

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 15, 2021

FINAL AGENDA

SPECIAL NOTICE – HYBRID MEETING

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

Zoom Link: <https://zoom.us/j/92612246999>
Meeting ID: 926 1224 6999

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: 926 1224 6999
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 “Igaal and Caroline Cohen” located at 1230 103 Street, Lot 3 of Block 24. The owners are proposing to construct a new two story single family home. The existing 2,565 sq. ft. single-story home (built in 1954) will be demolished and replace with a new two-story 4,239 sq. ft. home. The residence will have 4 bedrooms, 5 full baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. (Item #1)

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

2. 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 and June 1, 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. Item #2

** 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 15, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Igaal and Caroline Cohen” located at 1230 103 Street, Lot 3 of Block 24. The owners are proposing to construct a new two story single family home. The existing 2,565 sq. ft. single-story home (built in 1954) will be demolished and replace with a new two-story 4,239 sq. ft. home. The residence will have 4 bedrooms, 5 full baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 1230 103 Street PZB June 15, 2021
2. BHI 1230 103 St SFR PZB Staff Report June 2 2021

NEW SINGLE FAMILY RESIDENCE

1230 103RD STREET. BAY HARBOR ISLANDS, FL. 33154



DRAWING INDEX

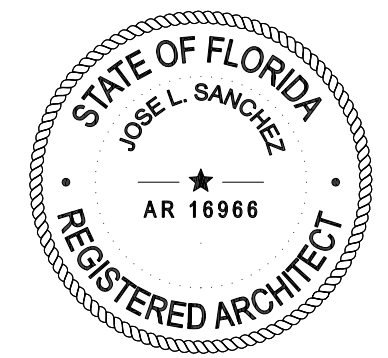
ARCHITECTURAL:

A-0.0	COVER / DRAWING INDEX
A-0.1	MATERIAL BOARD/ COMPOSITE REN.
A-0.2	SITE PHOTOS
A-0.3	COLOR ELEVATIONS
A-0.4	PERSPECTIVE/ AERIAL RENDERINGS
A-1.0	SITE PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	ROOF PLAN
A-3.1	BUILDING ELEVATIONS
A-3.2	BUILDING ELEVATIONS

LANDSCAPING:

TD-1.0	TREE DISPOSITION PLAN
LA-1.0	LANDSCAPE PLAN
LA-1.1	LANDSCAPE DETAILS
LA-1.2	LANDSCAPING ELEVATIONS
LA-1.3	LANDSCAPING ELEVATIONS

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ADDRESS & OWNER

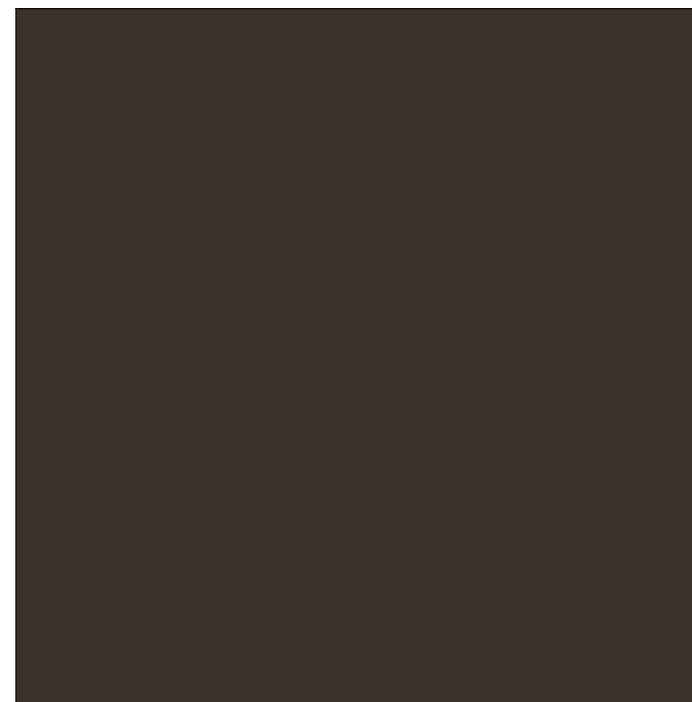
NEW RESIDENCE
1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE	
1	BLDG. DEPT. COMMENTS 04/08/21
2	BLDG. DEPT. COMMENTS 05/19/21

DRAWING TITLE	
COVER/ DRAWING INDEX	
SCALE: DATE:	AS SHOWN 01-21-2021
SHEET NUMBER	
A-0.0	



GL-01
CLEAR GLASS IMPACT



MT-01
BROWN ALUMINUM WINDOW MULLION -
MILL FINISH



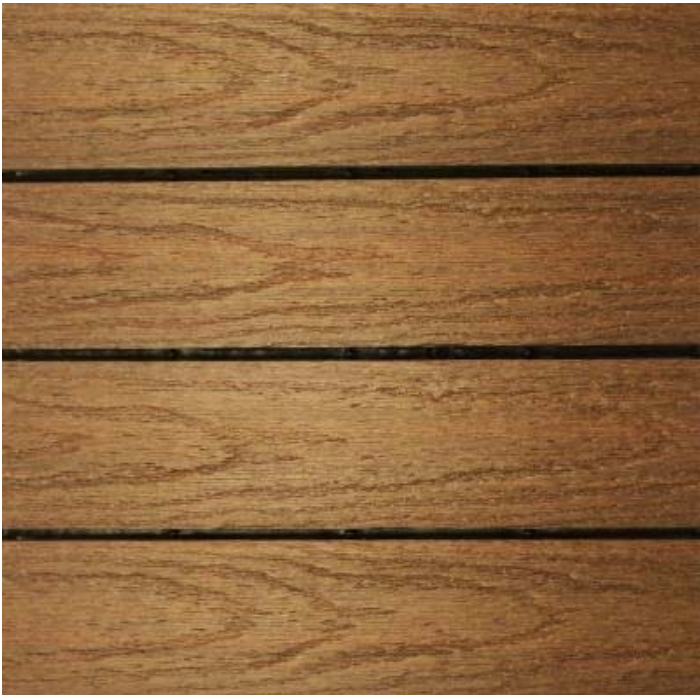
TAN/ TAUPE PAINT ON
CEMENT STUCCO

ALUM. GATE WITH CUSTOM
COLOR & MATTE FINISH

GARAGE DOOR WITH WOOD
VENEER CLADDING

01- FRONT ELEVATION RENDERING

WHITE PAINT ON STUCCO



WD-02
PORCELAIN TILE TO SIMULATE WOOD - OUTDOOR DECK



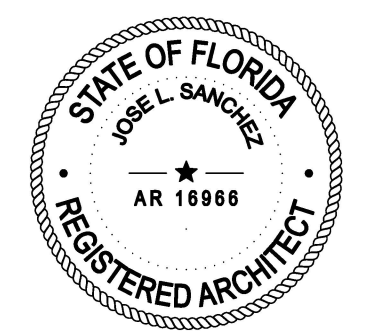
ST-02
STONE VENEER - DIAMANTE
FINISH: HONED



ST-01
BELGARD APIIAN STONE COMBO - TITANIUM



COMPOSITE RENDERING



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OWNER: MR. & MRS. COHEN

REVISION & DATE

1	BLDG. DEPT. COMMENTS 04/08/21
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DRAWING TITLE

MATERIAL
BOARD/
COMPOSITE
RENDERING

SCALE: AS SHOWN
DATE: 01-21-2021

SHEET NUMBER

A-0.1



1 - MAIN FRONT PROPERTY VIEW



2 - MAIN PROPERTY VIEW



3 - MAIN LEFT SIDE PROPERTY VIEW



4 - MAIN RIGHT SIDE PROPERTY VIEW



5 - REAR PROPERTY VIEW



6 - REAR PROPERTY VIEW



7 - ADJACENT PROPERTY



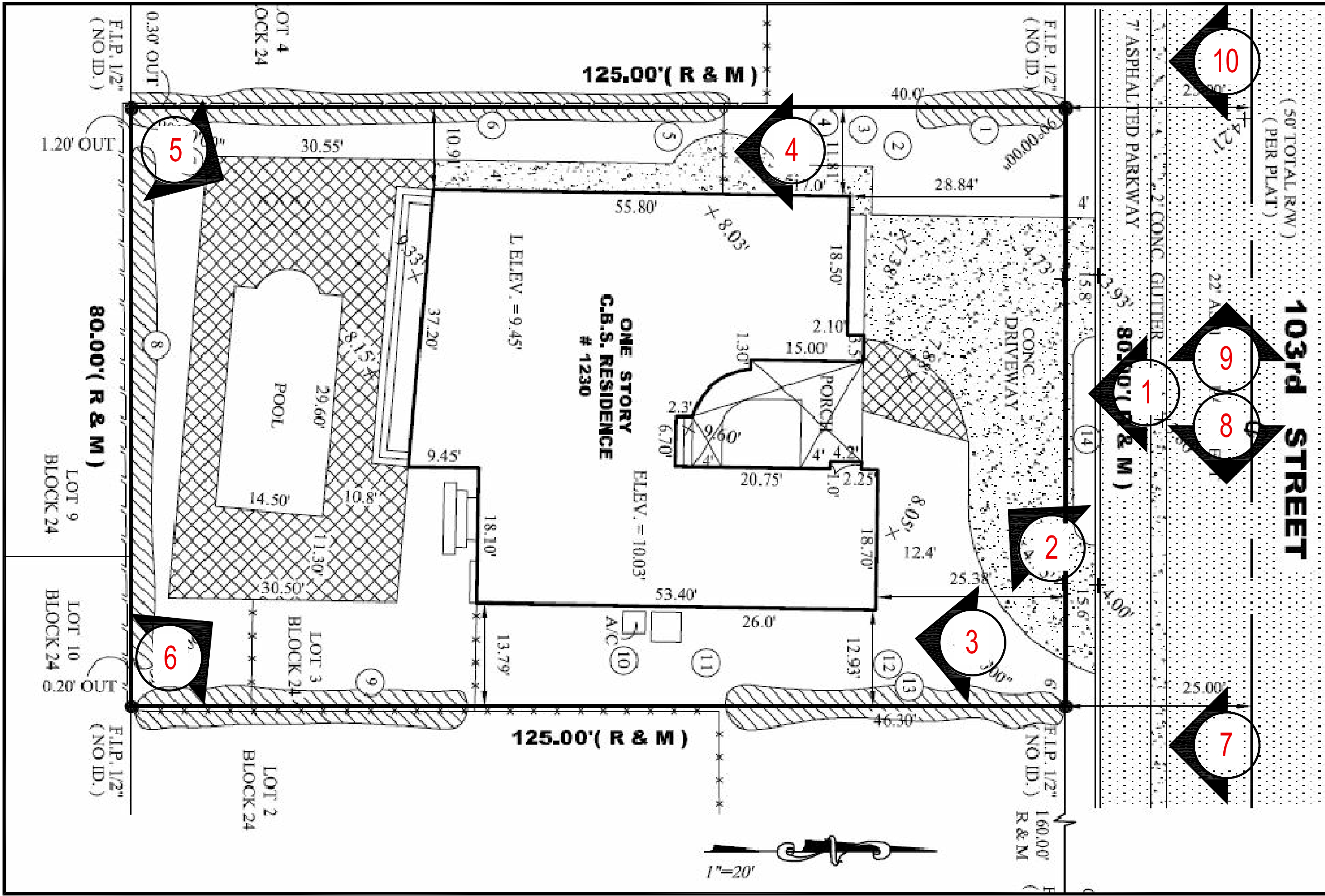
8 - STREET VIEW LOOKING EAST



9 - STREET VIEW LOOKING WEST

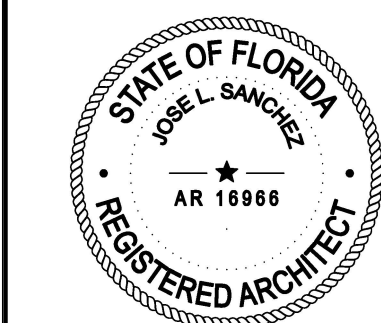


10 - ADJACENT PROPERTY



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1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE

