

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 18, 2021

FINAL AGENDA

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Planning & Zoning Board Meeting will take place in a Hybrid format where a quorum of the Board Members will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://zoom.us/j/92675797323>
Meeting ID: 926 7579 7323

To request to speak during Zoom 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.

Members of the Public may also be admitted to the Council Chambers in person, for Public Comment, subject to social distancing and facial covering.

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: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
Meeting ID:

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.

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

2. Request for approval for a new single family home for “Bentzi Itzkowitz & Stacie Chavin” located at 1251 100 Street, Lot 18 of Block 26. The owners are proposing to construct a new two story single family home with 5,620 square foot under ac. The new home's architectural style can be described as "new modern" but with exterior stone / other cladding. The new residence will have 5 bedrooms, 5 full baths and 2 half bath. Enclosed please find the site plan and elevations.

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

3. Approval of the minutes of the Board meetings held on March 2, 2021 and March 16, 2021.

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 18, 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.

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
6. BHI PZB Staff Report 10130 WBVD SFR Apr 26 2021

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED OR USED ON ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

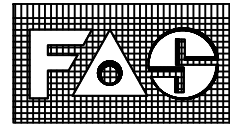
PROPOSED RESIDENCE FOR: MR. & MRS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

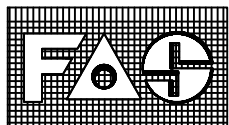
PLANING AND ZONNING BOARD



10130 WEST BROADVIEW 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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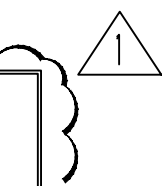
THE 2017 FLORIDA BUILDING CODE FOR DESIGN

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	COLOR ELEVATIONS	
A-10	COLOR ELEVATIONS	
A-11	RENDERINGS	
A-12	STREET VIEW	
A-13	AERIAL 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

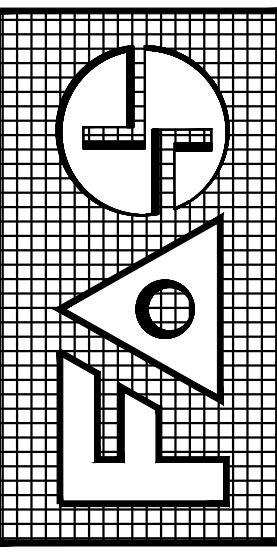


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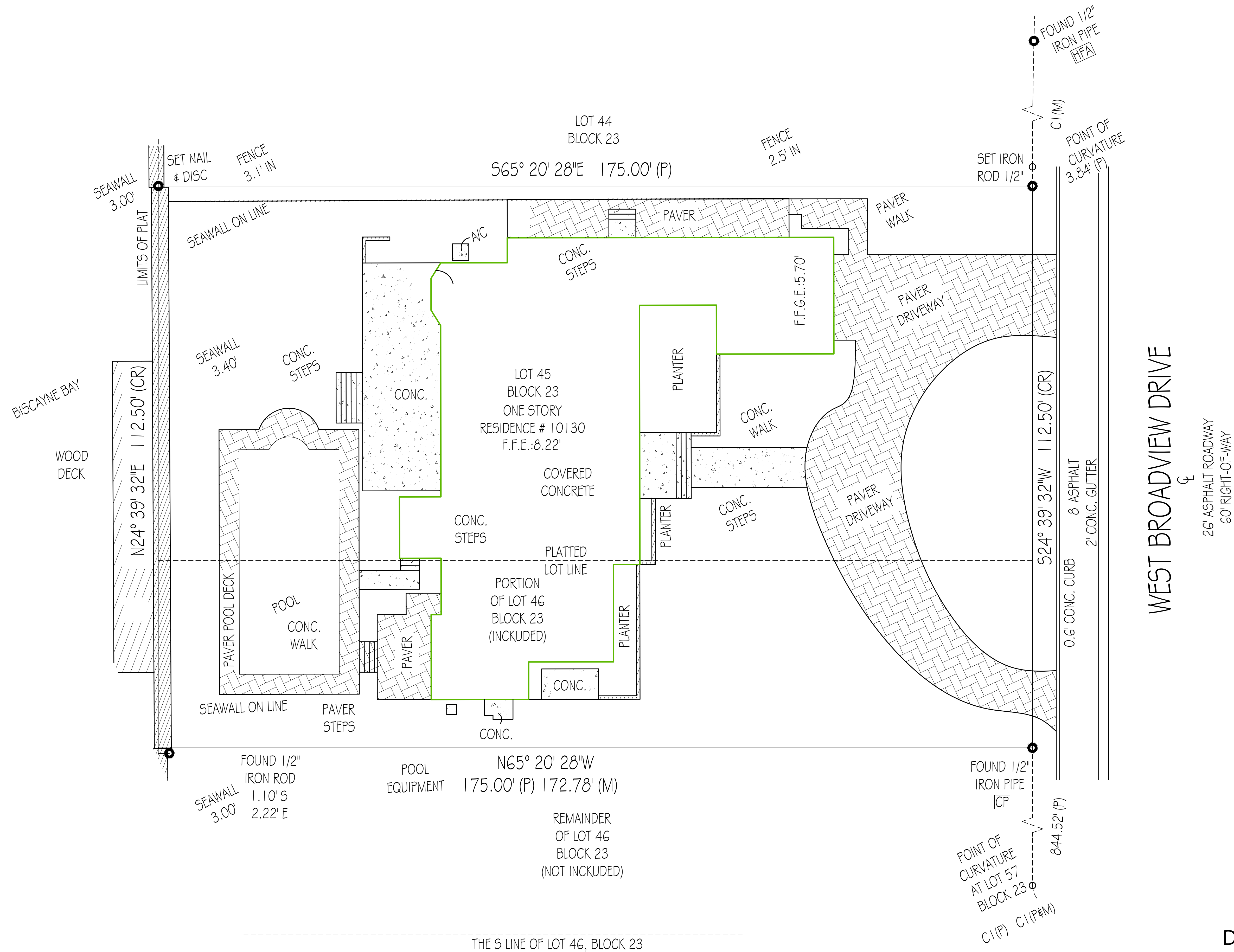
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 519-2271-001-4310

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

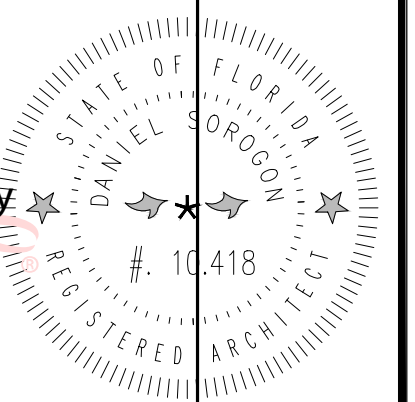
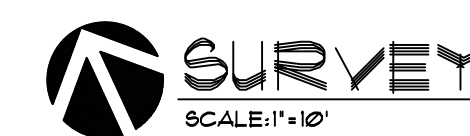


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DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 15 OF 15 SHEETS
COLOR ORIGINAL

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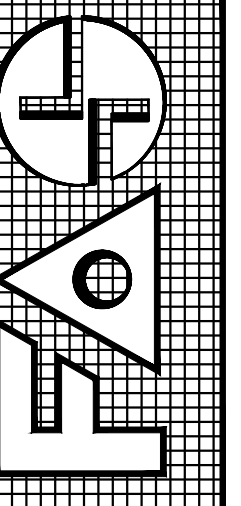
Daniel Sorogon
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Daniel Sorogon
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33184
FOLIO #13-2221-001-4310

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DATE MARCH 19, 2021
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JOB NO. RAD RESIDENCE
SHEET NO. 
OF 15 SHEETS
COLOR ORIGINAL

PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADVIEW 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, FLORIDA RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
 - THE FLORIDA BUILDING CODE RESIDENTIAL 2008 (10 EDITION)
 - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
 - NATIONAL ELECTRICAL CODE, CSHA 1 NATIONAL BOARD OF FIRE UNDERWRITERS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE 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, IMPLICATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL THEREOF. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- 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. PRIOR BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- ALL WORK COMPLETED OR 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.
- 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 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 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.
- 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 DENTAL), ARISING OUT OF THE WORK OF THE CONTRACTOR.
- 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.
- 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.
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS.
- ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
- 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 BE 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.
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER MATCHING AND LEAVING 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.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FULLY 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 WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRIES RECOMMENDATIONS OF SPECIFICATIONS.
- SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A-301 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.
- AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
- LANDSCAPING NOTES
ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AS SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS. ALL WATER OUTLET WITHIN 150 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA 101 OR BETTER IN GRADES 4 STANDARDS FOR NURSERY PLANTS (PART 1) 1983 AND PART 1, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

SEPARATE PERMITS, CALCULATIONS & SHOP DRAWINGS ARE REQUIRED FOR:

- ALL EXTERIOR WORK
- PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
- SUIMMING POOL AND SPA
- EXTERIOR WINDOWS AND DOORS
- ALUMINUM GRILLES
- STAIR HAND RAIL AND GUARD RAILS
- ALL STAIRCASES.

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

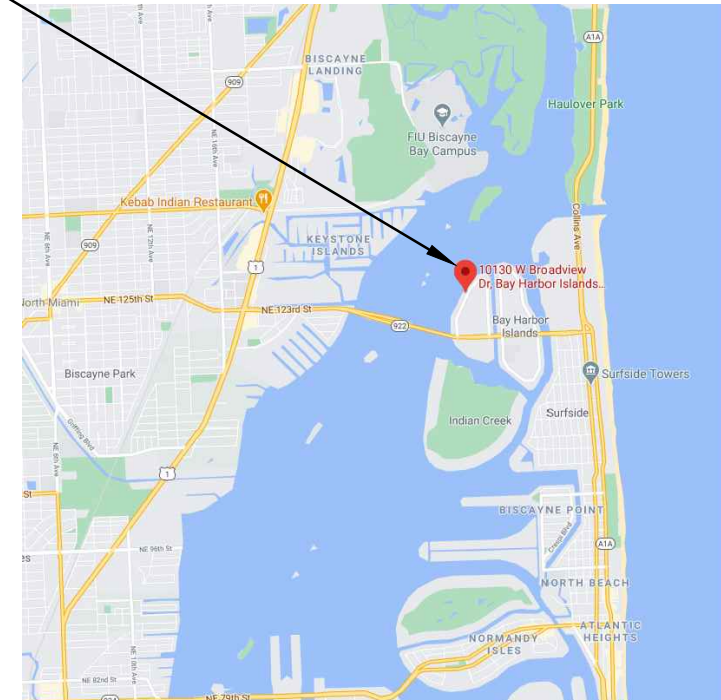
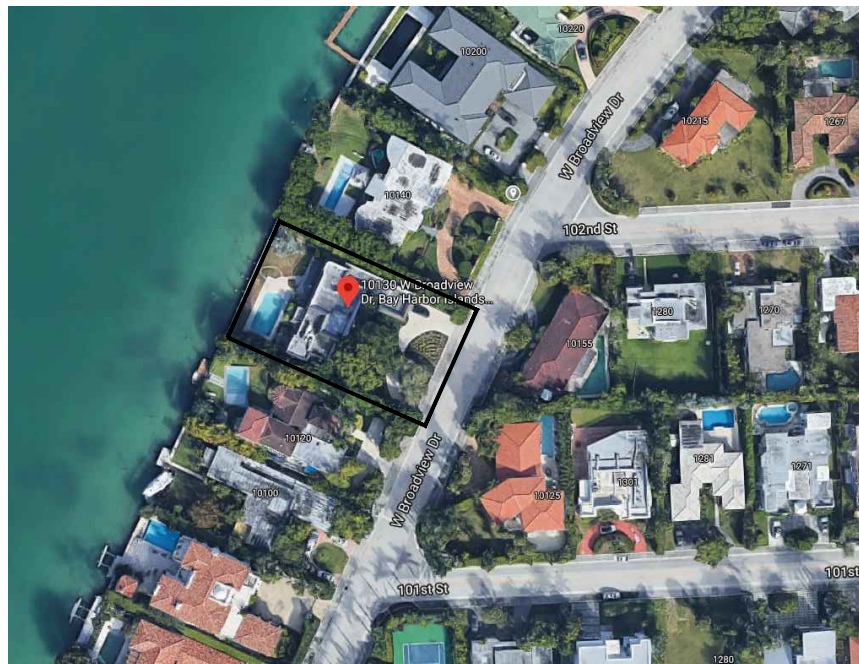
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

LOCATION OF PROJECT

FLOOD LEGEND

FLOOD ZONE: AE
FLOOD MAP: 12086C
FANEL: 0144
SUFFIX: L
FANEL DATE: 09/11/2003
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD 1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): 48.61' NGVD
COMMUNITY NUMBER: 120635
BENCHMARK: A-11111111
ELEVATION: 1.61
HIGHEST CROWN OF ROAD: 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

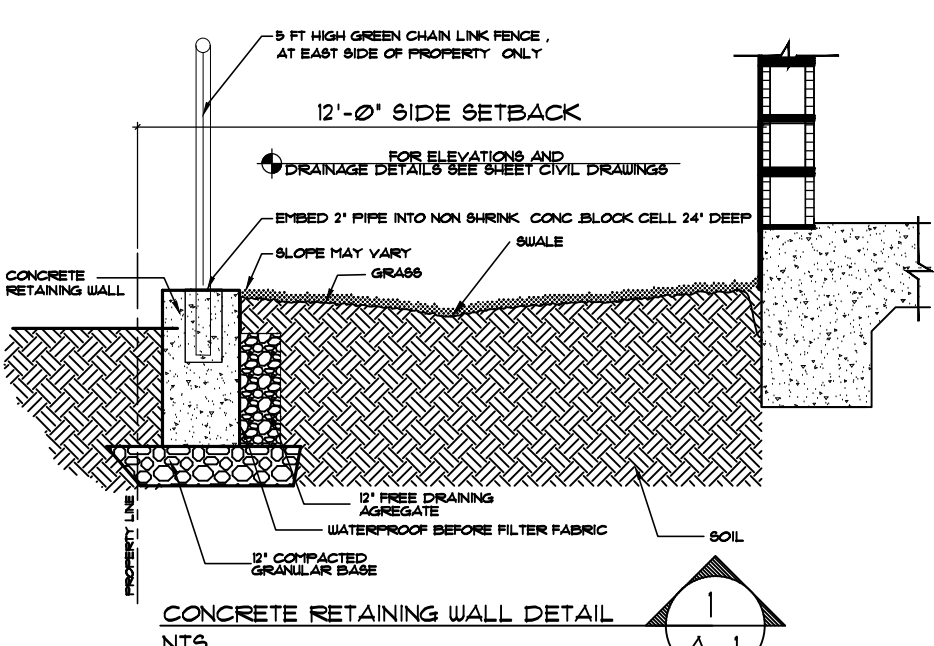
REQUIRED/PROVIDE FINISH FLOOD ELEVATION:
8.61' NGVD (FEMA) + 1' FREE BOARD = 9.61' NGVD
LOWEST ELEVATION OF EQUIPMENT: 9'-8" NGVD



LOCATION MAP
N.T.S.

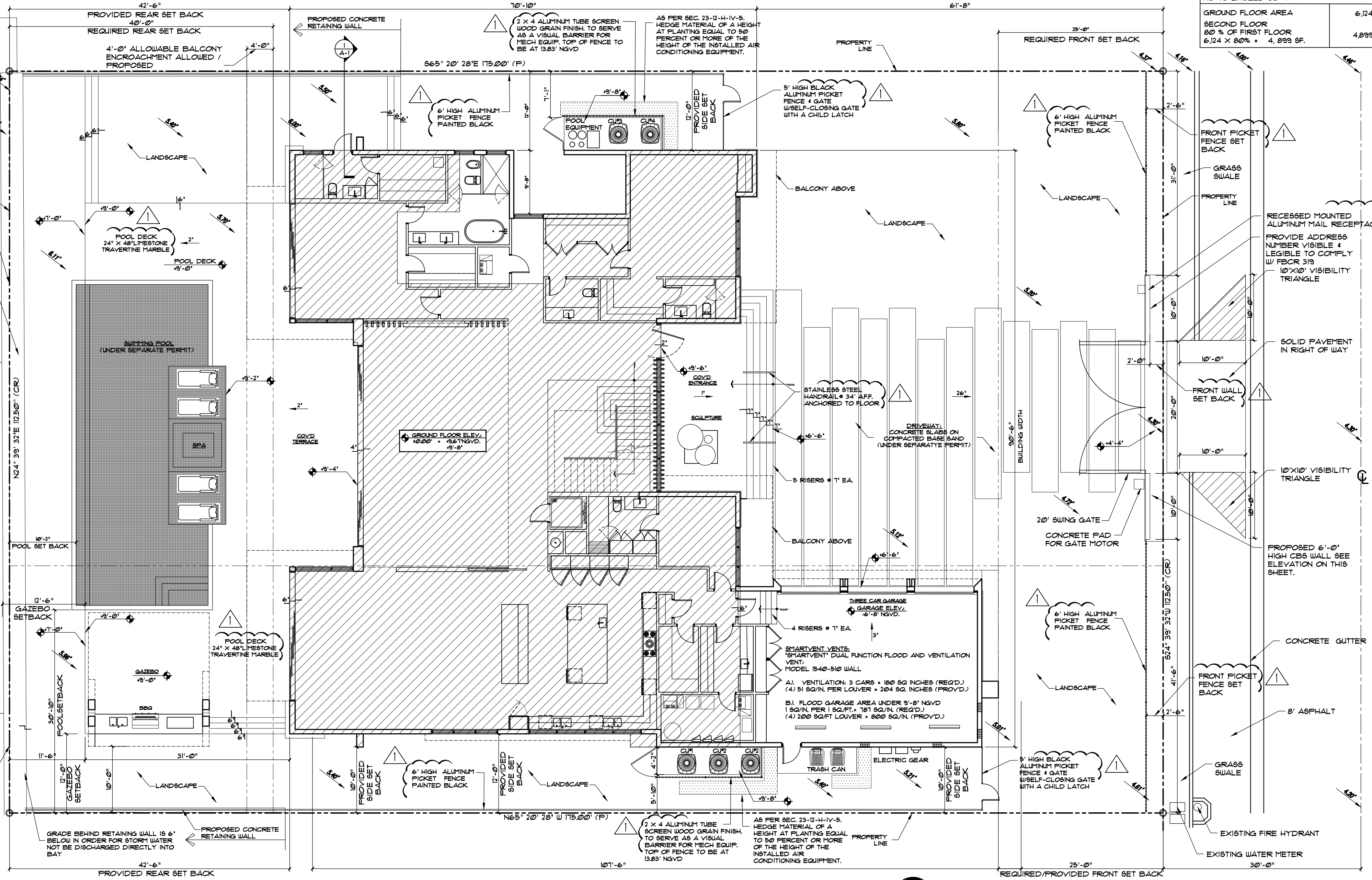
ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT LAND USE: LOW DENSITY RESIDENCE LOT AREA 19,688 SF, 0.45 ACRES LOT FRONTAGE: 12'-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 25-28)		
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 105)		
OPEN SPACE REQUIREMENTS:		
LOT PERVIOUS AREA	(40%) 1,815 SF	(41.3%) 8,099 SF
FRONT YARD OPEN SPACE (25 FT. X 12.5 FT. = 2,812.5 SF) = 1,406 SF MIN.	(50%) 1,406 SF	(71%) 2,111 SF
LOT IMPERVIOUS AREA	(60%) 11,813 SF	(58.8%) 11,589 SF
BUILDING AREAS UNDER A/C:		
GROUND FLOOR A/C AREA		5,295 SF
SECOND FLOOR A/C AREA		3,863 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% 4,831 SF



BISCAYNE BAY

WEST BROADVIEW DRIVE



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

HATCHED AREA INDICATES
SECOND FLOOR ABOVE
EXISTING GRADE ELEVATIONS
NEW GRADE ELEVATIONS

Daniel Sorog

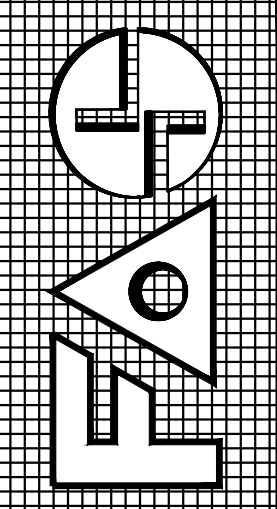
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Date: 2021.04.19 17:49:24 -0400
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REGISTERED ARCHITECT

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

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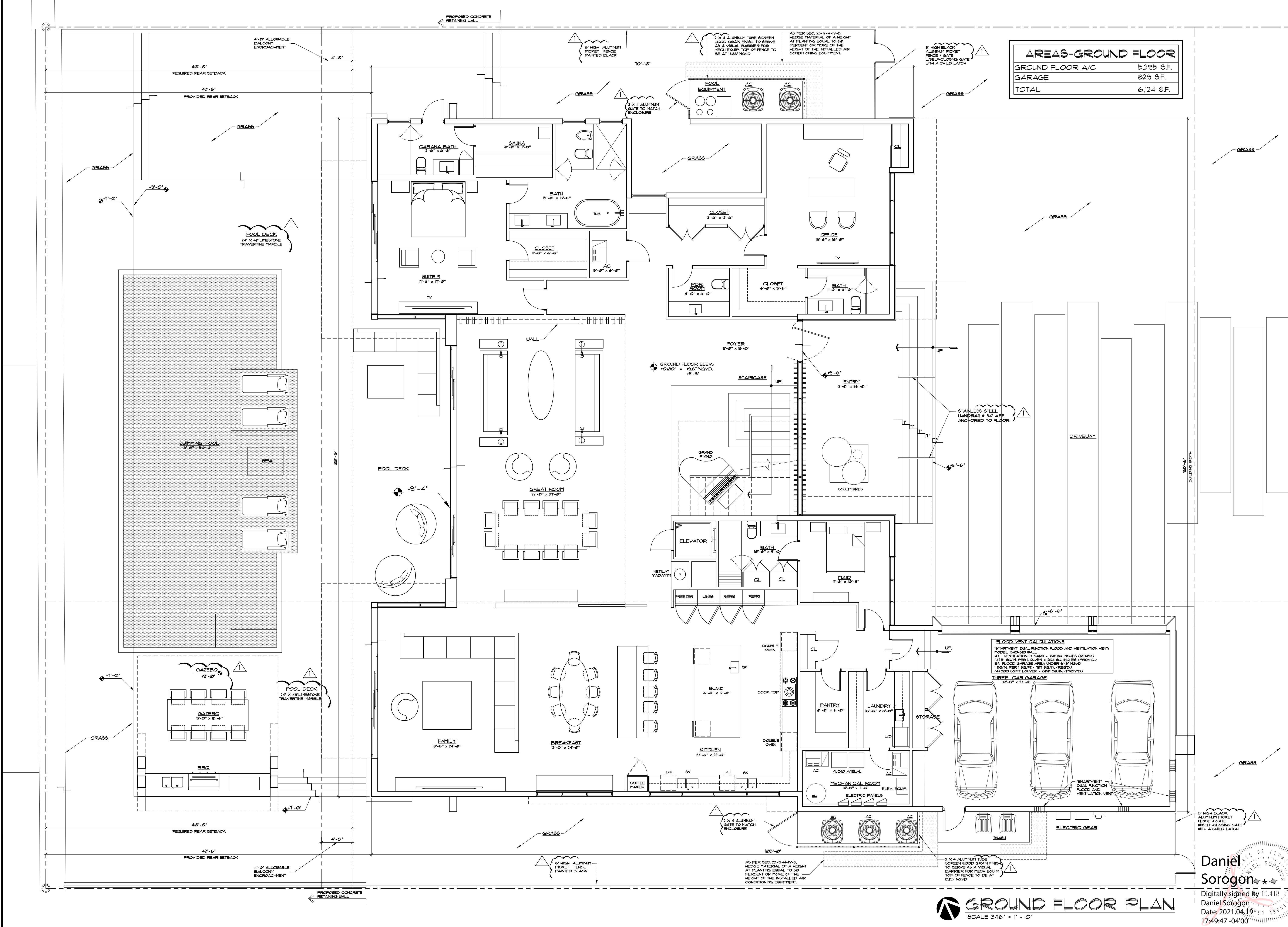
PROPOSED RESIDENCE FOR:
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EOL 519-2271-6021-4310

florida architectural services inc.
daniel sorogon 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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1" = 10'
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GAD RESIDENCE
SHEET NO.
A-2
OF 15 SHEETS
COLOR ORIGINAL

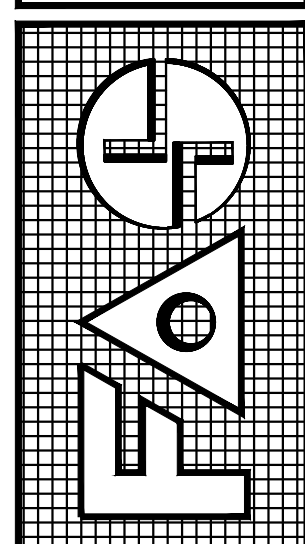
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REVISIONS	BY:
1 APRIL 19, 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 519-2221-001-4312

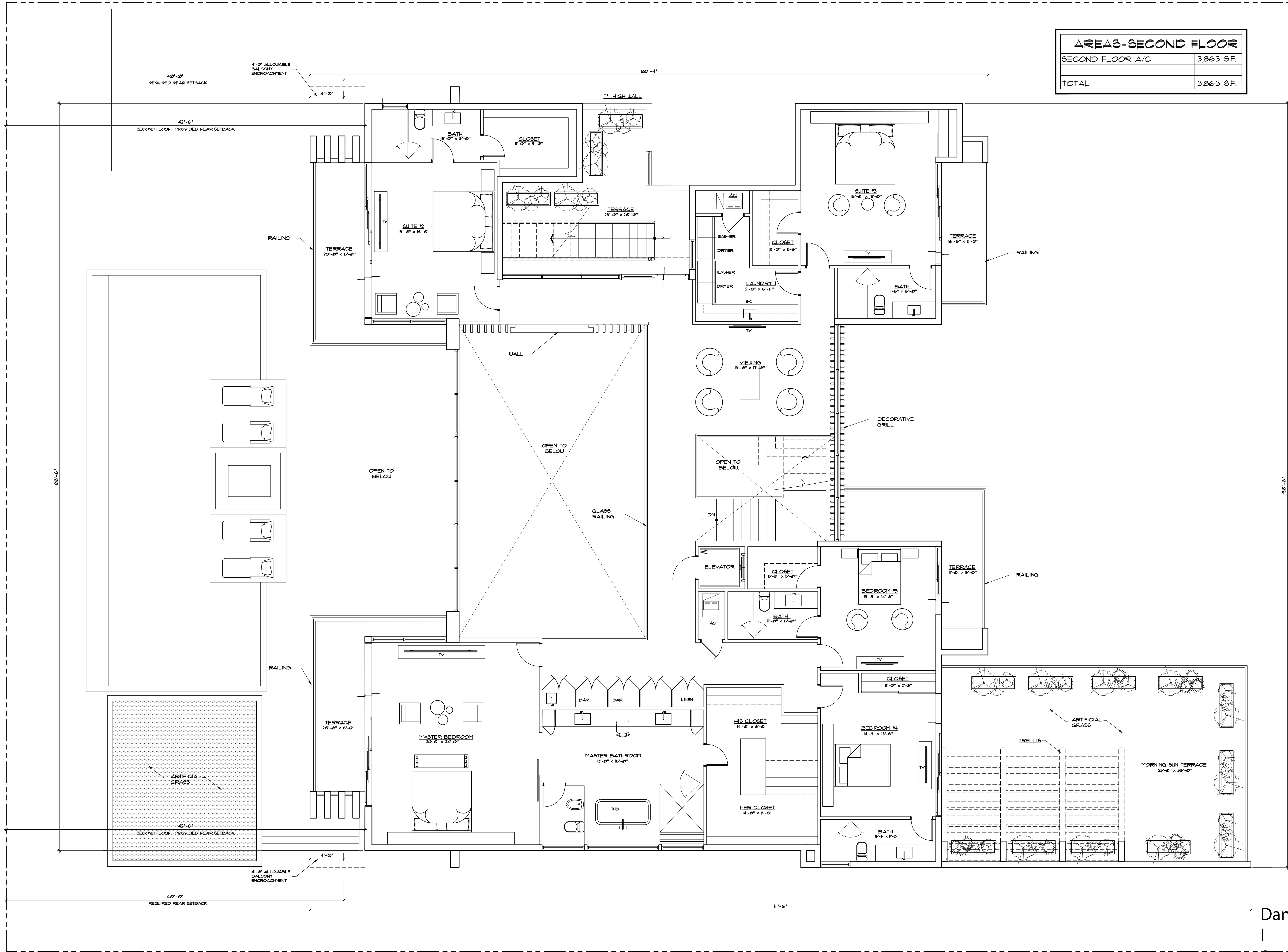
florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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

Daniel Sorogon
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Daniel Sorogon
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17:49:47 -0400

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

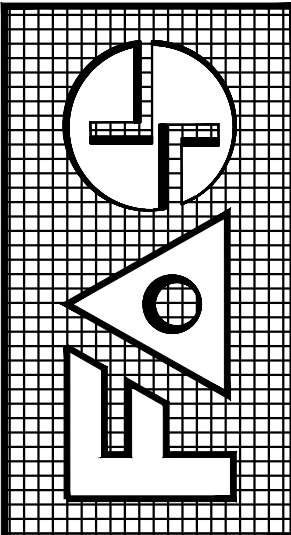
SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"

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

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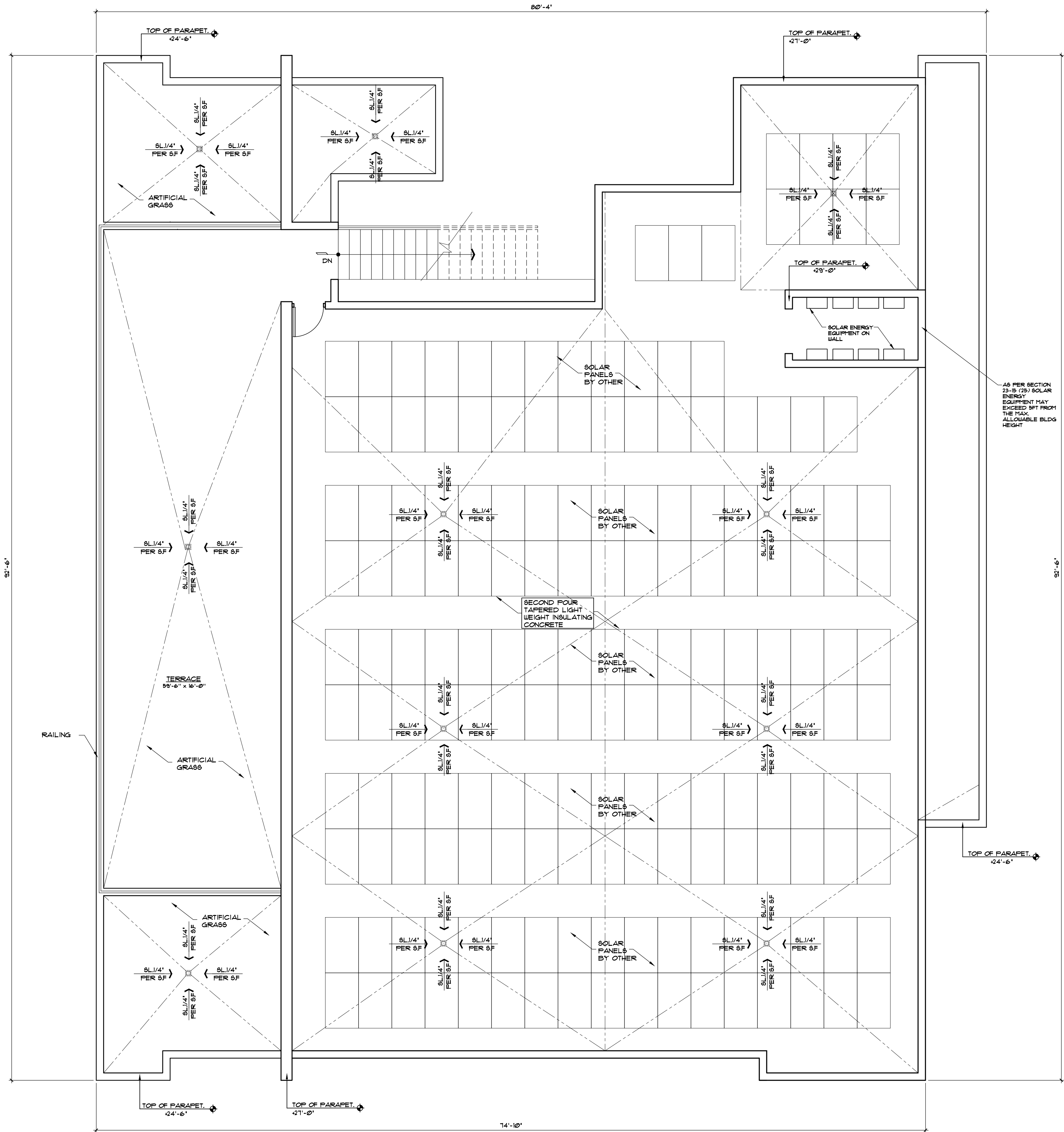
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 51B-2221-001-4312

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.	15
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ROOF PLAN
SCALE 3/16" = 1' - 0"

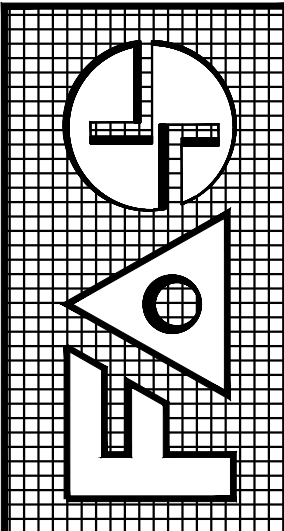
Daniel
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PROPOSED RESIDENCE FOR:
MR & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 3354
FOLIO 512-2221-001-4312

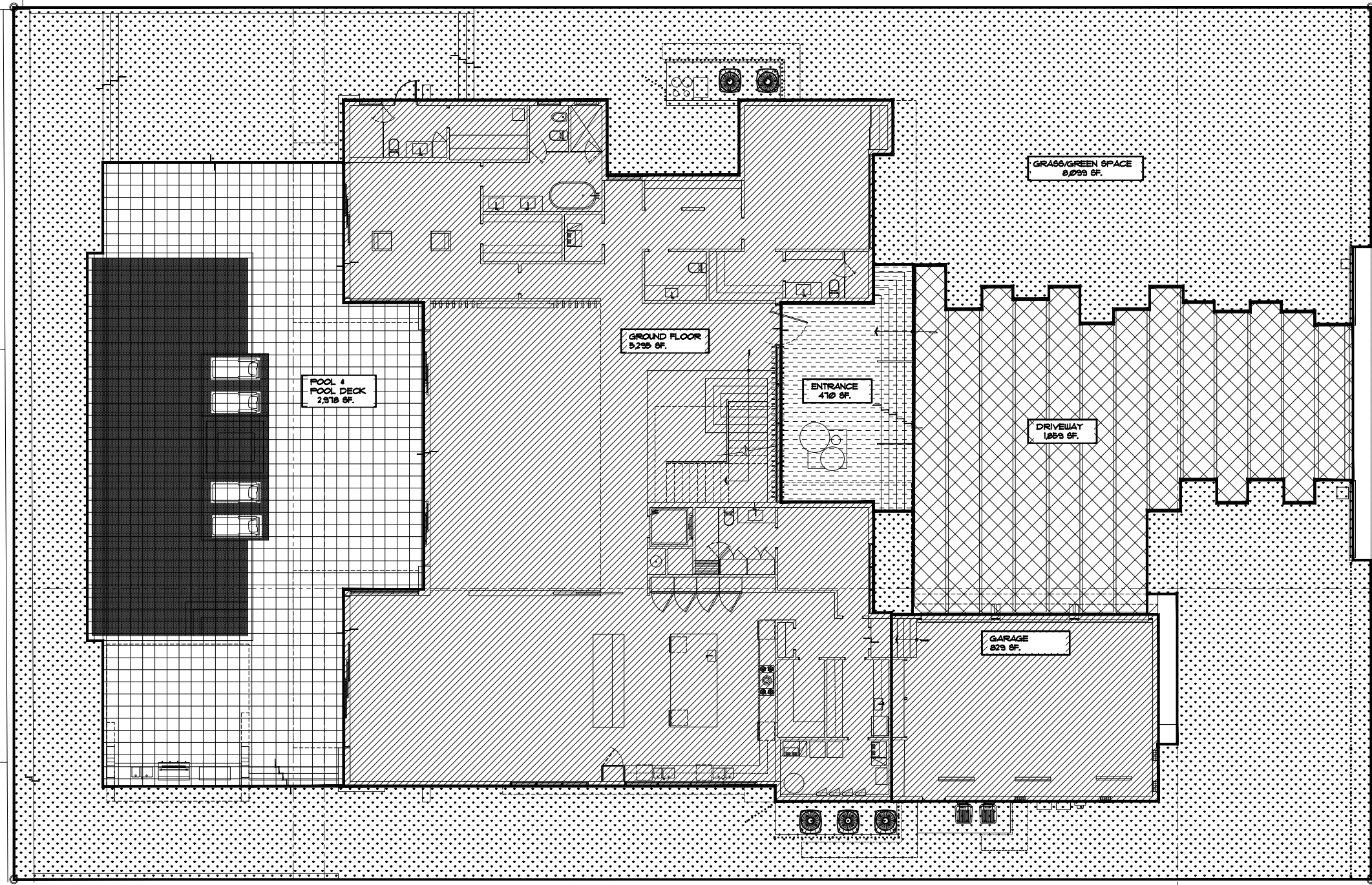
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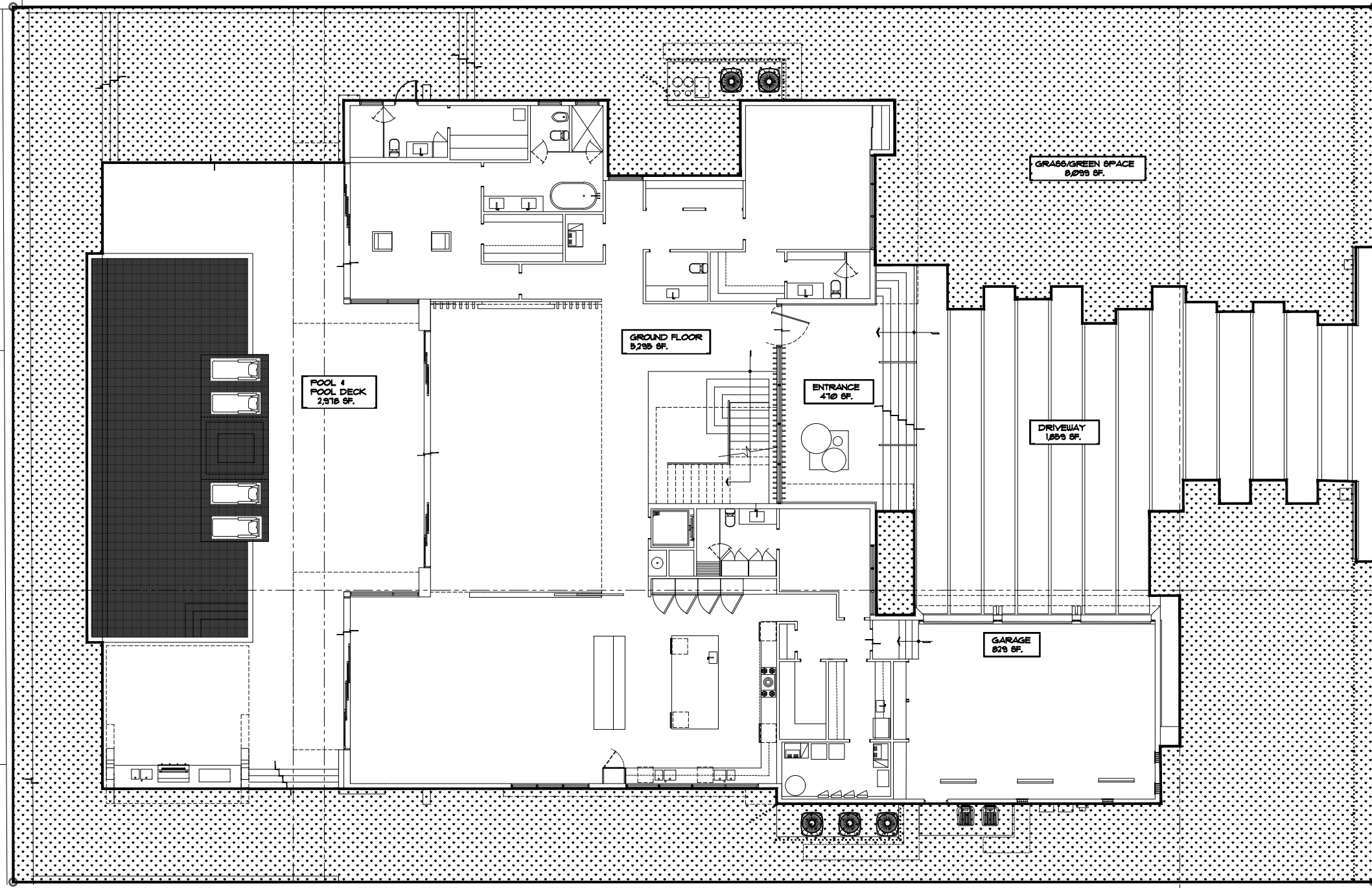
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MARCH 19, 2021
SCALE
3/16" = 1'
JOB NO.
GAD RESIDENCE

SHEET NO.
A-5
OF 15 SHEETS
COLOR ORIGINAL

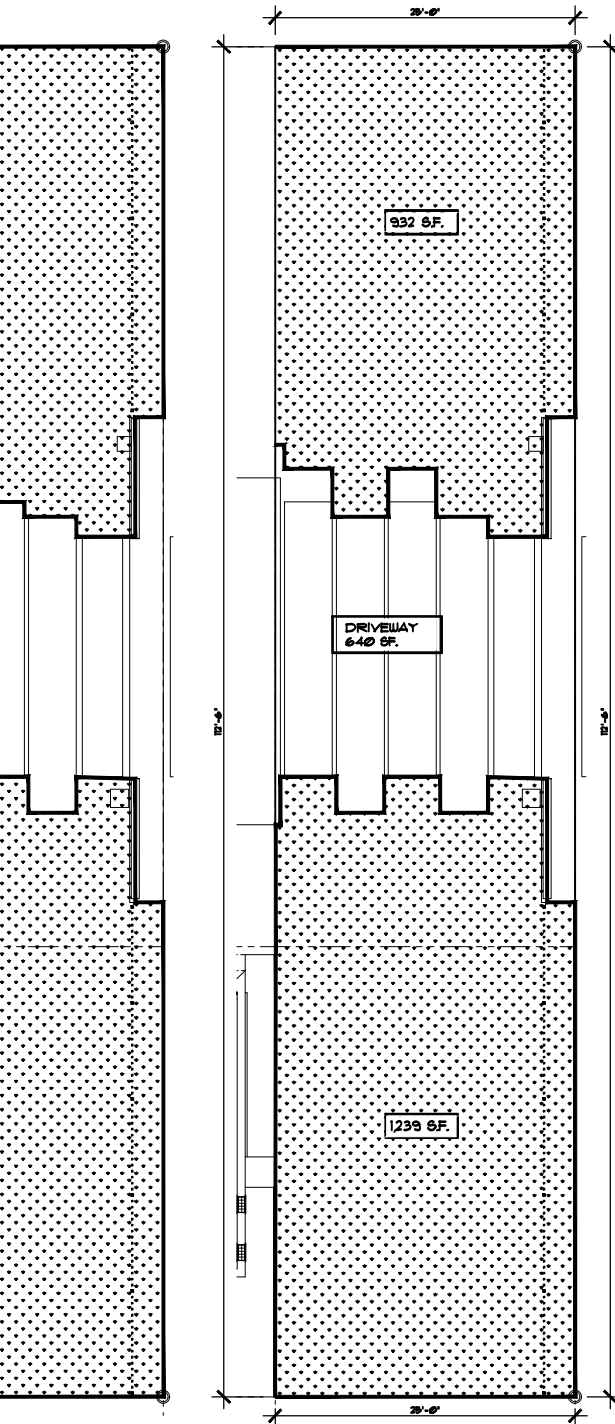
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FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"



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. 1120% = 2,111 SF.

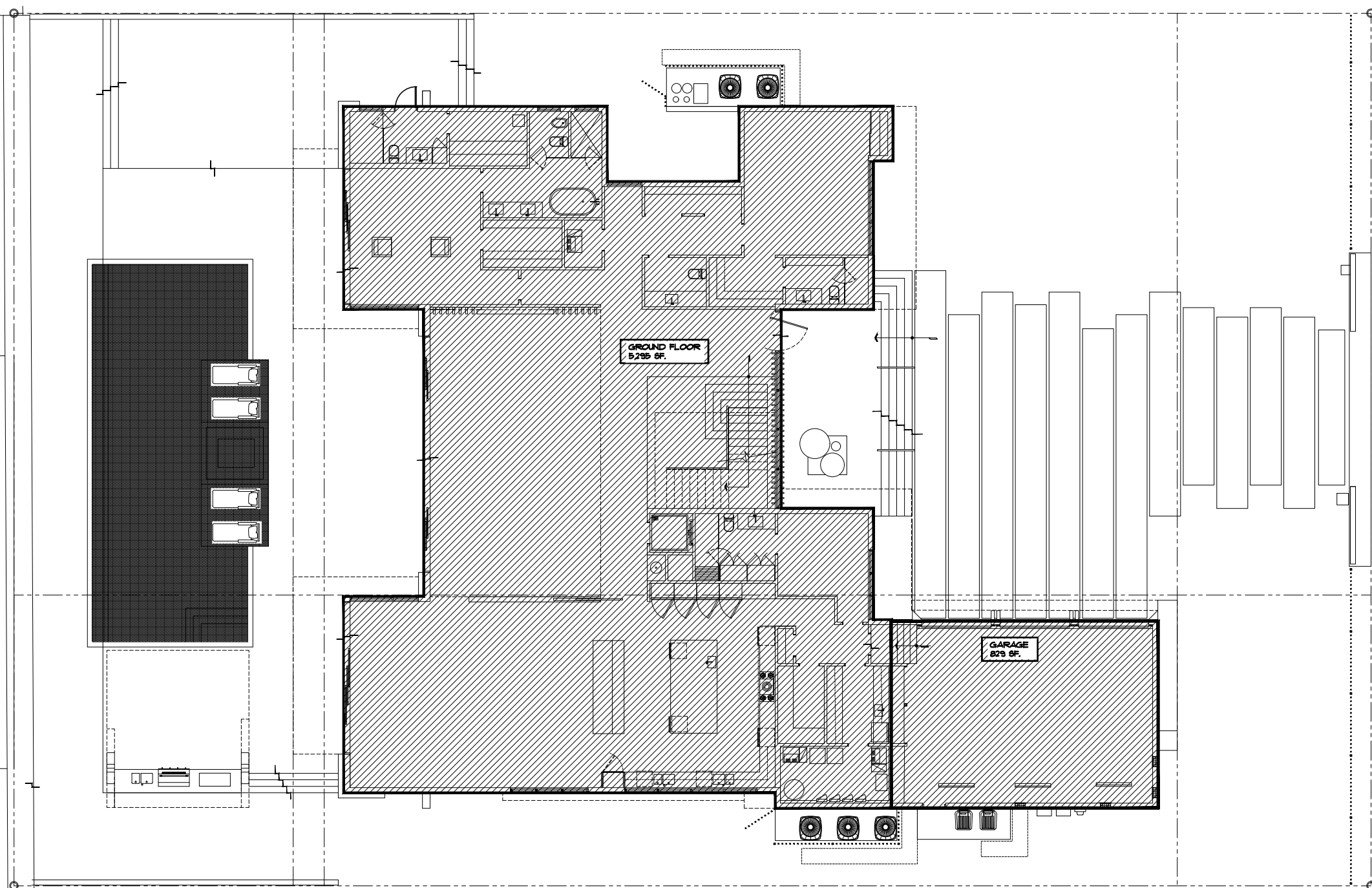
LEGEND-AREA CALCULATIONS		
BUILDING LOT COVERAGE (GROUND FLOOR)		
GROUND FLOOR A/C	5,295 SF.	
GARAGE	829 SF.	
DRIVEWAY & WALKWAY	1,859 SF.	
ENTRANCE	470 SF.	
POOL & POOL DECK	2,918 SF.	
GRASS AREA (PERVIOUS)	5,612 SF.	
TOTAL AREA	17,043 SF.	

AREAS-GROUND FLOOR	
GROUND FLOOR A/C	5,295 SF.
GARAGE	829 SF.
TOTAL	6,124 SF.

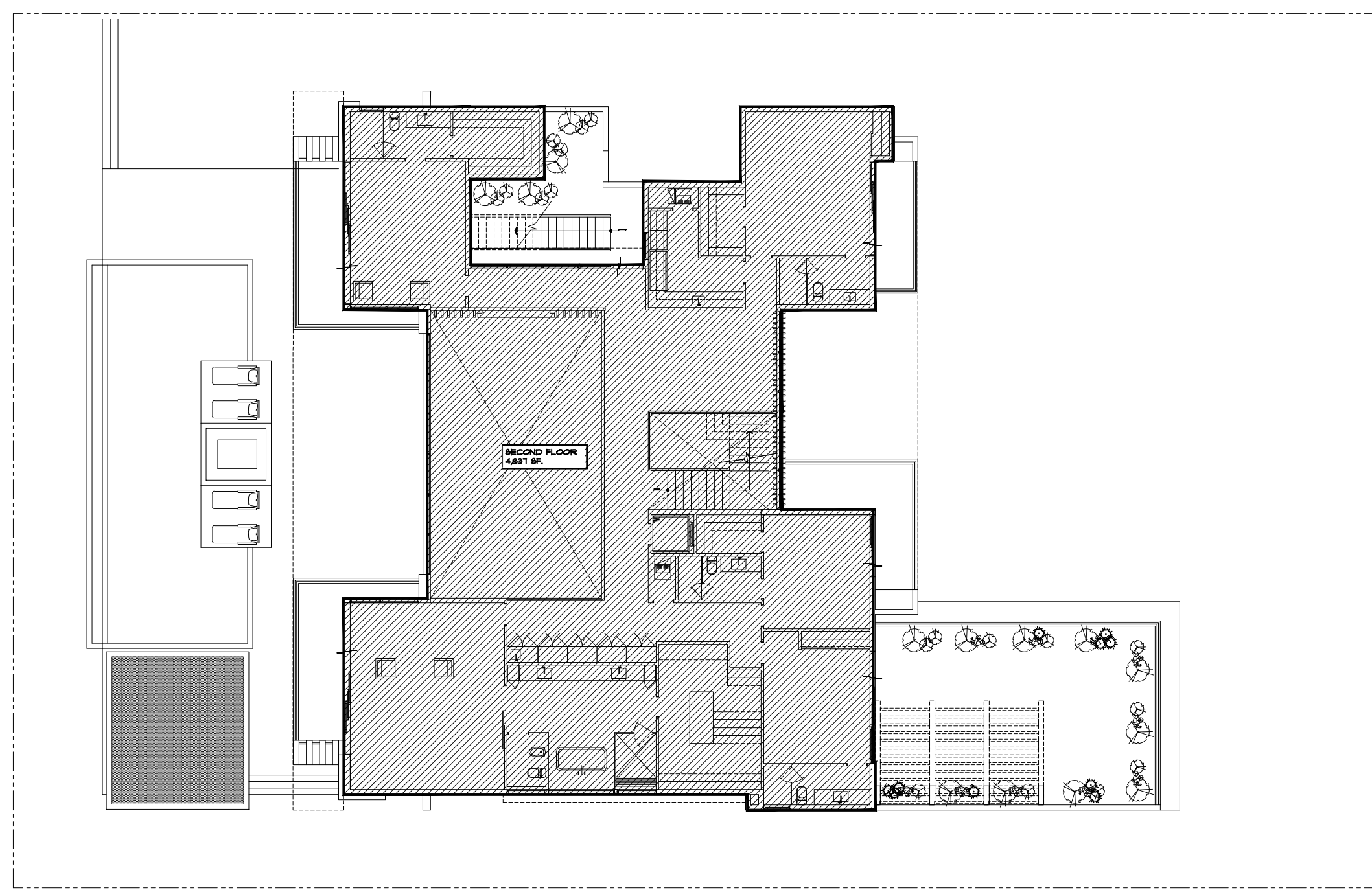
AREAS-SECOND FLOOR	
SECOND FLOOR A/C	4,831 SF.
TOTAL	4,831 SF.

OPEN SPACE REQUIREMENTS		
	REQUIRED/ALLOWED	PROVIDED
LOT PERVIOUS AREA	(19,600 X 40%) 7,840 SF.	(4113%) 8,099 SF.
FRONT YARD OPEN SPACE	(2,812 X 50%) 1,406 SF.	(117%) 2,111 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	6,124 SF X 80% = 4,899 SF. MAX ALLOWED	4,831 SQ.FT. = 79% PROVIDED
5,295 SF. + 829 SF. = 6,124 SF.		



