

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

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

November 5, 2019

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "Rafael Egozi" located at 9700 West Broadview Drive, Lot 66 of Block 23. The owner is proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 6,164 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two car garage. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate, Mr. Edward Ploski, Community Planner.

2. Approval of minutes of the Board meeting held on May 7, 2019 (Item #2)

ADJOURNMENT

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

AGENDA ITEM REPORT

November 5, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Rafael Egozi” located at 9700 West Broadview Drive, Lot 66 of Block 23. The owner is proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 6,164 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two car garage. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associate, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 1901-PLANNING AND ZONING BOARD SET-9700 W BROADVIEW DR
2. 9700WBrvdDrPZBStaffReport

EGOZI RESIDENCE

9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

PLANNING & ZONING BOARD REVISIONS
OCTOBER 2019

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue • Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200 • F: 305.448.4215

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

	COVER
	INDEX
R1.0	RENDERING
R2.0	RENDERING
R3.0	RENDERING
R4.0	RENDERING
R5.0	RENDERING
R6.0	RENDERING
R7.0	RENDERING
R8.0	RENDERING
R9.0	RENDERING
R10.0	RENDERING
R11.0	RENDERING
R12.0	RENDERING
R13.0	RENDERING
R14.0	RENDERING
G1.0	SURVEY
G1.1	NEIGHBORHOOD CONTEXTUAL STUDY
G2.0	SUPERIMPOSED PLANS
G2.1	SUPERIMPOSED PERSPECTIVES
G3.0	EXTERIOR COLOR SCHEME
A1.0	SITE PLAN
A1.0A	POOL
A1.1	AREA CALCULATIONS

A1.2	BUILDING ARTICULATION
A1.2A	BUILDING ARTICULATION
A2.0	GROUND FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.0	GROUND FLOOR RCP
A3.1	SECOND FLOOR RCP
A4.0	ROOF PLAN
A5.0	FRONT & REAR ELEVATIONS
A5.1	SIDE ELEVATIONS
A6.0	BUILDING SECTIONS
A6.1	BUILDING SECTIONS

LANDSCAPE DRAWINGS

L0.0	LANDSCAPE COVER AND INDEX
L1.0	GROUND LEVEL LANDSCAPE PLAN
L1.1	SECOND LEVEL LANDSCAPE PLAN
L2.0	FRONT AND REAR ELEVATIONS
L2.1	SIDE ELEVATIONS
L3.0	PLANT MATERIAL IMAGES
L4.0	EXISTING TREE SURVEY AND DISPOSITION PLAN
L5.0	LANDSCAPE NOTES AND DETAILS

CIVIL DRAWINGS

C.1	GENERAL NOTES AND SPECIFICATIONS
C.2	PAVING GRADING AND DRAINAGE PLAN
C.3	WATER AND SANITARY SEWER PLAN
C.4	POLLUTION PREVENTION CONTROL PLAN
C.5	PDD-GENERAL NOTES AND SPECIFICATIONS



1 ENTRY PERSPECTIVE
R1.0 N.T.S.

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

JOB NO.	1901
DRAWN BY	CM, FP, CP
DATE	09-25-19
CHECKED	CM

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: ENTRY PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
R1.0



1 FRONT VIEW

R2.0

N.T.S.

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

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EGOZI RESIDENCE

9700 WEST BROADVIEW DRIVE

BAY HARBOR, FL 33154

TITLE: FRONT VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

R2.0



1 WATER FEATURE PERSPECTIVE
R3.0 N.T.S.

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CONSTRUCTION

NO.	REVISION	DATE

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DRAWN BY	CM	FP, CP
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: WATER FEATURE PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

R3.0



1 GARDEN PERSPECTIVE

R4.0

N.T.S.

NOT FOR
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JOB NO.	1901
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EGOZI RESIDENCE

9700 WEST BROADVIEW DRIVE

BAY HARBOR, FL 33154

TITLE: GARDEN PERSPECTIVE

SEAL

Lynsie Christine Conn

FL Architect

AR990059

AA26000730

SHEET NO.:

R4.0



1 GARDEN PERSPECTIVE

R5.0

N.T.S.

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: GARDEN PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

R5.0

NO.	REVISION	DATE

JOB NO.	1901
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1 TERRACE PERSPECTIVE

R6.0

N.T.S.

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JOB NO.	1901
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: TERRACE PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
R6.0



1 REAR PERSPECTIVE

R7.0

N.T.S.

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: REAR PERSPECTIVE

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
R7.0



1 REAR PERSPECTIVE

R8.0

N.T.S.

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: REAR PERSPECTIVE

SEAL
Lynsie Christine Conn
FL Architect
AR090059
AA26000730

SHEET NO.:
R8.0



1 REAR VIEW

R9.0

N.T.S.

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: REAR VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR090059
AA26000730

SHEET NO.:

R9.0



1 REAR VIEW

R10.0

N.T.S.

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1	PLANNING & ZONING COMMENTS	08/29/19

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: REAR VIEW

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
R10.0



1 SIDE VIEW

R11.0

N.T.S.

NOT FOR
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: SIDE VIEW

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
R11.0



1 SIDE VIEW

R12.0

N.T.S.

NOT FOR
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: SIDE VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR090059
AA26000730

SHEET NO.:
R12.0



1 FRONT AERIAL VIEW

R13.0

N.T.S.

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: FRONT AERIAL VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR090059
AA26000730

SHEET NO.:
R13.0



1 REAR AERIAL VIEW

R14.0

N.T.S.

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: REAR AERIAL VIEW

SEAL
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AA26000730

SHEET NO.:
R14.0

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1 9640 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



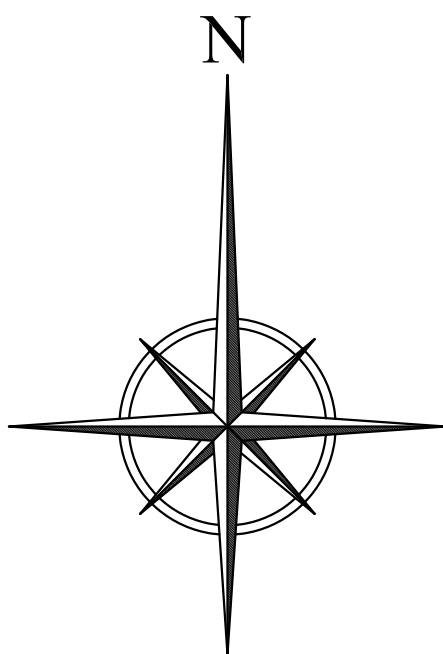
2 9710 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



3 9701 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



4 9655 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



5 97TH STREET
G1.1 | G1.1 N.T.S.



6 9700 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



7 9700 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



8 9700 W BROADVIEW DR
G1.1 | G1.1 N.T.S.



9 9700 W BROADVIEW DR
G1.1 | G1.1 N.T.S.

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TITLE: NEIGHBORHOOD CONTEXTUAL STUDY

SEAL
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
G1.1

NO.	REVISION	DATE

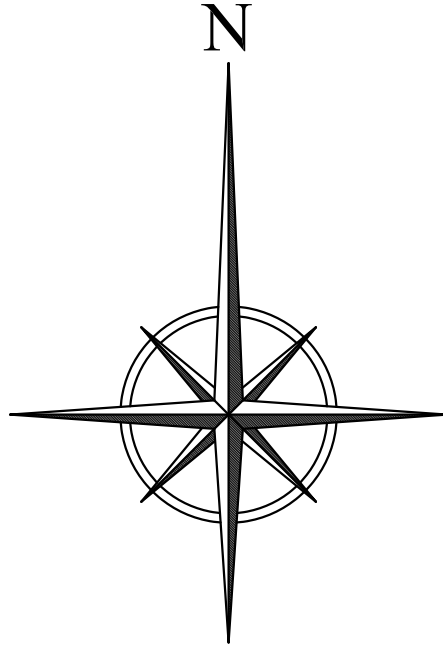
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1 SUPERIMPOSED LOCATION MAP
G2.0 | G2.0 N.T.S.



2 SUPERIMPOSED SITE PLAN
G2.0 | G2.0 N.T.S.



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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: SUPERIMPOSED PLANS

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
G2.0



1 FRONT PERSPECTIVE
G2.0 | G2.2 N.T.S.



2 FRONT PERSPECTIVE
G2.0 | G2.2 N.T.S.



3 FRONT PERSPECTIVE
G2.0 | G2.2 N.T.S.

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BAY HARBOR, FL 33154

TITLE: SUPERIMPOSED PERSPECTIVES

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

G2.1



1 EXTERIOR COLOR SCHEME
G3.0 N.T.S.

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/29/19

JOB NO.	1901
DRAWN BY	CM, PP, CP
DATE	09-25-19
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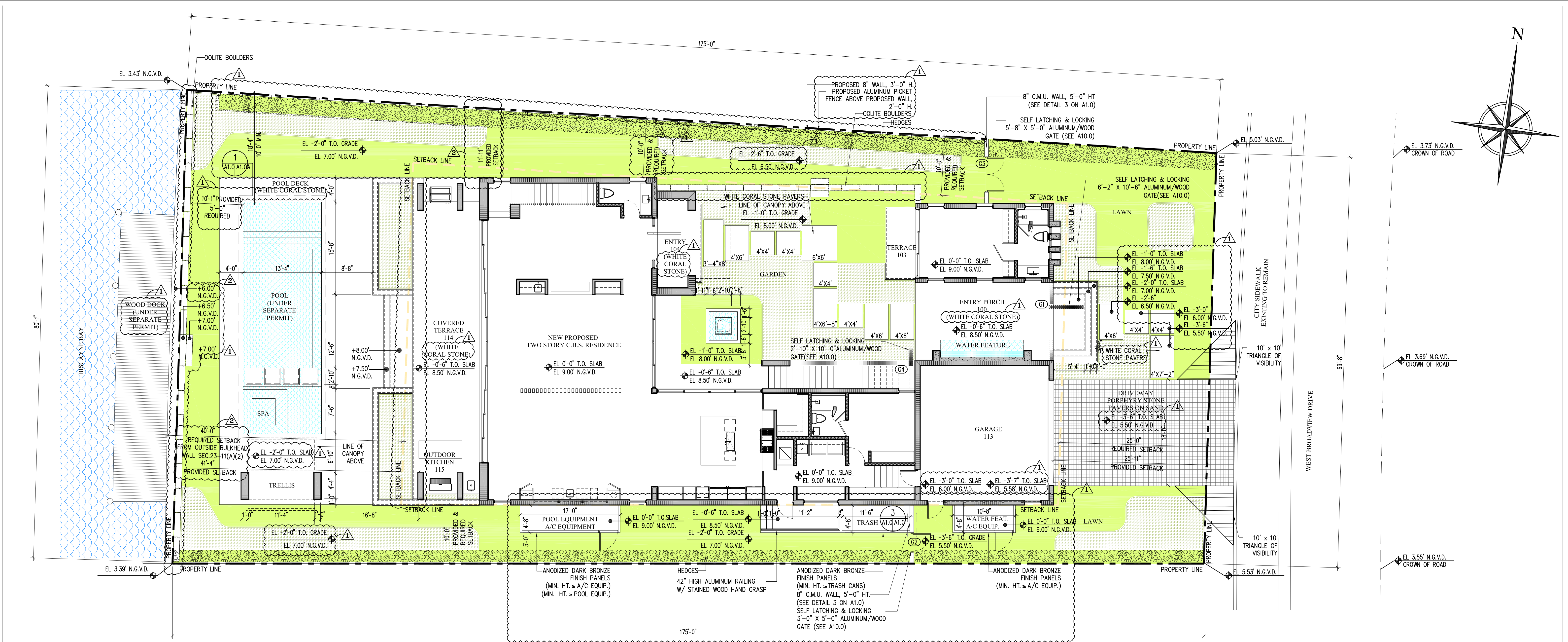
TITLE: EXTERIOR COLOR SCHEME

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.: 1

G3.0



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

PROPERTY ADDRESS

9700 W BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOT 66 BLK 23
LOT SIZE 75,000 X 175
OR 19250-1000 05 2000 1
COC 25687-0236 06 2007 1

FOLIO NUMBER

13-2227-001-4500

OCCUPANCY TYPE

0100 SINGLE FAMILY - GENERAL

FEMA FIRM ZONE

"AE" - BASE FLOOD ELEVATION 8'-0"

ZONING LEGEND

NET SITE AREA (LOT SIZE): 13,125 S.F.

TOTAL SITE ACREAGE 0.30 ACRES

SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK:	25'-0"	25'-11"
SIDE SETBACK:	10'-0"	10'-0"
REAR SETBACK:	10'-0"	10'-0"

SIZE OF LIVING (EXCLUSIVE OF GARAGE, PORCHES & TERRACES)	2,000 S.F. MIN.	4,214 S.F.
PARKING SPACES	2 MIN.	2 (GARAGE)
BUILDING LOT COVERAGE		4,713 S.F. (36%)
PERVIOUS AREA		5,694 S.F. (43%)
IMPERVIOUS AREA		7,431 S.F. (57%)
HEIGHT OF RESIDENCE (MAX. 35' ABOVE BASE FLOOD ELEV.)		31'-4"

AREAS PROVIDED

	PROVIDED
FIRST FLOOR	
A/C AREA :	2,595 S. F.
NON A/C AREA :	935 S. F.
GARAGE NON A/C AREA :	506 S. F.
TOTAL FIRST FLOOR AREA :	4,036 S. F.
SECOND FLOOR	
A/C AREA :	1,619 S. F.
NON A/C AREA :	509 S. F.
TOTAL SECOND FLOOR AREA :	2,128 S. F. (53% OF FIRST FL.)
TOTAL A/C AREAS:	4,214 S. F.
TOTAL NON A/C AREAS:	1,444 S. F.
TOTAL AREAS:	5,658 S. F.
TOTAL ADJUSTED:	4,936 S. F.

NOTES:
-ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
-ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
-MUST MEET SECTION R1001.5 F.B.C.
-NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.

-FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)

-THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
-REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND GROUND COVER LOCATION.
-REFER TO LANDSCAPE LIGHTING INFORMATION.
-REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS

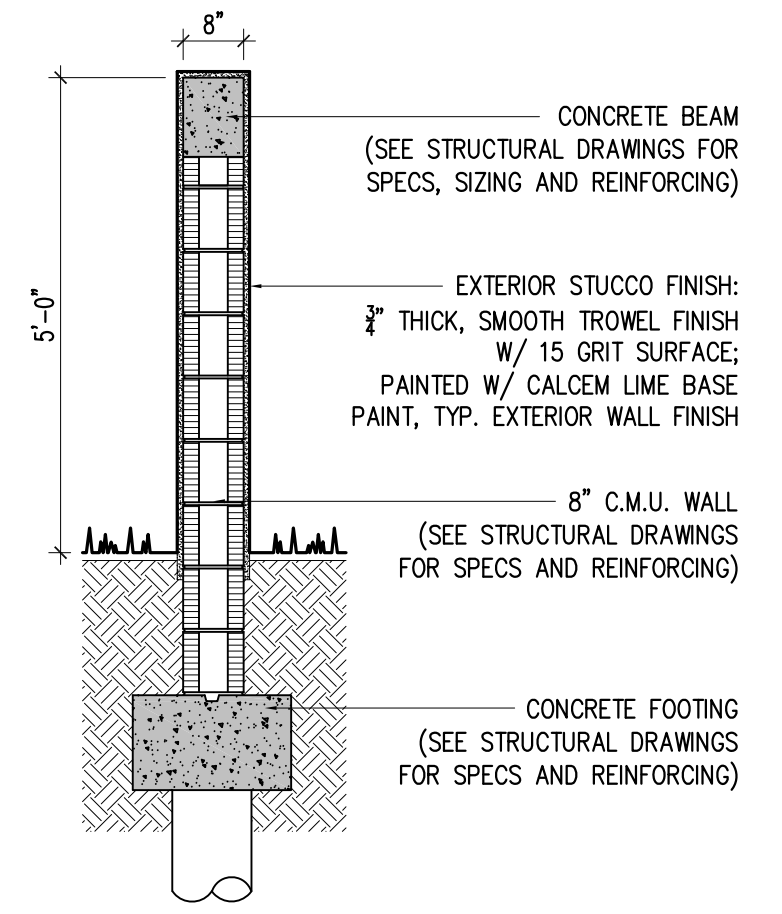
-THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE ESTABLISHED GRADE

PROJECT LOCATION



2 LOCATION MAP

A1.0 N.T.S.



3 SITE WALL DETAIL

A1.0 1/2"=1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/29/19
2	PLANNING & ZONING COMMENTS	09/25/19

JOB NO.	1901
DRAWN BY	CM, FP, CP
DATE	09-25-19
CHECKED	CM

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ARCHITECTURE PLANNING INTERIOR DESIGN
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: SITE PLAN

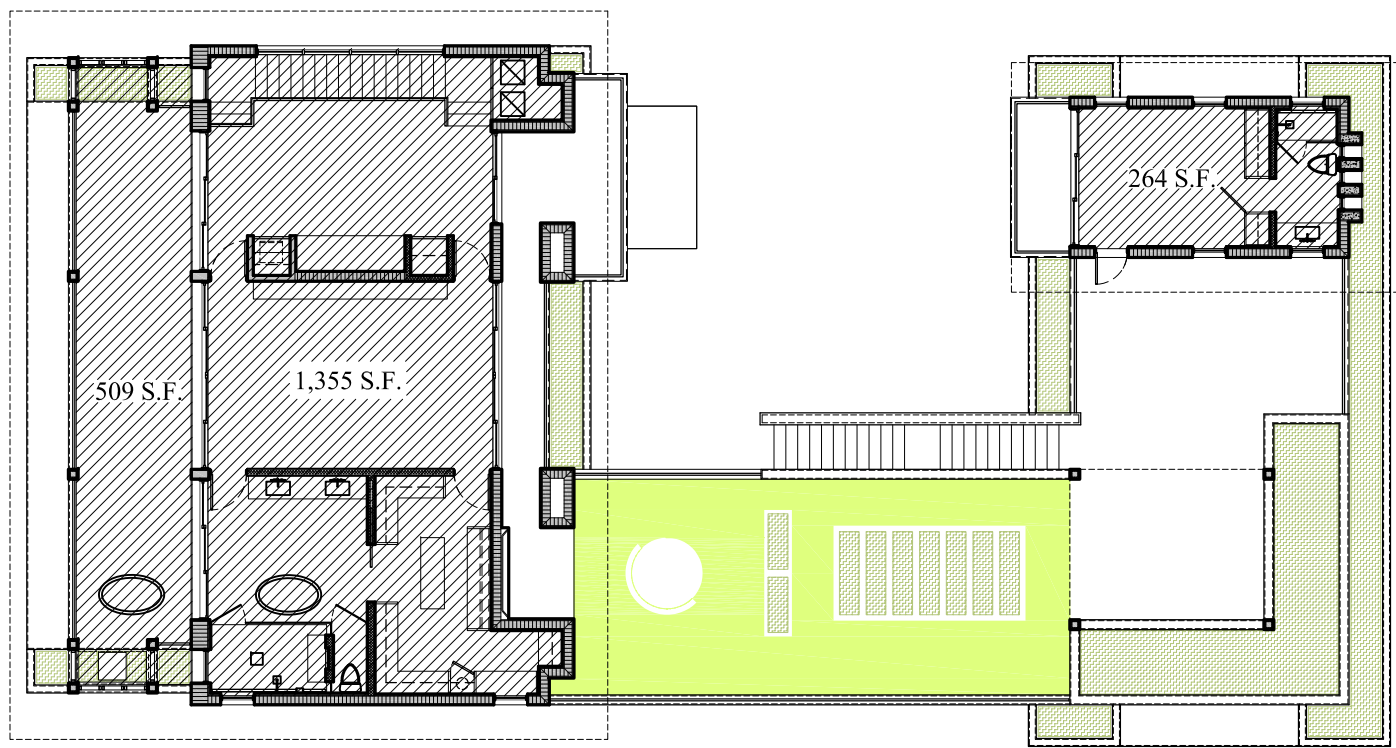
SEAL
Lynsie Christine Conn
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AR990059
AA26000730

SHEET NO.:
A1.0

SECOND FLOOR AREA
80% MIN. REQUIREMENT OF FIRST FL. AREA

SECOND FLOOR A/C : 1,619 S.F.
SECOND FLOOR NON A/C : 509 S.F.

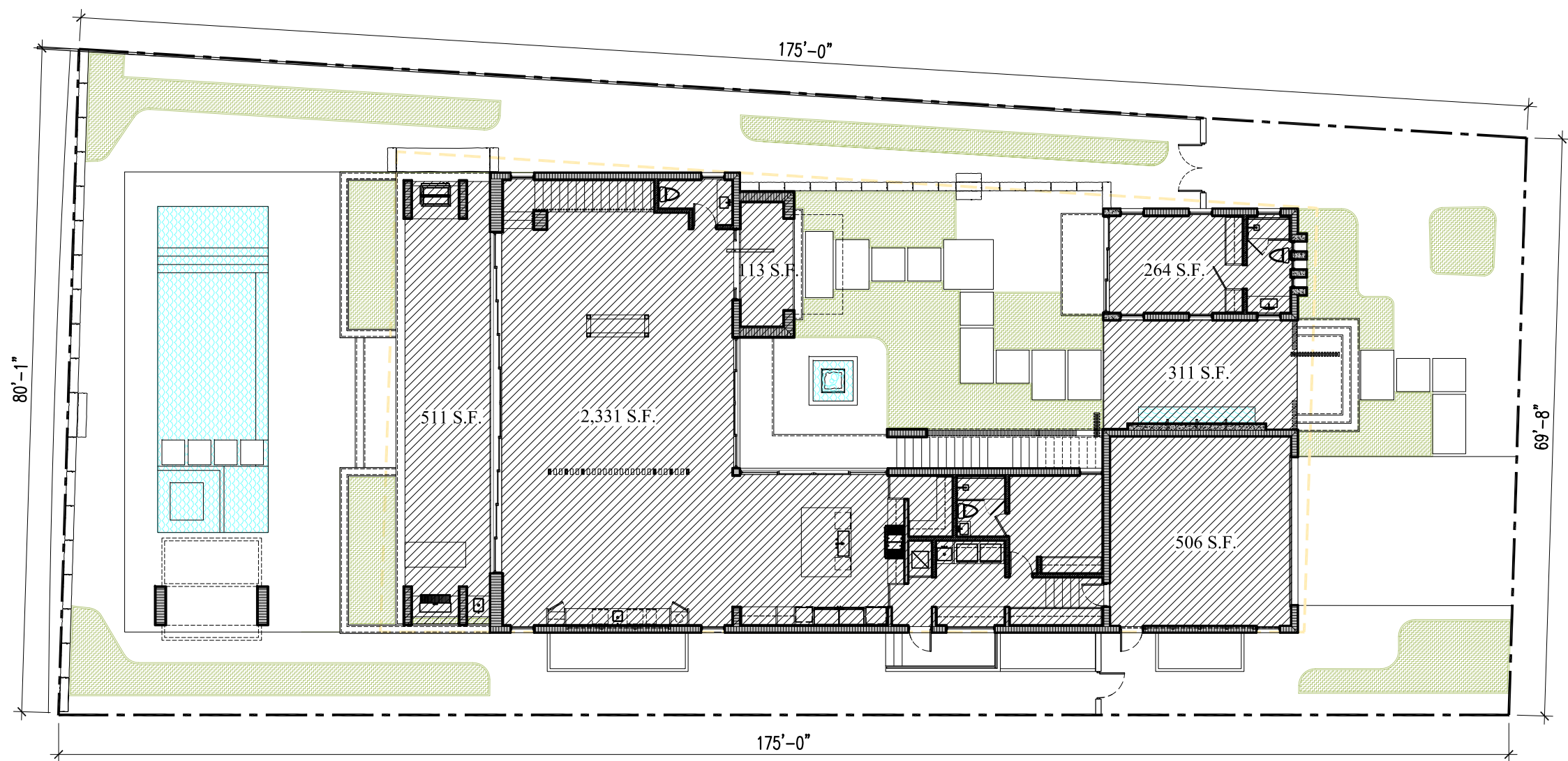
PROPOSED AREA 2,128 S.F. (53% OF FIRST FL.)



