

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**

June 1, 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 Planning & Zoning 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/96646142680>
Meeting ID: 966 4614 2680

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: 966 4614 2680
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 7:00 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. On May 18, 2021 the Board deferred the project. The owner has revised the the plans as requested by the Board. 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 and a narrative dated May 20, 2021 from the Architect.

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

ADJOURNMENT

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

AGENDA ITEM REPORT

June 1, 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. On May 18, 2021 the Board deferred the project. The owner has revised the the plans as requested by the Board. 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 and a narrative dated May 20, 2021 from the Architect.

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 10130 WBVD Architect PZB Rev Narrative May 20 2021
2. BHI PZB Staff Report #2 May 25 2021
3. 10130 WEST BROADVIEW DR. FULL SET
4. 112561-SE Survey Package
5. 113825-SE Tree Location Survey Package

DANNY SOROGON
ARCHITECTURE | CONSTRUCTION | MANAGEMENT
Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com



To: Town of Bay Harbor Islands – Planning & Zoning Board Members

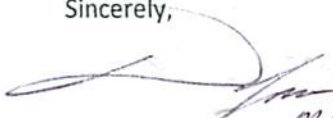
Re: Presentation Revision Narrative
Gad Residence - 10130 W Broadview Drive Bay Harbor Islands, FL 33154

Esteemed Board Members,

Having taken into consideration your shared vision for the greater Town of Bay Harbor Islands planning standards and comments you shared on, I present to you our revised presentation of the Gad Residence – La Joya. Notable changes are as follows:

1. The acute angled profiles that are a major theme throughout the home were inclined by 10 degrees, on previous submittal these profiles were being proposed at 60 degrees.
2. Reduced the amount of the custom-cast, pyramid shaped, concrete cladding panels throughout elevations.
3. Redesigned the front elevation of garage - added a clerestory window to garage and removed angled profile.
4. Redesigned front of garage door elevation
5. Replaced angled column + cantilevered top aluminum trellis that is on the garage roof with a square profile trellis.
6. Eliminated one of the two acute angled features at the vehicular entry gate, it will house the mailbox.
7. Created Foyer / Vestibule separating the Cabana Bathroom and Sauna Areas
8. Added storefront window to west facing wall of Office and created a private interior garden.
9. Added a new horizontal window to Suite #5 seen on north wall elevation.
10. Redesigned driveway – all slab edges along the sides of driveway are now aligned.

Sincerely,



MAY 20/21

Danny Sorogon

**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 25th, 2021

Subject: Single-Family Residence – New Construction
Revisions to Address PZB Design Comments - May 18th, 2021 Mtg.
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 (dated 5/19/21) and if felt to be acceptable, **APPROVE** the revised 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.

This application was discussed at the May 18th, 2021 Planning & Zoning Board meeting but deferred based on the PZB member comments on the house architecture. The architect has presented a revised set of plans with a narrative to address the PZB comments.

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, Daniel Sorogon from Florida Architectural Services, Inc., as agent for the property owner, 2N Washington LLC, 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. As stated above this application was discussed at the May 18th, 2021 Planning & Zoning Board meeting but deferred based on the PZB member comments on the house architecture. The architect has presented a revised set of plans with a narrative to address the PZB comments. The original and revised sets of plans meet minimum Code requirements, except for the seawall height, that was addressed in our original staff report (too tall – must be lowered to meet Code allowance). There should be no variances allowed, as the Town now has / desires a uniform seawall height appearance. There are alternatives to raising the seawall height itself that numerous other waterfront landowners have used (raised retaining wall(s) landward of the seawall / other).

Following is a summary of the PZB comments we noted at the meeting:

- 1) The angular features shown are too acute. Several PZB members expressed that the angular features should not be as severe as presented. The revised house design includes less acute angles (10% less).
- 2) The front yard privacy fence / entry gate columns that have the same severe angular design should be removed or revised to match the house revisions. The architect offered to remove one of the gate angular columns – shown on the revised plans.
- 3) The garage door color was felt to be too light as shown on the illustrations and not consistent with the overall house color scheme. The architect responded the rendering color was not accurate and should be darker as noted elsewhere on the plans.
- 4) Around the garage door opening a square-shaped architectural feature was shown on the original April 2021 submittal that did not match the angular features elsewhere. PZB members commented the house architectural features should match.
- 5) The rooftop trellis on the garage roof appeared too large and “commercial” and should be revised. The revised plans include the removal of the angular columns replaced with more square-shaped columns and trellis top.
- 6) Several PZB members expressed that the house appeared “over designed” architecturally with all the various applied features (angled features / decorative tubes at entry / etc.).

On May 20th, 2021, the Town / MMPA received a set of revised plans and a narrative from the project architect listing their proposed plan changes. See the attached memo. MMPA reviewed the revised plans had found all of the PZB comments have been addressed in some way – it is up to the PZB to determine if the changes are acceptable. MMPA finds all of the plan revisions comply with the minimum Code requirements, except the seawall.

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 revised 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 original plans (April 2021) and revised plans (May 2021) to address the PZB design comments 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., dated May 19th, 2021 with any additional 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.

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL BE KEPT IN CONFIDENCE. NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

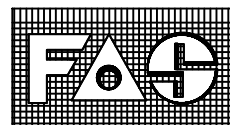
PROPOSED RESIDENCE FOR: MR. & MRS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

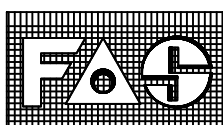
PLANING AND ZONNING BOARD



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



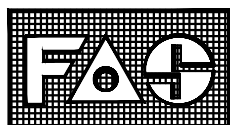
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PROJECT TEAM

ARCHITECT

Daniel Sorogon
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Fax. 305-653-0232
Cell. 305-970-1235
Email: danny@danielsorogon.com
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LANDSCAPE ARCHITECT

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CIVIL ENGINEERING

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THE 2020 FLORIDA BUILDING CODE FOR DESIGN

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

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS, FLORIDA
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

DRAWING INDEX

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- A-12 STREET VIEW
- A-13 AERIAL VIEW
- A-14 SURROUNDED IMAGES
- A-15 MATERIALS SHEET

LANDSCAPE

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

CIVIL

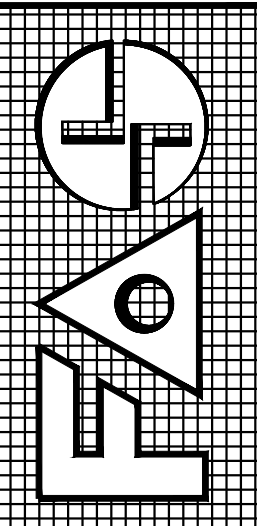
- C-01 GENERAL NOTES
- C-02 EROSION CONTROL PLAN
- C-03 PAVING, GRADING & DRAINAGE
- C-04 PAVING, GRADING & DRAINAGE SECTIONS
- C-05 UTILITIES



REVISIONS		BY:
1	APRIL 19, 2021	DS
2	MAY 19, 2021	DS
3		
4		
5		

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



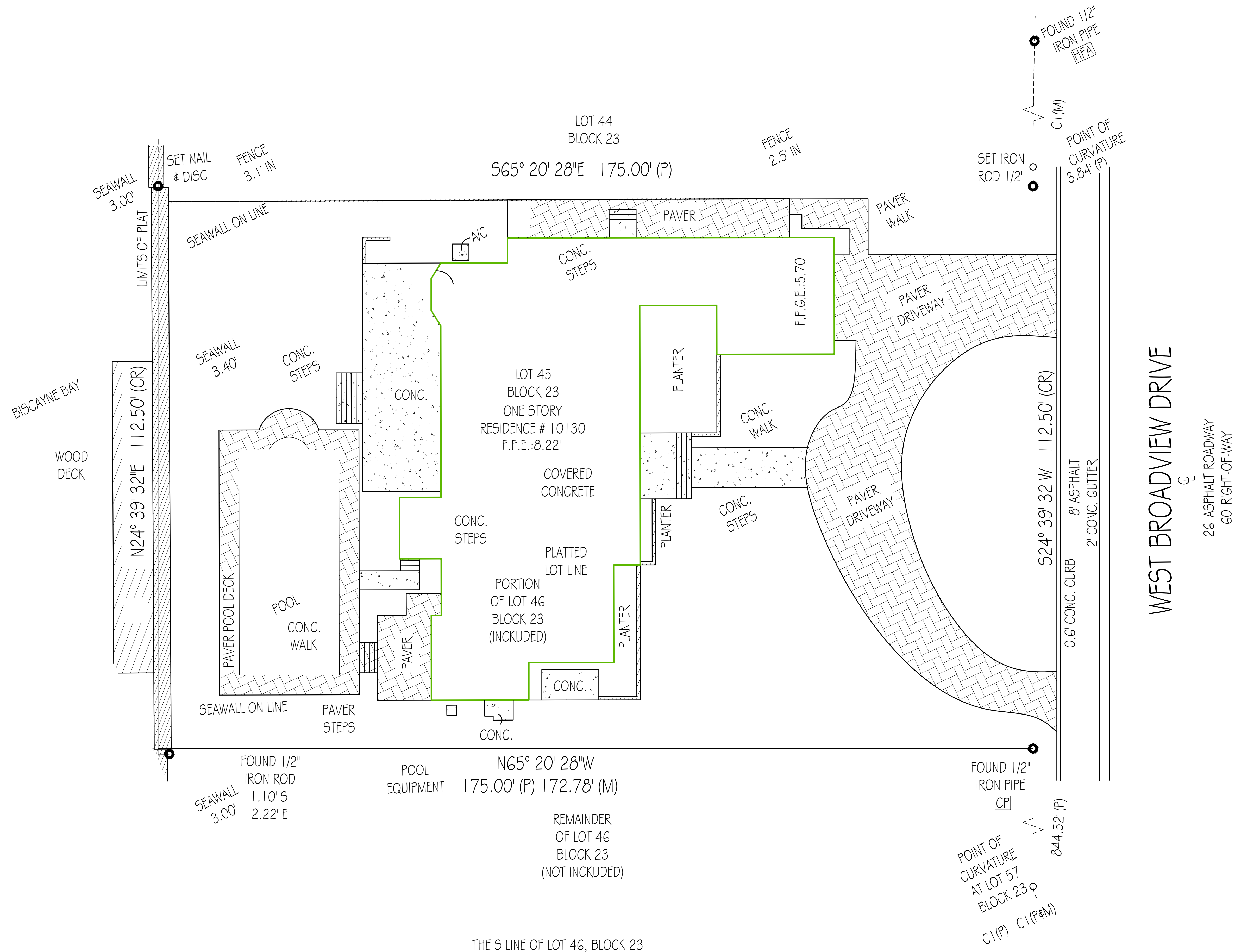
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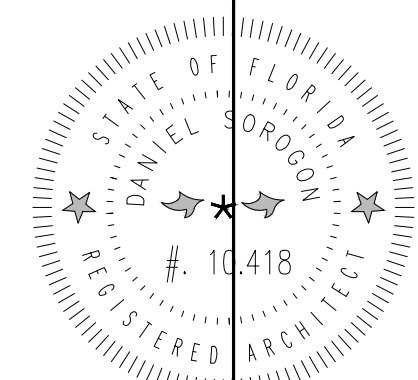
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15 OF 15 SHEETS

COLOR ORIGINAL

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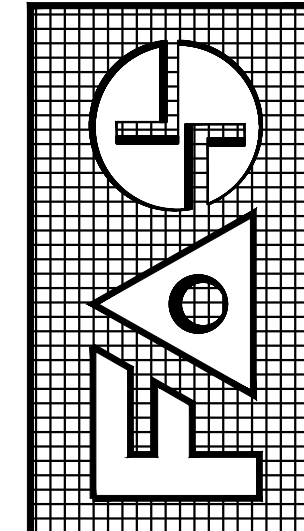
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SCALE: 1" = 10'



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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10360 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33184
FOLIO 913-7771-001-4310

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



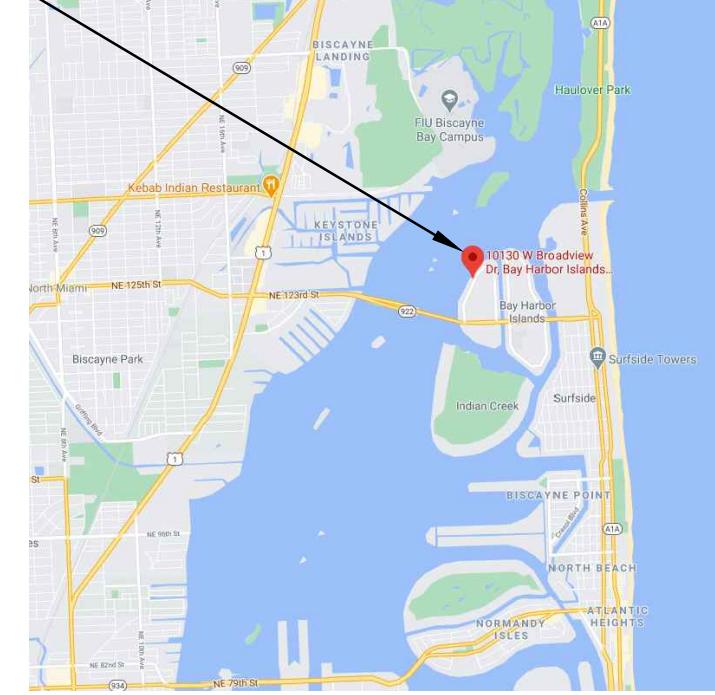
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OF 15 SHEETS
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PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

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

LOCATION OF PROJECT



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 2009 (10 EDITION)
 - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
 - NATIONAL ELECTRICAL CODE, 2014 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, ITERATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- 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 AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED 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 OUR 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 IDENTIFY 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 HONOR AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
- ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S 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-201 LATEST EDITIONS, 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 CERTIFIED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AND SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 100 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NOT OR BETTER IN 'GRASSES & STANDARDS FOR NURSERY PLANTS' PART 1 1993 AND PART II, 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:

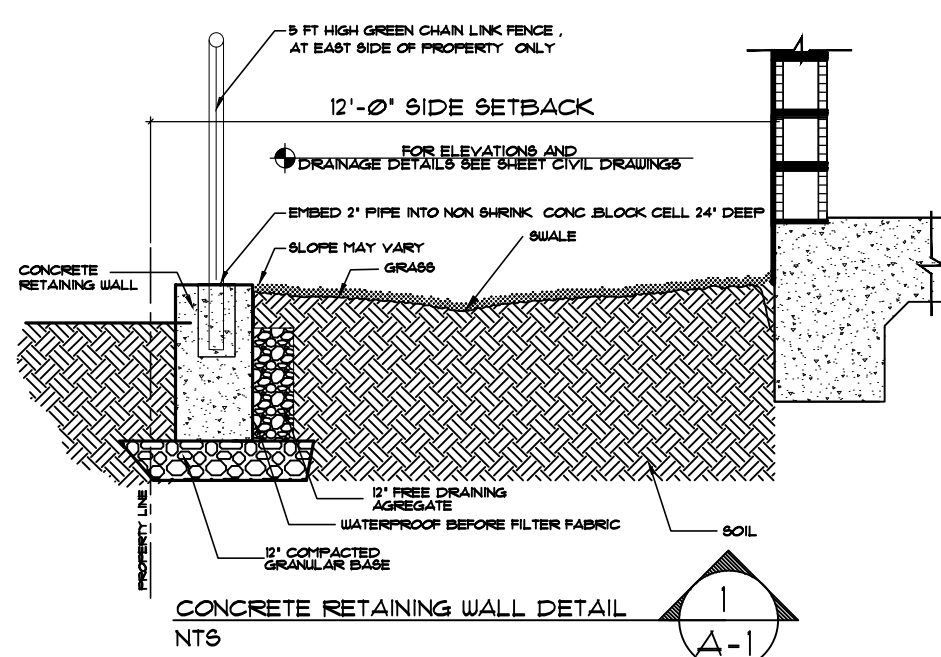
- ALL EXTERIOR WORK
- PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
- SUMMING POOL AND SPA
- EXTERIOR WINDOWS AND DOORS
- ALUMINUM GRILLES
- STAIR HAND RAIL AND GUARD RAILS
- ALL STAIRCASES.

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

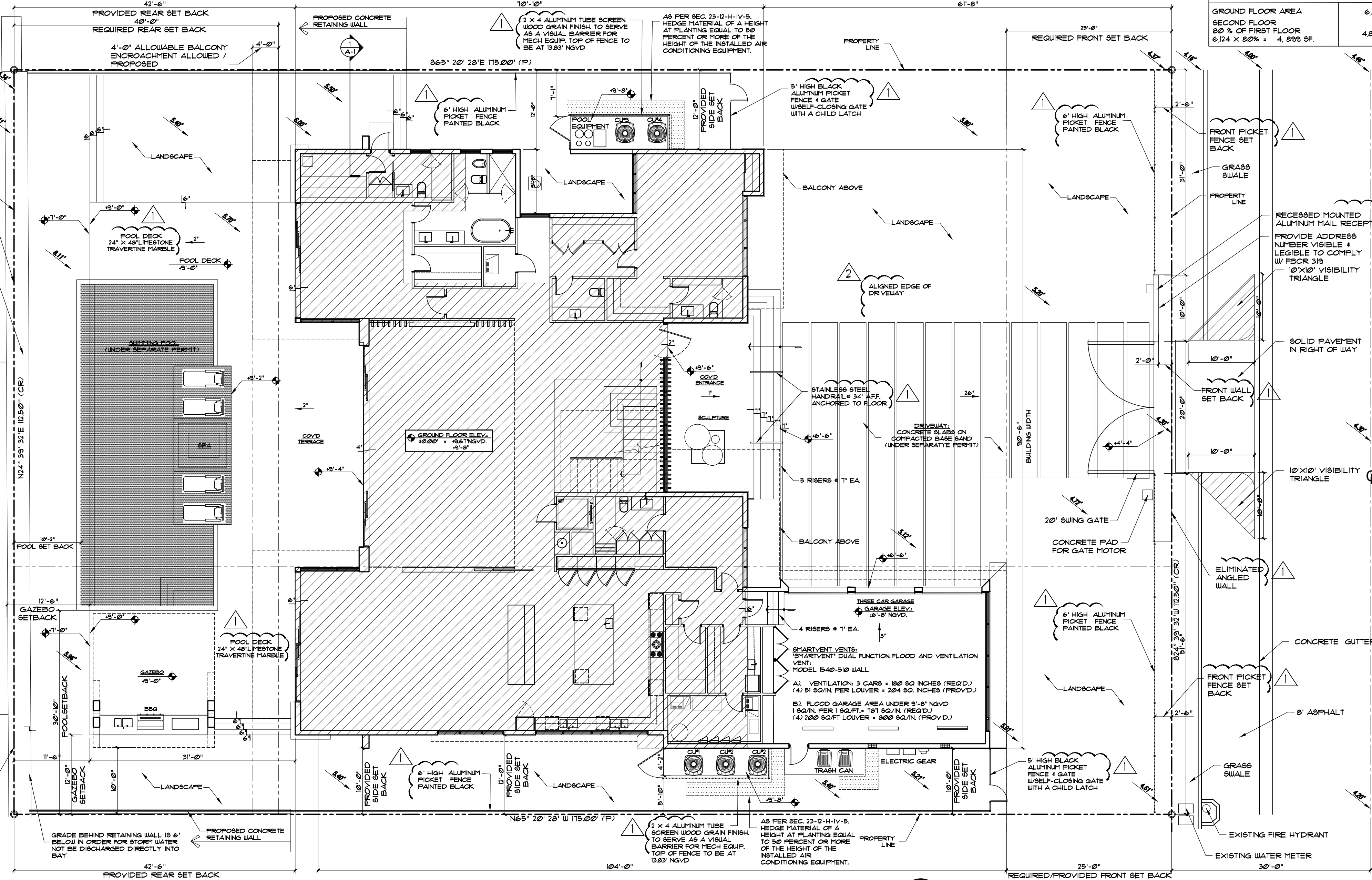
FLOOD LEGEND

FLOOD ZONE: AE
FLOOD MAP: 12086C
FANEL: 0144
SUFFIX: L
FANEL DATE: 09/11/2009
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD 1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): 4.61' NGVD
COMMUNITY NUMBER: 120635
BENCHMARK: A-TMDCO
ELEVATION: 1.67
HIGHEST CROWN OF ROAD: 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

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



BISCANE BAY



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

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

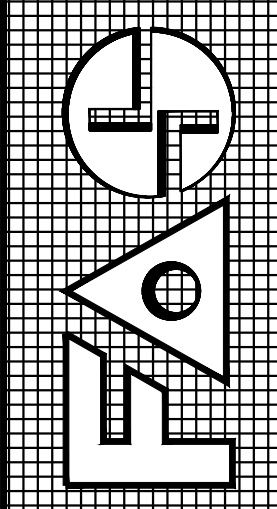
FRONT WALL ELEVATION
SCALE: 3/16" = 1'-0"

ZONING DATA		
ZONING: RD-SINGLE FAMILY DISTRICT LAND USE: LOW DENSITY RESIDENCE LOT AREA 19,688 SF, 0.45 ACRES LOT FRONTAGE: 112'-6"		
SETBACKS:	REQUIRED	PROVIDED
FRONT (STREET FRONTAGE)	25'-0"	25'-0"
REAR (WATER FRONT)	40'-0"	40'-0"
FROM OUTSIDE BULKHEAD WALL (LOTS 23, 24, 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: 13,275 SF (LOT 36 THRU 105)		
OPEN SPACE REQUIREMENTS:		
LOT PERVIOUS AREA	(40%) 7,875 SF	(41.3%) 8,099 SF
FRONT YARD OPEN SPACE (25 FT. X 125 FT. + 2,812 + 50% + 1,406 SF MIN.	(50%) 1,406 SF	(71%) 2,171 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

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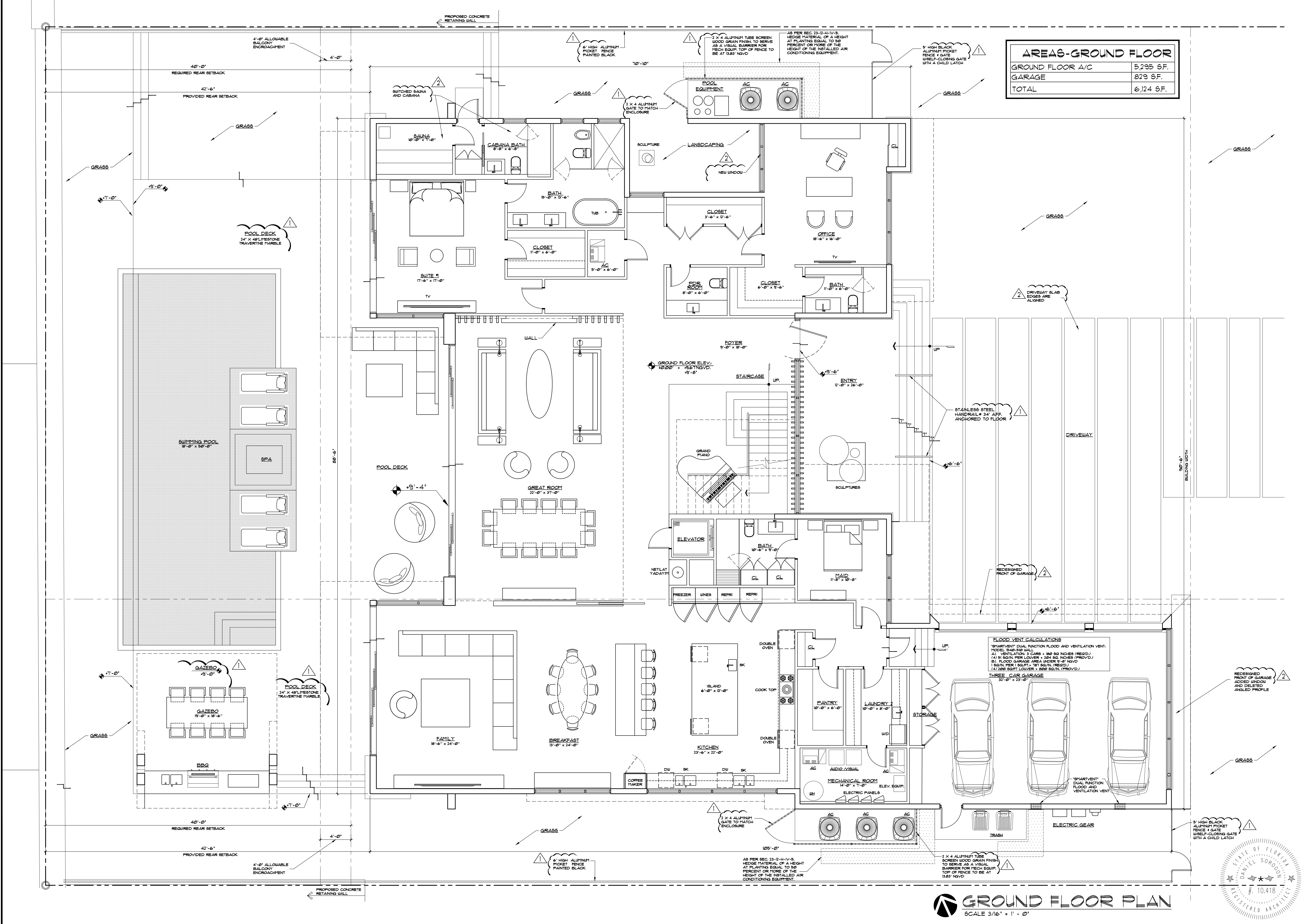
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
EOLIO 519-2271-001-4310

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



DRAWN: BB / CB
CHECKED: D8
DATE: MARCH 19, 2021
SCALE: 1" = 10'
JOB NO.: GAD RESIDENCE
SHEET NO.: 2
OF 15 SHEETS
COLOR: ORIGINAL

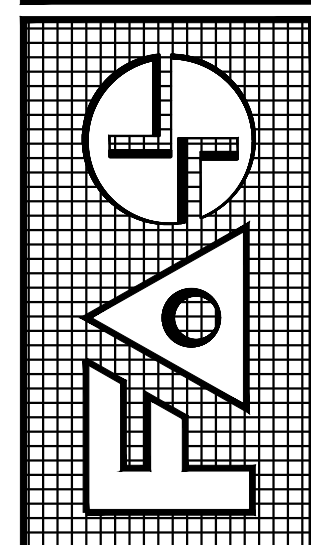
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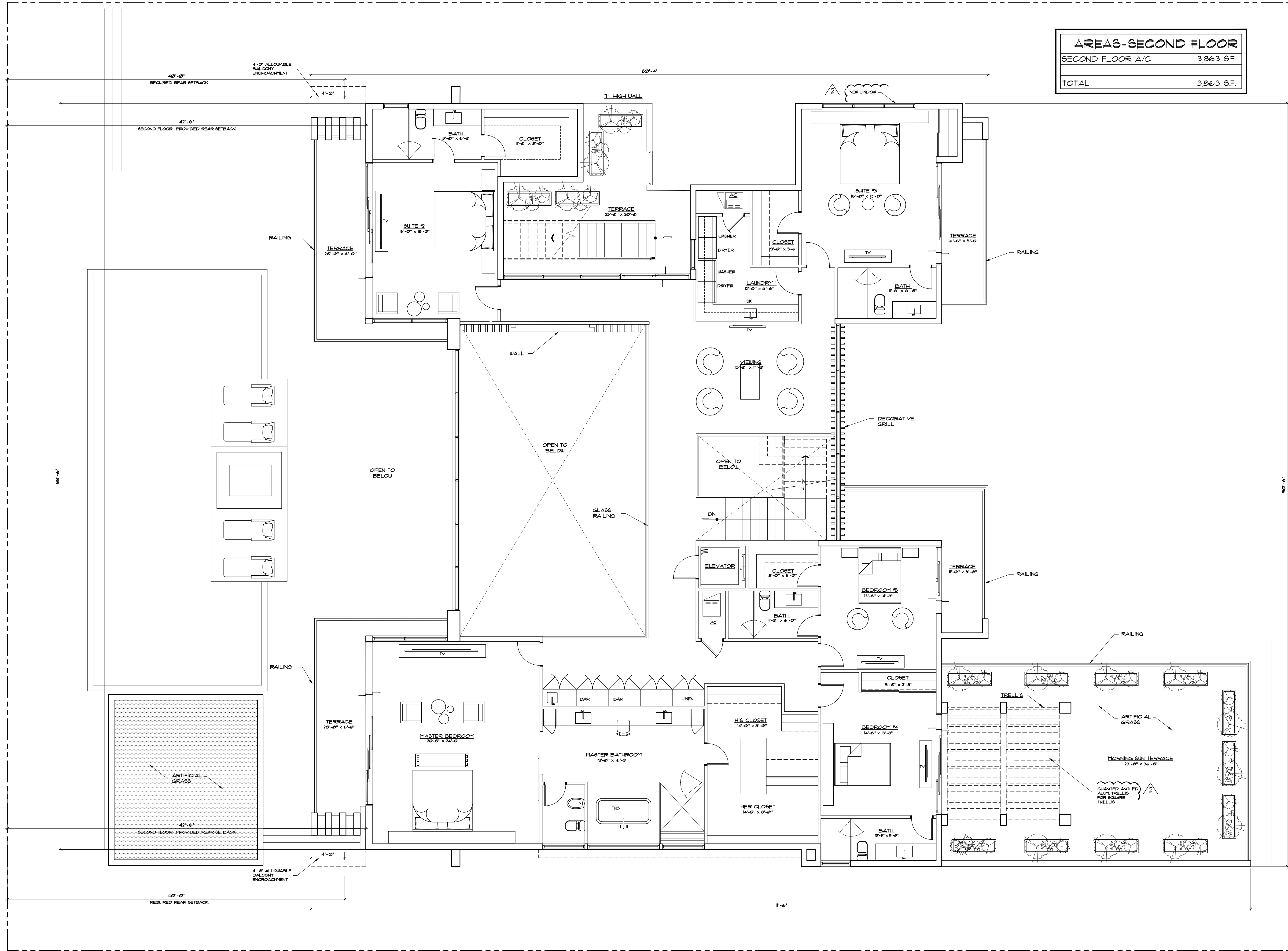
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 512-2271-001-4312

florida architectural services inc.
daniel sorogon ar 0010418 architect/planner
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DATE	MARCH 19, 2021
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JOB NO.	GAD RESIDENCE
SHEET NO.	A-3
OF 15 SHEETS	
COLOR ORIGINAL	

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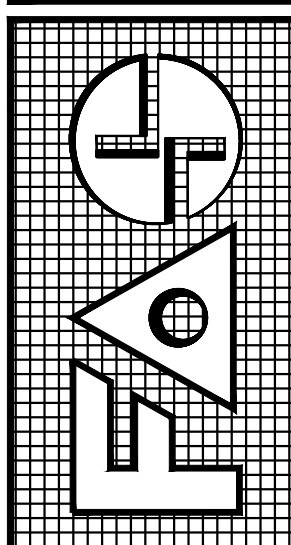


AREA6-SECOND FLOOR	
SECOND FLOOR A/C	3,863 S.F.
TOTAL	3,863 S.F.

