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 4, 2021

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/99287551052
Meeting ID: 992 8755 1052
To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

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: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location:
US: 1 312 626 6799 or 1 646 558 8656 or 1 301 715 8592
Meeting ID: 992 8755 1052
Participant ID: Press the # key
To request to speak: Dial *9 on your telephone device to activate the "Raise your Hand" feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

CALL TO ORDER: Set for 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. The owner is proposing to construct a new two story single family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,158 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 1 half bath and a 3 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.

2. Approval of the minutes of the Board meetings held on March 2, 2021 and March 16, 2021. (Item #2)

ADJOURNMENT

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

AGENDA ITEM REPORT
May 4, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. The owner is proposing to construct a new two story single family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,158 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 1 half bath and a 3 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.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS
1. GAD RESIDENCE-ARCHITECTURAL
2. GAD RESIDENCE-LANDSCAPE
3. GAD RESIDENCE- CIVIL
4. 112561-SE Survey Package
5. 113825-SE Tree Location Survey Package

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD

10130 WEST BROADWIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

PLANING AND ZONNING BOARD

10130 WEST BROADWIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154
THE WORK PRODUCT PROVIDED BY FLORIDA ARCHITECTURAL SERVICES, INC. IS SOLE PROPERTY OF FLORIDA ARCHITECTURAL SERVICES, INC. THE WORK PRODUCT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF FLORIDA ARCHITECTURAL SERVICES, INC.

10130 WEST BROADWIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154
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PROJECT TEAM

ARCHITECT

Daniel Sorogon.
Florida Architectural Services Inc.
34 N.W. 168 Street, North Miami Beach Fl. 33169
Off. 305-653-0212
Fax. 305-653-0232
Cell. 305-970-1235
Email: danny@dannysorogon.com
Web: www. danielsorogon. com

LANDSCAPE ARCHITECT
Jorge Varela
All Landscape Data Inc.
Landscape (Architecture + Plant Information)
Email: jvarela@alllandscapedata.com
4459 NW 97 CT [DORAL, Florida, USA 33178
Main 305.303.7059 **Direct** 954.261.9562
www.alllandscapedata.com

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THE 2017 FLORIDA BUILDING CODE FOR DESIGN

SCOPE OF WORK:
NEW CONSTRUCTION OF A TWO STOTY, SINGLE FAMILY DWELLING.

MUNICIPALY: TOWN OF BAY HARBOR ISLANDS, FLORIDA

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

DRAWING INDEX

ARCHITECTURAL

A-0	COVER SHEET
A-1	SURVEY
A-2	SITE PLAN, GENERAL NOTES AND ZONING DATA
A-3	GROUND FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ROOF PLAN
A-6	AREAS
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR ELEVATIONS
A-9	COLORED ELEVATIONS
A-10	COLORED ELEVATIONS
A-11	RENDERINGS
A-12	STREET VIEW
A-13	AEREAL VIEW
A-14	SURROUNDED IMAGES
A-15	MATERIALS SHEET

LANDSCAPE

L-1	EXISTING TREE DISPOSITION PLAN
L-2	LANDSCAPE PLAN
L-3	ELEVATIONS
L-4	ELEVATIONS
L-5	GENERAL PLANTING NOTES
L-6	IRRIGATION PLAN
L-7	DETAILS

CIVIL

C-01	GENERAL NOTES
C-02	EROSION CONTROL PLAN
C-03	PAVING, GRADING & DRAINAGE
C-04	PAVING, GRADING & DRAINAGE SECTIONS
C-05	UTILITIES

Daniel Sorogon
Digitally signed by Daniel Sorogon
Date: 2021.04.19 17:46:35 -04'00'

REVISIONS	BY:
1 APRIL 19 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2221-021-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN BB / CB
CHECKED DS
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-0 OF 15 SHEETS
COLOR ORIGINAL

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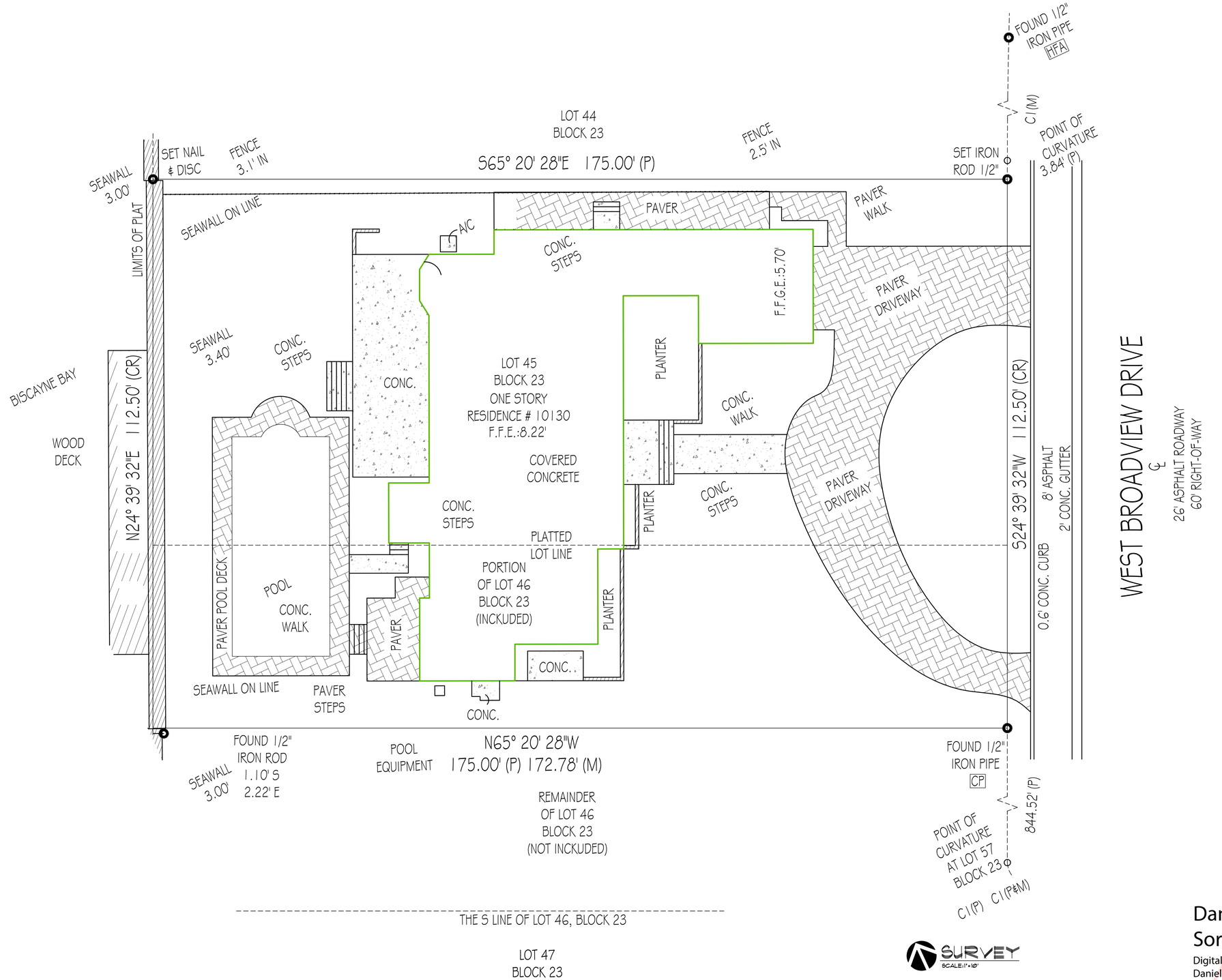

Daniel Sorogon
Digitally signed by Daniel Sorogon
Date: 2021.04.19 17:48:13 -04'00'

STATE OF FLORIDA DANIEL SOROGON # 10418 REGISTERED ARCHITECT

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-021-4310

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SHEET NO. A-1
OF 15 SHEETS
COLOR ORIGINAL

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PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADWIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:

LOT 45 AND THE 1/2 OF LOT 46 FROM FRONT TO REAR ADJOINING TO LOT 45, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE(S) 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDAC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

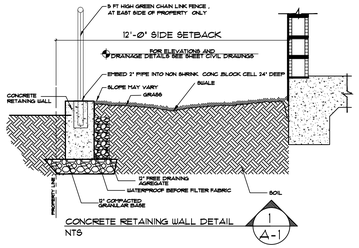
GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
   B. THE FLORIDA BUILDING CODE RESIDENTIAL 2018 (6 TH EDITION)
   C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
   D. NATIONAL ELECTRICAL CODE, OSHA & NATIONAL BOARD OF FIRE UNDERWRITERS.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
3. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
4. ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
5. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL, ITEMIZATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
6. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
7. ALL WORK COMPLETED OT OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
8. DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
9. BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMEN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY (INCLUDING DEATH.) ARISING OUT OF THE WORK OF THE CONTRACTOR.
10. OMISSION: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
11. ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
12. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURES LABELS.
13. ALL COLORS SHALL BY AS SELECTED BY THE ARCHITECT.
14. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BY CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
15. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
16. THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
17. ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES OR INDUSTRIES RECOMMENDATIONS OF SPECIFICATIONS.
18. SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
19. NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BY GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
20. THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201, LATEST ADDITIONS, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT.
21. AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
22. LANDSCAPING NOTES
    ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BY CONTINUOSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AN SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 150 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO1 OR BETTER IN "GRADES & STANDARDS FOR NURSERY PLANTS" PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
23. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

SEPARATE PERMITS, CALCULATIONS & SHOP DRAWINGS ARE REQUIRED FOR::

1. ALL EXTERIOR WORK
2. PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
3. SWIMMING POOL AND SPA
4. EXTERIOR WINDOWS AND DOORS
5. ALUMINUM GRILLES
6. STAIR HAND RAIL AND GUARD RAILS
7. ALL STAIRCASES.

SOIL SHALL BE TREATED WITH TERMITE PROTECTION IN ACCORDANCE WITH FBCR 318



CONCRETE RETAINING WALL DETAIL
NTS

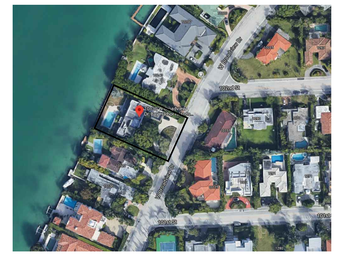
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

FLOOD LEGEND

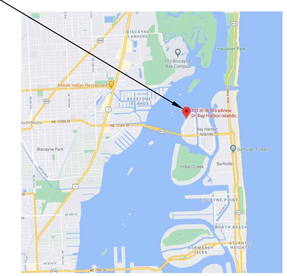
FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
PANEL DATE: 09/11/2009
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD 1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): +8.67' NGVD
COMMUNITY NUMBER: 120635
BENCHMARK: A-1TMDCO
ELEVATION: 1.67
HIGHEST CROWN OF ROAD : 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

REQUIRED/PROVIDE FINISH FLOOD ELEVATION:
8.67 NGVD (FEMA) + 1' FREE BOARD = 9.67' NGVD
LOWEST ELEVATION OF EQUIPMENT : 9'-8" NGVD

LOCATION OF PROJECT



LOCATION MAP
N.T.S.



ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT
LAND USE : LOW DENSITY RESIDENCE
LOT AREA 19,688 SF. 0.45 ACRES
LOT FRONTAGE: 112'-6"

SETBACKS:	REQUIRED	PROVIDED
FRONT (STREET FRONTAGE)	25'-0"	25-0"
REAR (WATER FRONT)	40'-0"	40'-0"
FROM OUTSIDE BULKHEAD WALL (LOTS 23 , LOTS 29-35)		
RIGHT SIDE	10'-0"	12'-0"
LEFT SIDE	10'-0"	10'-0" -12'-0"
MAX STORIES	2	2
MAX HEIGHT	25" FROM BFE	25'-0"
PARKING SPACES	2	3

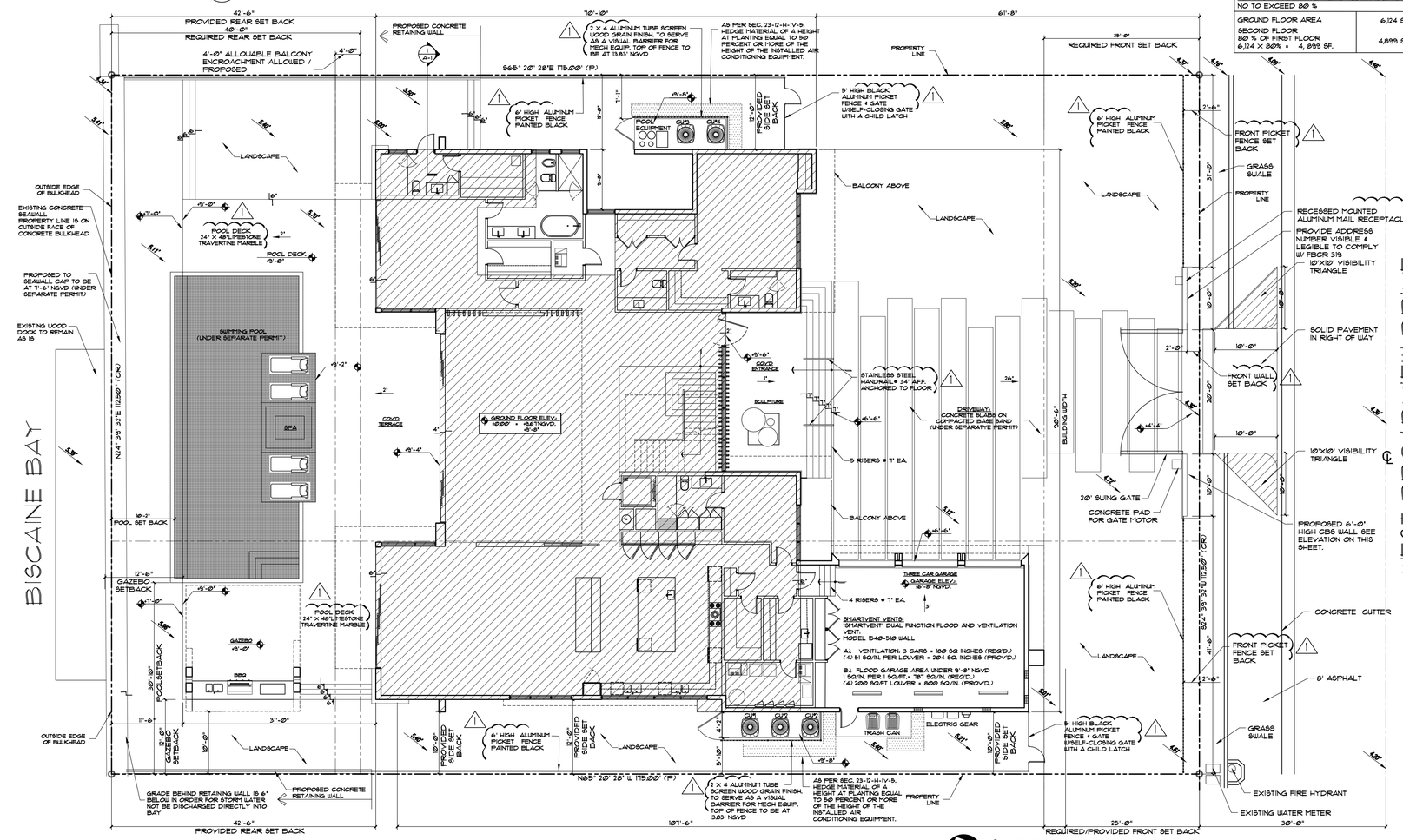
AREA CALCULATIONS:
LOT AREA:19,688 SF
MINIMUM FLOOR AREA 13,125 SF
(LOT 36 THRU 109)

OPEN SPACE REQUIREMENTS		
LOT PERVIOUS AREA	(40%) 7,875 SF.	(41.13%) 8,099 SF.
FRONT YARD OPEN SPACE	(50%) 1,406 SF.	(77%) 2,711 SF.
(25 FT. X 112.5 FT. + 2,812 + 50% = 1,406 SF MIN.		
LOT IMPERVIOUS AREA	(60%) 11,813 SF.	(58.87%) 11,589 SF.

BUILDING AREAS UNDER A/C:	
GROUND FLOOR A/C AREA	5,293 SF.
SECOND FLOOR A/C AREA	3863 SF.
TOTAL A/C AREA	9,158 SF.

SECOND STORY VOLUME (BUILDING RESTRICTION)
NO TO EXCEED 80 %

GROUND FLOOR AREA	6,124 SF.	
SECOND FLOOR 80 % OF FIRST FLOOR 6,124 X 80% = 4, 899 SF.	4,899 SF.	79% 4,837 SF.

