

*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**

**May 5, 2020**

**FINAL AGENDA**

**SPECIAL NOTICE - VIRTUAL MEETING**

This meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by logging in through the Zoom Platform as follow:

Zoom Link: <https://zoom.us/j/91530996982>  
Meeting ID: 915-3099-6982

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 888 788 0099 or 877 853 5247  
Meeting ID: 915-3099-6982

**CALL TO ORDER: 5:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Request for approval for a new single family home for "Yalin Izkah" located at 10110 East Broadview Drive, Lot 17 of Block 25. On March 3, 2020, the Board deferred the project. The architect has submitted revisions based on comments from the hearing. The owner is proposing to construct 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 Associate 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**

May 5, 2020

### **ITEM NUMBER: 1.**

**ITEM:** Request for approval for a new single family home for “Yalin Izkah” located at 10110 East Broadview Drive, Lot 17 of Block 25. On March 3, 2020, the Board deferred the project. The architect has submitted revisions based on comments from the hearing. The owner is proposing to construct 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 Associate Representative, Mr. Edward Ploski, Community Planner.

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### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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Submitted By: Ayanidys Martinez

### **ATTACHMENTS**

1. 10110EBrvdDr2ndSubmittal
2. 10110Architectural
3. 10110CivilSurvey
4. 10110Landscape



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

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**To:** Planning and Zoning Board  
Town of Bay Harbor Islands

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

**Date:** April 20<sup>th</sup>, 2020

**Subject:** Single-Family Residence – New Construction – Revision #1  
10110 E. Broadview Drive  
Deferred from Planning & Zoning Board Hearing March 3<sup>rd</sup>, 2020  
Bay Harbor Islands Acct. No.: SPR19-000006  
MMPA Acct. No.: 01-0702-1090

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**RECOMMENDED ACTION**

MMPA recommends the Planning & Zoning Board (PZB) review the contents of this staff report, the latest Site Development Plans revised March 9<sup>th</sup>, 2020 and if felt to be acceptable, **APPROVE** the plans as submitted or with further 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

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**PROJECT REVIEW HISTORY**

A formal submission was made to the Town on October 31<sup>st</sup>, 2019. The applicant submittal 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 plans were reflective of all requested changes.

The PZB met on March 3<sup>rd</sup>, 2020 to review and discuss the project. The PZB requested several corrections to the project design (as listed herein) and deferred action to a future date. On April 16<sup>th</sup>, 2020 the project architects submitted revised plans based on comments from the PZB hearing and resubmitted the project for the review and consideration. Therefore, the balance of this report focuses mainly on the requested PZB modifications.

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## **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**

In October 2019 the project architect, Rafael Rodriguez from Village Architects of Key Biscayne, Inc., as agent for the property owner, Yalin & Yorum Izhak, 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 101<sup>st</sup> 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 will have 4 bedrooms / 5½ baths and a two (2) car garage. The proposed new H-shaped ground floor is oriented around a great room which is in the middle of the 1<sup>st</sup> 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 additional stone cap columns (6' overall hgt.), which has been added around the entire site now. 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.

***Michael Miller Planning Associates, Inc.***



Again, 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. The PZB met on March 3<sup>rd</sup>, 2020 to review and discuss the project. The PZB requested several corrections to the project design and deferred action to a future date. On April 16<sup>th</sup>, 2020 the project architects submitted revised plans attempting to address the PZB comments for consideration.

## **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).

## **PLANNING AND ZONING BOARD REQUESTED CHANGES**

At the March 3<sup>rd</sup>, 2020 PZB meeting the project was discussed but deferred, and the applicant was instructed to consider making several design modifications. The applicant has attempted to address all the PZB requests. Below are the requested changes.

1. **Fence Design & Corner Feature Volume (Columns / Base** - *The applicant has added stone capped columns at the southwest, northwest and southeast property corners and other intermittent columns around the boundary have been added.*
2. **Balcony (Main) Reduction.**
  - a. *The applicant has reduced the decorative balcony on the 2<sup>nd</sup> floor facing 101<sup>st</sup> Street from a width of 4' to 3'.*
  - b. *The applicant reduced the covered front entry encroachment from 4' along 101<sup>st</sup> Street to 2'-5".*
  - c. *The decorative cantilever balcony in front of the garage along EBVD has been removed and a proposed cantilevered trellis is proposed with a 3'-8" encroachment into the 25' setback of EBVD.*

**Michael Miller Planning Associates, Inc.**

3. **Stacked A/C Units Deleted.** *The applicant has removed the previously stacked four (4) A/C condensing units and relocated them to the ground with all of the proposed A/C condensing units, emergency generator and pool equipment with proper screening.*
4. **Update Renderings based on Reduction of Balconies and Front Covered Canopy.** Sheet A0.00 – Cover Sheet has the following revisions:
  - a. **East Broadview Drive View** - shows the reduction of the balcony and covered entry. It also shows the requested new corner column features and 4' aluminum picket fence.
  - b. **West Side View** – shows the removal of the four (4) 2<sup>nd</sup> floor A/C condensing units and the proposed new 6' high CMU privacy wall. The requested new corner columns and intermittent columns are also shown.
  - c. **101 Street View**. Shows the front main entrance to the residence and the reduction of the 2<sup>nd</sup> floor balcony and covered entry. The corner columns and intermittent column.

**OTHER REVISIONS TO PLANS AFTER MARCH 3<sup>rd</sup>, 2020 PLANNING AND ZONING MEETING**

1. Removed proposed 4' aluminum picket fence along the west and north property lines and replaced with a 6' high CMU stucco privacy wall and columns. Added stone cap columns at the corners and within perimeter of the fence.
2. A BBQ area on the north side of the pool deck adjacent the driveway has been added.
3. The overall building height has been increased from 26'-6" to 26'-8" above the Base Flood Elevation (BFE).
4. The rear setback (north) has been increased from 15' to 15'-6".
5. A pool deck has been added to the north and south side of the pool.
6. A section of the proposed 2' retaining wall and 4' aluminum picket fence has been removed and a 6' CMU stucco wall is proposed adjacent to the BBQ area on the north side of the pool adjacent to the driveway.
7. Increased Gate Pillar column height on 101<sup>st</sup> Street Gate Entrance from 6'-5" to 6'-7".
8. Pool deck detail has been added to the bottom of Sheet A2.00 Site Plan. This shows the color and layout of the proposed deck.

**SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS**

The latest revised 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. After the March 3<sup>rd</sup>, 2020 PZB meeting the plans were revised to address the PZB comments.

The following revised conditions of approval is recommended:

- 1) This approval is based on the revised plans prepared by Village Architects of Key Biscayne, Inc., last revised March 9<sup>th</sup>, 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.



# The Izhak Residence

10110 EAST BROADVIEW DRIVE  
BAY HARBOR ISLAND, FL 33154



A

East Broadview Drive View

SCALE: N.T.S.



B

101 Street View

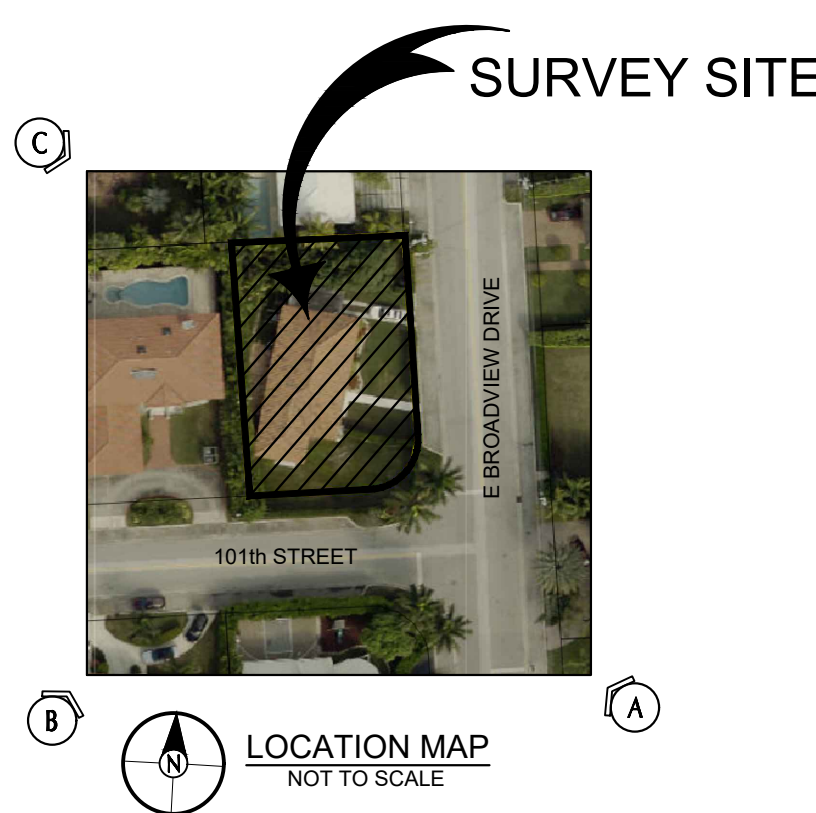
SCALE: N.T.S.



C

West Side View

SCALE: N.T.S.



## VILLAGE ARCHITECTS

ARCHITECTS ◦ PLANNERS ◦ INTERIOR DESIGNERS

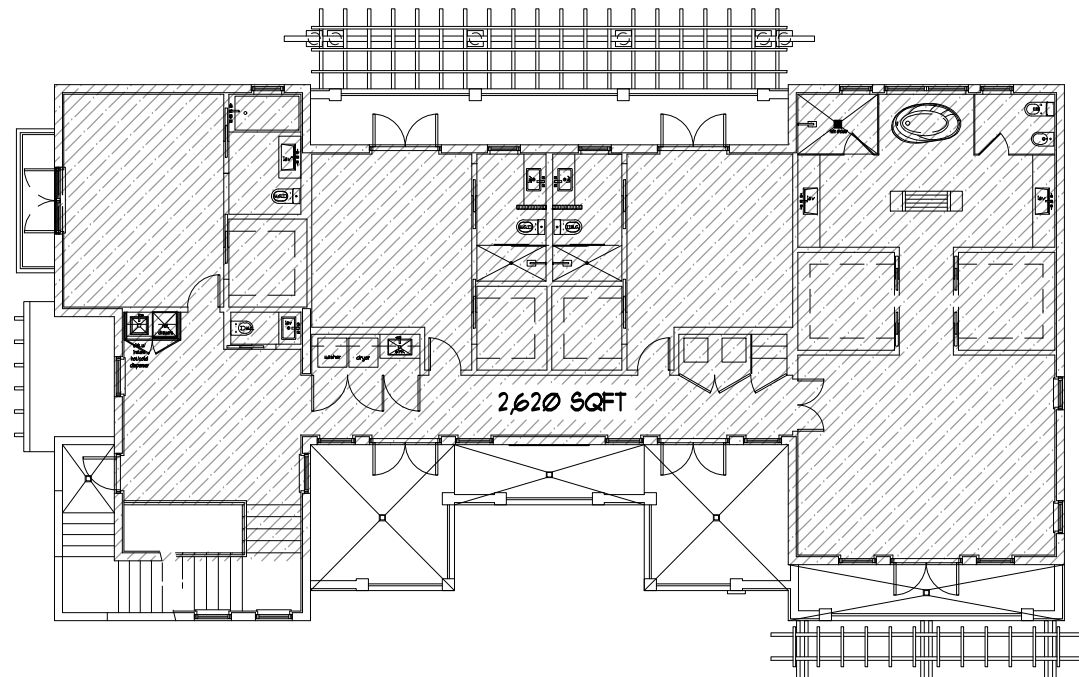
104 Crandon Boulevard  
Suite 424  
Key Biscayne, Florida 33149  
Tel: 305.361.5335  
Fax: 305.361.5329  
E-mail: [info@villagearchitects.com](mailto:info@villagearchitects.com)

### List of Drawings

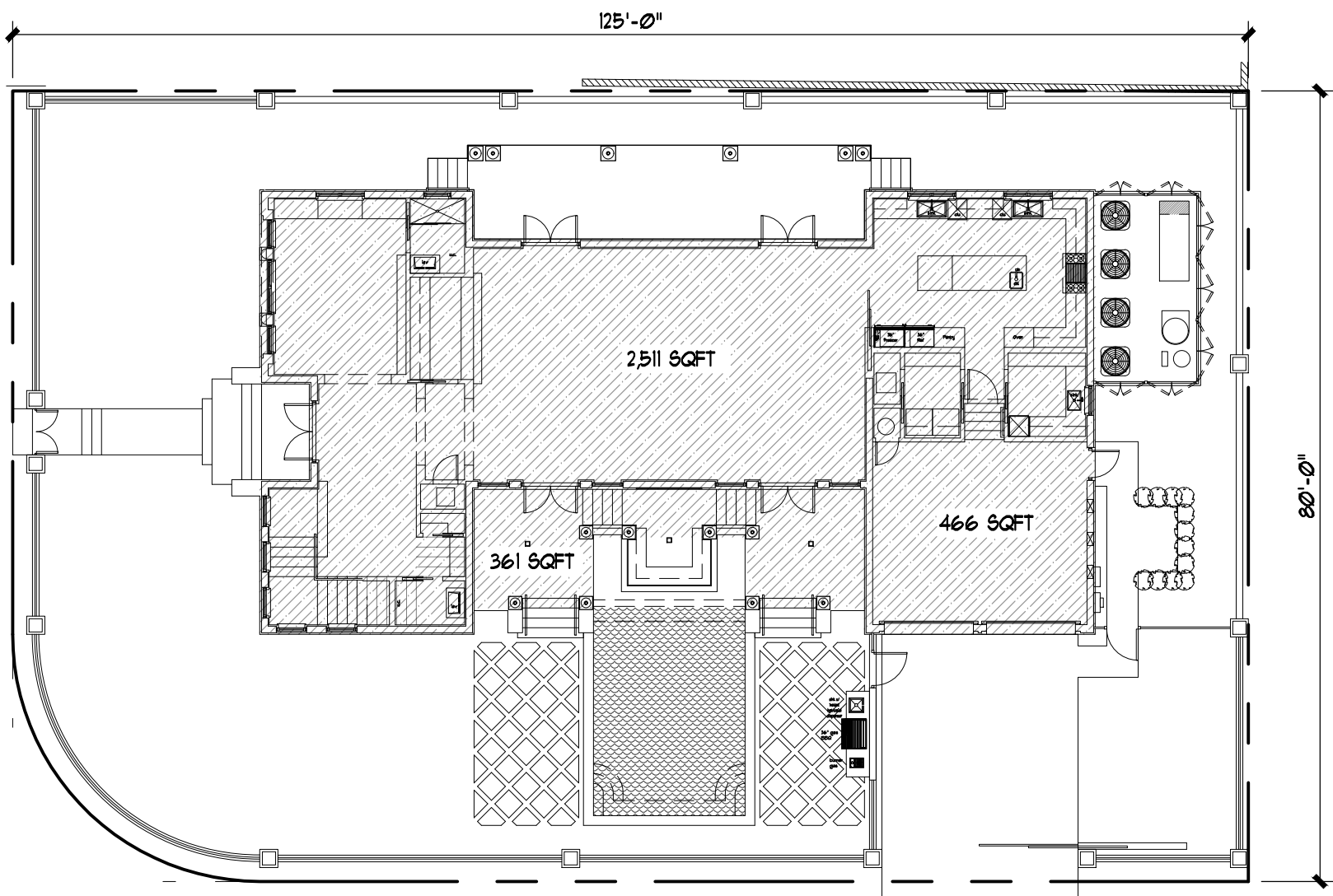
| Architectural |                                           |
|---------------|-------------------------------------------|
| A0.00         | General Notes and List of Drawings        |
| A2.00         | Site Plan, Site Data & Material Specs     |
| A2.00.1       | Zoning Diagrams                           |
| 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         | 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                      |