REVISIONS		BY:
1		
2	MAY 19, 2021	DB
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 519-2271-001-4312

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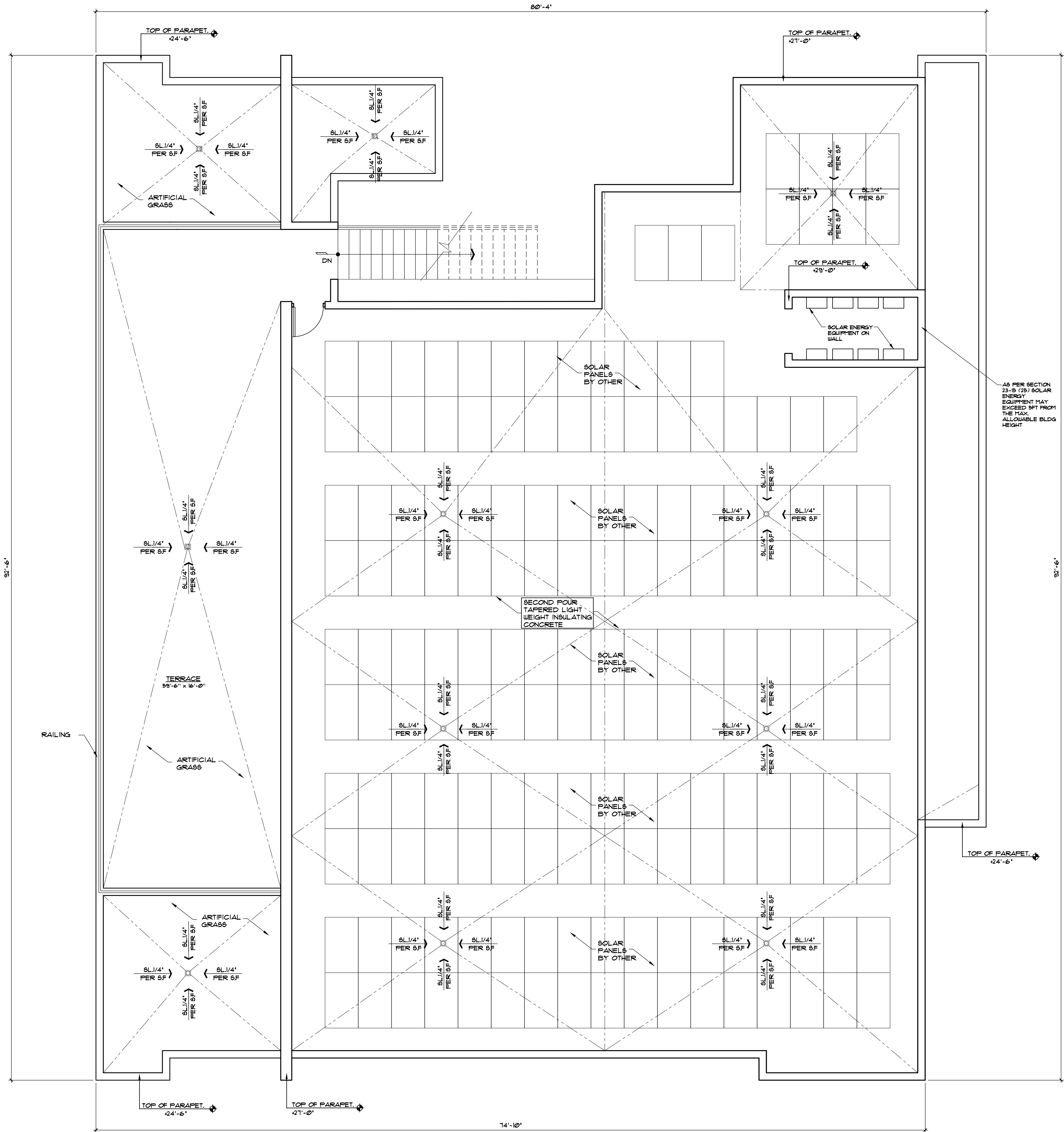


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SHEET NO.	15
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SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"



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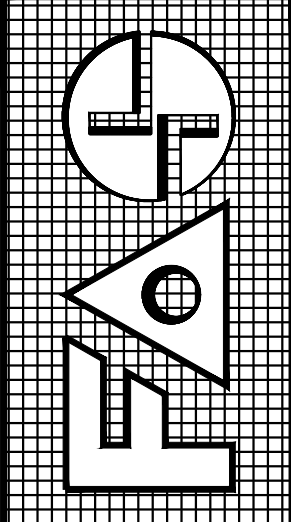
ROOF PLAN
SCALE 3/16" = 1' - 0"



REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33554
FOLIO 512-2221-001-4312

florida architectural services inc.
daniel sorocoon AR 0010418 architect/planner
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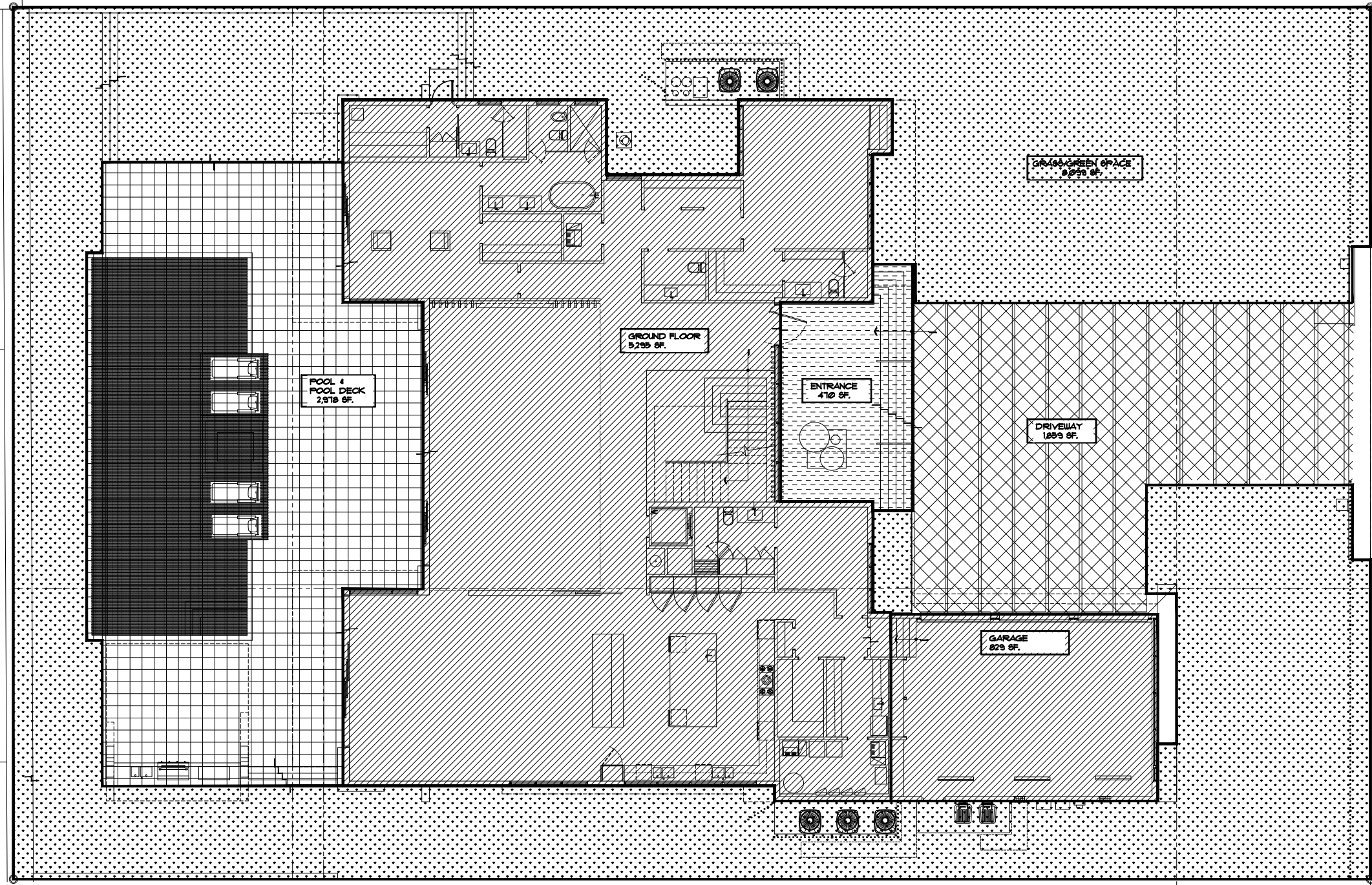


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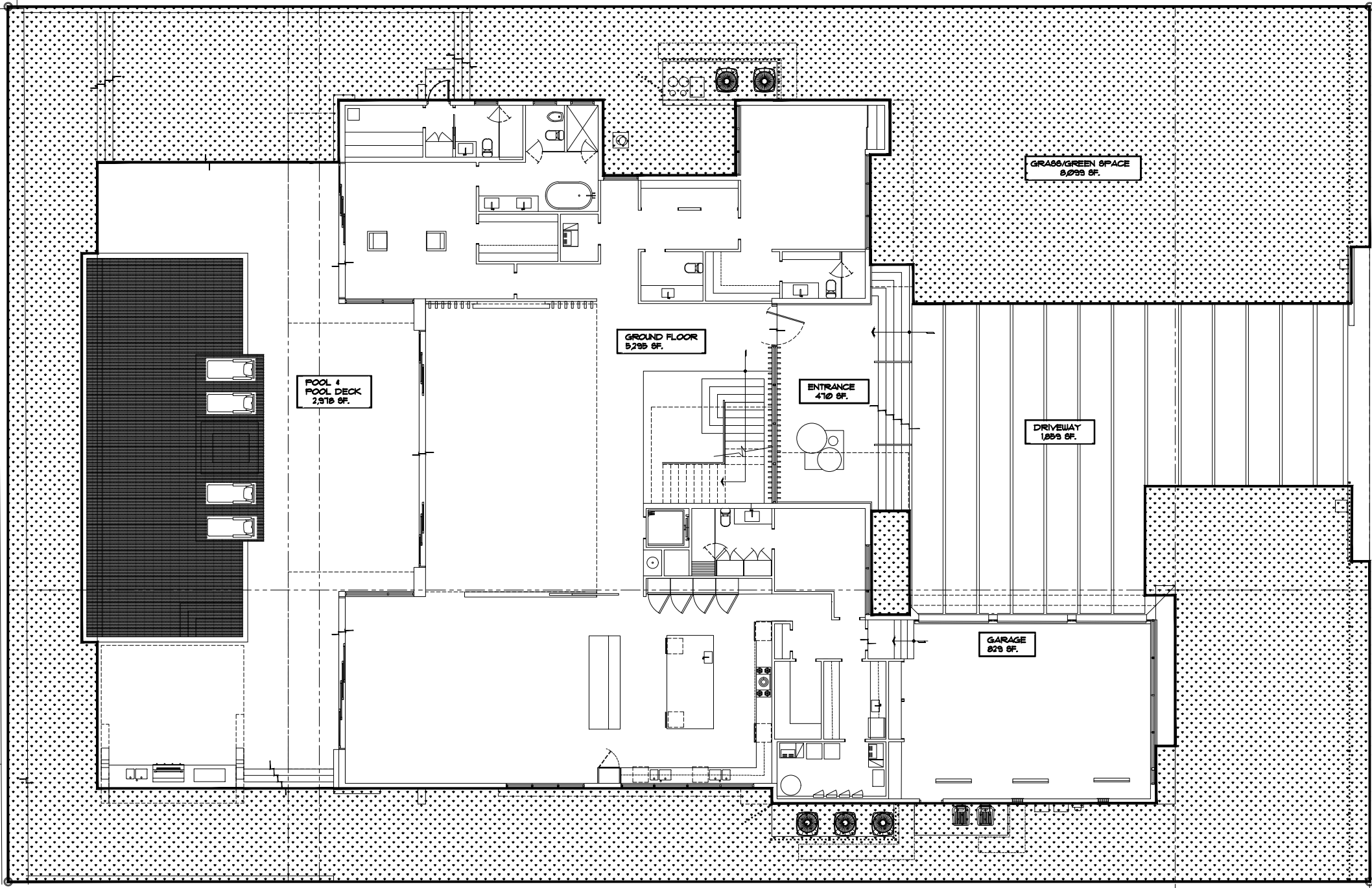
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A-5
OF 15 SHEETS

COLOR ORIGINAL

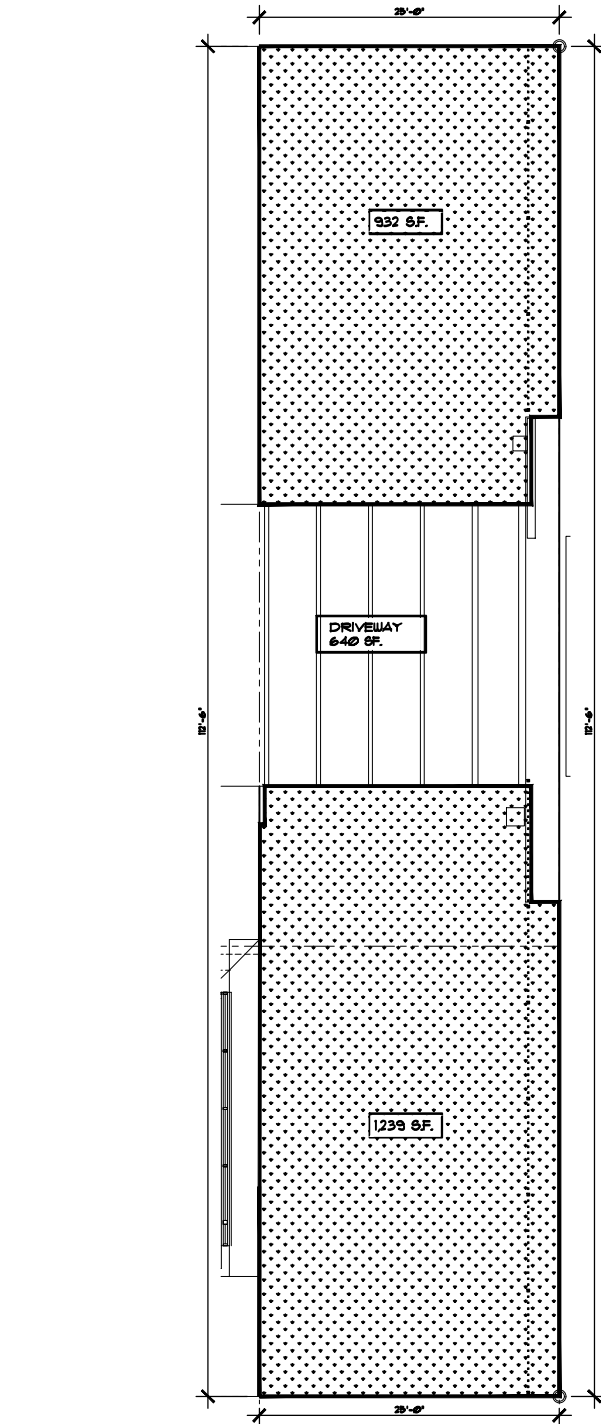
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FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"



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



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

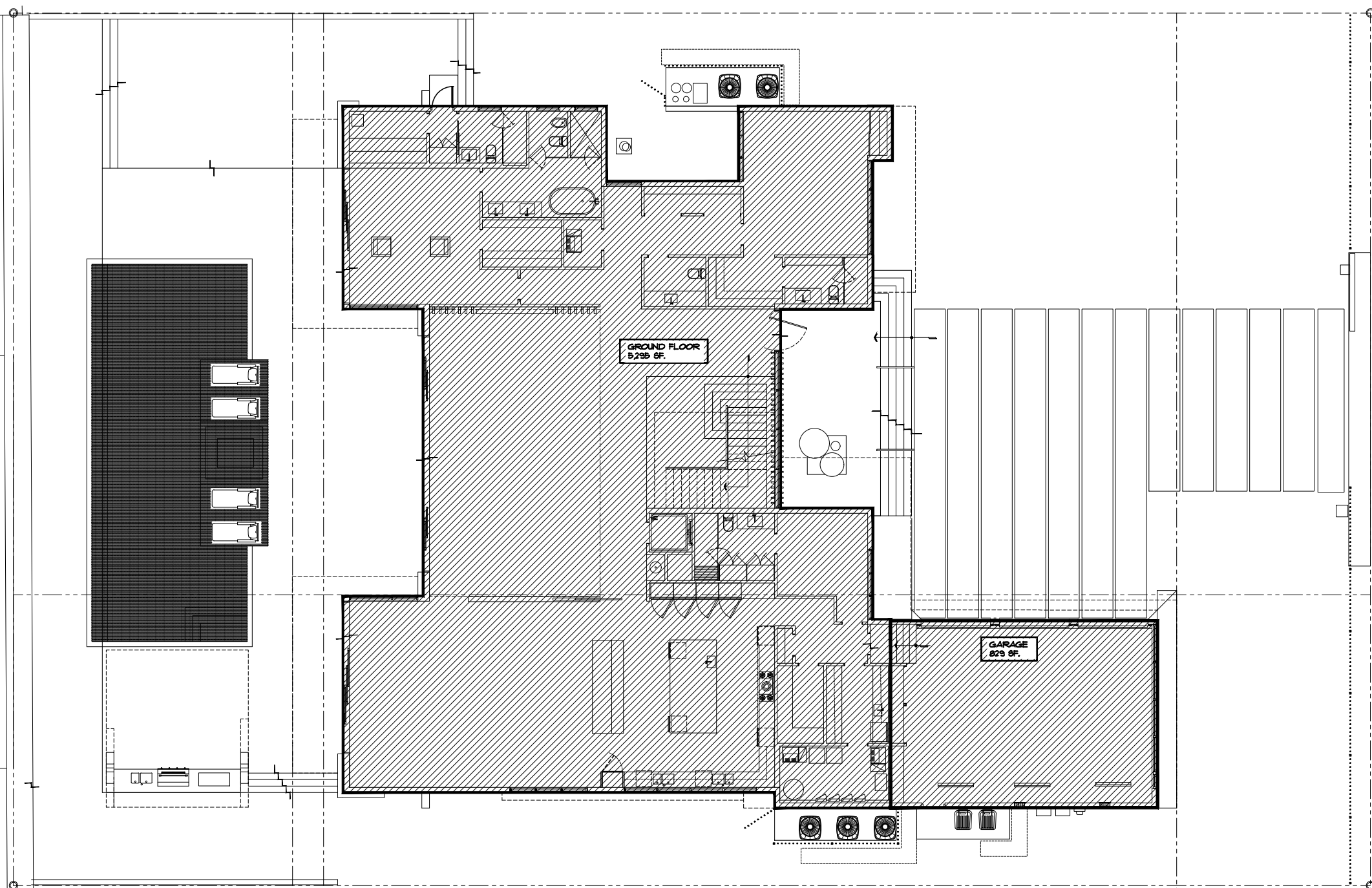
LEGEND-AREA CALCULATIONS	
BUILDING LOT COVERAGE (GROUND FLOOR)	
GROUND FLOOR A/C	5,295 S.F.
GARAGE	829 S.F.
DRIVEWAY & WALKWAY	1,859 S.F.
ENTRANCE	470 S.F.
POOL & POOL DECK	2,978 S.F.
GRASS AREA (PERVIOUS)	8,099 S.F.
TOTAL AREA	17,043 S.F.

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

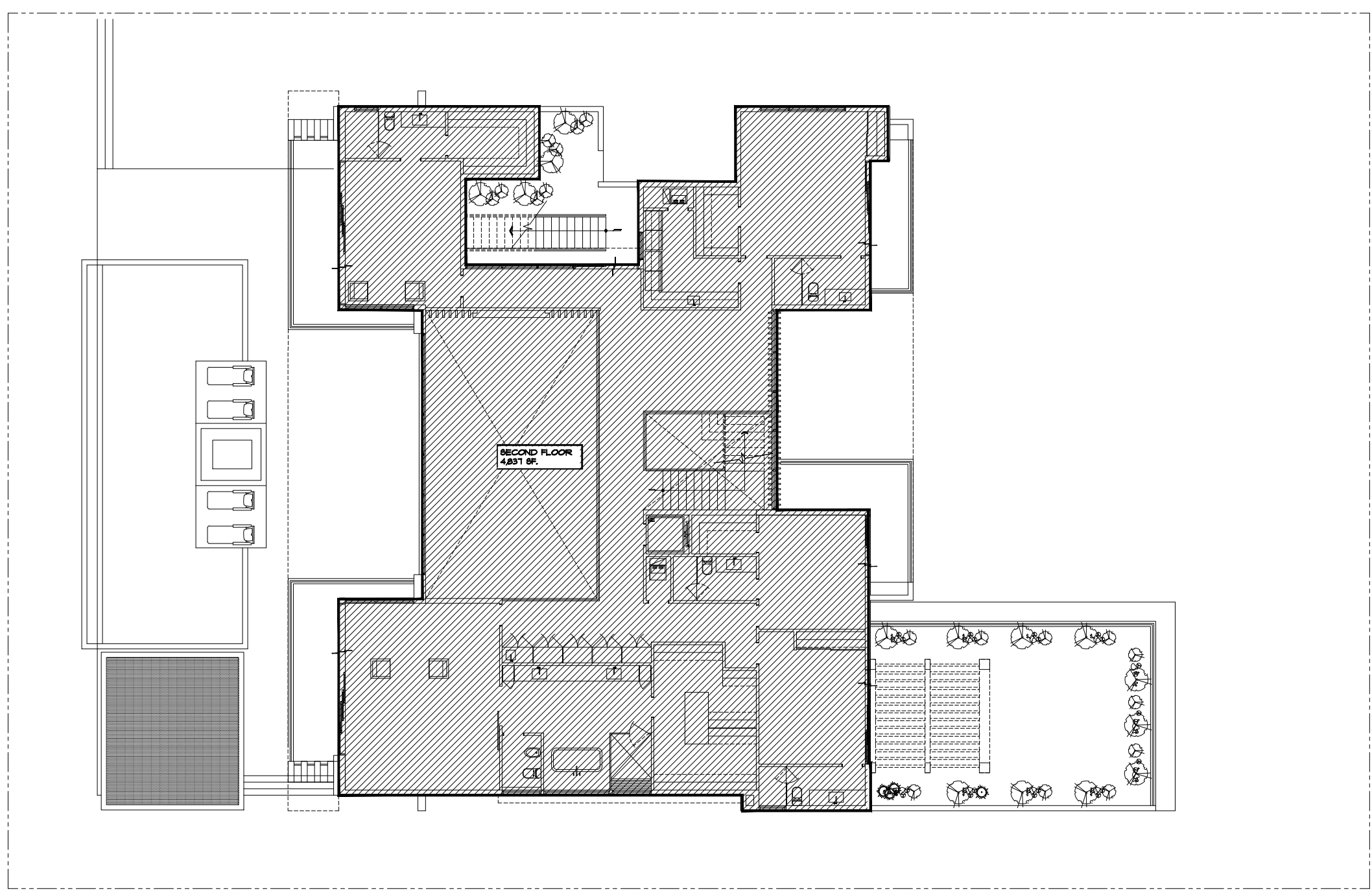
AREAS-SECOND FLOOR	
SECOND FLOOR A/C	4,831 S.F.
TOTAL	4,831 S.F.

OPEN SPACE REQUIREMENTS		
	REQUIRED/ALLOWED	PROVIDED
LOT PERVIOUS AREA	(19,600 X 40%) 7,840 S.F.	(41.3%) 8,099 S.F.
FRONT YARD OPEN SPACE	(2,812 X 50%) 1,406 S.F.	(77%) 2,711 S.F.

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 S.F. X 80% = 4,899 S.F. MAX ALLOWED	4,831 S.F. = 79% PROVIDED
5,295 S.F. + 829 S.F. = 6,124 S.F.		



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



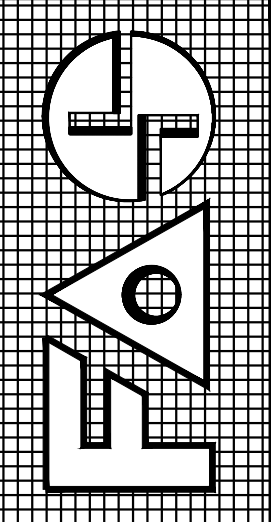
SECOND FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"



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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33554
FOLIO 519-2271-001-4310

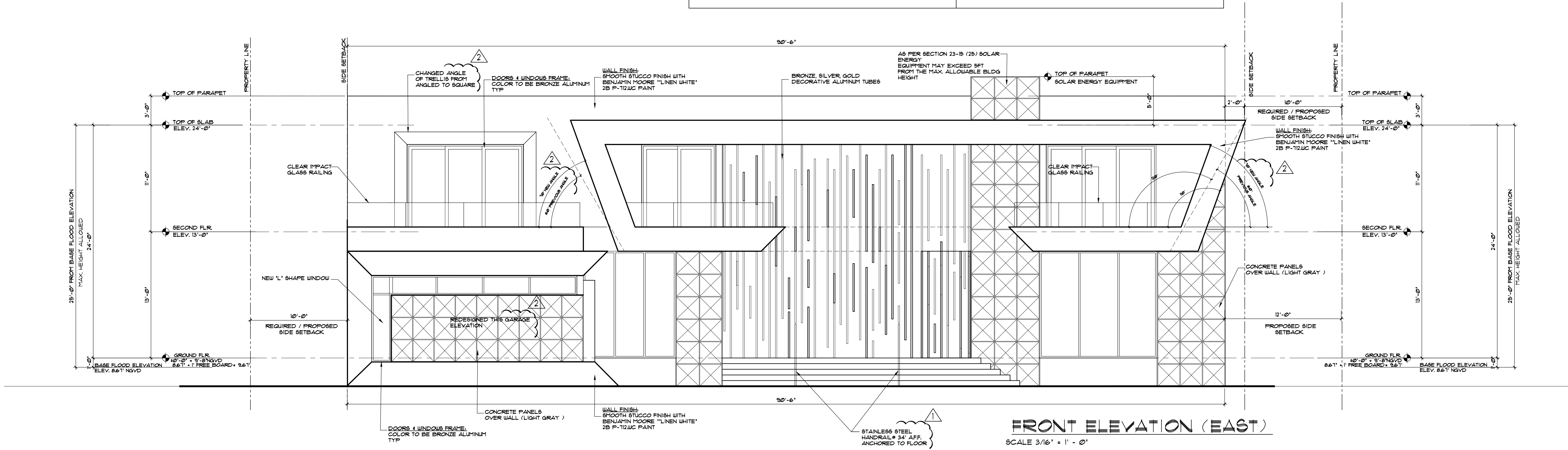
florida architectural services inc.
daniel sorocan ar 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



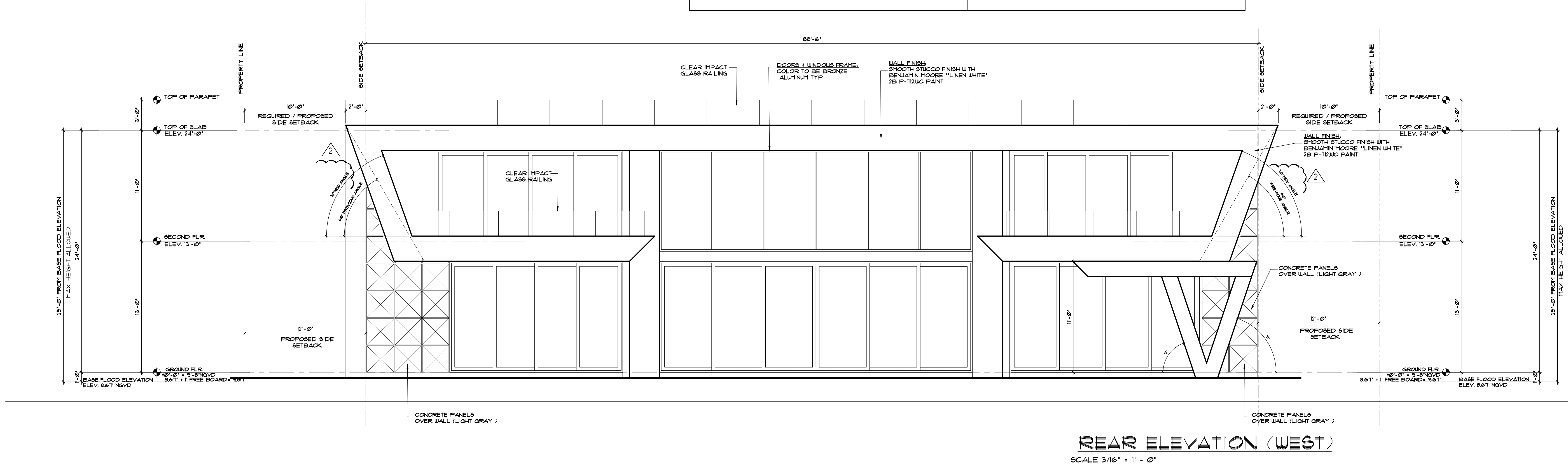
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DATE	MARCH 19, 2021
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JOB NO.	GAD RESIDENCE
SHEET NO.	10.418
OF 15 SHEETS	
COLOR ORIGINAL	

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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



