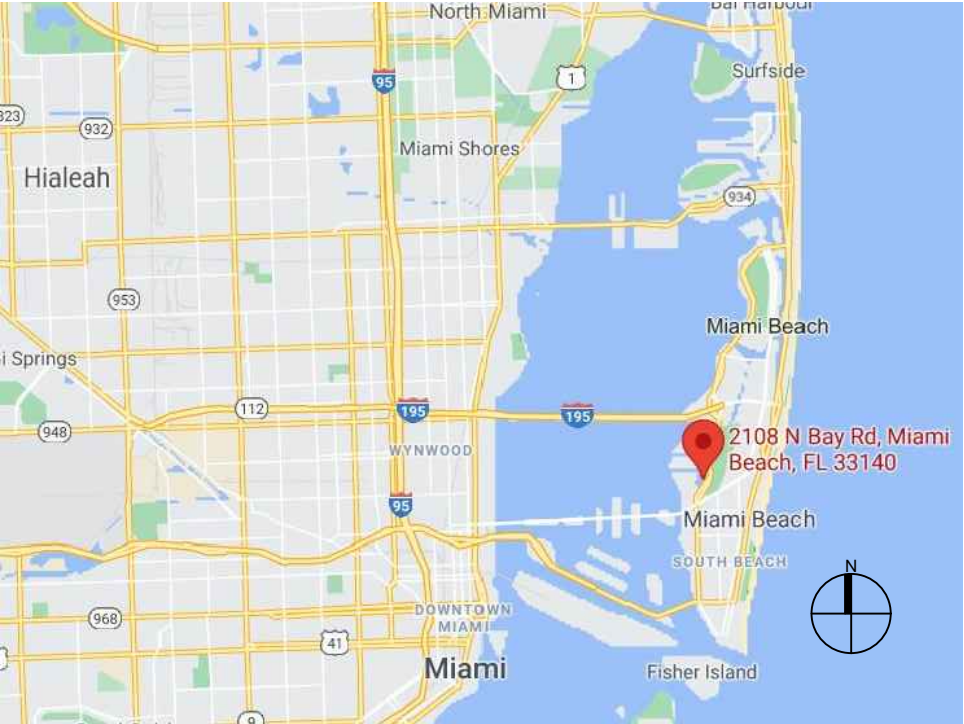




LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
2108 North Bay Road
Miami Beach, FL 33140

LATITUDE: 25°47'56.55"N
LONGITUDE: 80° 8'23.57"W

FOLIO No.: 02-3227-008-1351

LEGAL DESCRIPTION:
SUNSET LAKE SUB AMD PL
PB 8-52
LOT 8 BLK 15
LOT SIZE 100.000 X 200
OR 19460-4259 01 2001 4
COC 23680-4599 07 2005 1

- GENERAL NOTES:
- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
 - ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
 - IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
 - IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
 - APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2020 EDITION (AND CURRENT ADDENDUMS).
 - APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
 - DO NOT SCALE DRAWINGS FOR DIMENSIONS.
 - CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
 - CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
 - ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
 - LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
 - THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
 - ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
 - THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

DESIGN CRITERIA
STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2020 EDITION.
- ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
- EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.

IN THE EVEN OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

DOCK LL: 100 PSF

BOLTS: ALL BOLTS SHALL BE 316 STAINLESS STEEL, UNLESS OTHERWISE NOTED.

REBAR: ALL REBAR TO BE GALVANIZED GRADE 60 OR BETTER, UNLESS OTHERWISE NOTED.

- CONCRETE
- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
 - OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
 - LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
 - CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
 - REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
 - SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

- WOOD
- PRIMARY WOOD FRAMING MEMBERS SHALL BE NUMBER 1 PRESSURE TREATED MARINE GRADE TEK SOUTHERN PINE, OR BETTER.

- PILE DRIVING NOTES
- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
 - PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
 - PILES SHALL BE DRIVEN TO REQUIRED MINIMUM 15 TON (WOOD)/ (25-TON (CONCRETE) BEARING CAPACITY.
 - PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGH NO LESS THAN 3,000 POUNDS, AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FT.
 - PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN ¼" PER FOOT FROM THE VERTICAL, OR FROM THE BATTER LINE INDICATED, WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3".
 - WHERE PILING MUST PENETRATE STRATA OFFERING HIGH RESISTANCE TO DRIVING, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE THAT PILES BE SET IN PRE-DRILLED OR PUNCHED HOLES. THE PILES SHALL REACH THEIR FINAL PENETRATION BY DRIVING.
 - PILES TO BE DRIVEN BASED ON RESULTS IN GEOTECHNICAL REPORT CREATED BY _____ DATED _____.