| 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    |





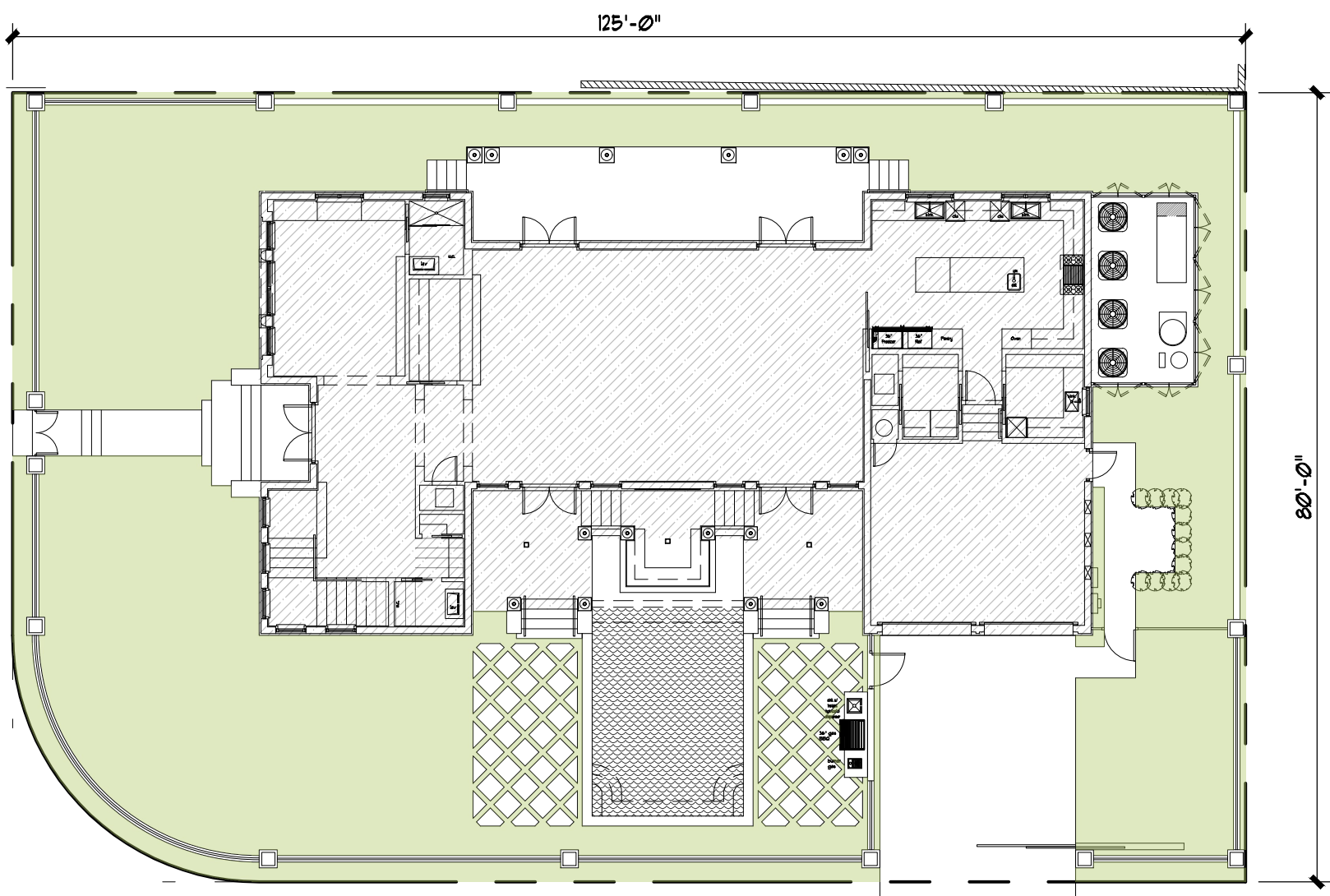
SECOND FLOOR AREA:  
80% MAX. REQUIREMENT OF FIRST FLR. AREA  
SECOND FLOOR A/C: 2,620 SQFT  
SECOND FLOOR NON A/C: 361 SQFT  
PROPOSED AREA: 2,620 SQFT (18.5% OF FIRST FLR)



B2 Second Story sqft Percentage

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

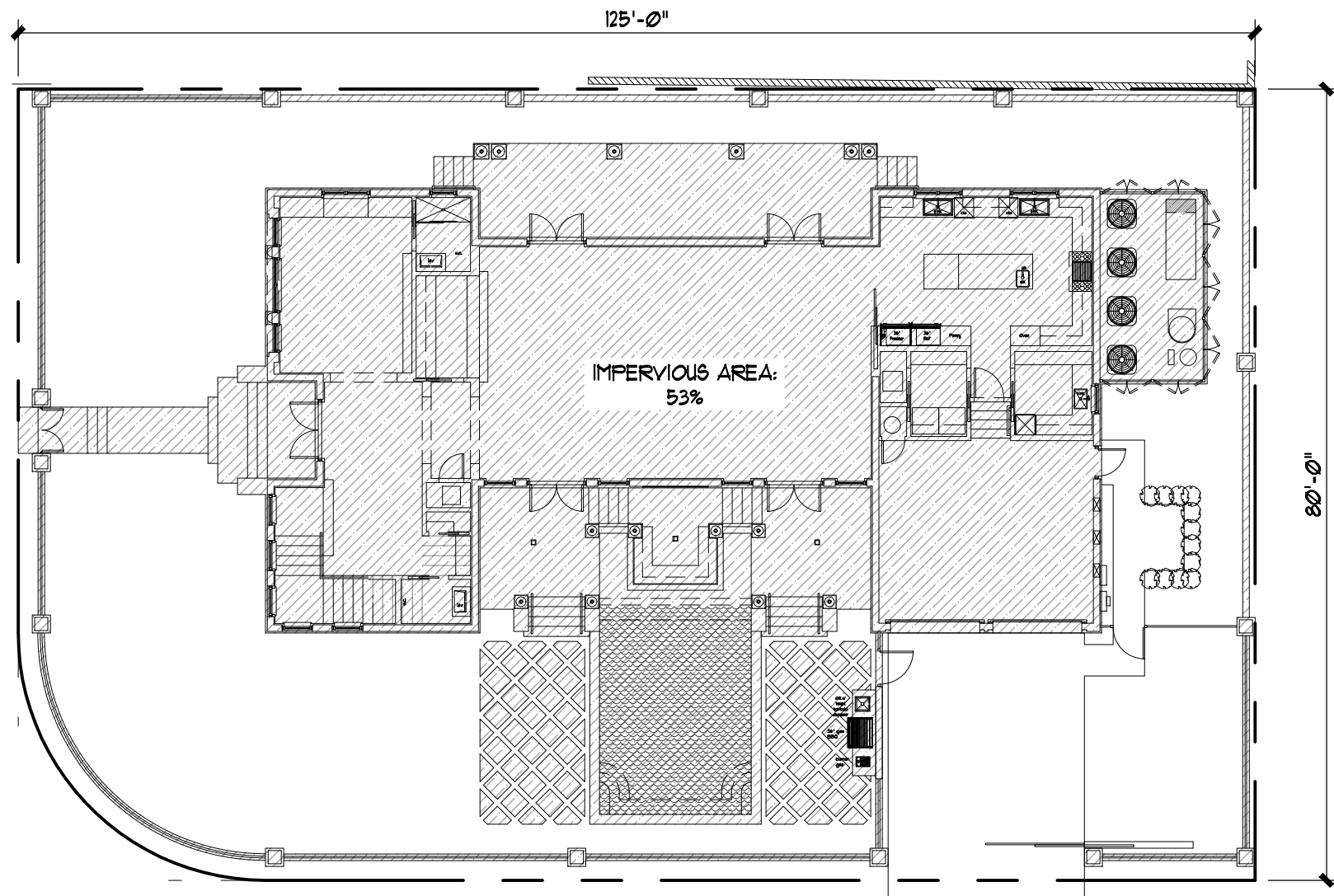
FIRST FLOOR AREA:  
FIRST FLOOR A/C: 2,511 SQFT  
FIRST FLOOR NON A/C: 361 SQFT  
GARAGE: 466 SQFT  
PROPOSED AREA: 3,338 SQFT



A2 Open Space

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

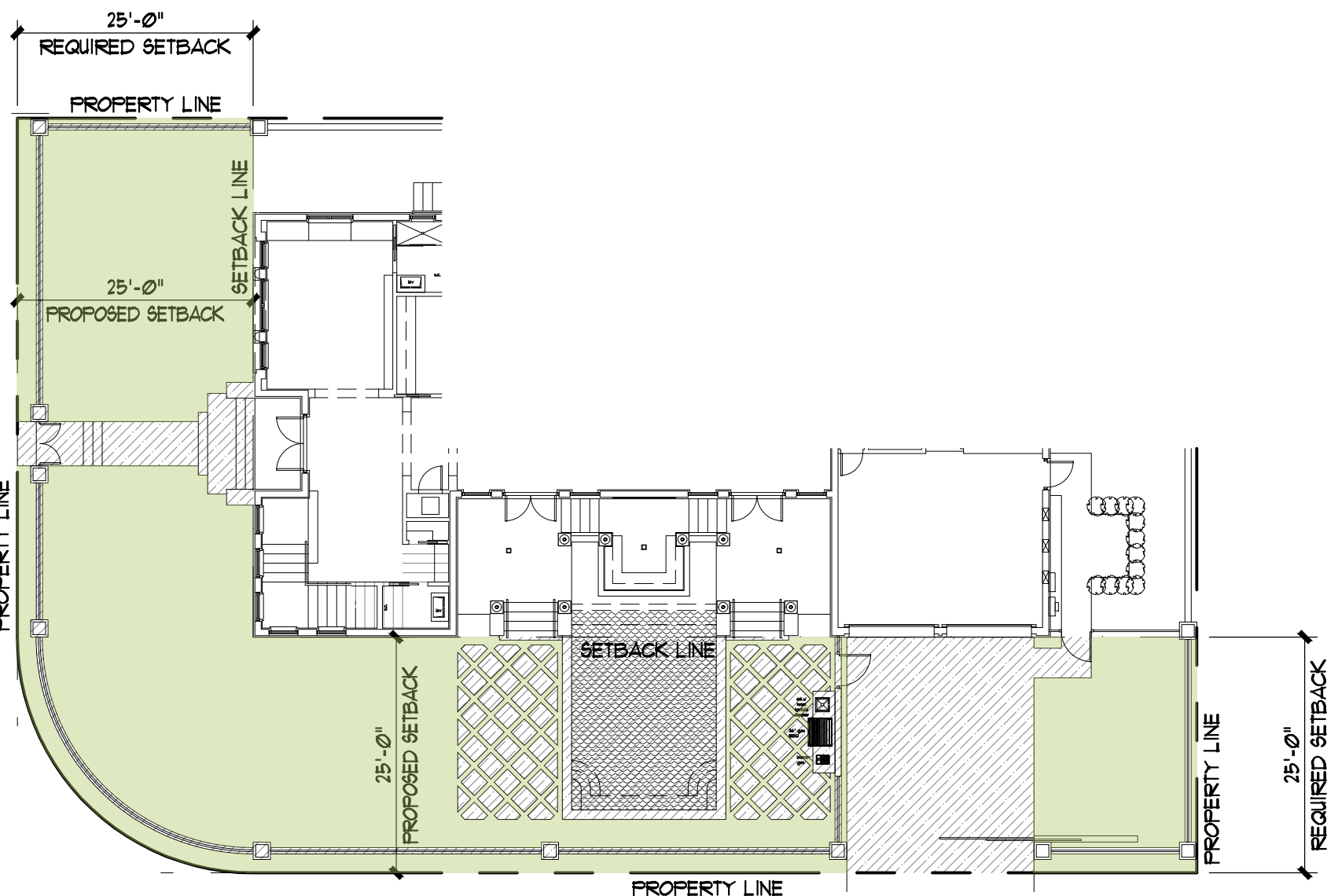
OPEN SPACE  
40% MIN. REQUIREMENT: 3,346 SQFT  
LOT SIZE: 9,266 SQFT  
OPEN SPACE: 3,990 SQFT (40.4%)



C4 Site Pervious & Impervious Calculations

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

OPEN SPACE  
LOT SIZE: 9,266 SQFT (100%)  
IMPERVIOUS AREA: 5,251 SQFT (53%)  
PERVIOUS AREA: 4,015 SQFT (41%)



A4 Front Yard Pervious Open Space Calculations

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

FRONT YARD AREA  
50% MIN. LANDSCAPE PERVIOUS OPEN SPACE REQUIREMENT: 2,183 SQFT  
FRONT YARD AREA: 4,366 SQFT (100%)  
IMPERVIOUS AREA: 1,449 SQFT (33%)  
PERVIOUS OPEN SPACE AREA: 2,917 SQFT (67%)

VILLAGE  
ARCHITECTS  
OF KEY BISCAYNE, INC.  
AA, 26002086

ARCHITECTS, PLANNERS  
INTERIOR DESIGNERS

104 CRANDON BLVD, SUITE 424  
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E-Mail: info@villagearchitects.com

CONSULTANTS

Landscape:  
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Herbert L. Martin, Landscape Architect  
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5985 SW 85th Street  
Miami, Florida 33156  
Tel: (305) 756-4272  
E-Mail: hmartin@hllandscape.com

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 |
|------|----------|------------------|------|------|-------------|
| △    | 03/09/20 | P&Z Review Com.  |      |      |             |
|      | 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 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------|------|------|-------------|
| ARCHITECT                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ROBERT JOHN GRABOSKI | AR, 0091596 |      |      |             |
| ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC. |                      |             |      |      |             |
| AA,                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 26002086             |             |      |      |             |

|                    |                      |
|--------------------|----------------------|
| PROJECT YR. : 2019 | CAD DWG FILE : Izhak |
| DRAWN BY : R. R.   | CHECKED BY : R. J.   |
| SHEET TITLE        |                      |
| Zoning Diagrams    |                      |

SHEET No.

A2.00.1



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



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)  
WINDOW: 5'-4"  
BANDING: 0'-5"  
LOUVERS: 15'-0"  
REVEAL: 4'-8"  
TOTAL: 25'-5" ABOVE THE REQUIRED 22'-4" LENGTH



ADDRESS: 10110 East Broadview Drive, Bay Harbor Island, FL 33154

LOT: 17 BLOCK: 25 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEV.: 4.31 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION  
WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY  
Jorge L. Cabrera PLS LIC.#: 6487

|          | LOWEST FLOOR<br>ELEVATION | GARAGE/STORAGE<br>FLOOR ELEVATION | ADJACENT GRADE<br>ELEVATION | SWALE AREA<br>ELEVATION |
|----------|---------------------------|-----------------------------------|-----------------------------|-------------------------|
| PROPOSED | 9.67 FT. NGVD             | 6.75 FT. NGVD                     | 6.33 FT. NGVD               | 5.83 FT. NGVD           |
|          |                           |                                   |                             |                         |

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY \_\_\_\_\_ P.E. ON THE PLAN  
NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF  
HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

$\phi' - \phi'' = 9.67'$  NGVD

**Landscape:**  
**L.L. Martin, Landscape Architect, P.A.**  
 Herbert L. Martin, Landscape Architect  
 C No. 26000404, LA No. 0001722  
 986 SW 38th Street  
 Miami, Florida 33156  
 Tel: (305) 790-4372  
 E-Mail: hlmartin@bellsouth.net

10110 East Broadview Drive  
Bay Harbor Island, FL 33154

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

|      |          |                  |      |      |             |
|------|----------|------------------|------|------|-------------|
|      |          |                  |      |      |             |
| A    | 03/09/20 | P&Z Review Com.  |      |      |             |
|      | 02/17/20 | P & Z Comments   |      |      |             |
|      | 02/14/20 | P & Z Comments   |      |      |             |
|      | 01/28/20 | P & Z Comments   |      |      |             |
| A    | 11/06/19 | P & Z Comments   |      |      |             |
|      | 8/29/19  | Schematic Design |      |      |             |
| Mark | Date     | Description      | Mark | Date | Description |

ALL IDEAS, DESIGNS, ARRANGEMENTS  
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PROJECT. NONE OF SUCH IDEAS, DESIGNS,  
ARRANGEMENTS OR PLANS SHALL BE USED BY OR  
DISCLOSED TO ANY PERSON, FIRM OR  
CORPORATION FOR ANY PURPOSE WHATSOEVER  
WITHOUT THE EXPRESS WRITTEN PERMISSION  
OF VILLAGE ARCHITECTS OF KEY  
BISCAYNE, INC.