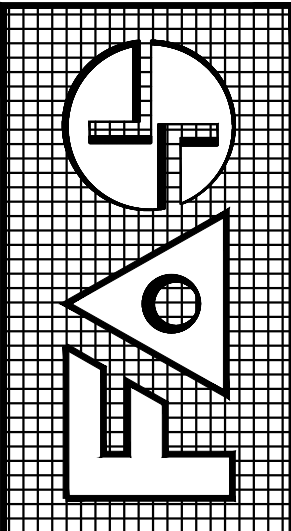
REAR ELEVATION ARTICULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 88'-6" - 50% = 44'-3" MIN. TOTAL REAR ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS) DOORS: 68'-0" MATERIAL CHANGE: 13'-0" STEEL COLUMNS (PAINTED) : 1'-4" TOTAL : 82'-4" 100% 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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1 APR 19 2021	DB
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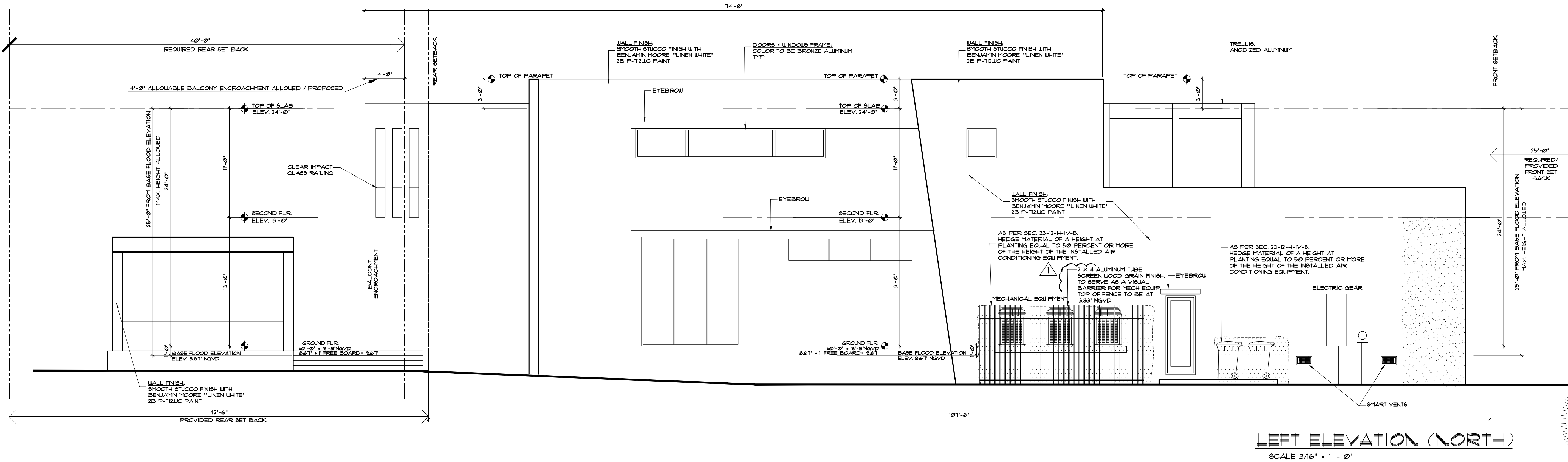
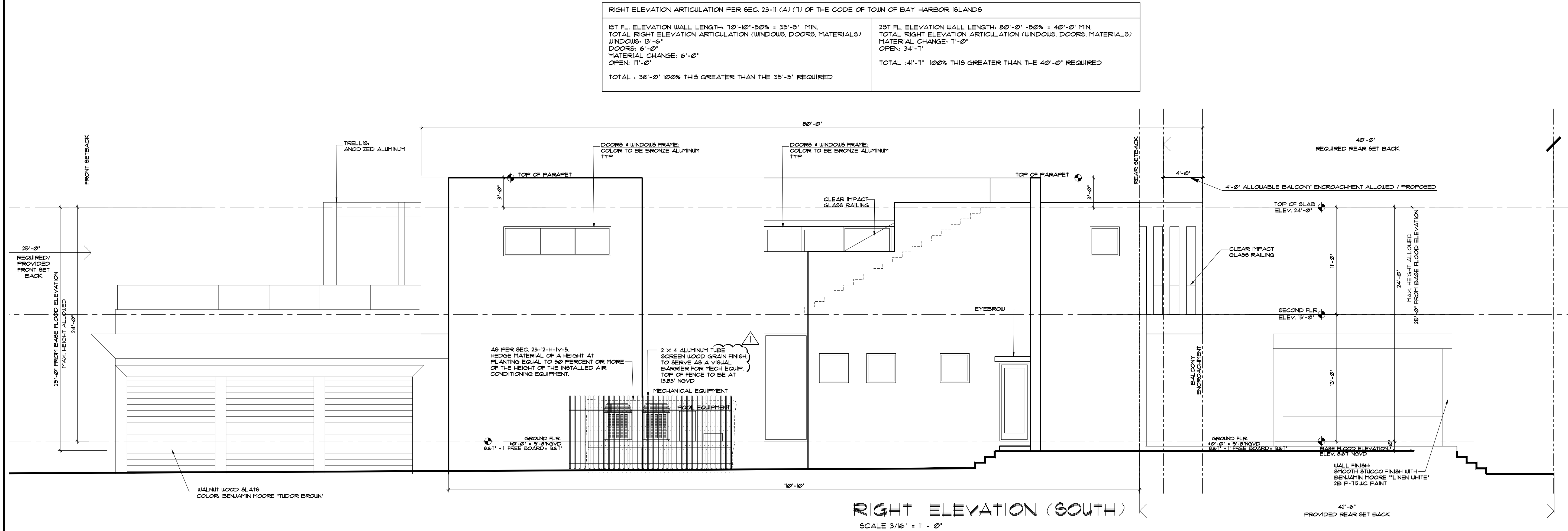
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 519-2271-001-4310

florida architectural services inc.
daniel sorocan ar 0010418 architect / planner
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COLOR ORIGINAL

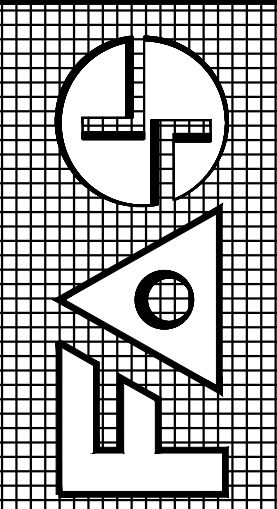
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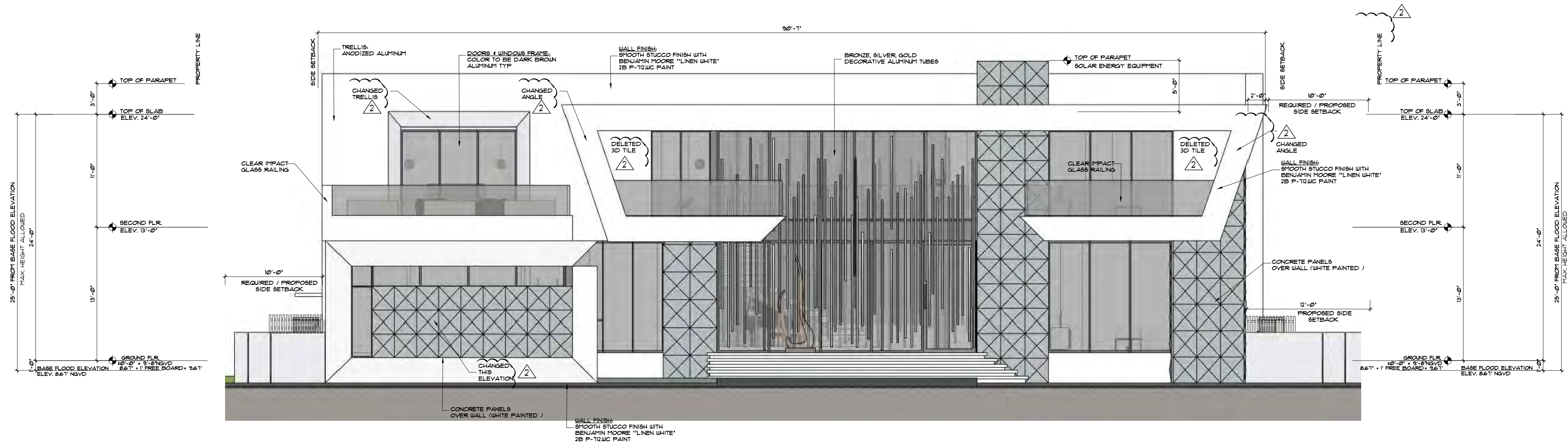
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2271-001-4312

florida architectural services inc.
daniel soroson ar 0010418 architect / planner
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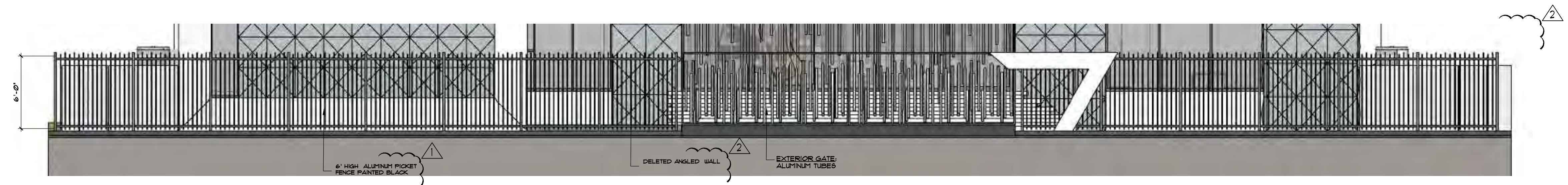


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OF 15 SHEETS	
COLOR ORIGINAL	

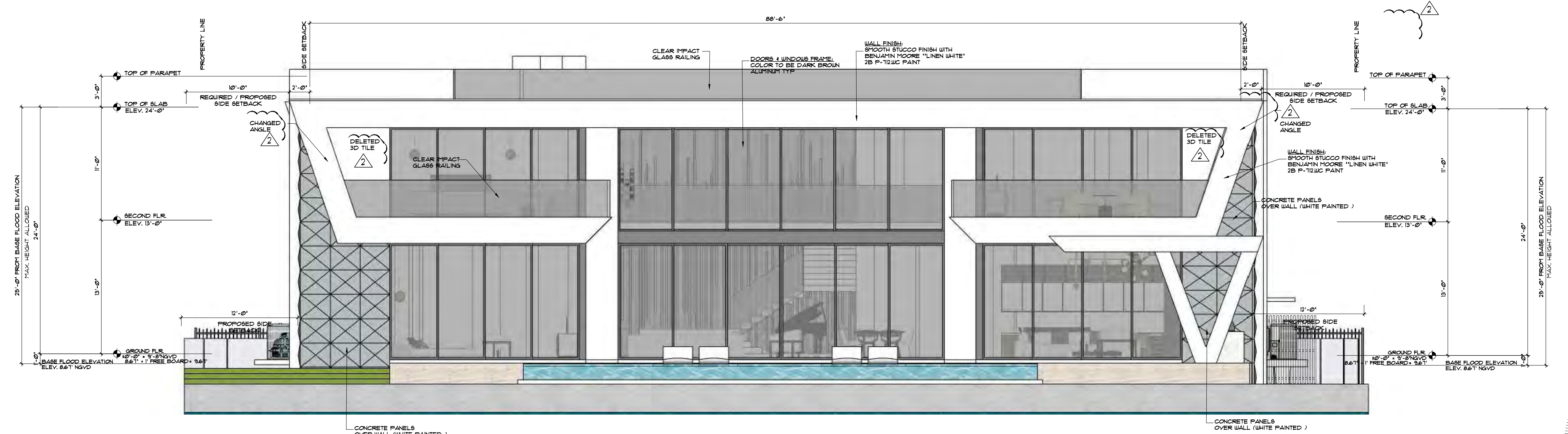
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FRONT ELEVATION (SOUTH)
SCALE 3/16" = 1' - 0"



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



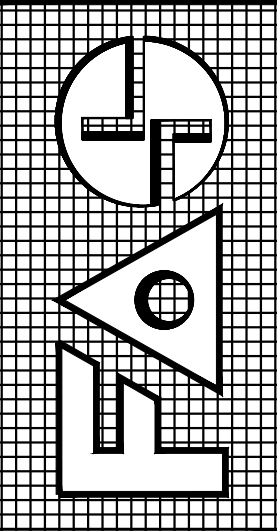
REAR ELEVATION (NORTH)
SCALE 3/16" = 1' - 0"



REVISIONS		BY:
1	APRIL 19, 2021	DB
2	MAY 19, 2021	DB
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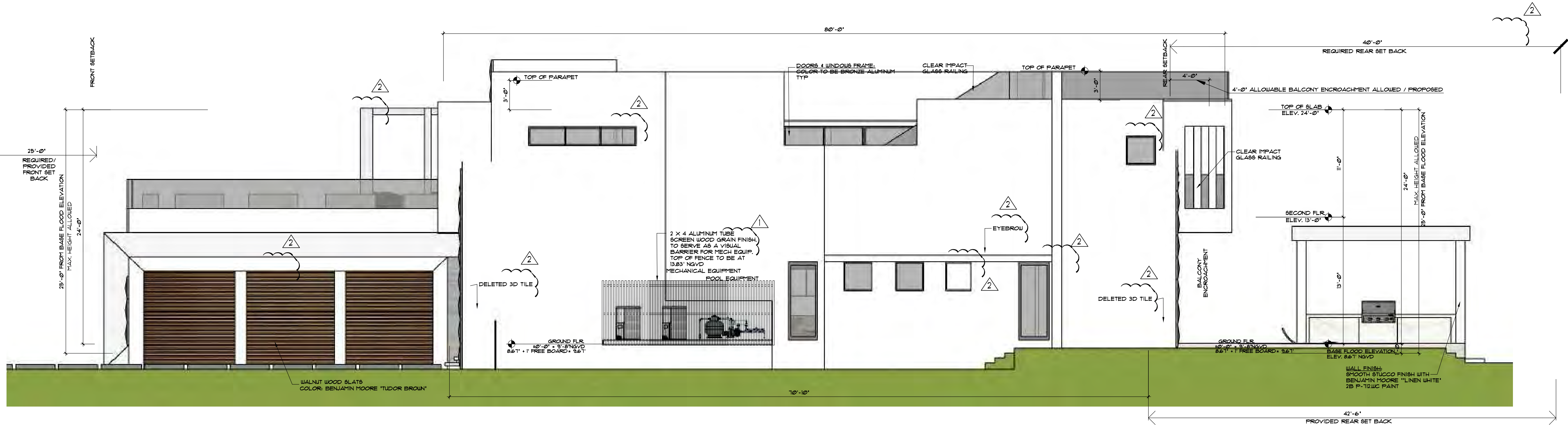
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33554
FOLIO 519-2271-001-4310

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

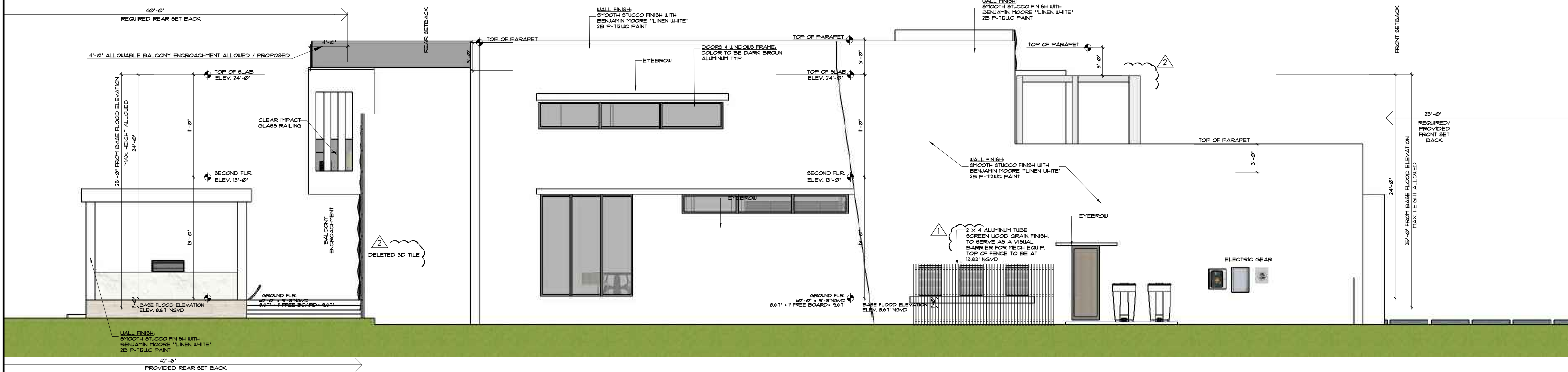


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CHECKED	DB
DATE	MARCH 19, 2021
SCALE	3/16" = 1' - 0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A = 9
OF 15 SHEETS	
COLOR ORIGINAL	

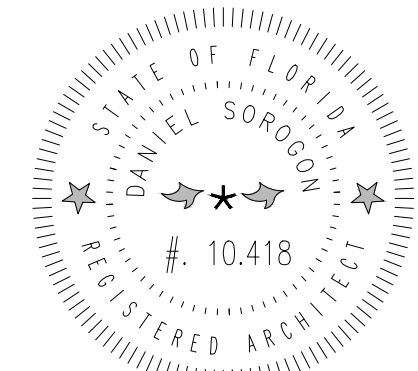
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RIGHT ELEVATION (EAST)
SCALE 3/16" = 1' - 0"



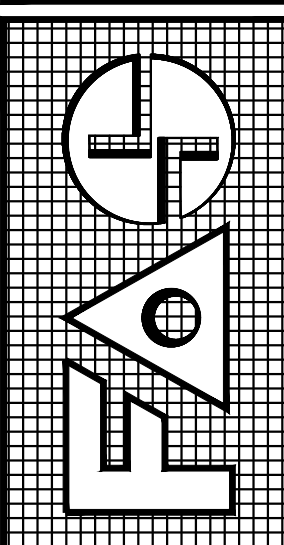
LEFT ELEVATION (WEST)
SCALE 3/16" = 1' - 0"



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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2271-001-4310

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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CHECKED	DS
DATE	MARCH 19, 2021
SCALE	3/16" = 1' - 0"
JOB NO.	GAD RESIDENCE
SHEET NO.	# 10.418
OF 15 SHEETS	
COLOR ORIGINAL	

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FRONT PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE

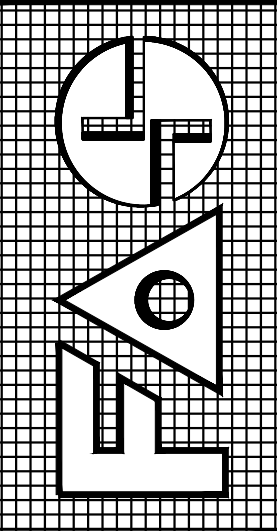


REAR PERSPECTIVE

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
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CHECKED DS
DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 11 OF 15 SHEETS
COLOR ORIGINAL

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SOUTH PROPERTY



2

SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

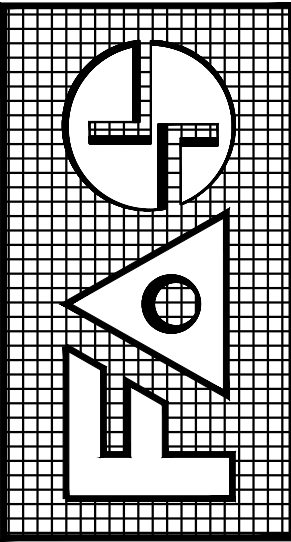
SOUTH PROPERTY



REVISIONS		BY:
1	APRIL 19, 2021	DS
2	MAY 19, 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

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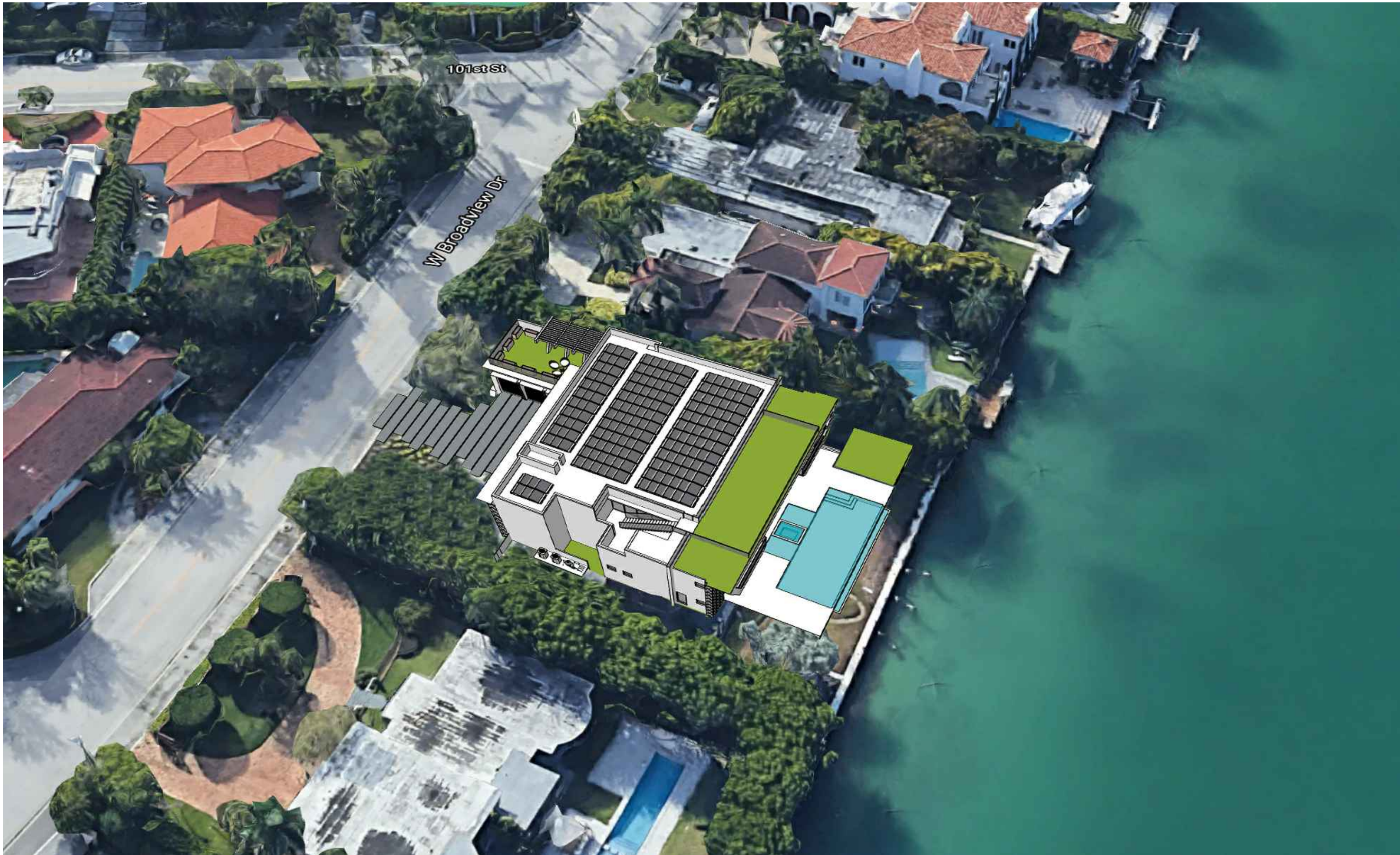


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CHECKED DS
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-12
OF 15 SHEETS
COLOR ORIGINAL

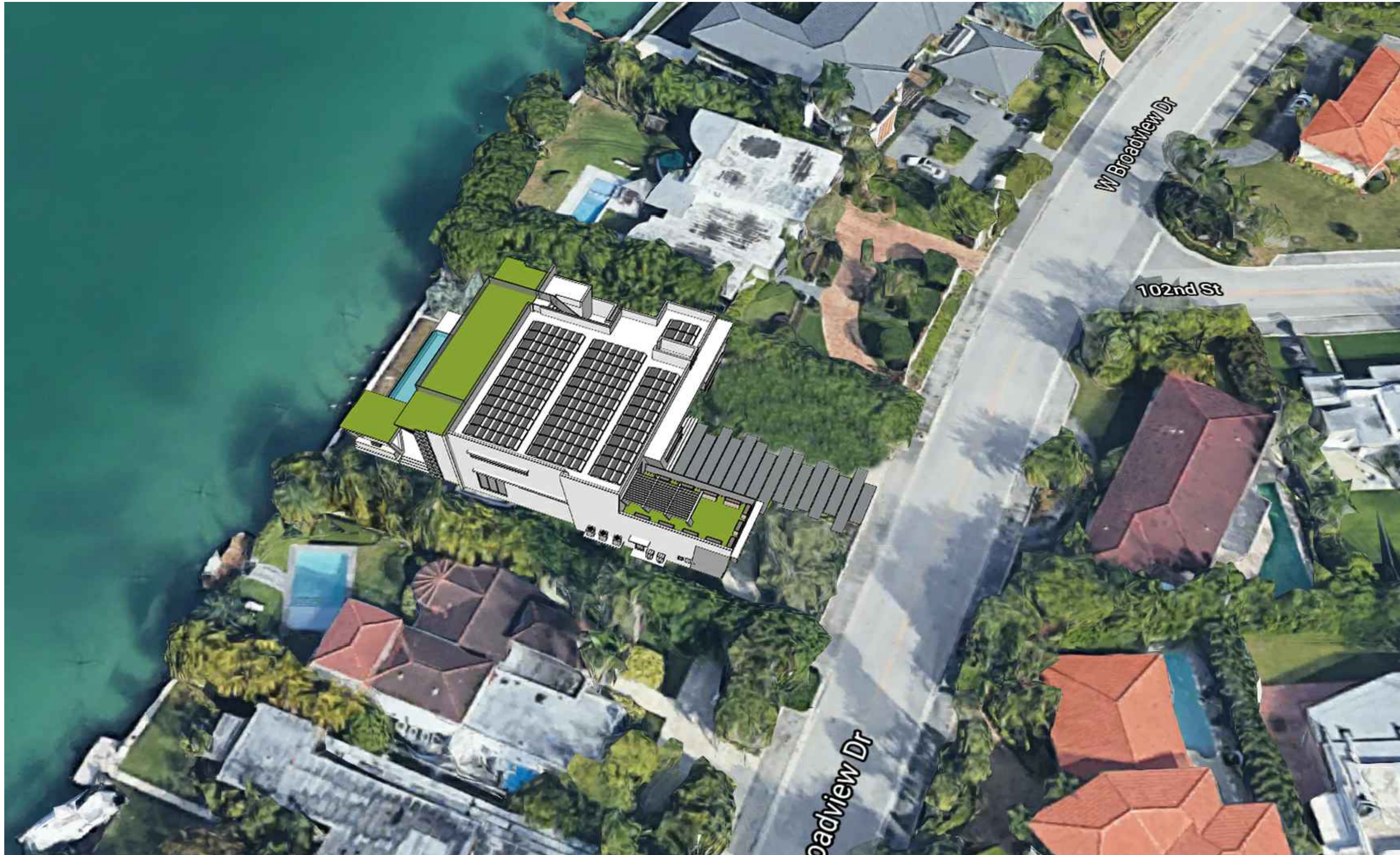
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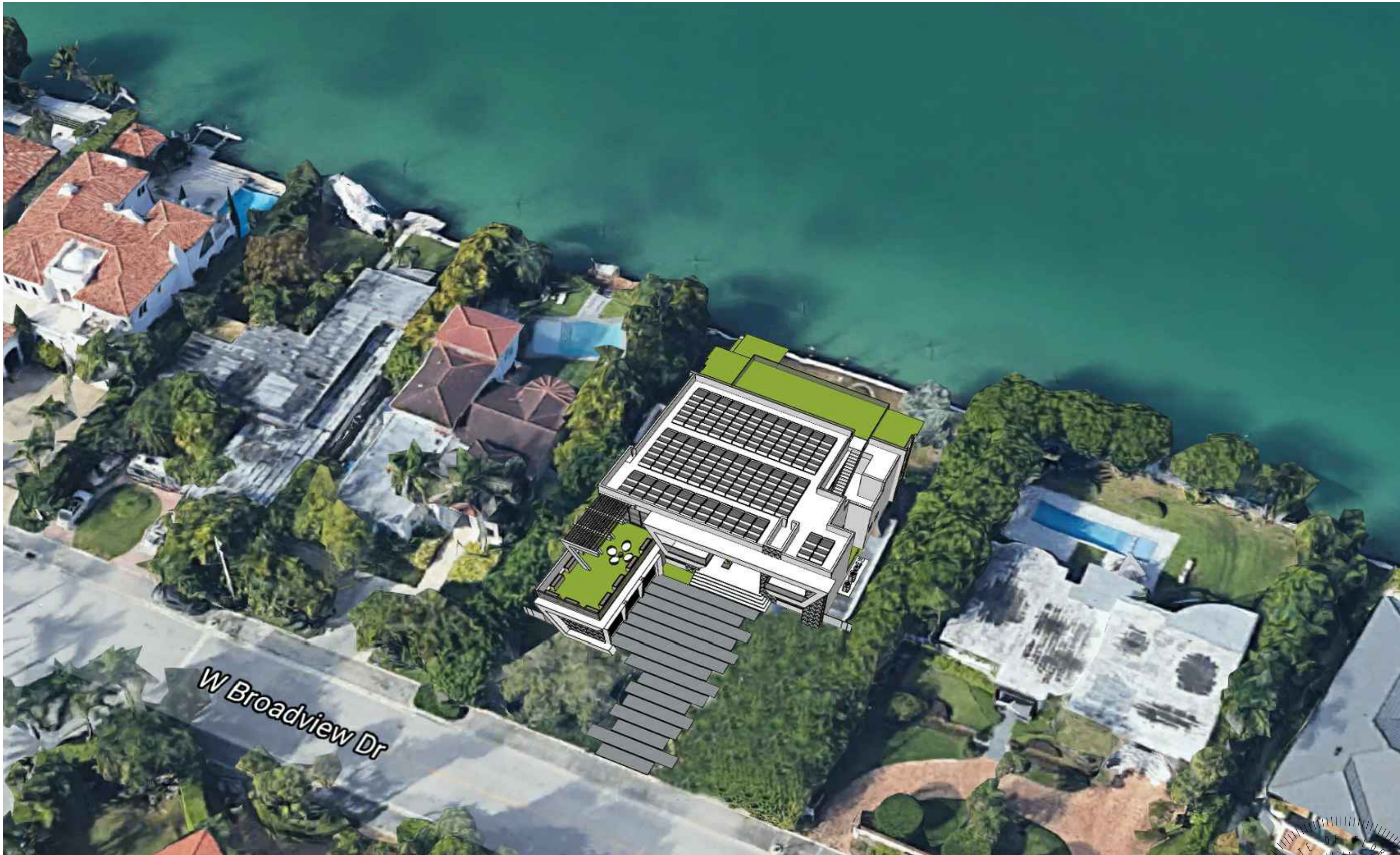
SOUTH WEST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



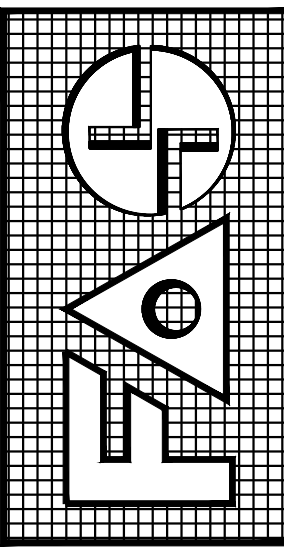
NORTH EAST VIEW



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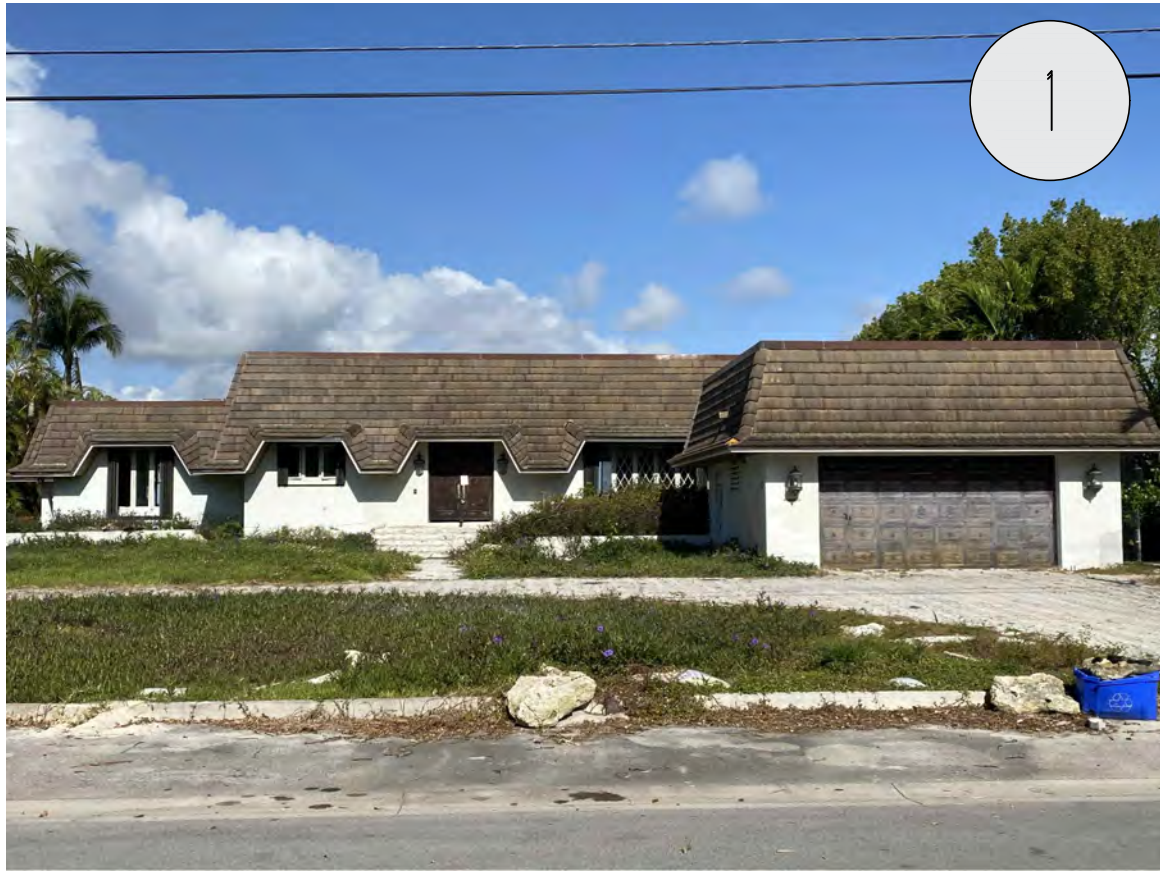
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
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CHECKED DS
DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-13
OF 15 SHEETS
COLOR ORIGINAL

