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

February 4, 2020

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 "Chase & Jennifer Berger" located at 1280 101 Street, Lot 7 of Block 26. The Board on January 15, 2019 previously approved a different house design by a different architect. It appears the owners were not satisfied with the previous house design and/or construction cost were prohibitive. The owners are now proposing to construct a new two story single family home. The proposed two story home has approximately 6,517 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two car garage. The new proposed L shape ground floor layout is oriented toward outdoor living with the pool, open deck and covered terrace facing the southeast area of the back yard. 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 the minutes held on May 21, 2019, July 2, 2019, July 23, 2019, August 20, 2019 and September 24, 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
February 4, 2020

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "Chase & Jennifer Berger" located at 1280 101 Street, Lot 7 of Block 26. The Board on January 15, 2019 previously approved a different house design by a different architect. It appears the owners were not satisfied with the previous house design and/or construction cost were prohibitive. The owners are now proposing to construct a new two story single family home. The proposed two story home has approximately 6,517 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two car garage. The new proposed L shape ground floor layout is oriented toward outdoor living with the pool, open deck and covered terrace facing the southeast area of the back yard. 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. Berger Residence - Architectural set - 12.23.19
2. Berger Residence - Civil set - 12.23.19
3. Berger Residence - Landscape set - 12.23.19
4. Town Trans PZB Staff Report 1280 101 St. 1 7 20
5. Drainage Report
6. Letter Dated Jan 6, 2020

BERGER RESIDENCE

@ 1280 101st STREET

BAY HARBOR ISLAND, FL 33154

PLANNING AND ZONING REVIEW BOARD
OCTOBER 2019

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

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SURVEY PLAN
G-1.1 SITE PHOTOGRAPHS
G-2.0 SUPERIMPOSED SITE PLAN
G-2.1 SUPERIMPOSED PERSPECTIVE/ STREET VIEW
R-1.0 FRONT PERSPECTIVE
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R-4.0 REAR PERSPECTIVE

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A-1.2 BUILDING ARTICULATION DIAGRAMS
A-1.2A BUILDING ARTICULATION DIAGRAMS
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1 ADDED SHEETS

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A-5.2 FRONT PIERS AND GATES + RAILING DETAIL
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A-5.4 LEFT AND RIGHT SIDE COLOR ELEVATIONS
A-5.5 SAMPLE OF EXTERIOR MATERIALS
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LCVR COVER PAGE
L001 GENERAL SITE NOTES
L002 ILLUSTRATIVE ELEVATIONS
L003 ILLUSTRATIVE ELEVATIONS

L100 TREE DISPOSITION NOTES
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L102 TREE DISPOSITION PLAN
L300 MATERIALS PLAN
L400 GRADING PLAN
L500 LAYOUT PLAN
L600 CONSTRUCTION DETAILS
L601 RETAINING WALL DETAIL
L602 FRONT GATE DETAIL
L700 PLANTING SCHEDULE AND NOTES
L701 GROUND LEVEL PLANTING PLAN
L702 PLANTING DETAILS

1 ADDED SHEETS

CIVIL DRAWINGS

GENERAL NOTES, SPECIFICATIONS AND DRAINAGE DETAILS

PAVING GRADING AND DRAINAGE PLAN

PAVING GRADING AND DRAINAGE DETAILS

POLLUTION PREVENTION CONTROL PLAN

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
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A PROJECT FOR:
ARK RESIDENTIAL CORP.
2601 E. OAKLAND PARK BLVD.
SUITE # 203
FORT LAUDERDALE FL 33306
P. 954. 707.5010

B R E N N E R
ARCHITECTURE GROUP LLC
ARCHITECTURE
LAND PLANNING
INTERIORS
Stuart M. Brenner AIA, NCARB
751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel.561.241.6736 Fax.561.241.8248 www.brennerarchgroup.com
LICENSE # : AA26001045

SEAL

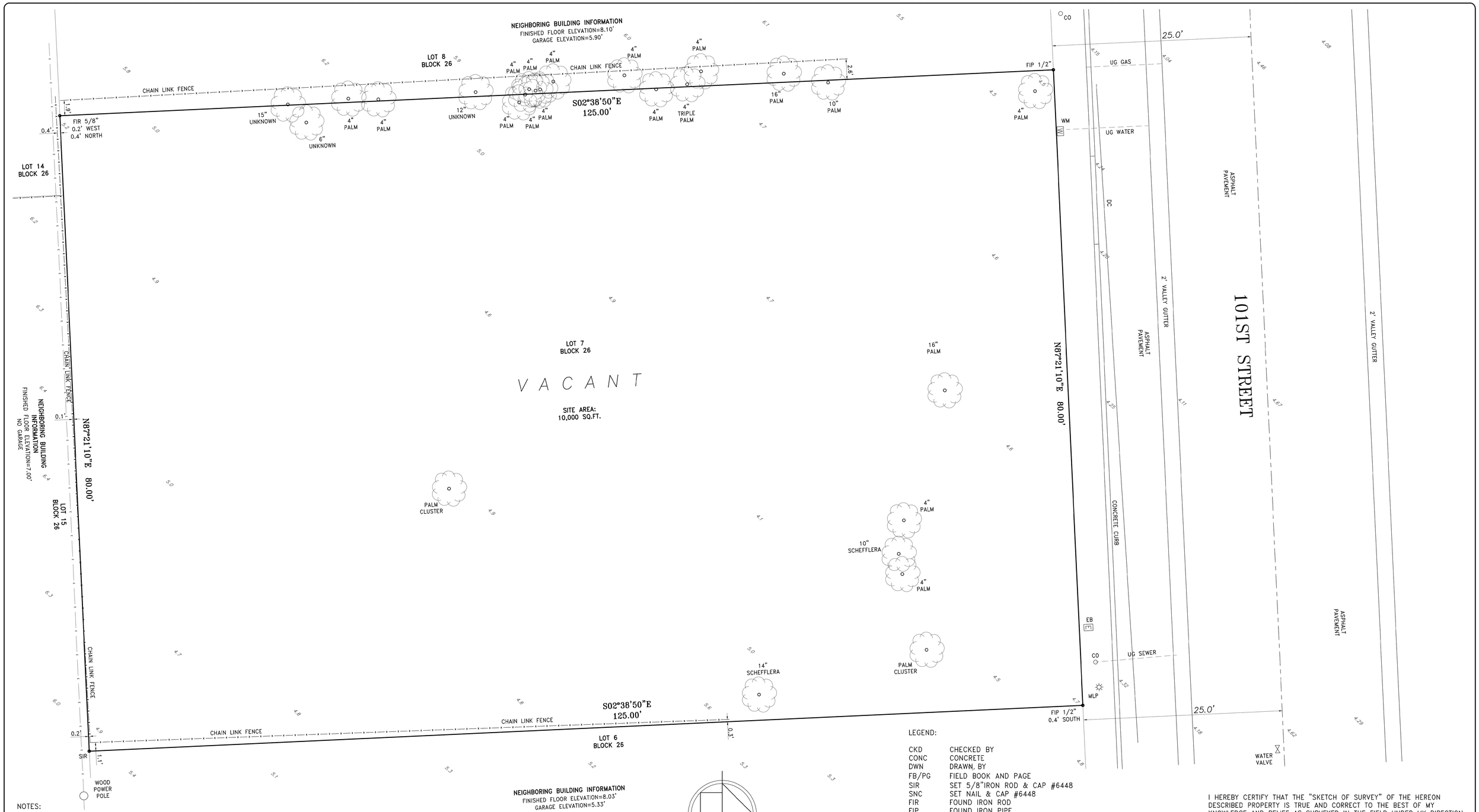
COVER SHEET

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: CV-1

PRINT DATE: 12/23/2019



NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK #R-243 ELEVATION = 6.61'(NGVD29)

LAND DESCRIPTION:

LOT 7 BLOCK 26 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

SKETCH OF SURVEY

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: ----------

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/03/19

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799
EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

ARK RESIDENTIAL

1280 101ST STREET
BAY HARBOR, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	11/25/19	SKETCH	JD	REC
ADDITIONAL REQUESTED INFORMATION ADDED	12/03/19	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 9102-19

SCALE : 3/16" = 1'

SHEET 1 OF 1 SHEET

1 G-1.1 1301 101ST (NEIGHBOR PHOTO)

N.T.S.

2 G-1.1 1281 101ST (NEIGHBOR PHOTO)

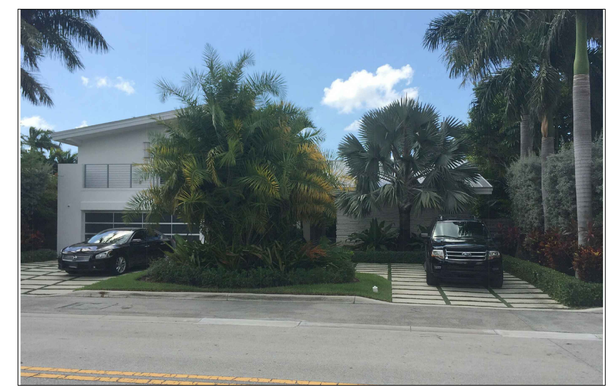
N.T.S.

3 G-1.1 1271 101ST (NEIGHBOR PHOTO)

N.T.S.

4 G-1.1 1288 101ST (NEIGHBOR PHOTO)

N.T.S.



5 G-1.1 1270 101ST (NEIGHBOR PHOTO)

N.T.S.

6 G-1.1 1280 101ST (SITE PHOTO)

N.T.S.

7 G-1.1 1280 101ST (SITE PHOTO)

N.T.S.

8 G-1.1 1280 101ST (SITE PHOTO)

N.T.S.

9 G-1.1 1280 101ST (SITE PHOTO)

N.T.S.

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

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A PROJECT FOR:

ARK RESIDENTIAL CORP.
2601 E. OAKLAND PARK BLVD.
SUITE # 203
FORT LAUDERDALE FL 33306
P. 954. 707.5010

BRENNER ARCHITECTURE GROUP LLC
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LAND PLANNING
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751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com
LICENSE # : AA26001045

SEAL:

SITE PHOTOGRAPHS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: G-1.1

PRINT DATE: 12/20/2019

1 G-2.0 SUPERIMPOSED SITE PLAN

N.T.S.

2 G-2.0 SUPERIMPOSED SITE PLAN

N.T.S.

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

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SEAL

SUPERIMPOSED SITE PLAN

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: G-2.0

PRINT DATE: 12/20/2019

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G-2.1

SUPERIMPOSED PERSPECTIVE/ STREET VIEW

N.T.S.

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

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SEAL

SUPERIMPOSED PERSPECTIVE/ STREET VIEW

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #:
G-2.1

PRINT DATE: 12/20/2019

FRONT PERSPECTIVE

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

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SEAL

FRONT PERSPECTIVE

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #:
R-1.0

PRINT DATE: 12/20/2019

FRONT LEFT ANGLE PERSPECTIVE

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

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LICENSE # : AA26001045

SEAL

FRONT LEFT ANGLE PERSPECTIVE

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #:
R-2.0

PRINT DATE: 12/20/2019

FRONT RIGHT ANGLE PERSPECTIVE

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

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SEAL

FRONT RIGHT ANGLE PERSPECTIVE

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #:
R-3.0

PRINT DATE: 12/20/2019

REAR PERSPECTIVE

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

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LICENSE # : AA26001045

SEAL:

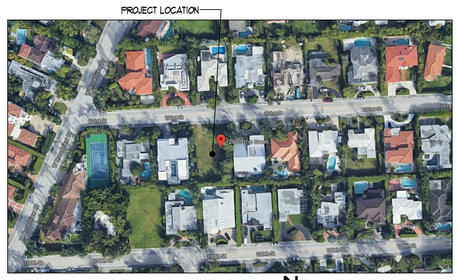
REAR PERSPECTIVE

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #:
R-4.0

PRINT DATE: 12/20/2019



1 A-1.0 LOCATION MAP

N.T.S.

GARAGE FLOOD PROTECTION

1 SQ. IN. OF OPN'G. FOR EVERY 1 SQ. FEET OF GARAGE AREA BELOW THE FEMA BASE FLOOD ELEVATION, PER PALM BEACH COUNTY REGULATION.

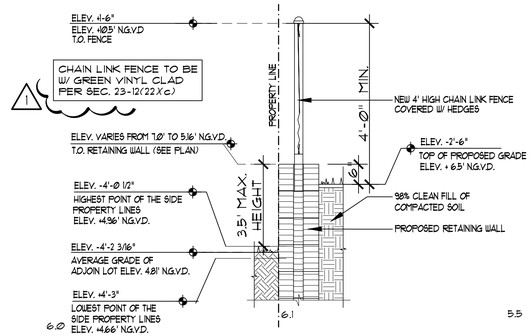
FEMA FIRM ZONE AE — BASE FLOOD ELEVATION = 8'-0" N.G.V.D.
PER FLOOD INSURANCE RATE MAP

2-CAR GARAGE (516 S.F. = 516 SQ. IN. REQUIRED)
6200 SQ. INCHES OF FLOOD VENT PROVIDED.
EACH PREFAB. VENT = 2000 SQ. FT. OF FLOOD VENT PROTECTION
USE (3) 16" X 8" "SMART VENT" MODEL: 1540-520 (SEE SPEC.)

CHILD-SAFE FENCE NOTE:

ALL FENCES OR WALLS INSTALLED ON A PROPERTY WITH A SWIMMING POOL MUST HAVE A SELF-CLOSING GATE WITH A CHILD-SAFE LATCH AT A MINIMUM OF 4' ABOVE GROUND (PER SEC. 23-12 (22) (c))

ADDED NOTE

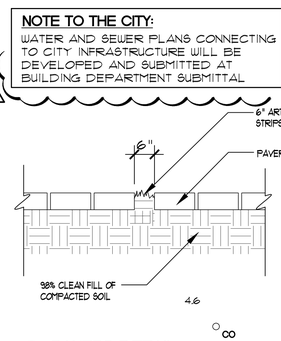


1 A-1.0 CHAIN LINK FENCE DETAIL

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

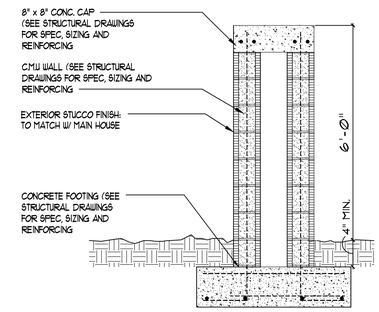
NOTE TO THE CITY:

WATER AND SEWER PLANS CONNECTING TO CITY INFRASTRUCTURE WILL BE DEVELOPED AND SUBMITTED AT BUILDING DEPARTMENT SUBMITTAL



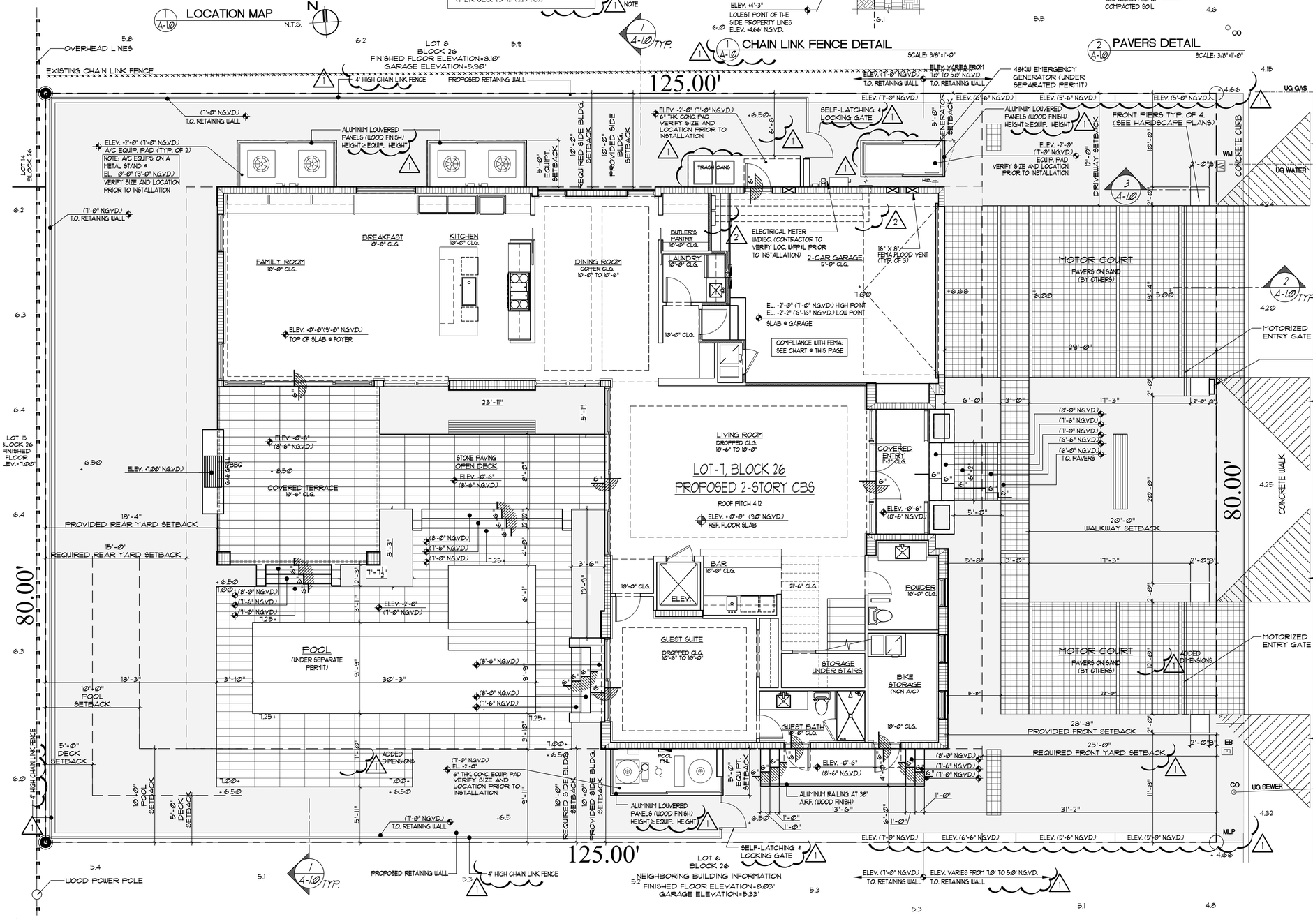
2 A-1.0 PAVERS DETAIL

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



3 A-1.0 FRONT PIERS DETAIL

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



1 A-1.0 TYP.

SITE PLAN

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

PROPERTY ADDRESS

1280 101 STREET BAY HARBOR ISLAND, FL 33154

LEGAL DESCRIPTION

LOT 7 BLK 26, "BAY HARBOR ISLAND"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 FOLIO NUMBER:13-2227-001-5140

APPLICABLE CODES

- FLORIDA BUILDING CODE 2017 6TH EDITION
- BAY HARBOR ISLAND CODE OF ORDINANCES

FEMA FIRM ZONE

"AE" (=8.00' N.G.V.D.)
FINISH FLOOR = 1 FT. FREE BOARD OVER BASE FLOOD = (=9.00' N.G.V.D.)

ZONE TYPE

ZONE RD
(SINGLE FAMILY RESIDENTIAL DISTRICT)

ZONING LEGEND

LOT SIZE AREA: 10,000 SQ. FT. (0.2295 ACRES)

SETBACKS:	REQ.	PROVIDED
FRONT SETBACK:	25'-0"	28'-8"
REAR SETBACK:	15'-0"	18'-4"
EAST SIDE SETBACK:	10'-0"	10'-0"
WEST SIDE SETBACK:	10'-0"	10'-0"

SIZE OF LIVING: MIN. 2,000 S.F.
(EXCLUSIVE OF GARAGE, PORCHES & TERRACES)

BUILDING LOT COVERAGE PROVIDED: 34% 3,409 S.F.

TOTAL PROPOSED PERVIOUS GREEN AREA: 4,208.4 S.F. (41.9%)

TOTAL PROPOSED IMPERVIOUS AREA: 5,719.6 S.F. (58.1%)

MAX. H.T. PERMITTED: 30'-0" ABOVE BASE FLOOD

PROPOSED BUILDING ELEVATION : 28'-2"

AREAS PROVIDED

GROUND FLOOR A/C AREA:	2,345.0 S.F.
GROUND FLOOR GARAGE AREA:	516.0 S.F.
GROUND FLOOR NON A/C AREA: (NOT INCLUDING GARAGE)	548.0 S.F.
TOTAL GROUND FLOOR AREA:	3,409.0 S.F.
SECOND FLOOR A/C AREA	2,722.0 S.F.
SECOND FLOOR NON A/C AREA: (INCLUDING COVERED TERRACE)	386.0 S.F.
TOTAL SECOND FLOOR AREA:	3,108.0 S.F.
TOTAL AREAS:	6,517.0 S.F.

SECOND FLOOR VOLUME TO GROUND FLOOR RATIO

SECOND FLOOR AREA : 3,108.0 S.F.
GROUND FLOOR AREA : 3,409.0 S.F. 91.17%

NOTES:

- ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION
- LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 18A ORDINANCE #38-13.
- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
-MUST MEET SECTION R1005.15 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

NOTES:

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

PARKING SPACE REQUIREMENTS

SINGLE-FAMILY RESIDENCE - 2 SPACES PER DWELLING UNIT REQUIRED
PROPOSED: 2-CAR GARAGE + 3 PARKING SPACES AT THE FRONT YARD AREA = TOTAL OF 5 SPACES

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

1.	CITY COMMENTS	11/28/19
2.	WATER HEATER LOC.	12/18/19
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A PROJECT FOR:
ARK RESIDENTIAL CORP.
2601 E. OAKLAND PARK BLVD.
SUITE # 203
FORT LAUDERDALE FL 33306
P. 954. 707.5010

BRENNER
ARCHITECTURE GROUP LLC
Stuart M. Brenner . AIA, NCARB
7 5 1 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com
ARCHITECTURE
LAND PLANNING
INTERIORS
LICENSE #: AA26001045

SEAL

SITE PLAN

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

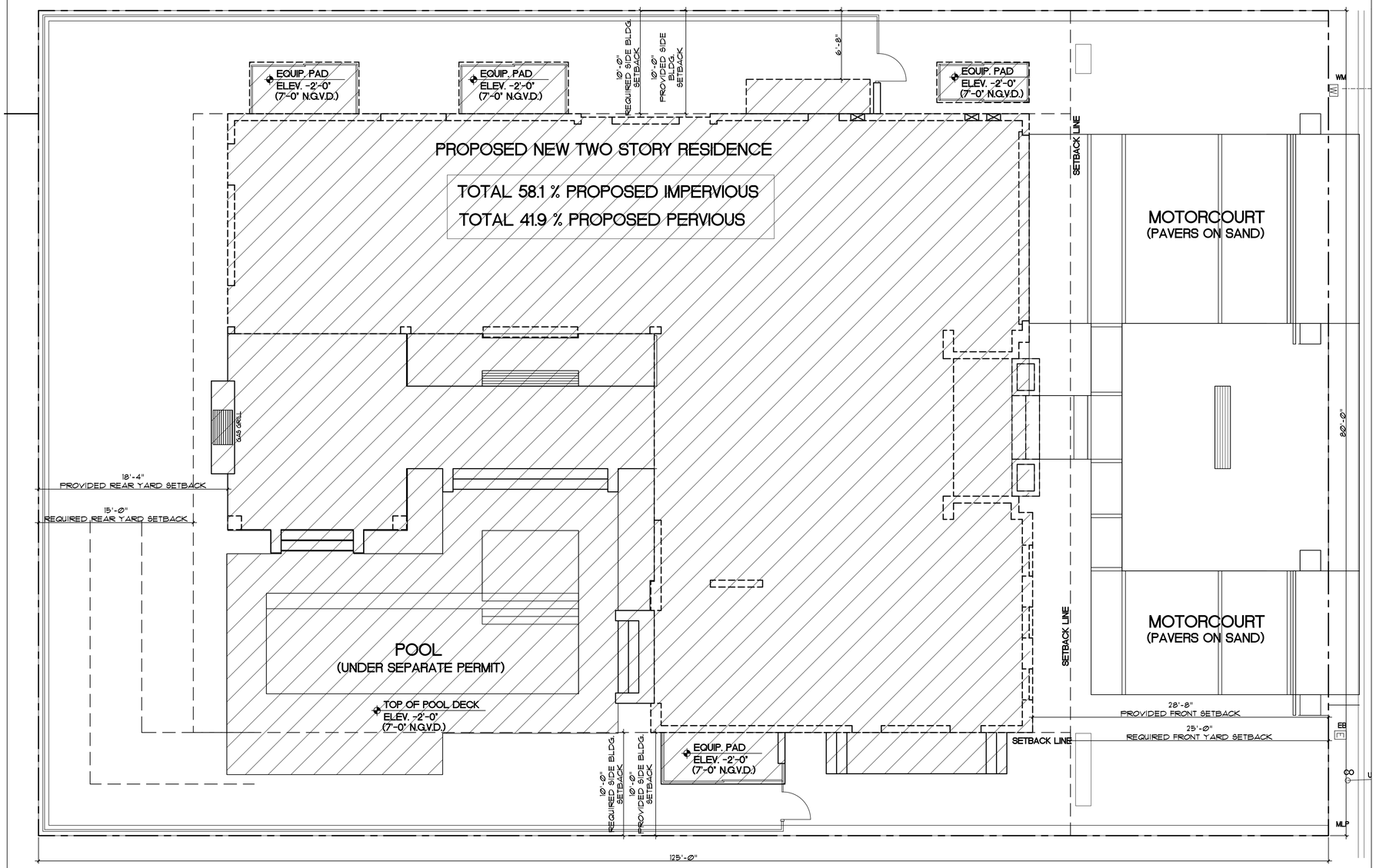
PROJECT #: 19029

SHEET #: A-1.0

PRINT DATE: 12/23/2019

OPEN SPACE

TOTAL AREA	10,000 S.F.	100 %	
PROPOSED PERVIOUS	4,192.7 S.F.	41.9 %	(40% REQUIRED FOR TWO STORY)
PROPOSED IMPERVIOUS	5,807.3 S.F.	58.1 %	



OPEN SPACE

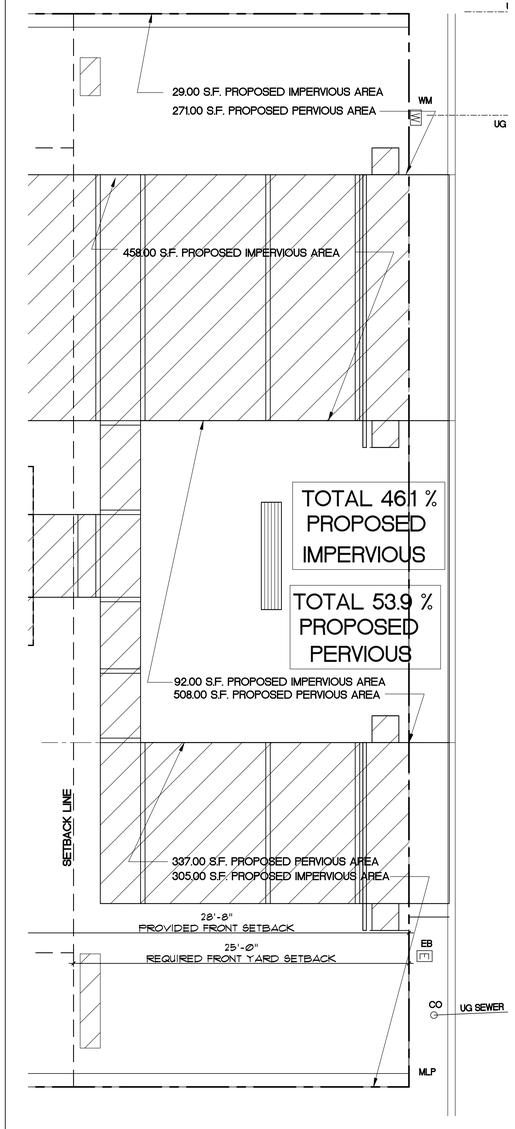
SCALE: 3/16"=1'-0"

1

FRONT YARD

TOTAL AREA	2,000.0 S.F.	100%	
PROPOSED PERVIOUS	1,116.0 S.F.	53.9%	(50% REQUIRED)
PROPOSED IMPERVIOUS	884.0 S.F.	46.1%	

2



FRONT YARD LANDSCAPE PERVIOUS

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

1

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
2.	CITY COMMENTS	12/18/19
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Boca Raton, Florida 33487
www.brennerarchgroup.com

LICENSE # : AA26001045

SEAL

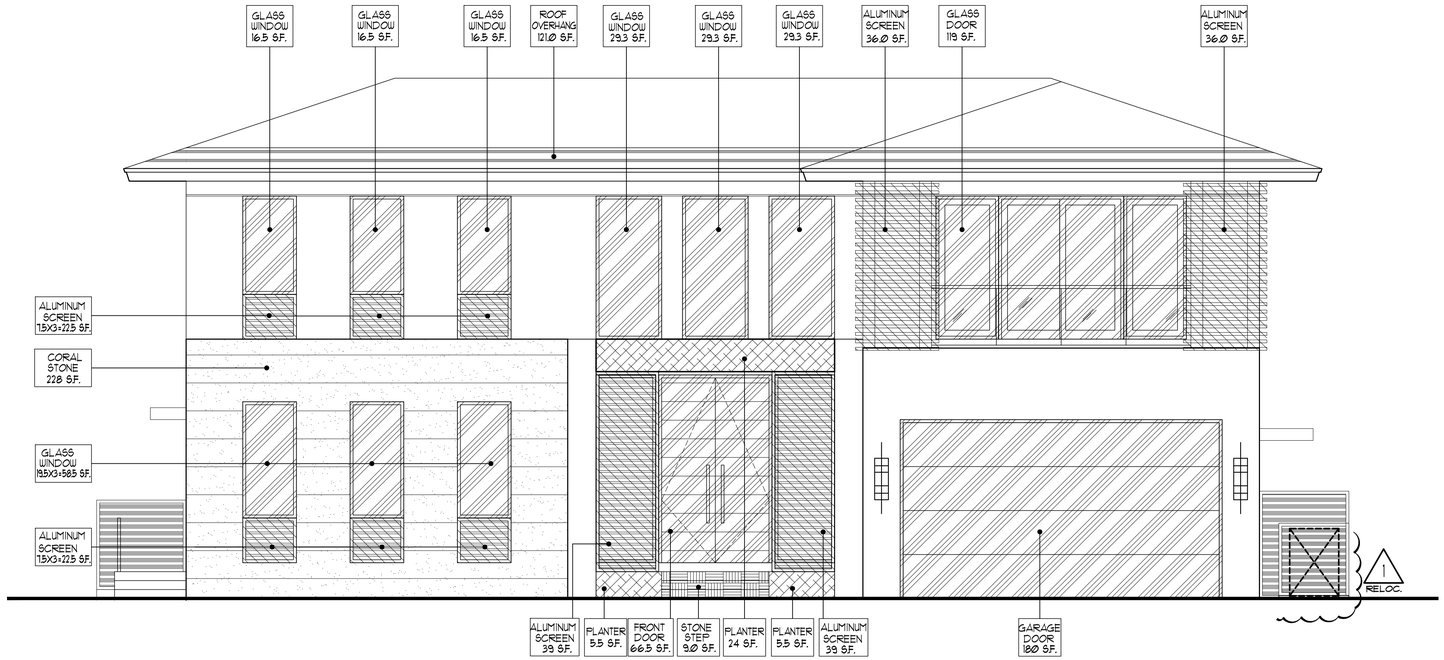
OPEN SPACE AND LANDSCAPE PERVIOUS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-1.1

PRINT DATE: 12/20/2019



FRONT ELEVATION (SOUTH)

SCALE 1/4"= 1'-0"

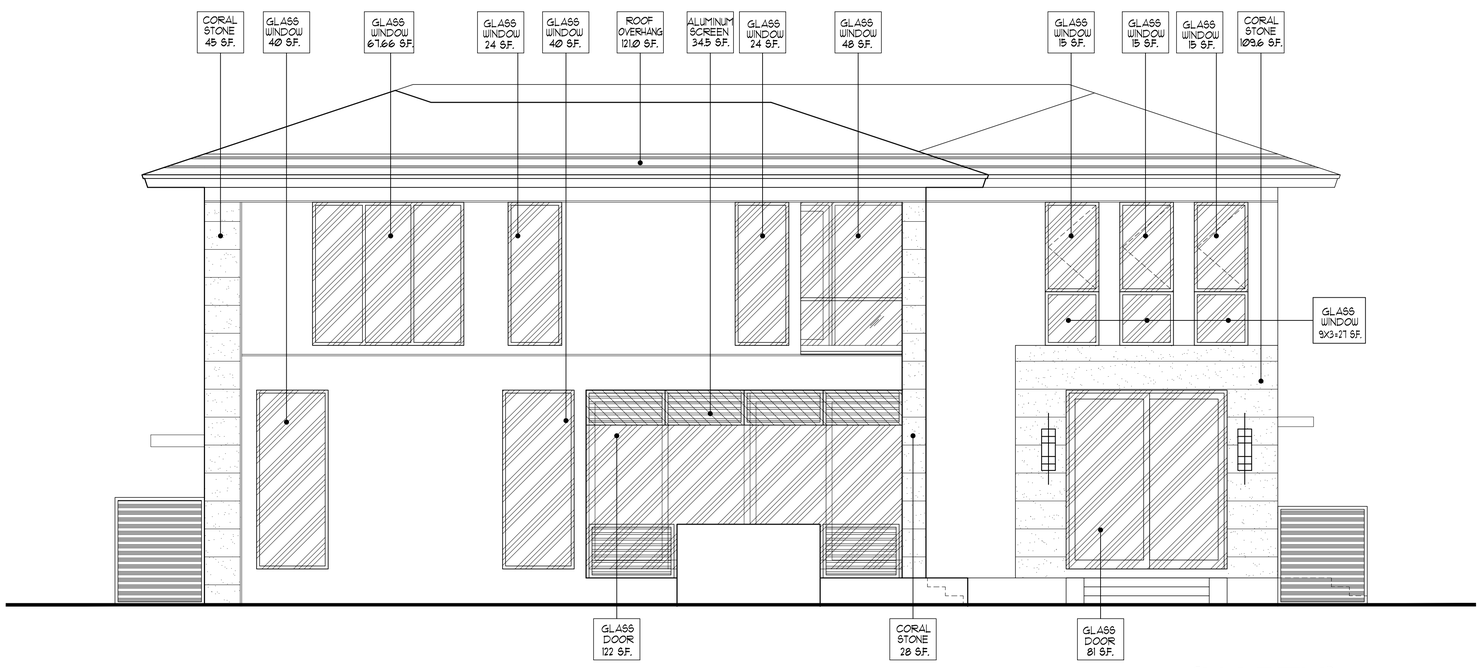
BUILDING ARTICULATION SUMMARY:

PROPOSED TOTAL AREA OF THE FRONT BUILDING FACADE = 1,521.00 S.F.