**A. 26002085**

|                    |                      |
|--------------------|----------------------|
| PROJECT YR. : 2019 | CAD DWG FILE : lzhek |
| DRAWN BY : R. R.   | CHECKED BY : R. J.   |

SHEET TITLE

North & South Side  
Perimeter Fence & Wall

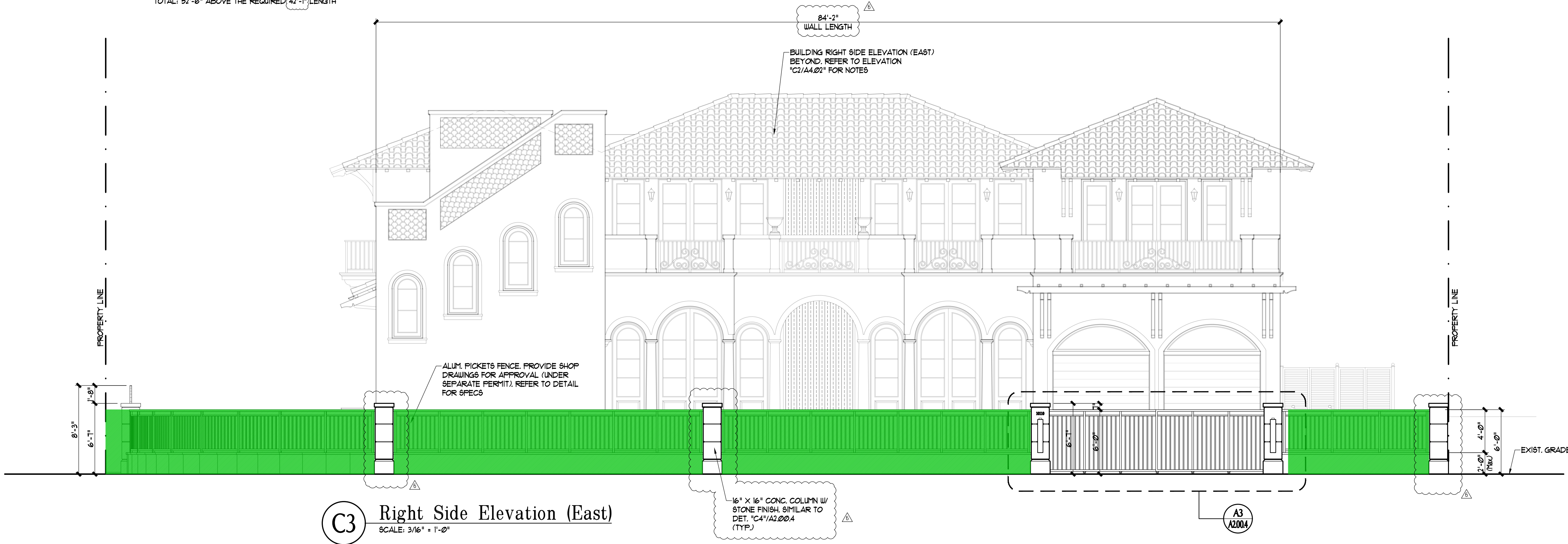
SHEET No.

## A2.00.2



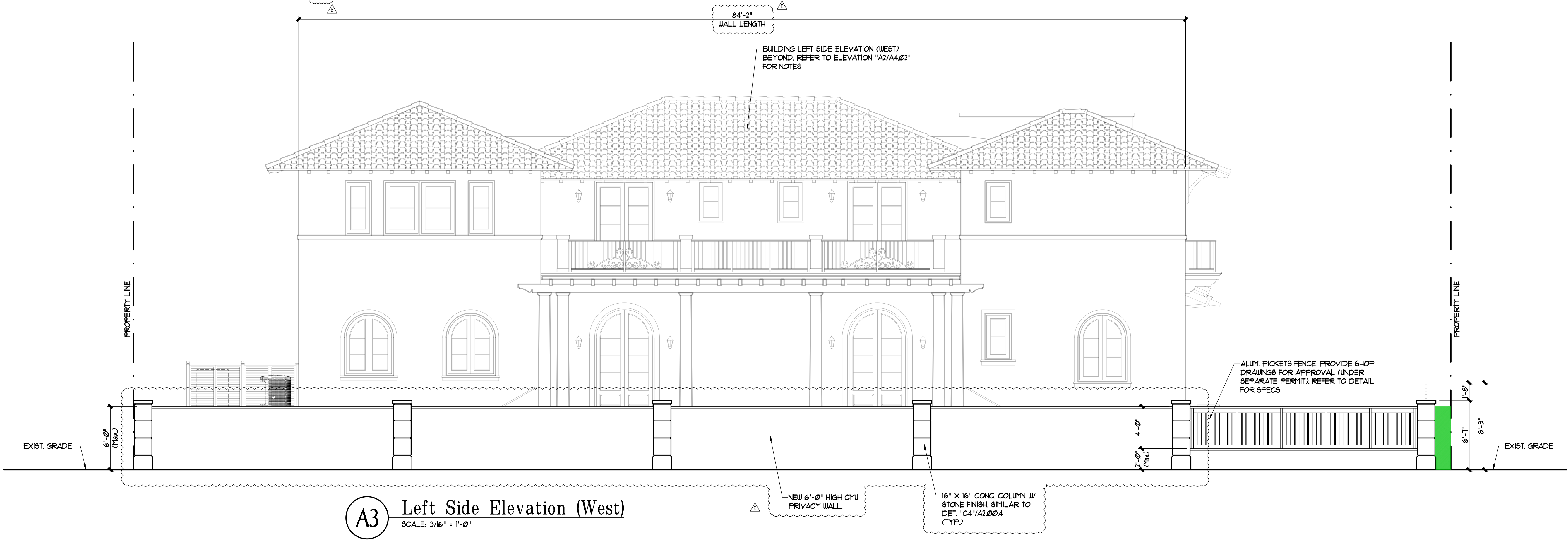
Right Side Elevation (East) Articulation Calculations:

SECOND FLR RIGHT SIDE ELEVATION (EAST) WALL LENGTH = 84'-2" - 50% ±42'-1" 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'-1" LENGTH



Left Side Elevation (West) Articulation Calculations:

SECOND FLR LEFT SIDE ELEVATION (WEST) WALL LENGTH = 84'-2" - 50% ±42'-1" MIN. REQUIRED.  
TOTAL LEFT SIDE ELEVATION ARTICULATION (WINDOWS AND REVEAL)  
WINDOWS: 14'-4"  
REVEAL: 40'-4"  
TOTAL: 54'-8" ABOVE THE REQUIRED 42'-1" LENGTH



VILLAGE ARCHITECTS OF KEY BISCAYNE, INC. AA. 26002086

ARCHITECTS, PLANNERS INTERIOR DESIGNERS

104 CRANDON BLVD, SUITE 424  
KEY BISCAYNE, FLORIDA 33149  
Tel: 855-861-5335, Fax: 305-961-5329  
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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 |
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| △    | 03/09/20 | P&Z Review Com.  |      |      |             |
|      | 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 |      |      |             |

ARCHITECT  
ROBERT JOHN GRABOSKI AR. 0091596

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AA. 26002086

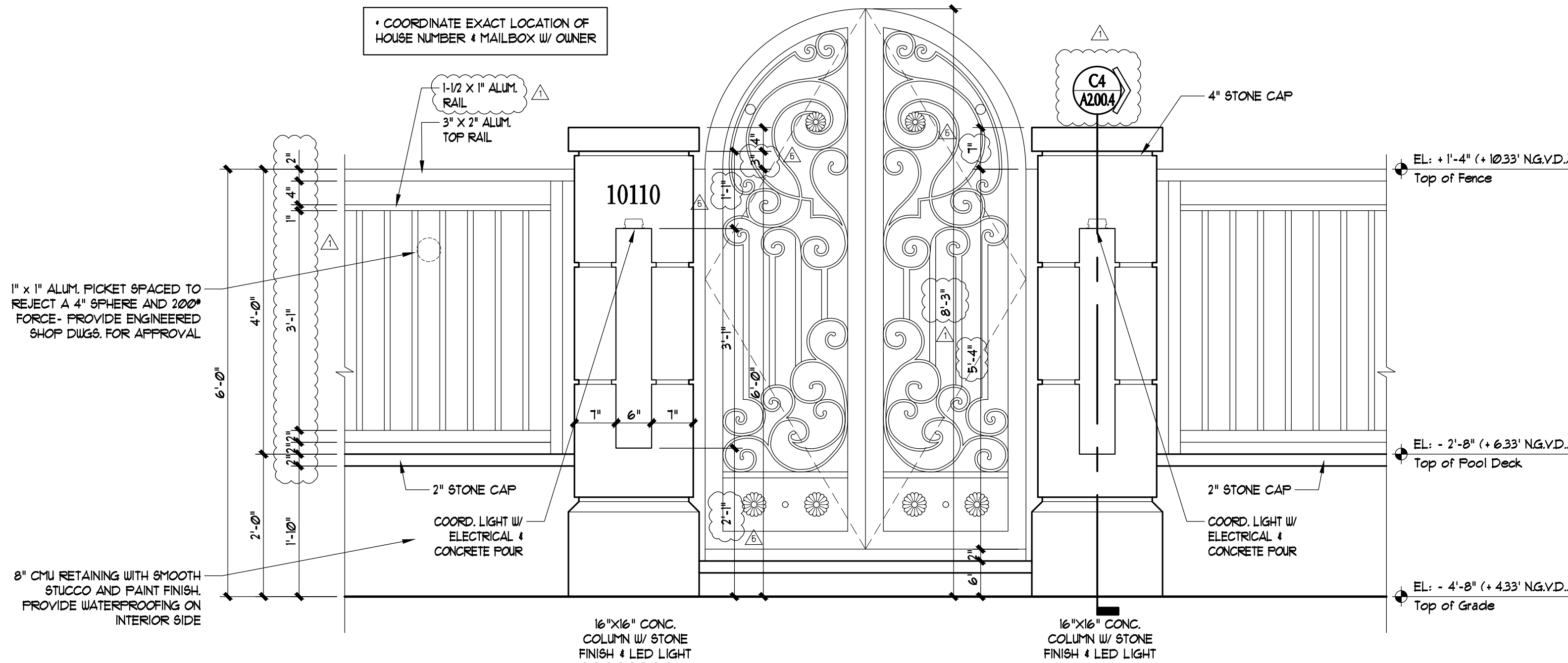
PROJECT YR.: 2019 CAD DWG FILE: Izhak  
DRAWN BY: R. R. CHECKED BY: R. J.

SHEET TITLE  
East & West Side  
Perimeter Fence & Wall

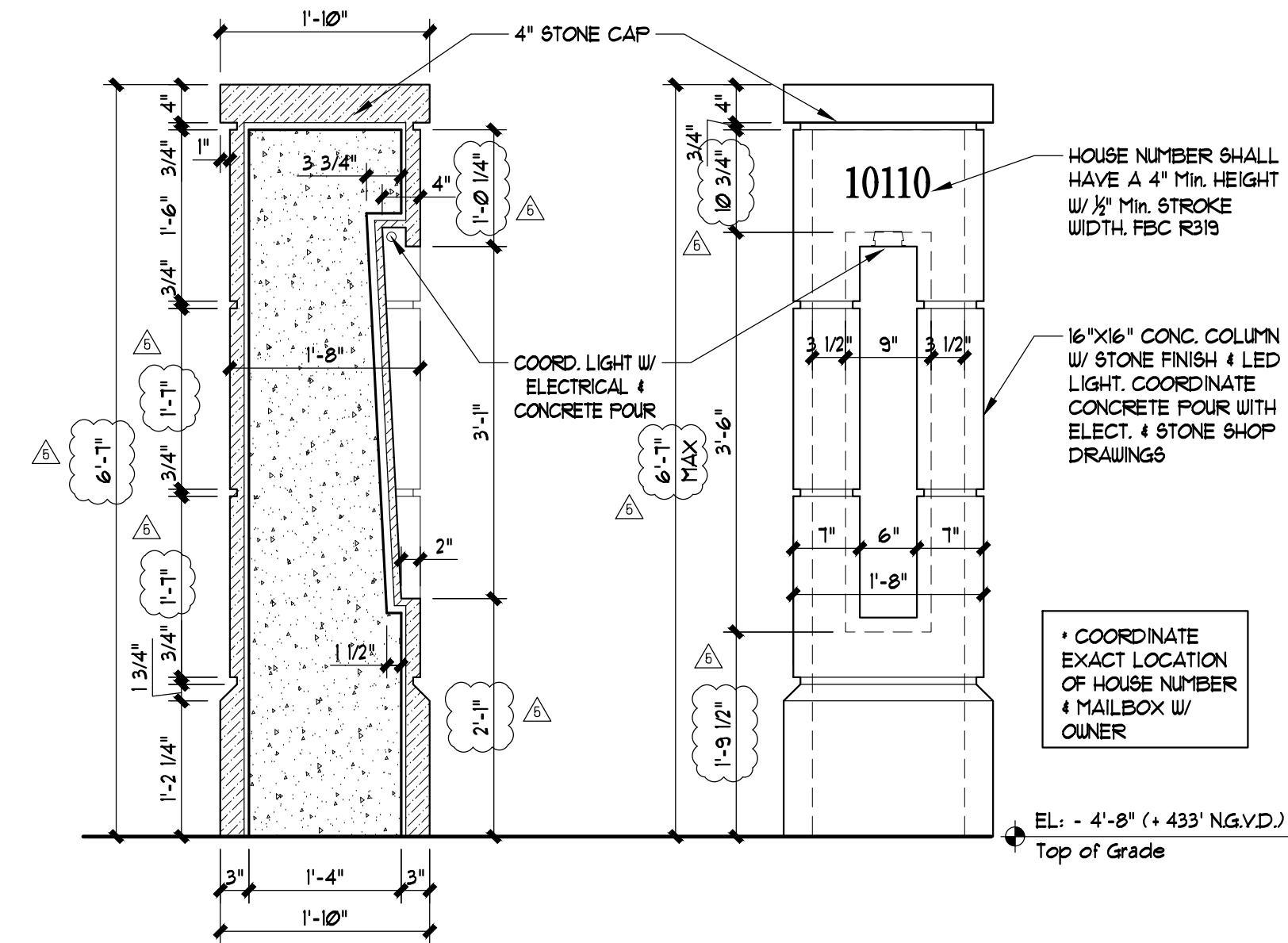
SHEET No.

