

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**

March 3, 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 “Yalin Izhak” located at 10110 East Broadview Drive, Lot 17 of Block 25. The owner is proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,986 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two car garage. Enclosed please find the site plan and elevations. (Item #1)

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

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

March 3, 2020

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Yalin Izhak” located at 10110 East Broadview Drive, Lot 17 of Block 25. The owner is proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,986 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two car garage. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 10110 Architectural Plans
2. 10110 Landscape Plans
3. 10110 Civil Survey Plans
4. Staff Report 10110 East Broadview Drive

The Izhak Residence

10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

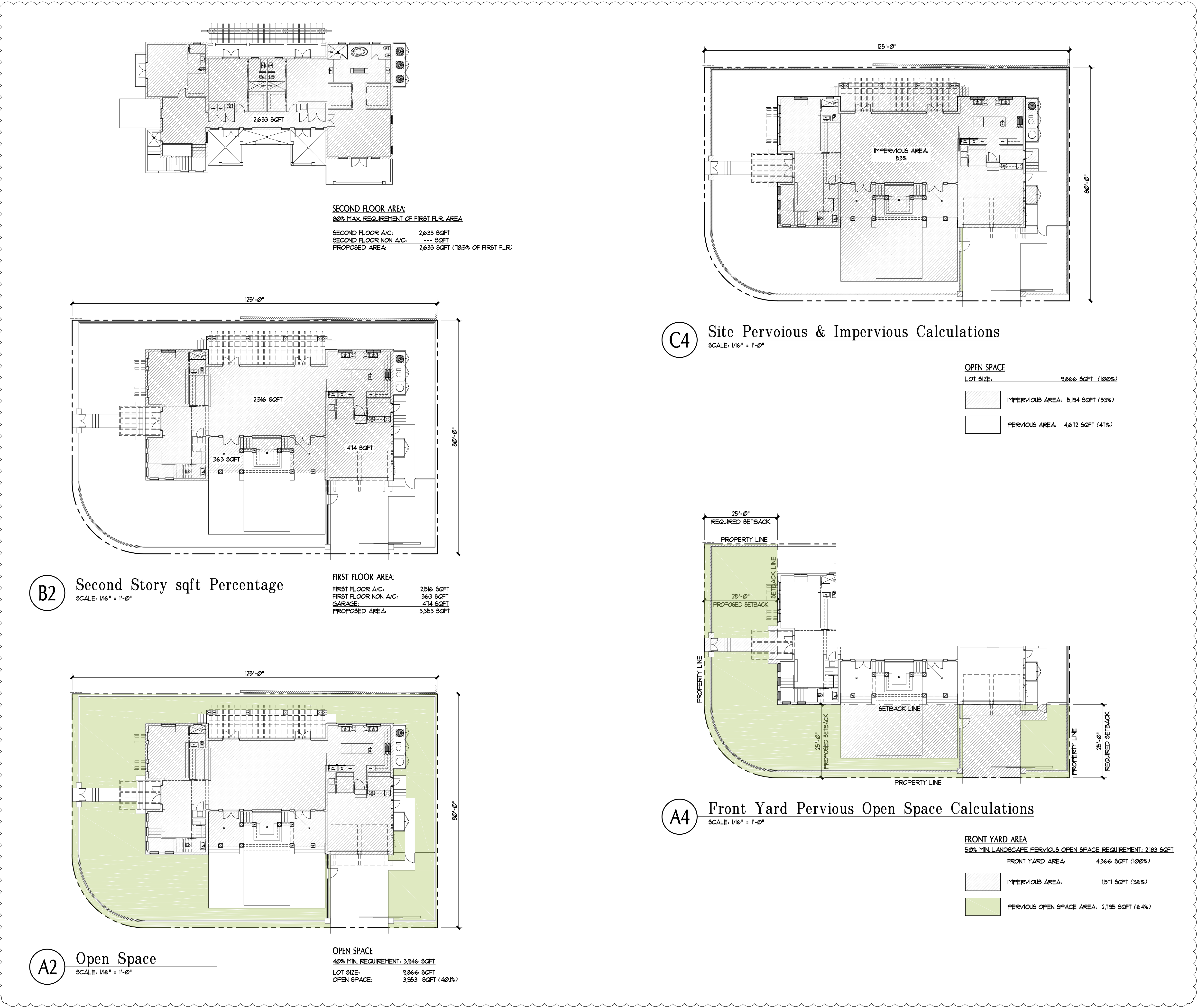


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List of Drawings

Architectural	
A0.00	General Notes and List of Drawings
A2.00	Site Plan, Site Data & Material Specs
A2.00.1	Zoning Diagrams
A2.00.2	North & South Side Perimeter Fence & Wall
A2.00.3	East & West Side Perimeter Fence & Wall
A2.00.4	Gate Elevations and Sections
A2.01	Ground Floor Plan
A2.02	Second Floor Plan
A2.03	Roof Deck & Roof Plan
A4.01	South & North Exterior Elevations
A4.02	East & West Exterior Elevations
A4.03	South, East, North & West Aerial Views
A4.04	Pictures- Existing Residence
A4.05	Pictures- Adjacent Neighbors
Civil	
C-1.0	Cover Sheet
1 of 1	Sketch of Boundary Survey
C-2.0	General Notes
C-2.1	Demolition Plan
C-3.0	Erosion Control Plan and Details
C-4.0	Site Plan
C-5.0	Grading & Drainage Plan
C-6.0	Water and Sewer Plan
C-7.0	
Landscaping	
LA2.00	Landscaping Plan
LA2.01	Notes, Detail & Legend
LA2.02	Tree Survey & Disposition
LA2.03	South & North Side Elevations
LA2.04	East & West Side Elevations
LA2.05	Plant Material Photographs



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The Izhak
Residence
New Construction

10110 East Broadview Drive
Bay Harbor Island, FL 33154

Yalin and Yoram Izhak
10110 East Broadview Drive
Bay Harbor Island, FL 33154

	11/06/19	P & Z Comments			
	8/29/19	Schematic Design			
Mark	Date	Description	Mark	Date	Description

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ROBERT JOHN GRABOSKI AR. 0091596

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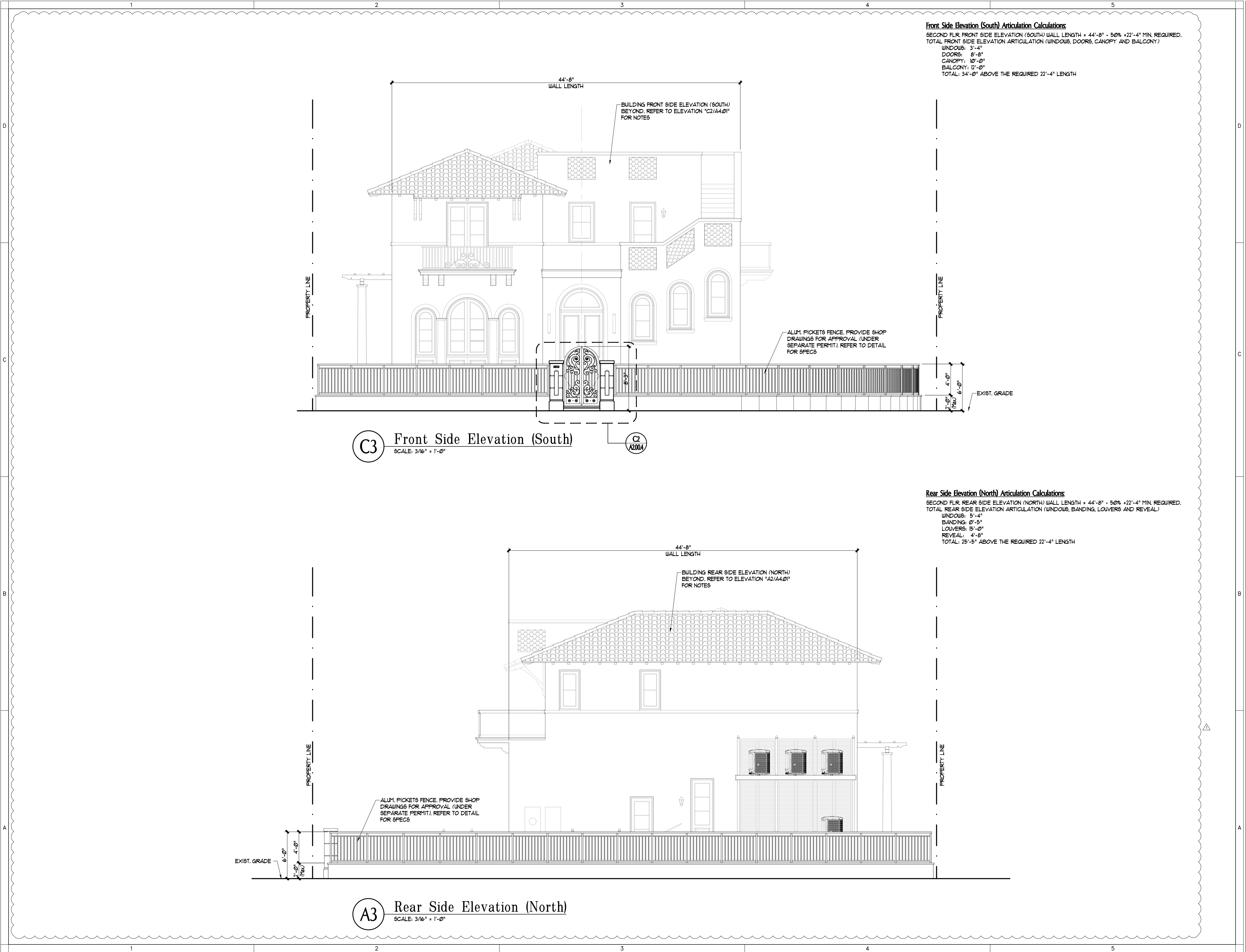
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PROJECT YR.: 2019 CAD DWG FILE: Izhak
DRAWN BY: R. R. CHECKED BY: R. J.

SHEET TITLE
Zoning Diagrams

SHEET No.

A2.00.1



Front Side Elevation (South) Articulation Calculations
SECOND FLR. FRONT SIDE ELEVATION (SOUTH) WALL LENGTH = 44'-8" - 50% = 22'-4" MIN. REQUIRED.
TOTAL FRONT SIDE ELEVATION ARTICULATION (WINDOWS, DOORS, CANOPY AND BALCONY)
WINDOWS: 3'-4"
DOORS: 8'-8"
CANOPY: 10'-0"
BALCONY: 12'-0"
TOTAL: 34'-0" ABOVE THE REQUIRED 22'-4" LENGTH

Rear Side Elevation (North) Articulation Calculations
SECOND FLR. REAR SIDE ELEVATION (NORTH) WALL LENGTH = 44'-8" - 50% = 22'-4" MIN. REQUIRED.
TOTAL REAR SIDE ELEVATION ARTICULATION (WINDOWS, BANDING, LOUVERS AND REVEAL)
WINDOWS: 5'-4"
BANDING: 0'-5"
LOUVERS: 15'-0"
REVEAL: 4'-8"
TOTAL: 25'-5" ABOVE THE REQUIRED 22'-4" LENGTH

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The Izhak
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Yalin and Yoram Izhak
10110 East Broadview Drive
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11/06/19	P & Z Comments		
8/29/19	Schematic Design		

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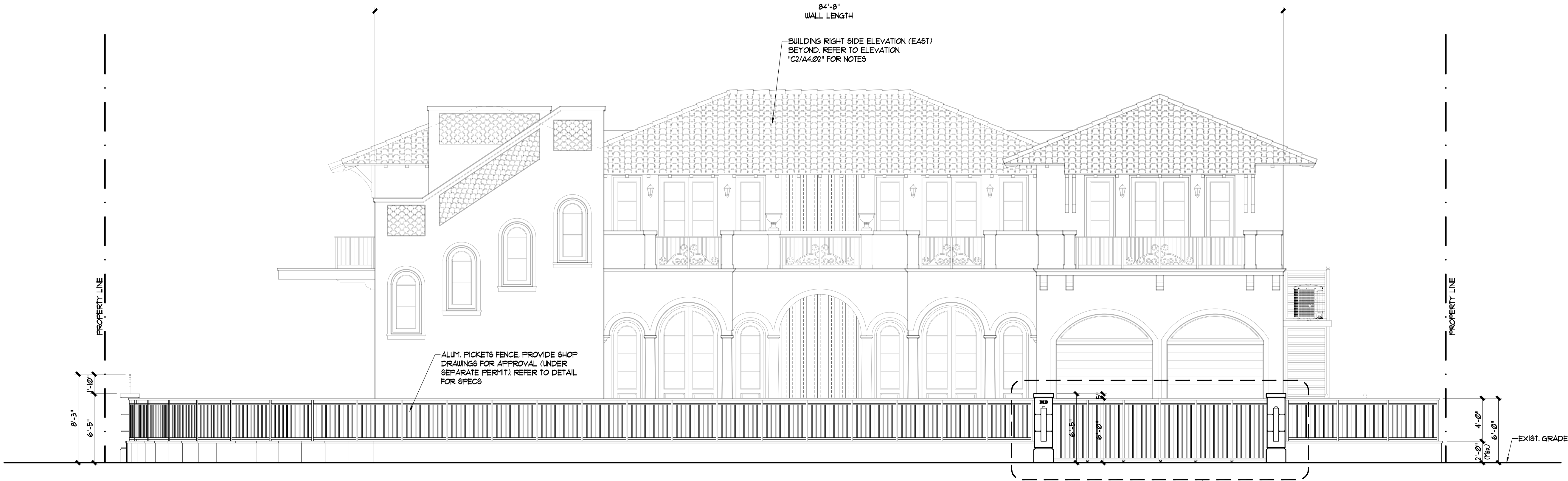
SHEET TITLE

North & South Side
Perimeter Fence & Wall

SHEET No.

A2.00.2

Right Side Elevation (East) Articulation Calculations:
SECOND FLR RIGHT SIDE ELEVATION (EAST) WALL LENGTH = 84'-8" - 50% = 42'-4" MIN. REQUIRED.
TOTAL RIGHT SIDE ELEVATION ARTICULATION (WINDOWS, DOORS AND ACCENT STONE)
WINDOWS: 11'-4"
DOORS: 34'-0"
ACCENT STONE: 1'-2"
TOTAL: 52'-6" ABOVE THE REQUIRED 42'-4" LENGTH



C3 Right Side Elevation (East)
SCALE: 3/16" = 1'-0"

Left Side Elevation (West) Articulation Calculations:
SECOND FLR LEFT SIDE ELEVATION (WEST) WALL LENGTH = 84'-8" - 50% = 42'-4" MIN. REQUIRED.
TOTAL LEFT SIDE ELEVATION ARTICULATION (WINDOWS AND REVEAL)
WINDOWS: 14'-4"
REVEAL: 40'-4"
TOTAL: 54'-8" ABOVE THE REQUIRED 42'-4" LENGTH



A3 Left Side Elevation (West)
SCALE: 3/16" = 1'-0"

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**The Izhak
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New Construction**

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Yalin and Yoram Izhak
10110 East Broadview Drive
Bay Harbor Island, FL 33154

11/06/19	P & Z Comments
8/29/19	Schematic Design

Mark	Date	Description	Mark	Date	Description
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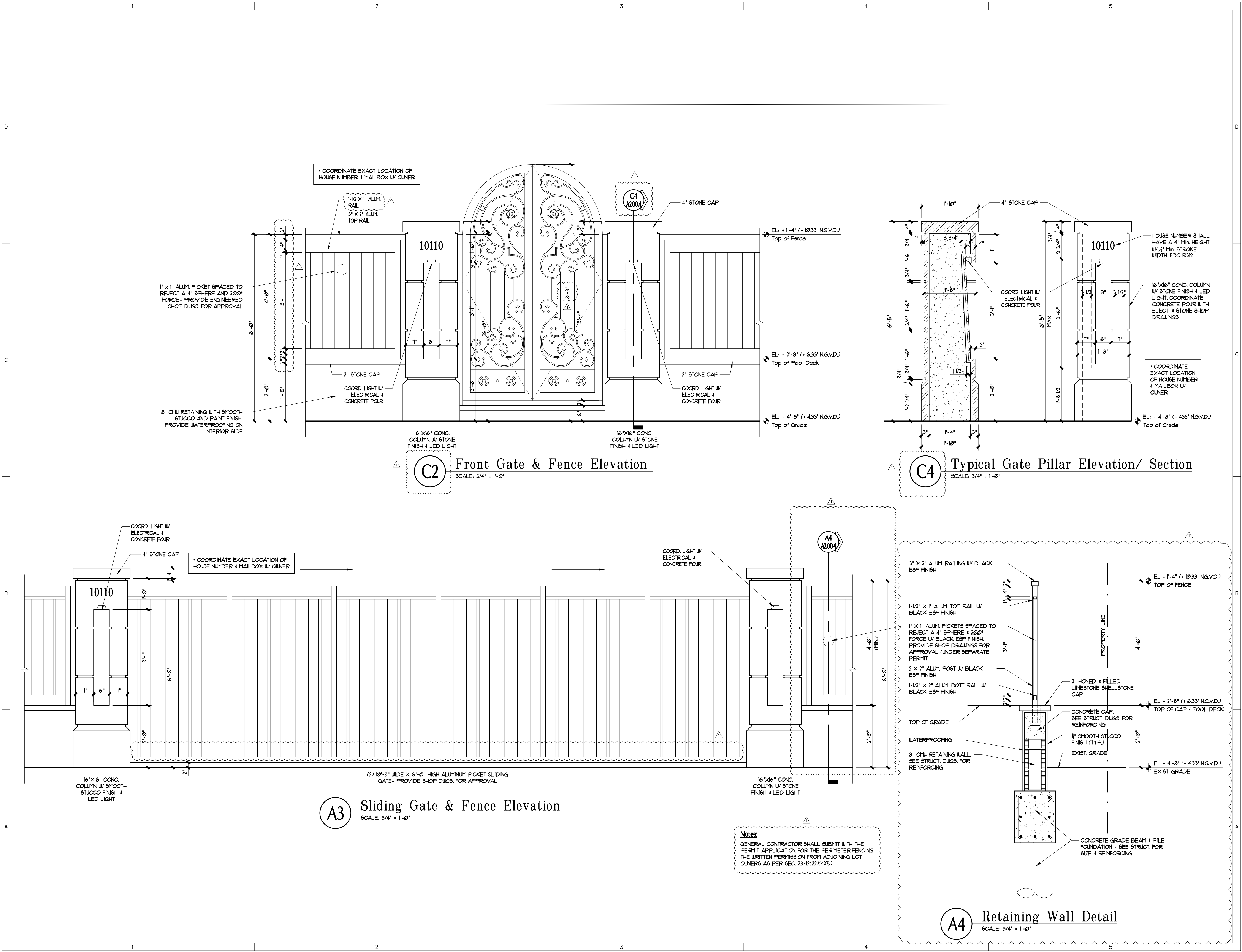
SHEET TITLE

East & West Side

Perimeter Fence & Wall

SHEET No.

