELDMAN DESIGN
1125 NE 125 ST. SUITE 400
NORTH MIAMI, FL 33161
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LANDSCAPE ARCHITECT

MIGUEL HASTINGS, LANDSCAPE ARCHITECT
261 N. UNIVERSITY DR. SUITE 500, PMB 1001
PLANTATION, FL 33324
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SHEET INDEX

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.

2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.

3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENT OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. BIDS ACCEPTED FOR THE PROJECT NEED TO MATCH SPECIFIED MATERIAL SIZES.

4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.

5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.

7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.

10. GC RESPONSIBLE FOR VIABILITY OF RELOCATED PLANT MATERIAL FOR 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. OCCUPANCY OR LONGER ACCORDING TO LOCAL REQUIREMENTS. GC TO PROVIDE CARE AND MAINTENANCE PLANS FOR EACH RELOCATED PLANT TO OWNER AT PROJECT CLOSEOUT. GC RESPONSIBLE FOR WATERING AND OTHER NECESSARY CARE FOR PLANT MATERIALS AND RELOCATED MATERIALS FOR DURATION OF PROJECT.

11. OWNER IS RESPONSIBLE FOR DOCUMENTING CARE OF PLANTS UPON PROJECT COMPLETION UNTIL FINAL LANDSCAPE INSPECTION COMPLETED. RECOMMENDED QUARTERLY IMAGES.

12. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.

13. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.

14. ALL LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.

15. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.

16. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.

17. GRADE B+, MINIATURE PINE BARK MULCH MINIMUM 3" DEEP. SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4' AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE. NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.

18. SOD SHALL BE 'EMPIRE TURF' ZOYSIA OR ST. AUGUSTINE 'FLORATAM' SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND ABUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.

19. ALL TREES AND SHRUBS AT GROUND LEVEL SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.

20. ALL GROUND LEVEL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FETILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHALL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.

21. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.

22. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.

23. ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.

24. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.

25. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.

26. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFORM TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.

27. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.

28. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.

29. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOUSLY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.

30. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.

31. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 100% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

32. GC TO REFER TO SYN-LAWN MANUFACTURER SPECIFICATIONS FOR BASE OVERFILL REQUIREMENTS AND INSTALLATION TO PROVIDE ADEQUATE PERCOLATION OF THIS PRODUCT.

33. GC TO REFER TO CIVIL AND LANDSCAPE SETS FOR SYN-LAWN LOCATIONS, BASE OVERFILL SPECIFICATIONS AND PERCOLATION REQUIREMENTS

34. GC TO PROVIDE TEST RESULTS TO THE GEOTECHNICAL ENGINEER FOR APPROVAL OF THE COMPACTED AGGREGATE BASE OVERFILL ON ALL GROUND-LEVEL AREAS WHERE SYN-LAWN WILL BE USED IN THIS PROJECT.

35. GC TO PROVIDE TEST RESULTS TO THE BUILDING AND ENGINEERING DEPTS OF MUNICIPALITY FOR APPROVAL.

36. GC TO REFER TO LISTINGS AND RECOMMENDATIONS FOR SOIL CLASSIFICATIONS AND REQUIREMENTS FOR ACCEPTABLE FILL ON THE GEO-TECHNICAL REPORT FOR THIS PROJECT.

37. CG TO CONDUCT SOIL TESTS ON THE STOCKPILE OF ANY FILL TO BE USED FOR THE SITE. SAMPLES WILL NEED TO BE TAKEN FROM THE STOCKPILE AND MUST BE FREE OF SILT AND CLAY AMONG OTHER REQUIREMENTS.

38. GC TO CONTACT THE GEOTECHNICAL ENGINEER FOR INSPECTION AND APPROVAL OF SITE PRIOR TO PROCEEDING WITH COMPACTION REQUIREMENTS.

39. GC TO PROVIDE A CERTIFIED DENSITY TEST REPORT TO THE STRUCTURAL ENGINEER BEFORE CONSTRUCTION OF THE FOUNDATIONS FOR FORMAL APPROVAL

40. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY, AND THAT TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED, AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.

41. PLANTING SOIL FOR PLANTERS ON UPPER LEVELS SHALL BE A PLANTING MEDIUM FOR INTENSIVE VEGETATIVE GREEN ROOF/PLANTER SYSTEMS DESIGNED TO PROMOTE LONG LASTING, VIGOROUS PLANT GROWTH AND WHICH MEETS ASTM E2777-14 REQUIREMENTS. PLANTING MEDIUM SHALL CONTAIN LIGHTWEIGHT MINERAL AGGREGATES AND ORGANIC COMPONENTS. FINAL TESTED ORGANIC MATTER BETWEEN 50-90g/L. THE FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 70 POUNDS PER CUBIC FOOT AS DETERMINED BY ASTM E2399 MAXIMUM MEDIA DENSITY ANALYSIS FOR GREEN ROOF MEDIA. PLANTING SOIL SHALL BE THOROUGHLY MIXED PRIOR TO DELIVERY AND INSTALLATION. PLANTING SOIL SHALL BE SUPPLIED BY SKYLAND USA, LLC. www.rooflitesoil.com, 1-877-268-0017. PROVIDE A TWO GALLON SAMPLE WITH TESTING DATA THAT INDICATES MATERIAL MEETS REQUIREMENTS OF THIS SPECIFICATION INCLUDING RECOMMENDATIONS FOR CHEMICAL ADDITIVES
FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.

PROTECTION NOTES

1. NO WORK SHALL COMMENCE WITHOUT RECEIVING ALL OF THE APPROPRIATE TREE PROTECTION, TREE REMOVAL AND TREE RELOCATION PERMITS.

2. SITE ACCESS/MATERIALS STORAGE/DISPOSAL

   A. CONSTRUCTION ACCESS SHOULD MAKE ALL ATTEMPTS TO UTILIZE EXISTING ACCESS PATHS TO HAVE THE LEAST IMPACT ON EXISTING TREES. SITE ACCESS SHOULD COINCIDE WITH PLANNED HARDSCAPE AREAS.

   B. DESIGNATED PARKING AND STAGING MATERIALS SITES SHOULD BE ESTABLISHED, MARKED AND LIMITED IN THESE AREAS. PRIOR TO CONSTRUCTION, LOCATE EQUIPMENT AND MATERIALS STAGING SITE IN LOCATION OF FUTURE HARDSCAPE AREAS.

   C. THE MIXING OF MATERIALS AND CHEMICALS MAY ONLY OCCUR WITHIN DESIGNATED AREAS THAT ARE PROPERLY OVERSEEN. THESE ZONES MUST BE LOCATED WITHIN FUTURE HARDSCAPING AREAS.

   D. DISPOSAL ZONES: DEBRIS AND CHEMICALS MUST BE DISCARDED IN DESIGNATED DISPOSAL ZONES. NO DISPOSAL AROUND ESTABLISHED TPZ'S.

3. ALL TREE RELOCATION AND REPLACEMENT SHALL BE DONE IN ACCORDANCE WITH STANDARD FORESTRY PRACTICES AND PROCEDURES AND ALL SUCH PLANTINGS SHALL BE MAINTAINED AND ATTENDED TO PROMOTE SUCCESSFUL ESTABLISHMENT THEREOF.

   A. DURING CONSTRUCTION, ALL REASONABLE STEPS SHALL BE TAKEN TO PREVENT THE DAMAGE OF VEGETATION DESIGNATED FOR PRESERVATION. VEGETATION DESTROYED OR DAMAGED MUST BE REPLACED BY VEGETATION OF EQUAL OR BETTER ENVIRONMENTAL VALUE, OR AS SPECIFIED BY THE CITY IN WHICH THE PROJECT IS LOCATED.

   B. PROTECTIVE BARRIERS SHALL BE ERECTED FOR ALL EXISTING TREES TO REMAIN IN PLACE, AS SHOWN IN THE DETAILS. THE PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS, AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES, SHALL ENCOMPASS THE ENTIRE TREE CANOPY, (AT THE OUTERMOST LIMITS OF THE TREE BRANCHES= THE DRIP LINE) KNOWN AS THE CRZ PLUS AN ADDITIONAL RADIAL WIDTH OF10' FEET TO COMPLETE THE TPZ, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.

   C. NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY VEGETATION THAT IS BEING PRESERVED IN ITS PRESENT LOCATION, OR RELOCATED MATERIAL. ADDITIONALLY, NO SOIL SHALL BE REMOVED FROM THE DRIP LINE OF ANY OF SAID TREES.

4. AN ON SITE REPRESENTATIVE MUST BE PRESENT AND RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL VEGETATION PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES DURING THE VEGETATION AND CLEARING OPERATIONS.

5. FOR TREES TO BE REMOVED, ALL CUTTINGS, LEAVES, BRANCHES ETC, MUST BE PROMPTLY REMOVED FROM THE SITE. ALL STUMPS SHALL BE REMOVED BY UTILIZING A STUMP GRINDER OR REMOVING THE STUMP USING APPROPRIATE HYDRAULIC EQUIPMENT.

6. TREES TO BE RELOCATED SHALL UNDERGO THE FOLLOWING PRIOR TO RELOCATION:

   A. THE TREE SHALL BE STRUCTURALLY CROWN PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS IN PREPARATION FOR TREE RELOCATION.

   B. AFTER A PERIOD OF 60 DAYS AFTER CROWN PRUNING, 1/2 OF THE ROOT BALL (1/2 OF THE CIRCUMFERENCE) SHALL BE ROOT PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS. THE DISTANCE OF THE ROOT PRUNING EXCAVATION AREA SHALL BE AN APPROPRIATE DISTANCE FROM THE TRUNK AS DESIGNATED IN ACCEPTED ARBORISTS STANDARDS.

   C. AFTER A SECOND PERIOD OF 60 DAYS, THE REMAINING 1/2 OF THE ROOT BALL SHALL BE ROOT PRUNED AS DESIGNATED ABOVE.

   D. AFTER A THIRD PERIOD OF 60 DAYS, THE TREE SHALL THEN BE RELOCATED IN ACCORDANCE WITH ACCEPTED ARBORIST PRACTICES TO ITS FINAL LOCATION.

   E. THE TREES WILL BE READY FOR RELOCATION AFTER A TOTAL PERIOD OF 180 DAYS AND ORDERLY SATISFACTION OF THE STEPS NOTED ABOVE.