A2.00.3

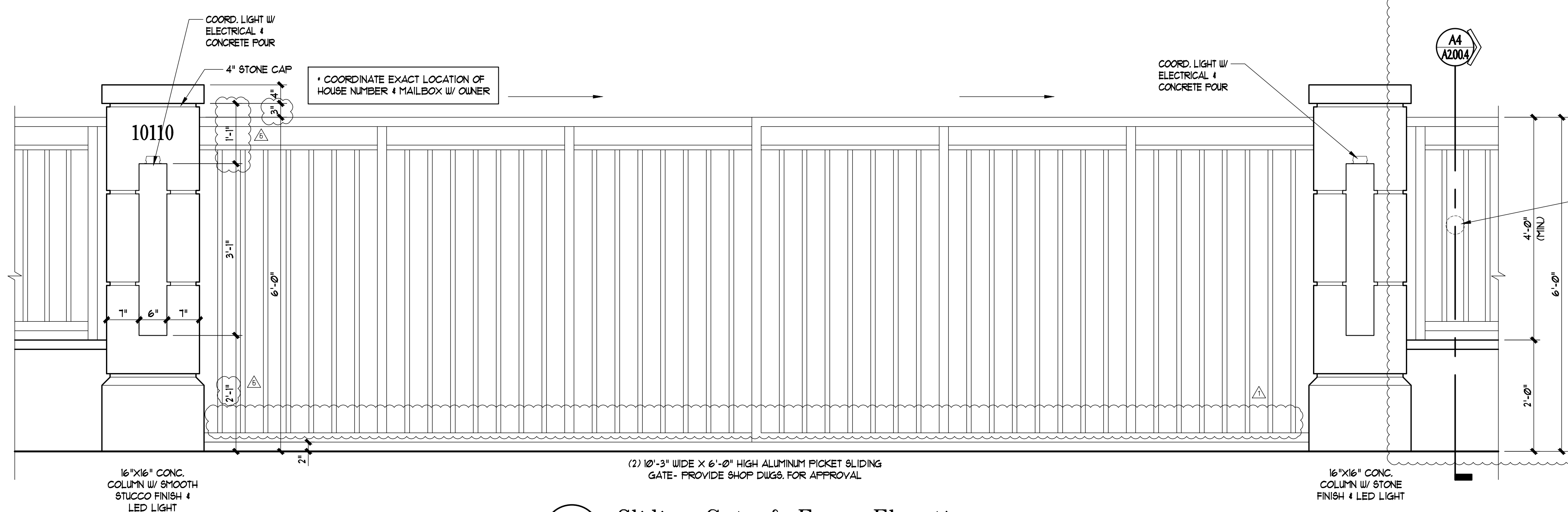




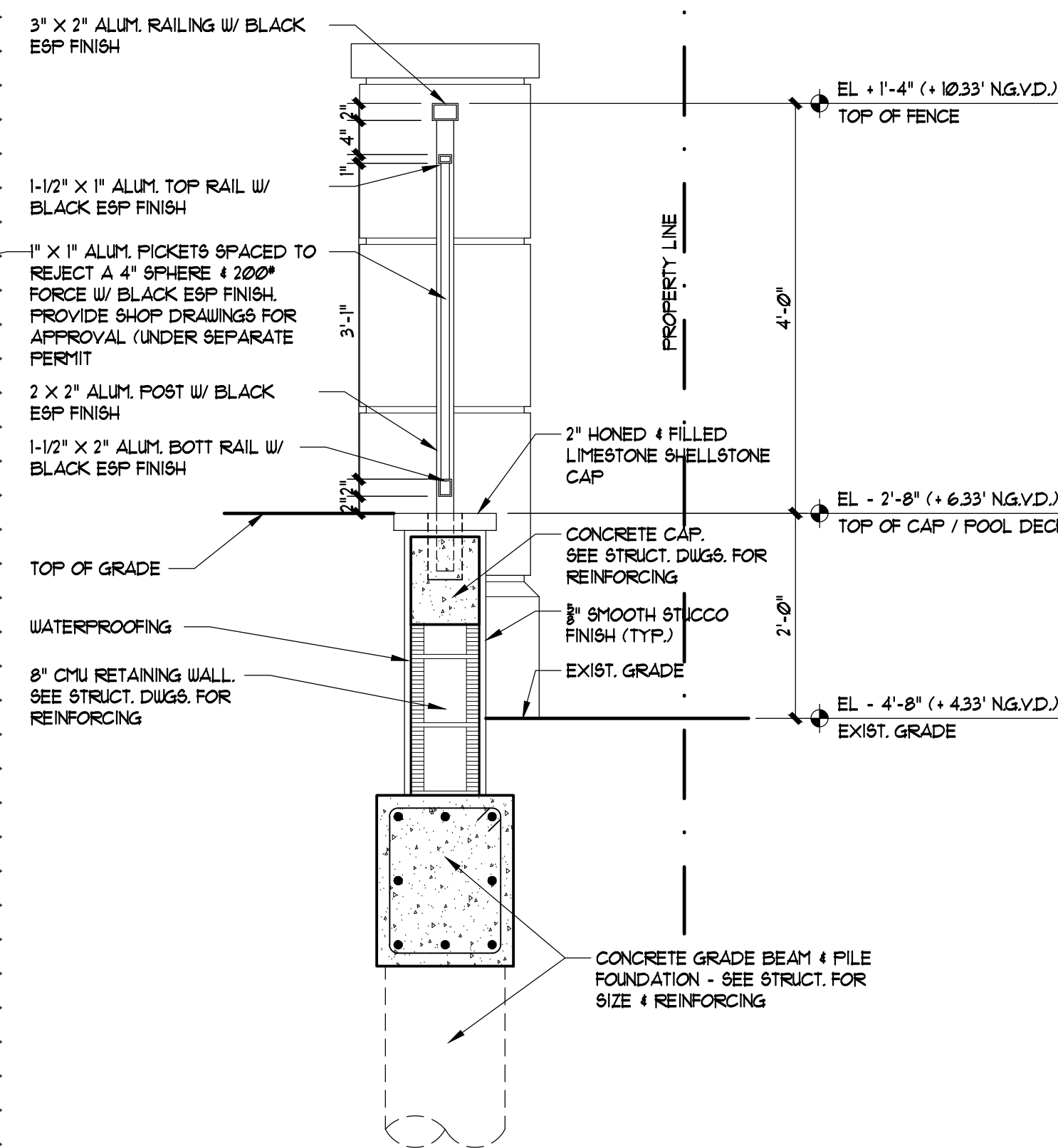
**C2** Front Gate & Fence Elevation  
SCALE: 3/4" = 1'-0"



**C4** Typical Gate Pillar Elevation/ Section  
SCALE: 3/4" = 1'-0"



**A3** Sliding Gate & Fence Elevation  
SCALE: 3/4" = 1'-0"



**A4** Retaining Wall Detail  
SCALE: 3/4" = 1'-0"

**Notes**  
GENERAL CONTRACTOR SHALL SUBMIT WITH THE PERMIT APPLICATION FOR THE PERMIT FENCING THE WRITTEN PERMISSION FROM ADJOINING LOT OWNERS AS PER SEC. 23-12(2)(X)(5)

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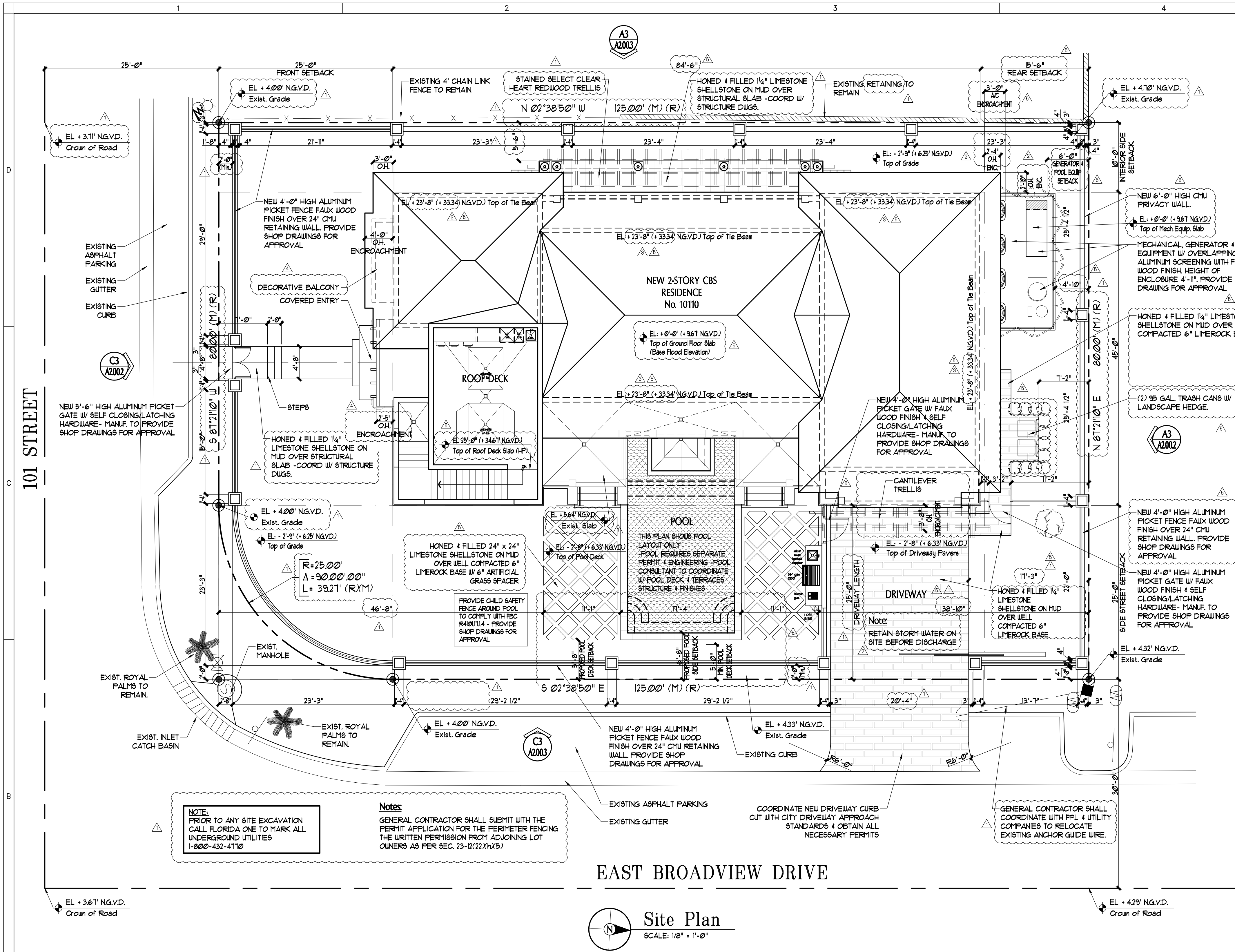
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PROJECT YR.: 2019 CAD DWG FILE: Izhak  
DRAWN BY: R. R. CHECKED BY: R. J.  
SHEET TITLE  
Gate Elevations & Sections

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: 13-2227-001-5080

LEGAL DESCRIPTION:

LOT 17, BLOCK 25, OF "BAY HARBOR ISLAND", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 8, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

PROPOSED USE:  
TWO STORY SINGLE FAMILY RESIDENCE

FLOOD ZONE:

ZONE AE (8.67 + 1.0+ 9.97 (BFE) (FEMA working map))

FINISH SLAB ELEVATION

GARAGE FINISH FLOOR ELEVATION

AVERAGE CROWN OF THE ROAD (101 ST. & EAST BROADVIEW DRIVE)

(+4.29 + +3.87 + +3.71/ 3) =

PROPOSED USE:

TWO STORY SINGLE FAMILY RESIDENCE

LOT SIZE:

± 80' x 125' (IRREGULAR)

FRONT YARD

9,866 sqft (0.23 ac)

4,866 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               | 35'-0"    | 35'-0"             |
| MAX. ROOF HEIGHT                   | 30'-0"    | 26'-8" (Above BFE) |

| SIZE OF LIVING (Exclusive of Garage, Porches, Terraces and Trellis) | 2,000 sqft Min.       | 5,181 sqft         |
|---------------------------------------------------------------------|-----------------------|--------------------|
| PARKING SPACES                                                      | 2 Min.                | 2 (Garage)         |
| LOT COVERAGE                                                        |                       | 3,338 sqft (34%)   |
| PERVIOUS AREA                                                       |                       | 4,615 sqft (47%)   |
| IMPERVIOUS AREA                                                     |                       | 5,251 sqft (53%)   |
| GROUND FLOOR OPEN SPACE                                             | 3,946 sqft (40% Min.) | 3,990 sqft (40.4%) |
| FRONT YARD OPEN PERVIOUS AREA                                       | 2,183 sqft (60% Min.) | 2,717 sqft (67%)   |

## Areas Provided

| FLOOR AREA:                |                                 |
|----------------------------|---------------------------------|
| 1st FLOOR:                 |                                 |
| A/C AREA:                  | 2,511 sqft                      |
| NON A/C AREAS:             | 827 sqft                        |
| GARAGE                     | 466.0 sqft                      |
| COVERED TERRACE            | 361.0 sqft                      |
| PROPOSED FIRST FLOOR AREA: | 3,338 sqft                      |
| 2nd FLOOR:                 |                                 |
| A/C AREA:                  | 2,620 sqft                      |
| NON A/C AREAS:             | 843 sqft                        |
| TOTAL SECOND FLOOR AREA:   | 2,620 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:           | 5,131 sqft                      |
| TOTAL NON A/C AREAS:       | 1,170 sqft                      |
| TOTAL AREAS:               | 6,301 sqft                      |
| TOTAL ADJUSTED AREA:       | 5,716 sqft                      |

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| △    | 8/29/19  | Schematic Design |      |      |             |

ARCHITECT  
ROBERT JOHN GRABOSKI  
AR. 0091596

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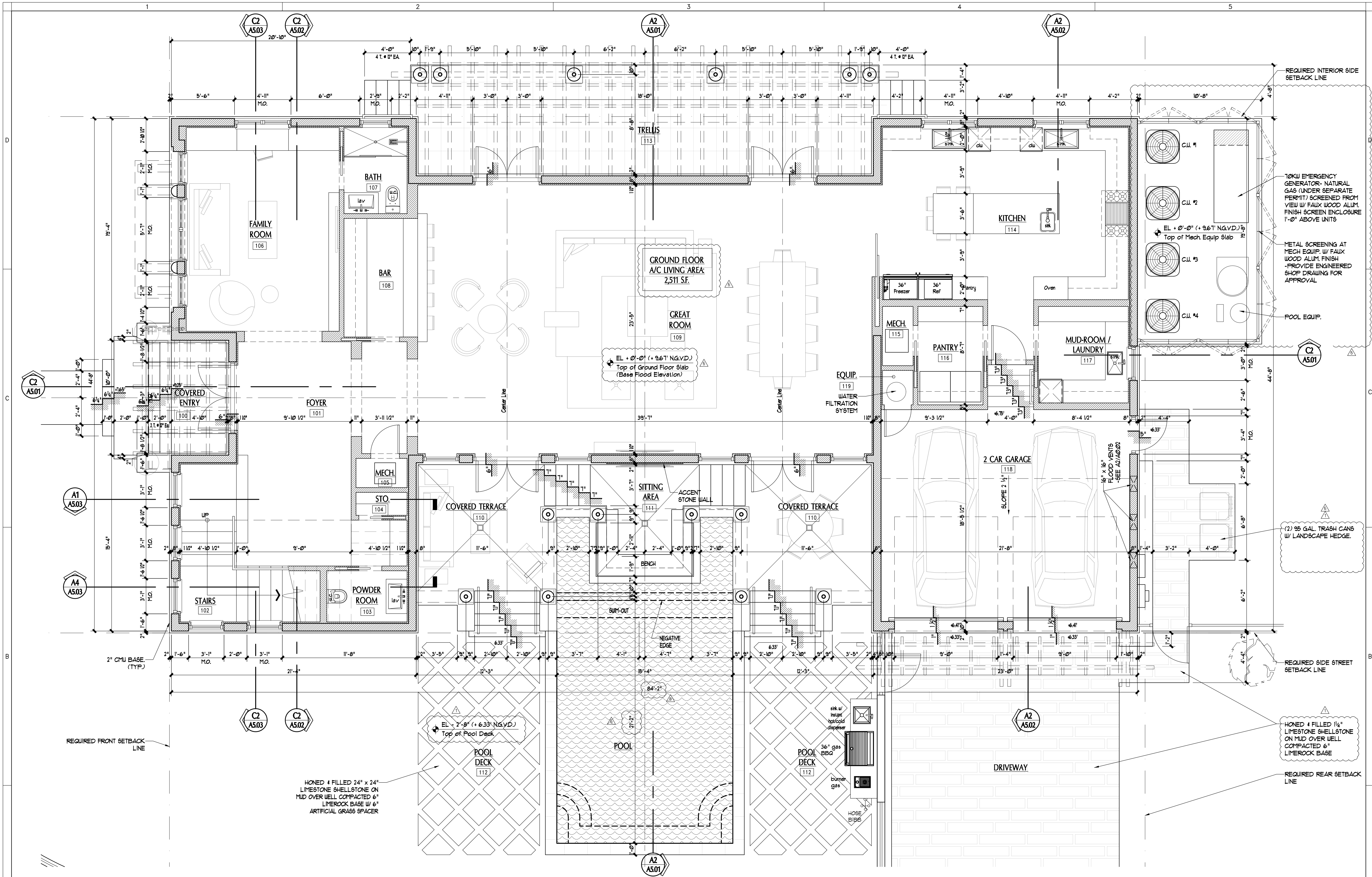
DRAWN BY: R. R. CHECKED BY: R. J.

SHEET TITLE  
Site Plan & Zoning Data

SHEET No.