FIRST FLOOR AREA

FIRST FLOOR A/C : 2,595 S.F.
FIRST FLOOR NON A/C : 935 S.F.
GARAGE : 506 S.F.

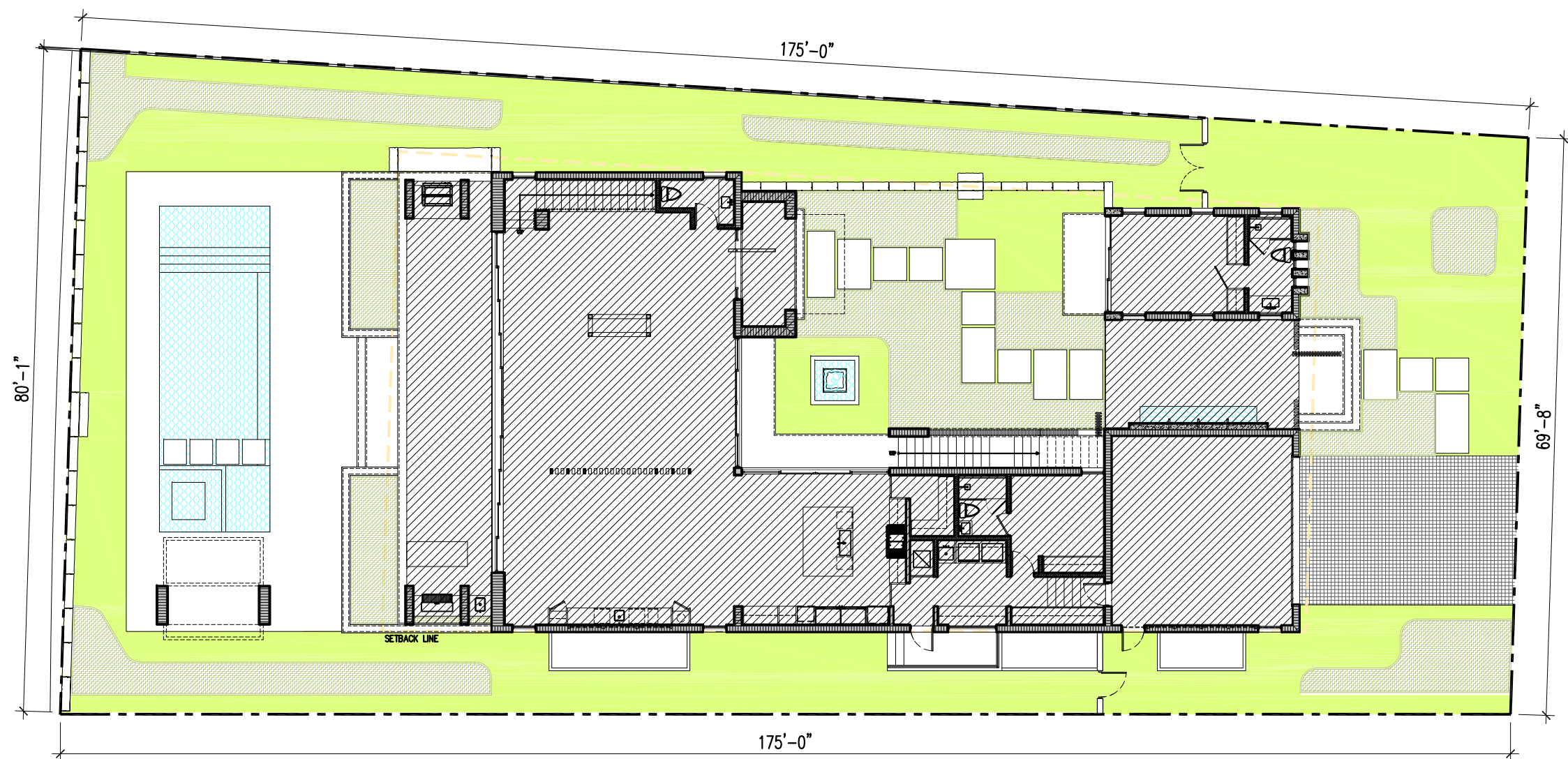
PROPOSED AREA 4,036 S.F.



1 SECOND STORY S.F. PERCENTAGE
A1.0 A1.1 1/16" = 1'-0"

OPEN SPACE
40% MIN. REQUIREMENT : 5,250 S.F.

LOT SIZE : 13,125 S.F.
OPEN SPACE: 9,089 S.F. (69%)

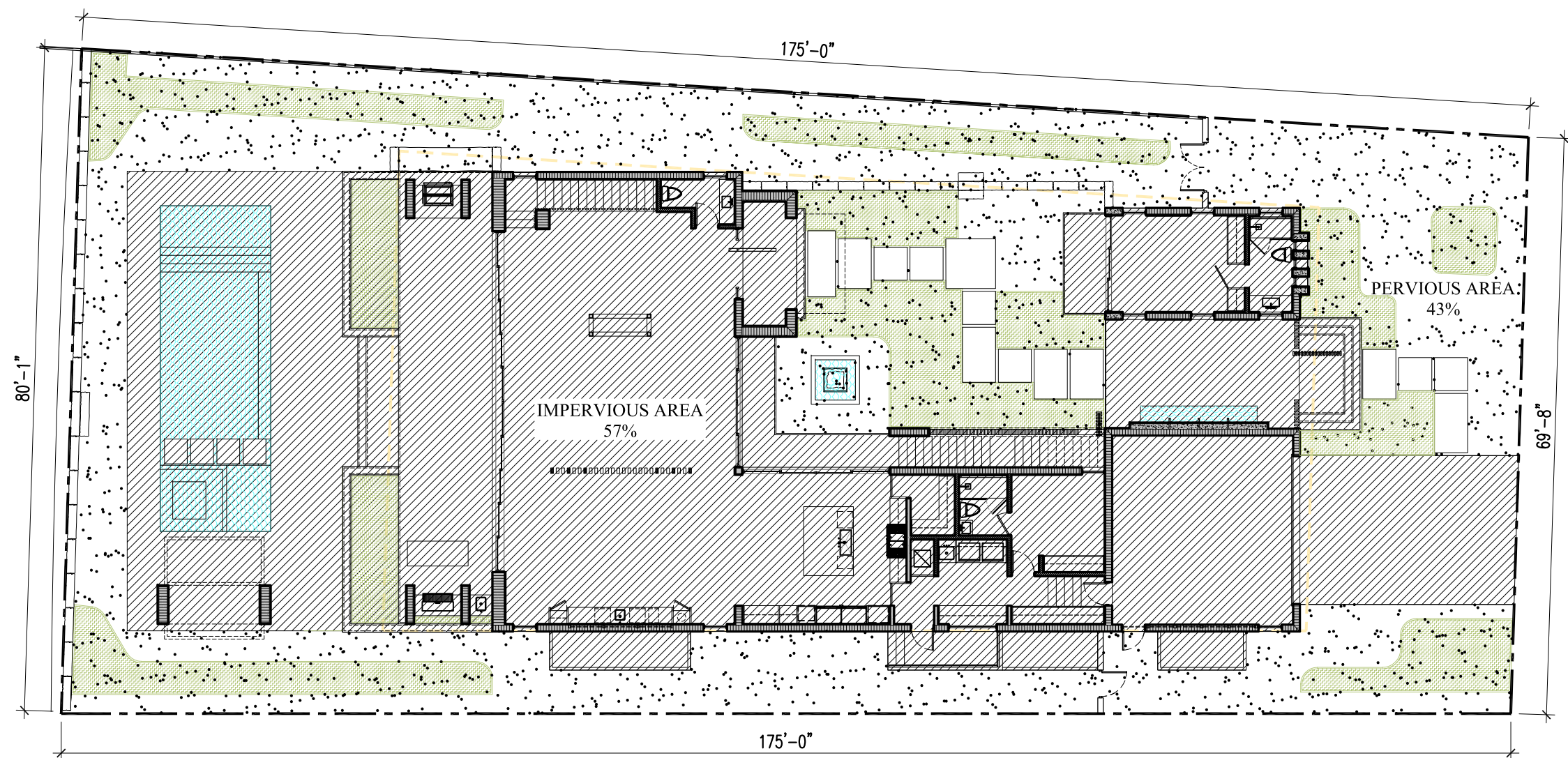


3 OPEN SPACE
A1.0 A1.1 1/16" = 1'-0"

LOT SIZE 13,125 S.F. (100%)

IMPERVIOUS AREA: 7,431 S.F. (57%)

PERVIOUS AREA: 5,694 S.F. (43%)



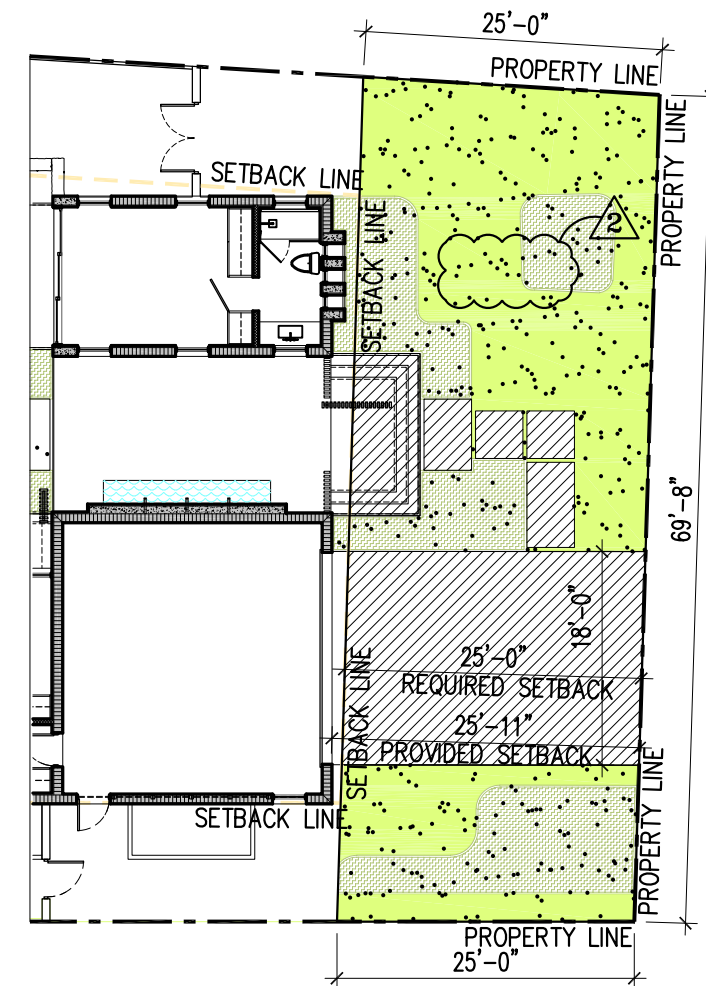
2 SITE PERVIOUS & IMPERVIOUS CALCULATIONS
A1.0 A1.1 1/16" = 1'-0"

FRONT YARD AREA
50% MIN. LANDSCAPE REQUIREMENT 880.5 S.F.

FRONT YARD AREA 1,761 S.F. (100%)

IMPERVIOUS AREA: 612 S.F. (35%)

PERVIOUS AREA: 1,149 S.F. (65%)



4 FRONT YARD LANDSCAPE CALCULATIONS
A1.0 A1.1 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/29/19
2	PLANNING & ZONING COMMENTS	09/25/19

JOB NO.	1901
DRAWN BY	CM, PP, CP
DATE	09-25-19
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: AREA CALCULATIONS

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
A1.1

STONE CLADDING
21 S.F.
WINDOW
42 S.F.
EYEBROW
68 S.F.
WALL
14 S.F.
STONE CLADDING
24 S.F.
GLASS DOOR
136 S.F.
PLANTER
(CONTINUOUS
WHITE STUCCO)
86 S.F.
PLANTER
(CONTINUOUS
WHITE STUCCO)
124 S.F.
CONTINUOUS
WHITE STUCCO
114 S.F.
GARAGE DOOR
149 S.F.
WOOD DOOR
140 S.F.
WOOD SCREEN
20 S.F.
ALUM./WOOD GATE
15 S.F.
WALL
3 S.F.
EQ. PAD
12 S.F.
STONE STAIRS
27 S.F.

STONE CLADDING
17 S.F.
EYEBROW
23 S.F.
EYEBROW
12 S.F.
CONTINUOUS
WHITE STUCCO
32 S.F.
STONE CLADDING
24 S.F.
WINDOWS
24 S.F.
CONTINUOUS
WHITE STUCCO
32 S.F.
STONE CLADDING
17 S.F.
WALL
22 S.F.
CONTINUOUS
WHITE STUCCO
47 S.F.
WINDOWS
30 S.F.
CONTINUOUS
WHITE STUCCO
47 S.F.
STONE CLADDING
15 S.F.
WALL
18 S.F.
ALUM./WOOD GATE
30 S.F.
WALL
17 S.F.
STONE CLADDING
42 S.F.

- STONE CLADDING
130 S.F. TOTAL
- WOOD SCREENS/
GATES/DOORS
205 S.F. TOTAL
- GLASS DOORS
& WINDOWS
281 S.F. TOTAL
- PLANTERS
(CONTINUOUS
WHITE STUCCO)
210 S.F. TOTAL
- STONE STEPS &
EQUIPMENT PAD
39 S.F. TOTAL
- STONE CLADDING
160 S.F. TOTAL
- WALLS
74 S.F. TOTAL
- ARCHITECTURAL
EMBELLISHMENTS
889 S.F. TOTAL (65%)
- CONTINUOUS
WHITE STUCCO
482 S.F. TOTAL (35%)

1 FRONT ELEVATION
A2.0 | A1.2
A2.1
A4.0
1/4" = 1'-0"

GLASS DOOR
108 S.F.
CONTINUOUS
WHITE STUCCO
15 S.F.
WOOD SCREEN
24 S.F.
CONTINUOUS
WHITE STUCCO
9 S.F.
WOOD
18 S.F.
GLASS DOOR
143 S.F.
PLANTER
(CONTINUOUS
WHITE STUCCO)
109 S.F.
STONE CLADDING
55 S.F.
CONTINUOUS
WHITE STUCCO
11 S.F.
CONTINUOUS
WHITE STUCCO
48 S.F.
ALUM./WOOD GATE
15 S.F.
WALL
6 S.F.
STONE CLADDING
52 S.F.

GLASS DOOR
108 S.F.
CONTINUOUS
WHITE STUCCO
15 S.F.
EYEBROW
93 S.F.
WOOD SCREEN
24 S.F.
WOOD
18 S.F.
CONTINUOUS
WHITE STUCCO
9 S.F.
CONTINUOUS
WHITE STUCCO
11 S.F.
STONE CLADDING
47 S.F.
GLASS DOOR
411 S.F.
WOOD SCREEN
20 S.F.
ALUM./WOOD GATE
14 S.F.
WALL
3 S.F.
STONE STEPS
30 S.F.

- EYEBROW
93 S.F. TOTAL
- WOOD SCREENS/
GATES/DOORS
113 S.F. TOTAL
- GLASS DOORS
& WINDOWS
770 S.F. TOTAL
- PLANTERS
(WHITE STUCCO)
109 S.F. TOTAL
- STONE STEPS
27 S.F. TOTAL
- STONE CLADDING
154 S.F. TOTAL
- WALLS
9 S.F. TOTAL
- ARCHITECTURAL
EMBELLISHMENTS
1,275 S.F. TOTAL (85%)
- CONTINUOUS
WHITE STUCCO
227 S.F. TOTAL (15%)

2 REAR ELEVATION
A2.0 | A1.2
A2.1
A4.0
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/29/19

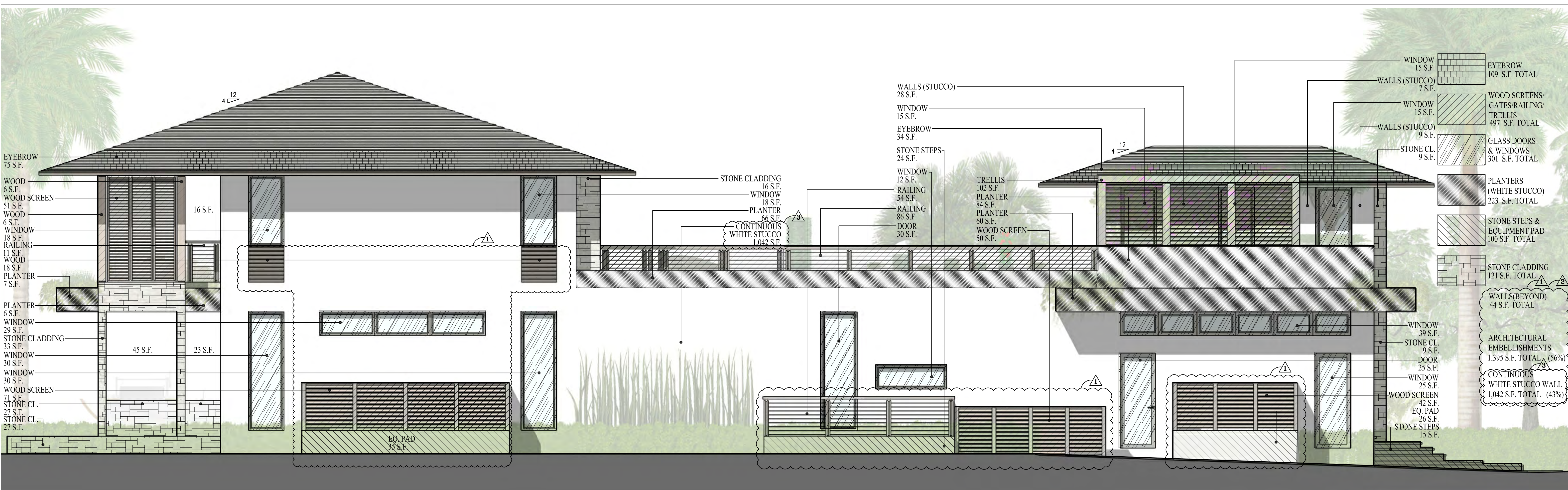
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DATE	CHECKED	CM

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: BUILDING ARTICULATION

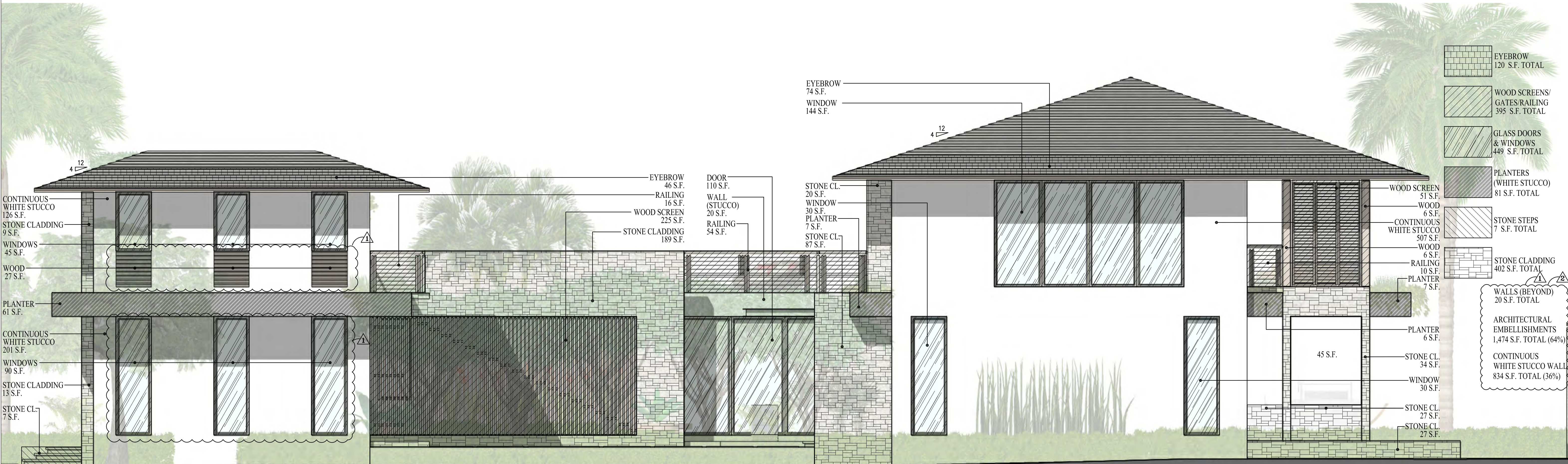
SEAL
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
A1.2



1 SIDE ELEVATION

A2.0 A1.2A
A2.1
A4.0 1/4" = 1'-0"



2 SIDE ELEVATION

A2.0 A1.2A
A2.1
A4.0 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/29/19
2	PLANNING & ZONING COMMENTS	09/25/19
3	PLANNING & ZONING COMMENTS	10/09/19