2108 NORTH BAY ROAD
DOCK & BOATLIFT
PROJECT

FINAL SUBMITTAL
FILE NO. ZBA23-0152
Miami Beach, Florida

CLIENT:
MR. BARRY BRODSKY
BRODSON CONSTRUCTION, INC.
2108 North Bay Road
Miami Beach, Florida 33141

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
ADOLFO J. GONZALEZ P.E.

2050 Coral WAy, Suite 502
Miami, Florida 33145
Tel: (305) 415-8782

SEAL / SIGNATURE / DATE

Adolfo J. Gonzalez
Lic. No. 58620

PERMIT DRAWINGS

Issue #	Issue Date
①	July 7, 2023-VD

PROJECT: 21-10845 CLI-2021-0669

PROJECT LOCATION &
NOTES

SCALE : AS SHOWN
SHEET NO.

S-1

PERMIT DRAWINGS

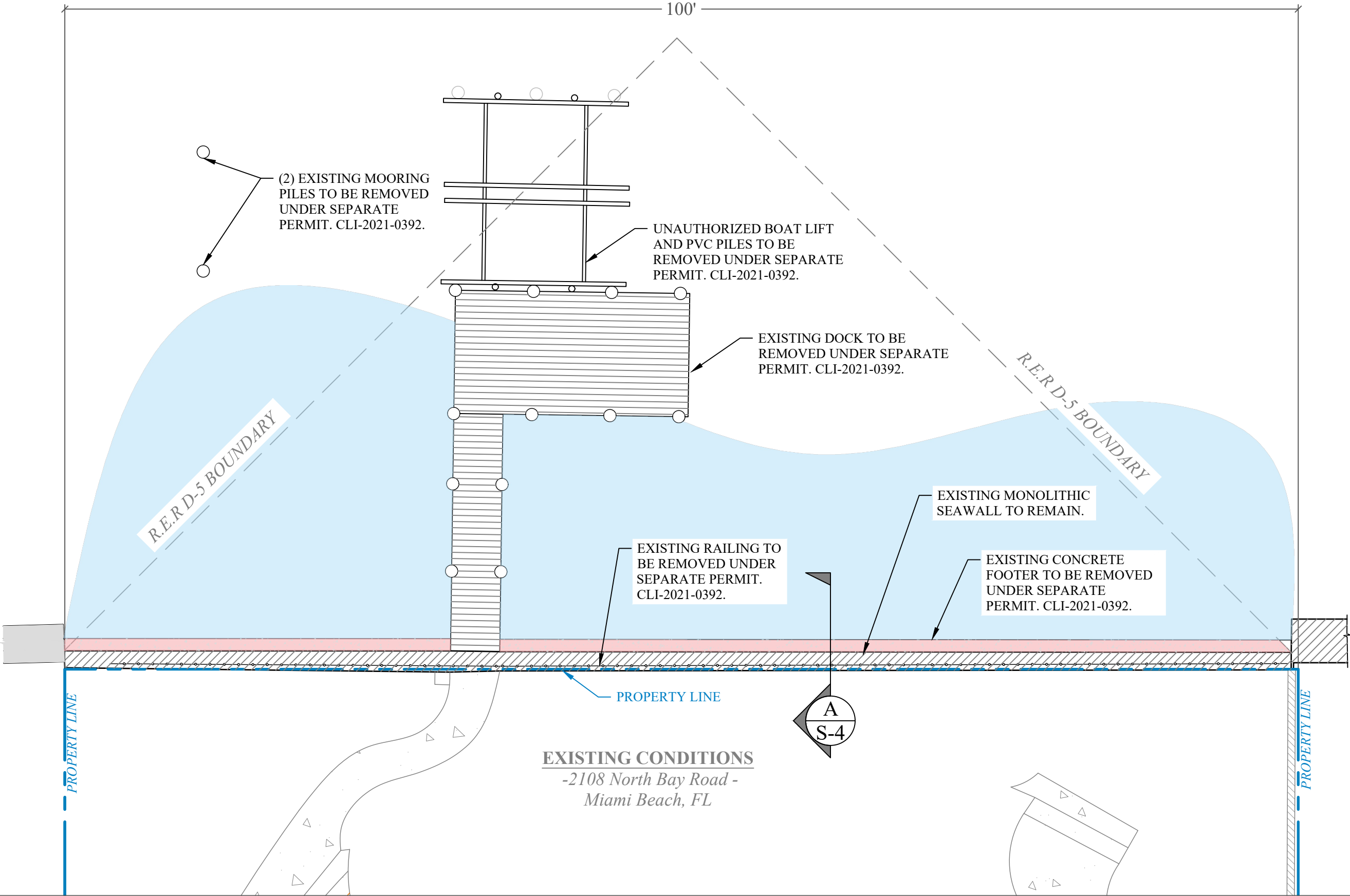
Issue #	Issue Date
①	July 7, 2023-VD

PROJECT: 21-10845 CLI-2021-0669

EXISTING CONDITIONS

SCALE : AS SHOWN
SHEET NO.