# A2.00





| Wall Legend |                                                                                                                                                                                                                                                                                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | MASONRY WALL:<br>8" CMU WALL W/ NO. 3 LADDER TYPE II REIN. @ 16" O.C. 5/8" SMOOTH STUCCO (EXT.) AND 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALL BOARD W/ SMOOTH FINISH OVER 1/2" P.T. W/ FURRING @ 16" O.C. AND R-5.0 FOIL BACK INSUL.                                           |
|             | PARTITION WALL:<br>3 5/8" 20 GA. METAL STUDS @ 16" O.C. NON-BEARING INTERIOR PARTITION WITH 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALL BOARD W/ SMOOTH FINISH ON EACH SIDE                                                                                                      |
|             | PARTITION WALL:<br>3 5/8" 20 GA. METAL STUDS @ 16" O.C. / 18 GA. MTL STUDS @ 12" O.C. @ KITCHEN & BATHROOMS) NON-BEARING INTERIOR PARTITION WITH 5/8" SHEETROCK BRAND MOLD TOUGH GYPSUM WALL BOARD W/ SMOOTH FINISH ON EACH SIDE W/ 3-1/2" FIBERGLASS BATT INSUL. BETWEEN STUDS. |

| Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1. KITCHEN & BATHROOMS - 3/8" 18 GA. MTL STUDS @ 12" O.C.<br>2. USE 1/2" DUKOR FOR ALL AREAS WITH TILE/STONE FINISH W/ BUILDING PAPER BACKING & PROVIDE BLOCKING & SUPPORT AS NEEDED FOR MILLWORK & FIXTURES.<br>3. PROVIDE MOIST, RESISTANT BOARDS ON WALLS TO RECEIVE PAINT AT BATHS AND LAUNDRY.<br>4. COORDINATE RIPPING DEPTH WITH WALL FINISH THICKNESS<br>5. INTERIOR WALL & CEILING FINISH PER FBC R3073 - FLAME SPREAD INDEX OF NOT GREATER THAN 200. SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450<br>6. INSULATION AND GLASS PROPERTIES TO MATCH MECHANICAL ENERGY CALC'S. | WALLS: R-5.0<br>CEILING: R-30<br>U-FACTOR: .05<br>SHGC: .40 |

|                                                                                                                                                                                                                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. SAFETY GLASS SHALL BE PROVIDED IN HAZARDOUS AREAS AS DOORS, BATH ENCLOSURES ETC.<br>PROVIDE CATEGORY II SAFETY GLASS AS REQUIRED IN COMPLIANCE WITH FBC R 4402.6<br>2. PROVIDE TILES IN BATHROOM WET AREAS TO 6'-0" MIN ABOVE FLOOR IN COMPLIANCE WITH FBC R 3071. COORDINATE W/ INTERIOR DESIGNER |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Ground Floor Plan**  
SCALE: 1/4" = 1'-0"

- SEPARATE PERMIT REQUIRED FOR:
- POOL & POOL DECK
  - ROOFING
  - RAILINGS
  - DOORS & WINDOWS
  - WATERPROOFING
  - DRIVEWAY & APPROACH

NOTE:  
FLOOD VENT NOT TO EXCEED 12" ABOVE FINISH GRADE AS PER FEMA TECHNICAL BULLETIN 2-93

**GARAGE VENTILATION CALCULATION:**  
Q = VAE  
Q = 1000 CFM PER CAR (TABLE 403 MEC. BLDG. CODE)  
V = VELOCITY 2 MPH = 352 FT PER MINUTE  
A = SQ FT FREE AREA OF WALL OPENING W/ SCREEN OR LOUVER OPENING NOT LESS THAN 1/4" AND NOT GREATER THAN 1/2"  
E = EFFECTIVENESS WITH WIND DIAGONAL TO WALL USE FACTOR .03.  
A = Q / VE = 200 / (352 x .03) = 190 SQ FT.  
A = 190 SQ FT x 144 = 2736 SQ IN. (REQUIRED NET FREE)  
(1) 16" x 16" FLOOD VENTS W/ 102 S.I. EA. = 102 S.I.  
(2) 1/2" x 16" FLOOD VENTS W/ 102 S.I. EA. = 204 S.I.  
TOTAL NATURAL VENTILATION PROVIDED = 306 S.I.

**FLOOD VENT CALCULATIONS**  
CERTIFIED COVERAGE 16" x 16" = 400 SF.  
EACH VENT (AS PER SPEC) 400 S.I. TOTAL NET AREA  
GARAGE: 560 SF.  
PROVIDED: (3) 16" x 16" = 3 x 400 = 1200 SF.  
NOTE: FLOOD VENT NOT TO EXCEED 12" ABOVE FINISH GRADE AS PER FEMA TECHNICAL BULLETIN 2-93  
(SEE SHEETS A2.01, A4.01, A4.02 FOR VENT LOCATIONS)  
ENGINEERED FLOOD VENT SPEC SEE SHEET A2.02  
BY: SMART VENT MODEL 540-511 OR APPROVED EQUAL.  
SUBMIT COLOR SAMPLES FOR ARCHITECT APPROVAL

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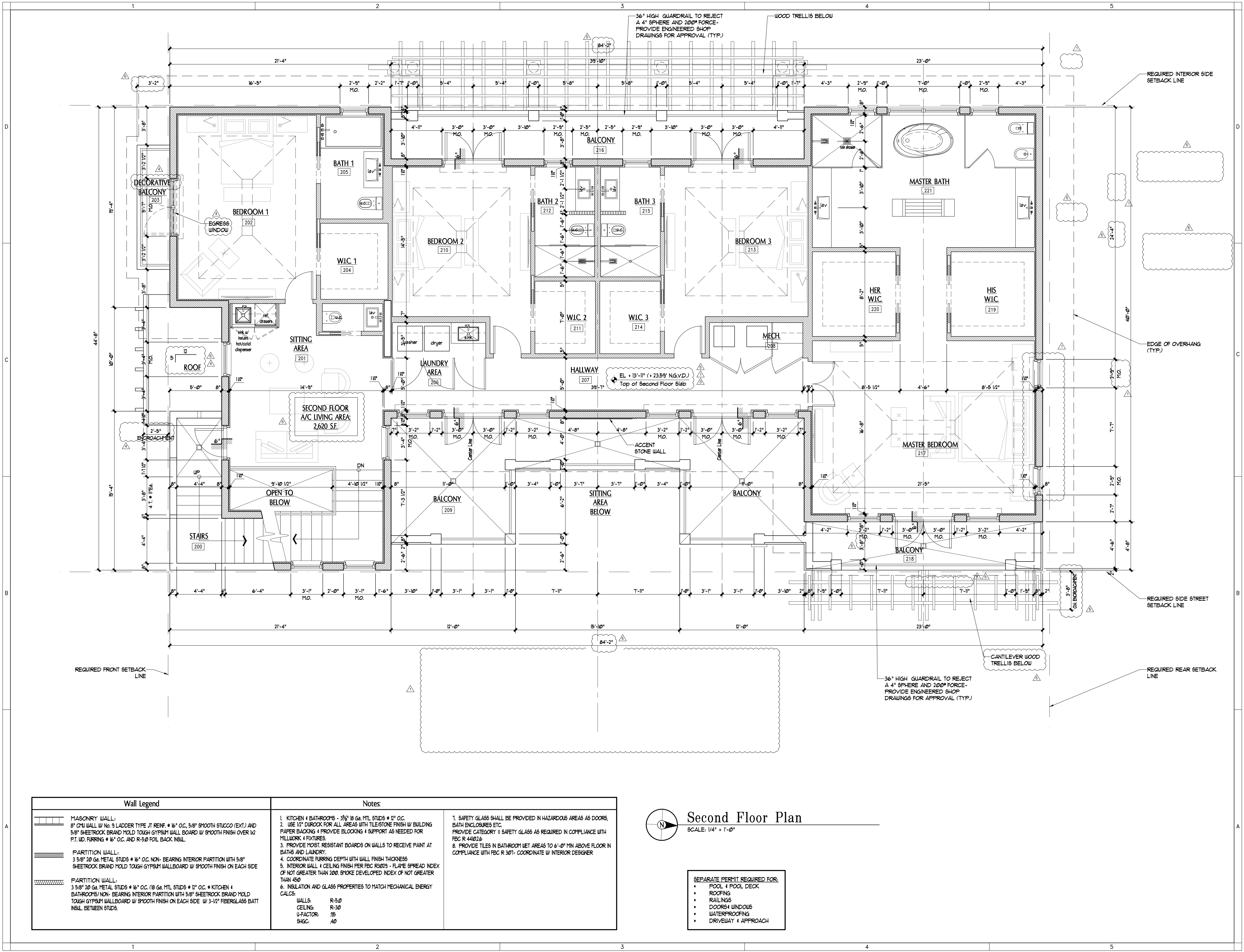
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AA. 26002086

PROJECT YR.: 2019 CAD DWG FILE: Izhak  
DRAWN BY: R. R. CHECKED BY: R. J.  
SHEET TITLE  
Ground Floor Plan

SHEET No.  
**A2.01**





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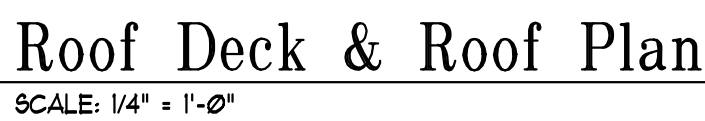
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| DRAWN BY: R. R.                  | CHECKED BY: R. J.   |
| SHEET TITLE<br>Second Floor Plan |                     |

SHEET No.

A2.02





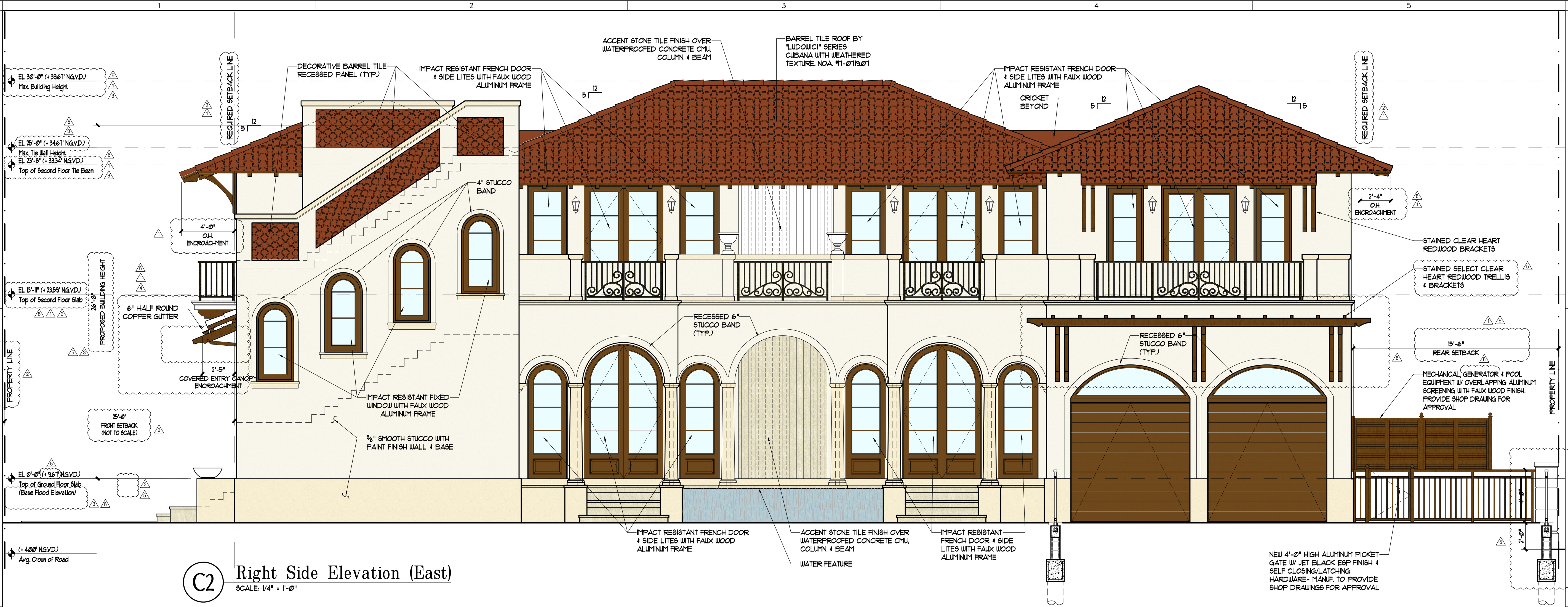
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## A2.03

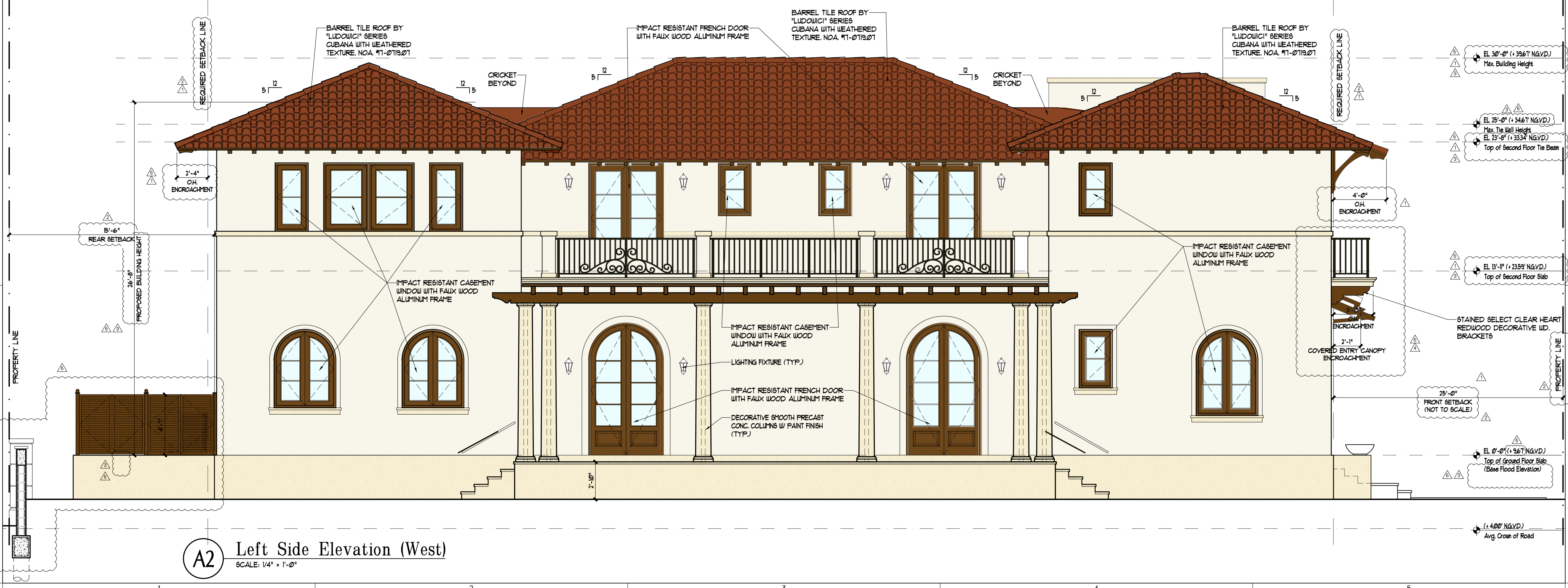








C2 Right Side Elevation (East)  
SCALE: 1/4" = 1'-0"



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

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PROJECT YR.: 2019  
DRAWN BY: R. R.  
SHEET TITLE  
East & West Exterior Elevations

A4.02





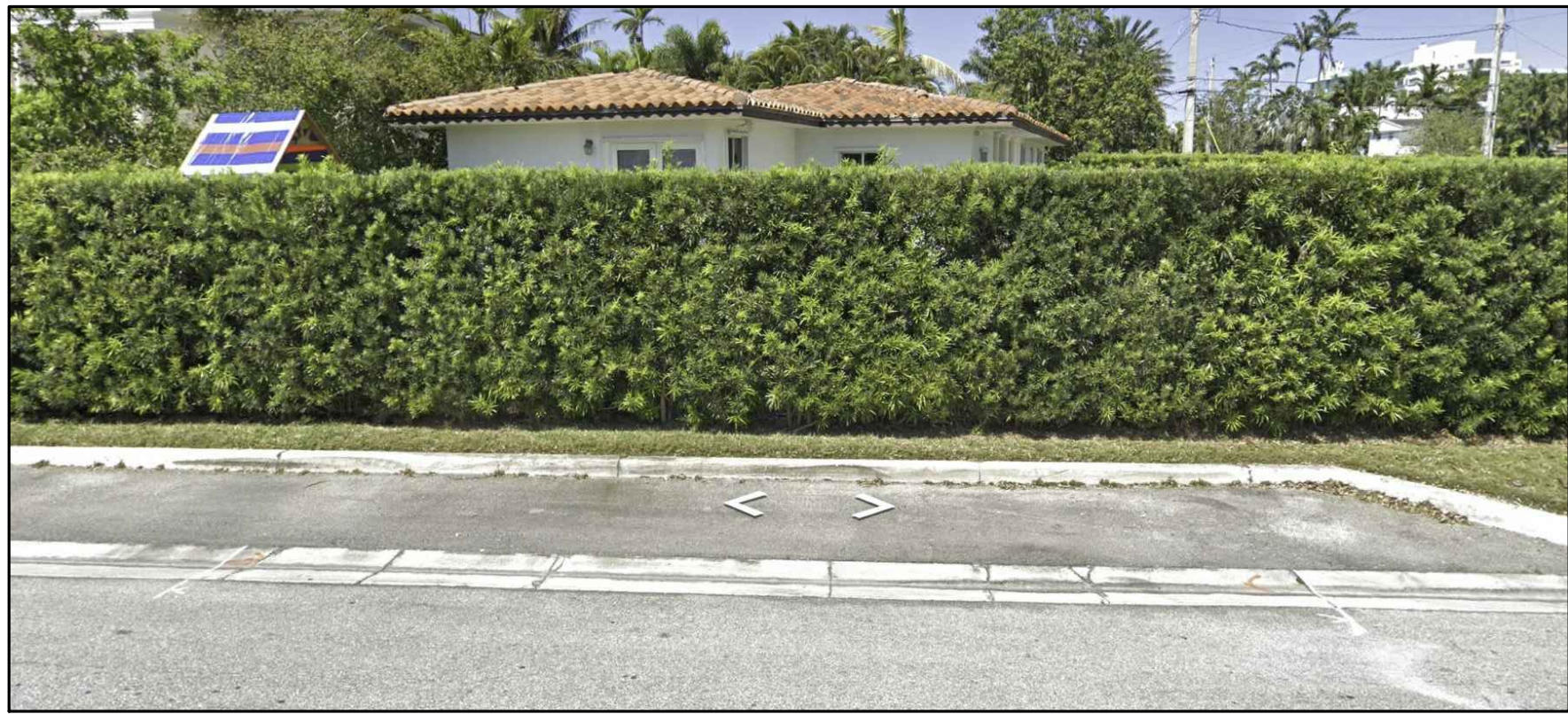




C1 Existing Front Aerial View (East Side)  
SCALE: N.T.S.



