

**FOR REFERENCE ONLY**

ZBA23-0152

07-10-23 - Final Submittal

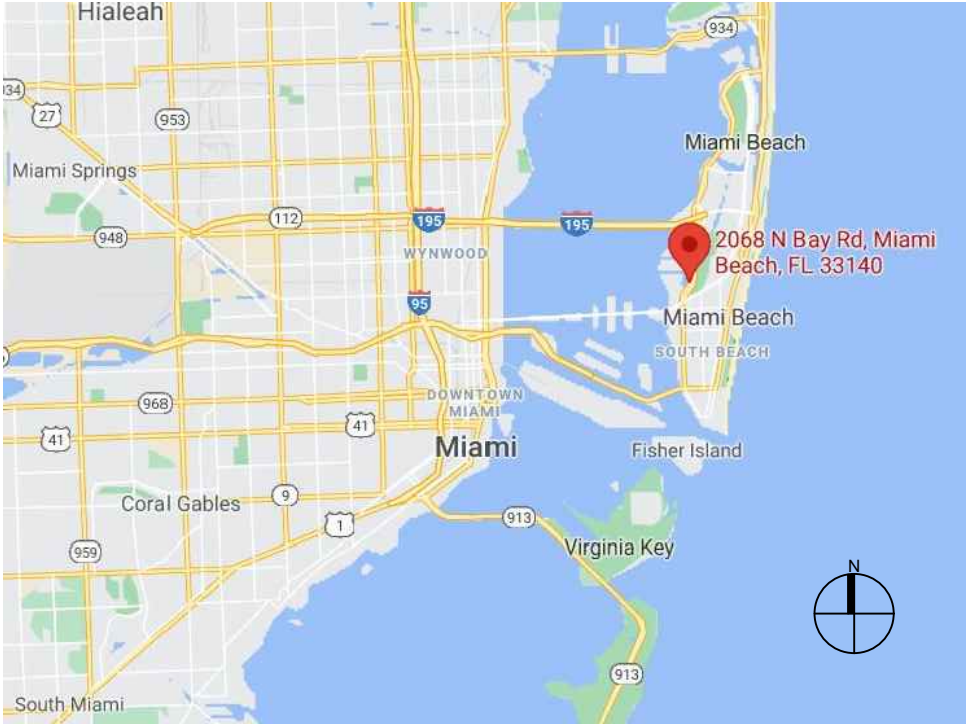
Neighboring Dock Plans for the Property  
Located at 2068 N. Bay Road with  
Permit No. RV2219078

**FOR REFERENCE ONLY**

RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL  
NAME Ashley Dominguez  
DATE 06/15/2023



## LOCATION MAP AND LEGAL DESCRIPTION



**PROJECT SITE LOCATION:**  
2068 North Bay Road  
Miami Beach, FL 33140

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

**FOLIO No.:** 02-3227-008-1360

**LEGAL DESCRIPTION:**

SUNSET LAKE SUB AMD PL PB 8-52

LOT 9 BLK 15

LOT SIZE 125.880 X 204

OR 12469-2109 0485 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 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.

## 2068 NORTH BAY ROAD DOCK PROJECT

Miami Beach, Florida

CLIENT:

**MR. BARRY BRODSKY**  
**BRODSON CONSTRUCION, INC.**

2068 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

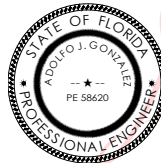
CONTRACTOR:

PROJECT ENGINEER:

**ADOLFO J. GONZALEZ P.E.**

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

SEAL / SIGNATURE / DATE



Digitally signed  
by Adolfo J  
Gonzalez  
Date: 2023.06.02  
14:29:54 -04'00'