1 BLDG. DEPT. COMMENTS
04/08/21

DRAWING TITLE

SITE PHOTOS

SCALE: AS SHOWN
DATE: 01-21-2021

SHEET NUMBER

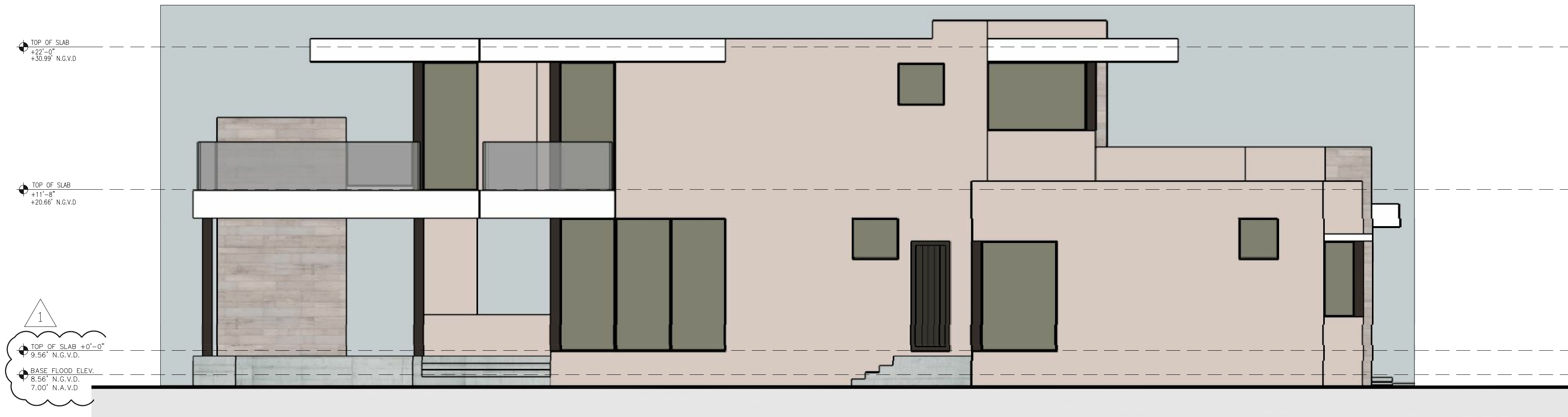
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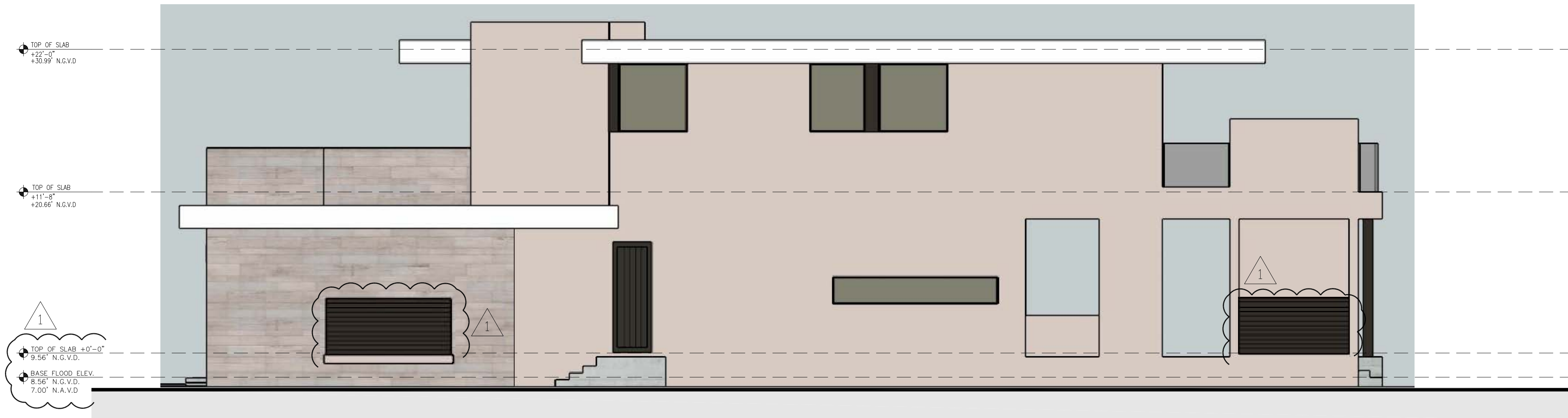
1 NORTH ELEVATION
(FRONT) 3/16"=1'-0"



2 SOUTH ELEVATION
(REAR) 3/16"=1'-0"



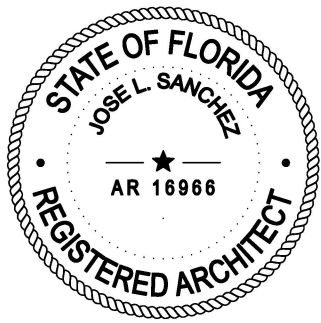
3 EAST ELEVATION
(SIDE) 3/16"=1'-0"



4 WEST ELEVATION
(SIDE) 3/16"=1'-0"

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1 BLDG. DEPT. COMMENTS
04/08/21

DRAWING TITLE

**COLOR
ELEVATIONS**

SCALE: AS SHOWN
DATE: 01-21-2021

SHEET NUMBER

A-0.3



FRONT PERSPECTIVE VIEW



FRONT BIRD'S-EYE VIEW



RIGHT PERSPECTIVE VIEW



RIGHT BIRD'S-EYE VIEW



REAR PERSPECTIVE VIEW



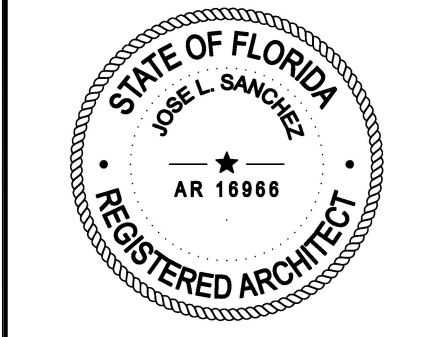
REAR BIRD'S-EYE VIEW



LEFT PERSPECTIVE VIEW



LEFT BIRD'S-EYE VIEW



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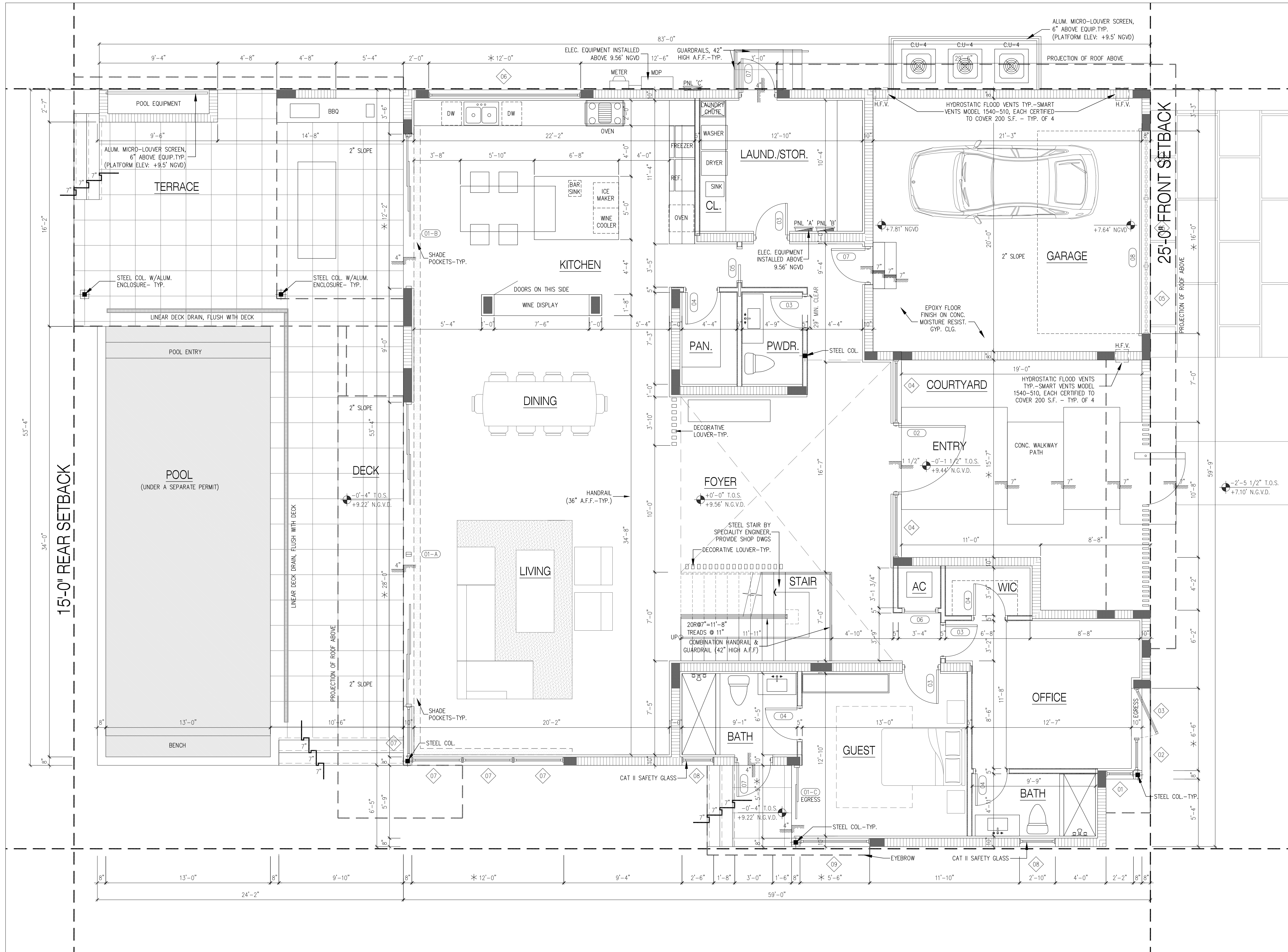
ADDRESS & OWNER
NEW RESIDENCE
1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE	
1	BLDG. DEPT. COMMENTS 04/08/21

DRAWING TITLE
**PERSPECTIVE
/AERIAL
RENDERINGS**

SCALE: AS SHOWN
DATE: 01-21-2021

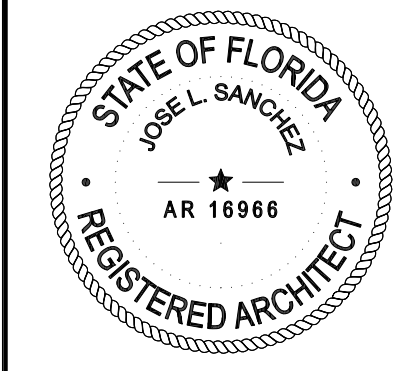
SHEET NUMBER
A-0.4



WALL LEGEND	
	NEW 8\"/>
	NEW 8\"/>
	NEW DRYWALL PARTITION - 5/8\"/>
	NEW DRYWALL PARTITION - PROVIDE ACOUSTIC INSULATION WHERE NOTED BY INSULT. SYMBOL
	CONCRETE COLUMN