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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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 |
|------|----------|------------------|------|------|-------------|
|      | 03/09/20 | P&Z Review Com.  |      |      |             |
|      | 02/17/20 | P & Z Comments   |      |      |             |
|      | 02/14/20 | P & Z Comments   |      |      |             |
|      | 01/28/20 | P & Z Comments   |      |      |             |
|      | 11/08/19 | P & Z Comments   |      |      |             |
|      | 8/29/19  | Schematic Design |      |      |             |

ARCHITECT  
ROBERT JOHN GRABOSKI AR. 0091596

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BISCAI, INC.

AA. 26002086

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

VILLAGE  
ARCHITECTS  
OF KEY BISCAIYNE, INC.  
AA. 26002086

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  
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Bay Harbor Island, FL 33154

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|      | 11/08/19 | P & Z Comments   |      |      |             |
|      | 8/29/19  | Schematic Design |      |      |             |

ARCHITECT  
ROBERT JOHN GRABOSKI AR. 0091596

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OF VILLAGE ARCHITECTS OF KEY  
BISCAIYNE, INC.

AA. 26002086

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

SHEET No.

A4.05



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  
TOWN OF BAY HARBOR ISLANDS  
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.

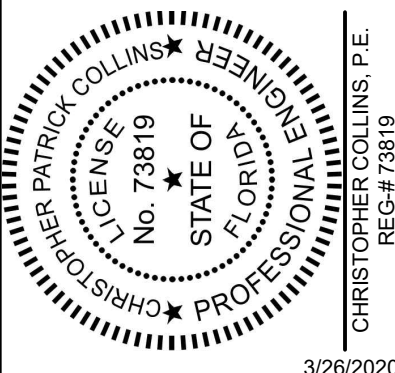
LEGAL DESCRIPTION

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  
NORTH MIAMI, FL 33161  
Phone: 305.720.2079  
C.O.A. 33221



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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|--------------|------------|
| 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 called before you dig!



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- #### IV. EROSION AND SEDIMENT CONTROL



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Comment

### Comment

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Designed by: C.P.C.

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Approved by: C P C

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| Scale. | N.I.S. |
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U. N. D304

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## 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, 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 C104/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 C11/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, USE 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 PE 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 PE 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 REPLACEABLE 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 THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST 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 C-605 - 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.
- 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 FOR THE DURATION IS: A) 4" PIPE = 1 MIN 45 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 MANDEUL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDEUL, 8" SEWER = 7.28" MANDEUL, 10" SEWER = 9.08" MANDEUL, 12" SEWER = 10.79" MANDEUL, 14" SEWER = 12.50" MANDEUL, 16" SEWER = 14.21" MANDEUL, 18" SEWER = 16.13" MANDEUL, 21" SEWER = 19.00" MANDEUL, 24" SEWER = 21.36" MANDEUL; 27" SEWER = 24.06" MANDEUL.
- DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANHOLE CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANHOLE 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 (AASHTO 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 LANE 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.
  - 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:
    - 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.

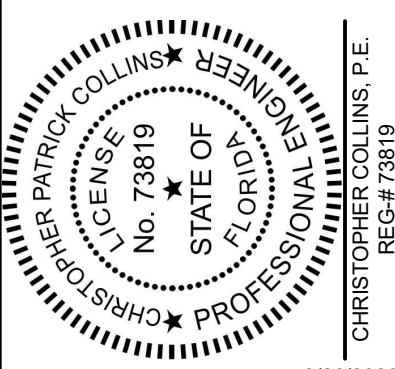
## XI. OBSERVATIONS AND TESTING:

- 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)

UNBORN

DESIGN

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



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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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

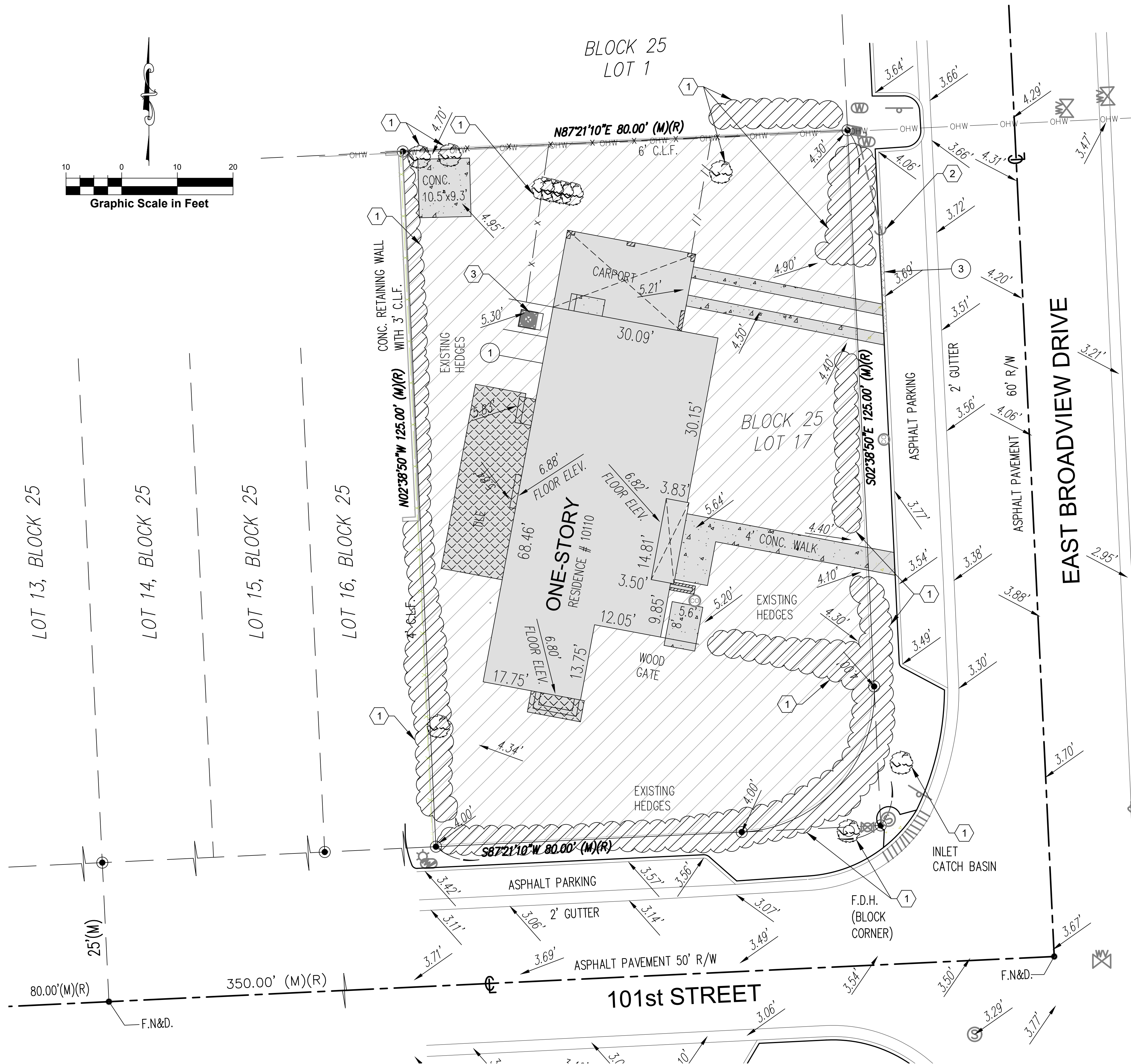


## DEMOLITION NOTES

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

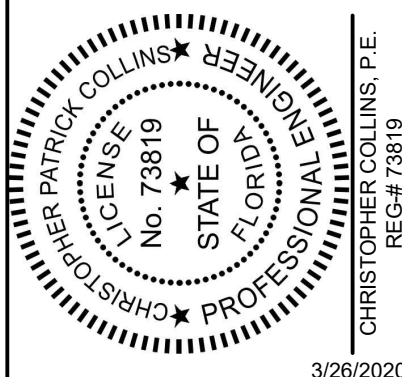
- 1 REFER TO LANDSCAPE PLANS FOR TREES, HEDGES TO BE REMOVED, RELOCATED OR TO REMAIN
- 2 EXISTING ELECTRIC ANCHOR WIRE TO BE RELOCATED
- 3 EXISTING AC UNIT TO BE REMOVED

## 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



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



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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

## DEMOLITION PLAN

Sheet No.

C-3.0









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

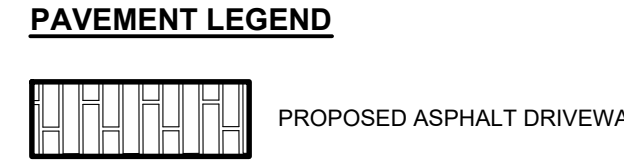
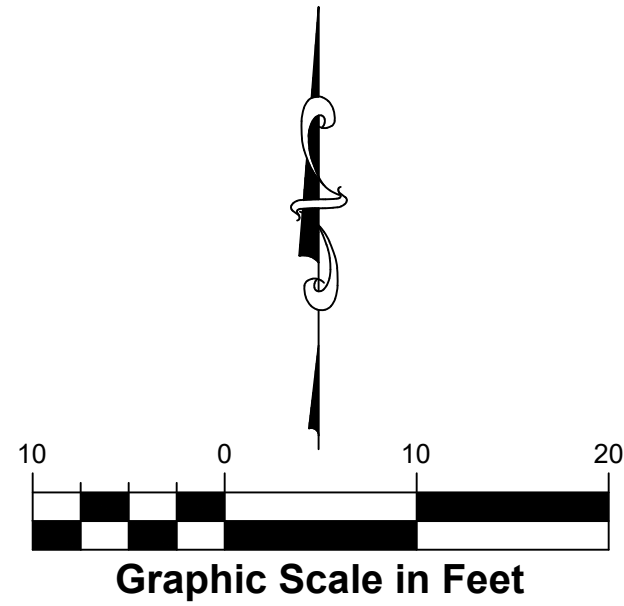
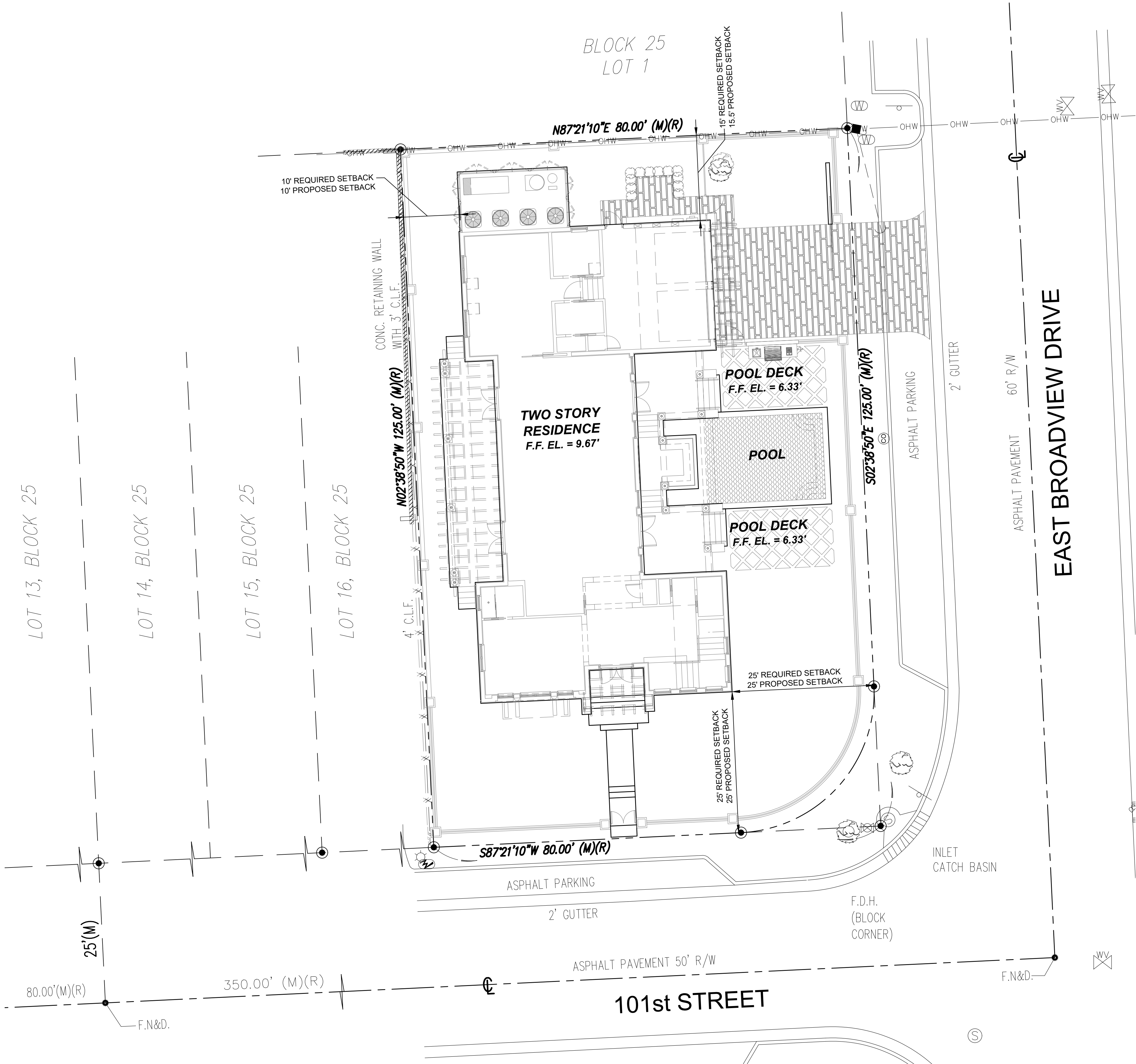
**LAND USE**  
RESIDENTIAL SINGLE FAMILY

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

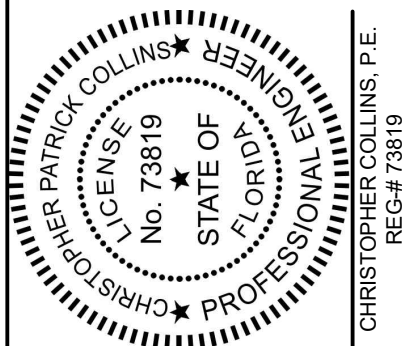
| SETBACKS:                                                                 | REQUIRED:                | PROPOSED:             |
|---------------------------------------------------------------------------|--------------------------|-----------------------|
| FRONT (101 STREET)                                                        | 25'-0"                   | 25'-0"                |
| SIDE STREET (EAST BROADVIEW DRIVE)                                        | 25'-0"                   | 25'-0"                |
| REAR                                                                      | 15'-0"                   | 15'-6"                |
| 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<br>(Exclusive of Garage, Porches,<br>Terraces and Trellis) | 2,000 sqft Min.          | 5,131 sqft            |
| PARKING SPACES                                                            | 2 Min.                   | 2 (Garage)            |
| LOT COVERAGE                                                              |                          | 3,338 sqft (34%)      |
| PERVIOUS AREA                                                             |                          | 4,615 sqft (47%)      |
| IMPERVIOUS AREA                                                           |                          | 5,251 sqft (53%)      |
| GROUND FLOOR OPEN SPACE                                                   | 3,946 sqft<br>(40% Min.) | 3,990 sqft<br>(40.4%) |
| FRONT YARD OPEN PERVIOUS AREA                                             | 2,183 sqft<br>(50% Min.) | 2,717 sqft<br>(67%)   |