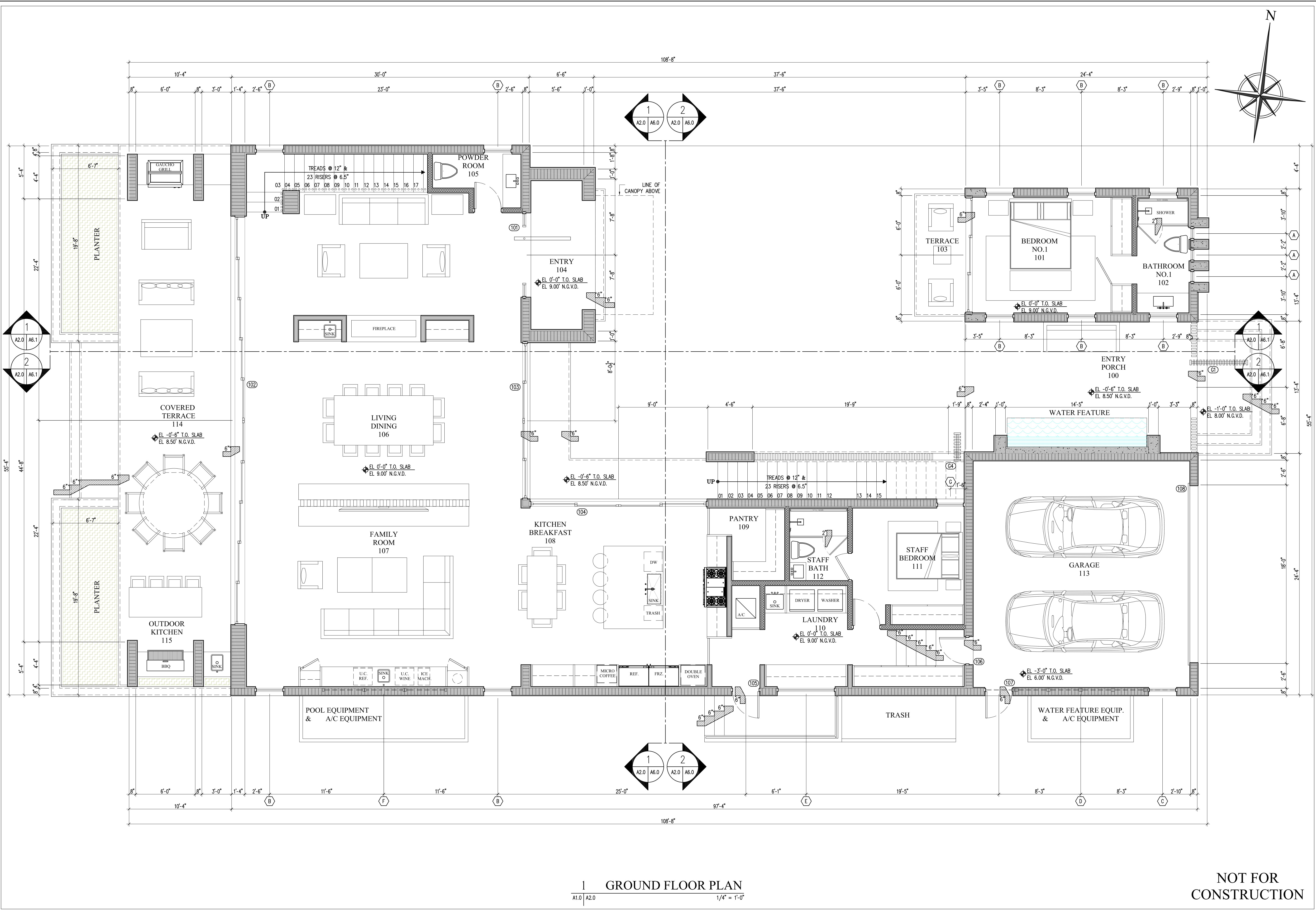
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DRAWN BY	09-25-19	
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: BUILDING ARTICULATION

SEAL
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
A1.2A



1 GROUND FLOOR PLAN
A1.0 A2.0 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

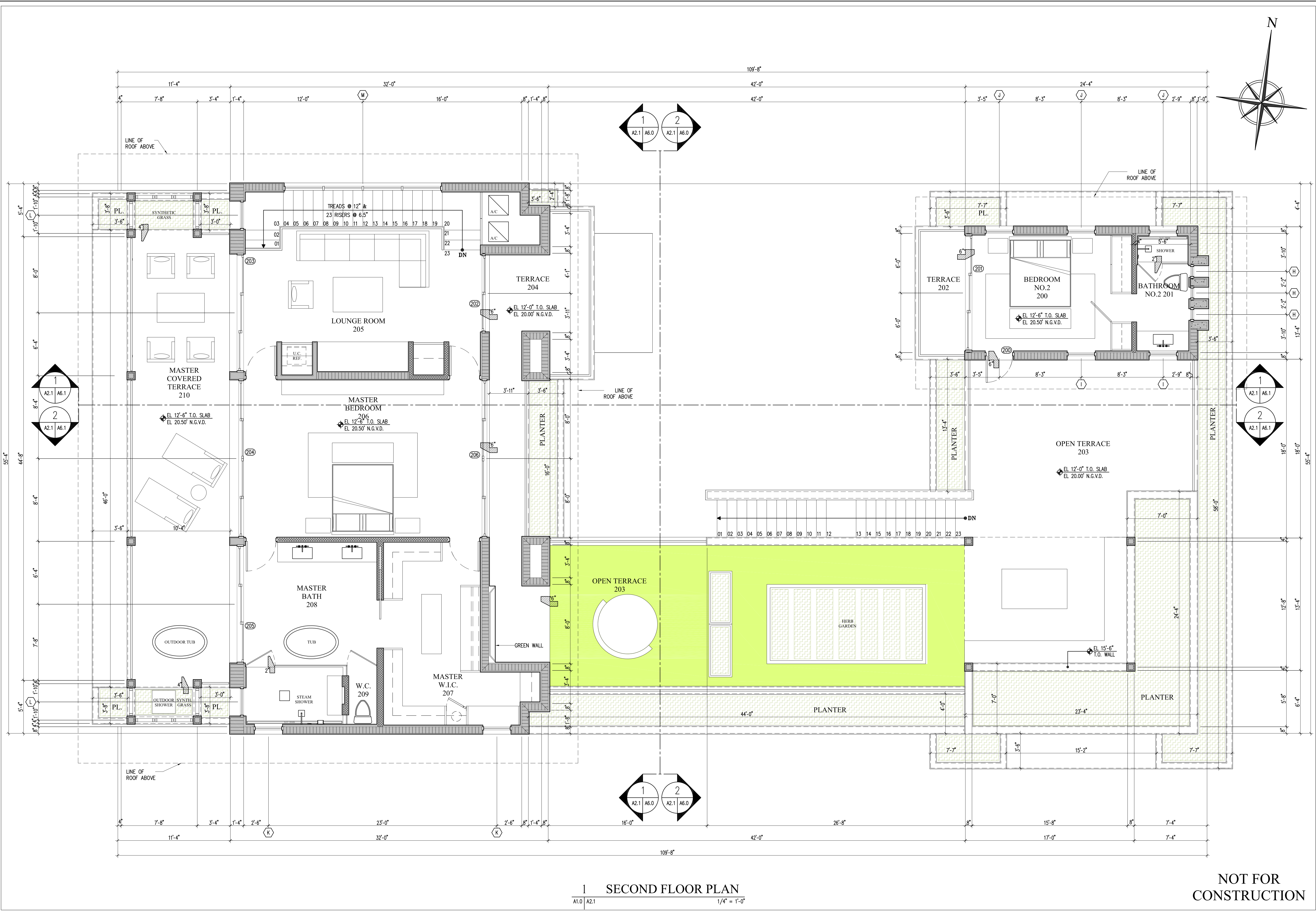
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: GROUND FLOOR PLAN

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
A2.0



1 SECOND FLOOR PLAN
A1.0 A2.1 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

JOB NO.	1901	CM, FP, CP
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DATE	09-25-19	
CHECKED	CM	

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: SECOND FLOOR PLAN

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
A2.1

FLORIDA KEYSTONE SAW CUT
CLAD FINISH ON 3" MORTAR BASE.
METAL TIES SPACED 10" O.C. VERTICAL
AND STAGGERED 24" O.C. HORIZONTAL

CONCRETE PLANTER
W/ SMOOTH STUCCO FINISH

CONCRETE PLANTER
W/ SMOOTH STUCCO FINISH

CANTILEVERED CONCRETE PLANTER
W/ SMOOTH STUCCO FINISH

POWDER
ROOM
105

ENTRY
104

BEDROOM
NO.1
101

BATHROOM
NO.1
102

LIVING
DINING
106
±9'-9" AFF.

FAMILY
ROOM
107
±9'-9" AFF.

KITCHEN
BREAKFAST
108

PANTRY
109

STAFF
BATH
112

STAFF
BEDROOM
111

GARAGE
113
±12'-10" AFF.

LAUNDRY
110
±9'-9" AFF.

1" X 6" CUMARU T&G

SAW-CUT OLUTE STONE FINISH ON 3"
MORTAR BASE, METAL TIES SPACED 10"
O.C. VERTICAL AND STAGGERED 24" O.C.
HORIZONTAL

1" X 1" F" SHAPE ALUMINUM REGLET
ANODIZED, COLOR TO MATCH DOOR &
WINDOWS

SMOOTH STUCCO FINISH

1 GROUND FLOOR PLAN RCP
A2.0 A3.0 1/4" = 1'-0"

RCP LEGEND

MARK	SYMBOL	TYPE	DESCRIPTION
L01		LED	RECESSED INDOOR FIXTURE, 3" SQUARE LED DOWNLIGHT
L02		LED	4" LED WALL WASH DOWNLIGHT, FLANGELESS SQUARE
L03		LED	3" SQUARE LED FIXED DOWNLIGHT, FLANGELESS BEVELED, VAPOR PROOF, LV HOUSING
L04		LED	SMALL LOW GLARE RECESSED WALL SCONCE LIGHT FIXTURE, ANODIZED SILVER
L05		LED	RECESSED OUTDOOR FIXTURE 3" SQUARE LED DOWNLIGHT

MARK	SYMBOL	TYPE	DESCRIPTION
L06		LED	MILLWORK LIGHTING CHANNEL, HIGH OUTPUT, PREMIUM CRI, SATIN ALUMINUM
L07		LED	12" X 48" SURFACE MOUNT LED FIXTURE, LOW PROFILE
L08		LED	DECORATIVE OUTDOOR WALL SCONCES
DEC		DECORATIVE WALL SCONCES	PENDING SELECTION
JB		JUNCTION BOX	FOR DECORATIVE FIXTURES, PENDING SELECTION

MARK	SYMBOL	TYPE	DESCRIPTION
CF1		CEILING FAN	PENDING SELECTION
LD		A/C LINEAR DIFFUSER	REFER TO MECHANICAL DRAWINGS
SP		SPEAKER	REFER TO A/V DRAWINGS
EX		EXHAUST FAN	REFER TO MECHANICAL DRAWINGS

NOTE:
ALL CEILING DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE WALLS.
CONTRACTOR TO COORDINATE LOCATIONS OF ALL REMOTE MOUNTED
TRANSFORMERS WITH OWNER AND LOW VOLTAGE CONSULTANT.
ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN AS PER R807.1 FBC.
PROVIDE LIGHT FIXTURES IN EVERY ATTIC SPACE.

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

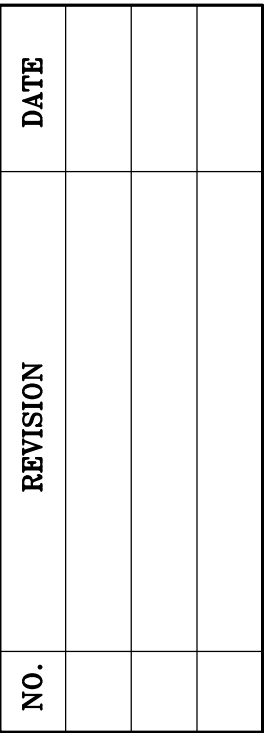
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: GROUND FLOOR PLAN RCP

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
A3.0



JOB NO.	1901
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DATE	09-25-19
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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
E: ROOF PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A4.0

NOT FOR
CONSTRUCTION

- 1 BORAL TILE MADERA VINTAGE WOOD SHAKE STYLE ROOF
2 CUMARU WOOD FASCIA BOARD (STAINED) W/ CONTINUOUS COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH
4 SAW CUT OOLITE STONE

- 5 MAIN ENTRY DOOR
6 GARAGE DOOR, CUMARU WOOD FINISH
7 PLANTER, SMOOTH STUCCO FINISH, COLOR T.B.D.
8 ALUMINUM RAILING W/ STAINED WOOD HAND GRASP

- 9 CUMARU WOOD LOUVERED SCREENS
10 STEEL COLUMN W/ CUMARU WOOD CLAD
11 ALUMINUM WINDOW W/ DECORATIVE LOUVERED PANEL, DARK BRONZE FINISH, IMPACT GLAZING
12 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

- 13 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
14 ALUMINUM FIXED GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
15 ALUMINUM CHANNEL
16 CUMARU WOOD CANOPY WITH TEMPERED GLASS
17 CUMARU WOOD SCREEN GATE W/ DECORATIVE PANELS

- 18 CUMARU WOOD PANEL, STAINED & SEALED W/ SIKKENS
19 GALVANIZED STEEL TRELLIS WRAPPED IN ANODIZED DARK BRONZE METAL
20 GREEN WALL
21 CONCRETE CANOPY

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

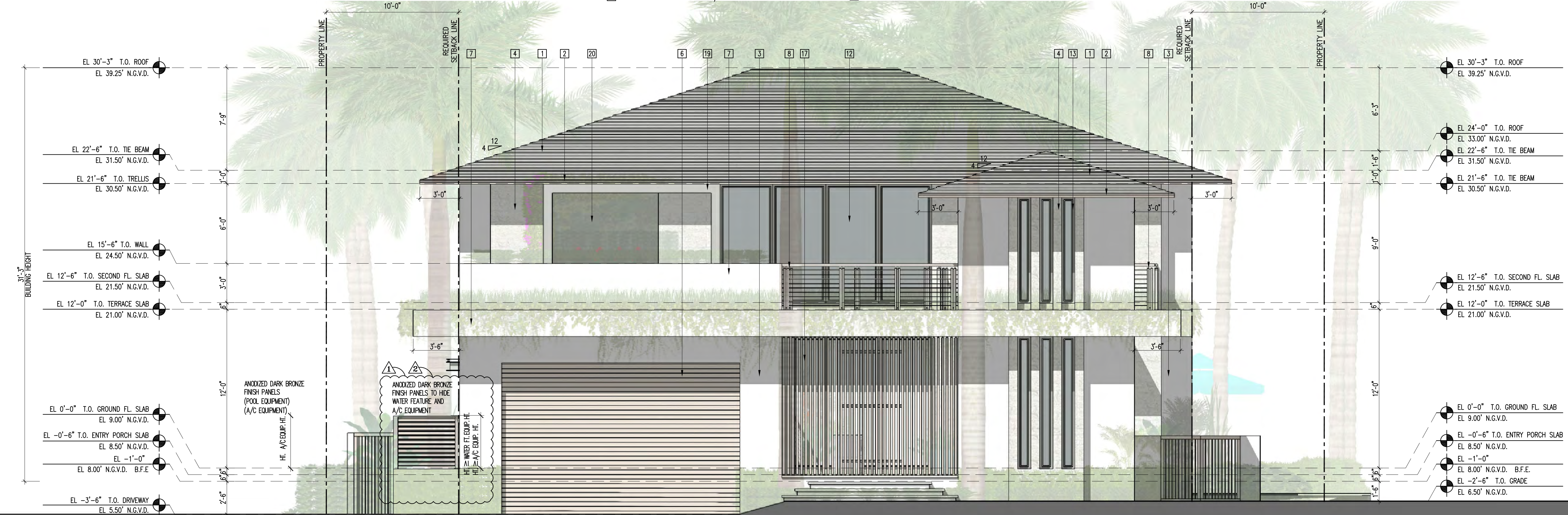
B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

COMPLIANCE WITH FEMA:

2 CAR GARAGE: 510 SQ. FT
PROVIDED: 10" X 20" (4) = 800 SQ. IN



1 FRONT ELEVATION



2 REAR ELEVATION

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/29/19
2	PLANNING & ZONING COMMENTS	09/25/19

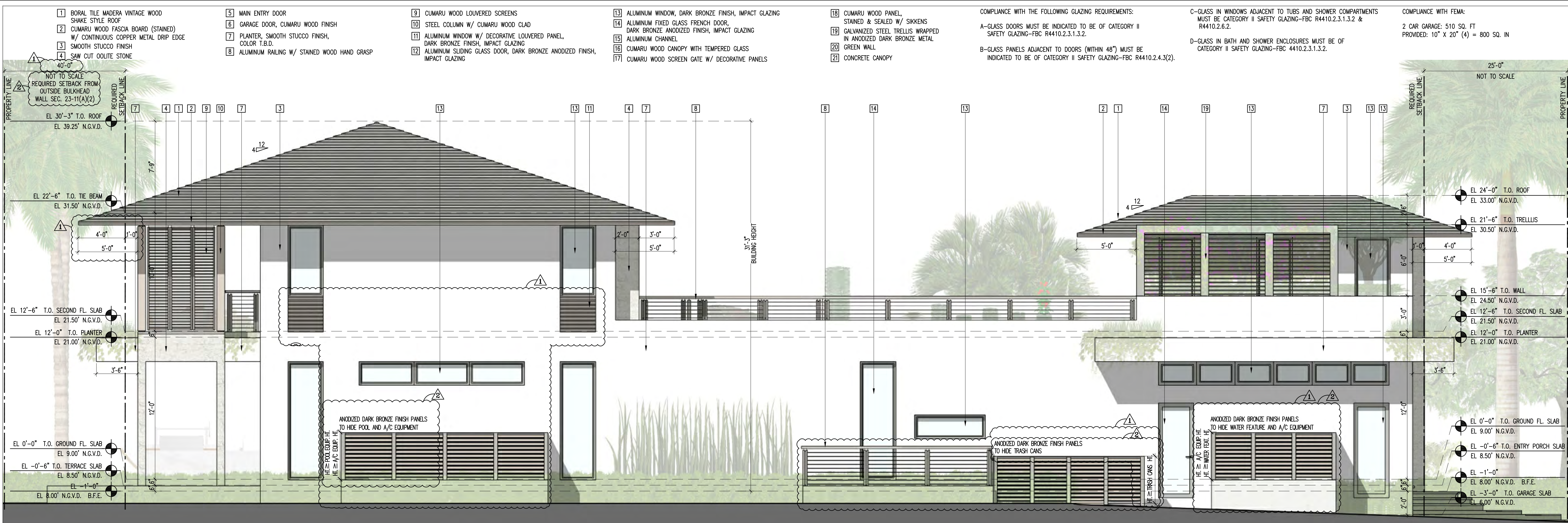
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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: FRONT & REAR ELEVATIONS

SEAL
Lynsie Christine Conn
FL Architect
A8090659
AA26000730

SHEET NO.:
A5.0



1 SIDE ELEVATION

A2.0 A5.1
A2.1 1/4" = 1'-0"
A4.0



2 SIDE ELEVATION

A2.0 A5.1
A2.1 1/4" = 1'-0"
A4.0

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	08/28/19
2	PLANNING & ZONING COMMENTS	09/25/19

JOB NO.	1901
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DATE	09-25-19
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ARCHITECTURE PLANNING INTERIOR DESIGN
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: SIDE ELEVATIONS

SEAL
Lynsie Christine Conn
FL Architect
AR990059
AA26060730

SHEET NO.:
A5.1

- 1 BORAL TILE MADERA VINTAGE WOOD
SHAKE STYLE ROOF
2 CUMARU WOOD FASCIA BOARD (STAINED)
W/ CONTINUOUS COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH
4 SAW CUT OOLITE STONE
- 5 MAIN ENTRY DOOR
6 GARAGE DOOR, CUMARU WOOD FINISH
7 PLANTER, SMOOTH STUCCO FINISH,
COLOR T.B.D.
8 ALUMINUM RAILING W/ STAINED WOOD HAND GRASP

- 9 CUMARU WOOD LOUVERED SCREENS
10 STEEL COLUMN W/ CUMARU WOOD CLAD
11 ALUMINUM WINDOW W/ DECORATIVE LOUVERED PANEL,
DARK BRONZE FINISH, IMPACT GLAZING
12 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH,
IMPACT GLAZING

- 13 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
14 ALUMINUM FIXED GLASS FRENCH DOOR,
DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
15 ALUMINUM CHANNEL
16 CUMARU WOOD CANOPY WITH TEMPERED GLASS
17 CUMARU WOOD SCREEN GATE W/ DECORATIVE PANELS

- 18 CUMARU WOOD PANEL,
STAINED & SEALED W/ SIKKENS
19 GALVANIZED STEEL TRELIS WRAPPED
IN ANODIZED DARK BRONZE METAL
20 GREEN WALL
21 CONCRETE CANOPY

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II
SAFETY GLAZING-FBC R4410.2.3.1.3.2.