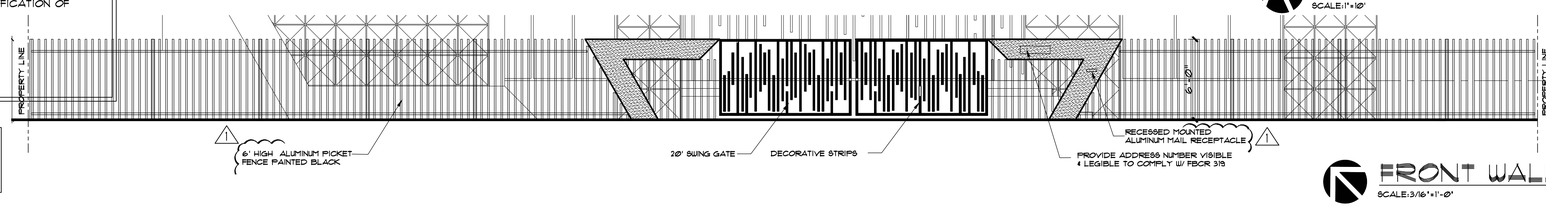


SITE PLAN
SCALE:1"=10'

HATCHED AREA INDICATES SECOND FLOOR ABOVE

EXISTING GRADE ELEVATIONS

NEW GRADE ELEVATIONS



FRONT WALL ELEVATION
SCALE:3/16"=1'-0"

Daniel Sorogon
Digitally signed by Daniel Sorogon
Date: 2021.04.19 17:49:24 -04'00'

STATE OF FLORIDA DANIEL SOROGON REGISTERED ARCHITECT # 10.418

REVISIONS	BY:
1 APRIL 19 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO: 11-2221-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN	BB / CB
CHECKED	DS
DATE	MARCH 19, 2021
SCALE	1" = 10'
JOB NO.	GAD RESIDENCE
SHEET NO.	A-2
OF 15 SHEETS	
COLOR ORIGINAL	

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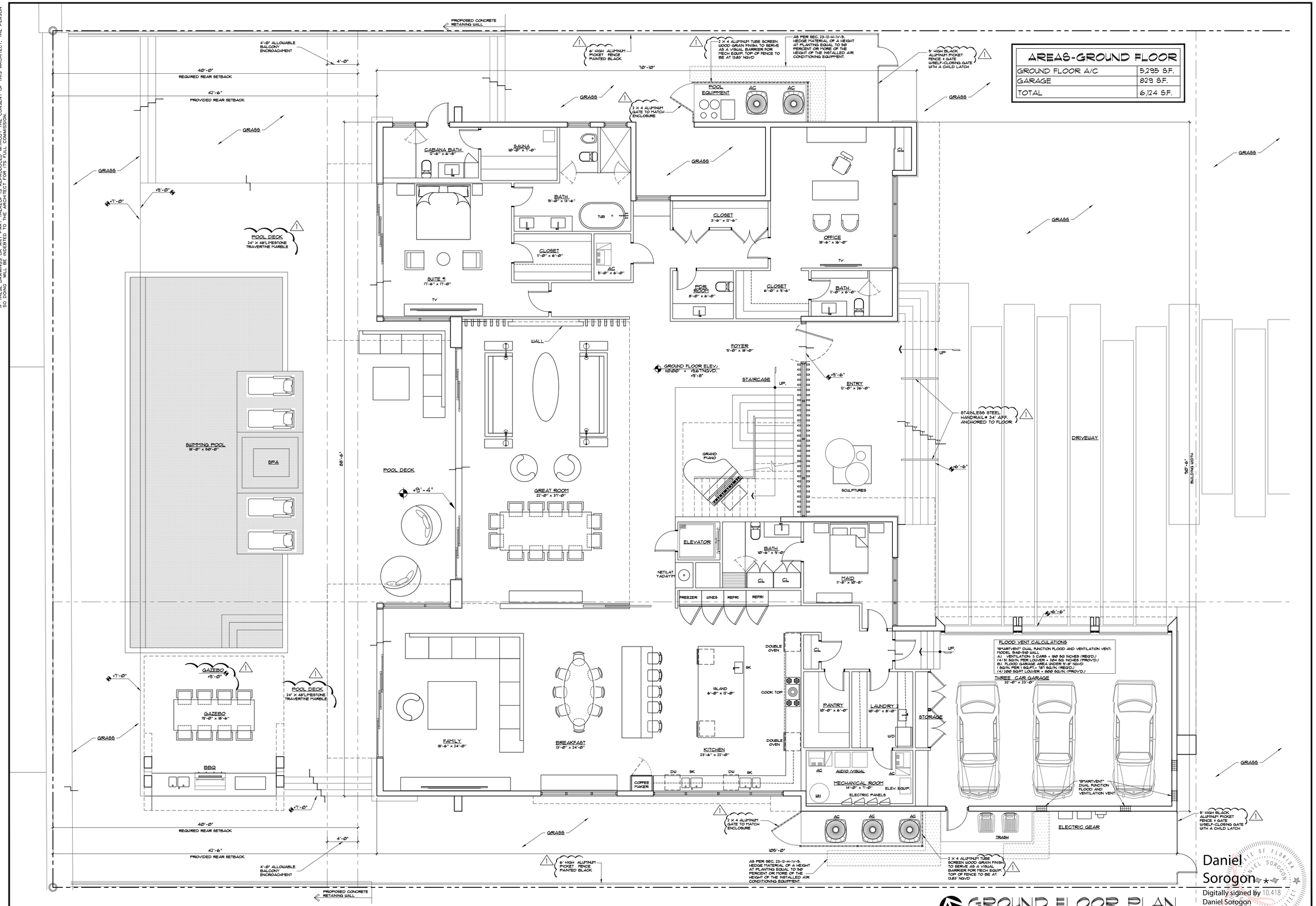

AREAS-GROUND FLOOR

GROUND FLOOR A/C	5,295 S.F.
GARAGE	829 S.F.
TOTAL	6,124 S.F.

GROUND FLOOR PLAN

SCALE 3/16" = 1' - 0"

REVISIONS		BY:
1	APRIL 19 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 13-2227-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN	BB / CB
CHECKED	DS
DATE	MARCH 19, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	A-3
OF 15 SHEETS	
COLOR ORIGINAL	

Daniel Sorogon
STATE OF FLORIDA DANIEL SOROGON LICENSED ARCHITECT
Digitally signed by Daniel Sorogon
Date: 2021.04.19 17:49:47 -04'00'

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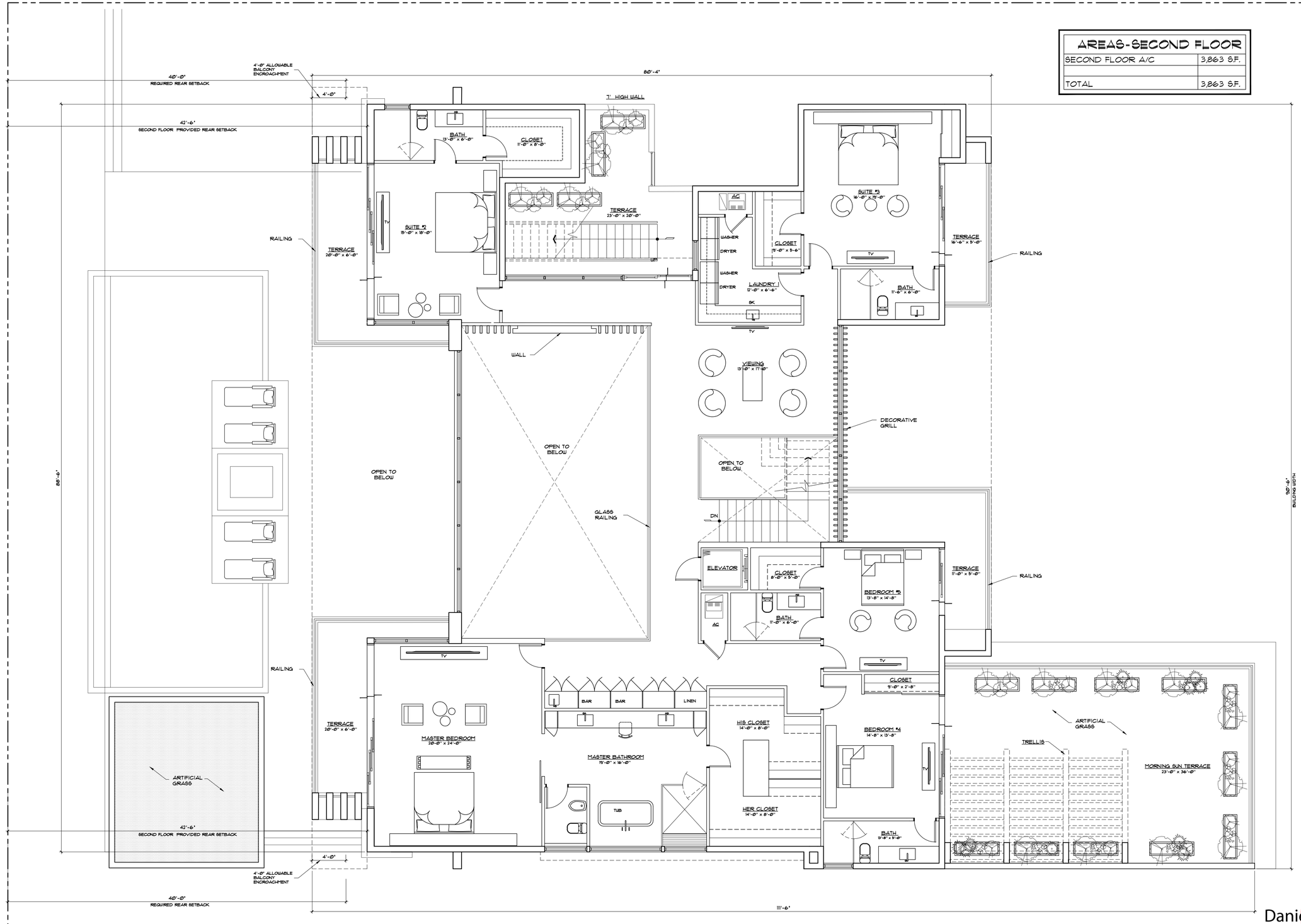

AREAS-SECOND FLOOR

SECOND FLOOR A/C	3,863 S.F.
TOTAL	3,863 S.F.

SECOND FLOOR PLAN

SCALE 3/16" = 1' - 0"

Daniel Sorogon

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Date: 2021.04.19 17:50:07 -04'00'

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10950 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-021-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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DATE	MARCH 19, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	A-4
OF 15 SHEETS	
COLOR ORIGINAL	

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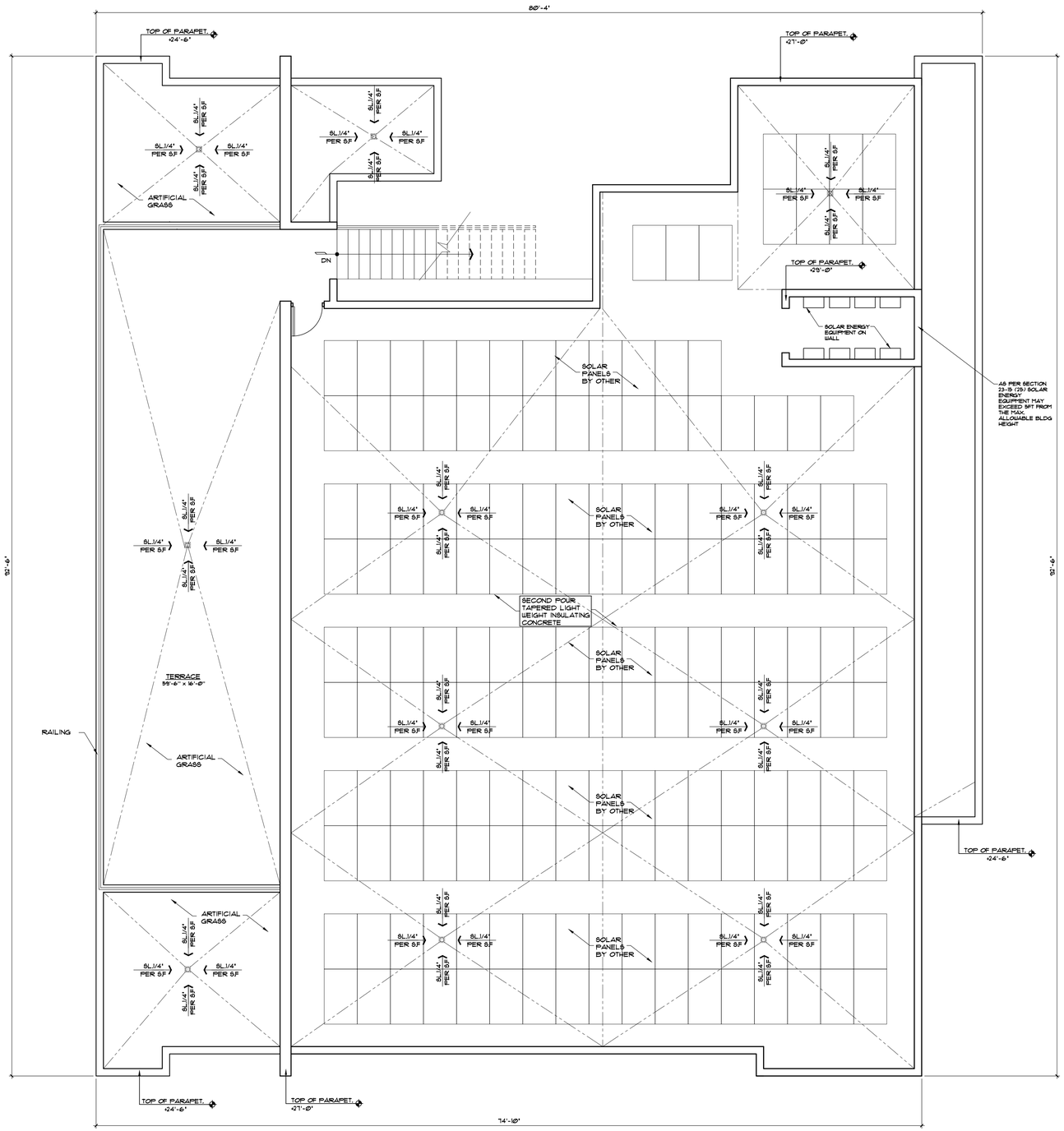

ROOF PLAN

SCALE 3/16" = 1' - 0"

Daniel Sorogon

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MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-021-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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DATE	MARCH 19, 2021
SCALE	3/16" = 1"
JOB NO.	GAD RESIDENCE
SHEET NO.	A-5
OF 15 SHEETS	
COLOR ORIGINAL	

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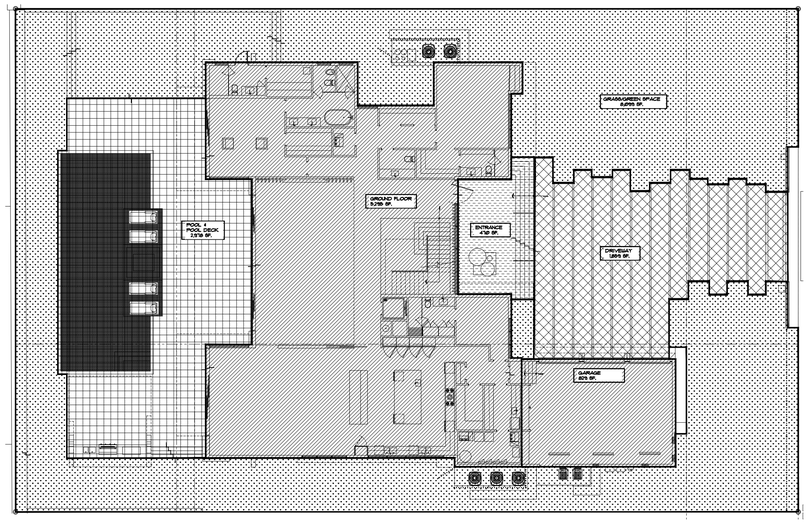
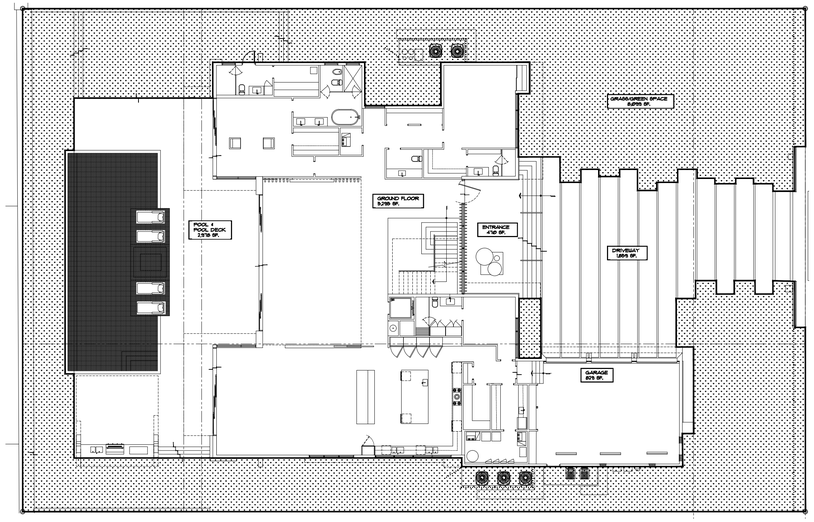
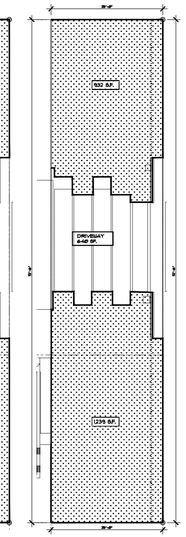


FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"



PERVIOUS VS IMPERVIOUS
SCALE 1/16" = 1' - 0"



PERVIOUS FRONT AREA
SCALE 1/4" = 1' - 0"

MIN. PERVIOUS AREA FOR FRONT AREA (2,812 SF.)	50% = 1,406 SF.	77.20% = 2,171 SF.

LEGEND-AREA CALCULATIONS

BUILDING LOT COVERAGE (GROUND FLOOR)	
GROUND FLOOR A/C	5,295 S.F.
GARAGE	829 S.F.
DRIVEWAY & WALKWAY	1,859 S.F.
ENTRANCE	470 S.F.
POOL & POOL DECK	2,978 S.F.
GRASS AREA (PERVIOUS)	5,612 S.F.
TOTAL AREA	17,043 S.F.

AREAS-GROUND FLOOR

GROUND FLOOR A/C	5,295 S.F.
GARAGE	829 S.F.
TOTAL	6,124 S.F.

AREAS-SECOND FLOOR

SECOND FLOOR A/C	4,837 S.F.
TOTAL	4,837 S.F.

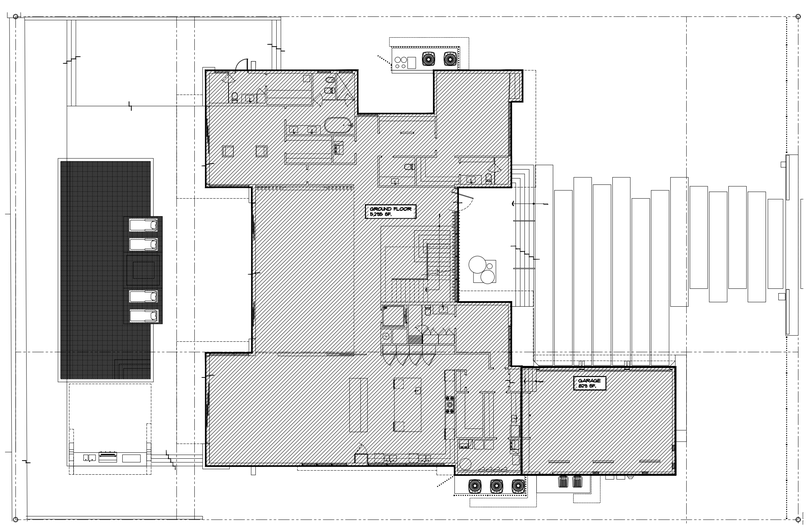
OPEN SPACE REQUIREMENTS

	REQUIRED/ALLOWED	PROVIDED
LOT PERVIOUS AREA	(19,688 X 40%) 7,875 SF.	(41.13%) 8,099 SF.
FRONT YARD OPEN SPACE	(2,812 X 50%) 1,406 SF.	(77%) 2,171 SF.