A2.00.3



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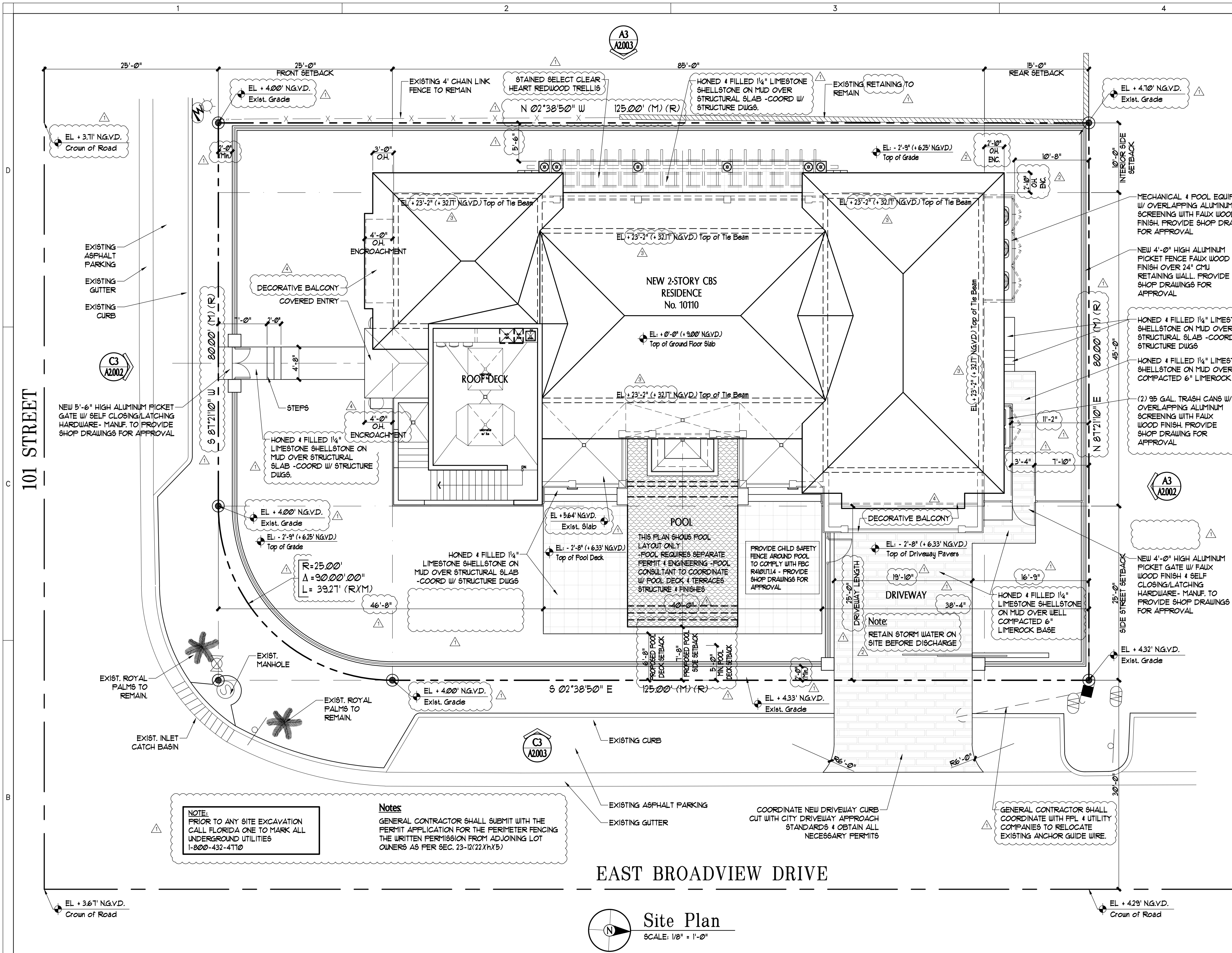
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SHEET TITLE
Gate Elevations & Sections

SHEET No.
A2.00.4



Scope of Work

NEW 2-STORY CBS SINGLE FAMILY RESIDENCE WITH COVERED TERRACE, ATTACHED GARAGE AND COVERED ENTRY. NEW RESIDENCE TO INCLUDE DRIVEWAY, POOL (UNDER SEPARATE PERMIT), POOL DECK, AND GARDEN WALLS.

Legal Description

FOLIO: 13-2227-001-0080

LEGAL DESCRIPTION:
LOT 17, BLOCK 25, OF 'BAY HARBOR ISLAND', ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 6, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ZONING CLASSIFICATION:
RD- SINGLE FAMILY RESIDENTIAL (NON WATERFRONT - WEST ISLAND)

PROPOSED USE:
TWO STORY SINGLE FAMILY RESIDENCE

FLOOD ZONE:

ZONE AE 8
FINISH FLOOR ELEVATION +9.00' N.G.V.D.
GARAGE FINISH FLOOR ELEVATION +6.46' N.G.V.D.
AVERAGE CROWN OF THE ROAD (101 ST. & EAST BROADVIEW DRIVE) (+4.29 + +3.67 + +3.71/ 3) = +3.89' N.G.V.D.

LOT SIZE: +/- 80' x 125' (IRREGULAR) 9,866 sqft (0.23 ac)
FRONT YARD 4,366 sqft

Site Data

SETBACKS:	REQUIRED:	PROPOSED:
FRONT (101 STREET)	25'-0"	25'-0"
SIDE STREET (EAST BROADVIEW DRIVE)	25'-0"	25'-0"
REAR	15'-0"	15'-0"
INTERIOR SIDE	10'-0"	10'-0"
BUILDING WALL HEIGHT	25'-0"	25'-0"
MAX. ROOF HEIGHT	30'-0"	26'-6" (Above BFE)

SIZE OF LIVING (Exclusive of Garage, Porches, Terraces and Trellis)	2,000 sqft Min.	5,149 sqft
PARKING SPACES	2 Min.	2 (Garage)
LOT COVERAGE		3,353 sqft (34%)
PERVIOUS AREA		4,672 sqft (47%)
IMPERVIOUS AREA		5,194 sqft (53%)
GROUND FLOOR OPEN SPACE	3,946 sqft (40% Min.)	3,953 sqft (40.1%)
FRONT YARD OPEN PERVIOUS AREA	2,183 sqft (60% Min.)	2,795 sqft (64%)

Areas Provided

FLOOR AREA:	
1st FLOOR:	
A/C AREA:	2,516 sqft
NON A/C AREAS:	837 sqft
GARAGE	474 sqft
COVERED TERRACE:	363 sqft
PROPOSED FIRST FLOOR AREA:	3,853 sqft
2nd FLOOR:	
A/C AREA:	2,633 sqft
NON A/C AREAS:	843 sqft
TOTAL SECOND FLOOR AREA:	2,633 sqft (78.5% of 1st Floor)
ROOF DECK:	
A/C AREA:	843 sqft
NON A/C AREAS:	843 sqft
TOTAL ROOF DECK AREA:	843 sqft
TOTAL A/C AREAS:	5,149 sqft
TOTAL NON A/C AREAS:	1,880 sqft
TOTAL AREAS:	6,829 sqft
TOTAL ADJUSTED AREA:	5,739 sqft

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△	02/14/20	P & Z Comments			
△	01/28/20	P & Z Comments			
△	11/06/19	P & Z Comments			
△	8/29/19	Schematic Design			

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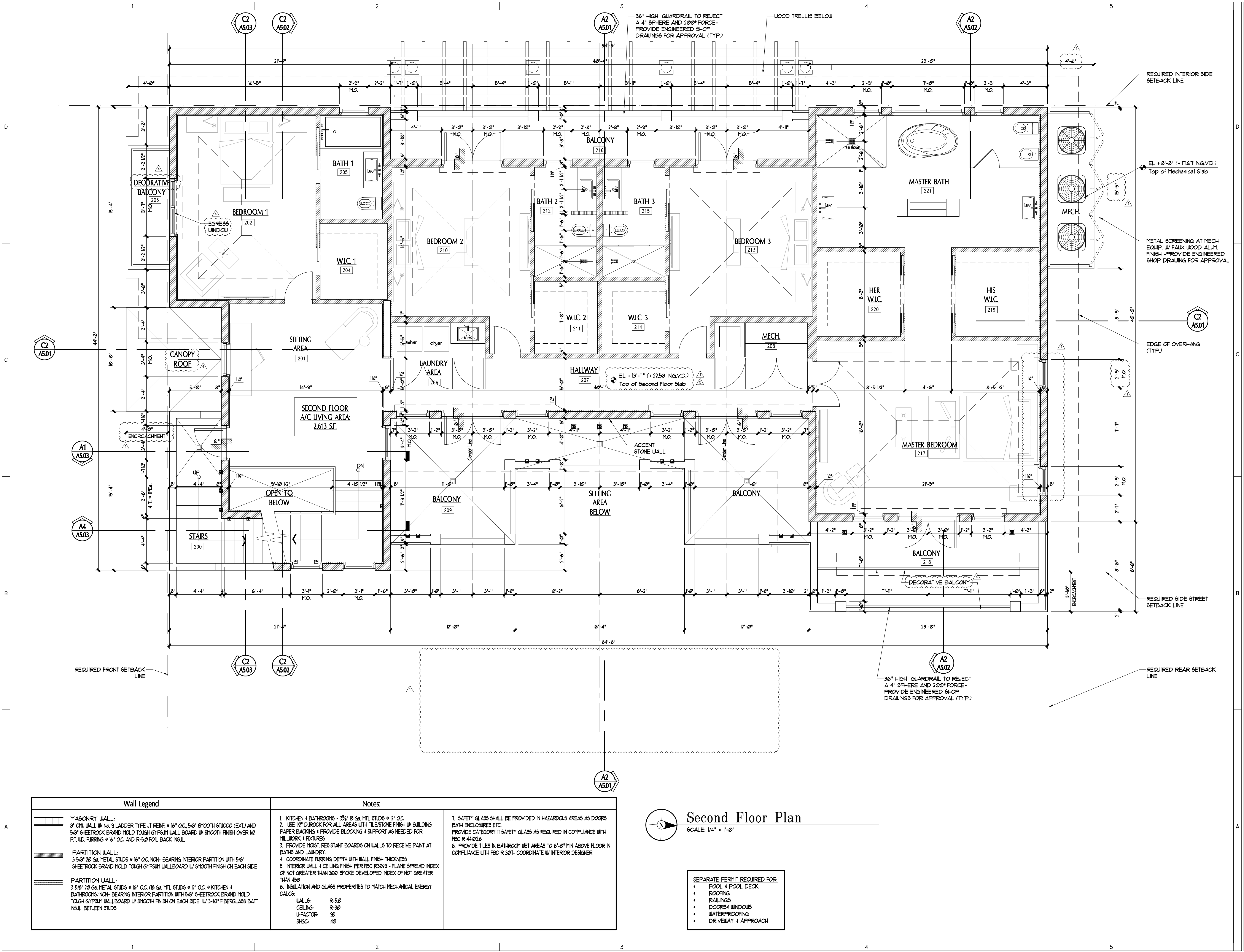
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SHEET TITLE
Site Plan & Zoning Data

SHEET No.

A2.00





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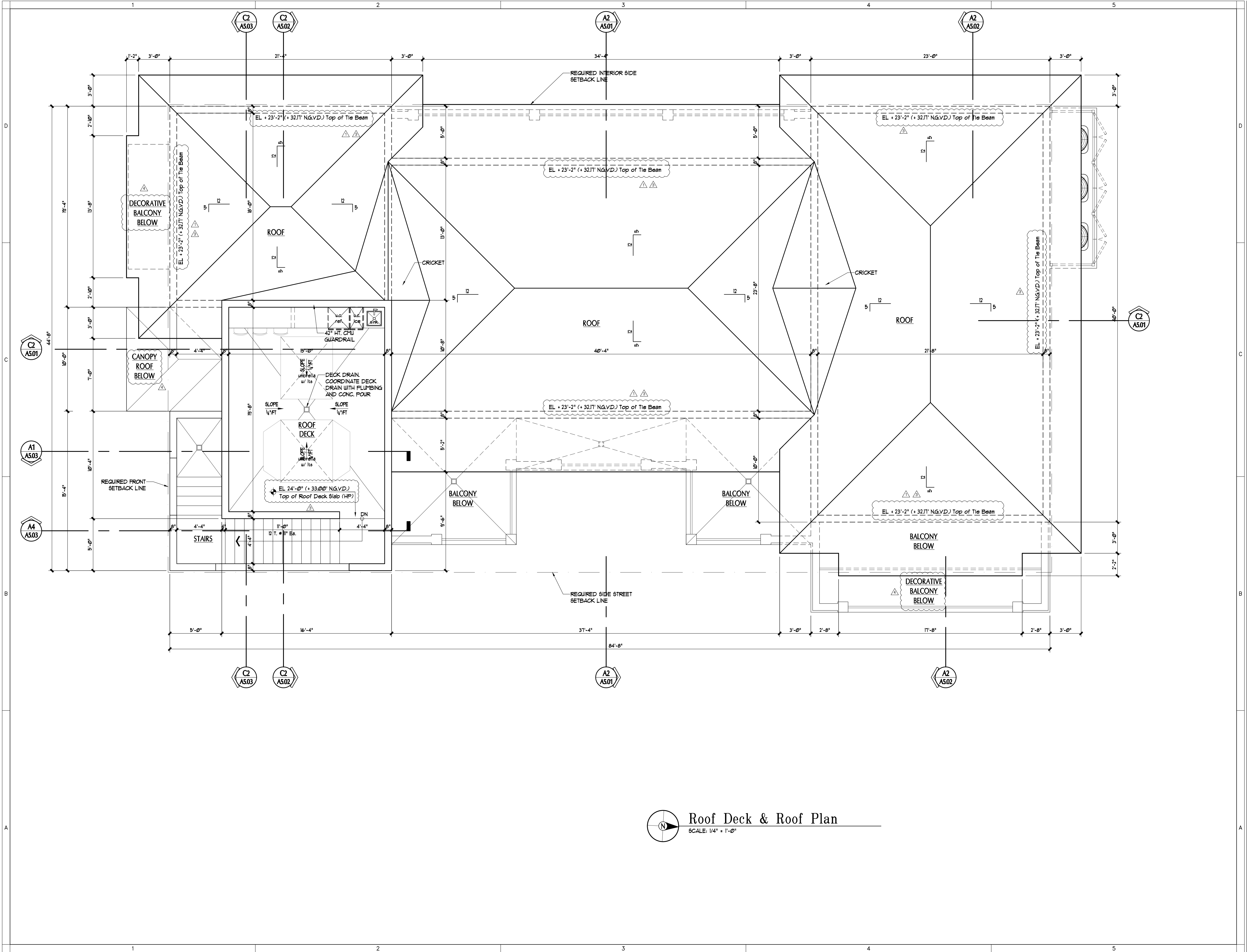
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SHEET TITLE
Second Floor Plan

SHEET No.