   F. IN THE EVENT THESE GUIDELINES DIFFER FROM LISTED ACCEPTED ARBORIST STANDARDS, THE ARBORISTS STANDARDS SHALL PREVAIL.

7. RELOCATED TREE SHALL BE PROPERLY IRRIGATED TO ASSURE THEIR SURVIVAL BOTH PRIOR TO RELOCATION (DURING ROOT PRUNING PROCESS) AND AFTER RELOCATION. ONCE THE TREE HAS BEEN RELOCATED, PROPER IRRIGATION SHALL INCLUDE BOTH BUBBLERS OVER THE ROOT ZONE, AND MIST HEADS IN THE CROWN THAT ADEQUATELY RINSE THE ENTIRE CROWN OF THE TREE (SEE DETAILS).

8. FENCING:

   A. PROVIDE TEMPORARY FENCING FOR CONSTRUCTION OPERATIONS

   B. CONSTRUCTION: COMMERCIAL GRADE CHAIN LINK. PLASTIC FENCING IS NOT ADEQUATE

   C. HEIGHT: 6' FEET FROM GRADE

   D. LOCATIONS: TPZ, TO BE OUTSIDE OF THE CRZ (DRIP LINE OF CANOPY) + 10' = TPZ

   E. SIGNAGE: SHALL BE POSTED ON FENCING "TREE PROTECTION ZONE- KEEP OUT"

   F. MULCH: MULCH WITHIN TPZ FENCING WITH 2"-3" MULCH TO REDUCE MOISTURE EVAPORATION. DO NOT ALLOW MULCH TO TOUCH TREE TRUNK.

GENERAL NOTES

1. LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.

2. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.

4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.

5. THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

6. ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATIVES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.

8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.

9. COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.

10. THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES. DISPOSAL ZONES: DEBRIS AND CHEMICALS MUST BE DISCARDED IN DESIGNATED DISPOSAL ZONES. NO DISPOSAL AROUND ESTABLISHED TPZs

11. DESIGNATED PARKING AND STAGING MATERIALS SITES SHOULD BE ESTABLISHED, MARKED AND LIMITED IN THESE AREAS. PRIOR TO CONSTRUCTION, LOCATE EQUIPMENT AND MATERIALS STAGING SITE IN LOCATION OF FUTURE HARDSCAPE AREAS.

12. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.

13. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.

14. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

LIGHTING

LAYOUT

1. LIGHTING FIXTURE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS

2. LANDSCAPE ARCHITECT TO FIELD VERIFY FIXTURE LOCATIONS DURING INSTALLATION AND OBSERVE FIXTURE ADJUSTMENT DURING NIGHT-TIME HOURS

3. OWNER AND LANDSCAPE ARCHITECT ARE TO APPROVE ALL FIXTURES AND FINISH SELECTIONS PRIOR TO PURCHASE AND INSTALLATION. ALL FIXTURES ARE TO BE CERTIFIED WILDLIFE COMPLIANT AND TO BE INSTALLED PER FDEP WILDLIFE REQUIREMENTS WHERE APPLICABLE

INSTALLATION

1. LIGHTING CONTRACTOR TO CONNECT TRANSFORMERS TO ANY EXISTING INTERIOR AUTOMATION SYSTEMS (Lutron, etc..), OR AS PER GENERAL CONTRACTOR'S INSTRUCTION

2. LIGHTING CONTRACTOR MAY ADD AN ADDITIONAL TRANSFORMER IN THE INTEREST OF REDUCING THE LENGTH OF A PARTICULAR WIRING CIRCUIT

3. ALLOW 25W LOAD PER FIXTURE LEAVING 25% OPEN FOR FUTURE FIXTURES. SOME FIXTURES MAY REQUIRE AN ADDITIONAL 18" MOUNTING STAKE AS ADJACENT PLANTING MAY DICTATE

4. LANDSCAPE LIGHTING SHOULD BE REEVALUATED AFTER 6 MONTHS TO CHECK FOR VOLTAGE DROP IN CIRCUITS

5. ELECTRICAL / LANDSCAPE CONTRACTOR TO PROVIDE CUT SHEET SUBMITTAL TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE AND INSTALLATION

6. GFCI OUTLETS FOR LOW VOLTAGE TRANSFORMERS TO BE CONNECTED TO MAIN RESIDENCE LIGHTING CONTROLS

IRRIGATION

1. ALL MAIN LINES, LATERAL LINES AND IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. AFTER SITE INVESTIGATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 'SHOP DRAWING' DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

2. A ROUGH INSPECTION IS REQUIRED BY THE TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.

3. SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY (60) DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER SIXTY (60) DAY PERIOD.

4. USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS AND VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THROUGH SOIT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES ALL EXISTING VEGETATION.

ABBREVIATIONS

B&B	BALLED AND BURLAPPED
BLDG	BUILDING
B.O.C.	BACK OF CURB
CAL.	CALIPER
CJ	CONTROL JOINT
CLR	CLEAR
CRZ	CRITITICAL ROOT ZONE
CT	CLEAR TRUNK
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FIELD GROWN
F.O.B.	FACE OF BUILDING
GAL.	GALLON
GW	GREY WOOD
HT	HEIGHT
H.P.	HIGH POINT
L.A.	LANDSCAPE ARCHITECT
L.O.C.	LIMIT OF CONSTRUCTION
L.P.	LOW POINT
MIN.	MINIMUM
MULTI	MULTI-TRUNK
N.I.C.	NOT IN CONTRACT
OA	OVERALL
O.C.	ON CENTER
O.C.E.W.	ON CENTE EACH WAY
PA	PLANTING AREA
QTY	QUANTITY
R.O.W.	RIGHT OF WAY
SIM.	SIMILAR DETAIL
SPRD	SPREAD
TD	TOP OF DRAIN
T.O.C.	TOP OF CURB
TW	TOP OF WALL
U.N.O.	UNLESS NOTED OTHERWISE

PROJECT TITLE

WEST BROADVIEW RESIDENCE

PROJECT ADDRESS

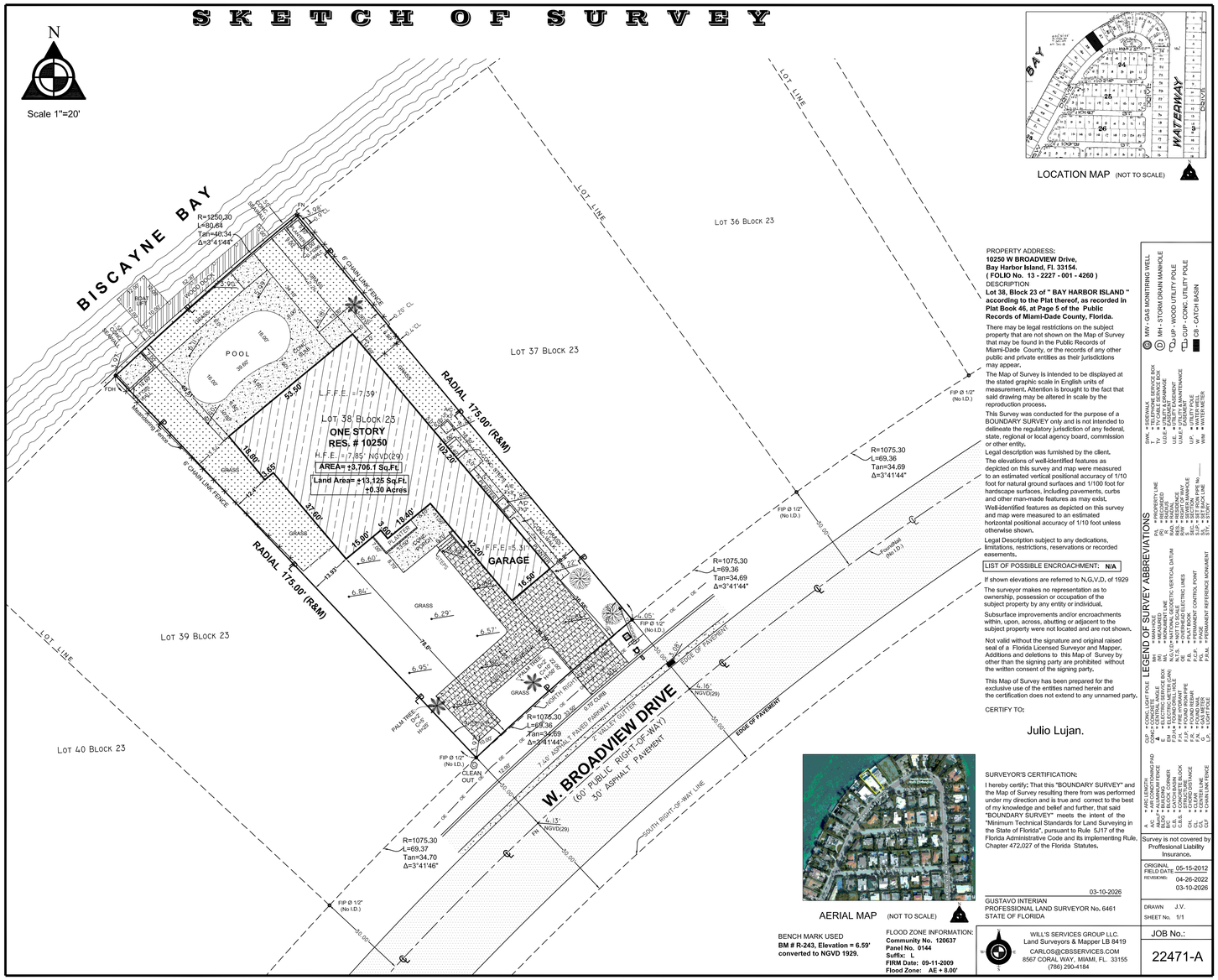
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE

DESIGN REVIEW BOARD SET

| ISSUE DATE | PROJECT N

S K E T C H O F S U R V E Y



LOCATION MAP (NOT TO SCALE)

PROPERTY ADDRESS:
10250 W BROADVIEW Drive,
Bay Harbor Island, Fl, 33154.
(FOLIO No. 13 - 2227 - 001 - 4260)
DESCRIPTION
Lot 38, Block 23 of " BAY HARBOR ISLAND " according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

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.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

LIST OF POSSIBLE ENCROACHMENT: **N/A**

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

Julio Lujan.

AERIAL MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION:

I hereby certify; That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

03-10-2026

GUSTAVO INTERIAN
PROFESSIONAL LAND SURVEYOR No. 6461
STATE OF FLORIDA

BENCH MARK USED
BM # R-243, Elevation = 6.59' converted to NGVD 1929.