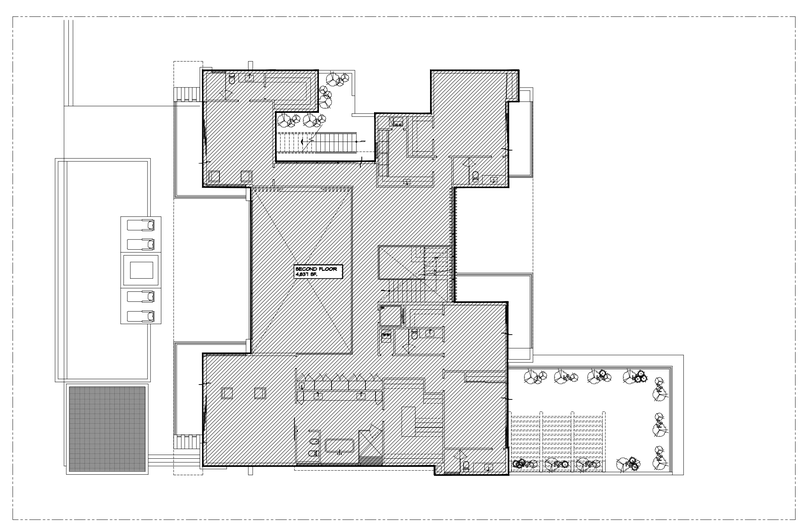
SECOND STORY BUILDING AREA RESTRICTION

FOR 2 STORY HOMES, THE SECOND FLOOR SHALL NOT EXCEED 80% OF GROUND FLOOR GROSS AREA

1ST FLOOR AREA HOUSE + GARAGE 5,295 S.F. + 829 S.F. = 6,124 S.F.	6,124 SF X 80% =4,899 SF. MAX ALLOWED	4,837 SQ/FT.= 79% PROVIDED



FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"



SECOND FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"

Daniel Sorogon Digitally signed by Daniel Sorogon Date: 2021.04.19 17:52:52 -04'00'

STATE OF FLORIDA DANIEL SOROGON # 10.418 REGISTERED ARCHITECT

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: BB / CB
CHECKED: DS
DATE: MARCH 19, 2021
SCALE: 1/16" = 1'
JOB NO.: GAD RESIDENCE
SHEET NO.: A-6 OF 15 SHEETS
COLOR ORIGINAL

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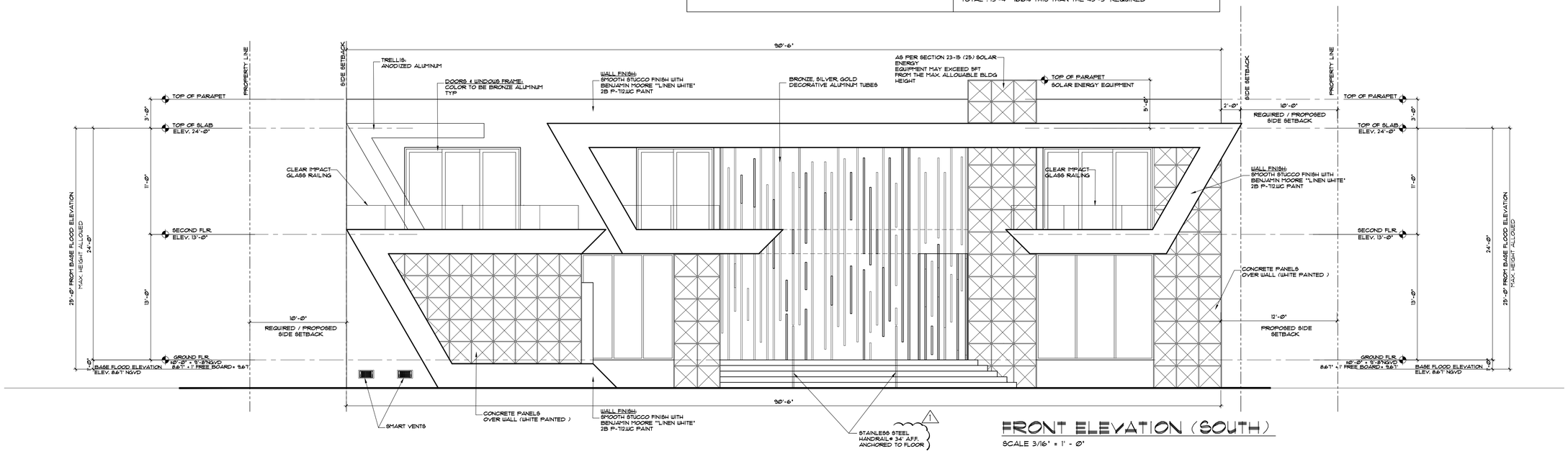
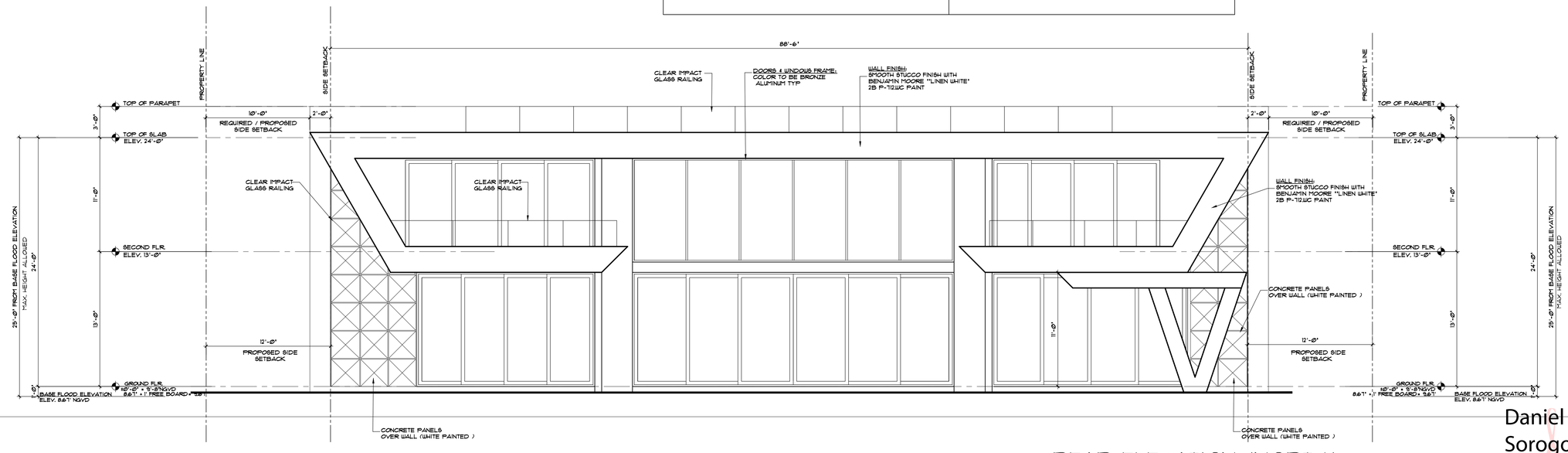
FRONT ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 90'-6" -50% = 45'-3" MIN. TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 41'-0" DOORS: 6'-0" MATERIAL CHANGE: 32'-6" TOTAL : 49'-6" 100% THIS GREATER THAN THE 45'-3" REQUIRED	2ST FL. ELEVATION WALL LENGTH: 90'-6" -50% = 45'-3" MIN. TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 26'-0" DOORS: 32'-0" MATERIAL CHANGE: 14-0" STEEL COLUMNS (PAINTED) : 1'-4" TOTAL :73'-4" 100% THIS THAN THE 45'-3" REQUIRED



FRONT ELEVATION (SOUTH)

SCALE 3/16" = 1' - 0"

REAR ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 88'-6" -50% = 44'-3" MIN. TOTAL REAR ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) DOORS: 68'-0" MATERIAL CHANGE: 13'-0" STEEL COLUMNS (PAINTED) : 1'-4" TOTAL : 82'-4" 100% THIS GREATER THAN THE 44'-3" REQUIRED	2ST FL. ELEVATION WALL LENGTH: 90'-6" -50% = 44'-3" MIN. TOTAL REAR ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 30'-0" DOORS: 34'-5" STEEL COLUMNS (PAINTED) : 1'-4" TOTAL :64'-9" 100% THIS GREATER THAN THE 44'-3" REQUIRED



REAR ELEVATION (NORTH)

SCALE 3/16" = 1' - 0"

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

Daniel Sorogon
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STATE OF FLORIDA DANIEL SOROGON REGISTERED ARCHITECT # 10.418

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DATE	MARCH 19, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	A-7
OF 15 SHEETS	
COLOR ORIGINAL	

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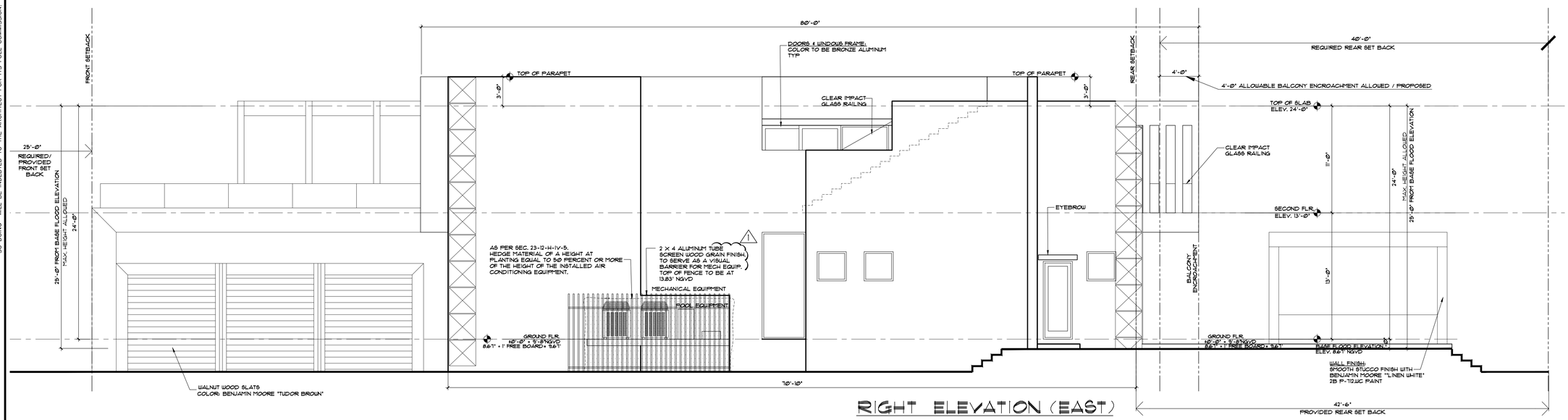
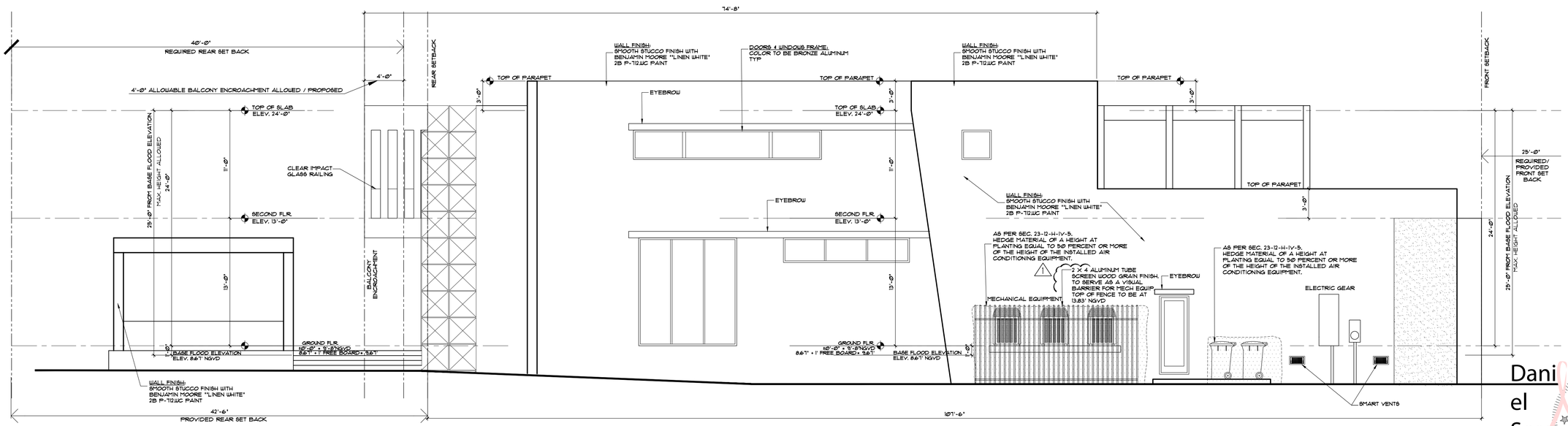
RIGHT ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 70'-10"-50% = 35'-5" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 13'-6" DOORS: 6'-0" MATERIAL CHANGE: 6'-0" OPEN: 17'-0" TOTAL : 38'-0" 100% THIS GREATER THAN THE 35'-5" REQUIRED	2ST FL. ELEVATION WALL LENGTH: 80'-0" -50% = 40'-0" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) MATERIAL CHANGE: 7'-0" OPEN: 34'-7" TOTAL :41'-7" 100% THIS GREATER THAN THE 40'-0" REQUIRED



RIGHT ELEVATION (EAST)

SCALE 3/16" = 1' - 0"

LEFT ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 107'-6"-50% = 53'-9" MIN. TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 22'-10" DOORS: 3'-0" MATERIAL CHANGE: 12'-0" EYEBROWS: 34'-9" TOTAL : 72'-7" 100% THIS GREATER THAN THE 53'-9" REQUIRED	2ST FL. ELEVATION WALL LENGTH: 74'-8" -50% = 37'-4" MIN. TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 22'-0" MATERIAL CHANGE: 12'-5" EYEBROW: 29'-0" TOTAL :41'-5" 100% THIS GREATER THAN THE 37'-4" REQUIRED



LEFT ELEVATION (WEST)

SCALE 3/16" = 1' - 0"

Daniel Sorogon

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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

florida architectural services inc.
daniel sorogon architect / planner
AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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JOB NO.	GAD RESIDENCE
SHEET NO.	A-8
OF 15 SHEETS	
COLOR ORIGINAL	

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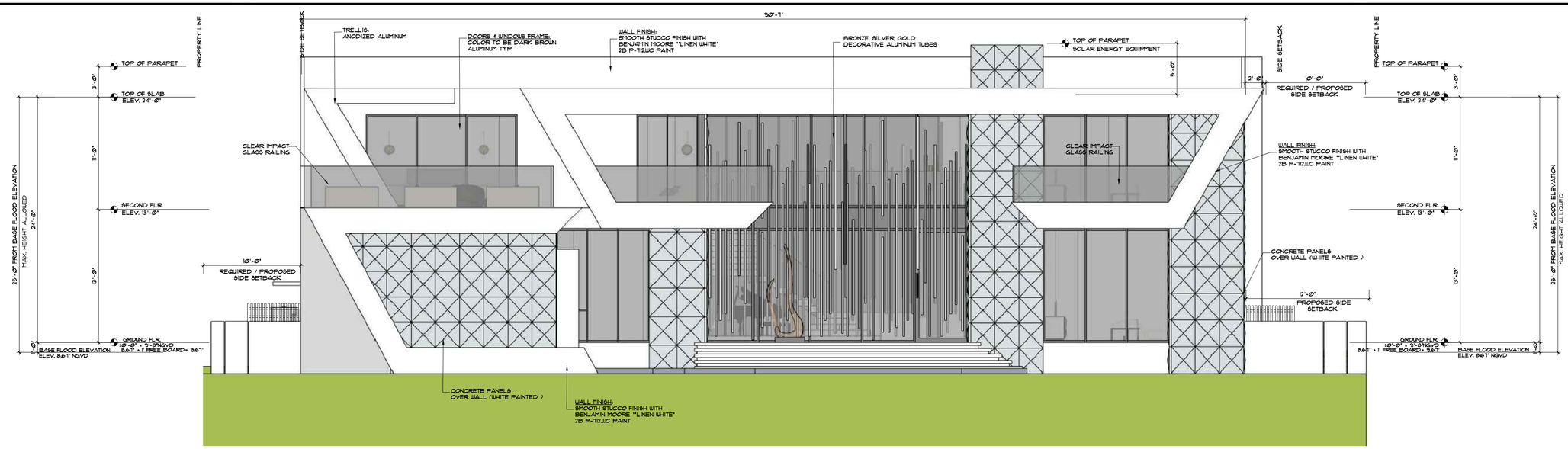
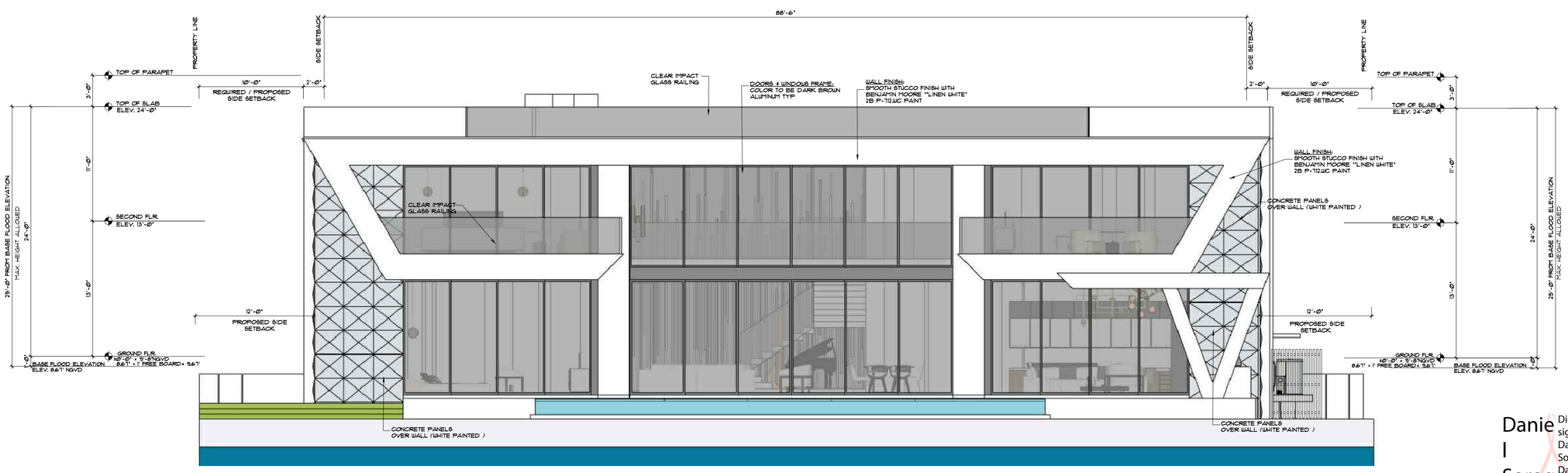


FRONT ELEVATION (SOUTH)

SCALE 3/16" = 1' - 0"

FRONT WALL ELEVATION

SCALE 3/16" = 1' - 0"



REAR ELEVATION (NORTH)

SCALE 3/16" = 1' - 0"

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STATE OF FLORIDA DANIEL SOROGON # 10.418 REGISTERED ARCHITECT

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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 13-2227-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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DATE	MARCH 19, 2021
SCALE	3/16"=1'-0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A-9
OF 15 SHEETS	
COLOR ORIGINAL	