A2.02



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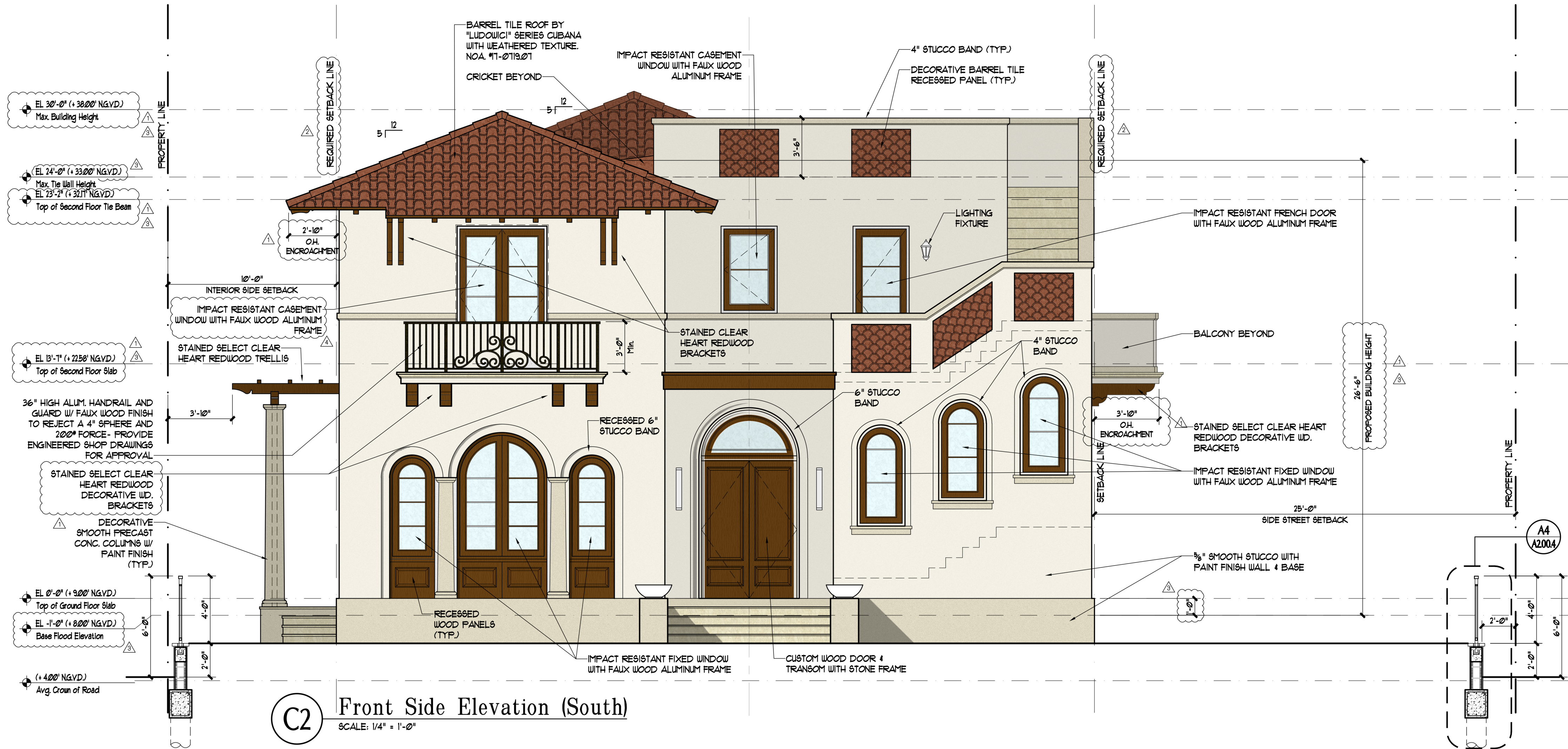
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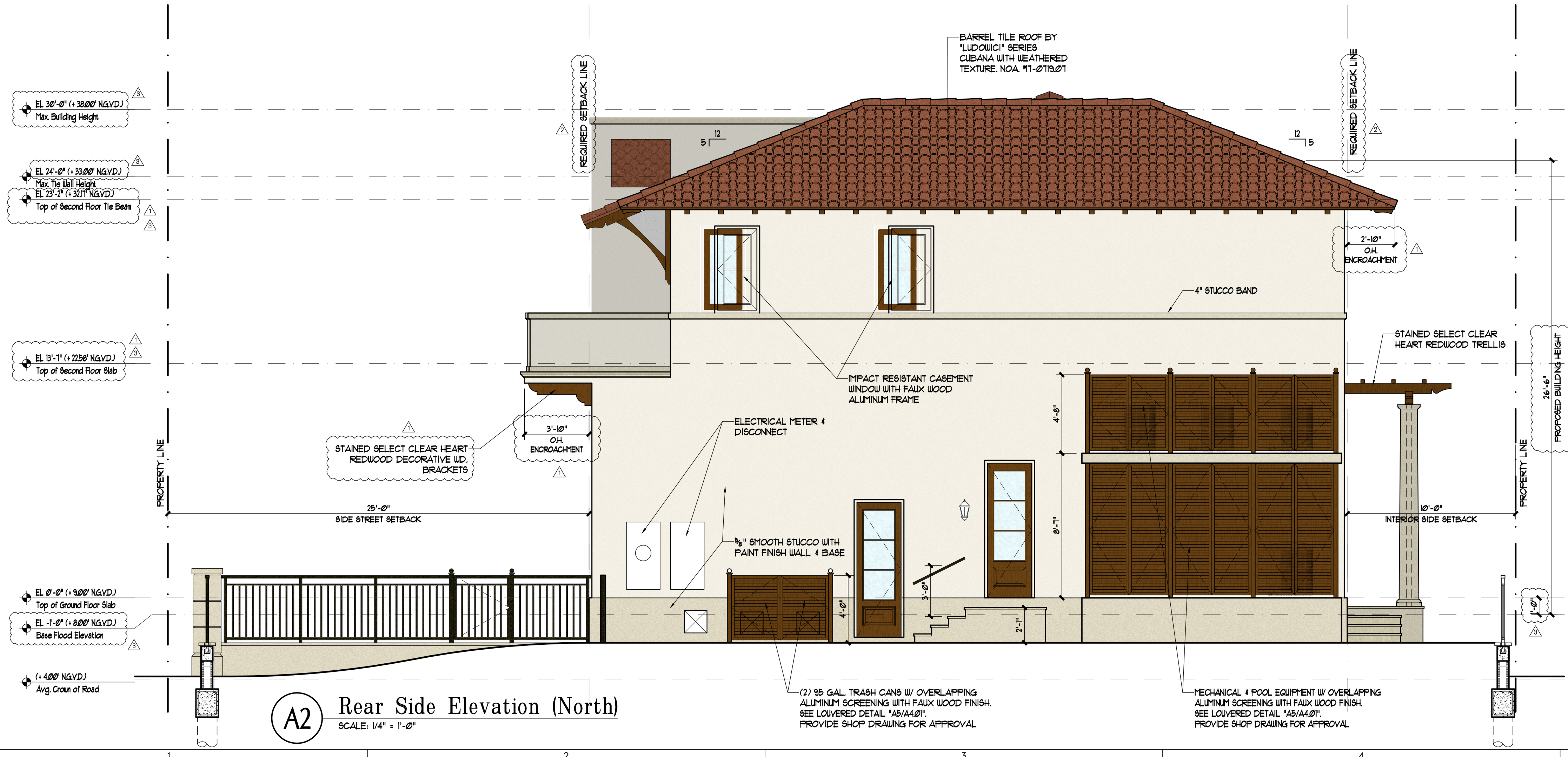
SHEET TITLE
Roof Deck & Roof Plan

SHEET No.

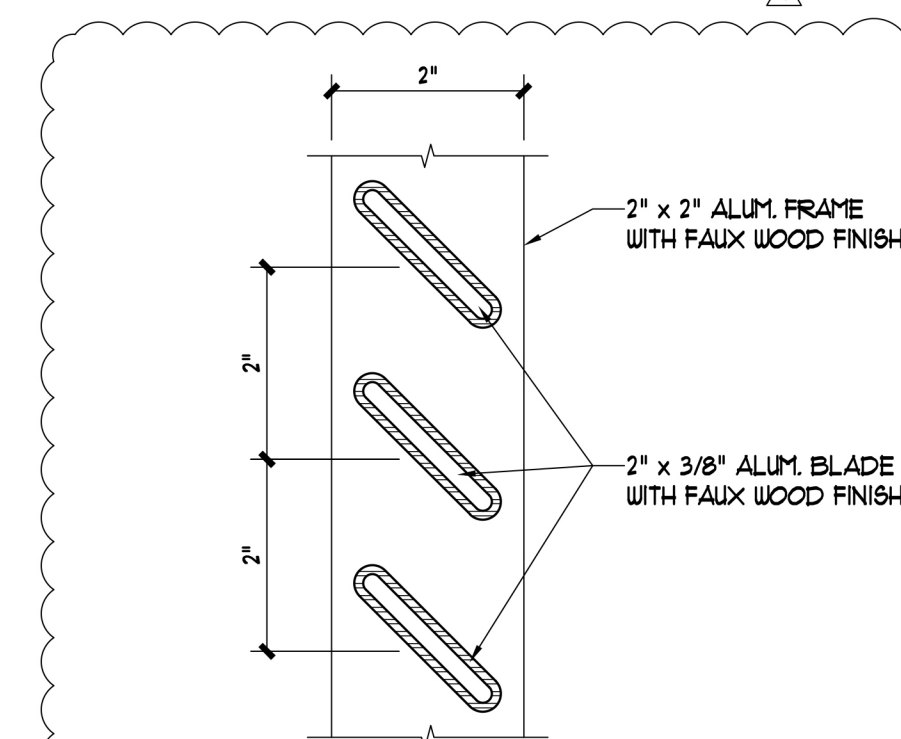
A2.03



C2 Front Side Elevation (South)
SCALE: 1/4" = 1'-0"



A2 Rear Side Elevation (North)
SCALE: 1/4" = 1'-0"



A1 Louvered Detail
SCALE: 6" = 1'-0"

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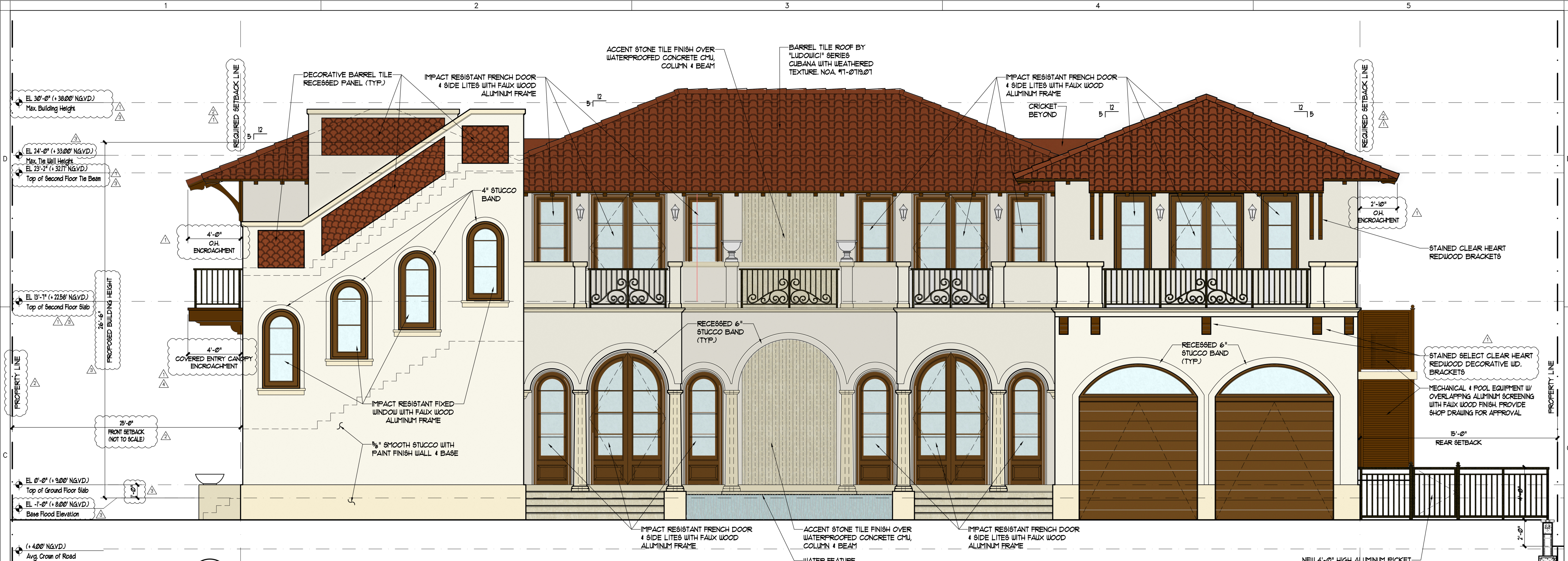
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AA. 28002086

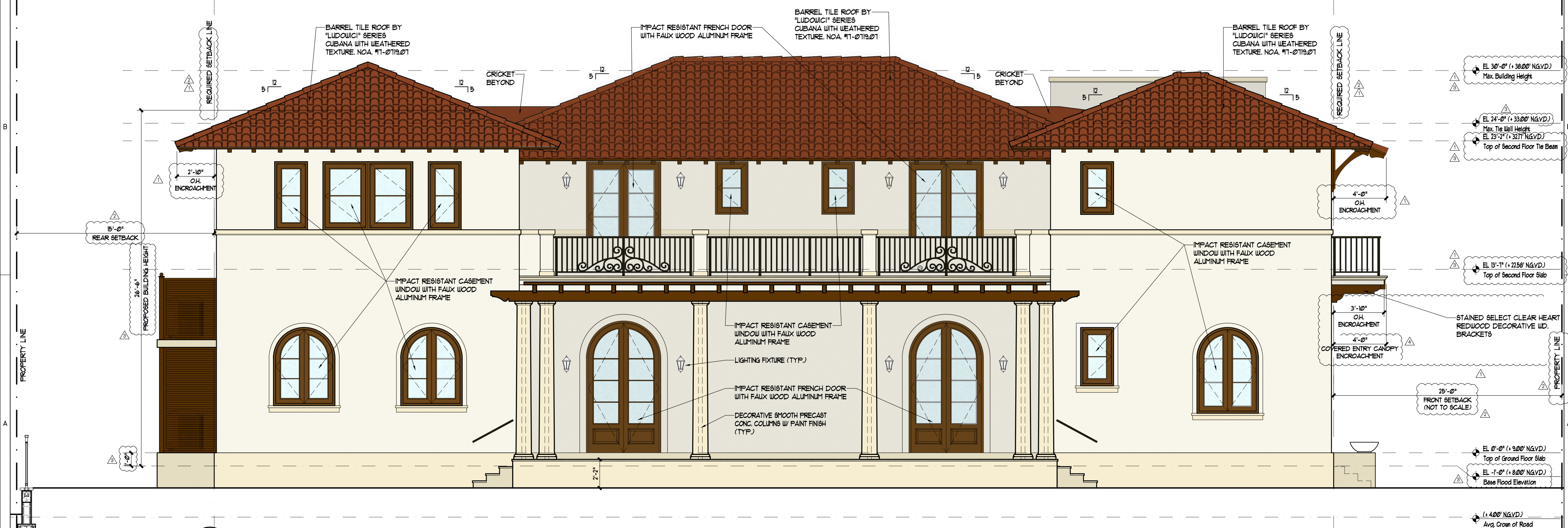
PROJECT YR.: 2019
DRAWN BY: R. R.
SHEET TITLE
South & North Exterior Elevations

SHEET No.

A4.01



C2 Right Side Elevation (East)
SCALE: 1/4" = 1'-0"



A2 Left Side Elevation (West)
SCALE: 1/4" = 1'-0"

VILLAGE

ARCHITECTS
OF KEY BISCAINE, INC.
AA. 28002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

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The Izhak Residence New Construction

10110 East Broadview Drive
Bay Harbor Island, FL 33154

Yalin and Yoram Izhak
10110 East Broadview Drive
Bay Harbor Island, FL 33154

Mark	Date	Description	Mark	Date	Description
△	02/17/20	P & Z Comments			
△	02/14/20	P & Z Comments			
△	01/28/20	P & Z Comments			
△	11/06/19	P & Z Comments			
	8/29/19	Schematic Design			

Mark	Date	Description	Mark	Date	Description

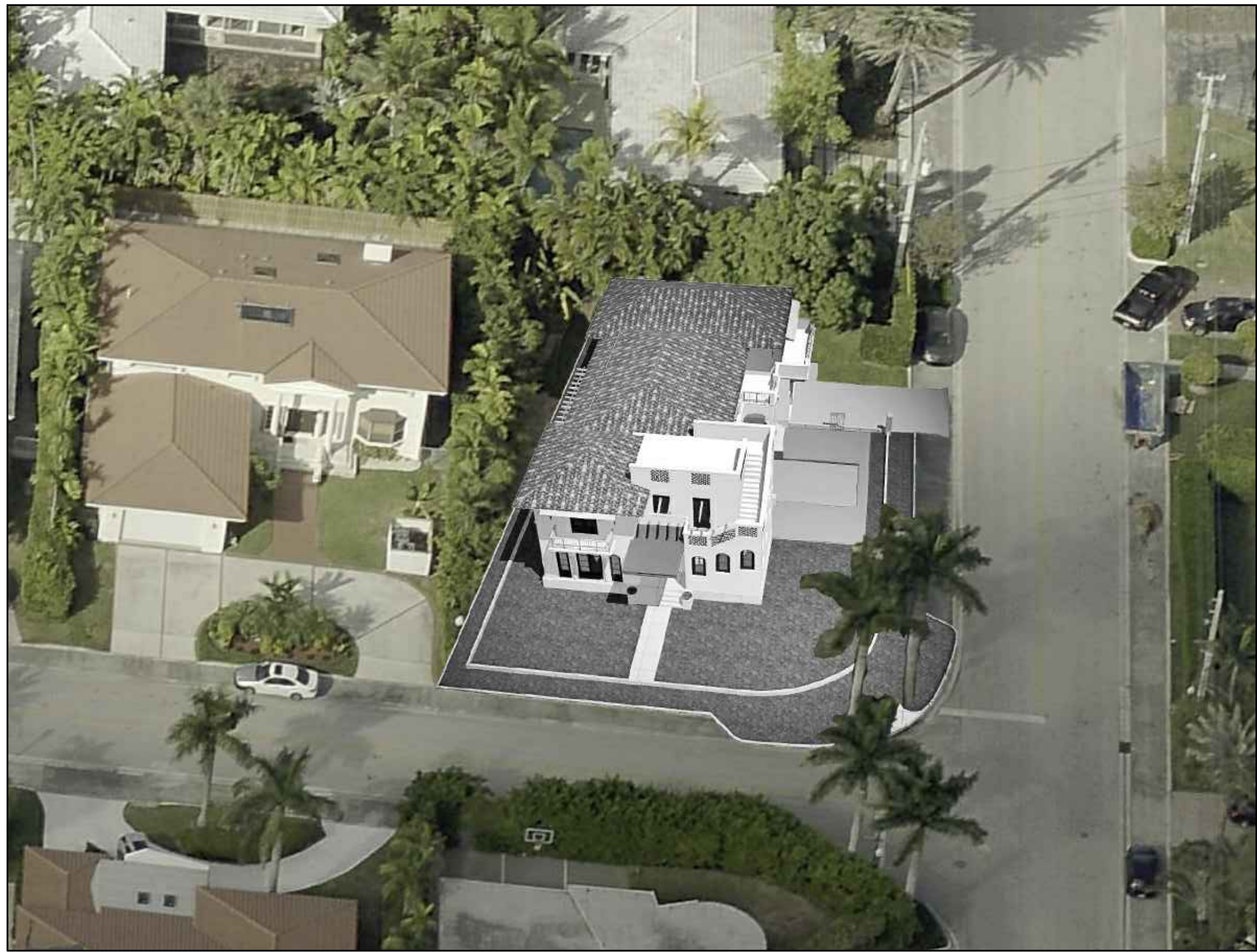
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AA. 28002086

PROJECT YR.: 2019 CAD DWG FILE : Izhak
DRAWN BY : R. R. CHECKED BY : R. J.
SHEET TITLE
East & West Exterior Elevations

SHEET No.