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



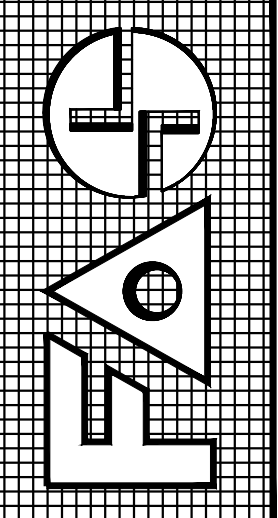
SECOND FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"

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Date: 2021.04.19 17:52:52 -0400
10.418
REGISTERED ARCHITECT
STATE OF FLORIDA

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PROPOSED RESIDENCE FOR:
MR & MRS GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 3354
FOLIO 51B-2271-001-4312

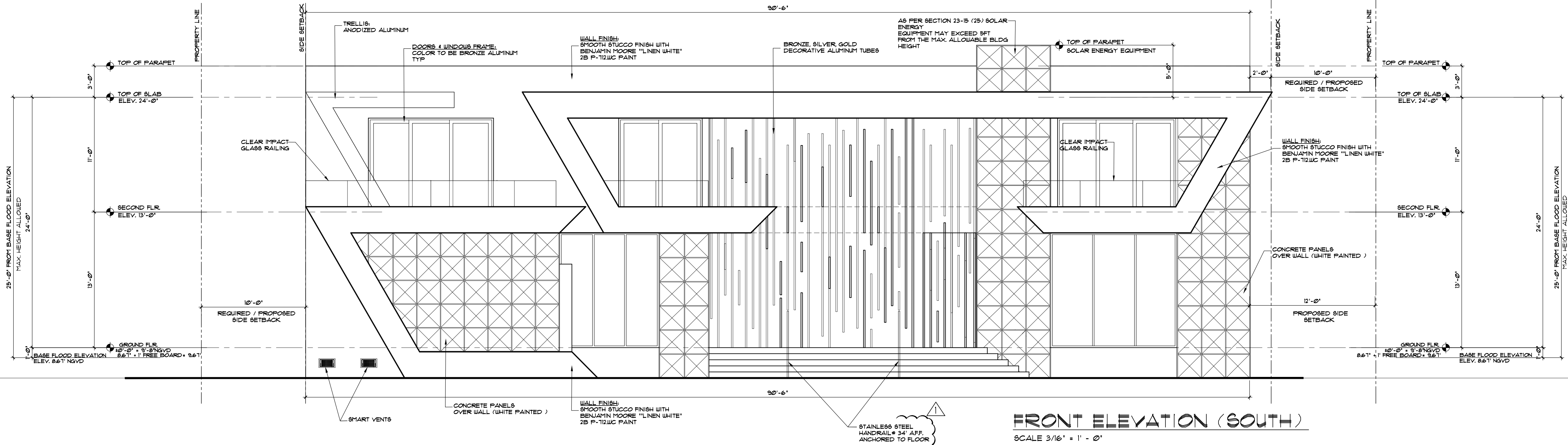
florida architectural services inc.
daniel sorogon architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
AR 0010418 (305) 653-0212



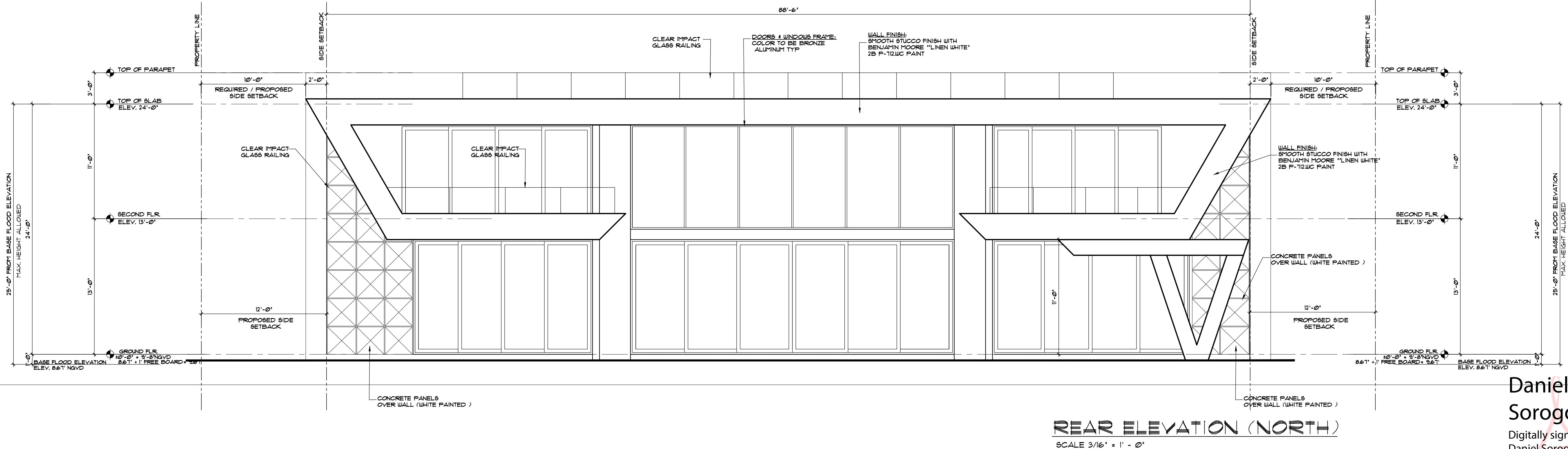
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JOB NO.	GAD RESIDENCE
SHEET NO.	6
OF 15 SHEETS	
COLOR ORIGINAL	

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FRONT ELEVATION ARTICULATION PER SEC. 23-11 (A) (1) 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



REAR ELEVATION ARTICULATION PER SEC. 23-11 (A) (1) 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'-3" STEEL COLUMNS (PAINTED) : 1'-4" TOTAL : 64'-9" 100% THIS GREATER THAN THE 44'-3" REQUIRED

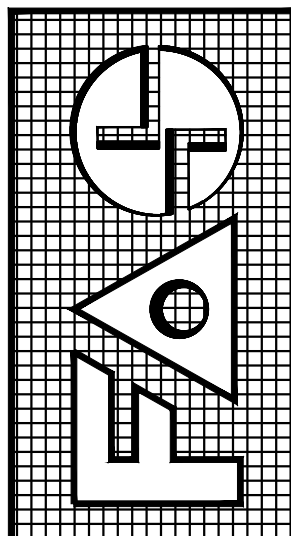


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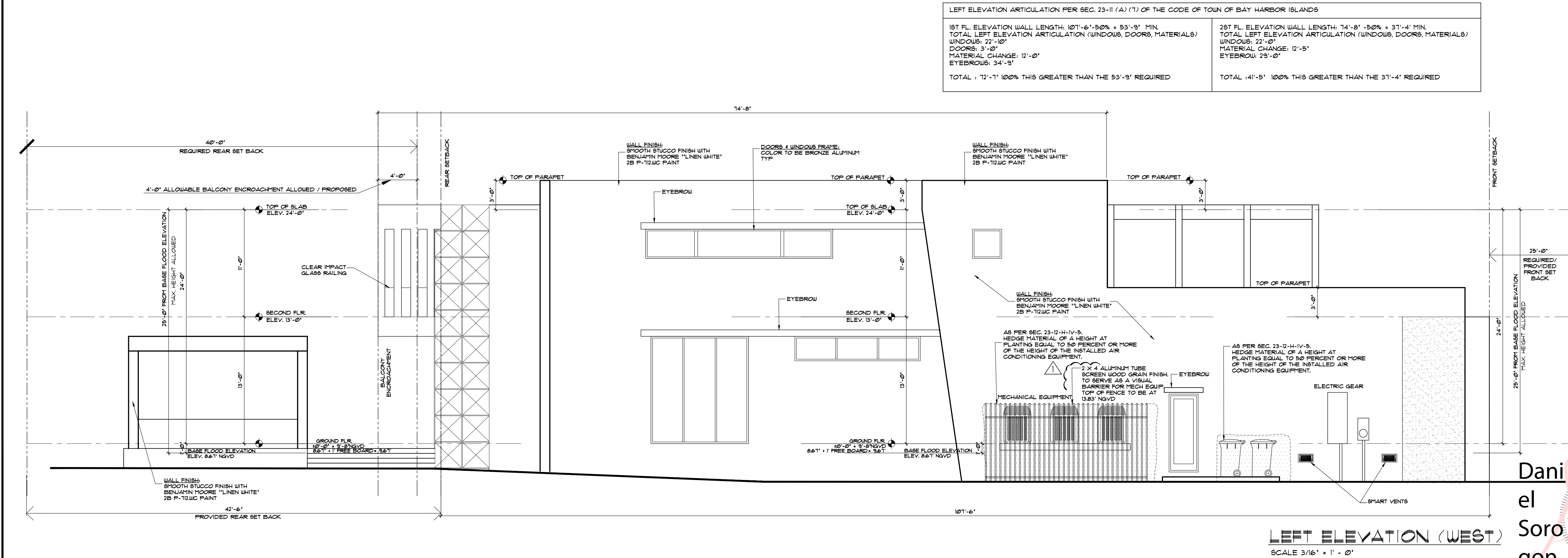
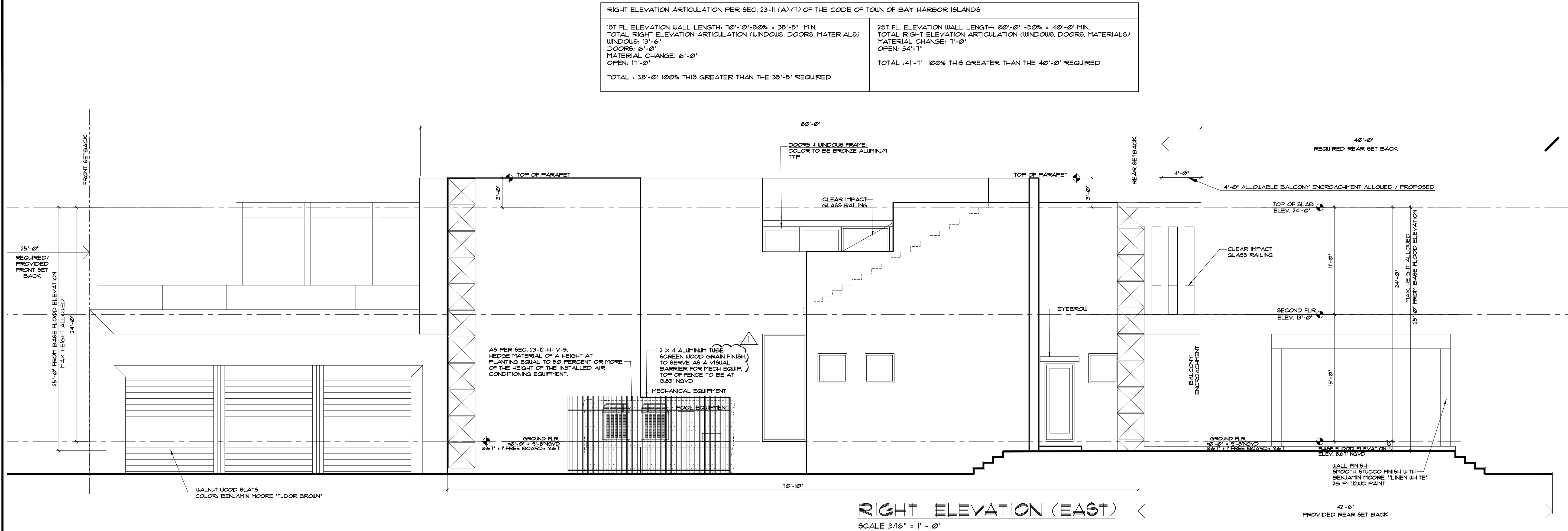
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 519-2221-001-4310

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



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COLOR ORIGINAL

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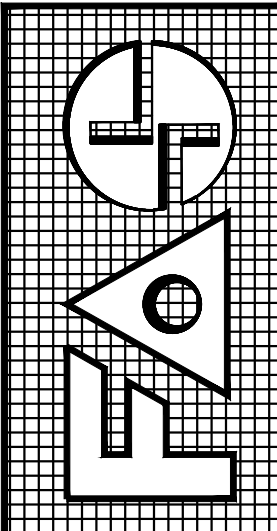
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PROPOSED RESIDENCE FOR:
MR & MRS GAD

10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33564

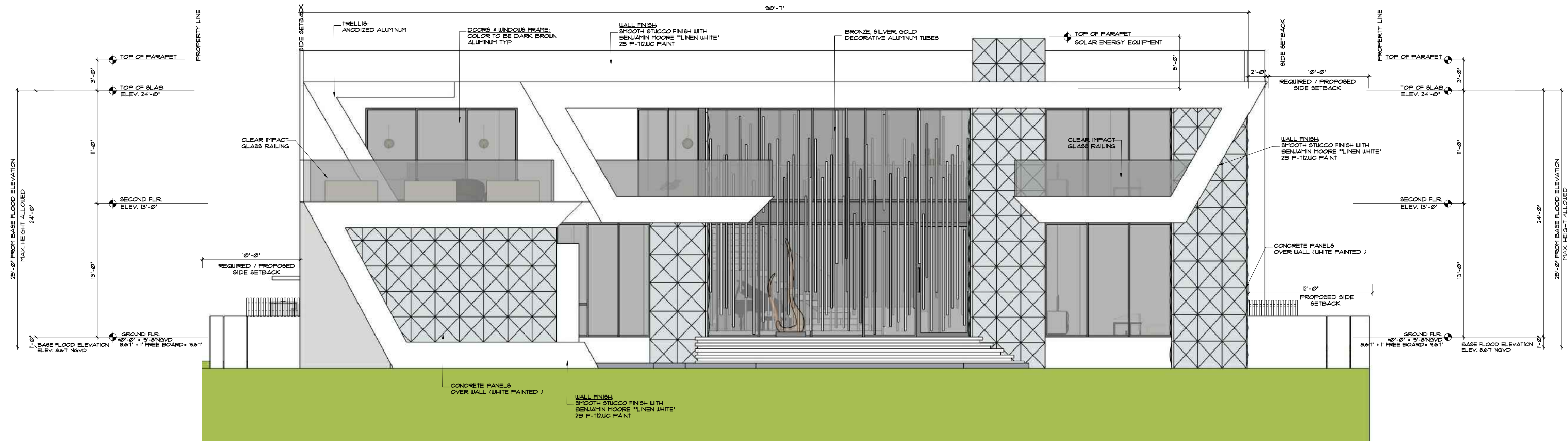
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34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

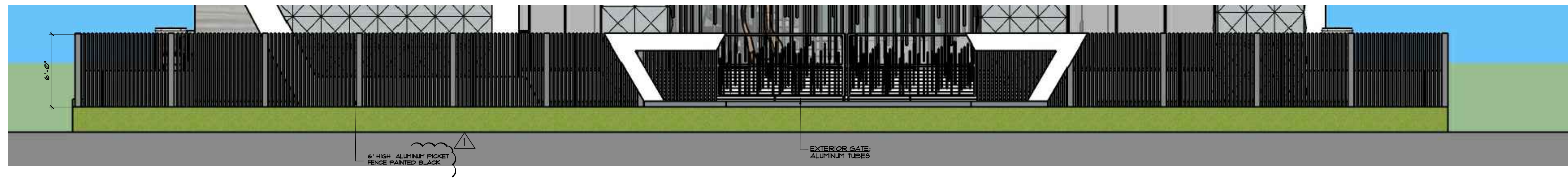


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SHEET NO. A = 8
OF 15 SHEETS
COLOR ORIGINAL

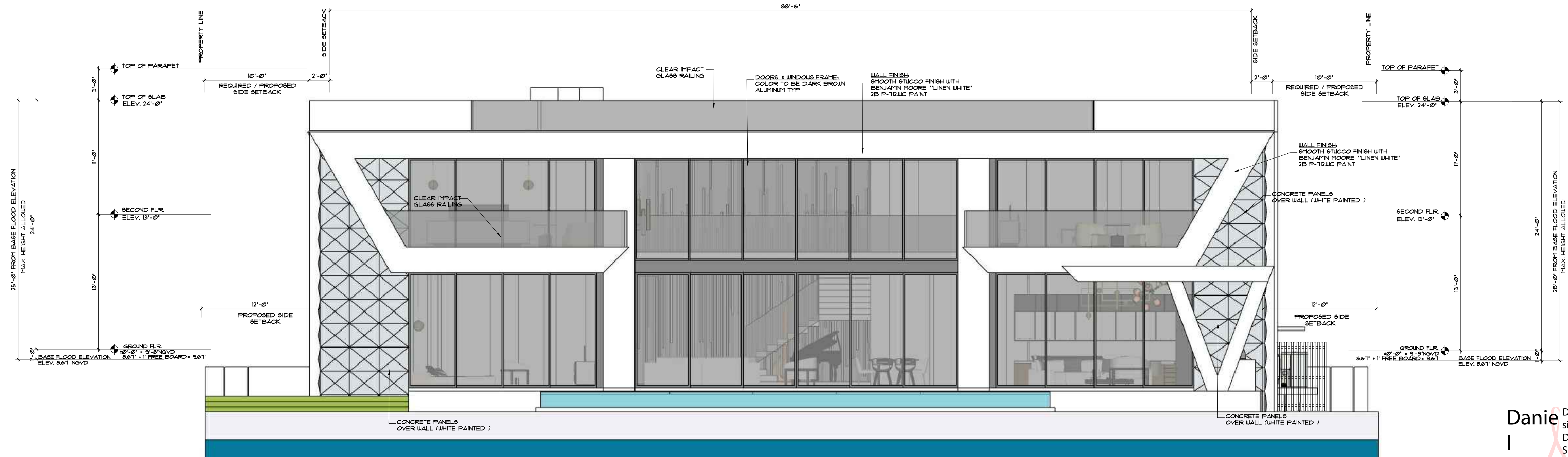
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FRONT ELEVATION (SOUTH)
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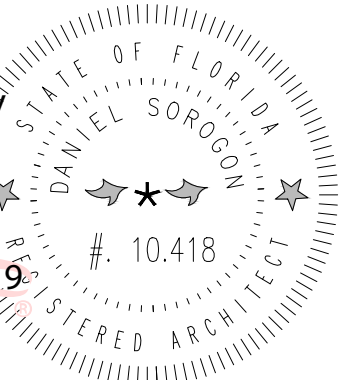
FRONT WALL ELEVATION
SCALE 3/16" = 1' - 0"



REAR ELEVATION (NORTH)
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Daniel Sorogon
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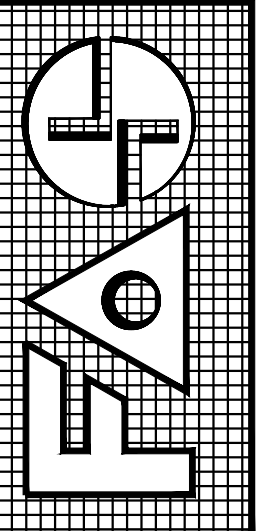
10150 WEST BROADVIEW DRIVE, BAT HARBOR ISLANDS, FL. 33564

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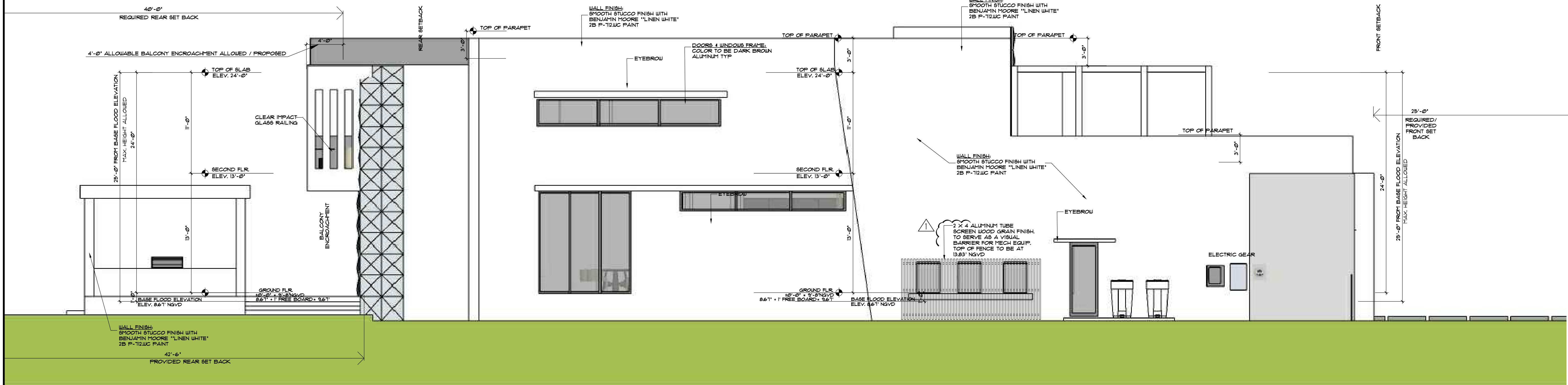
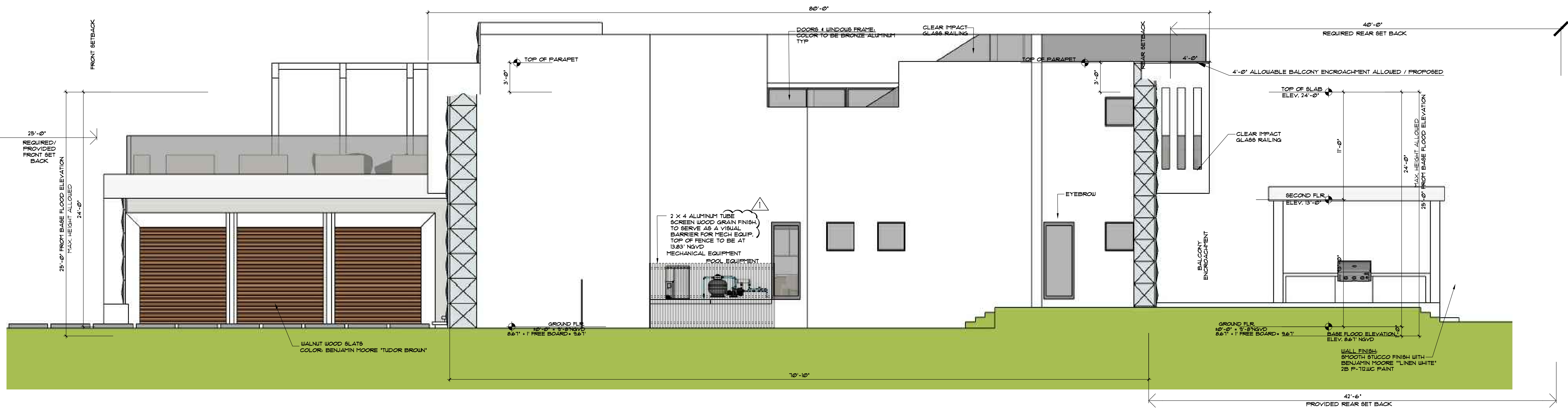
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SHEET NO. 15 OF 15 SHEETS
COLOR ORIGINAL

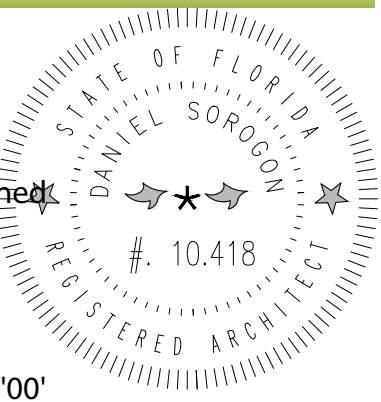
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LEFT ELEVATION (WEST)
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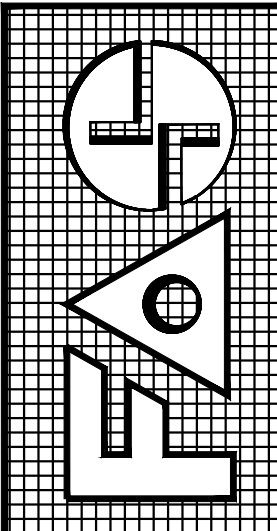
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1 APRIL 19, 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2271-001-4312

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. 15 SHEETS
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FRONT PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE



REAR PERSPECTIVE

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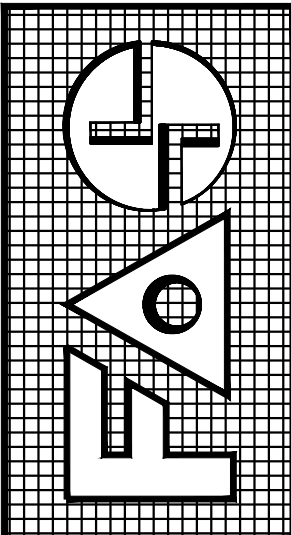
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MR & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33554
FOLIO 519-2221-001-4310

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



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OF 15 SHEETS
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SOUTH PROPERTY



SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

SOUTH PROPERTY

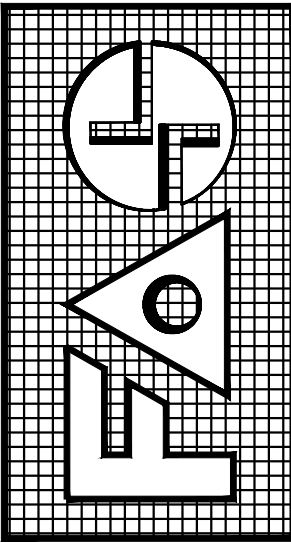
Daniel Sorogon
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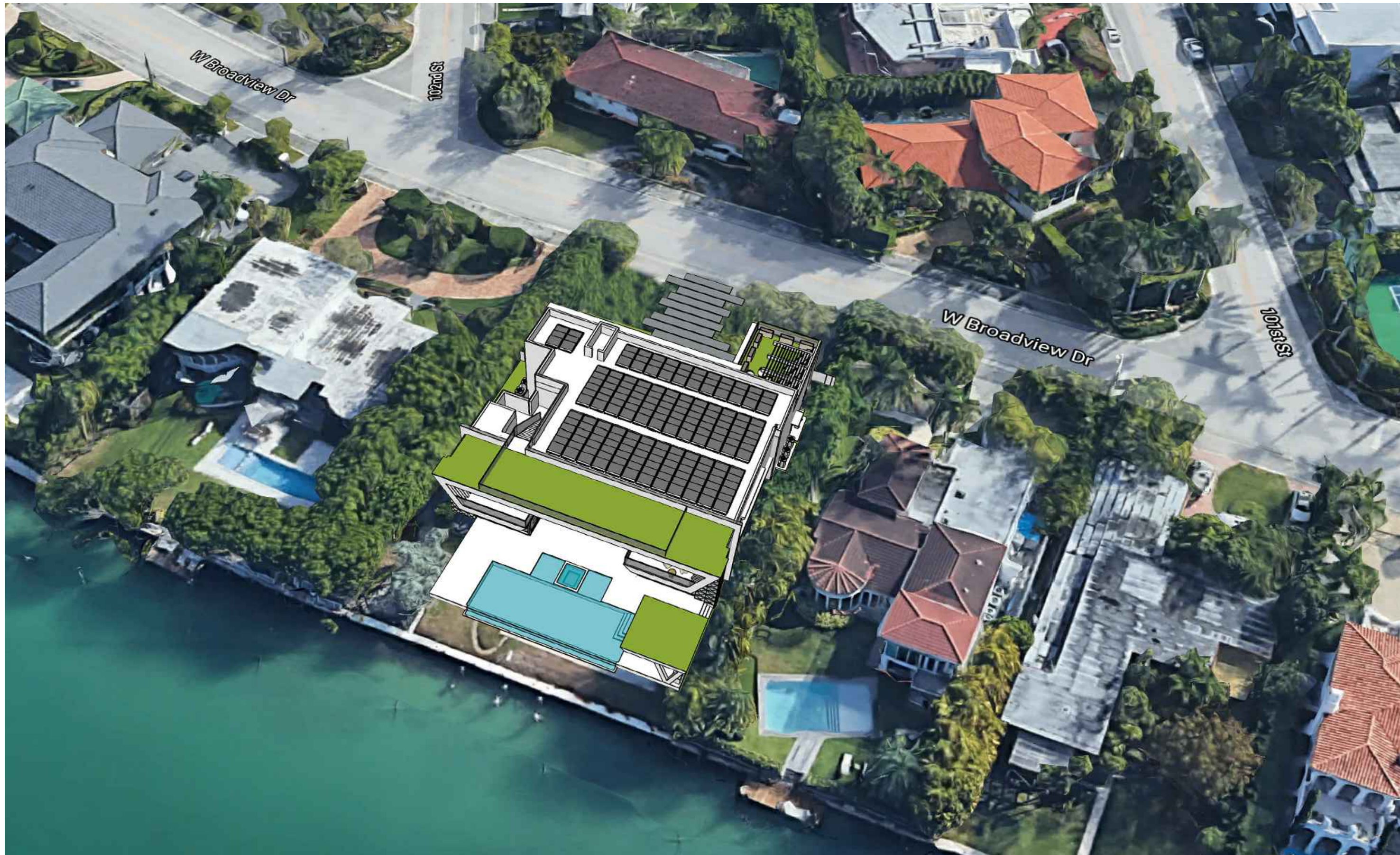
PROPOSED RESIDENCE FOR:
MR & MRS GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 51B-2221-0001-4310

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

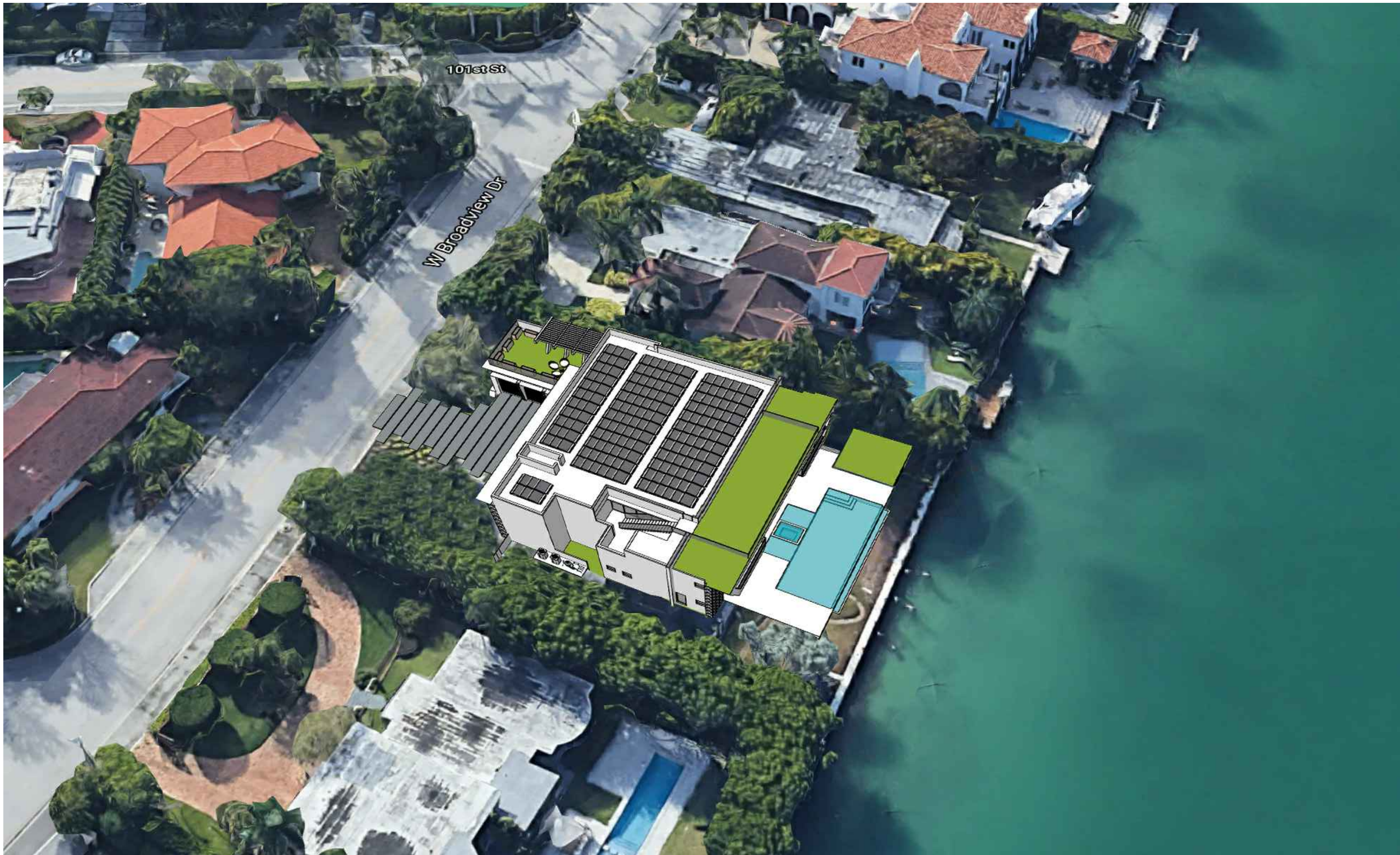


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DATE MARCH 19, 2021
SCALE
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SHEET NO. A-12 OF 15 SHEETS
COLOR ORIGINAL

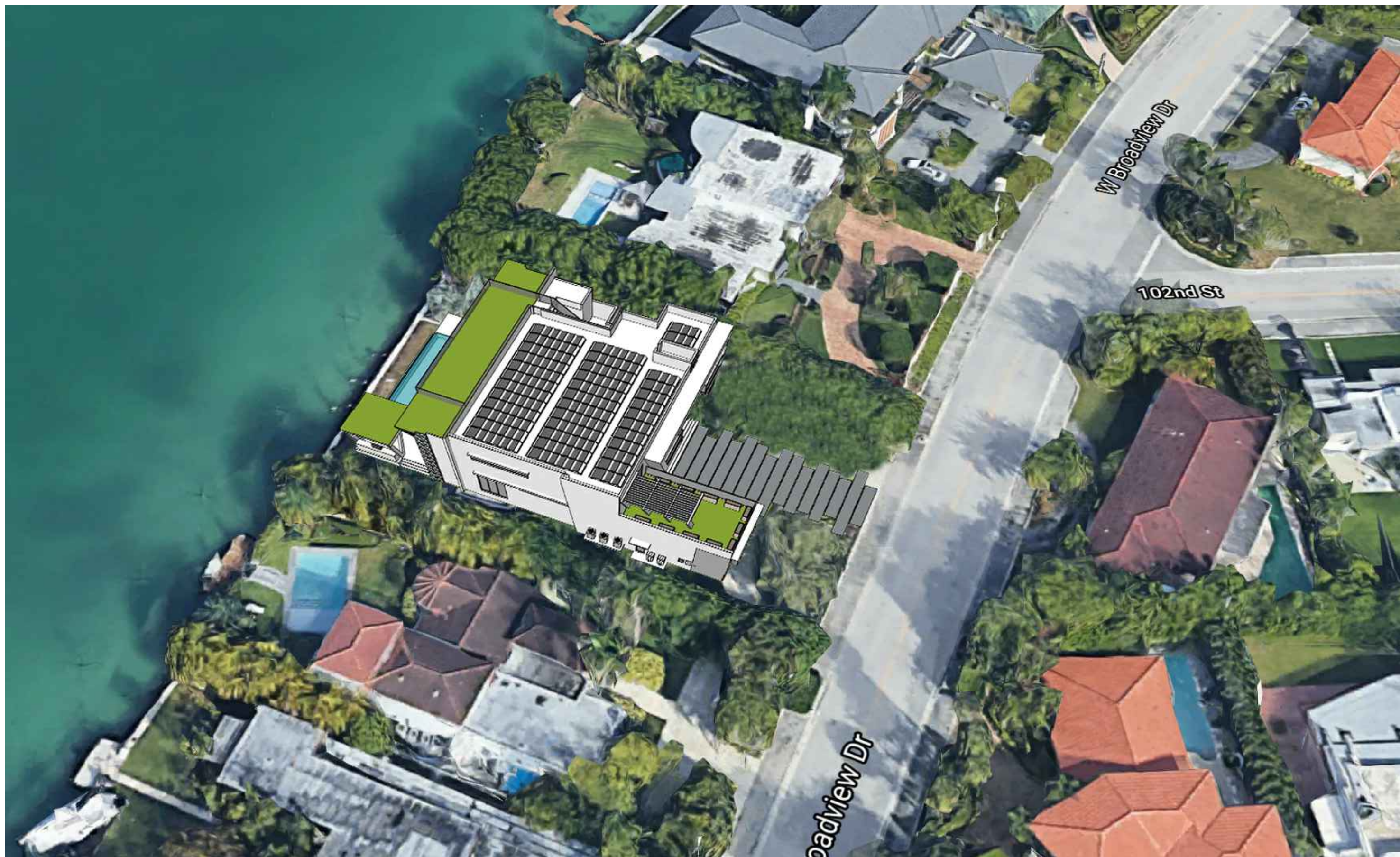
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SOUTH WEST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



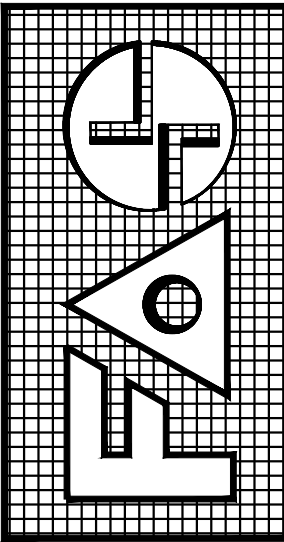
NORTH EAST VIEW

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by Daniel Sorogon
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17:56:55 -0400

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PROPOSED RESIDENCE FOR:
MR & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2221-001-4312

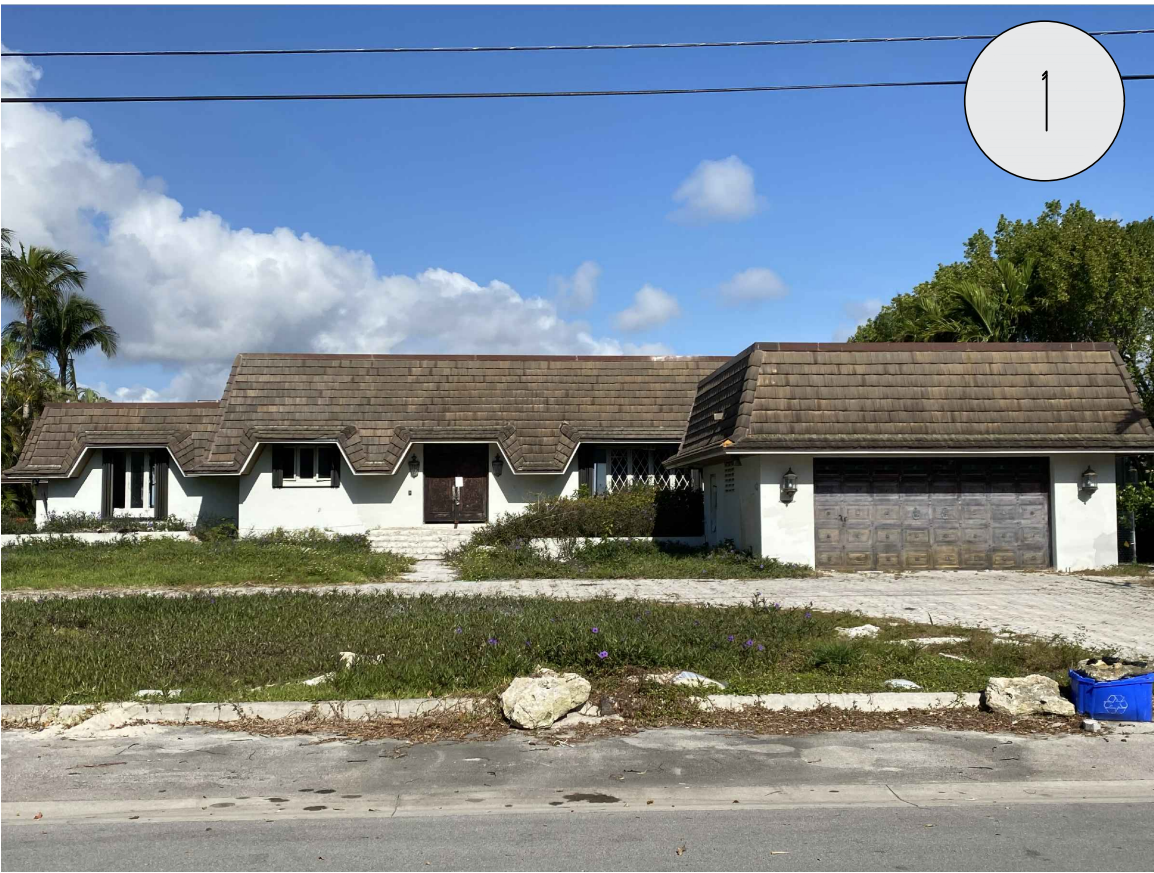
florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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

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PRODUCED BY AN AUTODESK STUDENT VERSION



SUBJECT PROPERTY



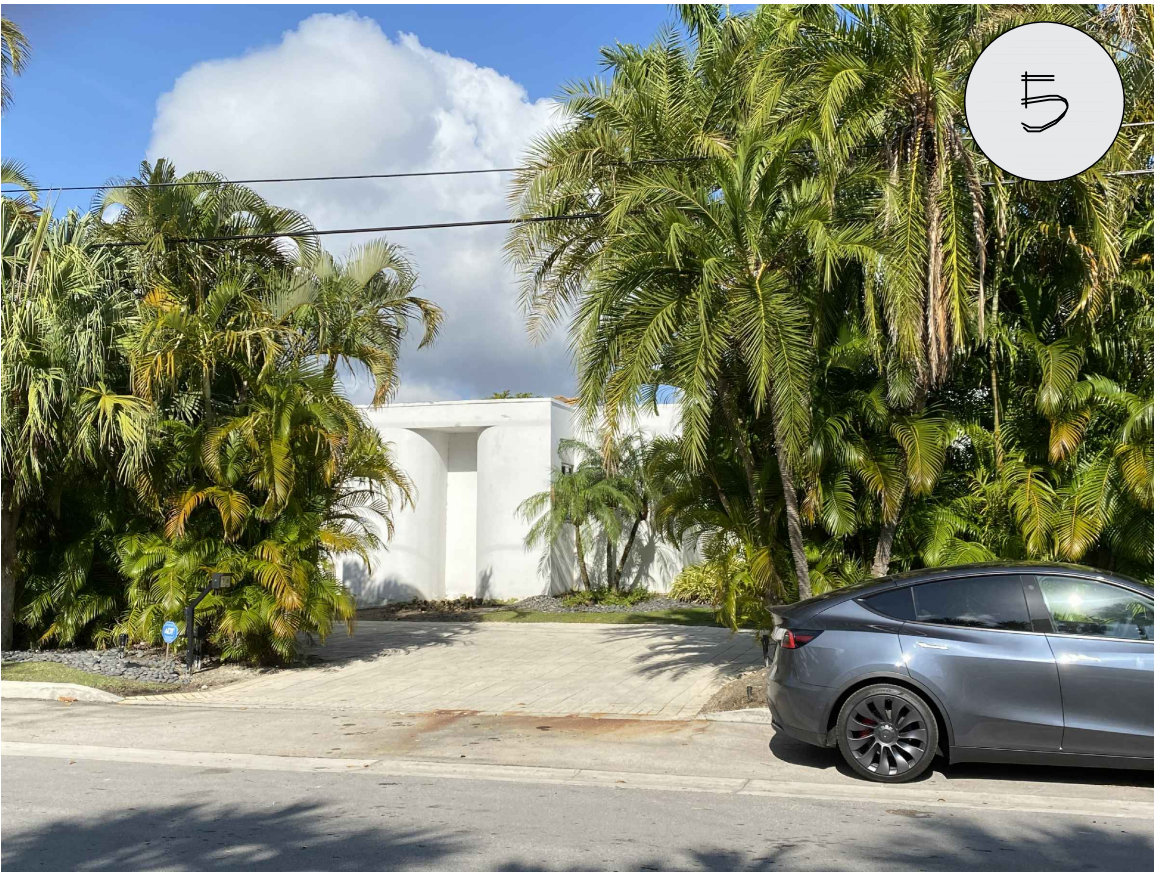
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE SOUTHWEST.



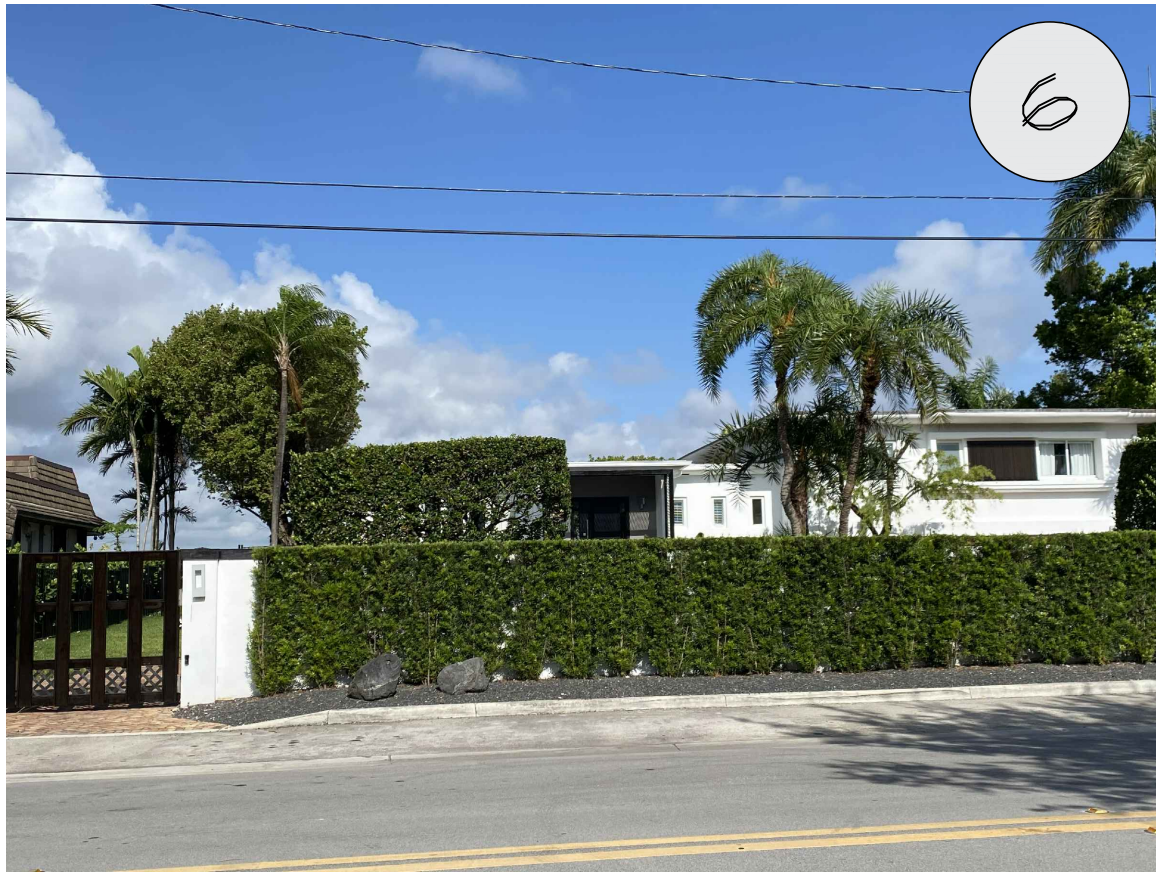
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE NORTHWEST.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY.



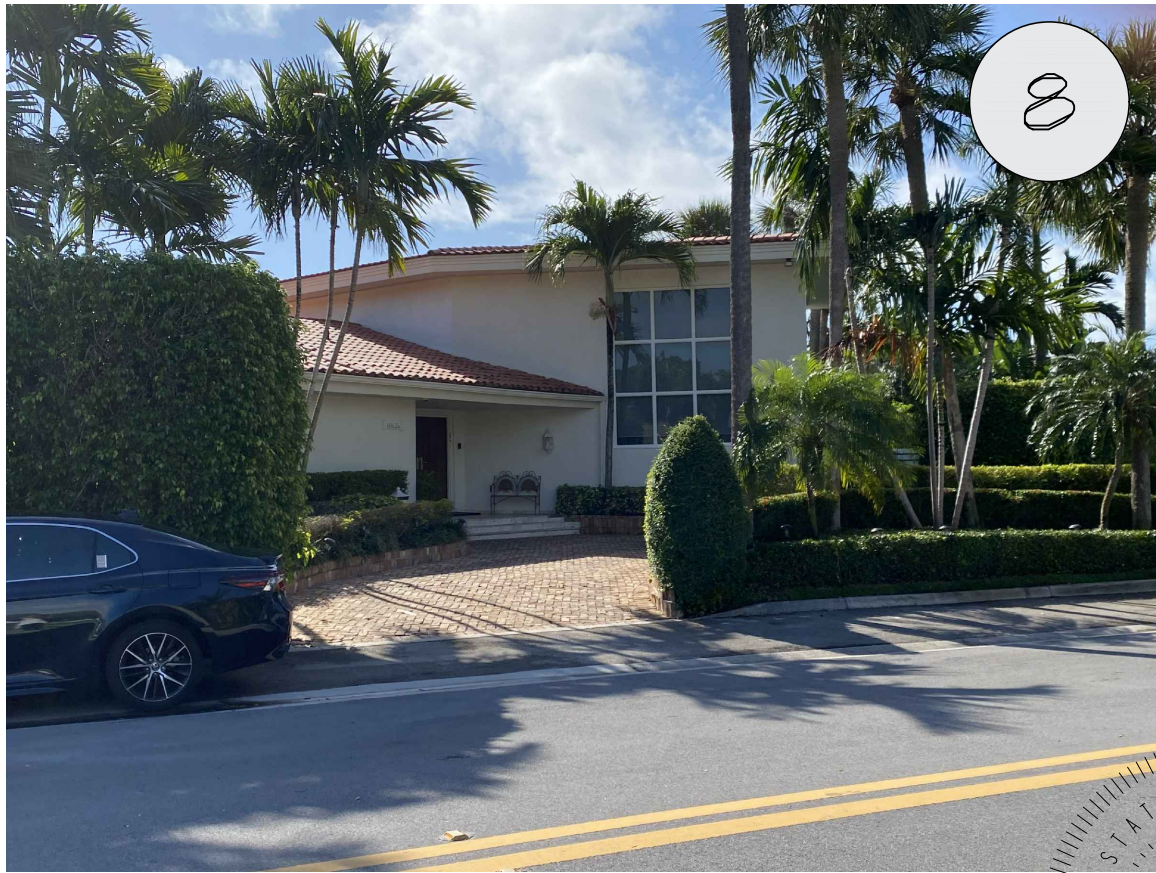
PROPERTY ON SOUTH SIDE OF SUBJECT PROPERTY.



PROPERTY ON NORTH SIDE OF SUBJECT PROPERTY.



STREET VIEW HEADING NORTHWARD ON WEST BROADVIEW DRIVE.



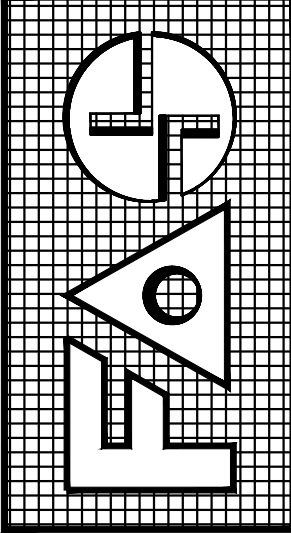
PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY (SOUTHERN SIDE)

SURROUNDED IMAGES

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2221-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
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DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 14
OF 15 SHEETS
COLOR ORIGINAL

Daniel Sorogon
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GLASS RAILINGS



WALNUT WOOD SLATS
COLOR: BENJAMIN
MOORE "TUDOR BROWN"



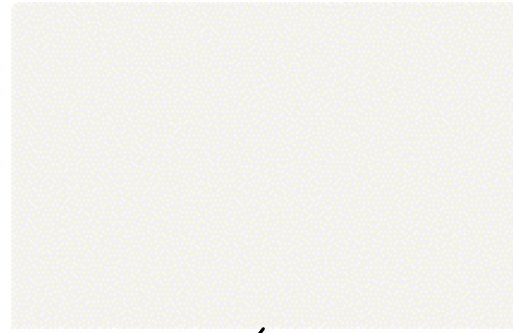
BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



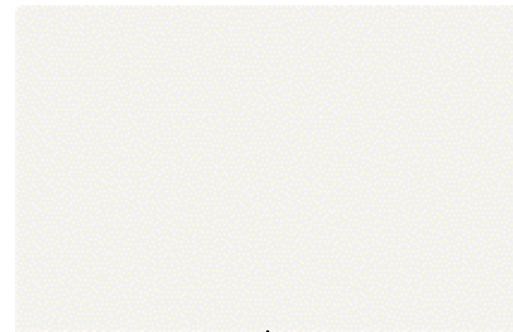
BRONZE ALUMINUM
WINDOWS/DOORS



WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-T12.WC PAINT



WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-T12.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



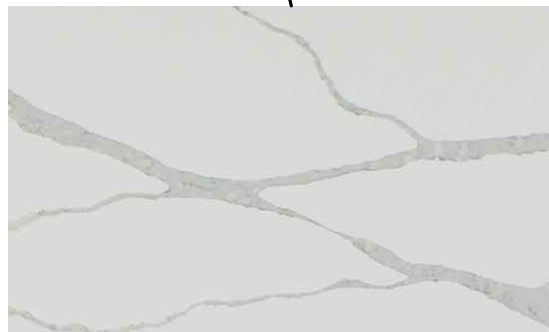
INFINITY POOL OVER
MOSAIC TILE



BRONZE ALUMINUM
WINDOWS/DOORS



2'X4' TRAVERTINE
MARBLE SLABS



CALACATTA QUARTZ

Daniel
Sorogon

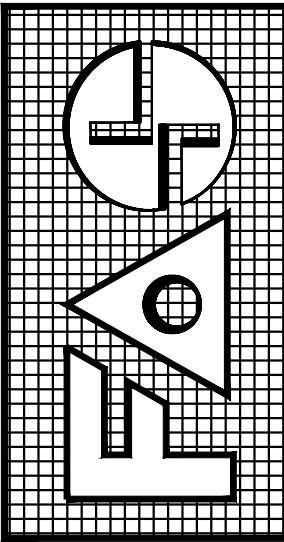
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Daniel Sorogon
Date: 2021.04.19
17:58:03 -04:00



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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 519-2271-601-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
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DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-15
OF 15 SHEETS
COLOR ORIGINAL

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BISCAYNE BAY

112.50' (CR)

BLOCK 23

175.00' (P)

LOT 45
BLOCK 23
ONE STORY
RESIDENCE # 10130
F.F.E.:8.22'

POOL

PLATTED
LOT LINE

PORTION
OF LOT 46
BLOCK 23
(INCLUDED)

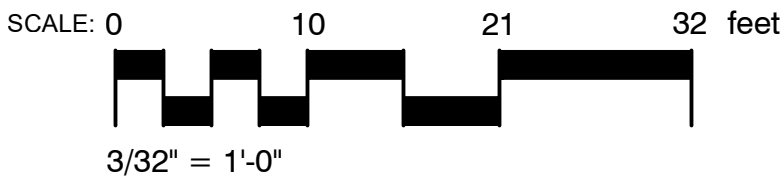
112.50' (CR)

WEST BROADVIEW DRIVE

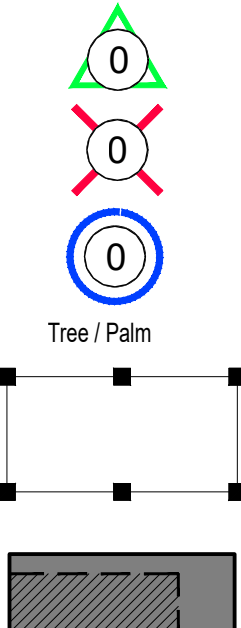
175.00' (P) 172.78' (M)
ARECA PALM HEDGE ON NEIGHBOR PROPERTY



EXISTING TREE DISPOSITION PLAN



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.