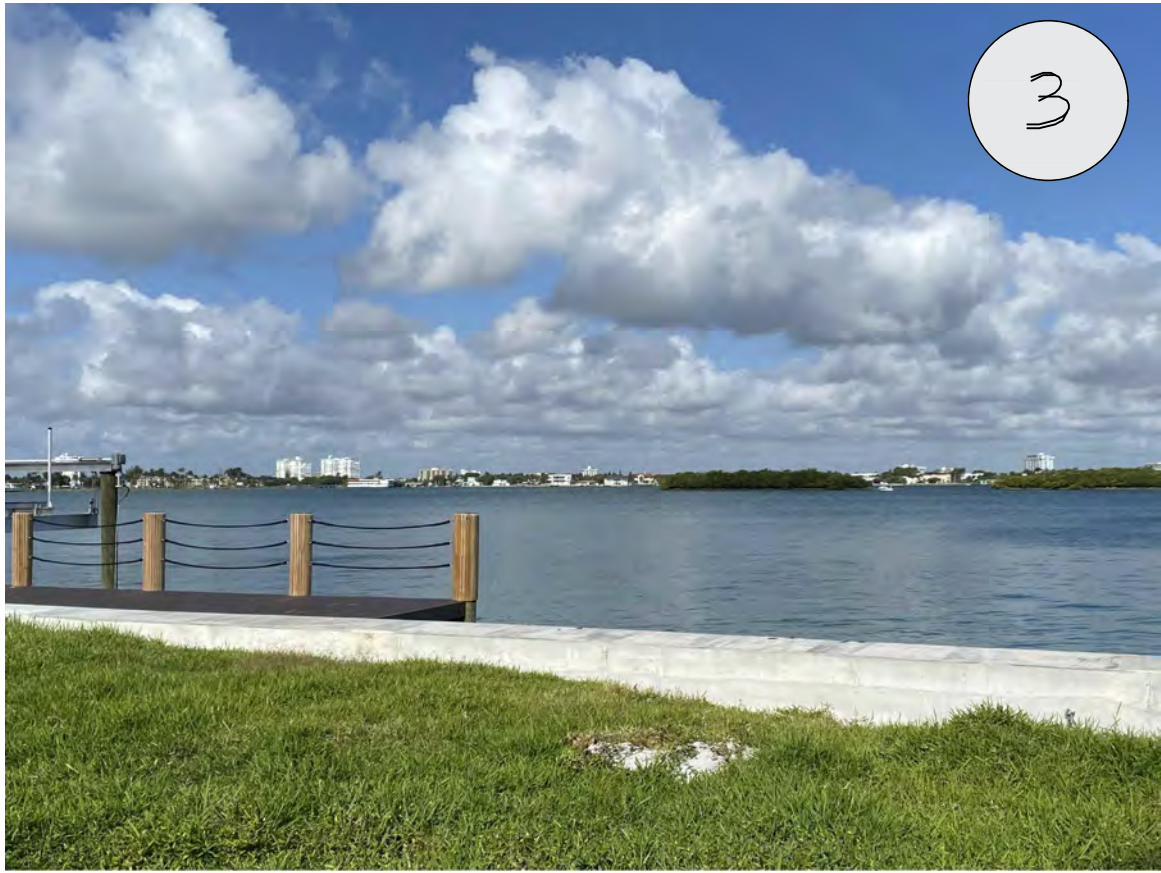
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SUBJECT PROPERTY



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



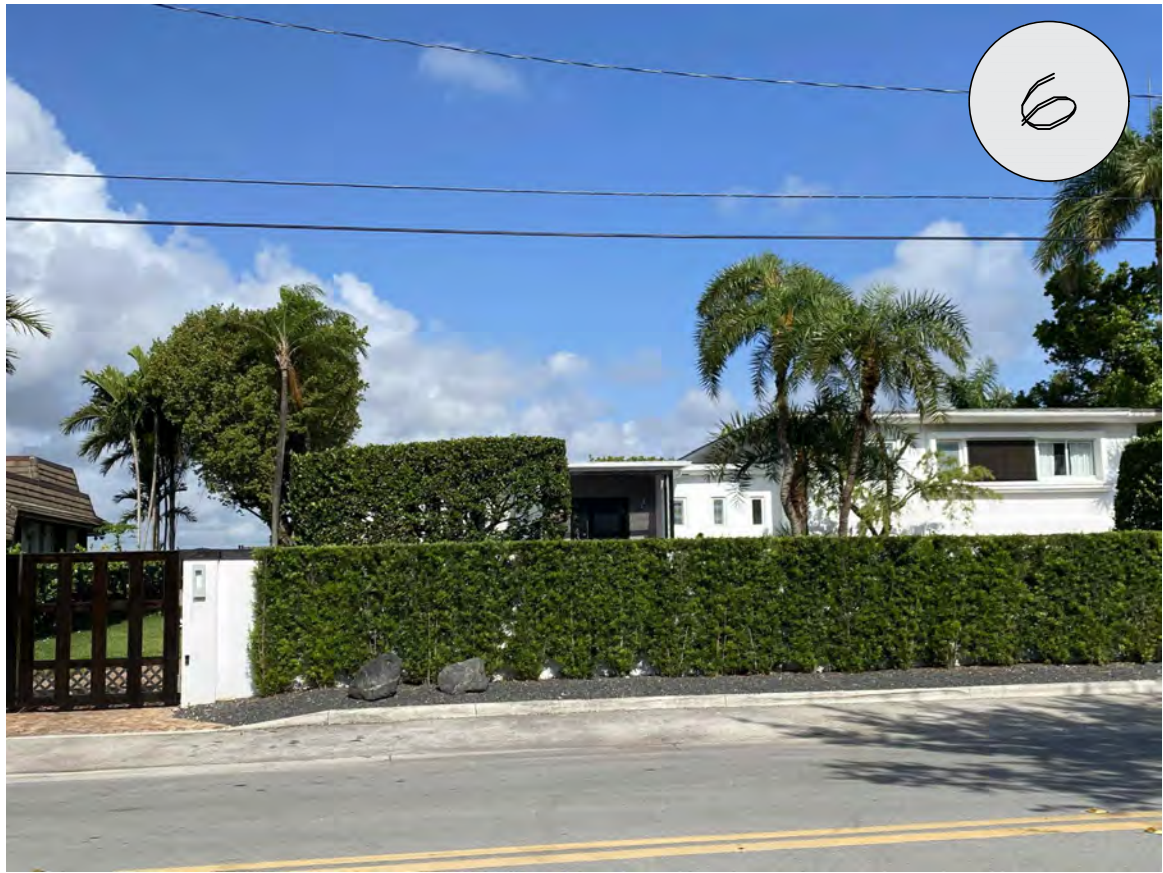
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE NORTHWEST.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY.



PROPERTY ON SOUTH SIDE OF SUBJECT PROPERTY.



PROPERTY ON NORTH SIDE OF SUBJECT PROPERTY.

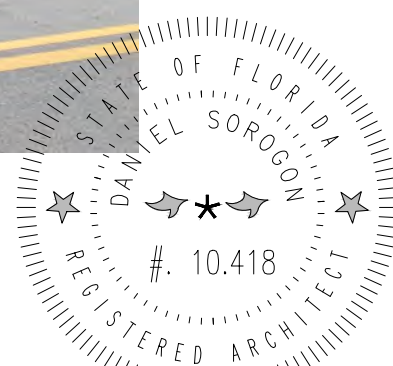


STREET VIEW HEADING NORTHWARD ON WEST BROADVIEW DRIVE.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY (SOUTHERN SIDE)

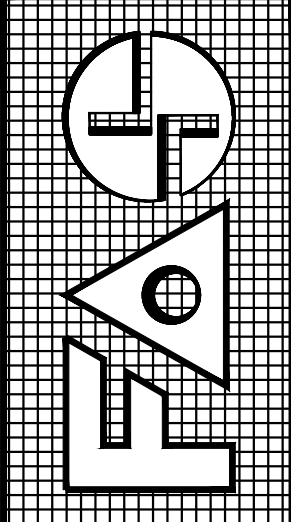
SURROUNDED IMAGES



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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
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FOLIO 51B-2271-001-4310

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

112.50' (CR)

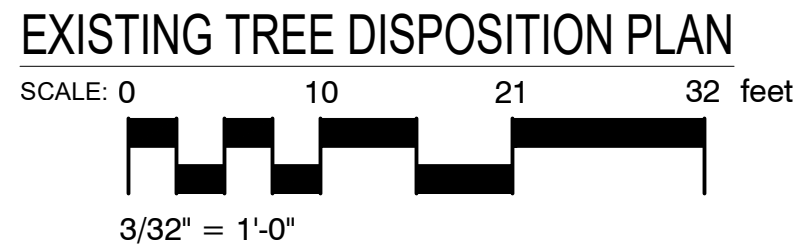
175.00' (P)

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

PLATTED
LOT LINE

PORTION
OF LOT 46
BLOCK 23
(INCLUDED)

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



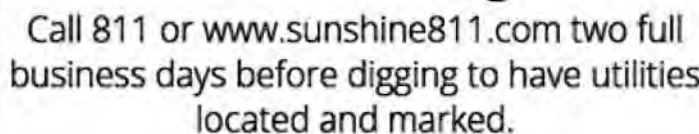
Existing tree or palm to be removed

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.

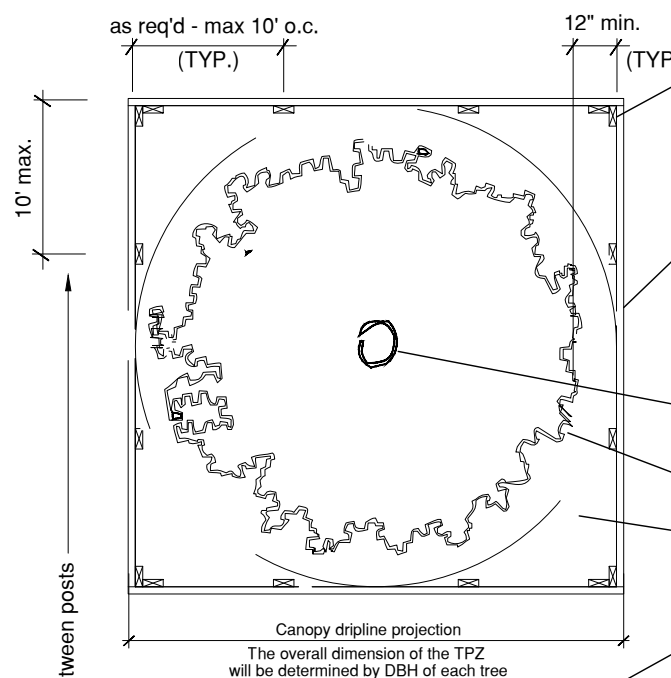
LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

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.									



Check positive response codes before you dig!



2" x 4" p.t. or termite treated wood posts and frame. Use #3 Rebar in asphalt areas or as required.

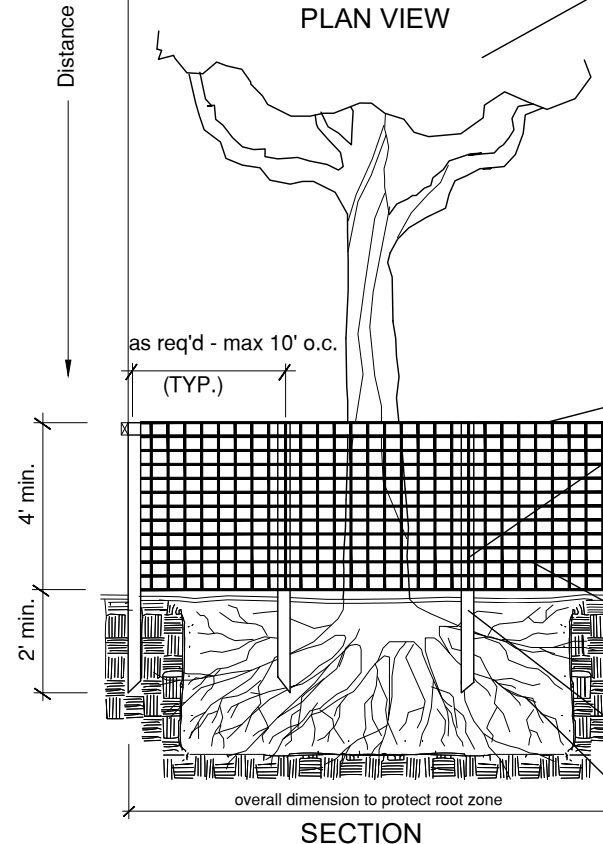
- "Tenax" or similar plastic orange construction fence attached to wood posts and frame forming continuous barrier around tree or palm to be protected.

- existing tree or palm to remain (protected during construction)
- drip line

- (no vehicular traffic or construction storage within protected area)

- Existing tree or palm to remain to be protected. Refer to planting plans

- Fence shall be located min. 12" beyond Canopy Drip line projection.
- Trees that have more than 15" DBH, must have 8' of Tree Protection Zone (TPZ) for every 1" of tree DBH. More Protection may be deemed necessary for large specimen trees per Arborist / Landscape Inspector direction



- 2" x 4" p.t. or termite treated wood posts and frame extend minimum below grade

existing grade meeting root collar to be preserved

- "Tenax" or similar plastic orange construction fence attached to wood posts forming continuous barrier around tree or palm to be protected.

- Posts to be driven into ground avoiding primary horizontal roots

- Existing root zone to be protected

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



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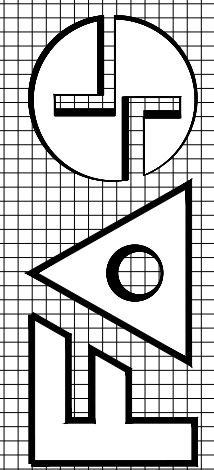
REVISIONS	BY:
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PROPOSED RESIDENCE FOR: MR. &
MRS GAD

10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154

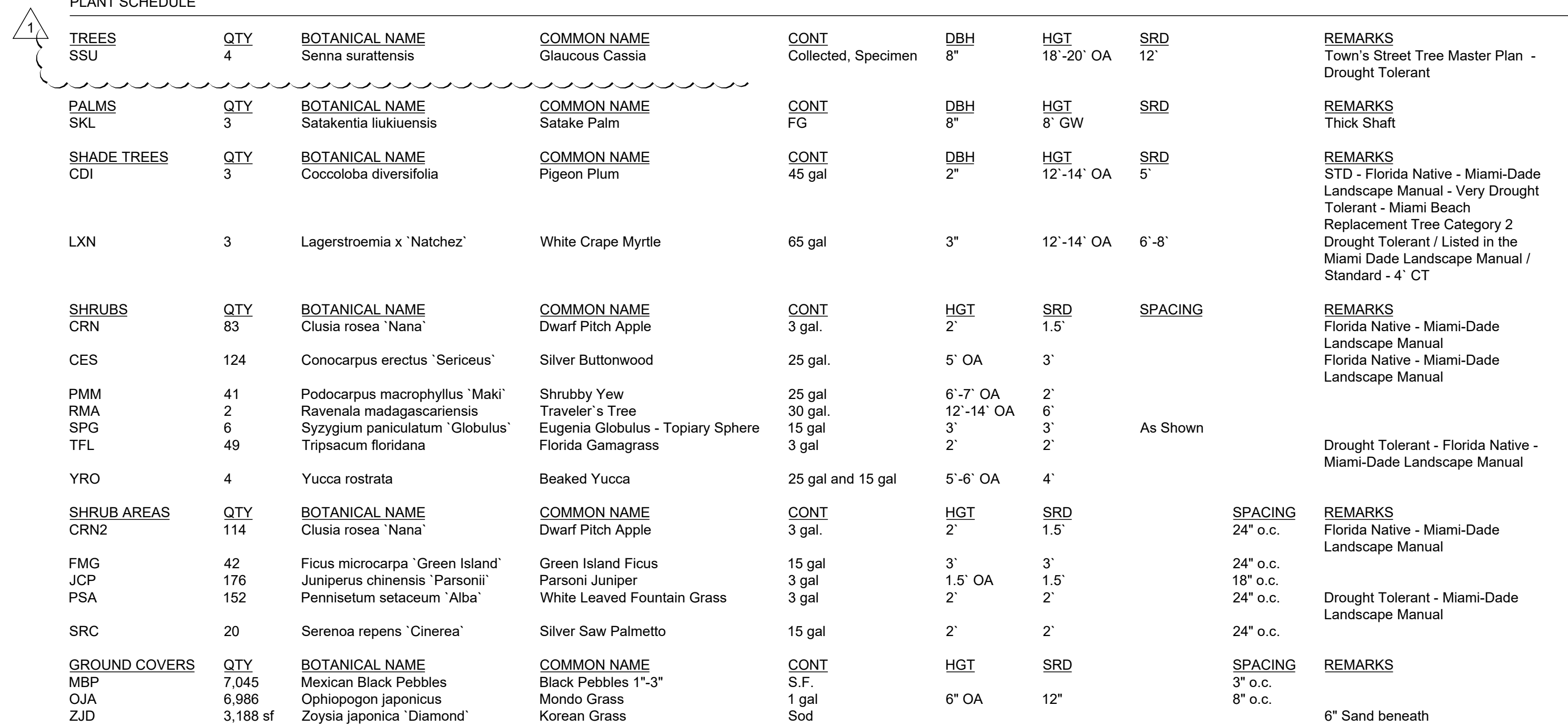
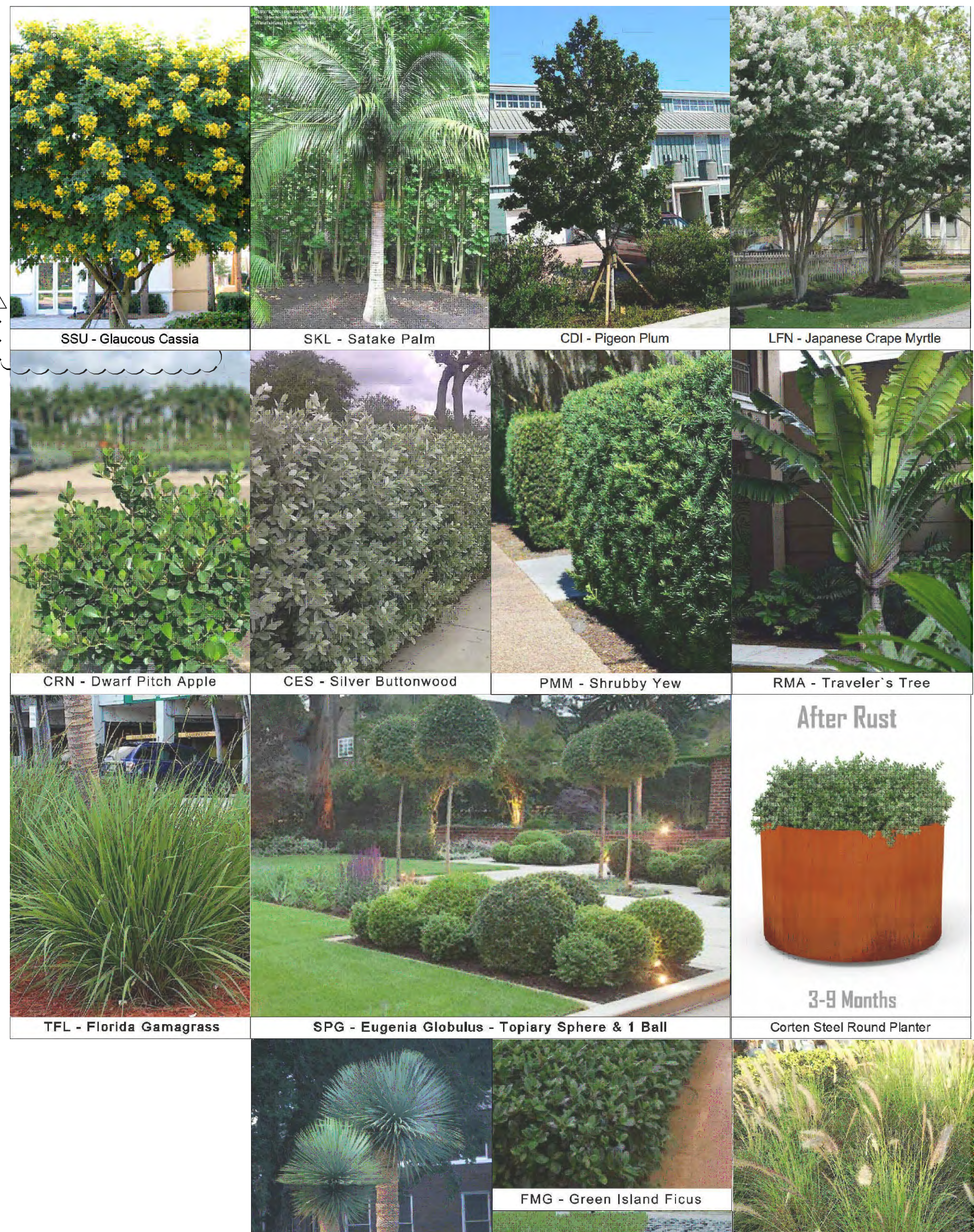
FOLIO #13-2227-001-4310

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



DRAWN
JV
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DATE
MARCH 19, 2021
SCALE
JOB NO.
SAD RESIDENCE
SHEET NO.
L100
OF 14 SHEETS
COLOR ORIGINAL

BISCAYNE BAY



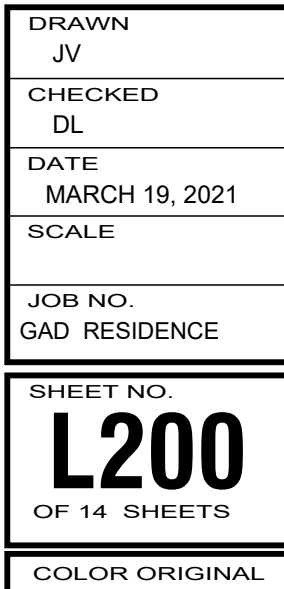
A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	<u>5</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>6</u>	<u>6</u>
3. Two-Family Lot	<u>5</u>	<u>N/A</u>
4. Number of Shade Trees in Front Yard	<u>2</u>	<u>3</u>
5. Native Species Required - 50%	<u>3</u>	<u>3</u>
6. Drought Tolerant and Low Maintenance Species Require – 50%	<u>3</u>	<u>3</u>
7. Street Trees Required: Linear street frontage 112.50' / 35 = 3.21	<u>3</u>	<u>4</u>
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	<u>50</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>60</u>	<u>306</u>
3. Two-Family Lot	<u>50</u>	<u>N/A</u>
4. Native Species Required - 30%	<u>15 / 18</u>	<u>256</u>
5. Drought Tolerant and Low Maintenance Species Require – 50%	<u>25 / 30</u>	<u>136</u>
C. Maximum Lawn Area Allowed***		
50% of Net Lot Area	<u>9,844 (Max)</u>	<u>3,201</u>

Notes

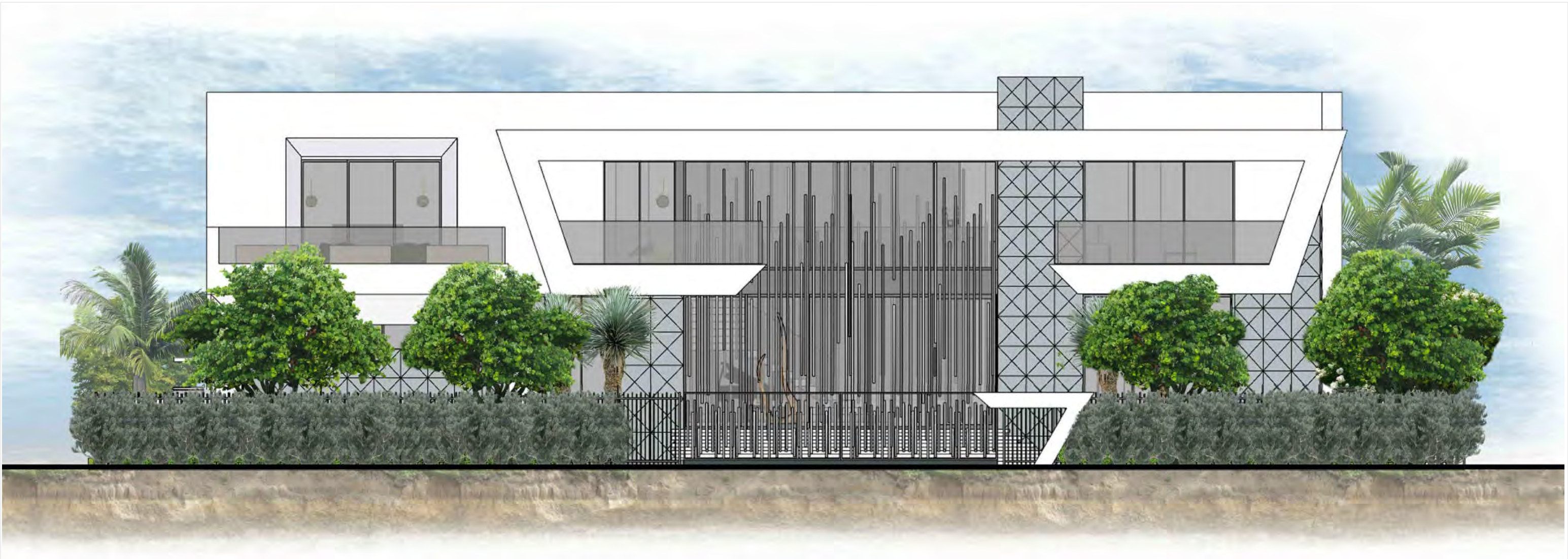
- * Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
- ** Required 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)

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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"

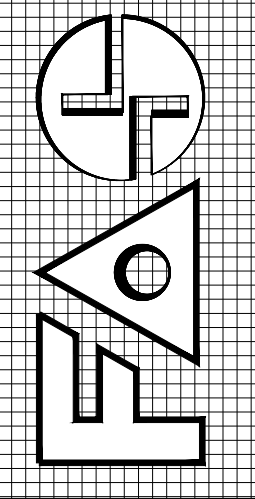


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PROPOSED RESIDENCE FOR: MR. &
MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

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



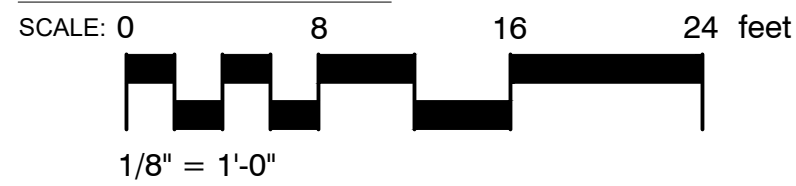
DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE

SHEET NO.
L201
OF 14 SHEETS
COLOR ORIGINAL

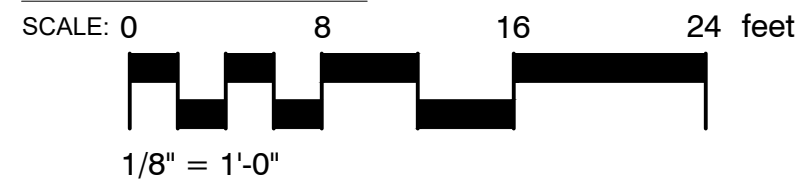
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RIGHT ELEVATION



LEFT ELEVATION

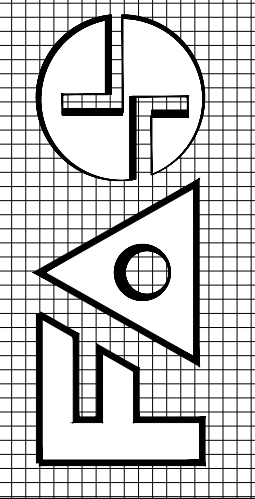


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REVISIONS	BY:
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PROPOSED RESIDENCE FOR: MR. &
MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

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



DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. L202 OF 14 SHEETS
COLOR ORIGINAL

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GENERAL NOTES

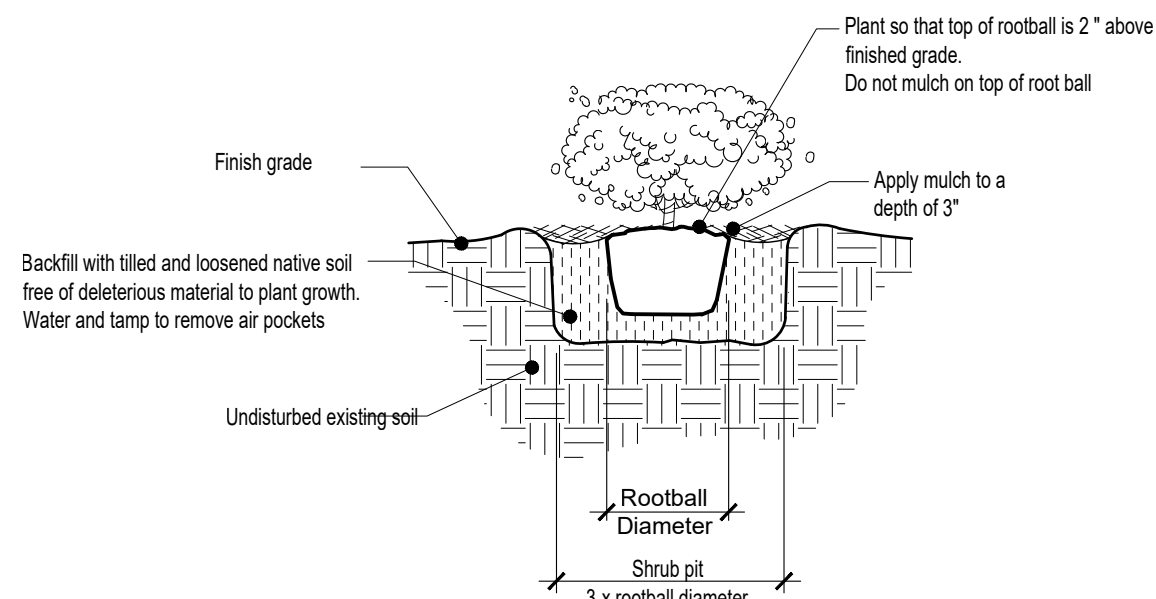
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- 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.
- 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.
- 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.
- 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.
- 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.
- Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
- 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.
- All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

- 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.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- 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.
- 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.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- 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.
- 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".
- 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.
- 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.
- 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.
- All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- 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.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- 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.
- 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.
- Stake all trees and palms for approval by Landscape Architect prior to installation.
- Any sod areas damaged by construction are to be replaced with St. Augustine 'Floritam' sod.
- All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floritam' sod.
- St. Augustine 'Floritam' - Contractor's responsibility to verify quantity.
- 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.
- Root barrier shall be Vespro Inc. or approved equal.