A4.02



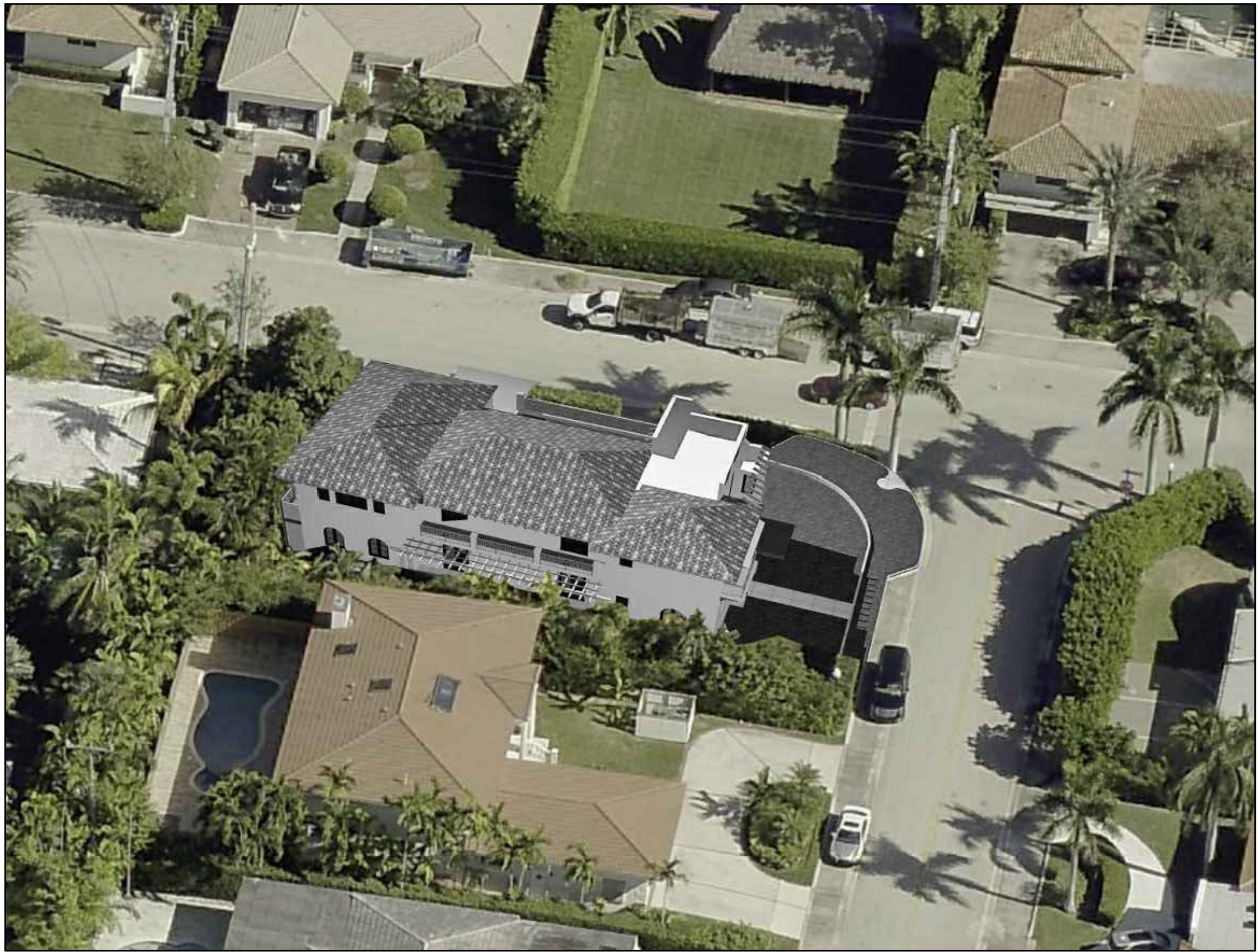
D2 South (Front) Aerial View
SCALE: N.T.S.



D4 East (Right) Aerial View
SCALE: N.T.S.



A2 North (Rear) Aerial View
SCALE: N.T.S.



A4 West (Left) Aerial View
SCALE: N.T.S.

VILLAGE

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	11/06/19	P & Z Comments			
	8/29/19	Schematic Design			
Mark	Date	Description	Mark	Date	Description

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

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AA. 26002086

PROJECT YR.: 2019 CAD DWG FILE: Izhak

DRAWN BY: R. R. CHECKED BY: R. J.

SHEET TITLE
South, East, North & West
Aerial Views

SHEET No.

A4.03



C1 Existing Front Aerial View (East Side)
SCALE: N.T.S.



C3 Corner of 101st St. & E. Broadview Drive
SCALE: N.T.S.



C5 101st Street Elevation (South Side)
SCALE: N.T.S.



A1 Existing Side Aerial View (South Side)
SCALE: N.T.S.



A3 East Broadview Drive Elevation (Walkway)
SCALE: N.T.S.



A5 East Broadview Drive Elevation (Driveway)
SCALE: N.T.S.

NEW SHEET

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01/28/20	P & Z Comments
11/06/19	P & Z Comments
8/29/19	Schematic Design

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PROJECT YR.: 2019 CAD DWG FILE: Izhak
DRAWN BY: R. R. CHECKED BY: R. J.
SHEET TITLE
Pictures- Existing Residence

SHEET No.
A4.04



C1 1211 101st Street (West Neighbor)
SCALE: N.T.S.



C3 10040 E. Broadview Drive (South Neighbor)
SCALE: N.T.S.



C5 10121 E. Broadview Drive (Northeast Neighbor)
SCALE: N.T.S.



A1 10140 E. Broadview Drive (North Neighbor)
SCALE: N.T.S.



A3 10061 E. Broadview Drive (East Neighbor)
SCALE: N.T.S.



A5 1210 101st Street (Southwest Neighbor)
SCALE: N.T.S.

NEW SHEET

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3	8/29/19	Schematic Design			

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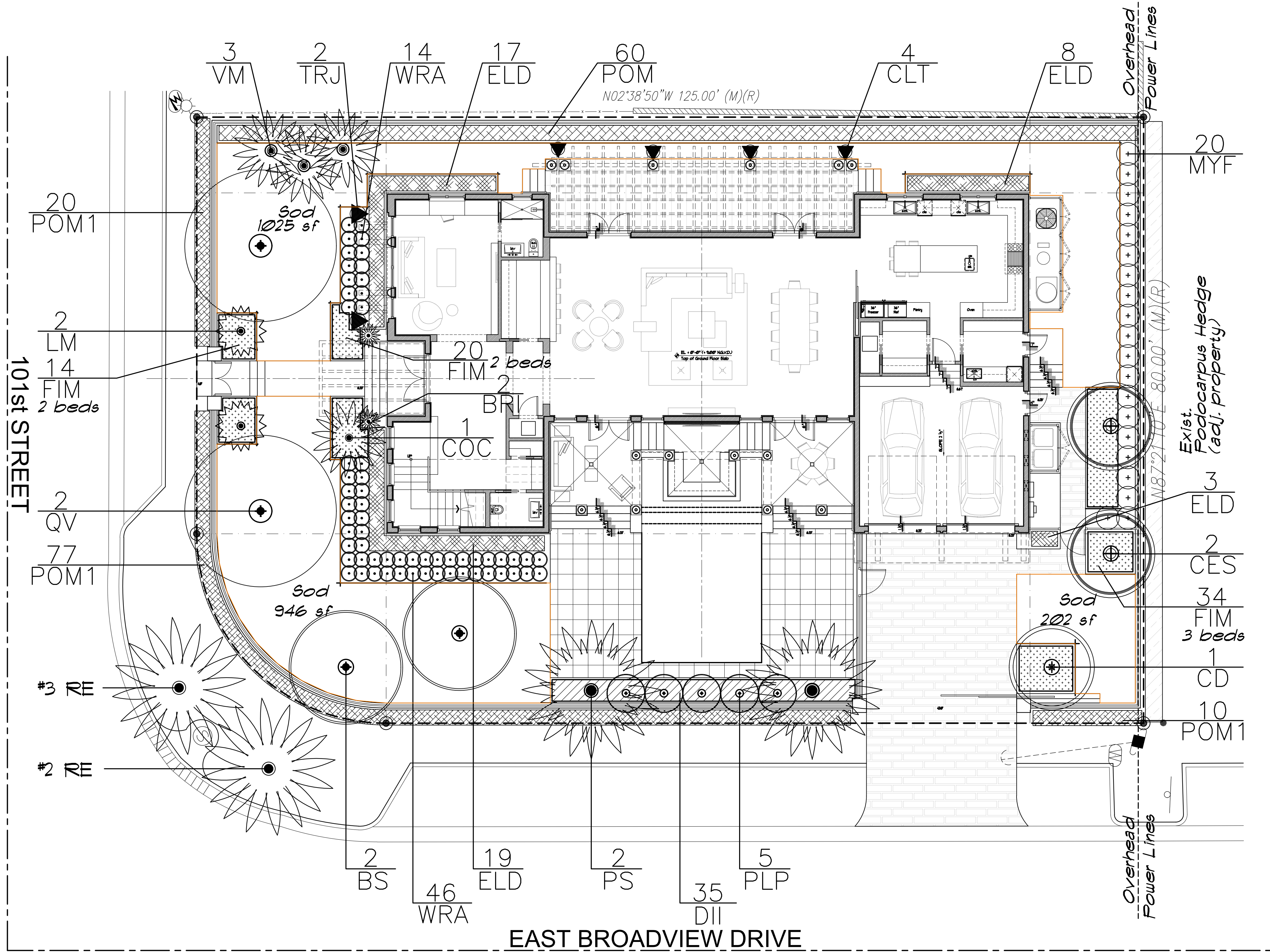
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PROJECT YR.: 2019 CAD DWG FILE: Izhak
DRAWN BY: R. R. CHECKED BY: R. J.
SHEET TITLE
Pictures- Adjacent Neighbors

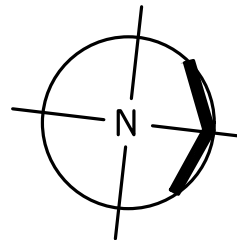
SHEET No.
A4.05

Plant List				
Qty	Key	Botanical / Common Name	Description	Native Yes / No
2	QV	Quercus virginiana / Live Oak	18'-20' oa ht, 6" ct, 5" cal.	Yes
2	BS	Bursera simaruba / Gumbo Limbo	16'-18' oa ht, 5' ct, 4" cal.	Yes
1	CD	Coccoloba diversifolia / Pigeon Plum	12'-14' oa ht, 4' ct, 3" cal.	Yes
2	CES	Conocarpus e. sericeus / Silver Buttonwood	12'-14' oa ht, 4' ct, 3" cal.	Yes
2	PS	Phoenix sylvestris / Sylvester Date Palm	20' oa ht, 12' ct	No
3	VM	Veitchia montgomeriana / Veitchia Palm	16', 20', 24' oa hts	No
2	LM	Leucothrinax morrisii / Key Thatch Palm	16'-18' oa hts matched	Yes
7 Shade Trees & 7 palms/2=3 Trees				
60	POM	Podocarpus macrophyllus / Podocarpus	4'-5' ht, 2' spr, 2' oc.	No
107	POM	Podocarpus macrophyllus / Podocarpus	3' ht, 1' spr, 1.5' oc.	No
47	ELD	Elaeocarpus decipiens / Japanese Blueberry	3' ht, 1.5' spr, 1.5' oc.	No
20	MYF	Myrcianthes fragrans / Simpson Stopper	3' ht, 1.5' spr, 2' oc.	Yes
196 prov'd shrubs, 20 Native				
1	COC	Coccothrinax crinita / Old Man Palm	4-5' ht.	No
5	PLP	Plumeria pudica / Bridal Wreath	5' ht, 3' spr.	No
2	TRJ	Trachelospermum jasminoides / Confederate Jasmine	7-8' ht, trellis	No
4	CLT	Clerodendron thompsoniae / Bleeding Heart Vine	5-6' ht, trellis	No
60	WRA	Wrightia antidysenterica / Asian Snow	24" ht, 24" spr.	No
35	DII	Dietsa iiriodes / White African Iris	24" ht, 18" spr.	No
68	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.	No
2	BRI	Bromeliad imperialis / Imperial Bromeliad	24" ht, 24" spr.	No



Landscape Plan

1/8" =1'-0"



LA 2.00 Landscape Plan
LA 2.01 Notes, Details, Legend
LA 2.02 Tree Survey,& Disposition
LA 2.03 South & North Side Elevations
LA 2.04 East & West Side Elevations
LA 2.05 Plant Material Photographs

VILLAGE
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OF KEY BISCAINE, INC.
AA. 26002086

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The Izhak
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Mark	Date	Description	Mark	Date	Description
11/06/19		P & Z Comments			
8/29/19		Schematic Design			

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

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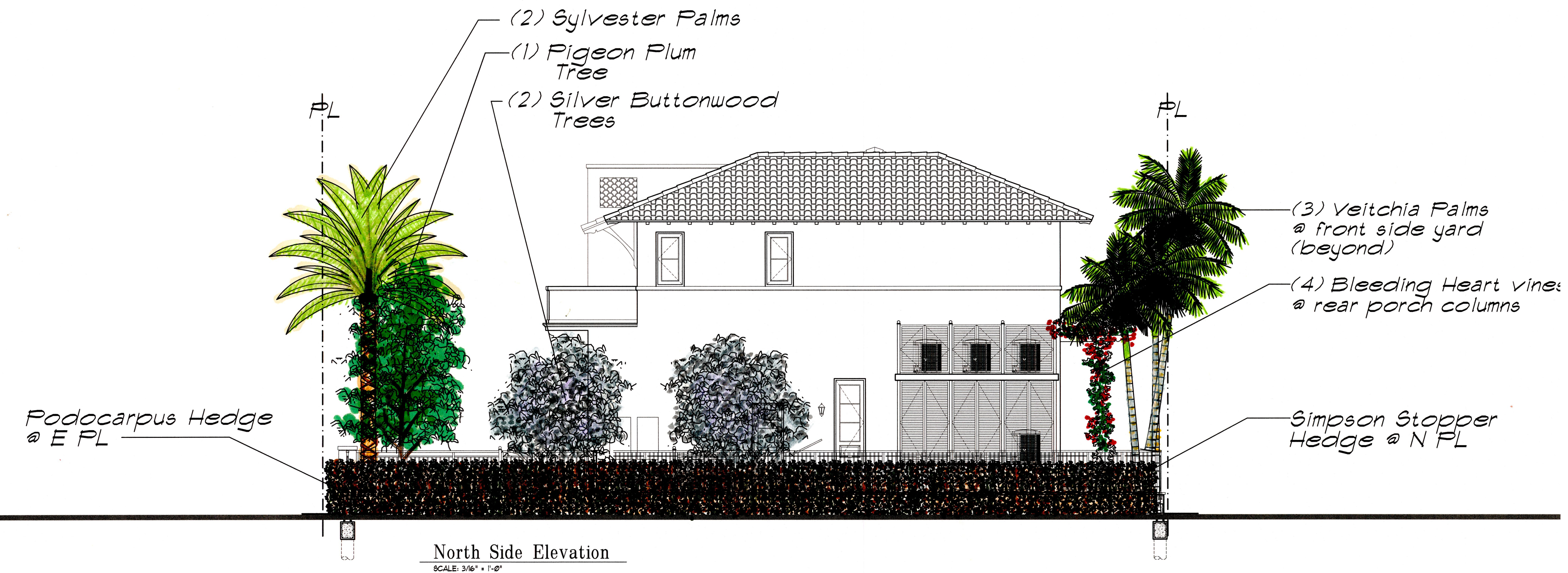
AA. 26002086

PROJECT YR. : 2019 CAD DWG FILE : Izhak
DRAWN BY : CHECKED BY :

SHEET TITLE
Landscape Plan

SHEET No.