1 FIRST FLOOR PLAN
1/4"=1'-0"

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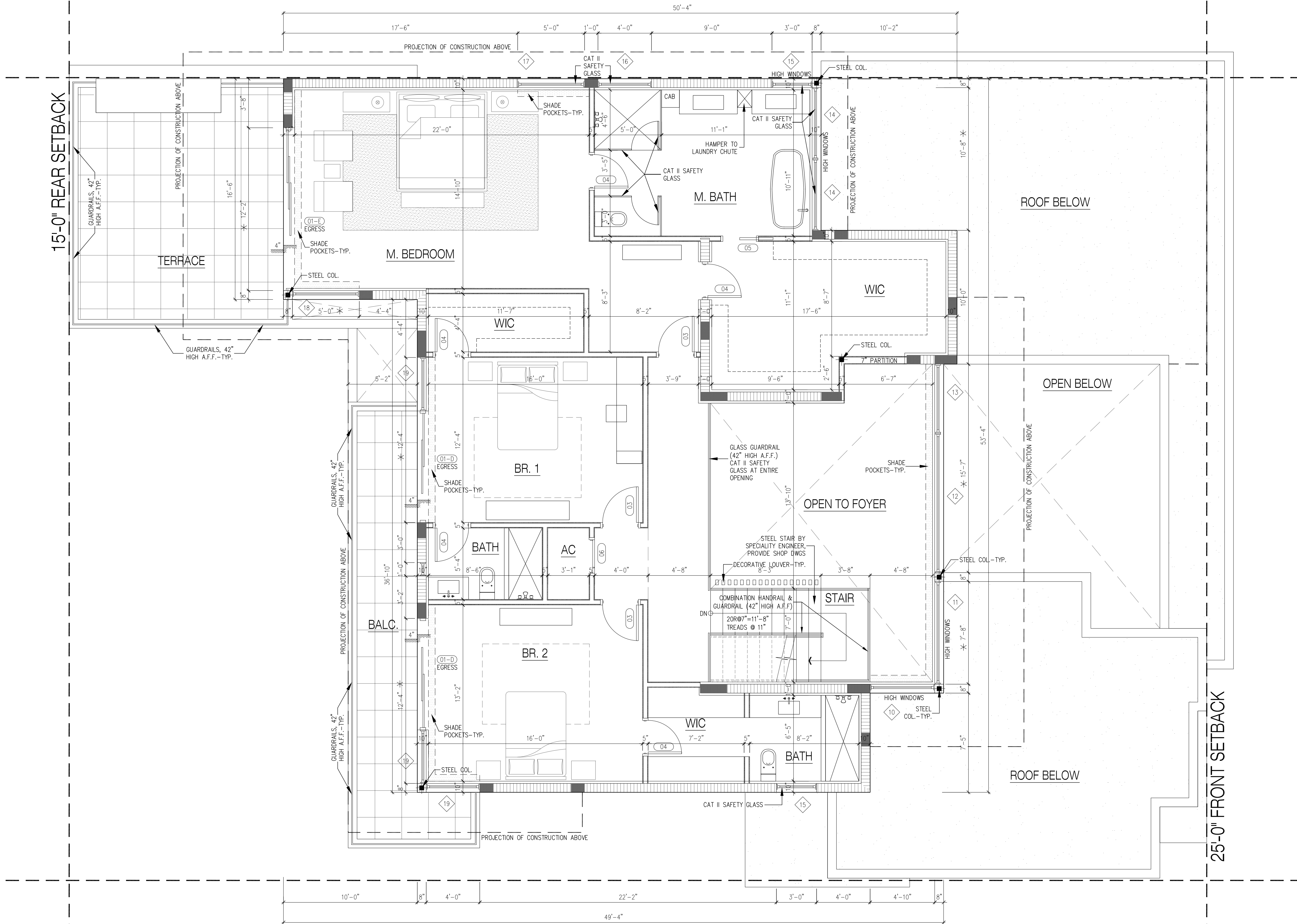
ADDRESS & OWNER
NEW RESIDENCE
1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE	
1	BLDG. DEPT. COMMENTS 04/08/21
2	BLDG. DEPT. COMMENTS 05/19/21

DRAWING TITLE
FIRST FLOOR PLAN

SCALE: AS SHOWN
DATE: 01-21-2021

SHEET NUMBER
A-2.1



WALL LEGEND	
	NEW 8" C.M.U. WALL W/ 1/2" METAL FURRING STRIPS, R-7.1 INSULATION BTW. 5/8" GYP. BD. FINISH
	NEW 8" C.M.U. W/ CEMENT STUCCO FINISH BOTH SIDES
	NEW DRYWALL PARTITION - 5/8" GYPSUM BOARD ON 22 GAGE METAL STUDS @ 16" O.C. - ALTERNATIVE 2"x4" WOOD STUDS. PROVIDE 1/2" DUROCK BOARD AT WET AREAS AND 5/8" MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
	NEW DRYWALL PARTITION - PROVIDE ACOUSTIC INSULATION WHERE NOTED BY CONSULT. SYMBOL
	CONCRETE COLUMN

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

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STATE OF FLORIDA
JOSE L. SANCHEZ
AR 16966
REGISTERED ARCHITECT

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OWNER: MR. & MRS. COHEN

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1	BLDG. DEPT. COMMENTS 04/08/21
2	BLDG. DEPT. COMMENTS 05/19/21

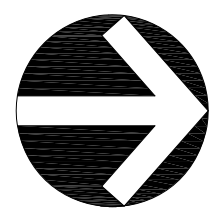
DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 01-21-2021

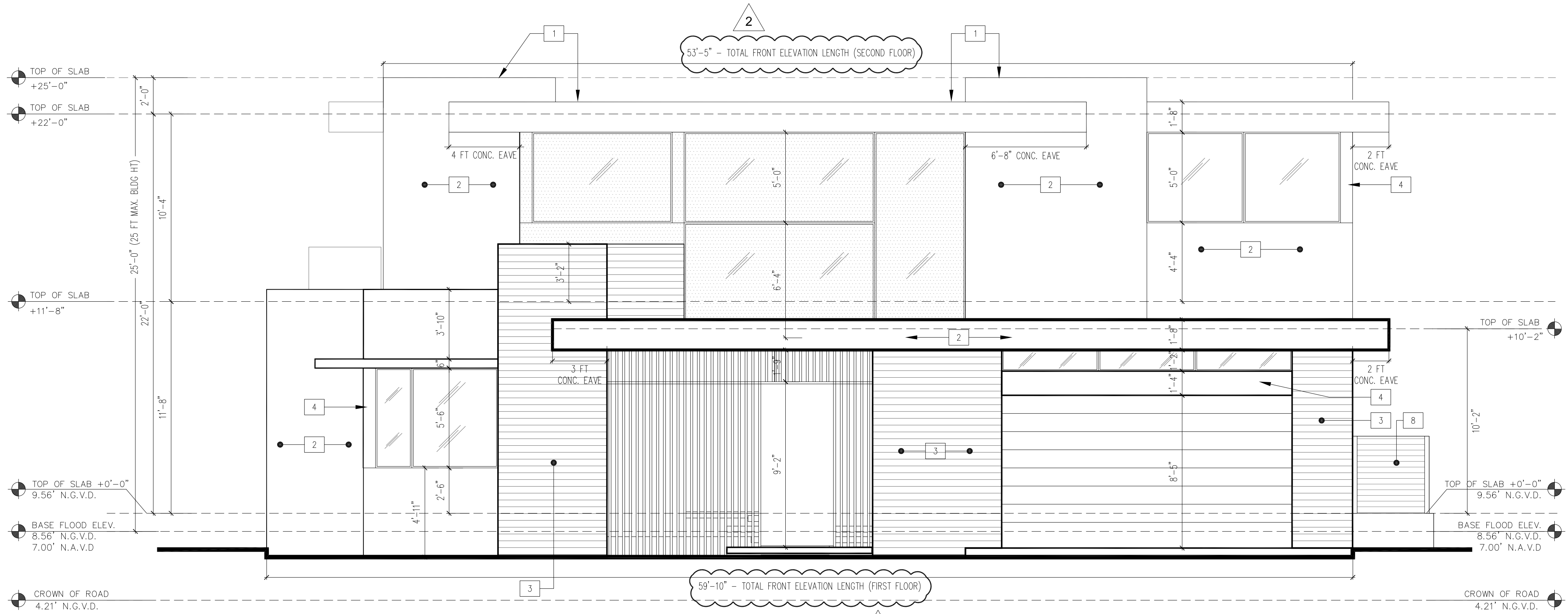
SHEET NUMBER

A-2.2

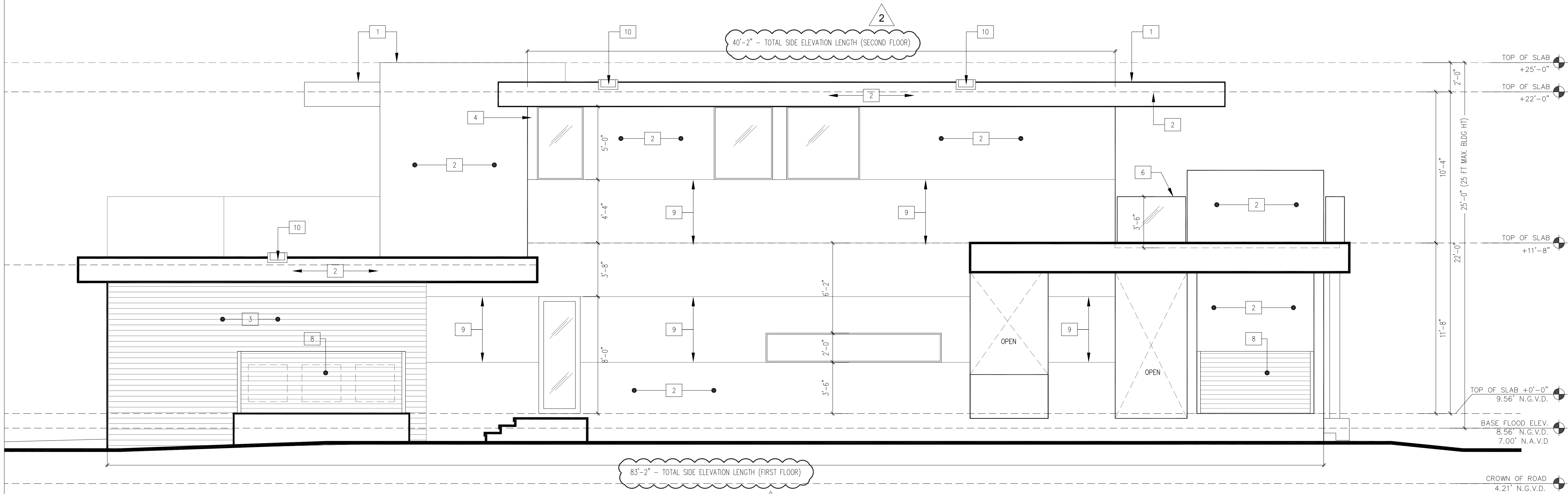


NOTE:
TOP OF PARAPETS SHALL BE +23'-6" UNLESS NOTED OTHERWISE.