FLOOD ZONE INFORMATION:
Community No. 120637
Panel No. 0144
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8.00'

WILL'S SERVICES GROUP LLC.
Land Surveyors & Mapper LB 8419
CARLOS@CBSSERVICES.COM
8567 CORAL WAY. MIAMI, FL. 33155
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS

CUP - ▽ CONC. LIGHT POLE	MW - GAS MONITRING WELL
CP - ▽ CONC. UTILITY POLE	(M) = MEASURED
Δ = CENTRAL ANGLE	(R) = RECORDED
ARC = ARC LENGTH	(P) = PLATTED
ALUM = ALUMINUM FENCE	(D) = DEED LINE
B.C. = BLOCK CORNER	RAD. = RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE	N.R. = NON-RADIAL
C.L.F. = CHAIN LINK FENCE	R/W = RIGHT OF WAY
C.M. = CONCRETE MONUMENT	B.M. = BENCH MARK
CONC. = CONCRETE	S.E.C. = SECTION
COV. = COVERED	P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT	P.O.C. = POINT OF COMMENCEMENT
F.H. = FIRE HYDRANT	P.R.M. = PERMANENT REFERENCE MONUMENT
F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
F.R. = FOUND REBAR	P.O.L. = POINT ON LINE
F.N.D. = FOUND NAIL	L.P. = LIGHT POLE
I.D. = IDENTIFICATION	

SWK. = SIDEWALK	⊙ - WOOD UTILITY POLE
U.E. = UTILITY EASEMENT	⊙ - CONC. UTILITY POLE
U.A.E. = UTILITY & MAINTENANCE EASEMENT	CB - CATCH BASIN
W.P. = UTILITY POLE	
W.M. = WATER METER	
W/M = WATER METER	

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL FIELD DATE: 05-15-2012
REVISIONS: 04-26-2022, 03-10-2026

DRAWN: J.V.
SHEET No. 1/1

JOB No.: 22471-A

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
PROJECT NO.: 2602

MIGUEL HASTINGS
Landscape Architect
261 N. University Dr. Suite 500 PMB 1001 | Plantation, FL 33324
Phone: 954.228.9202 | www.miguelhastings.com

SEAL

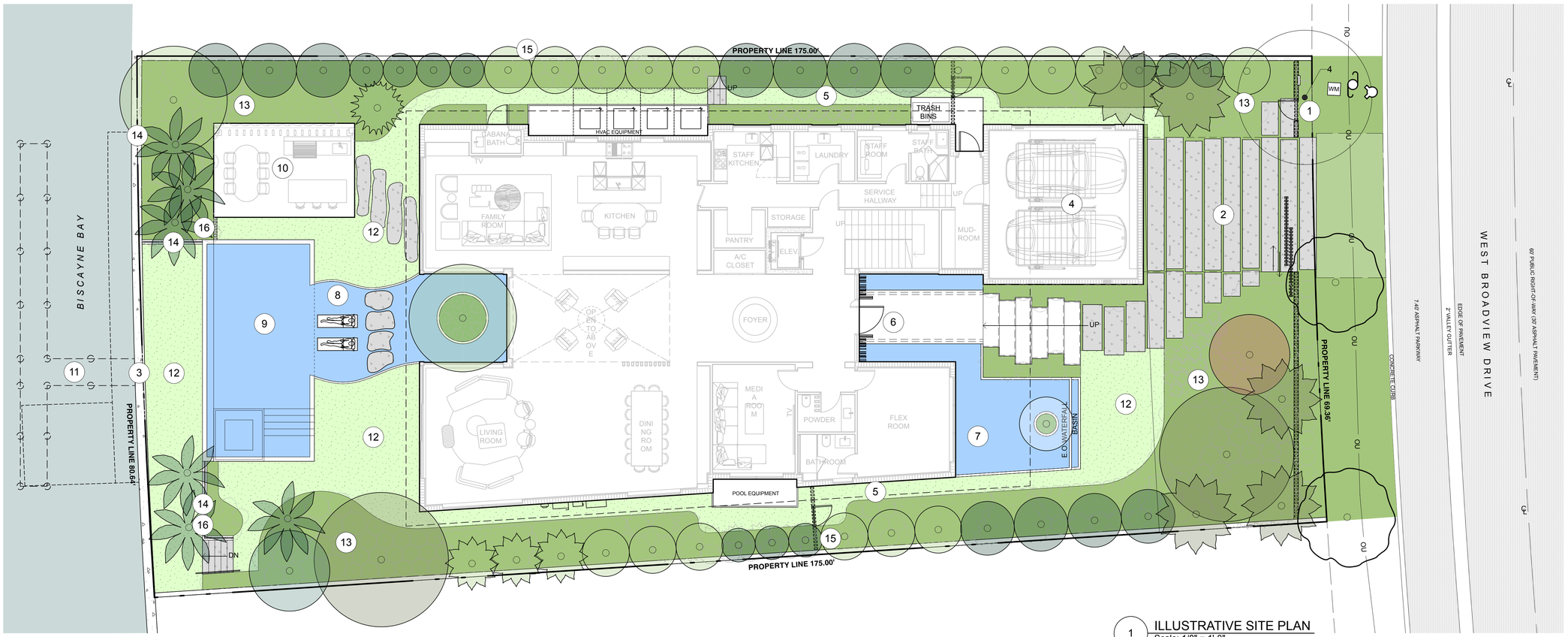
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DRAWN BY: M. Hastings
CHECKED BY: M. Hastings

DELTA	REVISION NOTES	REVISION DATE
3	TOWN COMMENTS	8/28/26
2	TOWN COMMENTS	7/23/26
1	TOWN COMMENTS	6/16/26

SHEET TITLE
SURVEY

SHEET NO.
L010



1 ILLUSTRATIVE SITE PLAN
Scale: 1/8" = 1'-0"

KEY NOTES

1 PEDESTRIAN ACCESS GATE
2 VEHICULAR ACCESS DRIVEWAY
3 PROPOSED SEAWALL (UNDER SEPARATE PERMIT)
4 GARAGE
5 PEDESTRIAN PATHWAY
6 BUILDING ENTRANCE
7 WATER FEATURE (UNDER SEPARATE PERMIT)
8 SUN SHELF (UNDER SEPARATE PERMIT)
9 VANISHING EDGE POOL (UNDER SEPARATE PERMIT)
10 SUMMER KITCHEN
11 PROPOSED DOCK (UNDER SEPARATE PERMIT)
12 LAWN AREA
13 LANDSCAPE PLANTING AREA
14 PROPOSED RETAINING WALL
15 POOL SAFETY BARRIER PER FBC RESIDENTIAL - R4101.17.1.8
16 FALL PROTECTION GUARDRAIL

PROJECT TITLE
WEST BROADVIEW RESIDENCE

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10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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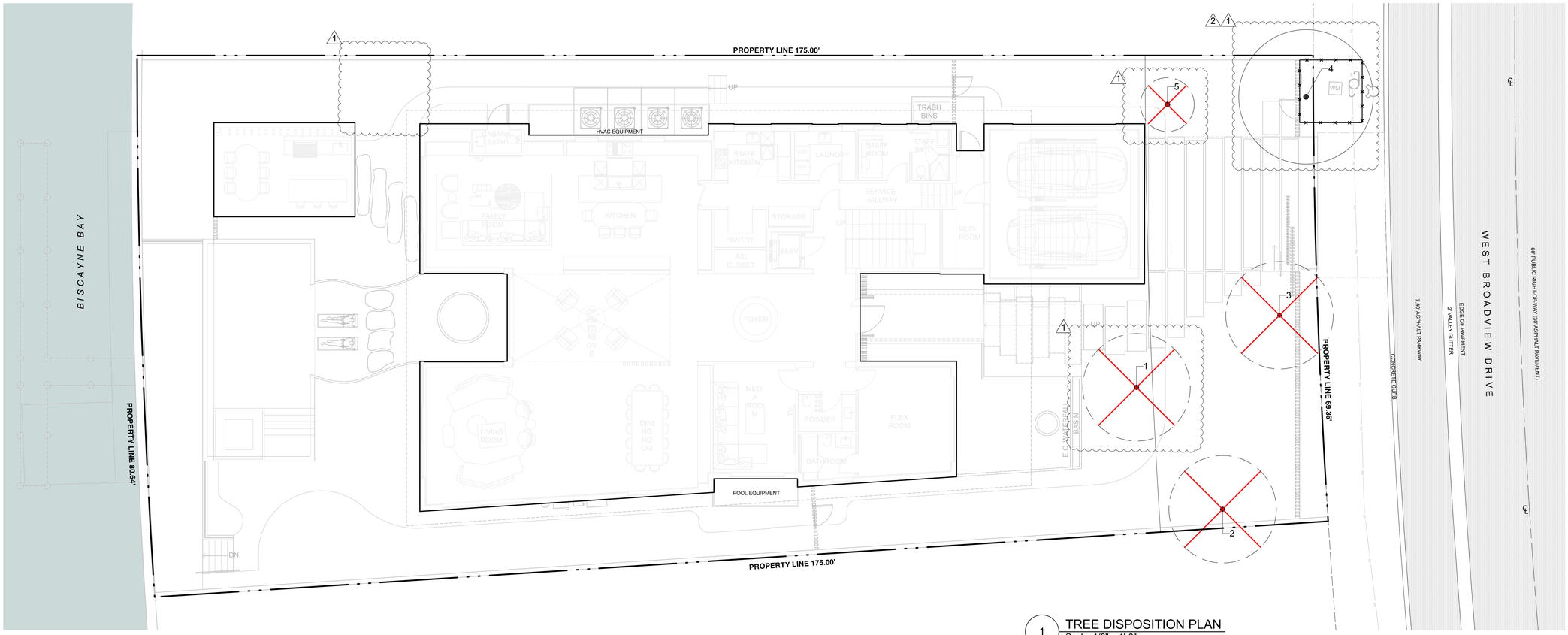
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1	TOWN COMMENTS	6/16/26

SHEET TITLE
ILLUSTRATIVE SITE PLAN

SHEET NO.
L100



1 TREE DISPOSITION PLAN
Scale: 1/8" = 1'-0"

TREE DISPOSITION CHART

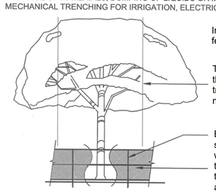
Tree ID	Botanical Name	Common Name	DBH (inches)	Approximate Height (feet)	Critical Root Zone (feet radius)	Condition	Action	Criteria		Notes
								Palms	Canopy (Sq ft)	
1	Cocos nucifera	Coconut Palm	8	15	4	Fair	Remove	1 to 1	na	
2	Cocos nucifera	Coconut Palm	8	16	4	Fair	Remove	1 to 1	na	
3	Cocos nucifera	Coconut Palm	7	7	4	Fair	Remove	1 to 1	na	
4	Persea americana	Avocado	9	35	16	Moderate	Retain	na	315	Refer to Arborist report dated 6/15/2026 for tree protection instructions
5	Plumeria 'Yellow'	Frangipani	8	12	8	Poor	Remove	na	51	

TREE MITIGATION CHART

	Canopy Removed (sq.ft.)	Proposed Replacements			
		Size	Credit (sq.ft.)	Quantity	Minimum Ht.
Trees	1 tree (51 sq.ft.)	Large Shade Wooden Trees (Catergory 1)	500	0	12' OA
		Medium Shade Wooden Trees (Catergory 2)	300	32	8' OA
		Small Shade Wooden Trees (Catergory 3)	200	0	6' OA
	Quantity Removed	Size	Credit	Quantity	Minimum Ht.
Palms	3	Palms (Category 1)	300	0	10' CT
		Palms (Category 2)	100	8	3' CT
		Total Replacement Credits	10400		

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

2 TREE PROTECTION BARRIER
Scale: N.T.S.

NOTE

1. EXISTING TREE LOCATIONS BASED ON SURVEY CONDUCTED BY WILLS' SERVICES GROUP, DATED 3/10/2026.

TREE SPECIES AND SIZE ESTIMATED BY LANDSCAPE ARCHITECT BASED ON SITE VISIT CONDUCTED ON JUNE 4, 2026.