LA2.00



LA 2.00 Landscape Plan
 LA 2.01 Notes, Details, Legend
 LA 2.02 Tree Survey, & Disposition
 LA 2.03 South & North Side Elevations
 LA 2.04 East & West Side Elevations
 LA 2.05 Plant Material Photographs

VILLAGE

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 OF KEY BISCAINE, INC.
 AA. 28002086

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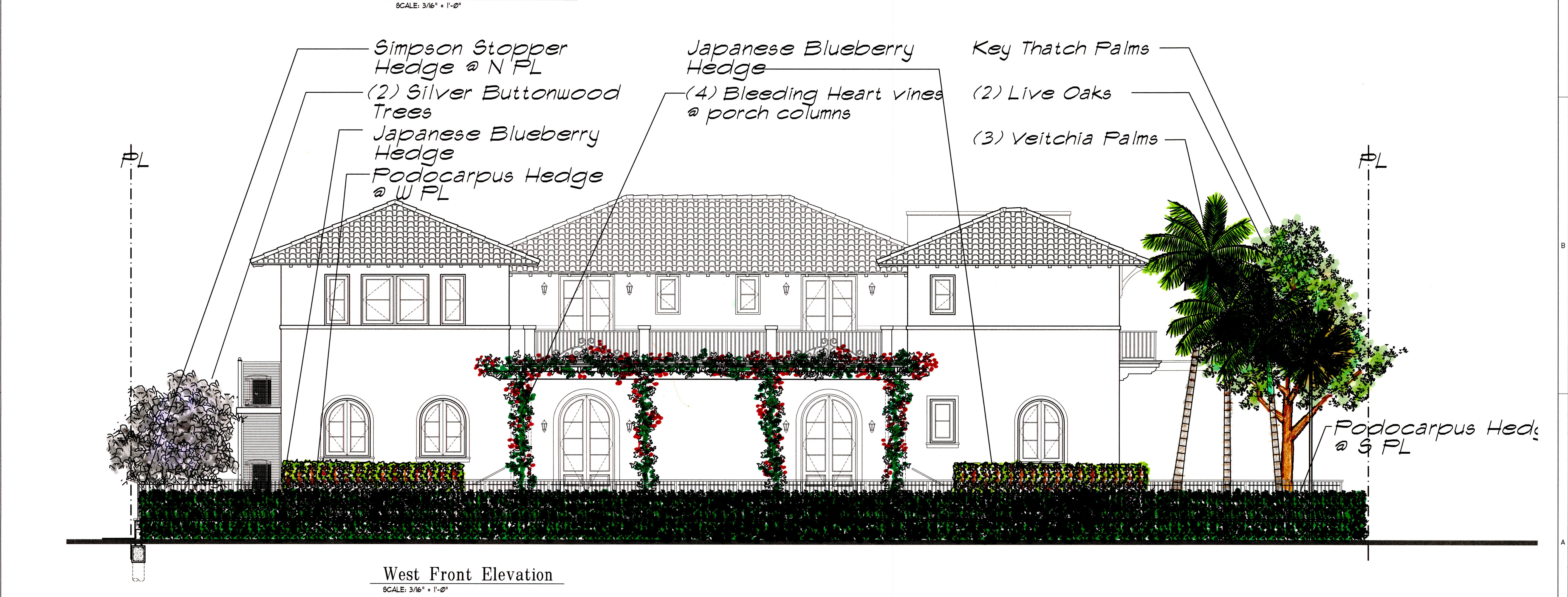
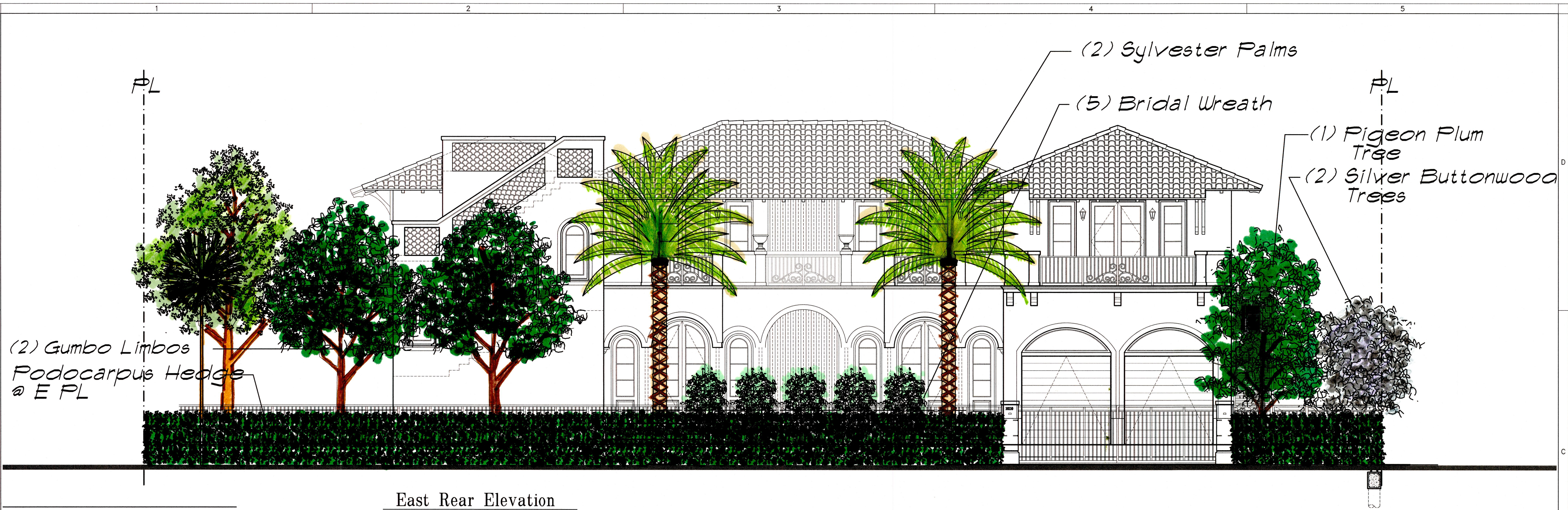
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8/29/19	Schematic	Design			

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PROJECT YR: 2019 CAD DWG FILE: Izhak
 DRAWN BY: CHECKED BY:
 SHEET TITLE
 South & North Side Elevations

SHEET No.
LA2.03



VILLAGE
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 OF KEY BISCAINE, INC.
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8/29/19	Schematic Design				
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ARCHITECT			ARCHITECT		
ROBERT JOHN GRABOSKI			AR. 0091596		

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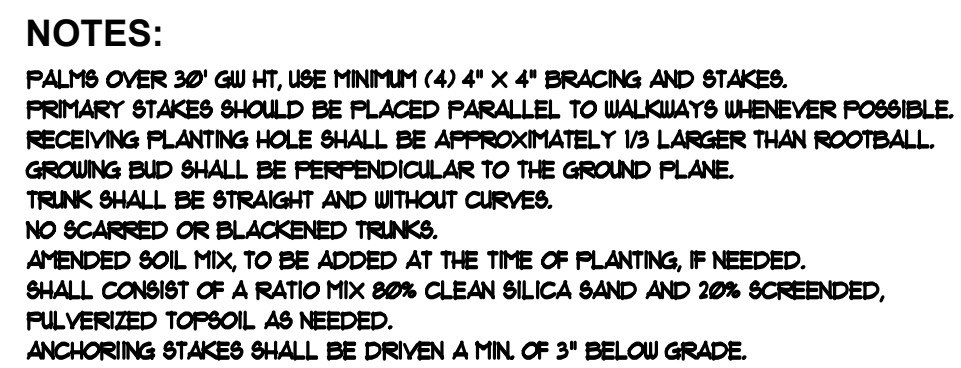
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PROJECT YR.: 2019 CAD DWG FILE: Izhak
 DRAWN BY: CHECKED BY:

SHEET TITLE
 East & West Side Elevations

SHEET No.
LA2.04

- LA 2.00 Landscape Plan
- LA 2.01 Notes, Details, Legend
- LA 2.02 Tree Survey, & Disposition
- LA 2.03 South & North Side Elevations
- LA 2.04 East & West Side Elevations
- LA 2.05 Plant Material Photographs



Typical Palm Planting Detail

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALIF FLORIDA. (800) 432-4710.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUTTING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECT'S FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT.1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND BUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH/(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT BE APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
12. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend
Residential - Single-Family and Two-Family Home Sites

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	<u>50</u>	<u>193</u>
2. Single-Family Waterfront Lot	<u>60</u>	<u>N/A</u>
3. Two-Family Lot	<u>50</u>	<u>N/A</u>
4. Native Species Required - 30%	<u>15</u>	<u>20</u>
5. Drought Tolerant and Low Maintenance Species Required – 50%	<u>25</u>	<u>67</u>

C. Maximum Lawn Area Allowed***
 *** 50% of Net Lot Area
 9866 sf Net Lot Area

LA 2.00 Landscape Plan
LA 2.01 Notes, Details, Legend
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LA 2.05 Plant Material Photographs

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AA. 28082086

PROJECT YR. : 2019	CAD DWG FILE : lzhek
DRAWN BY :	CHECKED BY :

SHEET TITLE
Landscape Notes, Details & Legend

SHEET No.

LA2.01



Quercus virginiana / Live Oak



Bursera simaruba / Gumbo Limbo



Coccoloba diversifolia / Pigeon Plum



Conocarpus eSericeus / Silver Buttonwood



Veitchia montgomeriana / Veitchia Palm



Leuccoثرinax morrissi / Key Thatch Palm



Podocarpus macrophyllus / Podocarpus



Elaeocarpus decipiens / Japanese Blueberry



Myrcianthes fragrans / Simpson Stopper



Coccothrinax crinita / Old Man Palm



Plumeria pudica / Bridal Wreath



Trachelospermum jasminoides / Confederate Jasmine



Clerodendron thompsoniae / Bleeding Heart Vine



Dietes iiriodes / White African Iris



Ficus microcarpa / Green Island Ficus



Wrightia antidysenterica / Asian Snow



Phoenix sylvestris / Sylvester Date Palm



Bromeliad imperialis / Imperialis Bromeliad

Plant List				
Qty	Key	Botanical / Common Name	Description	Native Yes / No
2	QV	Quercus virginiana / Live Oak	18'-20' oa ht, 6' ct, 5" cal.	Yes
2	BS	Bursera simaruba / Gumbo Limbo	16'-18' oa ht, 5' ct, 4" cal.	Yes
1	CD	Coccoloba diversifolia / Pigeon Plum	12'-14' oa ht, 4' ct, 3" cal.	Yes
2	CES	Conocapus e. sericeus / Silver Buttonwood	12'-14' oa ht, 4' ct, 3" cal.	Yes
2	PS	Phoenix sylvestris / Sylvester Date Palm	20' oa ht, 12' ct	No
3	VM	Veitchia montgomeriana / Veitchia Palm	16', 20', 24' oa hts	No
2	LM	Leuccoثرinax morrissi / Key Thatch Palm	16'-18' oa hts matched	Yes
7 Shade Trees & 7 palms/2=3 Trees				
60	POM	Podocarpus macrophyllus / Podocarpus	4'-5' ht, 2' spr, 2' oc.	No
107	POM	Podocarpus macrophyllus / Podocarpus	3' ht, 1' spr, 1.5' oc.	No
47	ELD	Elaeocarpus decipiens / Japanese Blueberry	3' ht, 1.5' spr, 1.5' oc.	No
20	MYF	Myrcianthes fragrans / Simpson Stopper	3' ht, 1.5' spr, 2' oc.	Yes
196 prov'd shrubs, 20 Native				
1	COC	Coccothrinax crinita / Old Man Palm	4-5' ht.	No
5	PLP	Plumeria pudica / Bridal Wreath	5' ht, 3' spr.	No
2	TRJ	Trachelospermum jasminoides / Confederate Jasmine	7-8' ht, trellis	No
4	CLT	Clerodendron thompsoniae / Bleeding Heart Vine	5-6' ht, trellis	No
60	WRA	Wrightia antidysenterica / Asian Snow	24" ht, 24" spr.	No
35	DII	Dietes iiriodes / White African Iris	24" ht, 18" spr.	No
68	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.	No
2	BRI	Bromeliad imperialis / Imperial Bromeliad	24" ht, 24" spr.	No

LA 2.00 Landscape Plan
LA 2.01 Notes, Details, Legend
LA 2.02 Tree Survey,& Disposition
LA 2.03 South & North Side Elevations
LA 2.04 East & West Side Elevations
LA 2.05 Plant Material Photographs

VILLAGE
ARCHITECTS
OF KEY BISCAINE, INC.
AA. 26002086

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The Izhak
Residence
New Construction

10110 East Broadview Drive
Bay Harbor Island, FL 33154

Yalin and Yoram Izhak
10110 East Broadview Drive
Bay Harbor Island, FL 33154

Mark	Date	Description	Mark	Date	Description
	11/06/19	P & Z Comments			
	8/29/19	Schematic Design			

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

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BISCAINE, INC.

AA. 26002086

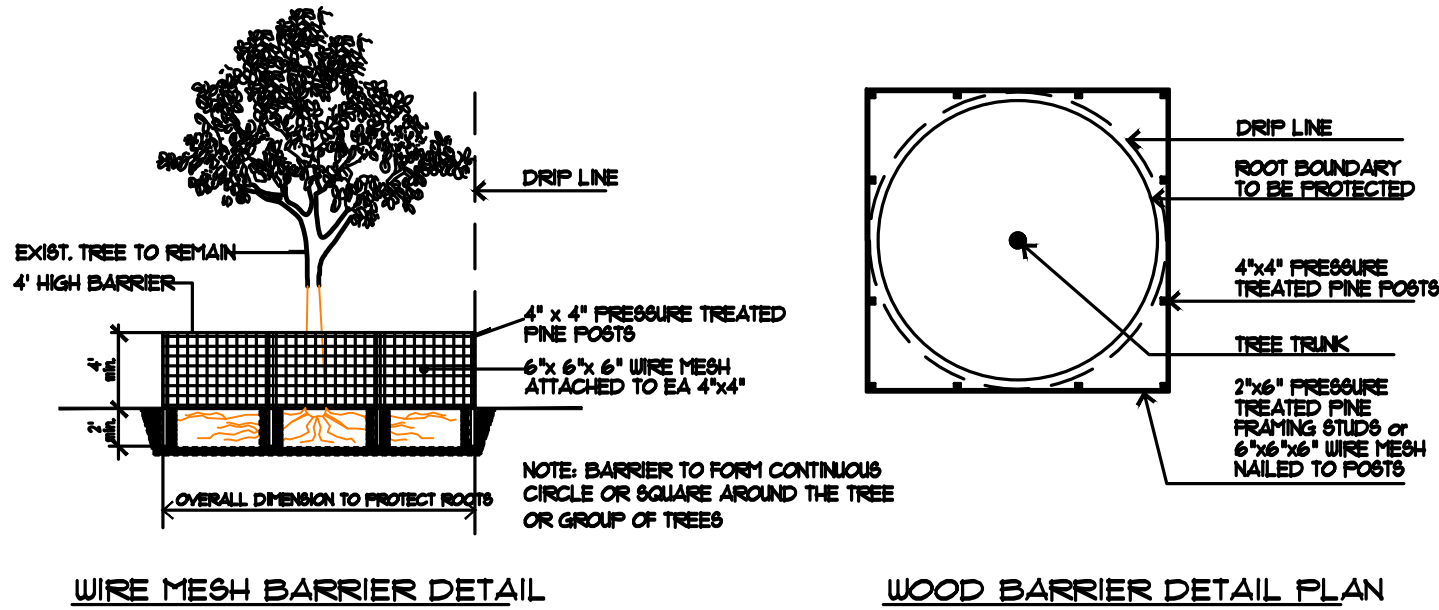
PROJECT YR.: 2019 CAD DWG FILE: Izhak

DRAWN BY: CHECKED BY:

SHEET TITLE
Plant Material Pictures

SHEET No.
LA2.05

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TREE PROTECTION BARRIER DETAIL
N.T.S.

- Notes:
- 1) Tree Protection Barriers dimensions are measured from the outside of the trunk.
 - 2) Tree Protection Barriers are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
 - 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
 - 4) Barriers to remain in place throughout the duration of construction activities.
 - 5) Barriers to be attached to existing CLF's, WD fences or concrete walls where applicable.