50% = 760.5.00 S.F. MAX. ALLOWABLE STUCCO SURFACE

TOTAL PROPOSED NON-STUCCO SURFACE = 1,149.4 S.F. (75.5%) WHICH IS GREATER THAN THE MINIMUM REQUIREMENT)

- ALUMINUM SCREENS 195 S.F. TOTAL
- DOORS AND WINDOWS 561.4 S.F. TOTAL
- PLANTER 35 S.F. TOTAL
- STONE STEPS 9.0 S.F. TOTAL
- STONE CLADDING 228 S.F. TOTAL
- ROOF OVERHANG 121 S.F. TOTAL
- TOTAL STUCCO FINISH SURFACES = 371.6 S.F. 24.5%)



REAR ELEVATION (NORTH)

SCALE 1/4"= 1'-0"

BUILDING ARTICULATION SUMMARY:

PROPOSED TOTAL AREA OF THE REAR SIDE BUILDING FACADE = 1,521.00 S.F.

50% = 760.5 S.F. MAX. ALLOWABLE STUCCO SURFACE

TOTAL PROPOSED NON-STUCCO SURFACE = 856.76 S.F. (56.3%) WHICH IS GREATER THAN THE MINIMUM REQUIREMENT)

- ALUMINUM SCREENS 34.5 S.F. TOTAL
- DOORS AND WINDOWS 518.66 S.F. TOTAL
- STONE CLADDING 182.6 S.F. TOTAL
- ROOF OVERHANG 121 S.F. TOTAL
- TOTAL STUCCO FINISH SURFACES = 664.24 S.F. (43.7%)

DESIGN APPROVAL SUBMISSION		10/30/2019
ISSUED FOR PERMIT		00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
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SEAL

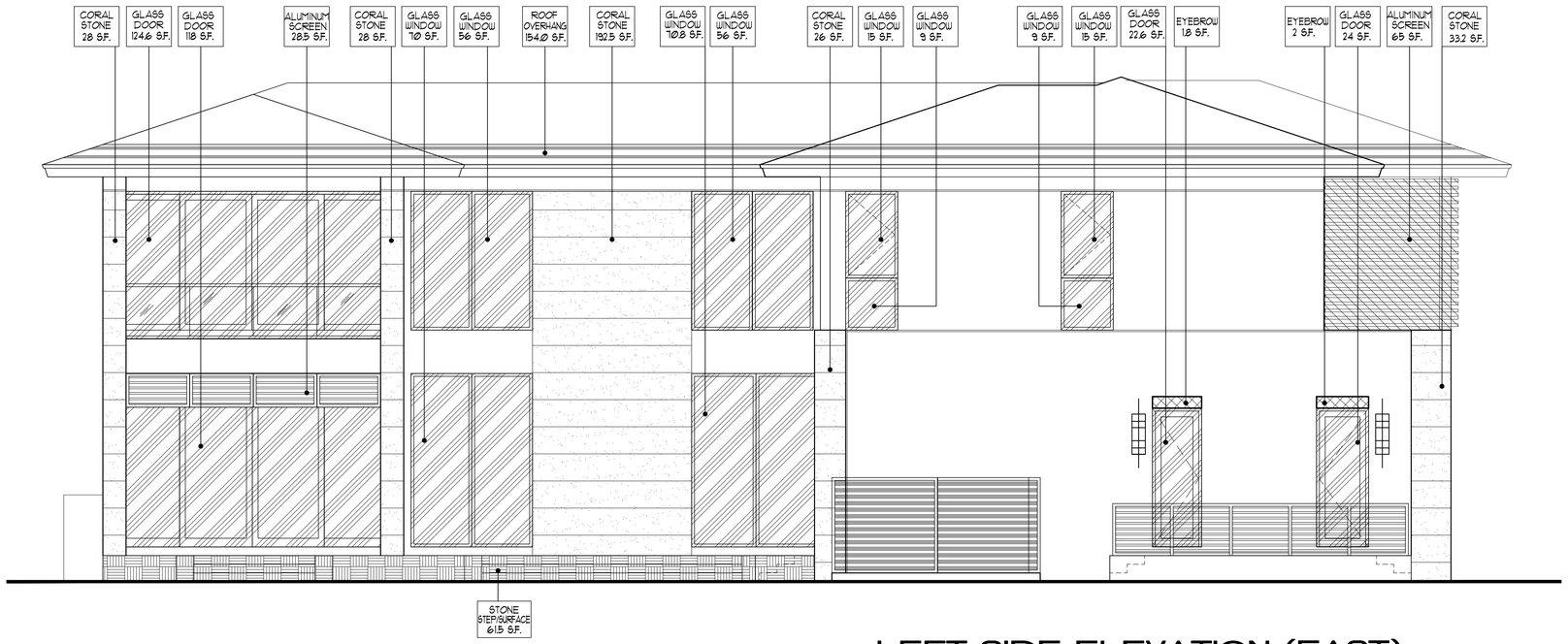
BUILDING ARTICULATION DIAGRAMS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-1.2

PRINT DATE: 12/20/2019



LEFT SIDE ELEVATION (EAST)

SCALE 1/4"= 1'-0"

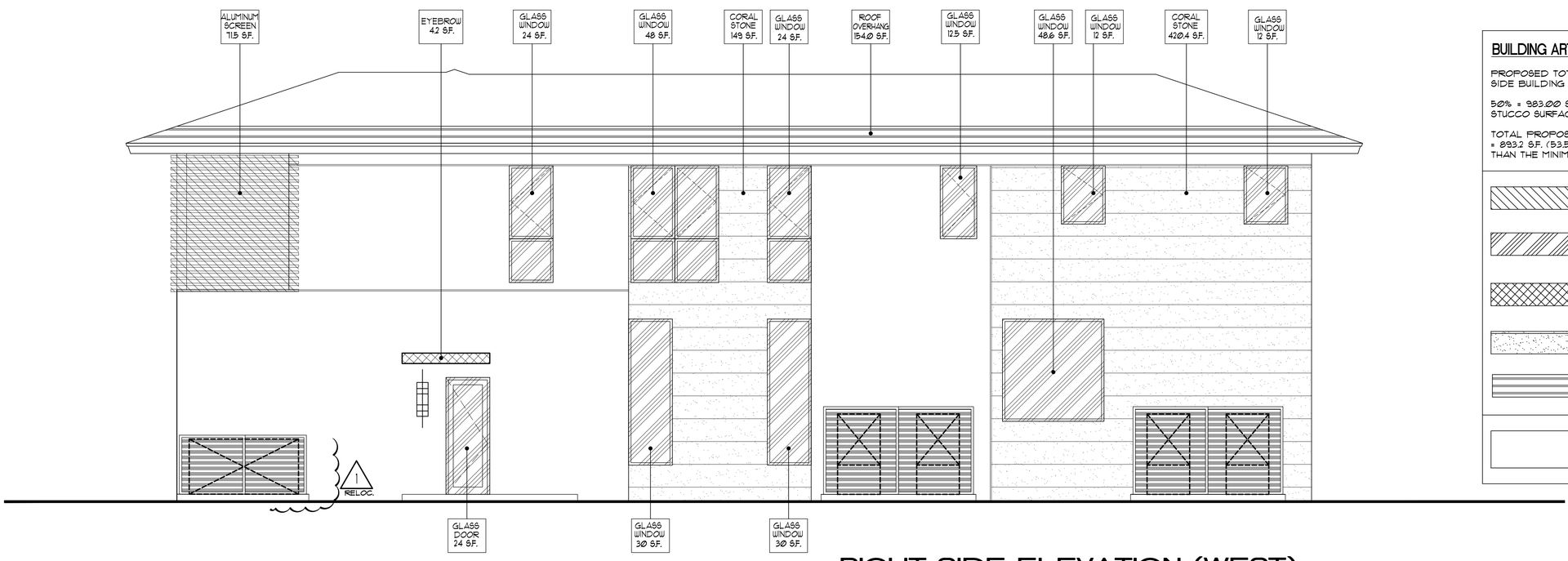
BUILDING ARTICULATION SUMMARY:

PROPOSED TOTAL AREA OF THE LEFT BUILDING FACADE = 1,966.00 S.F.

50% = 983.00 S.F. MAX. ALLOWABLE STUCCO SURFACE

TOTAL PROPOSED NON-STUCCO SURFACE = 1,178.7 S.F. (60.0%) WHICH IS GREATER THAN THE MINIMUM REQUIREMENT)

- ALUMINUM SCREENS 93.5 S.F. TOTAL
- DOORS AND WINDOWS 590.0 S.F. TOTAL
- STONE STEPS/SURFACE 61.5 S.F. TOTAL
- STONE CLADDING 279.7 S.F. TOTAL
- ROOF OVERHANG 154 S.F. TOTAL
- TOTAL STUCCO FINISH SURFACES = 787.9 S.F. (40.0%)



RIGHT SIDE ELEVATION (WEST)

SCALE 1/4"= 1'-0"

BUILDING ARTICULATION SUMMARY:

PROPOSED TOTAL AREA OF THE RIGHT SIDE BUILDING FACADE = 1,966.00 S.F.

50% = 983.00 S.F. MAX. ALLOWABLE STUCCO SURFACE

TOTAL PROPOSED NON-STUCCO SURFACE = 893.2 S.F. (53.5 %) WHICH IS GREATER THAN THE MINIMUM REQUIREMENT)

- ALUMINUM SCREENS 71.5 S.F. TOTAL
- DOORS AND WINDOWS 265.1 S.F. TOTAL
- EYEBROWS 4.2 S.F. TOTAL
- STONE CLADDING 552.4 S.F. TOTAL
- ROOF OVERHANG 154 S.F. TOTAL
- TOTAL STUCCO FINISH SURFACES = 918.8 S.F. (46.7%)

DESIGN APPROVAL SUBMISSION		10/30/2019
ISSUED FOR PERMIT		00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
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A PROJECT FOR:
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B R E N N E R
ARCHITECTURE GROUP LLC
Stuart M. Brenner AIA, NCARB
751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com
ARCHITECTURE
LAND PLANNING
INTERIORS

LICENSE #: AA26001045

SEAL

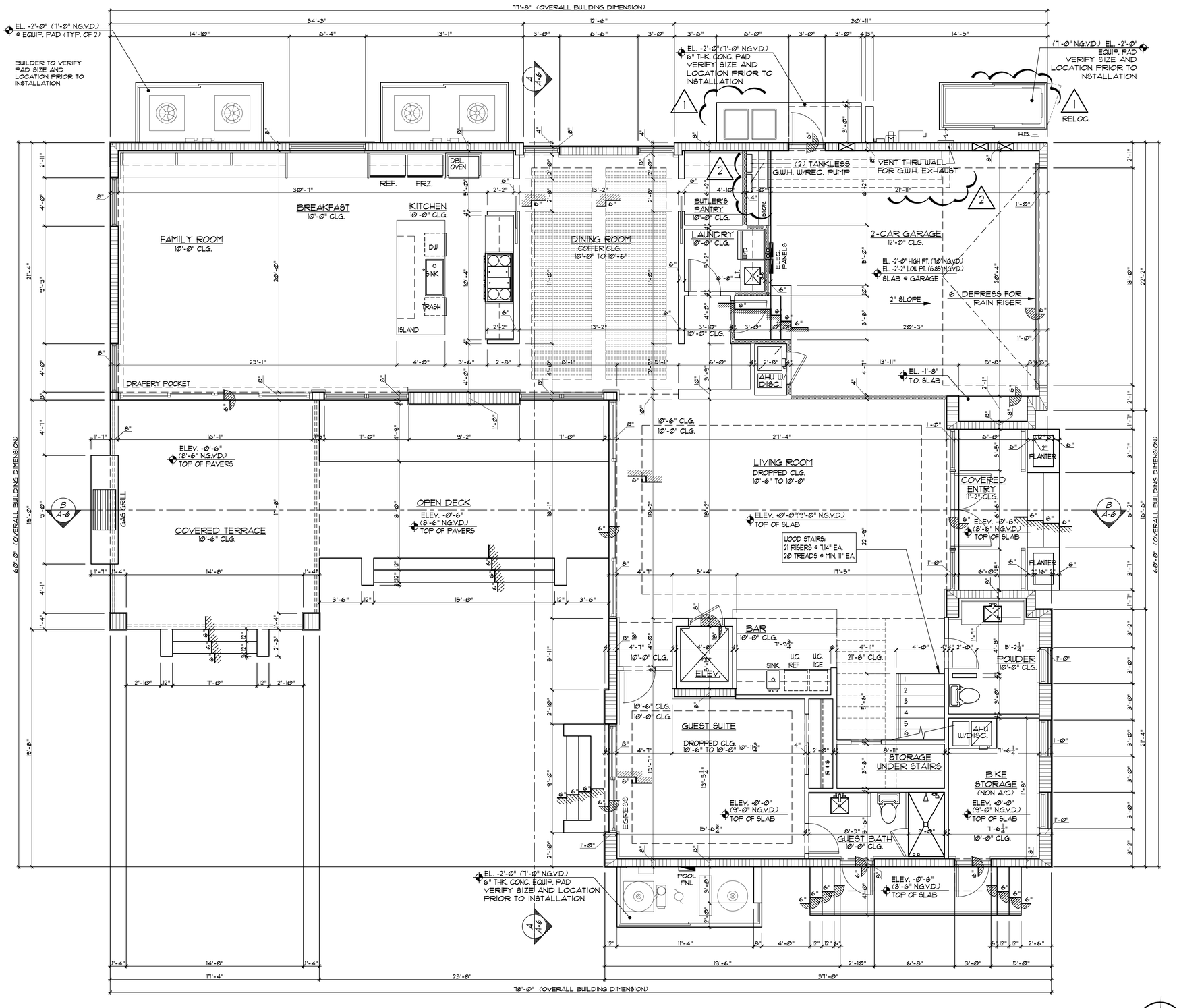
BUILDING ARTICULATION DIAGRAMS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-1.2A

PRINT DATE: 12/20/2019



NOTE:
ATTIC ACCESS OPENING SHALL BE 22"X30" MIN. AS PER R807.1 FBC

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R327.1.1 FBC

SHOWER/TUB SHALL HAVE FLOOR/ WALLS TO 6' OF NON-ABSORV. FBC, R307.2 FBC

THREE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R311.4.3 FBC.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3

BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.

ALL INTERIOR PARTITIONS:
3 1/2" SOUNDS ATTENUATION BLANKET

NO FILL WILL BE INTRODUCED TO THE SITE

ALL RAINWATER WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A

10X6 S/A GRILLE W/ MVD MTD. ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.1 & M2.2 FOR LOCATIONS)

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS FBC'10 6307.10.1

FIRESTOP MUST BE INSULLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBC'10 R4409.7.2.1

ALL BATHTUBS AND SHOWER FLOOR, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THO FLOOR AS PER FBC'10 R307.2

WINDOWS SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS

SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBC R302.1.3

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENT:

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 ADJECENT 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.

E-GLAZING LAGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC 2406.2 (1)

DRAWINGS SHALL MATCH ENERGY CALCULATIONS:

ATTIC INSULATION	R50 WALL
INSULATION:	R4.1 RA1
SED FLOOR INSULATION:	R10

NOTE:
1. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDING & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER R308.4.7.8 & SHALL COMPY W/ TABLE R308.8 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.
2. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER R308.4.3
3. GLAZED PANEL SAFEGUARD SHALL COMPLY W/R4410.2.4/R4403.7.3 GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

NOTE:
SHALL COMPLY WITH FBC 2014 - R4101.7.9

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET. ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

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GROUND FLOOR PLAN

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

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
2.	WATER HEATER LOC.	12/18/19
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SEAL:

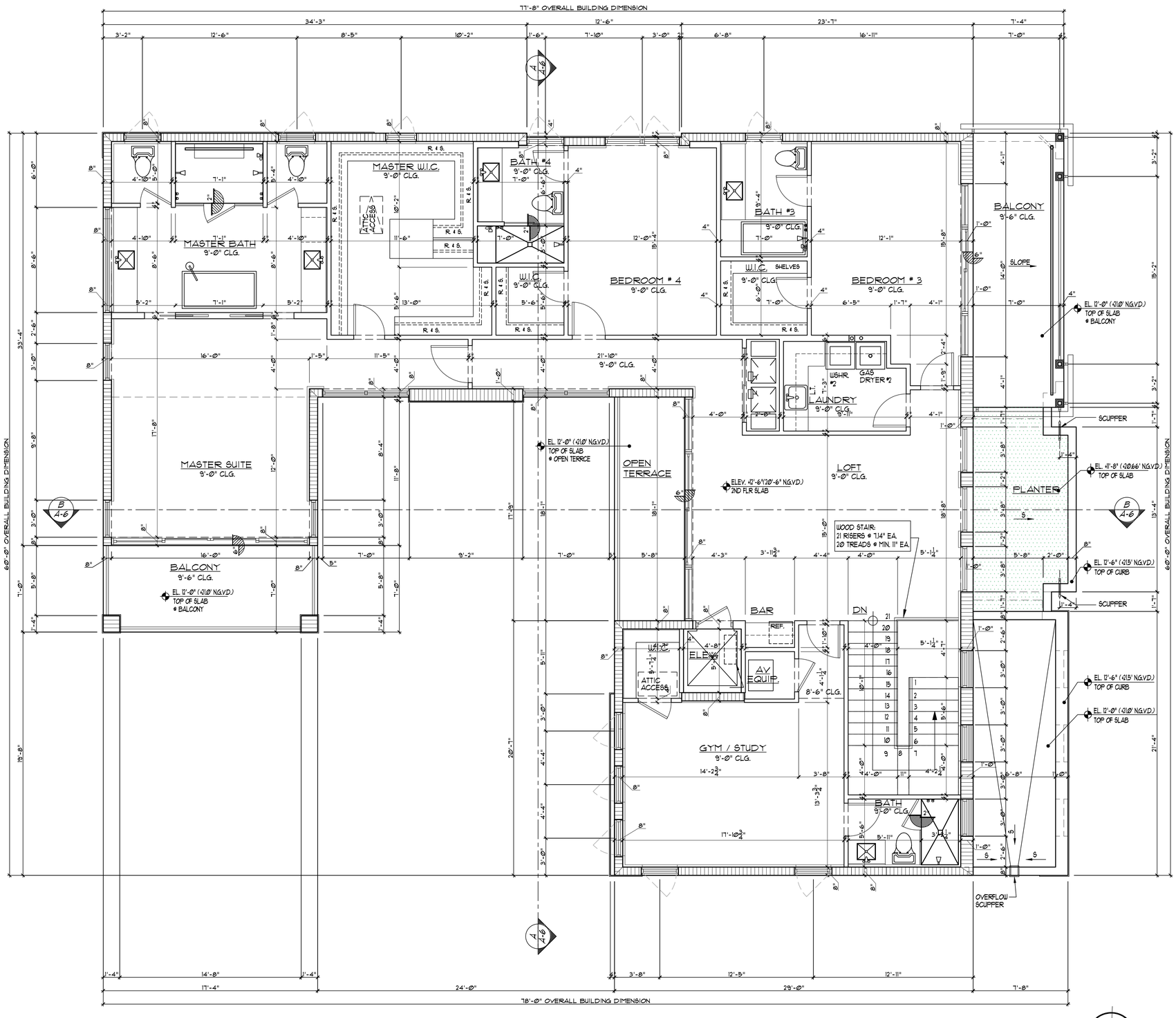
GROUND FLOOR PLAN

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-2.0

PRINT DATE: 12/20/2019



NOTE:
ATTIC ACCESS OPENING SHALL BE 22"X30" MIN. AS PER R801.1 FBC

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R322.1.1 FBC

SHOWER/TUB SHALL HAVE FLOOR/ WALLS TO 6' OF NON-ABSORV. FBC, R307.2 FBC

THREE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R311.4.3 FBC.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3

BTDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.

ALL INTERIOR PARTITIONS:
3 1/2" SOUNDS ATTENUATION BLANKET

NO FILL WILL BE INTRODUCED TO THE SITE

ALL RAINWATER WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A

10X6 S/A GRILLE W/ MVD MTD. ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.1 & M2.2 FOR LOCATIONS)

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS FBC'10 6303.10.1

FIRESTOP MUST BE INSULLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT. AS PER FBC'10 R4403.7.2.1

ALL BATHTUBS AND SHOWER FLOOR, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THO FLOOR AS PER FBC'10 R307.2

WINDOWS SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS

SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBC 2010 - R302.13

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENT:

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 ADJECENT 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.

E-GLAZING LAGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC 2406.2 (1)

DRAWINGS SHALL MATCH ENERGY CALCULATIONS:

ATTIC INSULATION	R5.0 WALL
INSULATION:	R4.1 R4.1
SED FLOOR INSULATION:	R7.0

NOTE:
1. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDING & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER R308.4.7.8 & SHALL COMPY W/ TABLE R308.8 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED,
2. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER R308.4.3
3. GLAZED PANEL SAFEGUARD SHALL COMPLY W/R4410.2.4/R4403.7.3 GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

NOTE:
SHALL COMPLY WITH FBC 2014 - R4101.17.9

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET. ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

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SECOND FLOOR PLAN

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

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

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SEAL

SECOND FLOOR PLAN

BERGER RESIDENCE
1280 101st STREET
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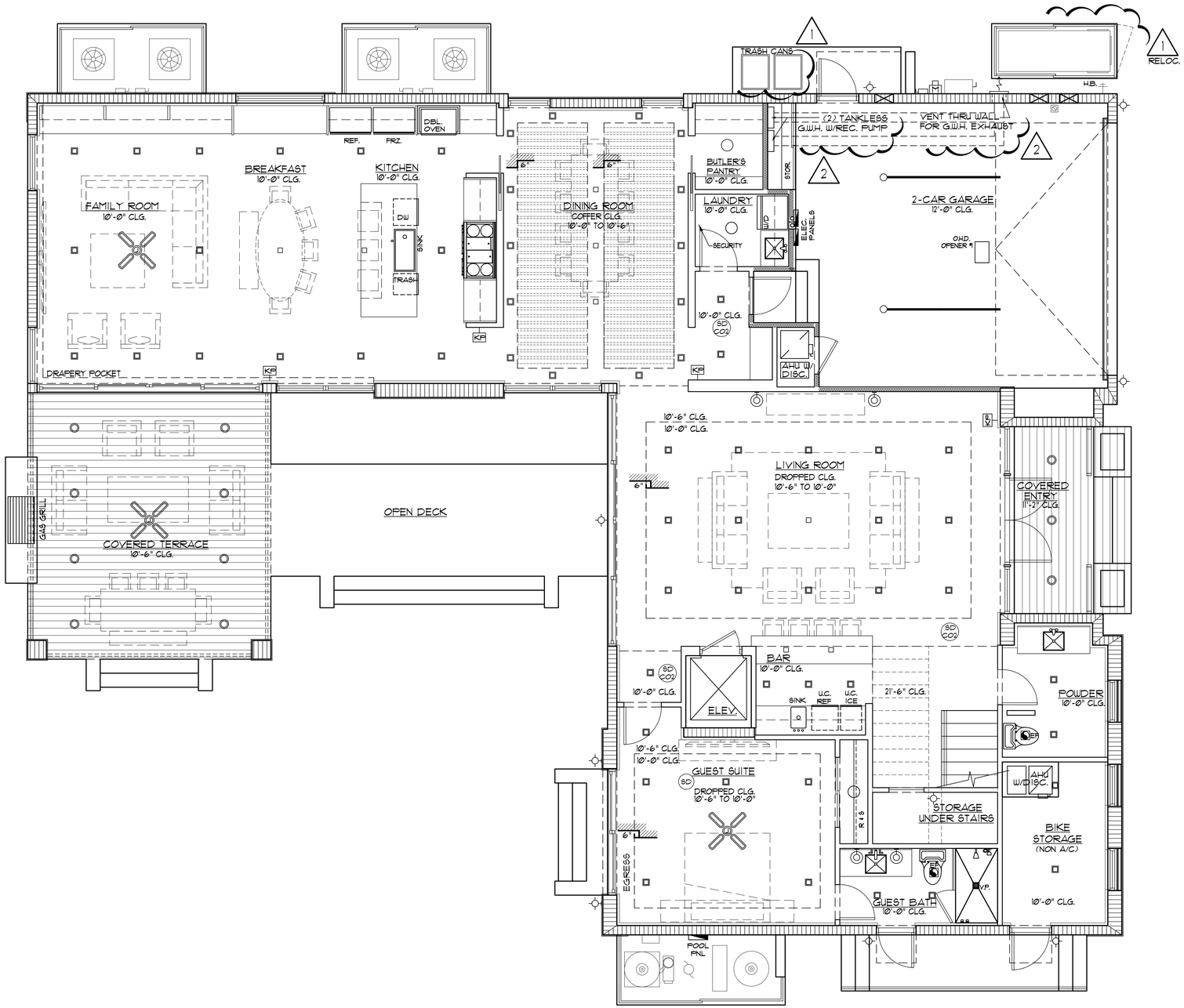
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-2.1

PRINT DATE: 12/20/2019



ELECTRICAL LEGEND

- PRE-WIRE FOR CLG. FAN
- ELECTRIC METER
- ELECTRIC PANEL
- A/C DISCONNECT
- 220 VOLT RECEPTACLE
- DEDICATED OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- DUPLEX OUTLET - HALF SWITCHED
- FLOOR DUPLEX OUTLET
- GFI — GROUND FAULT CIRCUIT ON TOP OF KITCHEN COUNTER
- W.P. GFCI — WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- TELEPHONE JACK
- TELEVISION JACK
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- PUSH BUTTON SWITCH
- DB — DOOR BELL
- E.F. — EXHAUST FAN
- CAR CHARGER
- RECESSED DOWNLIGHT
- SURFACE MOUNTED
- EXTERIOR WALL SCONCE
- INTERIOR WALL MOUNTED
- WALL OR CLG. MOUNTED FIXTURE
- JUNCTION BOX
- FLOOD LIGHTS
- SW — SWITCHED FIXTURE
- P.C. — PULL CORD FIXTURE
- P — PENDANT LIGHT FIXTURE
- MINI — RECESSED MINI LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- V.P. — VAPOR PROOF RECESSED FIXTURE
- LED LIGHT FIXTURE
- LED LIGHT FIXTURE
- SPEAKER
- SD — SMOKE DETECTOR
- SD CO2 — SMOKE/ CARBON MONOXIDE DETECTOR COMBO
- THERMOSTAT
- ST — SPRINKLER TIMER
- INTERCOM
- KP — SWITCH KEYPAD
- CHIMES
- CENTRAL VAC. HOSE OUTLET
- MOTION DETECTOR
- C — COMPUTER
- AP — ALARM PAD
- A/C GRILL