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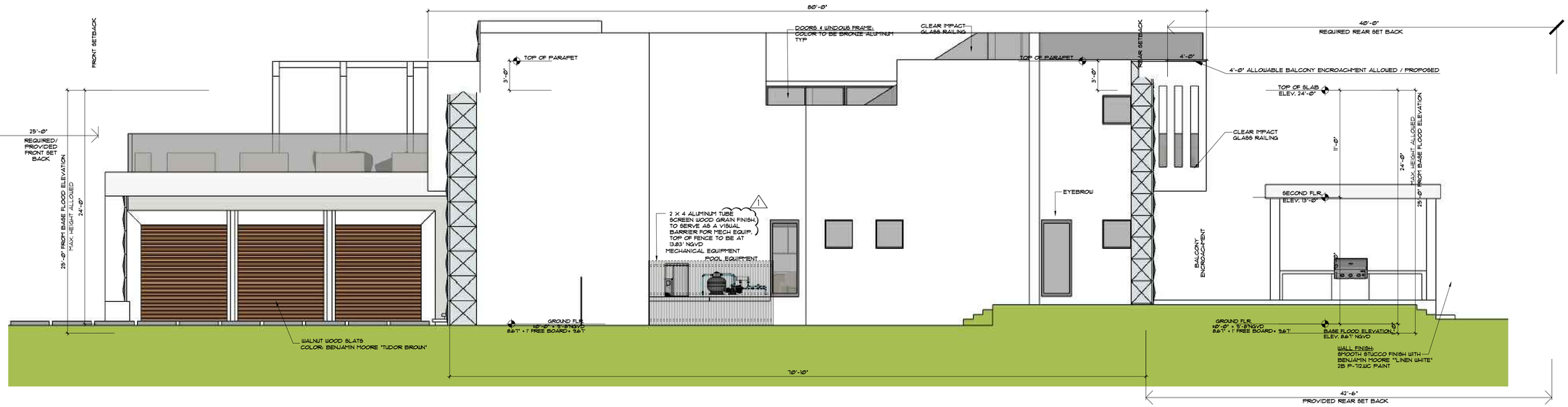
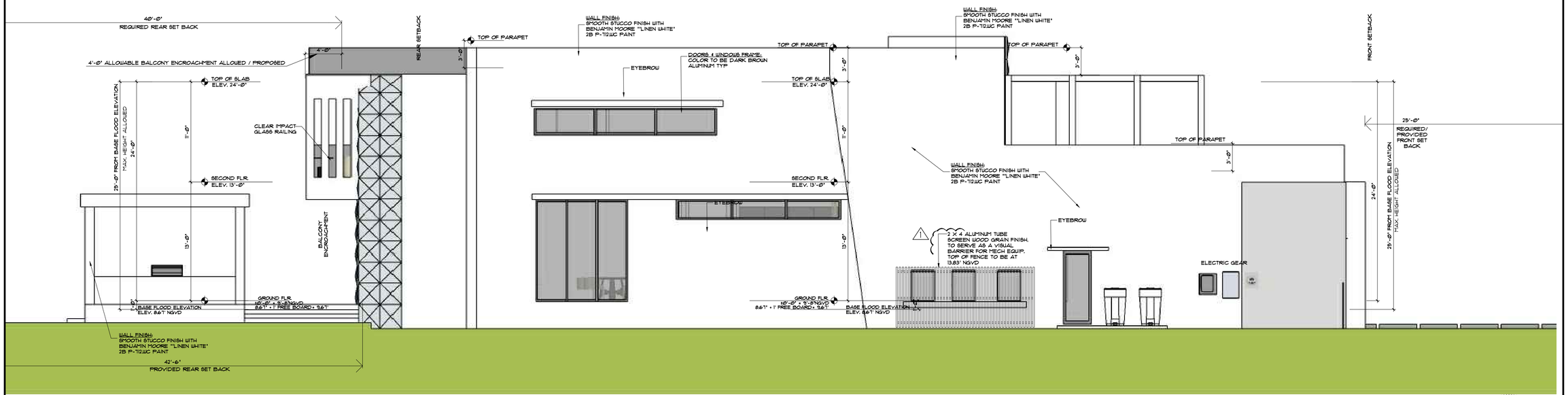


RIGHT ELEVATION (EAST)

SCALE 3/16" = 1' - 0"



LEFT ELEVATION (WEST)

SCALE 3/16" = 1' - 0"

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1	APRIL 19 2021	DS
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PROPOSED RESIDENCE FOR:
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FOLIO #13-2221-001-4310

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OF 15 SHEETS	
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FRONT PERSPECTIVE

FRONT PERSPECTIVE

REAR PERSPECTIVE

REAR PERSPECTIVE

Daniel Sorogon

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STATE OF FLORIDA
DANIEL SOROGON
REGISTERED ARCHITECT
10.418

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PROPOSED RESIDENCE FOR:
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10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
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SOUTH PROPERTY

SUBJECT PROPERTY

NORTH PROPERTY

NORTH PROPERTY

SUBJECT PROPERTY

SOUTH PROPERTY

Daniel Sorogon
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Date: 2021.04.19 17:56:15 -04'00'

STATE OF FLORIDA
DANIEL SOROGON
#. 10.418
REGISTERED ARCHITECT

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10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 13-2221-001-4310

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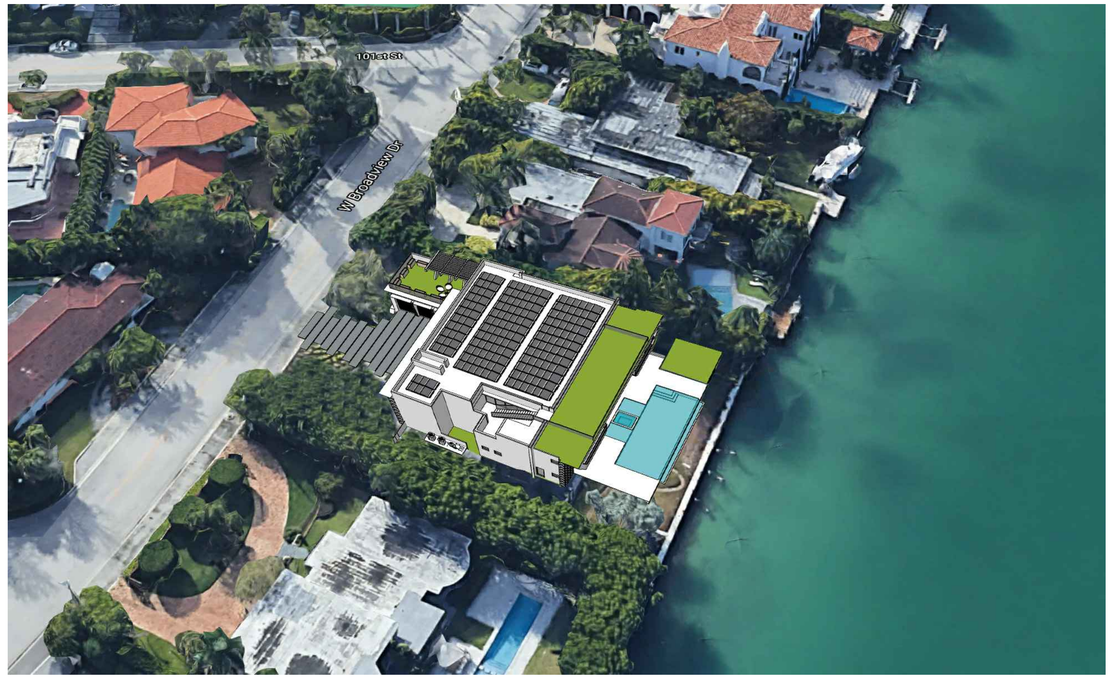
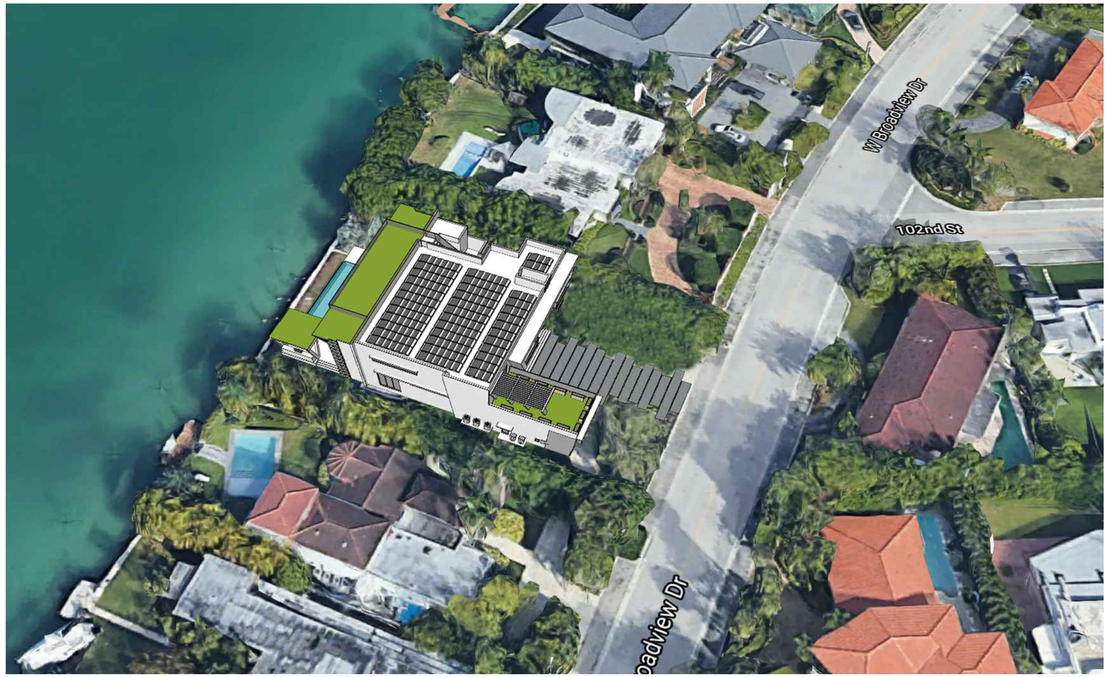
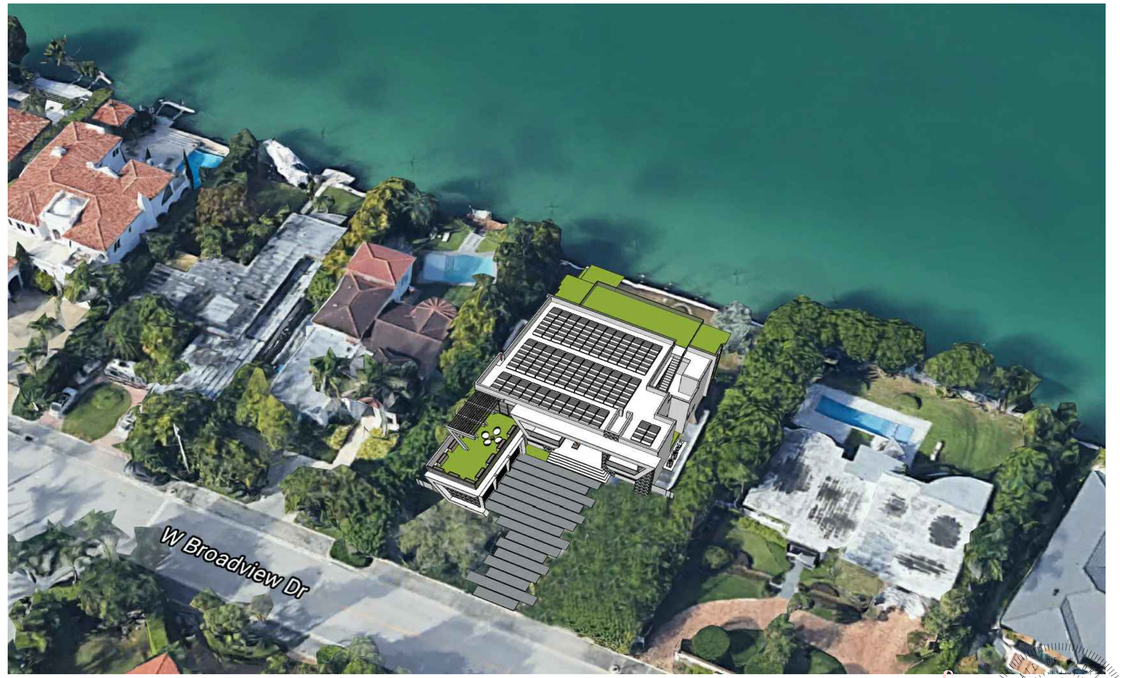
SOUTH WEST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



NORTH EAST VIEW

Daniel Sorogon
Digitally signed by Daniel Sorogon
Date: 2021.04.19 17:56:55 -04'00'

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-002-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN	BB / CB
CHECKED	DS
DATE	MARCH 19, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	A-13
OF 15 SHEETS	
COLOR ORIGINAL	

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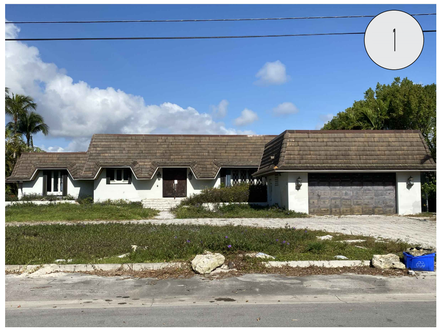
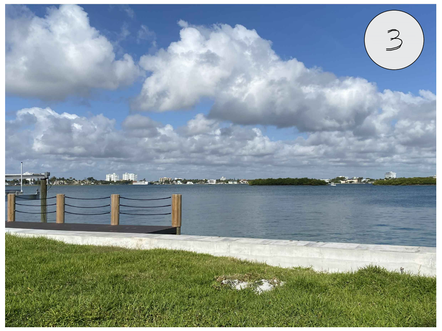


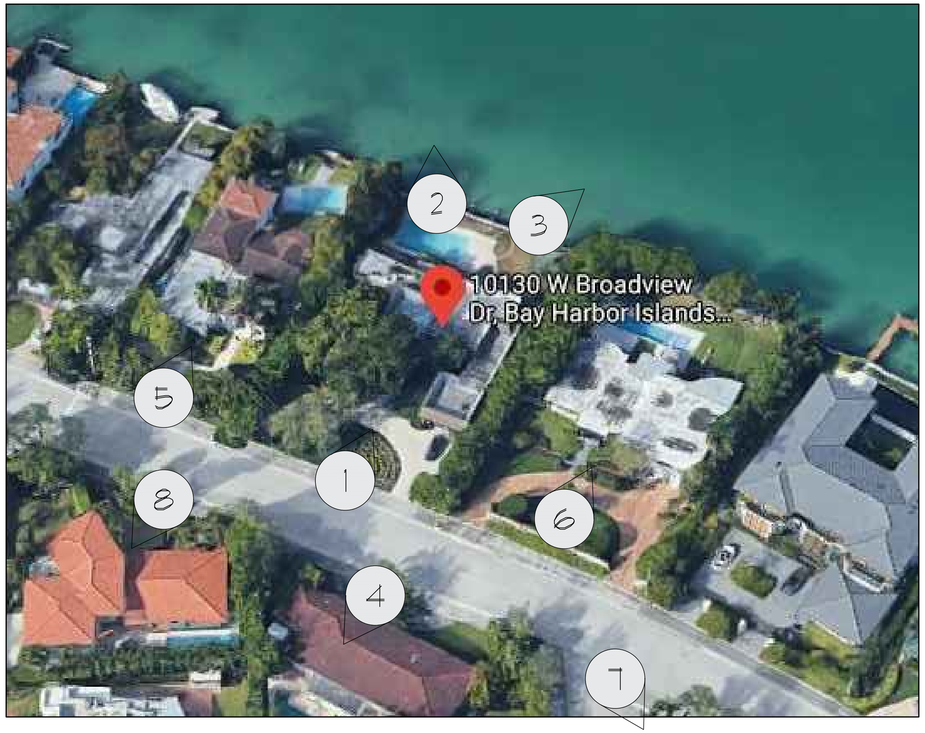
SUBJECT PROPERTY

VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE SOUTHWEST.



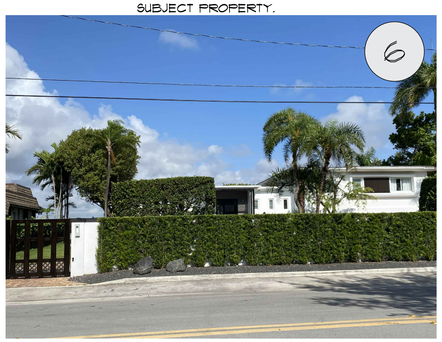
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE NORTHWEST.

PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY.



PROPERTY ON SOUTH SIDE OF SUBJECT PROPERTY.

PROPERTY ON NORTH SIDE OF SUBJECT PROPERTY.



STREET VIEW HEADING NORTHWARD ON WEST BROADVIEW DRIVE.

PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY (SOUTHERN SIDE)

SURROUNDED IMAGES

Daniel Sorogon
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Date: 2021.04.19 17:57:27 -04'00'

STATE OF FLORIDA
DANIEL SOROGON
#. 10.418
REGISTERED ARCHITECT

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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO #13-2227-021-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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DATE MARCH 19, 2021
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SHEET NO. A-14
OF 15 SHEETS
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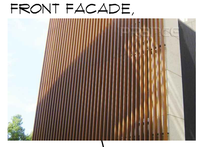
GLASS RAILINGS

WALNUT WOOD SLATS
COLOR: BENJAMIN
MOORE "TUDOR BROWN"

BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



BRONZE ALUMINUM
WINDOWS/DOORS

WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-712.WC PAINT

WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-712.WC PAINT

2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)

CLEAR IMPACT
GLASS RAILINGS

ANONIZED ALUMINUM
TRELLIS

AGREGATE CONCRETE DRIVEWAY
WITH GRASS STRIPS

2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)

GRASS

INFINITY POOL OVER
MOSAIC TILE

BRONZE ALUMINUM
WINDOWS/DOORS

2"X4" TRAVERTINE
MARBLE SLABS

CALACATTA QUARTZ

1

Daniel
Sorogon
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Daniel Sorogon
Date: 2021.04.19
17:58:03 -04'00'

STATE OF FLORIDA
DANIEL SOROGON
#. 10.418
REGISTERED ARCHITECT

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1 APRIL 19 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 13-2221-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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SHEET NO.	A-15
OF 15 SHEETS	
COLOR ORIGINAL	