**ADOLFO J. GONZALEZ**

Lic. No. 58620

## PERMIT DRAWINGS

**Issue # Issue Date**

① May 25, 2023 - ME

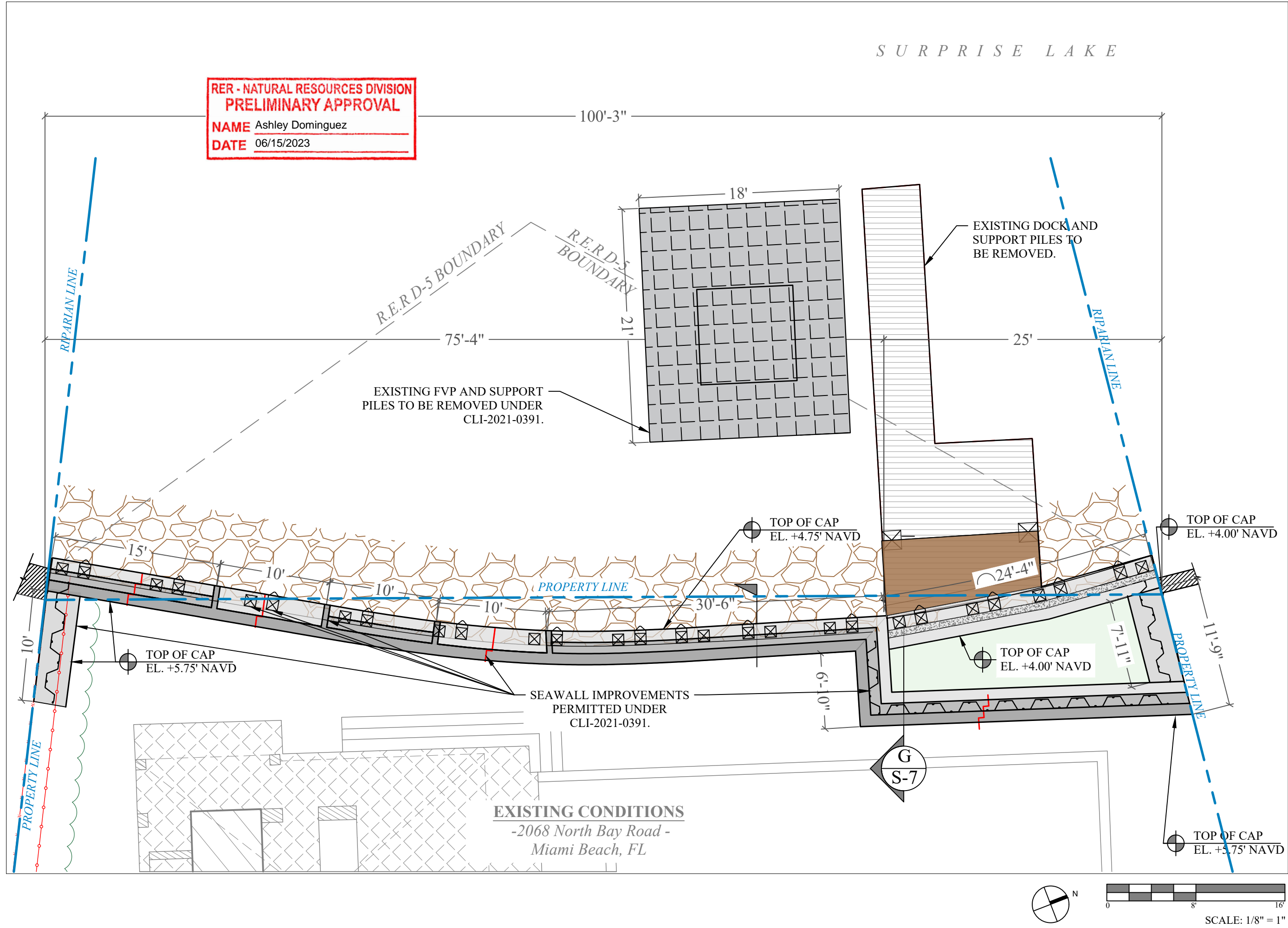
PROJECT: 21-10840

## PROJECT LOCATION & NOTES

SCALE : AS SHOWN  
SHEET NO.