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

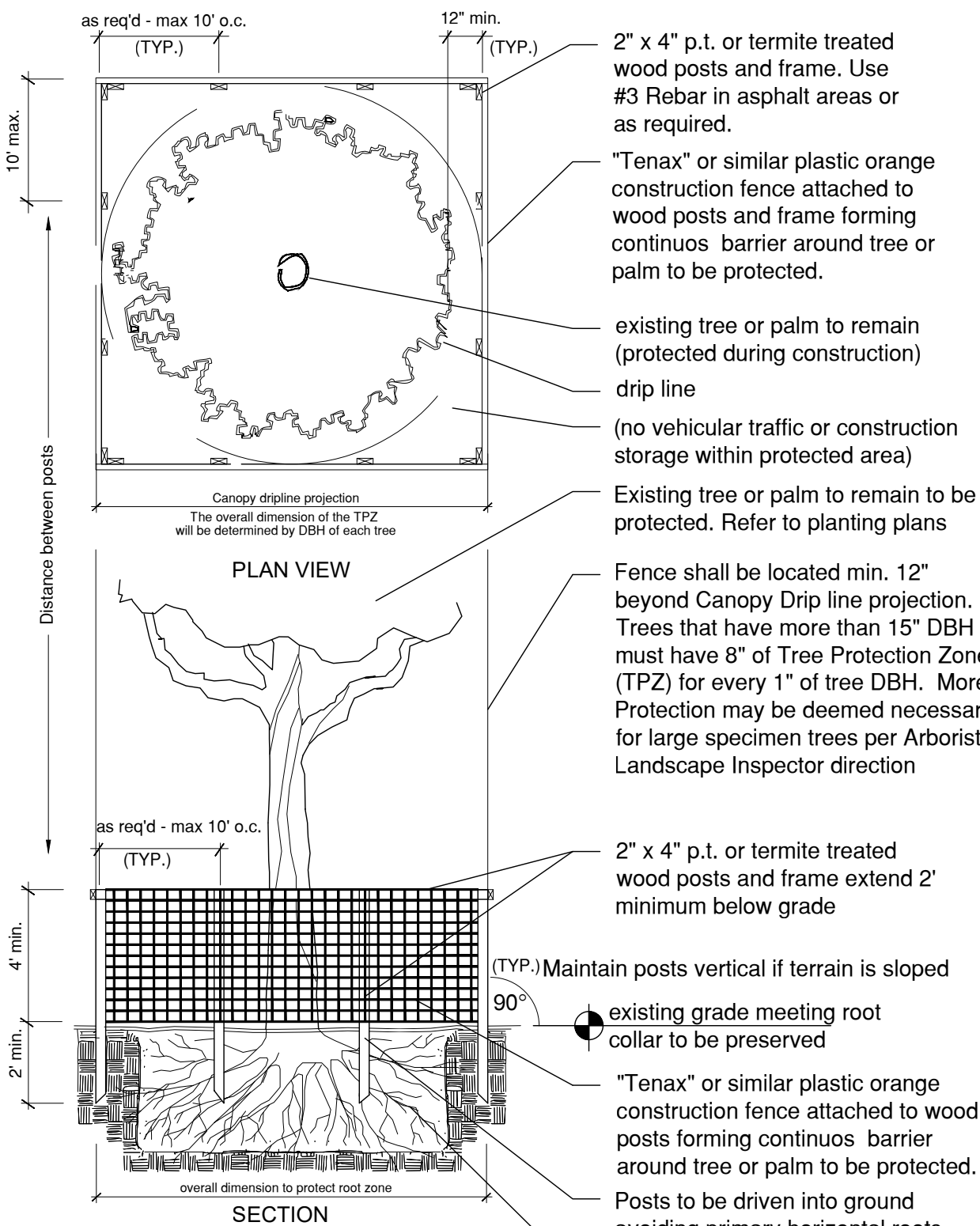


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

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	Pythosperma elegans	20	15	4	177	0	Transplant	
2A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
3A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
4A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
5A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
6A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
7A	Solitaire Palm Cluster	Pythosperma 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

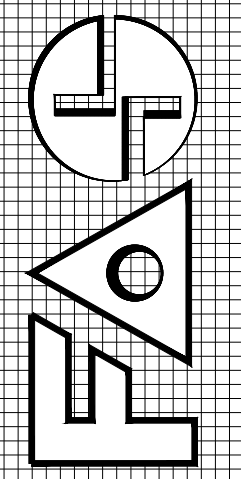
- Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. **THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.**
- 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.**
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- 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.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
- 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.
- 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. 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.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
- 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.
- 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.
- 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.
- 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.
- If roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- 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.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- 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.
- 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 L'ANGEL (LA6667045)
ALL LANDSCAPE DATA INC.
www.alllandscapeata.net & .com
Ph: 305.303.7059

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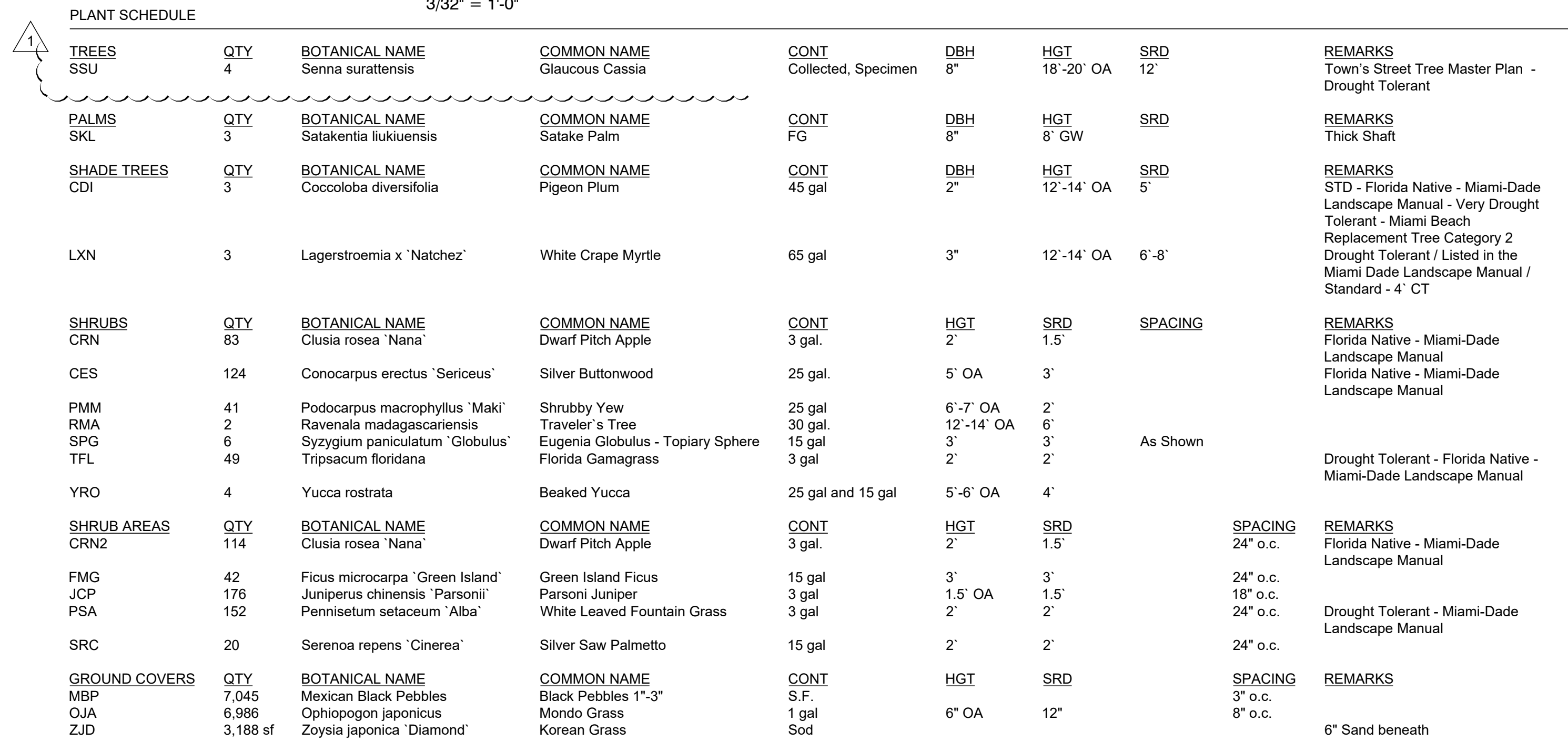
PROPOSED RESIDENCE FOR: MR. &
MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #132227-001-14310

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

BISCAYNE BAY



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)

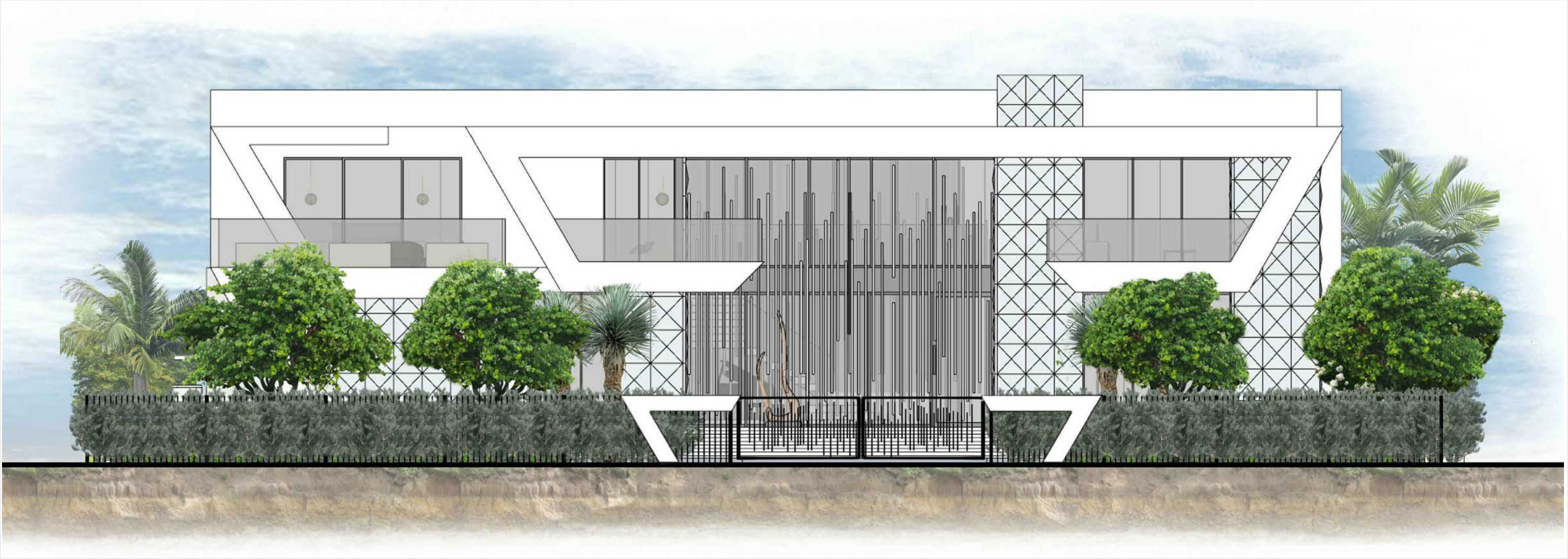
Derick Langel Digitally signed by Derick Langel
Date: 2021.04.19 15:01:05 -04'00'

DERICK LANGLER (LA6667045)

 ALL LANDSCAPE DATA INC

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FRONT ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



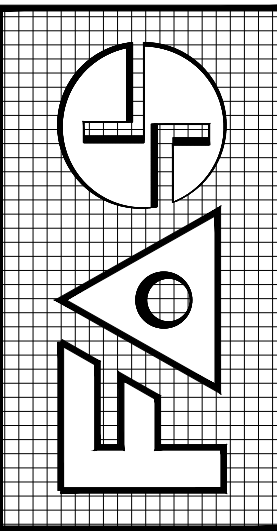
REAR ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"

Derick Langel
Digitally signed by Derick Langel
Date: 2021.04.19 15:01:43 -04'00'
DERICK L'ANGEL (LA6667045)
ALL LANDSCAPE DATA INC
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PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #132227-001-4310

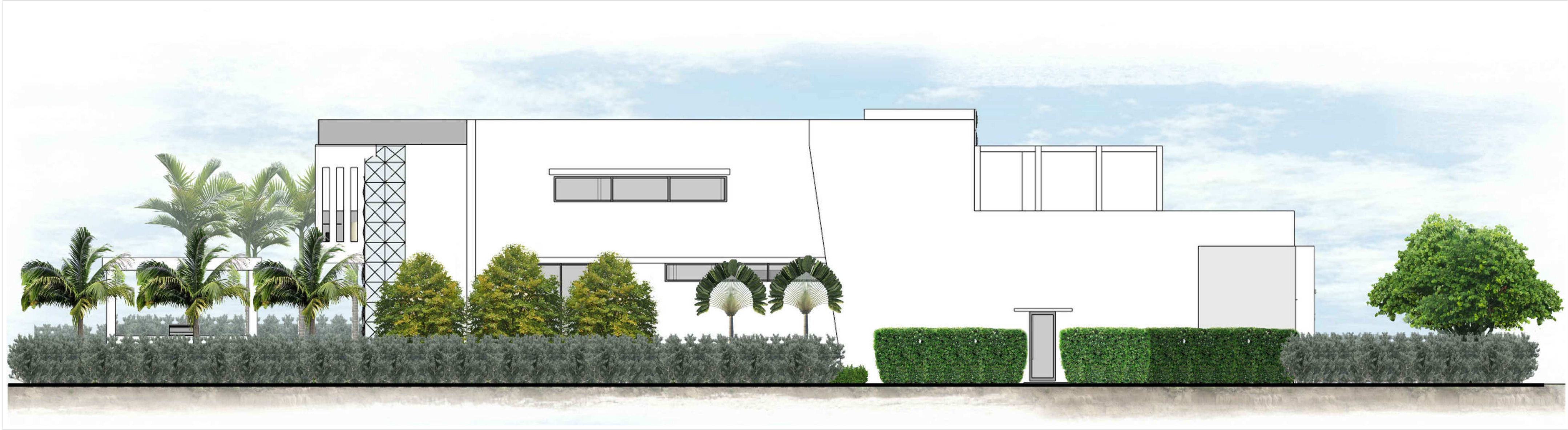
florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



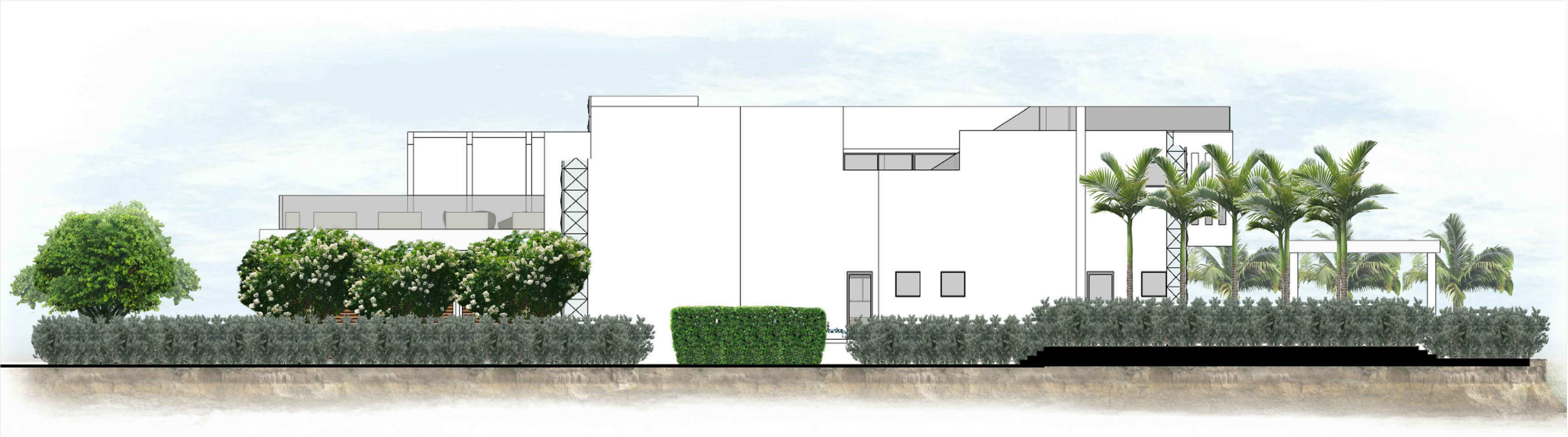
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DATE MARCH 19, 2021
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JOB NO. GAD RESIDENCE

SHEET NO.
L201
OF 14 SHEETS
COLOR ORIGINAL

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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

www.alllandscapedata.net & .com
Ph: 305.303.7059

Digitally signed
by Derick Langel
Date: 2021.04.19
15:02:13 -04'00'

DERICK L'ANGEL (LA6667045)

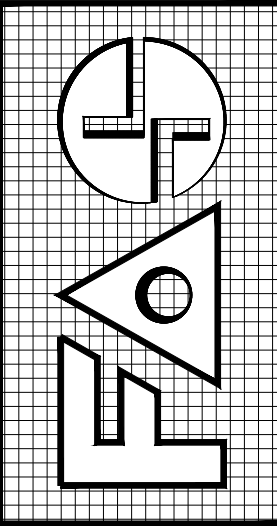
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Ph: 305.303.7059

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PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33164
FOLIO #132227-001-4310

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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CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE

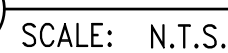
SHEET NO.
L202
OF 14 SHEETS
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1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify 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.

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 unplanted 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 'Floratum' 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 'Floratum' sod.
19. St. Augustine 'Floratum' - 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.

SCALE: N.T.S.



SCALE: N.T.S.

SCALE: N.T.S.

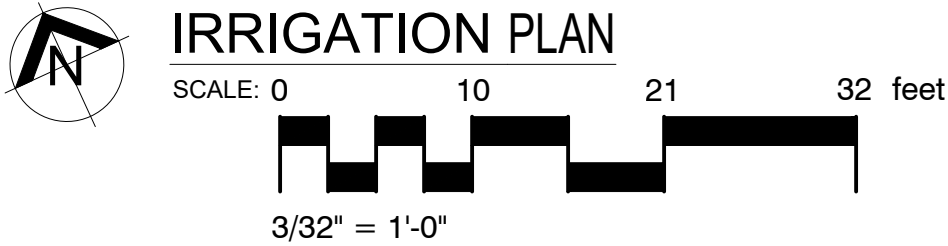
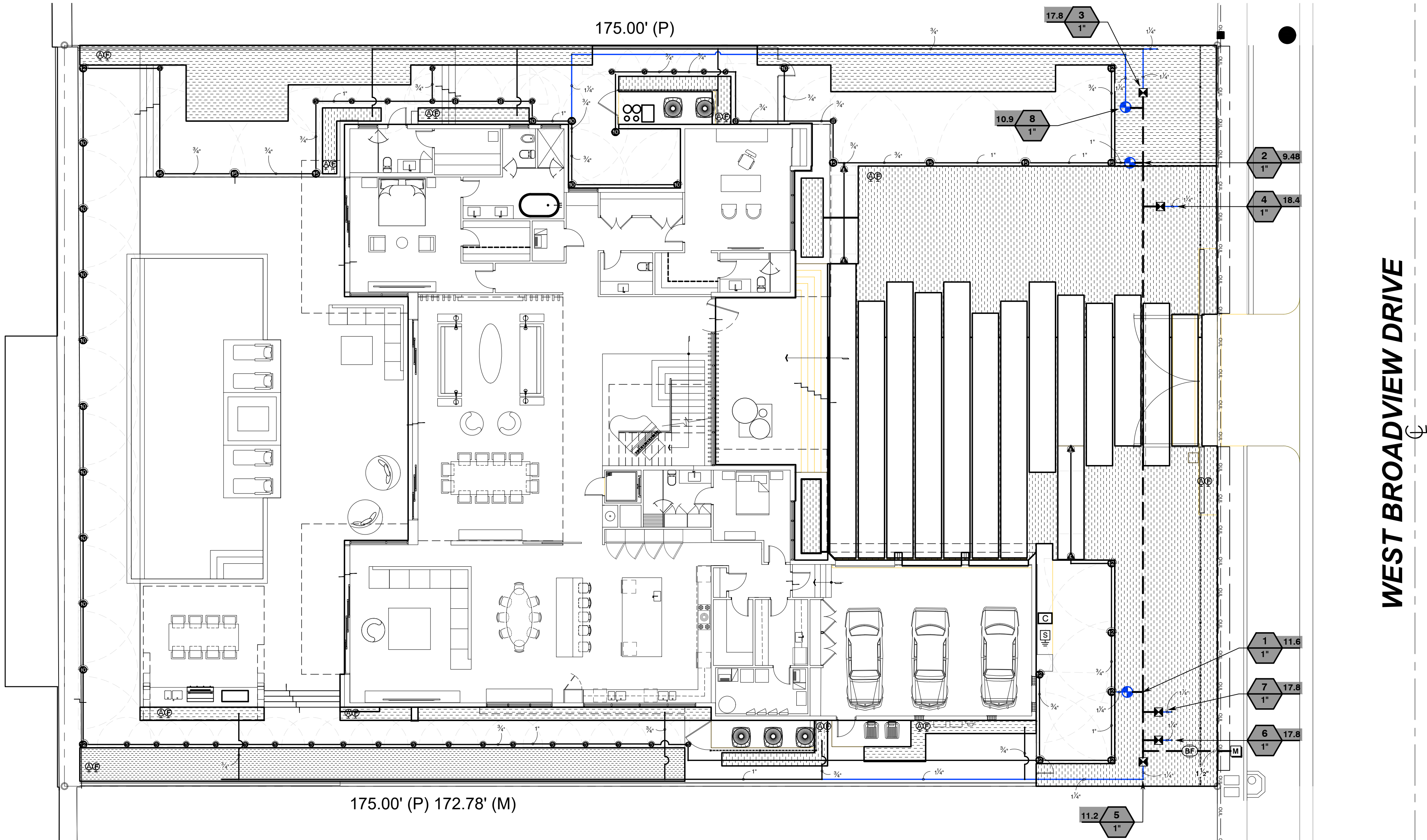


- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy growth 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 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.

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

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BISCAYNE BAY



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 PERSONNEL. 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 16", (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 TIED TOGETHER AT THE CONTROLLER.

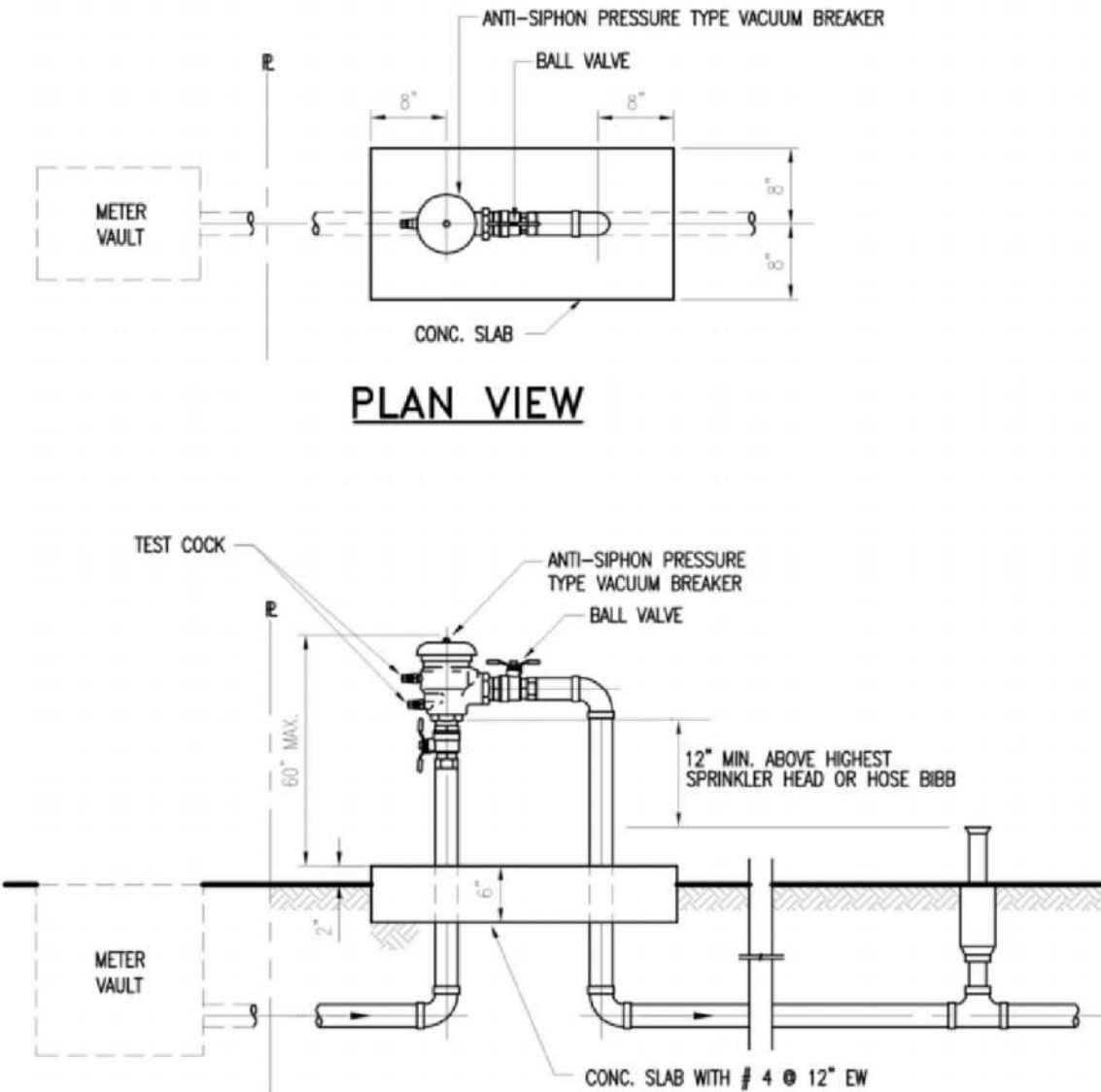
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

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.

IRRIGATION NOTES

SCALE: NTS



VACUUM BREAKER

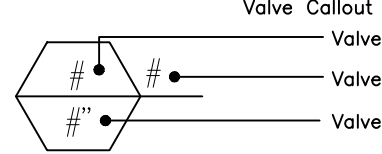
NOTES:

- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH MISO CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS. PVC PIPING IS NOT ACCEPTED BY MISO.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- 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)

VALVE SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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
	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
	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
	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
	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
	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
	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	/
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	11	/
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	11	/
	Area to Receive Dripline Netafim TLOCV-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	/
	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	/
	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 SCHEDULE

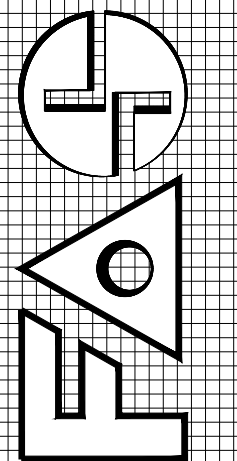
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro P220-27-0 GLOBE	1"	Turf Spray	11.63	19.7	39.92	44.53	0.88 in/h
2	Toro P220-27-0 GLOBE	1"	Turf Spray	9.48	102.1	36.52	41.06	0.86 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.83	110.7	36.31	43.22	1.52 in/h
4	Rain Bird XCZ-100-PRF	1"	Area 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 (LA667045)
ALL LANDSCAPE DATA INC.
www.alllandscapedata.net & .com
Ph: 303.303.7059

REVISIONS	BY
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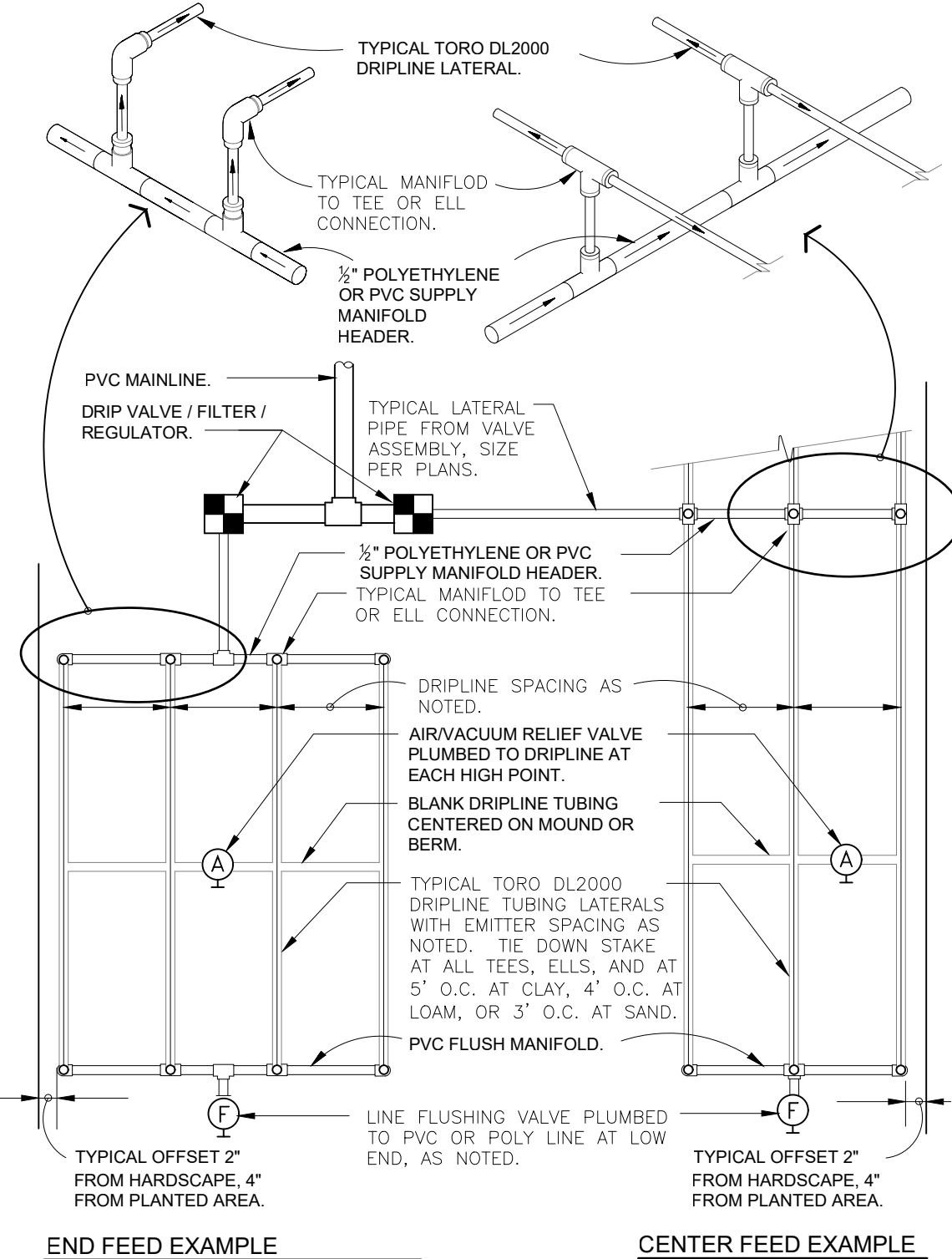
PROPOSED RESIDENCE FOR: MR. & MRS GAD
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FOLIO #13-2227-001-4310

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



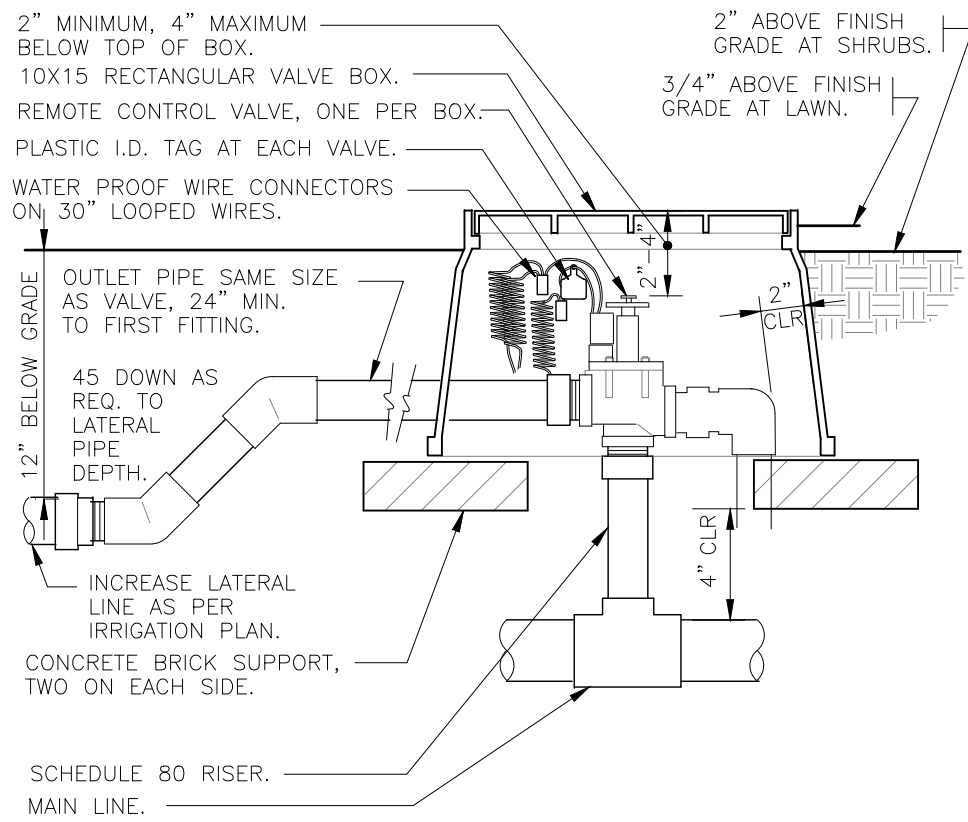
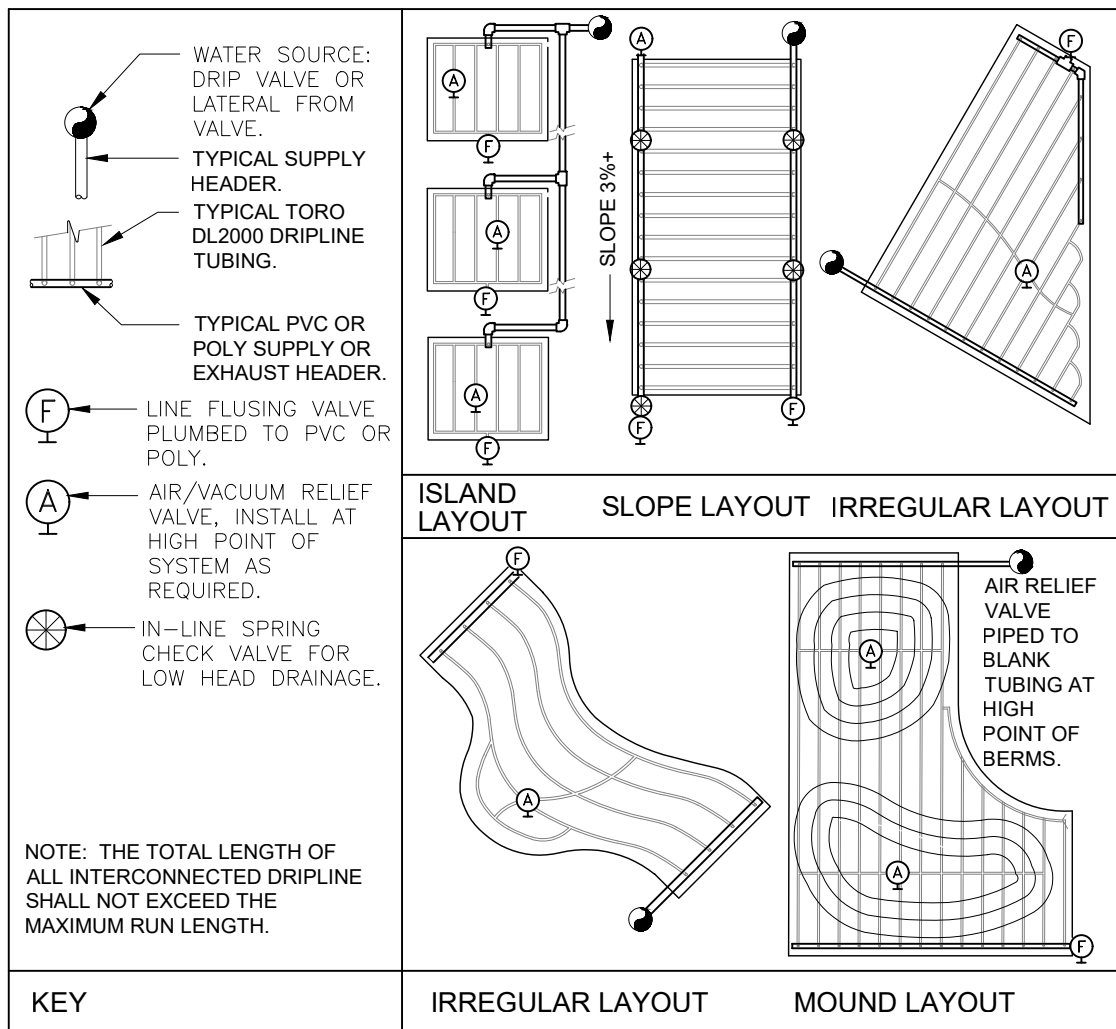
DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. IRR-1
OF 14 SHEETS
COLOR ORIGINAL

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MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER 15 PSI	25 PSI	30 PSI	40 PSI	
RPQ212	0.53 GPH	12"	250'	360'	400'	460'
RPQ218	0.53 GPH	18"	350'	515'	565'	650'
RPQ412	1.0 GPH	12"	160'	240'	280'	300'
RPQ418	1.0 GPH	18"	240'	340'	375'	430'

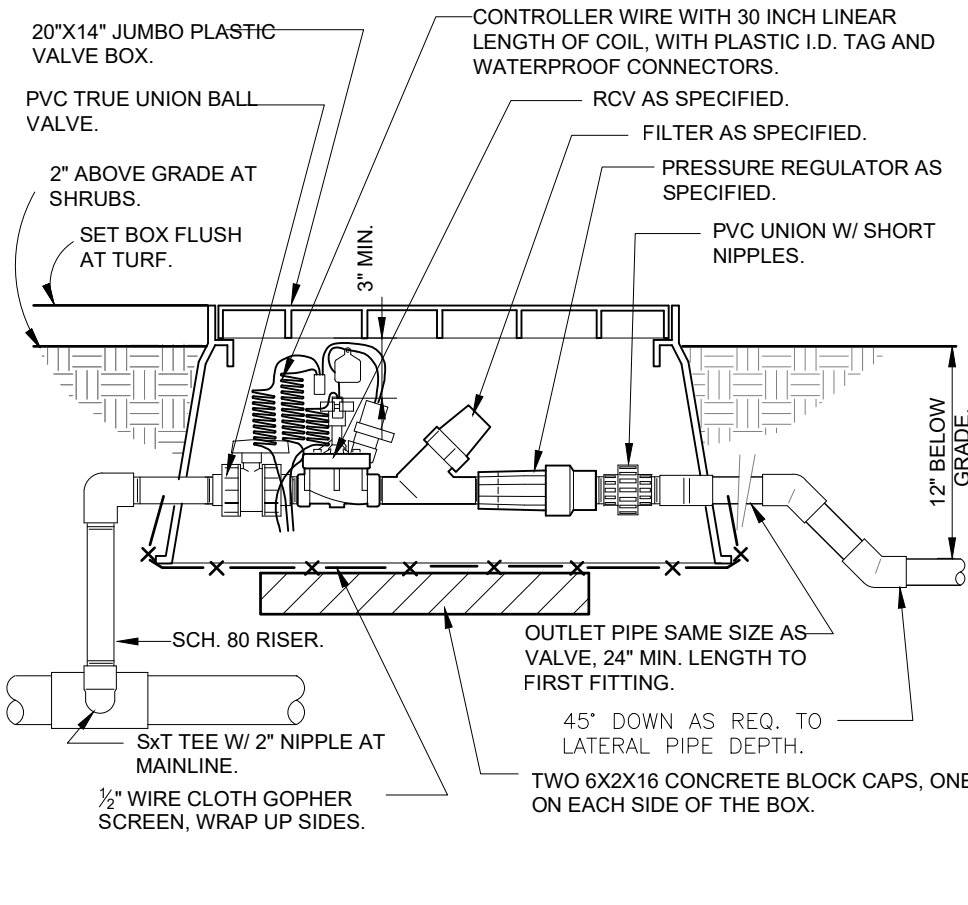
FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPM	
RPQ212	0.53 GPH	12"	53.00	0.88
RPQ218	0.53 GPH	18"	35.33	0.59
RPQ412	1.0 GPH	12"	102.00	1.70
RPQ418	1.0 GPH	18"	67.99	1.13



2 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

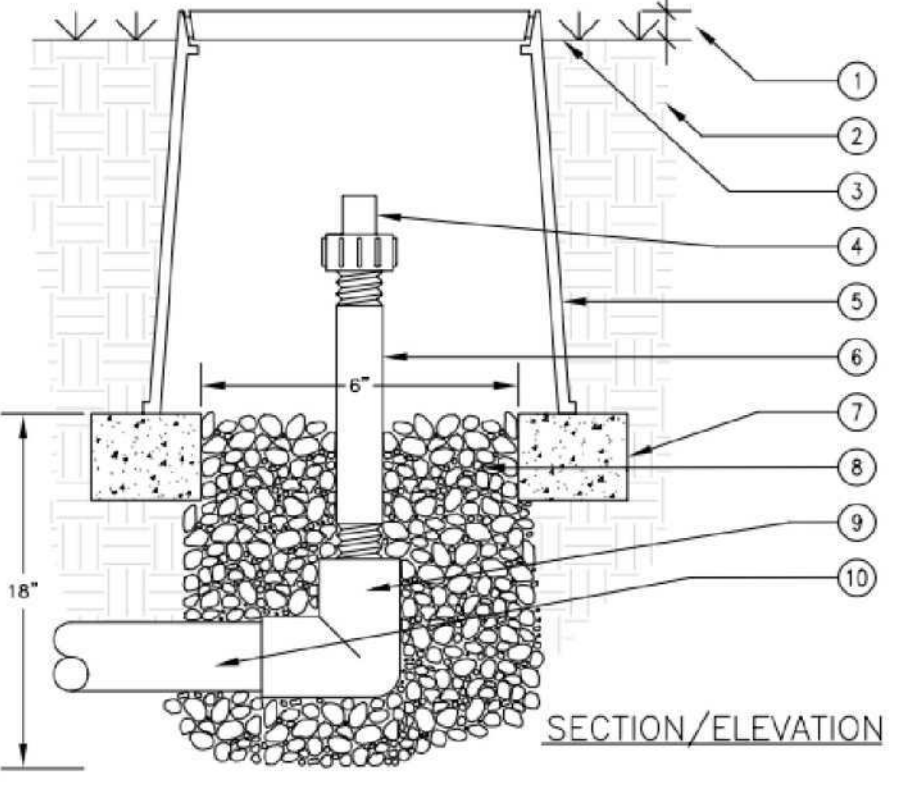
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3 1" DRIP VALVE/FILTER/REGULATOR

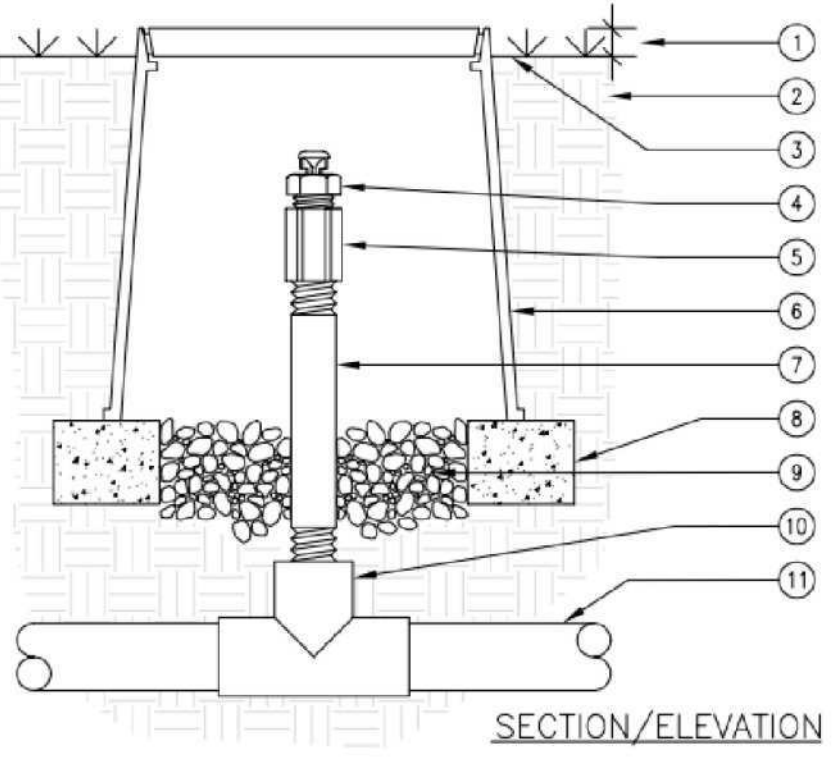
1 1/2" = 1'-0"

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4 AUTOMATIC FLUSH VALVE

N.T.S.

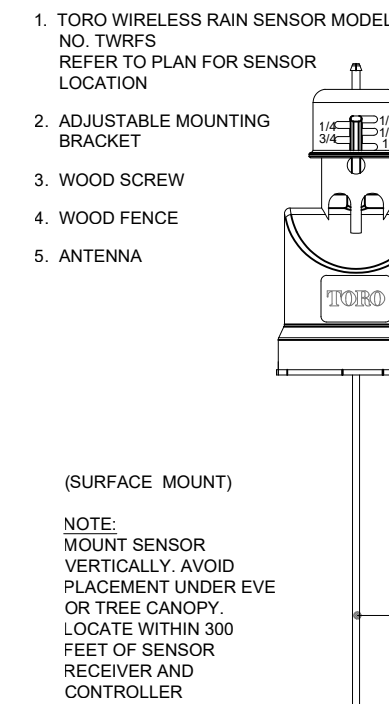


1 TORO DL2000 DRIPLINE

3" = 1'-0"

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LEGEND

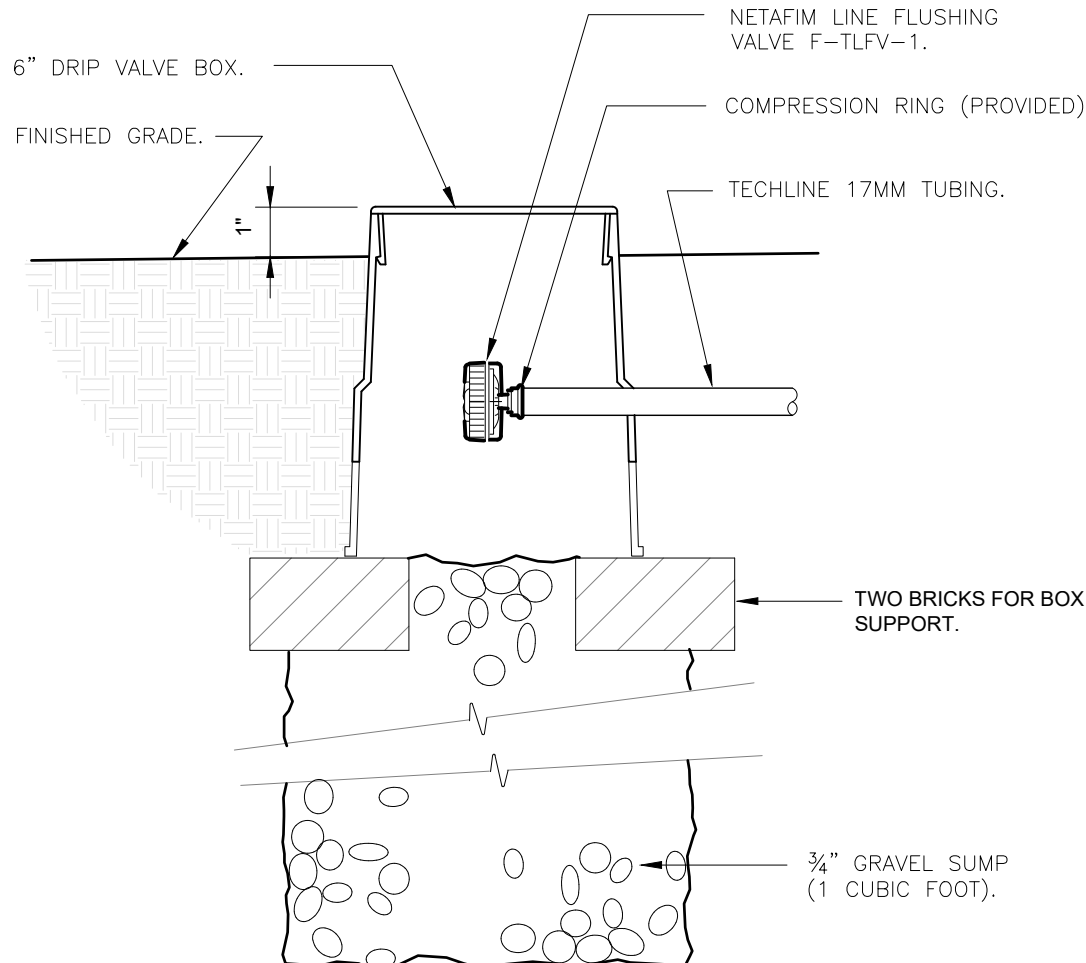


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-2566.

8 TORO - TWRS WIRELESS RAIN SENSOR

N.T.S.