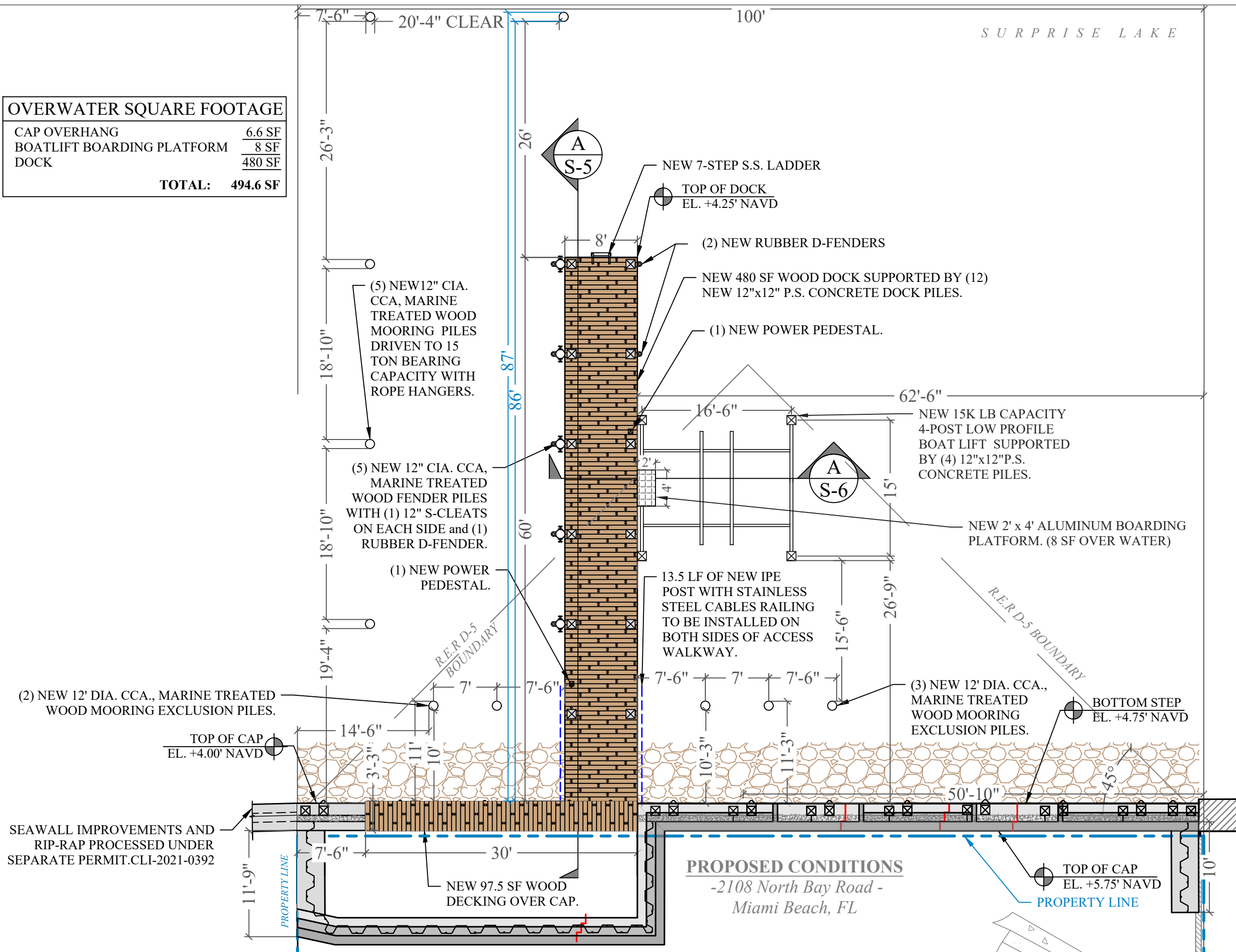
S-2



OVERWATER SQUARE FOOTAGE

CAP OVERHANG	6.6 SF
BOATLIFT BOARDING PLATFORM	8 SF
DOCK	480 SF

TOTAL: 494.6 SF



2108 NORTH BAY ROAD
DOCK & BOATLIFT
PROJECT

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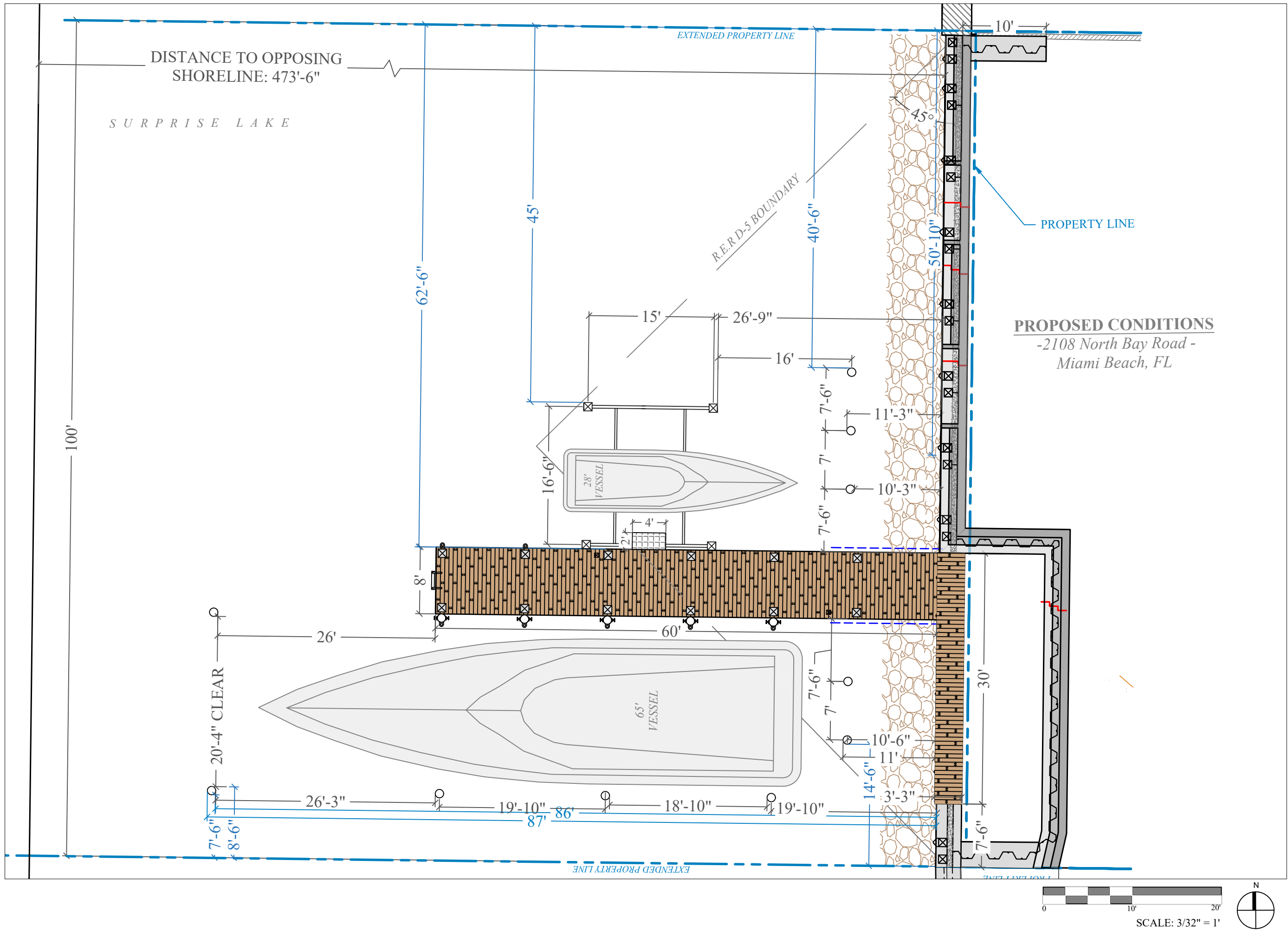
Issue # Issue Date
① July 7, 2023-VD

PROJECT: 21-10845 CLI-2021-0669

PROPOSED CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-3



2108 NORTH BAY ROAD
DOCK & BOATLIFT
PROJECT

FINAL SUBMITTAL
FILE NO. ZBA23-0152
Miami Beach, Florida

CLIENT:
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BRODSO CONSTRUCTION, INC.