S-1





2068 NORTH BAY ROAD  
DOCK PROJECT

Miami Beach, Florida

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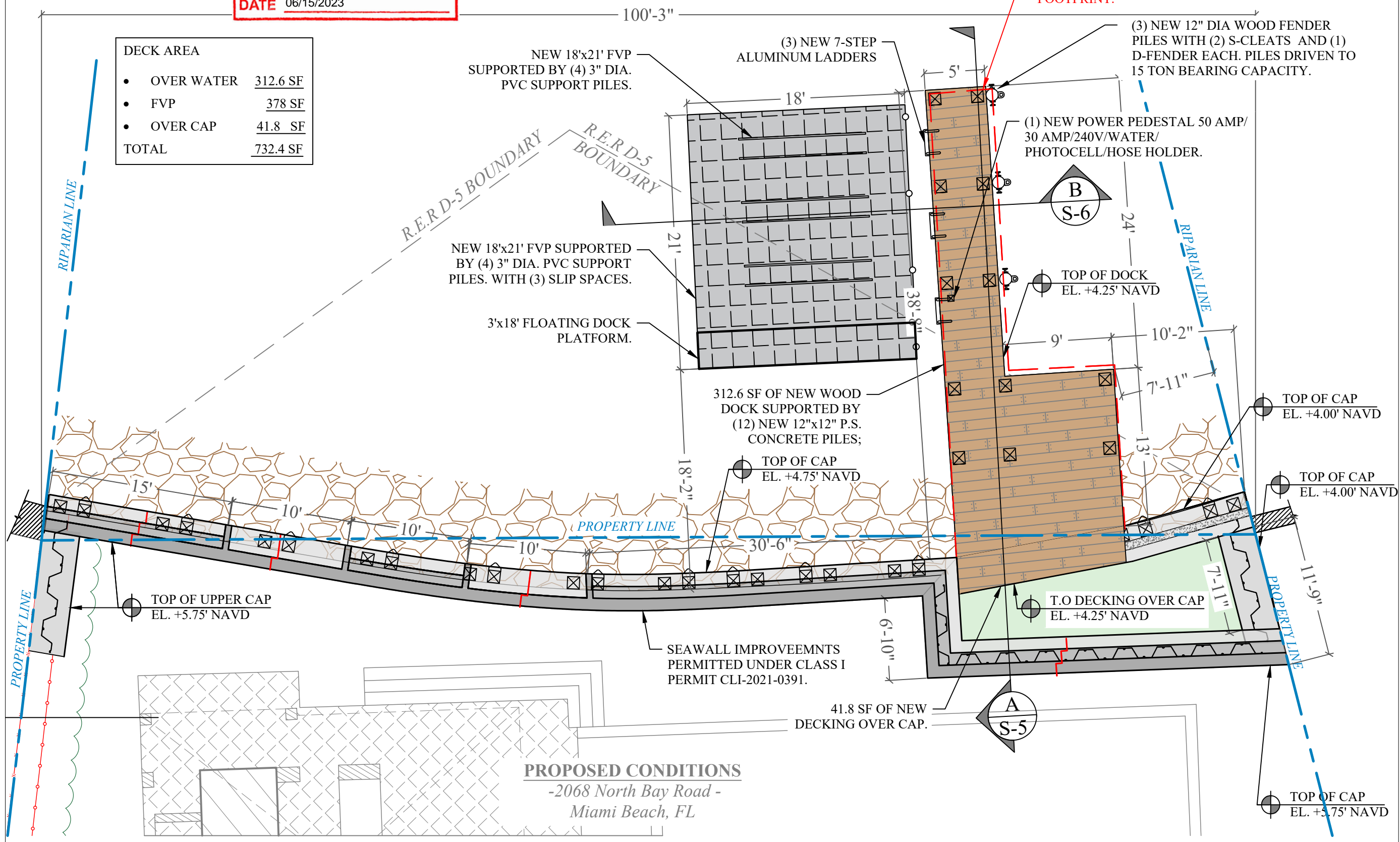
EXISTING CONDITIONS

SCALE : AS SHOWN  
SHEET NO.

S-2

RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL  
NAME Ashley Dominguez  
DATE 06/15/2023

DECK AREA	
• OVER WATER	312.6 SF
• FVP	378 SF
• OVER CAP	41.8 SF
TOTAL	732.4 SF



**PROPOSED CONDITIONS**  
-2068 North Bay Road -  
Miami Beach, FL

S U R P R I S E   L A K E

**2068 NORTH BAY ROAD  
DOCK PROJECT**

Miami Beach, Florida

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CONTRACTOR:

PROJECT ENGINEER:  
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**PERMIT DRAWINGS**

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PROJECT: 21-10840

**PROPOSED CONDITIONS**

SCALE : AS SHOWN  
SHEET NO.