DETAIL-FILE



9 NETAFIM TECHLINE FLUSH VALVE

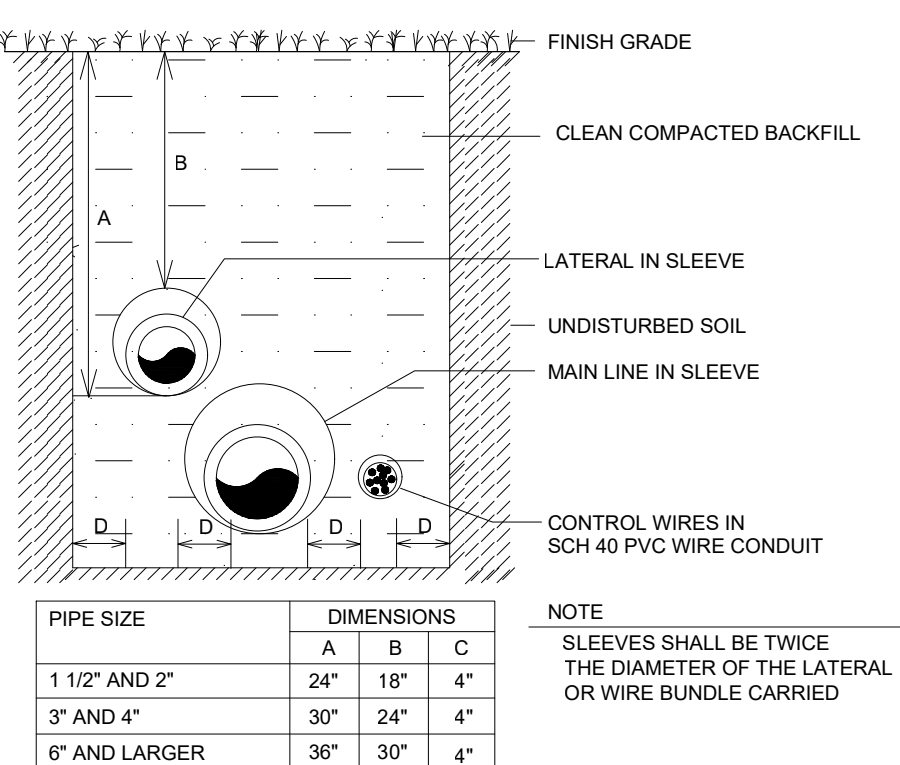
3" = 1'-0"

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5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

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TRENCHING DETAIL (NTS) VEHICULAR TRAFFIC AREAS

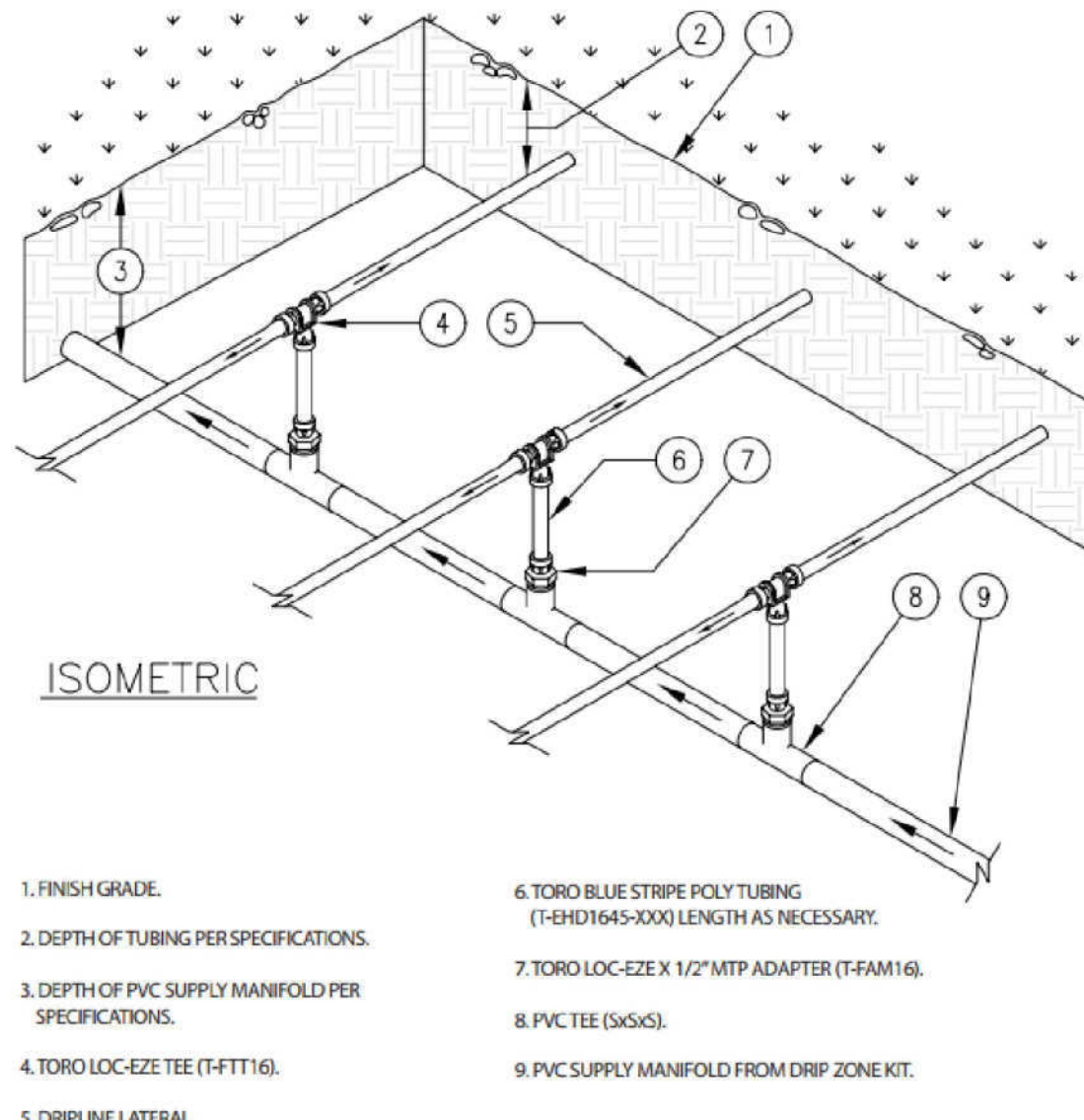
PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

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

6 WALL MOUNT CONTROLLER

1" = 1'-0"

328409.13-01

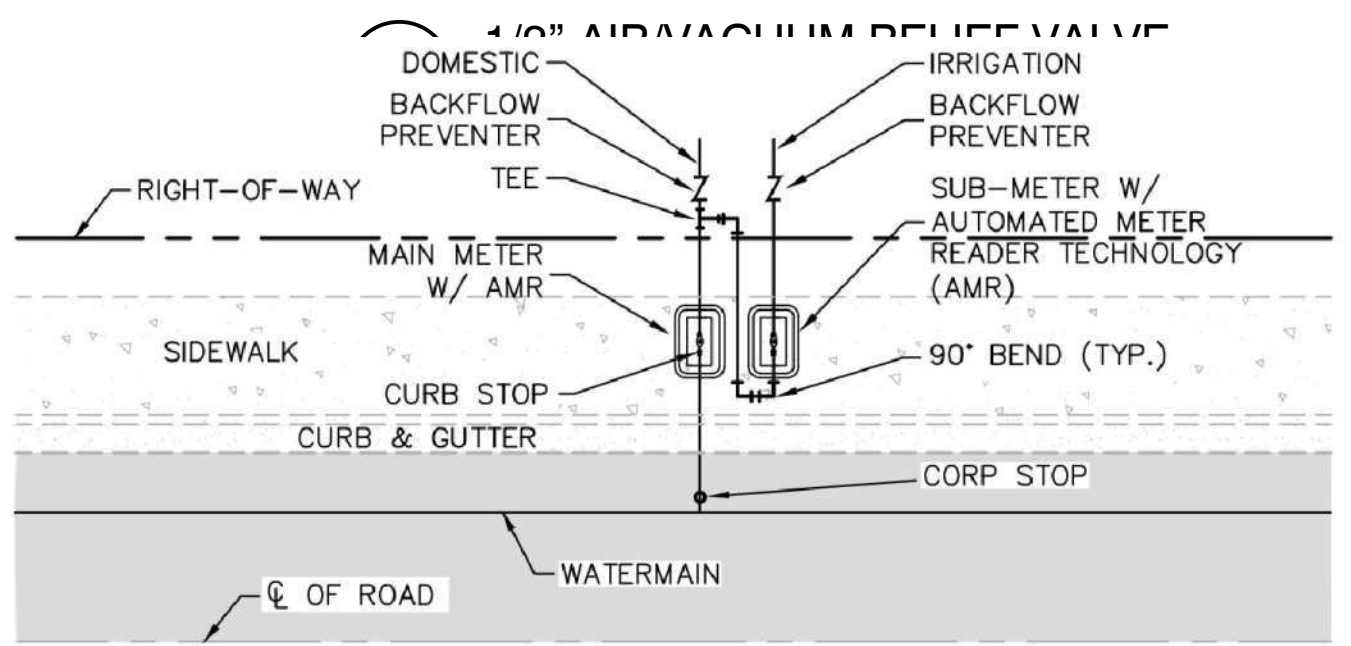


- ISOMETRIC
1. FINISH GRADE.
 2. DEPTH OF TUBING PER SPECIFICATIONS.
 3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
 4. TORO LOC-EZE TEE (T-FTT16).
 5. DRIPLINE LATERAL.
 6. TORO BLUE STRIPE POLY TUBING (1-4HD1645-1000) LENGTH AS NECESSARY.
 7. TORO LOC-EZE X 1/2" MTP ADAPTER (T-FAM16).
 8. PVC TEE (SxSxS).
 9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

11 CENTER-FEED SUPPLY-MANIFOLD

N.T.S.

DETAIL-FILE



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

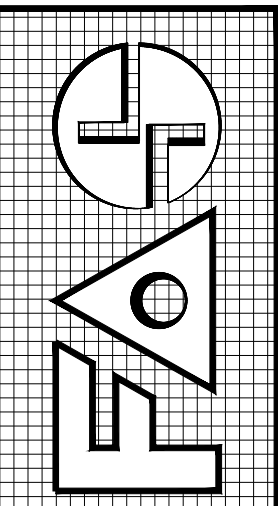
SCALE: N.T.S.

Derick Langel
Digitally signed by Derick Langel
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REVISIONS	BY
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PROPOSED RESIDENCE FOR: MR. & MRS GAD
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OF 14 SHEETS
COLOR ORIGINAL

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 / 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 / GRAMIN 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 SEED, 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.

O. ON-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.

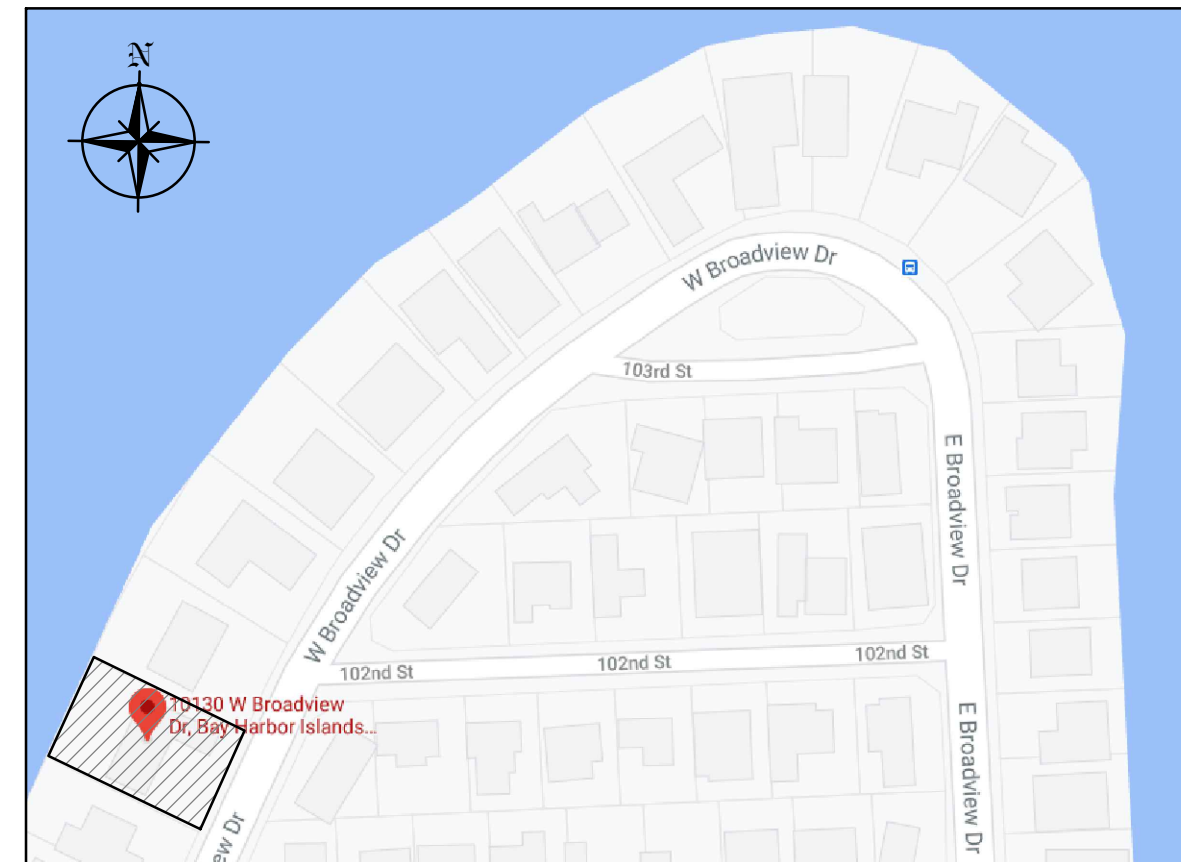
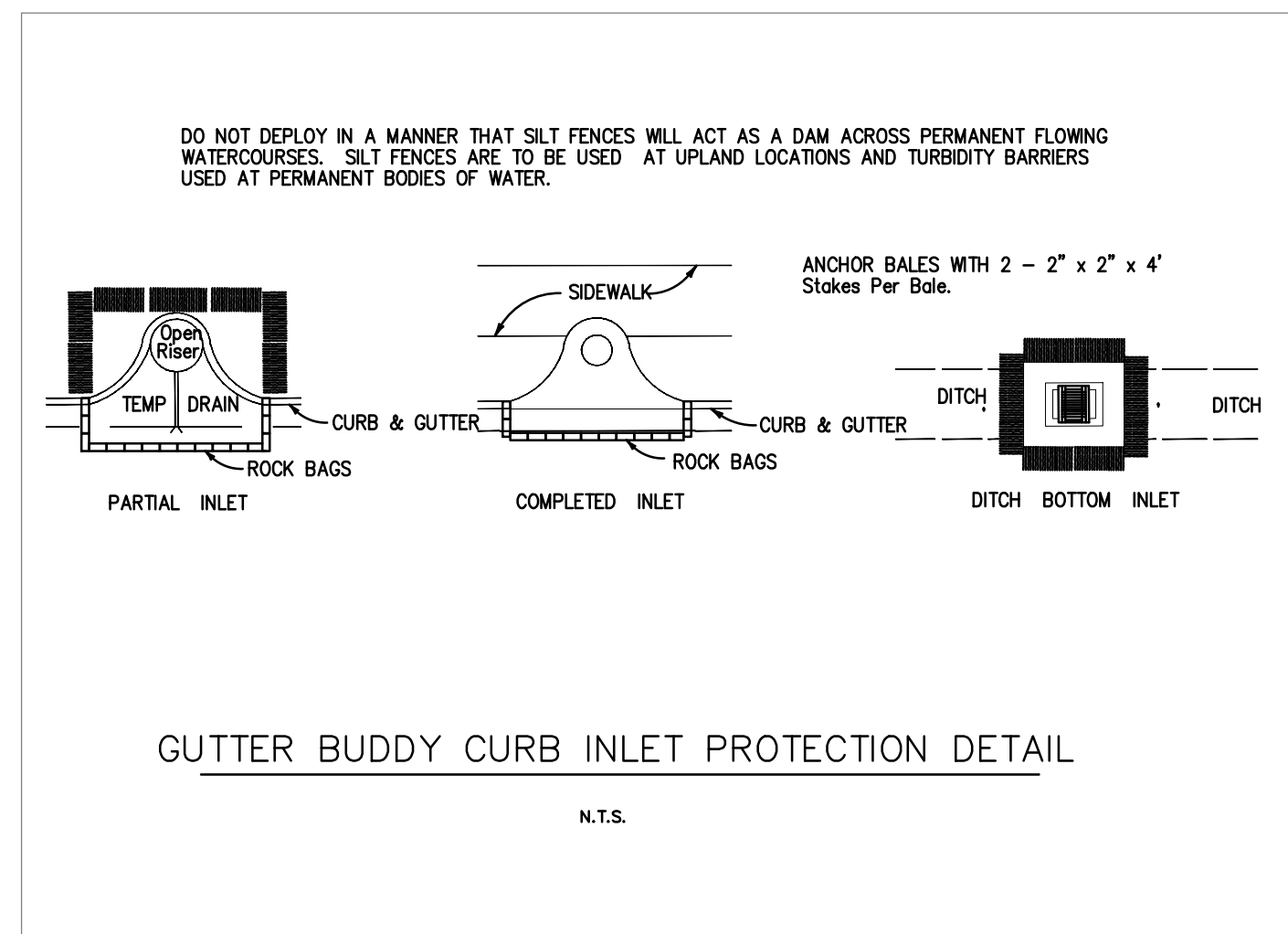
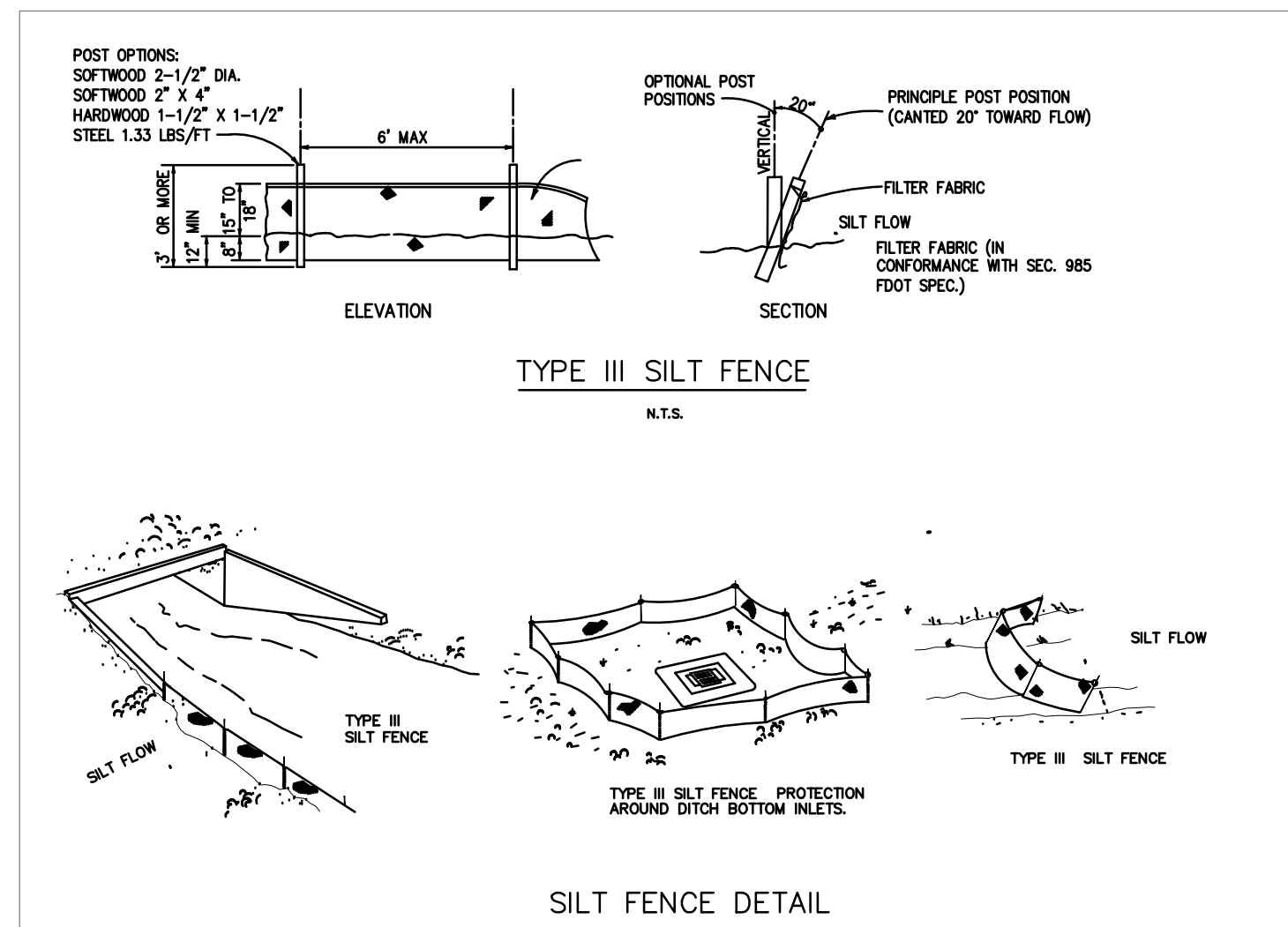
R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

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.

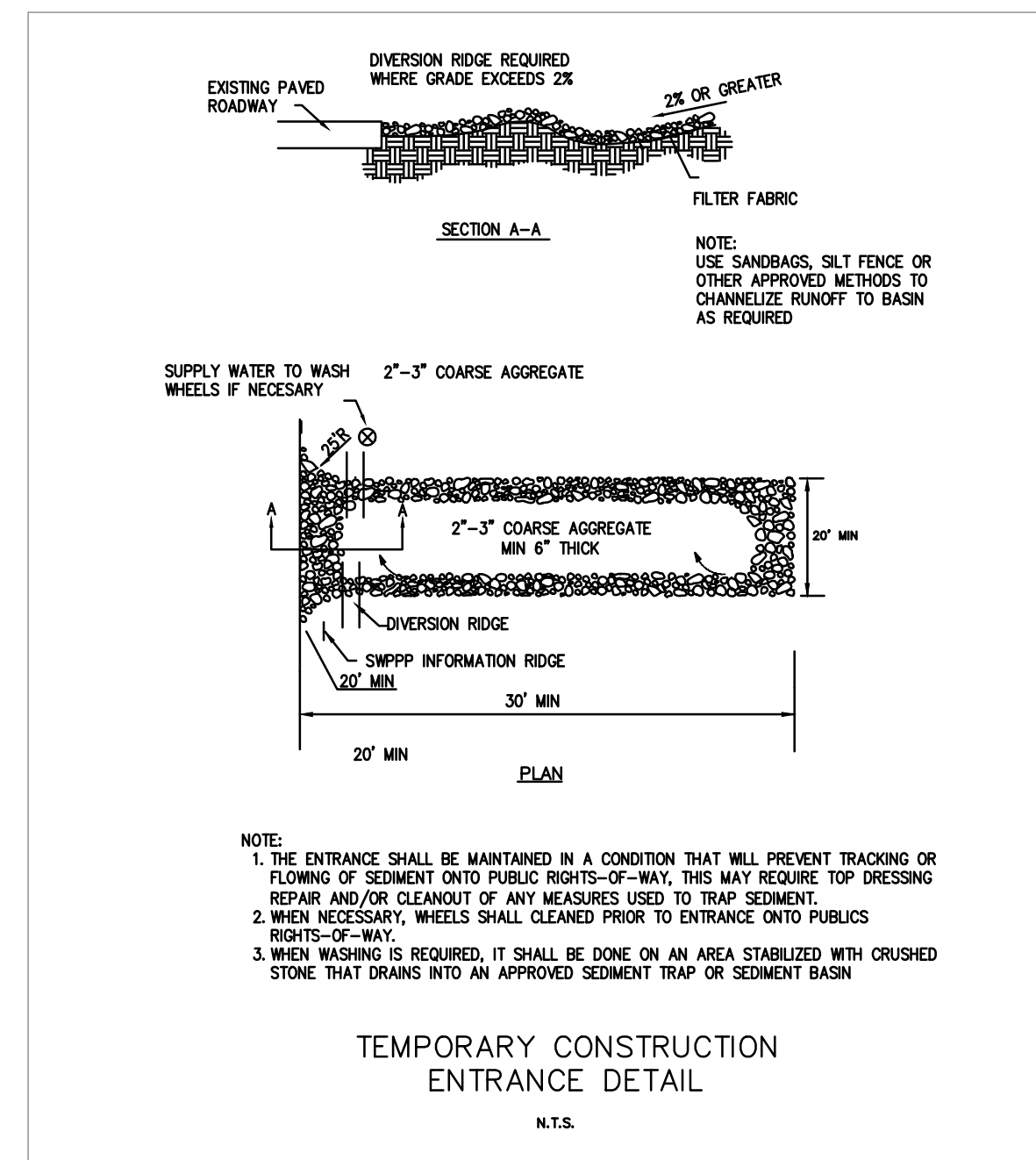
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED / RESODDED AS NEEDED.
3. SILT FENCES 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 / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

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.

 PROPERTY LINE/LIMITS OF DISTURBANCE
 PROPOSED SILT FENCE



LOCATION MAP
N.T.S.

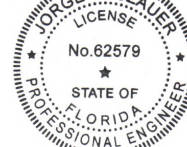


Szauer Engineering

Civil Engineers

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

Seal:



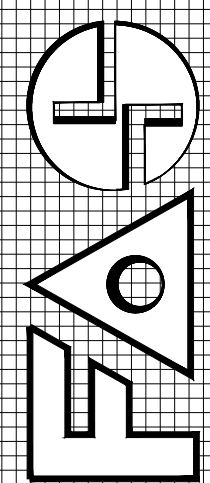
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Unaffiliated OU =
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Date: 2021.04.02 12:13:04 -0400'

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

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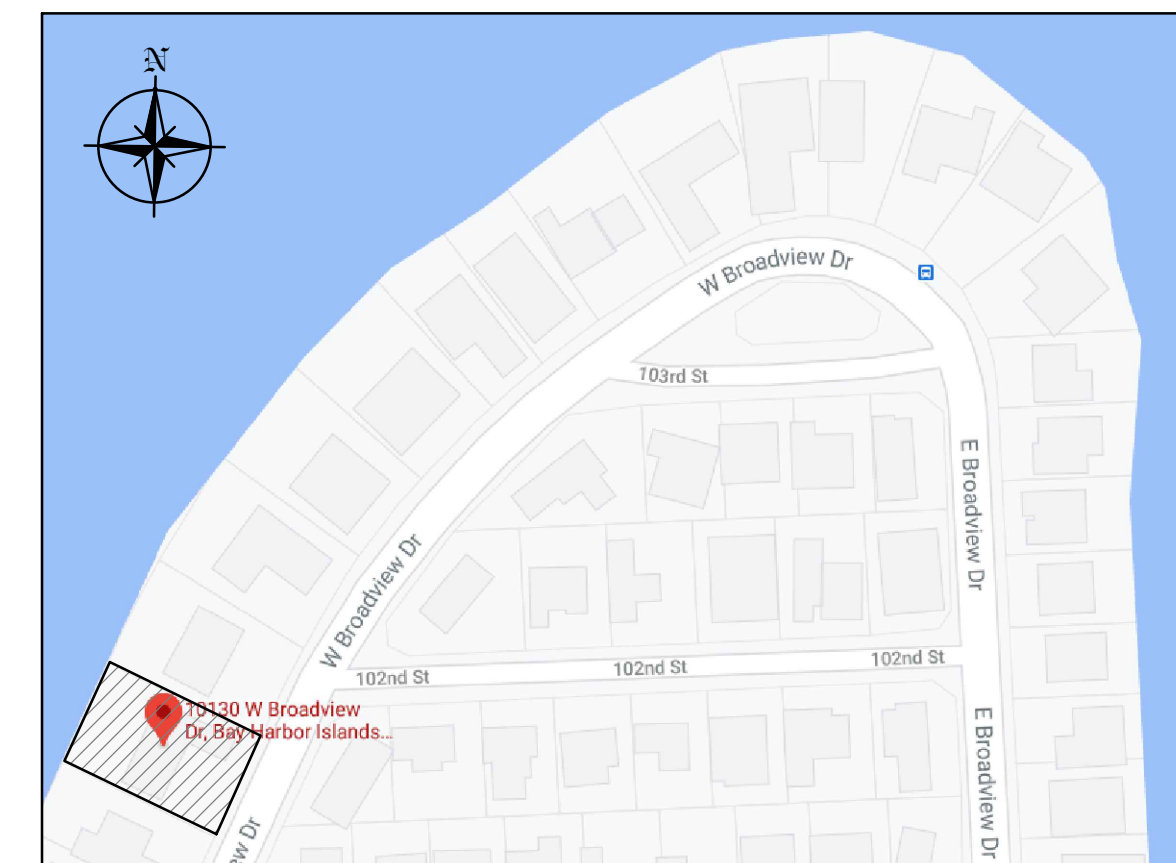
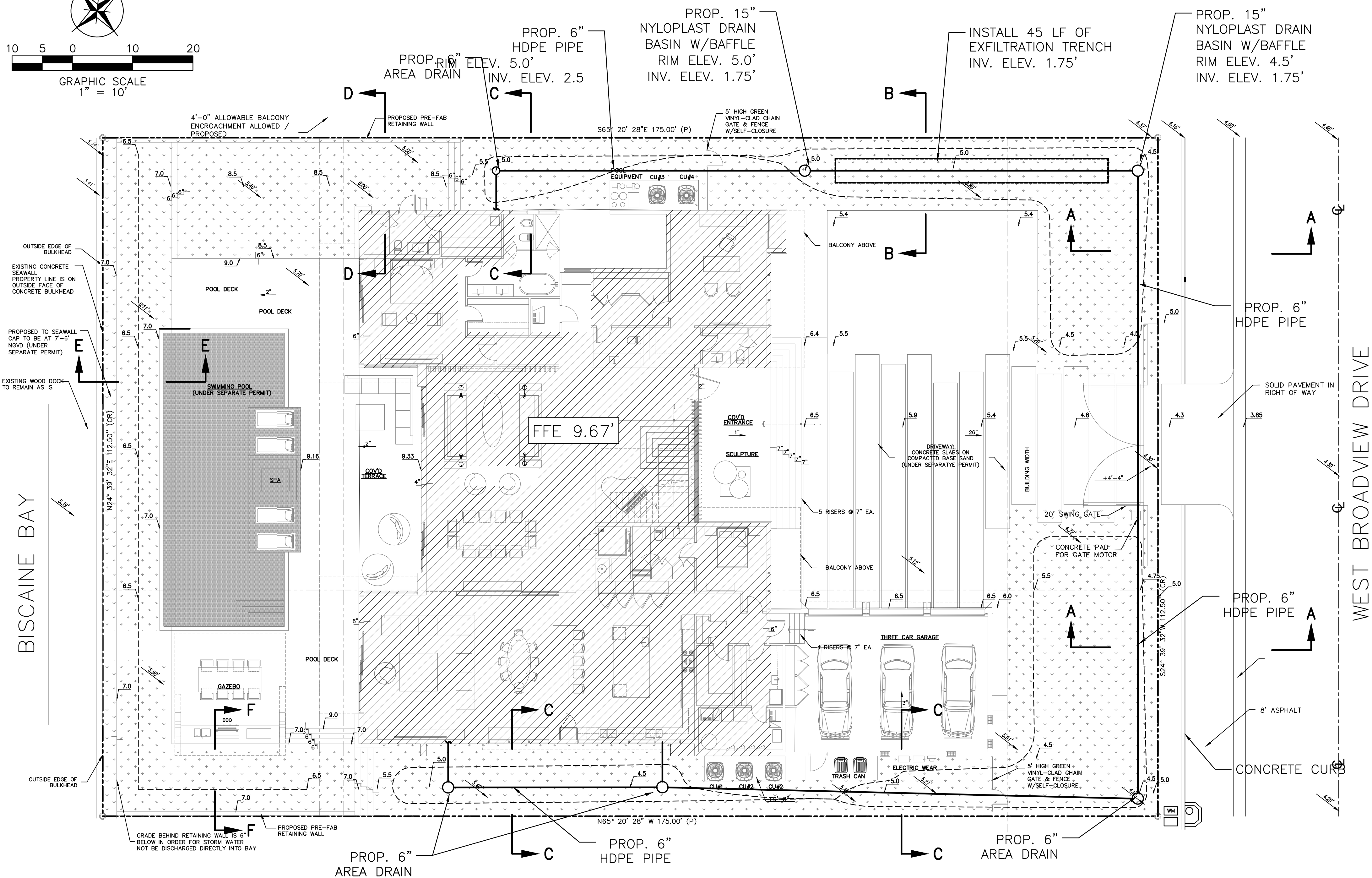
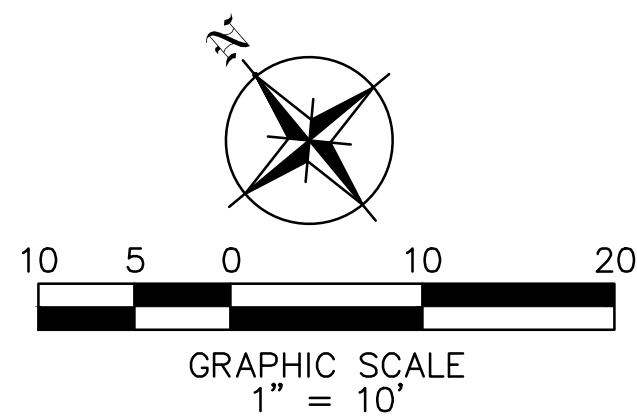
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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



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JORGE SZAUER
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MARCH, 2021
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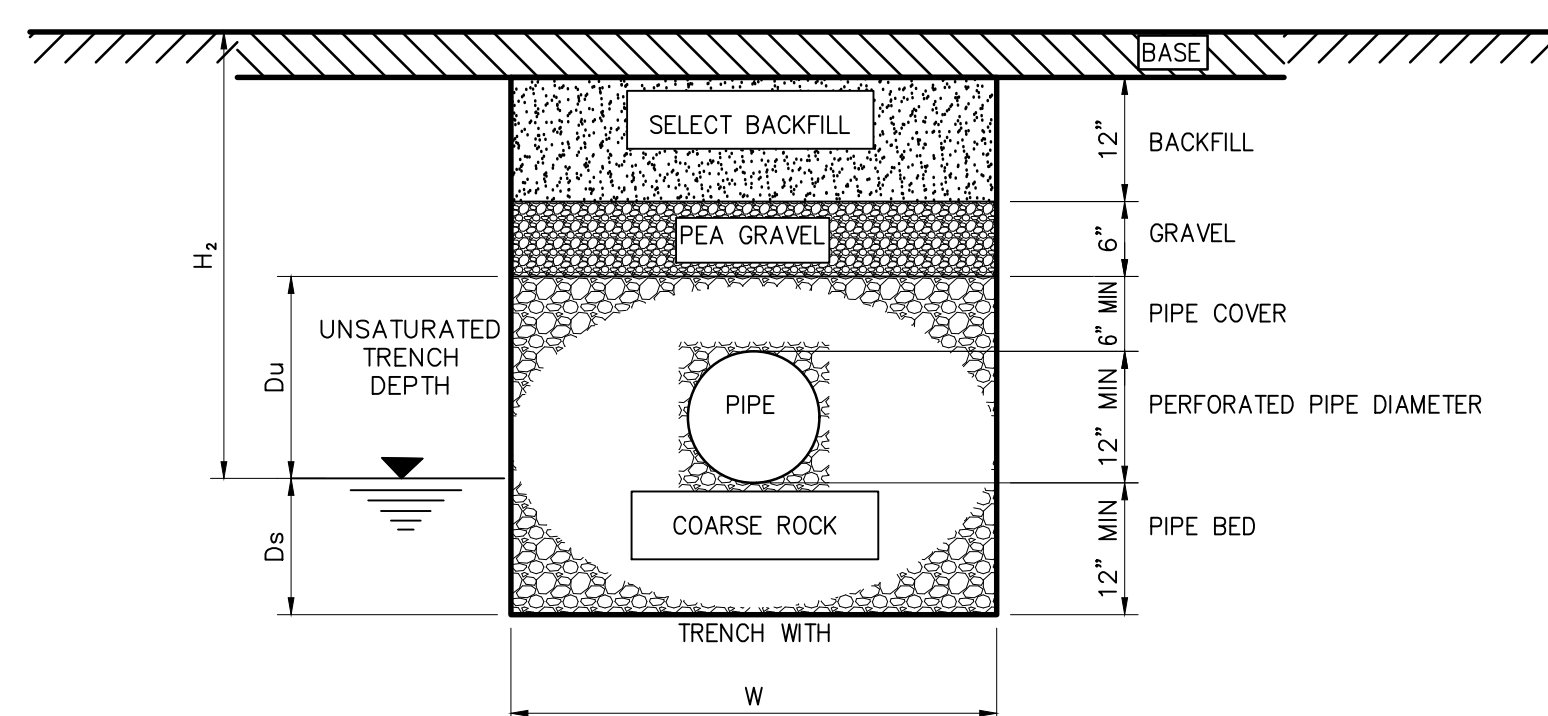
EROSION
CONTROL PLAN
C-02



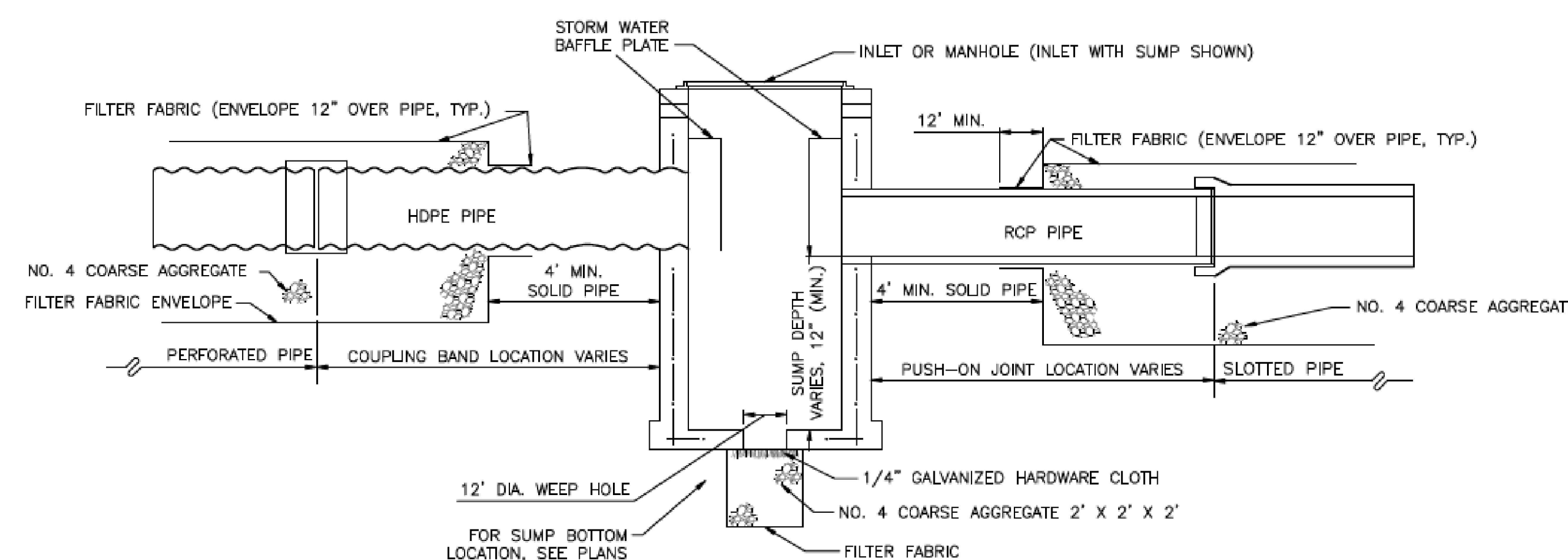
LOCATION MAP
N.T.S.

LEGEND

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



EXFILTRATION TRENCH SECTION
NOT TO SCALE

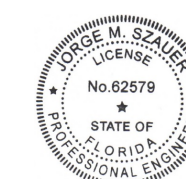


LONGITUDINAL CROSS SECTION
NOT TO SCALE

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:



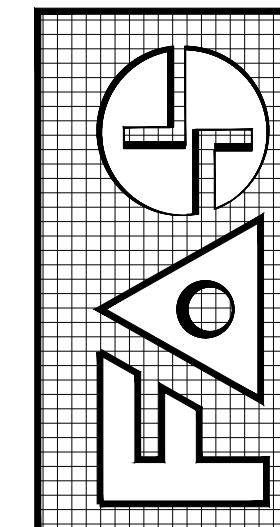
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OU = A01410D0000017348BCA52100000BA2
Date: 2021.04.02 12:13:39 -0400

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

REVISED	BY
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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 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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J.JANSE
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JORGE SZAUER
DATE
MARCH, 2021
SCALE
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JOB NO.

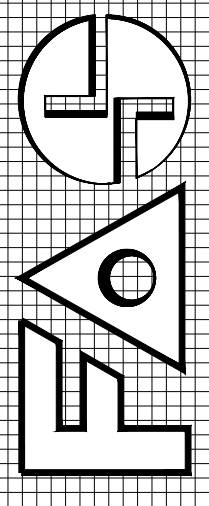
PAVING, GRADING
& DRAINAGE

C-03

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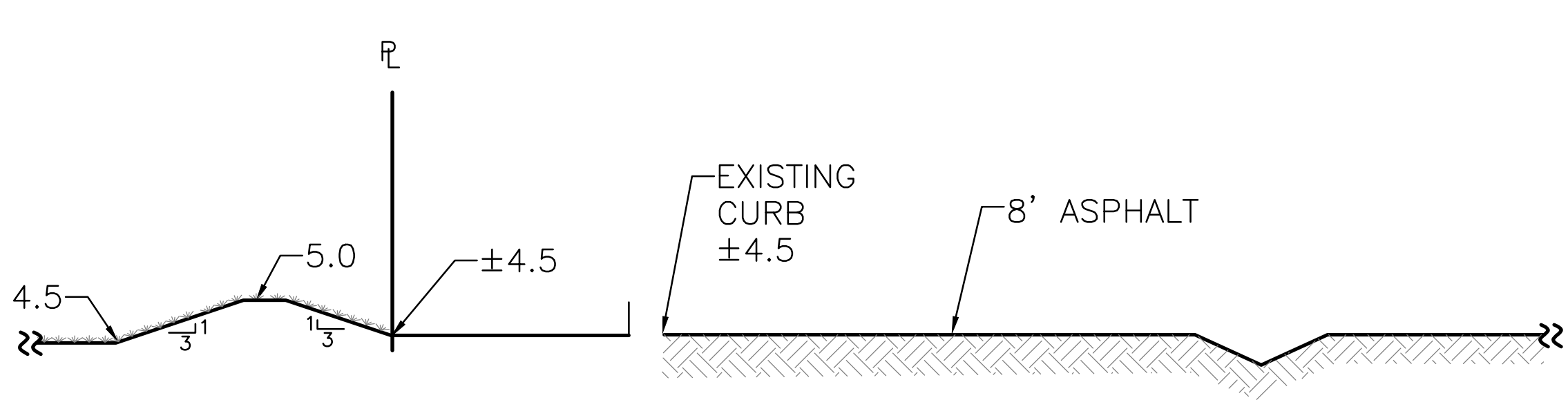
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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

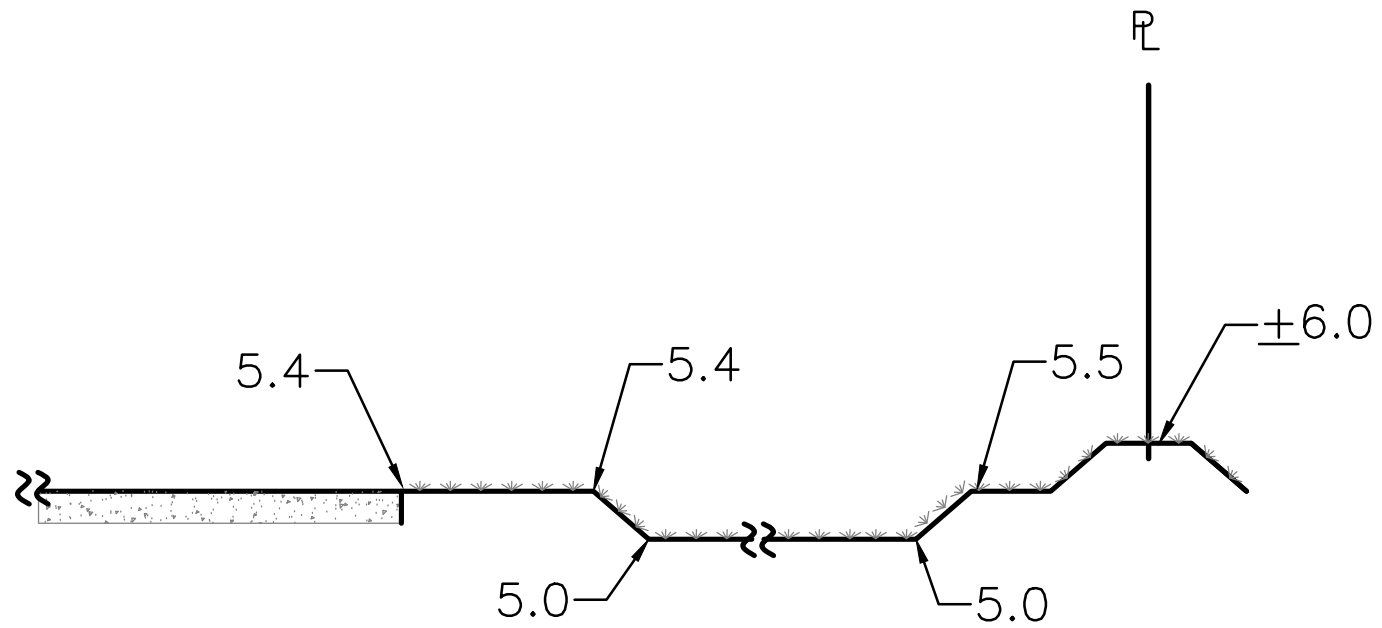


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CHECKED JORGE SZAUER
DATE MARCH, 2021
SCALE AS SHOWN
JOB NO.

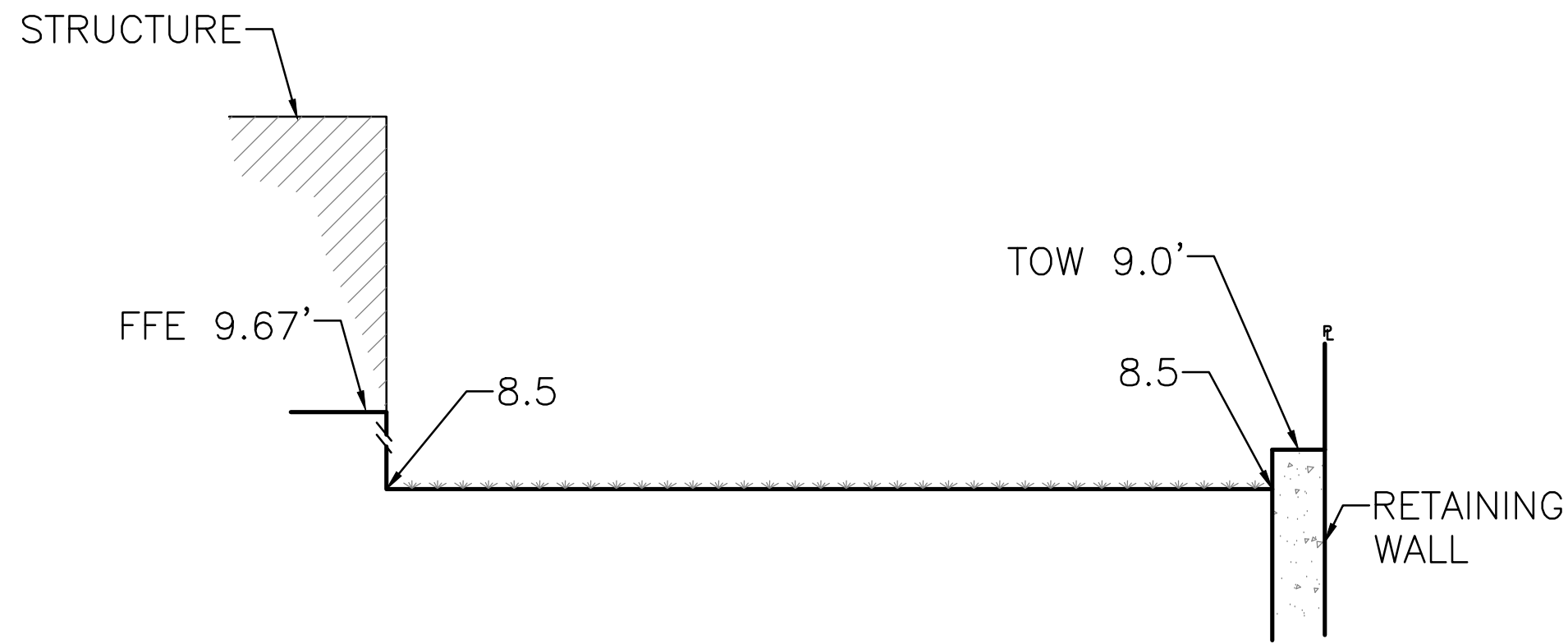
PAVING, GRADING
& DRAINAGE
SECTIONS
C-04



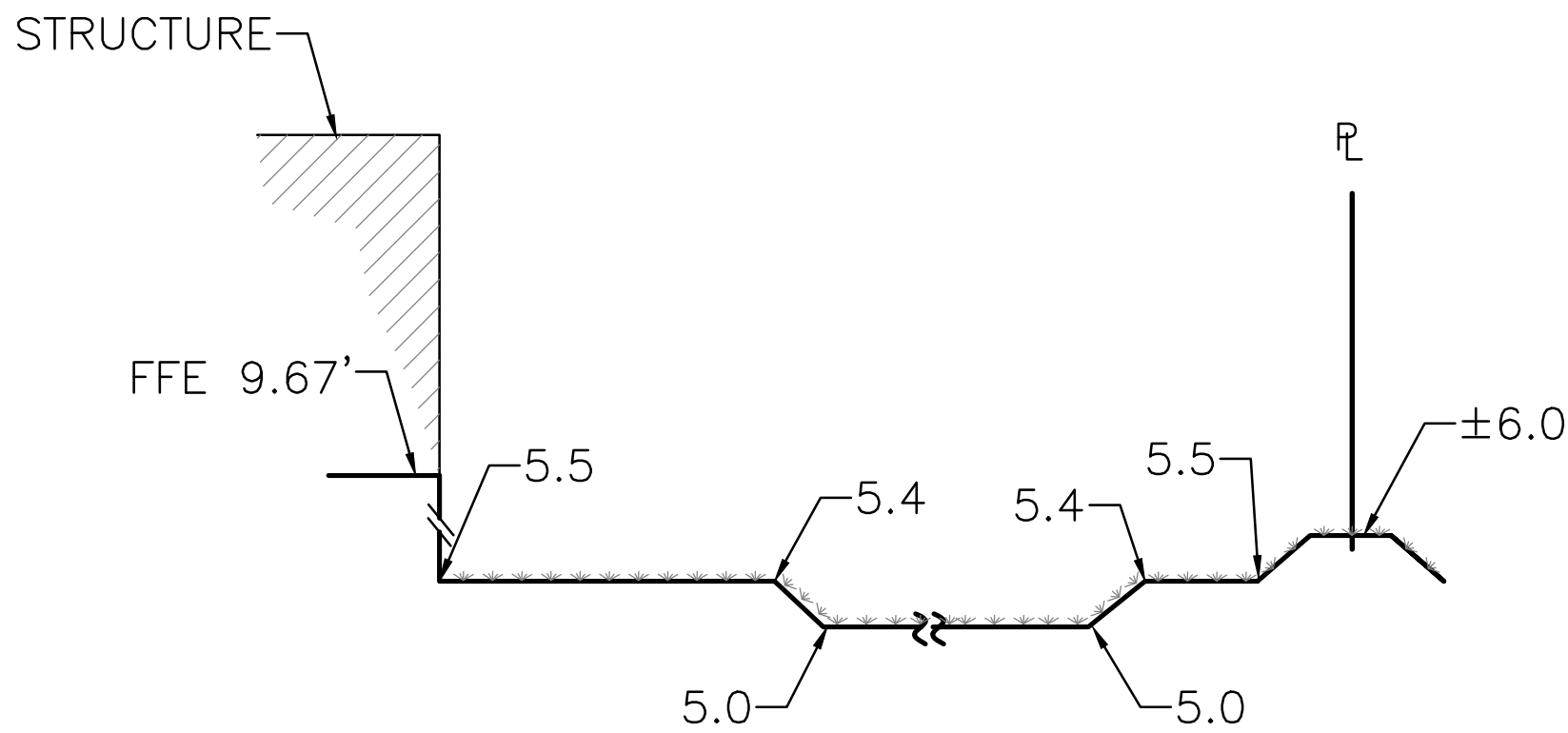
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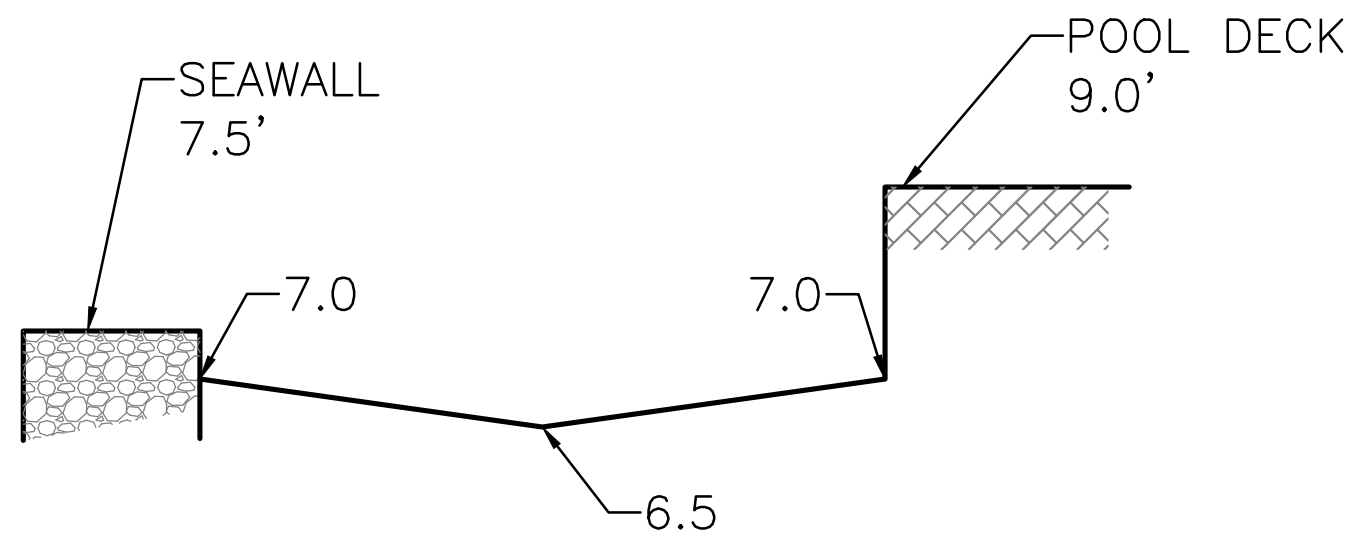
SECTION B-B
SCALE: 1"=2'