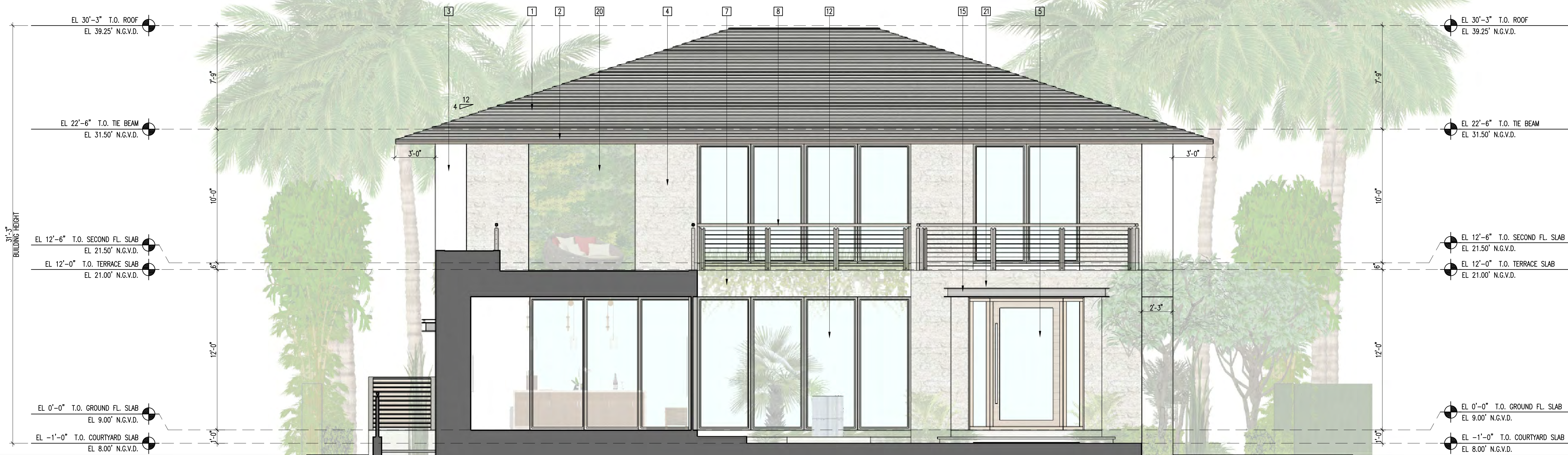
B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE
INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS
MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 &
R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF
CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

COMPLIANCE WITH FEMA:

2 CAR GARAGE: 510 SQ. FT
PROVIDED: 10" X 20" (4) = 800 SQ. IN



1 BUILDING SECTION

A2.0 A6.0
A2.1
A4.0
1/4" = 1'-0"



2 BUILDING SECTION

A2.0 A6.0
A2.1
A4.0
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

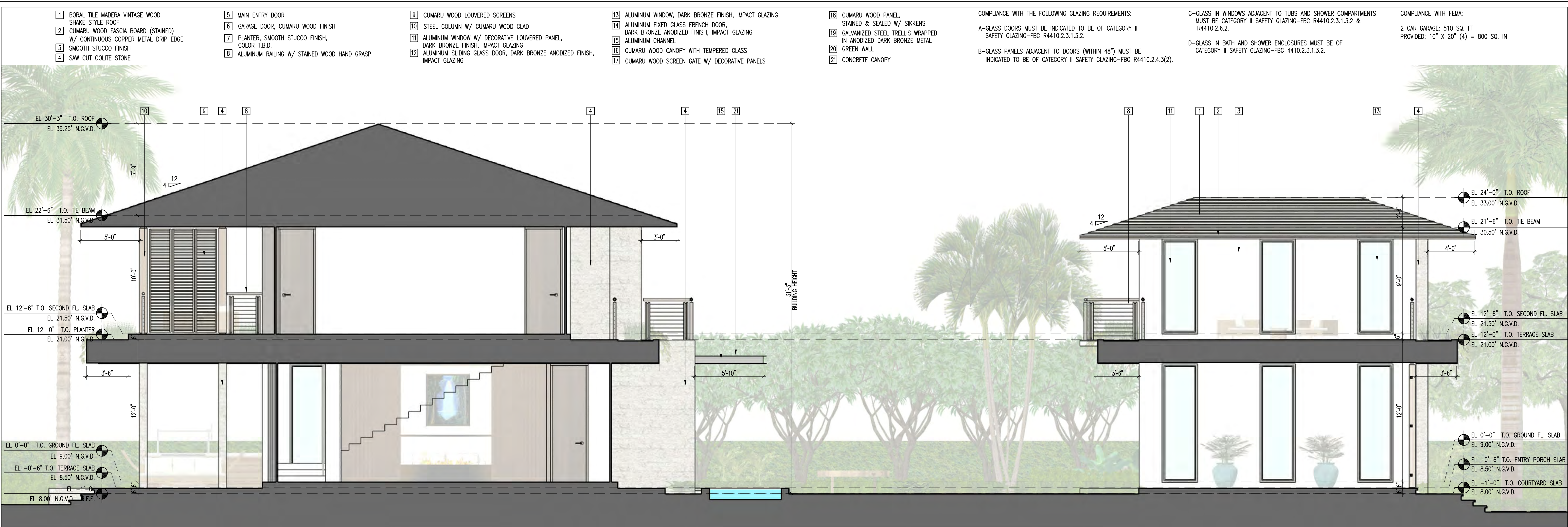
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PLANNING
ARCHITECTURE
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: BUILDING SECTIONS

SEAL
Lynsie Christine Conn
FL Architect
AR090659
AA26000730

SHEET NO.:
A6.0



1 BUILDING SECTION

A2.0 A6.1 1/4" = 1'-0"
A2.1
A4.0



2 BUILDING SECTION

A2.0 A6.1 1/4" = 1'-0"
A2.1
A4.0

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

JOB NO.	1901	CM, FP, CP
DRAWN BY		
DATE	09-25-19	
CHECKED	CM	

CMA Design Studio, Inc.

INTERIOR DESIGN

PLANNING

ARCHITECTURE

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE

9700 WEST BROADVIEW DRIVE

BAY HARBOR, FL 33154

TITLE: BUILDING SECTIONS

SEAL

Lynsie Christine Conn

FL Architect

AB000059

AA26000730

SHEET NO.:

A6.1



BAY HARBOR ISLAND PZB SUBMITTAL

EGOZI RESIDENCE | 9700 WEST BROADVIEW DRIVE | BAY HARBOR ISLAND, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of one specimen screw pine tree, two pink trumpet trees, palms, shrubs and groundcovers. The specimen screw pine tree is currently proposed to be relocated to the North part of the front garden. The Landscape Architect is proposing to clear the rest of the site, with the exception of two coconut palms in the rear garden and the two 8' height podocarpus hedges running the length of both side property lines. Please note that the landscape architect intends to create a new lush and improved tropical landscape design that of which shall incorporate new native canopy trees onto the site.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New tropical landscape design to complement new residence

INDEX OF SHEETS

- L-0.0 Landscape Cover Page + Sheet Index
- L-1.0 Landscape Plan Ground Level
- L-1.1 Landscape Plan Second Level
- L-2.0 Front + Rear Elevations
- L-2.1 Side Elevations
- L-3.0 Plant Material Images
- L-4.0 Existing Tree Survey + Disposition Plan
- L-5.0 Landscape Notes + Details + Bay Harbor Island Landscape Code

PZB COMMENTS - 08.29.19

1. LANDSCAPE COVER IMAGE OF THE FRONT ELEVATION HAS BEEN UPDATED TO REFLECT MOST CURRENT LANDSCAPE DESIGN



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
780 NE 69TH STREET
SUITE 1106 MIAMI, FL 33138
O 786.534.5327
C 305.979.1585
CHRISTOPHERCAWLEY.COM
Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
L-1	08.29.19	PZB COMMENTS

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PROJECT INFO:

EGOZI
RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

LANDSCAPE
COVER + SHEET
INDEX

CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

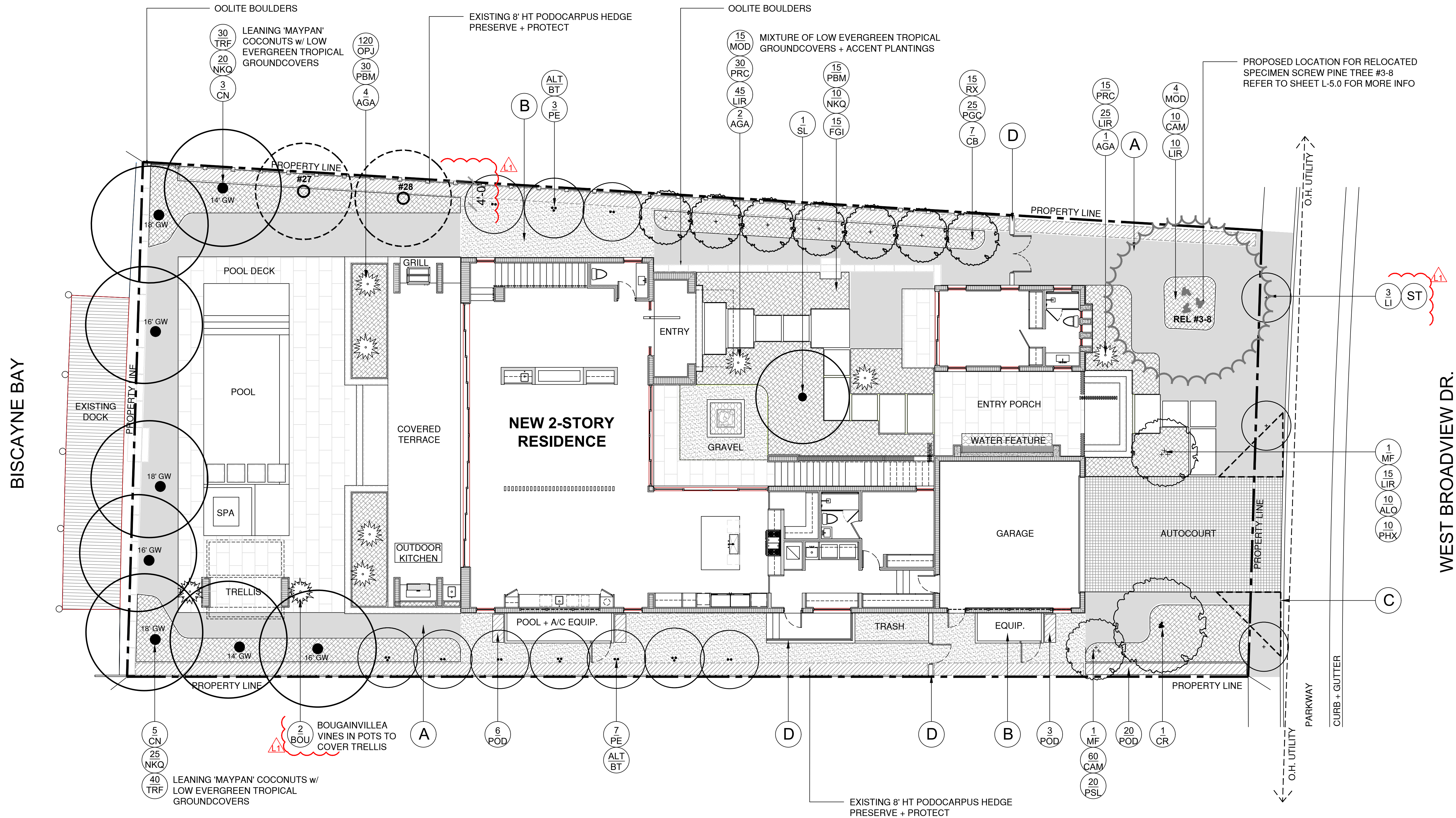
SCALE + NORTH ARROW:

DATE:

J U N E 7 , 2 0 1 9

SHEET NO:

L-0.0



- PZB COMMENTS - 08.29.19**
1. LANDSCAPE PLAN HAS BEEN UPDATED TO SHOW THE MOST RECENT ARCHITECTURE BACKGROUNDS
 2. STREET TREES HAVE BEEN CHANGED TO ORAPE MYRTLE TREES AS PER THE TOWN'S 'STREET TREE MASTER PLAN'
 3. BOUGAINVILLEA VINES IN POTS HAVE BEEN ADDED TO COVER THE TRELLIS AS PER CODE
 4. SCREENING HAS BEEN ADDED FOR ALL MECHANICAL + POOL EQUIPMENT / TRASH AREAS.
 5. NOTES FOR THE C.M.U. WALL HAVE BEEN ADDED TO THE LANDSCAPE PLAN
 6. DIMENSION HAS BEEN ADDED TO THE LANDSCAPE PLAN SHOWING THE DISTANCE FROM THE WALKWAY ON THE NORTHWEST CORNER OF THE RESIDENCE TO THE PROPERTY LINE.

LANDSCAPE PLAN LEGEND

- | | | | |
|---|--|----|---|
| A | 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS | D | 5'-0" HIGH, 8" C.M.U. WALL. REFER TO ARCHITECTURE |
| B | 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC | ST | STREET TREE |
| C | 10' VISIBILITY TRIANGLES | | |



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
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O 786.534.5327
C 305.979.1585
CHRISTOPHERCAWLEY.COM
Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE

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1	08.29.19	PZB COMMENTS

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PROJECT INFO:

**EGOZI
RESIDENCE**
9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

**GROUND LEVEL
LANDSCAPE
PLAN**

CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

SCALE + NORTH ARROW:



DATE:

J U N E 7 , 2 0 1 9

SHEET NO:

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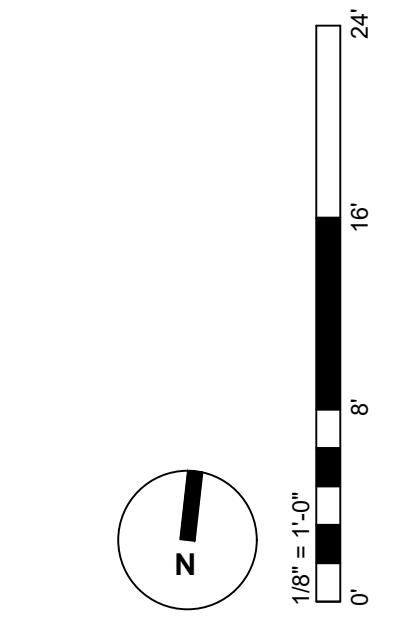
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BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

SECOND LEVEL
LANDSCAPE
PLAN

CHRISTOPHER CAWLEY, RLA
Florida License LA 6566786

SCALE + NORTH ARROW:

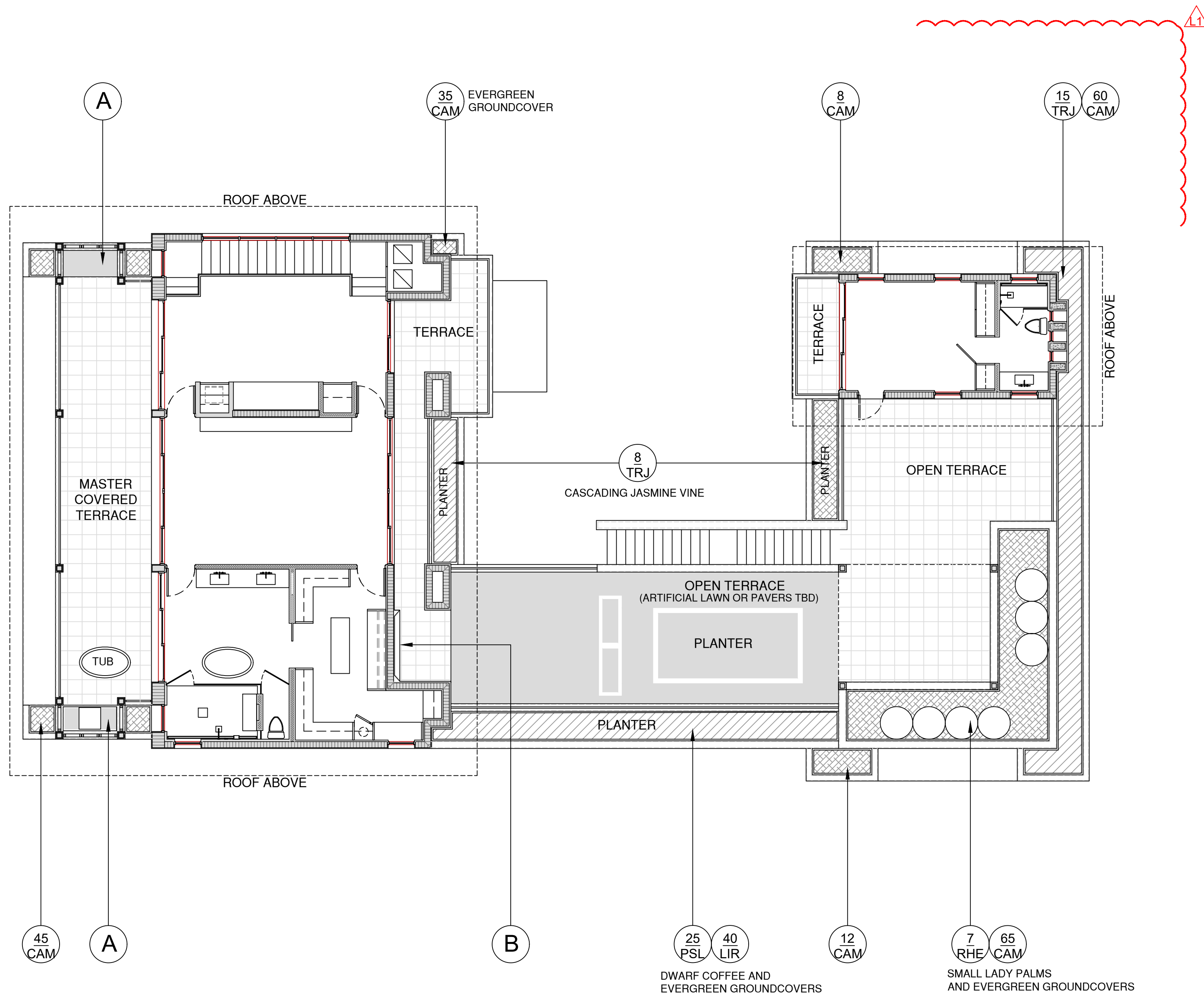


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- P2B COMMENTS - 08.29.19**
- LANDSCAPE PLAN HAS BEEN UPDATED TO SHOW THE MOST RECENT ARCHITECTURE BACKGROUNDS
 - ADDITIONAL NOTES / LANDSCAPE LEGEND HAS BEEN ADDED FOR CLARIFICATION PURPOSES

LANDSCAPE PLAN LEGEND	
A	ARTIFICIAL LAWN
B	GREEN WALL

PLANT LIST - 9700 WEST BROADVIEW DR. - SECOND LEVEL					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS + GROUNDCOVER					
CAM	193	NO	CARISSA MACROCARPA	Carissa macro 'Emerald blanket'	3 gallon, full, 18" on center
LIR	40	NO	LILYTURF	Liriope muscari	1 gallon, full 18" on center
PSL	25	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 30" on center
RHE	7	NO	LADY PALMS	Rhapis excelsa	7 gallon, full 30" on center
TRJ	23	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	3 gallon, full 30" on center



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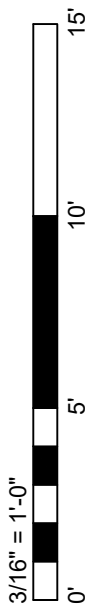
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RESIDENCE**
9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

**FRONT AND
REAR
ELEVATIONS**

CHRISTOPHER CAWLEY, RLA
Florida License LA 6566786

SCALE + NORTH ARROW:



DATE:
JUNE 7, 2019
SHEET NO:

L-2.0



FRONT ELEVATION | WEST FACING



REAR ELEVATION | EAST FACING

- P2B COMMENTS - 08.29.19**
- ELEVATIONS HAVE BEEN UPDATED TO SHOW THE MOST RECENT ARCHITECTURE BACKGROUNDS + LANDSCAPE DESIGN
 - ALL ELEVATIONS ARE SHOWN IN COLOR



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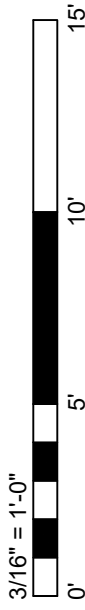
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SHEET TITLE:

**SIDE
ELEVATIONS**

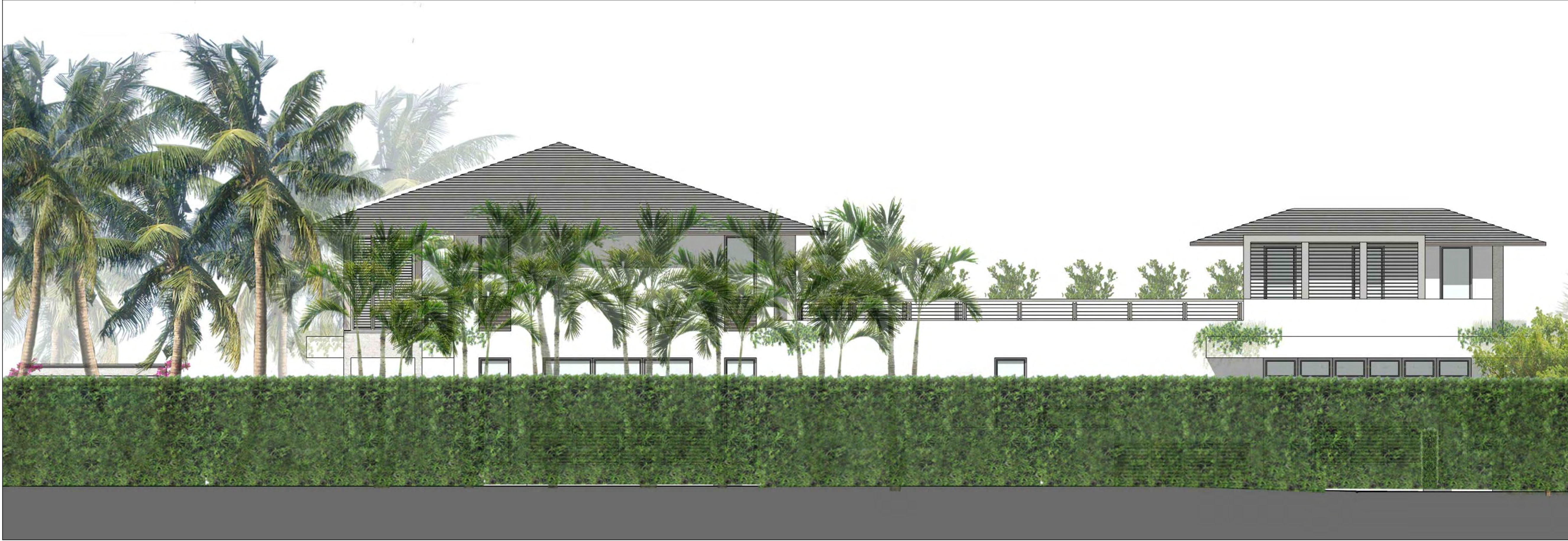
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Florida License LA 666786

SCALE + NORTH ARROW:



DATE:
JUNE 7, 2019
SHEET NO:

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SOUTH SIDE ELEVATION | NORTH FACING



NORTH SIDE ELEVATION | SOUTH FACING

P2B COMMENTS - 08.29.19
1. ELEVATIONS HAVE BEEN UPDATED TO SHOW THE MOST RECENT ARCHITECTURE BACKGROUNDS + LANDSCAPE DESIGN
2. ALL ELEVATIONS ARE SHOWN IN COLOR



MF | SIMPSON STOPPER TREE



CR | CLUSIA ROSEA TREE



CB | BRAZILIAN BEAUTYLEAF TREE



PE | ALEXANDER PALM



CN | MAYPAN COCONUT PALM



SL | SATAKENTIA PALM



MOD | MONSTERA DELICIOSA



PBM | PHILODENDRON BURLE MARX



AGA | AGAVE



CAM | CARISSA 'EMERALD BLANKET'



BOU | BOUGAINVILLEA VINE



ALO | ELEPHANT EAR



PGC | PHILODENDRON GREEN CONGO



HEL | HELICONIA



PSL | DWARF BAHAMA COFFEE



FGI | FICUS GREEN ISLAND



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PROJECT INFO:

**EGOZI
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9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

**PLANT
MATERIAL
IMAGES**

CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

SCALE + NORTH ARROW:

DATE:

J U N E 7 , 2 0 1 9

SHEET NO:

L-3.0

PZB COMMENTS - 08.29.19
1. PLANT MATERIAL IMAGE BOARD HAS BEEN UPDATED TO SHOW
FICUS GREEN ISLAND, CLUSIA ROSEA TREE + BOUGAINVILLEA VINE,
AS PER THE MOST RECENT LANDSCAPE DESIGN.