**S-3**

2068 NORTH BAY ROAD  
DOCK PROJECT

Miami Beach, Florida

CLIENT:  
**MR. BARRY BRODSKY**  
**BRODSO CONSTRUTCION, INC.**

2068 North Bay Road  
Miami Beach, Florida 33141  
ENVIRONMENTAL CONSULTANT:

**OCEAN CONSULTING, LLC.**  
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Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:  
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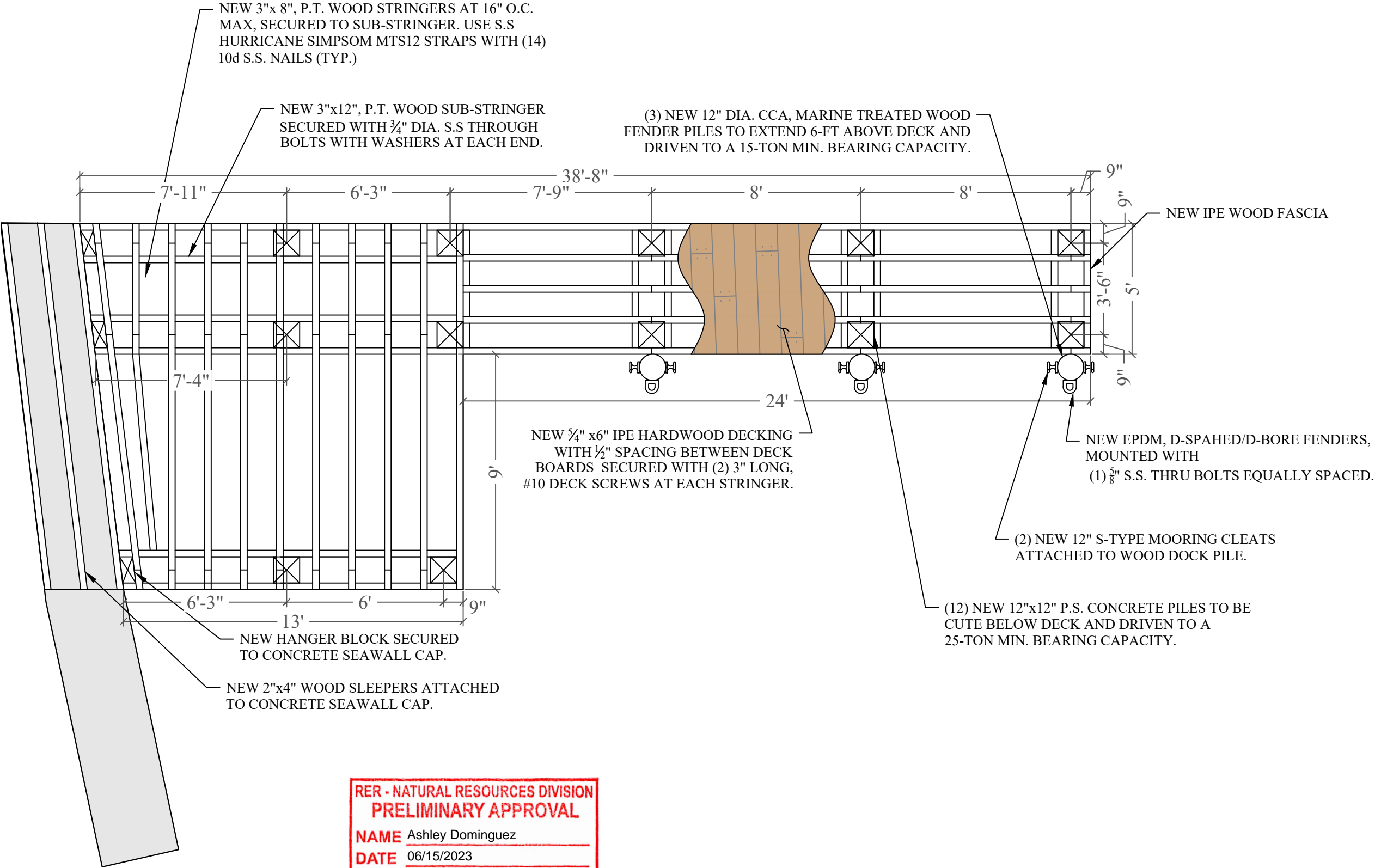
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DOCK FRAMING PLAN

SCALE : AS SHOWN  
SHEET NO.

S-4



RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL  
NAME Ashley Dominguez  
DATE 06/15/2023