Tree Survey List						
Num	Botanical / Common Name	Disposition	ST	W	DBH	Description Condition Notes
#1 MI	Mangifera indica / Mango	--Remove--	35'	30'	30"	Good
#2 RE	Roystonia elata / Royal Palm	Remain	38'	28'	21"	Good In R/W
#3 RE	Roystonia elata / Royal Palm	Remain	38'	28'	16"	Good In R/W
#4 ST	Schinus terebinthifolius / Brazilian Pepper	--Remove--	14'	12'	5"	Invasive Invasive Exotic
#5 PE	Ptychosperma elegans / Alexander Palm	--Remove--	14'	9'	3"	Good
#6 RE	Roystonia elata / Royal Palm	--Remove--	18'	15'	6.5"	Good
#7 DL	Dyalea lutescens / Areca Palm	--Remove--	18'	18'	5'	Good
#8 LI	Lagerstroemia indica / Crepe Myrtle	Remain	15'	12'	10"	Good In R/W DBH is sum of trunks.

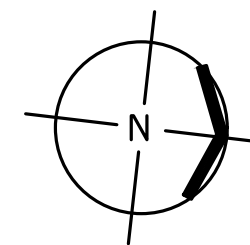
1) Tree survey by Landscape Architect.

Indicates exist. tree / palm to remain.

Indicates exist. tree / palm to be removed.

Landscape Plan

1/8" = 1'-0"



LA 2.00 Landscape Plan
LA 2.01 Notes, Details, Legend
LA 2.02 Tree Survey, & Disposition
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LA 2.04 East & West Side Elevations
LA 2.05 Plant Material Photographs

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Mark	Date	Description	Mark	Date	Description
11/06/19	11/06/19	P & Z Comments			
8/29/19	8/29/19	Schematic Design			

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AA. 26002086

PROJECT YR.: 2019 CAD DWG FILE: Izhak

DRAWN BY: CHECKED BY:

SHEET TITLE

Tree Survey / Disposition Plan

SHEET No.

LA2.02

CONSTRUCTION PLANS
FOR
THE IZHAK RESIDENCE

10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA
SECTION 27-TOWNSHIP 52 SOUTH-RANGE 42 EAST
FOLIO ID # 13-2227-001-5080

PROJECT TEAM

CIVIL ENGINEER

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PERMITTING AGENCIES

WATER AND SEWER SERVICE

PUBLIC WORKS DEPARTMENT
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9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154
(305) 866-6241
ATTN. DOUGLAS P. ARMSTRONG



MIAMI-DADE, FLORIDA
SECTION 27 , TOWNSHIP 52 SOUTH, RANGE 42 EAST
VICINITY MAP
SCALE: N.T.S.

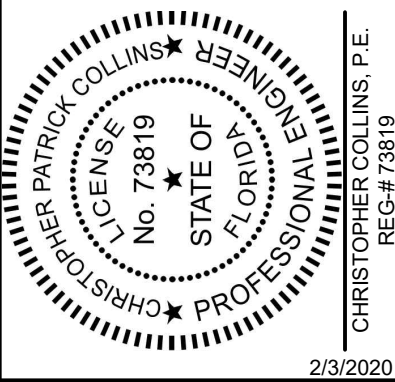
LEGAL DESCRIPTION

LOT 17, BLOCK 25, OF "BAY HARBOR ISLAND", ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

INDEX OF SHEETS	
SHEET No.	SHEET TITLE
C-1.0	COVER SHEET
1 OF 1	SKETCH OF BOUNDARY SURVEY
C-2.0	GENERAL NOTES
C-2.1	GENERAL NOTES
C-3.0	DEMOLITION PLAN
C-4.0	EROSION CONTROL PLAN AND DETAILS
C-5.0	SITE PLAN
C-6.0	GRADING & DRAINAGE PLAN
C-7.0	WATER AND SEWER PLAN



696 N.E. 125th STREET
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This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.
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Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
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Revision	Date
Comment	
Revision	Date
Comment	

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N.T.S.
Date:	01/15/2020
Job No.:	B001
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Plans for
THE IZHAK RESIDENCE
10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

COVER SHEET

Sheet No.
C-1.0

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

I. GENERAL PROVISIONS:

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT POMPAÑO BEACH PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT (MDCPWD), MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRER), MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT, MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (M-DWASD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS, FLORIDA DEPARTMENT OF HEALTH (FDOH), AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
4. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDINGS THE ACTUAL LOCATION OF ANY UNDERGROUND EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING THE PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
8. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THE DRAWINGS HAVE BEEN PREPARED BY JORGE L. CABRERA, **URBN DESIGN** ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
9. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. **URBN DESIGN** IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
10. THE CONTRACTOR SHALL SUBMIT COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
11. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
13. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE TESTING AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
14. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
15. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

II. UTILITY PROVISIONS:

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION, AN APPROPRIATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GENERAL GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR WISHES TO NOTIFY.
7. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING 811 AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 353.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
8. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
9. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
12. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.
13. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

III. SITE PREPARATION:

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 16" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

IV. EROSION AND SEDIMENT CONTROL:

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.
7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.
8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

V. PAVING AND GRADING:

A. PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2014 EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

VIII. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY, FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE FDOT STANDARDS AND SPECIFICATIONS.

VIIJ. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (ASTHO T-180). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE 3 (MIN. STABILITY OF 1000 LBS) AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIMEROCK BASE.

VIK. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (ASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), Fc (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "Y" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2800 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE, WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

VI. PAVING AND GRADING: (CONTINUATION)

B. PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL/OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.
 2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE.
 3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.
- ### C. GRADING
1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
 2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
 3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE, GRADER OPERATIONS.
 4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
 5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR PRIOR TO ANY CALF PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

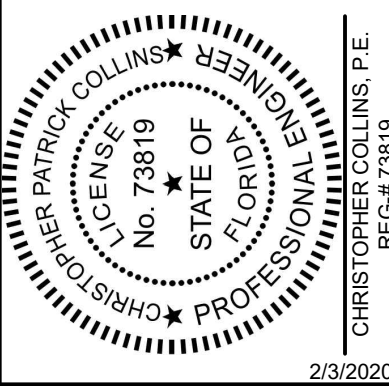
VII. AS-BUILT DRAWING REQUIREMENTS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF THE APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
2. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
3. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - a. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
 - b. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
 - c. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
 - d. STORMWATER CONTROL, STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
 - e. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
 - f. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
 - g. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
 - h. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
 - i. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
 - j. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
 - k. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
 - l. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
 - m. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.



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Checked by: C.P.C.
Approved by: C.P.C.
Scale: N.T.S.
Date: 01/15/2020
Job No.: B001

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Plans for

THE IZHAK
RESIDENCE
10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

GENERAL
NOTES

Sheet No.

C-2.0

VIII. WATER AND SEWER:

A. UTILITY SEPARATION REQUIREMENTS

- THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
 - THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DIST. BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
- THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY JOINTS.
 - WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
- NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
- NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
 - THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
 - SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
 - TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND SYSTEMS TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
- THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO COST.
 - WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:
 - USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.
 - USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE.
 - USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE.
 - WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION:
 - USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATER.

B. WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

- THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS TOWN OF BAY HARBOR ISLANDS. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF TOWN OF BAY HARBOR ISLANDS.
- ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
- BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (C) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER =PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
- EXPOSED PIPE 4" AND LARGER SHALL BE FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (C) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) 6" THROUGH 24" DIAMETER = TC 53.
- DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
- PVC PIPE 4" - 12" SHALL CONFORM TO AWWA C900. PIPE 14" - 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
- ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMC SERIES 2 TNEMC-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC A. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
- ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UN-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.
- ALL SERVICE PIPING (1/2" - 3") SHALL BE POLYETHYLENE. SDR-PP PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR3, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PP PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
- ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE
- ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C900 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT.

- UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.
- UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
- VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMC SERIES 2 TNEMC-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.
- TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.
- VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
- VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEMENT WITHOUT THE USE OF SPECIAL TOOL. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.
- ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST EQUAL. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH EQUAL. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".
- PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
- INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
- INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM, WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
- ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
- TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
- PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
- ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT ANY POINT. INTERMITTENT (INCHES) OF THE PIPE. N = NUMBER OF JOINTS ALONG LINE REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
- APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
- NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
- TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDPI/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/740 (AWWA-C605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED WATER JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
- ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.
- DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
- ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

C. FIRE PROTECTION SYSTEMS

- COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
- INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
- ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.02(1)(6) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE RATED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9.2.
- THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.02(15).
- ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
- HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
- ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
- ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPERS "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
- BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED

AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

- NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

- THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

D. SANITARY SEWER SYSTEMS

THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT.

- PVC SEWER PIPE SHALL BE TYPE PSN PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 673, WALL THICKNESS T-1, FOR PIPE 16" THROUGH 27".
- INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
- JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
- FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
- PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
- INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE". BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
- INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
- CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
- PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
- PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
- ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
- CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIREMENTS (IN SECONDS) ARE: A) 4" PIPE = 1 MIN 53 SEC, B) 6" PIPE = 2 MIN 50 SEC, OR 6.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
- CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.
- CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANHOLE OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL, 8" SEWER = 7.28" MANDREL, 10" SEWER = 9.08" MANDREL, 12" SEWER = 10.79" MANDREL, 14" SEWER = 12.59" MANDREL, 16" SEWER = 14.39" MANDREL, 18" SEWER = 16.13" MANDREL, 21" SEWER = 19.00" MANDREL, 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
- DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

E. PRECAST STRUCTURES AND APPURTENANCES

- ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
- BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
- RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
- GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942.2, UNLESS OTHERWISE INDICATED.
- UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
- PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
- FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (ASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
- PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
- ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
- MANHOLE COATINGS AND FINISHES SHALL BE:
 - SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
 - INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
 - EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

IX. SIGNS AND PAVEMENT MARKINGS:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.
- PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.
- ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
- INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
- THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
- ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
- PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

X. AS-BUILT DRAWING REQUIREMENTS:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF THE APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
 - HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
 - DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
 - STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
 - STORMWATER CONTROL, STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
 - STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
 - HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
 - VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
 - UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
 - PAVEMENT WIDTHS AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
 - ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
 - HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
- WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
- WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

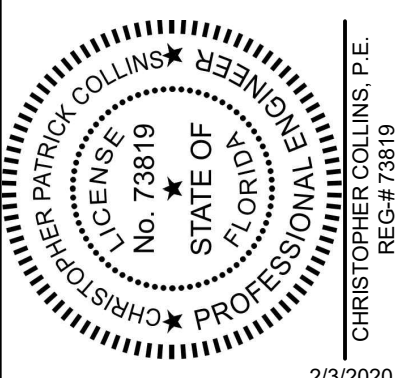
XI. OBSERVATIONS AND TESTING:

- THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY- EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRE-TESTING PRIOR TO NOTIFICATION.
- THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
 - SANITARY SEWER COLLECTION SYSTEM:
 - INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
 - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
 - PRESSURE TEST AS REQUIRED BY DRER
 - SANITARY SEWER COLLECTION SYSTEM:
 - EXFILTRATION TRENCH DEPTH
 - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)

U
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N

D E S I G N

696 N.E. 125th STREET
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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Revision Date

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Revision Date

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Designed by: C.P.C.

Drawn by: A.T.S.

Checked by: C.P.C.

Approved by: C.P.C.

Scale: N.T.S.

Date: 01/15/2020

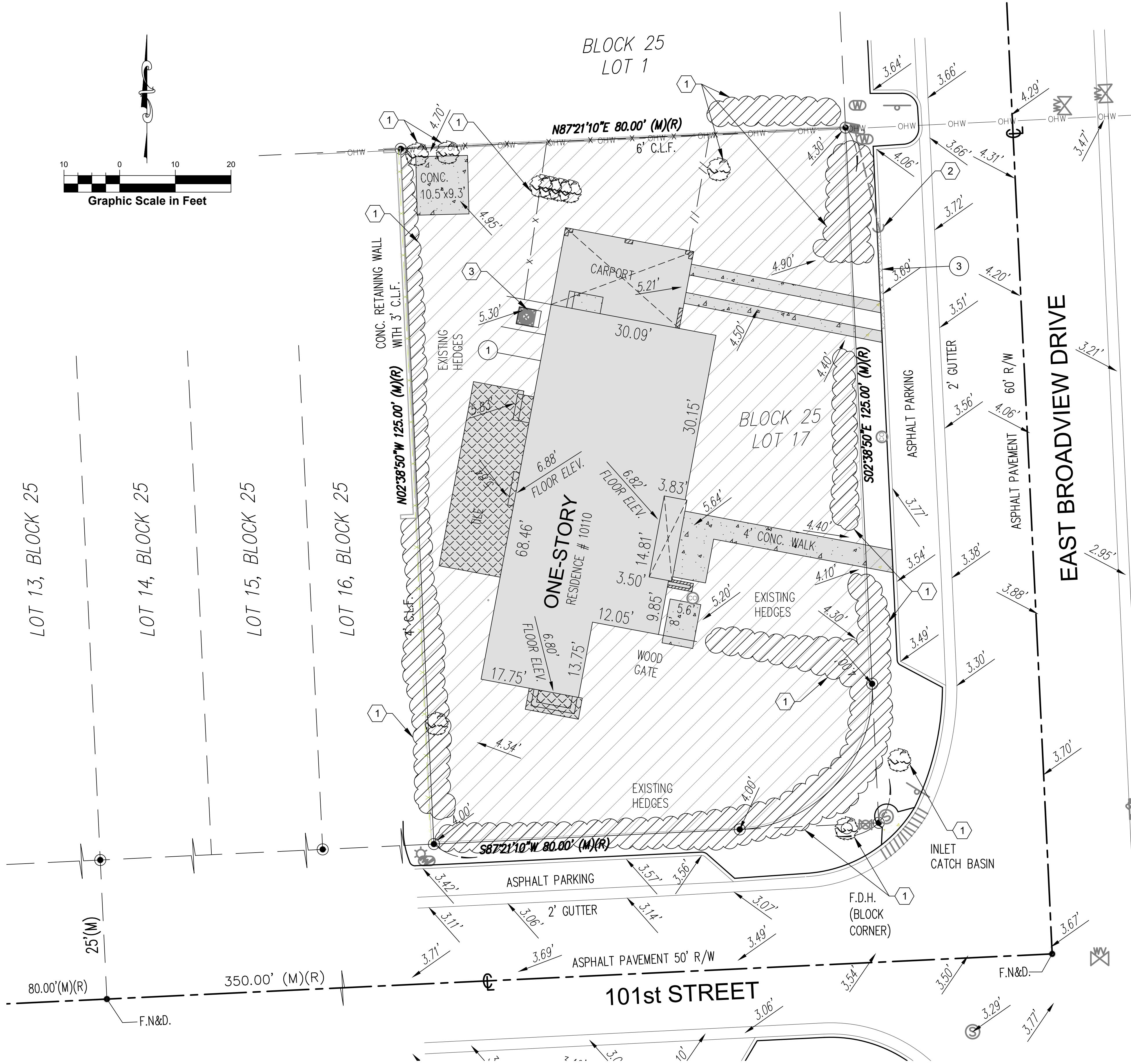
Job No.: B001

DEMOLITION NOTES

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
 2. DEMOLITION SHALL BE CONDUCTED AS SHOWN ON CONSTRUCTION DRAWINGS AND SHALL MEET APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
 3. THE CONTRACTOR SHALL COORDINATE DEMOLITION OF UTILITIES WITH UTILITY COMPANIES, GIVING THEM NOTICE OF DESTRUCTION AND REMOVAL OF SERVICE LINES AND CAPPING LINES WHEN NECESSARY.
 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
 5. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
 6. THE DEMOLITION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: PAVEMENTS, SIGNS, CURBS, UTILITIES, SIDEWALKS, TREES, BUILDING AND MISCELLANEOUS APPURTENANCES. UTILITY DEMOLITION INCLUDES ABOVE GROUND AND UNDERGROUND UTILITIES.
 7. THE CONTRACTOR SHALL PRESERVE ANY BENCHMARKS LOCATED ON THE SITE.
 8. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS, STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
 9. WET DOWN DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
 10. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
 11. DISPOSAL:
 - A. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL, DEPOSITED AND COMPACTED IN 12 INCH LIFTS.
 - B. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING BUILDINGS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES AND THE CONSTRUCTION OF THE NEW DEVELOPMENT.
 13. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
 14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
 15. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 16. THE SITE SHALL BE LEFT CLEAN AFTER DEMOLITION WORK AND BE READY FOR FILLING AND COMPACTION OPERATIONS (FILL SHALL BE COMPACTED 12 INCH LIFTS).
 17. PAVEMENT REMOVAL:
 - A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RE-CUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
 - B. WHERE EXISTING PAVEMENT, CURB, GUTTER AND SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
 18. THE REMOVED FILL MAY CONTAIN UNSTABLE MATERIAL SUCH AS LARGE PIECES OF CONCRETE, ASPHALT, WOOD, ORGANICS, METAL AND OTHER DELETERIOUS MATERIALS. THESE MATERIALS ARE NOT SUITABLE FOR USE AS ENGINEERED FILL WITH THE EXCEPTION OF CONCRETE AND ASPHALT, IF PROCESSED TO AN ACCEPTABLE SIZE. IF ENCOUNTERED, THESE MATERIALS MUST BE SEGREGATED FROM THE REUSABLE MATERIAL.
- CONTRACTOR SHALL COORDINATE SEQUENCING OF REMOVAL WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF DEMOLITION.