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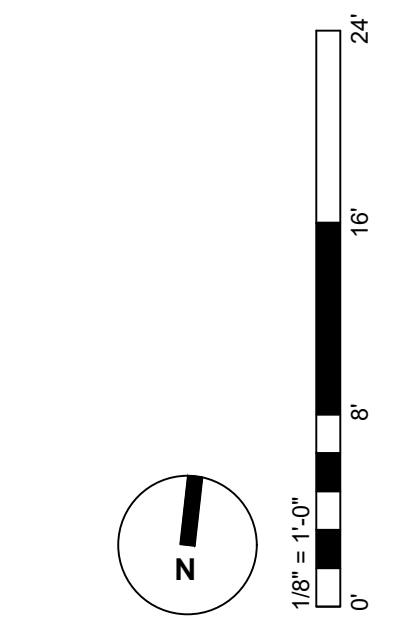
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SHEET TITLE:

**EXISTING TREE
SURVEY +
DISPOSITION
PLAN**

CHRISTOPHER CAWLEY, RLA
Florida License LA 6566786

SCALE + NORTH ARROW:

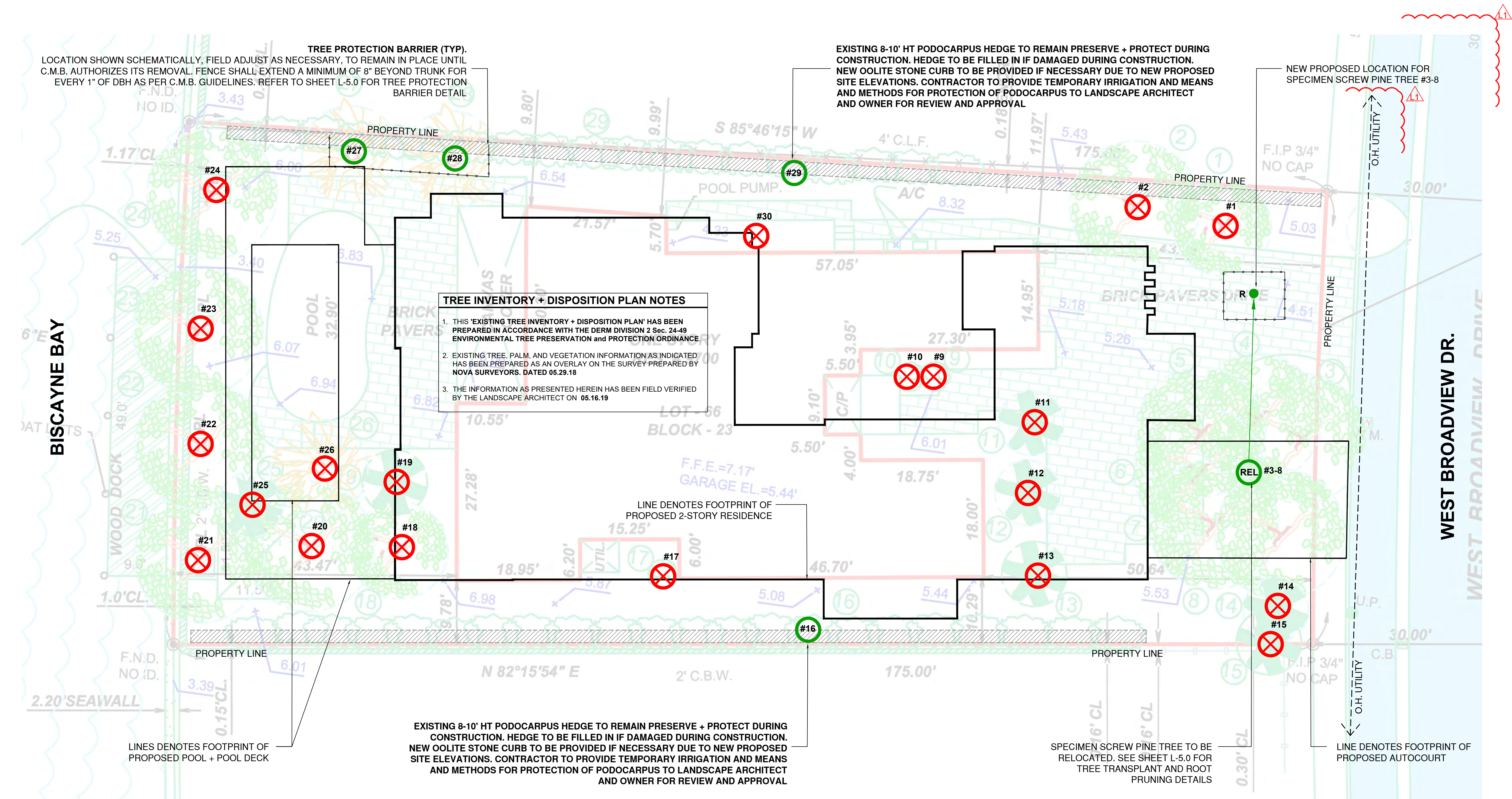


DATE:

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SHEET NO:

L-4.0



MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART								
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	Pink Trumpet Tree	Tabebuia rosea	+/- 25' x 15'	12"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#2	Pink Trumpet Tree	Tabebuia rosea	+/- 30' x 20'	12"	FAIR	REMOVE	314 SF	IN CONFLICT WITH SITE DESIGN
#3-8	Screw Pine (all one tree)	Pandanus utilis	+/- 30' x 30'	60"	GOOD	RELOCATE	0 SF	SEE PROPOSED NEW LOCATION SHEET L-100
#9-10	Chinese Fan Palm (dbl)	Livistona chinensis	+/- 15' x 5'	9"	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN
#11	Reclinata Date Palm	Phoenix reclinata	+/- 20' x 15'	8"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#12	Chinese Fan Palm (triple)	Livistona chinensis	+/- 20' x 10'	9"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#13	Reclinata Date Palm	Phoenix reclinata	+/- 20' x 10'	6"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#14	Chinese Fan Palm	Livistona chinensis	+/- 12' x 10'	9"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#15	Chinese Fan Palm	Livistona chinensis	+/- 12' x 10'	9"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#16	Podocarpus Hedge	Podocarpus	+/- 8' height	n/a	GOOD	REMAIN	0 SF	NOT A TREE. PRESERVE + PROTECT
#17	Queen Palm	Syagrus romanzoffiana	+/- 20' x 5'	7"	POOR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN
#18	Christmas Palms (cluster)	Adonidia merrillii	+/- 25' x 15'	7"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN

MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART										
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS		
#19	Alexander Palm	Ptychosperma elegans	+/- 20' x 10'	7"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		
#20	Coconut Palm	Cocos nucifera	+/- 30' x 18'	8"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN		
#21	Coconut Palm	Cocos nucifera	+/- 25' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		
#22	Coconut Palm	Cocos nucifera	+/- 30' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		
#23	Coconut Palm	Cocos nucifera	+/- 30' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		
#24	Coconut Palm	Cocos nucifera	+/- 25' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		
#25	Coconut Palm	Cocos nucifera	+/- 20' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		
#26	Coconut Palm	Cocos nucifera	+/- 25' x 15'	8"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN		
#27	Coconut Palm	Cocos nucifera	+/- 20' x 15'	8"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT		
#28	Coconut Palm	Cocos nucifera	+/- 20' x 15'	8"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT		
#29	Podocarpus Hedge	Podocarpus	+/- 8' height	n/a	GOOD	REMAIN	0 SF	NOT A TREE. PRESERVE + PROTECT		
#30	Live Oak Tree	Quercus virginiana	+/- 9' x 10'	2.5"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN		

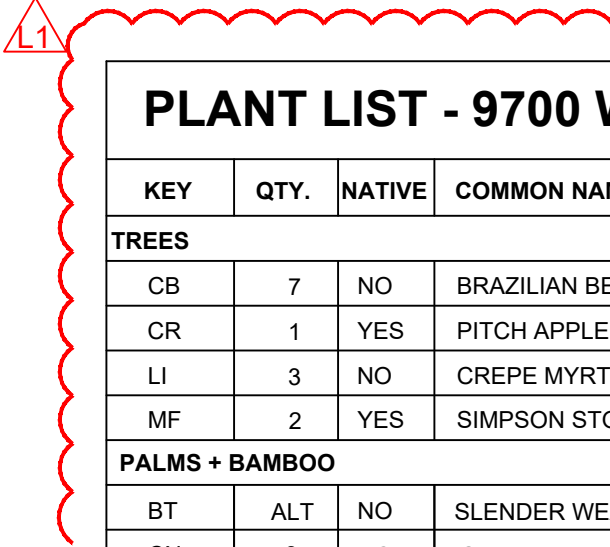
- P2B COMMENTS - 08.29.19**
- SURVEY HAS BEEN UPDATED TO REFLECT THE MOST RECENT SITE CONDITIONS WITHIN THE PAST SIX MONTHS.
 - OVERHEAD UTILITY LINES ARE SHOWN ON THE SURVEY.
 - MITIGATION SUMMARY HAS BEEN UPDATED TO REFLECT THE MOST RECENT LANDSCAPE DESIGN.

EXISTING TREE SURVEY LEGEND	
	TREE or PALM TO BE REMOVED
	PALM TO REMAIN. PRESERVE + PROTECT
	TREE TO BE RELOCATED
	RELOCATED TREE
	TREE or PALM PROTECTION FENCE

MD ERM CANOPY MITIGATION SUMMARY	
THE CANOPY MITIGATION OF 2,185 SF AS REQUIRED BY THE CITY OF BAR HARBOR HAS BEEN MET AND EXCEEDED. A TOTAL 9,200 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.	
CANOPY MITIGATION SUMMARY - (1) NATIVE CLUSIA ROSEA TREE: 500 SF (Shade Tree I @ 500 SF each) - (7) BRAZILIAN BEAUTYLEAF TREES: 3,500 SF (Shade Tree I @ 500 SF each) - (2) SIMPSON STOPPER TREES: 1,000 SF (Shade Tree I @ 500 SF each) - (3) CRAPE MYRTLE TREES: 1,500 SF (Shade Tree I @ 500 SF each) - (8) COCONUT PALMS: 2,400 SF (Palm Tree I @ 300 SF each) - (1) SATAKENTIA PALMS: 300 SF (Palm Tree I @ 300 SF each)	

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.



PLANT LIST - 9700 WEST BROADVIEW DR. / GROUND LEVEL					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	7	NO	BRAZILIAN BEAUTYLEAF TREE	Calophyllum brasiliensis	50 gallon, 14'-16" height, 6'-8" spread
CR	1	YES	PITCH APPLE TREE	Clusia rosea	25' height minimum, field grown specimen to be approved
LI	3	NO	CREPE MYRTLE STREET TREES	Lagerstroemia indica 'Muskogee'	65 gallon, 12' ht min, 6' spread, standard, 5' ct, 2.5" dbh, equal to Treeworld Wholesale
MF	2	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	65 gallon, 12' o.a. height min, multi
PALMS + BAMBOO					
BT	ALT	NO	SLENDER WEAVER BAMBOO	Bambusa textilis gracilis	field grown, 18'-22' overall height, full
CN	8	NO	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	field grown, 20'-24' overall height, full heads, see landscape plans for grey wood
PE	10	NO	ALEXANDER PALM	Ptychosperma elegans	field grown, 16'-22' overall height, (7) triples + (9) doubles
RX	15	NO	LADY PALM	Rhapsis excelsa	5 gallon, 3' height
SL	1	NO	SATAKENTIA PALM	Satakentia liliukuensis	field grown, 8' clear trunk, balled + burlapped, single
SHRUBS					
FGI	--	NO	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 18" on center
POD	30	NO	PODOCARPUS	Podocarpus macrophyllus	30 gallon, 8' height, full to base, 2' o.c. or as required to create a full screen
PSL	--	YES	DIWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 30" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
AGA	--	NO	BLUE AGAVE	Agave americana 'Blue'	7 gallon, 2' height, 2.5' spread
ALO	--	NO	BLACK STEM ALOCASIA	Alcantarea macro 'Black stem'	15 gallon, 3'-4' height
BOU	--	NO	BOUGAINVILLEA 'BARBARA KARST'	Same	25 gallon, 6' height, trellis
CAM	--	NO	CARISSA MACROCARPA	Carissa macro 'Emerald blanket'	3 gallon, full, 18" on center
LIR	--	NO	LILYTURF	Liriope muscari	1 gallon, full 18" on center
MOD	--	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full 24" on center
NKQ	--	NO	KIMBERLY QUEEN FERN	Nephrolepis obliterata 'Kimberly Queen'	3 gallon, full, 18" on center
OPJ	--	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 6" on center
PBM	--	NO	PHILODENDRON 'BURLE MARK'	Same	3 gallon, full 18" on center
PGC	--	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, full 18" on center
PHX	--	NO	PHILODENDRON 'XANADU'	Same	3 gallon, full, 24" on center
PRC	--	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 18" on center
TRF	--	YES	FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full 30" on center

1. PLANT LIST HAS BEEN UPDATED TO REFLECT THE MOST RECENT LANDSCAPE DESIGN.

GREATER THAN 60 EXISTING
PODOCARPUS SHRUBS
SHRUB REQUIREMENT MET +
EXCEEDED.

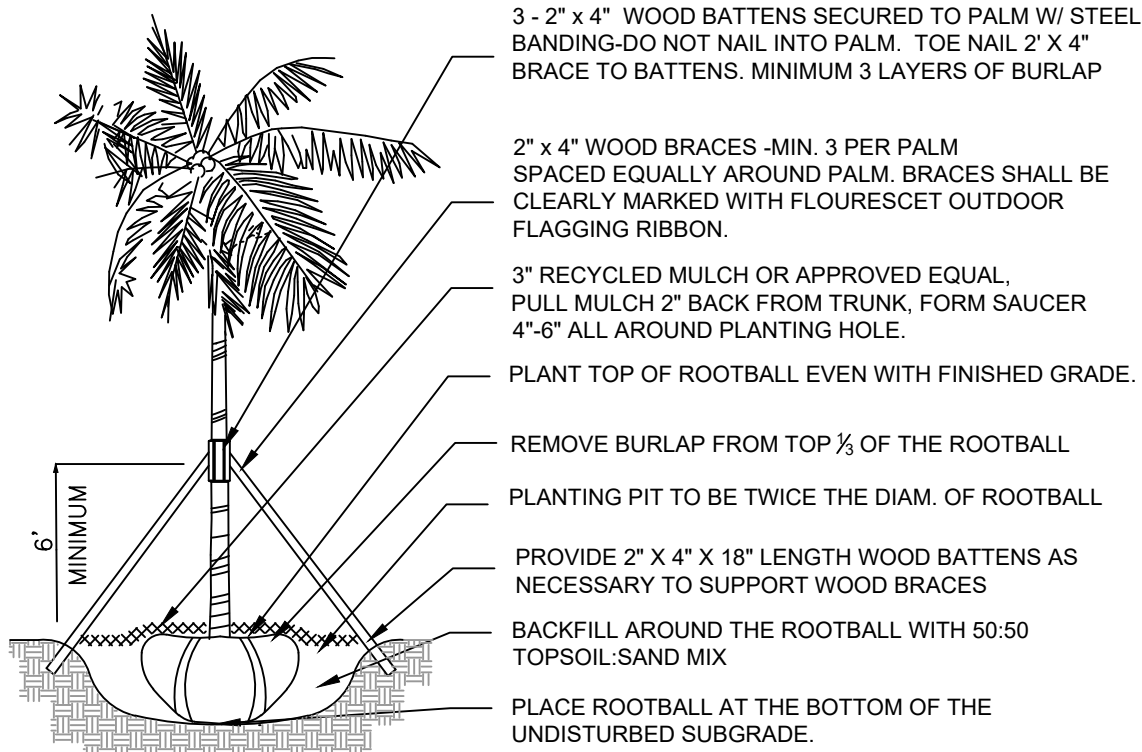
Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	10
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	3
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	> 60
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	20
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	20
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area		
	6,558.5 SF (Max)	1,700 SF

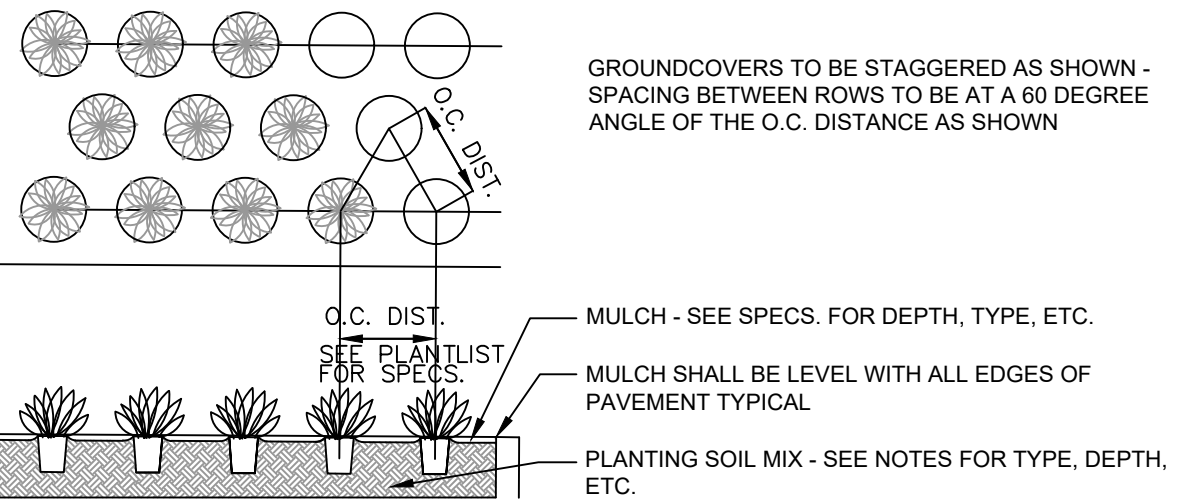
Notes **NET LOT AREA = 13,117 SF**
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.



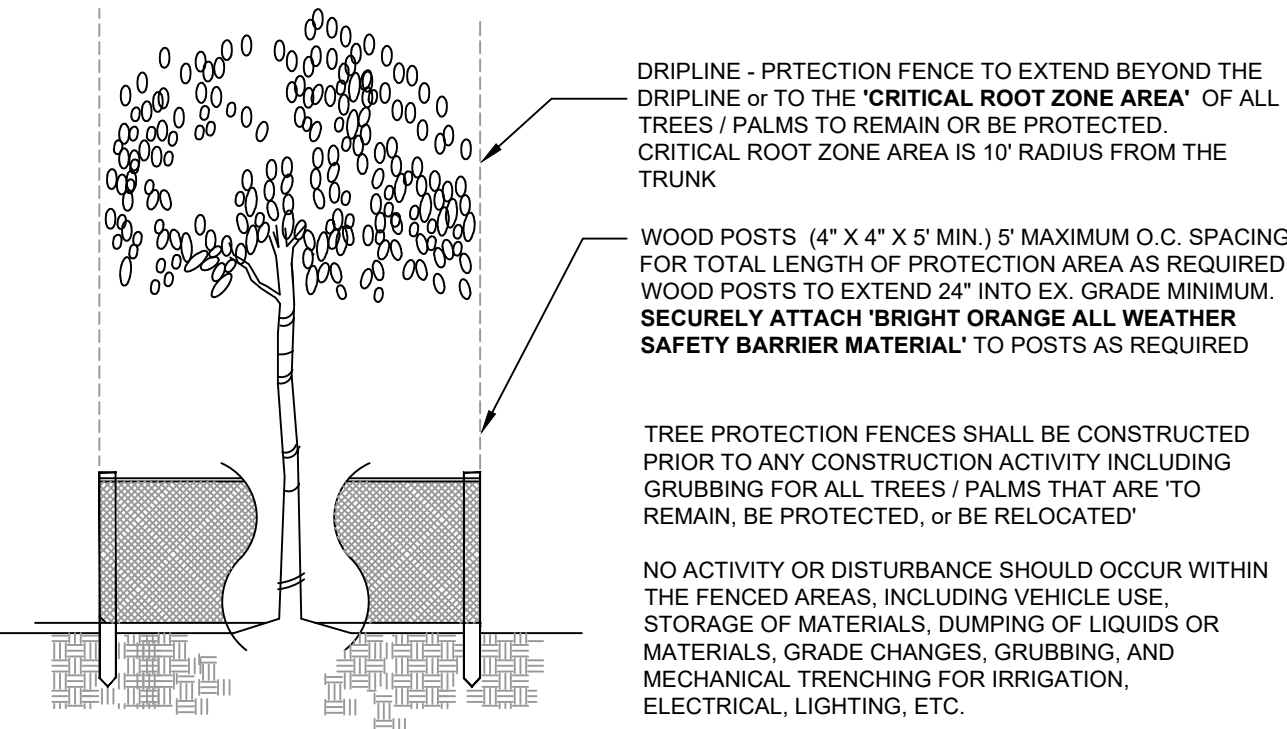
PALM PLANTING DETAIL

N.T.S.



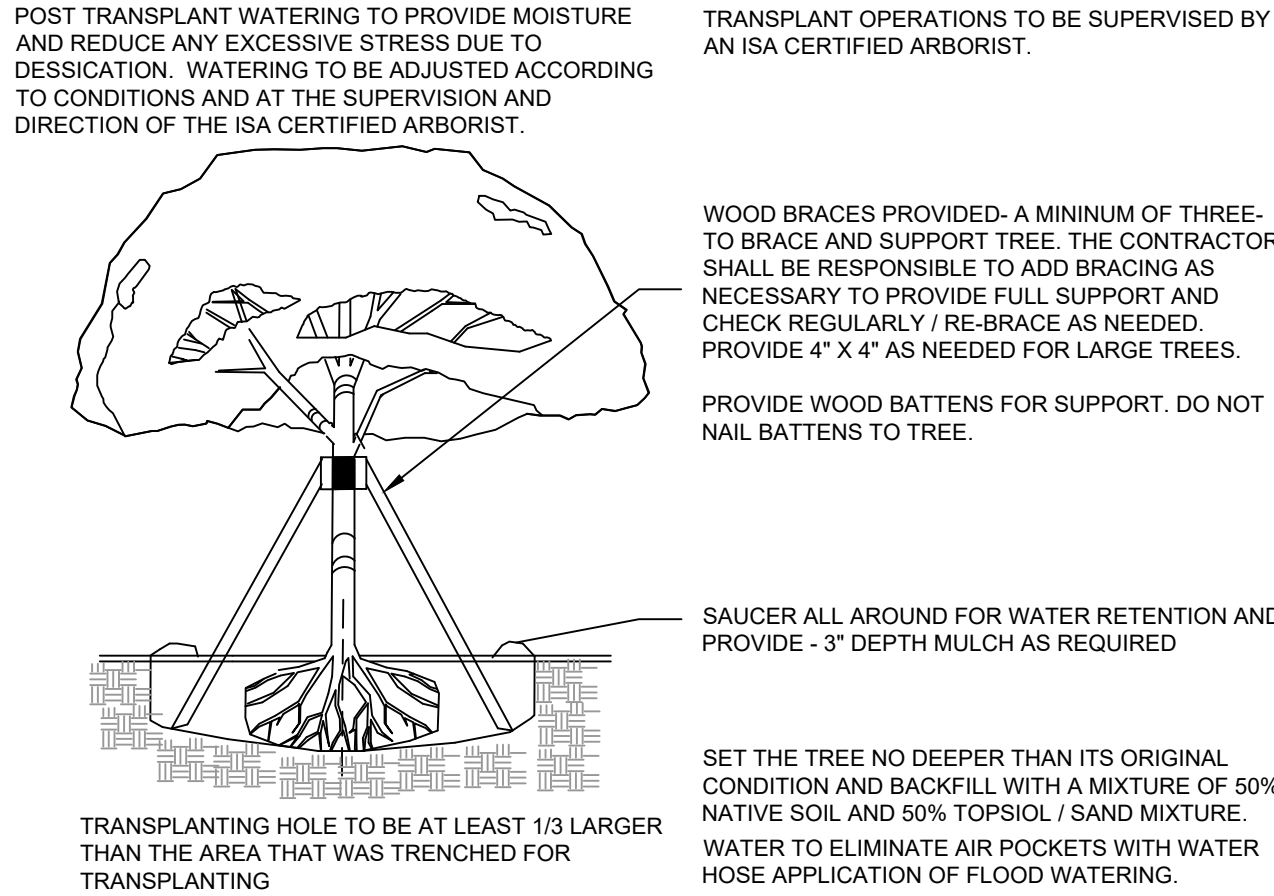
GROUNDCOVER PLANTING DETAIL

N.T.S.