A-2.3



**1 NORTH ELEVATION
(FRONT)**
1/4"=1'-0"



**2 WEST ELEVATION
(SIDE)**
1/4"=1'-0"

NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

NOTE: EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED, UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS.

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT)
2. 8" SMOOTH CEMENT STUCCO (SHERWIN WILLIAMS WHITE OR BEIGE). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. PORCELAIN TILE TO SIMULATE WOOD (AXI-DARK OAK)
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS, W/ ELECTRO-MATIC PAINTING
5. VENEER TILE (SELECTED BY OWNER)
6. GLASS/ALUMN. GUARDRAIL (42" A.F.F.)
7. ALUMINUM FLOOD VENTS CALCULATIONS, CONFIRM PERCENT OPEN PRIOR TO ORDERING.
8. ALUM. SCREEN ENCLOSURE ON PLATFORM ABOVE FLOOD LEVEL - ENCLOSURE SHALL BE 12" ABOVE THE EQUIPMENT - PAINT CMU SCREEN AND GATE SAME COLOR AS THE HOUSE.
9. SCORED STUCCO FINISH
10. PRECAST CONC. SCUPPER SPECIFICATION 8"H X 16"D X 16W" REFER

FLOOD VENT / CRAWLSPACE NOTE

SPACE UNDER FIRST FLOOR SHALL BE FILLED THROUGHOUT. NO CRAWLSPACE OR FLOOD VENTS PROPOSED.

NORTH ELEVATION ARTICULATION CALCULATION

2ND FLOOR TOTAL LENGTH = 53'-5" @ 50% = 26'-8" MIN. REQUIRED

- ROOF OVERHANG 46'-6"
- GLAZING 33'-11"
- RECESSED WALLS 18'-10"

TOTAL ARTICULATION PROVIDED = 50'-1" (93.74%)

1ST FLOOR TOTAL LENGTH = 59'-10" @ 50% = 29'-11" MIN. REQUIRED

- ROOF OVERHANG / EYEBROW 54'-2"
- GLAZING 22'-9"
- TEXTURED WALL (STONE TILE) 16'-5"
- RECESSED WALL 5'-4"

TOTAL ARTICULATION PROVIDED = 59'-10" (100%)

WEST ELEVATION ARTICULATION CALCULATION

2ND FLOOR TOTAL LENGTH = 40'-2" @ 50% = 20'-1" MIN. REQUIRED

- ROOF OVERHANG 40'-2"
- GLAZING 12'-0"

TOTAL ARTICULATION PROVIDED = 40'-2" (100%)

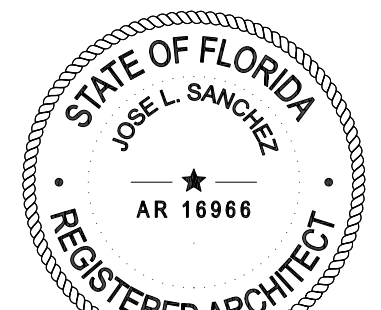
1ST FLOOR TOTAL LENGTH = 82'-2" @ 50% = 41'-7" MIN. REQUIRED

- ROOF OVERHANG / EYEBROW 53'-7"
- GLAZING 12'-0"
- TEXTURED STONE TILE VENEER 21'-10"
- TEXTURED DOOR 2'-10"

TOTAL ARTICULATION PROVIDED = 68'-6" (83.37%)

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ADDRESS & OWNER

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BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE

1	BLDG. DEPT. COMMENTS 04/08/21
2	BLDG. DEPT. COMMENTS 05/19/21

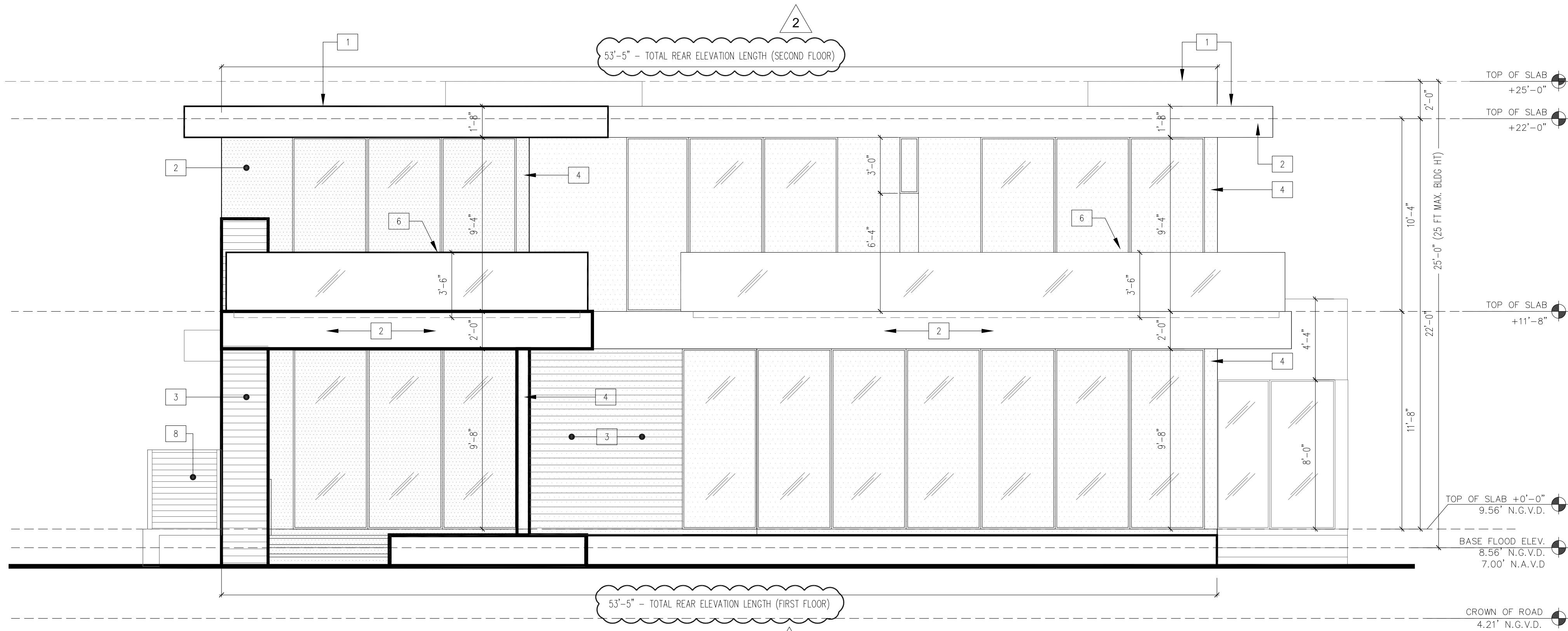
DRAWING TITLE

ELEVATIONS

SCALE: AS SHOWN
DATE: 01-21-2021

SHEET NUMBER

A-3.1



1 SOUTH ELEVATION
(REAR)
1/4"=1'-0"

NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

NOTE: EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED, UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS.

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT)
2. 8" SMOOTH CEMENT STUCCO (SHERWIN WILLIAMS WHITE OR BEIGE). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. PORCELAIN TILE TO SIMULATE WOOD (AXI-DARK OAK)
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS. W/ ELECTRO-MATIC PAINTING
5. VENEER TILE (SELECTED BY OWNER)
6. GLASS/ALUM. GUARDRAIL (42" A.F.F.)
7. ALUMINUM FLOOD VENTS CALCULATIONS, CONFIRM PERCENT OPEN PRIOR TO ORDERING.
8. ALUM. SCREEN ENCLOSURE ON PLATFORM ABOVE FLOOD LEVEL - ENCLOSURE SHALL BE 12" ABOVE THE EQUIPMENT - PAINT CMU SCREEN AND GATE SAME COLOR AS THE HOUSE.
9. SCORED STUCCO FINISH
10. PRECAST CONC. SCUPPER SPECIFICATION 8"H X 16"D X 16W" REFER

FLOOD VENT / CRAWLSPACE NOTE

SPACE UNDER FIRST FLOOR SHALL BE FILLED THROUGHOUT. NO CRAWLSPACE OR FLOOD VENTS PROPOSED.

SOUTH ELEVATION ARTICULATION CALCULATION

2ND FLOOR TOTAL LENGTH = 53'-5" @ 50% = 26'-8" MIN. REQUIRED

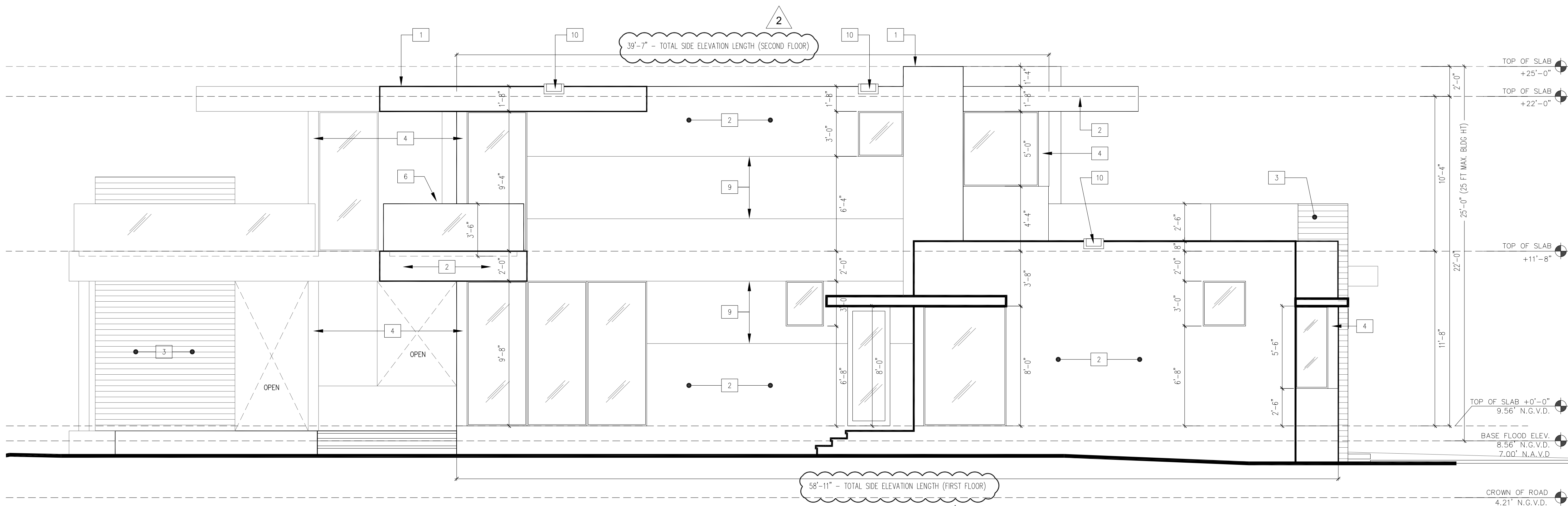
- ROOF OVERHANG 53'-5"
- GLAZING 36'-4"

TOTAL ARTICULATION PROVIDED = 53'-5" (100%)

1ST FLOOR TOTAL LENGTH = 53'-5" @ 50% = 26'-8" MIN. REQUIRED

- ROOF OVERHANG / EYEBROW 53'-5"
- GLAZING 40'-0"
- TEXTURED WALL (STONE TILE) 10'-8"

TOTAL ARTICULATION PROVIDED = 53'-5" (100%)



2 EAST ELEVATION
(SIDE)
1/4"=1'-0"

EAST ELEVATION ARTICULATION CALCULATION

2ND FLOOR TOTAL LENGTH = 39'-7" @ 50% = 19'-4" MIN. REQUIRED

- ROOF OVERHANG 18'-5"
- GLAZING 12'-0"