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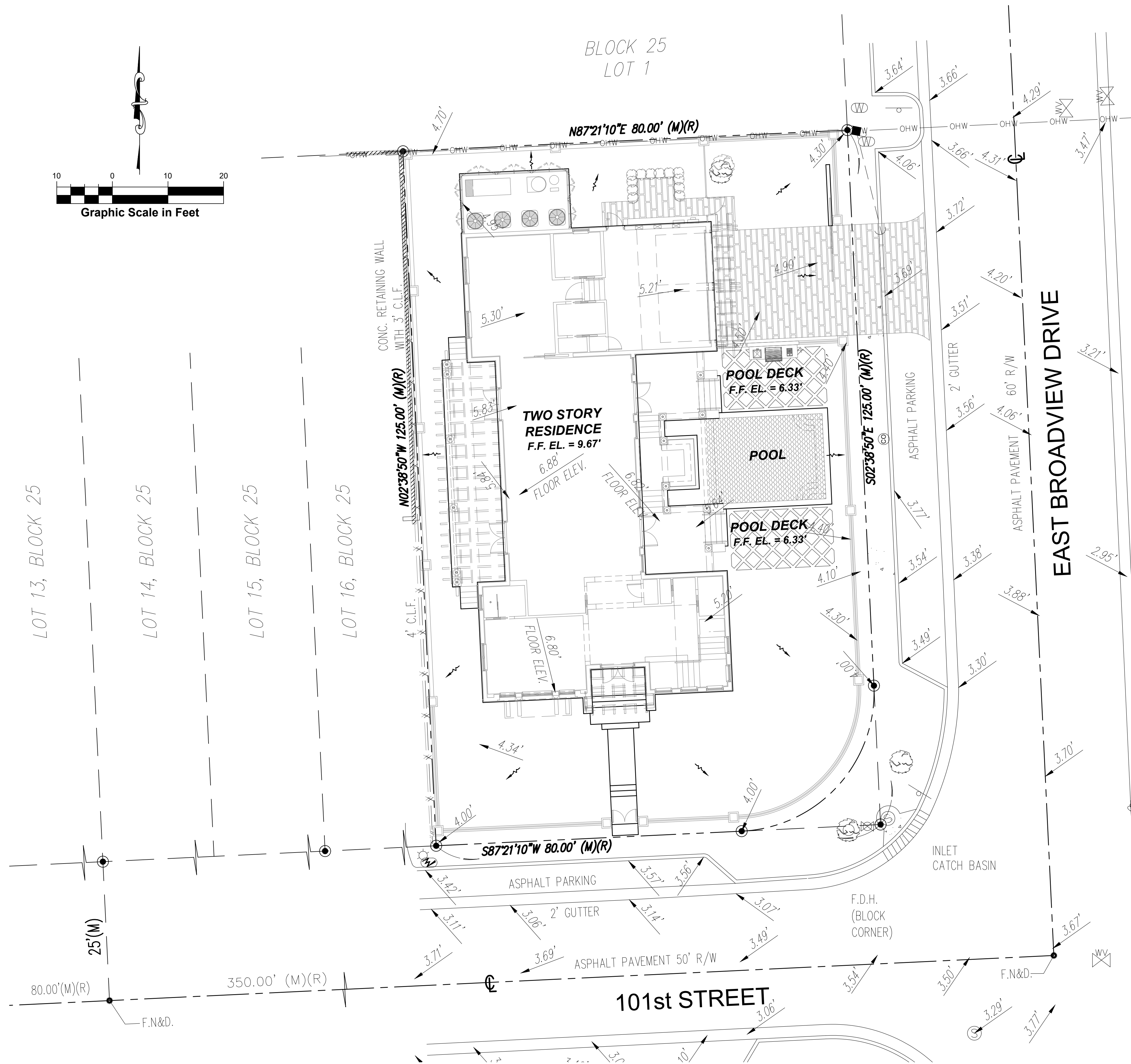
Plans for  
**THE IZHAK RESIDENCE**  
10110 EAST BROADVIEW DRIVE  
BAY HARBOR ISLANDS, FLORIDA

**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!



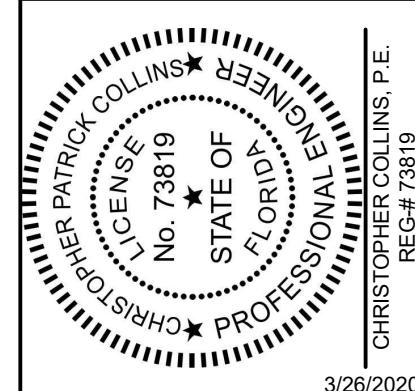


**PROPOSED DRAINAGE  
SYMBOLS LEGEND**

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



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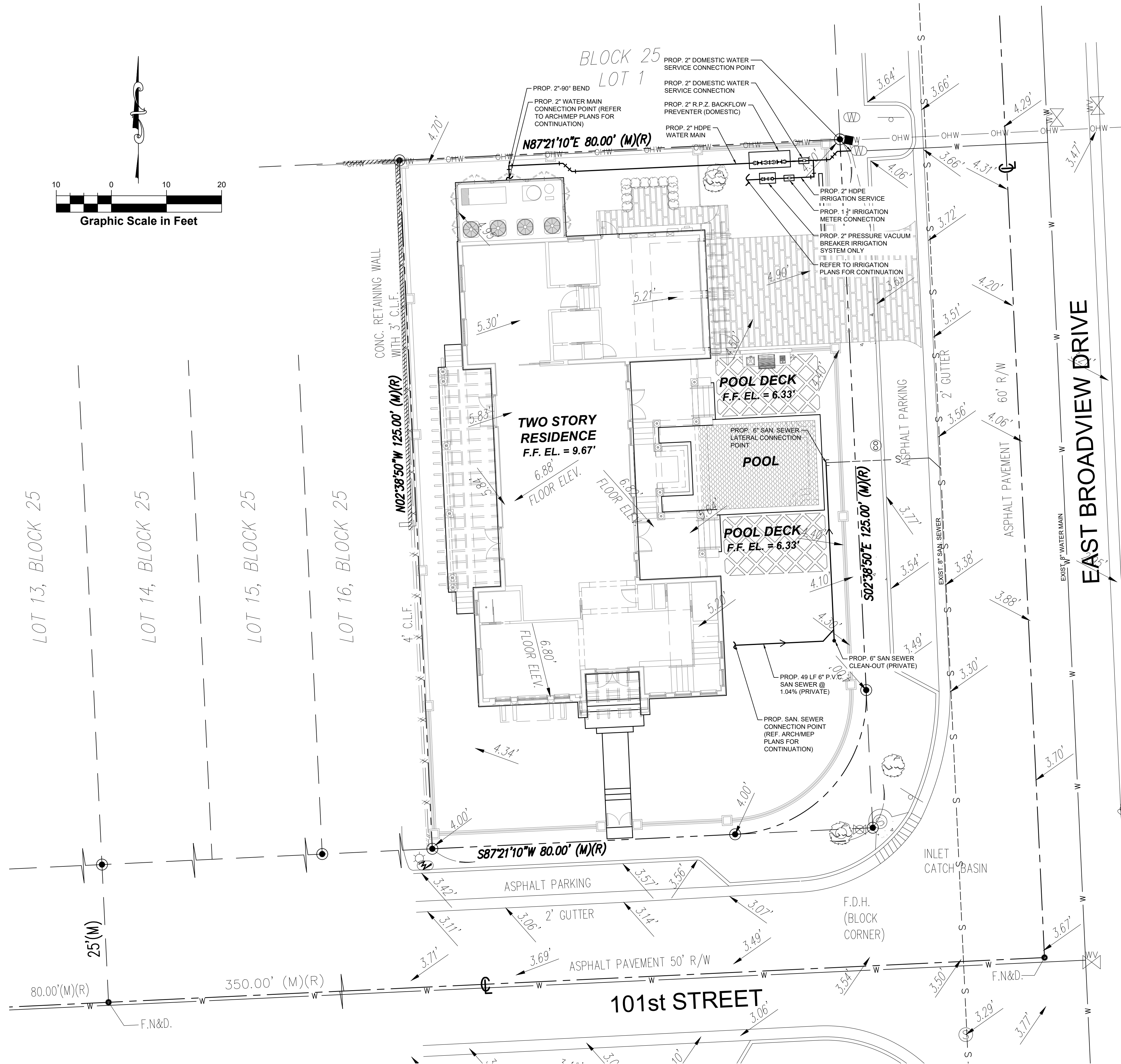
Plans for  
**THE IZHAK  
RESIDENCE**  
10110 EAST BROADVIEW DRIVE  
BAY HARBOR ISLANDS, FLORIDA

**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!



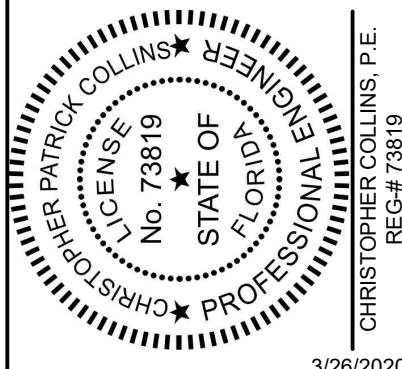


### NOTES

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.



696 N.E. 125th STREET  
NORTH MIAMI, FL 33161  
Phone: 305.720.2079  
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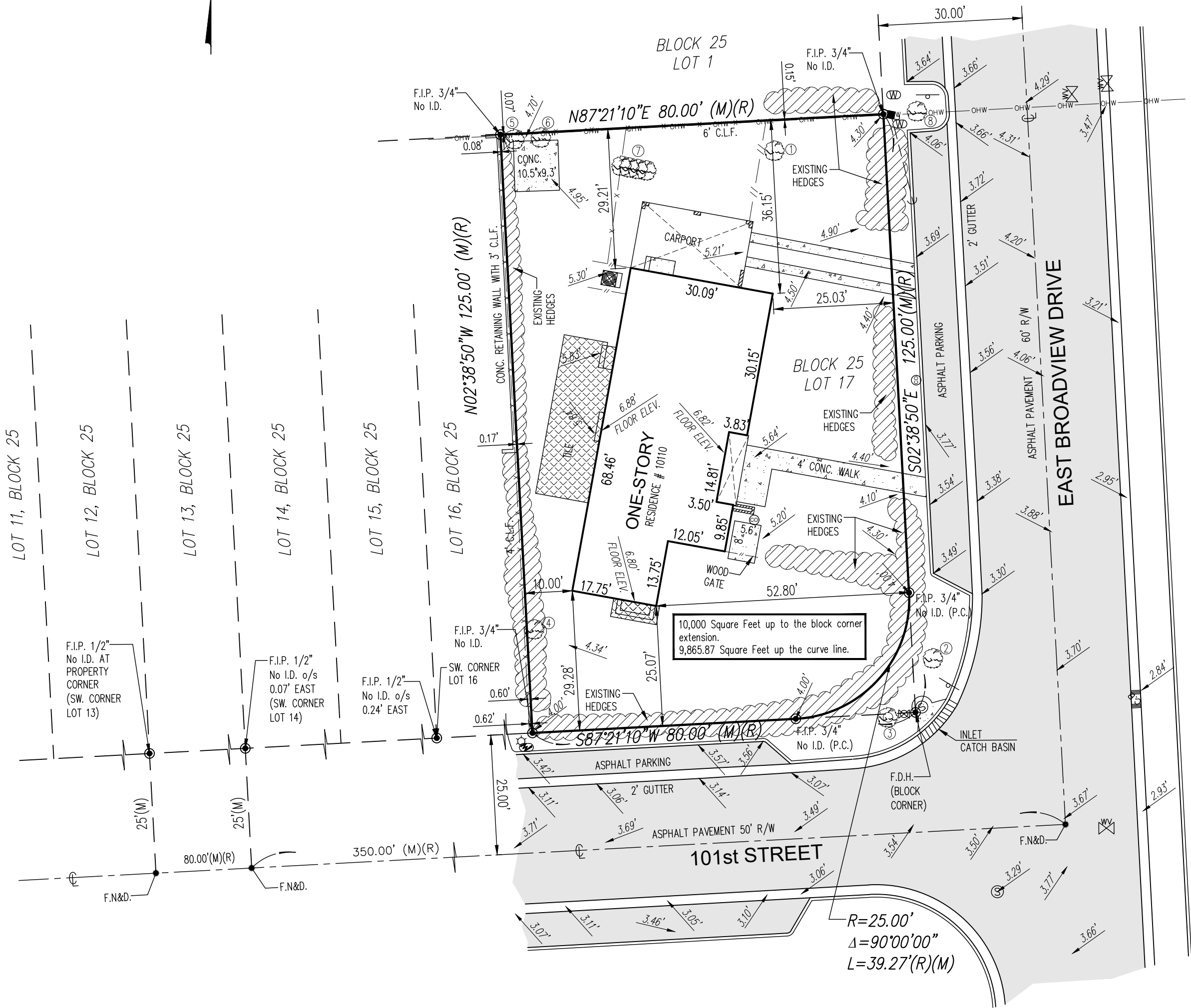
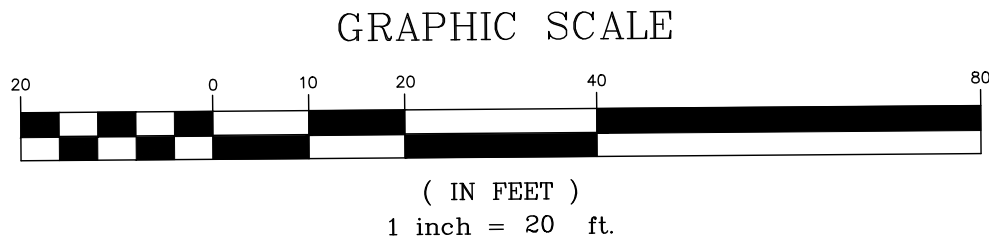
Plans for  
**THE IZHAK RESIDENCE**  
10110 EAST BROADVIEW DRIVE  
BAY HARBOR ISLANDS, FLORIDA

**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'    |

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](http://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.