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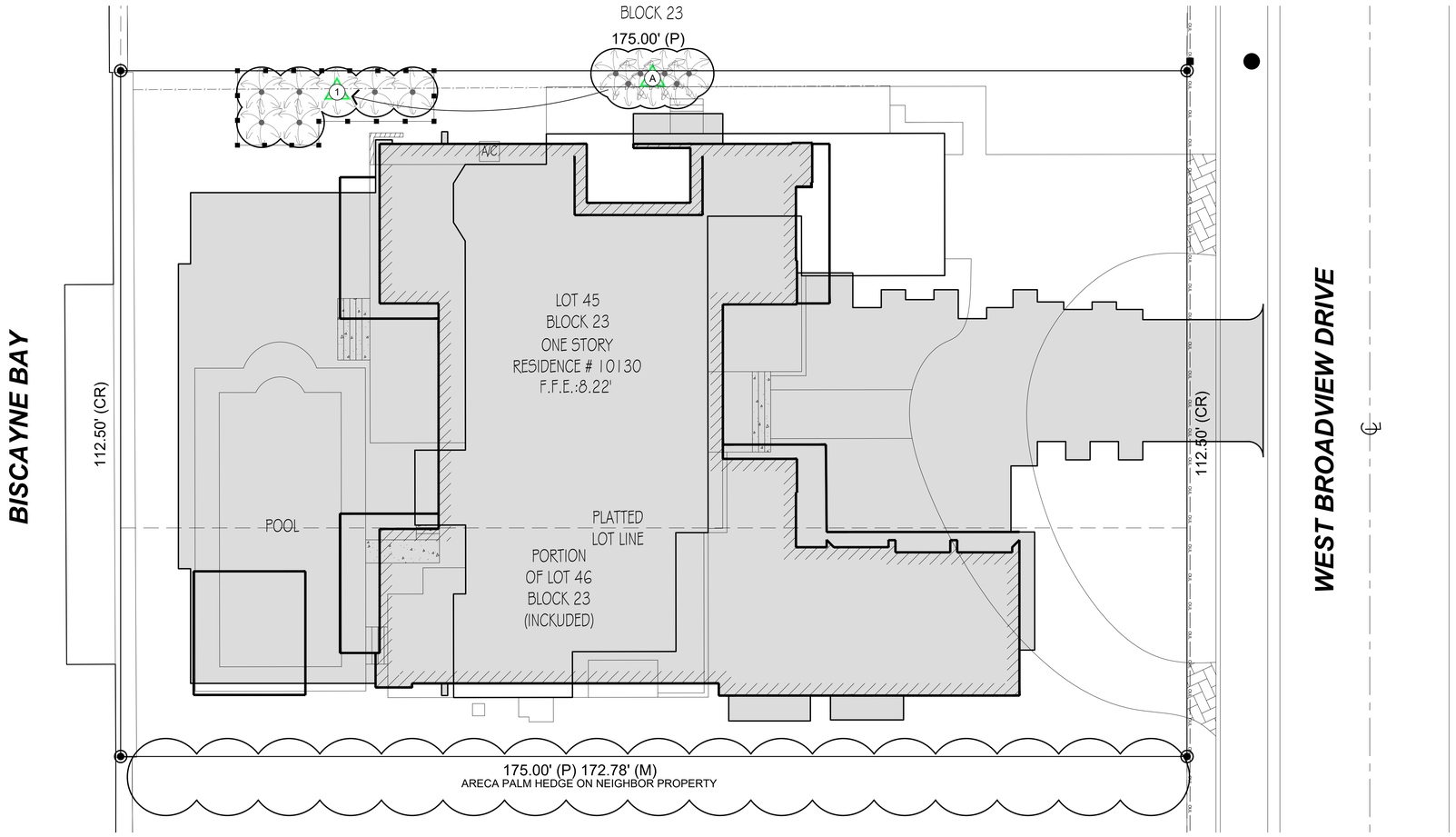


EXISTING TREE DISPOSITION PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

TREE DISPOSITION LEGEND

- Existing tree or palm to be transplanted
- Existing tree or palm to be removed
- Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees. (Tree / Palm)
- LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
- PROPOSED BUILDING & PAVED AREAS

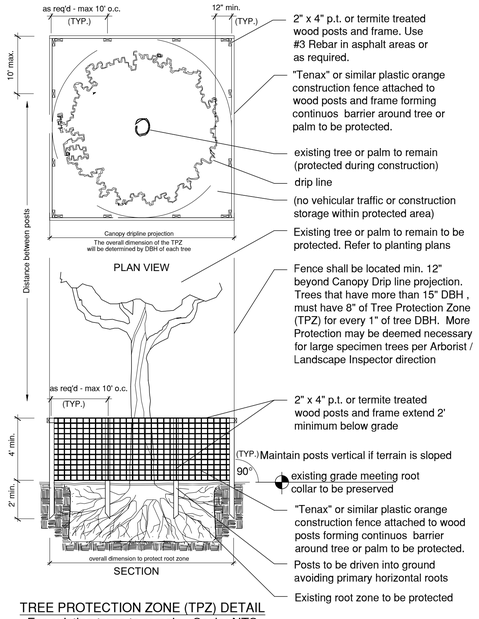
Sunshine811

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!

EXISTING TREE DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION	COMMENTS
1A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
2A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
3A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
4A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
5A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
6A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
7A	Solitaire Palm Cluster	Ptychosperma elegans	20	15	4	177	0	Transplant	
TOTAL PROPOSED CANOPY LOSS (in square feet)							**0**		
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.									



TREE PROTECTION ZONE (TPZ) DETAIL
For existing trees to remain. Scale: NTS

TREE PROTECTION NOTES

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
10. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
11. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
12. All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in
13. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
14. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
15. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
16. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
17. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
18. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
19. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

Derick Langel
Digitally signed by Derick Langel
Date: 2021.04.19 15:00:19 -04'00'
DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

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PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:13-2227-001-4310.

florida architectural services inc.
AR 0010418
daniel sonogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: JV
CHECKED: DL
DATE: MARCH 19, 2021
SCALE:
JOB NO.: GAD RESIDENCE
SHEET NO.: L100 OF 14 SHEETS
COLOR ORIGINAL

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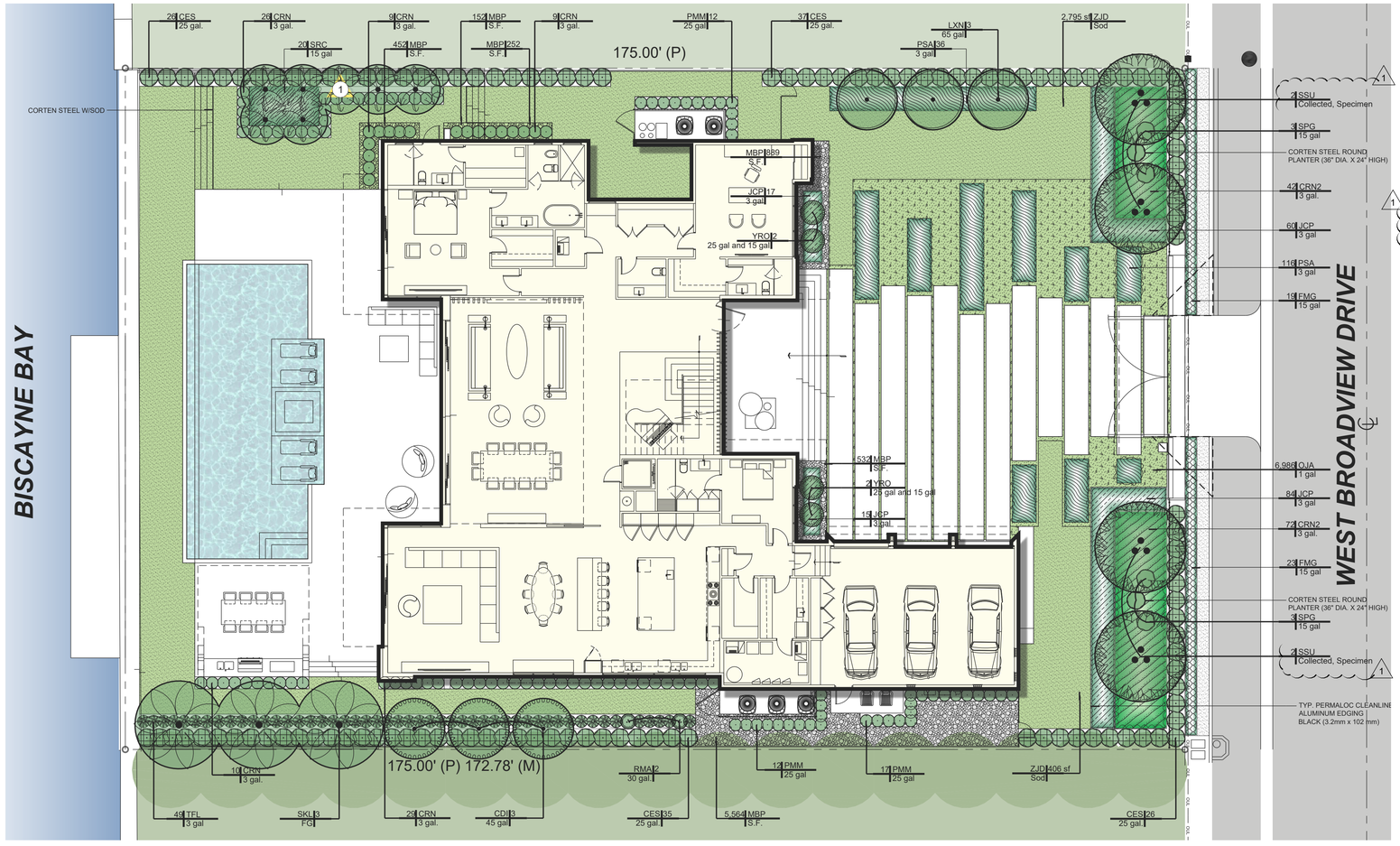


LANDSCAPE PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
SSU	4	Senna surattensis	Glaucous Cassia	Collected, Specimen	8"	18`-20` OA	12`	Town's Street Tree Master Plan - Drought Tolerant

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
SKL	3	Satakentia liukiuensis	Satake Palm	FG	8"	8` GW		Thick Shaft

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CDI	3	Coccoloba diversifolia	Pigeon Plum	45 gal	2"	12`-14` OA	5`	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2
LXN	3	Lagerstroemia x `Natchez`	White Crape Myrtle	65 gal	3"	12`-14` OA	6`-8`	Drought Tolerant / Listed in the Miami Dade Landscape Manual / Standard - 4` CT

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
CRN	83	Clusia rosea `Nana`	Dwarf Pitch Apple	3 gal.	2`	1.5`		Florida Native - Miami-Dade Landscape Manual
CES	124	Conocarpus erectus `Sericeus`	Silver Buttonwood	25 gal.	5` OA	3`		Florida Native - Miami-Dade Landscape Manual
PMM	41	Podocarpus macrophyllus `Maki`	Shrubby Yew	25 gal	6`-7` OA	2`		
RMA	2	Ravenala madagascariensis	Traveler`s Tree	30 gal.	12`-14` OA	6`		
SPG	6	Syzygium paniculatum `Globulus`	Eugenia Globulus - Topiary Sphere	15 gal	3`	3`	As Shown	
TFL	49	Tripsacum floridana	Florida Gamagrass	3 gal	2`	2`		Drought Tolerant - Florida Native - Miami-Dade Landscape Manual
YRO	4	Yucca rostrata	Beaked Yucca	25 gal and 15 gal	5`-6` OA	4`		

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
CRN2	114	Clusia rosea `Nana`	Dwarf Pitch Apple	3 gal.	2`	1.5`	24" o.c.	Florida Native - Miami-Dade Landscape Manual
FMG	42	Ficus microcarpa `Green Island`	Green Island Ficus	15 gal	3`	3`	24" o.c.	
JCP	176	Juniperus chinensis `Parsonii`	Parsoni Juniper	3 gal	1.5` OA	1.5`	18" o.c.	
PSA	152	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3 gal	2`	2`	24" o.c.	Drought Tolerant - Miami-Dade Landscape Manual
SRC	20	Serenoa repens `Cinerea`	Silver Saw Palmetto	15 gal	2`	2`	24" o.c.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
MBP	7,045	Mexican Black Pebbles	Black Pebbles 1"-3"	S.F.			3" o.c.	
OJA	6,986	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	8" o.c.	
ZJD	3,188 sf	Zoysia japonica `Diamond`	Korean Grass	Sod				6" Sand beneath

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	6
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	3
7. Street Trees Required: Linear street frontage 112.50' / 35 = 3.21	3	4

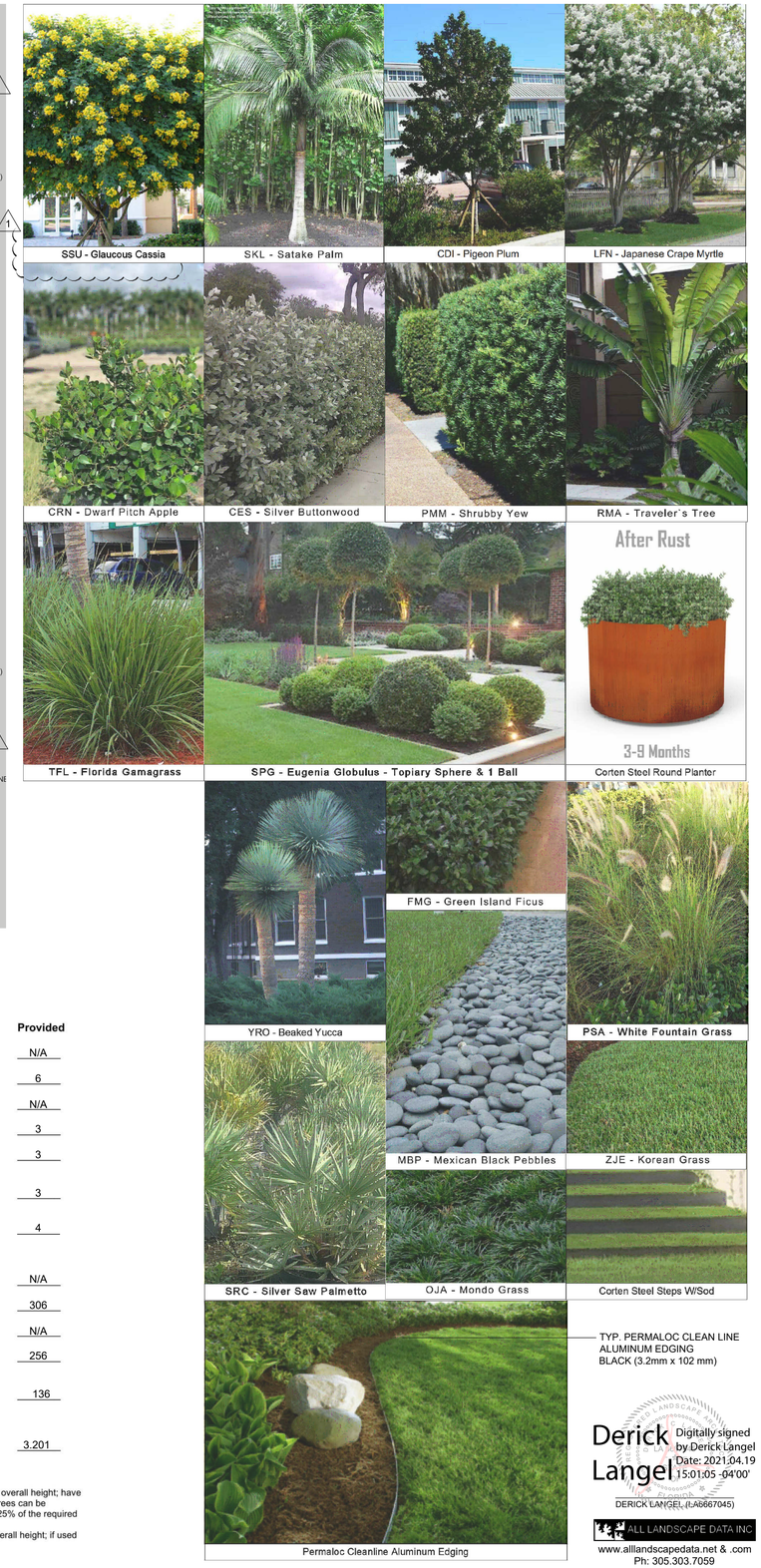
B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	306
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	256
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	136

C. Maximum Lawn Area Allowed***

50% of Net Lot Area	9,844 (Max)	3.201

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



TYP. PERMALOC CLEAN LINE ALUMINUM EDGING BLACK (3.2mm x 102 mm)

Derick Langel
Digitally signed by Derick Langel
Date: 2021.04.19 15:01:05 -04'00'
DERICK LANGEL, (L-A0667045)

ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

REVISIONS City Comments	BY:
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PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:13-2227-001-4310

florida architectural services inc.
daniel sorogon architect / planner
AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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SHEET NO. L200 OF 14 SHEETS
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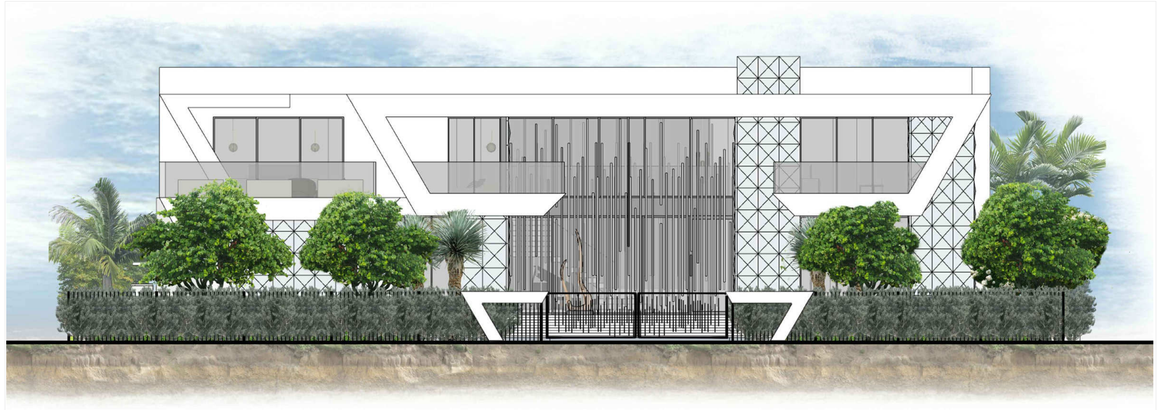

FRONT ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

REAR ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

REVISIONS	BY:
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JOB NO.: GAD RESIDENCE

SHEET NO. L201 OF 14 SHEETS

COLOR ORIGINAL

Derick Langel

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DERICK LANGEL (LA6667045)

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RIGHT ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

LEFT ELEVATION

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

Derick Langel

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DERICK LANGEL (LA6667045)

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Ph: 305.303.7059

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10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154

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daniel sonogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

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SHEET NO. L202 OF 14 SHEETS

COLOR ORIGINAL

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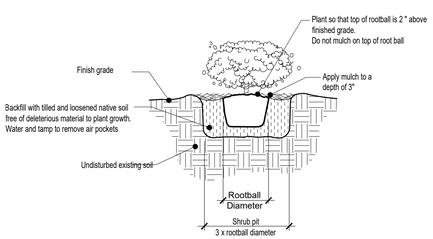
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

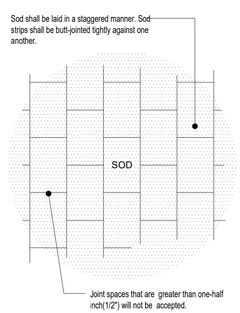
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

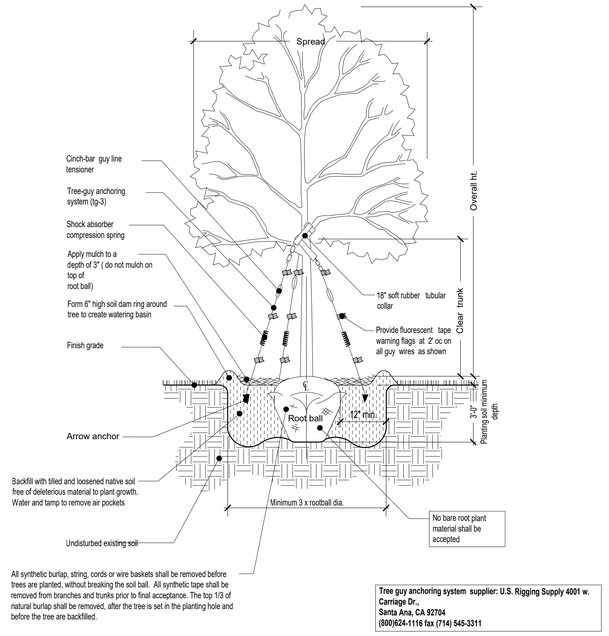
1 General Planting Notes
SCALE: N.T.S.