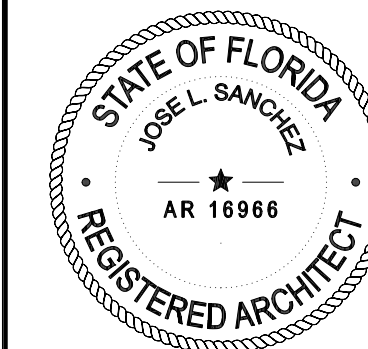
TOTAL ARTICULATION PROVIDED = 21'-5" (54.11%)

1ST FLOOR TOTAL LENGTH = 58'-11" @ 50% = 29'-6" MIN. REQUIRED

- ROOF OVERHANG / EYEBROW 19'-7"
- GLAZING 25'-2"
- TEXTURED DOOR 2'-10"

TOTAL ARTICULATION PROVIDED = 33'-3" (56.43%)

praxis.
architecture . design



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ADDRESS & OWNER

NEW RESIDENCE
1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE

1	BLDG. DEPT. COMMENTS 04/08/21
2	BLDG. DEPT. COMMENTS 05/19/21

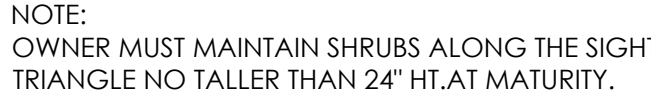
DRAWING TITLE

ELEVATIONS

SCALE: AS SHOWN
DATE: 01-21-2021

SHEET NUMBER

A-3.2



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FL. LIC: AR 0016966 FL. LIC: AA 2600083

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REVISION & DATE

1	BLDG. DEPT. COMMENTS 04/15/21
2	BLDG. DEPT. COMMENTS 05/19/21

DRAWING TITLE

LANDSCAPE PLAN

SCALE:	AS SHOWN
DATE:	02-21-2021

SHEET NUMBER

LA-1.0

Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Condition	Remarks
1	Intentionally Left Blank							
2	Ptychosperma elegans	Alexander Palm	5	40	10	Remain		
3	Ptychosperma elegans	Alexander Palm	5	30	10	Remain		
4	Sabal palmetto	Sabal Palm	5	20	15	Remain		
5	Syagrus romanzoffiana	Queen Palm	9	22	12	Remain		
6	Coccoloba uvifera	Sea Grape - Hedge	1"-4" multi	20	6	Remain		Hedge
7	Mangifera indica	Mango	28	35	25	Remain		Adjacent powerlines
8	Dypsis lutescens	Areca Palm	3" multi	24	10	Remain		Adjacent powerlines
9	Coccoloba uvifera	Sea Grape - Hedge	1"-4" multi	20	5	Remain		Hedge
10	Coccoloba uvifera	Sea Grape	21	35	20	Remain		
11	Coccoloba uvifera	Sea Grape	21	25	12	Remain		
12	Sabal palmetto	Sabal Palm	12	25	12	Remain		
13	Dypsis lutescens	Areca Palm	3" multi	24	12	Remain		
14	Intentionally Left Blank							
15	Quercus virginiana	Live Oak	6	21	14	Remain		City Tree

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	BS*	Bursera simaruba	Gumbo Limbo	14' ht, 2.5" cal, 4' ct
2	QV*	Quercus virginiana	Live Oak	15' ht, 6' spr, 2.5" cal, 6' ct

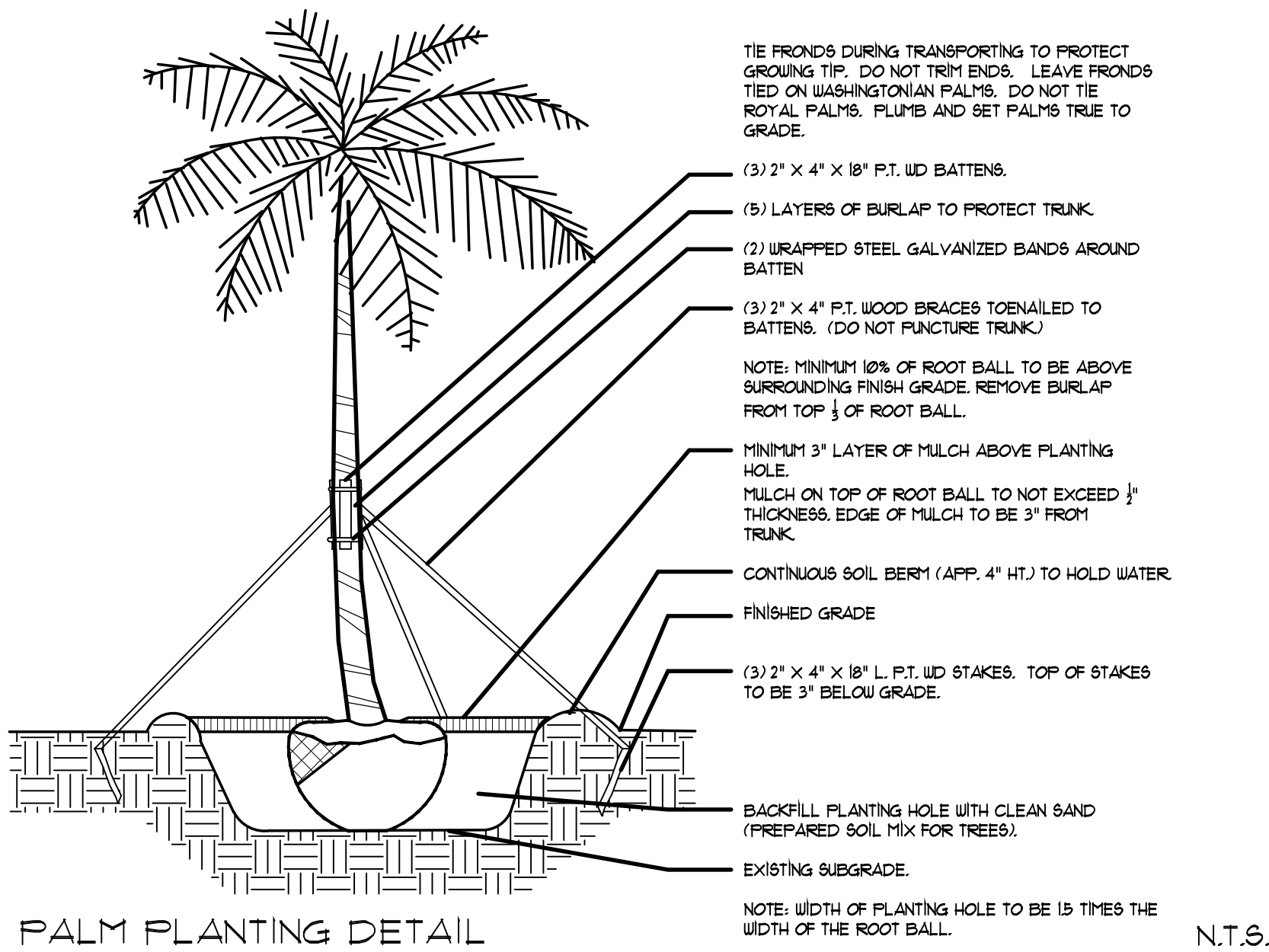
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
3	ALI	Alcantarea imperialis	Imperial Bromeliad	17" pot
2	ALC	Alocasia macrorrhiza	Elephant Ear	15 gal
40	BEA	Begonia oforata 'alba'	White Begonia	3 gal
1	DIE	Dioon edule	Mexican Fem Palm	25 gal, 6' ht
63	LIM	Liriope muscari	Evergreen Giant	1 gal
32	MYF*	Myrcianthes fragrans	Simpson's Stopper	3 gal
5	PRC	Philodendron 'rojo congo'	Rojo Congo	7 gal
20	PTV	Pittosporum tobira 'variegata'	Variegated Pittosporum	3 gal
12	POM7	Podocarpus macrophyllus	Podocarpus	7 gal, 4' ht
18	POP	Podocarpus macrophyllus 'pringles'	Dwarf Podocarpus	3 gal, 18" ht
2	RHE	Rhapis excelsa	Lady Palm	7 gal, 4' oa ht
40	STB	Stromanthe 'burle marx'	Burle Marx Stromanthe	3 gal
—	LAWN	St. Augustine	Same	sq ft

* Denotes Native Species

* Denotes Native Species

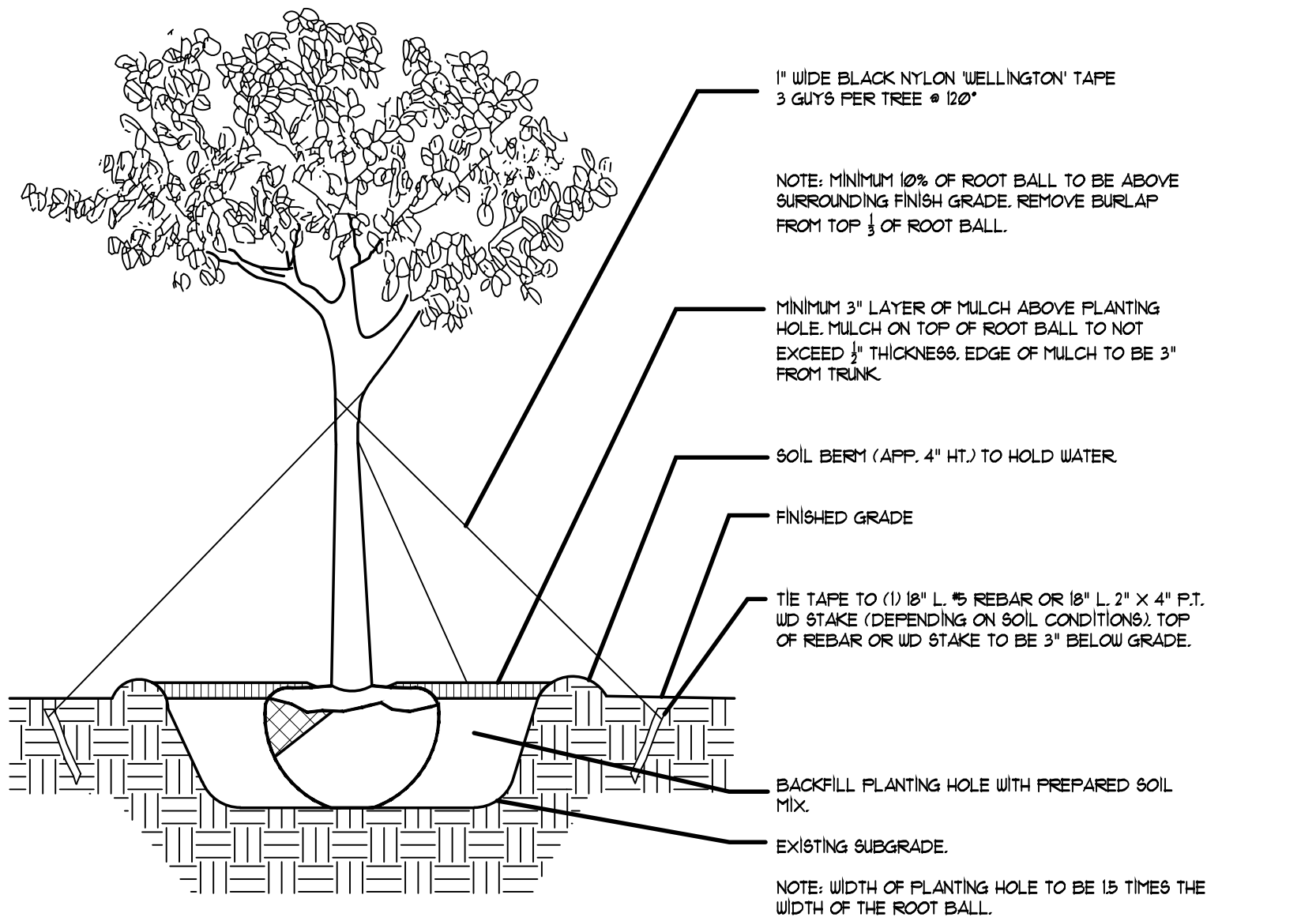
vdb
LANDSCAPE ARCHITECTURE

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37TH ST. MIAMI, FL. 33127
P 305 528 4001 DIEGOJV@GMAIL.COM
FL. LIC: LA 6667355