2108 North Bay Road
Miami Beach, Florida 33141

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SEAL / SIGNATURE / DATE

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Lic. No. 58620

PERMIT DRAWINGS

Issue #	Issue Date
①	July 7, 2023-VD

PROJECT: 21-10845 CLI-2021-0669

PROPOSED CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-3.1



**2108 NORTH BAY ROAD
DOCK & BOATLIFT
PROJECT**

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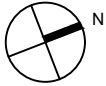
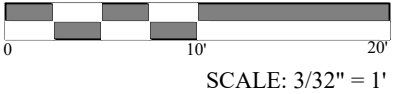
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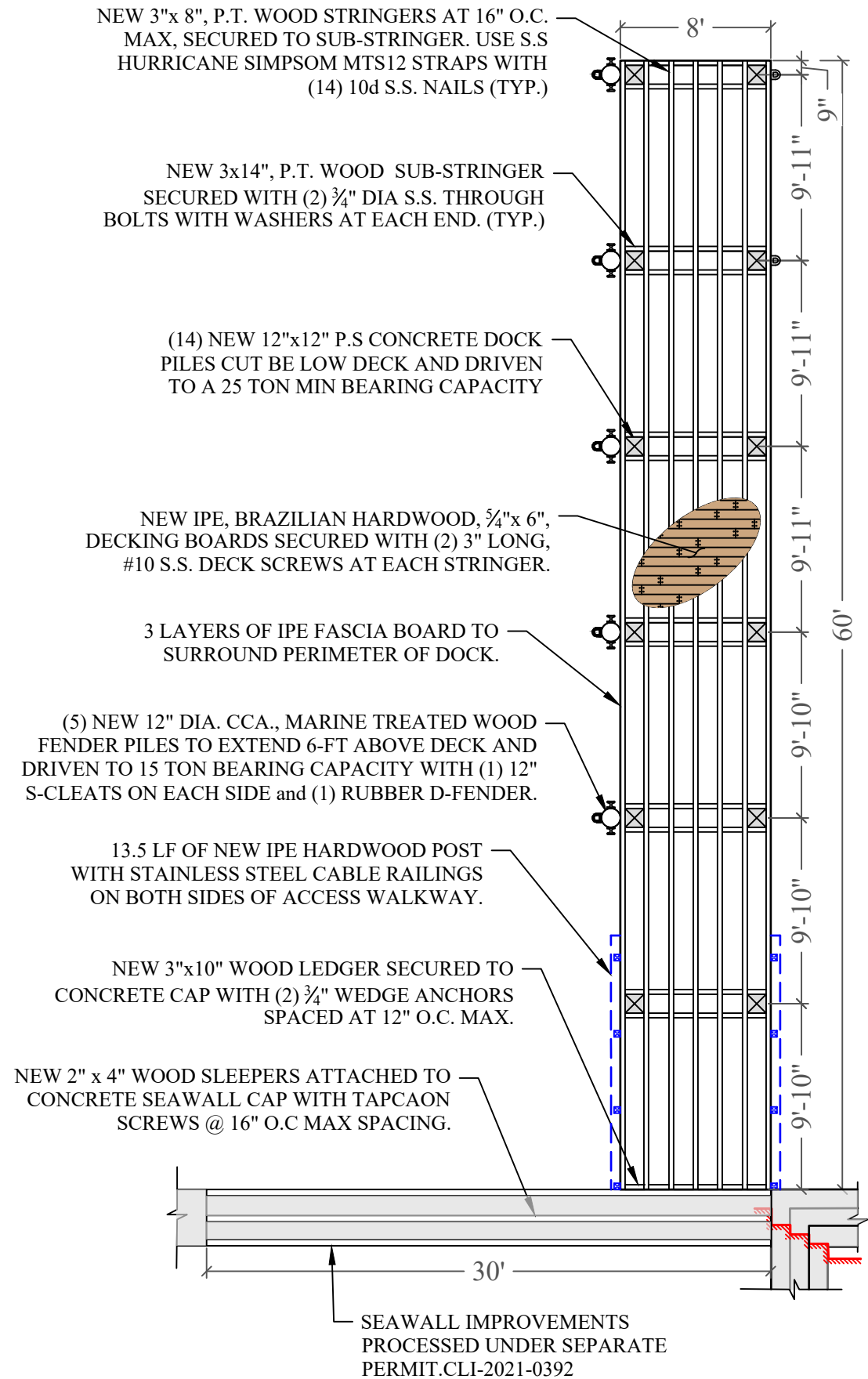
PROJECT: 21-10845 CLI-2021-0669