GENERAL NOTES

1. CONTRACTOR SHALL REFER TO THE ENVIRONMENTAL ASSESSMENT DONE FOR THE SITE PRIOR TO DEMOLITION.
2. REFER TO LANDSCAPE PLAN FOR TREE REMOVAL.
3. THE CONTRACTOR SHALL PREPARE THE SITE FOR FILLING AND COMPACTION OPERATIONS PER THE GEO-TECHNICAL REPORT.
4. PER THE BROWARD COUNTY PUBLIC WORKS DEPT.:
 - ALL BACKFILL SHALL BE DEPOSITED AND COMPACTED IN 12 INCH LIFTS.
 - UTILITIES TO BE ABANDON IN PLACE ARE REQUIRED TO BE CAPPED AND AND FILLED WITH FLOW-ABLE FILL. EXCAVATION TO BE BACKFILLED IN 12" COMPACTED LIFTS.
 - BACKFILLING OF UNDERGROUND REMOVALS (SUCH AS STORM DRAINAGE STRUCTURES/PIPE & UTILITY LINES) WILL REQUIRE BACKFILLING IN 12" COMPACTED LIFTS.



KEYNOTE LEGEND

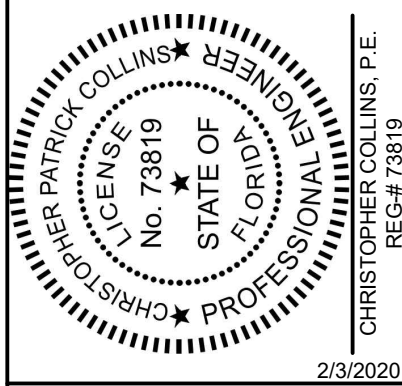
- 1 REFER TO LANDSCAPE PLANS FOR TREES, HEDGES TO BE REMOVED, RELOCATED OR TO REMAIN
- 2 EXISTING ELECTRIC ANCHOR WIRE TO BE RELOCATED
- 3 EXISTING AC UNIT TO BE REMOVED

DEMOLITION LEGEND

- PROPERTY LINE
- 1 DENOTES BUILDING, SIDEWALK DEMOLITION
 - 2 LIMITS OF EXISTING ONSITE GRASS TO BE TO BE REMOVED DOWN TO NATURAL SOIL (UNLESS OTHERWISE NOTED)
 - 3 EXISTING CURBING TO BE SAW CUT AND REMOVED DOWN TO NATURAL SOIL



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Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
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Job No.:	B001
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Plans for
THE IZHAK RESIDENCE
10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

DEMOLITION PLAN

Sheet No.
C-3.0



SITE DATA
FOLIO NUMBER: 13-2227-001-5080
SITE AREA: 0.23 AC (9,866 SF)

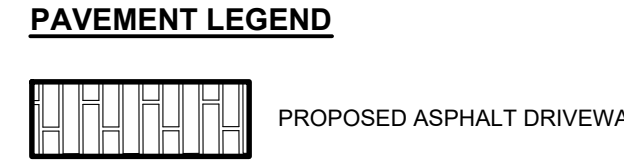
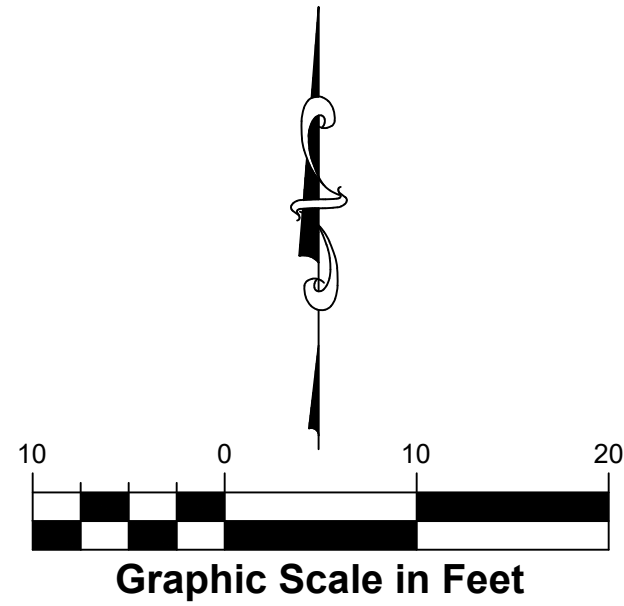
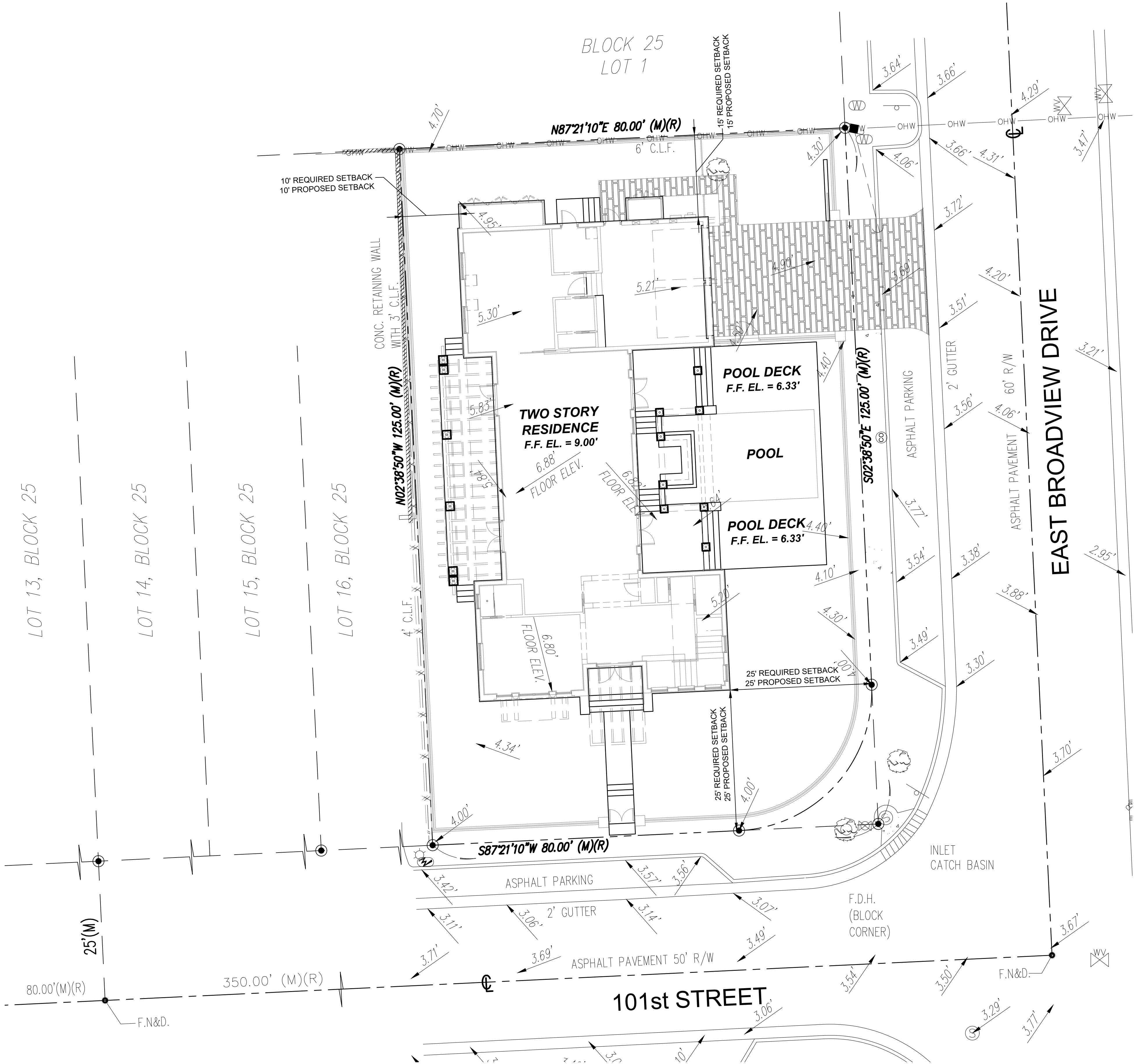
LAND USE
RESIDENTIAL SINGLE FAMILY

ZONING
RD, SINGLE FAMILY RESIDENTIAL
(NON WATERFRONT - WEST ISLAND)

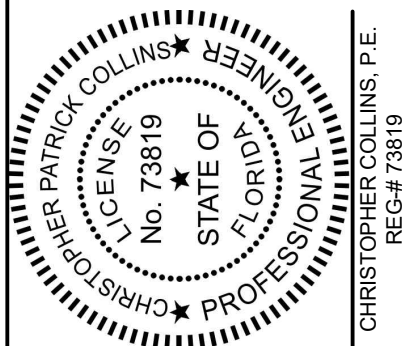
SETBACKS:	REQUIRED:	PROPOSED:
FRONT (101 STREET)	25'-0"	25'-0"
SIDE STREET (EAST BROADVIEW DRIVE)	25'-0"	25'-0"
REAR	15'-0"	15'-0"
INTERIOR SIDE	10'-0"	10'-0"
BUILDING WALL HEIGHT	25'-0"	25'-0"
MAX. ROOF HEIGHT	30'-0"	29'-8" (Above BFE)
SIZE OF LIVING (Exclusive of Garage, Porches, Terraces and Trellis)	2,000 sqft Min.	5,149 sqft
PARKING SPACES	2 Min.	2 (Garage)
LOT COVERAGE		3,353 sqft (34%)
PERVIOUS AREA		4,672 sqft (47%)
IMPERVIOUS AREA		5,194 sqft (53%)
GROUND FLOOR OPEN SPACE	3,946 sqft (40% Min.)	3,953 sqft (40.1%)
FRONT YARD OPEN PERVIOUS AREA	2,183 sqft (50% Min.)	2,795 sqft (64%)

GENERAL SITE NOTES

- FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO. SEE SITE SURVEY SHEETS.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT. THE MORE STRINGENT CRITERIA SHALL APPLY.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING AND UTILITY ENTRANCE LOCATIONS.
- FOR PROJECT DRAINAGE, THE FIRST 24" OF ANY STORM EVENT SHALL BE HELD ON SITE PRIOR TO ANY OFF-SITE DISCHARGE.



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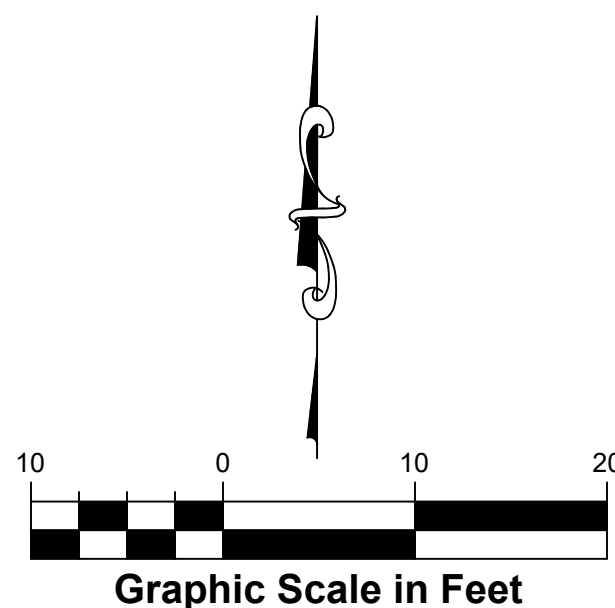
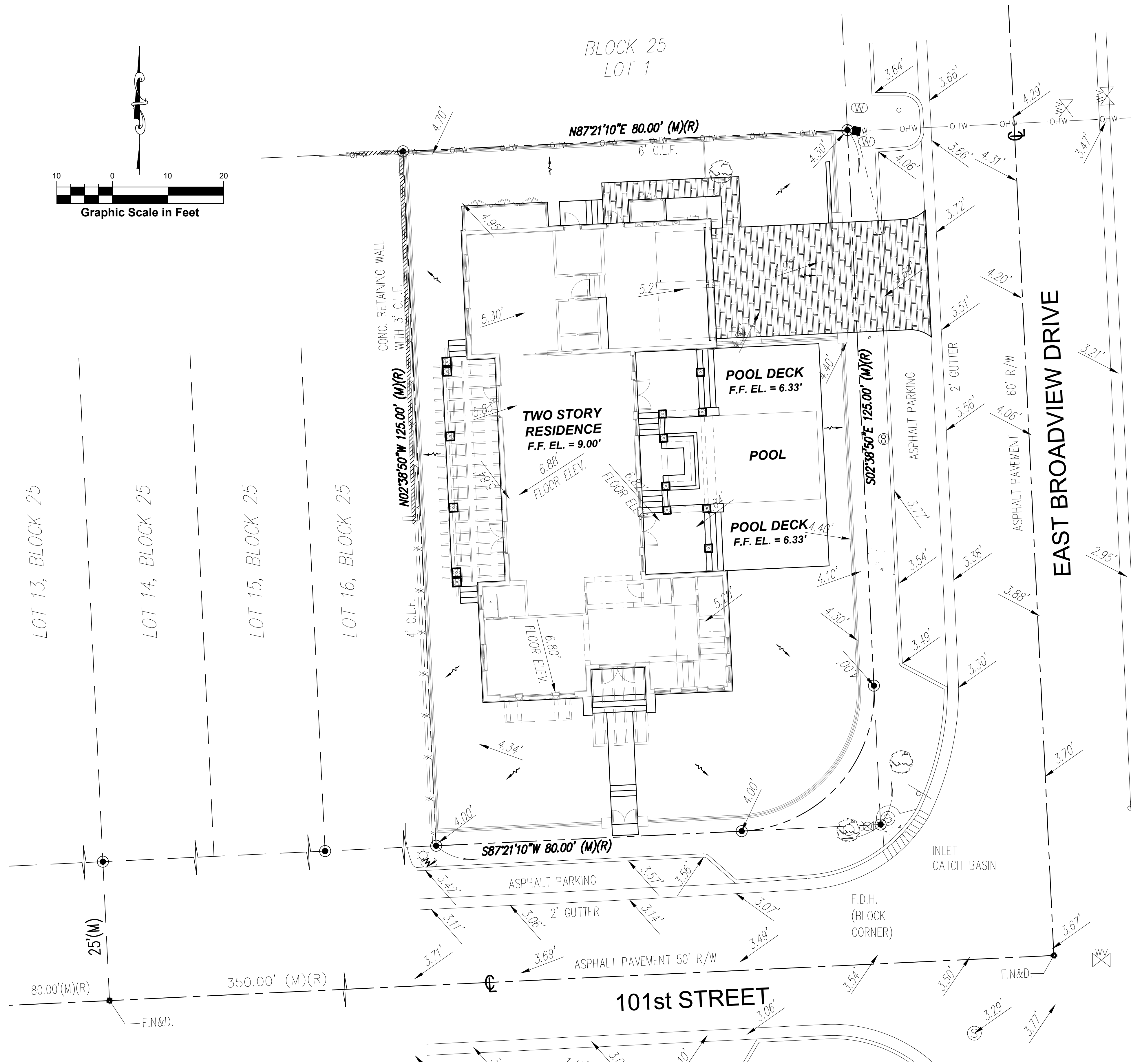
Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
Date:	01/15/2020
Job No.:	B001
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Plans for
THE IZHAK RESIDENCE
10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