NOTE: PROVIDE 4" CLEARANCE AT AIR HANDLING UNIT ON ALL SIDES + 30" CLEARANCE AT SERVICE SIDE

NOTE: PROVIDE ELEC. STUB-OUT FOR GATE. VERIFY LOCATION PRIOR TO INSTALLATION

N

GROUND FLOOR RCP

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

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
2.	WATER HEATER LOC.	12/18/19
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A PROJECT FOR:
ARK RESIDENTIAL CORP.
2601 E. OAKLAND PARK BLVD.
SUITE # 203
FORT LAUDERDALE FL 33306
P. 954. 707.5010

BRENNER ARCHITECTURE GROUP LLC
ARCHITECTURE
LAND PLANNING
INTERIORS
Stuart M. Brenner AIA, NCARB
751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.0736 Fax 561.241.8248 www.brennerarchgroup.com
LICENSE #: AA26001045

SEAL

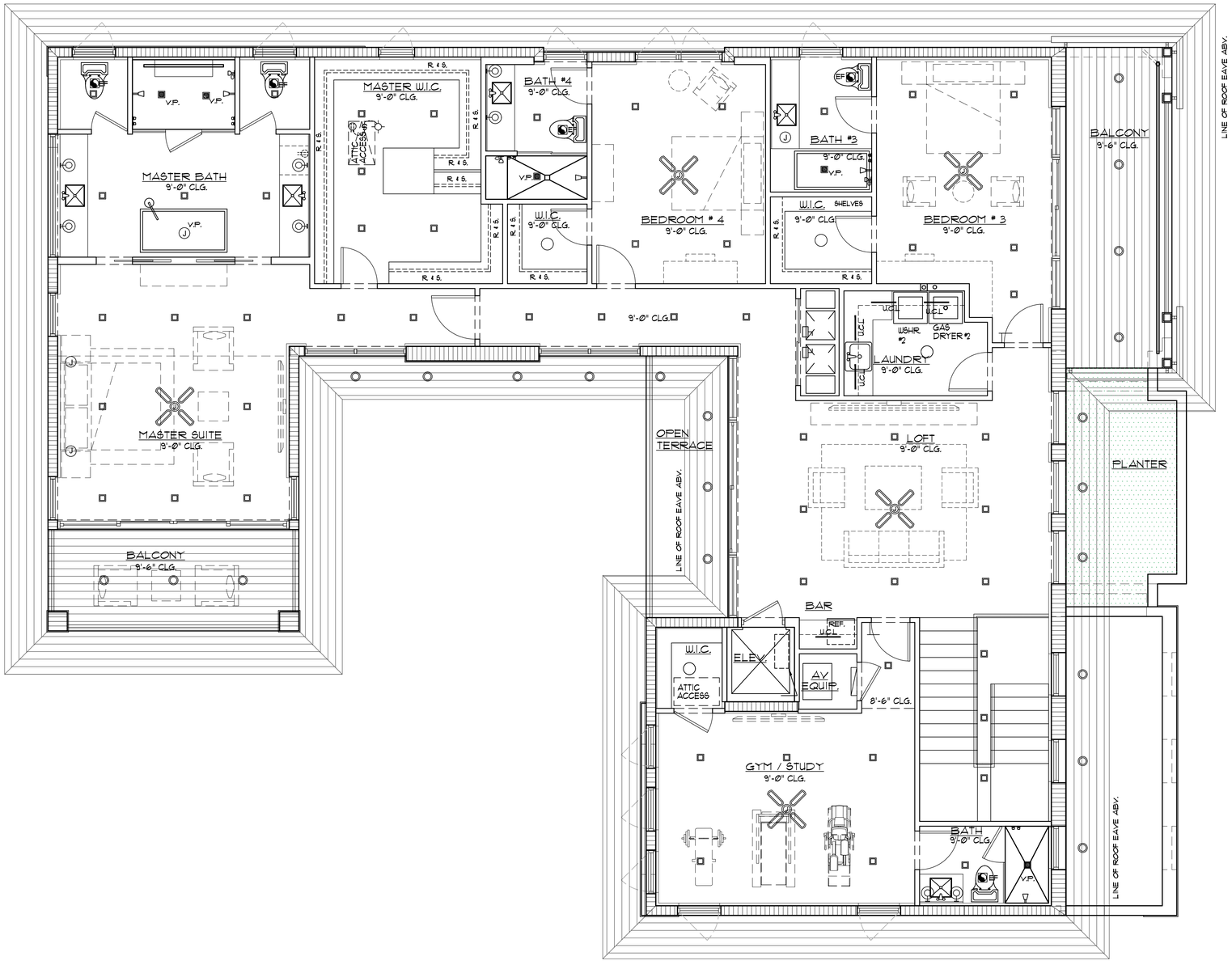
GROUND FLOOR RCP

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-3.0

PRINT DATE: 12/20/2019



ELECTRICAL LEGEND

- PRE-WIRE FOR CLG. FAN
- ELECTRIC METER
- ELECTRIC PANEL
- A/C DISCONNECT
- 220 VOLT RECEPTACLE
- DEDICATED OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- DUPLEX OUTLET - HALF SWITCHED
- FLOOR DUPLEX OUTLET
- GFI — GROUND FAULT CIRCUIT ON TOP OF KITCHEN COUNTER
- W.P. GFCI — WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- TELEPHONE JACK
- TELEVISION JACK
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- PUSH BUTTON SWITCH
- DB — DOOR BELL
- E.F. — EXHAUST FAN
- CAR CHARGER
- RECESSED DOWNLIGHT
- SURFACE MOUNTED
- EXTERIOR WALL SCONCE
- INTERIOR WALL MOUNTED
- WALL OR CLG. MOUNTED FIXTURE
- JUNCTION BOX
- FLOOD LIGHTS
- SW — SWITCHED FIXTURE
- P.C. — PULL CORD FIXTURE
- P — PENDANT LIGHT FIXTURE
- MINI — RECESSED MINI LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- V.P. — VAPOR PROOF RECESSED FIXTURE
- LED LIGHT FIXTURE
- LED LIGHT FIXTURE
- SPEAKER
- SD — SMOKE DETECTOR
- SD CO2 — SMOKE/ CARBON MONOXIDE DETECTOR COMBO
- THERMOSTAT
- ST — SPRINKLER TIMER
- INTERCOM
- KP — SWITCH KEYPAD
- CHIMES
- CENTRAL VAC. HOSE OUTLET
- MOTION DETECTOR
- C — COMPUTER
- AP — ALARM PAD
- A/C GRILL

NOTE: PROVIDE 4" CLEARANCE AT AIR HANDLING UNIT ON ALL SIDES + 30" CLEARANCE AT SERVICE SIDE

NOTE: PROVIDE ELEC. STUB-OUT FOR GATE. VERIFY LOCATION PRIOR TO INSTALLATION

MEDIA EQUIPMENT ROOM CONSTRUCTION METHOD & REQUIREMENTS TO BE SPEC. BY BUILDER/OTHERS

N

SECOND FLOOR RCP

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

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

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SEAL

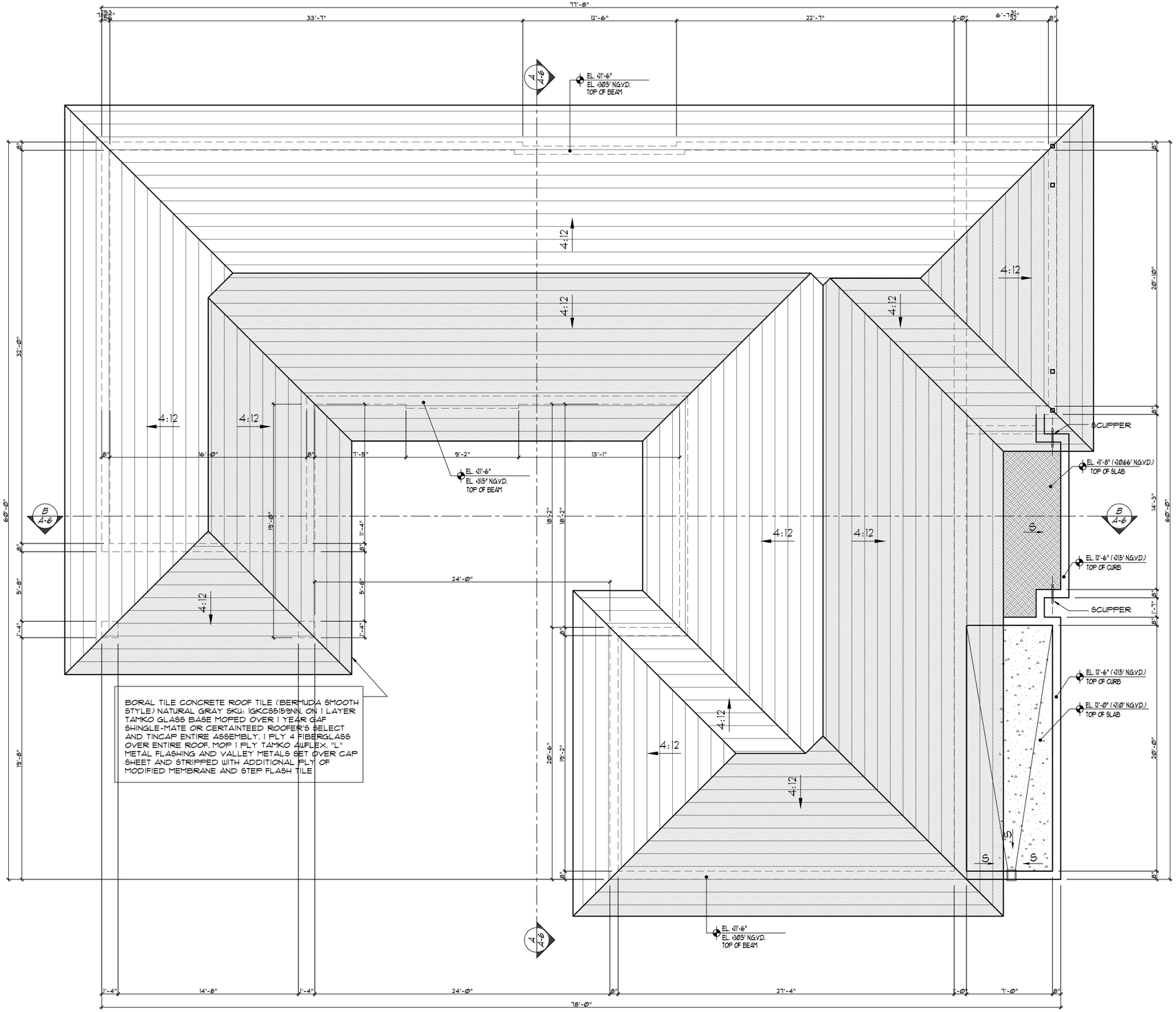
SECOND FLOOR RCP

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-3.1

PRINT DATE: 12/20/2019



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ROOF PLAN

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

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

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SEAL

ROOF PLAN

BERGER RESIDENCE
1280 101st STREET
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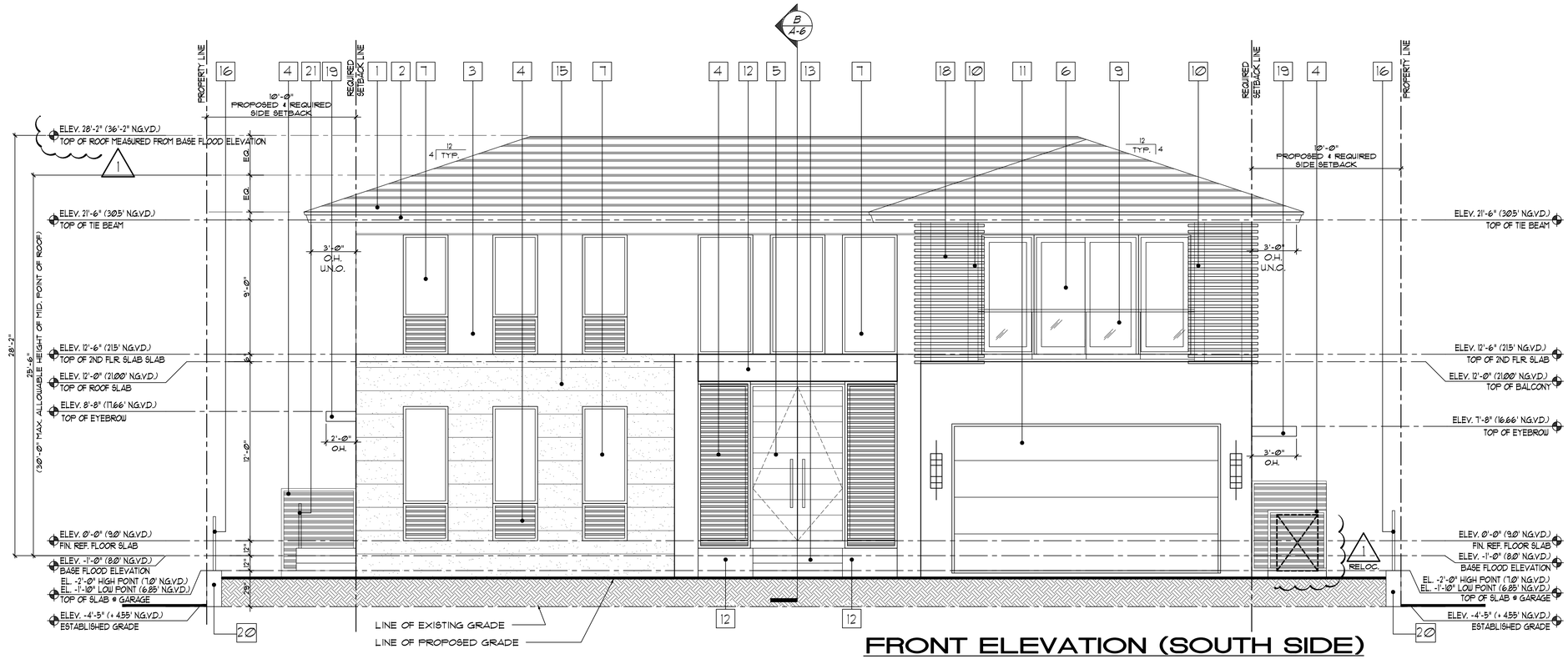
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-4.0

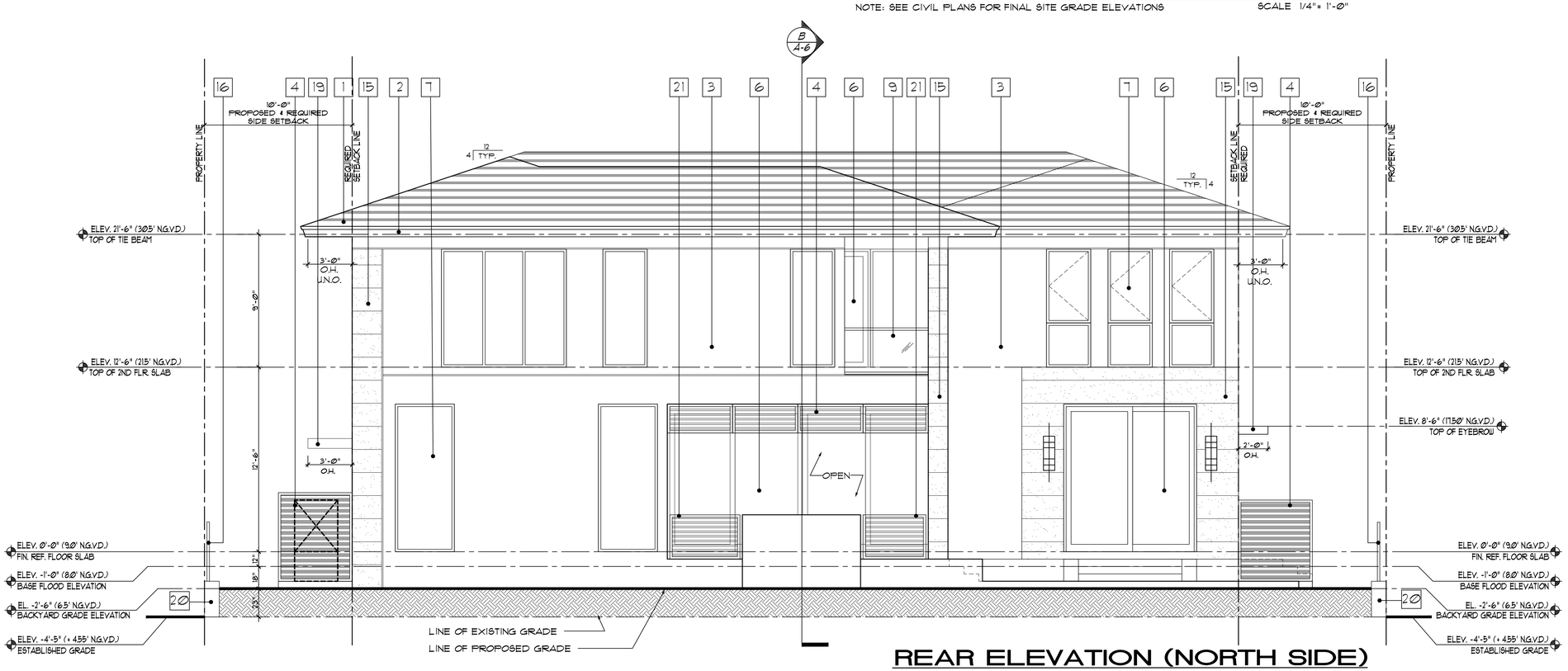
PRINT DATE: 12/20/2019



FRONT ELEVATION (SOUTH SIDE)

NOTE: SEE CIVIL PLANS FOR FINAL SITE GRADE ELEVATIONS

SCALE 1/4" = 1'-0"



REAR ELEVATION (NORTH SIDE)

SCALE 1/4" = 1'-0"

1	BORAL CONCRETE SHAKE ROOF TILE, VINTAGE "MADERA" STYLE
2	WOOD FASCIA BOARD (PAINTED) W/ METAL DRIP EDGE
3	SMOOTH STUCCO FINISH
4	ALUMINUM LOUVERED PANELS (WOOD FINISH) HEIGHT = EQUIP. HEIGHT
5	MAIN ENTRY DOOR, WOOD FINISH
6	ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
7	ALUMINUM WINDOW, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8	ALUMINUM DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
9	GLASS RAILING WITH HANDRAIL
10	STEEL COLUMN W/ ALUMINUM CLAD
11	WOOD FINISHED, OVERHEAD GARAGE DOOR
12	CONCRETE PLANTER W/ SMOOTH STUCCO FINISH
13	STONE, ENTRY WALKWAY PADS (TBD)
14	BBQ, GAS GRILL
15	STONE CLADDING FINISH (TBD)
16	4' HIGH ALUMINUM FENCE
18	ALUMINUM BRISE-SOLEIL
19	CONCRETE EYEBROW
20	RETAINING BLOCK WALL
21	ALUMINUM RAILING AT 38" A.R.F. (WOOD FINISH)

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

	CITY COMMENTS	11/19/19
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SEAL

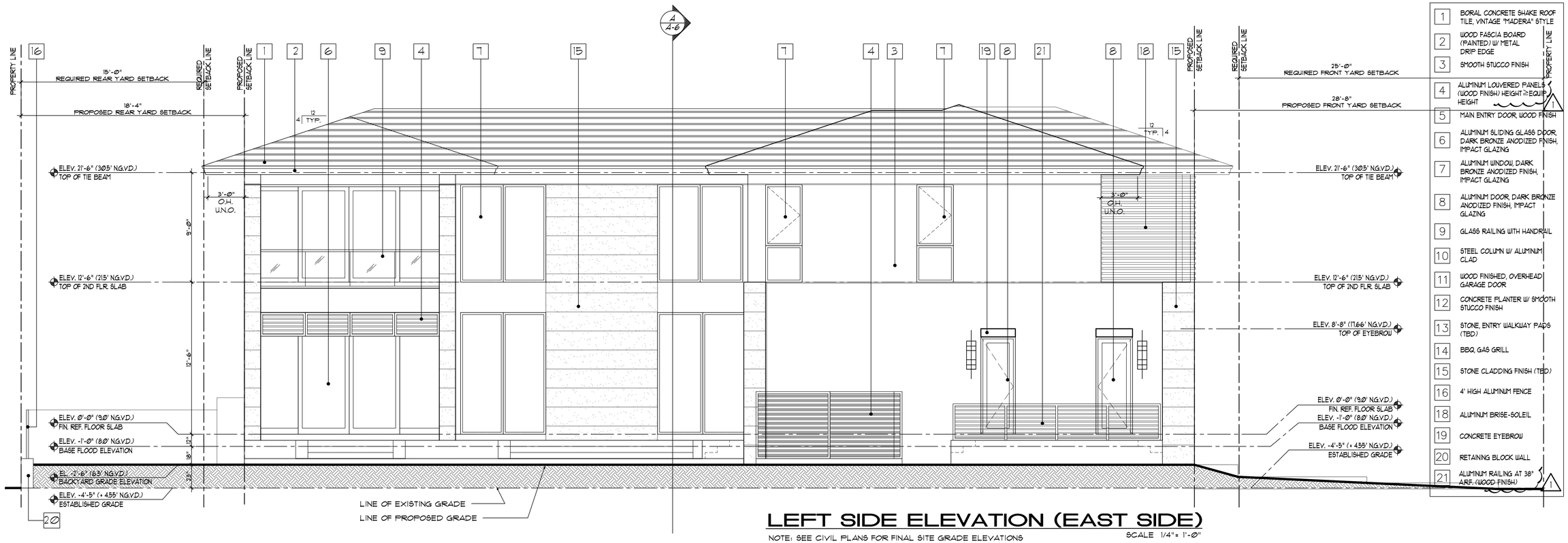
FRONT AND REAR ELEVATIONS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-5.0

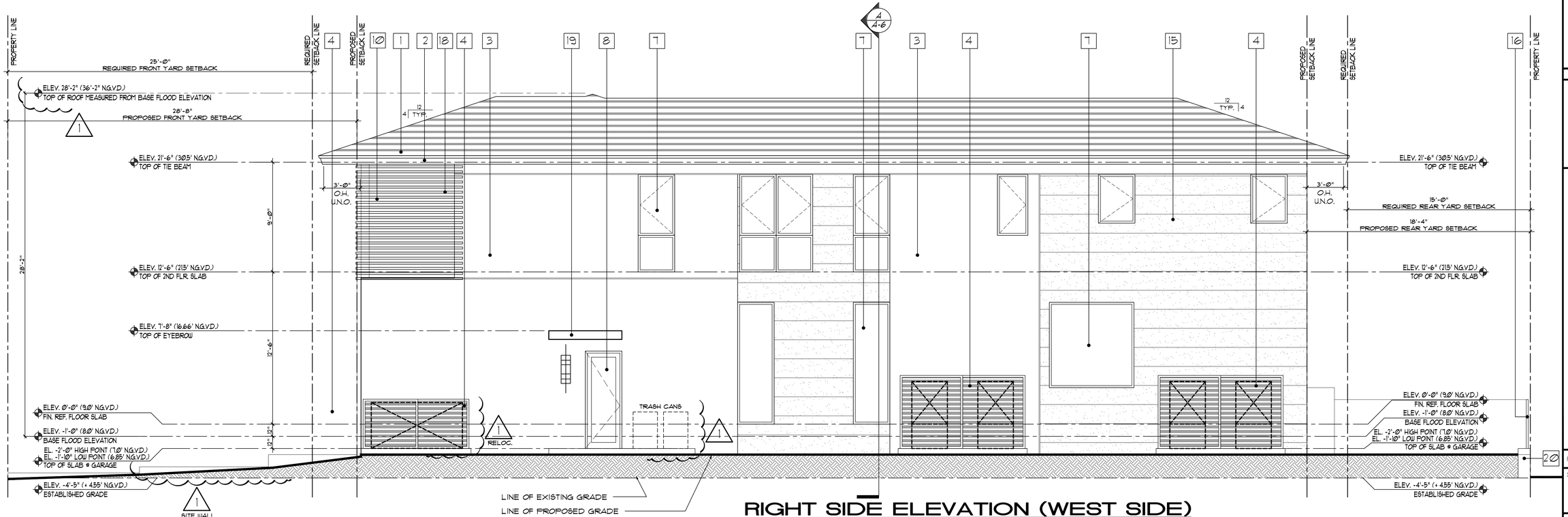
PRINT DATE: 12/20/2019



LEFT SIDE ELEVATION (EAST SIDE)

NOTE: SEE CIVIL PLANS FOR FINAL SITE GRADE ELEVATIONS

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION (WEST SIDE)

NOTE: SEE CIVIL PLANS FOR FINAL SITE GRADE ELEVATIONS

SCALE 1/4" = 1'-0"

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

	CITY COMMENTS	11/19/19
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SEAL

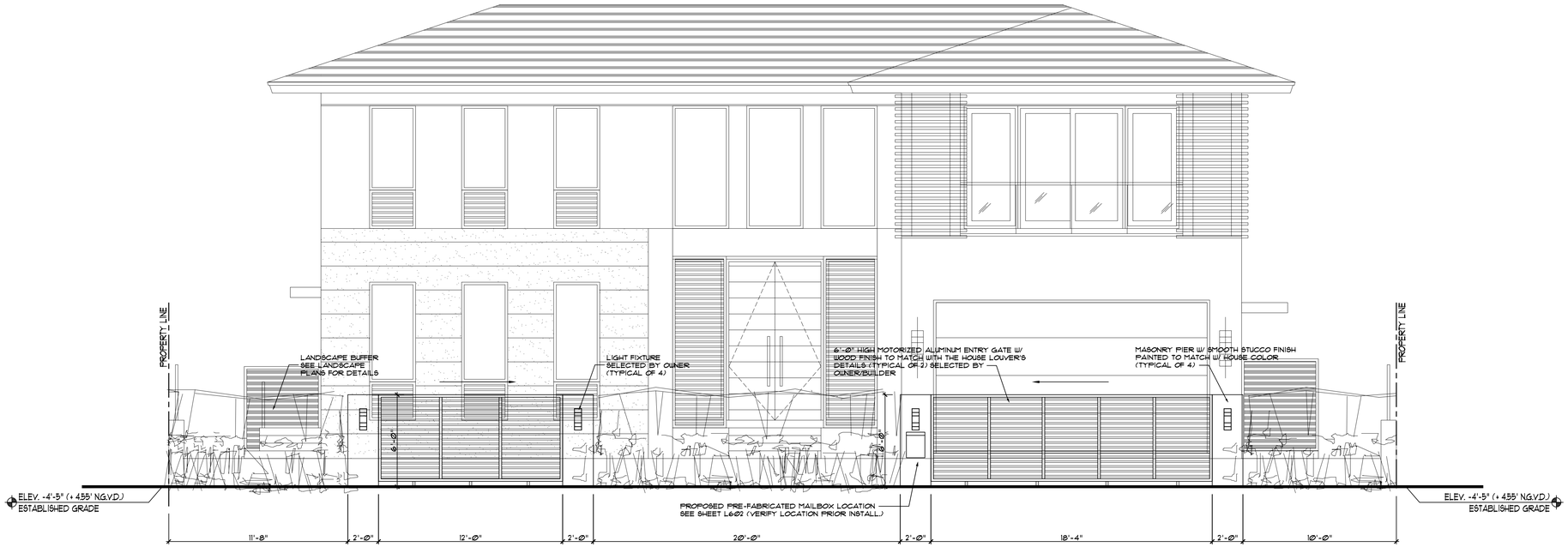
LEFT AND RIGHT SIDE ELEVATIONS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-5.1

PRINT DATE: 12/20/2019



FRONT PIERS AND GATES (SOUTH SIDE)

NOTE: SEE CIVIL PLANS FOR FINAL SITE GRADE ELEVATIONS

SCALE 1/4"= 1'-0"

NOTE:

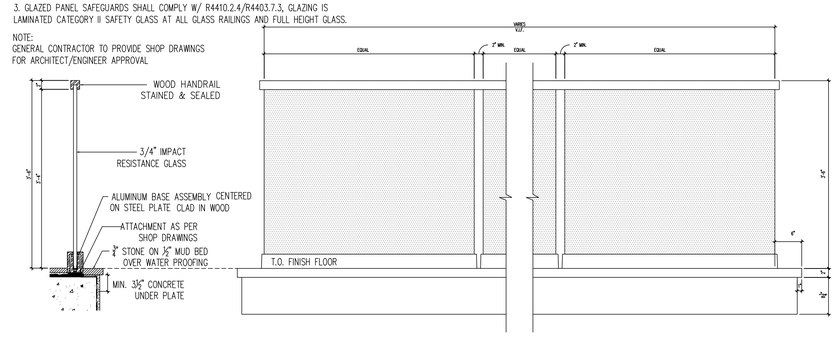
1. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER R308.4.7.8 & SHALL COMPLY W/ TABLE R308.8 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.

2. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER R308.4.3

3. GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ R4410.2.4/R4403.7.3, GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL

GENERAL NOTES
1. FIELD VERIFY EXISTING CONDITION AND ELEVATIONS BEFORE FABRICATION.
2. VERIFY FINISH FLOOR ELEVATION PRIOR TO FABRICATION.
3. DESIGN AND CONSTRUCT RAILINGS TO WITHSTAND LOAD APPLIED AT ANY POINT DOWNWARD OR HORIZONTALLY AS REQUIRED BY CODE.
4. SEE INTERIOR DESIGN DRAWINGS FOR SELECTED WOOD AND FINISH
5. SPACING BETWEEN GLASS MUST REJECT A 4" OBJECT



RAILING DETAIL

NOT TO SCALE

ADDED SHEET 1

DESIGN APPROVAL SUBMISSION ISSUED FOR PERMIT	10/30/2019 00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
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SEAL

FRONT PIERS AND GATES + RAILING DETAIL

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #: A-5.2

PRINT DATE: 12/23/2019

FRONT ELEVATION (SOUTH SIDE)

SCALE 1/4" = 1'-0"

REAR ELEVATION (NORTH SIDE)

SCALE 1/4" = 1'-0"

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
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A PROJECT FOR:
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2601 E. OAKLAND PARK BLVD.
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SEAL

FRONT AND REAR COLOR ELEVATIONS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

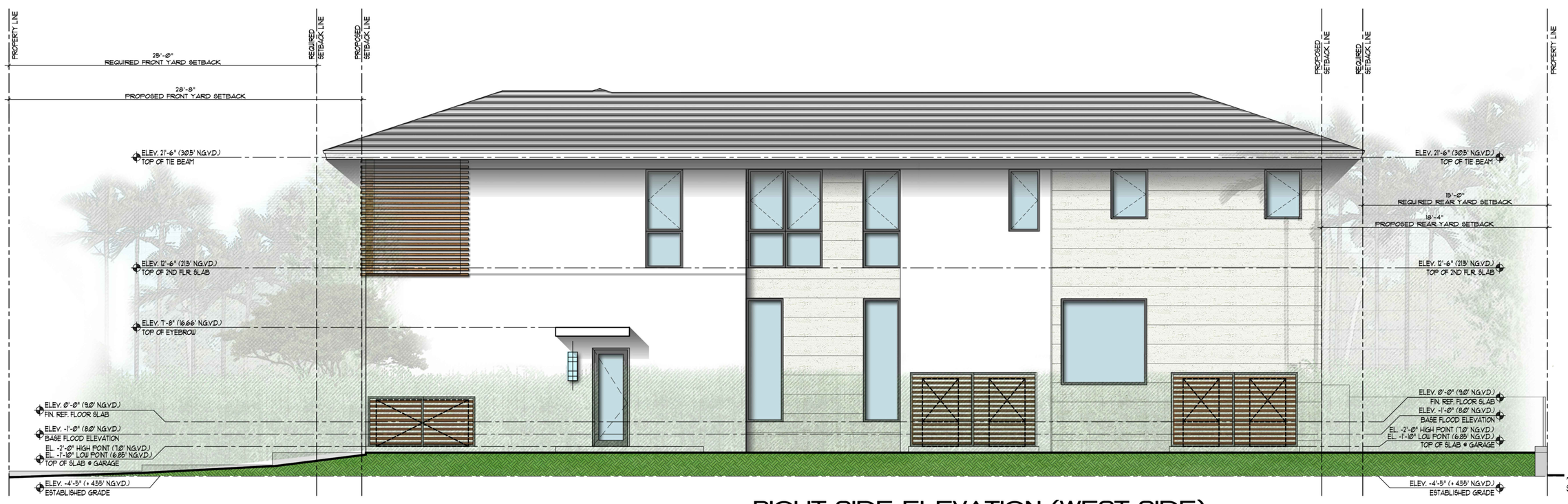
SHEET #: A-5.3

ADDED SHEET 1

PRINT DATE: 11/21/2019

LEFT SIDE ELEVATION (EAST SIDE)

SCALE 1/4"= 1'-0"



RIGHT SIDE ELEVATION (WEST SIDE)

SCALE 1/4"= 1'-0"

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
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A PROJECT FOR:
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SEAL

SIDE COLOR ELEVATIONS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

ADDED SHEET 1 A-5.4

PRINT DATE: 11/21/2019

ROOF TILE

COLOR: NATURAL GRAY
FINISH: BERMUDA SMOOTH STYLE
DIMENSIONS: N/A
SOURCE: BORAL TILE
MATERIAL: CONCRETE

PRECAST STONE

COLOR: NATURAL STONE
FINISH: STAGGERED SQUARE CUT
DIMENSIONS: 12 x 24 x $\frac{3}{4}$"
SOURCE: TBD

LOUVERED PANELS

COLOR: LIGHT BRONZE FINISH
MATERIAL: ALUMINUM LOUVERED SCREEN
DIMENSIONS: SEE PLANS
SOURCE: TBD

EQUIP. SCREEN

COLOR: LIGHT BRONZE FINISH
MATERIAL: ALUMINUM LOUVERED SCREEN
DIMENSIONS: SEE PLANS
SOURCE: TBD

WINDOWS

COLOR: ALUMINUM
FINISH: ANODIZED
DIMENSIONS: SEE PLANS
SOURCE: ES WINDOWS

SLIDING DOORS

COLOR: ALUMINUM
FINISH: ANODIZED
DIMENSIONS: SEE PLANS
SOURCE: ES WINDOWS

EXTERIOR WALL PAINT

COLOR: WHITE DOVE
FINISH: EGGSHELL FINISH
DIMENSIONS: N/A
SOURCE: BENJAMIN MOORE

GLASS RAILING

COLOR: SHOE RAIL GLASS RAILING WITH WOOD HANDRAIL, STAINED AND SEALED
FINISH: TEMP. CLEAR GLASS
DIMENSIONS: SEE PLANS
SOURCE: TBD

ALTERNATE SPEC.

COLOR: POST RAIL GLASS RAILING WITH WOOD HANDRAIL, STAINED AND SEALED
FINISH: TEMP. CLEAR GLASS
DIMENSIONS: SEE PLANS
SOURCE: TBD

CHAIN LINK FENCE

COLOR: VINYL-COATED CHAIN LINK
FINISH: GREEN COLOR
DIMENSIONS: SEE PLANS
SOURCE: TBD

FRONT DOOR

COLOR: STAINED WOOD
FINISH: WOOD FINISH
DIMENSIONS: SEE PLANS
SOURCE: TBD

GARAGE DOOR

COLOR: LIGHT BRONZE
MATERIAL: ALUMINUM DOOR
DIMENSIONS: SEE PLANS
SOURCE: TBD

ROOF EAVE & FASCIA

COLOR: STAINED WOOD
FINISH: WOOD FINISH
DIMENSIONS: SEE PLANS
SOURCE: TBD

FRONT GATE

COLOR: LIGHT BRONZE
MATERIAL: ALUMINUM GATE
DIMENSIONS: SEE PLANS
SOURCE: TBD

MATERIAL NOTE:

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER SIMILAR ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN THE (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN 40 (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
7. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR PURCHASE.

ADDED SHEET 1

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

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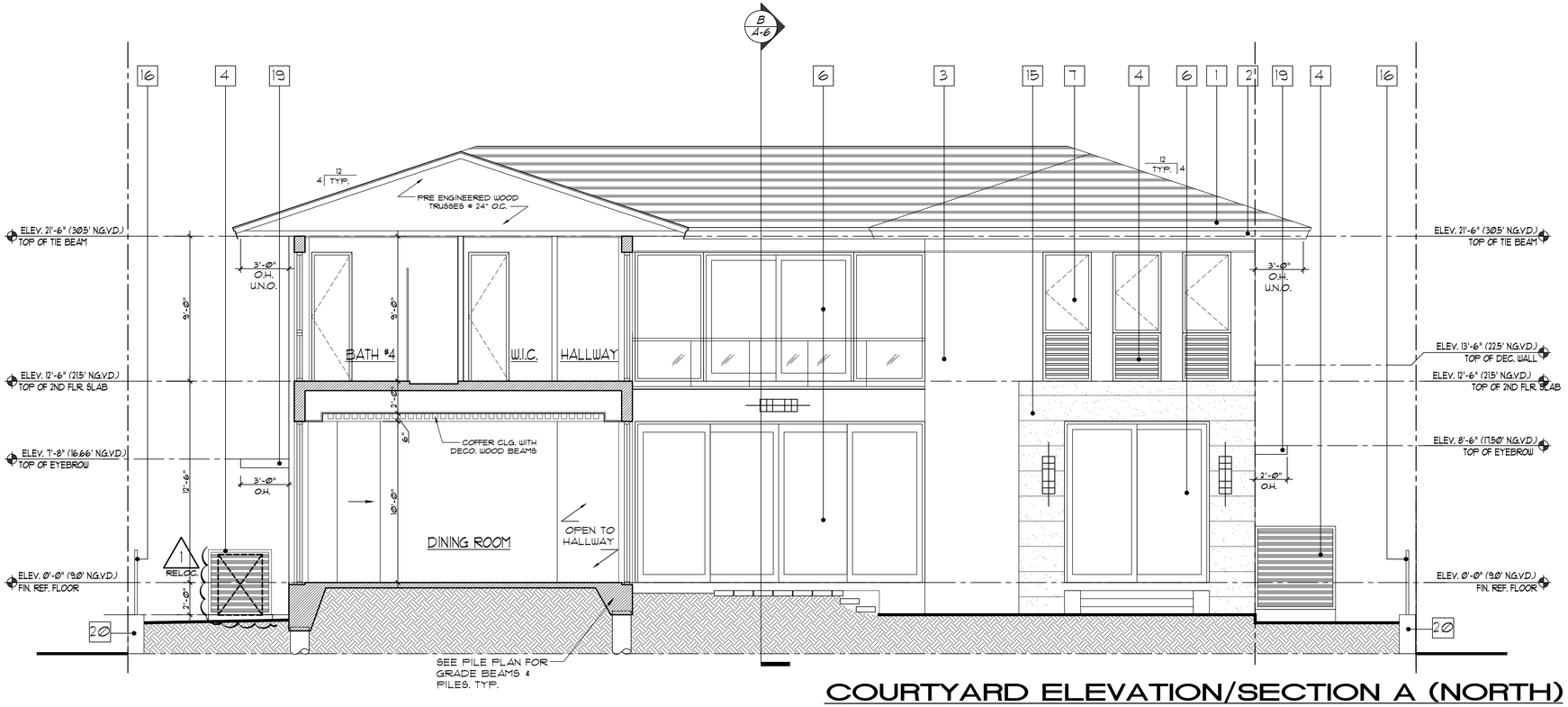
SEAL

SAMPLES OF EXTERIOR MATERIALS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

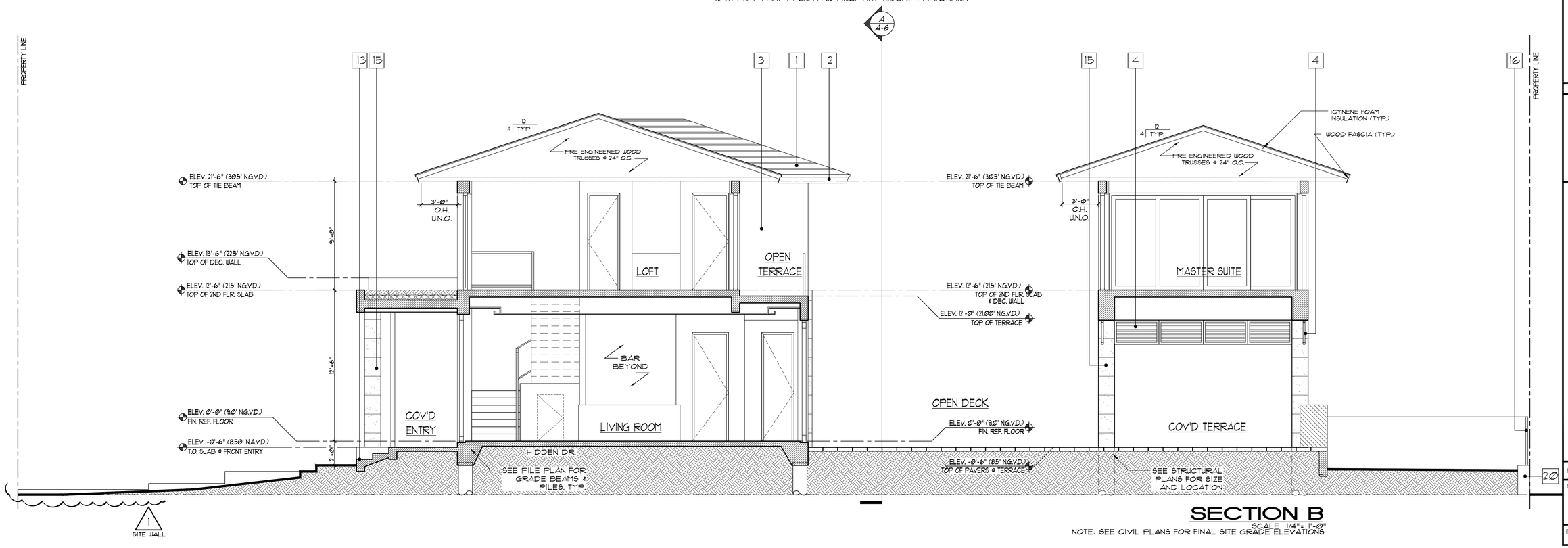
PROJECT #: 19029
SHEET #: A-5.5
PRINT DATE: 11/21/2019



COURTYARD ELEVATION/SECTION A (NORTH)

SCALE 1/4"= 1'-0"

NOTE: SEE CIVIL PLANS FOR FINAL SITE GRADE ELEVATIONS



SECTION B

SCALE 1/4"= 1'-0"

NOTE: SEE CIVIL PLANS FOR FINAL SITE GRADE ELEVATIONS

1	BORAL CONCRETE SHAKE ROOF TILE, VINTAGE "MADERA" STYLE
2	WOOD FASCIA BOARD (PAINTED) W/ METAL DRIP EDGE
3	SMOOTH STUCCO FINISH
4	ALUMINUM LOUVERED PANELS (WOOD FINISH) HEIGHT ≥ EQUIP. HEIGHT
5	MAIN ENTRY DOOR, WOOD FINISH
6	ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
7	ALUMINUM WINDOW, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8	ALUMINUM DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
9	GLASS RAILING WITH HANDRAIL
10	STEEL COLUMN W/ ALUMINUM CLAD
11	WOOD FINISHED, OVERHEAD GARAGE DOOR
12	CONCRETE PLANTER W/ SMOOTH STUCCO FINISH
13	STONE, ENTRY WALKWAY PADS (TBD)
14	BBQ, GAS GRILL
15	STONE CLADDING FINISH (TBD)
16	4' HIGH ALUMINUM FENCE
18	ALUMINUM BRISE-SOLEIL
19	CONCRETE EYEBROW
20	RETAINING BLOCK WALL
21	ALUMINUM RAILING AT 38" A.R.F. (WOOD FINISH)

DESIGN APPROVAL SUBMISSION	10/30/2019
ISSUED FOR PERMIT	00/00/0000

REVISIONS

1.	CITY COMMENTS	11/19/19
2.		
3.		
4.		
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9.		
10.		

A PROJECT FOR:
ARK RESIDENTIAL CORP.
2601 E. OAKLAND PARK BLVD.
SUITE # 203
FORT LAUDERDALE FL 33306
P. 954. 707.5010

BRENNER ARCHITECTURE GROUP LLC
ARCHITECTURE
LAND PLANNING
INTERIORS
Stuart M. Brenner . AIA, NCARB
751 Park of Commerce Dr., Suite 110
Tel 561.241.0736 Fax 561.241.8248
Boca Raton, Florida 33487
www.brennerarchgroup.com

LICENSE # : AA26001045

SEAL

BUILDING SECTIONS

BERGER RESIDENCE
1280 101st STREET
@ BAY HARBOR ISLAND
MIAMI-DADE COUNTY, FLORIDA

PROJECT #: 19029

SHEET #:
A-6.0

PRINT DATE: 12/20/2019

1. APPLICABLE CODES

1.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD AND SPECIFICATIONS OF THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE EXCEPT WITHIN DEPARTMENT OF TRANSPORTATION (D.O.T.) R/W WHERIN FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T) GOVERNS.

1.2. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

1.3. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929, (NGVD) UNLESS OTHERWISE NOTED.

1.4. THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT WATER AND SEWER SPECIFICATIONS SHALL DICTATE WHEN IN CONFLICT WITH ANY OF THE FOLLOWING SPECIFICATIONS.

1.5. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (2015) AND "STANDARD SPECIFICATIONS" (2015).

1.6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE MAINTENANCE OF TRAFFIC (M.O.T) PLAN PRIOR TO CONSTRUCTION. THE CONSULTANT'S ENGINEER SHALL ENSURE THAT THE M.O.T PLAN FOR THE PROJECT CONFORMS WITH STANDARD INDEX SERIES 600, APPLICABLE INDEX FOR WORK BEING PERFORMED. THE CONTRACTOR SHALL ENSURE THE M.O.T. PLAN IS IMPLEMENTED EXACTLY AS APPROVED.

2. PRECONSTRUCTION RESPONSIBILITIES

2.5. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

2.6. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA, INC. CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION, CALL 1-800-432-4770.

2.7. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED).

2.8. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. THE CONTRACTOR SHALL VERIFY, IF POSSIBLE, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION UPON EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

2.9. THE CONTRACTOR MUST CALL THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE R/W TO DETERMINE THE LOCATION TO OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.

3. INSPECTIONS

3.1. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

3.1.1. CLEARING AND FILLING
3.1.2. STORM DRAINAGE SYSTEM
3.1.3. SANITARY SEWER SYSTEM
3.1.4. WATER DISTRIBUTION SYSTEM
3.1.5. SUBGRADE
3.1.6. LIMEROCK BASE
3.1.7. ASPHALTIC CONCRETE
3.1.8. SIDEWALK
3.1.9. FINAL

4. SHOP DRAWINGS

4.1. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY FOR THE FOLLOWING: SANITARY MANHOLES, STORM DRAIN MANHOLES, CATCH BASINS, FIRE HYDRANTS, PIPING, VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

5. TEMPORARY FACILITIES

5.1. TEMPORARY FACILITIES:

5.1.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

5.2. TRAFFIC REGULATION:

5.2.1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH MANUAL TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

5.2.2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

5.2.3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY.

5.2.4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

6. STORM DRAINAGE

6.1. GENERAL:

6.1.1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

6.2. MATERIALS:

6.2.1. HIGH-DENSITY POLYETHYLENE (H.D.P.E.) SHALL MEET THE REQUIREMENTS OF ASTM F2619 / F2619M, LATEST REVISION.

6.2.2. 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.

6.2.3. 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:

DIA.	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

6.2.4. 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.

6.2.5. 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.

6.2.6. 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.

6.3. INSTALLATION:

6.3.1. 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.

6.3.2. 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.

6.3.3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

6.3.4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BAL HARBOUR AND MIAMI-DADE COUNTY ENGINEERING DIVISION AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

7. PAVING AND SIDEWALKS

7.1. GENERAL:

7.1.1. 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.

7.1.2. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

7.1.3. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

7.1.4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

7.2. MATERIALS:

7.2.1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.

7.2.2. ASPHALT SURFACES SHALL BE TYPE S-III 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.

7.2.3. 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.

7.2.4. CURBS AND GUTTERS: CONCRETE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT O.C. WITHIN 48 HOURS OF PLACING.

7.2.5. 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.

7.3. INSTALLATION:

7.3.1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(c)), AND SHALL HAVE A MINIMUM LBR 40.

7.3.2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE AS SHOWN ON PLANS FOR VARIOUS LOCATIONS.

7.3.3. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.

7.3.4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100.

7.3.5. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-3 ASPHALTIC CONCRETE.

7.4. TESTING:

7.4.1. 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.

7.4.2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.

7.4.3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.

7.4.4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.

7.4.5. 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.

8. PROJECT CLOSEOUT

8.1. CLEANING UP:

8.1.1. 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 SWEPT BROOM CLEAN.

8.1.2. 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.

8.1.3. 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.

8.2. 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.

8.3. 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.

9. ENGINEER'S AS-BUILT REQUIREMENTS

9.1. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

9.1.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

9.1.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.

9.1.3. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILT.

9.1.4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE AS-BUILT OR WHERE THE WATER SERVICE TERMINATES.

9.2. AS-BUILTS OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

9.2.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.

9.2.2. 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.

9.2.3. 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.

9.3. AS-BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

9.3.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.

9.3.2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.

9.3.3. 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.

9.4. ALL ROCK AS-BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:

9.4.1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

9.4.2. ROCK AS-BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

9.4.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.

9.4.4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.

9.4.5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK AS-BUILTS WILL BE REQUIRED AS INDICTED 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 SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

9.5. 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-BUILTED AS WELL.

9.6. 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.

Robert J Ross

Digitally signed by Robert J Ross
DN: C=US, O=IdenTrust ACES Unaffiliated Individual, CN=Robert J Ross, OID.0.9.2342.19200300.100.1.1=A01097C000001600 37E420F00015CD4
Reason: I am the author of this document
Location: your signing location here
Date: 2019-12-04 16:16:57
Foxit PhantomPDF Version: 9.7.0

MR	12/4/19			
DESIGNED BY	DATE			
MG	12/4/19			
DRAWN BY	DATE			
MR	12/4/19			
CHECKED BY	DATE			
RR	12/4/19			
APPROVED BY	DATE	No.	DATE	REVISIONS

THE BERGER RESIDENCE
1280 101ST STREET
BAY HARBOR ISLAND, FLORIDA 33154

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

ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

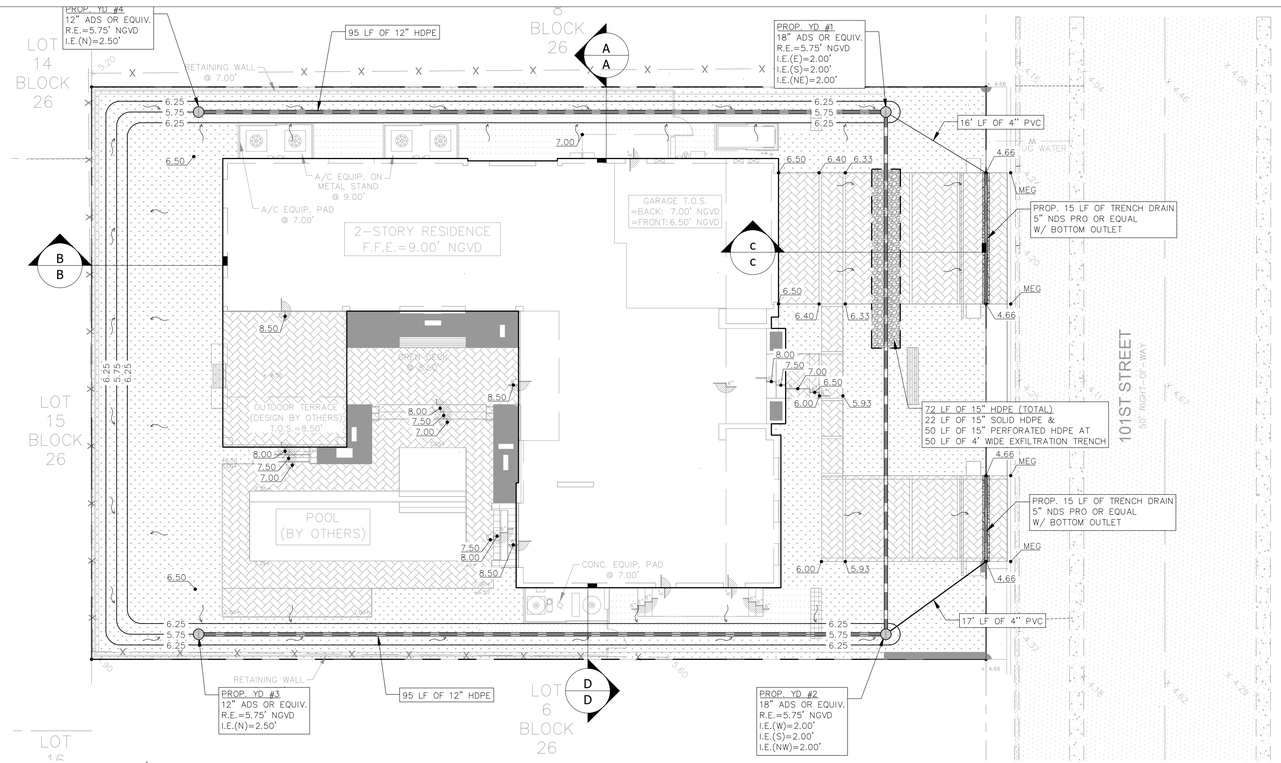
Date:12/4/2019

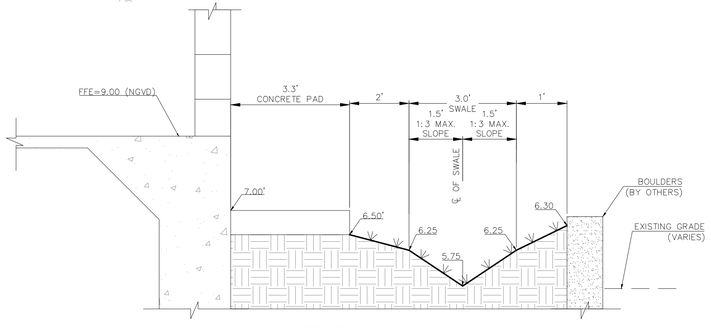
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT J. ROSS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL NOTES, SPECIFICATIONS, AND DRAINAGE DETAILS

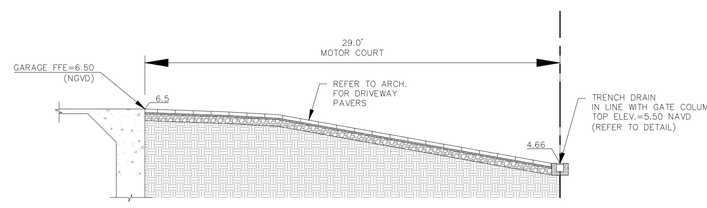
SCALE:

SHEET No. C-1





SECTION "A-A"
NTS



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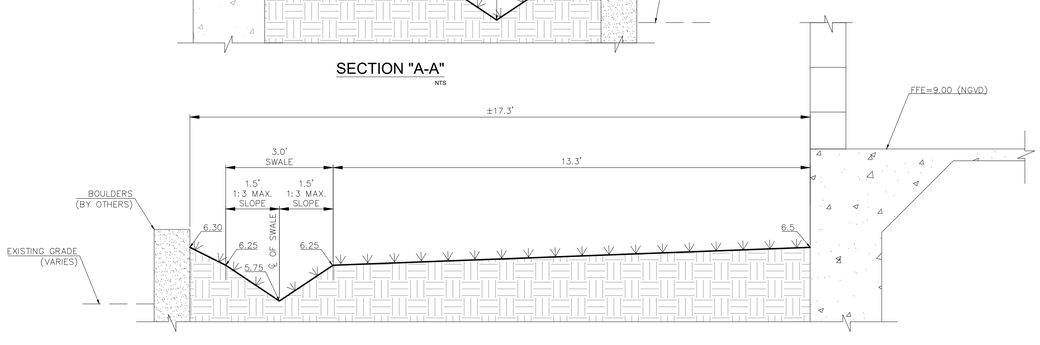
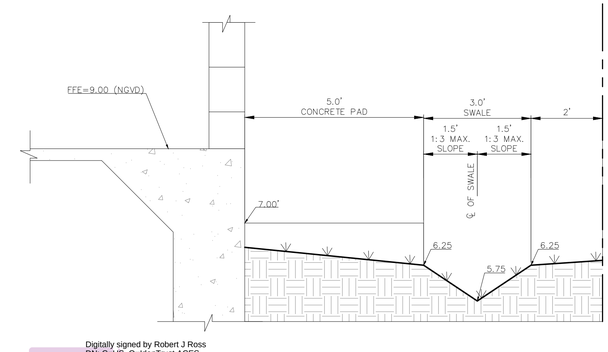
NTS



SECTION "B-B"
NTS



SECTION "D-D"
NTS

DRAINAGE CALCULATION

Site Areas

Imperious Area =	6,514 SF
Pervious Area =	3,486 SF
Total Site =	10,000 SF
Roofs =	3,410 SF
Motor Courts =	352 SF

Retention Volume Required

(The Greater of the First Inch of Runoff or 3.28 Inches Times the % of Imperviousness)

First Inch of Runoff:

(1 FT / 12 Inches) X (Total Project Area- Lake Area)
(1 FT/ 12 Inches) X (10,000 SF - 352 SF)
804 CF

3.28 Inches times Imperviousness:

Rainfall =	3.28 in.
Adjusted Site Area =	(Total Site) - (Roofs + Lakes & Pools)
	10,000 SF - (3,410 SF + 352 SF)
	6,238 SF
Adjusted Impervous Area =	(Adjusted Site Area) - (Pervious)
	(6,238 SF) - (3,486 SF)
	2,752 SF
% Adjusted Impervious Area =	(Adjusted Impervious Area x 100%) / (Adjusted Site Area)
	(2,752 SF x 100%) / (6,238 SF)
	44.1%
Adjusted Rainfall =	(rainfall) x (% impervious)
	(3.3 in.) x (0.441)
	1.45 in.
	0.121 ft
Required Retention Volume =	(Adjusted Rainfall) x (Total Site - Lakes & Pools)
	(0.121 ft) x (10,000 SF - 352 SF)
	1,163 CF
Volume Required:	1,163 CF <-----

Retention Volume Provided

Exfiltration Trench Parameters:

L=	50.00 ft	
W=	4.00 ft	
D=	13.50 ft	
Volume=	2,700 CF	:L x W x D
Voids in Trench=	50%	:50% x Volume
Pipe Diameter=	15 in	:given
Pipe X-Sectional Area=	1.23 sf	:[pi(Dia./2)^2]
Pipe Volume within Trench=	61.4 CF	:(L) x (Pipe X-Sectional Area)
Rim=	5.75 ft	NGVD
Top of Trench=	4.25 ft	NGVD
Bottom of Trench=	-9.25 ft	NGVD
H_2=	3.75 ft	:lesser of (rim-bot.) or (rim-wt)
D_U=	2.25 ft	:lesser of (top-bot.) or (top-wt)
WT=	2.00	NGVD
D_S=	11.25 ft	:if bottom<wt: (wt-bottom)
k-value=	2.51E-04	:given

Volume Stored in Trench= L {% Voids x [(Du x W) - (Pipe Area)] + [Pipe Area]}
50.0 ft {0.50 x [(2.25 ft x 4.0 ft) - (1.23 sf)] + [1.23 sf]}
274 CF

Volume Exfiltrated from Trench= 3600 K L [H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S]
3600 (0.0002509) (50) [(3.75) (4) + 2 (3.75) (2.25) - (2.25)^2 + 2 (3.75) (11.25)]
5,021 CF

Vol. Retention By Trench (Total)= 5,296 CF

Swale & Dry Retention Parameters:

(V): Vertical Storage = Area x Depth

(L): Linear Storage = (1/2)Area x Depth

Area Name	Volume	Area	Low Elevation	High Elevation
Retention 1 (L)	219 CF	874 SF	5.75	6.25

Swale & Dry Retention Vol. (Total)= 219 CF

Total Volume Provided: 5,514 CF <-----

Drainage Summary

The total retention volume provided is greater than the retention volume required:

Provided 5,514 CF > 1,163 CF Required

SCALE: 1"=10'

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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING ASPHALT
- PROPOSED SOD
- 5.50 — PROPOSED CONTOUR LINE
- 5.00 — PROPOSED GRADE
- MEG (5.00) — MATCH EXISTING GRADE (MEG)
- FLOW ARROW
- PROPOSED YARD DRAIN (YD)
- C.O. — PROPOSED CLEAN OUT (CO)
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE W/ EXFILTRATION TRENCH

NOTES TO CITY:

1. 6" RAINWATER LEADER PVC PIPE CONNECTIONS TO DOWNSPOUTS WILL BE ADDED PRIOR TO BUILDING DEPARTMENT SUBMITTAL.
2. WATER AND SEWER PLANS CONNECTING TO CITY INFRASTRUCTURE WILL BE DEVELOPED AND SUBMITTED AT BUILDING DEPARTMENT SUBMITTAL.

NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
5. ALL EXISTING AND PROPOSED ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD).

Robert J Ross

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THE BERGER RESIDENCE
1280 101ST STREET
BAY HARBOR ISLAND, FLORIDA 33154

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

ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date:12/4/2019

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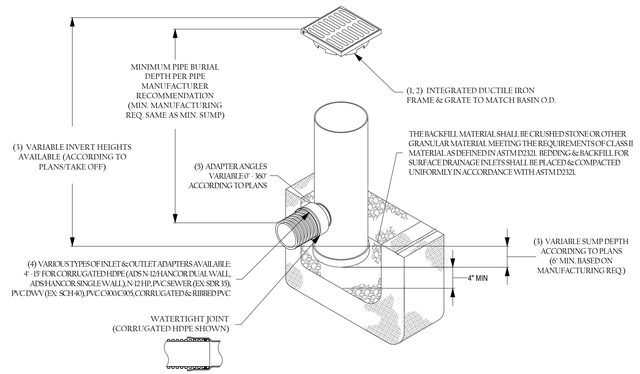
PAVING GRADING AND DRAINAGE PLAN

SCALE: 1"=10'

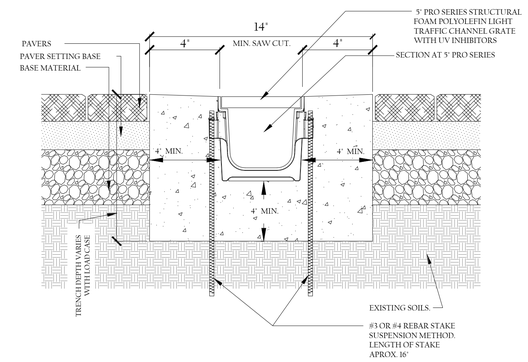
SHEET No. C-2



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

NYLOPLAST YARD DRAIN

NTS

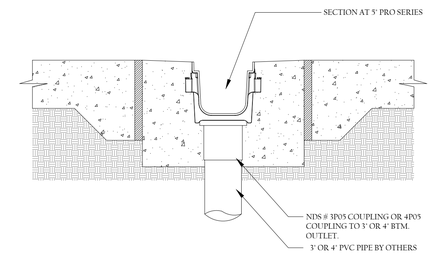


NOTE:

- 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.

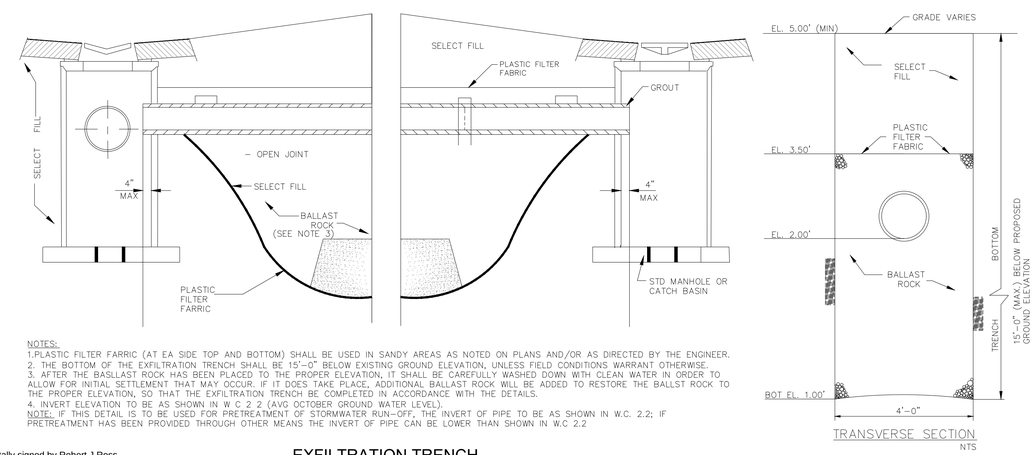
5" NDS PRO SERIES INSTALLATION (TYPICAL)

CLASS B INSTALLATION, NDS PRODUCT #864 NTS



5" NDS PRO SERIES BTM. OUTLET (TYPICAL)

NTS



NOTES:
1.PLASTIC FILTER FARRIC (AT EA SIDE TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BASLLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN IN W C 2 2 (AVG OCTOBER GROUND WATER LEVEL).
NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THROUGH OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C 2.2

TRANSVERSE SECTION

NTS

EXFILTRATION TRENCH

NTS

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RE ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
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PAVING GRADING AND DRAINAGE DETAILS

SCALE:

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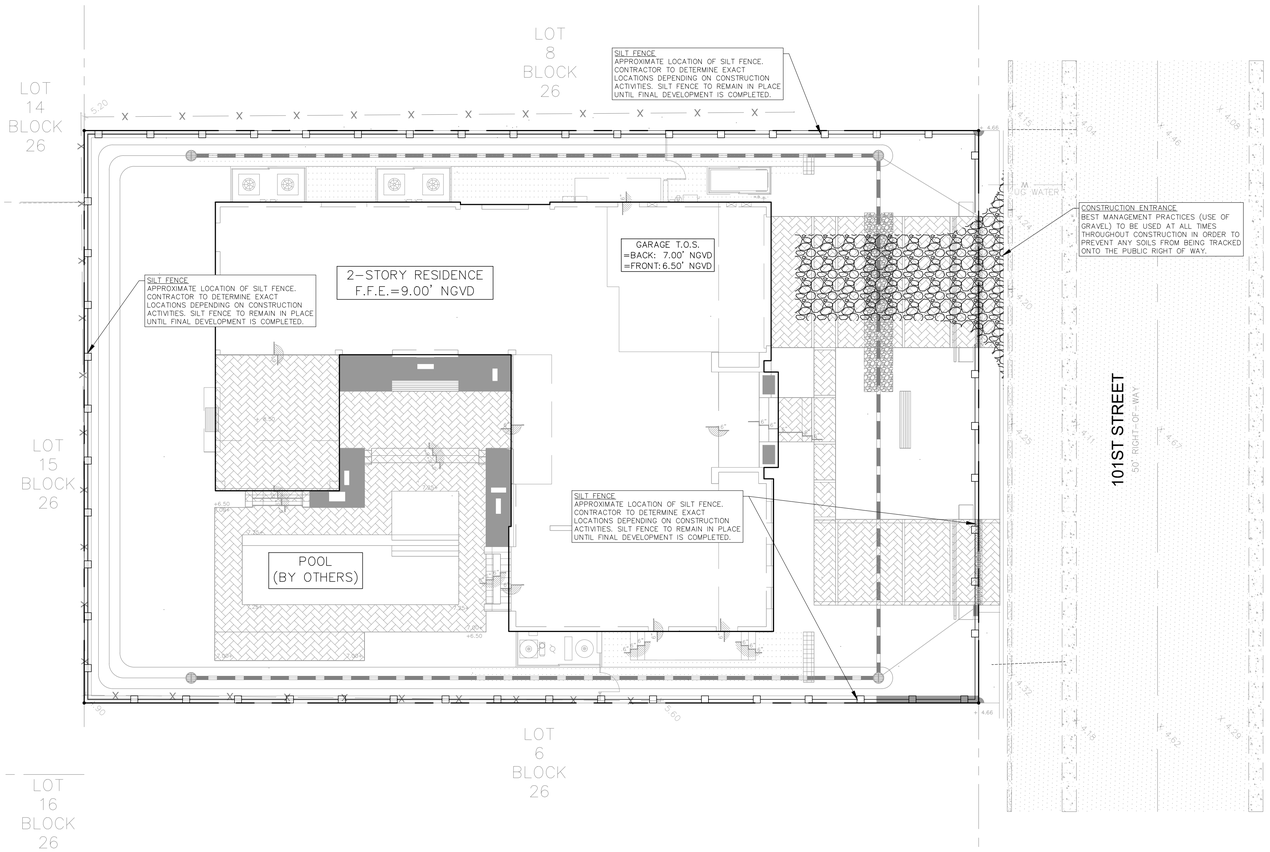

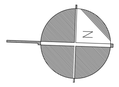

SCALE: 1"=10'

Sunshine811
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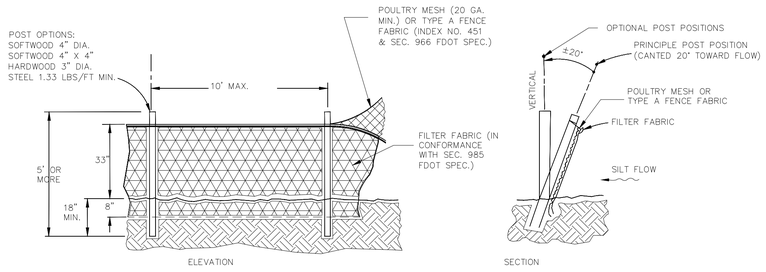
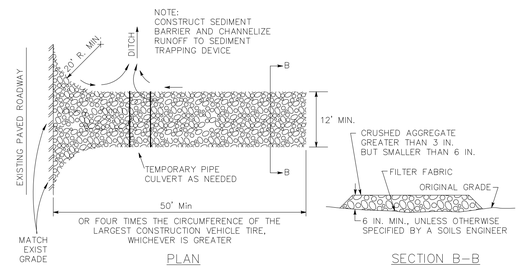
LEGEND

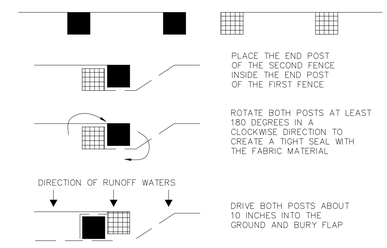
- PROPERTY LINE
- SILT FENCE
- HAY BALE
- CONSTRUCTION ENTRANCE (GRAVEL)



TYPE IV SILT FENCE
NTS



CONSTRUCTION ENTRANCE (TYPICAL)
NTS



SILT FENCH ATTACHMENT
PLAN VIEW
NTS

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DAVIE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS
LICENSE
No. 59485
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date:12/4/2019

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POLLUTION PREVENTION CONTROL PLAN

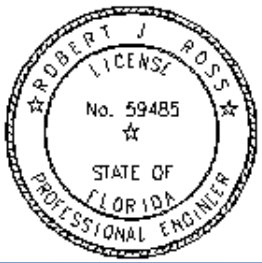
SCALE: 1"=10'

SHEET No. C-4

DRAINAGE REPORT

The Berger Residence
1280 101st street
Bay Harbor Island, Florida 33154

Prepared by:
Ross Engineering, Inc.



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Robert J. Ross, P.E.
FL P.E. #59485
December 4, 2019

A. PROJECT NARRATIVE

The property is located at 1280 101st street Bay Harbor Island, Florida 33154. This is a single family residence.
The project's stormwater management will be handled with a combination of interconnected onsite exfiltration trench and retention areas. The proposed drainage site has been designed to retain the 5 year 1 hour storm event of 3.20 in/hr, as per Miami Dade County minimum design requirements.
All elevation herein and on the drainage plan are based on the National Geodetic Vertical Datum of 1929 (NGVD)

The proposed drainage layout is designed to handle an intensity of 3.20 in/hr of rainfall by means of:

- Dry Retention-Swales
- Exfiltration Trench

B. LAND USE BREAKDOWN TABLE

Land Use Breakdown (Post-Development)											
Land Use	Area			Grade				Capacity at High Elevation		Runoff Coefficient (C)	
	sf	ac	%	Low	High	Average	Wtd. Avg.	ac-ft	ac-in	C	Weighted C
Impervious Areas	**6,514**	**0.150**	**65.1%**			**7.88**	**5.14**	**0.004**	**0.048**		**0.60**
Building (roofed)	3,410	0.078	34.1%	9.00		9.00	3.07			0.95	**0.32**
Motor court	352	0.008	3.5%	7.25		7.25	0.26	0.004	0.048	0.9	**0.03**
Other Impervious	2,752	0.063	27.5%	4.66	8.50	6.58	1.81			0.9	**0.25**
Pervious Areas	**3,486**	**0.080**	**34.9%**			**5.69**	**1.98**	**0.0050**	**0.060**		**0.10**
Retention 1 (V)										0.3	
Retention 1 (L)	874	0.020	8.7%	5.75	6.25	6.00	0.52	0.005	0.060	0.3	**0.03**
Green	2,612	0.06	26.1%	4.66	6.50	5.58	1.46			0.3	**0.08**
Total Site	**10,000**	**0.230**	**100.0%**			**7.12**	**7.12**	**0.009**	**0.109**	**Composite C→**	0.71

C. GENERAL DESIGN CRITERIA

- **Water Control Elevation = 2.00 NGVD**
  Refer to Appendix A
- **Design Storm Rainfall Data:**
  5 Yr 1 hr = 3.2 in/hr

D. RUNOFF CALCULATIONS

The total runoff is calculated to be 0.52 ac-in

Rational Formula: Runoff Calculations

Runoff (Post-Development)			
Rational Formula	Intensity (i)	Runoff: Q = C i A	
Storm Event		ac-in/hr ~ cfs	ac-in/hr x 1ft/12 in
5 yr 1 hr	3.20 in/hr	0.52 ac-in/hr	0.04 ac-ft/hr

Area = 0.23 ac
Composite C = 0.71

Retention will account for 0.060 ac-in of storage.
The minimum volume to be managed in exfiltration trench is 0.935 ac-in.

Runoff Volume Management		
Total Volume Required	*0.995 ac-in*	0.083 ac-ft
Volume Managed by retention	0.060 ac-in	0.005 ac-ft
Min. Vol. Managed by Trench	0.935 ac-in	0.08 ac-ft

E. EXFILTRATION TRENCH BREAKDOWN

The minimum volume to be managed by exfiltration trench is 0.935 ac-in.
The proposed exfiltration trenches will store a total of 1.269 ac-in.
Proposed trenches are 4' wide by 15.00' deep.

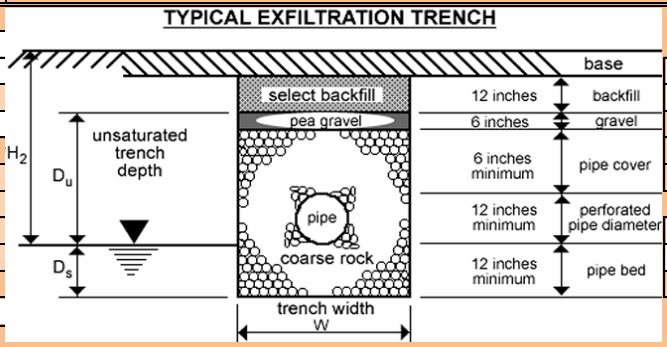
Exfiltration Trench Design

Exfiltration Trench Design

Trench Summary			Trench Variables			
Trench Length=	50.00 ft	ft	K=	2.51E-04	*Geotech Report*	
Trench Width=	4.00 ft	ft	%WQ=	50%	*50%*	*allowable reduction in %WQ per SFWMD*
Trench Depth=	13.50 ft	ft	FS=	2		
Trench Volume=	2700	CF				

	NGVD
Lowest Surf. Elev. Above Trench=	5.75 ft
Lowest Rim Elev.=	5.75 ft
Top of Trench Elev.=	4.25 ft
Lowest Discharge Elev.=	

	Depth
H2=	3.75 ft
Du=	2.25 ft
WT=	2.00 ft
Ds=	11.25 ft
Bottom of Trench Elev.=	-9.25 ft



Depth	
6.00 in	=Base
12.00 in	=Backfill
6.00 in	=Pea Gravel
13.00 ft	=Coarse Rock
2.50 ft	=Pipe Cover

Pipe	
15.00 in	=Pipe Diameter
.51 ft	=Pipe Inv. Elev.
9.76 ft	=Pipe Bed Elev.

Trench Width (ft)= 4.00 ft

Reverse Trench Calcs (Post-Development)		
Check for Governing Equation		
Ds>Du	True	
W>2(Ds+Du)	False	
Use Standard Equation unless either statement is True. If True, then use Conservative Equation.		
Reverse Conservative Equation		
*V = L{K[2H2DU-DU2+2H2DS]+1.39x10-4(WDU)}		
*V = FS[%WQ(Vwq)+Vadd]		
L	**50.00**	**ft**
W	4	ft
K	2.51E-04	CFS/SF-ft head
H_2	3.75	ft
D_u	2.25	ft
D_s	11.25	ft
***V**	**1.269**	**ac-in**
***V**	**0.1058**	**ac-ft**

V= Volume of Water Treated (ac-in.)

FS = Factor of Safety

%WQ = Percent Water Quality

L = Length of Trench Required (ft)

W = Trench Width (Feet)

K = Hydraulic Conductivity (cfs/ft2 - ft head)

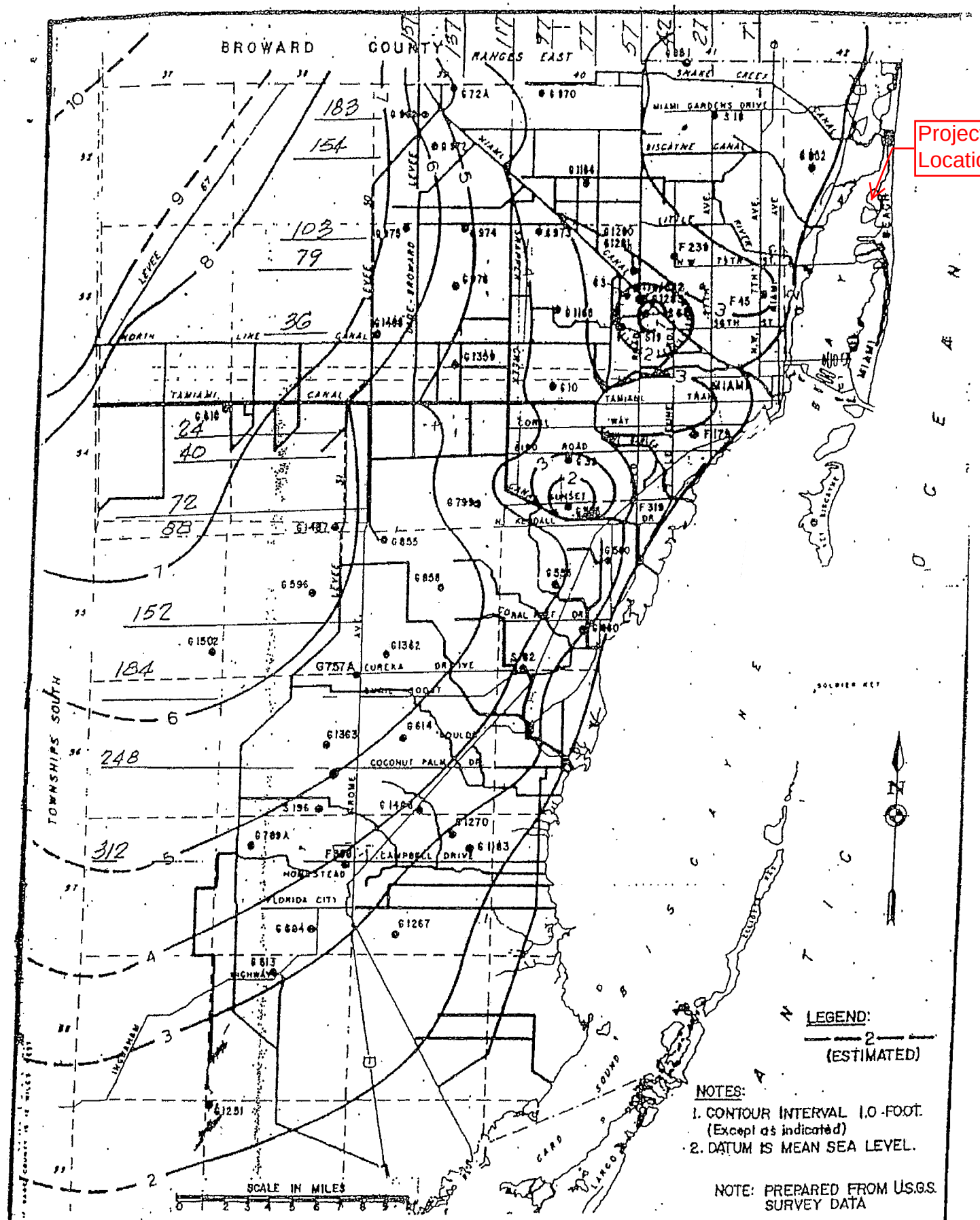
H2 = Depth to Water Table (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

APPENDIX A

Water Table Map
FDOT Intensity Duration Frequency Curve



METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 4/5/72	REVISED 2/19/75 4/14/77	DESIGN STANDARDS AVERAGE OCTOBER GROUND WATER LEVEL 1960–75	W.C. 2.2 SHEET 1 OF 1

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

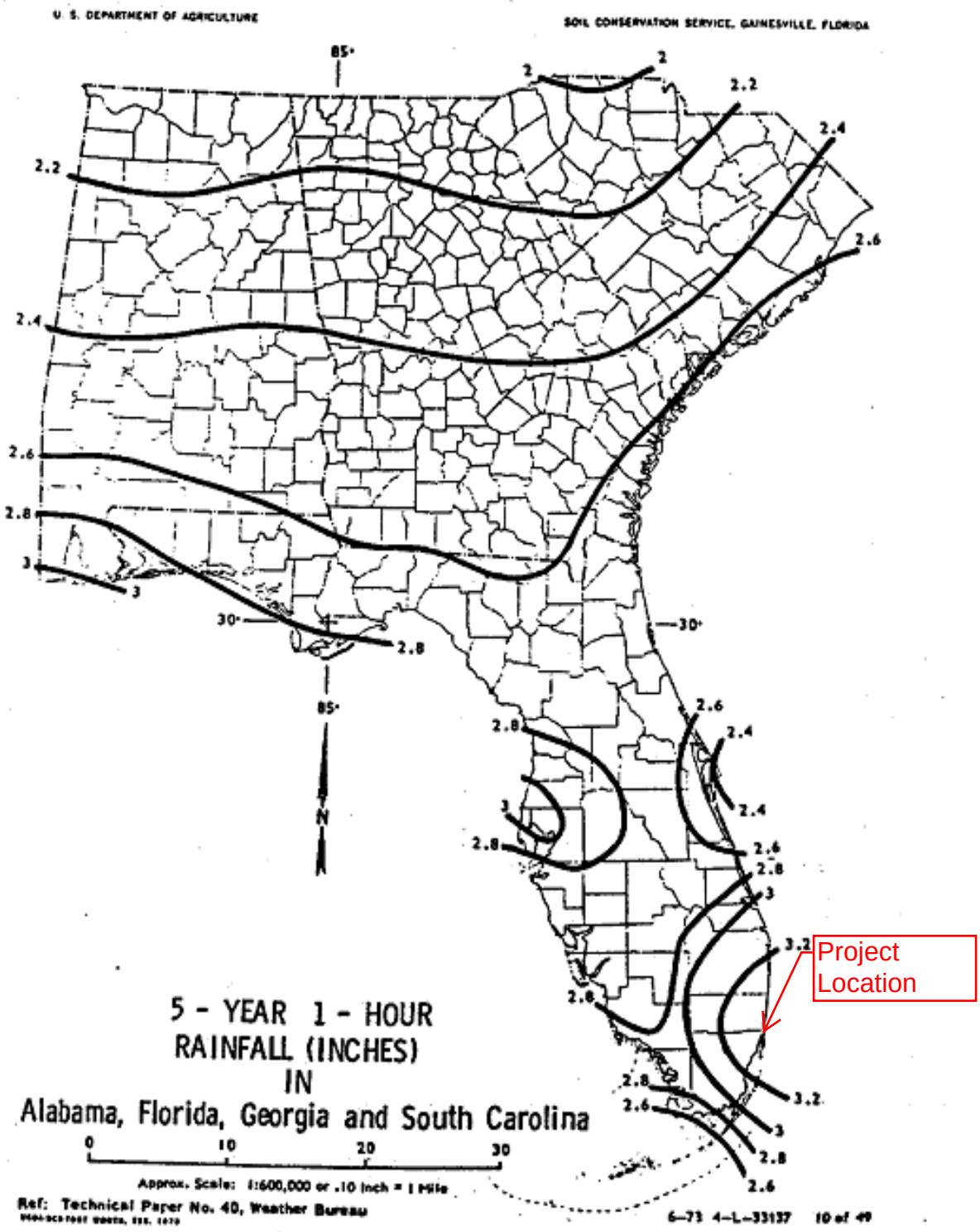


Figure C-1

APPENDIX B

Geotechnical Report

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1676 West 31 PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	19-0081	DATE:	4/1/2019
PROJECT	**Chase and Jennifer Berger** 1280 101 Street Bay Harbor, Florida 33154		
CLIENT	**Case and Jennifer Berger** 1280 101 Street Bay Harbor, Florida 33154		

LOCATION OF TEST	**Center of vacant lot**				
DIAMETER OF HOLE (IN)	**6**	LATITUD:		LONGITUD:	
DEPTH HOLE (FEET)	**15**	DATE TEST PERFORMED:		**4/1/2019**	
WATER TABLE BELOW GROUNG SURFACE (FT.)	**4.6**		TEST #:	**P-1**	

No.	ELAPSE TIME (min)	GPM
1	1	11.4
2	1	11.2
3	1	11.0
4	1	10.8
5	1	10.6
6	1	10.3
7	1	10.0
8	1	9.7
9	1	9.7
10	1	9.6

DEPTH (FT)	SOIL DESCRIPTION
0' to 6"	Top soil with vegetation.
6" to 1'	Gray fine to medium sand with lime rock.
1' to 4'	Dark gray very silty sand
4' to 9'	Peat
9' to 15'	Lime rock with light gray fine to medium sand and traces of shell fragments.
-	
-	

PERCOLATION RATE :	**10.4**
K-VALUE:	**2.509E-04**

FIELD TECH.:	al/lp
TYPE BY:	bm

Respectfully submitted,

CESAR CASTILLO LICENSE No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

CESAR CASTILLO, P.E.
FLA. Reg. #68447

Report Distribution:

1	Client
1	BIII Office

DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR **1280 101st STREET.**

- INSTALLATION OF DRIVEWAY
- INSTALLATION OF NEW LANDSCAPE PLANTINGS
- INSTALLATION OF NEW AUTOMATIC IRRIGATION SYSTEM
- INSTALLATION OF NEW LANDSCAPE LIGHTING

SHEET INDEX

12.09.2019	10.20.2019	10.10.2019	09.09.2019		LANDSCAPE DRAWINGS	DRAWING NOTES
□	□	■	■	■	■	LCVR COVER PAGE
□	□	■	■	■	■	L001 GENERAL CONSTRUCTION NOTES
□	□	■	■	■	■	L002 ILLUSTRATIVE ELEVATIONS
□	□	■	■	■	■	L003 ILLUSTRATIVE ELEVATIONS
□	□	■	■	■	■	L100 TREE DISPOSITION NOTES
□	□	■	■	■	■	L102 TREE DISPOSITION SCHEDULE
□	□	■	■	■	■	L103 TREE DISPOSITION PLAN
□	□	□	□	□	□	L200 DEMOLITION NOTES & PLAN — NOT IN SCOPE OF WORK
□	□	■	■	■	■	L300 MATERIALS PLAN & SCHEDULE
□	□	■	■	■	■	L400 GRADING NOTES & PLAN
□	□	■	■	■	■	L500 LAYOUT PLAN
□	□	■	□	□	□	L600 DETAILS
□	□	■	□	□	□	L601 DETAILS
□	□	■	□	□	□	L602 DETAILS
□	□	■	■	■	■	L700 PLANT NOTES & SPECIFICATIONS
□	□	■	■	■	■	L701 PLANTING PLAN
□	□	■	■	■	■	L702 PLANTING DETAILS
□	□	□	□	□	□	L800 IRRIGATION NOTES & DETAILS
□	□	□	□	□	□	L801 IRRIGATION PLAN
□	□	□	□	□	□	L900 LANDSCAPE LIGHTING SPECIFICATIONS & PLAN

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Digitally signed by steven tyler nielsen
Date: 2019.12.09 14:33:23 -05'00'

LOCATION MAP

NORTH

BERGER GARDEN

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SEAL (S TYLER NIELSEN - LA6667067)

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SITEWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.

3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.

4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.

5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.

7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.

9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.

10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.

11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITEWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.

2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.

4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.

5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.

6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.

7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.

8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.

9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.

10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.

12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.

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2. ALL SESC MEASURES TO BE MAINTAINED DAILY.

3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.

4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.

5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.

6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.

8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.

9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.

10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.

11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.

12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.

13. RESEED AS INDICATED IN SEEDING NOTES.

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GENERAL SITE NOTES

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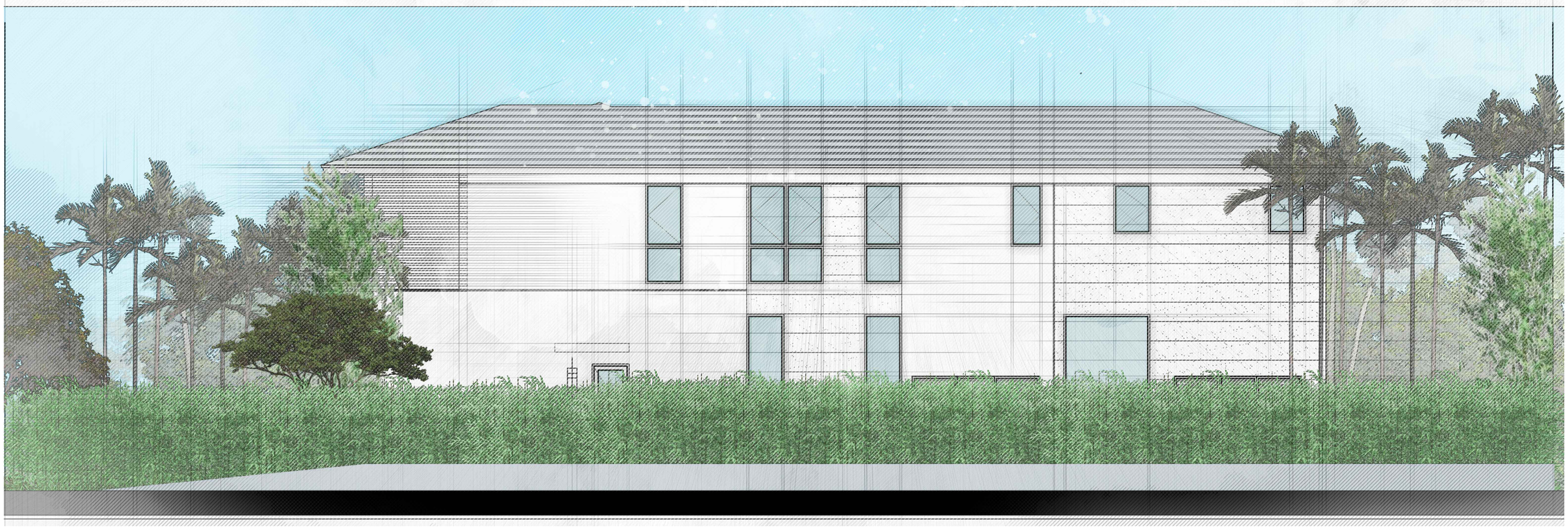
EAST ELEVATION

WEST ELEVATION



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CONTRACTOR QUALIFICATIONS

1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF

CONTRACTOR REQUIREMENTS

1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OF FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G., BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
11. CONTRACTOR MUST BE ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
13. CONTRACTOR MUST BE REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4'' X 4'' POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
17. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
18. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

TREE ROOT PRUNING SPECIFICATIONS

1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
2. EACH TREE AND PALMS MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.
6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6'' MUST BE CONSTRUCTED 6-12'' OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.
8. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
9. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9''-12'' OF ROOTBALL FOR EVERY 1'' OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LIST MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA.

.CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1-4	3	12-14	8
4-5	4	15-17	10
6-7	5	18-24	12-15
8-9	6	25-30	15-25
10-11	7	30+	as needed

1. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF ROOTBALL ALL AROUND.
2. MINIMUM ROOTBALL DEPTH MUST BE 24''-36'' FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36'' MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10'' IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10'' OR GREATER IS 24 WEEKS, THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
5. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - AVOCADO (PERSEA AMERICANA)
   - BLACK OLIVE (BUCIDA BUCERAS)
   - BRIDALVEIL (CAESALPINIA GRANADILLO)
   - CASSIAS (ALL SPECIES OF CASSIA)
   - LIGNUM VITAE (GUA/ACUM SANCTUM & G. OFFICINALE)
   - PODOCARPUS (PODOCARPUS SP.)
   - LIVE OAK (QUERCUS VIRGINIANA)
   - MAHOGANY (SWIETENIA MAHAGONI)
   - MANGO (MANGIFERA INDICA)

PALM ROOT PRUNING SPECIFICATIONS

1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA.

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL/CABBAGE PALM	36'' diameter
QUEEN & FOXTAIL PALMS	12''from trunk in all directions
ROYAL & COCONUT PALMS	18-24'' from trunk in all directions
CANARY DATE PALM	24'' from trunk in all directions
SLOW-GROWING PALMS	24'' from trunk in all directions

2. PALM ROOTBALL MUST BE A MINIMUM OF 24'' DEEP, WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUN OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING.
   - ALL SPECIES OF ARCHONTOPHOENIX
   - ALL SPECIES OF CORYPHA
   - AMERICAN OIL PALMS (ALL SPECIES OF ATTALEA)
   - BISMARCK PALM (BISMARCKIA NOBILIS)
   - CUBAN & CARIBBEAN COPERNICIA
   - CUBAN BELLY PALM (GASTROCOCOS CRISPA)
   - GINGERBREAD/DOUM PALMS (ALL SPECIES OF HYPHAENE)
   - PALMYRA PALMS (ALL SPECIES OF BORASSUS)
   - SATAKE PALM (SATAKENTIA LIUKIUENSIS)
   - SAW PALMETTO (SERENOA REPENS)
   - SILVER PALM (COCCOTHRINAX ARGENTATA)
   - ZOMBIE PALM (ZOMBIA ANTILLARUM)

   FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

TREE CANOPY PRUNING SPECIFICATIONS

1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING DEAD, DISEASED, BROKEN, AND LOW HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREES MUST BE PRESERVED.
3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTIONS OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY BRANCHES AS POSSIBLE. TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

PALM CANOPY PRUNING SPECIFICATIONS

1. IT IS WELL KNOW THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, SABAL PALMETTO), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, COCOS NUCIFERA). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. PALMS LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

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10.20.2019

TREE DISPOSITION NOTES

DATE	ISSUE
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TREES PROTECTION NOTES

1. CONTRACTOR TO PROTECT ALL EXISTING TREES PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURE.
2. UPON COMPLETION OF OF SITE DEMOLITION, CONTRACTOR TO RELOCATE ALL SPECIFIED TREES AND PALMS FOR RELOCATION. CONTRACTOR TO REINSTALL TREE PROTECTION FENCE AROUND RELOCATED AND EXISTING TREES.
3. FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
5. STURDY TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREE PROTECTION ZONES. BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING, OR OF TWO-BY-FOUR INCH POSTS WITH THREE EQUALLY SPACED TWO-BY-FOUR RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.

MAINTENANCE SPECIFICATIONS

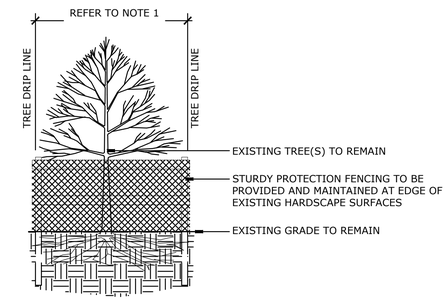
1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E., A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT).WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION. A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.
8. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
9. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
10. FOLIAR FEED FOUR TIMES PER YEAR.
11. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
12. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED. AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
13. FOLIAR FEED PALMS SIX TIMES PER YEAR.

RELOCATION SPECIFICATIONS

1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THE TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOT ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL SUCH THAT THE ROOTS REMAIN INTACT, ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G., SHADE CLOTH) DURING TRANSPORT.
5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2'' HIGHER0 FINAL GRADE.
6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO A POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
8. ONCE LIFTING BEINGS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1'' TRUNK CALIPER PRIOR TO BACKFILLING.
10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL.
12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4''X 4'' WOODEN BRACES ATTACHED TO 2'' X 4'' WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6''X 6'' WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
13. A TREE RING WITH A MINIMUM HEIGHT OF 6'' MUST BE CONSTRUCTED 6-12'' OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE AND THOROUGHLY WATERED IN.
15. ROOTBALLS MUST BE A THOROUGHLY WATERED IN USING A HOSE AND JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN 6'' OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4'' OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6'' OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OFF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS, MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM THE SUBSTANTIAL COMPLETION.
19. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
20. PLANTING PITS FOR EDIBLE DATE PALMS (PHOENIX DACTYLIFERA) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.

WARRANTY NOTES

1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DEEMED BY THE BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.



NOTE:
1. DUE TO SITE CONSTRAINTS TREE PROTECTION FENCE MAY BE CONTINUOUS TO PROTECT MULTIPLE TREES. TREE PROTECTION FENCE TO BE INSTALLED AT EDGE OF EXISTING HARDSCAPE. WHERE SPACE ALLOWS TREE PROTECTION FENCE TO ALIGN WITH DRIPLINE OF TREE / PALM.
2. MAINTAIN FENCE THROUGHOUT CONSTRUCTION.
3. REFER TO LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES FOR ADDITIONAL REQUIREMENTS.

1 TREE PROTECTION FENCE

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

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TREE DISPOSITION NOTES

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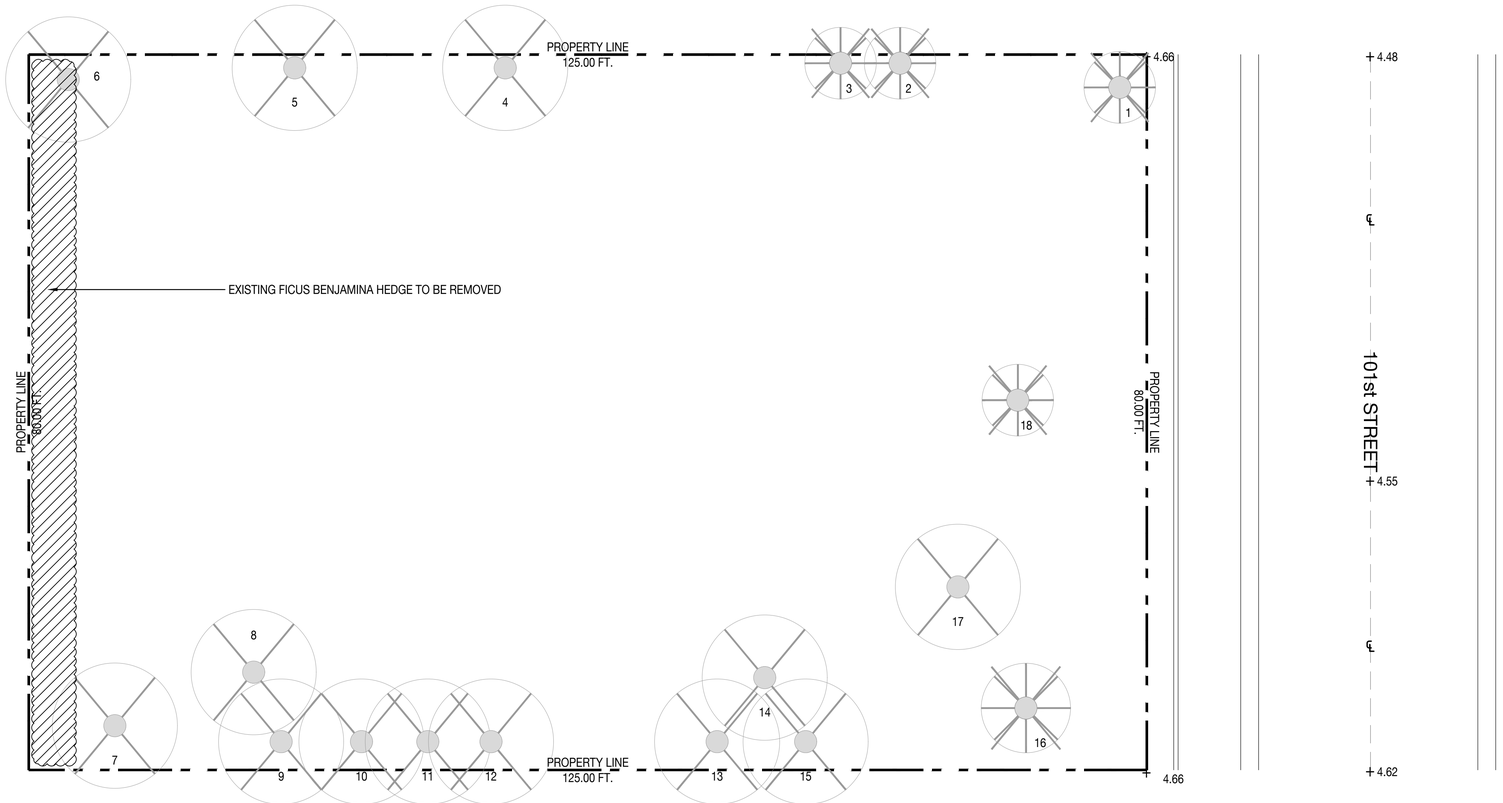

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TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	PHOENIX ROBELLINI	PYGMY DATE PALM	6"	7'	6'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
2	SABAL PALMETTO	CABBAGE PALM	12"	16'	8'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
3	SABAL PALMETTO	CABBAGE PALM	18"	18'	8'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
4	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	2"	12'	6'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
5	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	4"	16'	8'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
6	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	14"	20'	18'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
7	FICUS BENJAMINA	FICUS	6"	18'	12'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
8	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8"	24'	12'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
9	FICUS BENJAMINA	FICUS	18"	24'	16'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
10	FICUS BENJAMINA	FICUS	12"	20'	12'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
11	FICUS BENJAMINA	FICUS	4"	12'	6'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
12	FICUS BENJAMINA	FICUS	18"	24'	16'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
13	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	14"	20'	18'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
14	FICUS BENJAMINA	FICUS	4"	12'	6'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
15	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	14"	20'	18'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
16	DYPSIS LUTESCENS	ARECA PALM	8"	16'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
17	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	6"	15'	6'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
18	SABAL PALMETTO	CABBAGE PALM	9"	12'	8'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY

TREE DISPOSITION LEGEND

TREE TO BE REMOVED

PALM TO BE REMOVED

PALM TO BE RELOCATED

TREE TO BE PRESERVED

PALM TO BE PRESERVED

SEAL (S TYLER NIELSEN - LA6667067)

10.20.2019

TREE DISPOSITION PLAN

DATE	ISSUE
10.20.2019	COORDINATION

NORTH

0 4' 8'

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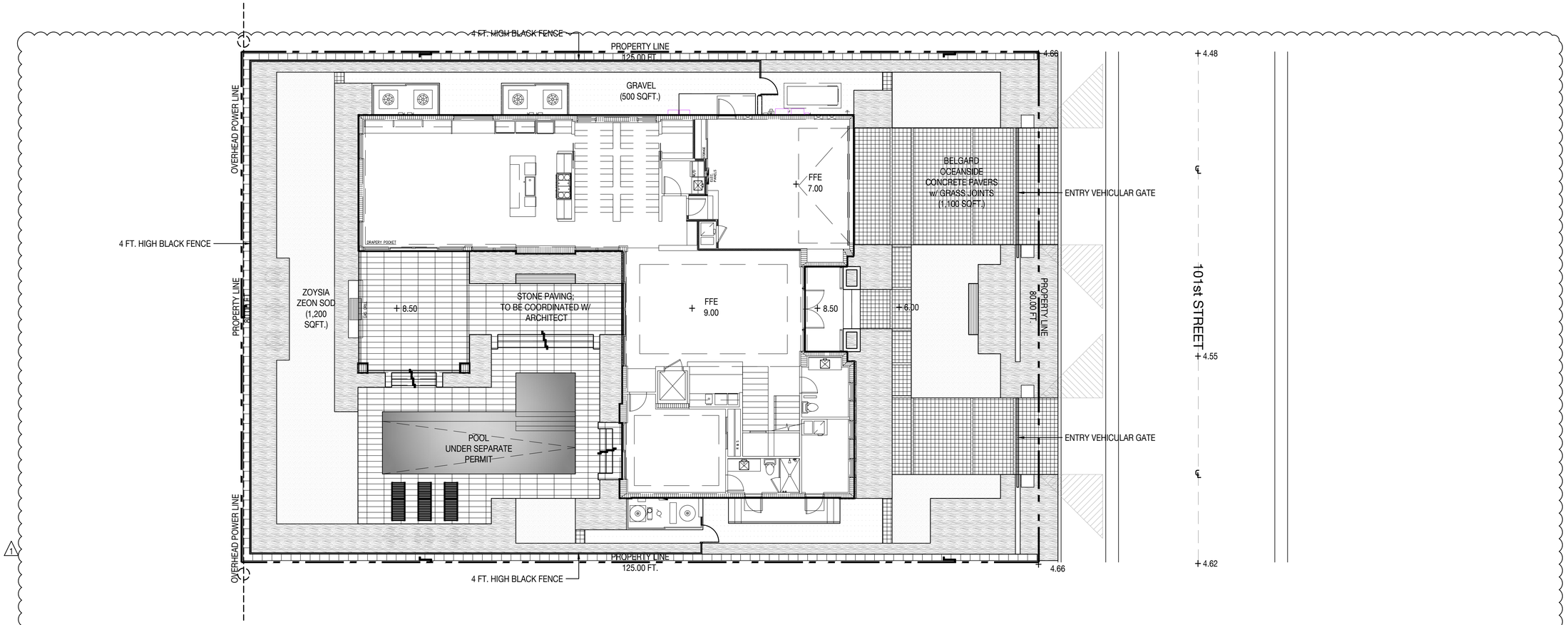
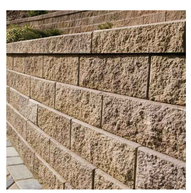


MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.

CONCRETE PAVERS

COLOR: OCEANSIDE WHITE
FINISH: SHELL
DIMENSIONS: 8 IN. x 8 IN.
SOURCE: BELGARD



VERSA-LOK RETAINING

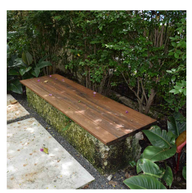
COLOR: TBD
FINISH: TBD
DIMENSIONS: TBD
SOURCE: TBD

IPE DECKING

COLOR: NA
FINISH: NATURAL
DIMENSIONS: 5/4 IN. x 6 IN.
SOURCE: TBD

CRUSHED ALABAMA LIMESTONE

COLOR: GREY
FINISH: CRUSHED
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO



OOLITE MONOLITH

COLOR: NA
FINISH: SAW CUT
DIMENSIONS: 24 IN. x 24 IN. x 72 IN.
SOURCE: TBD

MATERIALS LEGEND

- PLANTING AREA TYPICAL
- ZOYSIA ZEON SOD
- BELGARD OCEANSIDE CONCRETE PAVER GRAY 12 IN. x 12 IN.
- STONE PAVING; TO BE COORDINATED W/ ARCHITECT
- CRUSHED ALABAMA LIMESTONE GRAVEL
- VERSA-LOK CONCRETE BLOCK RETAINING WALL

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SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STEVEN TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

12.09.2019

MATERIALS PLAN

DATE	ISSUE
10.20.2019	COORDINATION
12.09.2019	REVISION 1

NORTH
0 4' 8'

L300

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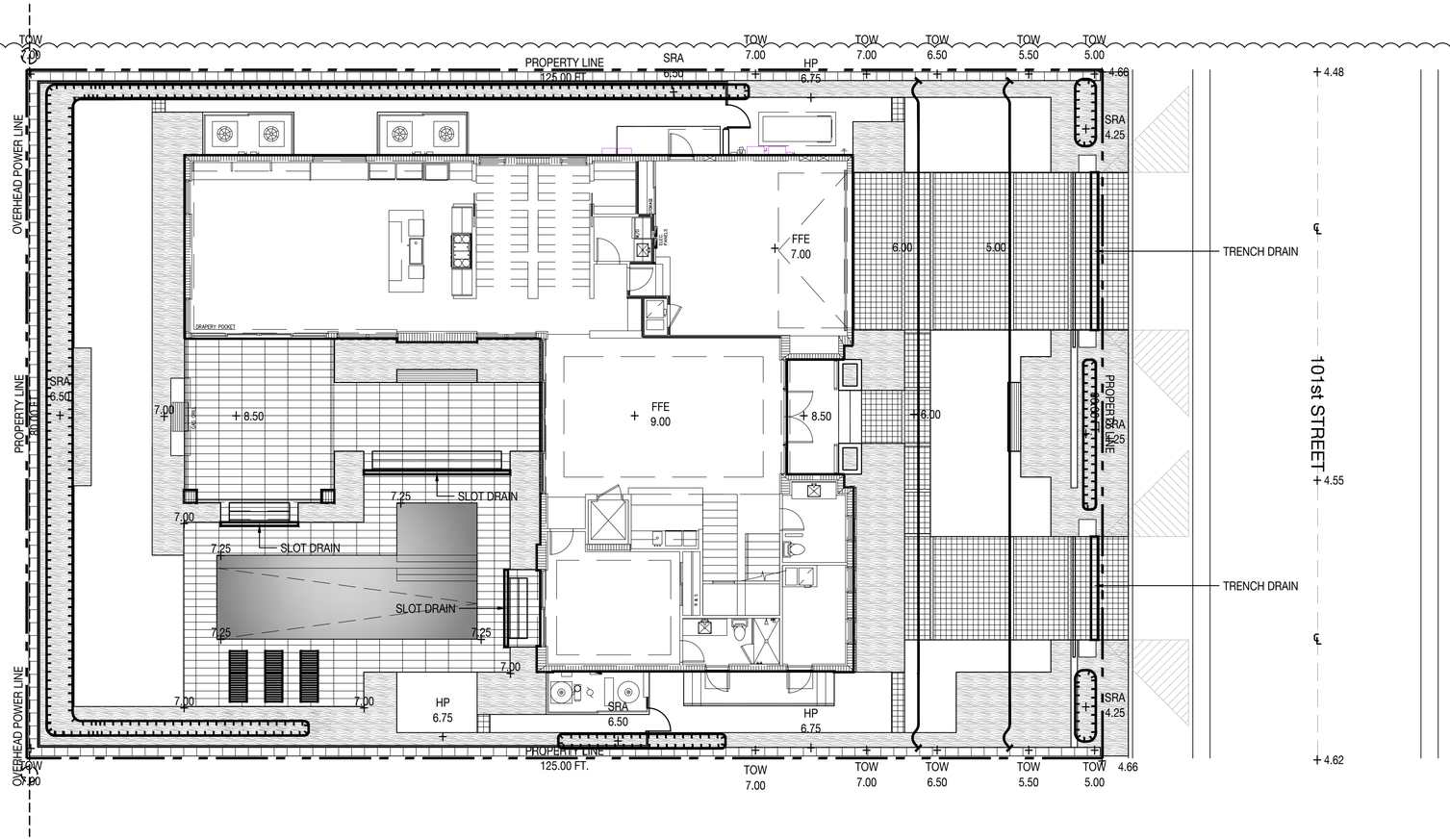

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GRADING NOTES

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS " LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.

GRADING LEGEND

- INDEX CONTOUR
- INTERVAL CONTOUR
- SHALLOW RETENTION ZONE
- 0.00 + SPOT ELEVATION
- ↑ DIRECTION OF WATER FLOW

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NORTH

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L400

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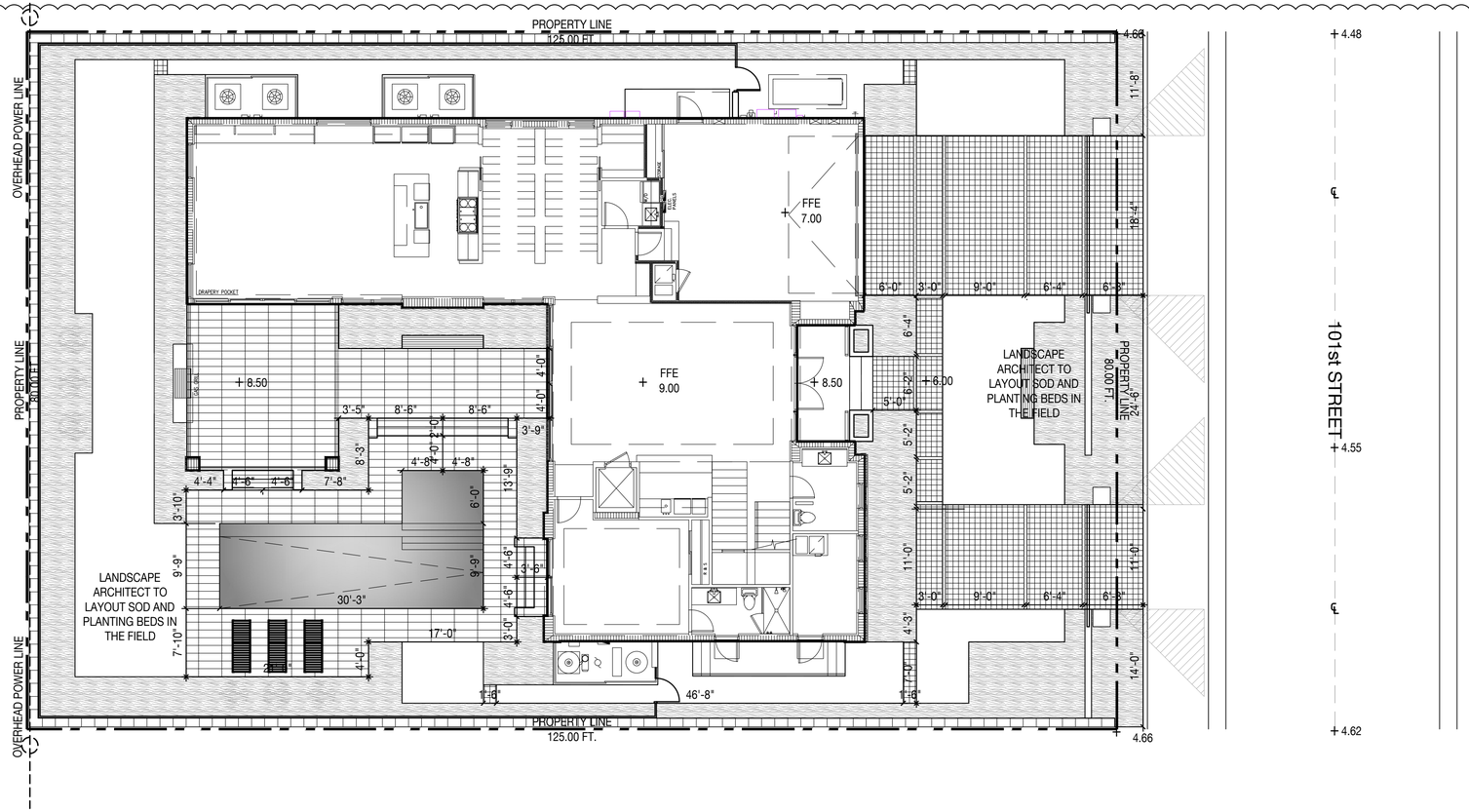

LAYOUT NOTES

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

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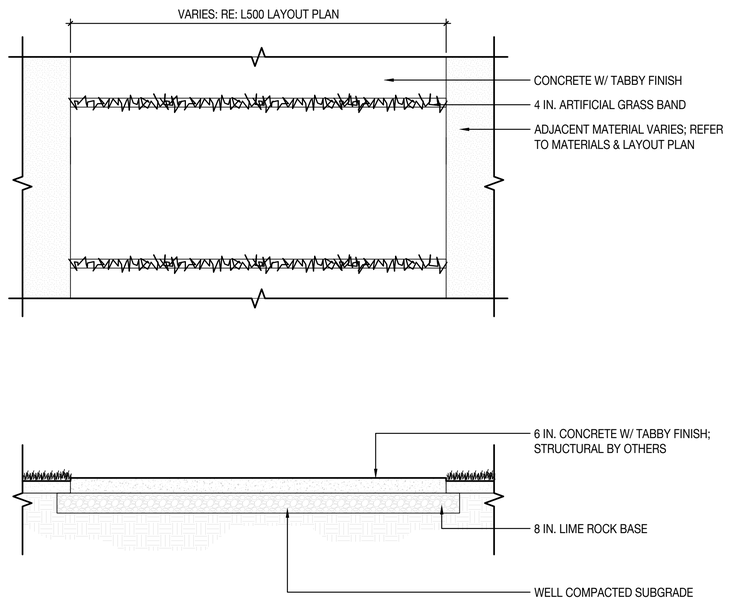
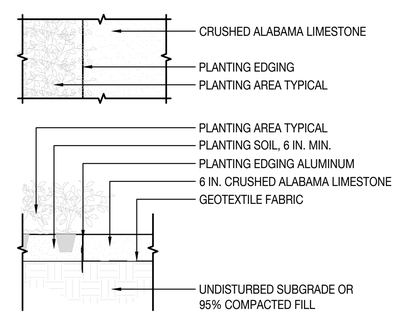


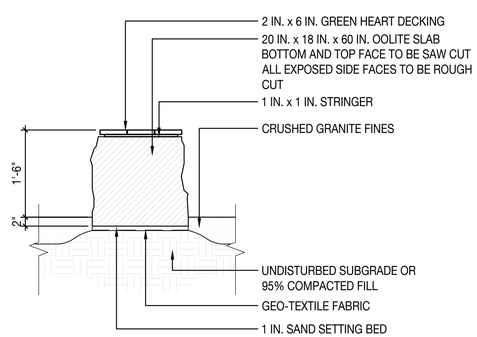
1 PROPOSED CONCRETE AUTO COURTYARD & DRIVEWAY

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



2 CRUSHED LIMESTONE & PLANTING EDGE DETAIL

Scale: 3/4" = 1'- 0"



3 CUSTOM OOLITE BENCH

Scale: 3/4" = 1'- 0"

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L600

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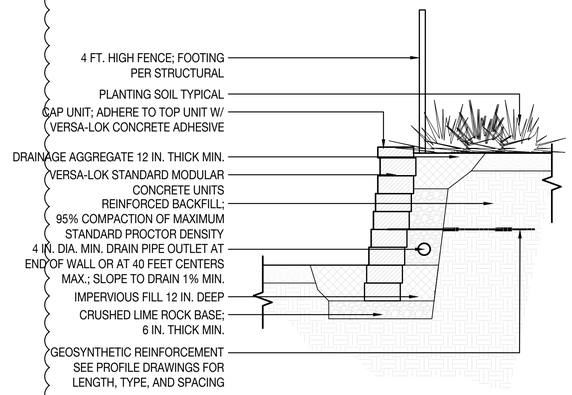
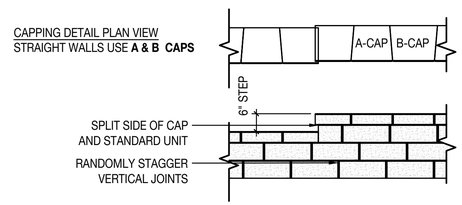


RETAINING WALL NOTES

1. REFER TO L400 FOR HEIGHT OF RETAINING WALL
2. REFER TO STRUCTURAL DRAWINGS FOR FURTHER DETAILS, NOTES, AND SPECIFICATIONS
3. CONTRACTOR TO LAYOUT RETAINING WALL ON-SITE FOR LANDSCAPE ARCHITECT REVIEW PRIOR TO ANY EXCAVATION.
4. VERSA-LOK STANDARD CONCRETE MODULAR BLOCKS TO BE USED.
5. COLOR - NATURAL (GREY)

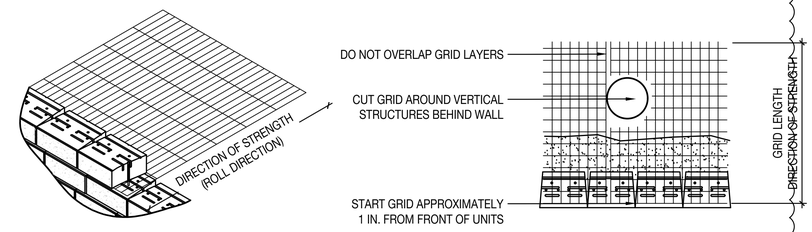
1 TYPICAL SECTION - REINFORCED RETAINING WALL

Scale: 1/2" = 1'- 0



2 RETAINING WALL CAPPING DETAIL

Scale: 1/2" = 1'- 0"



RETAINING WALL NOTES

1. FOLLOW GEOSYNTHETIC GRID MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
2. REFER TO STRUCTURAL DRAWINGS FOR GEO-GRID LENGTH AND ELEVATION PLACEMENT