**PROPOSED CONDITIONS
(AERIAL OVERLAY)**

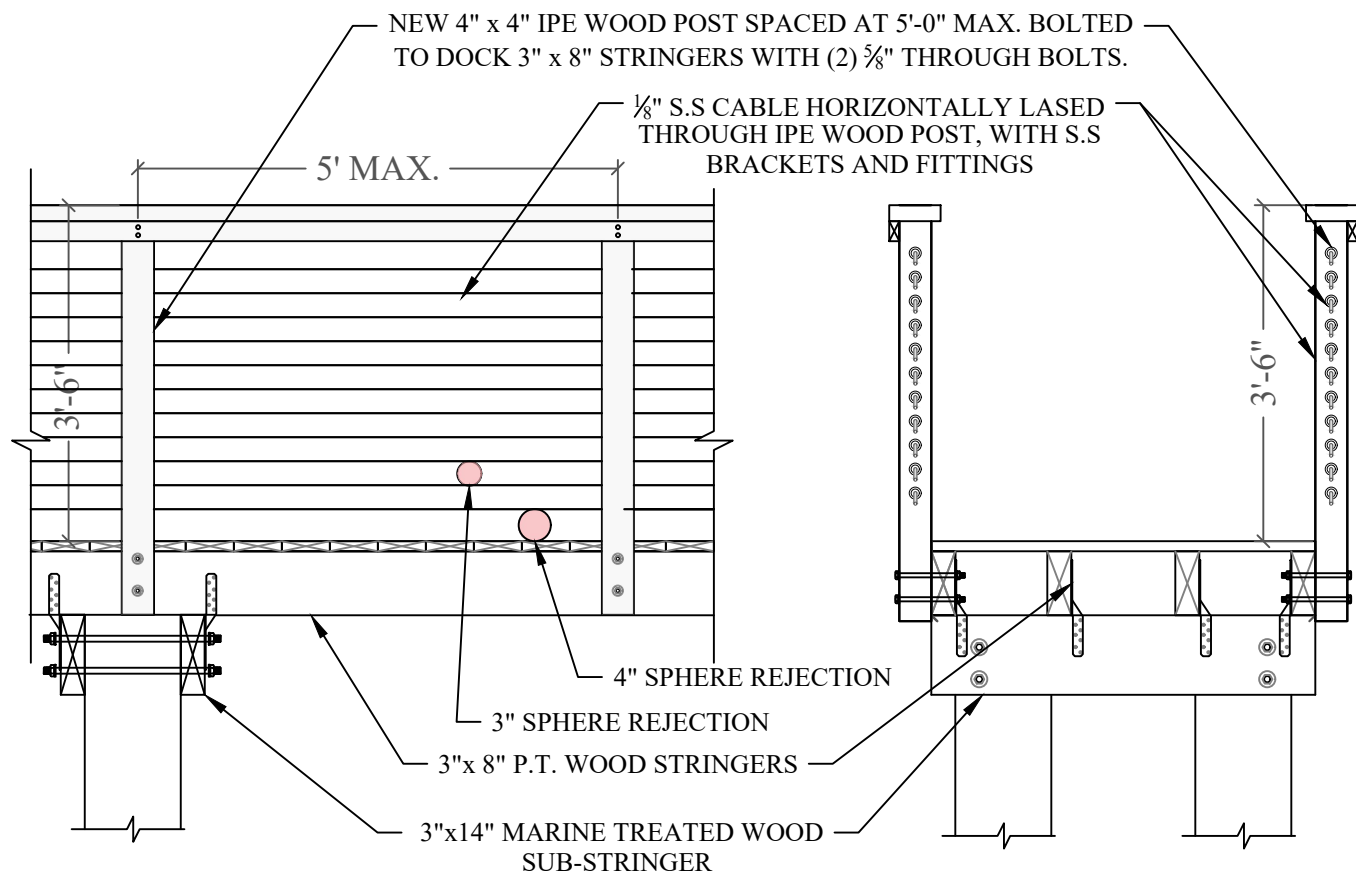
SCALE : AS SHOWN
SHEET NO.