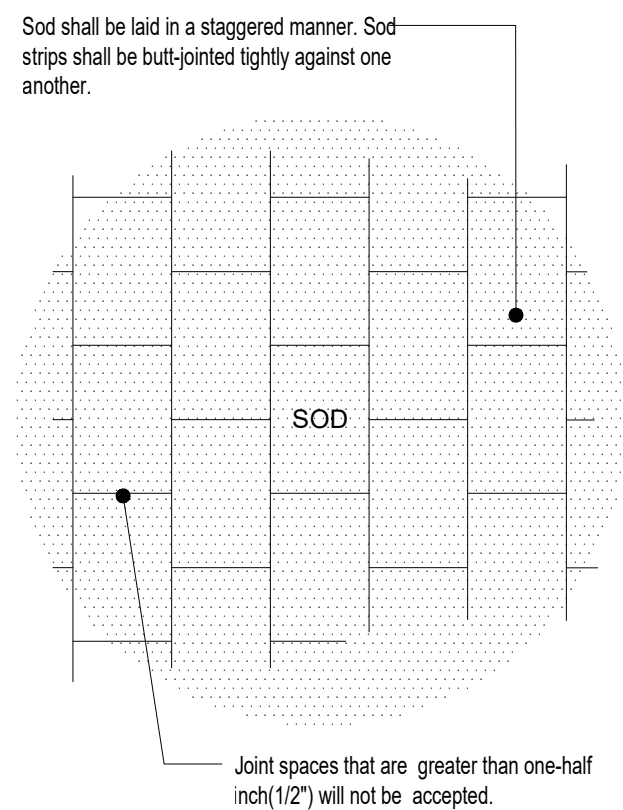
1 General Planting Notes

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2 Shrubs Planting Detail

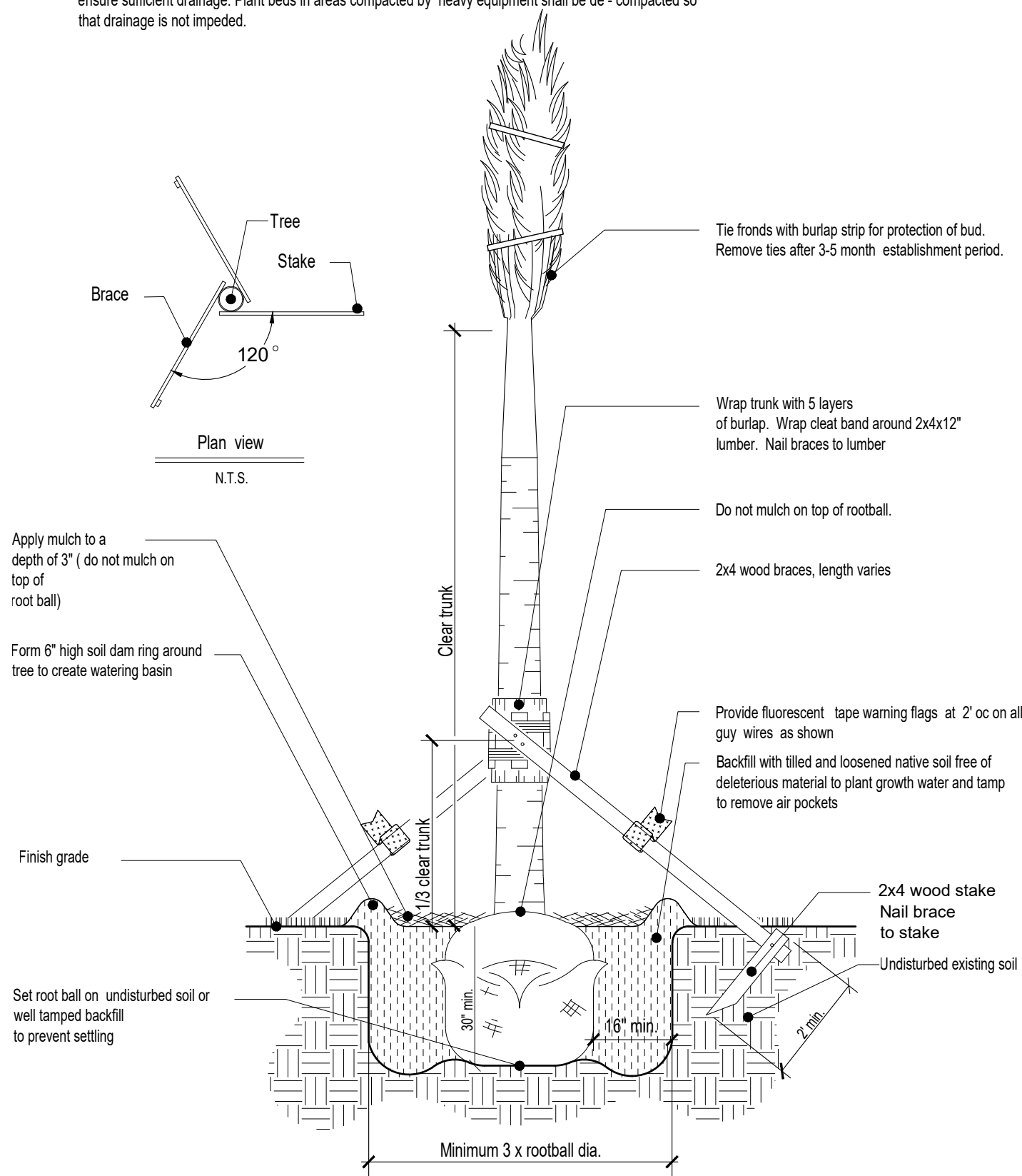
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3 Sod Planting Detail

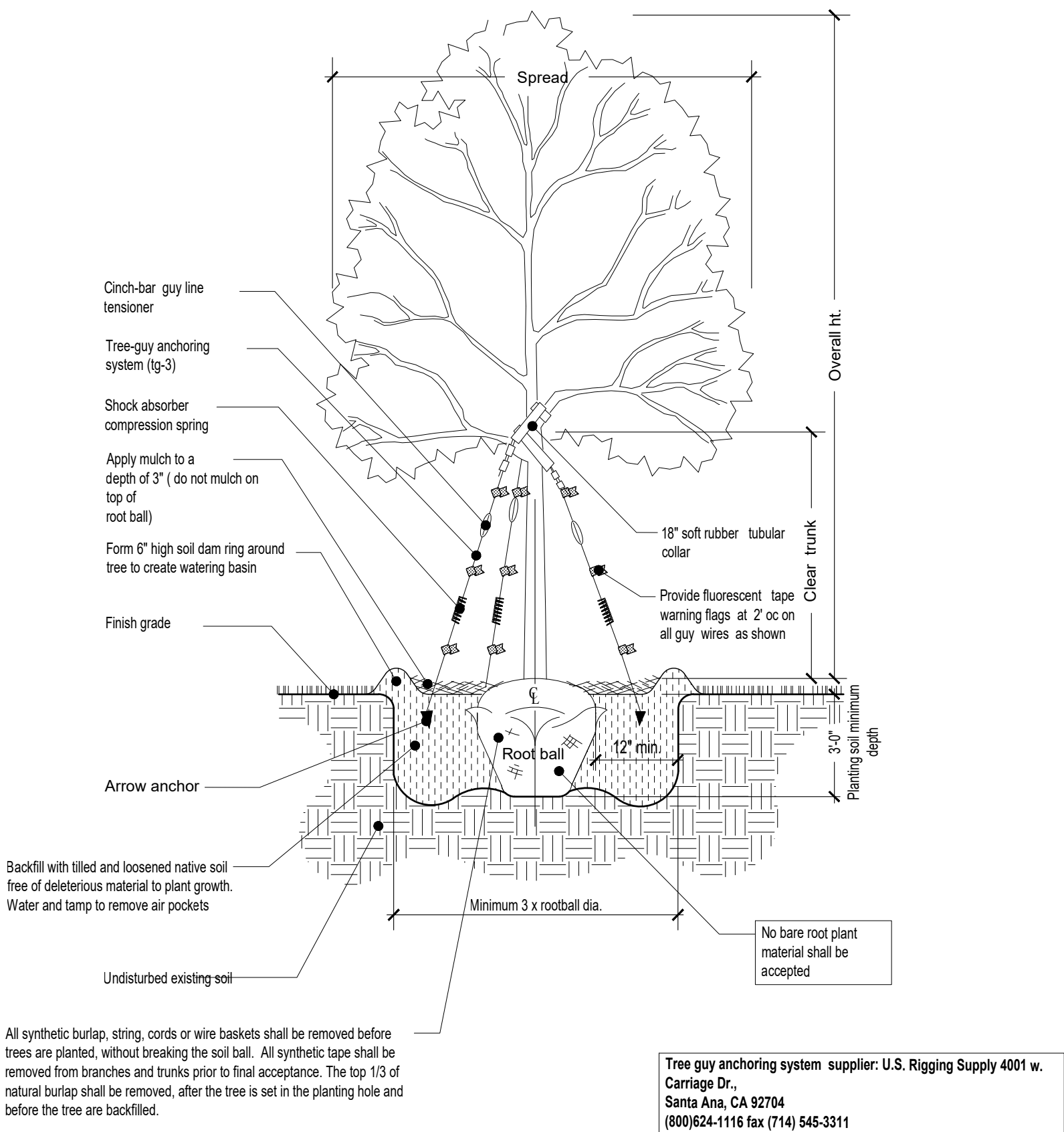
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- Notes:
- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
 - All Palms are to be planted with the rootball 1"-2" above finished grade
 - All planting areas and planting pits shall be tested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



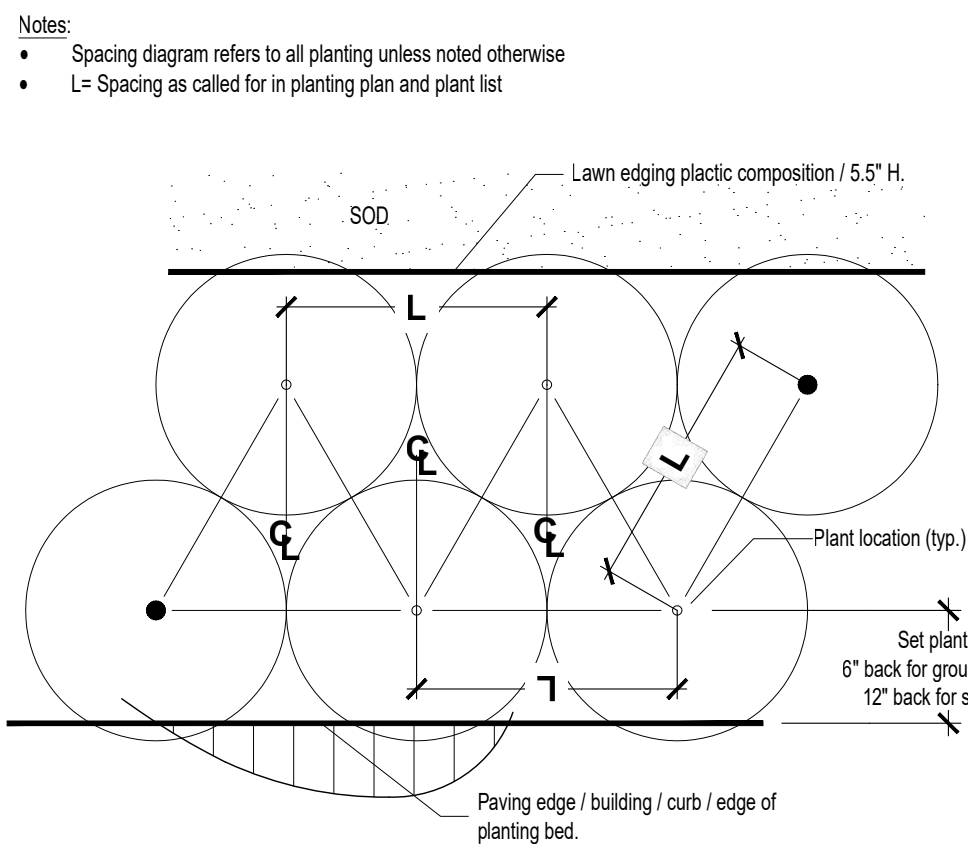
5 Palm Planting Detail

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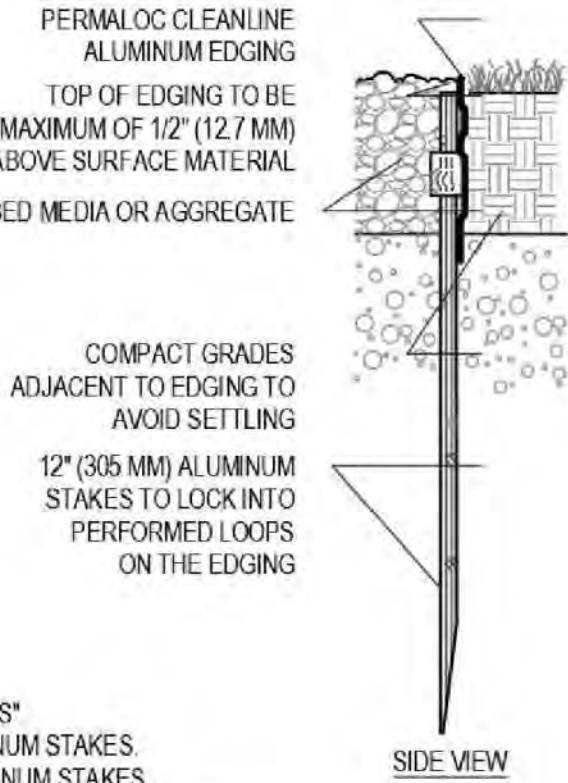
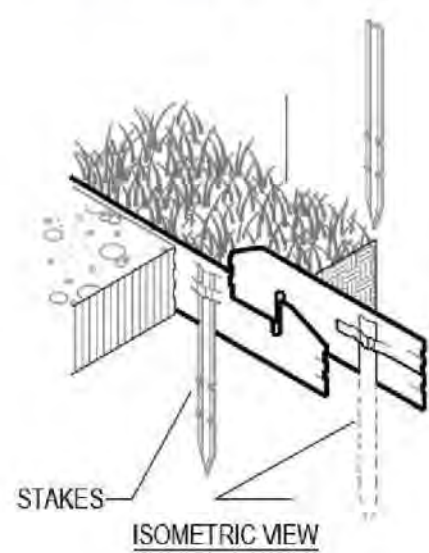
4 Tree Planting Detail

SCALE: N.T.S.



6 Shrubs Planting Detail

SCALE: N.T.S.



- NOTES:
- INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
 - 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
 - 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
 - CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
 - PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 006-016.
- FINISH LEGEND:
- 1/8" X 4" (3.2 MM X 102 MM), 0.072" (1.83 MM) THICK WITH 0.135" (3.43 MM) EXPOSED TOP LIP
- BL - BLACK DURAFLEX-MEETS AAMA 2603
- "CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING"

ONE YEAR - TREE MAINTENANCE PLAN

All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:

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

favorable

- environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

After Planting:

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

Institute

(ANSI) A-300 standards.

After One Year:

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

"ONE YEAR - TREE MAINTENANCE PLAN"



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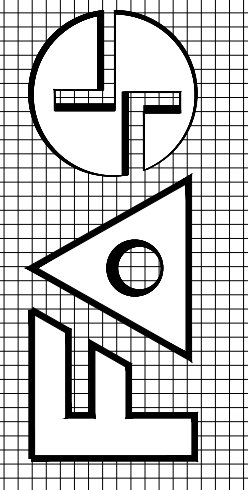
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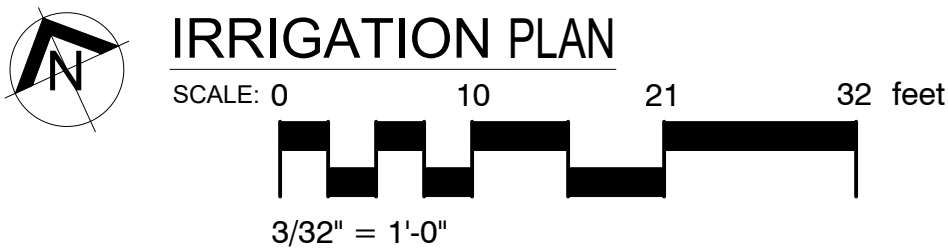
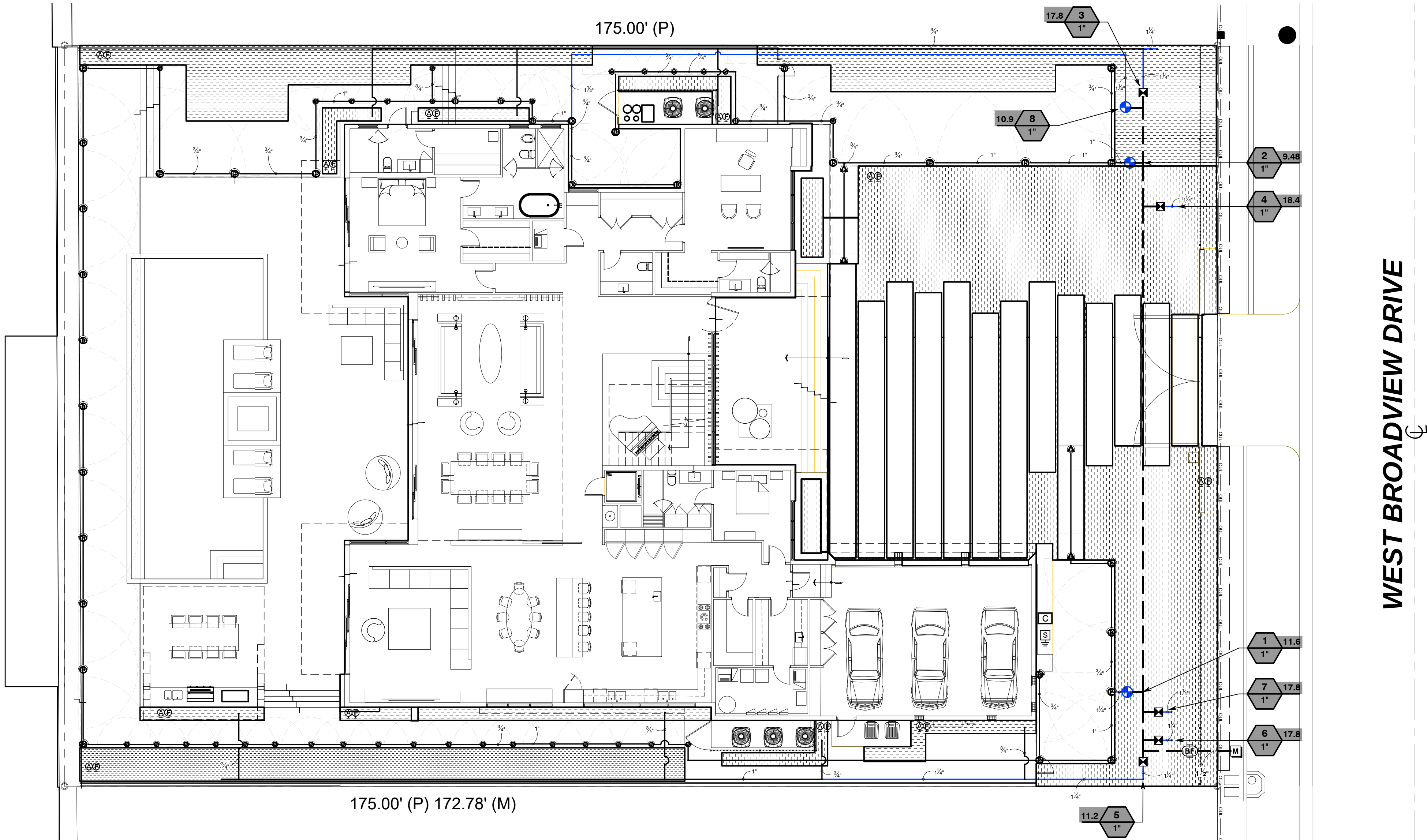
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CHECKED DL
DATE MARCH 19, 2021
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JOB NO. GAD RESIDENCE
SHEET NO. L203
OF 14 SHEETS COLOR ORIGINAL

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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.

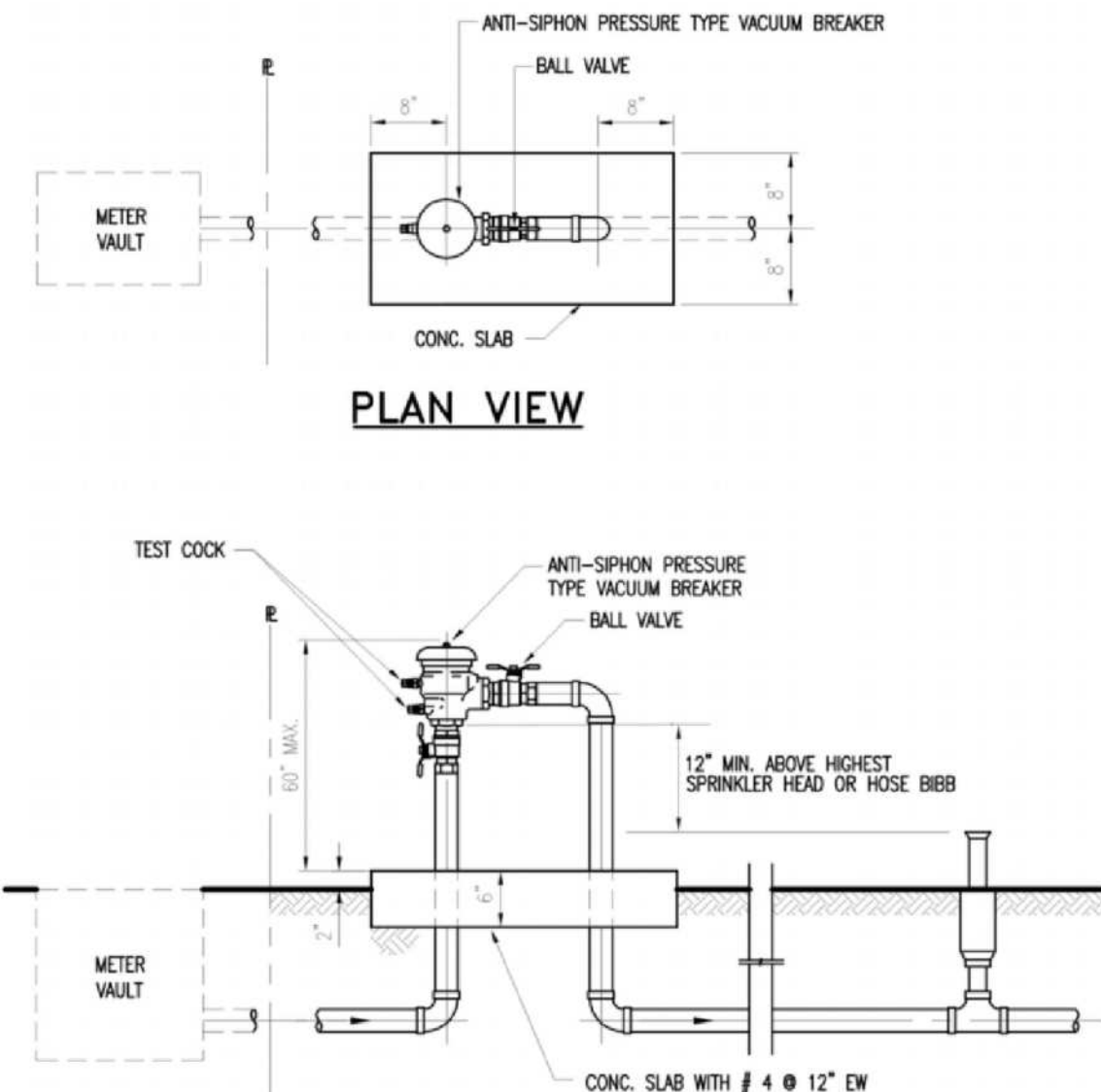
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

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.

1 IRRIGATION NOTES

SCALE: NTS



2 VACUUM BREAKER

N.T.S.

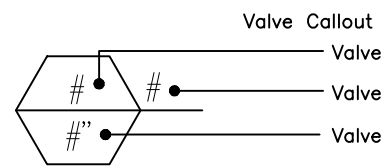
NOTES:

- 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 X CZ-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 X CZ-100-PRF	1"	Area for Dripline	17.83	110.7	36.31	43.22	1.52 in/h
4	Rain Bird X CZ-100-PRF	1"	Area for Dripline	18.37	96.1	35.6	42.57	1.52 in/h
5	Rain Bird X CZ-100-PRF	1"	Area for Dripline	11.24	30.3	33.85	38.37	1.52 in/h
6	Rain Bird X CZ-100-PRF	1"	Area for Dripline	17.77	29.4	35.56	41.48	1.52 in/h
7	Rain Bird X CZ-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			

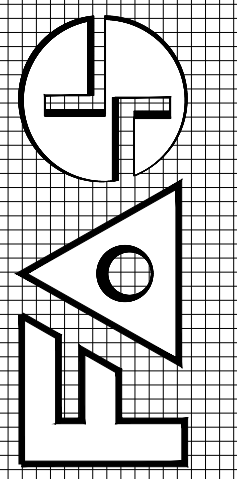


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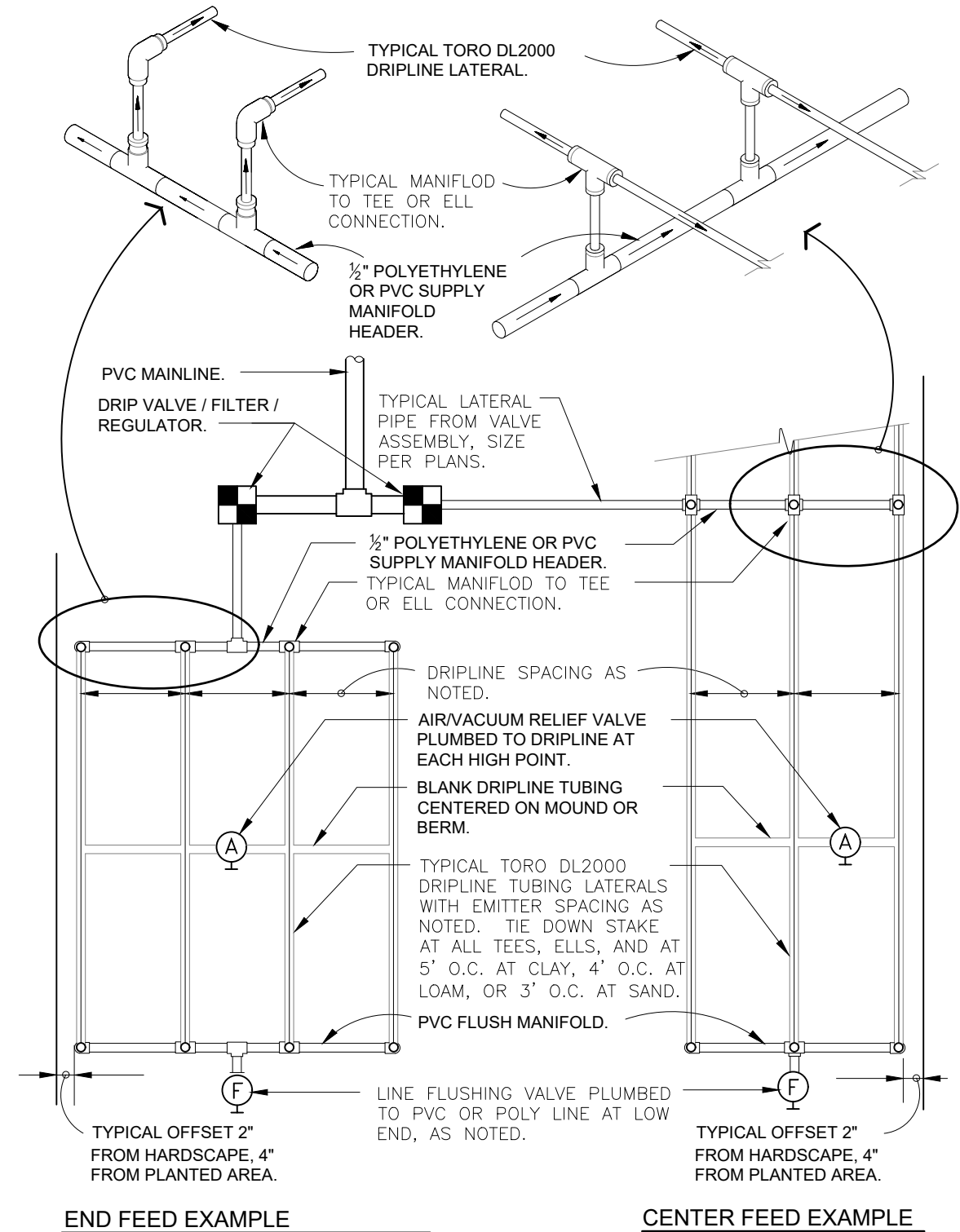
PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

florida architectural services inc.
daniel sorogon architect/planner
AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL 33169
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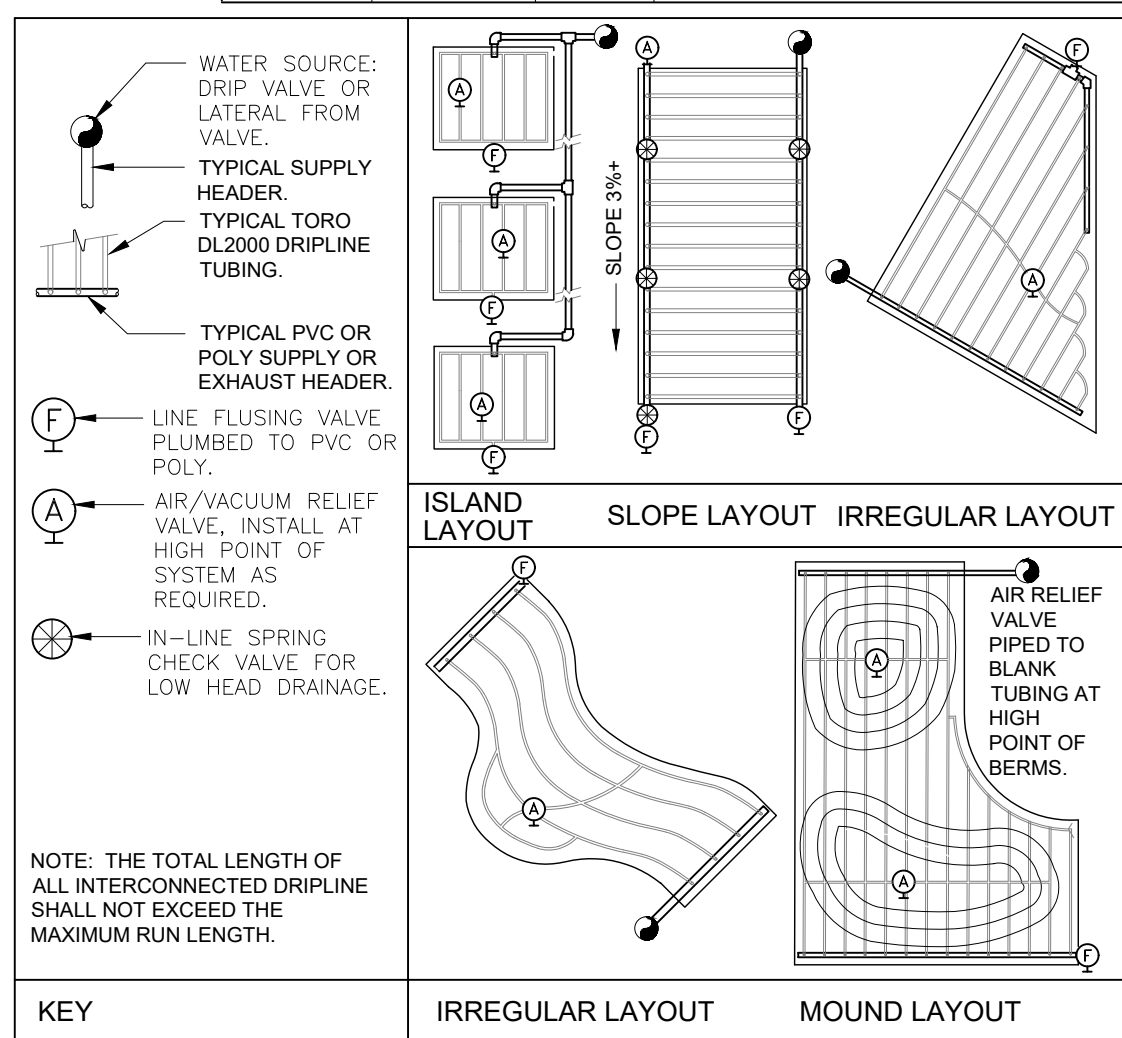
DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. IRR-1
OF 14 SHEETS
COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND NO PART OF THESE DRAWINGS OR ANY PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