2 Shrubs Planting Detail
SCALE: N.T.S.



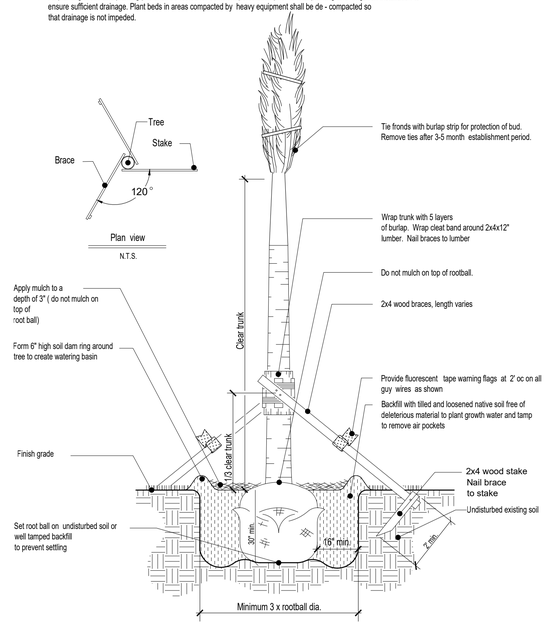
3 Sod Planting Detail
SCALE: N.T.S.



Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

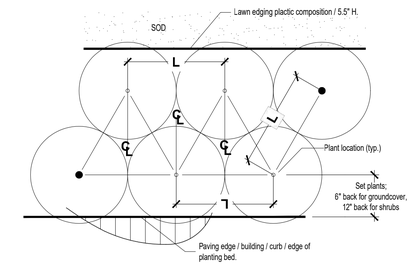
4 Tree Planting Detail
SCALE: N.T.S.

Notes:
- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
- All Palms are to be planted with the rootball 1"-2" above finished grade
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.



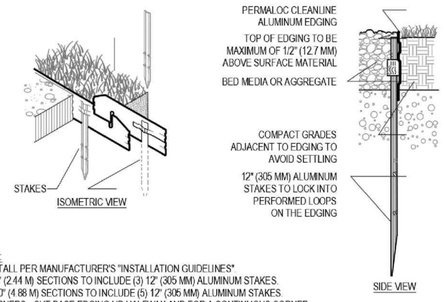
5 Palm Planting Detail
SCALE: N.T.S.

Notes:
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list



6 Shrubs Planting Detail
SCALE: N.T.S.

permaloc
WORLD'S BEST LANDSCAPE EDGING



NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8' 0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16' 0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
9. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 006-016.

FINISH LEGEND:
1/8" X 4" (3.2 MM X 102 MM), 0.072" (1.83 MM) THICK WITH 0.135" (3.43 MM) EXPOSED TOP LIP
BL - BLACK DURAFLEX-MEETS AAMA 2603

°CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING°

ONE YEAR - TREE MAINTENANCE PLAN
All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:
- Keep roots moist; **do not** allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

After Planting:
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year:
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

°ONE YEAR - TREE MAINTENANCE PLAN°

Derick Langel
Digitally signed by Derick Langel
Date: 2021.04.19 15:02:45 -04'00'
DERICK LANGEL (LA0667045)

ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

REVISIONS	BY:
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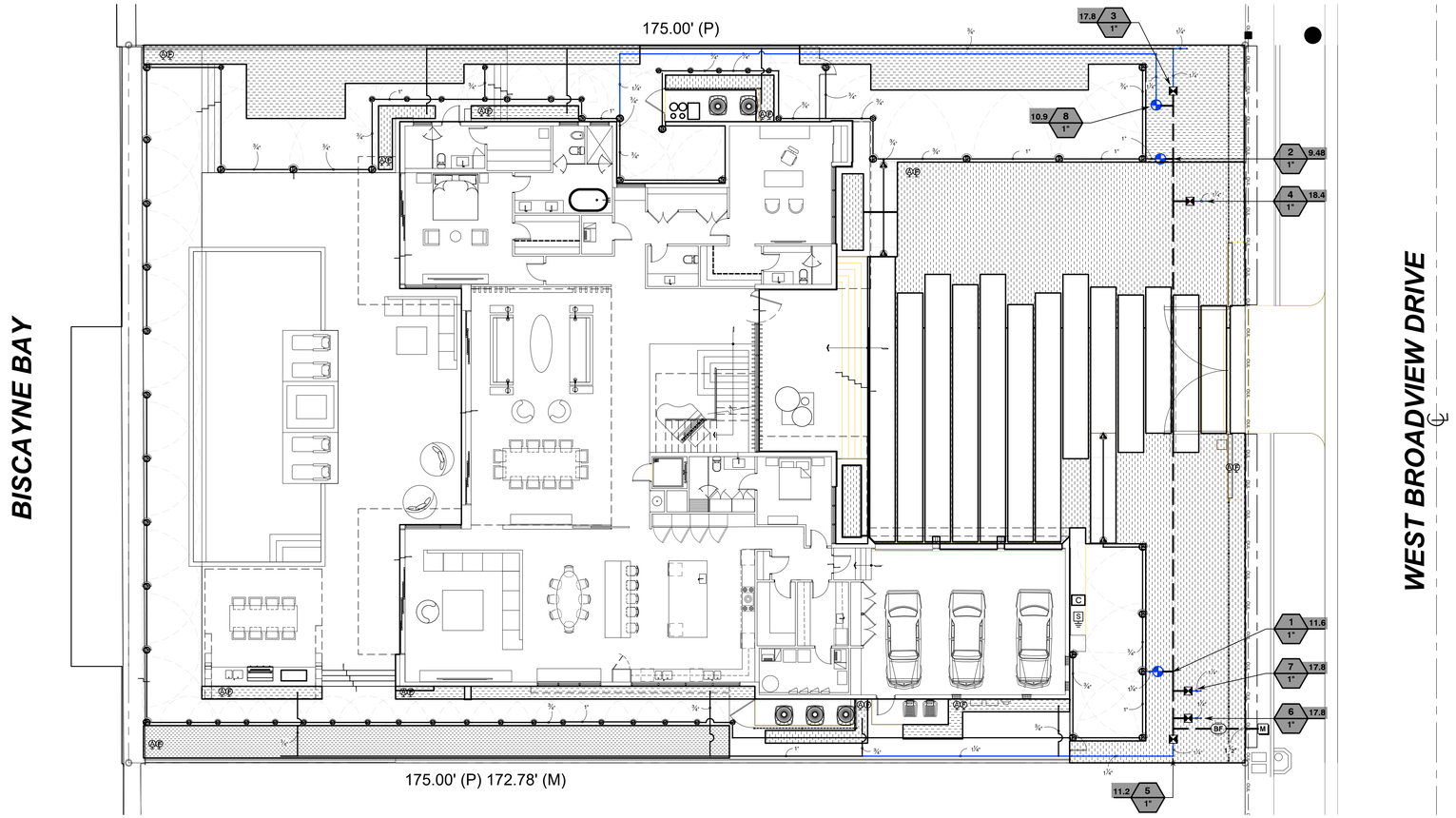
PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:13-2227-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: JV
CHECKED: DL
DATE: MARCH 19, 2021
SCALE:
JOB NO.: GAD RESIDENCE
SHEET NO.: L203 OF 14 SHEETS
COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE ARCHITECT. ANY REPRODUCTION IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE NOTIFIED TO THE ARCHITECT FOR ITS FULL COMMISSION.



IRRIGATION PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15". (4) COLORED CODED TO FACILITATE TROUBLESHOOTING. AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

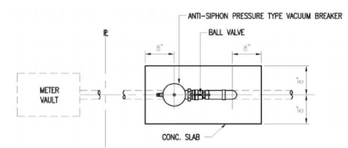
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

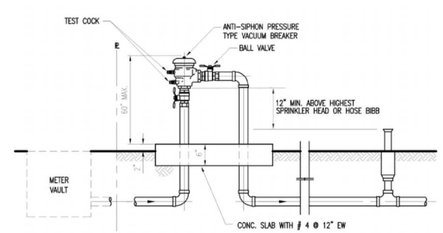
THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

1 IRRIGATION NOTES
SCALE: NTS



PLAN VIEW



2 VACUUM BREAKER
N.T.S.

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH NASO CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY NASO.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	30	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	13	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	9	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
8 10 12 15	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
2SST 4EST 4CST 4SST 4S-SST	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	5	/
F	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	11	/
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	11	
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	4,135 s.f.	/

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Toro P220-27-0 GLOBE 1" Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	3	
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	
M	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Schedule 80	2.6 l.f.	
	Irrigation Lateral Line: PVC Schedule 80 3/4"	605.2 l.f.	
	Irrigation Lateral Line: PVC Schedule 80 1"	264.6 l.f.	
	Irrigation Lateral Line: PVC Schedule 80 1 1/4"	171.4 l.f.	
	Irrigation Mainline: PVC Schedule 40 1 1/2"	130.1 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	24.6 l.f.	

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro P220-27-0 GLOBE	1"	Turf Spray	11.63	19.7	39.92	44.53	0.88 in/h
2	Toro P220-27-0 GLOBE	1"	Turf Spray	9.48	102.1	36.52	41.06	0.86 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.83	110.7	36.31	43.22	1.52 in/h
4	Rain Bird XCZ-100-PRF	1"	Area for Dripline	18.37	96.1	35.6	42.57	1.52 in/h
5	Rain Bird XCZ-100-PRF	1"	Area for Dripline	11.24	30.3	33.85	38.37	1.52 in/h
6	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.77	29.4	35.56	41.48	1.52 in/h
7	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.77	25.1	35.56	41.52	1.52 in/h
8	Toro P220-27-0 GLOBE	1"	Turf Spray	10.95	111.1	39.11	43.99	0.84 in/h
	Common Wire				130.1			

Derick Langel
Digitally signed by Derick Langel
Date: 2021.04.19 15:03:17 -04'00'
DERICK LANGEL (LA#667045)

ALL LANDSCAPE DATA INC.
www.alllandscapedata.net & .com
Ph: 305.303.7059

REVISIONS	BY:
1	
2	
3	
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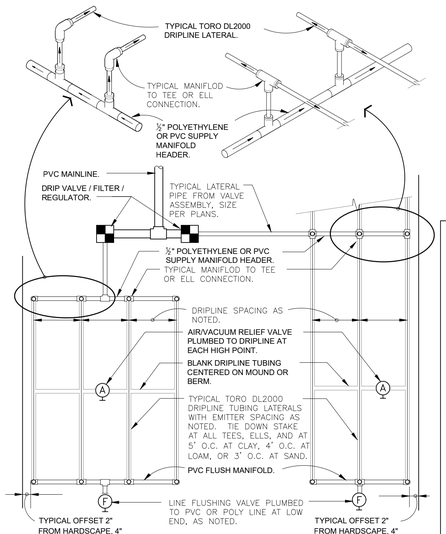
5	

PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:13-2227-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. IRR-1 OF 14 SHEETS
COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED OR PUBLISHED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, EXCEPT IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE NOTIFIED TO THE ARCHITECT FOR ITS FULL COMMISSION.

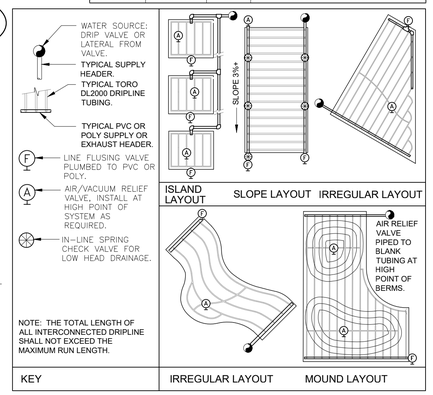


END FEED EXAMPLE

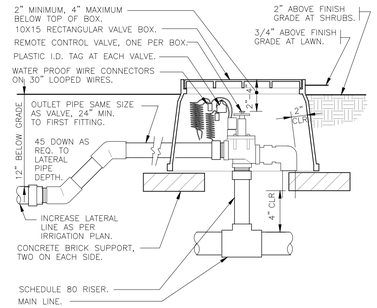
CENTER FEED EXAMPLE

MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPG212	0.53 GPH	12"	250'	360'	400'	460'
RPG218	0.53 GPH	18"	350'	515'	565'	650'
RPG412	1.0 GPH	12"	160'	240'	260'	300'
RPG418	1.0 GPH	18"	240'	340'	375'	430'

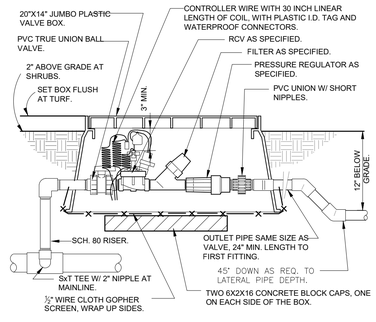
FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW GPH	/ 100 FT. GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13



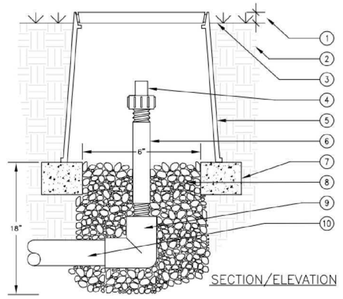
1 TORO DL2000 DRIPLINE
3" = 1'-0"
328413.56-49



2 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"
328406.13-02



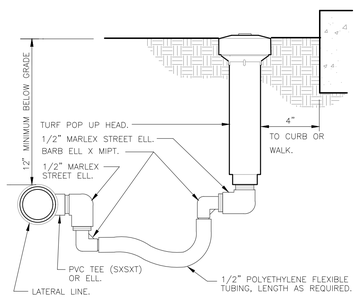
3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"
328413.76-23



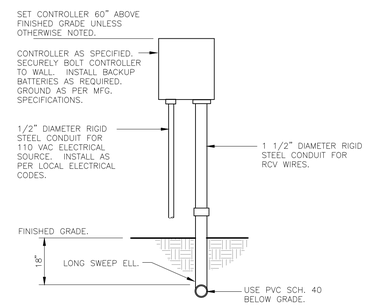
1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO FLUSH VALVE (T-FCH-H-FIPT).
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
6. 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
8. PEA GRAVEL SUMP (6" DEEP).
9. PVC ELBOW (SxT) WITH 3/4" THREADED OUTLET.
10. PVC PIPING.

USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

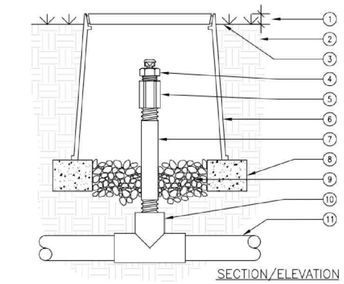
4 AUTOMATIC FLUSH VALVE
N.T.S.



5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"
328403.13-02

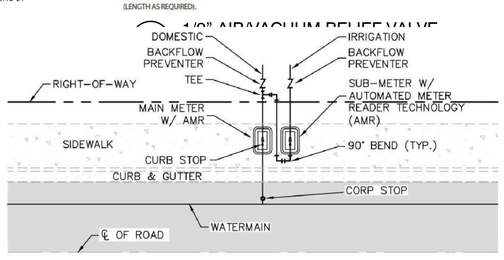


6 WALL MOUNT CONTROLLER
1" = 1'-0"
328409.13-01



1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO AIR/VACUUM RELIEF VALVE (TVD-500-34).
5. 1/2" PVC COUPLING (TxT).
6. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. PEA GRAVEL SUMP (6" DEEP).
10. PVC TEE (SxSxT) WITH 1/2" THREADED OUTLET.
11. PVC PIPING.

USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.



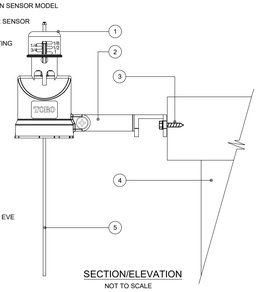
NOTES:

1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

3 SUB-METER INSTALLATION DETAIL
SCALE: N.T.S.

LEGEND

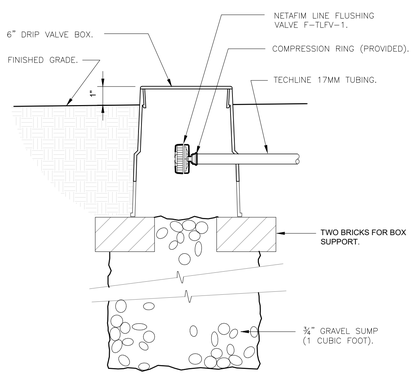
1. TORO WIRELESS RAIN SENSOR MODEL NO. TWRFS REFER TO PLAN FOR SENSOR LOCATION
2. ADJUSTABLE MOUNTING BRACKET
3. WOOD SCREW
4. WOOD FENCE
5. ANTENNA



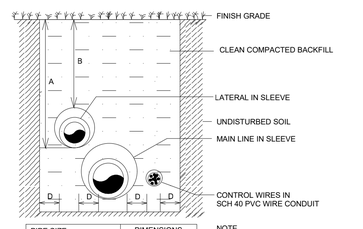
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-255b.

8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S.
DETAIL-FILE



9 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0"
328413.49-33

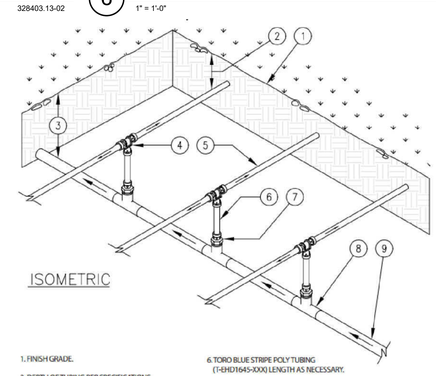


PIPE SIZE	DIMENSIONS A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS
10



1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. TORO LOC-EZE TEE (T-FTT16).
5. DRIPLINE LATERAL.
6. TORO BLUE STRIPE POLY TUBING (T-EHD1645-1000) LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MTP ADAPTER (T-FAM16).
8. PVC TEE (SxSxS).
9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

11 CENTER-FEED SUPPLY-MANIFOLD
N.T.S.
DETAIL-FILE

Derick Langel
Digitally signed by Derick Langel
Date: 2021.04.19 15:03:55 -04'00'
DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:13-2227-001-4510.