DOCK FRAMING PLAN



2068 NORTH BAY ROAD  
DOCK PROJECT

Miami Beach, Florida

CLIENT:  
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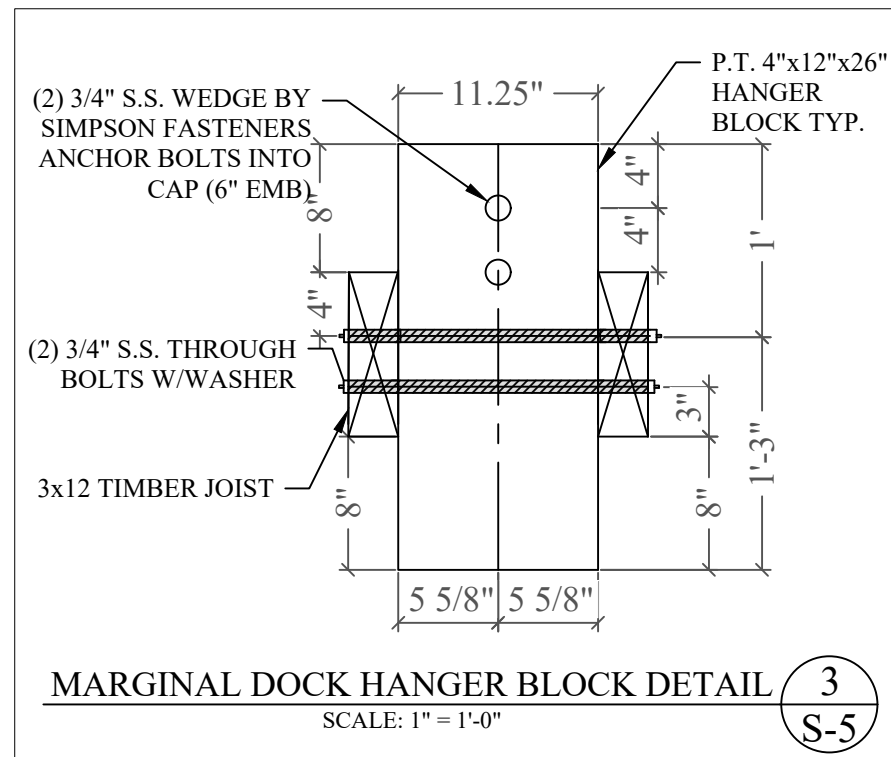