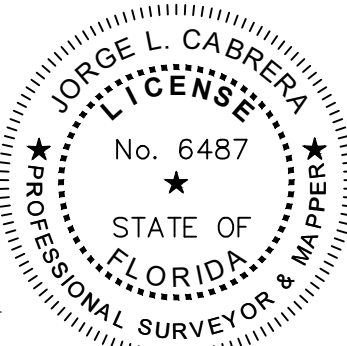
16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

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  
State of Florida



LOCATION MAP  
NOT TO SCALE



SURVEY SITE

LEGEND

(C) = Calculated  
CL. = Clear  
C.L. = Center Line  
CONC. = Concrete  
CBS. = Concrete Block Stucco  
Δ = Delta  
ENC. = Encroachment  
F.F.E.L. = 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.L. = Property Line  
(P) = Plat  
P.C. = Point of Curvature  
P.B. = Plat Book  
P.G. = Page  
R = Radius  
(R) = Record  
R/W = Right of Way  
U.E. = Utility Easement

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 (W.R.F.)  
CBS. WALL

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

Prepared for:

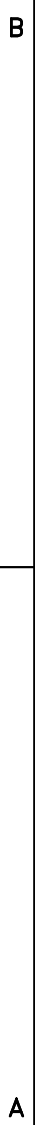
Yalin Izhak and Yoram Izhak

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



|   |   |   |   |
|---|---|---|---|
| A | B | C | D |
|---|---|---|---|


$$1/8'' = 1' - 0''$$


VILLAGE  
ARCHITECTS  
OF KEY BISCAIYNE, INC.  
AA. 2600208

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INTERIOR DESIGNERS

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New Construction

Yalin and Yoram Izhak  
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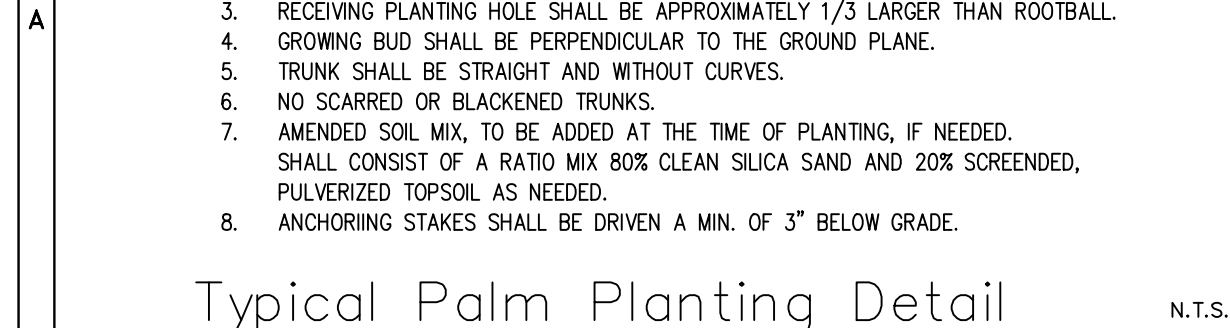
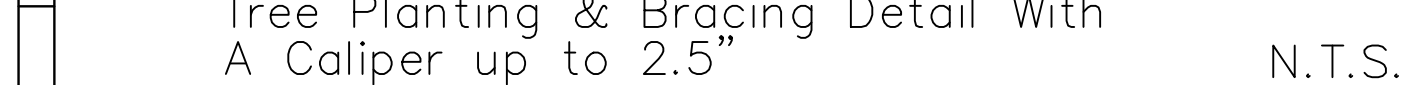
ARCHITECT  
ROBERT JOHN GRABOSKI AR. 009159

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|               |                  |
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| PROJECT Y2019 | CAD DWG FILE:hak |
| DRAWN BY      | CHECKED:BY       |
| SHEET TITLE   |                  |

LA2.00





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

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



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| PROJECT YEAR                        | 2019 | CAD DWG FILE | Enak |
| DRAWN BY                            |      | CHECKED BY   |      |
| SHEET TITLE                         |      |              |      |
| Landscape Notes,<br>Details, Legend |      |              |      |
| SHEET No.                           |      |              |      |

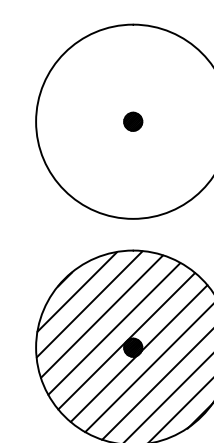
LA2.01



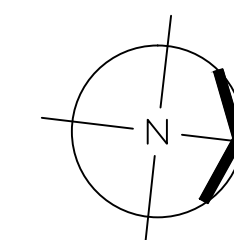


- | Tree Survey List |                                             |             |             |     |      |          |                              |
|------------------|---------------------------------------------|-------------|-------------|-----|------|----------|------------------------------|
| Num              | Botanical / Common Name                     | Disposition | Description |     |      | Notes    |                              |
|                  |                                             |             | HT          | SPR | DBH  |          |                              |
| MI               | Mangifera indica / Mango                    | --Remove--  | 35'         | 30' | 30"  | Good     |                              |
| 2 RE             | Roystonea elata / Royal Palm                | Remain      | 38'         | 28' | 21"  | Good     | In R/W                       |
| 3 RE             | Roystonea 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             | Roystonea elata / Royal Palm                | --Remove--  | 18'         | 15' | 6.5" | Good     |                              |
| 7 DL             | Dypsis lutescens / Areca Palm               | --Remove--  | 18'         | 18' | 5"   | Good     |                              |
| 8 LI             | Lagerstroemia indica / Crape Myrtle         | Remain      | 15'         | 12' | 10"  | Good     | In R/W DBH is sum of trunks. |

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  
LA 2.03 South & North Side Elevations  
LA 2.04 East & West Side Elevations  
LA 2.05 Plant Material Photographs

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| Mar | Date | Description | Mar | Date | Description |
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ARCHITECT  
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AA 3600308

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| PROJECT YEAR | CAD DWG FILE |
| 2019         | hsk          |

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| SHEET | TITLE |
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Free Survey/

Disposition Plan

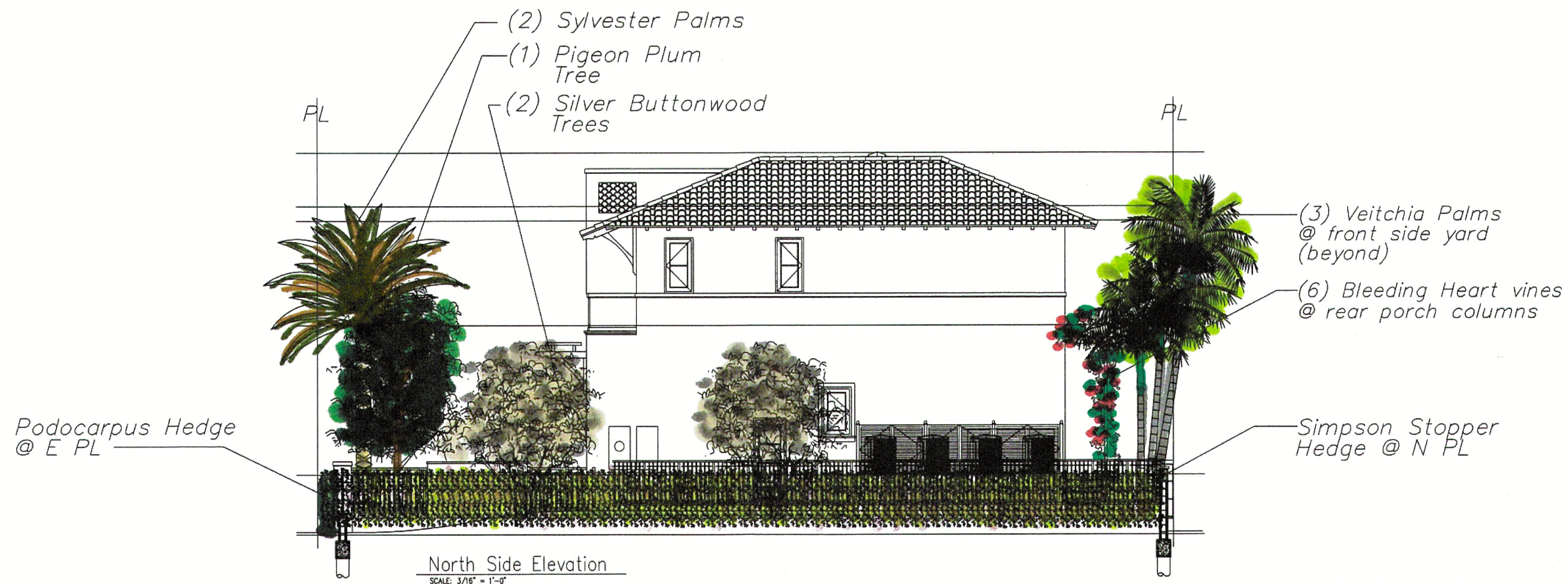
## Disposition Plan

SHEET No. 10000

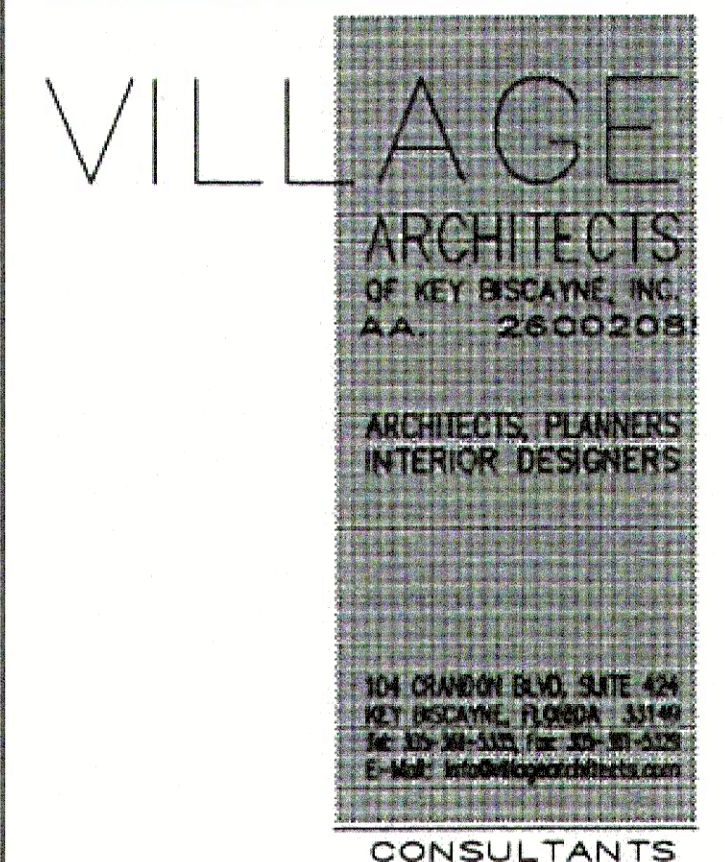
A202

LAZ.02





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



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| Rev       | Date | Description      |
|-----------|------|------------------|
| 04/18/20P | 2    | Comments         |
| 11/06/19  | 2    | Comments         |
| 8/29/19   |      | Schematic Design |
| Rev       | Date | Description      |

ARCHITECT  
 PROJECT JOHN GRASOSKI AR 009158  
 AA 2600208

PROJECT Y2019 CAD DWG FILEhak  
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SHEET TITLE  
 South & North  
 Side Elevations

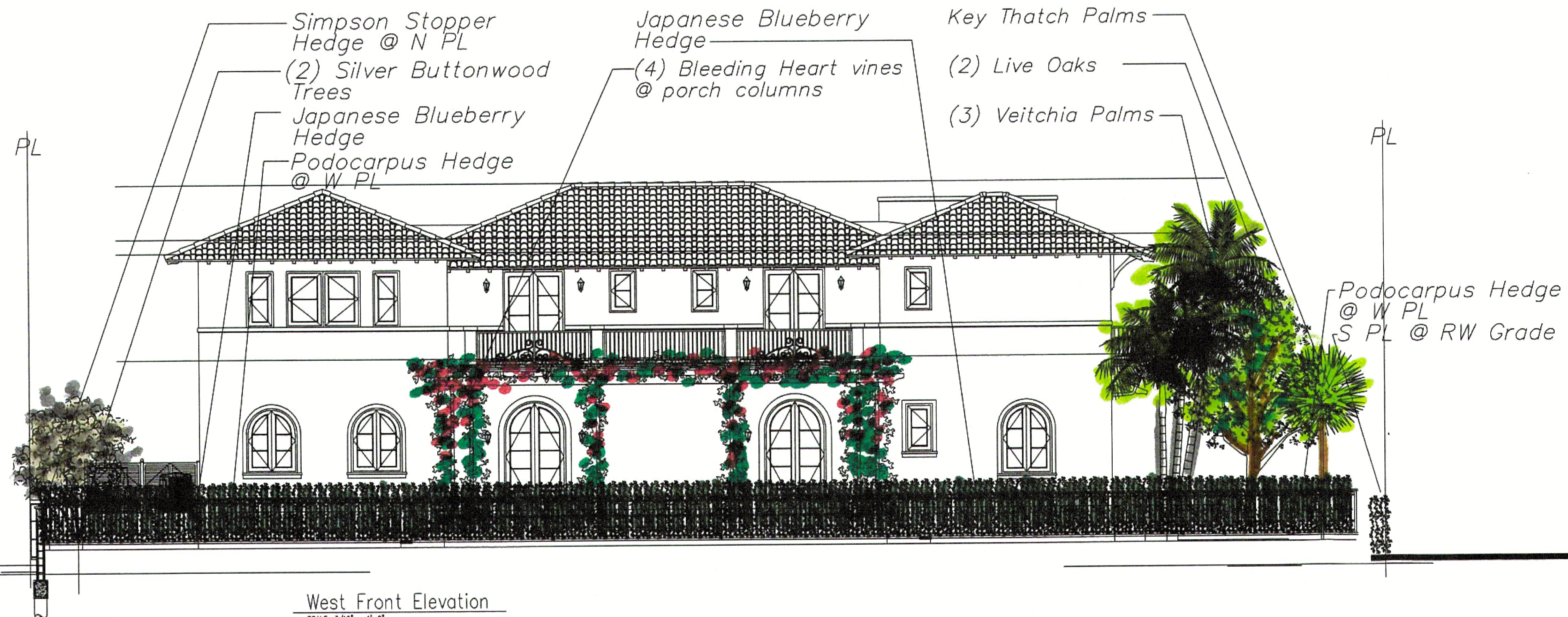
SHEET NO.  
 LA2.03





East Rear Elevation

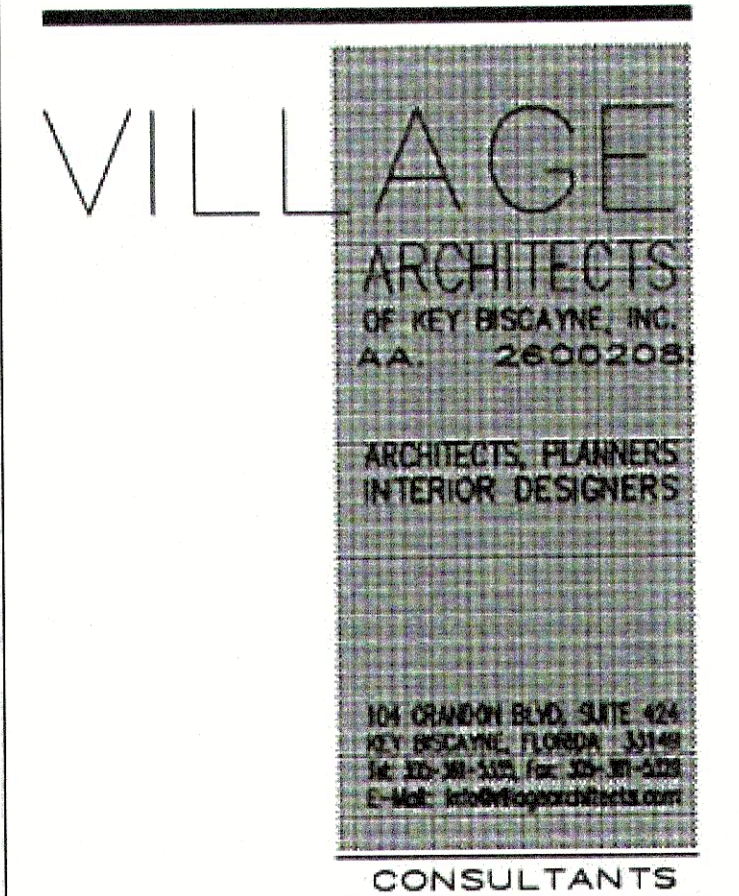
SCALE: 3/16" = 1'-0"



West Front Elevation

SCALE: 3/16" = 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



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| Rev      | Date             | Description | Rev | Date | Description |
|----------|------------------|-------------|-----|------|-------------|
| 04/18/20 | P & Z Comments   |             |     |      |             |
| 11/06/19 | P & Z Comments   |             |     |      |             |
| 8/29/18  | Schematic Design |             |     |      |             |

MarDate Description MarDate Description

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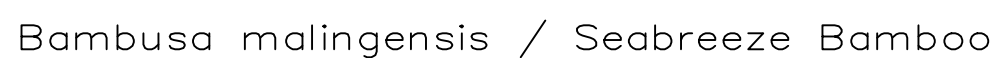
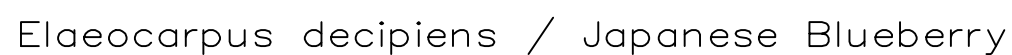
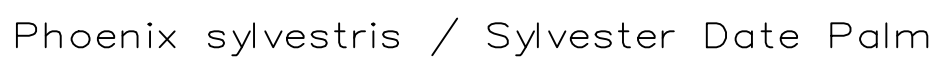
SHEET TITLE

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

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| 04/16/20P & Z Comments   |
| 11/06/19 P & Z Comments  |
| 8/29/19 Schematic Design |

| Mar | Date | Description | Mar | Date | Description |
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## Plant Material Pictures

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