ARBORIST VIDEO TREE EVALUATION CONDUCTED ON JUNE 8, 2026. REFEWR TO ARBORIST'S REPORT DATED JUNE 15, 2026

LEGEND

- Tree Protection Barrier
- ID: 3 Botanical: Cocos nucifera Action: Remove
- ID: 2 Botanical: Cocos nucifera Action: Remove
- ID: 5 Botanical: Plumeria 'Yellow' Action: Remove
- ID: 1 Botanical: Cocos nucifera Action: Remove
- ID: 4 Botanical: Persea americana Action: Retain

GENERAL NOTES

1. TREE DISPOSITION PLAN BASED ON SITE SURVEY AND ARBORIST REPORT.
2. A TREE REMOVAL PERMIT IS MANDATORY FOR THE REMOVAL OR RELOCATION OF ANY TREE WITHIN BAY HARBOR ISLANDS.
5. THE DISPOSITION PLAN ADHERES TO MIAMI-DADE TREE ORDINANCE REGARDING CANOPY CREDITS AND REPLACEMENT REQUIREMENT.
6. ALL EXISTING TREES DESIGNATED FOR PRESERVATION MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
7. INSTALL TREE PROTECTION BARRIERS AT THE CRITICAL ROOT ZONE [CRZ] PRIOR TO COMMENCING ANY SITE WORK.
8. TREE PROTECTION BARRIERS SHALL REMAIN INTACT UNTIL THE FINAL INSPECTION.
9. NO CONSTRUCTION ACTIVITIES, MATERIAL STORAGE, OR EQUIPMENT OPERATION ARE PERMITTED WITHIN THE CRZ.
10. AN EFFICIENT IRRIGATION SYSTEM SHOULD BE INSTALLED TO ENSURE THE HEALTH OF RELOCATED TREES UPON RELOCATION.
11. TREE PROTECTION FENCING MUST BE INSTALLED & INSPECTED PRIOR TO GRADING.
12. IMPORTANT NOTE: CALL BEFORE YOU DIG. PER FLORIDA LAW, ALL EXCAVATION ACTIVITIES REQUIRE CONTACTING SUNSHINE 811 BEFORE STARTING ANY DIGGING, PLANTING OR EXCAVATION WORK AND MARKING ALL UNDERGROUND UTILITIES.

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
PROJECT NO: 2602

MIGUEL HASTINGS
Landscape Architect
261 N. University Dr. Suite 500 PMB 1001 | Plantation, FL 33324
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SEAL



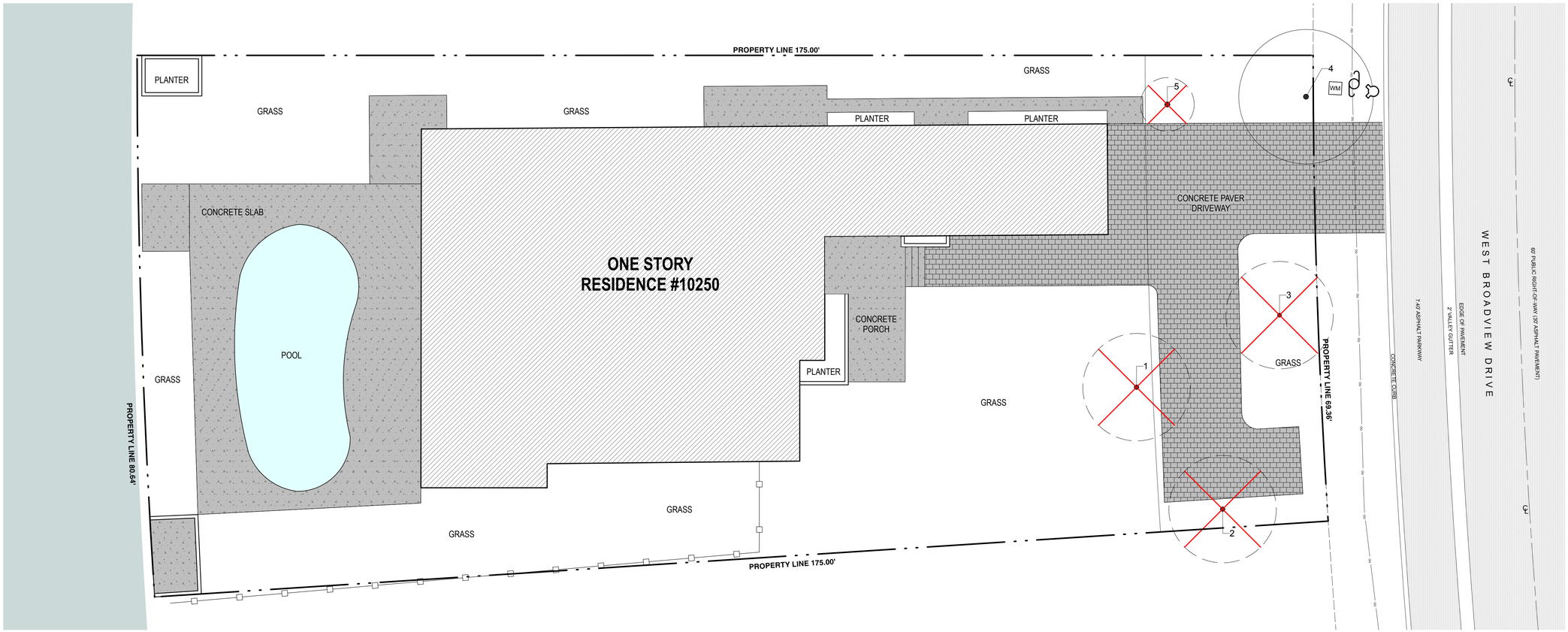
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M. Hastings	M. Hastings

DELTA	REVISION NOTES	REVISION DATE
3	TOWN COMMENTS	8/28/26
2	TOWN COMMENTS	7/23/26
1	TOWN COMMENTS	6/16/26

SHEET TITLE
TREE DISPOSITION PLAN

SHEET NO:
L110



1 EXISTING CONDITIONS REFERENCE PLAN
Scale: 1/8" = 1'-0"

NOTE

REFER TO TREE DISPOSITION PLAN SHEET L110 FOR EXISTING TREE INFORMATION

EXISTING TREE LEGEND

ID: 1
Botanical: Cocos nucifera
Action: Remove

ID: 2
Botanical: Cocos nucifera
Action: Remove

ID: 3
Botanical: Cocos nucifera
Action: Remove

ID: 4
Botanical: Persea americana
Action: Retain

ID: 5
Botanical: Plumeria 'Yellow'
Action: Remove

GENERAL NOTES

1. EXISTING CONDITIONS PLAN BASED ON BOUNDARY SURVEY BY XXX
2. A TREE REMOVAL PERMIT IS MANDATORY FOR THE REMOVAL OR RELOCATION OF ANY TREE WITHIN BAY HARBOR ISLANDS.
5. THE DISPOSITION PLAN ADHERES TO MIAMI-DADE TREE ORDINANCE REGARDING CANOPY CREDITS AND REPLACEMENT REQUIREMENT.
6. ALL EXISTING TREES DESIGNATED FOR PRESERVATION MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
7. INSTALL TREE PROTECTION BARRIERS AT THE CRITICAL ROOT ZONE [CRZ] PRIOR TO COMMENCING ANY SITE WORK.
8. TREE PROTECTION BARRIERS SHALL REMAIN INTACT UNTIL THE FINAL INSPECTION.
9. NO CONSTRUCTION ACTIVITIES, MATERIAL STORAGE, OR EQUIPMENT OPERATION ARE PERMITTED WITHIN THE CRZ.
10. AN EFFICIENT IRRIGATION SYSTEM SHOULD BE INSTALLED TO ENSURE THE HEALTH OF RELOCATED TREES UPON RELOCATION.
11. TREE PROTECTION FENCING MUST BE INSTALLED & INSPECTED PRIOR TO GRADING.
12. IMPORTANT NOTE: CALL BEFORE YOU DIG. PER FLORIDA LAW, ALL EXCAVATION ACTIVITIES REQUIRE CONTACTING SUNSHINE 811 BEFORE STARTING ANY DIGGING, PLANTING OR EXCAVATION WORK AND MARKING ALL UNDERGROUND UTILITIES.