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GENERAL REVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE PROJECT REQUIREMENTS AND RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING, AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS 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 CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATIONS OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESCRIBED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (AI A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. 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 PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. 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 CERTIFIED BY THE REGISTRANT.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4-LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15-FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL DISPOSAL SITES OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 3-INCH PER FOOT FOR 10-FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS553.60), UNSUITABLE MATERIALS, CONSTRUCTION DEWATERING, AND OTHER MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT STORM WATER RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 3 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF FINISHED SURFACE, MINIMUM OF 3 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE:

A. ACCEPTABLE MATERIALS: ASSHTO M145 CLASSIFICATION A-1, A-2-4, A-2-5, A-2-6, & -A7-5; ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7; AA ASTM D2487 CLASSIFICATION OC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER. IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VIDEO OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. PROVIDE ADDITIONAL EXCAVATION IF NECESSARY TO ACHIEVE A MINIMUM OF 2-FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EX

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED f BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

0. 0N-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

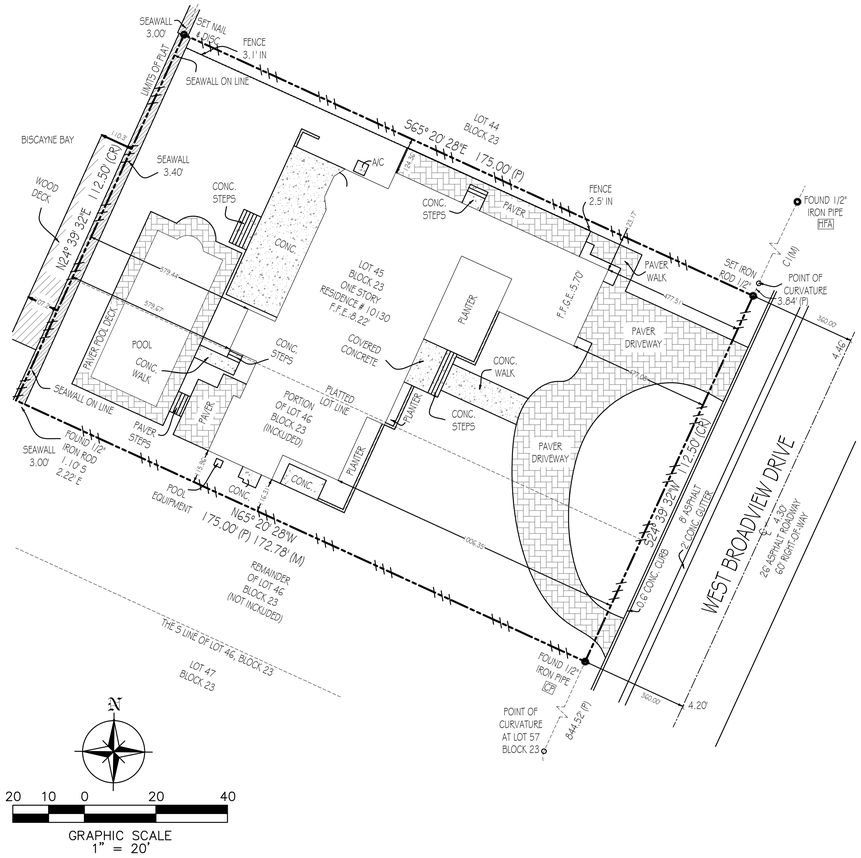
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE



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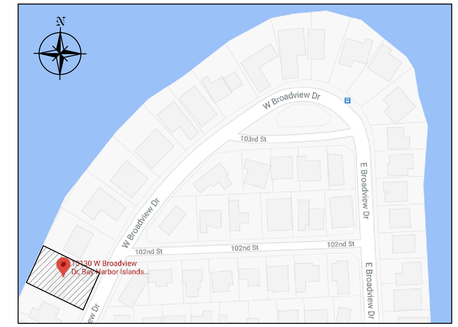
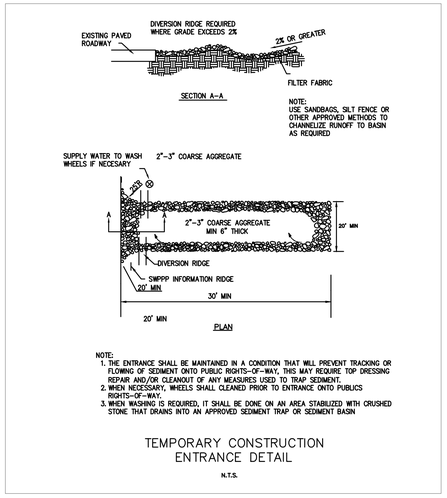
20 10 0 20 40

GRAPHIC SCALE
1" = 20'



LOCATION MAP
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
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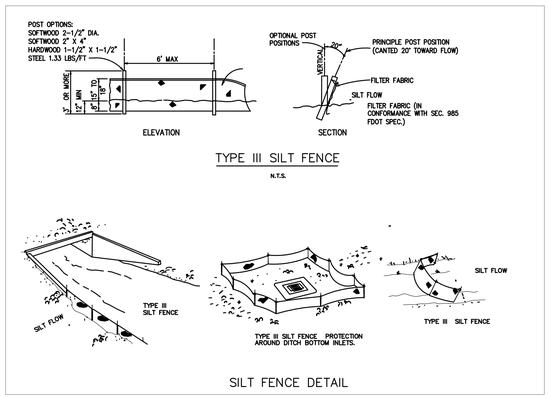
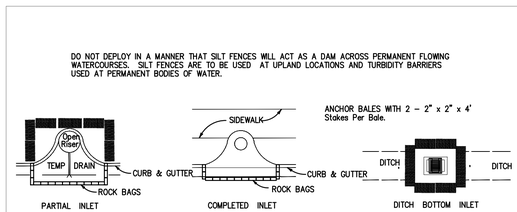


SILT FENCE DETAIL



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by: Jorge M Szauer
DN: CN = Jorge M Szauer C = US O = Unaffiliated OU = A01410D00000017348BCA52100000BA2
Date: 2021.04.02 12:13:04 -04'00'

JORGE SZAUER
FLA. REG. P.E. # 62579

REVISIONS	BY:
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3	
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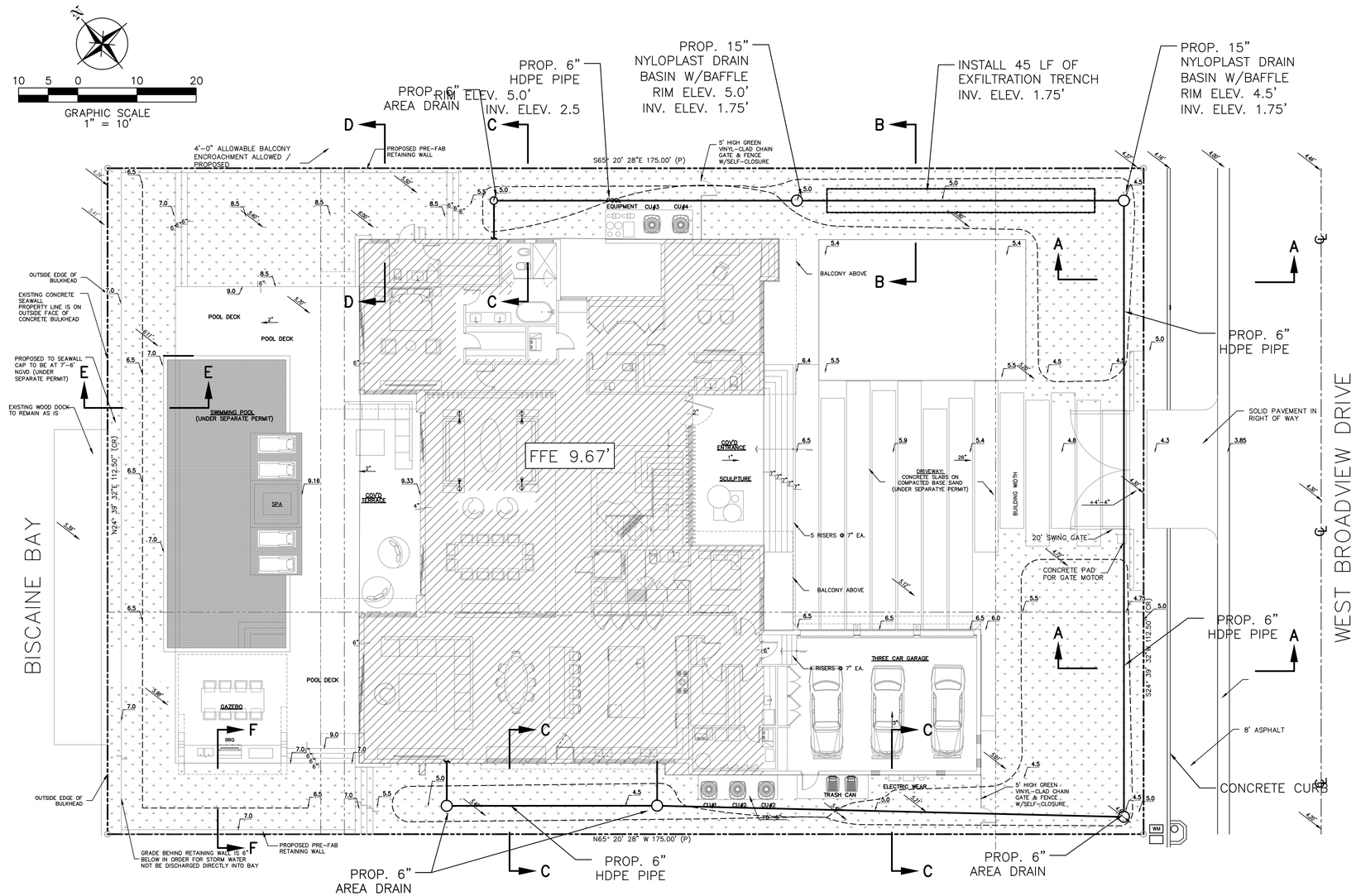
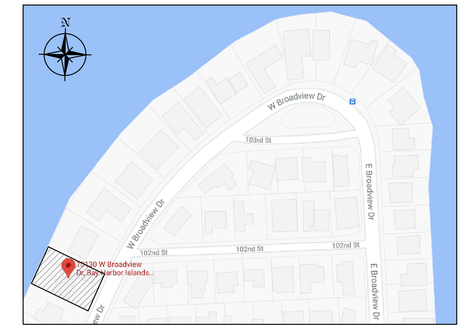
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN J.JANSE
CHECKED JORGE SZAUER
DATE MARCH, 2021
SCALE AS SHOWN
JOB NO.

EROSION CONTROL PLAN
C-02

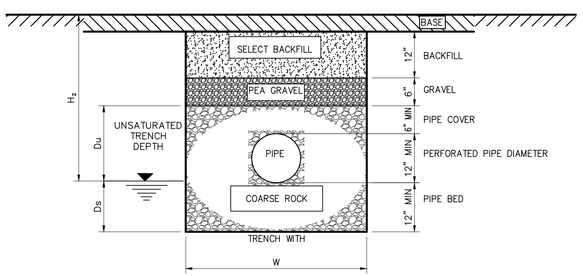




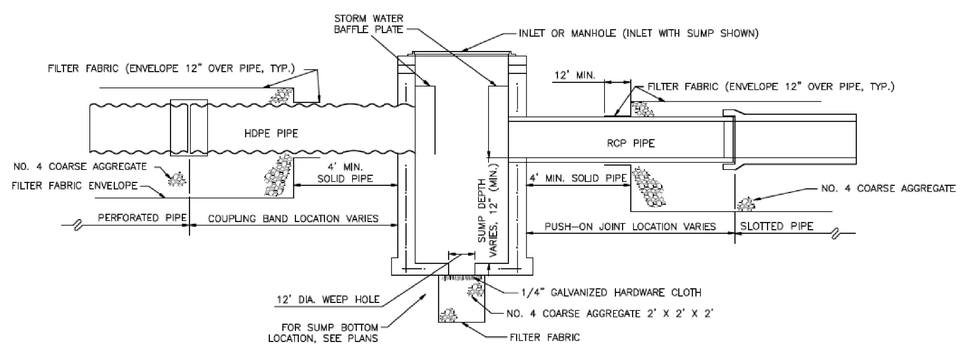
LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- 4.50 EXISTING ELEVATION
- 7.35 PROP. GRADING ELEVATION
- GRASS
- SECOND FLOOR ABOVE



EXFILTRATION TRENCH SECTION
NOT TO SCALE



LONGITUDINAL CROSS SECTION
NOT TO SCALE

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL, 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

Digitally signed by: Jorge M Szauer
DN: CN = Jorge M Szauer C = US O = Unaffiliated OU = A01410D0000017348BCA52100000BA2
Date: 2021.04.02 12:13:39 -04'00'

JORGE SZAUER
FLA. REG. P.E. # 62579

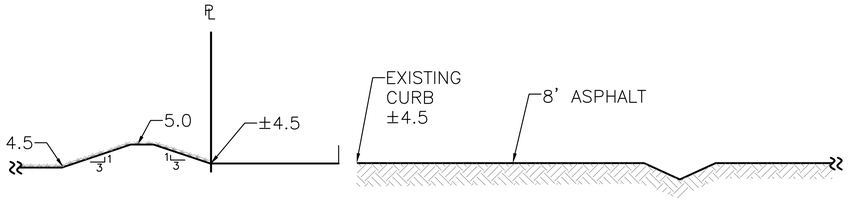
REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
architect / planner
(305) 653-0212

DRAWN
J.JANSE
CHECKED
JORGE SZAUER
DATE
MARCH, 2021
SCALE
AS SHOWN
JOB NO.

PAVING, GRADING & DRAINAGE
C-03



SECTION A–A
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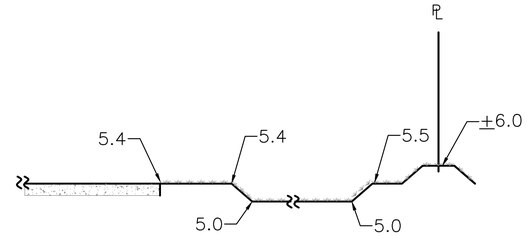

SECTION B–B
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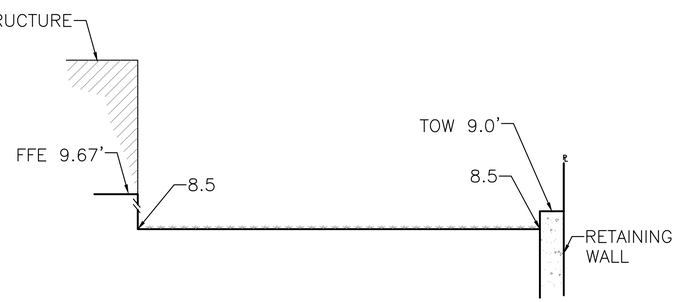
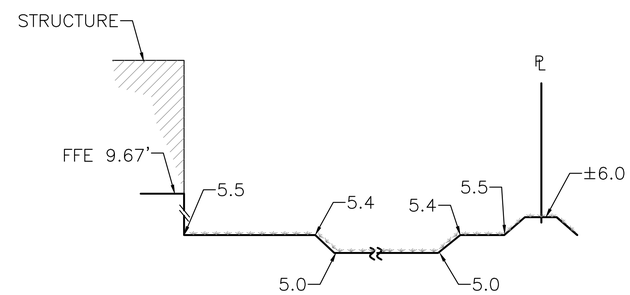
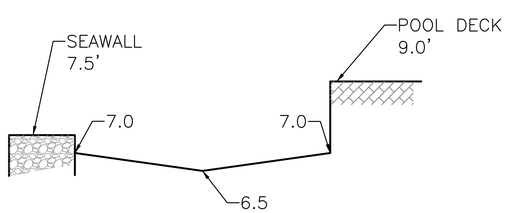


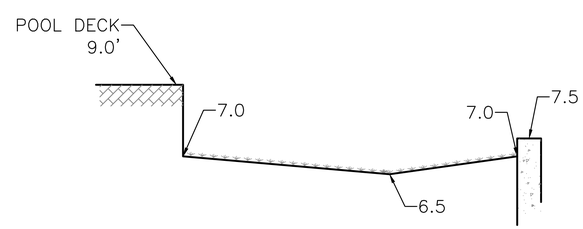
SECTION D–D
SCALE. 1"=2'



SECTION C–C
SCALE. 1"=2'



SECTION E–E
SCALE. 1"=2'



SECTION F–F
SCALE. 1"=2'

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by: Jorge M Szauer
DN: CN = Jorge M Szauer C = US O = Unaffiliated OU = A01410D0000017348BCA52100000BA2
Date: 2021.04.02 12:14:03 -04'00'

JORGE SZAUER
FLA. REG. P.E. # 62579

REVISIONS	BY:
1	
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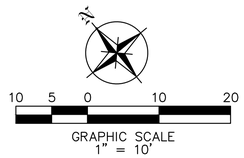
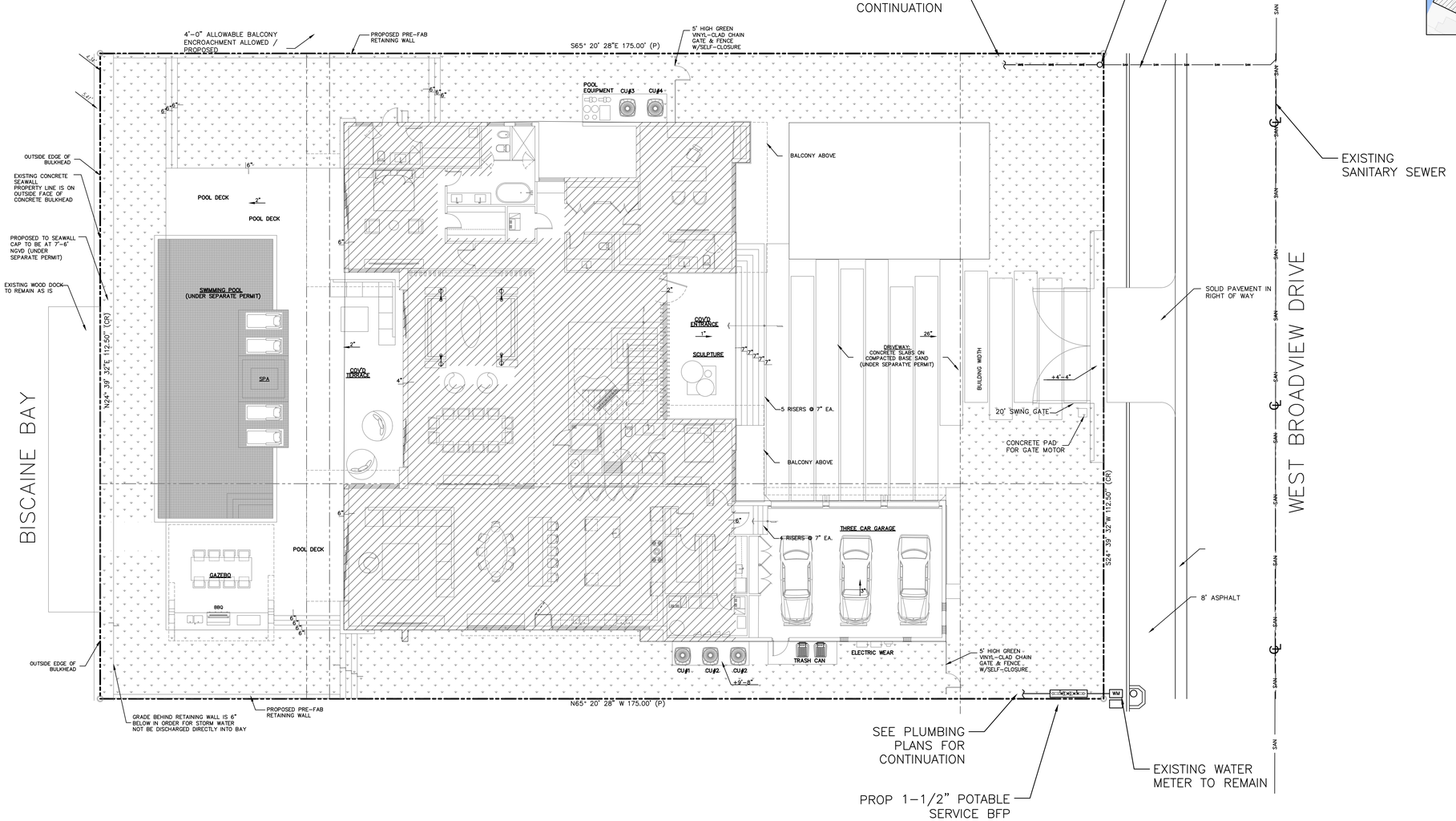
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

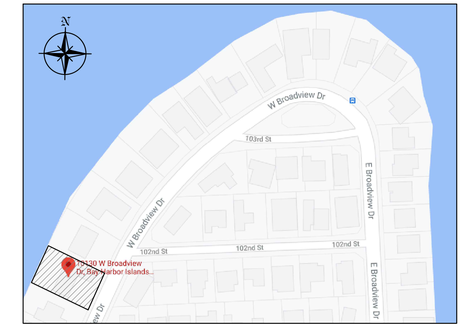
florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: J.JANSE
CHECKED: JORGE SZAUER
DATE: MARCH, 2021
SCALE: AS SHOWN
JOB NO.