S-3.2

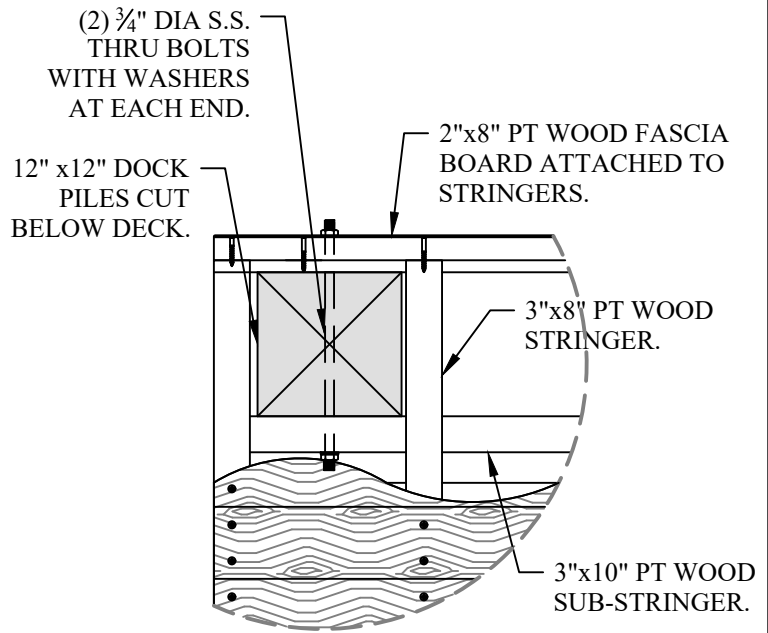




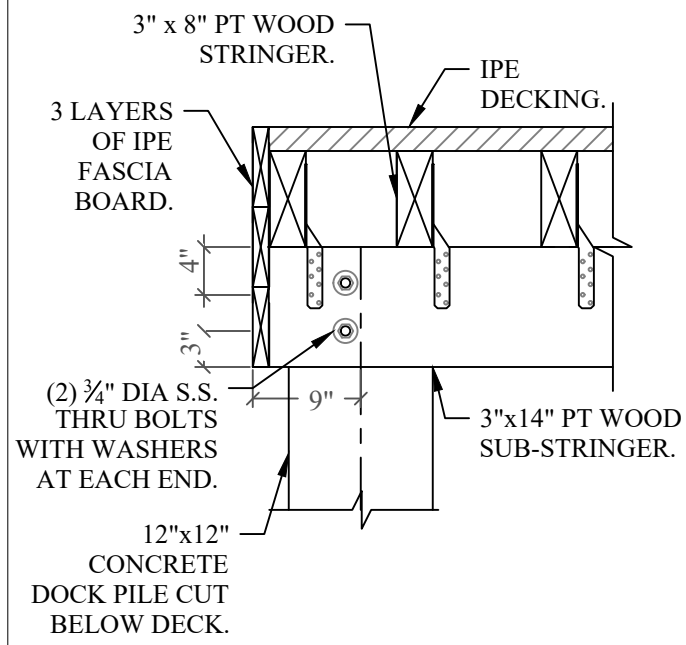
DOCK FRAMING PLAN



TYP. STAINLESS STEEL RAILING DETAIL 1 S-4
SCALE: 1/2" = 1'-0"



DECK EDGE PLAN DETAIL 2 S-4
SCALE: 3/4" = 1'-0"