SITE PLAN

Sheet No.
C-5.0

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

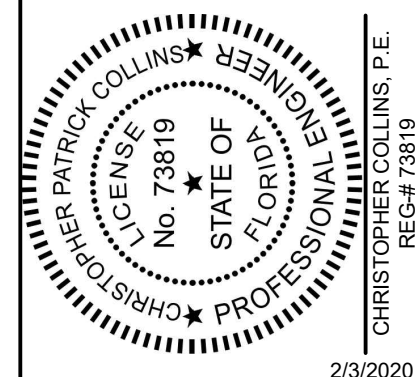


**PROPOSED DRAINAGE
SYMBOLS LEGEND**

—> PROP. FLOW DIRECTION
—> EXIST. GRADE ELEVATION



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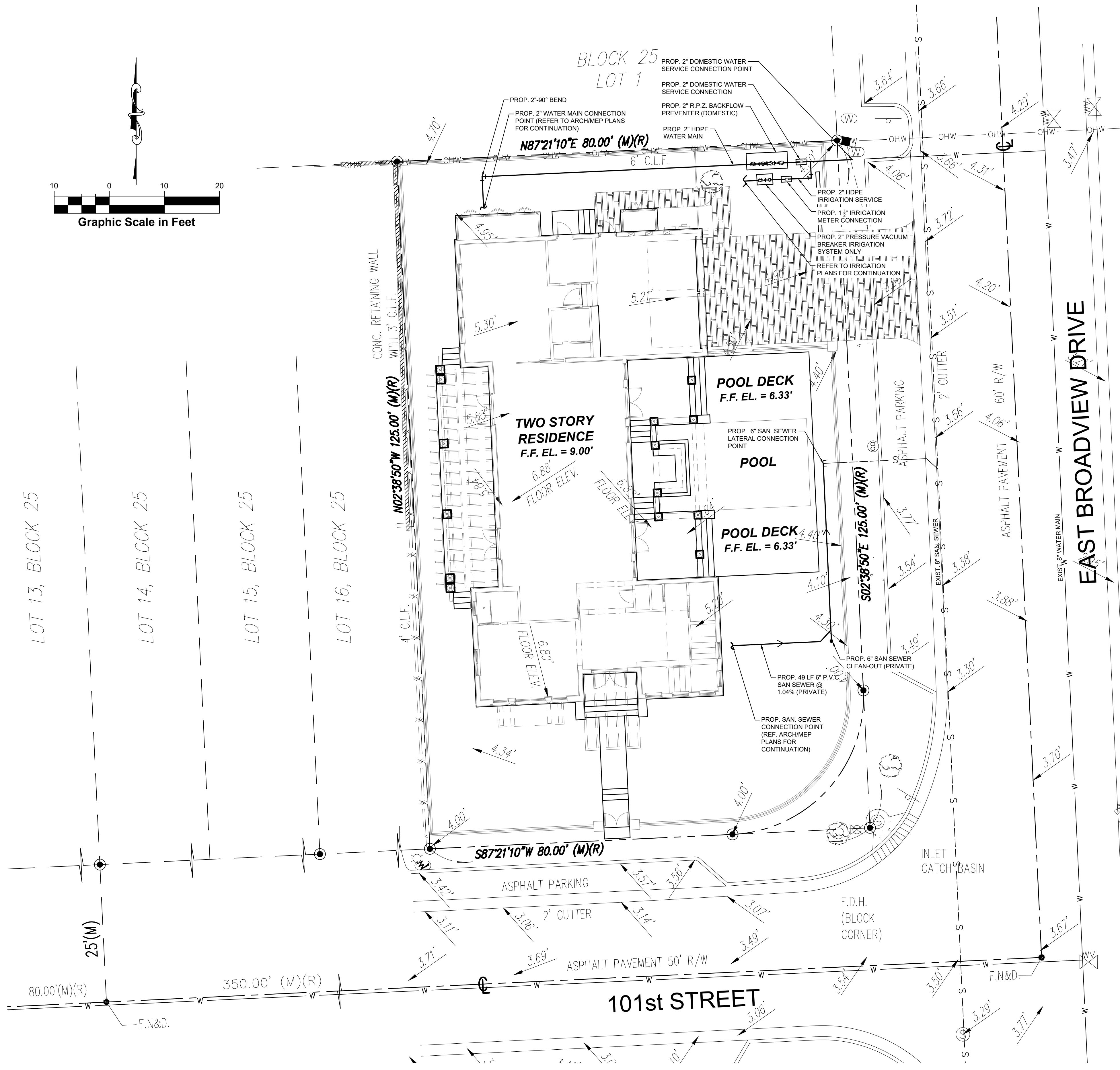
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Plans for
**THE IZHAK
RESIDENCE**
10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

**GRADING &
DRAINAGE
PLAN**

Sheet No.
C-6.0

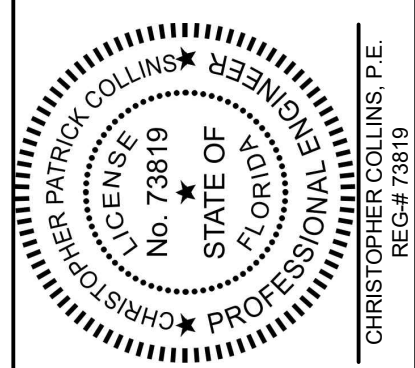
Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!



- NOTES**
1. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS, TO BE RESTRAINED PER GS 2.0
 2. 2.5 DEGREE MAXIMUM DEFLECTION, TYPICAL
 3. CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION OF EXISTING WATER, FORCE MAIN AND ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.



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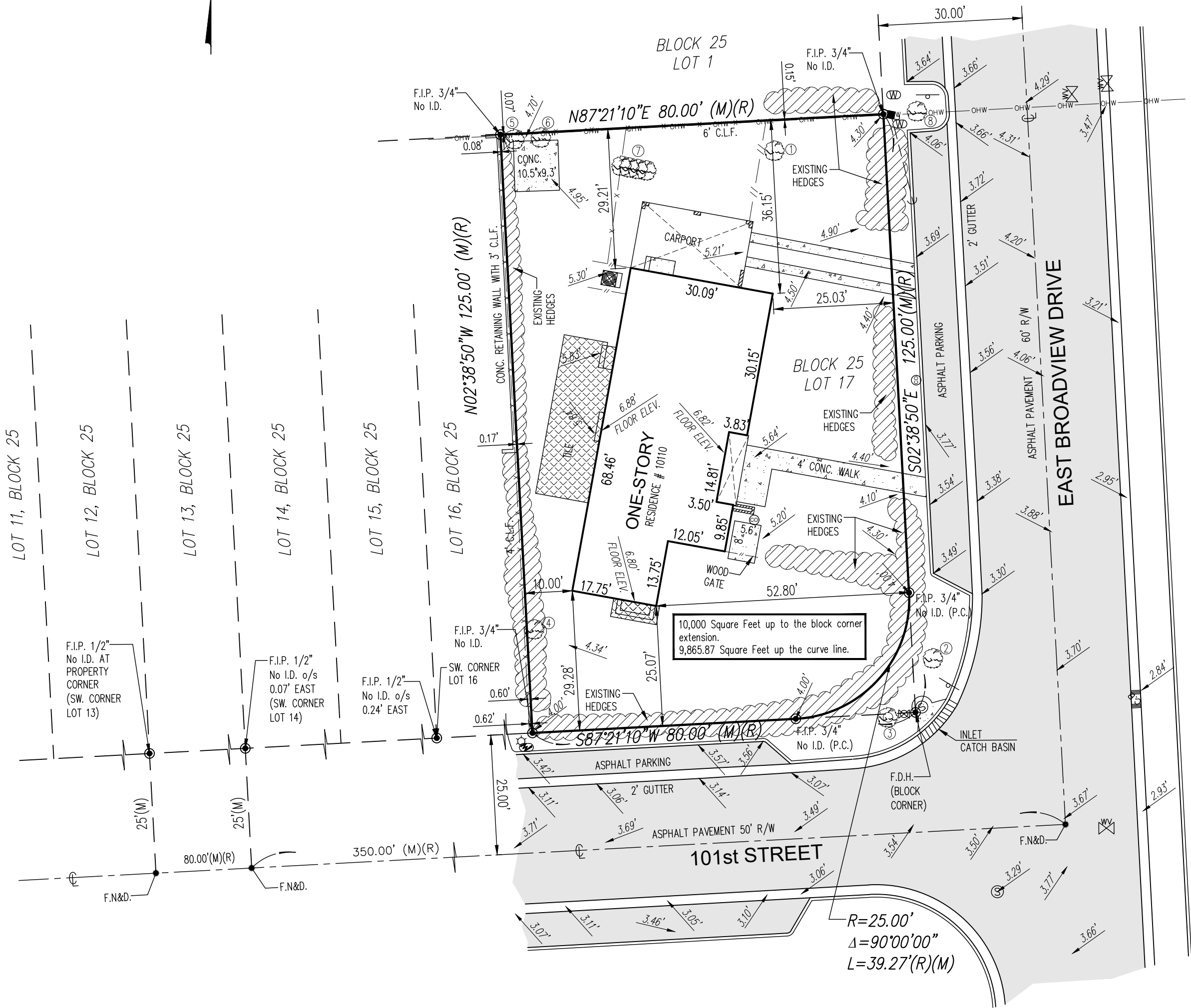
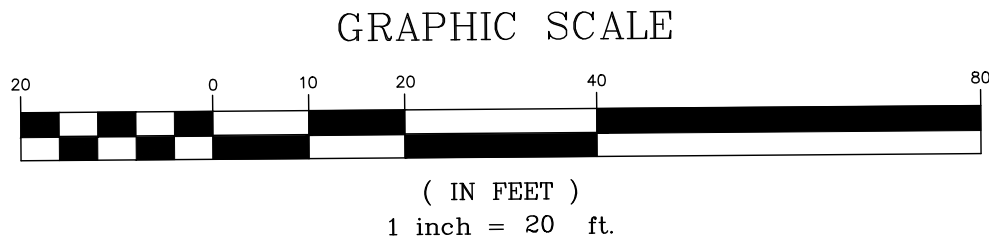
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Plans for
THE IZHAK RESIDENCE
10110 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

WATER AND SEWER PLAN

Sheet No.
C-7.0

SKETCH OF BOUNDARY SURVEY



TREE TABLE

	Botanical / Common Name	DBH	H/Ct	Canopy
1	Magnifera Indica / Mango	30"	35'	30'
2	Roystonea Elata / Royal Plam	21"	38'	28'
3	Roystonea Elata / Royal Plam	16"	38'	28'
4	Schinus Terebinthfolius / Brazilian Pepper	5"	14'	12'
5	Ptychosperma Elegans / Alexander Palm	3"	14'	9'
6	Roystonea Elata / Royal Plam	6.5"	18'	15'
7	Dypsis Lutescens / Areca Palm	5"	18'	18'
8	Lagerstroemia Indica / Crape Myrtle	10"	15'	12'

SURVEY SITE



LOCATION MAP
NOT TO SCALE

SYMBOLS

- AIR CONDITIONER
- WATER VALVE
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- SIGN
- WATER METER
- WOOD POLE
- LIGHT POLE
- IRRIGATION VALVE
- ANCHOR
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- PLASTIC FENCE (P.F.)
- WOOD FENCE (W.F.)
- WIRE FENCE (WR.F.)
- CBS. WALL

LEGEND

- (C) = Calculated
- CL. = Clear
- CL. = Center Line
- CONC. = Concrete
- CBS. = Concrete Block Stucco
- Δ = Delta
- ENC. = Encroachment
- F.F.EL. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe
- F.I.R. = Found Iron Rod
- F.N. = Found Nail
- F.N&D. = Found Nail & Disc
- I.D. = Identification
- L = Length
- (M) = Measured
- O/L = On Line
- P. = Property Line
- (P) = Plat
- P.C. = Point of Curvature
- P.B. = Plat Book
- PG. = Page
- R = Radius
- (R) = Record
- R/W = Right of Way
- U.E. = Utility Easement

PROPERTY ADDRESS:
10110 East Broadview Drive
Bay Harbor Islands, Florida 33154-1123

LEGAL DESCRIPTION:
Lot 17, Block 25, of "BAY HARBOR ISLAND", according to the map or plat thereof as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 13 2227 001 5080 (Miami-Dade County Public Records/Property Appraiser's Office)

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120637 (Town of Bay Harbor Islands) 12086 C, 0144 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE"; Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8', refers to the NGVD (1929) Datum.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARKS USED:

BM R-243 - EXISTING
BM Name: R-243
Elevation (NGVD 1929): 6.61 feet
Location 1: 98 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
Location 2: E BROADVIEW DRIVE --- 150'+ EAST OF C/L
Description 1: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE
Description 2: OVER BAY HARBOR WATERWAY.

BM A-17 - EXISTING
BM Name: A-17
Elevation (NGVD 1929): 7.67 feet
Location 1: BROAD CAUSEWAY BRIDGE --- NEAR WEST END OF BAY HARBOUR ISLAND
Location 2: INTRACOASTAL WATERWAY ---
Description 1: BRASS BAR IN TOP OF EAST END OF THE NORTH CONC WALKWAY.

The floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be different levels of elevation inside the house not known to the surveyor.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

Bearings are based/referred to an assumed meridian where the centerline of East Broadview Drive bears N 02° 38' 50" W, as shown on Plat Book 46, Page 5.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Property is subject to the restrictions, dedications and easements as stated in the Plat of "BAY HARBOR ISLAND", according to the map or plat thereof as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. Plat contains blanket conditions that affect the subject property.

Property is subject to the Covenants, conditions and restrictions recorded in Deed Book 2848, Page 69, as affected by Assignment recorded in O.R. Book 9632, Page 1157, and Notice to Extend recorded in O.R. Book 9649, Page 253, Public Records of Miami-Dade County, Florida, creating set-back lines and easements, but omitting any such covenant or restriction based on race, color, religion, or national origin.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

Not all property corners were recovered at the time of updated survey work.

The Tree Table as shown hereon was prepared by and shown on the Tree Survey / Disposition Plan, Sheet No. LA2.02 by Village Architects of Key Biscayne, Inc.

H.L. Martin, Landscape Architect, P.A.
Herber L. Martin, Landscape Architect
LC No. 26000404, LA No. 0001722
5965 SW 38th Street
Miami, FL 33155
(305) 790 4372

CERTIFIED TO:
Yalin Izhak and Yoram Izhak

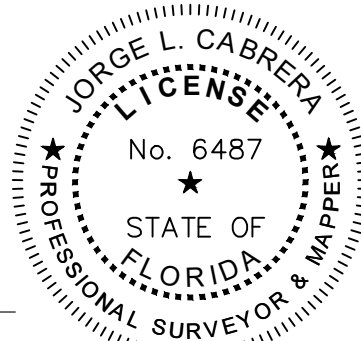
- GENERAL SURVEYOR'S NOTES:
- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
 - 3)-This Survey does not reflect or determine ownership.
 - 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
 - 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - 7)-This Survey has been prepared for the exclusive use of the entities named hereon only and certifications hereon do not extend to any unnamed parties.
 - 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
 - 9)-Utility facilities within Utility Easements not noted as violations.
 - 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
 - 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
 - 12)-Fence ownership determined by visual means only (if any); Legal ownership not determined.
 - 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
 - 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
 - 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
 - 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
 - 17)-Obstructed corners are witnessed by improvements.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
02/03/2020
JN 19-5189-A
REVISED TO UPDATE

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487



ORIGINAL FIELD DATE WORK: 05/08/2017 UNDER JOB # 17-4001

Prepared for:

Yalin Izhak and Yoram Izhak

CHECKED BY: JLC.

DRAWN BY: ELF.

FIELD DATE: 01/13/2020

DATE: 01/14/2020

SCALE: 1" = 20'

JOB No. 19-5189

SHEET:

1 OF 1

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: February 19th, 2020

Subject: Single-Family Residence – New Construction
10110 E. Broadview Drive
Bay Harbor Islands Acct. No.: SPR19-000006
MMPA Acct. No.: 01-0702-1090

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans last February 17th, 2020 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 10110 E. Broadview Drive

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10110 E. Broadview Drive
Legal Description: Lot 17 of Block 25, "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, Rafael Rodriguez from Village Architects of Key Biscayne, Inc., as agent for the property owner, Yalin & Yorum Izhak, has submitted an application to construct a new single-family residence on an interior corner lot located at 10110 E. Broadview Drive. The lot currently has a 1-story single-family house which will be demolished in anticipation of constructing a new home.

The subject site is a corner lot – the “front entry” of the home is proposed facing 101st Street, with the side street frontage along E. Broadview Drive (EBVD) having a swimming pool / deck area and garage entry. The new two-story 5,986 square feet home has 4 bedrooms / 5½ baths and a two (2) car garage. The proposed new H-shaped ground floor is oriented around the great room which is in the middle of the 1st floor. On the east side of the residence are two covered terraces and seating room which look out to the pool and pool deck. The pool area is buffered by an extensive landscape buffer from EBVD. The west side of the residence includes a more formal area with outdoor redwood trellis and a deck of limestone shell-stone (trellis needs special PZB setback approval). The east and south perimeters of the property along the roadways are buffered by a two (2) foot high decorative wall with a four (4) foot aluminum picket fence on top. Landscaping will be provided between the wall and roadways as required by the Landscape Code. The overall height of the proposed structure is 26’-6” above the Base Flood Elevation (BFE), which complies with the 35’ maximum height permitted for roofs with slopes.

Extensive landscaping is proposed that meets or exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. A minimum of five (5) “lot” trees are required and seven (7) are provided. In addition, a considerable number of shrubs and accent plants are proposed. As is common an overhead power line exists along the north (side) 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 Silver Buttonwood trees along the north (side) property line are acceptable FPL species.

PROJECT HISTORY

According to the Miami -Dade County Property Appraiser the existing house was constructed in 1951. According to the Town’s Historic Structure Survey the existing house has a masonry vernacular / ranch architectural style. The house will be demolished for the construction of the new two-story home. The new house design incorporates Mediterranean features. 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).

BALCONY ISSUE - The proposed design includes several balconies projecting from the face of the home into minimum setback areas. In some cases, there is also rooftop terraces above 1st floor areas connected to the balconies. For interior “dry” single-family lots balconies within setback areas are restricted to “decorative” only – access to them is prohibited from inside the house. These “decorative” balconies can extend into side setbacks up to 2 feet and into street setbacks up to 4 feet. In one instance the architect is proposing a rooftop terrace for the master bedroom connected to a proposed 4-foot “decorative” balcony (facing EBVD) that has a barrier (fence) separating the rooftop terrace and balcony. It will be difficult for the Town to monitor if the fence is removed making the entire area functional – in violation of the Code. As to the decorative balcony facing 101st Street the architect removed earlier French Doors and added a window to prohibit access. MMPA mentions this issue for the PZB’s consideration. The “decorative” balconies clearly add architectural interest.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 10110 E. Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by Village Architects of Key Biscayne, Inc., last revised February 17th, 2020 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) Per Section 23-12(15)(e)(4) of the Zoning Code the PZB must specifically approve the proposed trellis in the side yard setback (western lot area). A 5’-6” side setback is requested for the trellis.
- 3) Tree species planted along the north (side) property line must comply with FPL “right tree / right place” guidelines to minimize damage to the overhead power lines / service outages.