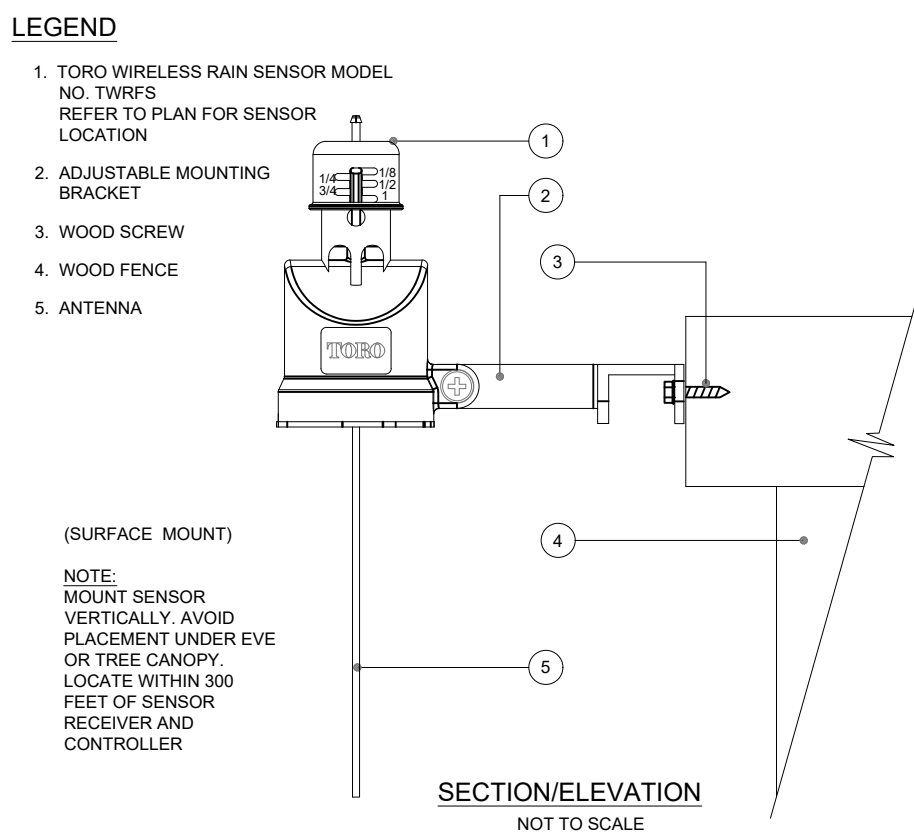


MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE					
DRIPLINE TYPE	FLOW RATE	EMITTER 15 PSI	25 PSI	30 PSI	40 PSI
RPQ212	0.53 GPH	12"	250'	360'	400'
RPQ218	0.53 GPH	18"	350'	515'	565'
RPQ412	1.0 GPH	12"	160'	240'	280'
RPQ418	1.0 GPH	18"	240'	340'	375'

FLOW RATE PER 100 LINEAR FEET @ 20 PSI					
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH		
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	



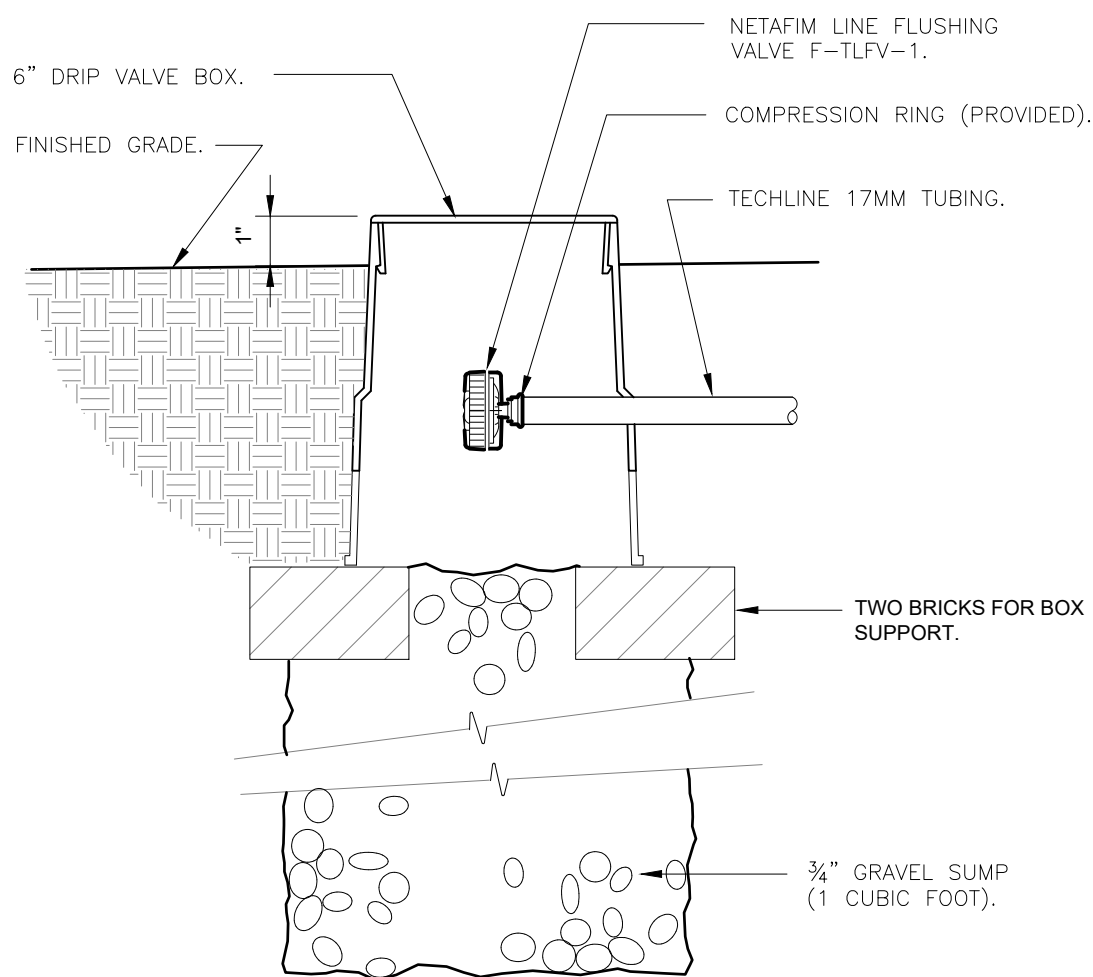
1 TORO DL2000 DRIPLINE 3" = 1'-0" 328413.56-49



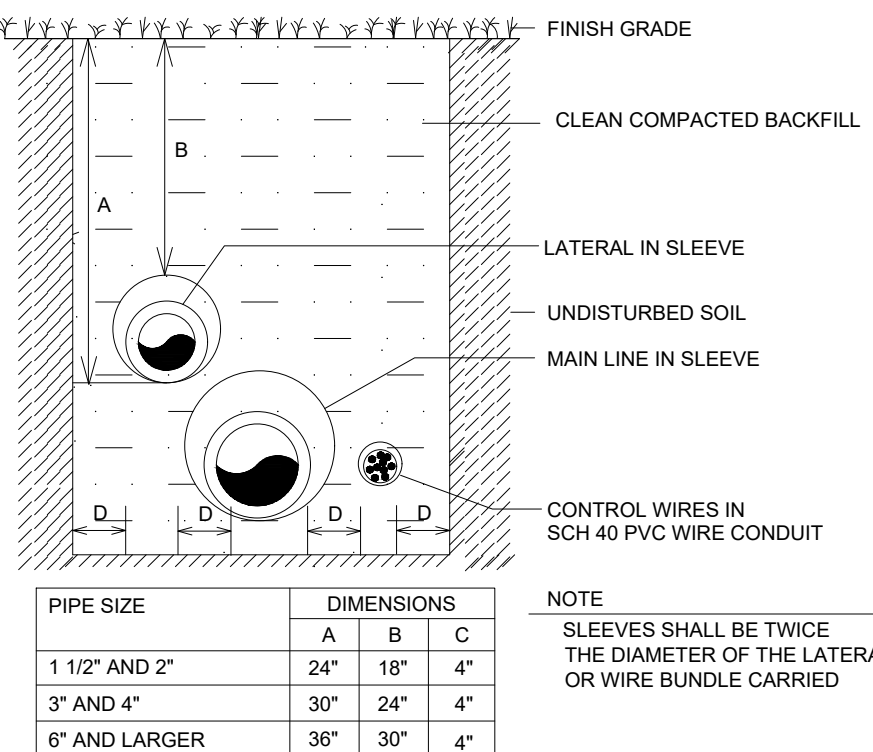
LEGEND

- TORO WIRELESS RAIN SENSOR MODEL NO. TWRS REFER TO PLAN FOR SENSOR LOCATION
- ADJUSTABLE MOUNTING BRACKET
- WOOD SCREW
- WOOD FENCE
- ANTENNA

8 TORO - TWRS WIRELESS RAIN SENSOR N.T.S. DETAIL-FILE 328413.49-33



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

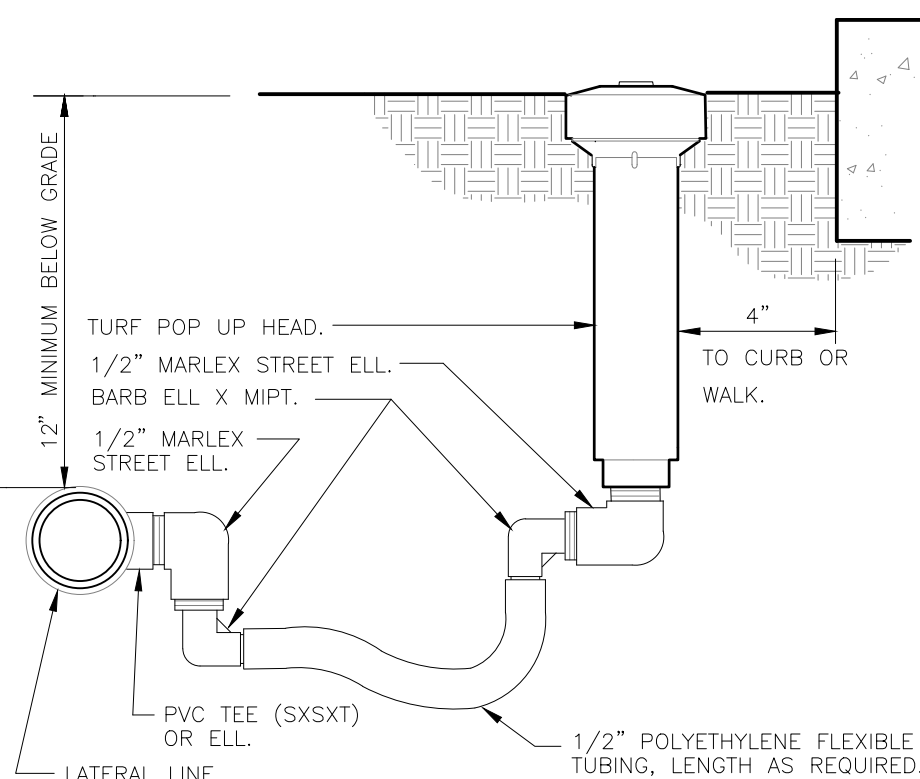


TRENCHING DETAIL (NTS) VEHICULAR TRAFFIC AREAS

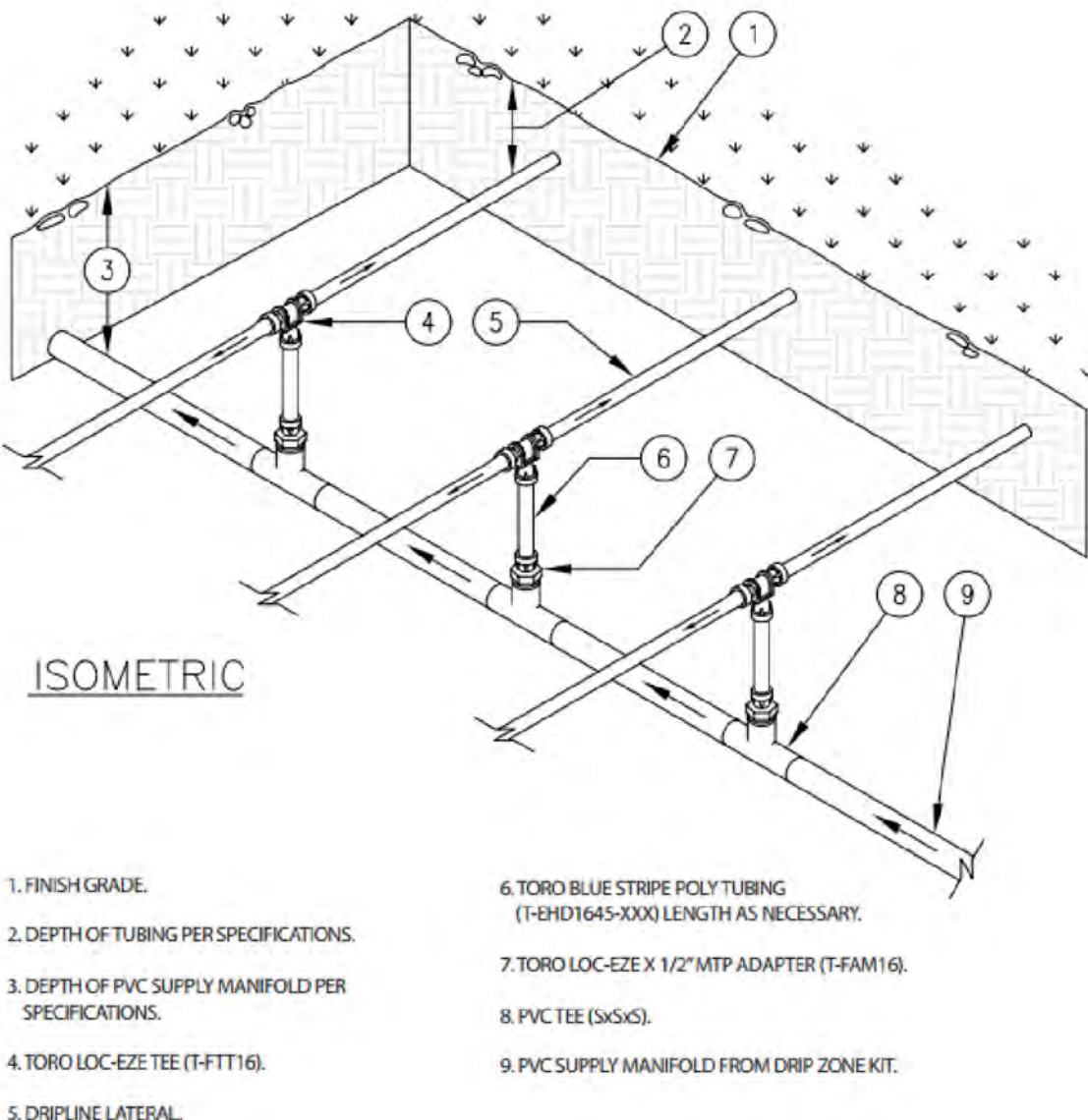
PIPE SIZE	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

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

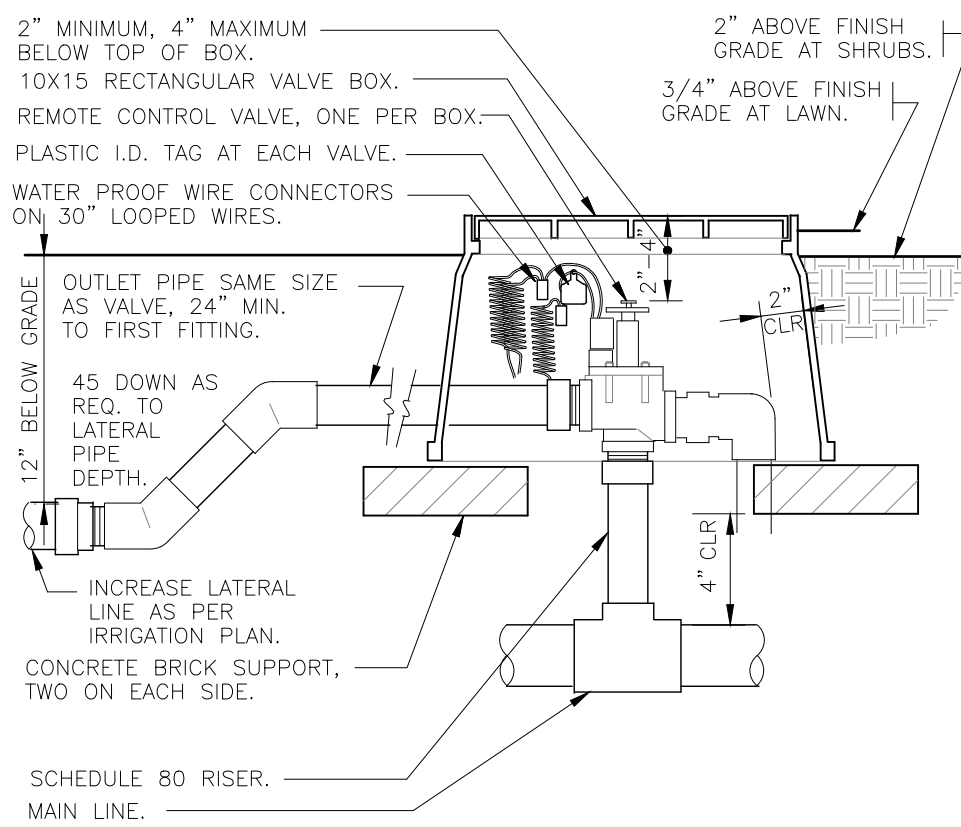
5 TURF SPRAY FLEX ASSEMBLY 3" = 1'-0" 328403.13-02



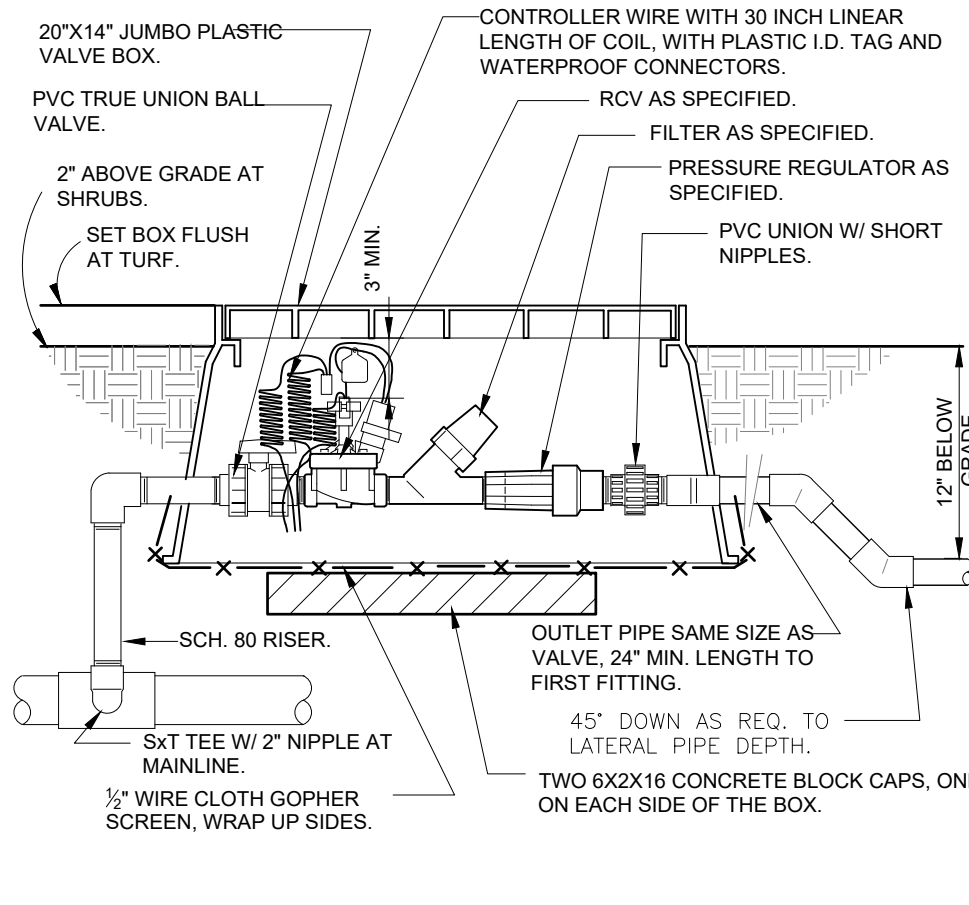
6 WALL MOUNT CONTROLLER 1" = 1'-0" 328409.13-01



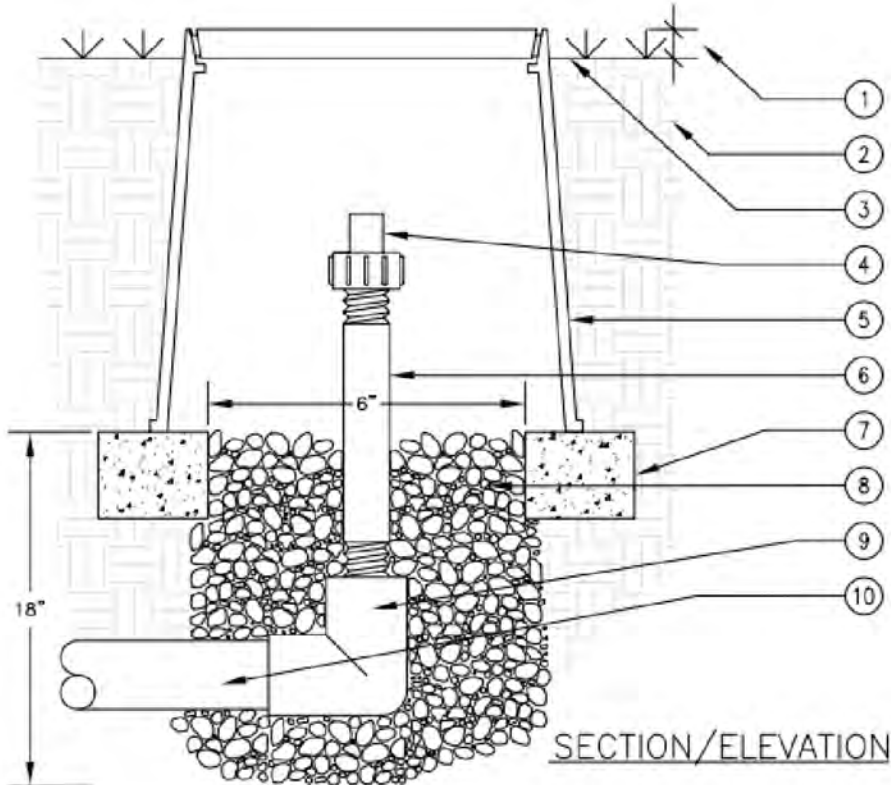
11 CENTER-FEED SUPPLY-MANIFOLD N.T.S. DETAIL-FILE



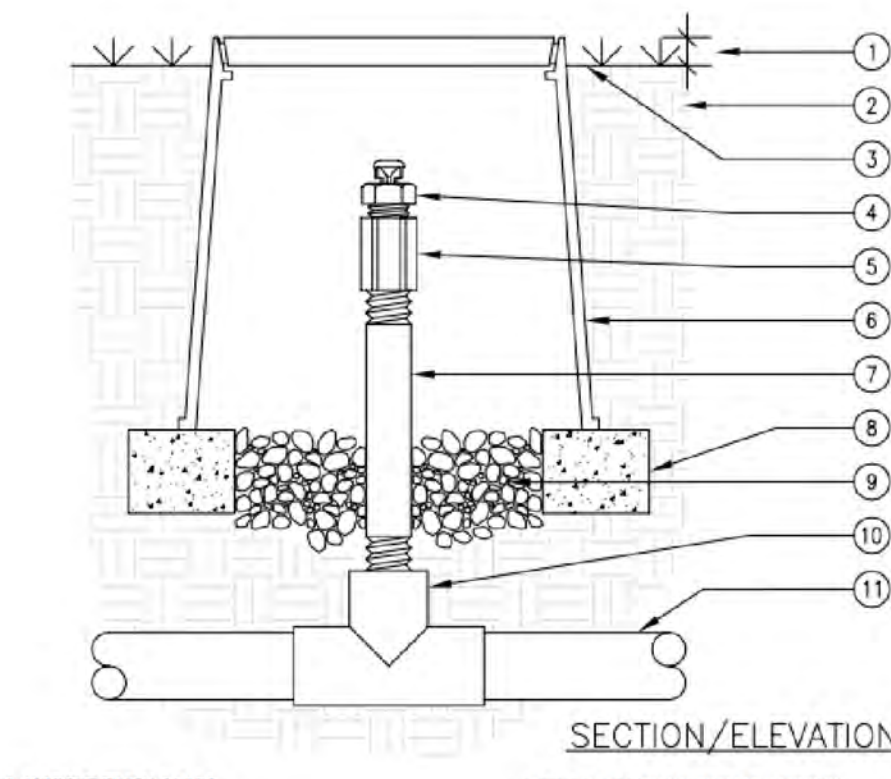
2 ELECTRIC REMOTE CONTROL VALVE 1 1/2" = 1'-0" 328406.13-02



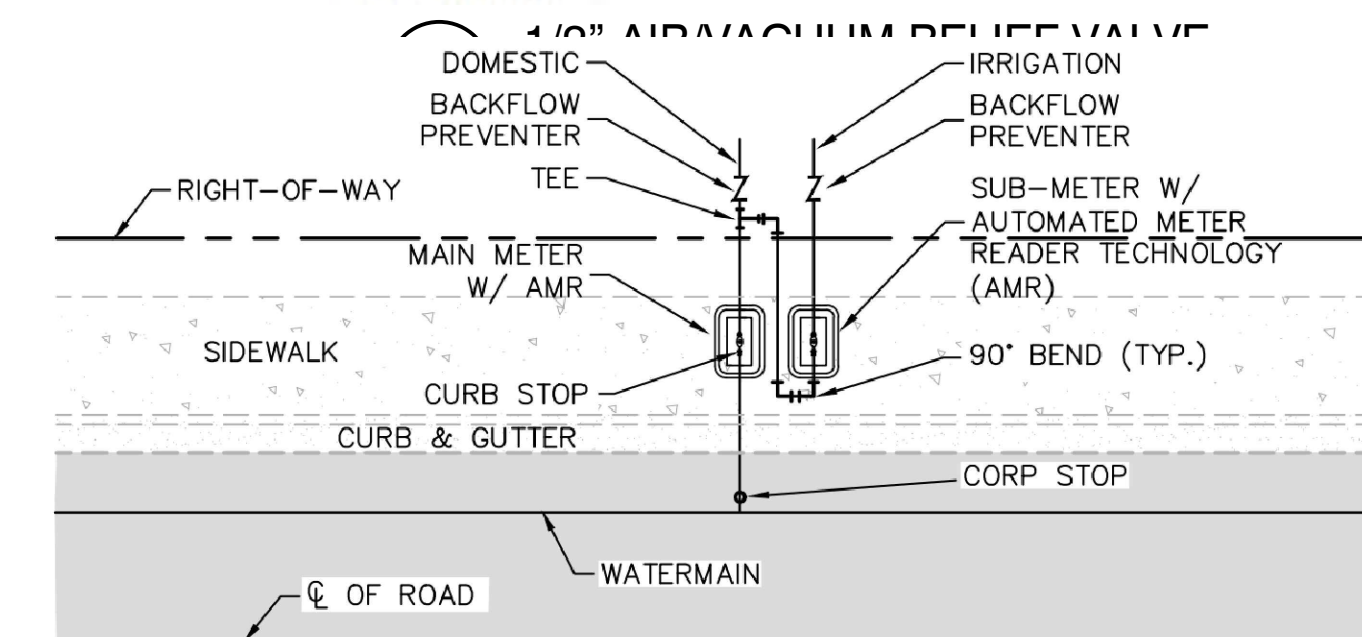
3 1" DRIP VALVE/FILTER/REGULATOR 1 1/2" = 1'-0" 328413.76-23



4 AUTOMATIC FLUSH VALVE N.T.S.



10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS NTS 5



NOTES:

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

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



DERICK LANDEL (LA6667045)

ALL LANDSCAPE DATA INC.