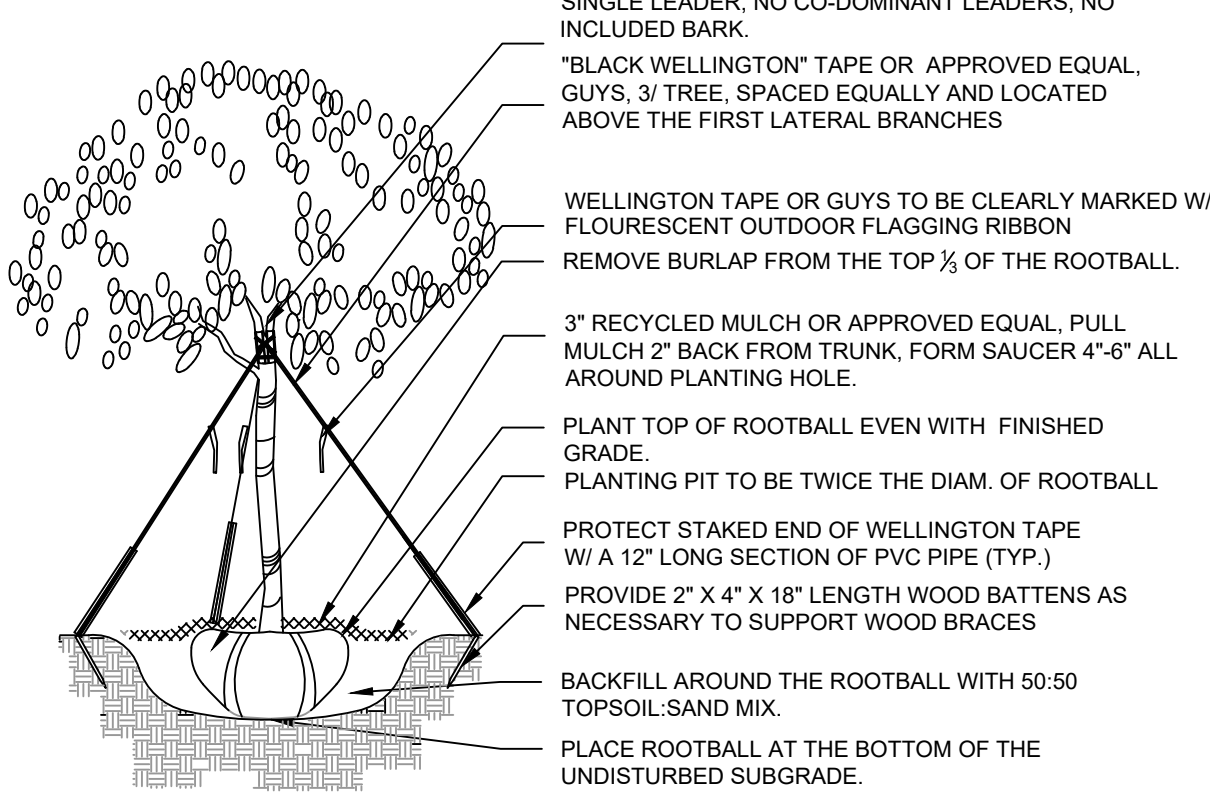
TREE / PALM PROTECTION DETAIL

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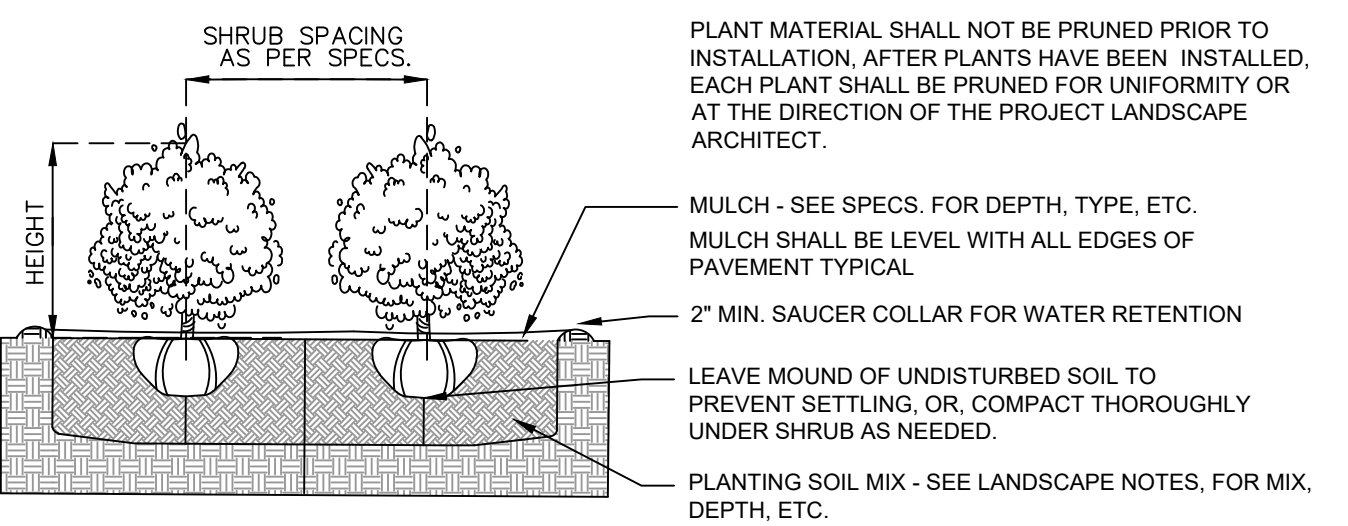
TREE TRANSPLANT DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

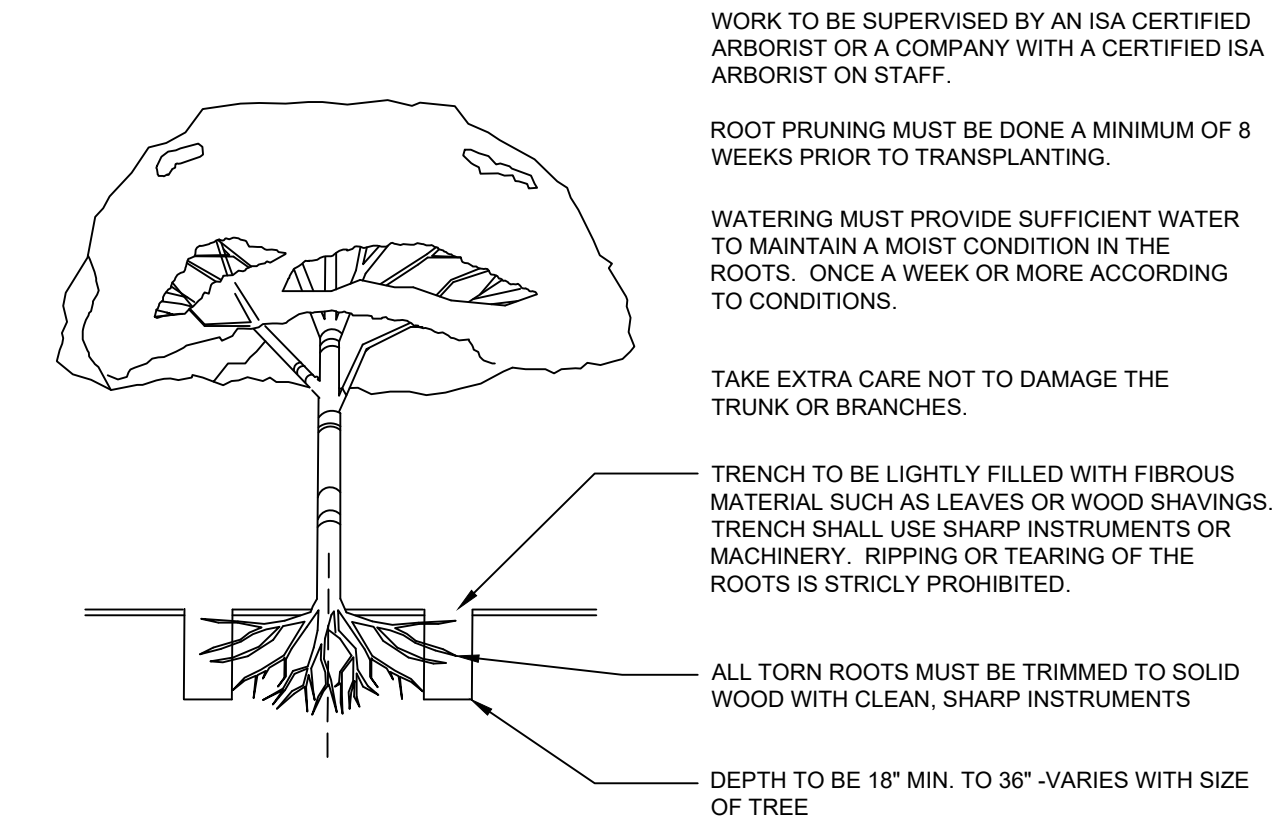
N.T.S.

LANDSCAPE PLAN NOTES

- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- SHEETS L-1.0 thru L-5.0 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

TREE TRANSPLANTING PROCEDURAL SPECIFICATION

- PURPOSE: TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.
- ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST OR BIOLOGIST WITH VERIFIABLE TREE TRANSPLANT EXPERIENCE AS THE 'EXPERT ARBORIST OF RECORD' TO CARRY OUT THE FOLLOWING DUTIES:
 - SHALL MAKE SITE VISITS PRIOR TO AND DURING ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION IS PERFORMED ACCORDING TO ALL APPLICABLE TREE RELOCATION GUIDELINES.
 - SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.
 - SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC.



ROOT PRUNING DETAIL

N.T.S.



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
780 NE 69TH STREET
SUITE 1106 MIAMI, FL 33138
O 786.534.5327
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CHRISTOPHERCAWLEY.COM
Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08.29.19	PZB COMMENTS

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PROJECT INFO:

EGOZI
RESIDENCE

9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

SHEET TITLE:

LANDSCAPE
NOTES +
DETAILS

CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

SCALE + NORTH ARROW:

DATE:

J U N E 7 , 2 0 1 9

SHEET NO:

L-5.0

- 6.1.4. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 12" INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
- 6.1.5. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- 6.1.6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELf LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- 6.1.7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 12" INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- 6.1.8. CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING FACILITIES DURING CONSTRUCTION.
- 6.2. MATERIALS:
- 6.2.1. POLYVNYL CHLORIDE (PVC) PIPE SHALL BE DR 18 ANSI / AWWA C900-97 OR LATEST REVISION.
- 6.2.2. ALL PIPE LARGER THAN 12" DIAMETER MUST BE DUCTILE IRON (MIN. CLASS 50), 8" AND 10" DIP (MIN. CLASS 50) 4" AND 6" DIP (MIN. CLASS 52). ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-96 AND CEMENT MORTAR LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.
- 6.2.3. FITTINGS SHALL BE DUCTILE IRON MEETING ANSI/AWWA C-153/A21.53-00 SPECIFICATIONS. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.
- 6.2.4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-94 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
- 6.2.4.1. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2380-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 80 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500-93.
- 6.2.4.2. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
- 6.2.4.3. GATE VALVES 3" OR LESS SHALL HAVE THE SAME REQUIREMENTS AS LARGER GATE VALVES. THEY SHALL BE 2" RSW VALUE WITH 2" OPERATING NUT.
- 6.2.5. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F-2505 OR APPROVED EQUAL.
- 6.2.6. VALVE BOXES SHALL BE TYLER OR APPROVED EQUAL.
- 6.2.7. RETAINER GLANDS SHALL BE MEGA-LUG AND CONFORM TO ANSI / AWWA C111/A21.11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING.
- 6.2.8. NO DRESSER COUPLINGS SHALL BE ALLOWED ON DISTRIBUTION SYSTEM.
- 6.2.9. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. MAIN VALVE OPENING TO BE DETERMINED BY THE WATER DEPARTMENT. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE OR CENTERLINE OF ADJACENT ROADWAY WHICHEVER IS GREATER. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-94.
- 6.2.10. FIRE HYDRANTS SHALL BE PAINTED YELLOW. (RUSTOLEUM #944 SAFETY YELLOW OR APPROVED EQUAL)
- 6.3. SERVICE CONNECTION:
- 6.3.1. SERVICE SADDLES SHALL BE STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ASTM A-588.
- 6.3.2. SERVICE LINES SHALL BE POLYETHYLENE (3408), 250 PSI RATED, SDR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT WITH STAINLESS STEEL INSERTS.
- 6.3.3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER H10046 OR APPROVED EQUAL.
- 6.3.4. CURB STOPS SHALL BE MUELLER H10203 OR APPROVED EQUAL.
- 6.3.5. METER STOPS SHALL BE LOCKMNG TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
- 6.4. INSTALLATION:
- 6.4.1. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM."
- 6.4.2. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
- 6.4.3. ALL WATER MAINS SHALL BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" FOR DIP.
- 6.4.4. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO CITY OF BAY HARBOR, FL AND THE HEALTH DEPARTMENT.
- 6.4.5. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.
- 6.4.6. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.
- 6.4.7. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER. U.S.F. OR APPROVED EQUAL.
- 6.4.8. ALL FITTINGS TO BE RESTRAINED WITH MEGALUG OR APPROVED EQUAL.

- 6.4.9. LOCATOR TAPE AND WIRE MUST BE INSTALLED 12" ABOVE NEW WATER MAINS. TAPE WILL BE 3" WIDE AND COLOR CODED. LOCATE WIRE WILL SHALL BE NO.14 STRAND AND COLOR CODED.
- 6.4.10. R.P.M.'S TO BE INSTALLED, PRIOR TO C/O, AT CENTER OF NEAREST DRIVE AISLE ADJACENT TO ALL HYDRANTS (BLUE) AND GATE VALVES (WHITE). FOR HYDRANTS AT CORNERS (2) TWO R.P.M.'S SHALL BE INSTALLED, ONE AT EACH ROADWAY.
- 6.5. TESTING:
- 6.5.1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST.
- 6.5.2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF CITY OF BAY HARBOR, FL UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.
- 6.5.3. ALL NEW WATER MAINS SHALL BE PIGGED AND CANON FLUSHED PRIOR TO DISINFECTION.
- 6.5.4. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-99; 150 PSI MINIMUM STARTING TEST PRESSURE. METER RECONNECTIONS MAY BE MADE TO NEW LINES AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN RECEIVED BY THE ENGINEER, CITY OF BAY HARBOR, FL, AND HRS.
- 6.5.5. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1200' MAXIMUM FOR LINES GREATER THAN 2000' IN LENGTH.
- 6.5.6. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{(P - 0.25)^2}{P + 0.85}$$
 IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR, S EQUALS LENGTH OF PIPE (LINEAR FEET), D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND P EQUALS THE SQUARE ROOT OF THE AVE PRESSURE.

7. GRAVITY SEWER COLLECTION SYSTEM

- 7.1. GENERAL
- 7.1.1. DISTANCE AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- 7.2. MATERIALS:
- 7.2.1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC SDR35 PIPE CONFORMING TO ANSI/AWWA STANDARD C900-89, CLASS 150, WITH PUSH-ON RUBBER GASKET JOINTS OR DUCTILE IRON PIPE WITH EPOXY COATING, PROTECTED 401 (MIN.CLASS 52), AS INDICATED ON THE DRAWINGS.
- 7.2.2. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4,000 PSI CONCRETE AND GRADE 60 STEEL. MONOLITHICALLY POURED BASES ONLY.
- 7.2.3. MANHOLES ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL - NO MouldING PLASTER.
- 7.3. INSTALLATION:
- 7.3.1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-ASSOCIATIONS "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."
- 7.3.2. DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
- 7.3.3. SAND COLLAR SHALL BE GROUDED IN PLACE AT EACH PIPE CONNECTION INTO A MANHOLE WALL.
- 7.3.4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
- 7.3.5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
- 7.3.6. THE ENTIRE INSIDE AND OUTSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS: FIRST COAT RED, SECOND COAT BLACK (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.
- 7.3.7. EXISTING SEWER SYSTEM MUST REMAIN SEPERATE FROM NEW SEWER SYSTEM WITH A WING-NUT TYPE MECHANICAL PLUG UNTIL CERTIFICATION.
- 7.4. TESTING:
- 7.4.1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
- 7.4.2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
- 7.4.3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
- 7.4.4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

8. STORM DRAINAGE

- 8.1. GENERAL:
- 8.1.1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- 8.2. MATERIALS:
- 8.2.1. HIGH-DENSITY POLYETHYLENE (H.D.P.E.) SHALL MEET THE REQUIREMENTS OF ASTM F2619 / F2619M, LATEST REVISION.
- 8.2.2. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
- 8.2.3. CORRUGATED ALUMINUM PIPE (C.A.P.) SHALL BE HELICAL TYPE, CONFORMING TO ASTM B209 AND AASHTO M196, AS MANUFACTURED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL. THE CORRUGATION PATTERN AND GAUGE SHALL BE AS FOLLOWS:
- | DIAMETER | CORRUGATION | GAUGE |
|------------|---------------|-------|
| 12" to 21" | 2 2/3" x 1/2" | 16 |
| 24" to 27" | 2 2/3" x 1/2" | 16 |
| 30" | 2 2/3" x 1/2" | 14 |
| 36" to 54" | 3" x 1" | 14 |
| 60" to 78" | 3" x 1" | 12 |

- 8.2.4. PIPE COUPLINGS FOR C.A.P. SHALL BE 12" WIDE (MINIMUM) 24" FOR 60" DIAMETER OR LARGER. SPLIT BANDS OF THE SAME ALLOY AS THE PIPE MAY BE ONE GAUGE LIGHTER THAN THE PIPE. POLYURETHANE OR OTHER MANUFACTURER SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS.
- 8.2.5. FIELD JOINTS IN THE PIPE SHALL BE MADE WITH ALUMINUM SPIRAL RIB PIPE FORMED FROM COILED ALUMINUM SHEETS AND SHALL CONFORM TO ASTM B2-09 AND AASHTO M196, AS APPROVED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL.
- 8.2.6. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, UNLESS OTHERWISE NOTED ON THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER.
- 8.3. INSTALLATION:
- 8.3.1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
- 8.3.2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS. TAMPING TO BE DONE IN LAYERS NOT TO EXCEED 12 INCHES.
- 8.3.3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
- 8.3.4. THE CONTRACTOR SHALL NOTIFY CITY OF BAY HARBOR, FL ENGINEERING DIVISION AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

9. PAVING AND SIDEWALKS

- 9.1. GENERAL:
- 9.1.1. ALL MUCK AND YIELDING MATERIAL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. COMPACTED AREAS, AS SHOWN ON THE PLANS AND OR AS DETERMINED BY THE ENGINEER, SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY AASHTO T-180, LATEST REVISION. AREAS TO BE STABILIZED, AS DETERMINED BY THE ENGINEER, SHALL HAVE A MINIMUM LBR-40.
- 9.1.2. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- 9.1.3. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- 9.1.4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- 9.2. MATERIALS:
- 9.2.1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.
- 9.2.2. ASPHALT SURFACES SHALL BE TYPE S-II ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, TWO (2) SHALL BE A MINIMUM OF 1-1/2" THICK, A AND SHALL BE APPLIED IN (2) 3/4" LIFTS.
- 9.2.3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE, MINIMUM 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 5 FOOT O.C. WITHIN 48 HOURS OF PLACING, EXPANSION JOINTS SHALL BE 20 FOOT O.C.
- 9.2.4. CURBS AND GUTTERS: CONCRETE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT O.C. WITHIN 48 HOURS OF PLACING.
- 9.2.5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 10 GAUGE WIRE MESH.
- 9.3. INSTALLATION:
- 9.3.1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(i)), AND SHALL HAVE A MINIMUM LBR 40.
- 9.3.2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE AS SHOWN ON PLANS FOR VARIOUS LOCATIONS.
- 9.3.3. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.
- 9.3.4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100.
- 9.3.5. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-3 ASPHALTIC CONCRETE.
- 9.4. TESTING:
- 9.4.1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- 9.4.2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- 9.4.3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
- 9.4.4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.
- 9.4.5. DENSITY TESTS AND AS-BUILTS ON THE FINISHED LIMEROCK BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

10. PROJECT CLOSEOUT

- 10.1. CLEANING UP:
- 10.1.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- 10.1.2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- 10.1.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY

- DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- 10.2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- 10.3. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

11. ENGINEER'S AS-BUILT REQUIREMENTS

- 11.1. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- 11.1.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.
- 11.1.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
- 11.1.3. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILT.
- 11.1.4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE AS-BUILT OR WHERE THE WATER SERVICE TERMINATES.
- 11.2. AS-BUILTS OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- 11.2.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
- 11.2.2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS THEN THE INVERT ELEVATION OF THESE CLEANOUTS SHALL BE OBTAINED.
- 11.2.3. LIFT STATION AS-BUILTS SHALL CONSIST OF TOP OF WET WELL ELEVATION, INVERT ELEVATION OF THE INCOMING LINE, BOTTOM OF THE WET WELL, AND AS-BUILTS OF THE COMPOUND AREA.
- 11.3. AS-BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- 11.3.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
- 11.3.2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.
- 11.3.3. DRAINAGE WELL STRUCTURE AS-BUILTS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE Baffle WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.
- 11.4. ALL ROCK AS-BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
- 11.4.1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
- 11.4.2. ROCK AS-BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
- 11.4.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
- 11.4.4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
- 11.4.5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK AS-BUILTS WILL BE REQUIRED AS INDICED ABOVE AS WELL AS AS-BUILTS ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS. F AS-BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED S/WALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.
- 11.5. RETENTION AREA AS-BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK, IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE AS-BUILT AS WELL.
- 11.6. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" X 36" REPRODUCIBLE MATERIAL, WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE AS-BUILT BY STATION AND OFFSET, UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICAL TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTE BASELINE MAY BE CHOSEN. ALL RECORD DRAWING, "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLUE OR BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS" SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2014.