DECK EDGE SECTION DETAIL 3 S-4
SCALE: 3/4" = 1'-0"

2108 NORTH BAY ROAD
DOCK & BOATLIFT
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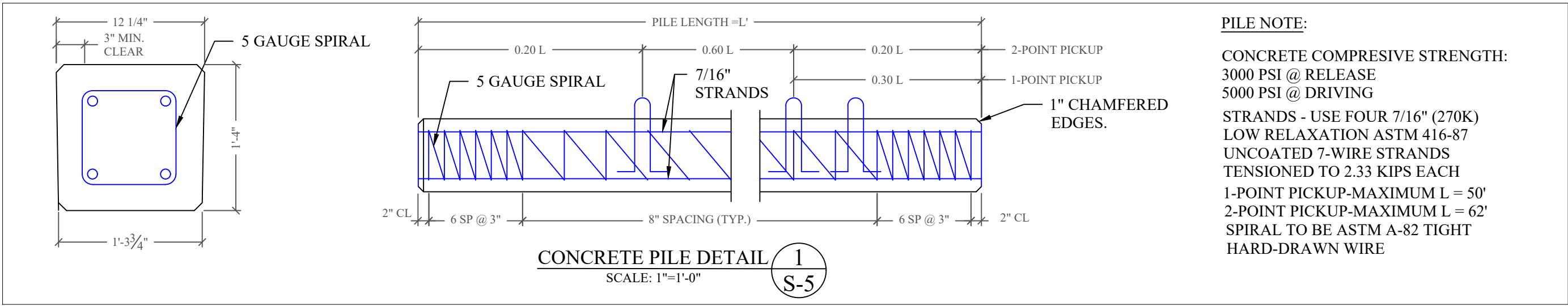
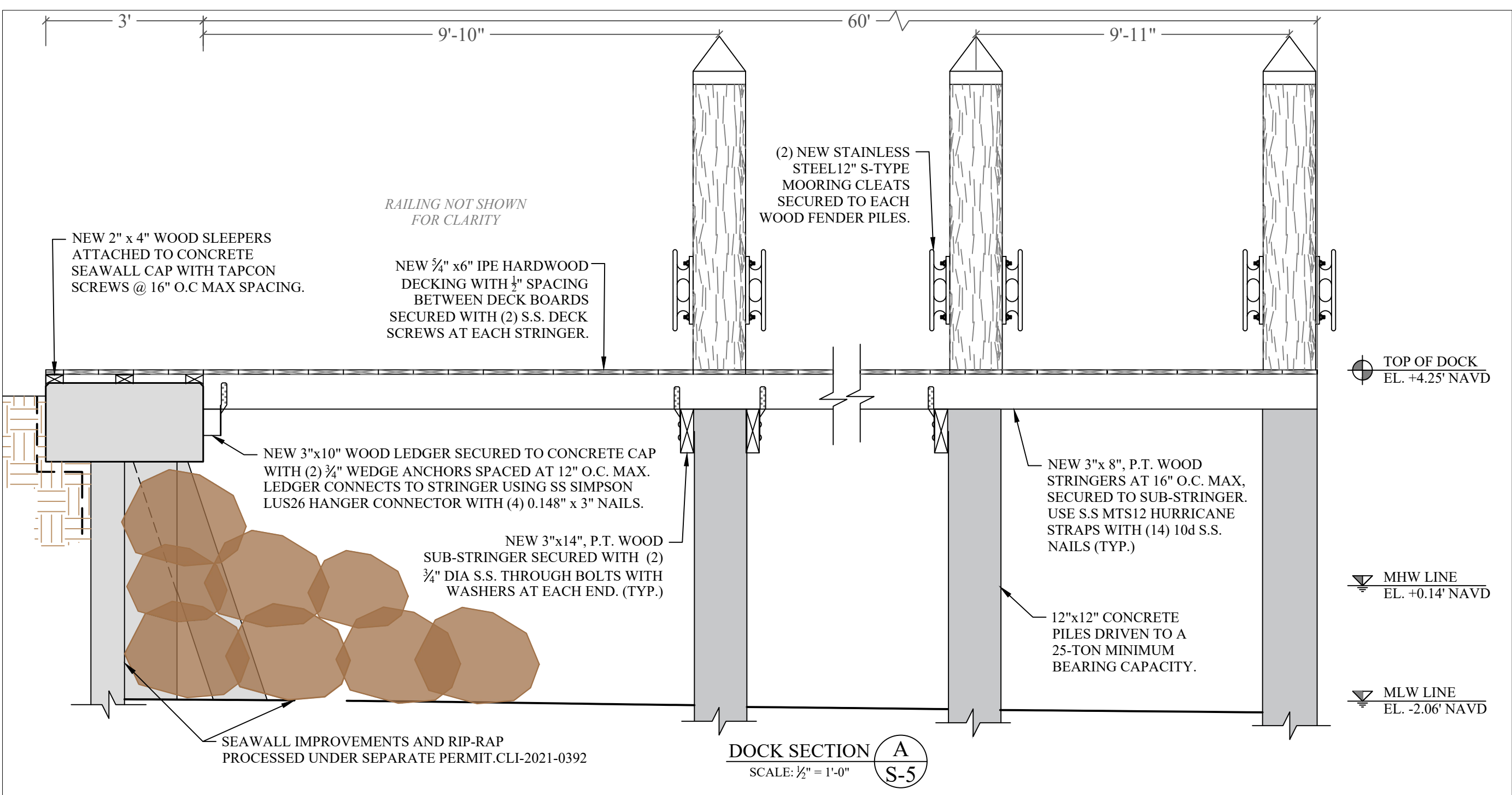
Issue # Issue Date
① July 7, 2023-VD