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
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SHEET TITLE
EXISTING CONDITIONS REFERENCE PLAN

SHEET NO.
L111

PLANTING SCHEDULE

SHADE TREES					
ID	**Quantity**	**Latin Name**	**Common Name**	**Scheduled Size**	**Native**
Cu	2	Coccoloba uvifera	Sea Grape	20' Ht / 20' Sp / FG	X
Cb	1	Cassia bakeriana	Pink Shower	16' Ht / 12' Sp / 4" dbh	
Ce	1	Conocarpus erectus	Silver Buttonwood	12' Ht / 12' Sp / 2" dbh	X
Cr	2	Clusia rosea	Autograph Tree	20' Ht / 16' sp / 4" dbh	X
Pl	1	Plumeria alba	White Frangipani	12' Ht	
Pa	1	Pandanus affinis	Screw pine	10' Ht / 8' Sp / FG	
Pr	11	Pimenta racemosa	Bay Rum	16' Ht / 6' Sp / 2.5" dbh	
Gl	16	Gymnanthes lucida	Crabwood	15' Ht / 8' Sp / 2.5" dbh	X
	35				

STREET TREES					
ID	**Quantity**	**Latin Name**	**Common Name**	**Scheduled Size**	**Native**
Gc	2	Glaucous Cassia	Sunshine Tree	15' Ht / 12' Sp / 2.5" dbh	

PALMS					
ID	**Quantity**	**Latin Name**	**Common Name**	**Scheduled Size**	**Native**
Cn	6	Cocos nucifera	Coconut Palm	20 CT / FG	
Sp	5	Sabal Palmetto	Sabal Palm	20' CT / FG	X
Tr	3	Thrinax Radiata	Florida Thatch Palm	10' OA / 45 Gal.	X
	14				

BAMBOO					
ID	**Quantity**	**Latin Name**	**Common Name**	**Scheduled Size**	**Native**
Bc	10	Bambusa chungii	Tropical Blue Bamboo	25 gal. / 20' Ht	

SHRUBS, FOLIAGE & GROUNDCOVERS					
ID	**Quantity**	**Latin Name**	**Common Name**	**Scheduled Size**	**Native**
ARS	8	Alocasia 'Regal Shields'	Elephant Ear	7 gal. / 36" oc	
Ae	155	Aspidistra elatior	Cast Iron Plant	7 gal. / 18" oc	
CiH	33	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum		X
Cg	35	Clusia guttifera	Clusia	7 gal.	X
El	13	Ernodea littoralis	Golden Beach Creeper	7 gal. / 36" oc	X
Fj	36	Farfugium japonicum	Leopard Plant	3 gal. / 18" oc	
Fm	35	Ficus microcarpa 'Green Island'	Green Island Ficus		
Lm	34	Liriope muscari	Liriope	3 gal. / 18" oc	
Md	9	Monstera deliciosa	Swiss Cheese Plant	7 gal. / 36" oc	
Nb	40	Nephrolepis biserrata 'Macho'	Macho Fern	7 gal. / 36" oc	X
Ne	220	Nephrolepis exaltata	Boston Fern	7 gal. / 30" oc	X
PBM	22	Philodendron 'Burle Marx'	Burle Marx	7 gal. / 24" oc	
PC	24	Philodendron 'Congo'	Green Congo	7 gal. / 36" oc	
Pn	13	Psychotria nervosa	Wild Coffee	7 gal. / 36" oc	X
	677				

GRASSES					
ID	**Quantity**	**Latin Name**	**Common Name**	**Scheduled Size**	**Native**
PsA	45	Pennisetum setaceum 'Alba'	Fountain Grass	7gal. / 36" oc	
Tf	72	Tripsacum floridana	Dwarf Fakahatchee Grass	3 gal. / 24" oc	X
Zj	1924 sf	Zoysia japonicum	Zoysia	Flat	
	117				

GENERAL NOTES

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5. THE DISPOSITION PLAN ADHERES TO MIAMI-DADE TREE ORDINANCE REGARDING CANOPY CREDITS AND REPLACEMENT REQUIREMENT.
6. ALL EXISTING TREES DESIGNATED FOR PRESERVATION MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
7. INSTALL TREE PROTECTION BARRIERS AT THE CRITICAL ROOT ZONE [CRZ] PRIOR TO COMMENCING ANY SITE WORK.
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12. IMPORTANT NOTE: CALL BEFORE YOU DIG. PER FLORIDA LAW, ALL EXCAVATION ACTIVITIES REQUIRE CONTACTING SUNSHINE 811 BEFORE STARTING ANY DIGGING, PLANTING OR EXCAVATION WORK AND MARKING ALL UNDERGROUND UTILITIES.
13. STREET TREES SHALL MAINTAIN A MINIMUM OF 6' OF CLEAR WOOD BEFORE BRANCHING.

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

Adress: 10250 West Broadview Drive, Bay Harbor Islands, FL 33154
Lot Area: 13,125 Sq. Ft.

A. SHADE TREES REQUIRED*
FLORIDA #1 OR BETTER

	REQUIRED	PROVIDED
1. SINGLE-FAMILY NON-WATERFRONT LOT	NA	NA
2. SINGLE-FAMILY WATERFRONT LOT	6	32
3. TWO-FAMILY LOT	NA	NA
4. MULTI-FMAILY LOT A MINIMUM OF 28 TREES PER NET ACRE OF LOT.	NA	NA
5. PALMS MAX. 25% OF REQUIRED TREES	1	11
6. NUMBER OF SHADE TREES IN FRONT YARD	2	4
7. NATIVE SPECIES REQUIRED - 50% MIN.	2	19
8. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50% MIN.	3	31
9.STREET TREES REQUIRED LINEAR STREET FRONTAGE 70 / 35	2	2

NOTE: STREET TREES DO NOT COUNT TOWARD REQUIRED ON-SITE LOT TREES.
NOTE: STREET TREE SPECIES DETERMINED BY TOWN STREET TREE MASTER PLAN.

B. SHRUBS REQUIRED**
10 PER REQUIRED TREE

	REQUIRED	PROVIDED
1. SINGLE-FAMILY NON-WATERFRONT LOT	NA	NA
2. SINGLE-FAMILY WATERFRONT LOT	60	389
3. TWO-FAMILY LOT	NA	NA
4. MULTI-FMAILY LOT	NA	NA
5. NATIVE SPECIES REQUIRED - 80% MIN.	48	354
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50% MIN.	30	314

D. MAXIMUM LAWN AREA ALLOWED****		
60% OF NET LOT AREA	7,875 sq. ft.	1,924 sq. ft.

NOTES:

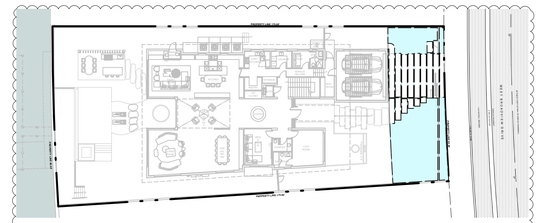
- **REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MINIMUM OF 15 FEET IN OVERALL HEIGHT (DEPENDING ON BUILDING HEIGHT); MIN. 6 FT. OF CLEAR WOOD BEFORE BRANCHING; AND MIN. 2½" TRUNK CALIPER. 50% OF REQUIRED SHADE TREES MUST BE NATIVE SPECIES. PALM TREES (MIN. 15 FT. HEIGHT X 4 INCH CALIPER) CAN BE SUBSTITUTED AT A 3:1 RATIO (EXCEPT APPROVED LARGER PALM SPECIES AT 1:1 WITH 15 FT. OF GREY WOOD) AT MAX. 25% OF REQUIRED TREES.**
- **MIAMI-DADE COUNTY RIGHT-OF-WAY CODE SEC. 18B / TOWN LANDSCAPE CODE SEC. 24-16(A)(2)(A) – STREET TREE SIZE = 15 FT. MIN. HEIGHT / 6 FT. MIN. CLEAR WOOD / 2½" MIN. TRUNK CALIPER. STREET TREES SHALL BE PLANTED AT A MAXIMUM AVERAGE SEPARATION OF 35–40 FT. ON CENTER. SPECIES DETERMINED BY TOWN STREET TREE MASTER PLAN.**
- **REQUIRED SHRUBS AT TIME OF PLANTING MUST BE A MIN. OF 24 INCHES IN OVERALL HEIGHT, SPACED MAX. 24 INCHES ON CENTER; IF USED AS A VISUAL SCREEN BETWEEN DISSIMILAR LAND USES, MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT. SHRUBS REQUIRED AT A RATIO OF 10 SHRUBS PER REQUIRED TREE. 80% MUST BE NATIVE SPECIES / 50% MUST BE LOW MAINTENANCE AND DROUGHT TOLERANT.**
- **MIAMI-DADE COUNTY LANDSCAPE CODE SEC. 18A-6(A)(5) – 80% OF PLANT MATERIAL MUST BE LISTED IN EITHER M.D. LANDSCAPE MANUAL / M.D. STREET TREE MASTER PLAN / UF FLORIDA LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA.**
- **ARTIFICIAL TURF IS CLASSIFIED AS AN IMPERVIOUS SURFACE AND SHALL NOT EXCEED 10% OF THE TOTAL IMPERVIOUS AREA ON A PROPERTY. ARTIFICIAL TURF SHALL NOT BE COUNTED TOWARD MINIMUM LANDSCAPED AREA, BUFFERS, FOUNDATION PLANTINGS, OR LANDSCAPE ISLANDS.**
- **ADDITIONAL PALMS PROVIDED ARE USED TOWARDS MITIGATION OF EXISTING PALMS BEING REMOVED. ALL TREE REMOVALS (INCLUDING SINGLE-FAMILY AND TWO-FAMILY) NOW REQUIRE A TREE REMOVAL OR RELOCATION PERMIT. PROHIBITED SPECIES (E.G., AUSTRALIAN PINE, BRAZILIAN PEPPER, MELALEUCA, NORFOLK ISLAND PINE) MUST BE REMOVED AND MAY NOT BE REPLANTED.**
- **MAINTENANCE REQUIREMENTS: GRASS HEIGHT SHALL NOT EXCEED 8 INCHES. TREE ABUSE (HATRACKING, IMPROPER PRUNING, BARK REMOVAL >⅓ DIAMETER) IS PROHIBITED. PRUNING MUST FOLLOW ANSI A300 STANDARDS. GRASS CLIPPINGS AND VEGETATIVE DEBRIS SHALL NOT BE BLOWN INTO STORM DRAINS, SIDEWALKS, OR ROADWAYS.**

NOTE

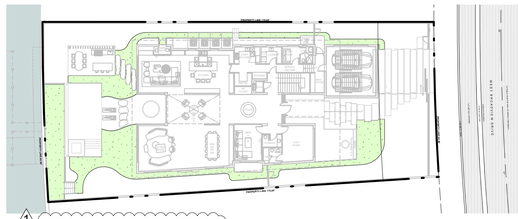
QUANTITIES IN LANDSCAPE LEGEND REFLECT THOSE PLANTS THAT MEET THE TOWN OF BAY HARBOR ISLANDS' MINIMUM SPECIFICATIONS FOR TREES OR SHRUBS. FOR TOTAL PLANT COUNT, REFER TO PLANTING SCHEDULE.