EGOZI RESIDENCE

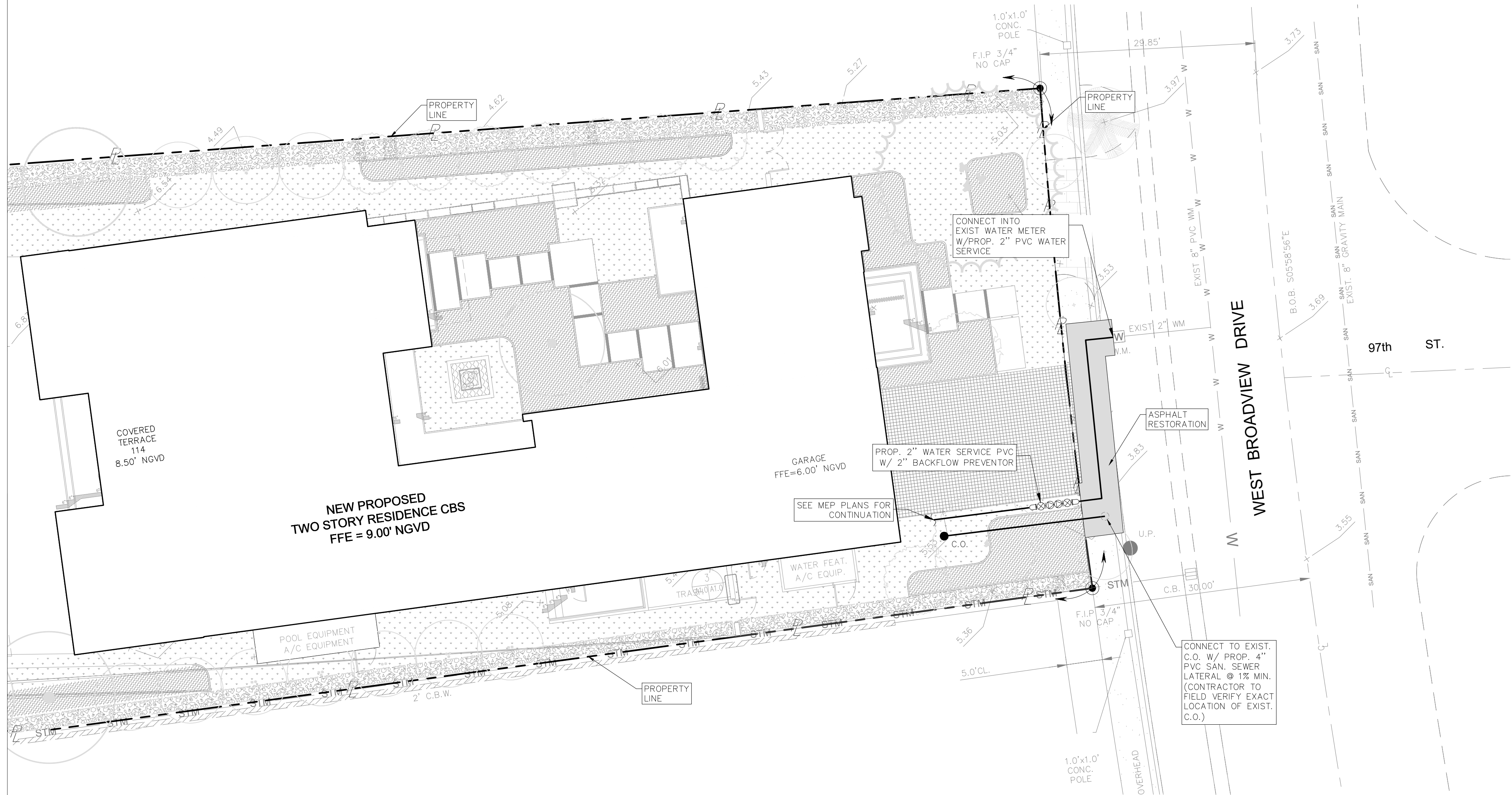
9700 W BROADVIEW DRIVE
BAY HARBOR, FL 33154



3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

GENERAL NOTES AND SPECIFICATIONS

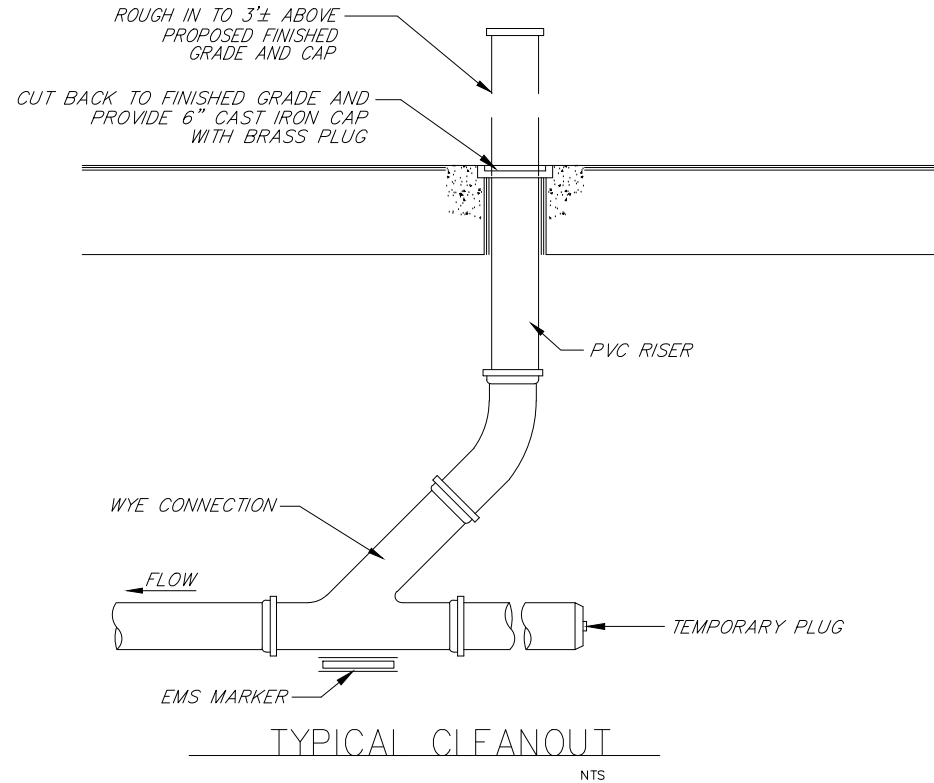
ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE: 9/25/2019



SCALE 1"=10'

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

LEGEND	
	PROPERTY LINE
	PROPOSED WATER SERVICE
	PROPOSED SANITARY LATERAL
	EXISTING DRAINAGE
	EXISTING SANITARY SEWER
	EXISTING WATER
	PROPOSED BUILDING
	ASPHALT RESTORATION
	PROPOSED SOD
	EXIST. WATER METER
	PROPOSED CLEAN OUT
	PROPOSED BACKFLOW PREVENTOR



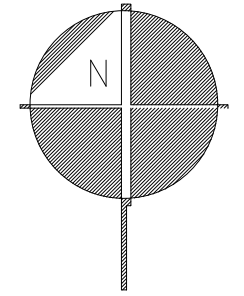
- NOTES:**
- EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
 - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
 - CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.

EGOZI RESIDENCE
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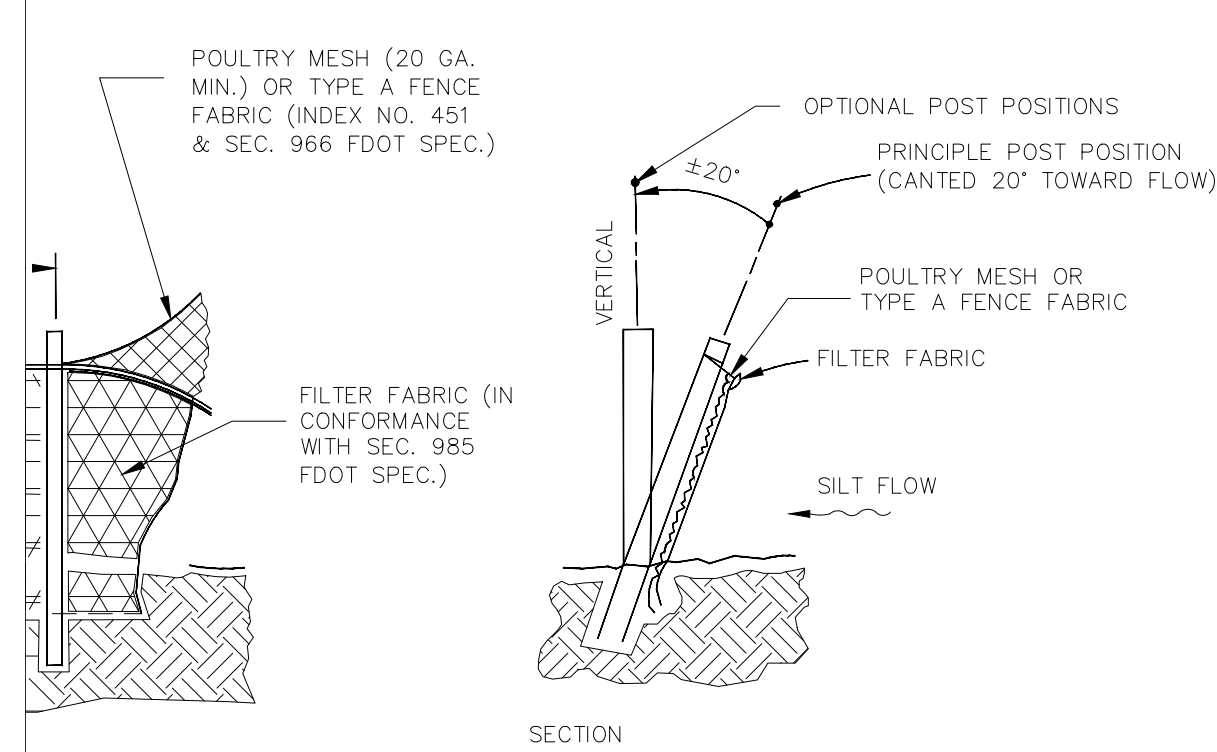
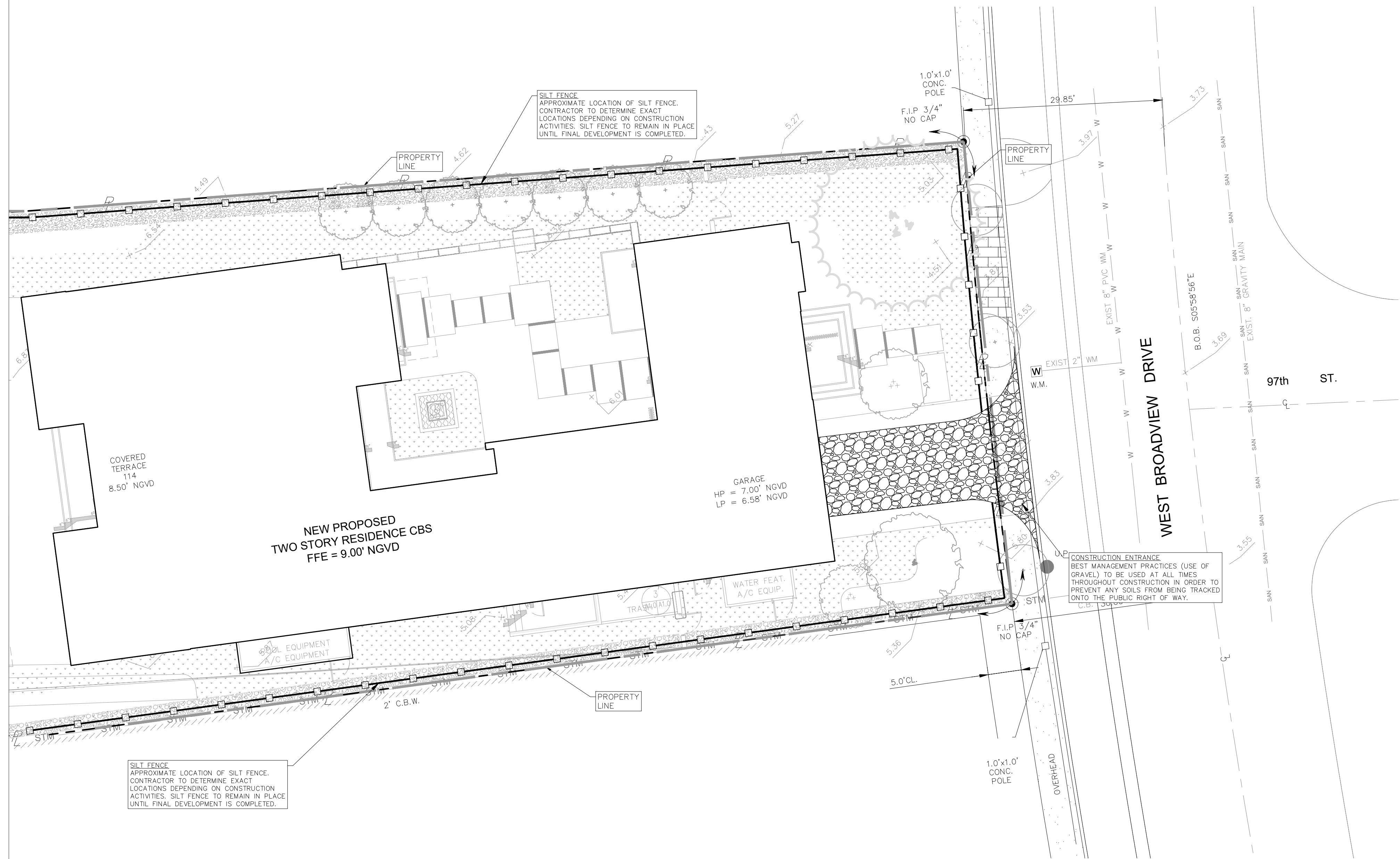
ROBERT J. ROSS, P.E.
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WATER AND SANITARY SEWER PLAN

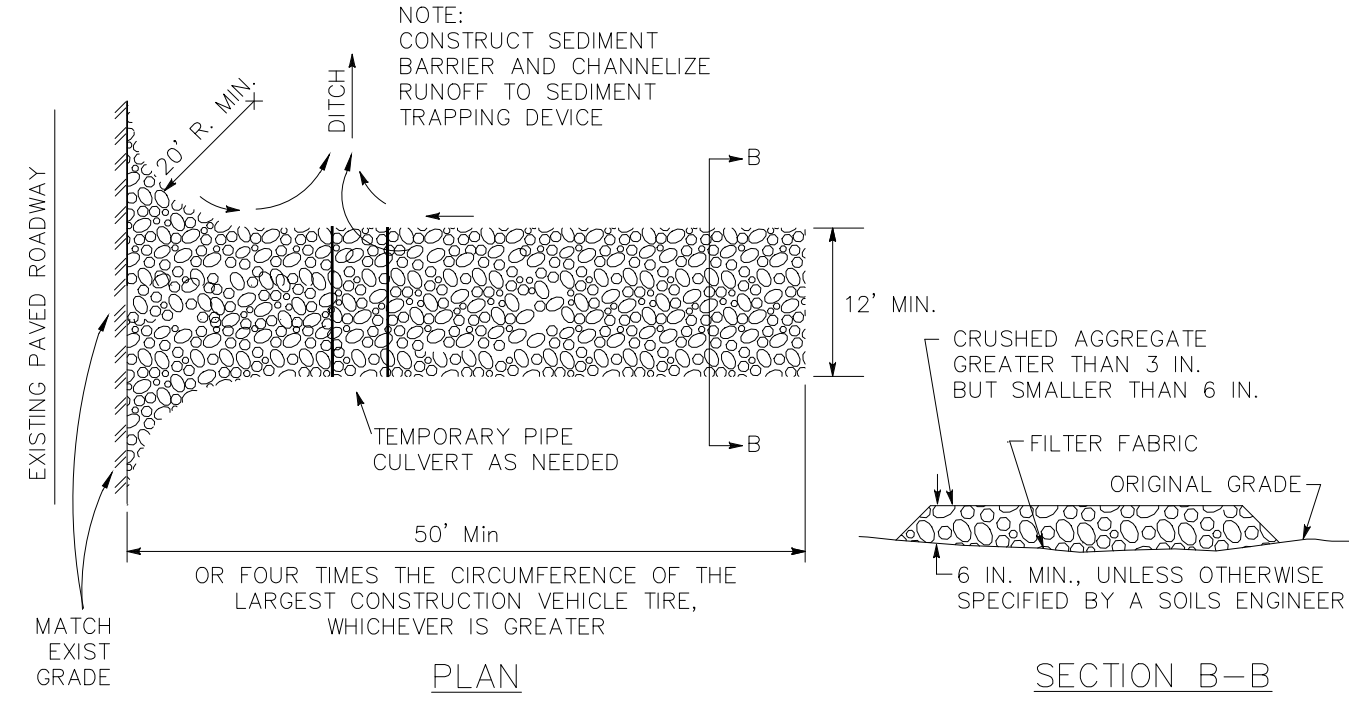


LEGEND

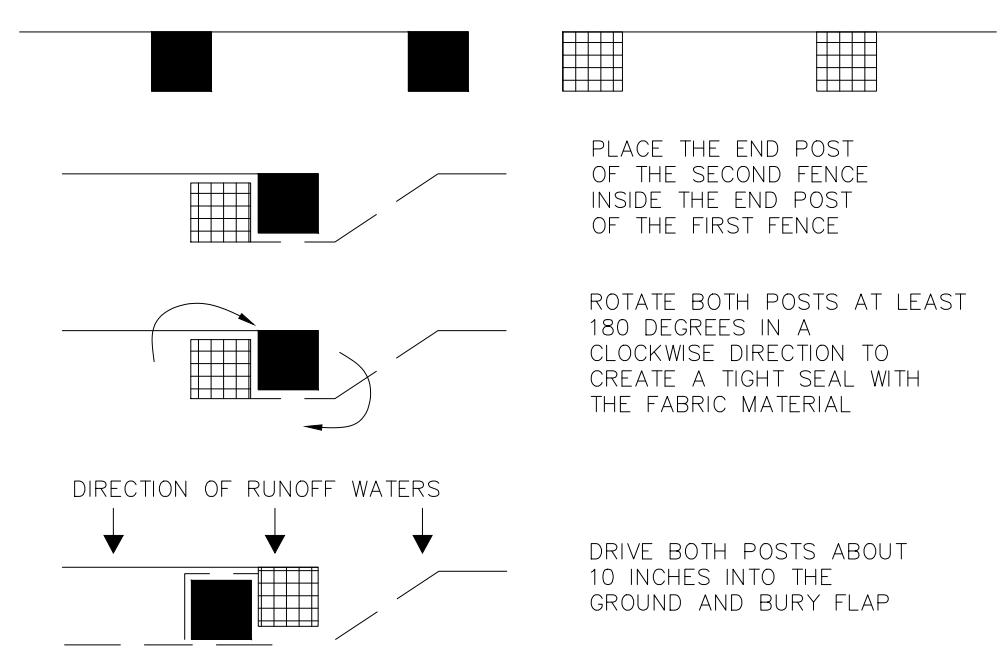
	PROPERTY LINE
	SILT FENCE
	HAY BALE
	CONSTRUCTION ENTRANCE (GRAVEL)



TYPE IV SILT FENCE
NTS



CONSTRUCTION ENTRANCE (TYPICAL)
NTS



SILT FENCE ATTACHMENT
PLAN VIEW
NTS

EGOZI RESIDENCE
9700 W BROADVIEW DRIVE
BAY HARBOR, FL 33154



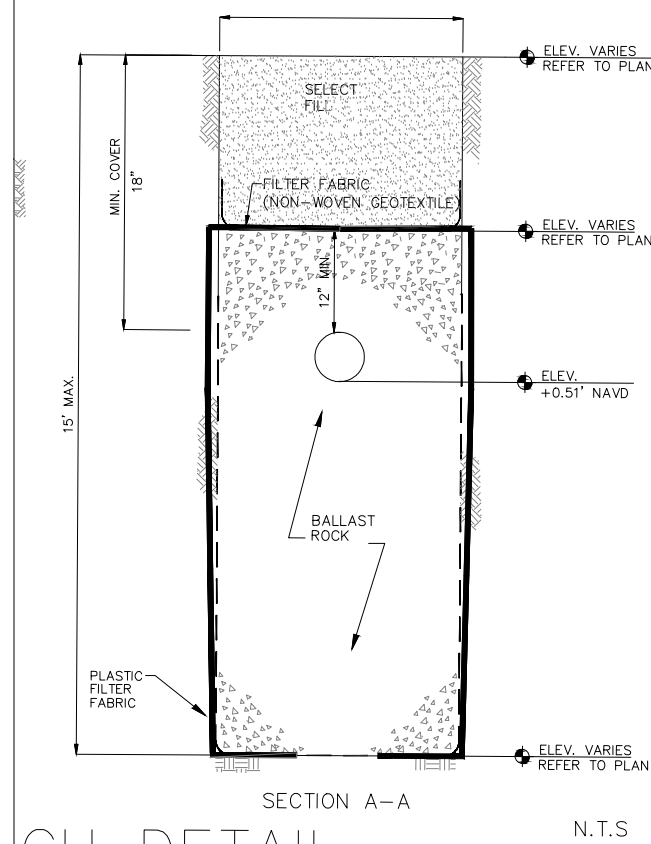
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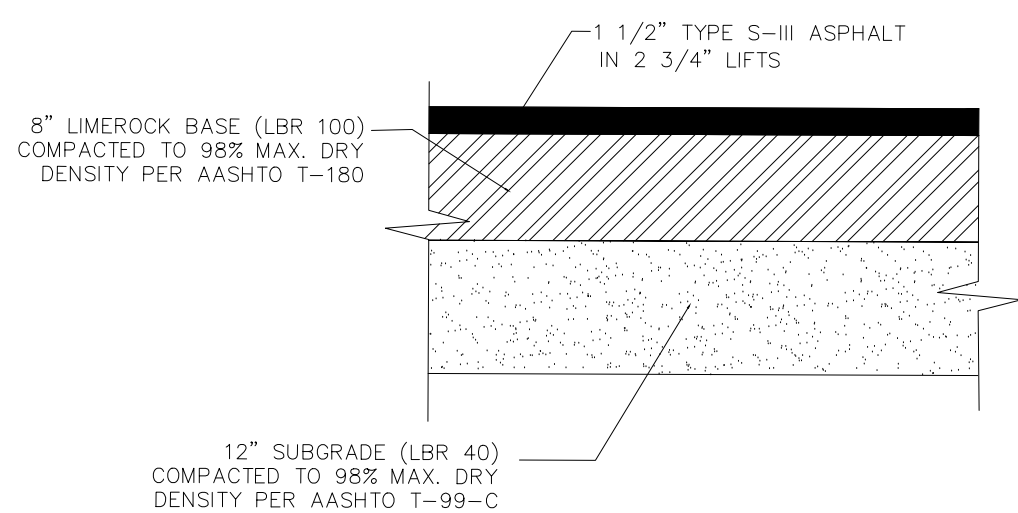
POLLUTION PREVENTION CONTROL PLAN