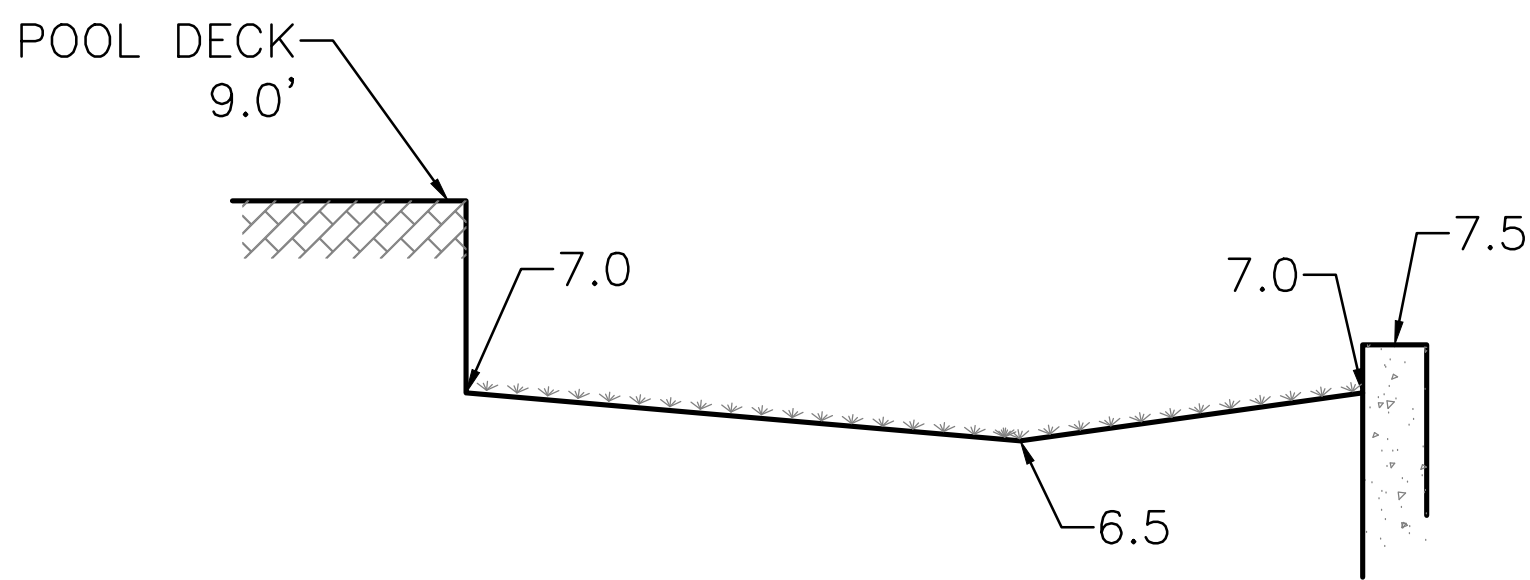
SECTION D-D
SCALE: 1"=2'



SECTION C-C
SCALE: 1"=2'



SECTION E-E
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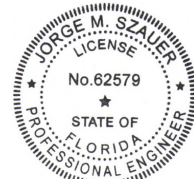


SECTION F-F
SCALE: 1"=2'

Szauer Engineering
Civil Engineers

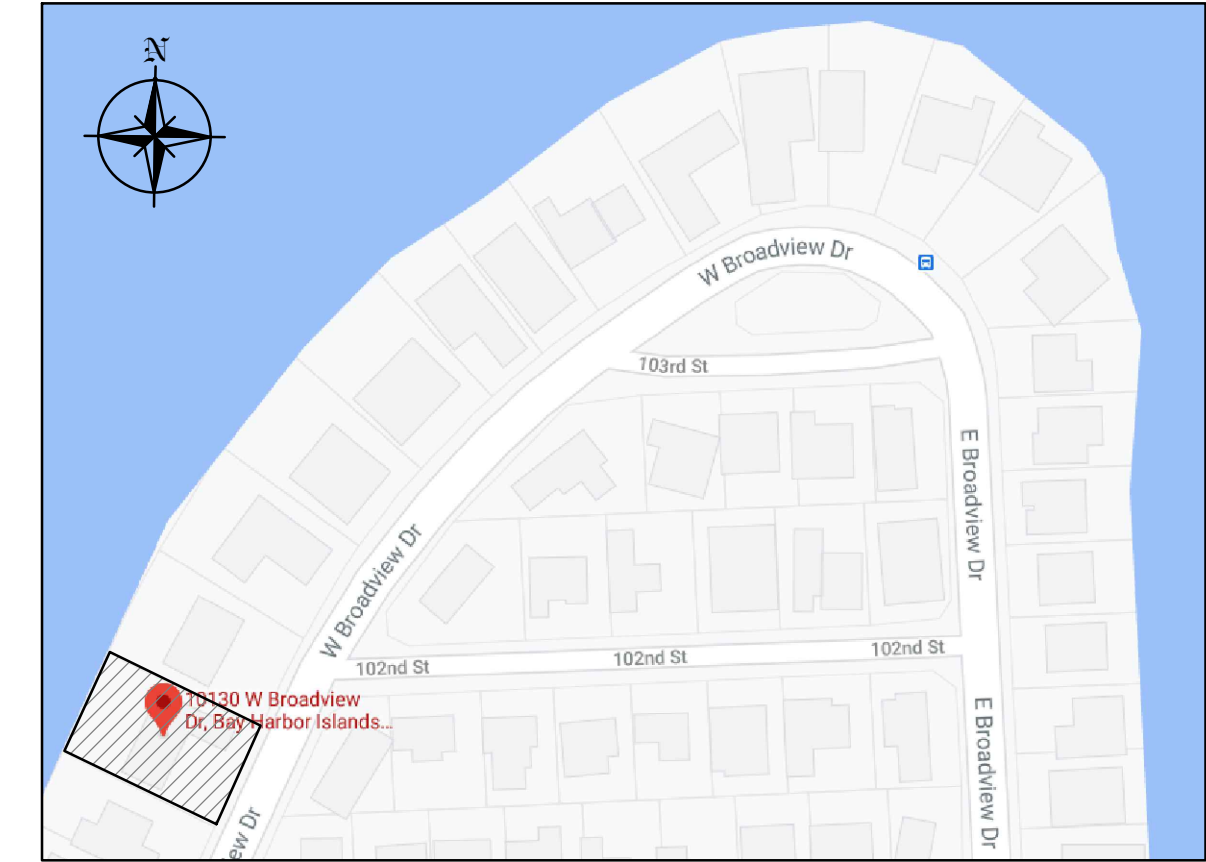
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:



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

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



LEGEND

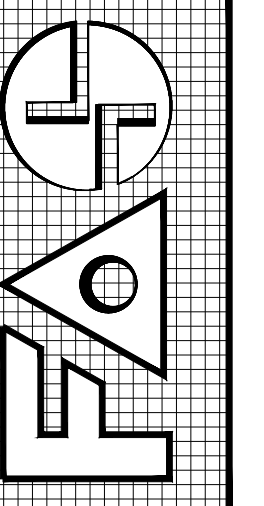
-  PROPERTY LINE
 GRASS
 SECOND FLOOR ABOVE

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

REVISIONS	BY:

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



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UTILITIES

-05

This Survey has been prepared for:

Michael Gad



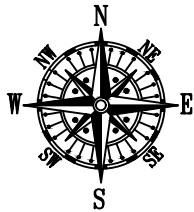
PROPERTY ADDRESS:

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



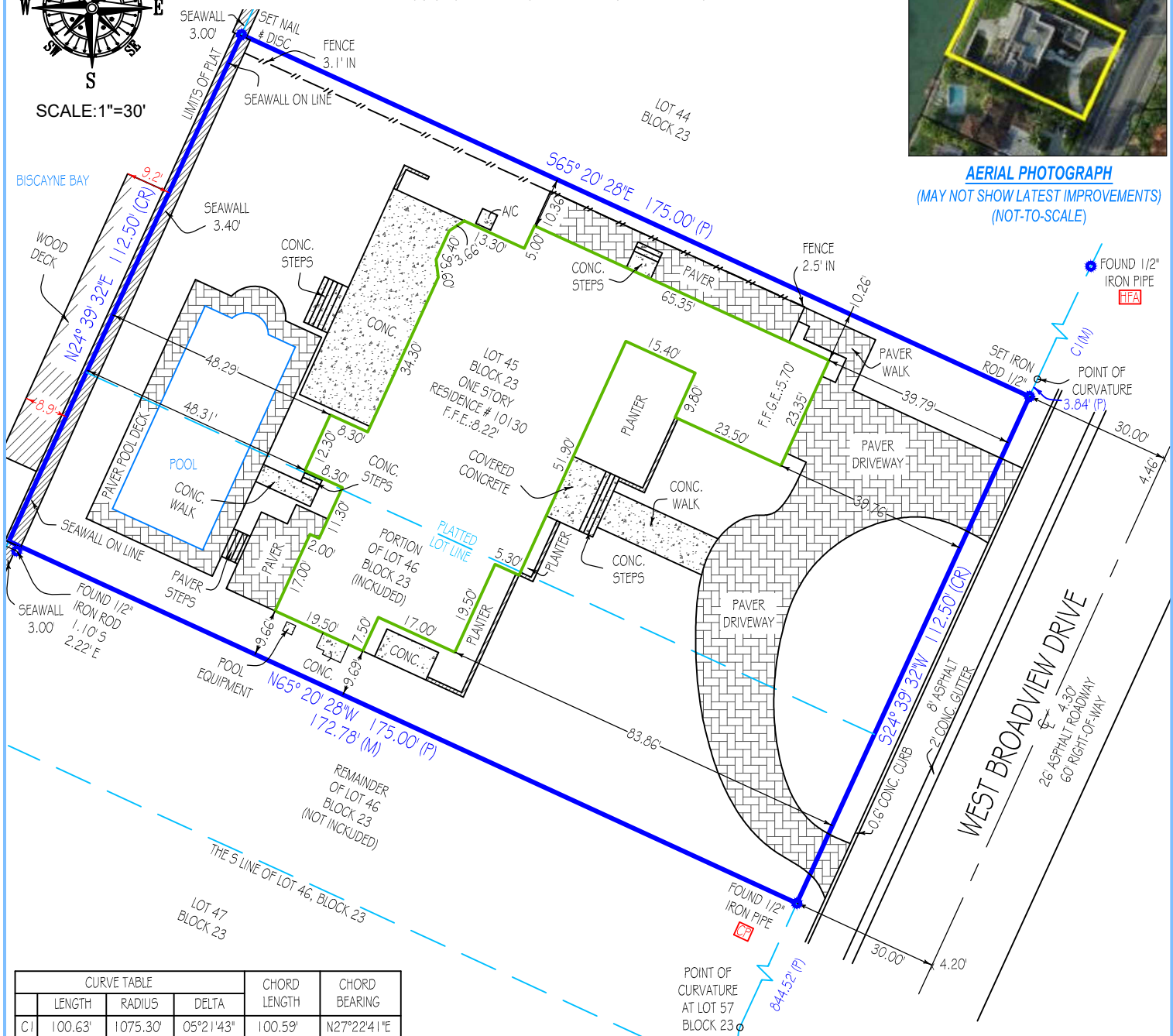
SCALE: 1"=30'

BEARING REFERENCE:

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



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.Landtecsurveying.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.

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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	⊕ = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊕ = MANHOLE	⊕ = SEPTIC LID	
⊕ = WATER VALVE	⊕ = ELEV. SHOT	⊕ = SECTION CORNER
⊕ = WATER METER		

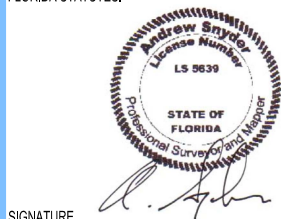
LINE TYPES:

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

GENERAL NOTES:

- 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.
- 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.
- 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.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 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.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.



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

DATE: 03/09/2021

SIGNATURE
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:

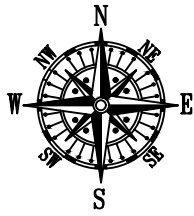
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

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BEARING REFERENCE:

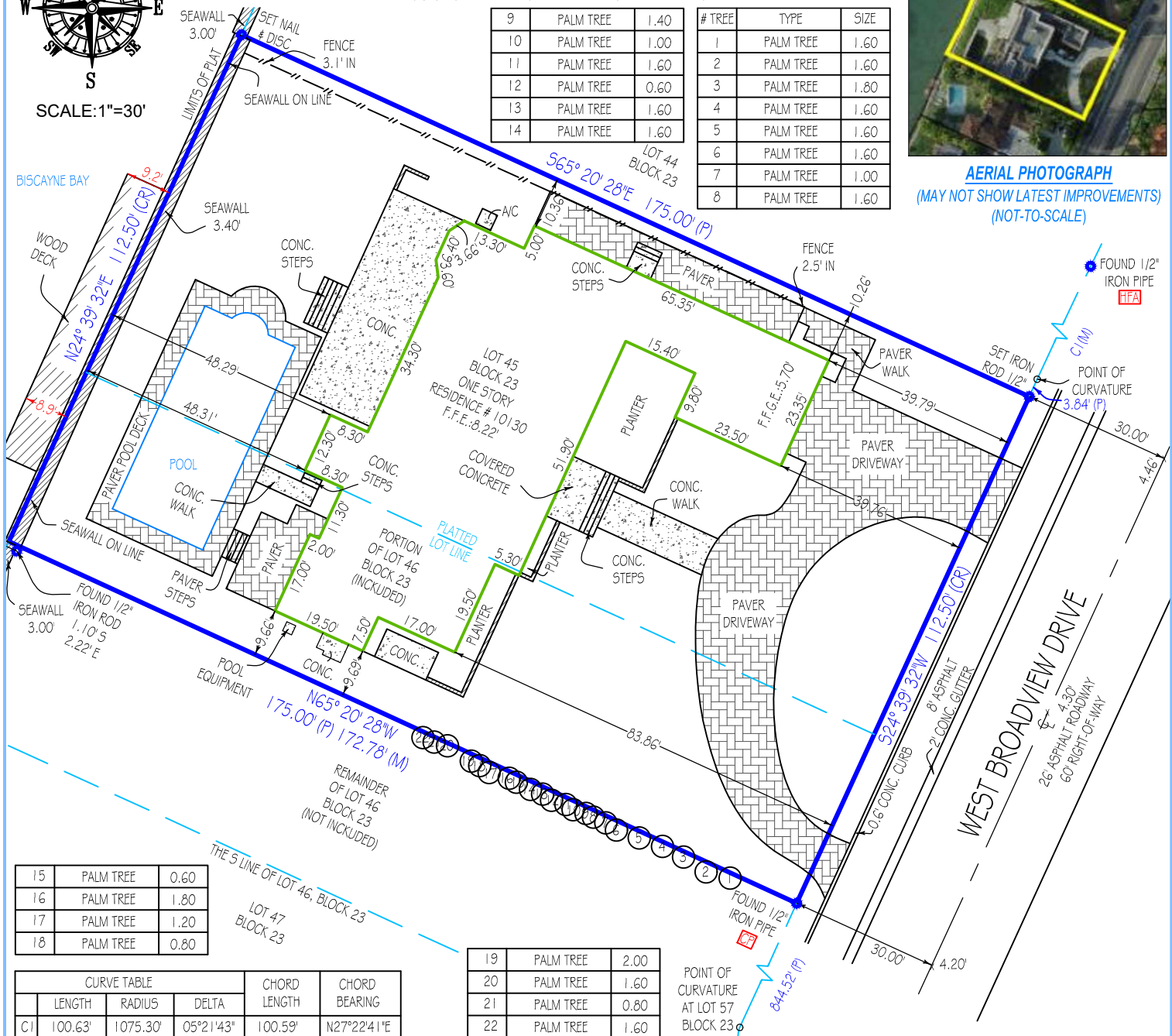
CENTER LINE OF WEST BROADVIEW DRIVE AS S 24°39'32" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

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

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.Landtecsurveying.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.

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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: 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.

- 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	⊕ = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊕ = MANHOLE	⊕ = SEPTIC LID	
⊕ = WATER VALVE	⊕ = ELEV. SHOT	⊕ = SECTION CORNER
⊕ = WATER METER		

LINE TYPES:

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

GENERAL NOTES:

- 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.
- 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.
- 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.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 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.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.



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

DATE: 03/24/2021

SIGNATURE
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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LICENSED BUSINESS No. 8007

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 26th, 2021

Subject: Single-Family Residence – New Construction
10130 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000005
MMPA Acct. No.: 01-0702-1104

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans (signed & sealed 4/19/21) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 10130 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10130 West Broadview Drive
Legal Description: Lot 45 and the North ½ of Lot 46 from front to rear adjoining to lot 45, Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Florida Architectural Services, Inc., as agent for the property owner, 2N Washington LLC, has submitted an application to construct a new single-family residence on a waterfront lot (Biscayne Bay) located at 10130 West Broadview Drive. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replaced with a new two-story 9,158 sq. ft. under A/C home that has 7 bedrooms / 8½ baths / a three (3) car garage.

The proposed new home is “L-shaped” with the main house centered on the site with a 3-car garage wing extending east toward the street on the south side of the lot. The home’s architecture is modern with some prominent angular design features, a flat roof, and the home has extensive glazing that is oriented towards outdoor living with a swimming pool & deck, a spa, gazebo, and outdoor kitchen. The façade design includes decorative concrete stucco panels with a repetitive pattern, clear railings and a unique vertical mixed-colored metal entrance façade. All mechanical equipment will be screened with visual / noise fencing and supplemental landscaping as required by Code. The overall height of the proposed structure is 25’ above the Base Flood Elevation (BFE), which complies with the maximum height permitted for flat roofs. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical.

A retaining wall system / property line fencing is proposed along the west (Biscayne Bay), and portions of the north / south side property lines (rear yard) to allow the lot grade to be increased for the BFE of 9.67’ NGVD and pool area. Otherwise, steep slopes may occur in the yard areas rendering them unusable in some instances. Town Code Sec. 23-12(12) requires the PZB (TC transferred duties) to specifically be aware of this and approve the design, due to potential negative impacts on adjoining sites. This issue will be addressed as a condition of approval.

Despite a definitive Code limitation for seawalls designed to protect development and create a uniform seawall height appearance in the Town, the plans have a notation of an intent to raise the seawall cap to 7’-6” NGVD. This will not be allowed and has never been allowed. Town Code Sec. 23-12(10)(c) establishes a minimum / maximum seawall elevation height along Biscayne Bay (and other waterfront areas of the Town). The minimum height is 5.0’ MSL (NGVD) and the maximum height allowed is 6.0’ MSL (NGVD). Some waterfront landowners have constructed small retaining walls landward of the seawall to assist in occasional wave action (tides / boats). This issue will be addressed as a condition of approval.

PROJECT HISTORY

The applicant submitted an initial set and a revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. The current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description. As the development site is comprised of multiple lots, a Unity of Title will be required at the time of Building Permit review, if one does not already exist.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 10130 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by Florida Architectural Services, Inc., signed & sealed April 19th, 2021 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) If a Unity of Title does not exist, a Unity of Title document acceptable the Town Attorney shall be prepared / recorded in the public records of Miami-Dade County prior to the issuance of Building Permits.
- 3) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.
- 4) Per Town Code Section 23-12(15)(e)(iii) cabanas / gazebos / trellis / similar structures may be approved in the required minimum base yard areas subject to approval by the PZB. The proposed site design includes a gazebo structure in the rear (waterfront) 40' setback at the south side of the pool deck with barbeque / cooking facilities. Specific PZB approval is required. If the PZB does not approve the gazebo, the site design shall be redesigned accordingly.
- 5) Per Town Code Section 23-12(10)(c) the maximum allowed elevation of any seawall fronting on Biscayne Bay is 6.0' MSL (NGVD). The plans show an intent to construct a seawall / seawall cap at elevation 7'-6" which is strictly prohibited for the reasons stated above. This approval is conditioned on the BP plans being revised to comply with the Code requirements. If the applicant is concerned with flooding / wave action from Biscayne Bay and desires to raise the lot grade, they are encouraged to design / construct a parallel raised wall system landward of the seawall in the rear yard area. This shall not require a PZB approval – Town staff is authorized to review / approve such a wall.

AGENDA ITEM REPORT

May 18, 2021

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for “Bentzi Itzkowitz & Stacie Chavin” located at 1251 100 Street, Lot 18 of Block 26. The owners are proposing to construct a new two story single family home with 5,620 square foot under ac. The new home's architectural style can be described as "new modern" but with exterior stone / other cladding. The new residence will have 5 bedrooms, 5 full baths and 2 half bath. Enclosed please find the site plan and elevations.

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. BHI PZB Staff Report 1251 100 St SFR May 12 2021
2. 1251 100TH BAY HARBOR - LANDSCAPE-05.12.2021
3. 1251 100TH ST- ARCH SET 05.12.2021-compressed
4. 1251 Bay Harbor - Civil Set

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: May 12th, 2021

Subject: Single-Family Residence – New Construction
1251 100th Street
Bay Harbor Islands Acct. No.: SPR21-000002
MMPA Acct. No.: 01-0702-1100

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated May 11th, 2021) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1251 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1251 100th Street
Legal Description: Lot 18 of Block 26, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

Yoann Andreu from ARTEHOMES, as agent for the property owner, Bentzi Itzkowitz & Stacey Chavin, has submitted an application for a new single-family residence on an interior dry lot located at 1251 100th Street. The lot is currently developed with a one-story home built in 1956 according to the Town's Historic Structure Survey (Masonry Vernacular). The proposed new two-story / 5,620 sq. ft. home will have 5 bedrooms / 5 baths / 2 half baths. The new home's architectural style can be described as "new modern" but with exterior stone / other cladding.

The existing house / other site improvements on the site will be demolished prior to development. In mid-January 2021, the applicant submitted an initial set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Several revised sets of plans were submitted and reviewed. Comments were given to the applicant each time and the plan set was revised. MMPA believes the latest plans comply with minimum Code requirements.

The 2nd floor covers portions of the first floor (71.8%) which breaks up the 2nd floor massing. The plans now comply with the Town's minimum building articulation criteria by the use of façade undulations, materials and detailing. In the rear yard a swimming pool, pool deck, recessed outdoor lounge, barbeque and open lawn areas are shown. The height of the proposed highest flat roof is 23'-8" above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. The proposed home includes a 2-car garage.

The site has a number of existing trees; however, mostly palm species that count on a limited basis. Some of the existing trees / shrubs will be kept with supplemental new landscaping materials to meet minimum Landscape Code requirements. Two (2) new Gumbo Limbo trees will be planted in the front yard to meet the Town Code requirements. A Live Oak Street Trees already exists in the planter island in the roadway (M-D Chapter 18B). The landscaping design meets the minimum Miami-Dade County Landscape Code (Ch. 18A) and Town Supplemental Landscape Code (Sec. 24-16) requirements, including the use of native and drought tolerant plant materials.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Town Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1251 100th Street meets or exceeds all minimum Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted revised plans to the Town that were reviewed and commented on by staff / MMPA, and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by ARTEHOMES, dated May 11th, 2021 with any modifications required by the Planning & Zoning Board (PZB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

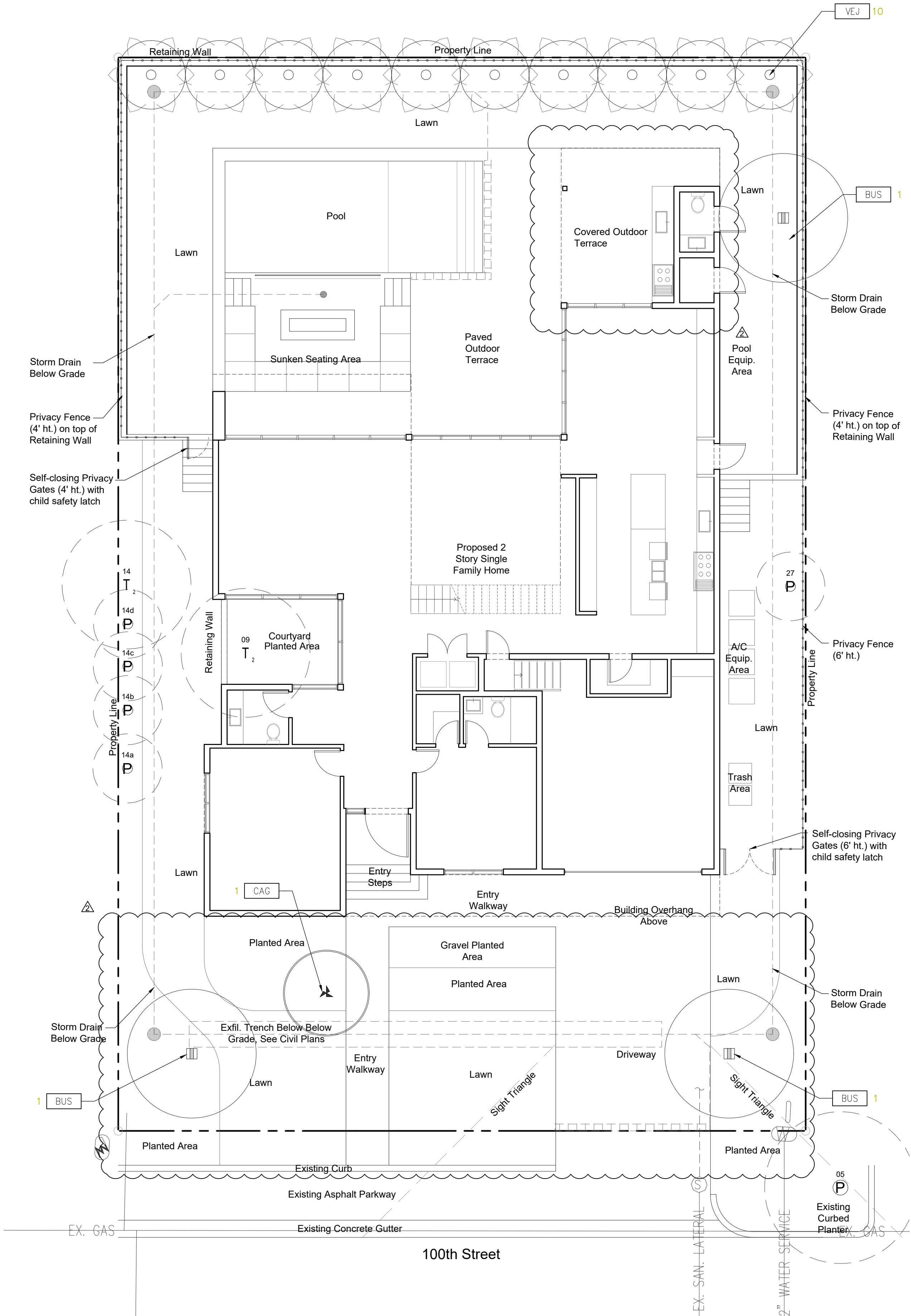
CANOPY PLANTING LEGEND

Qty	Key	Common Name	Latin Name
3	BUS	Gumbo Limbo Tree	Bursera simaruba
0	BIN	Bismarck Palm	Bismarckia nobilis
1	CAG	Bridal Veil	Caesalpinia Granadillo
10	VEJ	Buccaneer Palm	Pseudophoenix sargentii

Note: See LP-03 for full plant material specifications

EXISTING CANOPY LEGEND

Tag	Common Name	Latin Name
1	Umbrella Tree	<i>Schefflera arboricola</i>
2	Bismarck Palm	<i>Bismarckia nobilis</i>
3	Joannis Palm Single	<i>Veitchia joannis</i>
4	Bismarck Palm	<i>Bismarckia nobilis</i>
5	Live Oak*	<i>Quercus virginiana</i>
6	Canary Island Date Palm	<i>Phoenix canariensis</i>
7	Joannis Palm Quad	<i>Veitchia joannis</i>
7a	Areca Palm	<i>Dyopsis lutescens</i>
8	Solitaire Palm Triple	<i>Ptychosperma elegans</i>
9	Macarthur Palm	<i>Ptychosperma macarthurii</i>
10	Japanese Privet*	<i>Ligustrum japonicum</i>
11	Solitaire Palm Single	<i>Ptychosperma elegans</i>
12	Bottle Palm	<i>Hyophorbe lagenicaulis</i>
13	Fishtail Palm	<i>Caryota mitis</i>
14	Areca Palm	<i>Dyopsis lutescens</i>
14a	Areca Palm	<i>Dyopsis lutescens</i>
14b	Areca Palm	<i>Dyopsis lutescens</i>
14c	Areca Palm	<i>Dyopsis lutescens</i>
14d	Areca Palm	<i>Dyopsis lutescens</i>
15	Solitaire Palm Triple	<i>Ptychosperma elegans</i>
16	Solitaire Palm Double	<i>Ptychosperma elegans</i>
17	Paurotis Palm	<i>Acelorrhaphe wrightii</i>
17a	Joannis Palm Single	<i>Veitchia joannis</i>
17b	Joannis Palm Single	<i>Veitchia joannis</i>
17c	Joannis Palm Single	<i>Veitchia joannis</i>
18	Christmas Palm Double	<i>Adonidia merrillii</i>
19	Screwpine	<i>Pandanus utilis</i>
20	Bamboo species	<i>Bambusoideae spp.</i>
21	Buccaneer Palm	<i>Pseudophoenix sargentii</i>
22	Christmas Palm Double	<i>Adonidia merrillii</i>
23	Solitaire Palm Single	<i>Ptychosperma elegans</i>
24	Yellow Trumpet Tree	<i>Tabebuia caraiiba</i>
25	Traveler's Palm	<i>Ravenala madagascariensis</i>
26	Areca Palm	<i>Dyopsis lutescens</i>
27	Joannis Palm Single	<i>Veitchia joannis</i>



RESOLVE

8101 Bicayne Blvd Suite 515
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(305) 204-7612
nathan@resolve.space

Project:

Bay Harbor Residence
Site and Landscape

Planning & Zoning Board
Submittal

Mr. Bentzi Itzkowitz

1251 100th Street
Bay Harbor Islands, Florida

Date Issued:
Dec 15, 2020

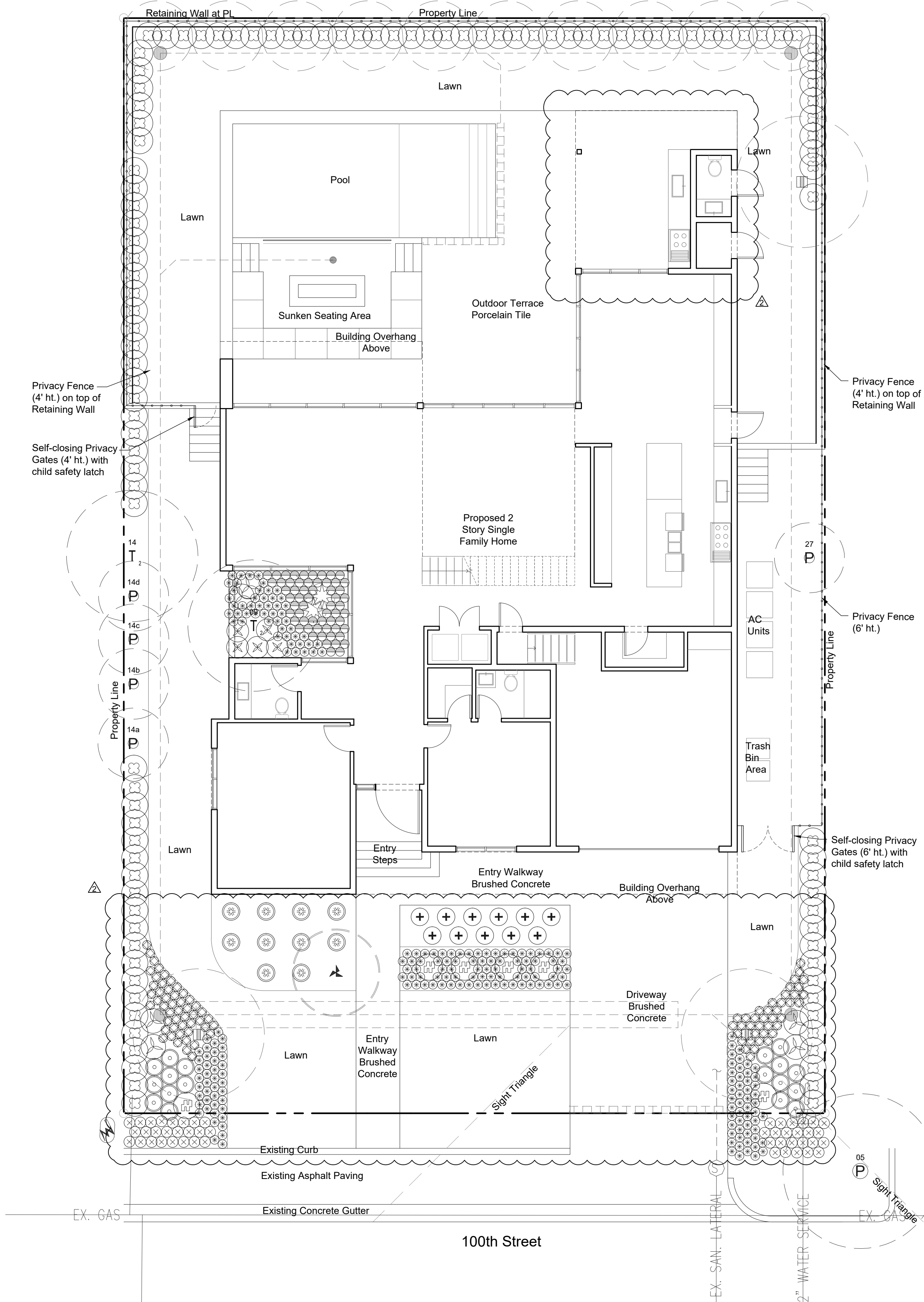
Revisions:
03-26-2021 PZ Comments
04-23-2021 PZ Comments

Sheet Title:
Canopy
Planting Plan

Sheet Number:

LP-01

UNDERSTORY PLANTING LEGEND			
Qty	Key	Common Name	Latin Name
0	RHE	Ruffle Palm	Licuala grandis
114	CLR	Clusia	Clusia rosea
6	AGD	Smooth Agave	Agave desmettiana 'variegata'
0	SPB	Sand Cord Grass	Spartina bakeri
6	ALP	Elephant Ear	Alocasia 'portora'
5	AOC	Alocasia odora 'california'	Elephant Ear Alocasia
10	AGA	Foxtail Agave	Agave attenuata
17	ALO	Silver Bromeliad	Alcantarea odorata
18	AEB	Blanchetiana Bromeliad	Aechmea blanchetiana
47	PBM	Burle Marx Philodendron	Philodendron 'Burle Marx'
225	NCG	Apostles Iris	Neomarica gracilis
90	IBM	Sweet Potato Vine	Ipomoea batatas
60	MIS	Wart Fern	Microsorium scolopendrium
0	SES	John Creech Stonecrop	Sedum spurium 'john creech'



RESOLVE

8101 Bicayne Blvd Suite 515
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(305) 204-7612
nathan@resolve.space

Project:

Bay Harbor Residence
Site and Landscape

Planning & Zoning Board
Submittal

Mr. Bentzi Itzkowitz
1251 100th Street
Bay Harbor Islands, Florida

Date Issued:
Dec 15, 2020

Revisions:
03-26-2021 PZ Comments
04-23-2021 PZ Comments

Sheet Title:
Understory
Planting Plan

Sheet Number:

LP-02

2

10' 14' 18' 16'
SCALE: 1/8"=1'-0" NORTH

1

10' 14' 18' 16'
SCALE: 1/8"=1'-0" NORTH

GENERAL NOTES:

- 1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION AND APPROVAL.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
- 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14.) TREE REMOVAL AT TIME OF DEMOLITION SHALL NOT BE PERMITTED UNLESS THE MASTER PERMIT FOR REDEVELOPMENT HAS BEEN SUBMITTED FOR REVIEW.

LANDSCAPE NOTES:

- 1.) ALL PLANT MATERIAL TO BE FLORIDA #1 QUALITY PER FNGLA GRADES AND STANDARDS.
- 2.) THE CONTRACTOR SHALL SUBMIT IMAGES OF ALL LANDSCAPE MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 3.) LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT OF ALL MATERIALS PRIOR TO INSTALLATION UNLESS WRITTEN APPROVAL BY LANDSCAPE ARCHITECT OR OWNER IS PROVIDED. NOTIFY LANDSCAPE ARCHITECT MINIMUM 18 HOURS PRIOR TO ALL PLANTING.
- 4.) ALL EXISTING TREES AND PALMS TO REMAIN AS NOTED MUST BE PROTECTED FROM DAMAGE. ANY DAMAGED MATERIALS RESULTING IN DEATH OF MATERIAL WILL BE CONTRACTORS RESPONSIBILITY TO REPLACE WITH EQUAL OR GREATER SPECIES.
- 5.) ALL LANDSCAPE WILL BE COVERED WITH 100% AUTOMATIC IRRIGATION. SYSTEM TO INCLUDE RAIN SENSOR AND EFFICIENT IRRIGATION PRACTICE TO MINIMIZE OVER SPRAY.
- 6.) CONTRACTOR RESPONSIBLE FOR ALL SOIL AMENDMENTS INCLUDING PRE-EMERGENT AND TIME RELEASE FERTILIZER TO BE INSTALLED AT TIME OF INSTALLATION.
- 7.) CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 8.) CONTRACTOR TO ENSURE PROPER BRACING AND SUPPORT FOR ALL MATERIALS AS DICTATED BY LOCAL CODE. ALL BRACING TO REMAIN ON THROUGH ONE FULL HURRICANE SEASON. ALL BRACING SHALL BE PAINTED AT A COLOR TO BE SPECIFIED BY THE OWNER.
- 9.) CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 10.) ENSURE ALL LARGE CANOPY TREES ARE MARKED WITH MIN. 8' RADIUS FROM CENTER OF TRUNK TO INCLUDE STRUCTURAL SOIL OR SILVA CELL (OR EQUAL TECHNOLOGY). TO BE INCLUDED ON BOTH LANDSCAPE AND CIVIL DRAWINGS.
- 11.) NOTE: SHADE TREE SHALL NOT BE INSTALLED CLOSER THAN 12' FROM FACE OF BUILDINGS. PALMS SHALL NOT BE INSTALLED CLOSER THAN 6' FROM FACE OF BUILDING.

CANOPY PLANTING SCHEDULE

Qnty	Key	Common Name	Latin Name	Native	Size	Spacing	Notes
3	BUS	Gumbo Limbo Tree	Bursera simaruba	Yes	2.5" cal, 12' ht. 6' Spr. 4' clear ht.	See plan	Field Grown, B&B drought tolerant
0	BIN	Bismarck Palm	Bismarckia nobilis	No	12' gw, 15" cal., 4' clear ht. min	See plan	Field Grown, B&B
1	CAG	Bridal Veil	Caesalpinia Granadillo	No	4" cal, 15' ht. 6' Spr. 6' clear ht.	See plan	Field Grown, B&B, drought tolerant
10	VEJ	Buccaneer Palm	Pseudophoenix sargentii	Yes	Single trunk, 8' gw., 12' oa	8' O.C., see plan	Field Grown, B&B, drought tolerant

UNDERSTORY PLANTING SCHEDULE

Qnty	Key	Common Name	Latin Name	Native	Size	Spacing	Notes
0	RHE	Ruffle Palm	Licuala grandis	No	7g, 24" ht., full to ground	see plan	florida #1
114	CLR	Clusia	Clusia rosea	Yes	5g, 24" ht., full to ground	24" O.C.	florida #1
6	AGD	Smooth Agave	Agave desmettiana 'variegata	No	3g, 24" ht.	24" O.C.	florida #1
0	SPB	Sand Cord Grass	Spartina bakeri	Yes	3g, 24" ht.	24" O.C.	florida #1
6	ALP	Elephant Ear	Alocasia 'portora'	No	3g, 24" ht.	24" O.C.	florida #1
5	AOC	Alocasia odora 'california'	Elephant Ear Alocasia	No	3g, 24" ht.	24" O.C.	florida #1
10	AGA	Foxtail Agave	Agave attenuata	No	7g, 24" ht.	see plan	florida #1
17	ALO	Silver Bromeliad	Alcantarea odorata	No	10g, 24" ht.	see plan	florida #1
18	AEB	Blanchetiana Bromeliad	Aechmea blanchetiana	No	3g, 24" ht.	18" O.C.	florida #1
47	PBM	Burle Marx Philodendron	Philodendron 'Burle Marx'	No	3g, 24" ht.	18" O.C.	florida #1
225	NCG	Apostles Iris	Neomarica gracilis	Yes	3g, 24" ht	18" O.C.	florida #1
90	IBM	Sweet Potato Vine	Ipomoea batatas	No	1g, 6" ht.	12" O.C.	florida #1
60	MIS	Wart Fern	Microsorium scolopendrium	Yes	1g, 6" ht.	15" O.C.	florida #1
0	SES	John Creech Stonecrop	Sedum spurium 'john creech'	No	1g, 6" ht.	12" O.C.	florida #1

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	+5
2. Single-Family Waterfront Lot	6	n/a
3. Two-Family Lot	5	n/a
4. Number of Shade Trees in Front Yard	2	+2
5. Native Species Required - 50%	3	+3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	+3
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	+50
2. Single-Family Waterfront Lot	60	n/a
3. Two-Family Lot	50	n/a
4. Native Species Required - 30%	15 / 18	+18
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	+30
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	50% (Max)	25%

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)

Miami Dade County Landscape Requirements*

*Miami-Dade County Landscape Ordinance, section 18a serves as the minimum landscape standards for all property within the town of Bay Harbor Islands, plus the town's additional landscape maintenance standards.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)			
Zoning District:	RD-	Net Lot Area:	0.23 acres 10,000 square feet
OPEN SPACE	REQUIRED	PROVIDED	
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 10,000 square feet x N/A % = N/A square feet	See Arch. sheets	See Arch. sheets	
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2 x 10 square feet per parking space =	20	+284	
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	See Arch. sheets	See Arch. sheets	
LAWN AREA CALCULATION			
A. Total square feet of landscaped open space required by Chapter 33 =	N/A	N/A	
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x 10,000 square feet =	5,000	2,510 (25%)	
TREES			
A. The number of trees required per net lot acre – lot less the existing number of trees that meet minimum requirements = 4 trees x net lot acreage =	5 (minus) 1 4	+4	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	1.5	4	
C. Percentage of native trees required = the number of trees provided x 30% =	2	2	
D. Street trees (max. average spacing of 35' o.c.): 80 linear feet along street ÷ 35 =	2.3	0	
Palms as street trees (max. average spacing 25' o.c.): 80 linear feet along street ÷ 25 =	3.2		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 80 linear feet along street ÷ 25 =	N/A	N/A	
F. Total number of trees provided =	5	+5	
SHRUBS			
A. The total number of trees required x 10 = the number of shrubs required	50	+50	
B. The number of shrubs required x 30% = the number of native shrubs required	15	+15	
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib _ x _____ provided.			

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Project:

Bay Harbor Residence
Site and Landscape

Planning & Zoning Board
Submittal

Mr. Bentzi Itzkowitz

1251 100th Street
Bay Harbor Islands, Florida

Date Issued:

Dec 15, 2020

Revisions:

03-26-2021 PZ Comments

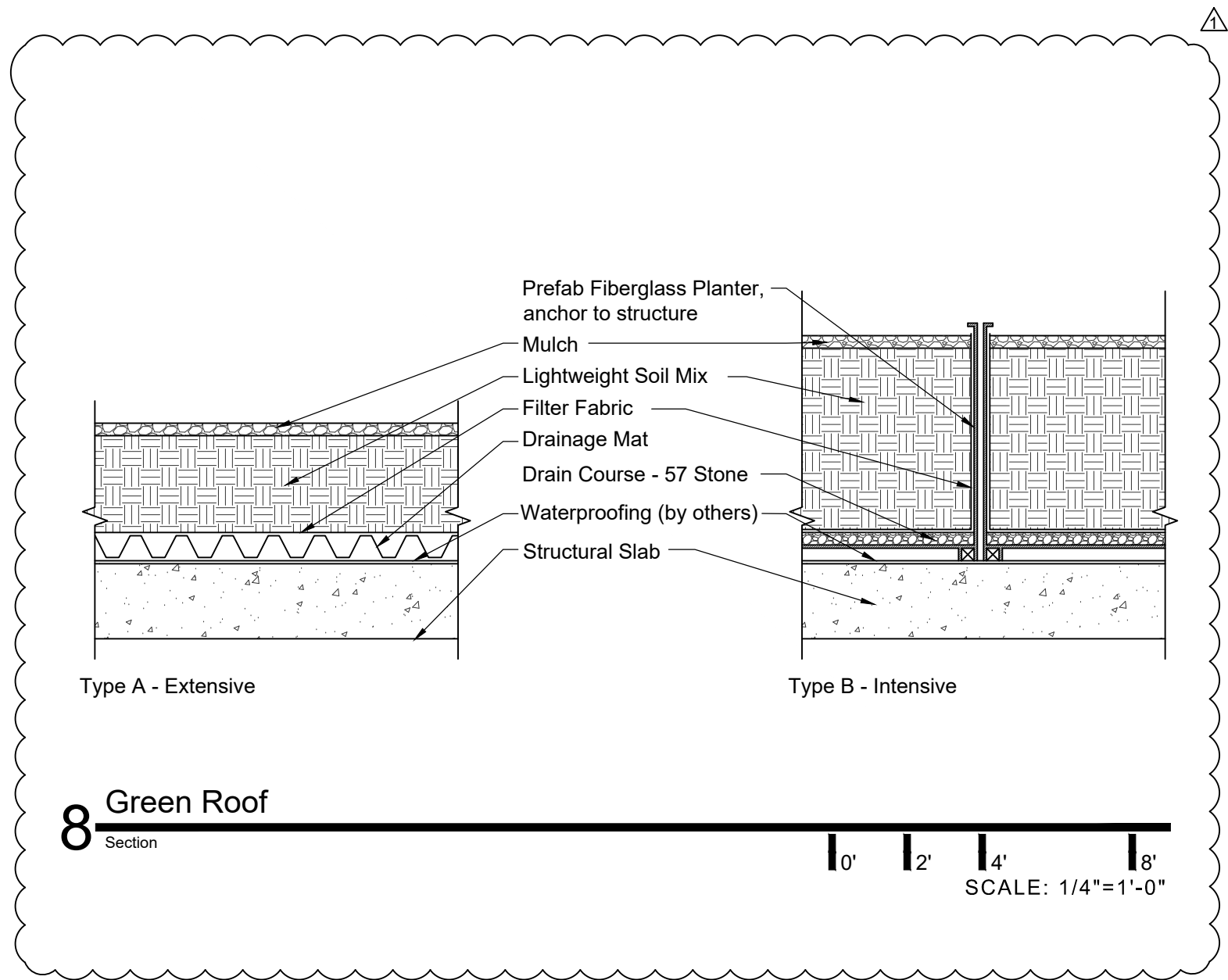
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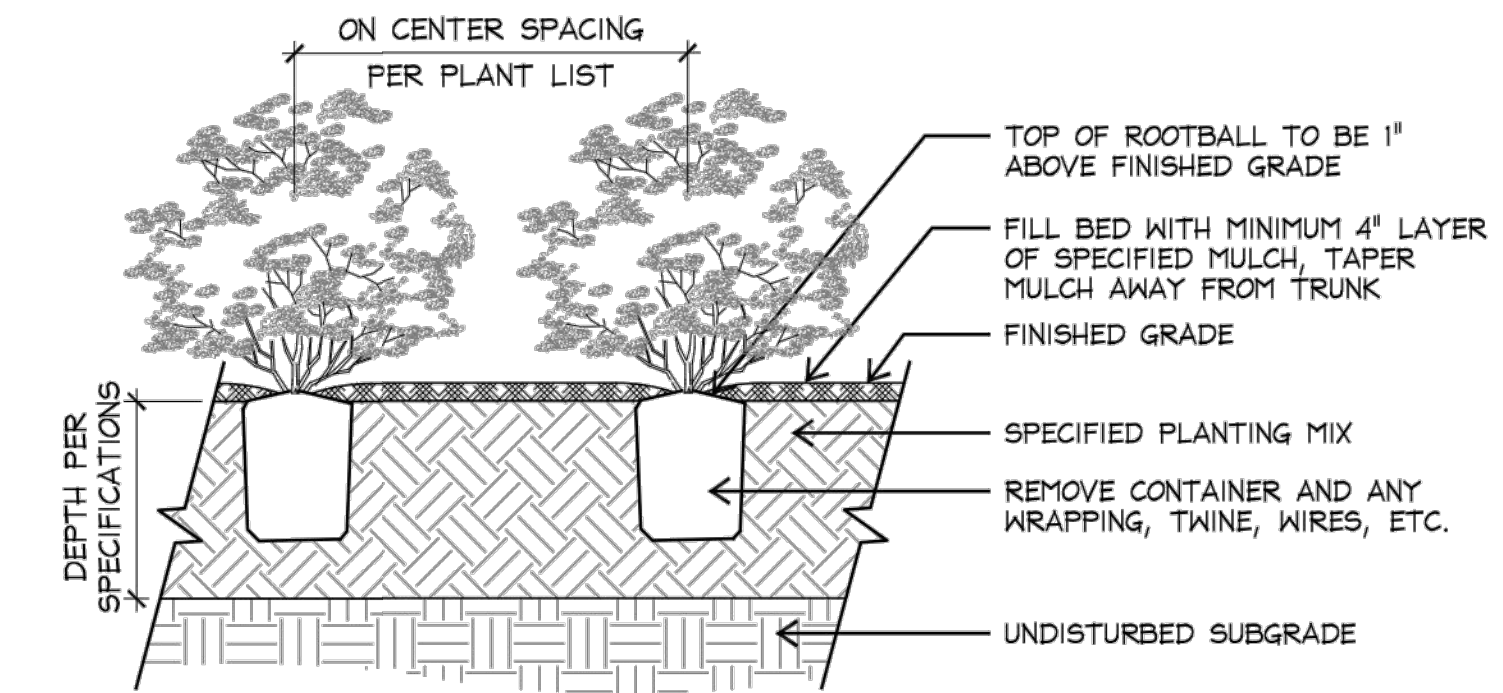
Plant Schedule
calculations and
planting notes

Sheet Number:

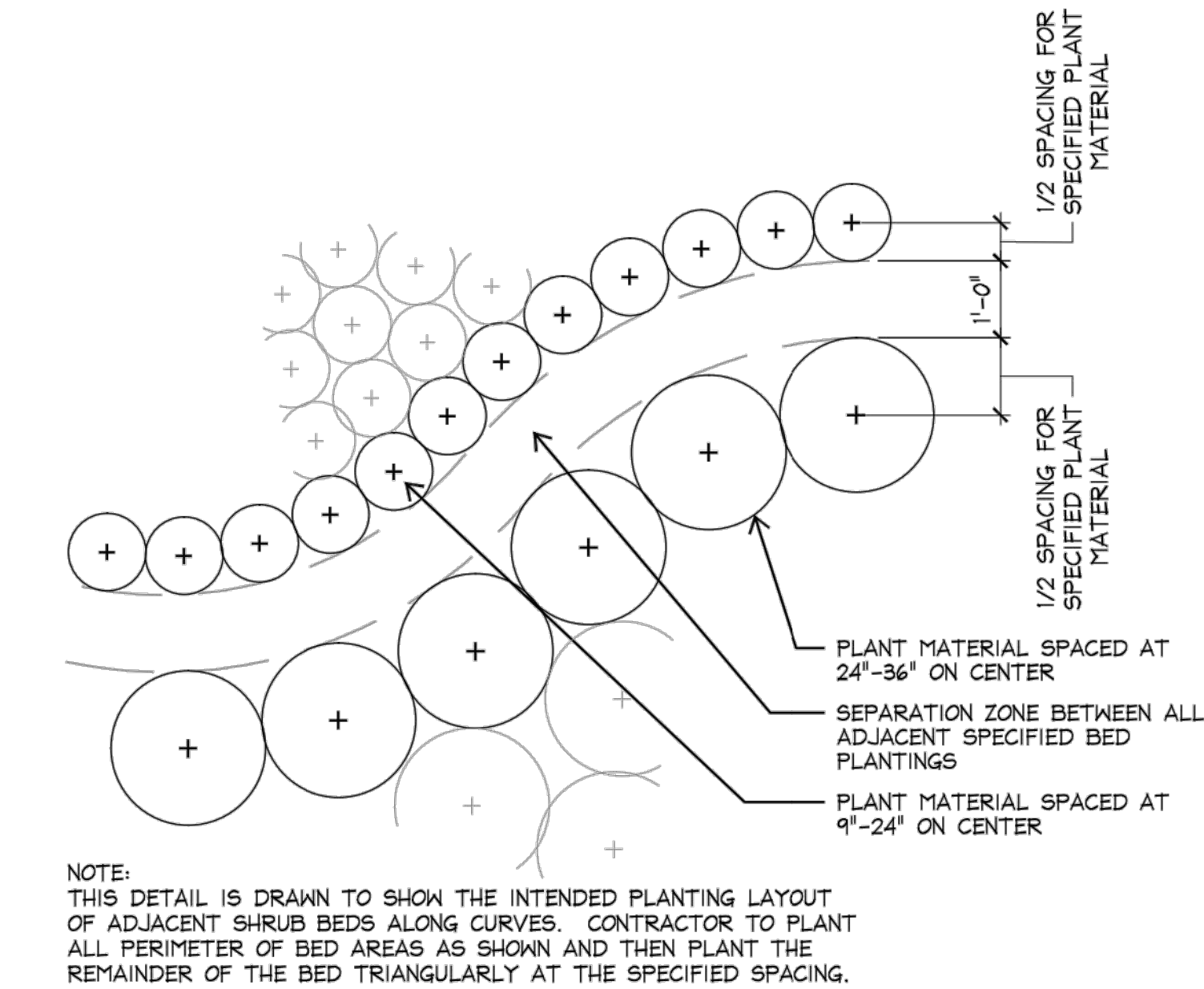
LP-03



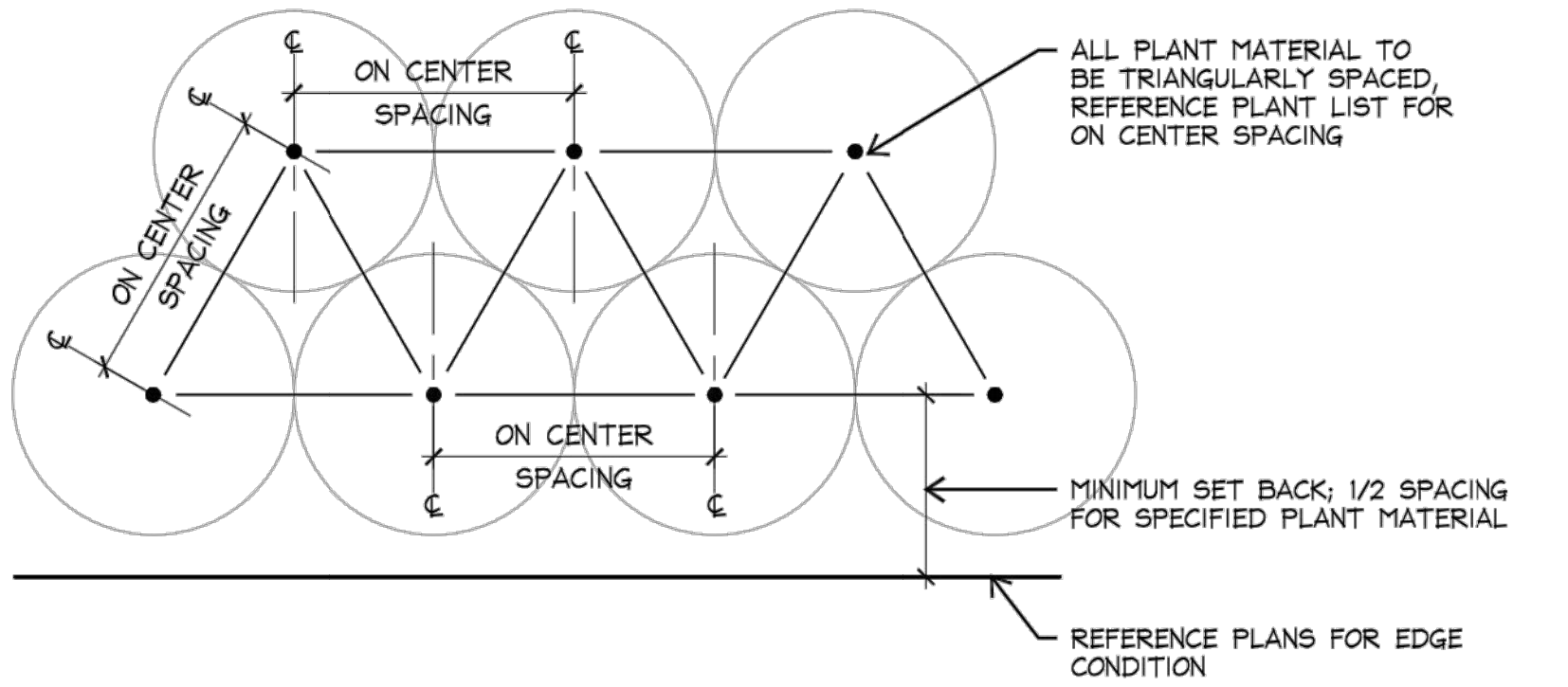
8 Green Roof
Section
0' 2' 4' 8'
SCALE: 1/4"=1'-0"



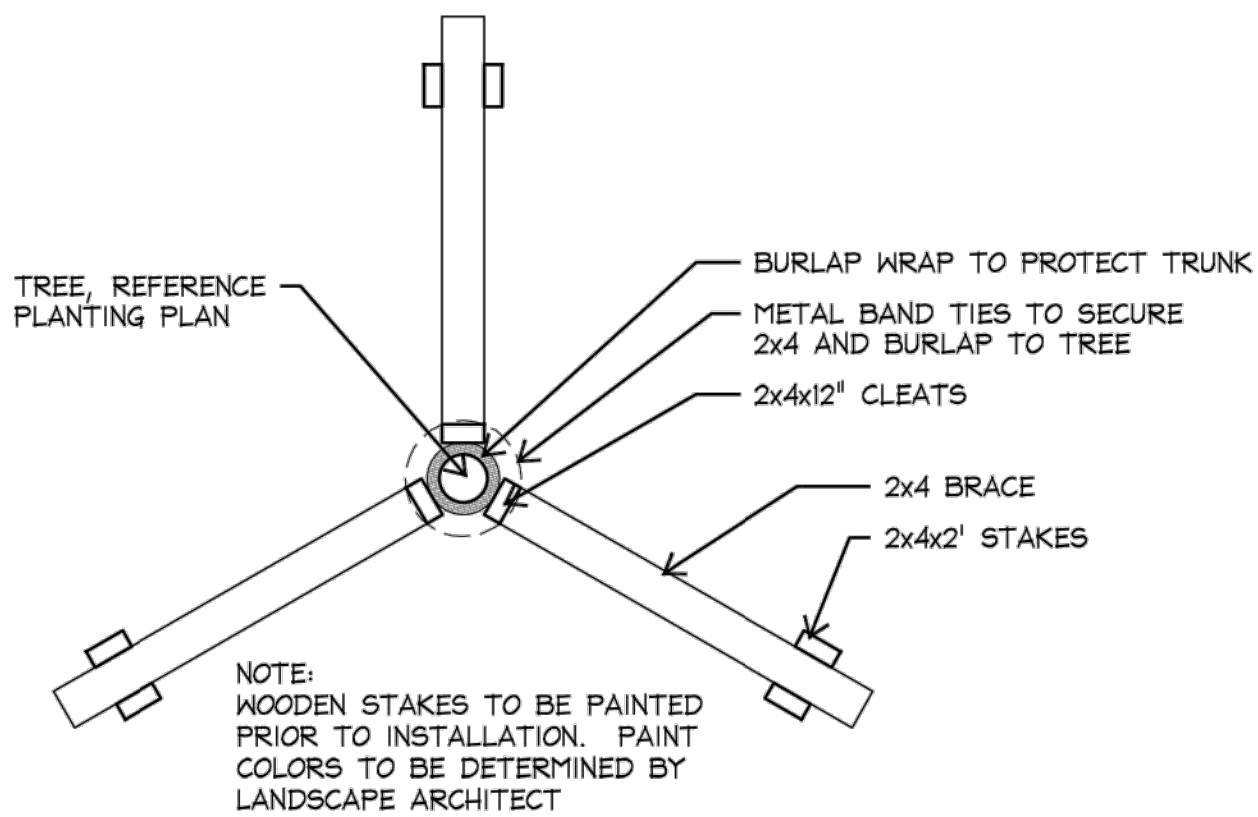
7 SHRUB BED PLANTING
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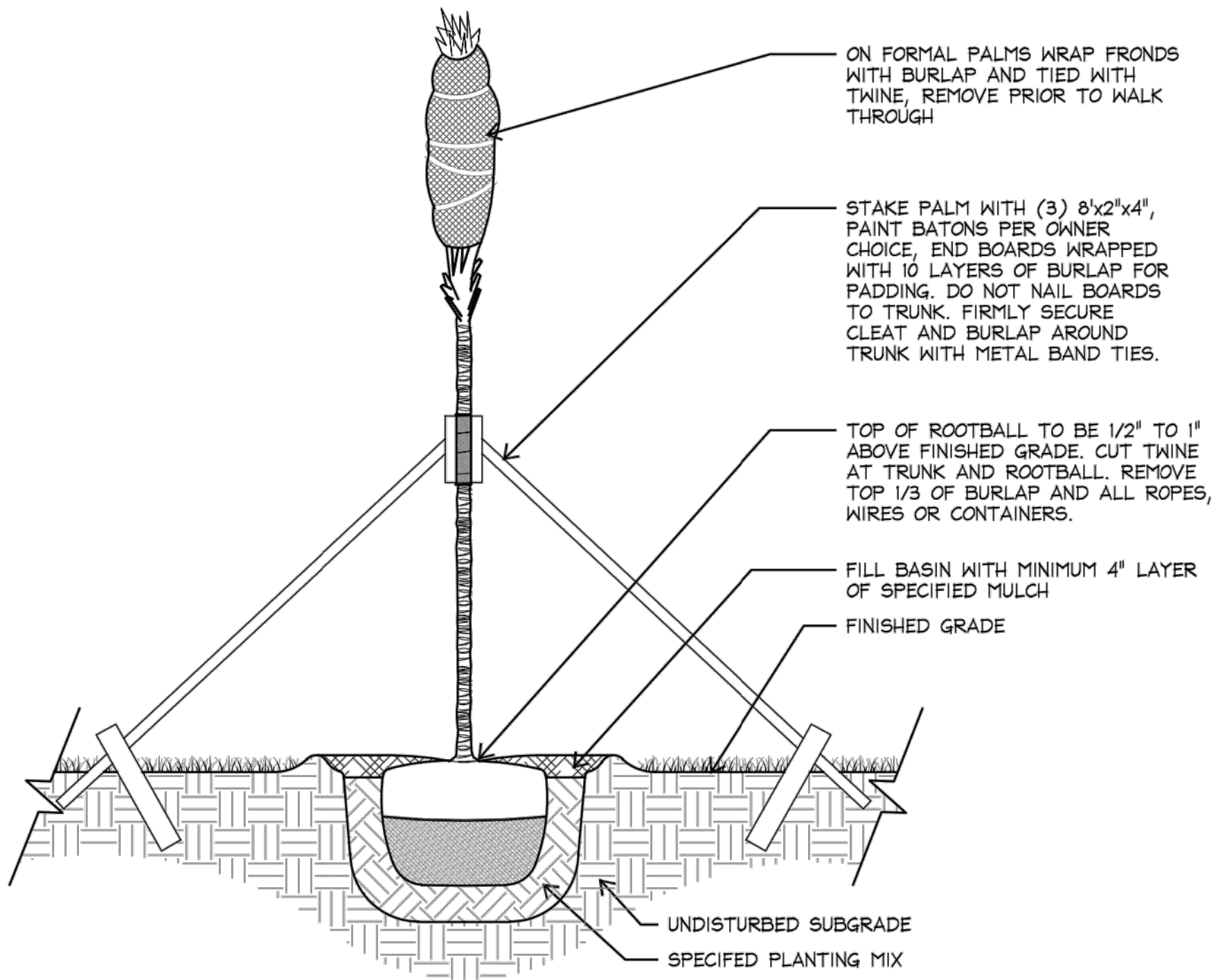
6 CURVED BED LAYOUT
Plan
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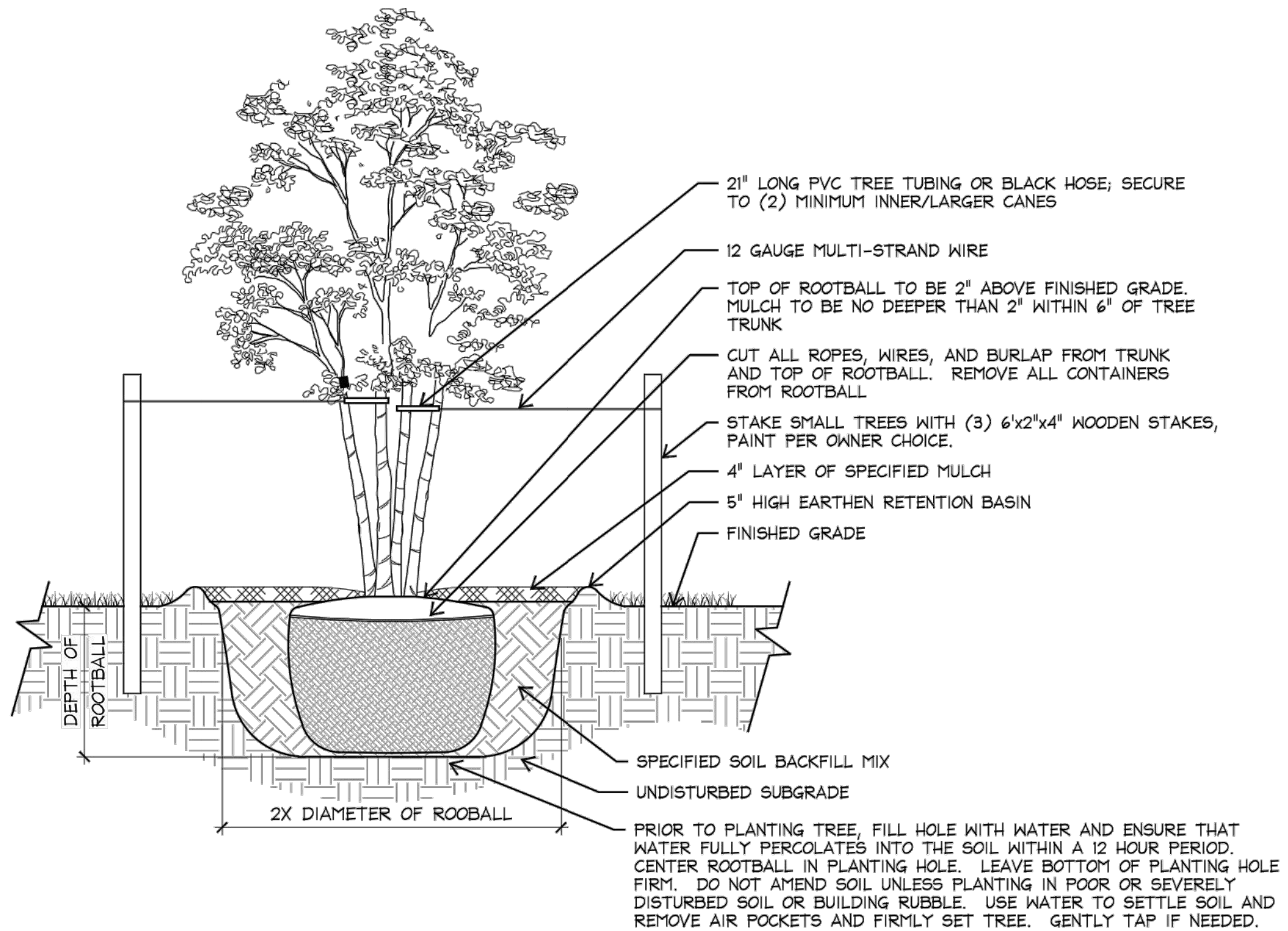
5 PLANT SPACING
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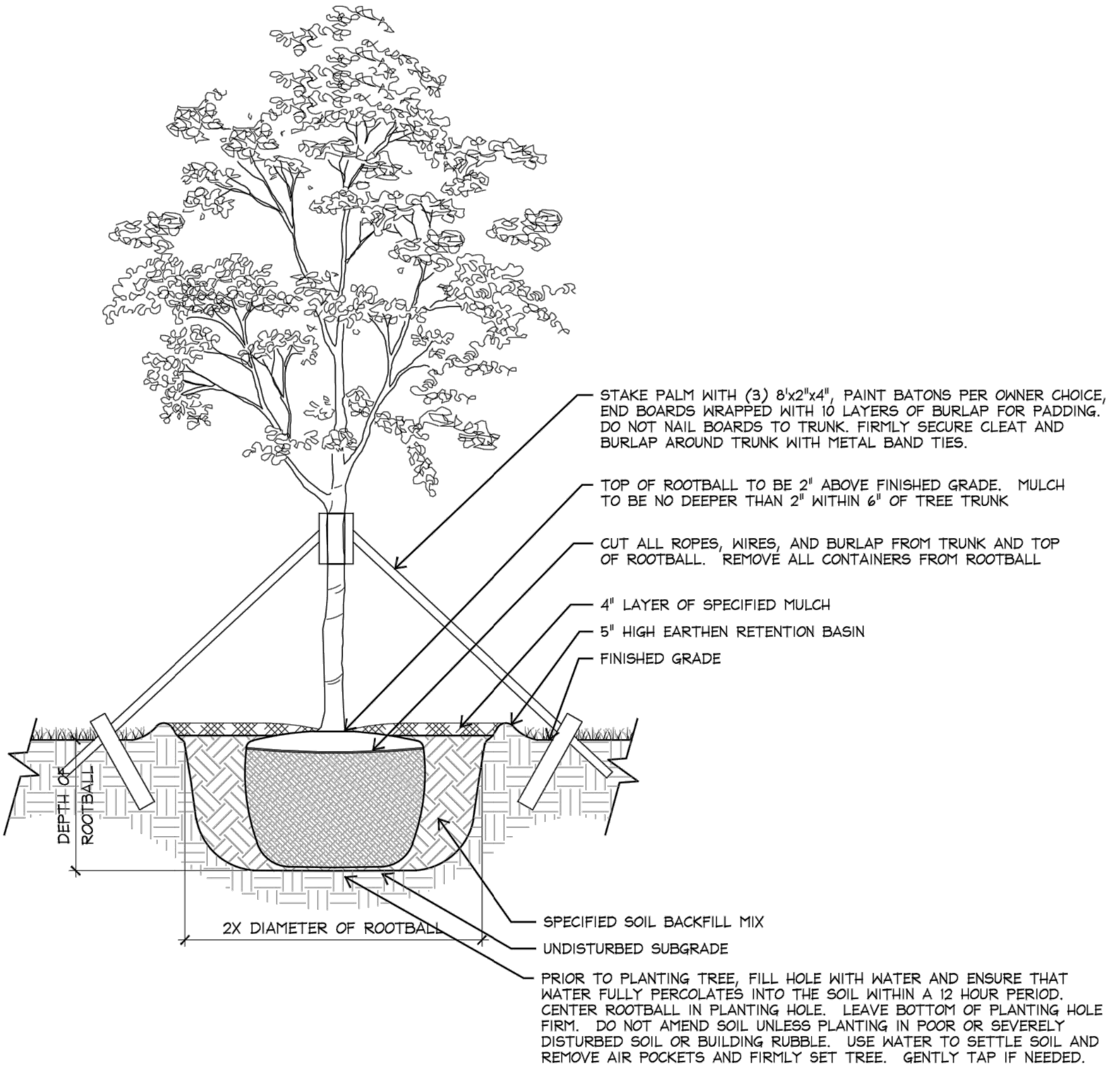
4 PALM TREE STAKING
Plan
NOT TO SCALE



3 PALM TREE PLANTING - STANDARD TRUNK
Section
NOT TO SCALE



2 TREE PLANTING - MULTI TRUNK
Section
NOT TO SCALE



1 TREE PLANTING - STANDARD TRUNK
Section
NOT TO SCALE

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03-26-2021 PZ Comments

Sheet Title:
Planting Details

Sheet Number:

LP-04

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1 Front Elevation
View from South to North

0' 2' 4' 8'
SCALE: 1/4"=1'-0"



2 Rear Elevation
View from North to South

0' 2' 4' 8'
SCALE: 1/4"=1'-0"

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Sheet Title:
Planting
Elevations

Sheet Number:
LP-05



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△ 04-23-2021 PZ Comments

Sheet Title:
Planting
Elevations

Sheet Number:
LP-06

TREE DISPOSITION SCHEDULE

Tag	Common Name	Latin Name	DBH	Height	Width	Notes	Preserve	Transplant	Remove
1	Umbrella Tree	<i>Schefflera arboricola</i>	18 in	20'	15'				
2	Bismarck Palm	<i>Bismarckia nobilis</i>	18 in	25'	20'				X
3	Joannis Palm Single	<i>Veitchia joannis</i>	6 in	45'	16'				X
4	Bismarck Palm	<i>Bismarckia nobilis</i>	18 in	25'	20'				X
5	Live Oak*	<i>Quercus virginiana</i>	9 in	25'	20'		X		
6	Canary Island Date Palm	<i>Phoenix canariensis</i>	24 in	18'	20'				X
7	Joannis Palm Quad	<i>Veitchia joannis</i>	5 in x4	25'	20'				X
7a	Areca Palm	<i>Dypsis lutescens</i>	na	20'	10'		X		
8	Solitaire Palm Triple	<i>Ptychosperma elegans</i>	5 in x3	20'	15'				X
9	Macarthur Palm	<i>Ptychosperma macarthurii</i>	na	20'	20'			X	
10	Japanese Privet*	<i>Ligustrum japonicum</i>	14 in	10'	10'				X
11	Solitaire Palm Single	<i>Ptychosperma elegans</i>	7 in	30'	8'				X
12	Bottle Palm	<i>Hyophorbe lagenicaulis</i>	12 in	12'	3'				X
13	Fishtail Palm	<i>Caryota mitis</i>	na	30'	25'				X
14	Areca Palm	<i>Dypsis lutescens</i>	na	25'	20'			X	
14a	Areca Palm	<i>Dypsis lutescens</i>	na	25'	20'		X		
14b	Areca Palm	<i>Dypsis lutescens</i>	na	25'	20'		X		
14c	Areca Palm	<i>Dypsis lutescens</i>	na	25'	20'		X		
14d	Areca Palm	<i>Dypsis lutescens</i>	na	25'	20'		X		
15	Solitaire Palm Triple	<i>Ptychosperma elegans</i>	4 in x3	25'	15'				X
16	Solitaire Palm Double	<i>Ptychosperma elegans</i>	4 in x2	25'	10'				X
17	Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	na	30'	25'				X
17a	Joannis Palm Single	<i>Veitchia joannis</i>	6 in	50'	15'				X
17b	Joannis Palm Single	<i>Veitchia joannis</i>	6 in x3	50'	15'				X
17c	Joannis Palm Single	<i>Veitchia joannis</i>	6 in	40'	15'				X
18	Christmas Palm Double	<i>Adonidia merrillii</i>	5 in x2	25'	15'				X
19	Screwpine	<i>Pandanus utilis</i>	6 in x3	20'	15'				X
20	Bamboo species	<i>Bambusoideae spp.</i>	na	20'	15'				X
21	Bucaneer Palm	<i>Pseudophoenix sargentii</i>	15 in	15'	12'				X
22	Christmas Palm Double	<i>Adonidia merrillii</i>	6 in x2	20'	20'				X
23	Solitaire Palm Single	<i>Ptychosperma elegans</i>	3 in	25'	6'				X
24	Yellow Trumpet Tree	<i>Tabebuia cariba</i>	14 in	25'	20'				X
25	Traveler's Palm	<i>Ravenala madagascariensis</i>	18 in	40'	25'				X
26	Areca Palm	<i>Dypsis lutescens</i>	na	25'	15'				X
27	Joannis Palm Single	<i>Veitchia joannis</i>	7 in	50'	20'		X		

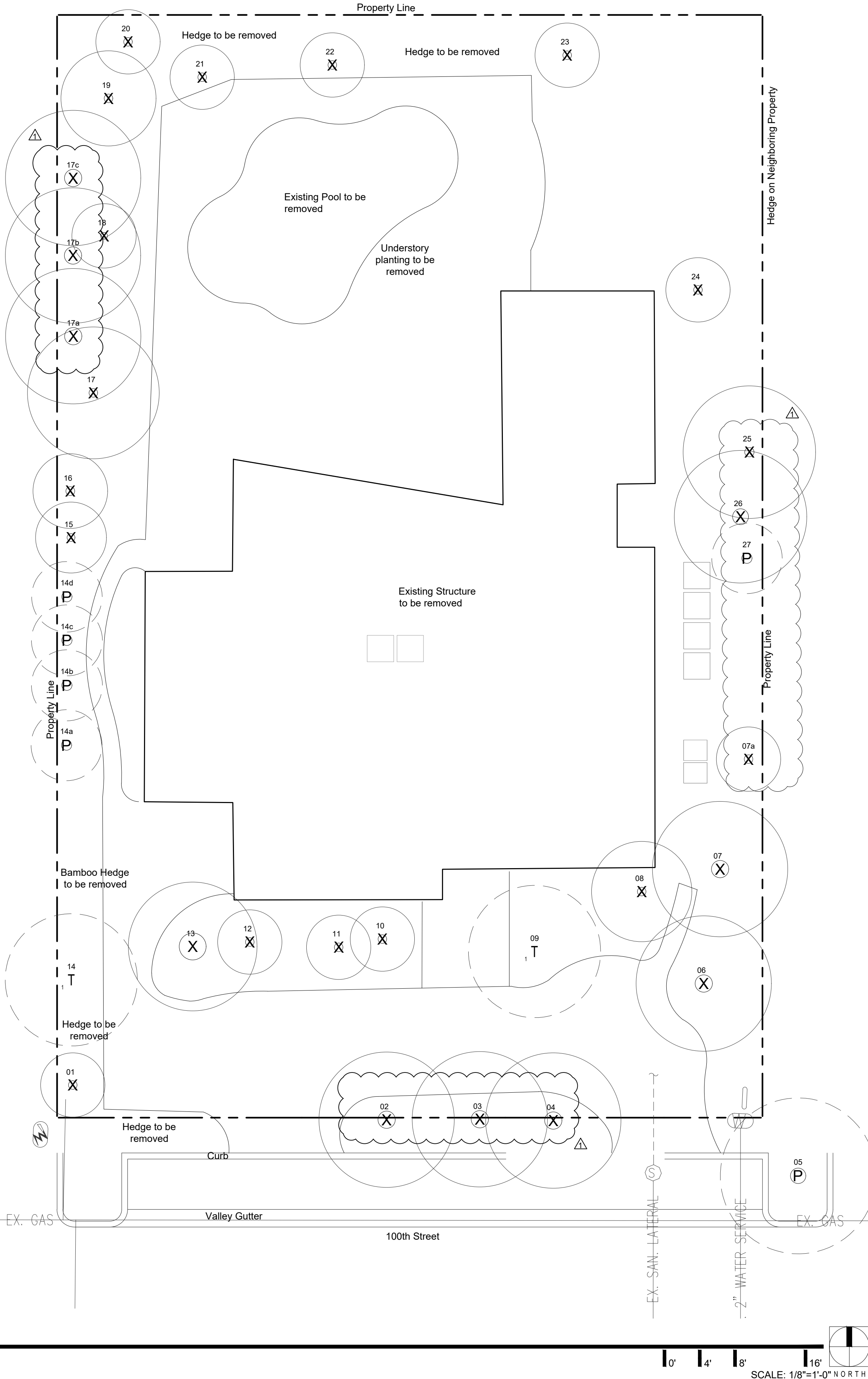
TREE DISPOSITION LEGEND

P = PRESERVE

T₁ = TRANSPLANT (existing location)

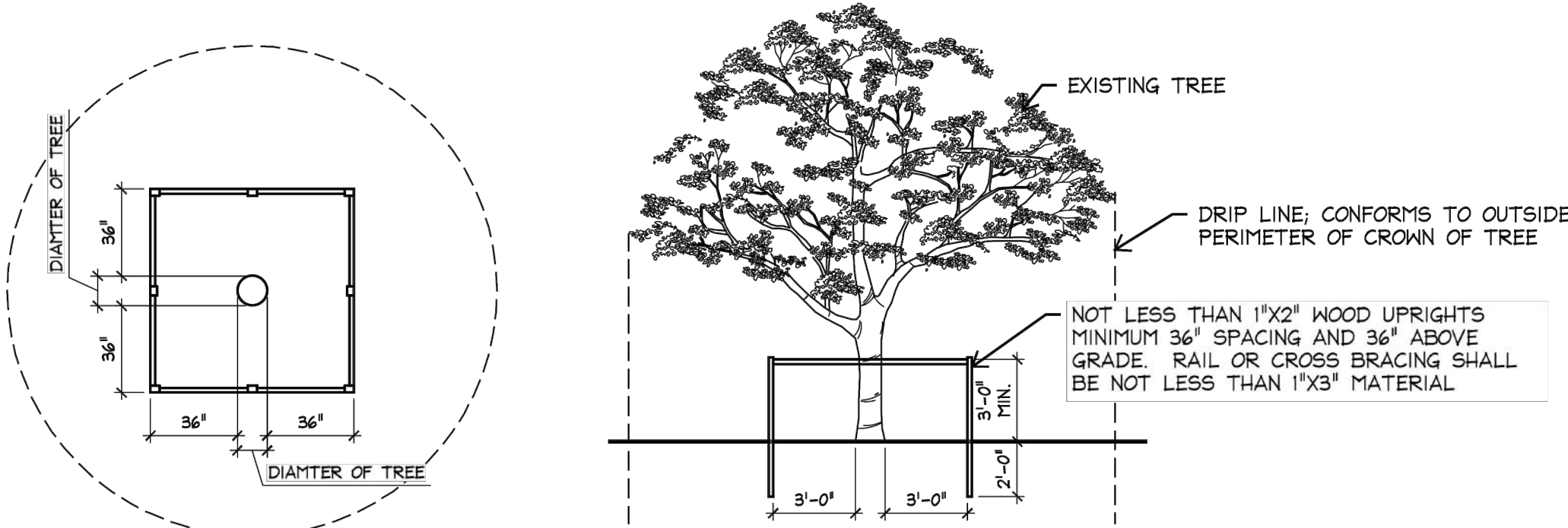
T₂ = TRANSPLANT (see canopy plan for proposed location)

X = REMOVE



*denotes trees in right of way

Note: See LP-01 for proposed locations of transplanted trees and palms, and proposed canopy plant material



TREE RELOCATION NOTES:

1.) PRIOR TO TREE EXCAVATION AND RELOCATION, CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES FOR FLAGGING AND COORDINATION OF SERVICE DISCONNECTION AS NECESSARY TO COMPLETE WORK. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCING TREE RELOCATION.

2.) CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN THE AREA.

3.) ALL TRANSPLANTING SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA), REF. 1 TRANSPLANTING OF TREES AND SHRUBS IN THE SOUTHEASTERN UNITED STATES.

4.) PRIOR TO BEGINNING ANY TRANSPLANTING WORK, ALL EXISTING TREES ADJACENT TO WORK SHALL BE PROTECTED BY PROVIDING TREE PROTECTION BARRIERS AROUND EXISTING TREES SUCH AS TENAX ORANGE SAFETY FENCING OR SIMILAR. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRY LINE OF TREES, PALMS AND PLANT MATERIAL. ANY EXISTING TREES DAMAGED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

5.) EMPTY TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN FILL AND BROUGHT BACK TO FLUSH WITH SURROUNDING GRADE. STABILIZE GRADE AS REQUIRED. IF PLANTS ARE TO BE IMMEDIATELY RE-PLANTED IN RESULTING TREE PITS, APPROPRIATE PLANTING SOIL SHALL BE USED AS BACKFILL MATERIAL.

6.) TRIMMING AND ANY NECESSARY PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE. THE CONTRACTOR'S CREW USED FOR THE RELOCATION OF EXISTING TREES SHALL HAVE MIN. 10 YEARS EXPERIENCE IN RELOCATION OF EXISTING PLANT MATERIALS AND BE RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

7.) PRIOR TO MOVING:

- a.) EVALUATE EXISTING TREES AND VERIFY TREES ARE FREE OF DISEASE OR OTHER ISSUES THAT MAY REDUCE THE LIKELIHOOD OF SURVIVING TRANSPLANT.
- b.) VERIFY FINAL GRADES HAVE BEEN ESTABLISHED IN THE FINAL LOCATION, AND THAT PREPARED PITS DRAIN BY TEST-FILLING WITH WATER BEFORE TRANSPLANTATION.

8.) THE FOLLOWING METHODS SHALL BE USED FOR HANDLING DURING TREE PREPARATION AND TRANSPORT:

- a.) SOIL PREPARATION: TREES SHALL BE ROOT PRUNED MIN. 45 DAYS PRIOR TO RELOCATION. PRUNING SHALL BE DONE WITH CLEAN, SHARP EQUIPMENT. AFTER ROOT PRUNING, BACKFILL WITH GOOD ROOTING MEDIUM, FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH. ROOT PRUNED MATERIAL SHALL BE MAINTAINED BY MULCHING, WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING AND OTHER HORTICULTURAL PRACTICES.
- b.) ROOT BALL PREPARATION: BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR ACCEPTED CLOTH SUBSTITUTE. NO BALLEED PLANT WILL BE ACCEPTABLE IF THE BALL IS CRACKED OR BROKEN, OR IF THE STEM OR TRUNK IS LOOSE IN THE BALL, EITHER BEFORE OR DURING TRANSPLANTING. ROOT BALL SIZES SHALL BE ACCORDING TO PLANTING STANDARDS SET FORTH IN GRASSES AND STANDARDS FOR NURSERY PLANTS PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.

- c.) CANOPY PREPARATION: SHADE TREES: SELECTIVELY PRUNE AND THIN CROWN TO REMOVE APPROXIMATELY 1/3 OF THE BRANCHES. PRESERVE THE BASIC SHAPE AND FORM OF THE TREE, ELIMINATE CROSS-BRANCHING AND ANY DEAD OR DISEASED BRANCHES. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI-A300 STANDARDS. PALMS: FOLLOW STANDARD PROCEDURE FOR TRANSPLANTATION OF PALMS. MULTI-TRUNK TREES AND PALMS SHALL BE MOVED AS A SINGLE UNIT.

- d.) DURING TRANSPORT:
 - 1. PROPERLY HANDLE TREES AND PALMS DURING MOVE TO PREVENT DAMAGE TO TRUNKS OR BRANCHES BY MEANS ACCEPTED BY THE LANDSCAPING INDUSTRY. ROOTBALLS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY, NEVER BY THE TRUNK OF THE TREE.
 - 2. TRANSPORT TREES ON VEHICLES OF ADEQUATE SIZE TO PREVENT OVERCROWDING, BROKEN LIMBS, FOLIAGE DAMAGE, OR ROOT BALL DAMAGE.
- e.) ROOT BALLS SHALL BE KEPT MOIST AT ALL TIMES DURING RELOCATION.
- f.) PROTECT TREE CROWNS WITH SHADE CLOTH TO PREVENT DESICCATION AND WIND BURN. IN ADDITION, CROWN SHALL BE PERIODICALLY SPRAYED TO ENSURE AGAIN DRYING.

9.) PLANT MATERIAL SHALL BE PLANTED THE SAME DAY IT IS DUG. COORDINATE PREPARATION OF PLANTING PITS TO ENSURE THIS SCHEDULE.

10.) UPON DELIVERY, PLANT IMMEDIATELY AND WATER THOROUGHLY.

FOLLOWING TRANSPLANTATION:

- a.) MULCH TREE PIT AREAS AND PROVIDE BRACING FOR APPROXIMATELY 1 YEAR UNTIL TREES ARE WIND-FIRM.
- b.) FOR THIN-BARKED SPECIES, WRAP TRUNKS AND STRUCTURAL BRANCHES TO PROTECT AGAINST SUN SCALD AND DEFORMATION FOR A SINGLE GROWING SEASON.
- c.) FEED WITH A DILUTED SOLUTION OF N-P-K WITH A SOLI. NEEDLE, PROVIDING WATER, AIR AND NUTRIENTS. DIRECT FINE SPRAY AT FOLIAGE TO HELP HANDS-OFF NEW LEAVES.
- d.) AT TIME OF PLANTING, FILL AIR POCKETS AND KEEP ROOTS MOIST, LIVE AND HEALTHY.
- e.) PROVIDE MANUAL WATERING OF THE RELOCATED TREES FOR 90 DAYS. WATER TREES DAILY FOR THE FIRST 3 WEEKS, EVERY OTHER DAY FOR THE NEXT 3 WEEKS, AND EVERY THIRD DAY FOR THE BALANCE OF THE 3 MONTH WATERING/MAINTENANCE PERIOD. EACH WATERING SHALL SATURATE THE ROOT BALL TO ITS FULL DEPTH.
- f.) UPON COMPLETION OF WORK, THOROUGHLY CLEAN UP THE PROJECT SITE.

11.) PROVIDE ROUTINE PROGRESS EVALUATION REPORTS ON RELOCATED TREES UNTIL THE END OF THE MAINTENANCE PERIOD.

12.) IF THE TREE OR PALM SHOULD DIE WITHIN THE TWO-YEAR MAINTENANCE PERIOD, REMOVE THE TREE, REPLACE THE MATERIAL AND RESTORE THE SITE AT NO ADDITIONAL COST TO THE OWNER.

13.) DAMAGE TO OTHER CONSTRUCTION WORK OR EXISTING STRUCTURES AS A RESULT OF TREE RELOCATION SHALL BE REPAIRED AT NO COST TO THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, DAMAGE TO CURBS, WALKS, ROADS, FENCES, FURNISHINGS, OTHER PLANT MATERIAL, ETC.

1 TREE PROTECTION

PLAN

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

2 TREE PROTECTION

SECTION

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

TREE PROTECTION NOTES:

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE TREE PROTECTION TREE LOCATION AND TREE PROTECTION FENCE DETAILS ON THIS SHEET.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIFTLINES.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIFTLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE LANDSCAPE ARCHITECT TO DISCUSS ALTERNATIVES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIFTLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- THE LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET FOLLOWING INDUSTRY STANDARDS AS OUTLINED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

RESOLVE

8101 Bicayne Blvd Suite 515
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(305) 204-7612
nathan@resolve.space

Project:

Bay Harbor Residence
Site and Landscape

Planning & Zoning Board
Submittal

Mr. Bentzi Itzkowitz

1251 100th Street
Bay Harbor Islands, Florida

Date Issued:

Dec 15, 2020

Revisions:

03-26-2021 PZ Comments

Sheet Title:

Tree Disposition
Plan

Sheet Number:

LT-01

BAY HARBOR RESIDENCE

PROPERTY ADDRESS:
1251 100TH ST, BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION:
LOT 18, BLOCK 26, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL



20% LANDSCAPING MUST BE FLORIDA FRIENDLY

LIGHT NOTES
LIGHTING AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE
LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS
LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET
PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARMENT WITH CONSTRUCTION DOCUMENTS

LOCATION MAP



DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	NEIGHBORDHOOD ANALYSIS CONTEXT
A0.2	SURVEY
A1.0	SITE PLAN
A2.0	GROUND FLOOR PLAN
A3.0	ROOF PLAN
A4.0	NORTH & SOUTH ELEVATIONS
A4.1	NORTH & SOUTH COLORED ELEVATIONS
A5.0	EAST & WEST ELEVATIONS
A5.1	EAST & WEST COLORED ELEVATIONS
A6.0	SECTION - POOL
A7.0	RENDERING
A7.1	RENDERING - STREET VIEW
A7.2	RENDERING - AXONOMETRIC

ARTEHOMES
1251 100TH ST #101 BAY HARBOR ISLANDS FL 33154
PROJECT@ARTEHOMES.COM

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CONSULTANTS:

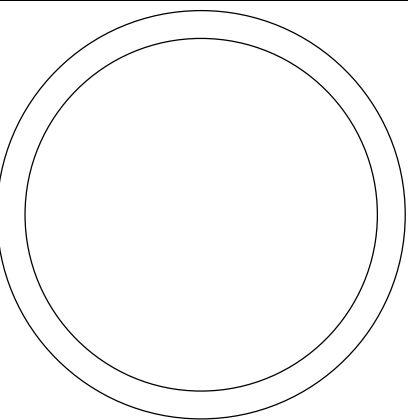
PROJECT:
BAY HARBOR RESIDENCE
1251 100TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE: 5/12/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

COVER SHEET



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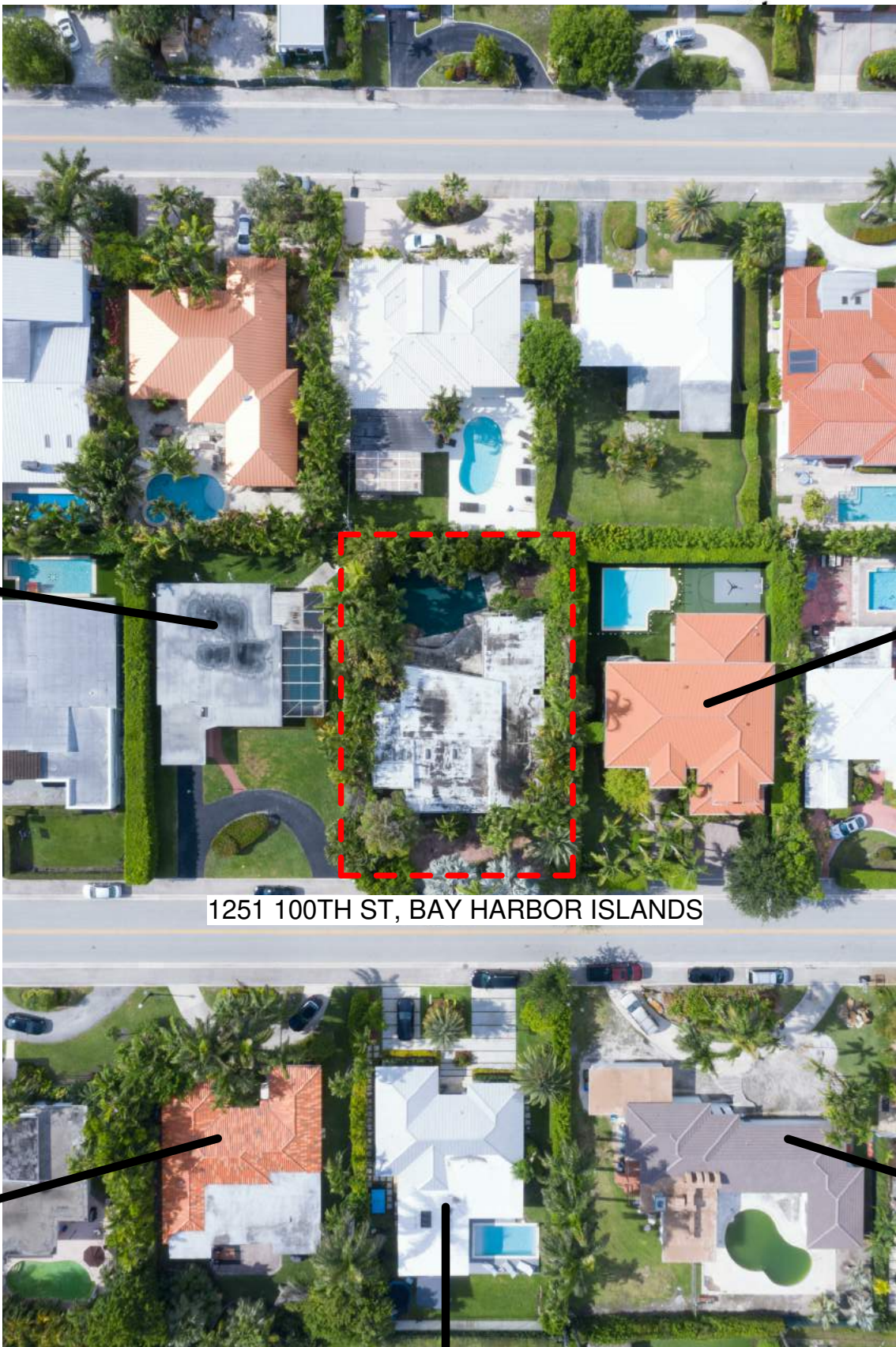
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EXISTING RESIDENCE ON THE LOT OF PROPERTY



EXISTING RESIDENCE DIRECTLY TO THE WEST



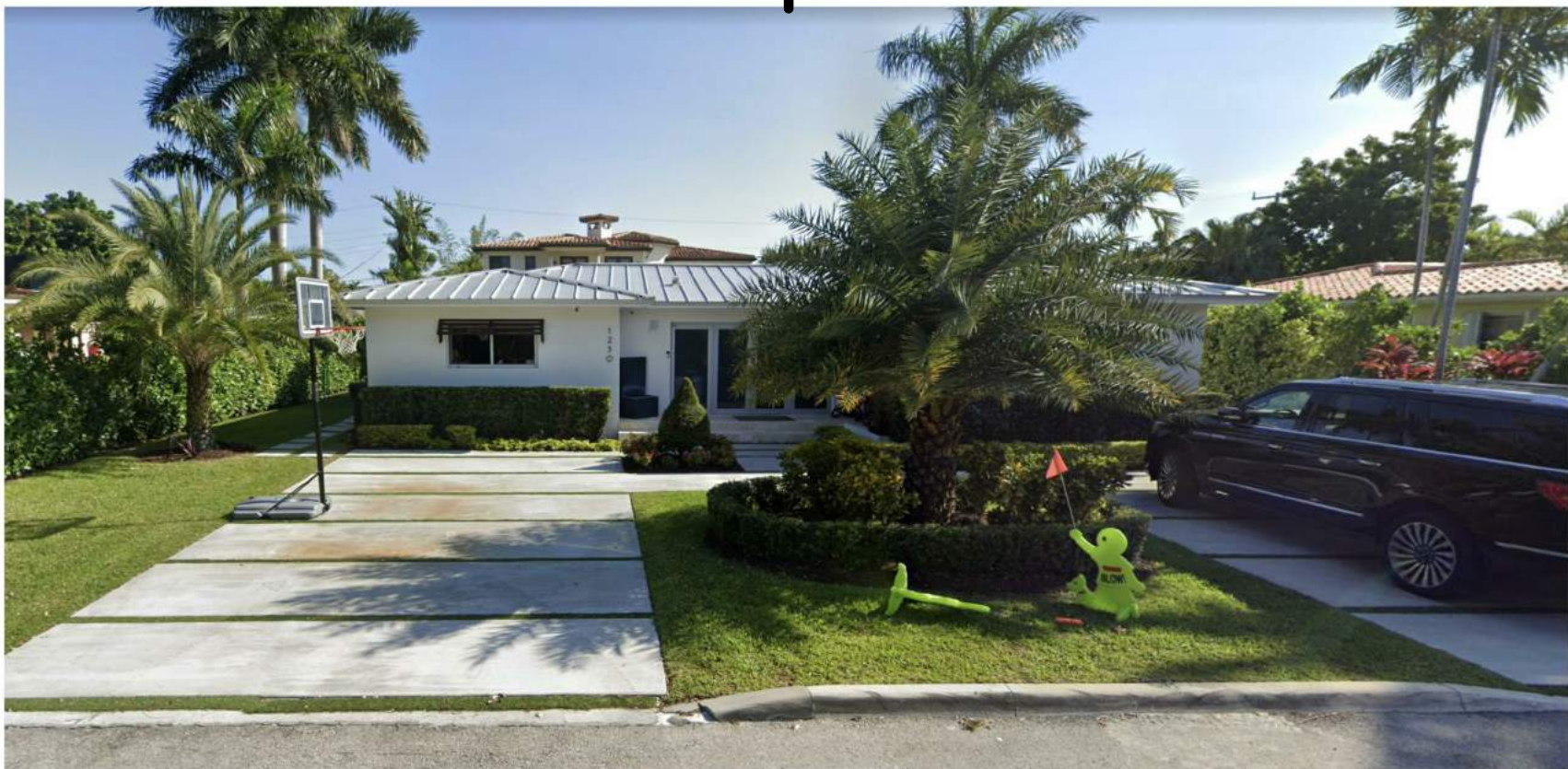
1251 100TH ST, BAY HARBOR ISLANDS



EXISTING RESIDENCE DIRECTLY TO THE EAST



EXISTING RESIDENCE DIRECTLY TO THE WEST

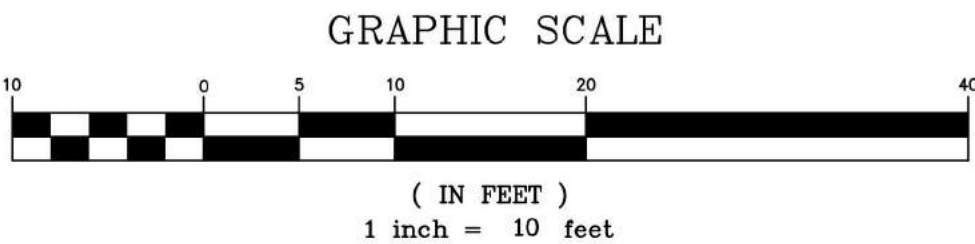


EXISTING RESIDENCE DIRECTLY TO THE SOUTH



EXISTING RESIDENCE DIRECTLY TO THE EAST

BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS:

A. = ARC
ADJ. = ADJACENT
A/C = AIR CONDITIONER PAD
ATIMA = AS THEIR INTERESTS MAY APPEAR
CH = CHORD
CHB. = CHORD BEARING
C.L.F. = CHAIN LINK FENCE
CL = CENTER LINE
CL = CLEAR
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
EM = ELECTRIC METER
ENC. = ENCROACHMENT
EL = ELEVATION
Δ = DELTA
F.C.N. = FOUND CUT NAIL
F.F.EL. = FINISH FLOOR ELEVATION
F.P.C.P. = FOUND PERMANENT CONTROL POINT
F.I.P. 1/2" = FOUND IRON PIPE 1/2"
F.I.R. 1/2" = FOUND IRON REBAR 1/2"
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
(N) = MEASURED
N = NORTH
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.L. = ON LINE
O/S = OFF SET
OHW = OVERHEAD WIRES LINE
PG. = PAGE
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.T. = POINT OF TANGENCY
P.F. = PLASTIC FENCE
R = RADIUS
(R) = RECORD
R.P. = RADIUS POINT
S = SOUTH
S. 1/2" I.R. = SET 1/2" IRON REBAR
R.W. = RIGHT OF WAY
SBT = BELL SOUTH TELEPHONE
SWK. = SIDEWALK
S.N.&D. = SET NAIL & DISC
S.Q. FT. = SQUARE FEET
T = TANGENT
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W = WEST
WM = WATER METER
W.F. = WOOD FENCE

SYMBOLS

WATER METER
WOOD UTILITY POLE
TREE
PALM
ELECTRIC BOX
LIGHT POLE
SEWER VALVE
SANITARY MANHOLE
COVERED AREA
CBS. WALL
GAS LINE
SEWER LINE
WOOD FENCE (W.F.)
OVERHEAD LINE (OH)
EXISTING ELEVATION



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

1251 - 100th STREET, BAY HARBOR ISLANDS, FLORIDA 33154-1105
FOLIO NUMBER: 13-2227-001-5240

LEGAL DESCRIPTION:

LOT 18, IN BLOCK 26, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.II, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND THE DIGITAL SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. FOR BUILDING AND ZONING INFORMATION, SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 10000.00 SQUARE FEET OR 0.23 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY SURVEY.
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD'29).
- 15) BENCH MARK USED: MIAMI-DADE COUNTY BM# R-243, ELEVATION: 6.61' (NGVD'29)
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:
- BENTZI ITZKOWITZ

TREE TABLE

No.	NAME (Common)	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	UMBRELLA TREE	1.5	20	15
2	BISMARCK PALM	1.5	25	20
3	ALEXANDER PALM	0.5	35	16
4	BISMARCK PALM	1.5	25	16
5	FLORIDA BLACK OLIVE	0.8	25	20
6	CANARY ISLAND DATE PALM	2.0	18	20
7	QUADRUPLE ALEXANDER PALM	4.0	25	20
8	TRIPLE ALEXANDER PALM	5.0	20	15
9	SENEGAL DATE PALM (CLUSTER)	6.0	20	20
10	UNKNOWN	1.2	10	10
11	ALEXANDER PALM	0.6	30	8
12	BOTTLE PALM	1.0	12	3
13	FISHTAIL PALM (CLUSTER)	5.5	30	25
14	ARECA PALM (CLUSTER)	3.5	25	20
15	TRIPLE ALEXANDER PALM	3.5	25	15
16	DOUBLE ALEXANDER PALM	1.2	25	10
17	FISHTAIL PALM (CLUSTER)	10X10	30	25
18	ALEXANDER PALM (CLUSTER)	10X17	40	20
19	UNKNOWN (TRIPLE)	4.0	20	15
20	BAMBOO (CLUSTER)	8.0	20	15
21	QUEEN PALM	1.2	15	12
22	TRIPLE ARECA PALM	4.0	20	20
23	ALEXANDER PALM	0.3	25	6
24	TABEUBIA CARAIBA	1.2	25	20
25	TRAVELERS PALM	1.5	40	25
26	ARECA PALM (CLUSTER)	4.0	25	15
27	ALEXANDER PALM	0.60	50	20

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT 44.5' FROM THE GROUND.