RD-SINGLE FAMILY 2-STORY OPEN SPACE MIN. = 40% X 13,125 SF
MIN. REQUIRED OPEN SPACE = 5,250 SF
PROVIDED PERVIOUS/OPEN SPACE = 5,280 SF (40.2 %)



MIN. REQUIRED FRONT YARD LANDSCAPE PERVIOUS AREA = 50% X 1,753 SF = 876 SF
PROVIDED FRONT YARD LANDSCAPE PERVIOUS AREA = 1,125 SF (64.2 %)



PROVIDED LAWN AREA = 1,924 SF

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
PROJECT NO.: 2602

MIGUEL HASTINGS
Landscape Architect
261 N. University Dr. Suite 500 PMB 1001 | Plantation, FL 33324
Phone: 954.228.9202 | www.miguelhastings.com

SEAL

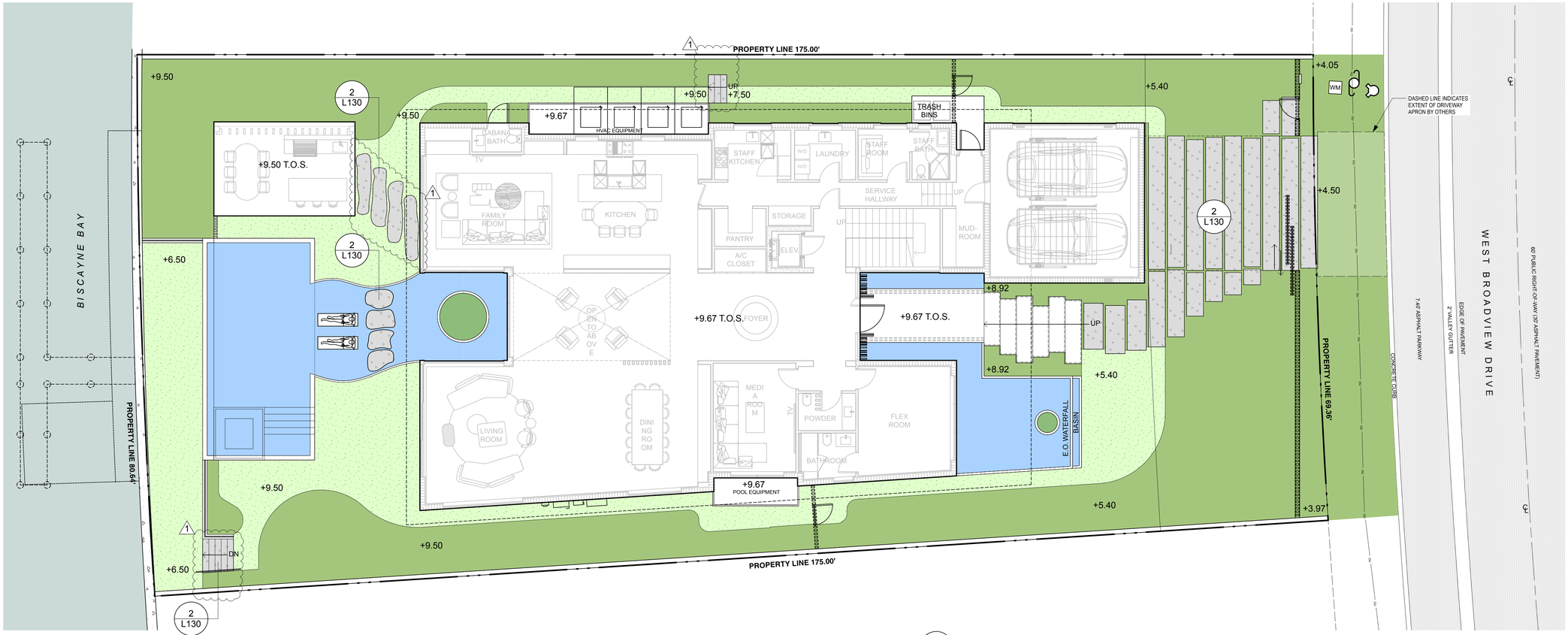
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DRAWN BY: M. Hastings
CHECKED BY: M. Hastings

DELTA	REVISION NOTES	REVISION DATE
3	TOWN COMMENTS	8/28/26
2	TOWN COMMENTS	7/23/26
1	TOWN COMMENTS	6/16/26

SHEET TITLE
LANDSCPE SCHEDULE + LEGEND

SHEET NO.
L120



1 SITE MATERIALS PLAN
Scale: 1/8" =1'-0"

GENERAL NOTES

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



2 EXPOSED AGGREGATE CONCRETE

APPLICATION: Diveway, Pool Stepping Stones, Lawn Stepping Stones, Dock Landing Steps
COLOR: Natural
SPECIFICATIONS: Exposed Aggregate Finish
SOURCE: TBD

MATERIALS LEGEND

- EXPOSED AGGREGATE CONCRETE
- TURF LAWN AREA
- LANDSCAPE PLANTING AREA
- POOL OR WATER FEATURE

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
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SHEET TITLE
SITE MATERIALS PLAN

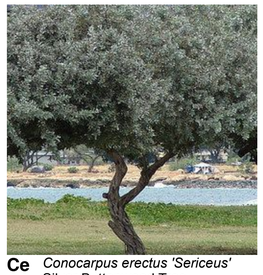
SHEET NO.
L130



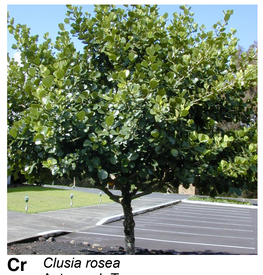
Cu *Coccoloba uvifera*
Sea Grape



Cb *Cassia bakeriana*
Pink Shower Tree



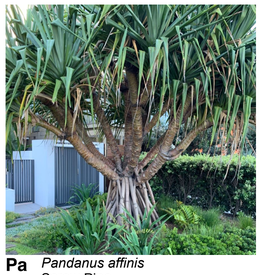
Ce *Conocarpus erectus 'Sericeus'*
Silver Buttonwood Tree



Cr *Clusia rosea*
Autograph Tree



Pl *Plumeria alba*
White Frangipani



Pa *Pandanus affinis*
Screw Pine



Pr *Pimenta racemosa*
Bay Rum Tree



Gl *Gymnanthes lucida*
Crabwood Tree



Cn *Cocos nucifera*
Coconut Palm



Tr *Thrinax radiata*
Florida Thatch Palm



Sp *Sabal palmetto*
Sabal Palm



Bc *Bambusa chungii*
Tropical Blue Bamboo

1



Gc *Glaucous cassia*
Sunshine Tree



Ne *Nephrolepis exaltata*
Boston Fern



Nb *Nephrolepis biserrata 'Macho'*
Macho Fern



Ae *Aspidistra elatior*
Cast Iron Plant



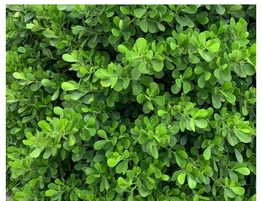
Fm *Ficus microcarpa*
Green Island Ficus



El *Ernodea littoralis*
Golden Beach Creeper



CiH *Chrysobalanus icaco 'Horizontal'*
Horizontal Coccoplum



Cg *Clusia guttifera*
Small Leaf Clusia



PC *Philodendron 'Congo'*
Green Congo



ARS *Alocasia ' Regal Shields'*
Elephant Ear



Md *Monstera deliciosa*
Swiss Cheese Plant



PBM *Philodendron 'Burle Marx'*
Burle Marx



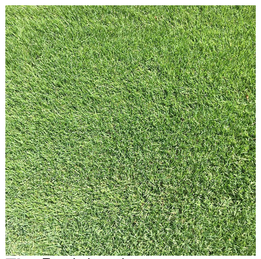
Lm *Liriope muscari*
Liriope



Fj *Farfugium japonicum*
Leopard Plant



PsA *Pennisetum setaceum 'Alba'*
Fountain Grass



Zj *Zoysia japonicum*
Zoysia



Tf *Tripsacum floridana*
Dwarf Fakahatchee Grass

2



Pn *Psychotria nervosa*
Wild Coffee

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
PROJECT NO: 2602

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SEAL



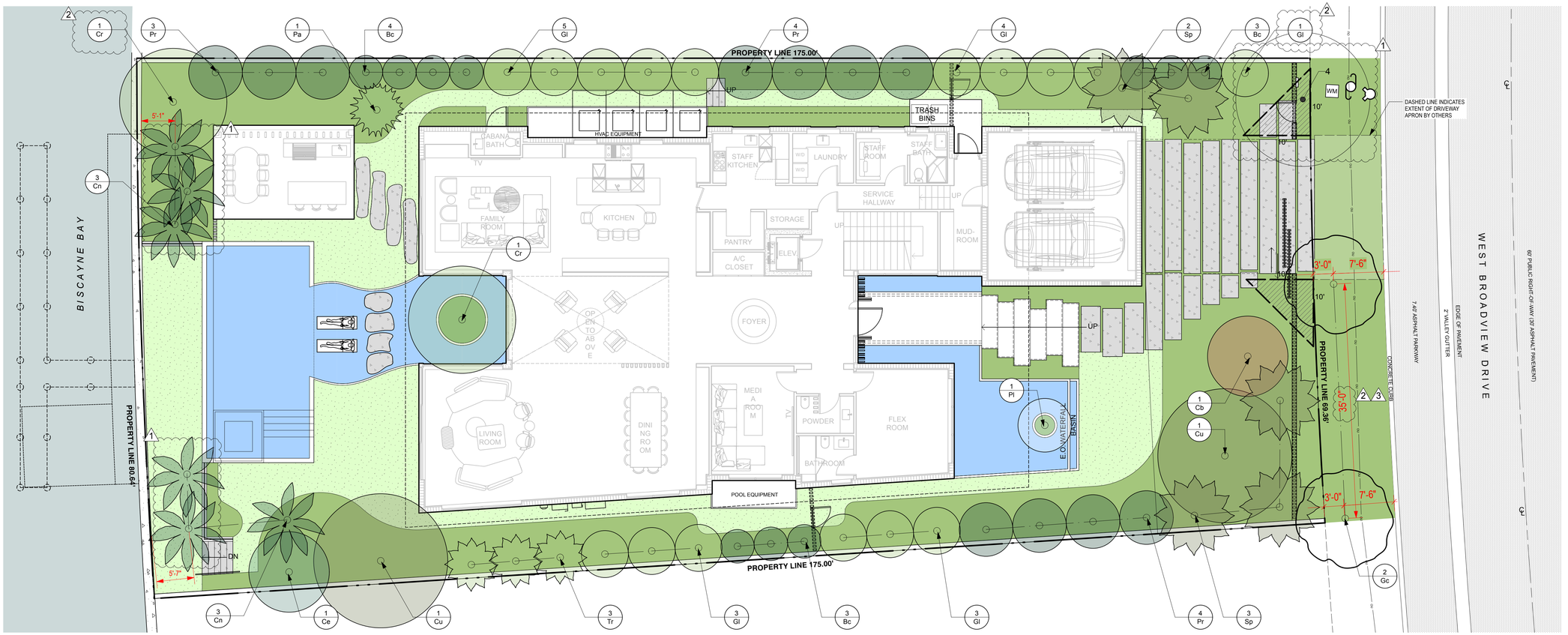
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CHECKED BY: M. Hastings