SCALE: 1"=10'

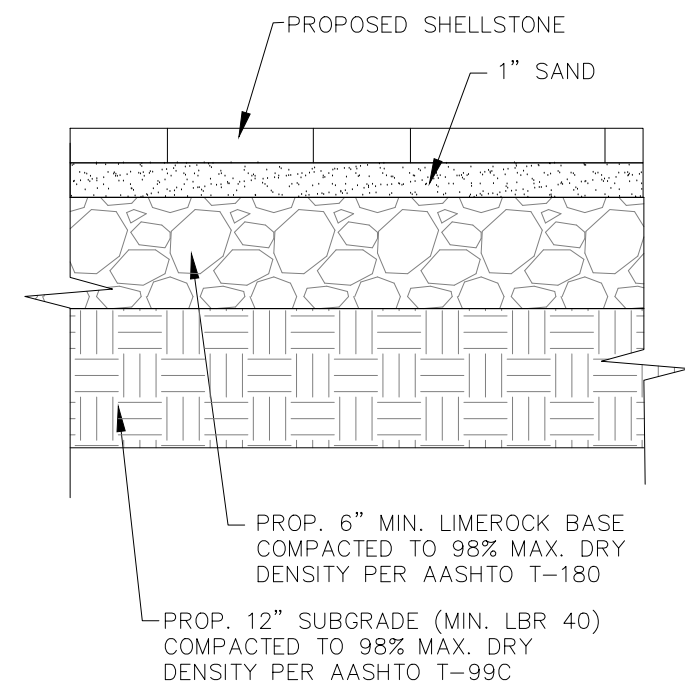
SHEET No. c-4



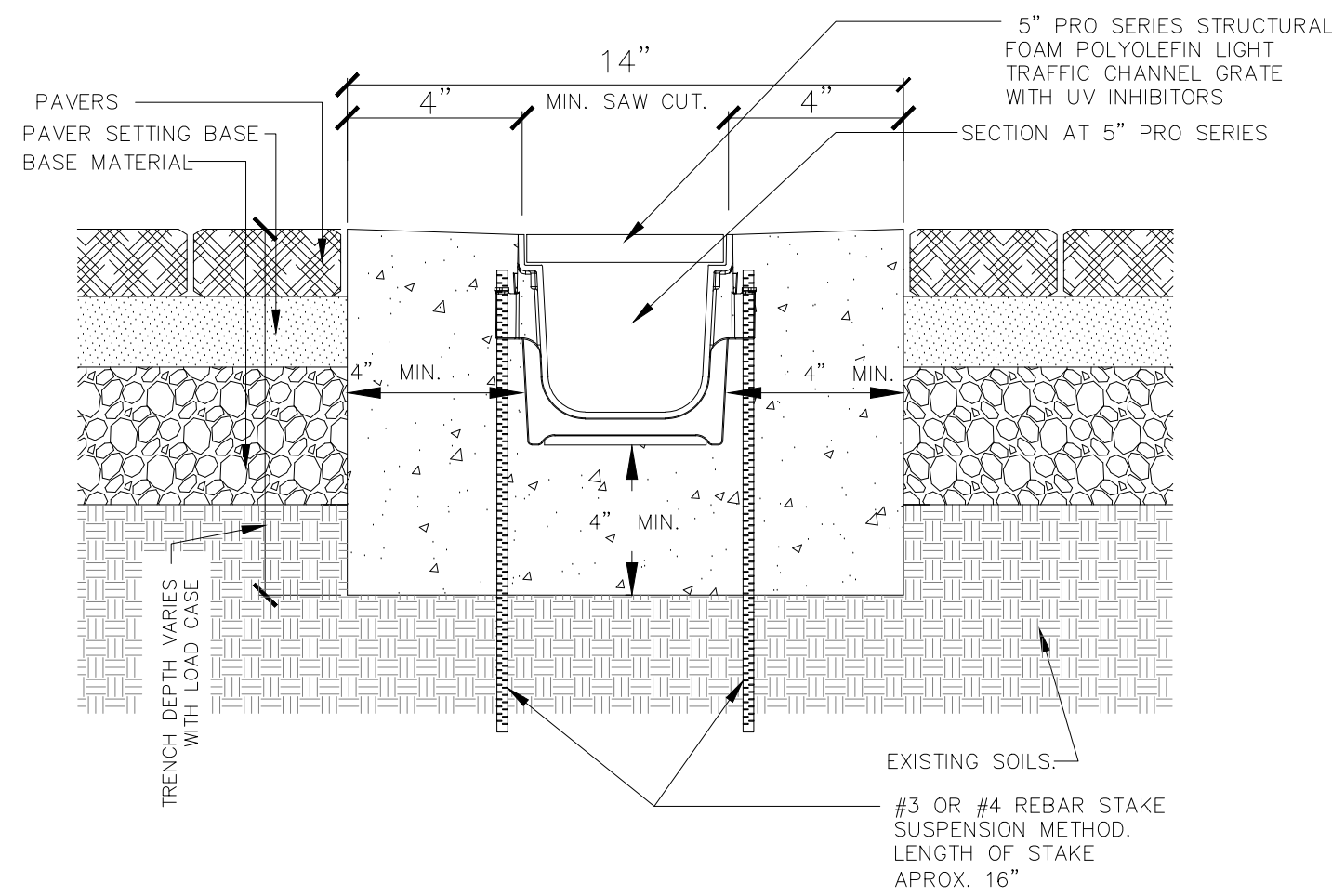
CH DETAIL N.T.S.



TYPICAL ASPHALT PAVEMENT SECTION N.T.S.

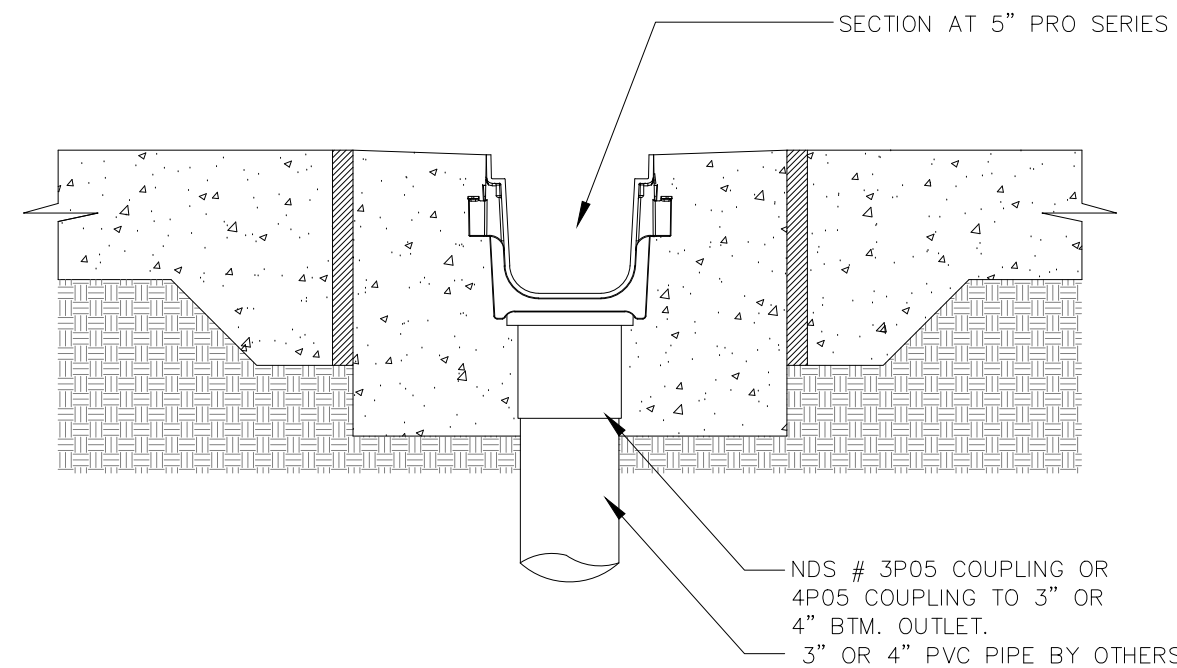


PAVER SECTION (DRIVE AREAS) N.T.S.

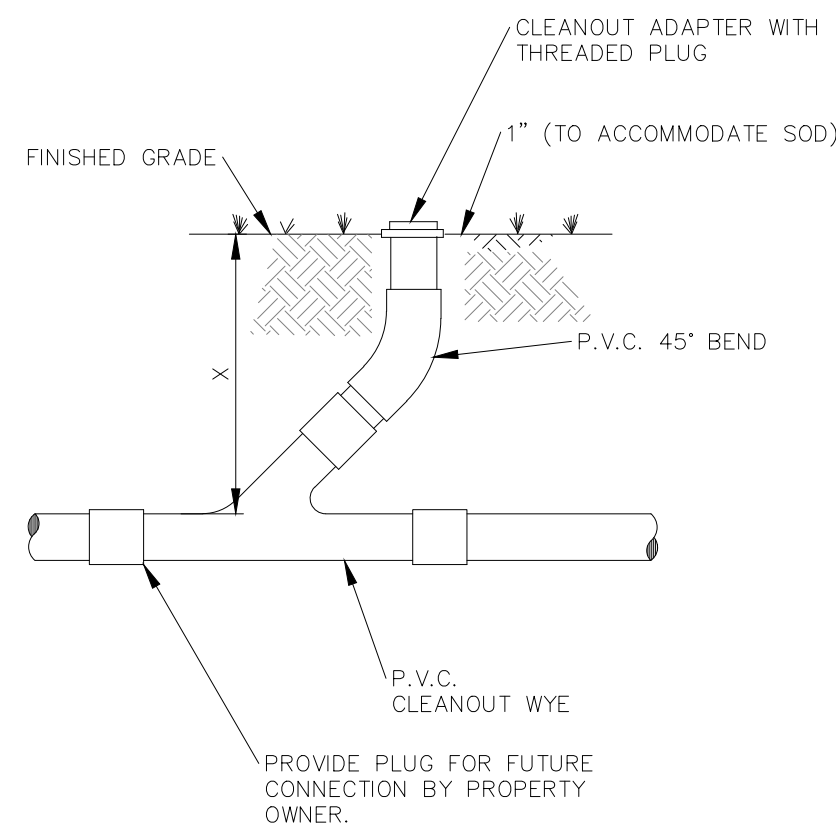


- NOTE:
- CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
 - SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I. AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

5" NDS PRO SERIES INSTALLATION (TYPICAL) N.T.S.

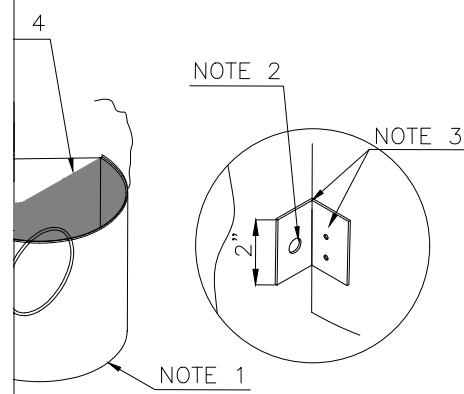


5" NDS PRO SERIES BTM. OUTLET (TYPICAL) N.T.S.



- NOTES:
- PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
 - CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.
 - X=3'0" MIN. OR 4'0" MAX. FOR RESIDENTIAL SERVICE UNLESS OTHERWISE SHOWN.

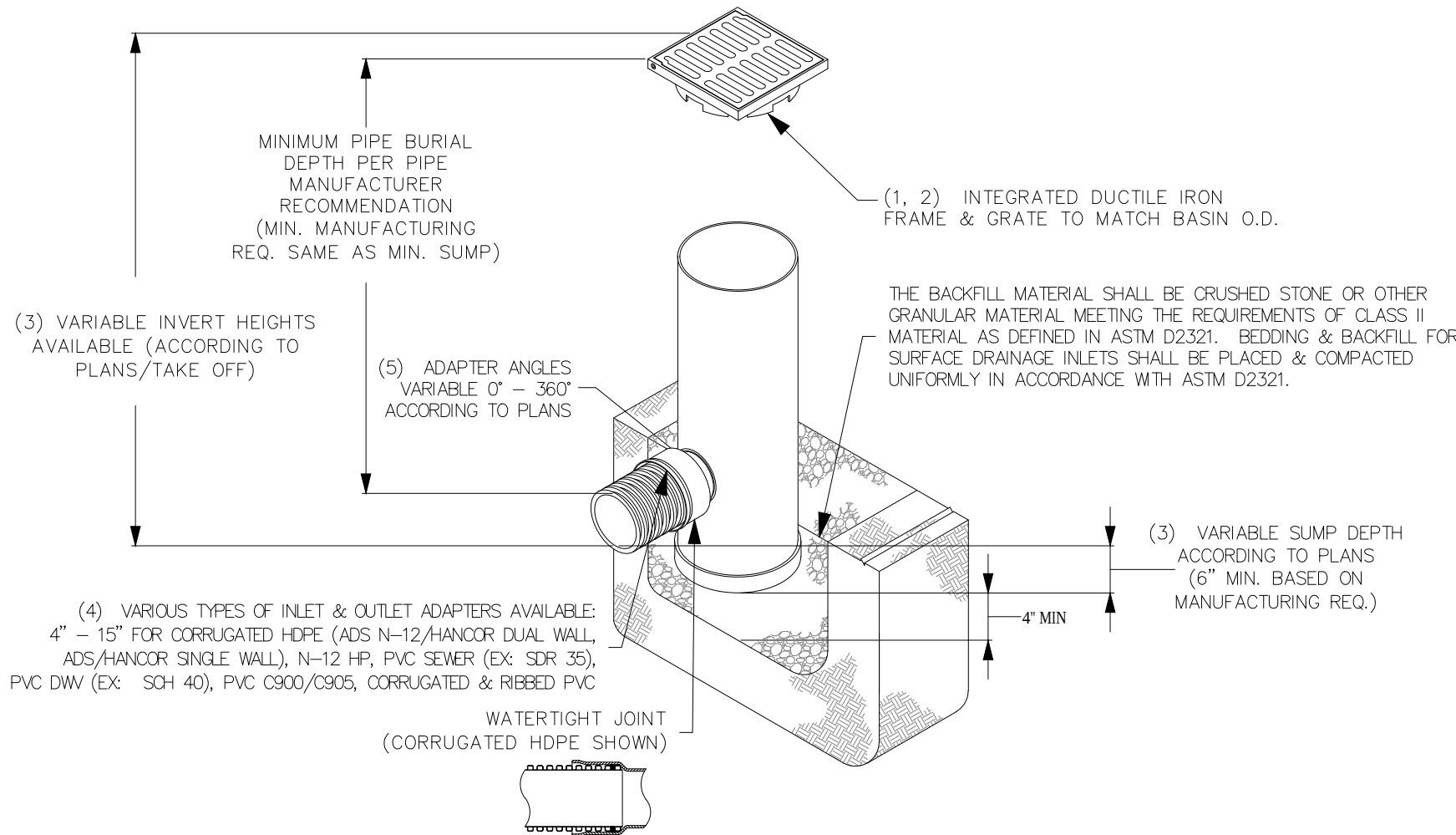
SANITARY SEWER CLEANOUT (TYPICAL) N.T.S.



BRACKET DETAIL

- NOTES:
- BAFFLE SHALL BE C.M.P. OR C.A.P. SECTION (OUTFALL DIAMETER PLUS 6").
 - 1/2" GALV. WEDGE ANCHORS (ULT. PULLOUT 6000, ULT. SHEAR 5900.)
 - WELD OR 2-3/8" THRU BOLTS
 - BOLTED TO WALL WITH TOP CAPPED. (WATER TIGHT)

ARDANT BASIN & NEW STORM SEWER N.T.S.



- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
- DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANDOR DUAL WALL), N-12 HP, & PVC SEWER.
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS

12" NYLOPLAST YARD DRAIN (TYPICAL) N.T.S.

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ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE: 9/25/2019

PAVING GRADING AND DRAINAGE DETAILS

SCALE:

SHEET No. c-5

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: October 10th, 2019

Subject: Single-Family Residence – New Construction
9700 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR19-000006
MMPA Acct. No.: 01-0702-1086

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated 9/25/19) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9700 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9700 West Broadview Drive
Legal Description: Lot 66 of Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, CMA Design Studio, as agent for the property owner, Rafael Egozi, has submitted an application to construct a new single-family residence on a waterfront lot located at 9700 West Broadview Drive. The existing 3,598 sq. ft. single-story home (built in 1956) and will be demolished and replaced with a new two-story 6,164 sq. ft. home that has 4 bedrooms / 4½ baths and a two (2) car garage. The proposed new "U-shaped" home design is somewhat unusual

as to massing (two-story structures front / rear with one-story connection) with sloped / tiled roofs and it has extensive glazing that is oriented towards outdoor living with a pool, spa, outdoor kitchen, covered terrace and 2nd level open terrace. The overall height of the proposed structure is 31'-4" above the Base Flood Elevation (BFE), which complies with the 35' maximum height permitted for roofs with slopes. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical. The Town's 2006 Historic Structure Survey described the current home design features as Masonry Vernacular (Ranch).

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations 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 RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description (single lot).

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 9700 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by CMA Design Studio dated September 25th, 2019 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

Michael Miller Planning Associates, Inc.

AGENDA ITEM REPORT

November 5, 2019

ITEM NUMBER: 2.

ITEM: Approval of minutes of the Board meeting held on May 7, 2019 (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 5-7-19 DRAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, May 7, 2019 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Alan Bebchik
Board Member Wesley Kean

Vice Chair Jerome Gavcovich
Board Member Jed Frankel
Board Member Oscar Sklar

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request for approval for a new multi-family dwelling for “ONDA” located at 1135 103 Street, Tract F. The law firm Akerman, LLP, as agent for the property owner, BH Investments, LLC has submitted to construct a forty one (41) unit mid-rise residential development. The proposed units range from 870 (studio) to 3,690 sq. ft. The proposed design incorporates one trapezoidal shaped building with 7 floors of residential units and accessory / amenity uses over one partially depressed parking garage. The building height is 75' above BFE with accessory rooftop structures (elevator override / stair tower / shade structures / mechanical equipment and amenities (pool / sun deck / etc.) No TDR units are being sought in this design. Enclosed please find the site plan and elevations.

Attorney Neisen Kasden came forward and presented the proposed project to the Board. He explained the property was located on the northern tip of the west Island, and the applicant was proposing to construct forty-one (41) dwelling units over eight (8) stories within the allowable density. He presented the design team which included Valerio Morabito and Hugo Colombo both well know in Miami for various prestigious project.

Architect, Bernardo Fort-Brescia of Architectonica, came forward and presented the proposed development which had a nautical concept with curve corners facing the street. He provided aerial renderings of the drop off area on the waterfront and cascade effect from the aerial shot. The design team felt that the building met all of the Town requirements per Code for density, parking and setbacks.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1135 103 Street.

Kathleen Kennedy, 9180 W. Bay Harbor Drive, came forward and was in favor of the proposed project.

John Vetter, 10350 E. Bay Harbor Drive, came forward and was opposed to the proposed development and felt that the project did not meet the Town Code.

Frances Neuhut, 1060 Kane Concourse, came forward and was concerned with the power lines; lighting plan photometric; boat dock; utilities poles; landscaping code and the proposed parking lifts.

CLOSED PUBLIC COMMENT

Town Planner Michael Miller came forward and explained that the applicant will meet with the Fire Department to set up a staging area. He also clarified that the Board approval does not include the boat dock. The Town conducted a seawall assessment and the results show that the property needs to reinforce the cap of the seawall. The property owner has agreed to increase the seawall cap.

There was a detailed discussion from the Board regarding the photometric plan; traffic report; size of the dwelling units; location of the guest parking at the front of the building; safety concerns for the walkway from the building entrance to the parking ramp; no renderings for the west façade; exhaust system for the parking garage; slope the entrance ramp.

ACTION: Board Member Bechik made a motion to approve the proposed development subject to the following conditions:

1. Subject to the list of conditions listed on report provided by the Town Planner.
2. Photometric lighting plan will be revised.
3. Garage ventilation will be from north to south.
4. Boat dock is not part of this approval.
5. Subject to the lighter tone stone materials, as presented on the rendering.

Board Member Kean seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval for a facade modification for "Morning Star Condominium" located at 1150-60 103 Street, Lots 4-5 of Block 5. The Condo Association is proposing to remove the existing distinctive horizontal attached landscape planter boxes between the 1st and 2nd floor on the north building facades facing 103rd Street. Enclosed please find the existing and proposed north elevation (Item #2A).

Diane Domont, Vice President of the Condominium Association, came forward and explained that the request was to remove the existing landscape planter boxes between the first and second floor on the north building facades. One of the building units has mold and its in bad condition and it has been suggested to remove the planters.

S & D Engineering and Construction, Sumair Haroon, came forward and explained that they have been retained to remove the planters, repair the concrete, secure the concrete slabs and water proof the area.

ACTION: Board Member Sklar made a motion to approve the modification subject to the following conditions:

1. Remove the concrete slab.
2. Shall continue the matching stone material as presented.
3. Finalize the painting (Blue) for the top band on the north elevation.

Board Member Bechik seconded the motion and it passed unanimously.

Item 3. Request for approval for an addition for "Gloria Sterental" located at 1361 97 Street, Lot 10 of Block 35. On March 6, 2018 the Board approved to expand and modernize the existing home; however, the homeowner found it to be cost prohibitive. The owner is now proposing to construct a small addition to the front corner of the home to add a bathroom to the existing 4th bedroom. Enclosed please find a copy of the previously approved plans and the new proposed addition (Item #3A).

Architect Jaime Schapiro came forward and presented the proposed additions to the reference property. The homeowner proposed to construct a small addition to add a bathroom to the existing 4th bedroom.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed home addition. Board Member Bebachik seconded the motion and it passed unanimously.

Item 4. Approval of the minutes held on June 5, 2018, July 17, 2018, September 4, 2018, October 16, 2018 and November 7, 2018.

ACTION: Vice Chair Gavcovich made a motion to approve the meeting minutes. Board Member Sklar seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 8:47 p.m.

CHAIR

ATTEST

TOWN CLERK