PROJECT: 21-10845 CLI-2021-0669

DOCK FRAMING PLAN &
DOCK DETAILS

SCALE : AS SHOWN
SHEET NO.

S-4



2108 NORTH BAY ROAD
DOCK & BOATLIFT
PROJECT

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PERMIT DRAWINGS

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PROJECT: 21-10845 CLI-2021-0669

DOCK SECTION AND
PILE DETAIL

SCALE : AS SHOWN
SHEET NO.

S-5

NEW 12" DIA. CCA MARINE
TREATED WOOD FENDER
PILES DRIVEN TO 15 TON
BEARING CAPACITY WITH
COPPER CONE CAPS.

NEW EPDM, D-SHAPED/
D-BORE FENDERS,
MOUNTED WITH (1) $\frac{5}{8}$ "
S.S. THRU BOLTS
EQUALLY SPACED.

NEW IPE, BRAZILIAN HARDWOOD,
 $\frac{5}{4}$ "x 6", DECKING BOARDS
SECURED WITH (2) 3" LONG, #10 S.S. DECK
SCREWS AT EACH STRINGER.

NEW 3"x 8", P.T. WOOD
STRINGERS AT 16" O.C. MAX,
SECURED TO SUB-STRINGER.
USE S.S. MTS12 HURRICANE
STRAPS WITH (14) 10d S.S.
NAILS (TYP.)

NEW 3"x14", P.T. WOOD
SUB-STRINGER
SECURED WITH (2) $\frac{3}{4}$ "
DIA S.S. THROUGH
BOLTS WITH
WASHERS AT EACH
END. (TYP.)

12"x12" CONCRETE
PILES DRIVEN TO A
25-TON MINIMUM
BEARING CAPACITY.

NEW $\frac{5}{4}$ " x6" IPE HARDWOOD DECKING
WITH $\frac{1}{2}$ " SPACING BETWEEN DECK
BOARDS SECURED WITH (2) S.S. DECK
SCREWS AT EACH STRINGER.

NEW 2"x4" WOOD SLEEPERS
ATTACHED TO CONCRETE
SEAWALL CAP WITH TAPCAON
SCREWS @ 16" O.C MAX SPACING.

SEAWALL IMPROVEMENTS PROCESSED
UNDER SEPARATE PERMIT.CLI-2021-0392

SEAWALL CAP DECK SECTION B
S-6
SCALE: 3/16" = 1'-0"

BOATLIFT SECTION A
S-6
SCALE: 3/8" = 1'-0"

2108 NORTH BAY ROAD
DOCK & BOATLIFT
PROJECT

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TOP OF DOCK
EL. +4.25' NAVD

MHW LINE
EL. +0.14' NAVD

MLW LINE
EL. -2.06' NAVD

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PERMIT DRAWINGS

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DOCK DETAILS

SCALE : AS SHOWN
SHEET NO.

S-6