DELTA	REVISION NOTES	REVISION DATE
3	TOWN COMMENTS	8/28/26
2	TOWN COMMENTS	7/23/26
1	TOWN COMMENTS	6/16/26

SHEET TITLE
PLANTING CUT SHEET

SHEET NO.
L140



1 TREE PLANTING PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES

1. PLANT MATERIALS USED SHALL BE EQUAL TO OR BETTER THAN FLORIDA DEPARTMENT OF AGRICULTURE NUMBER 1 NURSERY GRADE STANDARD.
2. LANDSCAPING SHALL BE INSTALLED SHOWING SKILLED WORKMANSHIP AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE LOCATED AND INSTALLED TO PROVIDE PROPER GROWING CONDITIONS AND GOOD DRAINAGE OF ROOT SYSTEMS.
4. SOIL IN LANDSCAPED AREAS SHALL BE FREE OF DEBRIS, INCLUDING PAVING BASE OR FILL MATERIAL, AND CALCAREOUS MATERIALS SUCH AS SHELL, LIME ROCK, CONCRETE, PLASTER, AND STUCCO. SOIL IN LANDSCAPED AREAS SHALL CONSIST OF SAND, PEAT, MUCK, AND SIMILAR MATERIALS TO PRODUCE A PLASTIC AND FRIABLE STATE. SUCH SOILS SHALL BE AT A MINIMUM DEPTH OF SIX INCHES BELOW THE ROOT BALL AND AT LEAST TEN INCHES ON ALL SIDES OF THE ROOT BALL. PLANTING AREAS ARE TO BE TOTALLY EXCAVATED WHENEVER PLANT MATERIALS ARE INSTALLED 24 OR LESS INCHES APART. PLANTING AREAS CONTAINING EXCESSIVE CALCAREOUS MATERIALS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF TWO FEET.
5. A MINIMUM OF THREE INCHES OF COMPACTED, SUSTAINABLY HARVESTED, MINIATURE PINE BARK MULCH SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTING AREAS.
6. ALL PLANTS WITHIN THE VISIBILITY TRIANGLES MUST BE EQUAL TO OR BELOW 30" TALL
7. DUE TO SITE CONSTRAINTS AND THE PRESENCE OF UNDERGROUND UTILITIES, TREE PLANTING SPACE IS LIMITED IN SOME AREAS. THE DESIGNATED PLANTING ZONES SHOWN ON THESE PLANS REPRESENT THE MINIMUM VIABLE SPACE REQUIRED TO SUPPORT HEALTHY TREE GROWTH. A CONTINUOUS ROOT BARRIER SYSTEM SHALL BE INSTALLED ALONG ALL EDGES ADJACENT TO UNDERGROUND PIPES AND UTILITIES AS SHOWN, TO PROTECT INFRASTRUCTURE WHILE ALLOWING ADEQUATE ROOT DEVELOPMENT WITHIN THE DESIGNATED PLANTING AREA.
8. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND COORDINATE TREE INSTALLATION AND ROOT BARRIER PLACEMENT ACCORDINGLY. ANY CONFLICTS DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND PROJECT ENGINEER IMMEDIATELY FOR RESOLUTION.
9. STREET TREES SHALL BE A MINIMUM OF 15 FEET IN OVERALL HEIGHT WITH AT LEAST 6 FEET OF CLEAR WOOD BEFORE BRANCHING, A MINIMUM CALIPER OF TWO AND ONE HALF INCHES AND SHALL BE PLANTED TO MEET THE MIAMI-DADE MINIMUM CRITERIA OF 35 FEET AVERAGE SEPARATION BUT SHALL NOT EXCEED 40 FEET ON CENTER AT TIME OF PLANTING.

1

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
PROJECT NO: 2602

MIGUEL HASTINGS
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SEAL



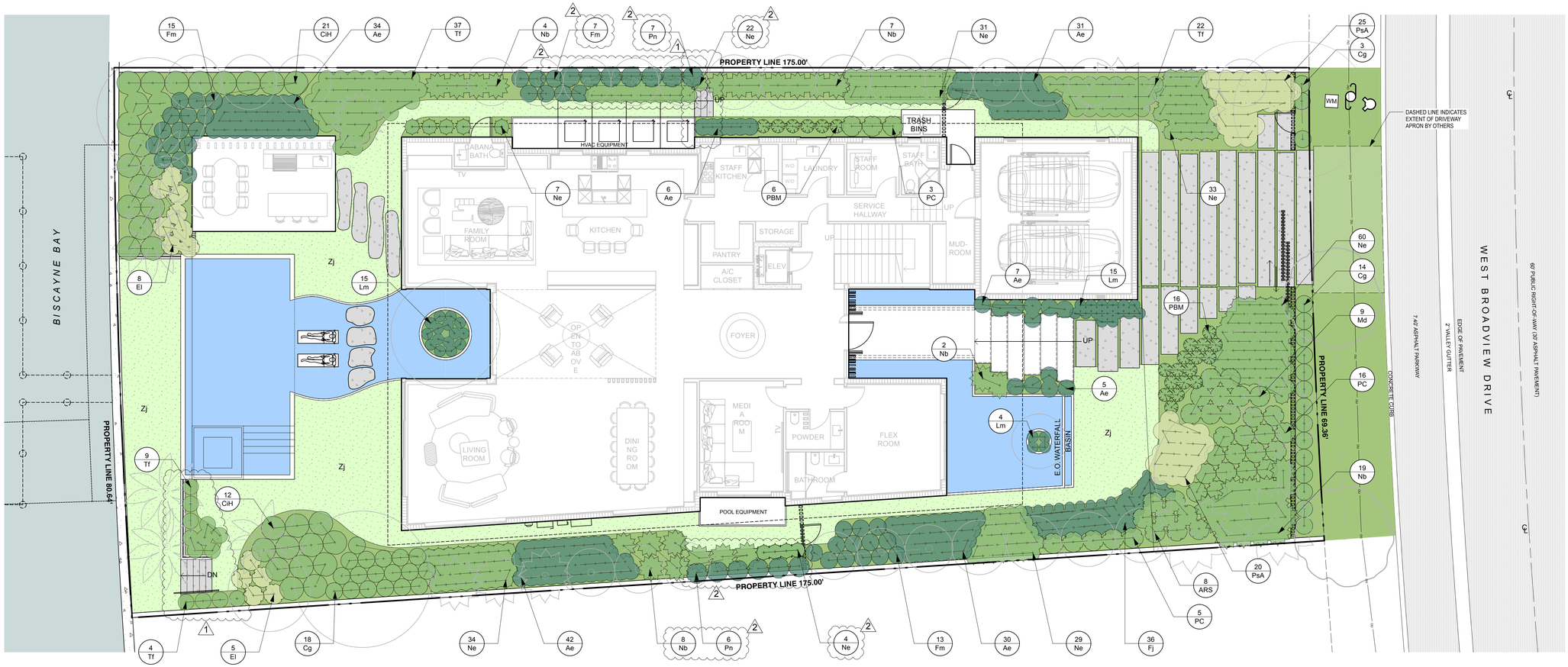
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M. Hastings	M. Hastings

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1	TOWN COMMENTS	6/16/26

SHEET TITLE
TREE PLANTING PLAN

SHEET NO.
L150



1 UNDERSTORY PLANTING PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES

1. PLANT MATERIALS USED SHALL BE EQUAL TO OR BETTER THAN FLORIDA DEPARTMENT OF AGRICULTURE NUMBER 1 NURSERY GRADE STANDARD.
2. LANDSCAPING SHALL BE INSTALLED SHOWING SKILLED WORKMANSHIP AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE LOCATED AND INSTALLED TO PROVIDE PROPER GROWING CONDITIONS AND GOOD DRAINAGE OF ROOT SYSTEMS.
4. SOIL IN LANDSCAPED AREAS SHALL BE FREE OF DEBRIS, INCLUDING PAVING BASE OR FILL MATERIAL, AND CALCAREOUS MATERIALS SUCH AS SHELL, LIME ROCK, CONCRETE, PLASTER, AND STUCCO. SOIL IN LANDSCAPED AREAS SHALL CONSIST OF SAND, PEAT, MUCK, AND SIMILAR MATERIALS TO PRODUCE A PLASTIC AND FRIABLE STATE. SUCH SOILS SHALL BE AT A MINIMUM DEPTH OF SIX INCHES BELOW THE ROOT BALL AND AT LEAST TEN INCHES ON ALL SIDES OF THE ROOT BALL. PLANTING AREAS ARE TO BE TOTALLY EXCAVATED WHENEVER PLANT MATERIALS ARE INSTALLED 24 OR LESS INCHES APART. PLANTING AREAS CONTAINING EXCESSIVE CALCAREOUS MATERIALS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF TWO FEET.
5. A MINIMUM OF THREE INCHES OF COMPACTED, SUSTAINABLY HARVESTED, MINIATURE PINE BARK MULCH SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTING AREAS.
6. ALL PLANTS WITHIN THE VISIBILITY TRIANGLES MUST BE EQUAL TO OR BELOW 30" TALL
7. DUE TO SITE CONSTRAINTS AND THE PRESENCE OF UNDERGROUND UTILITIES, TREE PLANTING SPACE IS LIMITED IN SOME AREAS. THE DESIGNATED PLANTING ZONES SHOWN ON THESE PLANS REPRESENT THE MINIMUM VIABLE SPACE REQUIRED TO SUPPORT HEALTHY TREE GROWTH. A CONTINUOUS ROOT BARRIER SYSTEM SHALL BE INSTALLED ALONG ALL EDGES ADJACENT TO UNDERGROUND PIPES AND UTILITIES AS SHOWN, TO PROTECT INFRASTRUCTURE WHILE ALLOWING ADEQUATE ROOT DEVELOPMENT WITHIN THE DESIGNATED PLANTING AREA.
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PROJECT TITLE
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PROJECT ADDRESS
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BAY HARBOR ISLANDS, FL 33154