3 GEOSYNTHETIC BEHIND WALL

Scale: 1/2" = 1'- 0

1

1 SECTION ILLUSTRATING REAR GARDEN ELEVATIONS

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

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L601

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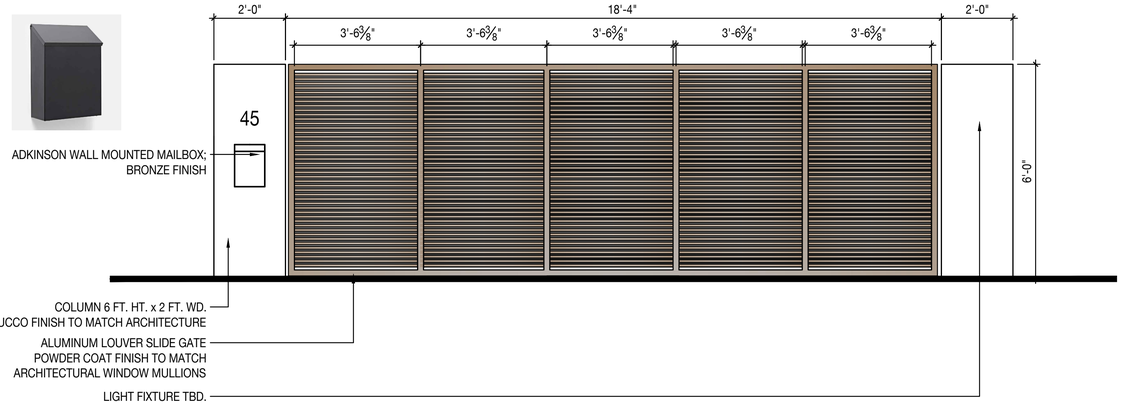
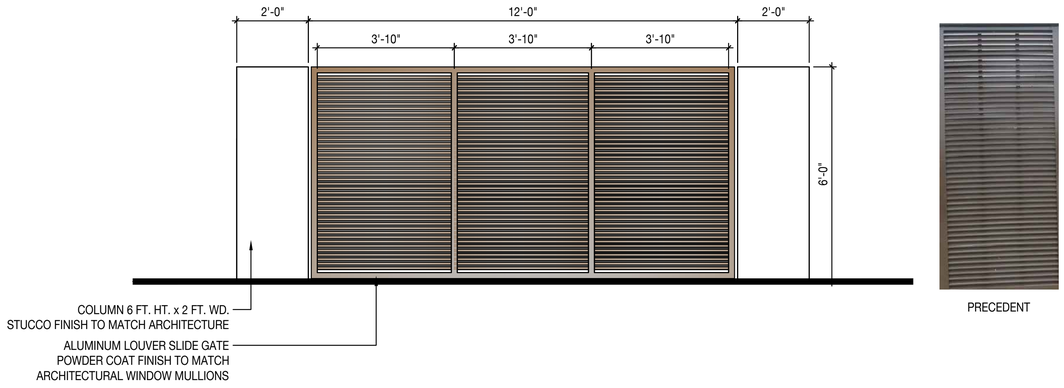


PRECEDENT

2B VEHICULAR GATE ENLARGMENT

Scale: 1/2" = 1'- 0"



PRECEDENT

2B VEHICULAR GATE ENLARGMENT

Scale: 1/2" = 1'- 0"

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L602

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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

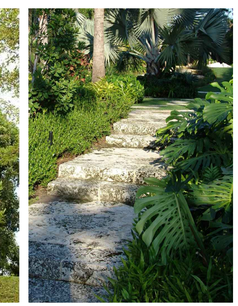
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
MFR	3	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	45 GAL. TREE 12 FT. MULTI-TRUNK TREE
MF1	1	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	100 GAL. TREE 16 FT. OA. 4 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
QVI	4	QUERCUS VIRGINIANA	LIVE OAK	FG. 16 FT. OA. 8 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
PRA	5	PIMENTA RACEMOSA	BAY RUM	65 GAL. SINGLE LEADER STANDARD / 16 FT. OF 4 IN. DBH.
PALMS				
PEL	12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	DOUBLE 12 FT. CLEAR TRUNK
SHRUBS				
CE	94	BAMBUSA MAHLINGENSIS	SEA BREEZE BAMBOO	7 GAL. FULL 6 FT. HT. OA. MIN.
PN	50	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 24" X 24" (TO BE PLACED 24" OC) MIN.
HC	16	HELICONIA CARIBAEA X BIHAI 'JACQUINII'	HELICONIA	15 GAL. 4 FT. OA. MIN.
ACCENTS				
BCU	5	BAMBUSA CHUNGII	TROPICAL BLUE BAMBOO	FG. CLUMP 18 FT. OA. - PROVIDE IMAGES FOR LA APPROVAL
BM	134	PHILODENDRON BURLE MARX	SAME	7 GAL. 18" X 18"
RC	50	PHILODENDRON GREEN CONGO	SAME	7 GAL.
MD	40	MONSTERA DELICIOSA	MEXICAN BREADFRUIT	15 GAL. 3' X 3'
CONTRACTOR TO PROVIDE $2000 MISCELLANEOUS WHOLESALE PLANT ALLOWANCE. LANDSCAPE ARCHITECT TO TAG PLANTS AT NURSERY				

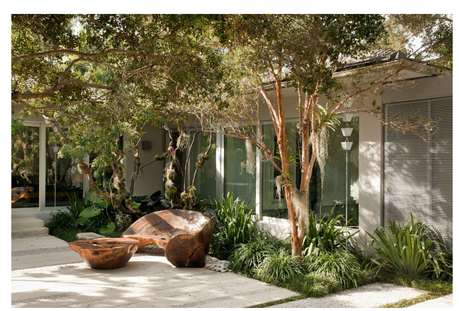
LIVE OAK

BLUE BAMBOO

SOLITAIRE PALM (DOUBLE)

BAY RUM

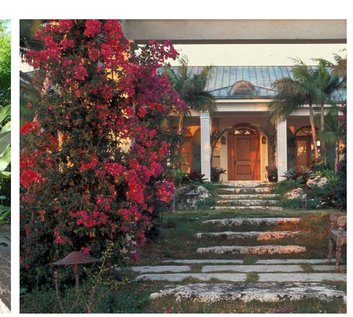

MONSTERA

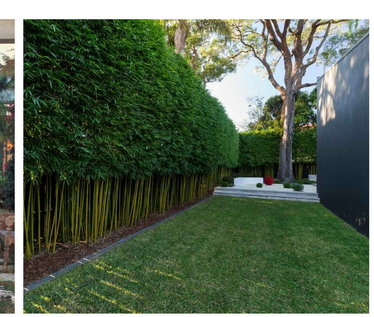

SIMPSON STOPPER

PHILODENDRON BURLE MARX

WILD COFFE

HELICONIA


BOUGAINVILLEA


SEA BREEZE BAMBOO

ROJO CONGO

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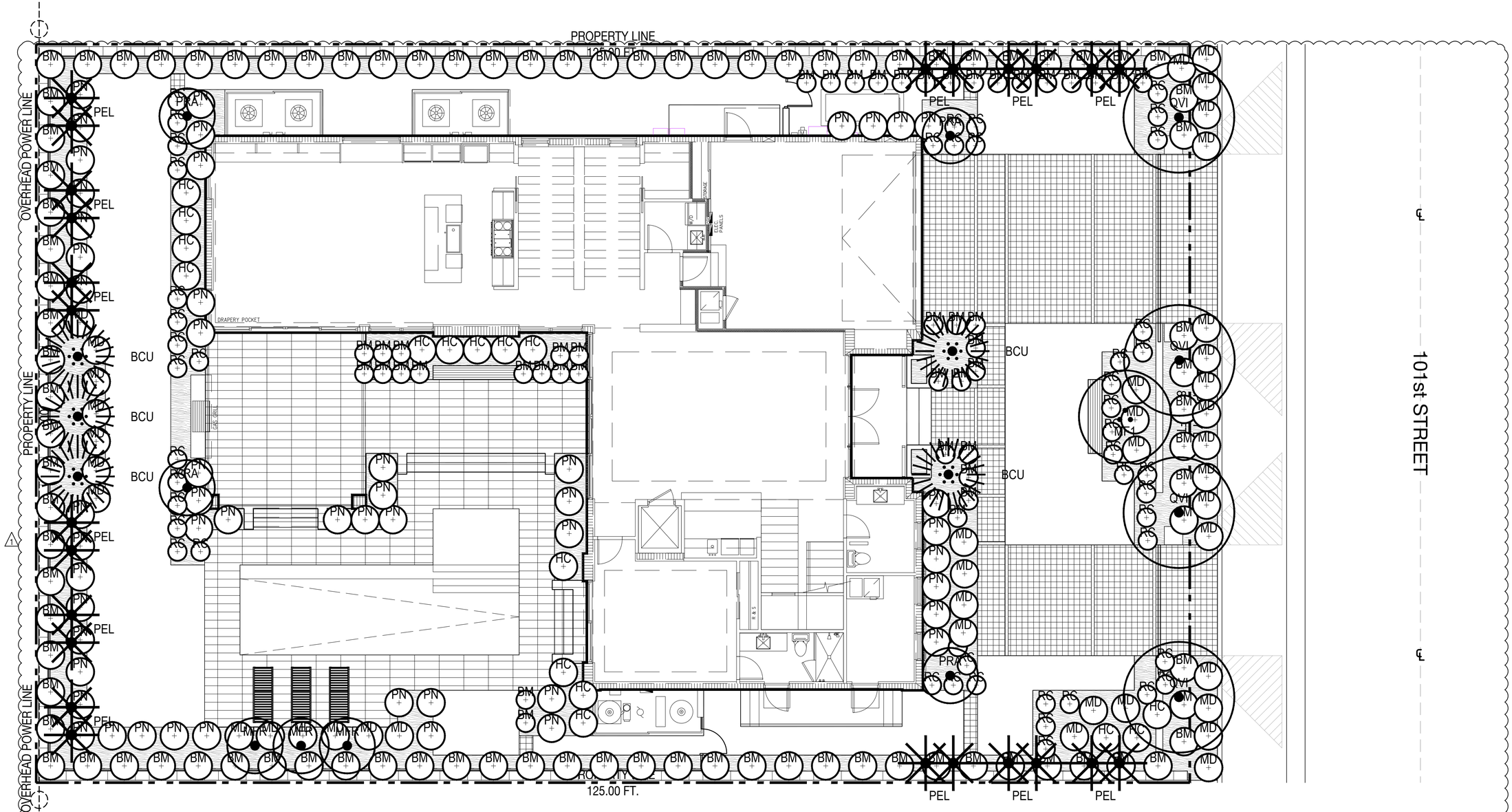

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MF1	1	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	100 GAL. TREE 16 FT. OA. 4 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
QVI	4	QUERCUS VIRGINIANA	LIVE OAK	FG. 16 FT. OA. 8 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
PRA	5	PIMENTA RACEMOSA	BAY RUM	65 GAL. SINGLE LEADER STANDARD / 16 FT. OF 4 IN. DBH.
PALMS				
PEL	12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	DOUBLE 12 FT. CLEAR TRUNK
SHRUBS				
CE	94	BAMBUSA MAHLINGENSIS	SEA BREEZE BAMBOO	7 GAL. FULL 6 FT. HT. OA. MIN.
PN	50	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 24" X 24" (TO BE PLACED 24" OC) MIN.
HC	16	HELICONIA CARIBAEA X BIHAI 'JACQUINII'	HELICONIA	15 GAL. 4 FT. OA. MIN.
ACCENTS				
BCU	5	BAMBUSA CHUNGII	TROPICAL BLUE BAMBOO	FG. CLUMP 18 FT. OA. - PROVIDE IMAGES FOR LA APPROVAL
BM	134	PHILODENDRON BURLE MARX	SAME	7 GAL. 18" X 18"
RC	50	PHILODENDRON GREEN CONGO	SAME	7 GAL.
MD	40	MONSTERA DELICIOSA	MEXICAN BREADFRUIT	15 GAL. 3' X 3'

CONTRACTOR TO PROVIDE $2000 MISCELLANEOUS WHOLESALE PLANT ALLOWANCE. LANDSCAPE ARCHITECT TO TAG PLANTS AT NURSERY

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	12
2. Single-Family Waterfront Lot	6	
3. Two-Family Lot	5	
4. Number of Shade Trees in Front Yard	2	4
5. Native Species Required - 50%	3	7
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	12

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	160
2. Single-Family Waterfront Lot	60	
3. Two-Family Lot	50	
4. Native Species Required - 30%	15 / 18	50 = 31%
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	144 = 90%

C. Maximum Lawn Area Allowed* 4000 (Max) 1,200 = 12%**
50% of Net Lot Area
40% FOR 2 STORY HOME

Notes
* 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.
** Shrubs 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)

IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE AREAS PER TOWN CODE.

PLANTING LEGEND

- PROPOSED PALM
- PROPOSED TREE
- PROPOSED SHRUB / ACBMNT
- PROPOSED VINE
- PROPOSED GROUNDCOVER (TYP #)

NIELSEN
landscape architects
375 cypress drive, 10
tequesta, fl
561.402.9414
www.nielsenlandarch.com

BERGER GARDEN

BERGER GARDEN | 1280 101st STREET, BAY HARBOR ISLANDS, FLORIDA 33154

SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STUART TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

12.09.2019

GROUND LEVEL PLANTING PLAN

DATE	ISSUE
10.20.2019	COORDINATION
12.09.2019	REVISION 1

NORTH
0 2' 4'

L701

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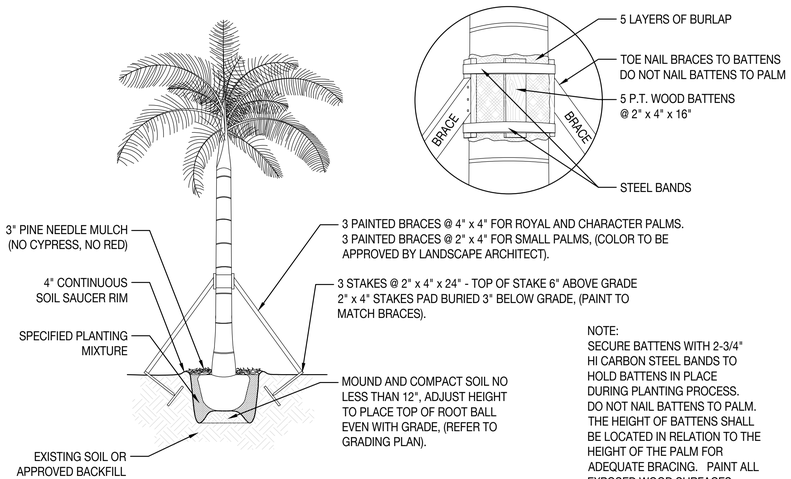
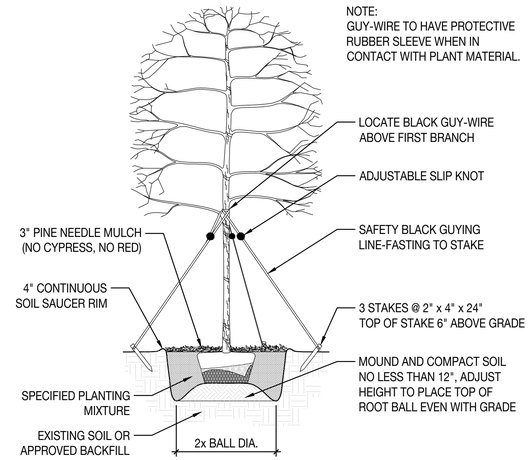
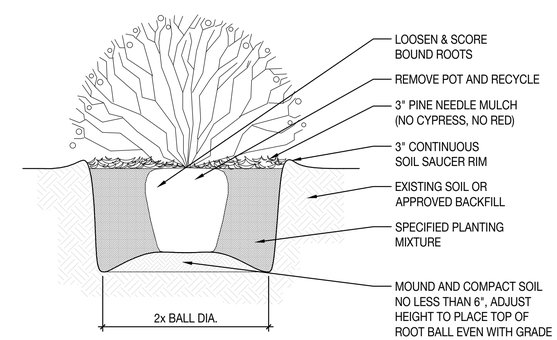


NOTE:
SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO PALM. THE HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING. PAINT ALL EXPOSED WOOD SURFACES, (COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT).

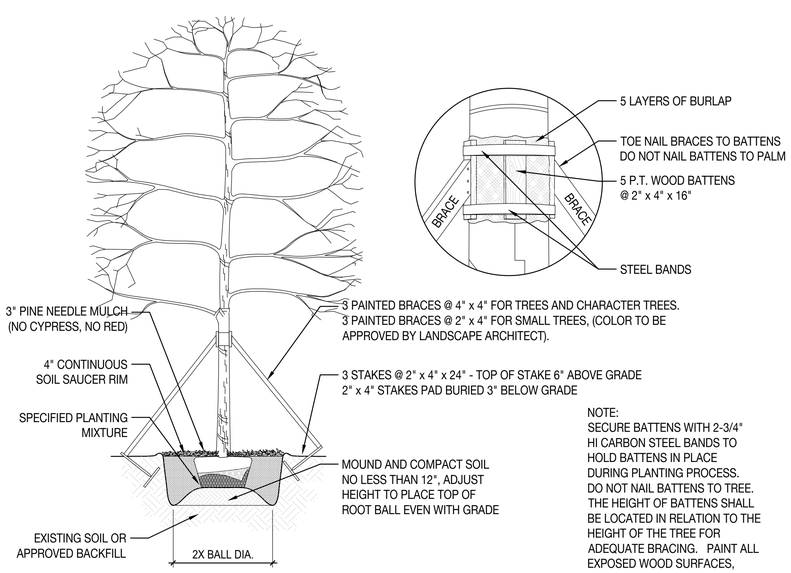
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"

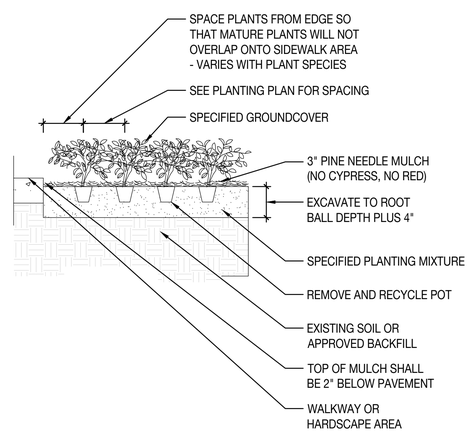


3 SHRUB PLANTING DETAIL
SCALE: 3/32" = 1'- 0"

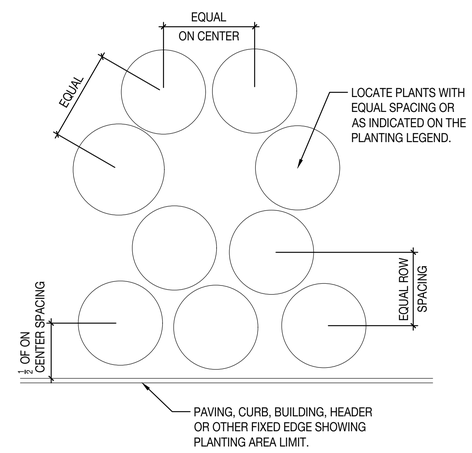


NOTE:
SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO TREE. THE HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. PAINT ALL EXPOSED WOOD SURFACES, (COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT).

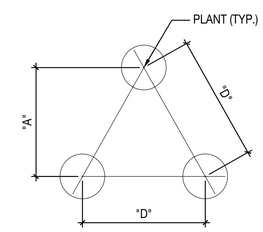
4 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



5 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



SHRUB SPACING



TRIANGULAR PLANT
SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

ROW "D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

6 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'- 0"

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BERGER GARDEN
BERGER GARDEN | 1280 101st STREET, BAY HARBOR ISLANDS, FLORIDA 33154

SEAL (S TYLER NIELSEN - LA6667067)

12.09.2019

PLANTING DETAILS

DATE	ISSUE
10.20.2019	COORDINATION
12.09.2019	REVISION 1

L702

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MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

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: **January 7th, 2020**

Subject: **Single-Family Residence – New Construction**
1280 101st Street
Bay Harbor Islands Acct. No.: SPR19-000006
MMPA Acct. No.: 01-0702-1089

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans dated December 20th, 2019 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 1280 101st Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1080 101st Street
Legal Description: Lot 7 of Block 26, "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, Stuart Brenner @ Brenner Architectural Group LLC, as agent for the property owners, Chase & Jennifer Berger, has submitted an application to construct a new single-family residence on an interior lot located at 1280 101st Street. The lot is currently vacant as the former single-family home was demolished in 2019 in anticipation of constructing a new home (PZB previously approved a different house design on 1/15/19 by a different architect).

The new two-story 6,517 square feet home has 4 bedrooms / 5½ baths and a two (2) car garage. The proposed new "L-shaped ground floor layout is oriented toward outdoor living with the pool, open deck and cover terrace facing the southeast area of the back yard.

The overall height of the proposed structure is 28'-2" above the Base Flood Elevation (BFE), which complies with the 35' maximum height permitted for roofs with slopes. The applicant is requesting the PZB to allow a variation in the reduced 2nd story volume limitation as set forth in Sec. 23-11 (A)(9), as the proposed 2nd story volume exceeds 80%. The proposed 2nd floor area is 3,108 square feet while the ground floor area is 3,409 square feet which results in a 2nd floor volume of 91.17%. The Code allows the PZB to consider modifications to the 80% volume requirement in instances where enhanced architectural articulation and detailing is provided on the exterior of the house façade to break the massing of the structure. See the architect's letter dated January 6th, 2020. It is noted the former 2018-19 house design had a 2nd floor volume of nearly 100% as the PZB agreed to the proposed enhanced architectural articulation that far exceeded the Code minimum and the 1st floor volume was reduced.

Extensive landscaping is proposed that meets Miami-Dade County Landscape Code and Town Supplemental Code requirements, including the use of native and drought tolerant plant materials. The Town's Street Tree Master Plan identifies the tree species for this area of Town as Florida Live Oak, and that is what has been planted in the roadway swales along this street. The site has four (4) proposed Live Oak trees along the front property line – three (3) of which are required Street Trees and the other is a "lot tree". A minimum of five (5) "lot" trees are required and six (6) are provided. In addition, a considerable number of shrubs and accent plants are proposed. As is common an overhead power line exists along the rear property line which restricts the type / height of trees that can be planted due to potential damage to the power lines during high wind events. The proposed solitaire palm trees along the rear property line should be changed to an FPL allowed species. Finally, the proposed shrubs shown within the Town's roadway swale must to be deleted – only grass and Street Trees are allowed to present a uniform look to the community and to avoid conflicts with underground utilities.

PROJECT HISTORY

In the fall of 2018, the property owners filed an application for a new single-family home that was approved by the Town's PZB on January 15th, 2019. A different architectural firm was involved, and the house design was much different. It appears the owners were not satisfied with the previous house design and/or construction costs were prohibitive. A new architectural firm was retained, and a new house design was developed. The project architect coordinated early with Town Staff / MMPA to discuss the new house design concept. 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 1280 101st Street 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 Brenner Architectural Group LLC, dated December 20th, 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.

2) PZB approval of the 2nd floor building volume exceeding 80% is requested per Town Code Sec. 23-11(A)(9) entitled Second Story Building area restrictions. "For residences designed as two-story structures, the second story shall not exceed 80% of the first (ground) floor gross area inside exterior wall (air-conditioned/non-air-conditioned areas). The reduced second story percentage listed herein may be applied to the first floor, if approved by the Planning & Zoning Board. The Code allows the PZB to consider modifications to the 80% volume requirement in instances where enhanced architectural articulation and detailing is provided on the exterior of the house façade to break the massing of the structure. The proposed 2nd floor volume is 91.17% of the 1st floor massing but the architect argues the architectural detailing is enhanced and the 1st floor volume is not maximized. A letter from the architect to the PZB dated January 6th, 2020 was provided.

3) Tree species planted along the rear property line must comply with FPL "right tree / right place" guidelines to minimize damage to the overhead power lines / service outages.

4) Within the Town's road right-of-way only grass and Street Trees are allowed to be planted. The shrubs shown of the Landscape Plan in the roadway swale are not allowed due to potential conflicts with underground utilities and to ensure a consistent streetscape appearance will exist.

BRENNER
ARCHITECTURE GROUP LLC
Corporate License# AA26001045

January 06, 2020

TO: **Planning & Zoning Board**
Town of Bay Harbor Island
9665 Bay Harbor Terace
Bay Harbor Island, FL 33154

REF: **Design review approval for property located at 1280 101st Street, Bay Harbor Island, FL**

Dear Planning & Zoning Board:

Brenner Architecture Group is working together with Mr & Mrs Chase Berger to modify a home previously approved that was to be built at 1280 101st Street.

We are requesting a waiver for an increase in the percentage ratio of the first floor area to second floor area. Per section 23-11 (A) 9. [*The planning and Zoning Board may allow modifications to this requirement in instances where enhanced architectural articulation and detailing is provided on the exterior house facades to break the massing of the structure*].

Our new design has a smaller building footprint which will allow for more open space for the property. In doing so, the ratio of second floor to first floor is 91.7% in lieu of the 80% required. (Previously approved home was at 100% second floor to first floor).

If necessary we have the ability to increase the building footprint of the first floor so that the ratio would reduce to 80%, but it is our opinion that more open space would be a better design for the neighborhood.

The design of our home has articulation within the building footprint along with enhanced detail to the building facades. In addition, our building footprint has increase setbacks to the North, South and East side elevations.

We believe that the new proposed home complements the surrounding neighborhood and is in keeping with the character and spirit of the area.

Thank you for your consideration and please do not hesitate to contact me if you need any additional information.

Sincerely,

Stuart M. Brenner
President
sbrenner@brennerarchgroup.com
SMB/al

ROSS ENGINEERING, INC.

DRAINAGE REPORT

The Berger Residence
1280 101st street
Bay Harbor Island, Florida 33154

Prepared by:
Ross Engineering, Inc.

ROBERT J ROSS
LICENSE
No. 59485
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Robert J Ross

Digitally signed by Robert J Ross
DN: C=US, O=IdenTrust ACES Unaffiliated Individual, CN=Robert J Ross, OID.0.9.2342.19200300.100.1.1=A01097C00000160037E420F00015CD4
Reason: I am the author of this document
Location: your signing location here
Date: 2019-12-04 16:28:28
Foxit PhantomPDF Version: 9.7.0

Robert J. Ross, P.E.
FL P.E. #59485
December 4, 2019

A. PROJECT NARRATIVE

The property is located at 1280 101st street Bay Harbor Island, Florida 33154. This is a single family residence.
The project's stormwater management will be handled with a combination of interconnected onsite exfiltration trench and retention areas. The proposed drainage site has been designed to retain the 5 year 1 hour storm event of 3.20 in/hr, as per Miami Dade County minimum design requirements.
All elevation herein and on the drainage plan are based on the National Geodetic Vertical Datum of 1929 (NGVD)

The proposed drainage layout is designed to handle an intensity of 3.20 in/hr of rainfall by means of:

- Dry Retention-Swales
- Exfiltration Trench

B. LAND USE BREAKDOWN TABLE

Land Use Breakdown (Post-Development)

Land Use	Area			Grade				Capacity at High Elevation		Runoff Coefficient (C)	
	sf	ac	%	Low	High	Average	Wtd. Avg.	ac-ft	ac-in	C	Weighted C
Impervious Areas	**6,514**	**0.150**	**65.1%**			**7.88**	**5.14**	**0.004**	**0.048**		**0.60**
Building (roofed)	3,410	0.078	34.1%	9.00		9.00	3.07			0.95	**0.32**
Motor court	352	0.008	3.5%	7.25		7.25	0.26	0.004	0.048	0.9	**0.03**
Other Impervious	2,752	0.063	27.5%	4.66	8.50	6.58	1.81			0.9	**0.25**
Pervious Areas	**3,486**	**0.080**	**34.9%**			**5.69**	**1.98**	**0.0050**	**0.060**		**0.10**
Retention 1 (V)										0.3	
Retention 1 (L)	874	0.020	8.7%	5.75	6.25	6.00	0.52	0.005	0.060	0.3	**0.03**
Green	2,612	0.06	26.1%	4.66	6.50	5.58	1.46			0.3	**0.08**
Total Site	10,000	0.230	100.0%			7.12	7.12	0.009	0.109	Composite C-->	0.71

C. GENERAL DESIGN CRITERIA

- **Water Control Elevation = 2.00 NGVD**
  Refer to Appendix A
- **Design Storm Rainfall Data:**
  5 Yr 1 hr = 3.2 in/hr

D. RUNOFF CALCULATIONS

The total runoff is calculated to be 0.52 ac-in

Rational Formula: Runoff Calculations

Runoff (Post-Development)

Rational Formula	Intensity (i)	Runoff: Q = C i A	
Storm Event		$\frac{\text{ac-in}}{\text{hr}} \sim \text{cfs}$	$\frac{\text{ac-in}}{\text{hr}} \times \frac{1\text{ft}}{12\text{ in}}$
5 yr 1 hr	3.20 in/hr	0.52 ac-in/hr	0.04 ac-ft/hr

Area = 0.23 ac
Composite C = 0.71

Retention will account for 0.060 ac-in of storage.
The minimum volume to be managed in exfiltration trench is 0.935 ac-in.

Runoff Volume Management		
Total Volume Required	*0.995 ac-in*	0.083 ac-ft
Volume Managed by retention	0.060 ac-in	0.005 ac-ft
Min. Vol. Managed by Trench	0.935 ac-in	0.08 ac-ft

E. EXFILTRATION TRENCH BREAKDOWN

The minimum volume to be managed by exfiltration trench is 0.935 ac-in.
The proposed exfiltration trenches will store a total of 1.269 ac-in.
Proposed trenches are 4' wide by 15.00' deep.

Exfiltration Trench Design

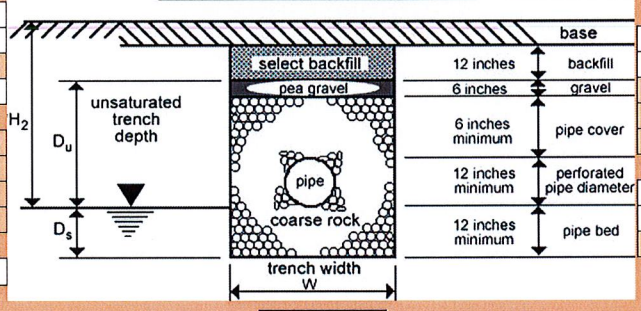
Exfiltration Trench Design

Trench Summary			Trench Variables			
Trench Length=	50.00 ft	ft	K=	2.51E-04	*Geotech Report*	
Trench Width=	4.00 ft	ft	%WQ=	50%	*50%*	*allowable reduction in %WQ per SFWMD*
Trench Depth=	13.50 ft	ft	FS=	2		
Trench Volume=	2700	CF				

	NGVD
Lowest Surf. Elev. Above Trench=	5.75 ft
Lowest Rim Elev.=	5.75 ft
Top of Trench Elev.=	4.25 ft
Lowest Discharge Elev.=	

	Depth
H2=	3.75 ft
Du=	2.25 ft
WT=	2.00 ft
Ds=	11.25 ft
Bottom of Trench Elev.=	-9.25 ft

TYPICAL EXFILTRATION TRENCH



Depth	
6.00 in	=Base
12.00 in	=Backfill
6.00 in	=Pea Gravel
13.00 ft	=Coarse Rock
2.50 ft	=Pipe Cover

Pipe	
15.00 in	=Pipe Diameter
.51 ft	=Pipe Inv. Elev.
9.76 ft	=Pipe Bed Elev.