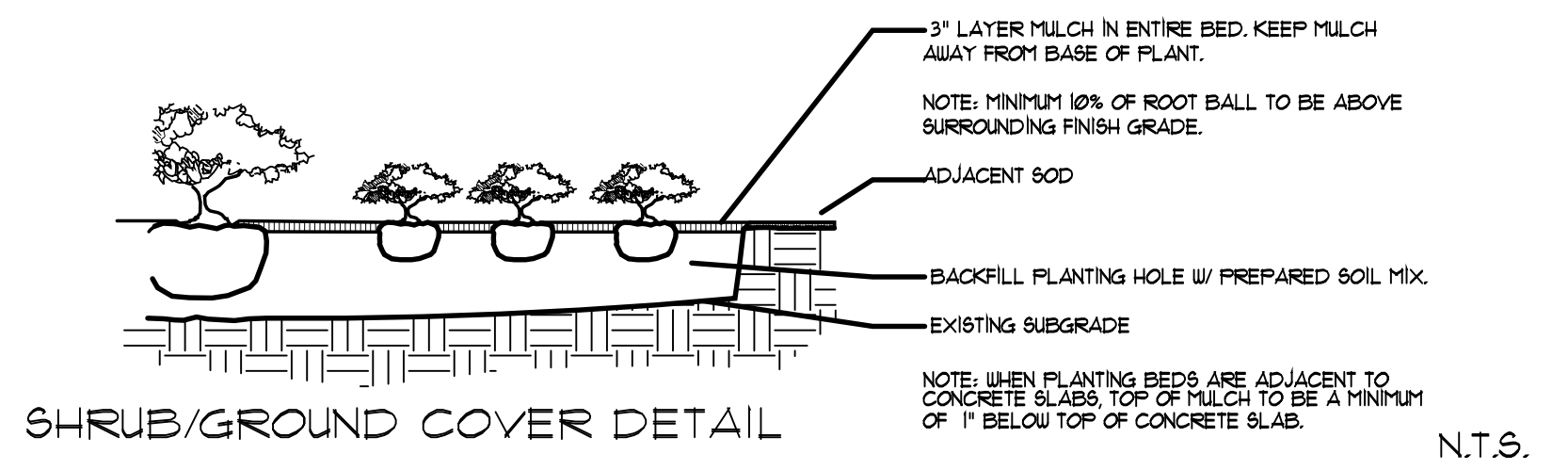
PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR

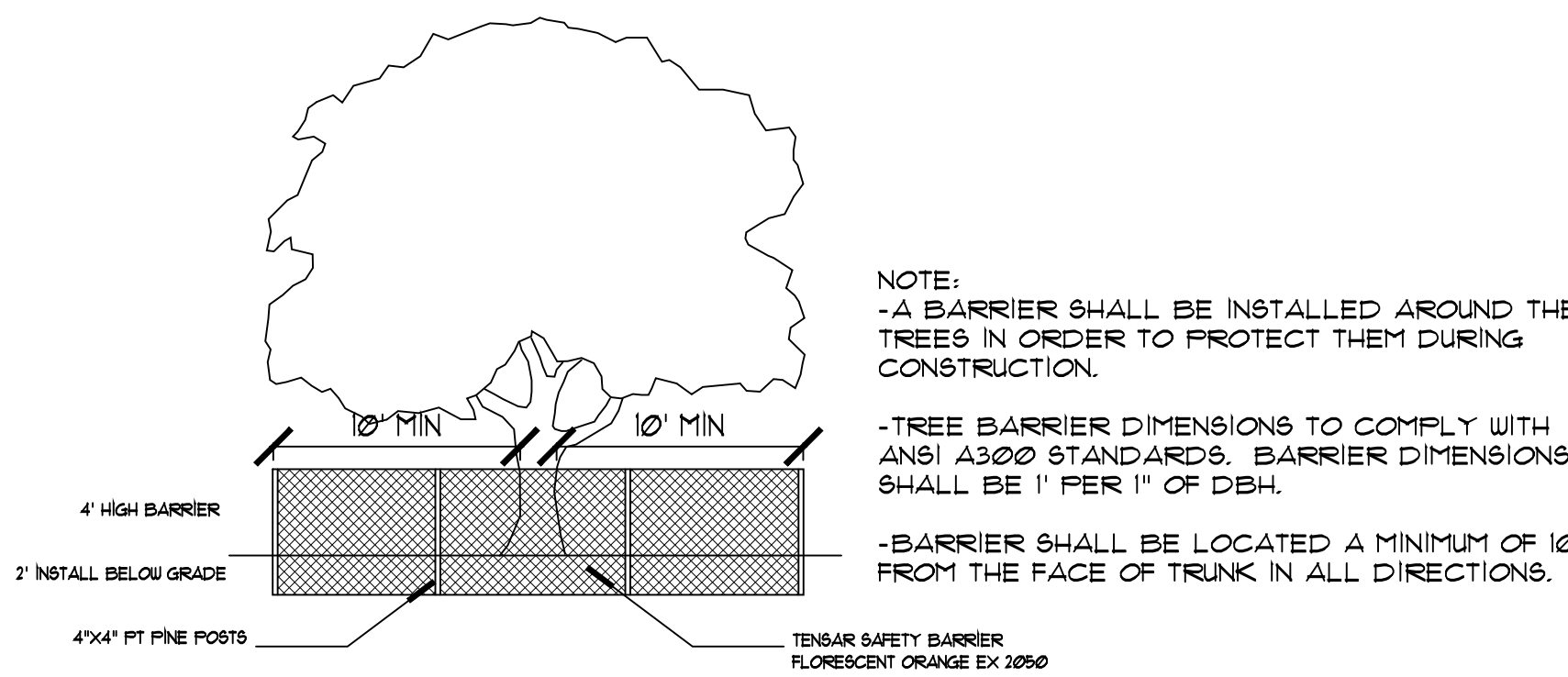


TREE PLANTING DETAIL

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL



TREE BARRIER DETAIL

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE FLORATAM1 SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	n/a
3. Two-Family Lot	5	2
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	3
B. Shrubs Required**		50
1. Single-Family Non-Waterfront Lot	50	n/a
2. Single-Family Waterfront Lot	60	n/a
3. Two-Family Lot	50	18
4. Native Species Required - 30%	15 / 18	
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	41
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	5,000 (Max)	2,934

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)



E1 SOUTH ELEVATION

1/4"=1'-0"



E2 WEST ELEVATION

1/4"=1'-0"

vdb
LANDSCAPE ARCHITECTURE

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FL LIC: AR 0016966 FL LIC: AA 2600837

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ADDRESS & OWNER

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1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE

1	BLDG. DEPT. COMMENTS 04/15/21
---	----------------------------------

DRAWING TITLE

LANDSCAPE
ELEVATIONS

SCALE: AS SHOWN
DATE: 02-21-2021

SHEET NUMBER

LA-1.2

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REVISION & DATE

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DRAWING TITLE

LANDSCAPE
ELEVATIONS

SCALE: AS SHOWN
DATE: 02-21-2021

SHEET NUMBER

LA-1.3



E3 NORTH ELEVATION
1/4"=1'-0"



E3 EAST ELEVATION
1/4"=1'-0"

vdb
LANDSCAPE ARCHITECTURE
DIEGO J. VANDERBIEST, PLA, ASLA
3711H ST. MIAMI, FL 33127
P 305 528 4001 DIEGOJV@GMAIL.COM
FL LIC: LA 6667355

LEGAL DESCRIPTION: LOPT3, BLOCK 24, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

 = CONCRETE  = CONC. BLOCK WALL  = WOOD DECK  = COVERED AREA  = ASPHALT  = CHAIN LINK FENCE (CLF)  = WOOD FENCE (WF)  = IRON FENCE (IF)	B.C. = BLOCK CORNER P = PROPERTY LINE C = CENTER LINE M = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL FD. D/H = FOUND DIRT HOLE FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG. = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES
A = ARC DISTANCE L= LENGTH Δ= CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVE C.B.= CATCH BASIN CATV = CABLE UTILITY BOX		

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.A.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R.= FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

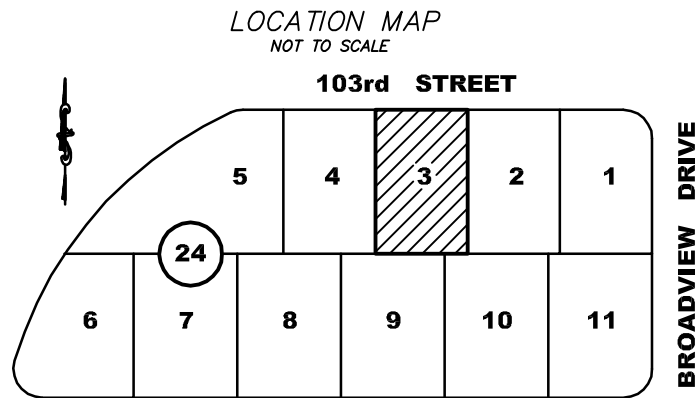
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

SURVEYOR'S NOTES:

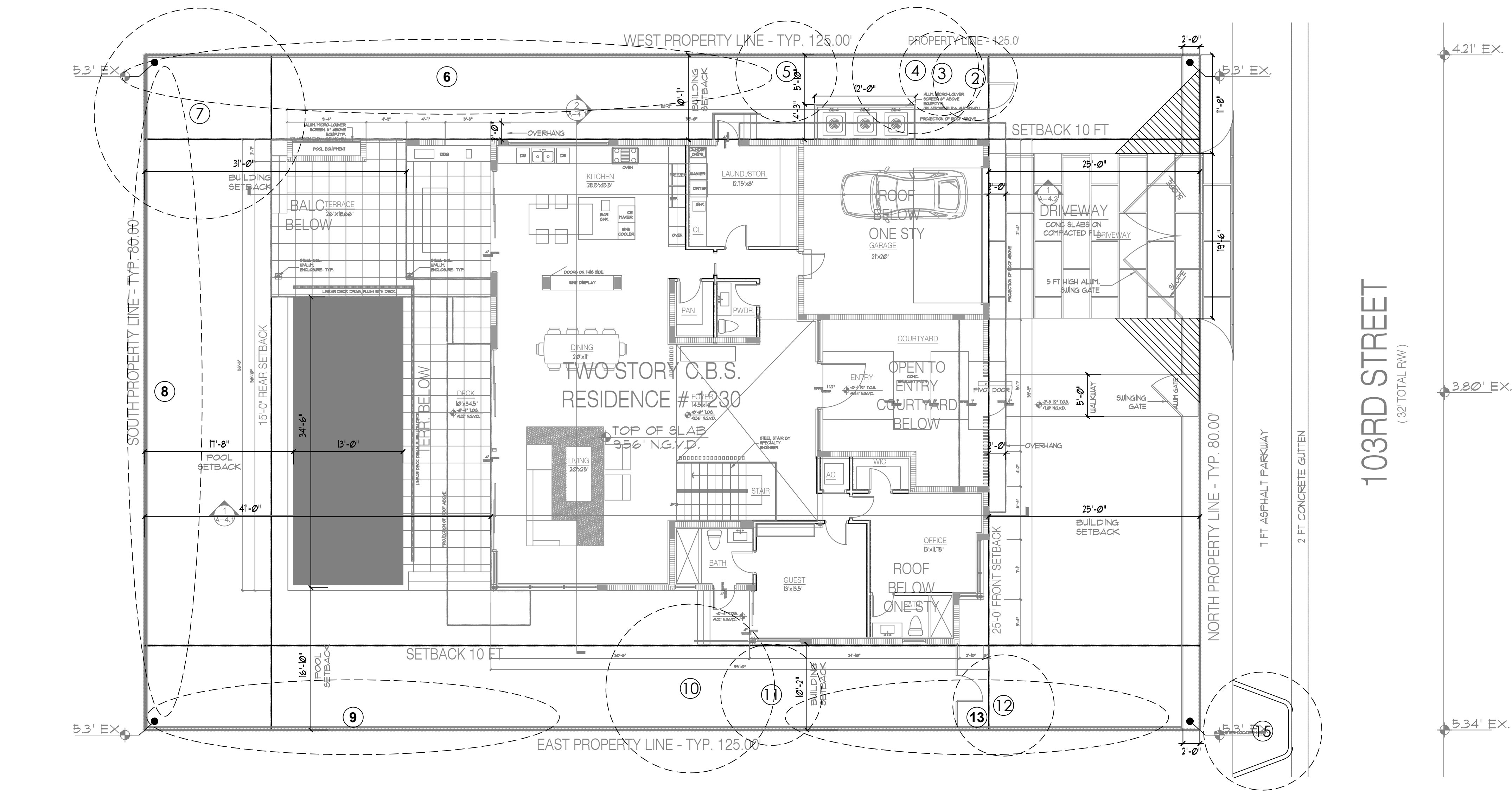
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# R-243 LOC# 2225 W ELEV. 6.61'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 46 PG: 5

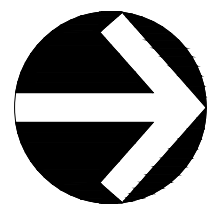


TREE CHART

No.	NAME	DIAMETER	HEIGHT	SPAN
1	FICUS (HEDGE)	5' X 20'	9'	5'
2	ACALL PALM	0.4'	40'	10'
3	ACALL PALM	0.4'	30'	10'
4	FANTAIL PALM	1'	20'	15'
5	QUEEN PALM	0.75'	22'	12'
6	SEA GRAPE (HEDGE)	80' X 4'	20'	6'
7	MANGO TREE	2.4'	50'	40'
8	AREKA PALM (HEDGE)	70' X 3'	24'	10'
9	SEA GRAPE (HEDGE)	30' X 5'	20'	5'
10	SEA GRAPE (HEDGE)	1.8'	35'	20'
11	SEA GRAPE (HEDGE)	1.8'	35'	20'
12	PALMETTO PALM	1.2'	25'	12'
13	AREKA PALM (HEDGE)	45' X 6'	24'	12'
14	TWIN	0.45'	10'	6'



1 DISPOSITION PLAN
1/8"=1'-0"



Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Condition	Remarks
1	Intentionally Left Blank							
2	Ptychosperma elegans	Alexander Palm	5	40	10	Remain		
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vdb
LANDSCAPE ARCHITECTURE

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FL LIC: LA 6667355

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ADDRESS & OWNER

NEW RESIDENCE
1230 103RD STREET
BAY HARBOR, FLORIDA. 33154
OWNER: MR. & MRS. COHEN

REVISION & DATE

1 BLDG. DEPT. COMMENTS
04/15/21

DRAWING TITLE

TREE
DISPOSITION

SCALE: AS SHOWN
DATE: 02-21-2021

SHEET NUMBER

TD-1.0

**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: June 2nd, 2021

Subject: Single-Family Residence – New Construction
1230 103rd Street
Bay Harbor Islands Acct. No.: SPR21-000004
MMPA Acct. No.: 01-0702-1103

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans signed & sealed dated May 25th, 2021, and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1230 103rd Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1230 103rd Street
Legal Description: Lot 3 of Block 24, of “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, Jose Sanchez of Praxis Architectural Design, as agent for the property owners, Igaal and Caroline Cohen, has submitted an application to construct a new single-family residence on an interior lot located at 1230 103rd Street. The existing one-story home was originally constructed in 1950 according to the M-D County Property Appraiser. The existing residence is 2,565 sq. ft. under air. The existing house / site improvements will be demolished.

The new two-story 4,239 square feet home has four (4) bedrooms / five (5) baths, one (1) half bath and a two (2) car garage. The proposed new “irregular” square ground floor layout is oriented toward outdoor living with the pool, open deck facing the rear yard.

The overall height of the proposed structure is 25 feet above the Base Flood Elevation (BFE), which complies with the 35-foot maximum height permitted for roofs with slopes. The proposed 2nd floor area is 1,738 square feet while the ground floor area is 2,501 square feet which results in a 2nd floor volume of 68.95%.

The proposed landscaping design will meet the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. A minimum of five (5) “lot” trees are required and five (5) are provided. Accent and shrubs are provided. The project proposes two (2) Florida Live Oak Street trees to be planted along 103rd Street per the Miami-Dade Street Tree Code (Chapter 18B) and Town Master Street Tree Plan.

PROJECT HISTORY

According to the Miami -Dade County Property Appraiser the original house was constructed in 1954 (1950 per the Town Historic Structure Survey). The existing house has flat roofs with raised mansard type roof areas around the roof perimeter. The Town’s Historic Structure Survey identifies the existing architectural style as Masonry Vernacular with some Miami-Modern features. Since 2018 the Town has received several applications to renovate / remodel the house. The current owner decided to demolish and construct a new residence. The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1230 103rd Street meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by Praxis Architecture Design, signed & sealed dated May 25th, 2021, with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

June 15, 2021

ITEM NUMBER: 2.

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 and June 1, 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. Item #2

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report #3 10130 WBVD SFR June 7 2021
2. 10301 WBRD Drive #3 PZB 6.15.2021

**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: June 7th, 2021

Subject: Single-Family Residence – New Construction
Revisions to Address PZB Design Comments – June 1st, 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 6/07/21) 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 and June 1st, 2021 Planning & Zoning Board meetings 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 last plans still had 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). A request was made to remove the note. Additionally, this issue will be addressed as a condition of approval absent of receipt of modified plans.

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 both the May 18th, 2021 and June 1st, 2021 Planning & Zoning Board meetings but deferred based on the PZB member comments on the house architecture. The architect presented now two revised sets of plans with narratives 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 prominent and appear somewhat inconsistent with the overall architecture. The revised house design includes less acute angles.
- 2) The front yard privacy fence / entry gate columns that have the same angular design should be removed or revised to match the house revisions. In PZ revision #1 the architect removed one of the gate angular columns – now added back - shown on the revised plans.
- 3) The façade of the garage facing the street was modified to remove the angular features and a new square-shaped architectural feature was added. The previous square- framed feature around the garage doors was removed.
- 4) The rooftop trellis on the garage roof appeared too large and “commercial” and should be revised. PZB revision #1 revised the trellis architecture. PZB revision #2 includes the removal of the trellis entirely. The garage rooftop will remain “active” with a glass railing.
- 5) Several PZB members again expressed that the house appeared “over designed” architecturally with all the various applied features (angled features / decorative tubes at entry / etc.). The project architect / owner was requested the design again.

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. On June 4th, 2021, the Town / MMPA received a new set of revised plans from the project architect. 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. A new narrative is required and will be provided. MMPA identified a few required plan revisions to PZB revised plan set #2 for clarity / consistency. 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 20th, 2021 / June 3rd, 2021) to address the PZB design comments that were reviewed and commented on by MMPA. All previous comments and issues appear to 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 June 7th, 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) Although the architect was instructed / architect stated he would remove the plan notation on the latest revised plans as related to the proposed height of a seawall cap modification, 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 previous plans showed 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, as some others have done. This shall not require a PZB approval – Town staff is authorized to review / approve such a wall.

This Survey has been prepared for:

Michael Gad



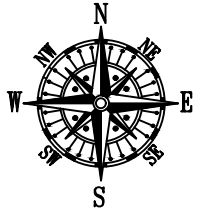
PROPERTY ADDRESS:

10130 West Broadview Drive
Bay Harbor Islands, FL 33154

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



STRAIGHT LINE TITLE



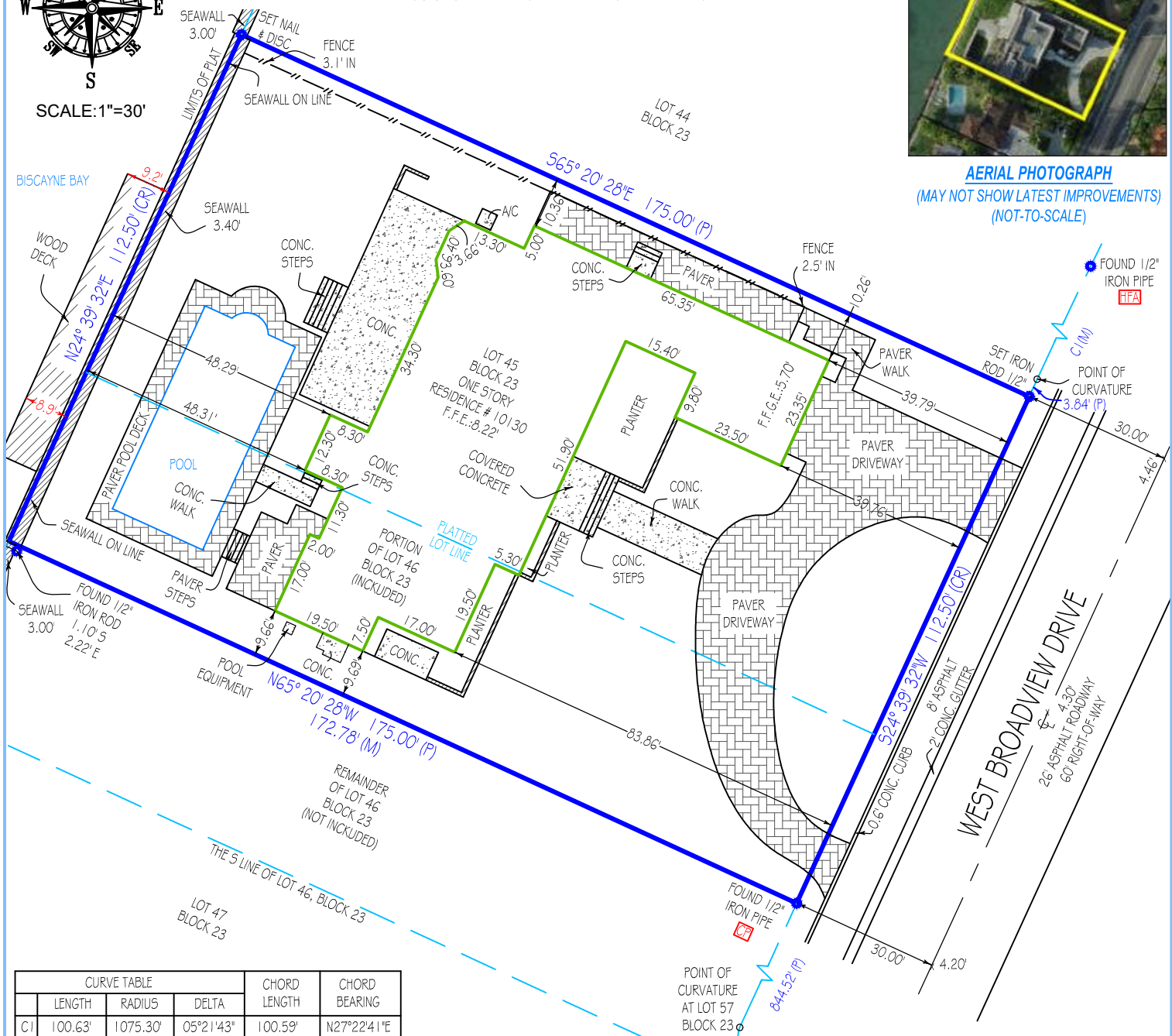
SCALE:1"=30'

BEARING REFERENCE:

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



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



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

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

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- WOOD DECK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

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

Elevations, if shown:

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

Revisions:

Job Nr: 112561-SE

Date of Field Work: 03/08/2021

Drawn by: D.G.