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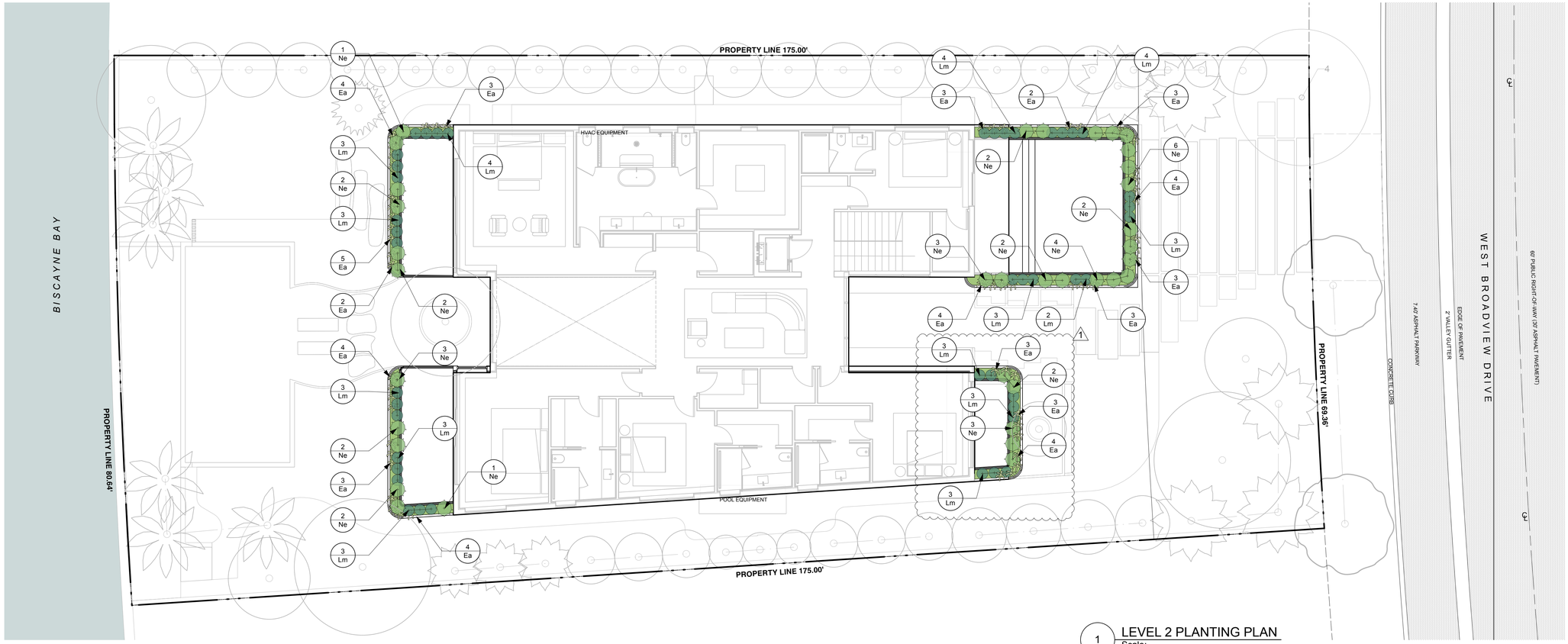
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M. Hastings	M. Hastings

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1	TOWN COMMENTS	6/16/26

SHEET TITLE
UNDERSTORY PLANTING PLAN

SHEET NO.
L160



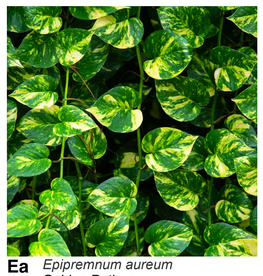
1 LEVEL 2 PLANTING PLAN
Scale:



Lm *Liriope muscari*
Liriope



Ne *Nephrolepis exaltata*
Boston Fern



Ea *Epipremnum aureum*
Golden Pothos

GENERAL NOTES

1. PLANT MATERIALS USED SHALL BE EQUAL TO OR BETTER THAN FLORIDA DEPARTMENT OF AGRICULTURE NUMBER 1 NURSERY GRADE STANDARD.
2. LANDSCAPING SHALL BE INSTALLED SHOWING SKILLED WORKMANSHIP AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE LOCATED AND INSTALLED TO PROVIDE PROPER GROWING CONDITIONS AND GOOD DRAINAGE OF ROOT SYSTEMS.
4. SOIL IN LANDSCAPED AREAS SHALL BE FREE OF DEBRIS, INCLUDING PAVING BASE OR FILL MATERIAL, AND CALCAREOUS MATERIALS SUCH AS SHELL, LIME ROCK, CONCRETE, PLASTER, AND STUCCO. SOIL IN LANDSCAPED AREAS SHALL CONSIST OF SAND, PEAT, MUCK, AND SIMILAR MATERIALS TO PRODUCE A PLASTIC AND FRIABLE STATE. SUCH SOILS SHALL BE AT A MINIMUM DEPTH OF SIX INCHES BELOW THE ROOT BALL AND AT LEAST TEN INCHES ON ALL SIDES OF THE ROOT BALL. PLANTING AREAS ARE TO BE TOTALLY EXCAVATED WHENEVER PLANT MATERIALS ARE INSTALLED 24 OR LESS INCHES APART. PLANTING AREAS CONTAINING EXCESSIVE CALCAREOUS MATERIALS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF TWO FEET.
5. A MINIMUM OF THREE INCHES OF COMPACTED, SUSTAINABLY HARVESTED, MINIATURE PINE BARK MULCH SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTING AREAS.
6. ALL PLANTS WITHIN THE VISIBILITY TRIANGLES MUST BE EQUAL TO OR BELOW 30" TALL
7. DUE TO SITE CONSTRAINTS AND THE PRESENCE OF UNDERGROUND UTILITIES, TREE PLANTING SPACE IS LIMITED IN SOME AREAS. THE DESIGNATED PLANTING ZONES SHOWN ON THESE PLANS REPRESENT THE MINIMUM VIABLE SPACE REQUIRED TO SUPPORT HEALTHY TREE GROWTH. A CONTINUOUS ROOT BARRIER SYSTEM SHALL BE INSTALLED ALONG ALL EDGES ADJACENT TO UNDERGROUND PIPES AND UTILITIES AS SHOWN, TO PROTECT INFRASTRUCTURE WHILE ALLOWING ADEQUATE ROOT DEVELOPMENT WITHIN THE DESIGNATED PLANTING AREA.
8. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND COORDINATE TREE INSTALLATION AND ROOT BARRIER PLACEMENT ACCORDINGLY. ANY CONFLICTS DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND PROJECT ENGINEER IMMEDIATELY FOR RESOLUTION.

LEVEL 2 PLANT SCHEDULE

ID	Quantity	Latin Name	Common Name	Scheduled Size	Native
Ea	57	Epipremnum aureum	Golden Pothos	1 gal.	
Lm	44	Liriope muscari	Liriope	3 gal. / 18" oc	
Ne	38	Nephrolepis exaltata	Boston Fern	7 gal. / 30" oc	X

PROJECT TITLE
WEST BROADVIEW RESIDENCE

PROJECT ADDRESS
10250 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ISSUE
DESIGN REVIEW BOARD SET

ISSUE DATE: April 15, 2026
PROJECT NO.: 2602

MIGUEL HASTINGS
Landscape Architect
261 N. University Dr. Suite 500 PMB 1001 | Plantation, FL 33324
Phone: 954.228.9202 | www.miguelhastings.com

SEAL

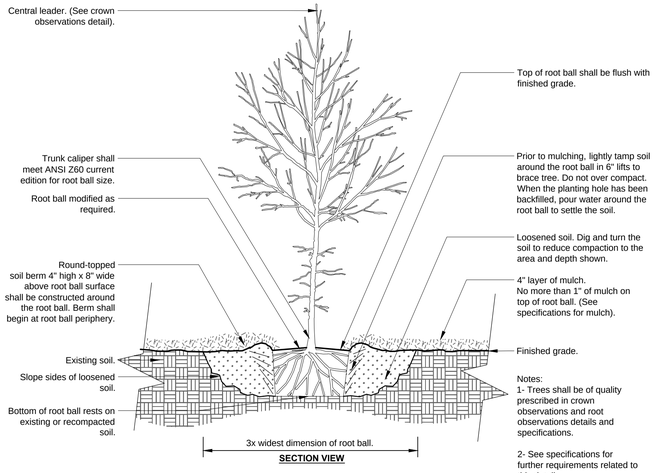
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DRAWN BY: M. Hastings
CHECKED BY: M. Hastings

DELTA	REVISION NOTES	REVISION DATE
3	TOWN COMMENTS	8/28/26
2	TOWN COMMENTS	7/23/26
1	TOWN COMMENTS	6/16/26

SHEET TITLE
LEVEL 2 PLANTING PLAN

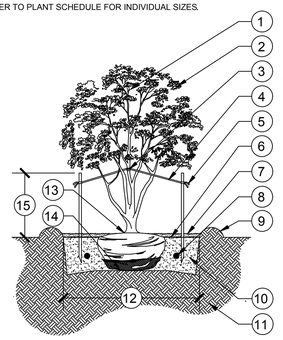
SHEET NO.
L170



1 TREE PLANTING
Scale: N.T.S.

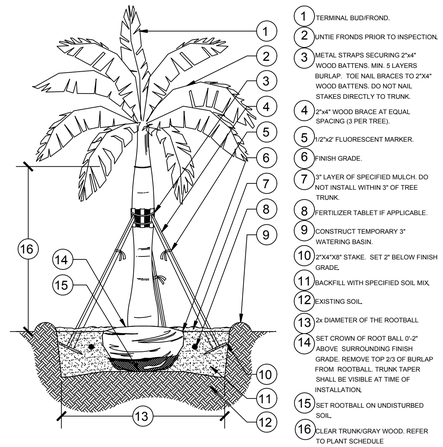
CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. 1/2"X2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. BACKFILL WITH SPECIFIED SOIL MIX
11. EXISTING SOIL
12. 2X DIAMETER OF THE ROOTBALL
13. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
14. SET ROOTBALL ON UNDISTURBED SOIL
15. CLEAR TRUNK: REFER TO PLANT SCHEDULE

2 MULTI-TRUNK TREE PLANTING
Scale: N.T.S.



1. TERMINAL BUD/FROND.
2. UNTIE FRONDS PRIOR TO INSPECTION.
3. METAL STRAPS SECURING 2"x4" WOOD BATTENS. MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"X4" WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY TO TRUNK.
4. 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE).
5. 1/2"x2' FLUORESCENT MARKER.
6. FINISH GRADE.
7. 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8. FERTILIZER TABLET IF APPLICABLE.
9. CONSTRUCT TEMPORARY 3" WATERING BASIN.
10. 2"X4"X8" STAKE. SET 2" BELOW FINISH GRADE.
11. BACKFILL WITH SPECIFIED SOIL MIX.
12. EXISTING SOIL.
13. 2x DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15. SET ROOTBALL ON UNDISTURBED SOIL.
16. CLEAR TRUNK/GRAY WOOD. REFER TO PLANT SCHEDULE

3 PALM PLANTING
Scale: N.T.S.

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

4 SHRUB PLANTING
Scale: N.T.S.

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

5 GROUND COVER PLANTING
Scale: N.T.S.

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SHEET TITLE
PLANTING DETAILS

SHEET NO.
L300