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FOLIO #13-2227-001-4310

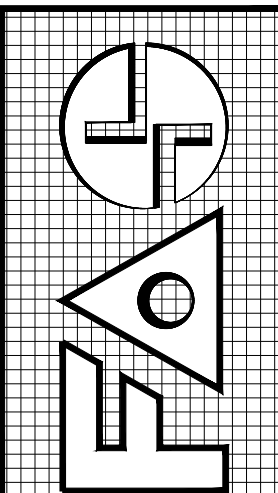
florida architectural services inc.

daniel sorogon architect/planner

AR 0010418

34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169

(305) 653-0212



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DATE	MARCH 19, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	IRR-2
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 / GRASS 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.

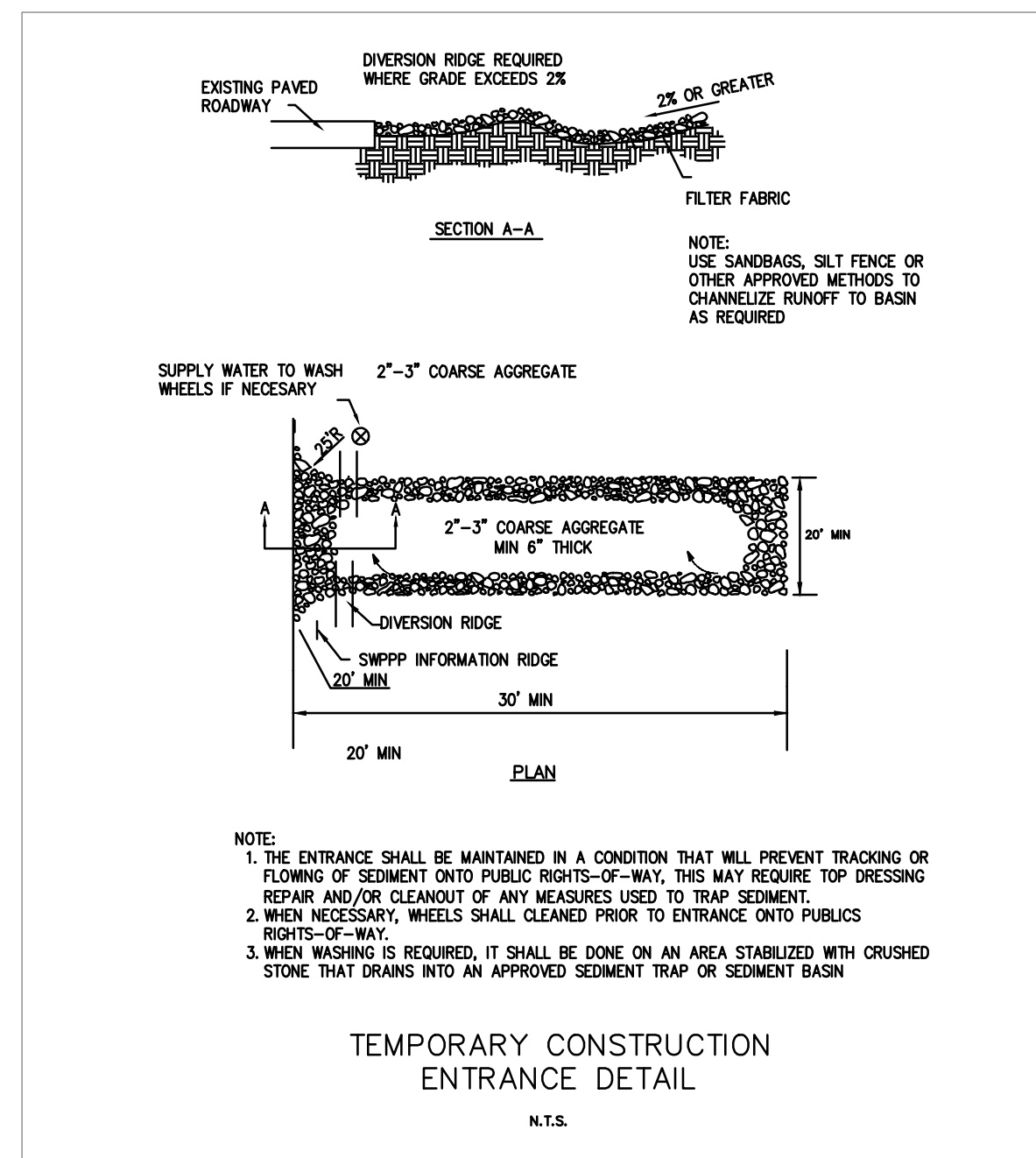
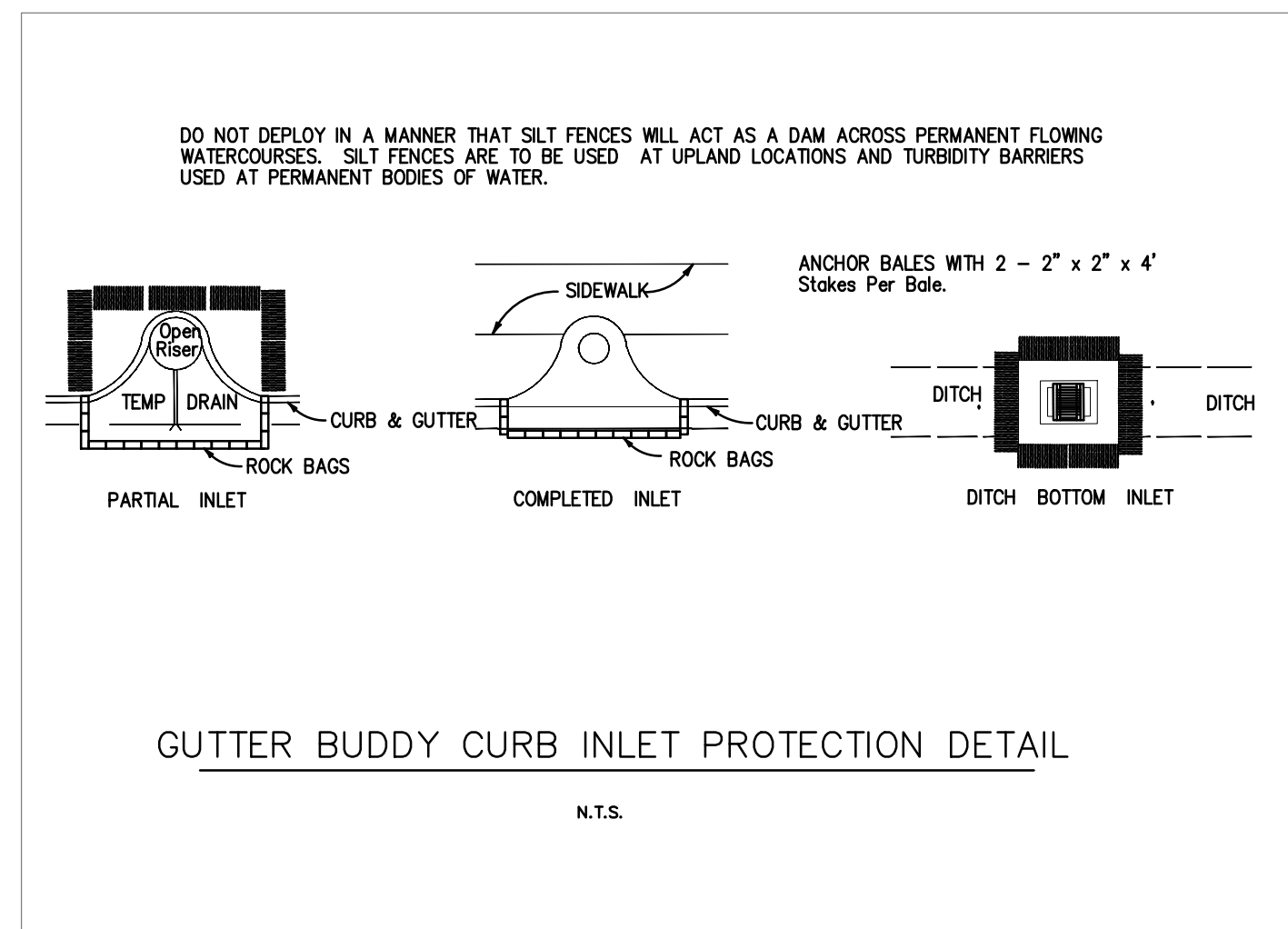
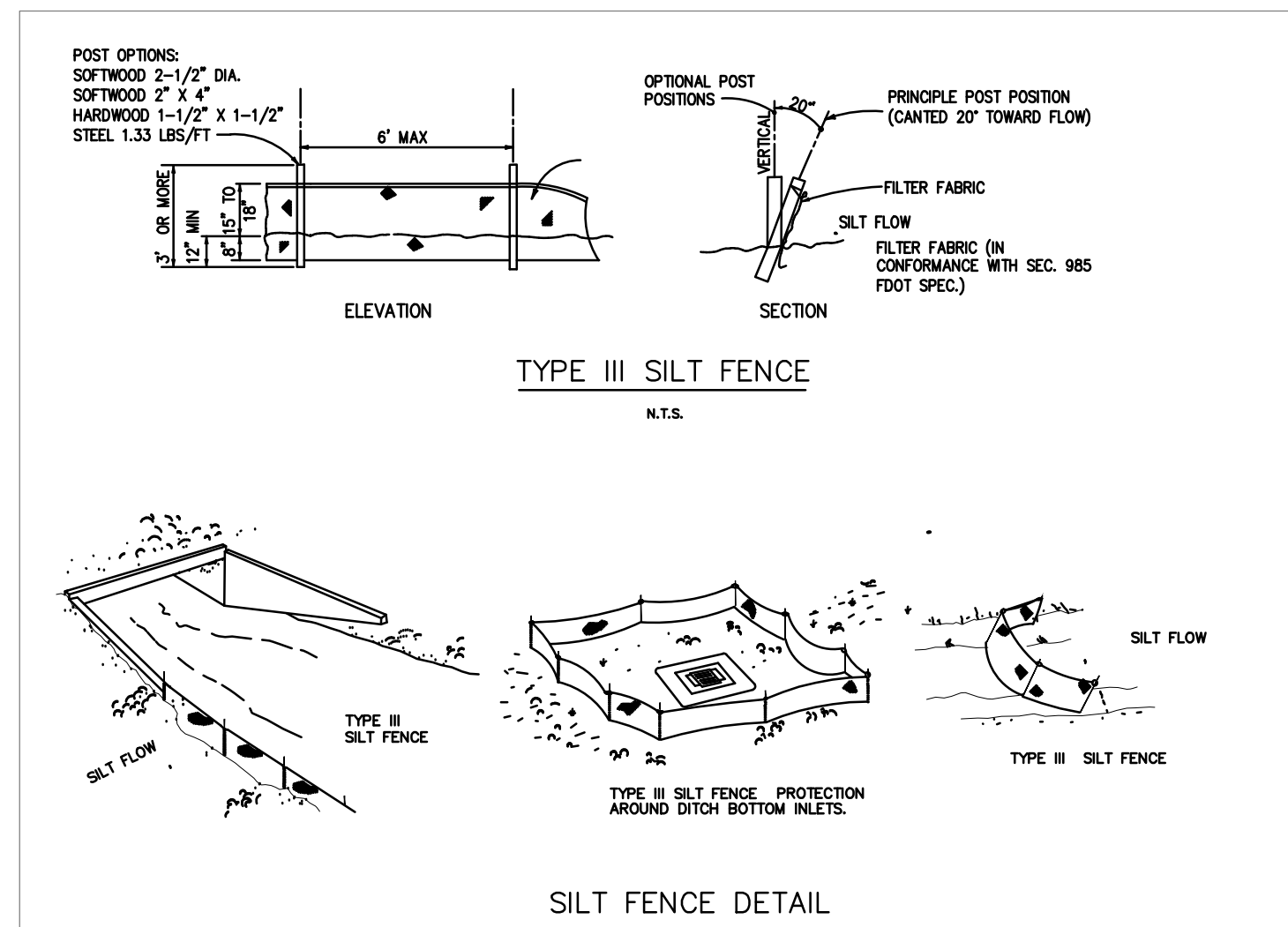
R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

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



Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
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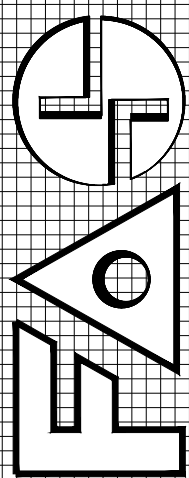
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JORGE SZAUER
FLA. REG. P.E. # 62579

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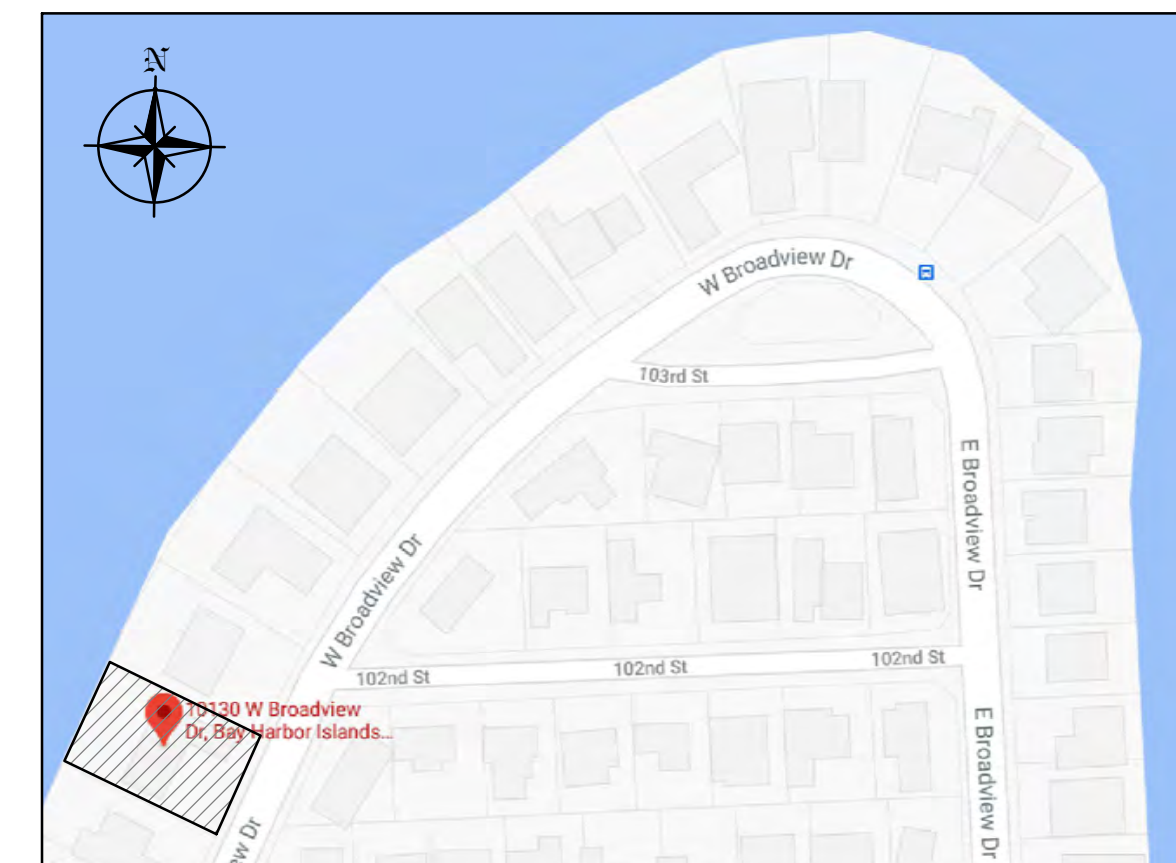
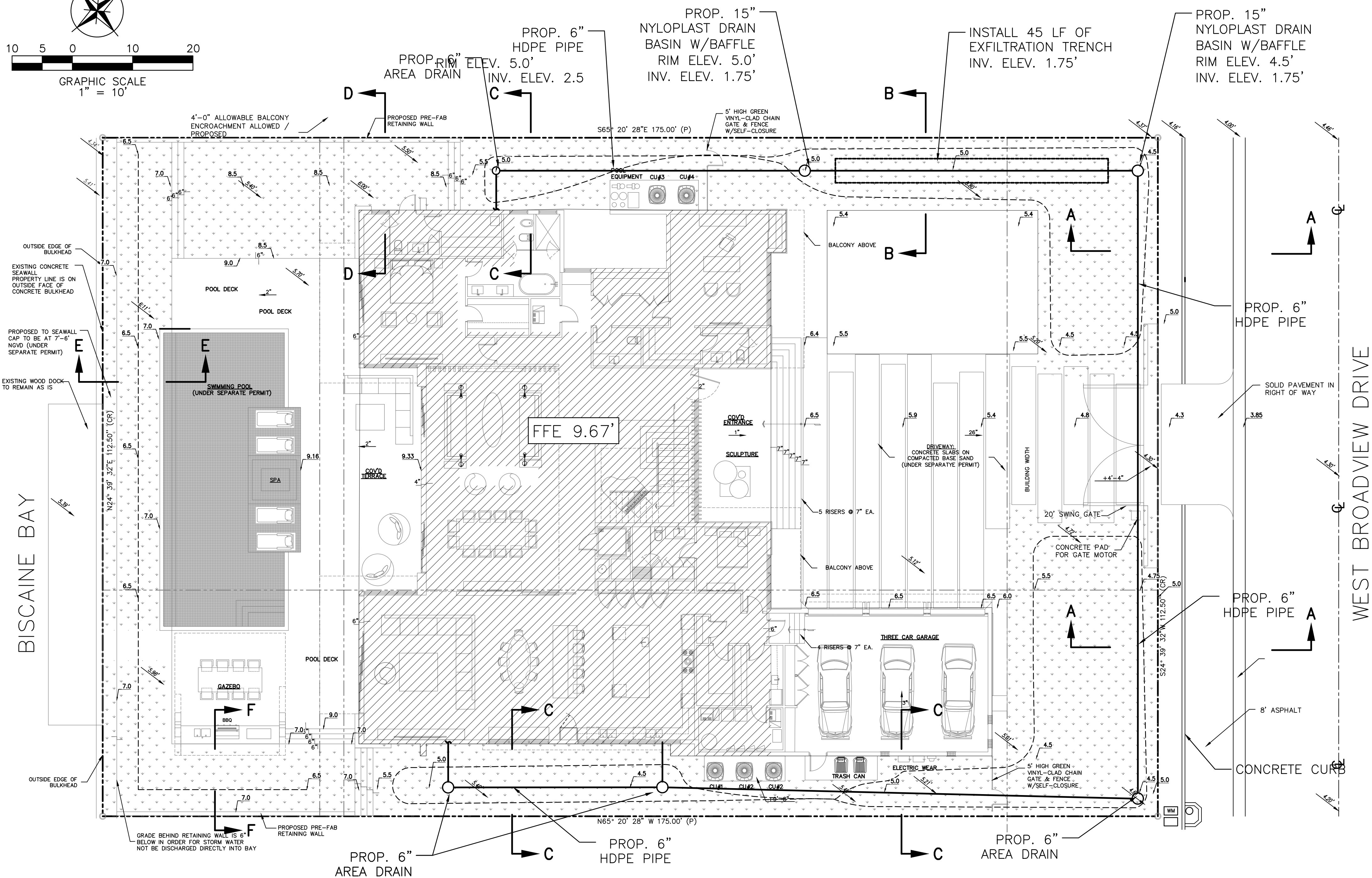
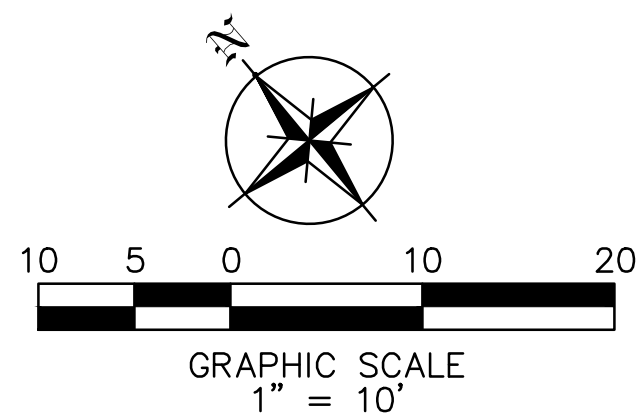
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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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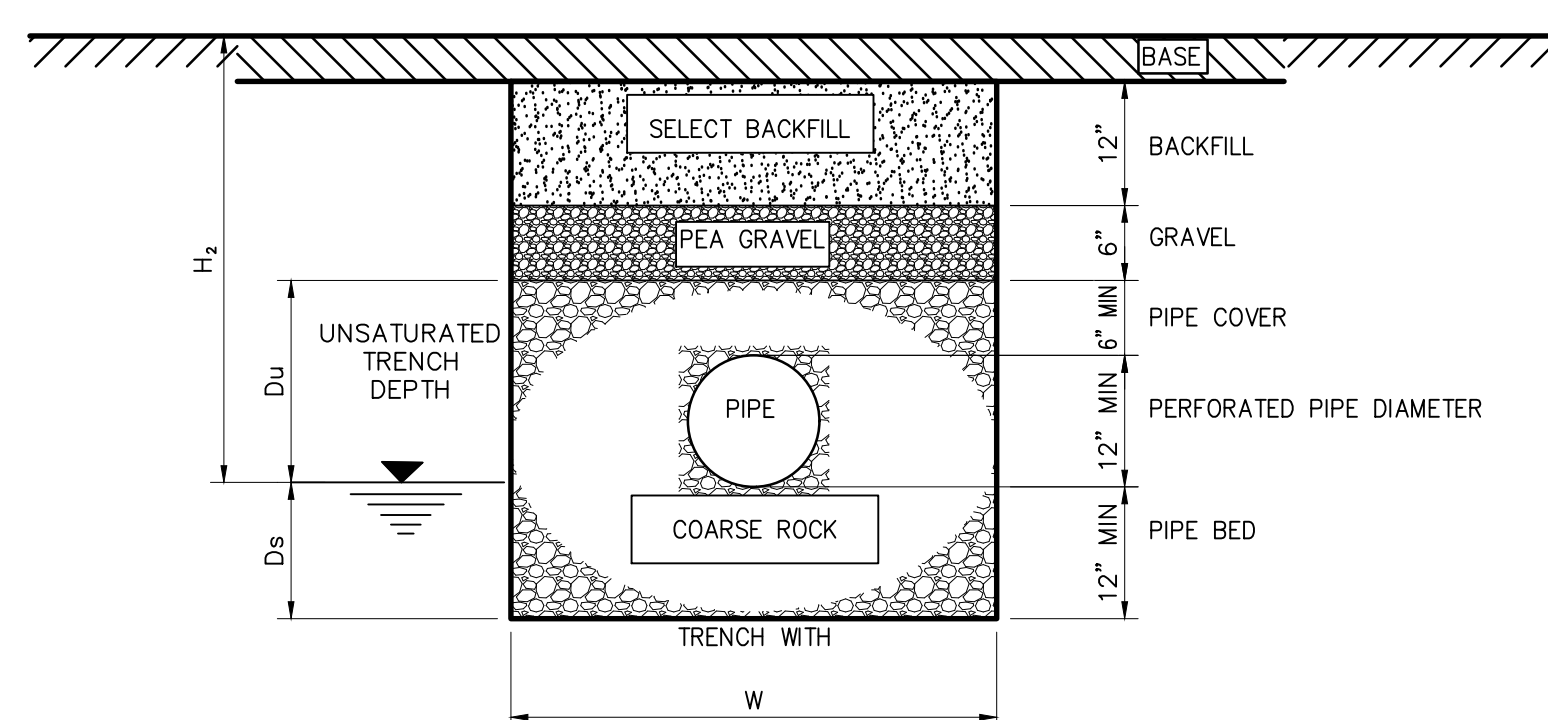
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C-02



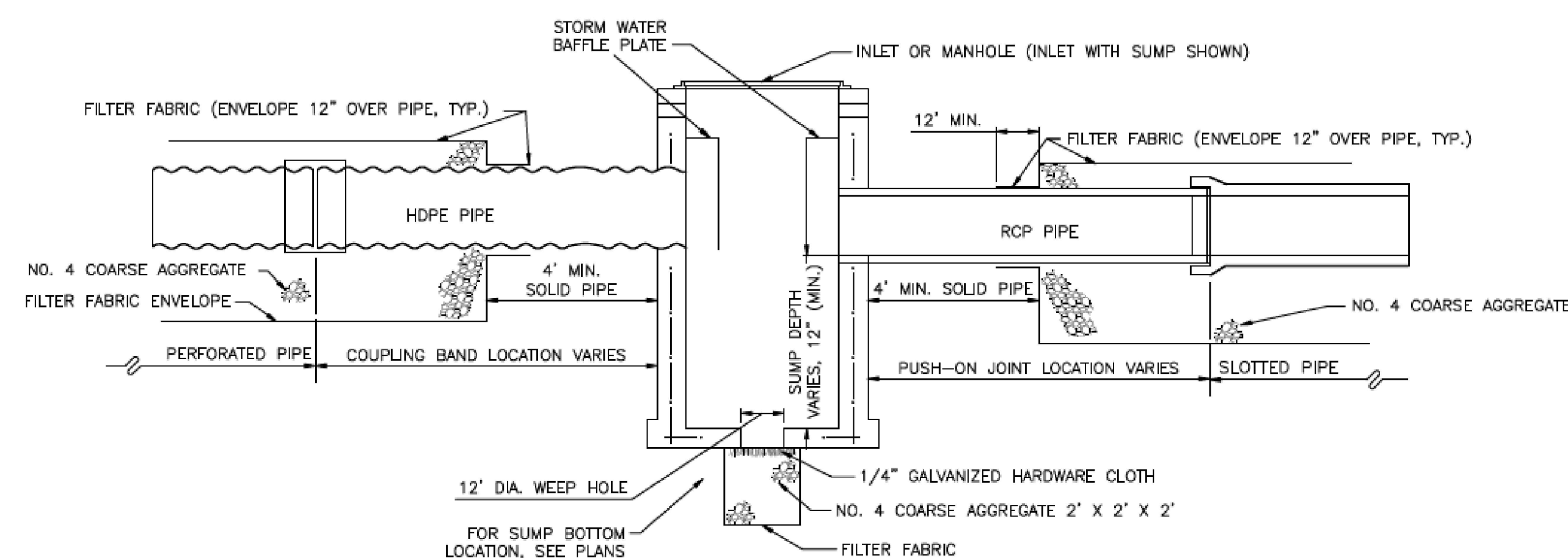
LOCATION MAP
N.T.S.

LEGEND

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



EXFILTRATION TRENCH SECTION
NOT TO SCALE



LONGITUDINAL CROSS SECTION
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Civil Engineers
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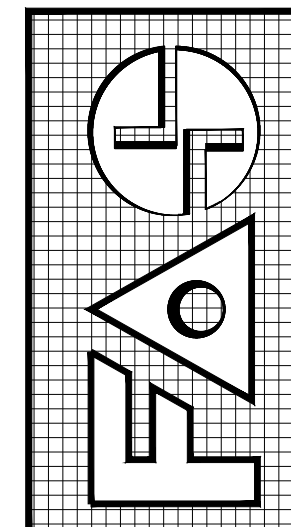
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PROPOSED RESIDENCE FOR MICHAEL GAD
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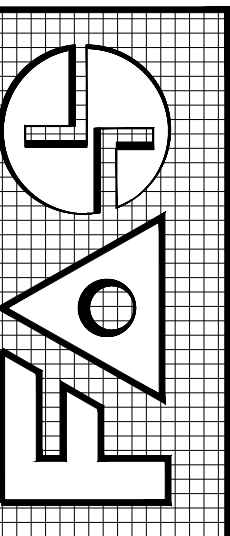
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MARCH, 2021
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JOB NO.