PAVING, GRADING & DRAINAGE SECTIONS
C-04







LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- GRASS
- SECOND FLOOR ABOVE

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by: Jorge M Szauer
DN: CN = Jorge M Szauer C = US O = Unaffiliated OU = A01410D0000017348BCA52100000BA2
Date: 2021.04.02 12:14:29 -04'00'

JORGE SZAUER
FLA. REG. P.E. # 62579

REVISIONS	BY:
1	
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PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: J.JANSE
CHECKED: JORGE SZAUER
DATE: MARCH, 2021
SCALE: AS SHOWN
JOB NO.

UTILITIES

C-05

LANDTEC SURVEYING

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This Survey has been prepared for:

Michael Gad

PROPERTY ADDRESS:

10130 West Broadview Drive
Bay Harbor Islands, FL 33154

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

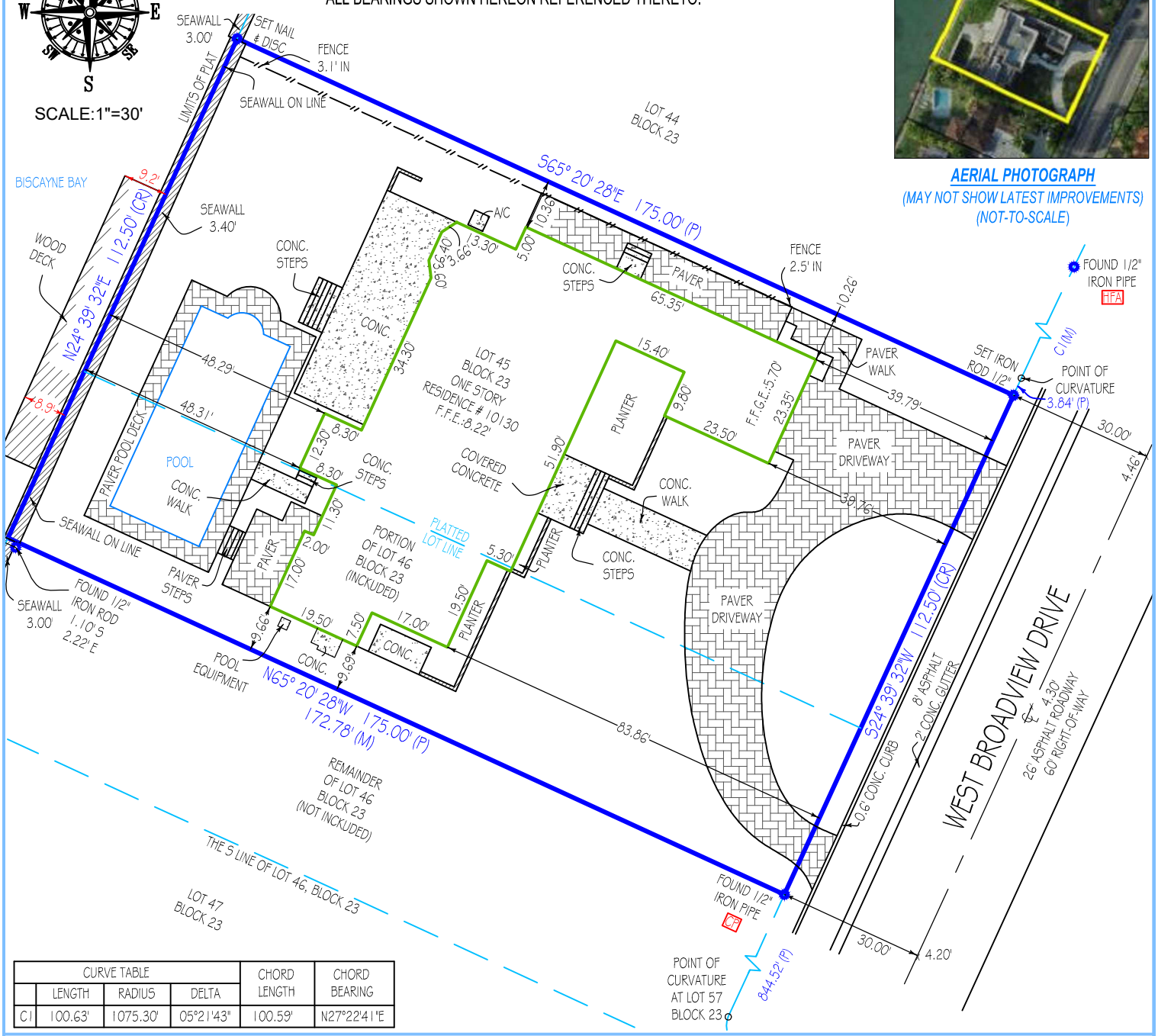
STRAIGHT LINE TITLE

BEARING REFERENCE:

CENTER LINE OF WEST BROADVIEW DRIVE AS S 24°39'32" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

SCALE:1"=30'

AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	100.63'	1075.30'	05°21'43"	100.59'	N27°22'41"E

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- WOOD DECK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:

Benchmark: BM A-17 MDCO
Benchmark Elev.: 7.67'
Benchmark Datum: N.G.V.D. 29
Elevations on Drawing are in:
N.G.V.D.29 ☑ N.A.V.D.88 ☐

Revisions:

Job Nr: 112561-SE | Date of Field Work: 03/08/2021 | Drawn by: D.G.

LANDTEC SURVEYING
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LICENSED BUSINESS No. 8007

TYPE OF SURVEY:

- ⊙ BOUNDARY
- ○ CONSTRUCTION
- ○ CONDOMINIUM
- ○ ALTA/NSPS
- ○ TOPOGRAPHIC
- ○ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:
Lot 45 and the 1/2 of Lot 46 from front to rear adjoining to Lot 45, Block 23, BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:
10130 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

INVOICE NUMBER: 112561-SE
DATE OF FIELD WORK: 03/08/2021

CLIENT FILE:

CERTIFIED TO
STRAIGHT LINE TITLE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MICHAEL GAD

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: 8 NGVD 1929
COMMUNITY NUMBER: 120635
BENCHMARK: A-17MDCO
ELEVATION: 7.67

FINISHED FLOOR ELEVATION: 8.22 NGVD 1929

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- WOOD DECK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION	R = RADIUS
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	SEC = SECTION
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	TWP = TOWNSHIP
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE	RNG = RANGE
CR = CALCULATED FROM RECORD	FND = FOUND	PCC = POINT OF COMPOUND CURVE	QTR = QUARTER
CH = CHORD DISTANCE	L= LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TR = TELEPHONE RISER
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP	WM = WATER METER
			WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	
= CATCH BASIN	= PARTY WALL	
= FIRE HYDRANT	A/C = AIR CONDITIONER	= SEC. QTR. CORNER
= MANHOLE	SD = SEPTIC LID	
= WATER VALVE	X = ELEV. SHOT	= SECTION CORNER
WM = WATER METER		

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	— x — x —
WOOD FENCE	— // — // —
PLASTIC FENCE	-o——o—
OVERHEAD CABLE	— ı — ı —

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Andrew Snyder License Number LS 5639 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC, ou=A01410C0000017474 74439600005CD5, cn=Andrew Snyder
Adobe Acrobat version: 2021.001.20142

SIGNATURE _____ DATE: 03/09/2021

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

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... measurably better!

LICENSED BUSINESS No. 8007

Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

BEARING REFERENCE:

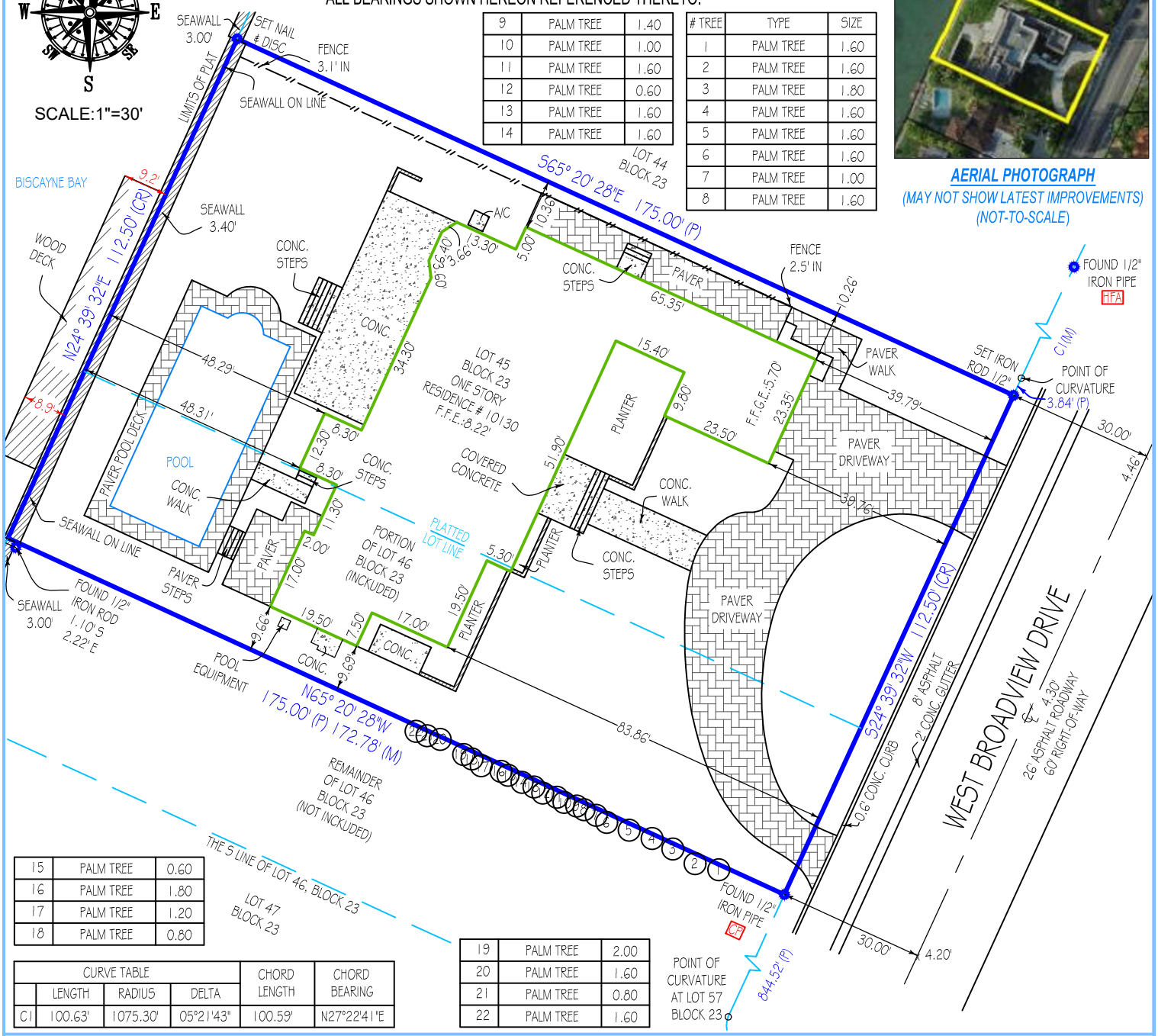
CENTER LINE OF WEST BROADVIEW DRIVE AS S 24°39'32" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

SCALE:1"=30'

9	PALM TREE	1.40
10	PALM TREE	1.00
11	PALM TREE	1.60
12	PALM TREE	0.60
13	PALM TREE	1.60
14	PALM TREE	1.60

# TREE	TYPE	SIZE
1	PALM TREE	1.60
2	PALM TREE	1.60
3	PALM TREE	1.80
4	PALM TREE	1.60
5	PALM TREE	1.60
6	PALM TREE	1.60
7	PALM TREE	1.00
8	PALM TREE	1.60

AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



15	PALM TREE	0.60
16	PALM TREE	1.80
17	PALM TREE	1.20
18	PALM TREE	0.80

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	100.63'	1075.30'	05°21'43"	100.59'	N27°22'41"E

19	PALM TREE	2.00
20	PALM TREE	1.60
21	PALM TREE	0.80
22	PALM TREE	1.60

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

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- WOOD DECK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: BM A-17 MDCO
Benchmark Elev.: 7.67'
Benchmark Datum: N.G.V.D. 29
Elevations on Drawing are in:
N.G.V.D.29 ☑ N.A.V.D.88 ☐

Revisions:

Job Nr: 113825-SE | Date of Field Work: 03/18/2021 | Drawn by: L.C.

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!
LICENSED BUSINESS No. 8007

TYPE OF SURVEY:

- ○ BOUNDARY
- ⊙ CONSTRUCTION
- ○ CONDOMINIUM
- ○ ALTA/NSPS
- ○ TOPOGRAPHIC
- ○ SPECIAL PURPOSE

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Purchase/Refinance

LEGAL DESCRIPTION:
Lot 45 and the 1/2 of Lot 46 from front to rear adjoining to Lot 45, Block 23, BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:
10130 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

INVOICE NUMBER: 113825-SE
DATE OF FIELD WORK: 03/18/2021

CLIENT FILE:

CERTIFIED TO
MICHAEL JAAR

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
PANEL DATE: 09/11/2009

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

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= MANHOLE	SD = SEPTIC LID	
= WATER VALVE	X = ELEV. SHOT	= SECTION CORNER
WM = WATER METER		

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	x x
WOOD FENCE	// //
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

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Andrew Snyder License Number LS 5639 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC, ou=A01410C0000017474 74439600005CD5, cn=Andrew Snyder
Adobe Acrobat version: 2021.001.20145

SIGNATURE _____ DATE: 03/24/2021

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
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LICENSED BUSINESS No. 8007

AGENDA ITEM REPORT
May 4, 2021

ITEM NUMBER: 2.

ITEM: Approval of the minutes of the Board meetings held on March 2, 2021 and March 16, 2021. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 03.02.21 PZB DRAFT
2. 03.16.21 PZB DRAFT

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, March 2, 2021 at 6:04 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich	Board Member Janet Adler
Board Member Alan Bebchik	Board Member Jerome Gavcovich
Board Member Oscar Sklar	Board Member Wesley Kean

Item 1. Request for approval for a new single-family home for "1260 95 Street Associates, LLC" located at 1260 95 Street, Lot 5 of Block 32. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 5,846 square feet of a/c living. The residence will have 5 bedrooms, 4 1/2 baths. Enclosed please find the site plan and elevations. (Item #1)

Architect Max Mousally of Maza Holdings/Maxwerks Design, owner and resident of Bay Harbor Islands, explained the following revisions to the plans for the project that was previously heard before the Board on September 1, 2020 for the Six (6) bedrooms, 5 ½ bathroom single-family residence:

- Minimization of see-through feature of the house
- Reduction of the portico to meet the Code's requirements.
- Moving of main entrance towards the west creating a secondary entrance to the house
- Cabana completely detached from the house and meets the Code's requirements.
- Details included in the plans for the French Drain around the property.
- Tied connection of the front wall and the portico.

Board Member Bebchik asked about the type of materials being utilized in the project. Mr. Mousally explained the use of ionize aluminum, hard smooth texture stucco, edge stone, cement tile with flamed finish, concrete finish driveway, and granite slab in the rear.

Chair Hurwitz liked the maximization of open greenness in the front yard; the blend of landscaping with wood-like concrete, and the tropical element.

Board Member Kean asked the applicant if he had consulted a structural engineer on the front overhang. Mr. Mousally responded that he had; and stated that there was an extension of the tie beam itself, with a reduction in the entire width.

Board Member Oscar Sklar appreciated that the applicant responded to the Board's comments and met the Code's requirements, such as making the free-standing wall and reducing the portico. He liked the balance of all the elements and materials.

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Board Member Adler commended the applicant on the project and on the architectural design that fits into the community.

Board Member Jerome Gavcovich inquired as to whether the structure at the rear of the property met the Code's requirements, considering its closeness to the property line. The applicant stated that the five (5) foot setback meets the Code's requirements. Mr. Gavcovich suggested that the Town Council look at the Code section in the future.

ACTION: Board Member Oscar Sklar made a motion to approve the proposed single-family home. Board Member Adler seconded the motion, and it passed unanimously.

Item 2. Approval of the following meeting Minutes:

A. May 5, 2020
B. September 1, 2020
C. October 6, 2020.

ACTION: Board Member Wesley Kean made a motion to approve the Minutes. Board Member Adler seconded the motion, and it passed unanimously.

There being no further business to discuss the meeting was adjourned at 6:36 p.m.

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CHAIR

ATTEST

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TOWN CLERK

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, March 16, 2021 at 6:04 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Vice Chair Jerome Gavcovich
Board Member Janet Adler
Board Member Alan Bebchik
Board Member Wesley Kean

Board Member Oscar Sklar was absent.

1. Request for approval for an addition to an existing single-family home for "Gloria Sterental" located at 1361 97 Street, Lot 10 of Block 35. The Board previously approved this item on May 7, 2019. The owners at that time cancelled the permit application and now have resubmitted the plans for review and approval. The proposed small addition at the SE front corner of the home will add a bathroom for the existing 4th bedroom. Enclosed please find the site plan and elevations. (Item #1)

Architect and Representative for the project, Jaime Schapiro, Schapiro Associates, 1150 Kane Concourse, Third Floor, Bay Harbor Islands, FL 33154, explained the 3'-6" x 15' bathroom addition to the house.

Michael Miller, Town Planner described the modifications to remove the planters and wood detailing architectural features from the notch at the front corner (52'.5") of the building; and square off the house; which meets the Code's setback requirements. He added that the roof will not change.

ACTION: Board Member Jerome Gavcovich made a motion to approve the addition to the single-family home at 1361 – 97th Street. Board Member Adler seconded the motion and it passed unanimously.

There being no further business to discuss the meeting was adjourned at 6:11 p.m.

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CHAIR

ATTEST

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TOWN CLERK

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