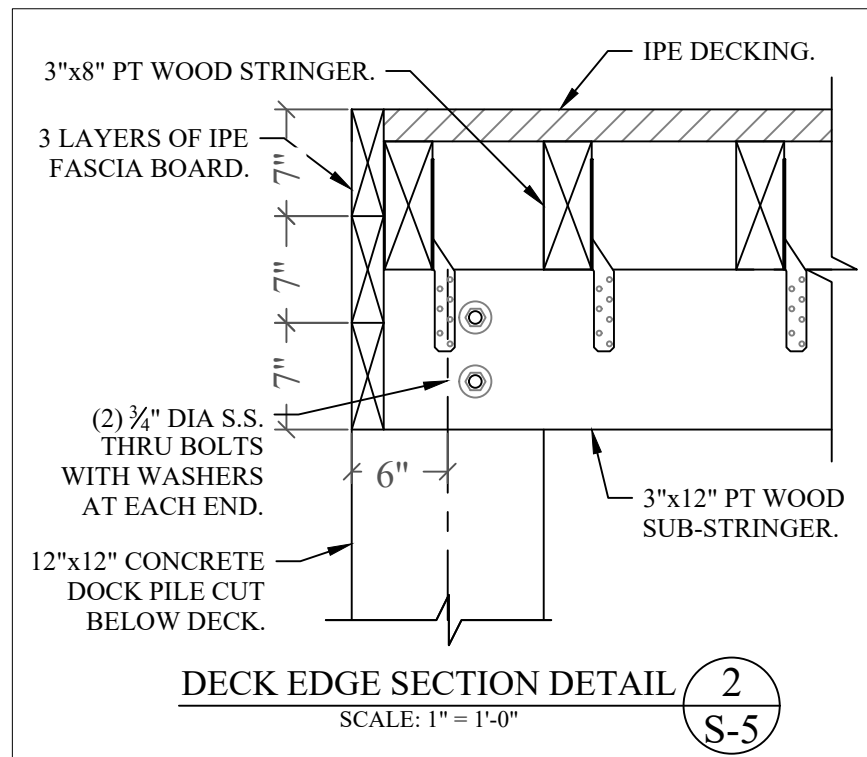
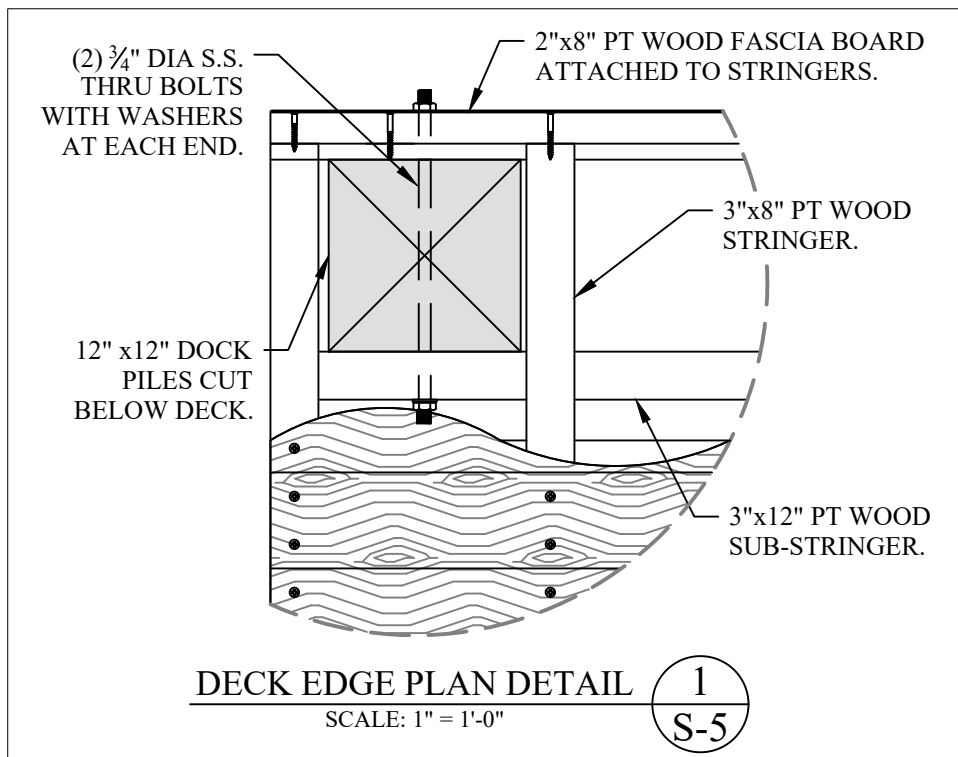
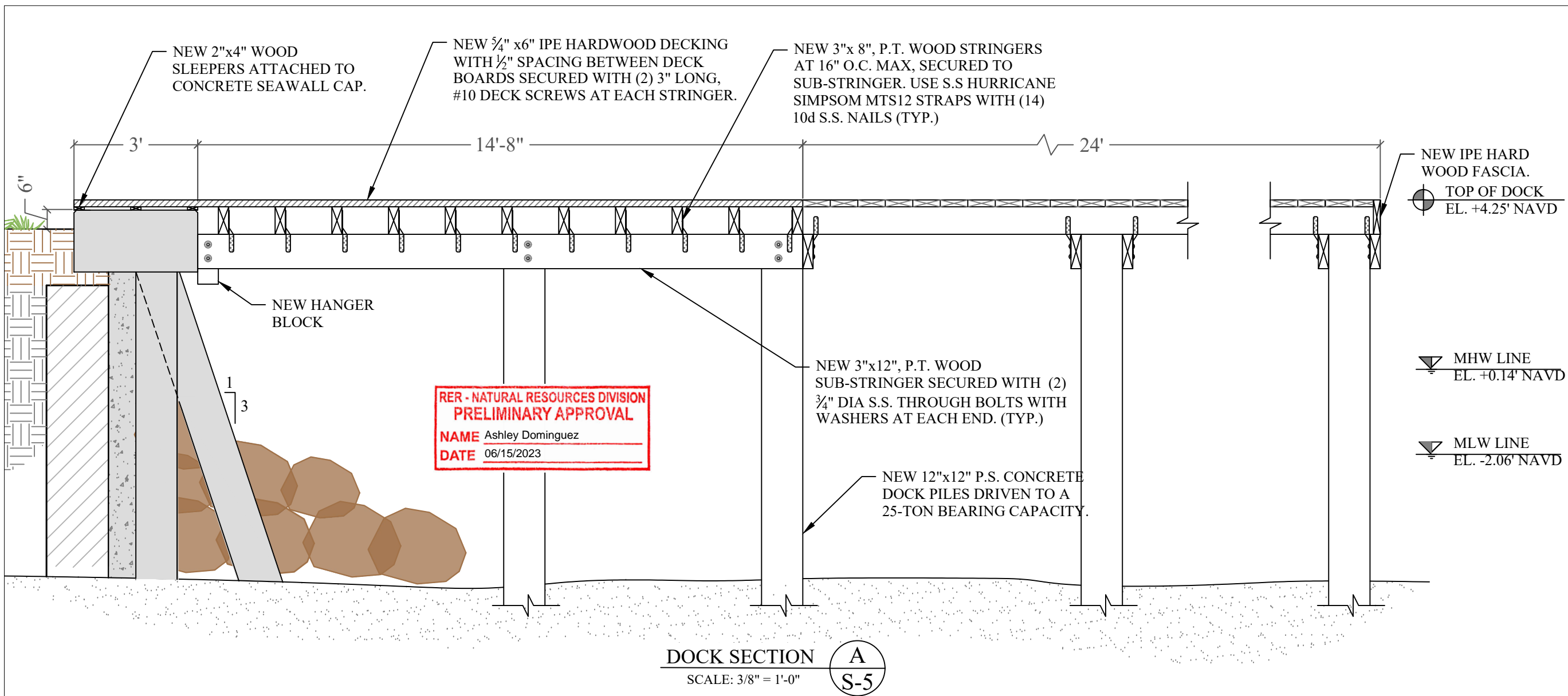
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PROJECT: 21-10840