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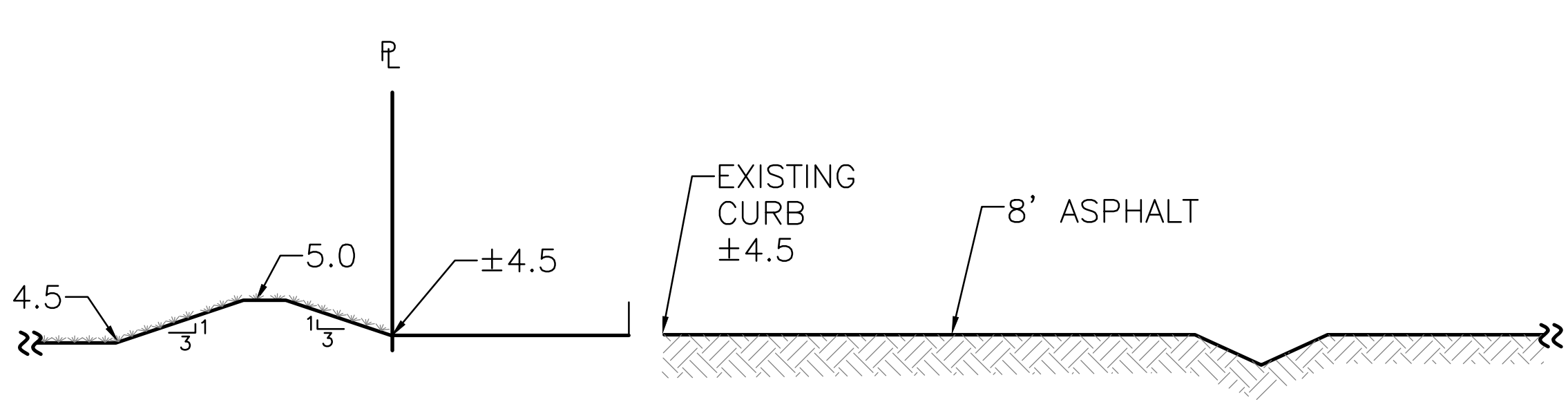
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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

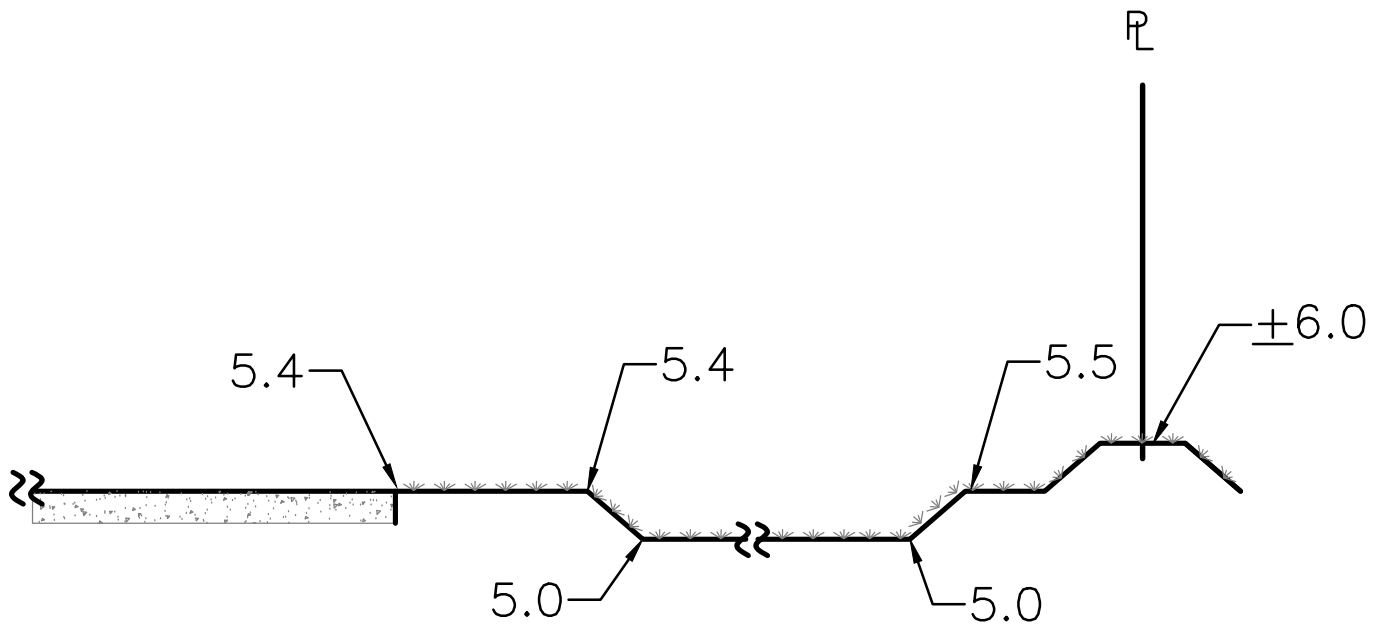


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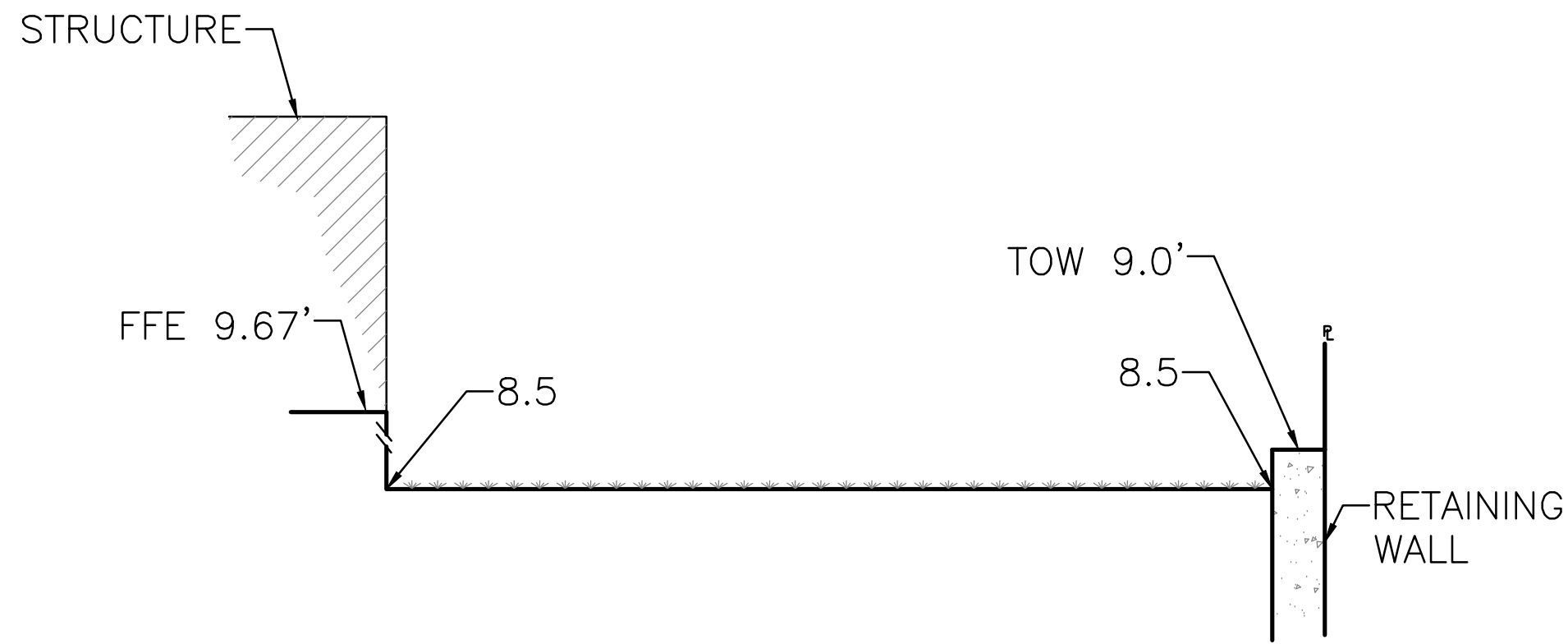
PAVING, GRADING
& DRAINAGE
SECTIONS
C-04



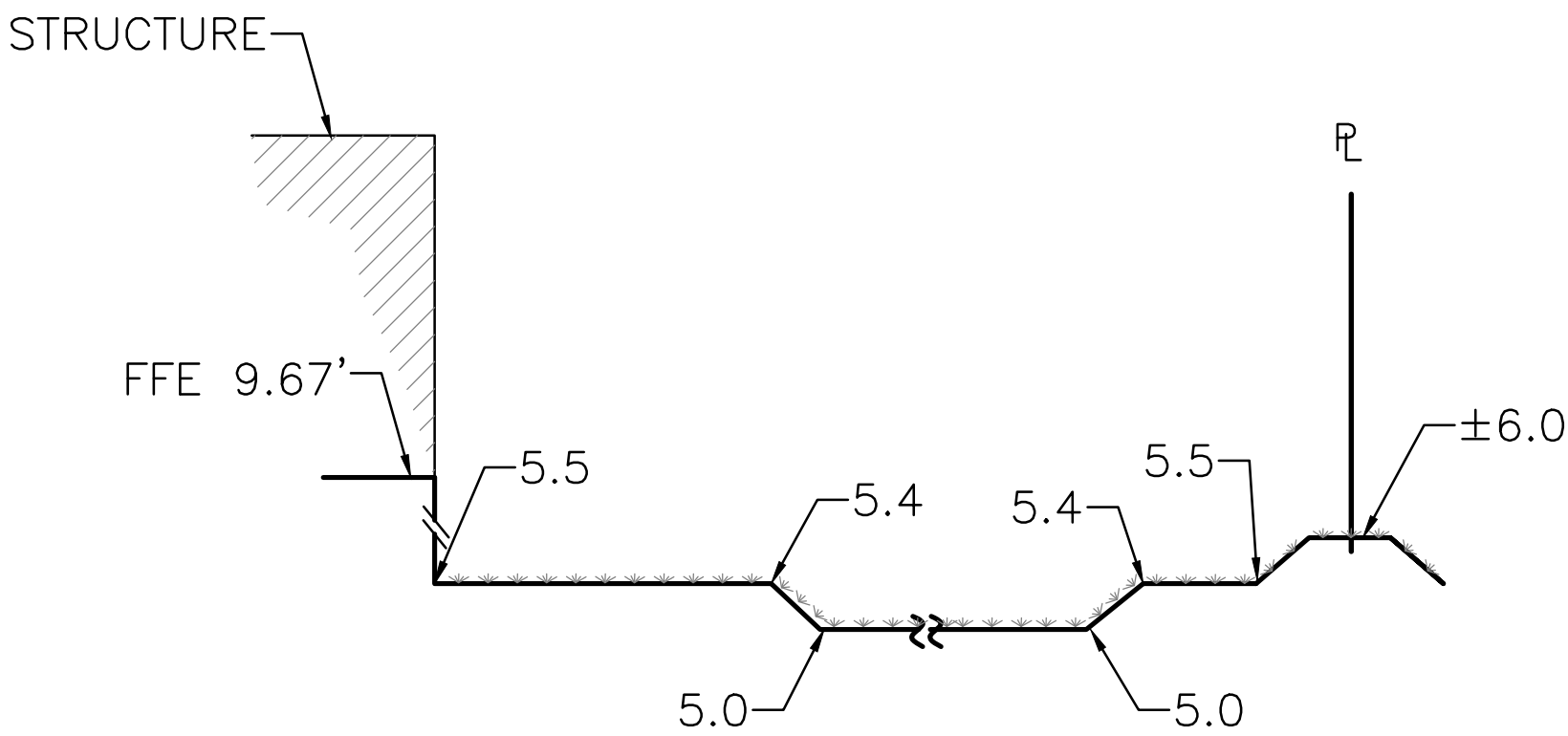
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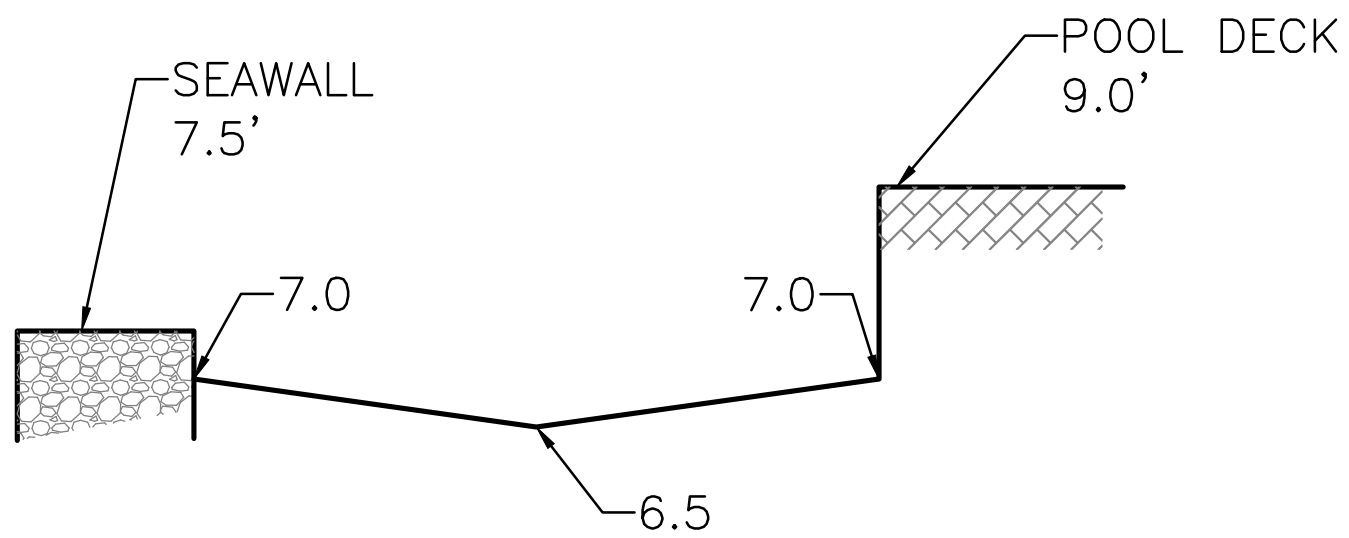
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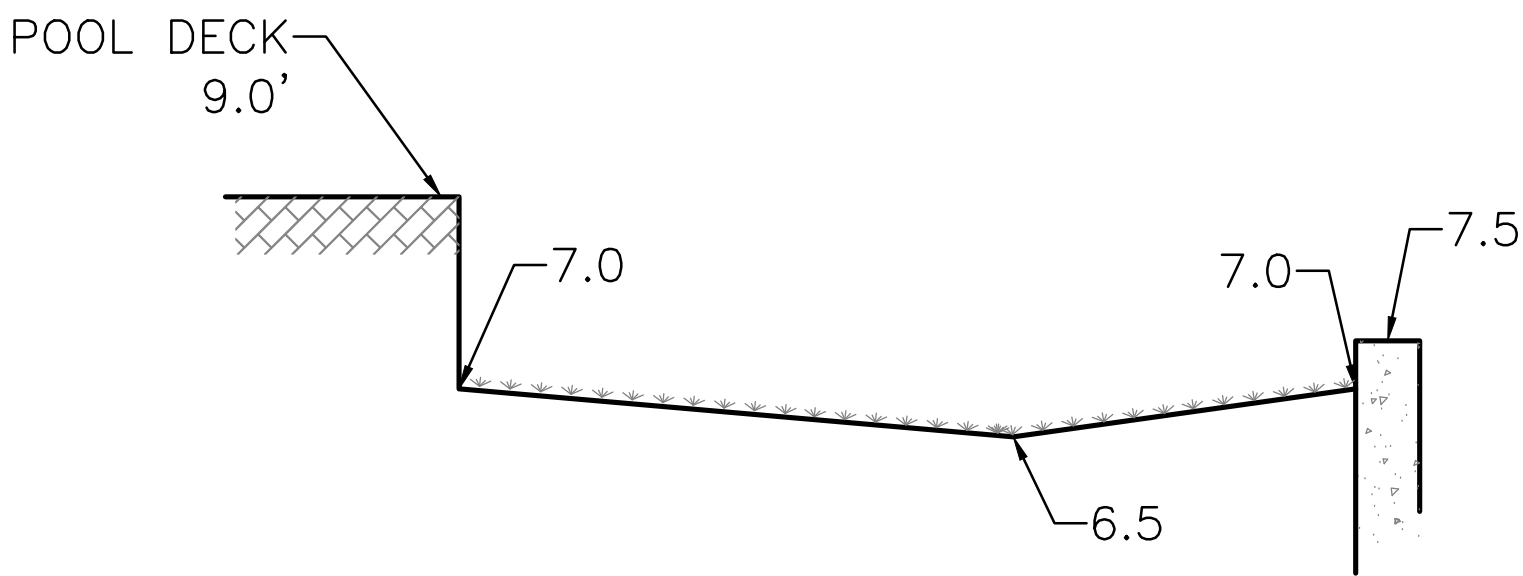
SECTION D-D
SCALE. 1"=2'



SECTION C-C
SCALE. 1"=2'



SECTION E-E
SCALE. 1"=2'

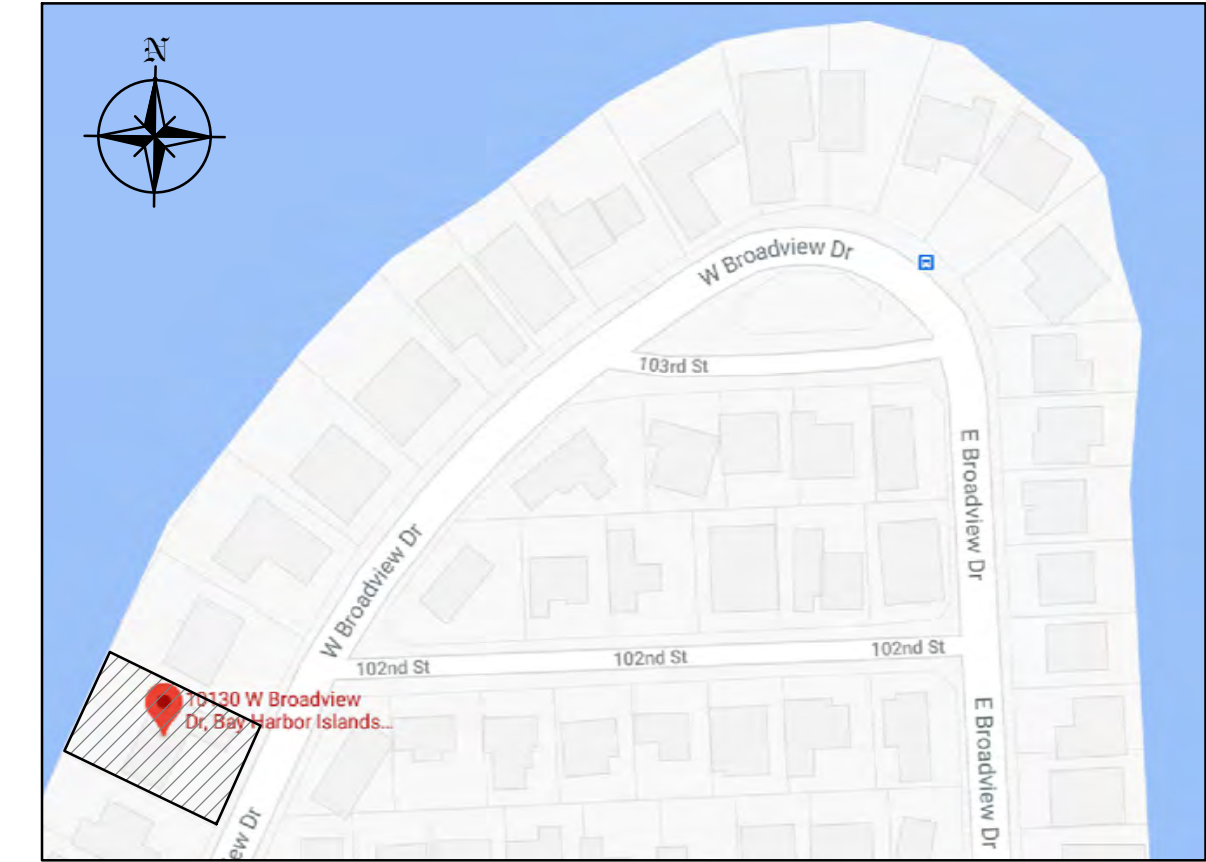
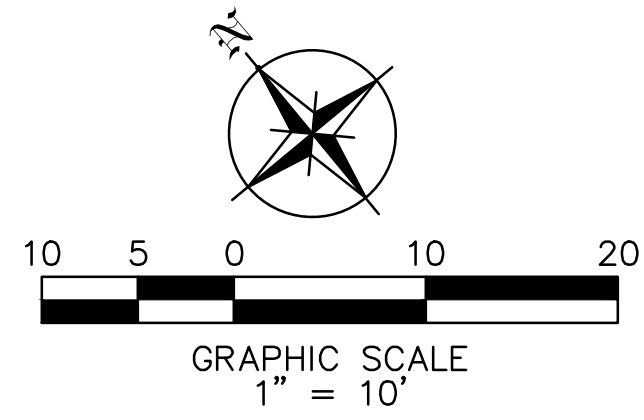


SECTION F-F
SCALE. 1"=2'

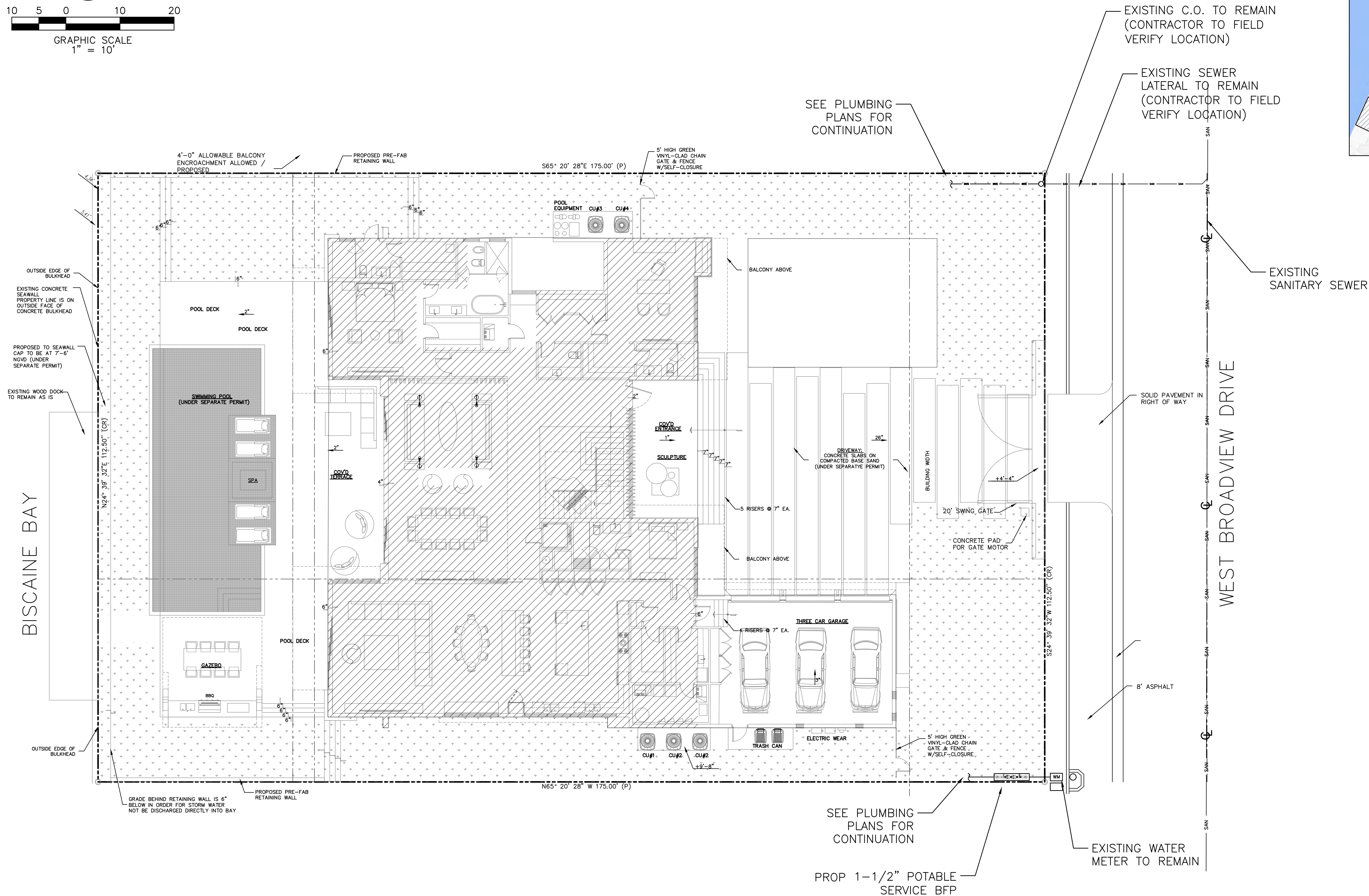
Szauer Engineering
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Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

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



LOCATION MAP
N.T.S.



LEGEND

- PROPERTY LINE
- GRASS
- SECOND FLOOR ABOVE

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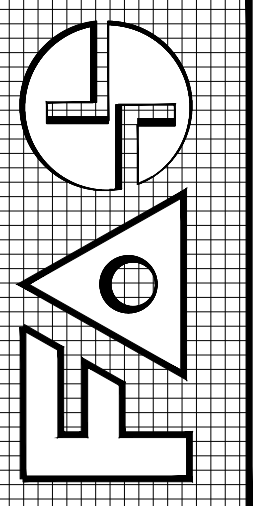
Seal:

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FLA. REG. P.E. # 62579

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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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MARCH, 2021
SCALE
AS SHOWN
JDB NO.

UTILITIES
C-05

This Survey has been prepared for:

Michael Gad



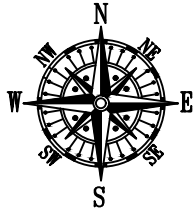
PROPERTY ADDRESS:

10130 West Broadview Drive
Bay Harbor Islands, FL 33154

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STRAIGHT LINE TITLE



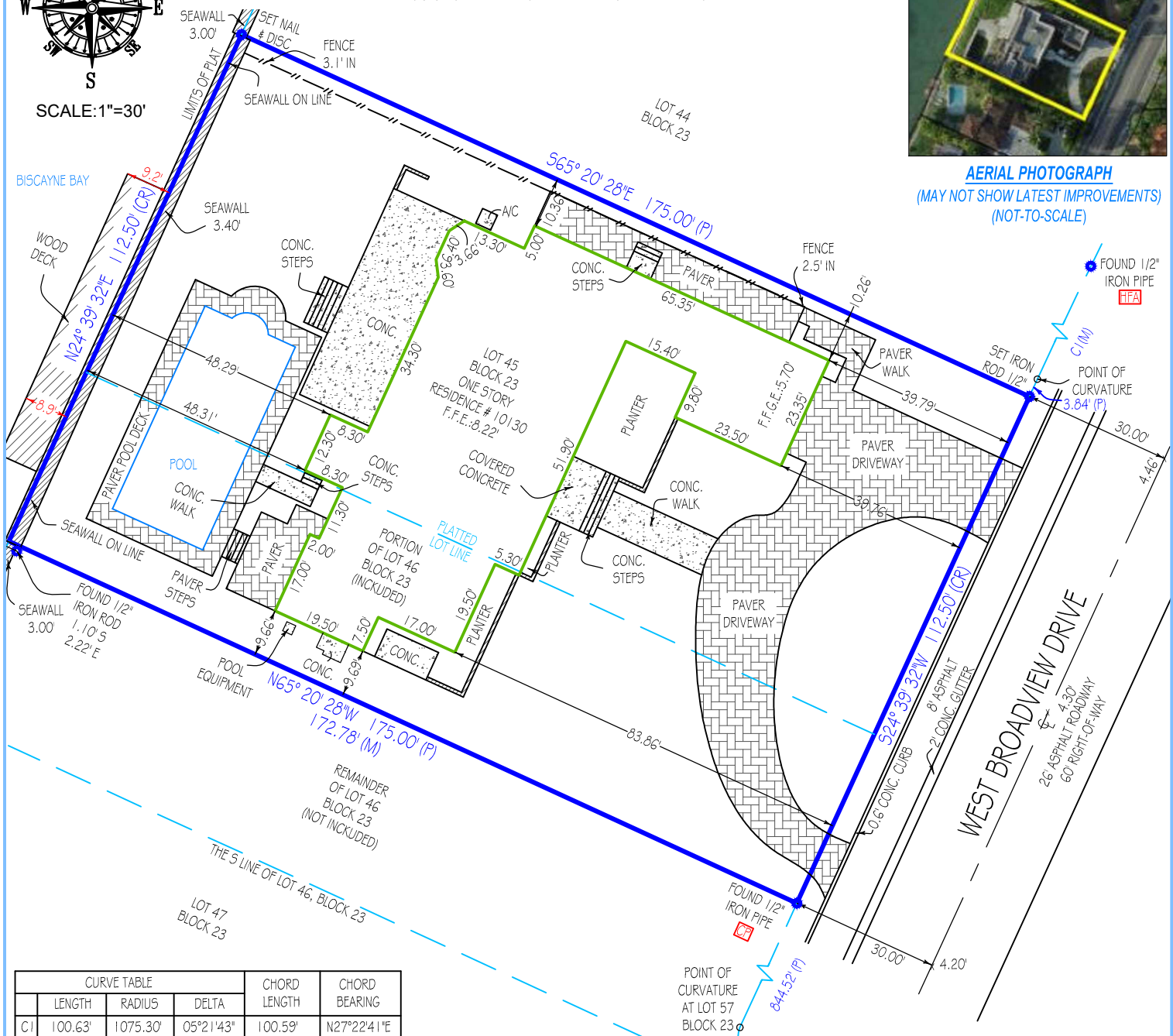
SCALE: 1"=30'

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

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

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

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- 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
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CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE	RNG = RANGE
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SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⚡ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
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⚡ = FIRE HYDRANT	⊕ = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊕ = MANHOLE	⊕ = SEPTIC LID	
⊕ = WATER VALVE	⊕ = ELEV. SHOT	⊕ = SECTION CORNER
⊕ = WATER METER		

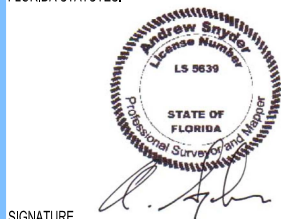
LINE TYPES:

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

GENERAL NOTES:

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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)

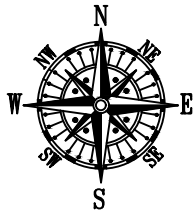
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LICENSED BUSINESS No. 8007



SCALE: 1"=30'

BEARING REFERENCE:

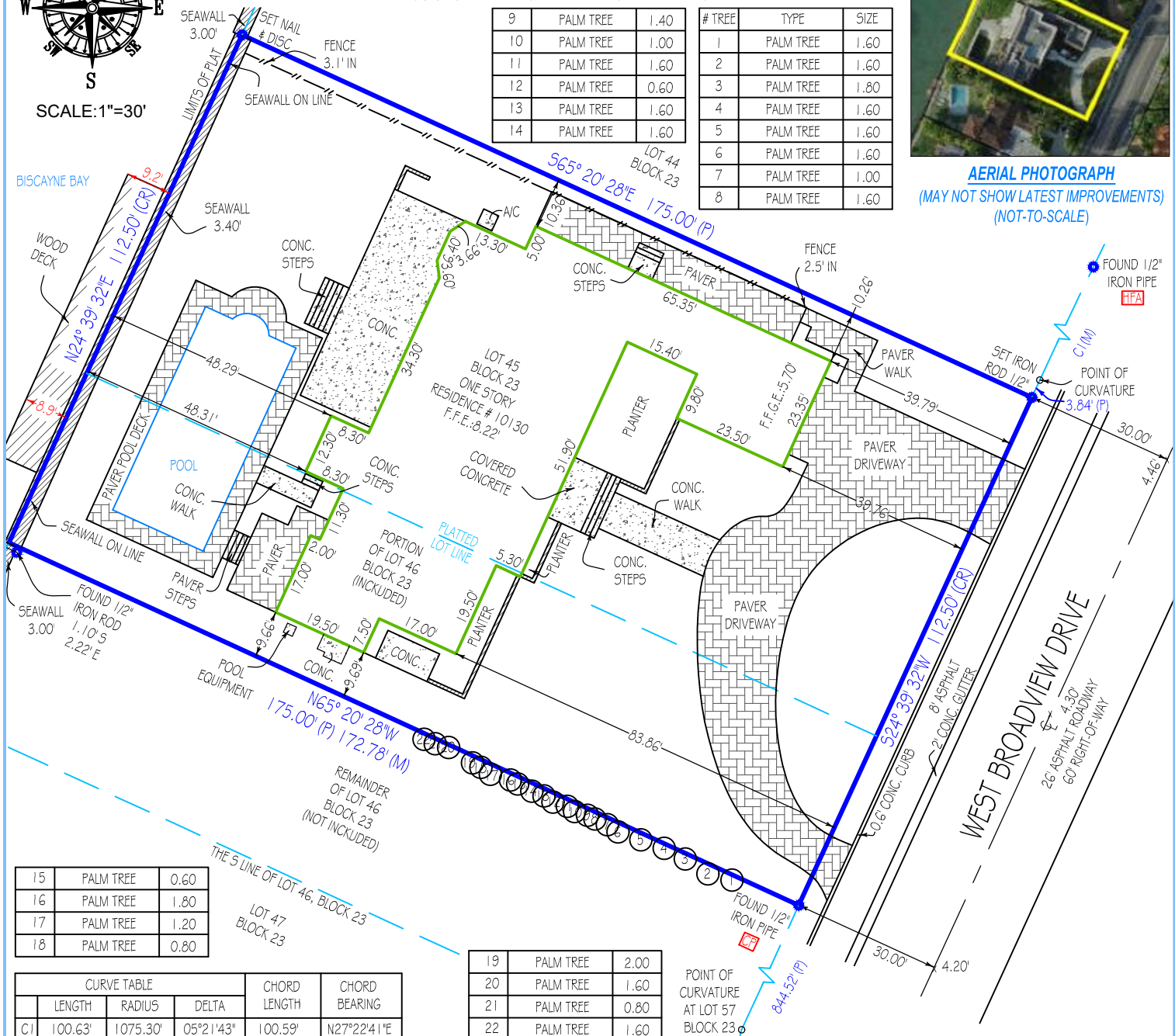
CENTER LINE OF WEST BROADVIEW DRIVE AS S 24°39'32" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

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

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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

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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

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BUILDING	— — — — —
EASEMENT	- - - - -
CHAIN LINK FENCE	x — x —
WOOD FENCE	// — //
PLASTIC FENCE	o — o —
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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)

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