** TREE LOCATION & DIMENSIONS ARE APPROXIMATE.

*** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

**** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE,
HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786
E-Mail: esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

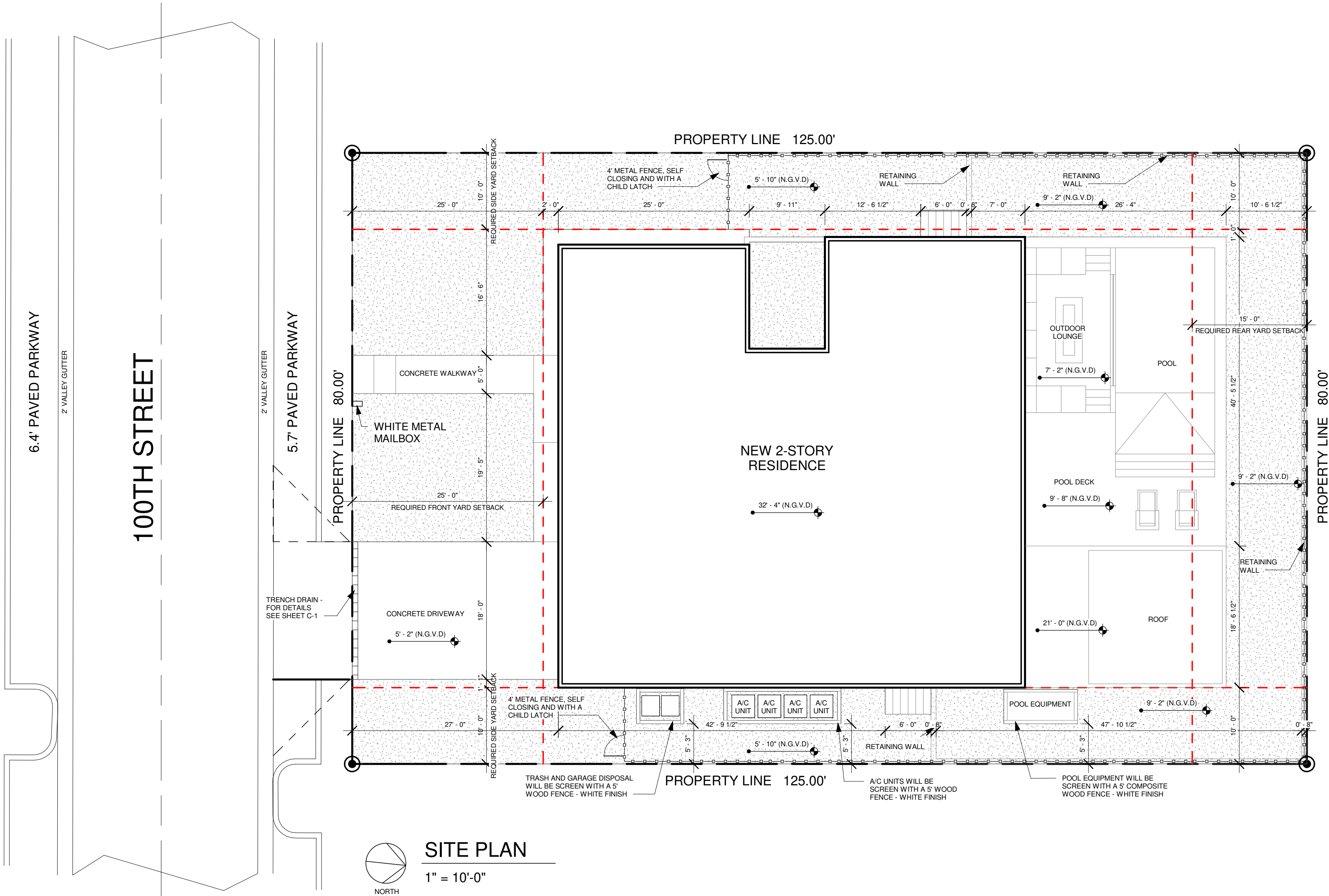
GARY B. CASTEL

Registered Land Surveyor No. 4129
State of Florida

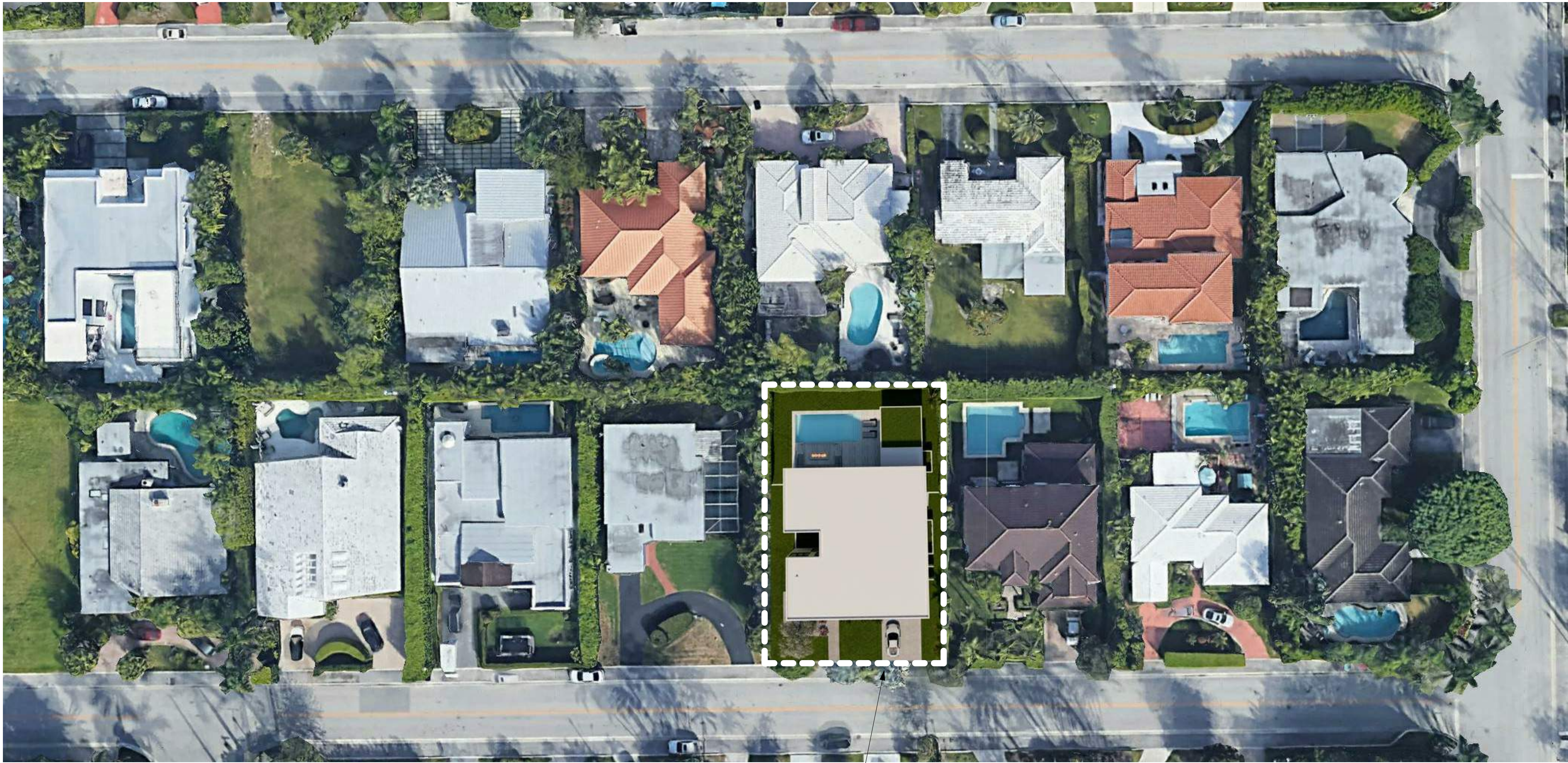
02 / 16 / 2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND THE DIGITAL SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COMMUNITY NAME AND NUMBER: UNINCORPORATED AREAS - 120635		PANEL NUMBER AND SUFFIX: 12086 C 0590-L 12086 C 0726-L		FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009	
COUNTY NAME: MIAMI-DADE		FLOOD ZONE: X		BASE FLOOD ELEVATION : N/A.	
STATE: FLORIDA					
No.	REVISIONS			JOB N°: 02 - 2021 - 031	
				FIELD CREW : EDMUND	
				DRAWN : ELF.	
				CHECKED: G.C.	
				FIELD DATE : 02 / 12 / 2021	
				DATE : 02 / 16 / 2021	
SURVEY			A0.2		
			SHEET 1 of 1		



ZONING REQUIREMENTS	REQUIRED	PROPOSED
	2020 ZONING CODE: RD	
EXISTING LAND USE: LOW DENSITY RES.		
ZONING DISTRICT: RD		
MIN LOT SIZE		10,000 SQ.FT (0.22 ACRES)
LOT COVERAGE		3,280 SQ.FT
TOTAL FLOOR AREA:		5,620.2 SQ.FT
GROUND FLOOR AREA		3,271.4 SQ.FT
MAX. 2ND FLOOR AREA: 80% OF FIRST FLOOR (GROSS AREA)	2,441 SQ.FT (80%)	2,348.6 SQ.FT
GROUND FLOOR BUILDING SETBACKS:		
FRONT SETBACK	25' - 0"	25' - 0"
REAR SETBACK	15' - 0"	15' - 0"
SIDE 1 SETBACK	10' - 0"	10' - 0"
SIDE 2 SETBACK	10' - 0"	10' - 0"
BASE FLOOD ELEVATION = 9.67' N.G.V.D		
MAX. HEIGHT FROM BFE +1	2.5 STORIES (25'-0", 30'-0" FOR SLOPED ROOF WITH A SLOPE EXCEEDING 2.5 INCHES PER FOOT)	2 STORIES (23' - 8")
MIN. LANDSCAPE OPEN SPACE	4,000 SQ.FT (40.0%)	4,201.58 SQ.FT (42.11%)
PERVIOUS AREA		4,201.58 SQ.FT (42.11%)
IMPERVIOUS AREA		5,798 SQ.FT (57.89%)
FRONT YARD PERVIOUS AREA	1,000 SQ.FT (50.0%)	1,454 SQ.FT (72.72%)
FRONT YARD IMPERVIOUS AREA		545.48 SQ.FT (27.28%)
PARKING SPACE	2	2



AERIAL VIEW

1251 100TH ST, BAY
HARBOR ISLANDS, FL 33154

ARTEHOMES

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1251 100TH ST.
BAY HARBOR ISLANDS,
FL 33154

DATE:
PROJECT NO

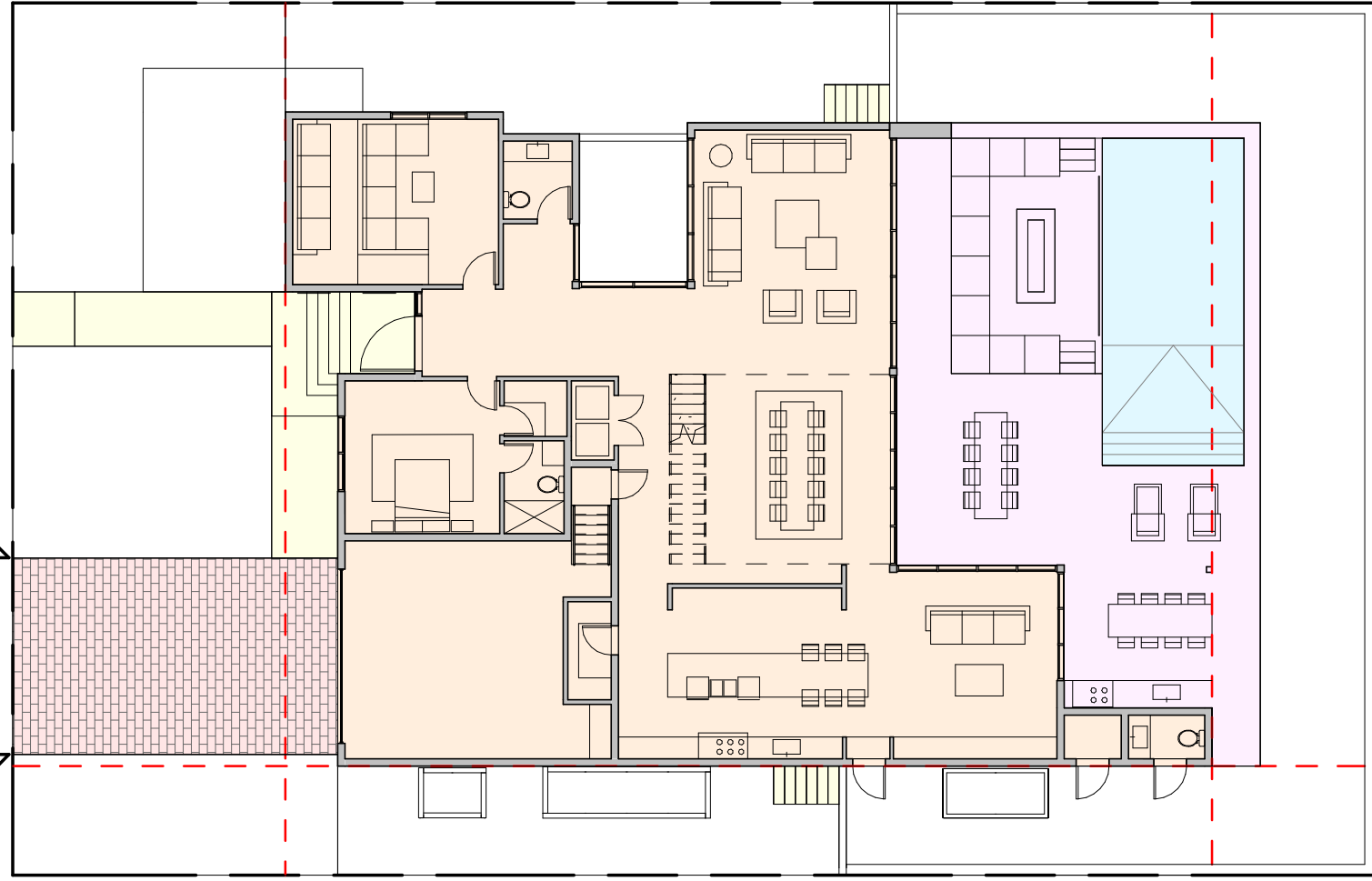
REVISION

DATE:
DRAFTED BY:
SCALE:

SITE PLAN

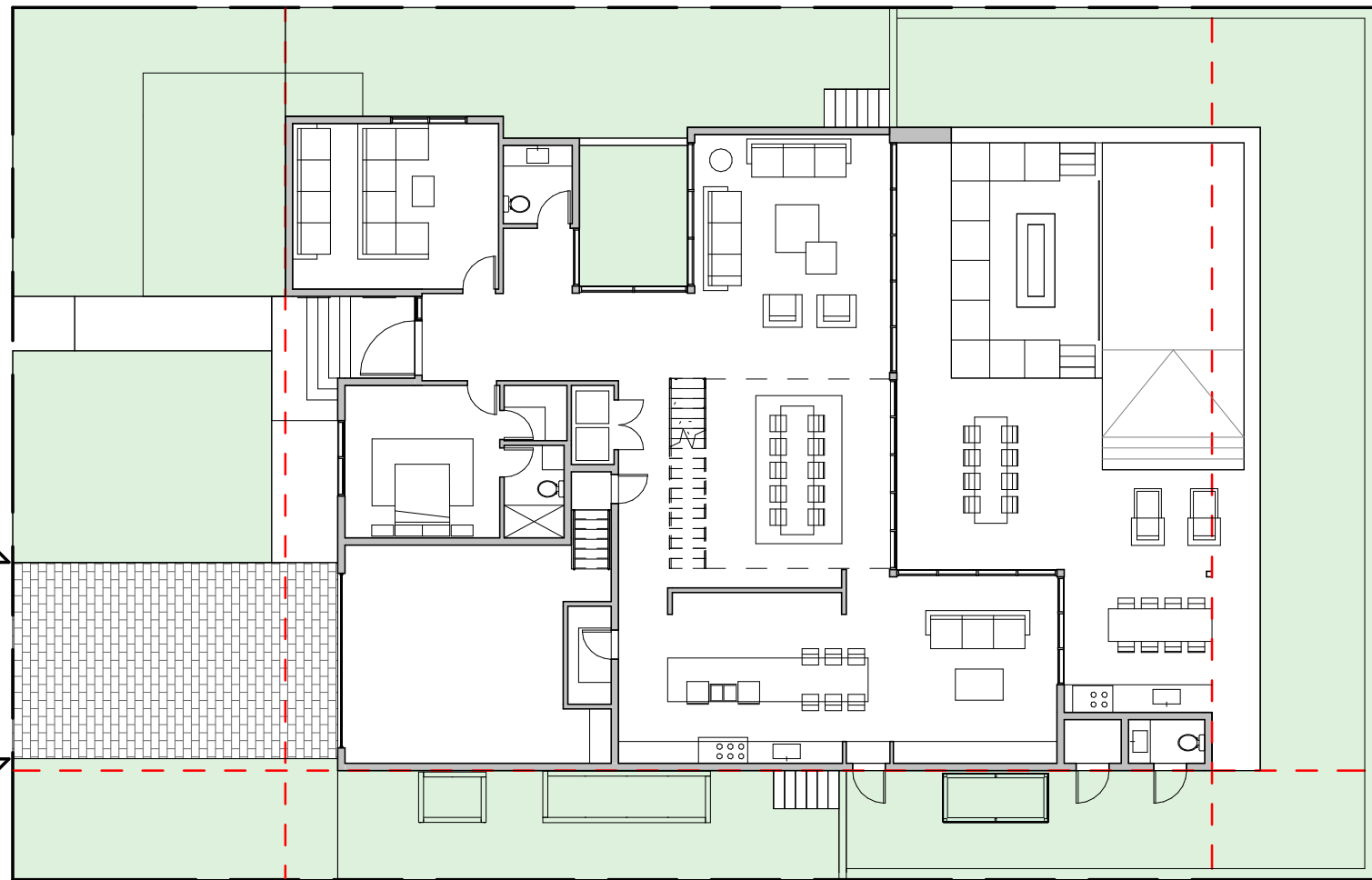
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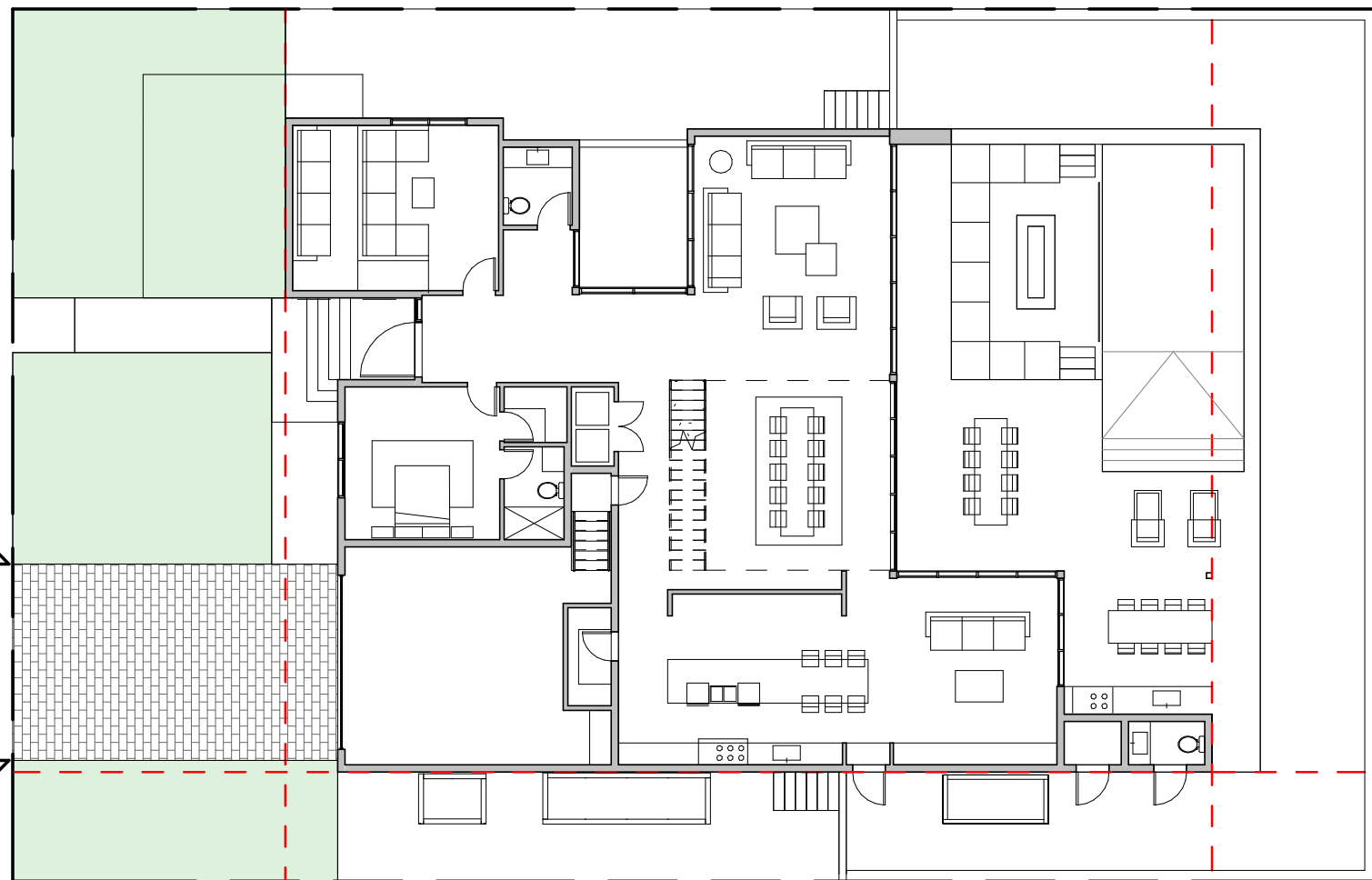
BUILDING COVERAGE BREAKDOWN	
TOTAL LOT	= 10,000.0 SQ.FT
GROUND FLOOR	= 3,271.4 SQ.FT
POOL	= 390.0 SQ.FT
POOL DECK	= 1,221.6 SQ.FT
WALKAWAY	= 361.86 SQ.FT
DRIVEWAY	= 536.9 SQ.FT
TOTAL	= 5,781.76 SQ.FT

1 BUILDING COVERAGE
1/16" = 1'-0"



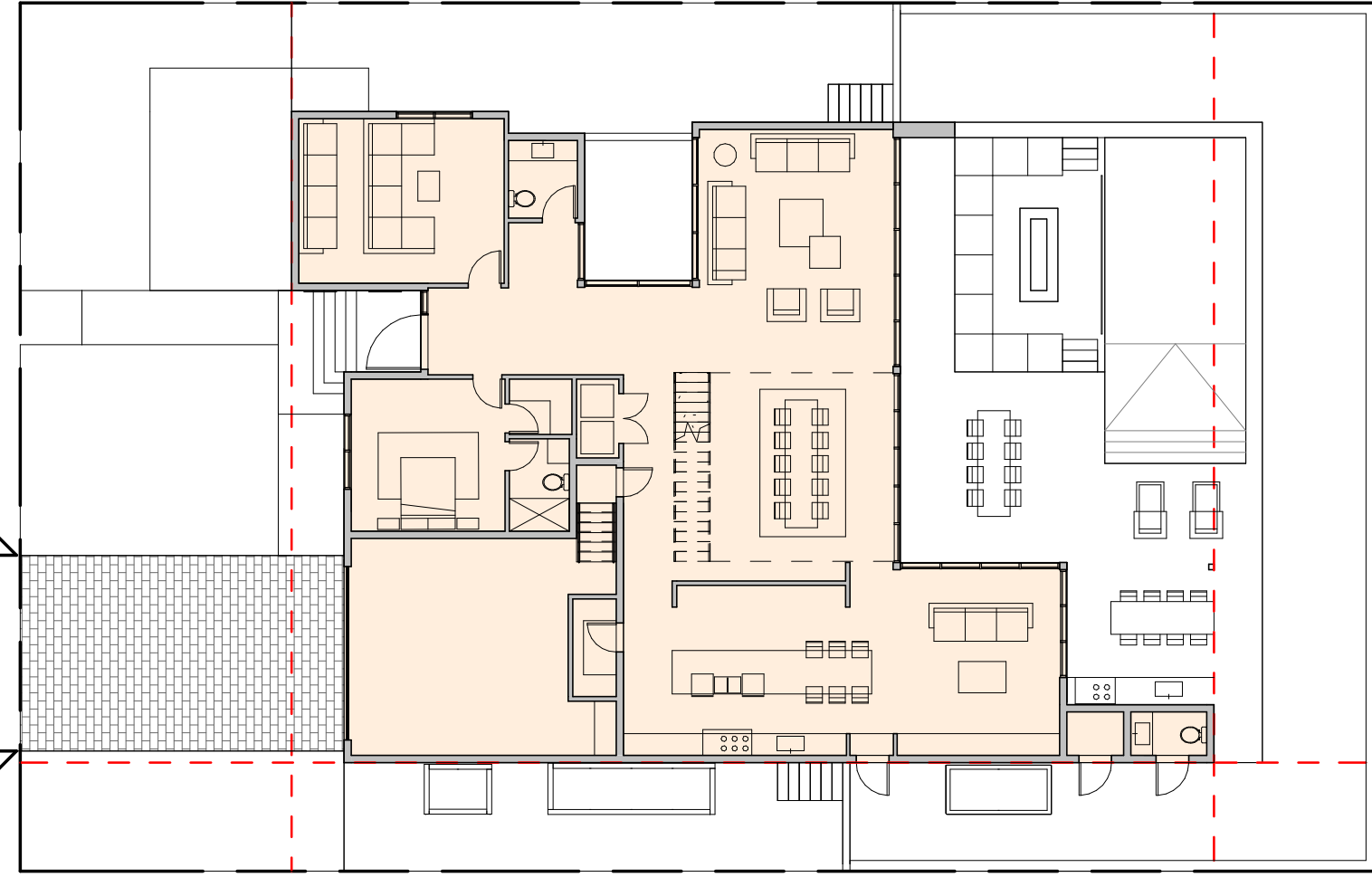
SITE - PERVIOUS/ IMPERVIOUS CALCULATIONS	
TOTAL LOT	= 10,000.00 SQ.FT
REQUIRED PERVIOUS AREA (40.0% MIN. OF TOTAL LOT AREA)	= 4,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 4,211.58 SQ.FT (42.11%)
PROPOSED IMPERVIOUS AREA	= 5,788.42 SQ.FT (57.89%)
	42.11% OF LOT AREA (EXCEEDS MIN. REQUIREMENT)

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



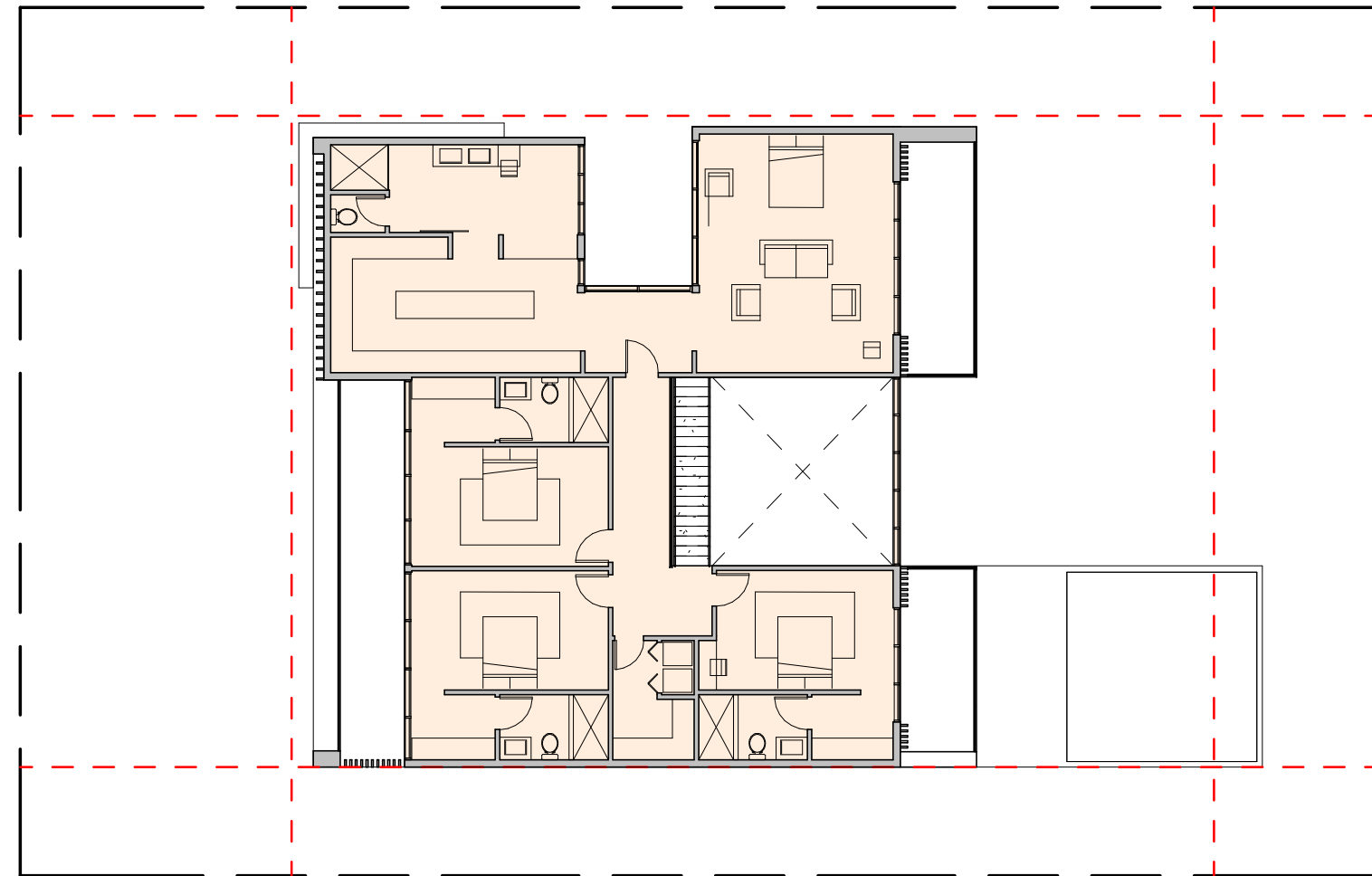
FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS	
TOTAL FRONT YARD (80'-0"x25'-0")	= 2,000.00 SQ.FT
REQUIRED PERVIOUS AREA (50.0% MIN. FRONT YARD)	= 1,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 1,454.52 SQ.FT (72.72%)
PROPOSED IMPERVIOUS AREA	= 545.48 SQ.FT (27.28%)
	72.72% OF FRONT YARD (EXCEEDS MIN. REQUIREMENT)

3 FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS
1/16" = 1'-0"



GROUND FLOOR AREA	
GROUND FLOOR	= 3,271.4 SQ.FT

4 GROUND FLOOR AREA
1/16" = 1'-0"



SECOND FLOOR AREA PERCENTAGE	
REQUIRED: MAINTAIN 80.0% MAX. OF GROUND FLOOR AREA	
SECOND FLOOR A/C	= 2,348.61 SQ.FT
FIRST FLOOR	= 3,271.4 SQ.FT
PROPOSED AREA	= 2,348.61 SQ.FT (71.8 % OF GROUND FLOOR)

5 SECOND FLOOR AREA PERCENTAGE
1/16" = 1'-0"

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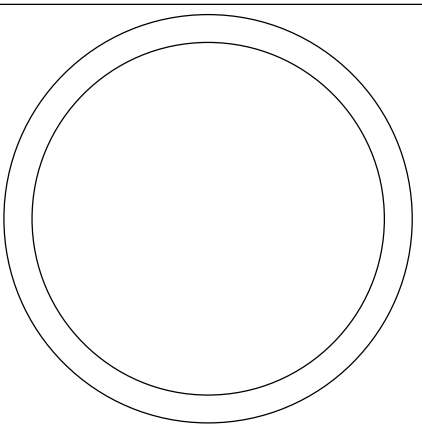
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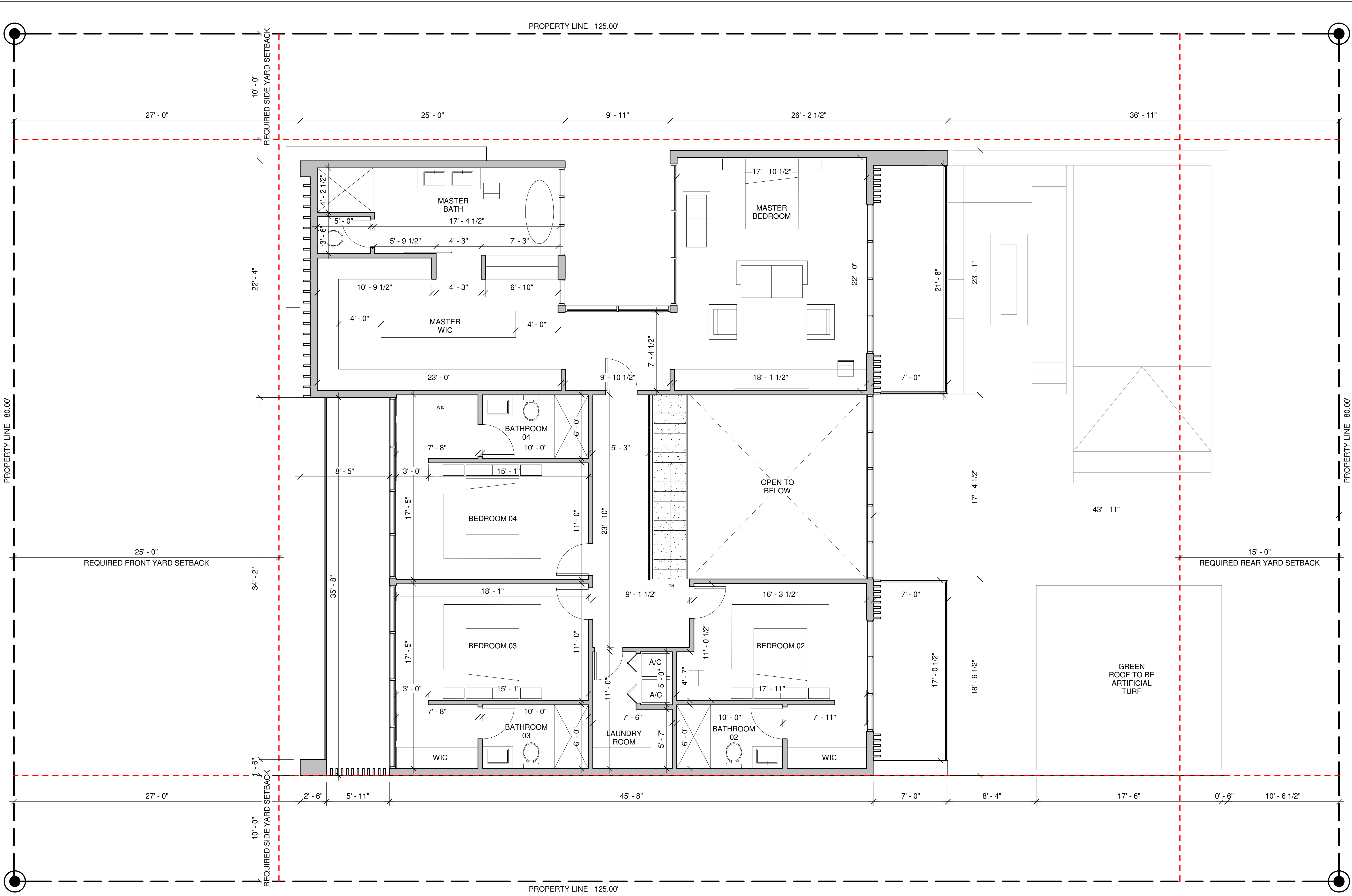
PROJECT:
BAY HARBOR RESIDENCE
1251 100TH ST,
BAY HARBOR ISLANDS,
FL 33154

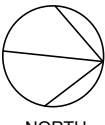
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 **SECOND FLOOR PLAN**
1/4" = 1'-0"

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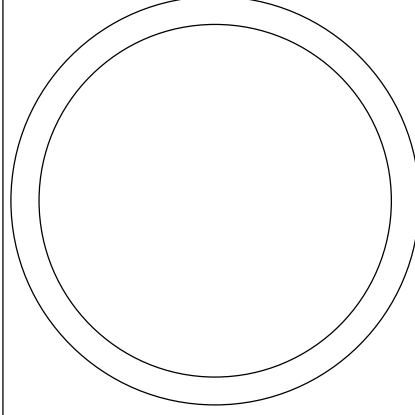
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DATE: 5/12/21

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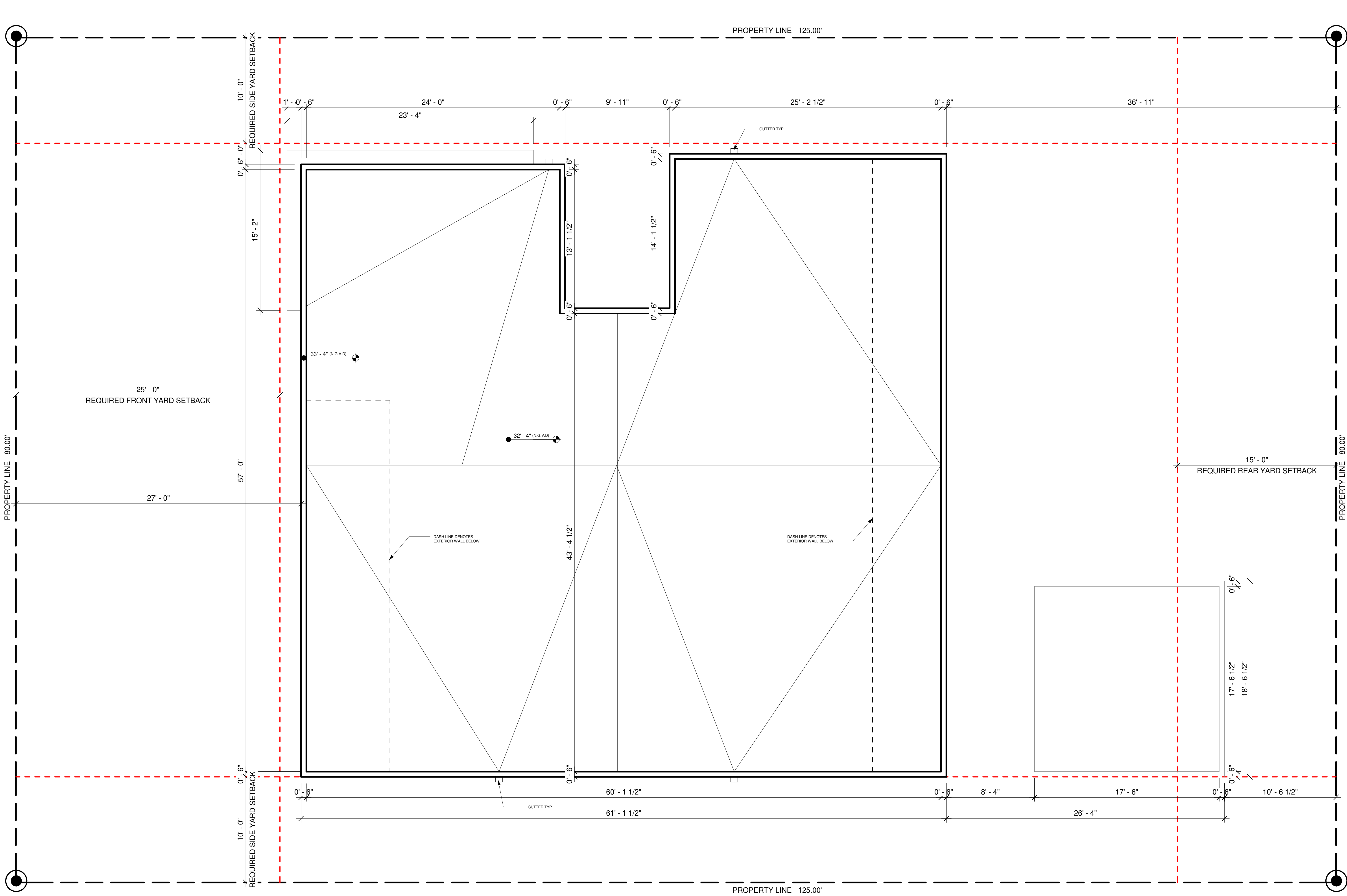
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SECOND FLOOR PLAN



A2.1

DRAWN BY: F.S



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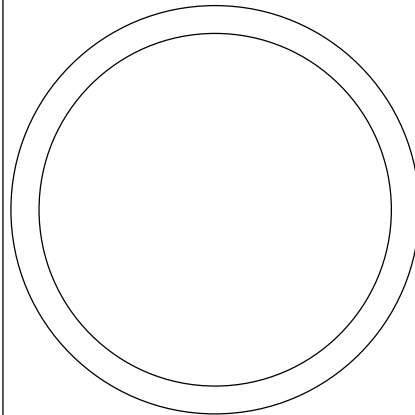
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PROJECT NO

5/12/21

REVISION	

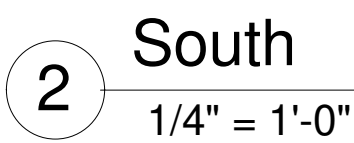
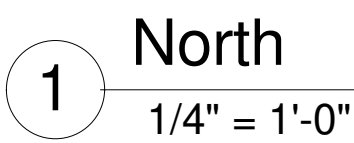
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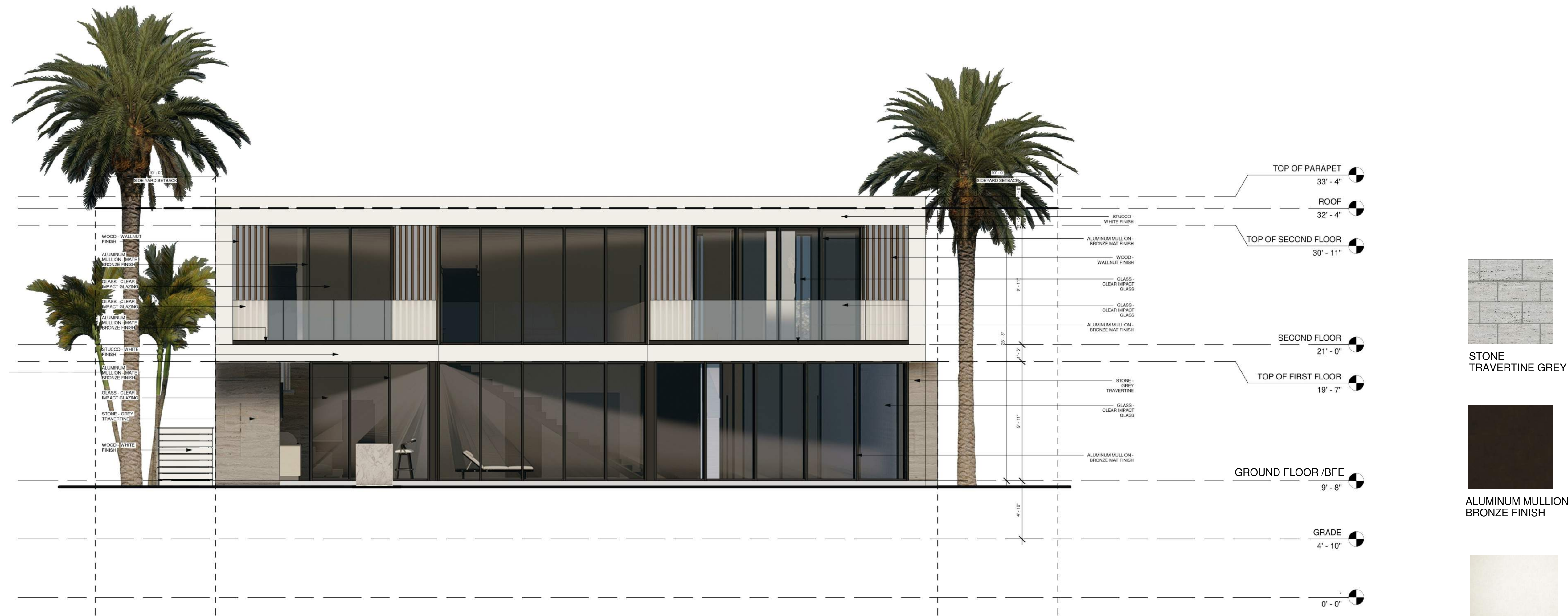
ROOF PLAN



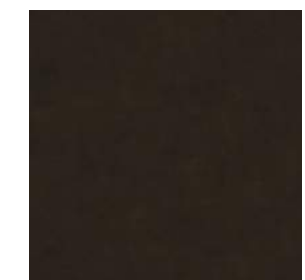
A3.0

DRAWN BY: F.S





STONE
TRAVERTINE GREY



ALUMINUM MULLION
BRONZE FINISH



STUCCO
WHITE FINISH



WOOD
WALNUT FINISH



CLEAR IMPACT
GLASS



COMPOSITE WOOD
WHITE FINISH



CONSULTANTS:

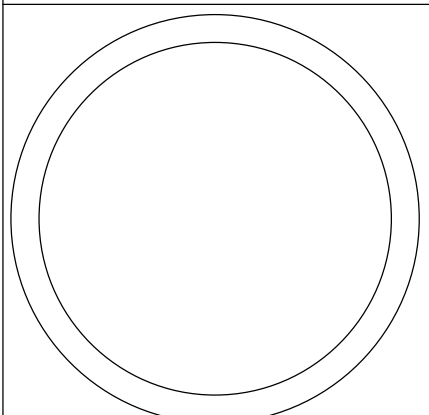
PROJECT:
BAY HARBOR RESIDENCE
1251 100TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE: 5/12/21
PROJECT NO:

REVISION

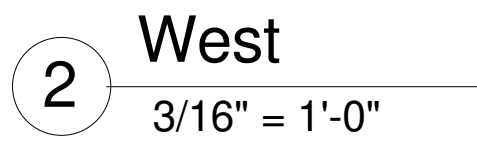
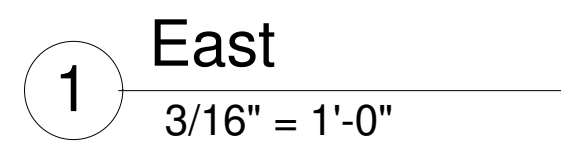
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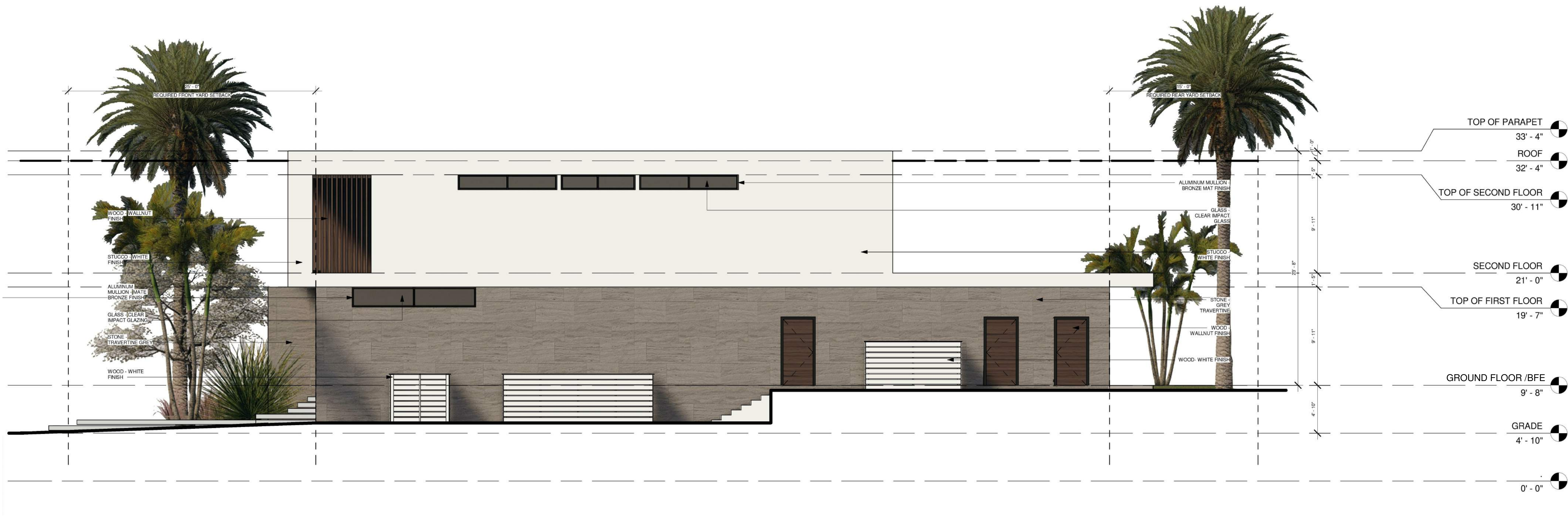
NORTH AND SOUTH
COLORED ELEVATIONS



A4.1

DRAWN BY: F.S



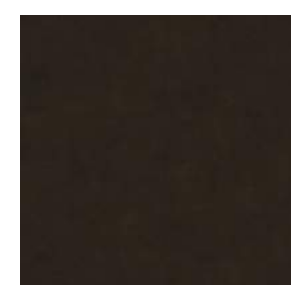


1 EAST COLORED ELEVATION

NTS



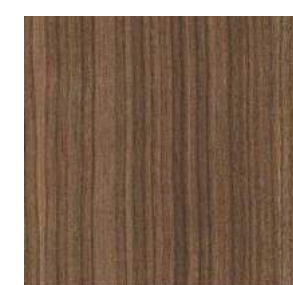
STONE
TRAVERTINE GREY



ALUMINUM MULLION
BRONZE FINISH



STUCCO
WHITE FINISH



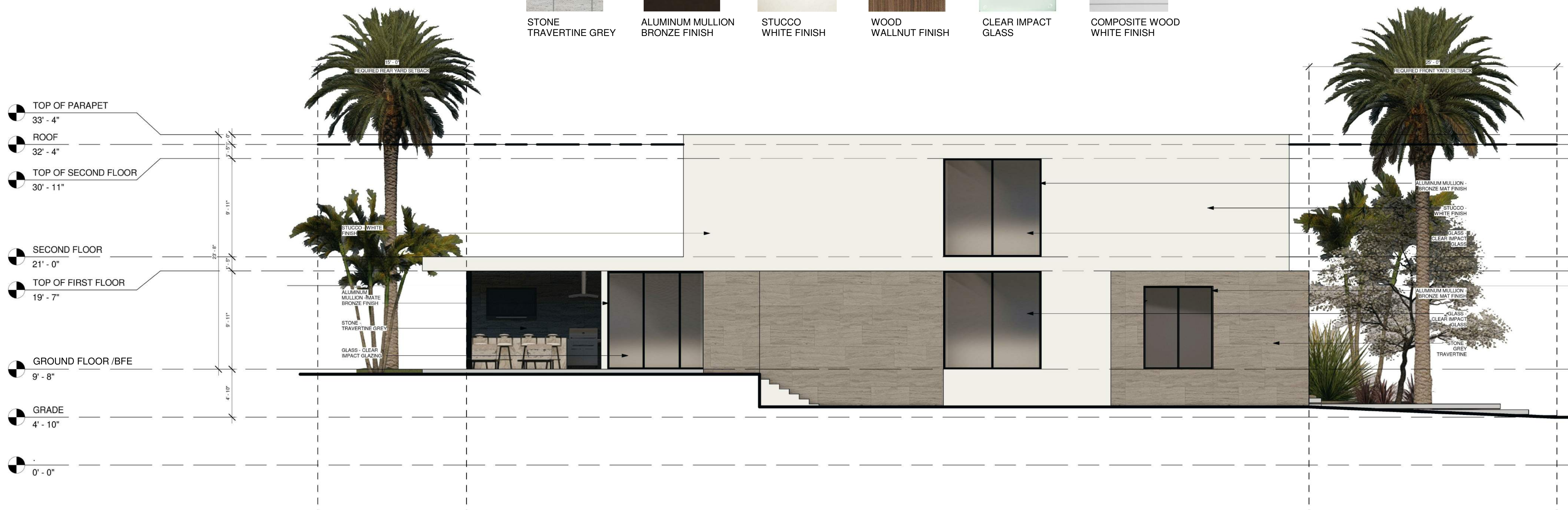
WOOD
WALLNUT FINISH



CLEAR IMPACT
GLASS



COMPOSITE WOOD
WHITE FINISH



2 WEST COLORED ELEVATION

NTS

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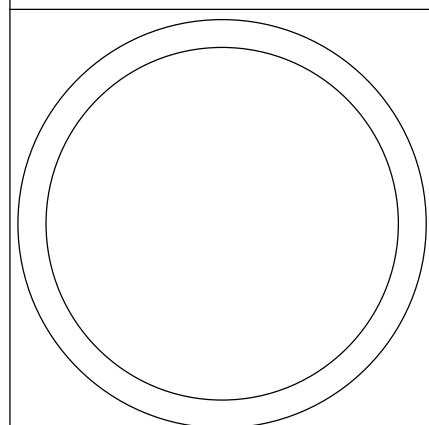
PROJECT:
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1251 100TH ST.
BAY HARBOR ISLANDS,
FL 33154

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PROJECT NO:

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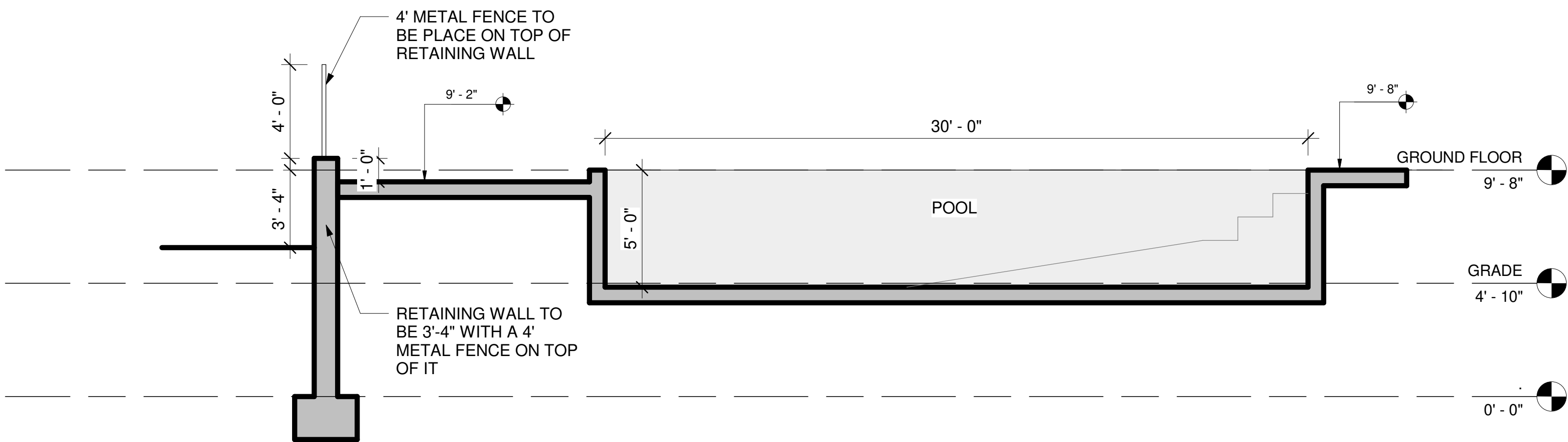
EAST & WEST COLORED
ELEVATIONS



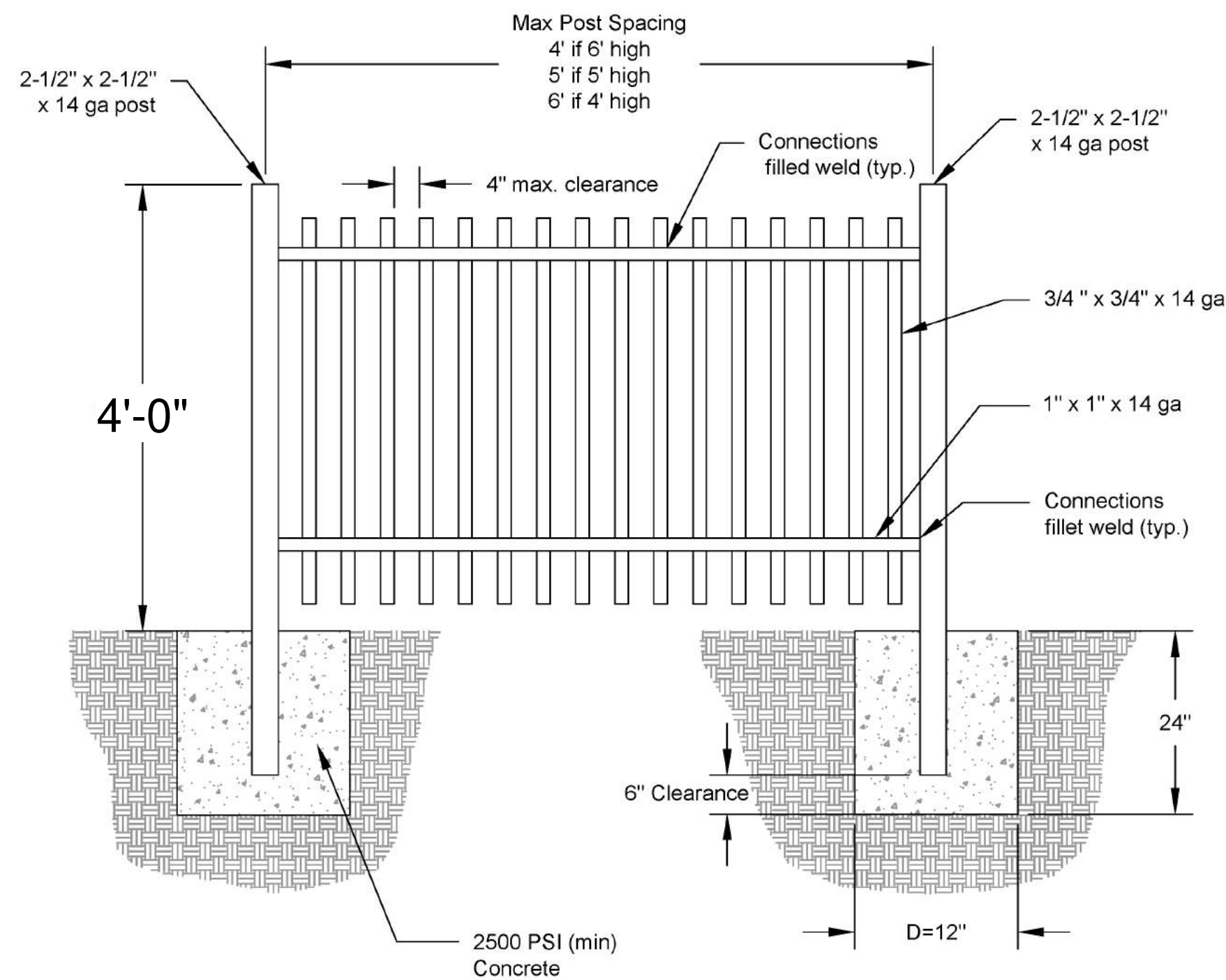
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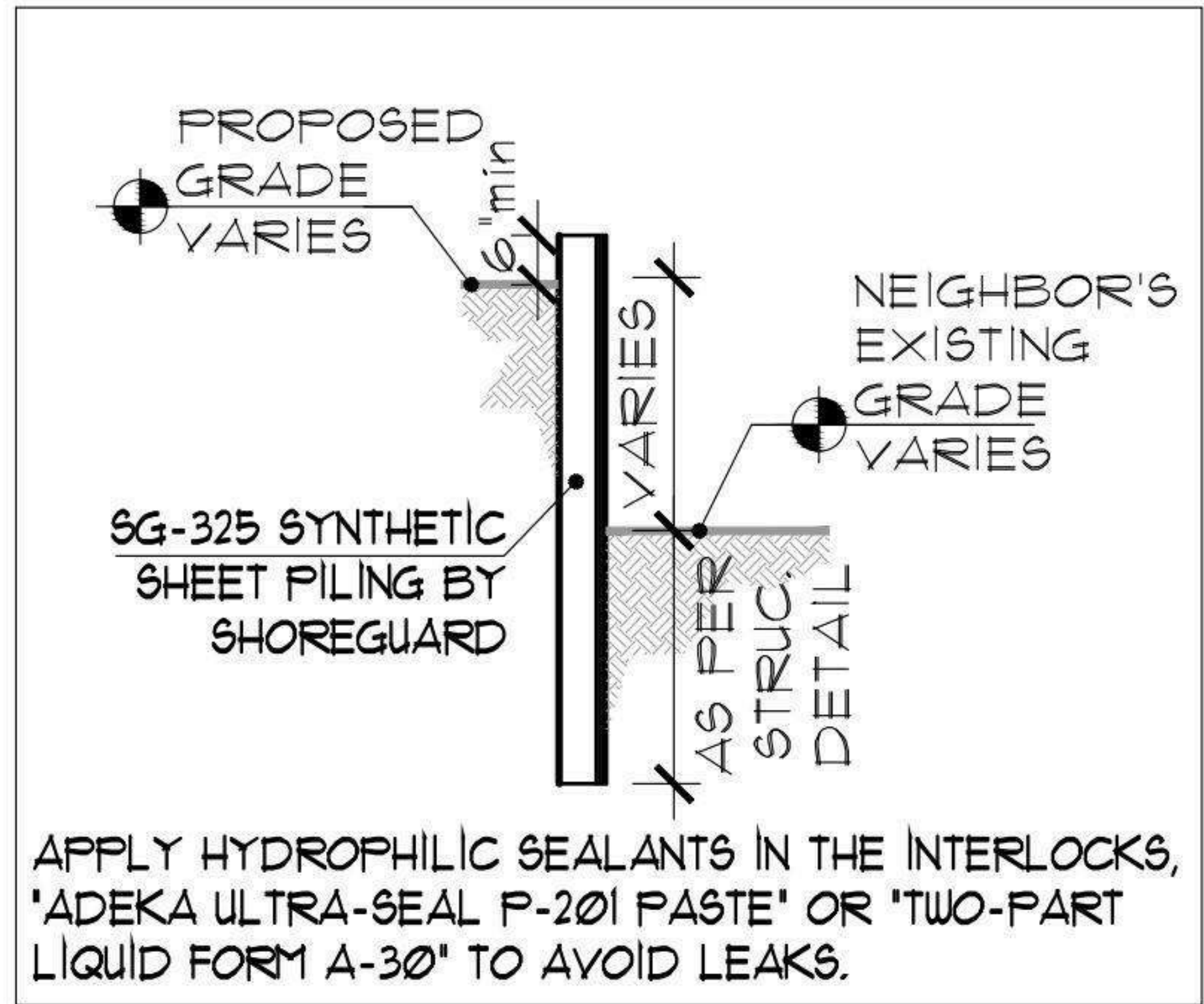
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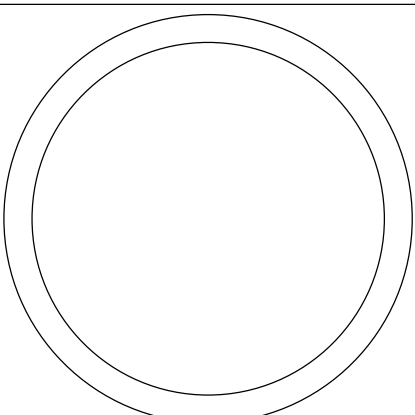
1 POOL SECTION
1/4" = 1'-0"



2 METAL FENCE DETAIL
NTS



REVISION





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PROJECT:

BAY HARBOR RESIDENCE
1251 100TH ST,
BAY HARBOR ISLANDS,
FL 33154

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5/12/21

PROJECT NO

REVISION	

DATE:

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SCALE:

RENDERING

A7.0

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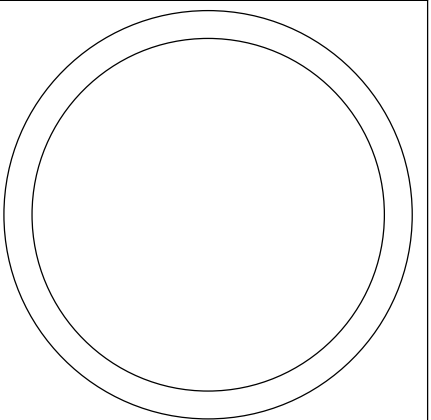
PROJECT:
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BAY HARBOR ISLANDS,
FL 33154

DATE: 5/12/21
PROJECT NO

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DATE:
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SCALE:

RENDERING - STREET
VIEW



A7.1



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PROJECT: BAY HARBOR RESIDENCE

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1251 100TH ST.
BAY HARBOR ISLANDS,
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DATE: 5/12/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

RENDERING -
AXONOMETRIC

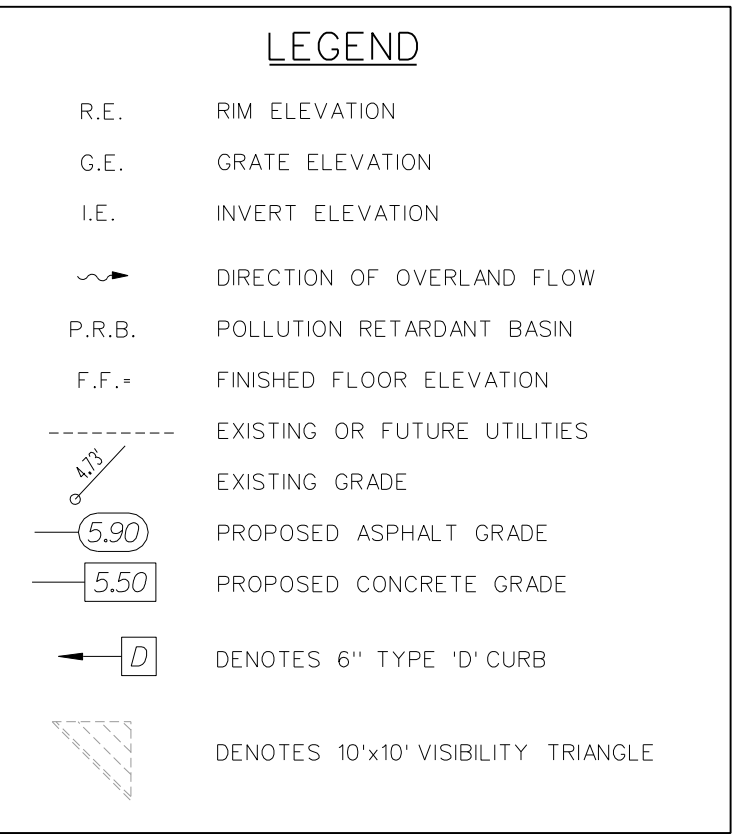
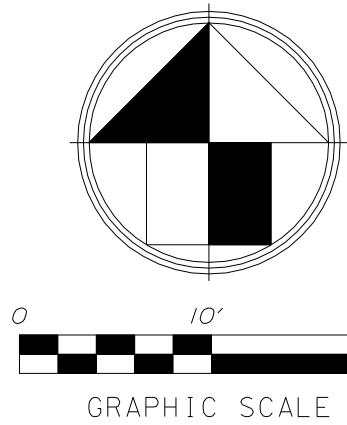
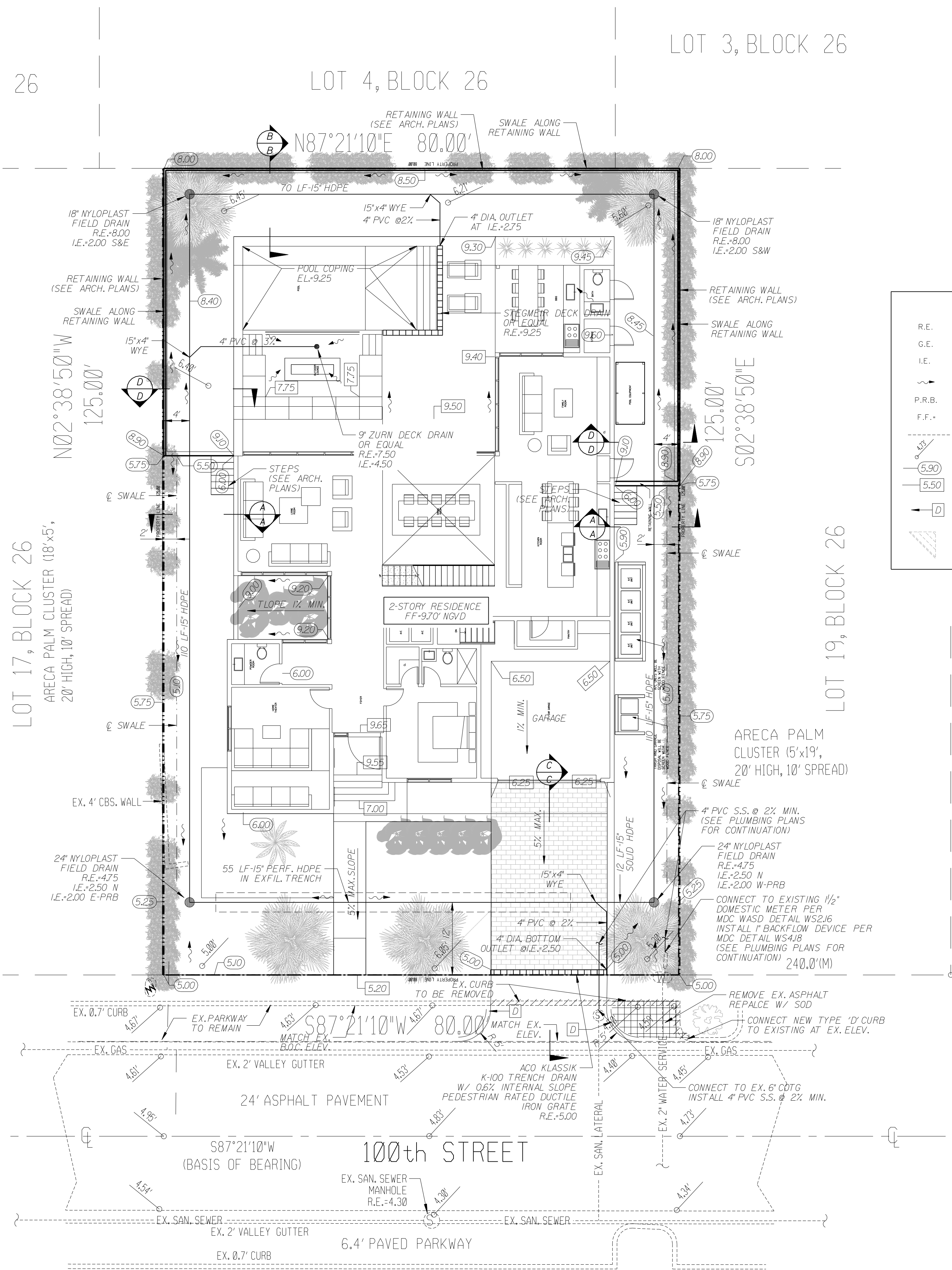
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DRAWN BY: F.S

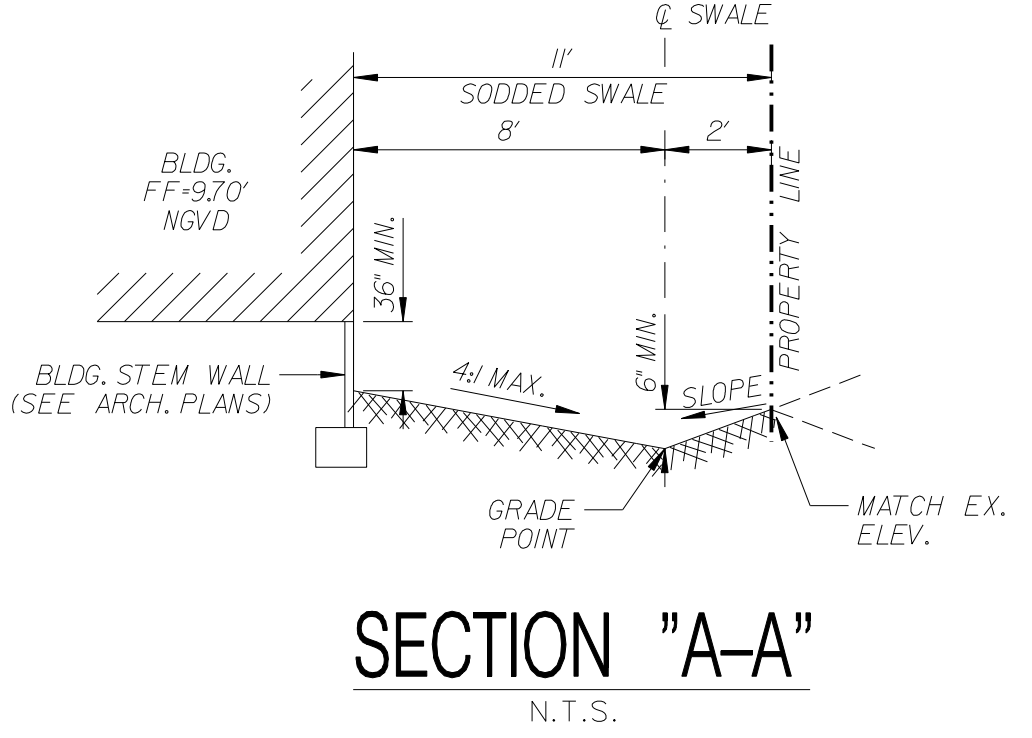
LOT 5, BLOCK 26

LOT 4, BLOCK 26

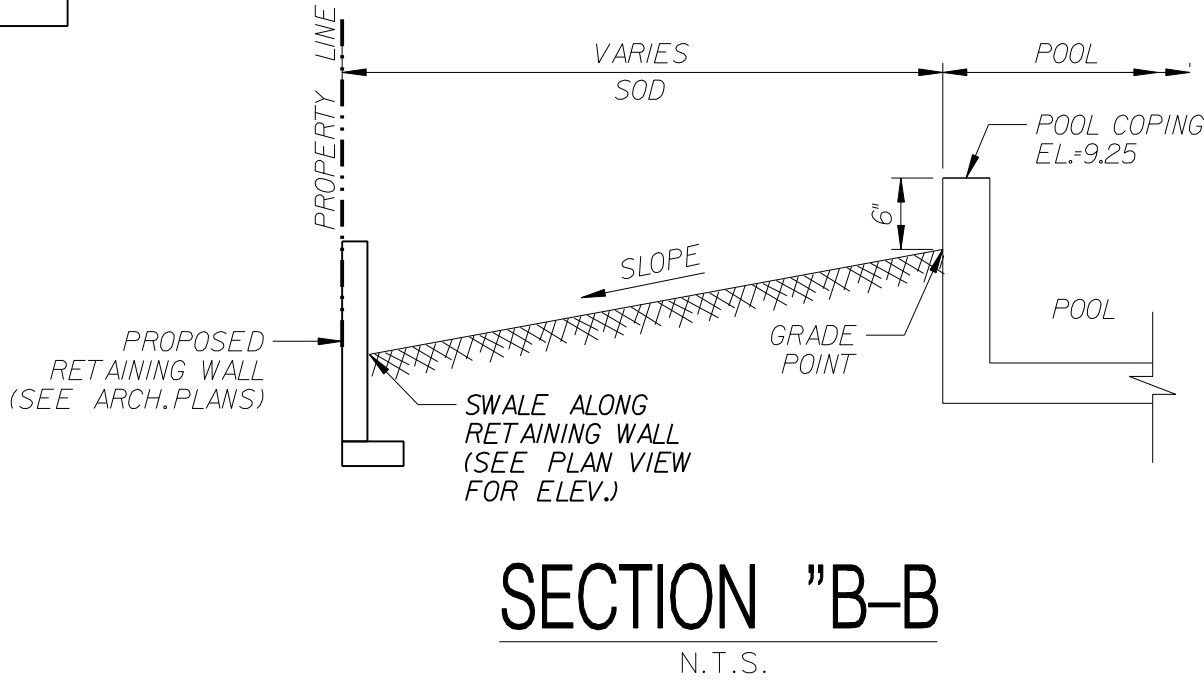
LOT 3, BLOCK 26



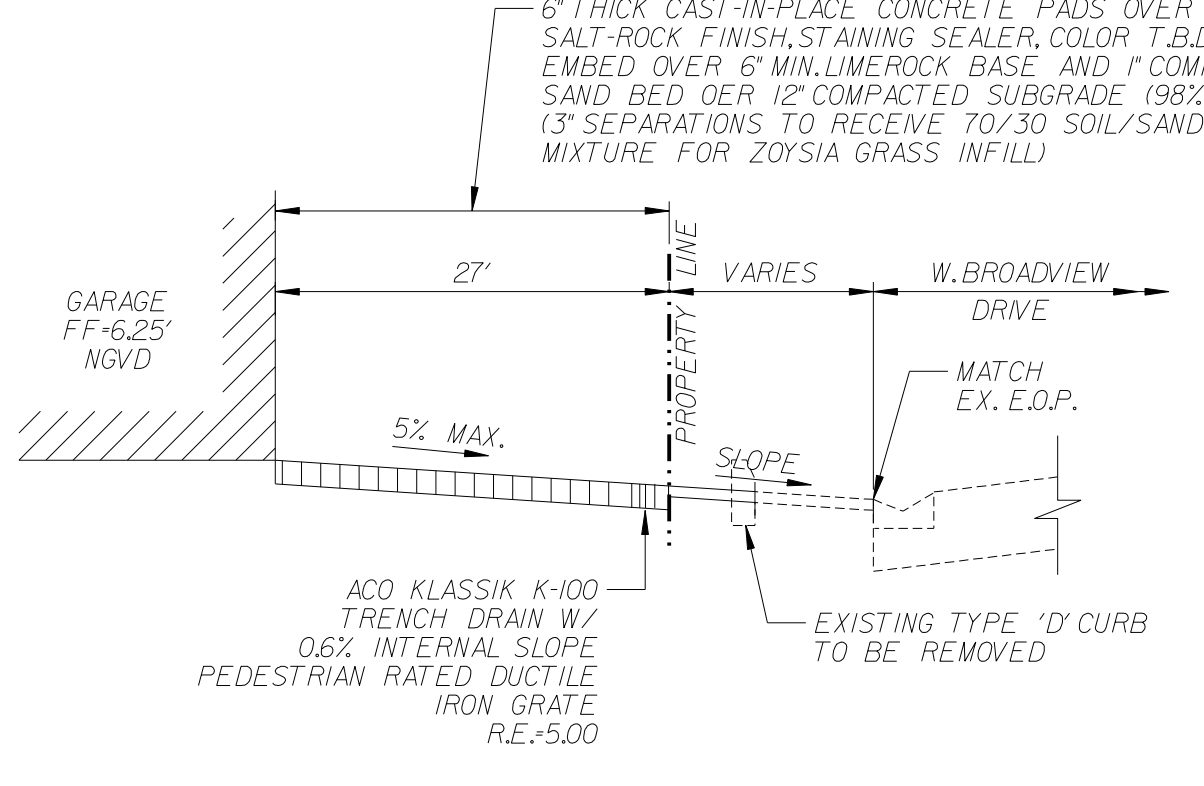
LOCATION SKETCH
N.T.S.



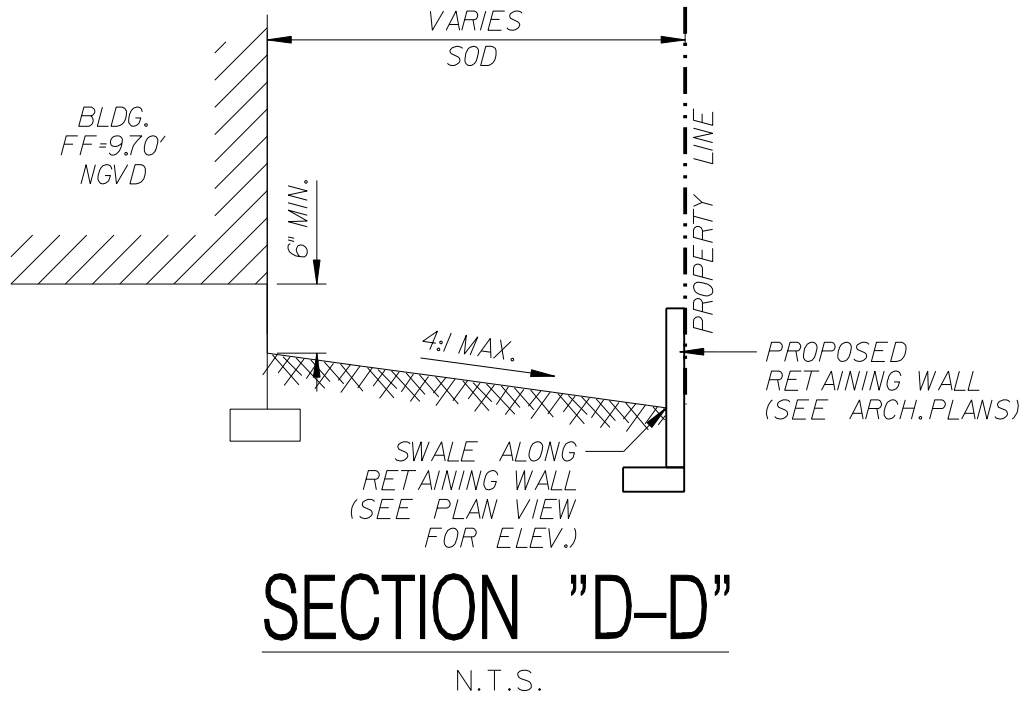
SECTION "A-A"
N.T.S.



SECTION "B-B"
N.T.S.



SECTION "C-C"
N.T.S.



SECTION "D-D"
N.T.S.

REVISIONS:	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:	
Mr. Benson Itzkowitz 147 Camden Drive Bal Harbour, Florida 33154	

PROJECT:	
Residence	FLORIDA
1251 100th Street	BAY HARBOR ISLANDS
TASK:	
CIVIL ENGINEERING PLAN	

GGB Engineering, Inc.	
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS FLORIDA REGISTRATION No. 818	
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312	
DATE: 2/20/21	SCALE: 1"=10'
DESIGNED BY: C.G.B.	DRAWN BY: M.M.
PROJECT NO. 21-0209	
SHEET C-1	

This document has been digitally signed and sealed by Gary G. Benson, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL :

ALL CONSTRUCTION, MATERIAL, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TOGETHER WITH THE COUNTY'S MINIMUM DESIGN STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF F.D.O.T. MATERIAL IS SPECIFIED, IT SHALL IMPLY THAT THEIR CONSTRUCTION PROCEDURES SHALL BE FOLLOWED.

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.

THE ENGINEER WILL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION AND INCLUDE A REPRESENTATIVE FROM THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS. THE CONTRACTOR, OWNER, AND OTHER APPLICABLE AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY; THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

CONTRACTOR IS RESPONSIBLE TO PREPARE COMPLETE AS-BUILT PLANS WITH INFORMATION RELATIVE TO LOCATIONS AND ELEVATIONS OF VALVES, SERVICES, FITTINGS, LENGTHS OF PIPE, TOP OF WATER MAIN ELEVATIONS, AND THE LIKE SHALL BE ACCURATELY RECORDED AND SUBMITTED TO THE DESIGN ENGINEERING FIRM PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL INFORMATION SHALL BE TAKEN BY A REGISTERED LAND SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCADD DISK.

THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

WALL REINFORCEMENT AND THICKNESS FOR PRECAST STRUCTURES SHALL BE IN ACCORDANCE WITH ASTM C478. MINIMUM WALL THICKNESS SHALL BE 8" AND MIN 6" BASE EXTENSION OUTSIDE OF MANHOLE WALL.

MORTAR USED TO SEAL THE PIPE INTO THE WALLS OF THE PRECAST STRUCTURES WILL BE NON-SHRINK GROUT AND WILL NOT CAUSE LEAKAGE IN OR OUT OF THE STRUCTURES. THE MAXIMUM OPENING THROUGH WALLS FOR PIPES SHALL BE THE MAXIMUM REQUIRED OUTSIDE DIAMETER PLUS 6".

ALL PIPE SHALL BE LAID IN A DRY TRENCH; ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL, COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND THE RESPECTIVE ENGINEER AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.

ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

CONTRACTOR TO CONTACT SUNSHINE STATE ONE-CALL OFFICE (1-800-432-4770) AND ALL LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND / OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.

CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO EXISTING STORM DRAIN AND / OR SANITARY SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN, ADJUST PIPE LENGTHS AS REQUIRED.

THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE USED AS THE STANDARD FOR THE SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.

ALL UNDERGROUND UTILITY MAINS AND STRUCTURES FOR WATER, SEWER, GAS, IRRIGATION, DRAINAGE, TELEPHONE, POWER, CABLE TV, AND OTHERS MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.

ALL CURB AND GUTTER SHALL HAVE A LIMEROCK FOUNDATION OR "PAD" OF AT LEAST FOUR INCHES (4") THICKNESS, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO (T-180).

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT" AND THE O.S.H.A. PART "P".

DRAINAGE :

CATCH BASINS / INLETS / JUNCTION BOXES SHALL NOT BE LOCATED IN RESIDENTIAL DRIVEWAYS.

DRAINAGE PIPES SHALL BE HDPE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES FOR INSPECTION.

BOTTOM OF ALL INLETS SHALL BE 12" BELOW THE LOWEST INLET INVERT, UNLESS OTHERWISE SPECIFIED.

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-196. CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS WITH A MINIMUM OF TWO ANNUAL CORRUGATIONS FORMED INTO EACH END TO ACCOMMODATE A COUPLING BAND. REFER TO TABLE 1, SECTION 949 FOR THICKNESS OF METAL FOR PIPE.

HIGH DENSITY POLYETHYLENE (H.D.P.) COMPOSED OF CORRUGATED EXTERIOR AND SMOOTH INTERIOR SHALL BE IN ACCORDANCE WITH AASHTO M252 AND M294, TYPE 2S, AS MANUFACTURED BY HANCOR, INC. WITH SURELOC JOINTS OR A.D.S. WITH CLEATED BELL AND SPIGOT OR APPROVED EQUAL.

SEE LANDSCAPING PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION FOR RECREATIONAL AMENITIES, POOL, POOL DECK, BERMING, ETC.

SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS ENGINEER'S SUBSURFACE EXPLORATION AND RECOMMENDATION REPORT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PREPARATION OF ALL EXISTING STORM DRAINAGE PIPE AND INLETS FOR TESTING AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO COMPLETELY INSPECT EXISTING STORM DRAINAGE SYSTEM IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD CONTRACTOR COMMENCE WORK WITHOUT FIRST INSPECTING THE EXISTING STORM DRAINAGE SYSTEM, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY SCREENS AT OUTFALL PIPES AND LAKE FROM TIME OF CONSTRUCTION COMMENCEMENT UNTIL FINAL PAVING AND DRAINAGE INSPECTION.

ALL RAMPS, WALKS, AND PEDESTRIAN PATHWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" LATEST EDITION. IN THE CASE OF ANY CONFLICTS BETWEEN THESE PLANS AND CODE, THE CODE WILL GOVERN.

TEMPORARY AND PERMANENT FIRE DEPARTMENT ACCESS ROADS SHALL BE FREE OF CONSTRUCTION MATERIALS, VEHICLES, ETC. DURING CONSTRUCTION.

YARD DRAINAGE SYSTEM MATERIALS SHALL BE BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

ALL EXISTING STORM DRAINAGE PIPING AND INLETS DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED.

RESIDENTIAL PARCEL SIDEWALK TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL LANDSCAPE ISLANDS TO BE CURBED, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL ELEVATIONS REFER TO N.G.V.D.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF BUILDING STORM / ROOF DRAINAGE CONNECTIONS.

EARTHWORK :

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS, OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.

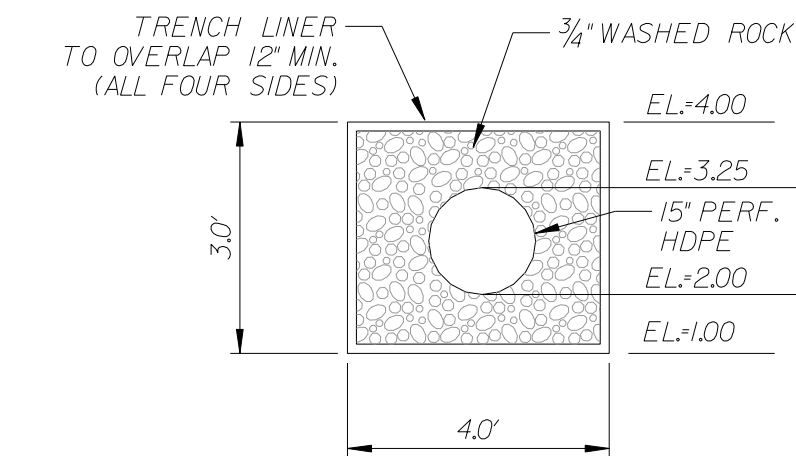
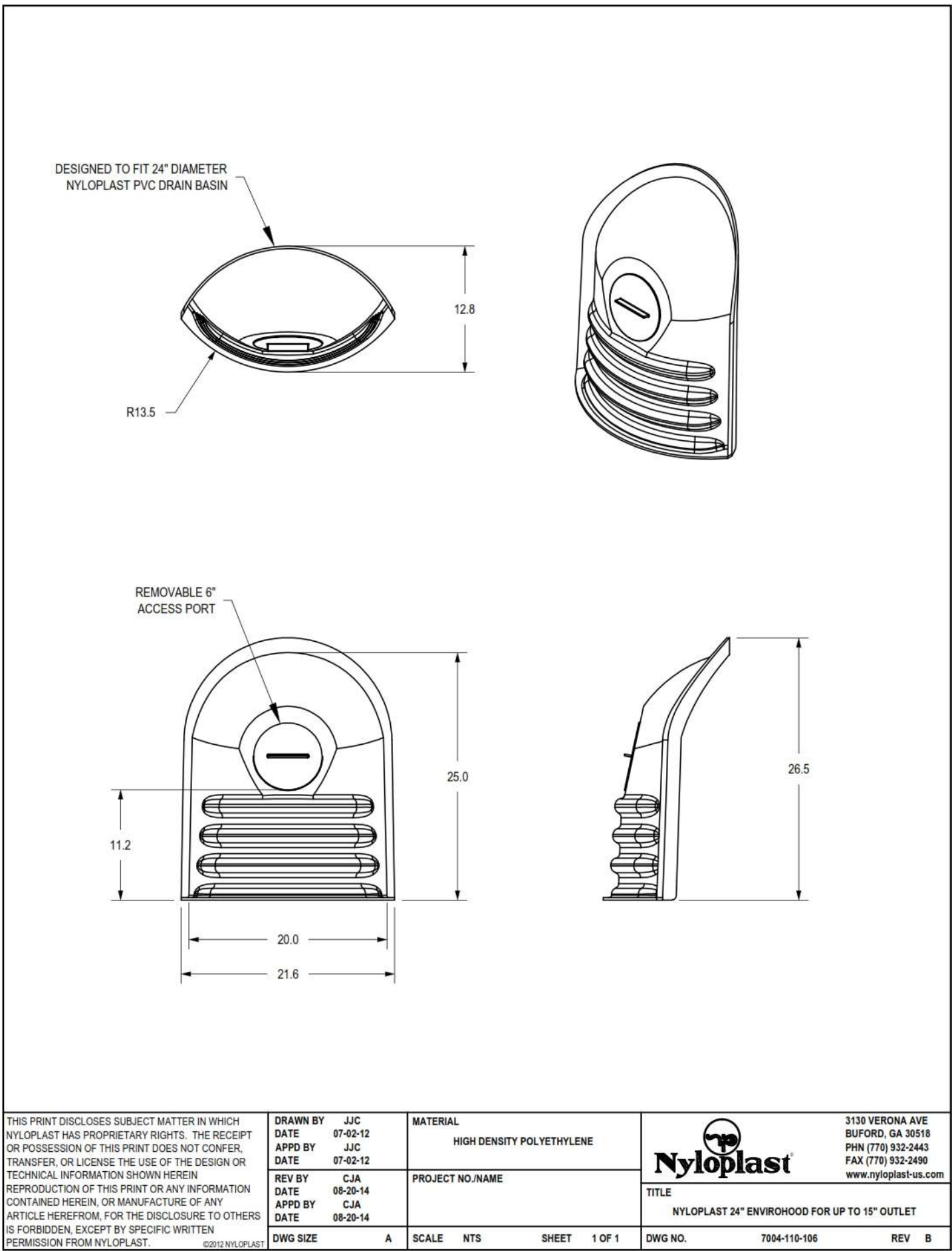
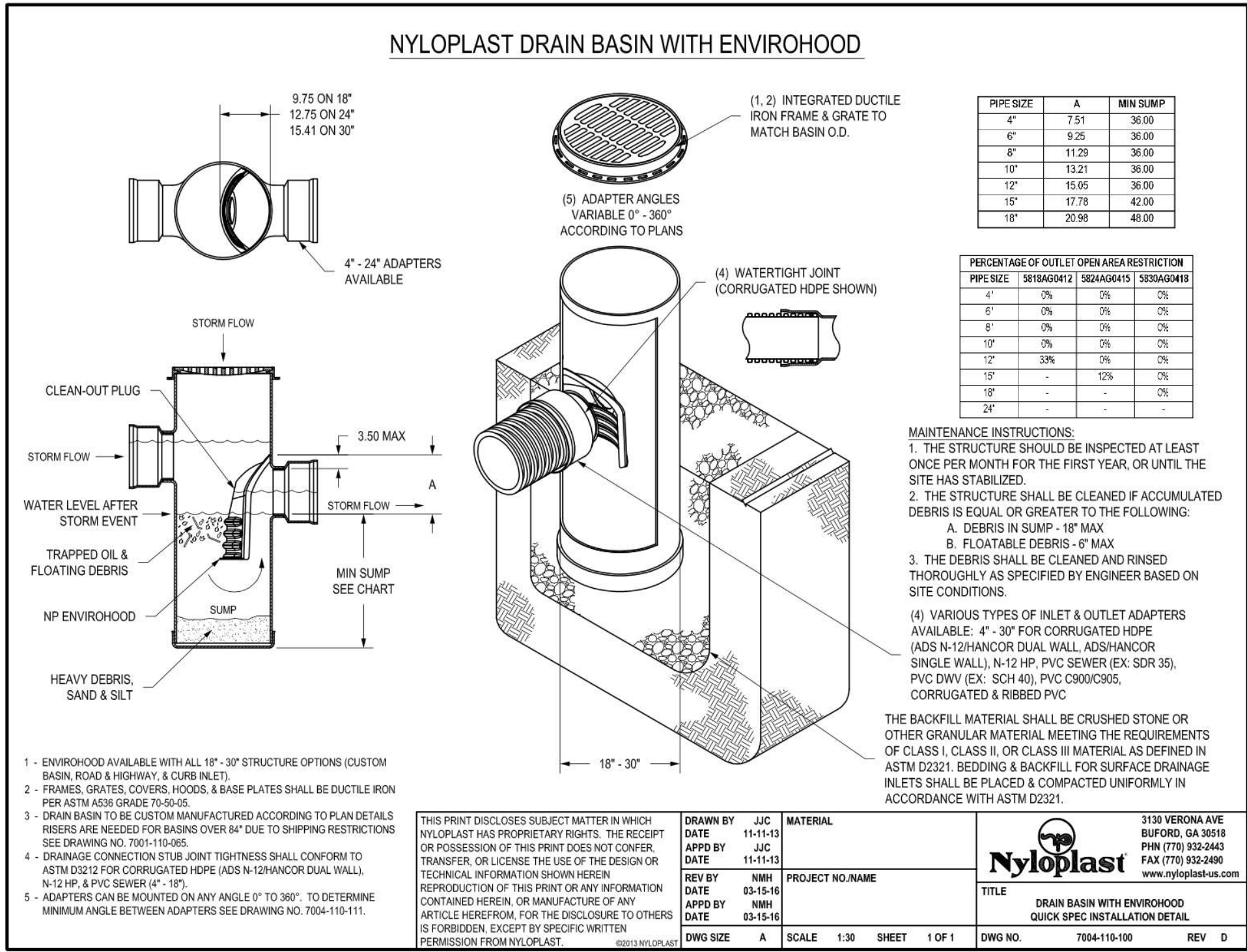
THE ENTIRE SITE SHALL BE COMPLETELY DEMUCKED BEFORE CONSTRUCTION BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER. IN ORDER TO OBTAIN THE DESIRED DENSITY, THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.



EXFILTRATION TRENCH DETAIL

REVISIONS:

1.	
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5.	
6.	
7.	
8.	

CLIENT:

FLORIDA

Mr.Benson Itzkowitz
147 Camden Drive
Bal Harbour, Florida 33154

PROJECT:

Residence

1251 100th Street

BAY HARBOR ISLANDS

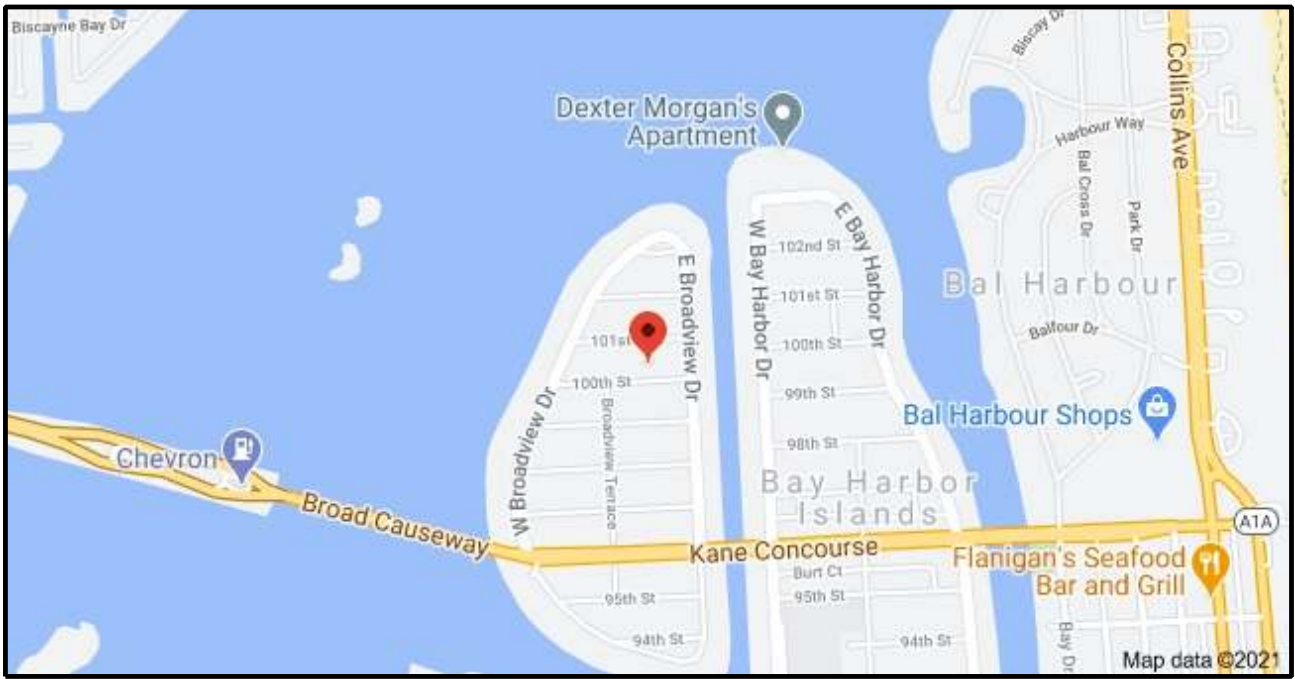
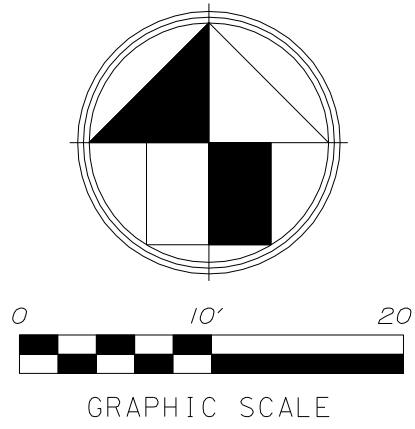
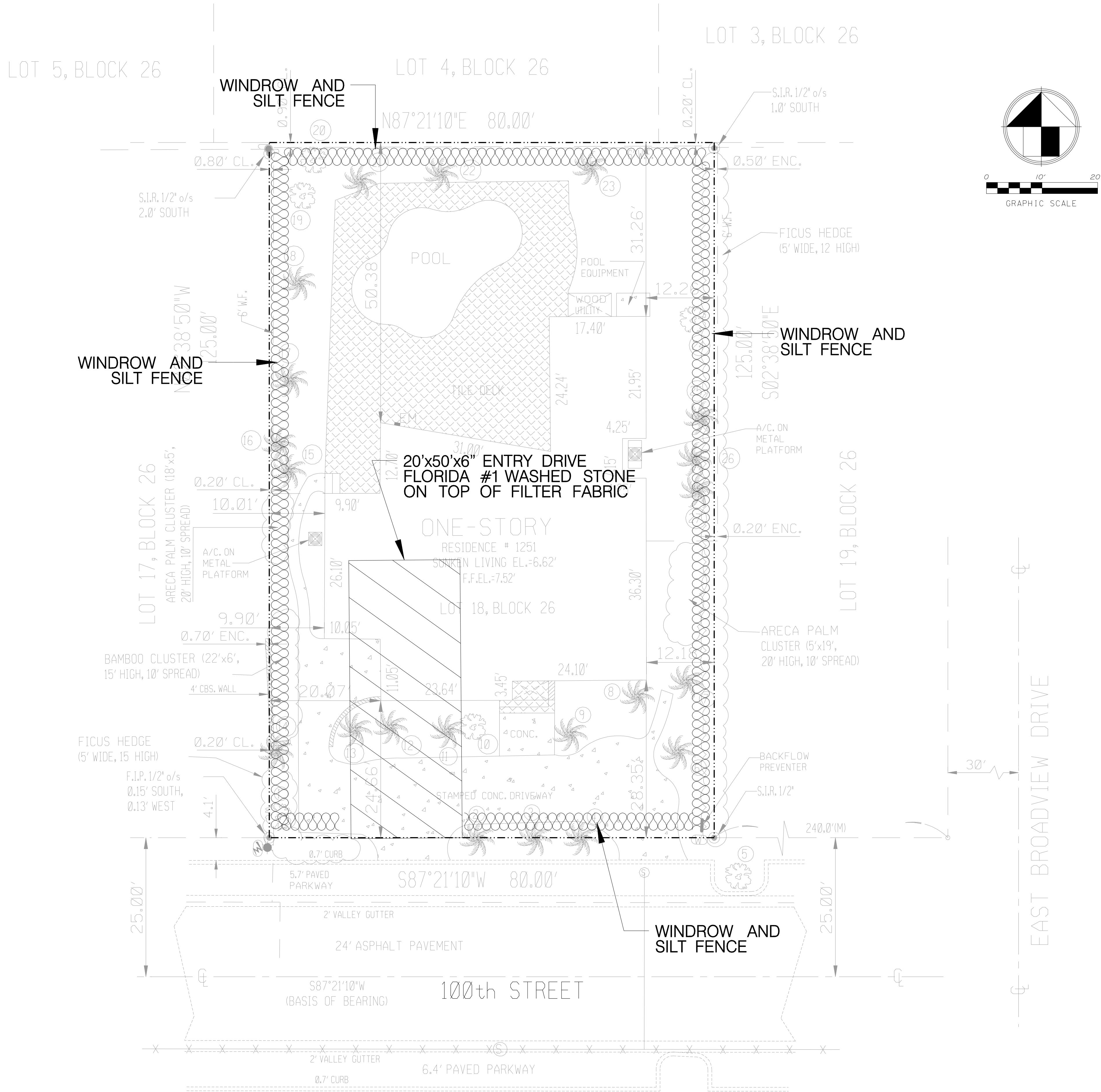
TASK:

GENERAL NOTES AND CONSTRUCTION DETAILS

GGB Engineering, Inc.

CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8655

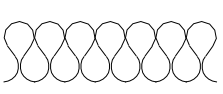
DATE:	2/20/21	SCALE:	N.T.S.
DESIGNED BY:	C.G.B.	DRAWN BY:	M.M.
PROJECT NO. 21-0209			
SHEET C-2			
This document has been digitally signed and sealed by Gary G. Benson, P.E. On the date indicated in the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.			



LOCATION SKETCH
N.T.S.

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PROPER EROSION CONTROL METHODS PER THE FDEP NPDES LATEST REGULATIONS THROUGHOUT THE DURATION OF THE PROJECT.
 - CONTRACTOR SHALL IMPLEMENT ADDITIONAL ITEMS IF NEEDED.
 - THE ROAD SHALL BE CLEAR OF ALL ROCKS, SANDS, SILTS, AND LITTER AT THE END OF EACH DAY.
 - CONTRACTOR SHALL PROVIDE INLET PROTECTION BOTH ON AND OFF-SITE.
 - NLET PROTECTION ON AND OFFSITE IS REQUIRED. INLETS IN THE ROAD DOWNSTREAM OF THE SITE SHALL BE PROTECTED WITH GUTTER BUDDIES WITH BRICKS LAID ON TOP OF THEM TO SECURE THEM IN PLACE.
 - CONTRACTOR SHALL PROTECT ALL STOCKPILED SITE MATERIAL TO PREVENT SOIL EROSION AND AIR POLLUTION FROM DUST AND OTHER PARTICLE MATTER. SITE STOCKPILE PROTECTION TARP SHALL BE PINNED DOWN TO PROTECT AGAINST WIND FORCES.
 - CONTRACTOR SHALL CALL 811 TO LOCATE ALL UTILITIES PRIOR TO THE INSTALLATION OF THE FENCE.
 - CONTRACTOR SHALL MAINTAIN A 3-FOOT HORIZONTAL AND VERTICAL CLEARANCE FROM THE FENCE (CONSTRUCTION AND SILT) AND ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL CONTACT 811 TO HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO THE INSTALLATION OF THE FENCE

LEGEND

 DENOTES WINDROW AND SILT FENCE ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE

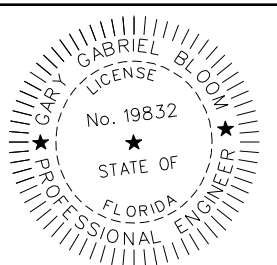
REVISIONS:	
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CLIENT:	
Mr. Benson Itzkowitz 147 Camden Drive Bal Harbour, Florida 33154	

PROJECT:	
Residence	FLORIDA
1251 100th Street	
BAY HARBOR ISLANDS	
TASK:	
STORMWATER POLLUTION PREVENTION PLAN	

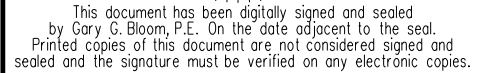
	
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS FLORIDA REGISTRATION No. 8118	
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312	
Phone: (954) 986-9899 Fax: (954) 986-8655	

DATE:	SCALE:
2/20/21	1"=10'
DESIGNED BY:	DRAWN BY:
G.C.B.	M.M.
PROJECT NO.	
21-0209	
SHEET	
C-3	


This document has been digitally signed and sealed by Gary G. Benson, P.E. On the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1ACRES.THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES.IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.



AGENDA ITEM REPORT

May 18, 2021

ITEM NUMBER: 3.

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

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.

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.

CHAIR

ATTEST

TOWN CLERK

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 Bechik

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.

CHAIR

ATTEST

TOWN CLERK