Trench Width (ft)= 4.00 ft

Reverse Trench Calcs (Post-Development)	
Check for Governing Equation	
Ds>Du	True
W>2(Ds+Du)	False
Use Standard Equation unless either statement is True. If True, then use Conservative Equation.	
Reverse Conservative Equation	
*V = L{K[2H2DU-DU2+2H2DS]+1.39x10-4(WDU)}	
*V = FS[%WQ(Vwq)+Vadd]	
L	**50.00 ft**
W	4 ft
K	2.51E-04 CFS/SF-ft head
H_2	3.75 ft
D_u	2.25 ft
D_s	11.25 ft
***V**	**1.269 ac-in**
***V**	**0.1058 ac-ft**

V= Volume of Water Treated (ac-in.)

FS = Factor of Safety

%WQ = Percent Water Quality

L = Length of Trench Required (ft)

W = Trench Width (Feet)

K = Hydraulic Conductivity (cfs/ft2 - ft head)

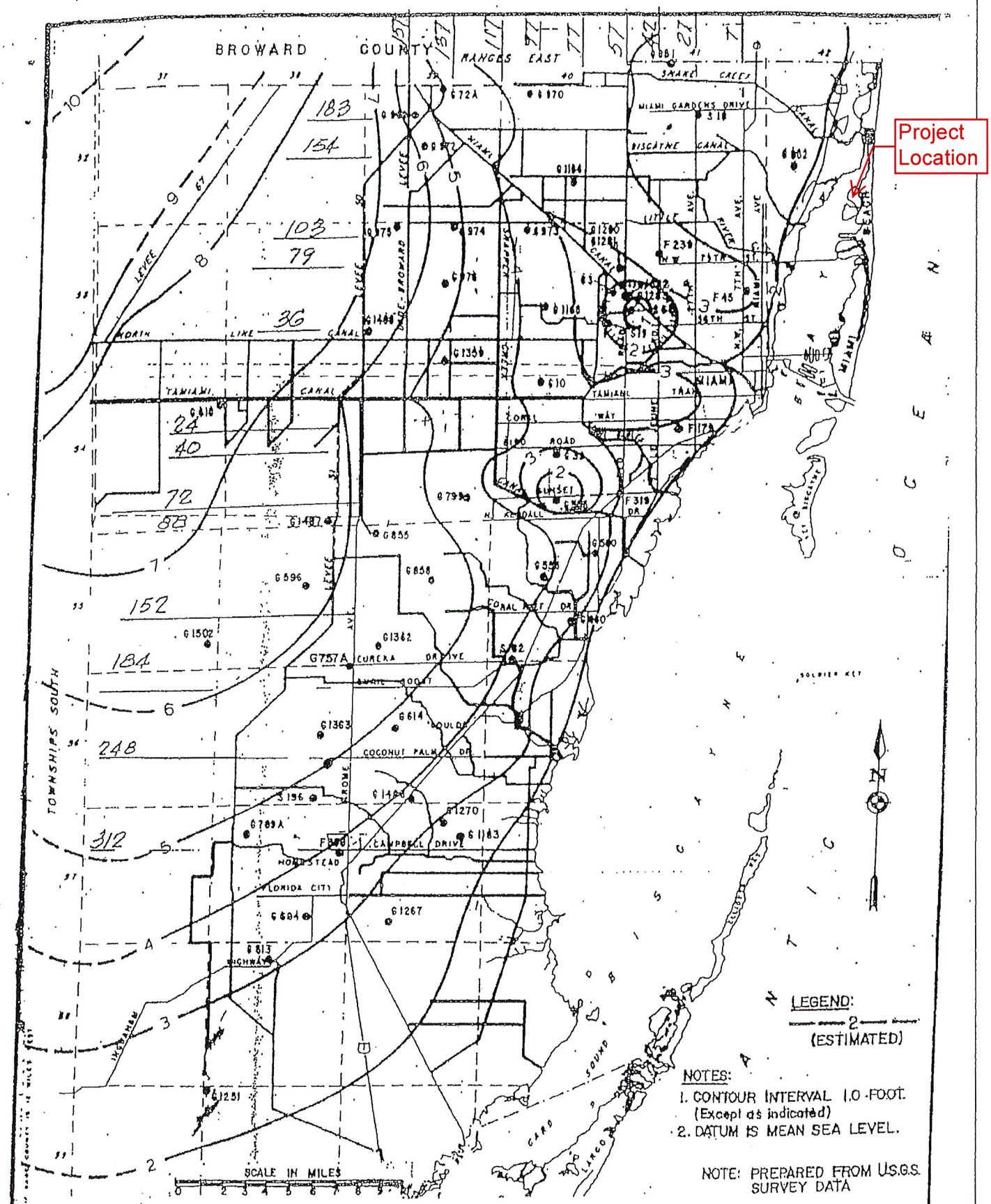
H2 = Depth to Water Table (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

APPENDIX A

Water Table Map
FDOT Intensity Duration Frequency Curve



METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 4/5/72	REVISED 2/19/75 4/14/77	DESIGN STANDARDS AVERAGE OCTOBER GROUND WATER LEVEL 1960--75	W.C. 2.2 SHEET 1 OF 1

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

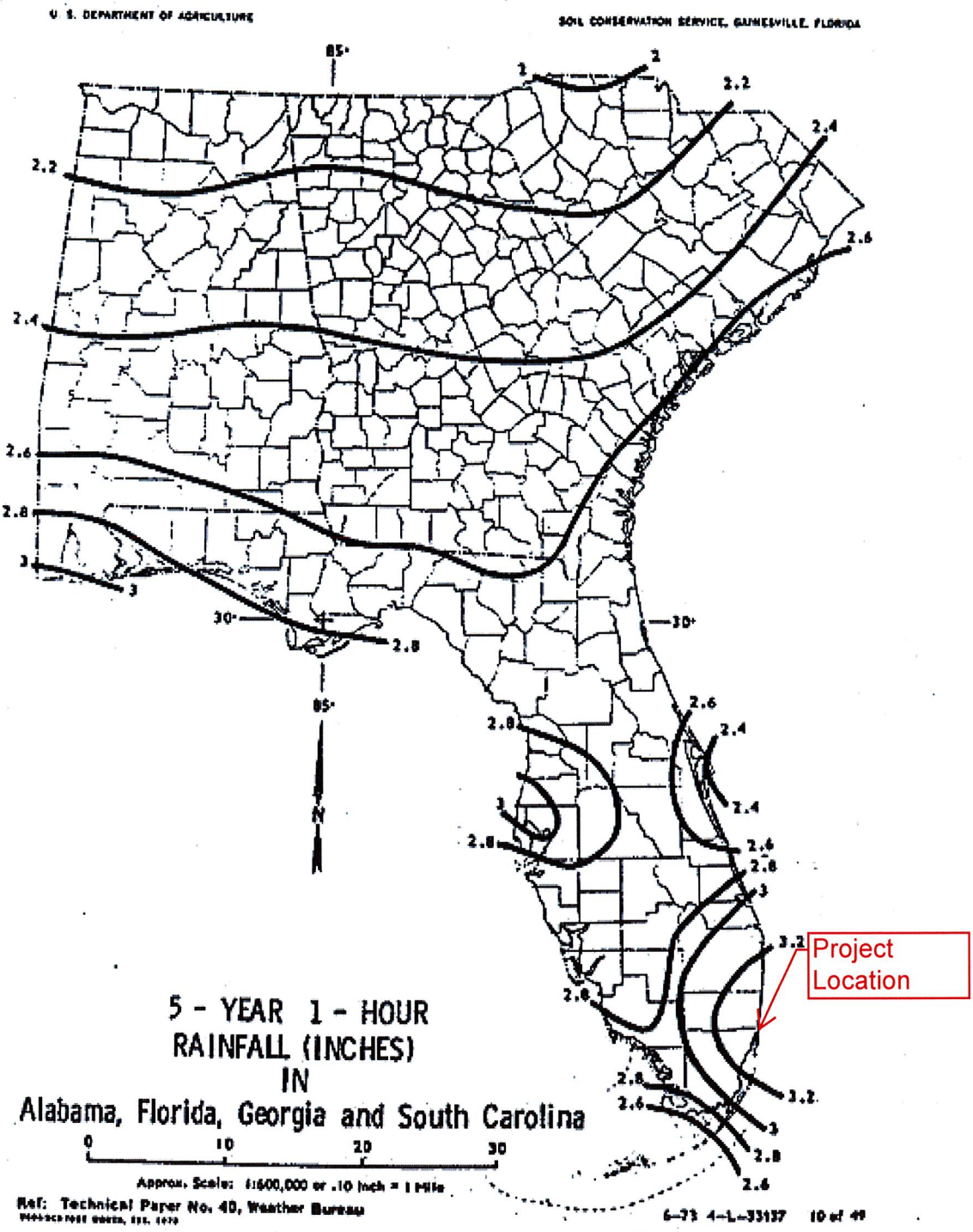


Figure C-1

APPENDIX B

Geotechnical Report

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1676 West 31 PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	19-0081	DATE:	4/1/2019
PROJECT	Chase and Jennifer Berger 1280 101 Street Bay Harbor, Florida 33154		
CLIENT	Case and Jennifer Berger 1280 101 Street Bay Harbor, Florida 33154		

LOCATION OF TEST	Center of vacant lot				
DIAMETER OF HOLE (IN)	6	LATITUD:		LONGITUD:	
DEPTH HOLE (FEET)	15	DATE TEST PERFORMED:		4/1/2019	
WATER TABLE BELOW GROUNG SURFACE (FT.)	4.6		TEST #:	P-1	

No.	ELAPSE TIME (min)	GPM
1	1	11.4
2	1	11.2
3	1	11.0
4	1	10.8
5	1	10.6
6	1	10.3
7	1	10.0
8	1	9.7
9	1	9.7
10	1	9.6

DEPTH (FT)	SOIL DESCRIPTION
0' to 6"	Top soil with vegetation.
6" to 1'	Gray fine to medium sand with lime rock.
1' to 4'	Dark gray very silty sand
4' to 9'	Peat
9' to 15'	Lime rock with light gray fine to medium sand and traces of shell fragments.
-	
-	

PERCOLATION RATE :	10.4
K-VALUE:	2.509E-04

FIELD TECH.:	al/lp
TYPE BY:	bm

Respectfully submitted,

CESAR CASTILLO LICENSE No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

CESAR CASTILLO, P.E.
FLA. Reg. #68447

Report Distribution:

1	Client
1	BIII Office

January 06, 2020

TO: **Planning & Zoning Board**
Town of Bay Harbor Island
9665 Bay Harbor Terace
Bay Harbor Island, FL 33154

REF: **Design review approval for property located at 1280 101st Street, Bay Harbor Island, FL**

Dear Planning & Zoning Board:

Brenner Architecture Group is working together with Mr & Mrs Chase Berger to modify a home previously approved that was to be built at 1280 101st Street.

We are requesting a waiver for an increase in the percentage ratio of the first floor area to second floor area. Per section 23-11 (A) 9. [*The planning and Zoning Board may allow modifications to this requirement in instances where enhanced architectural articulation and detailing is provided on the exterior house facades to break the massing of the structure*].

Our new design has a smaller building footprint which will allow for more open space for the property. In doing so, the ratio of second floor to first floor is 91.7% in lieu of the 80% required. (Previously approved home was at 100% second floor to first floor).

If necessary we have the ability to increase the building footprint of the first floor so that the ratio would reduce to 80%, but it is our opinion that more open space would be a better design for the neighborhood.

The design of our home has articulation within the building footprint along with enhanced detail to the building facades. In addition, our building footprint has increase setbacks to the North, South and East side elevations.

We believe that the new proposed home complements the surrounding neighborhood and is in keeping with the character and spirit of the area.

Thank you for your consideration and please do not hesitate to contact me if you need any additional information.

Sincerely,

Stuart M. Brenner
President
sbrenner@brennerarchgroup.com
SMB/al

AGENDA ITEM REPORT
February 4, 2020

ITEM NUMBER: 2.

ITEM: Approval of the minutes held on May 21, 2019, July 2, 2019, July 23, 2019, August 20, 2019 and September 24, 2019. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 5-21-19 DRAFT
2. 7-2-19 DRAFT
3. 7-23-19 DRAFT
4. 8-20-19 DRAFT
5. 9-24-19 DRADT

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

A Planning & Zoning Board Meeting was held Tuesday, May 21, 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	Vice Chair Jerome Gavcovich
Board Member Alan Bebchik	Board Member Jed Frankel
Board Member Roger Santana	Board Member Oscar Sklar

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request for approval for a new townhouse complex for "Beliza" located at 1170 102 Street, Lot 9 of Block 6. The owner/developer, Saman LLC is proposing to construct a new 4-story / 6-unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2-car garage with limited ground floor living space with the building overtop a two-way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design.

Architects Marcus Frankel and Ifhat Benayoun came forward and presented the proposed project to the Board. The applicant was proposing to construct a 6-unit town house ranging from 2,550 to 3,742 square feet, each with two car garage. Project brings a south Florida tropical look, compatible with the surrounding buildings with inviting features. The project meets all the Town requirements and exceeds the Town landscape requirements by 25 %.

There was a detailed discussion from the Board on the project density; floor plan; sound attenuation; a/c & pool equipment; driveway access to the garage; proposed materials; request for more renderings; landscape plan; roof overhand for the top floor unit; request for flood vents for the garage; side yard existing grade; courtyard; height of the garage; retaining wall; structural columns in the middle of the driveway.

After much discussion the Board made their recommendations on the use of materials, driveway configurations, railings etc. The Board also requested that the applicant provide additional renderings of all the site plans elevations.

Consensus was for the applicant to come back to the Board with the suggestions.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval for revisions for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On August 16, 2016 the Board approved the construction for a new single-family home. During the process of the construction the owner made some revisions to the materials and some design elements that were not brought back to the Planning and Zoning Board for re-approval. It was noted that some changes were made from the previously approved plans during a

courtesy zoning inspection. Enclosed please find the previously approved plans, minutes of the meeting, photos showing the existing construction and email inspection report stating the changes found.

Representative for the applicant, Gary Sanchez came forward to presented the proposed modification as presented on the renderings.

There was a brief discussion from the Board on the construction modifications that included a landscaping plan; pond; project materials; side setbacks; windows; roof top railing, and stucco bands.

ACTION: Board Member Bebchik made a motion to approve the proposed revisions as presented. Board Member Frankel seconded the motion and it passed 5-1 with Vice Hurwitz opposed.

Item 3. Request for a revision for a new site development for "Church by the Sea" located at 1000 Kane Concourse, Tract N. On July 28, 2016 the Board approved a Site Development Plan application for the Church-By-The-Sea redevelopment project at the current Ocean Cadillac site at 1000 Kane Concourse (Town Resolution #2098). Since that time the project architect has worked to develop a more refined construction plan. Several items were identified as "major" and the Town determined needed PZB re-approval. Zyscovich Architect staff prepared a set of PZB approved / requested modification plans (changes highlighted in red) together with a narrative explaining each change. We have reviewed each item and find they comply with minimum Town Code requirements and the PZB conditions of approval.

Architect Bernard Zyscovich came forward and explained the site plan modifications to the above reference property which included moving back the steeple; added the parking lifts to the plans; second floor raised in height to 20 feet; removed the stained glass; raised 5 feet in height at the fellowship hall; removed the metal panels to Kane Concourse store fronts second floor and removed the roof garden.

PUBLIC COMMENT

Residents Denis Neuhut and Francis Neuhut, 1060 Kane Concourse, came forward and were concerned with the project waste cleanup; signage and should the project be approved the Town Council.

CLOSED PUBLIC COMMENT

ACTION: Board Member Bebchik made a motion to approve the revisions with the following conditions:

1. Landscaping on the front wall and the bottom planters shall remain.
2. Landscaping cascading from the top of the building.
3. keep landscaping on the East Façade roof.
4. use metal mesh material on Kane Concourse.
5. Relocate the parking lifts away from the east façade.

Board Member Frankel seconded the motion and it failed 4-2, with Board Member Santana, Board Member Sklar; Vice Chair Gavcovich and Chair Hurwitz opposed.

ACTION: Vice Chair Gavcovich made a motion to approve the revisions with the following conditions:

1. Landscaping on the front wall plant and the bottom will remain.

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2. Landscaping cascading from the top of the building.
3. keep landscaping on the East Façade roof.
4. use metal mesh material on Kane Concourse.
5. Relocate the parking lifts away from the east façade.
6. Increase the height of the steeple five (5) feet which is 63 feet from base flood elevation (BFE).

Board Member Santana seconded the motion and it passed 4-2 vote, with Board Member Bebchik and Board Member Frankel opposed.

Item 4. Request for approval for revisions for "Palm Villas" located at 1000 99 Street, Lots 1-2 of Block 9. On July 21, 2015 the Board approved the construction of a new 14-unit Townhouse Development. The project construction is nearing completion. During the Final Zoning inspection for compliance with the Code / Approved Site Development Plan. A few issues were identified during the inspection that were deemed significant enough to require PZB re-review / re-approval. Enclosed please find a copy of our PZB staff report, narratives on the changes from the design professionals, and some photos / exhibits to help explain the changes and the revised plans.

Board Member Frankel recused himself from the dias for this item.

Architect Jaime Schapiro came forward and presented the modifications to the proposed project. Some of the modifications included materials; colors, landscaping plan changes; revision to the floor plan and the FPL conduits were also modified.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed revisions as presented with the condition that the applicant speak to the neighbors regarding the existing fence. Board Member Sklar seconded the motion and it passed 4-1 vote, with Board Member Bebchik opposed.

There being no further business to discuss meeting was adjourned at 11:42 p.m.

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CHAIR

ATTEST

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TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, July 2, 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	Vice Chair Jerome Gavcovich
Board Member Alan Bebchik	Board Member Jed Frankel
Board Member Roger Santana	Board Member Oscar Sklar

Item 1. Request for approval for a new single family home for "Jay and Elena Goldberg" located at 1330 98 Street, Lot 3 of Block 35. The owners are proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,869 square feet of a/c living. The residence will have 4 bedrooms, 6 1/2 baths and a two car garage. The home's architectural style is modern. Enclosed please find the site plan and elevations.

Developer, Mike Shear, came forward and presented the proposed new single-family home. He presented the Board with the sample of the materials proposed that included concrete materials; aluminum railings; stucco and impact metal door for the garage.

There was a detailed discussion on the proposed materials; planters on the front of the home; proposed colors for the home; stone colors for the front façade; landscaping plan was not fully developed; relocation of the mango trees in the front of the home; side elevation needs to be developed; suggestions of bands to add stacking; driveway materials; elevations and renderings need to be match.

Consensus was for the applicant to come back with the following recommendations;

- The elevations and renderings need to match up
- Update the landscaping plan.
- Side elevation needs to be study and redeveloped.
- The windows need to be aligned.
- The entrance door needs to align with the parapet.
- Rear elevation shall match the rendering.

Item 2. Approval of the minutes held on November 20, 2018, December 11, 2018, January 15, 2019 and April 2, 2019.

PUBLIC COMMENT

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and asked April 2nd Meeting Minutes. The Board approved a sign for Dr. Miami that stood out in the Business District. She was opposed to the Board approval.

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Frances Neuhut, 1060 Kane Concourse, came forward and was opposed to the Board Approval of the Dr. Miami sign approval.

CLOSED PUBLIC COMMENT

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

There being no further business to discuss meeting was adjourned at 8:02 p.m.

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CHAIR

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TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, July 23, 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	Vice Chair Jerome Gavcovich
Board Member Alan Bebchik	Board Member Jed Frankel
Board Member Roger Santana	Board Member Oscar Sklar

Town Clerk Siegel swore in all the individuals speaking at the Public Hearing.

Item 1. Request for approval for a new townhouse complex for "Beliza" located at 1170 102 Street, Lot 9 of Block 6. On May 21, 2019, the Board denied the project. The owner/developer, Saman LLC and the project Architect has revised the plans and made the changes as requested by the Board. They are proposing to construct a new 4-story / 6 unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2 car garage with limited ground floor living space with the building overtop a two way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1)

Architects Marcus Frankel and Ifhat Benayoun came forward and presented the proposed new development called "Beliza". The project consisted of six multi-level townhouses; with the end units having 3-5 bedrooms and the middle units being the smaller homes with 2-4 bedrooms. The project was design with a modern tropical look that fits the neighborhood. At the request of the Board, the team made the following modifications:

- Clarified the project materials for the front, rear, and side yards.
- Rear staircase was enclosed, and material was highlighted to be light gray concrete
- Simplified the railing to included glass railings on the north, east and south.
- Conducted a vehicle maneuver study for the driveway. The renderings show the removal of the garage for unit 6 for better flexibility for drivers.
- South and East renderings have been updated to be 3-dimentional.
- Added a port entry trellis, vertical and horizontally on the east side.

PUBLIC COMMENT

Frances Neuhut, 1960 Kane Concourse, came forward and was concerned with the property owner not having a unity of title for the property.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on the proposed materials; permeable space; screening for the property; retaining wall to be concrete; proposed landscaping plan; suggested to exchange the 2

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fixed panel windows to a 3-panel slider; dumpster enclosure to be extended for screening; steel columns on the front entrance; front entrance approach;

ACTION: Board Member Kean made a motion to approve the proposed project subject to the following conditions:

1. Subject to the conditions listed on staff report provided by the Town Planner, with the exception of item # 7 of the report. No Unity of Title will be required.
2. Profile of the geometry of the front façade that defines the garage ceiling to be carried through.
3. Add a three (3) panel sliders instead of the two (2) fixed panels.

Board Member Bebchik seconded the motion and it passed unanimously.

There being no further business to discussed meeting was adjourned at 7:51 p.m.

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TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, August 20, 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	Vice Chair Jerome Gavcovich
Board Member Alan Bebchik	Board Member Jed Frankel
Board Member Wesley Kean	Board Member Roger Santana

QUASI-JUDICIAL PUBLIC HEARING

Attorney Simone swore all the individual speaking at the public hearing.

Item 1. Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse, Lots 5-14 of Block 21 and Lot 32 of Block 3 The Board requested a modification to the east building facade. The architect submitted a revised plan showing the proposed facade.

Attorney Neisen Kasdin on behalf of the development team came forward and presented the proposed project. He explained the team Architects have addressed the Board recommendations to further study the east façade and will further explain.

Architect Bernardo Szycovich came forward and presented the Board with the site plan modification for the east façade as follow:

- Wrapped around façade to make connection Kane Concourse.
- Project connectivity.
- Middle portion was open to make the break in the façade.
- Residential portion turns the corner to the eastern façade.
- Commercial portion also makes the turn to the eastern façade.
- The landscaping shall be as presented in the rendering.

PUBLIC COMMENT

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and asked how many units residential units were being proposed and how many parking spaces would be available. Board responded that 104 residential were being proposed and 403 parking spaces were proposed.

Assistant Town Attorney clarified that the ultimate approval would go before the Town Council.

Frances Neuhut, 1060 Kane Concourse, came forward and asked why was this only project that was listed as a quasi-judicial Public Hearing. She asked if the Board will approve the parking lift, the height increase.

CLOSED PUBLIC COMMENT

There was a brief discussion by the Board on the project modification to the eastern façade; project connectivity; north side stairwell; side setbacks; planters and proposed materials for the east façade; irrigation; maintenance and Town enforcement to have the east façade as presented.

Assistant Town Attorney Simone stated that Code Enforcement will have the duty to enforce any project that deviate from the approval.

ACTION: Board Member Kean made a motion to approve the proposed project subject to the conditions listed on the Town Planner staff report. Vice Chair Gavcovich seconded the motion and it passed unanimously.

Item 2. Request for approval for a new single family home for "Bay Harbor Land 2019, LLC" located at 9530 West Broadview Drive, Lot 73 of Block 23. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 7,756 square feet of a/c living. The residence will have 6 bedrooms, 8 full bathrooms and 2 half baths and a two car garage.

Architect Ralph Choeff came forward and presented a new single-family home with six bedrooms and 8 full bathrooms. He explained the proposed materials included wood, tan and gold colors, and white natural concrete. The home will have a water feature over water pond, the entrance will have steppingstones to the front door.

There was a brief discussion by the Board on the proposed materials; garage door; front entrance steppingstones; relocation of the bulb out; elevation to the front façade and landscaping plan.

PUBLIC COMMENT

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

Frances Neuhut, 1060 Kane Concourse, came forward and liked the home design but was concerned with off street parking for the guest.

CLOSED PUBLIC COMMENT

ACTION: Vice Chair Gavcovich made a motion to approve the proposed home subject to the following conditions:

1. Relocate the bulb bout on the street to the south side.
2. Shall provide a street tree acceptable to the Town.
3. Relocate the streetlight and shall submit a photometric plan for the street.
4. Home shall be built with materials and finish as presented on the renderings.

Board Member Kean seconded the motion and it passed unanimously.

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CHAIR

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TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, September 24, 2019 at 7:08 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

Vice Chair Jerome Gavcovich — Board Member Alan Bebchik
Board Member Jed Frankel — Board Member Oscar Sklar

QUASI-JUDICIAL PUBLIC HEARING

Assistant Town Attorney Simone swore in all individuals speaking at the Public Hearing.

Item 1. Request for approval for a new multi family dwelling for "Millennium Ambienta" located at 9901 West Bay Harbor Drive, Lot 11-12 of Block 8. The developer is proposing to construct a new 7 story / 30 unit mid-rise residential development. The proposed units range from 1,154 to 1,547 sq. ft. The proposed design incorporates one generally squared shaped building with 5 floors of residential units and accessory / amenity uses over two level at-grade parking garage. The building height is 65' above BFE. Thirteen (13) TDR units will be necessary to build the requested design.

Attorney Christopher Machado came forward and presented the proposed multi family project. He explained that the applicant was proposing to construct a 30-unit multi family development on the East Island and will require 13 TDR's. He felt it was a well-designed project and met all of the Town code requirements.

Architect Luis Revuelta and Alex Rouet, came forward and presented the proposed project. He explained that the project was designed to have access from west bay harbor drive and the vehicular ramp from 99th street. The building will have five floors and will have six dwelling units per floor.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and stated that there was no unity of title recorded and the project required Town Council approval for the 13 TDR's.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on the proposed materials; vehicular access ramp; pedestrian access to the building; tandem parking at the building entrance; guest parking; transformer pads; backflow preventers; the location of the backup generators; pool deck amenities and landscaping plan.

ACTION: Vice Chair Gavcovich made a motion to approve with the following conditions:

1. Subject to the list of conditions on the staff report provided by Town Planner.
2. Deletion of the two (2) tandem spaces behind the guest parking spaces. The Guest Parking shall be designed side by side; spaces shall be paved and labeled for guest parking.
3. Study the 99th Street entry to the property.

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Board Member Sklar seconded the motion and it passed unanimously.

Item 2. Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. On February 6, 2018, September 8, 2018 and October 16, 2018 the applicant came before the Board and the plans were deferred. The applicant has attempted to address the comments. On April 2, 2019 the Developer submitted revised plans which included a reduced amount of floor space to 39,484 gross sq. ft / 19,824 net sq. ft. (office / retail leasable space. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities.

At this time Board Member Sklar recused himself for this item.

Architect, Ari Sklar, Sklar Architecture, came forward and presented the proposed project. He explained that the applicant was proposing a new building behind an existing structure located at the proposed site. The new addition would offer retail space on the ground floor; office space on the floor above; a proposed rotary car storage system three stories in height. The proposed materials included exposed concrete stucco; glass display elements; stone coral and an art sculpture in the southwest corner.

There was a detailed discussion on the proposed parking system; size of the retail space on the ground floor; access to the ground floor spaces from the exterior; sidewalk access to the retail spaces; interior design of the elevators; reorganization of the windows facing Kane Concourse; location of the towers; and the continue landscaping on the sidewalk.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9555 Bay Harbor Terrace.

Denis Neuhut, 1060 Kane Concourse, came forward and was concerned with the valet parking near the alley; school traffic surrounding the property and the proposed square footage for retail.

Frances Neuhut, 1060 Kane Concourse, came forward and felt the proposed project would negatively impact the neighborhood and was concerned with the children walking from school near the project site.

CLOSED PUBLIC COMMENT

There was a brief discussion on the traffic through the alley; proposed parking carrousel; the need to reorganize the windows facing Kane Concourse; landscaping to be continue to the sidewalk; accessibility to the retail stores on the ground floor; art sculpture; the movement of the Towers on the east façade and the project materials.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed project subject to the following conditions:

1. Lower the South stair tower by one level
2. Add store front doors to retail space one (1) and two (2) on Bay Harbor Terrace.
3. Increase the sidewalk paving towards to showcase windows along Bay Harbor Terrace.
4. Straighten the sidewalk so it does not curve the corner.
5. A similar art sculpture to be scale on the southwest corner.
6. Include ribbon windows along the width of the concrete wall for the north façade.

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Chair Hurwitz seconded the motion and it passed 3-1, with Board Member Bebchik opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 3. Request for approval for a new single family home for "Jay and Elena Goldberg" located at 1330 98 Street, Lot 3 of Block 35. On July 2, 2019 the Board deferred the project. The owners have addressed the comments of the Planning & Zoning Board. It appears the site plan / project did not increase in size or scope. They are proposing to demolish the existing property and replace it with a new two story single family home. The proposed two-story home has approximately 5,869 square feet of a/c living. The residence will have 4 bedrooms, 6 1/2 baths and a two car garage. The home's architectural style is modern.

At this time Board Member Sklar returned to the meeting and Board Member Frankel left the meeting.

General Contractor Michael Sher, representing the home buyer came forward and presented the proposed single-family home. He explained the applicants has addressed the Board recommendations from the previous meeting and has better articulated the home and added an artistic flare.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward and stated that the item was not a quasi-judicial. She felt that the previous project should have been approved by the Town Council and was concerned with the children safety around the proposed project.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the Board recommendations to addressed the banding; add more stone to the planters; shade effect to the first floor window; wrapped around banding around the home to break up the wall; add more canopy to the corner of the building; remove the bands from floor to floor; needs to work to scale the home; composition of the home was not aligned; all the renderings need to match the rest of the plans.

Consensus was for the applicant to return to the Board and addressed their recommendations.

There being no further business to discuss meeting was adjourned at 10:12 p.m.

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CHAIR

ATTEST

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TOWN CLERK

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