**DOCK SECTION &  
DETAILS**

SCALE : AS SHOWN  
SHEET NO.

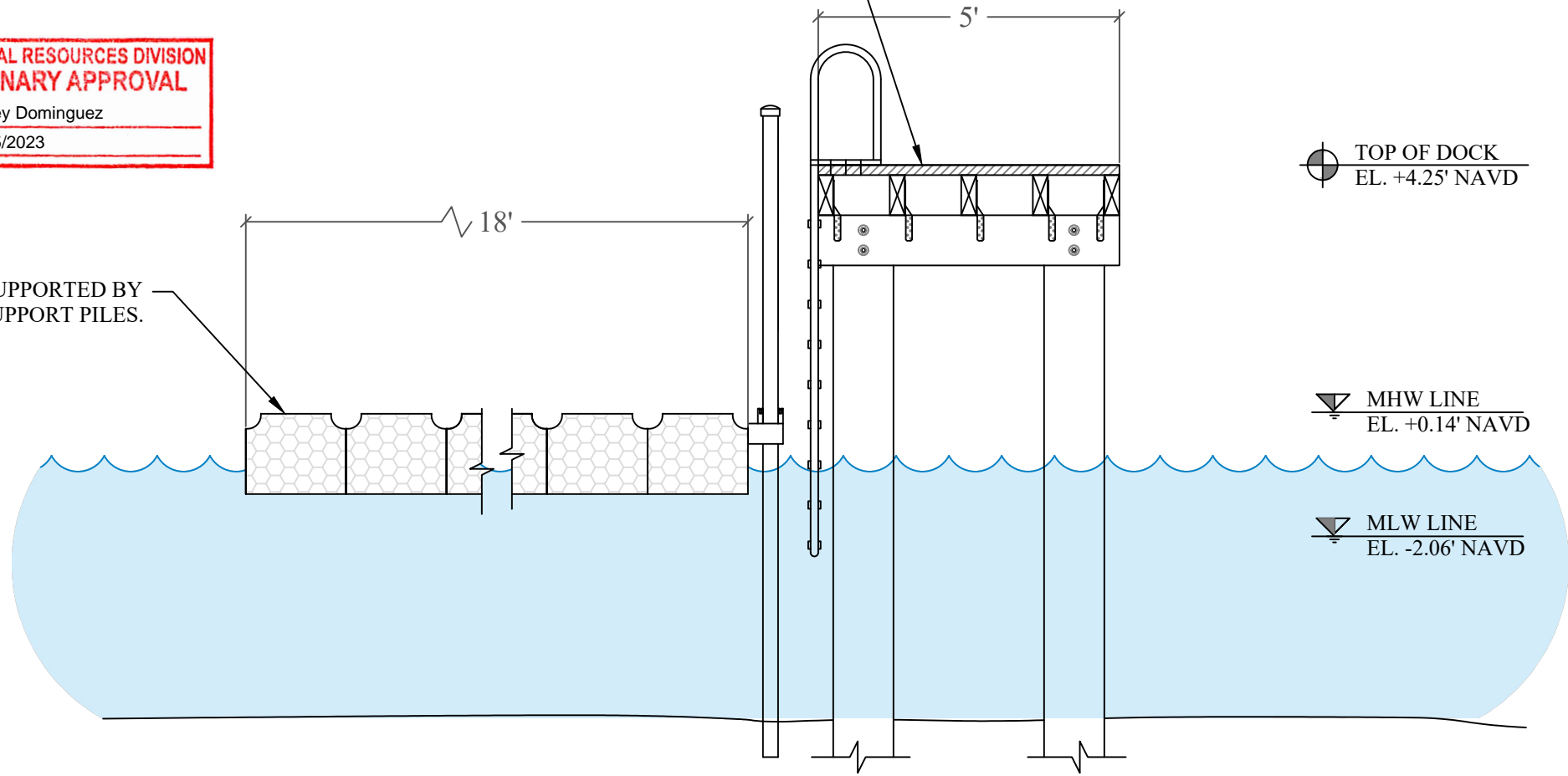
**S-5**



RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL  
NAME Ashley Dominguez  
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NEW 18'x21' FVP SUPPORTED BY  
(4) 3" DIA. PVC SUPPORT PILES.

SEE DOCK DETAILS ON "S-5".

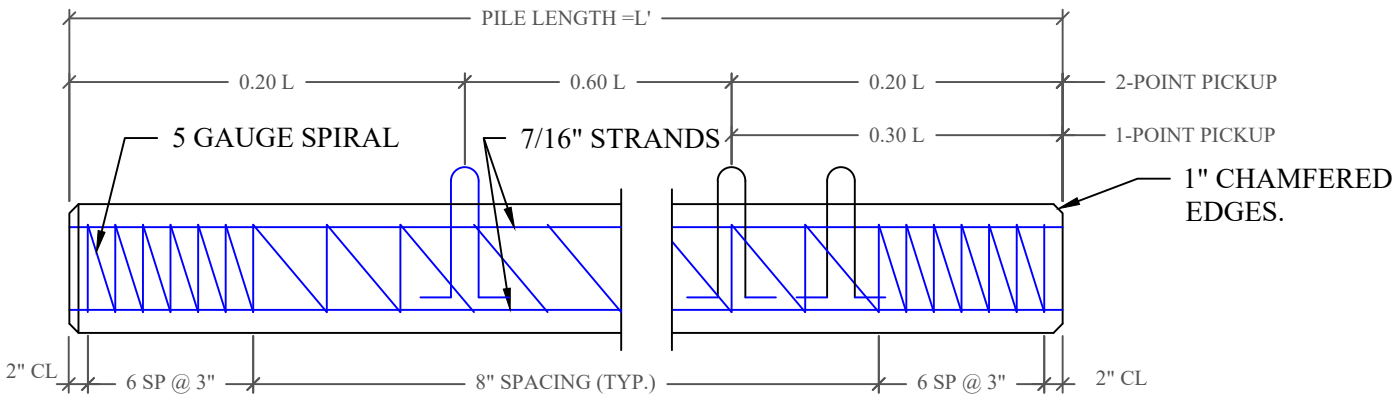
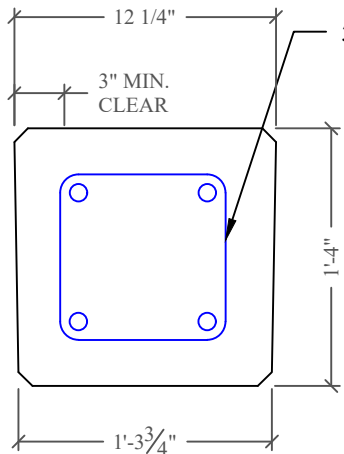


FVP SECTION

B

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

S-6



PILE NOTE:

CONCRETE COMPRESIVE STRENGTH:  
3000 PSI @ RELEASE  
5000 PSI @ DRIVING

STRANDS - USE FOUR 7/16" (270K)  
LOW RELAXATION ASTM 416-87  
UNCOATED 7-WIRE STRANDS  
TENSIONED TO 2.33 KIPS EACH

1-POINT PICKUP-MAXIMUM L = 50'  
2-POINT PICKUP-MAXIMUM L = 62'

SPIRAL TO BE ASTM A-82 TIGHT  
HARD-DRAWN WIRE

CONCRETE PILE DETAIL

4

SCALE: 1"=1'-0"

S-6

2068 NORTH BAY ROAD  
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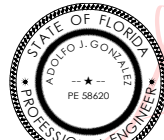
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PROJECT: 21-10840

FVP SECTION &  
CONCRETE PILE DETAIL

SCALE : AS SHOWN

SHEET NO.

S-6