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TYPE OF SURVEY:

☒ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

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

PROPERTY ADDRESS:

10130 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

INVOICE NUMBER: 112561-SE

DATE OF FIELD WORK: 03/08/2021

CLIENT FILE:

CERTIFIED TO

STRAIGHT LINE TITLE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MICHAEL GAD

FLOOD ZONE: AE

FLOOD MAP: 12086C

PANEL: 0144

SUFFIX: L

PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: 8 NGVD 1929

COMMUNITY NUMBER: 120635

BENCHMARK: A-17MDCO

ELEVATION: 7.67

FINISHED FLOOR ELEVATION: 8.22 NGVD 1929

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

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

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

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

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

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

LINE TYPES:

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

GENERAL NOTES:

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

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

PRINTING INSTRUCTIONS:

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

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)

DATE: **03/09/2021**

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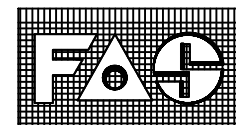
PROPOSED RESIDENCE FOR: MR. & MRS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

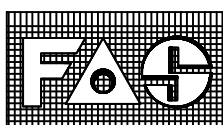
PLANING AND ZONNING BOARD



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LANDSCAPE ARCHITECT

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

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Boca Raton, FL 33433
Phone: (561) 716-0159
jszauer@szauereing.com

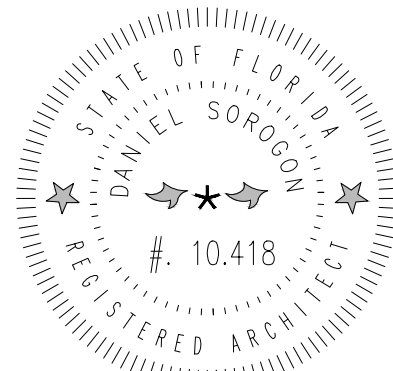
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THE 2020 FLORIDA BUILDING CODE FOR DESIGN

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

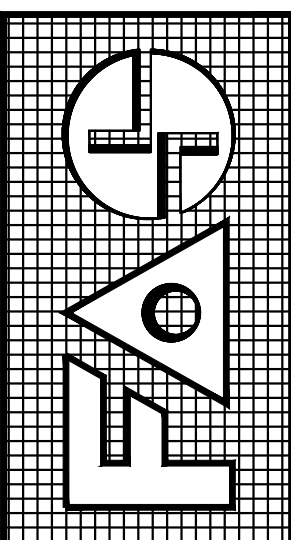
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A-1 SURVEY	C-02 EROSION CONTROL PLAN
A-2 SITE PLAN, GENERAL NOTES AND ZONING DATA	C-03 PAVING, GRADING & DRAINAGE
A-3 GROUND FLOOR PLAN	C-04 PAVING, GRADING & DRAINAGE SECTIONS
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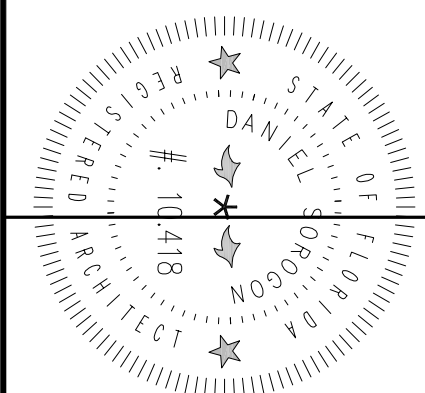
REVISIONS		BY:
1	APRIL 19, 2021	DS
2	MAY 19, 2021	DS
3	JUN 3, 2021	DS
4		
5		

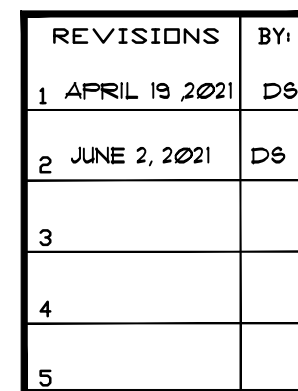
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 519-2271-001-4310

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



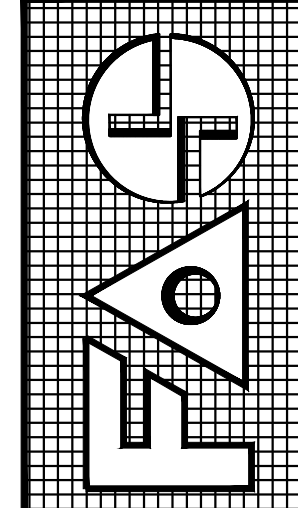
DRAWN BB / CB
CHECKED DS
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 15 OF 15 SHEETS
COLOR ORIGINAL





PROPOSED RESIDENCE FOR:
MR & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 119-2121-001

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.
A = 1
OF 15 SHEETS
COLOR ORIGINAL

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FRONT PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE

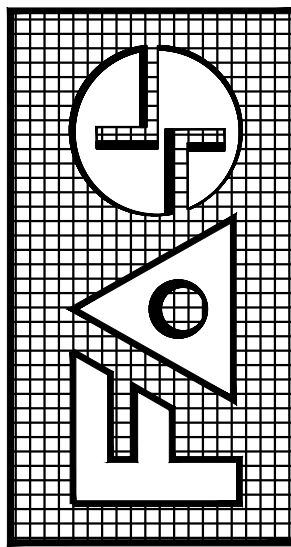


REAR PERSPECTIVE

REVISIONS	BY:
1	
2 MAY 18 2021	DB
3 JUNE 2, 2021	DB
4	
5	

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33554
FOLIO 51B-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 DB
DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 11 OF 15 SHEETS
COLOR ORIGINAL

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SOUTH PROPERTY



SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

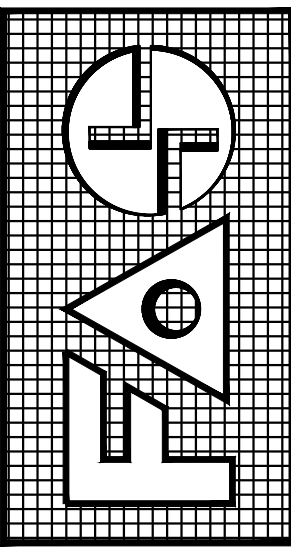
SOUTH PROPERTY



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

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4312

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

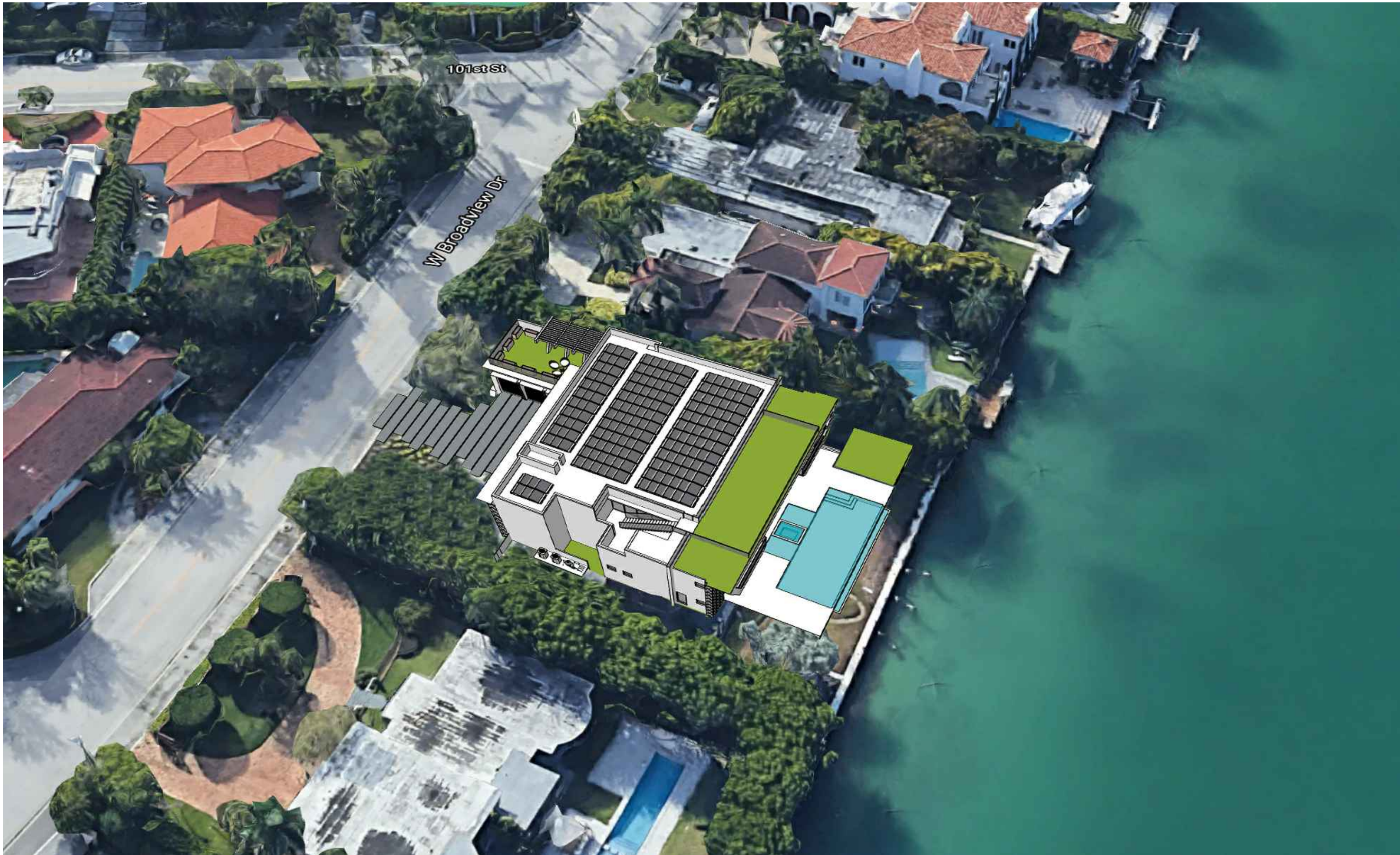


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CHECKED DS
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-12
OF 15 SHEETS
COLOR ORIGINAL

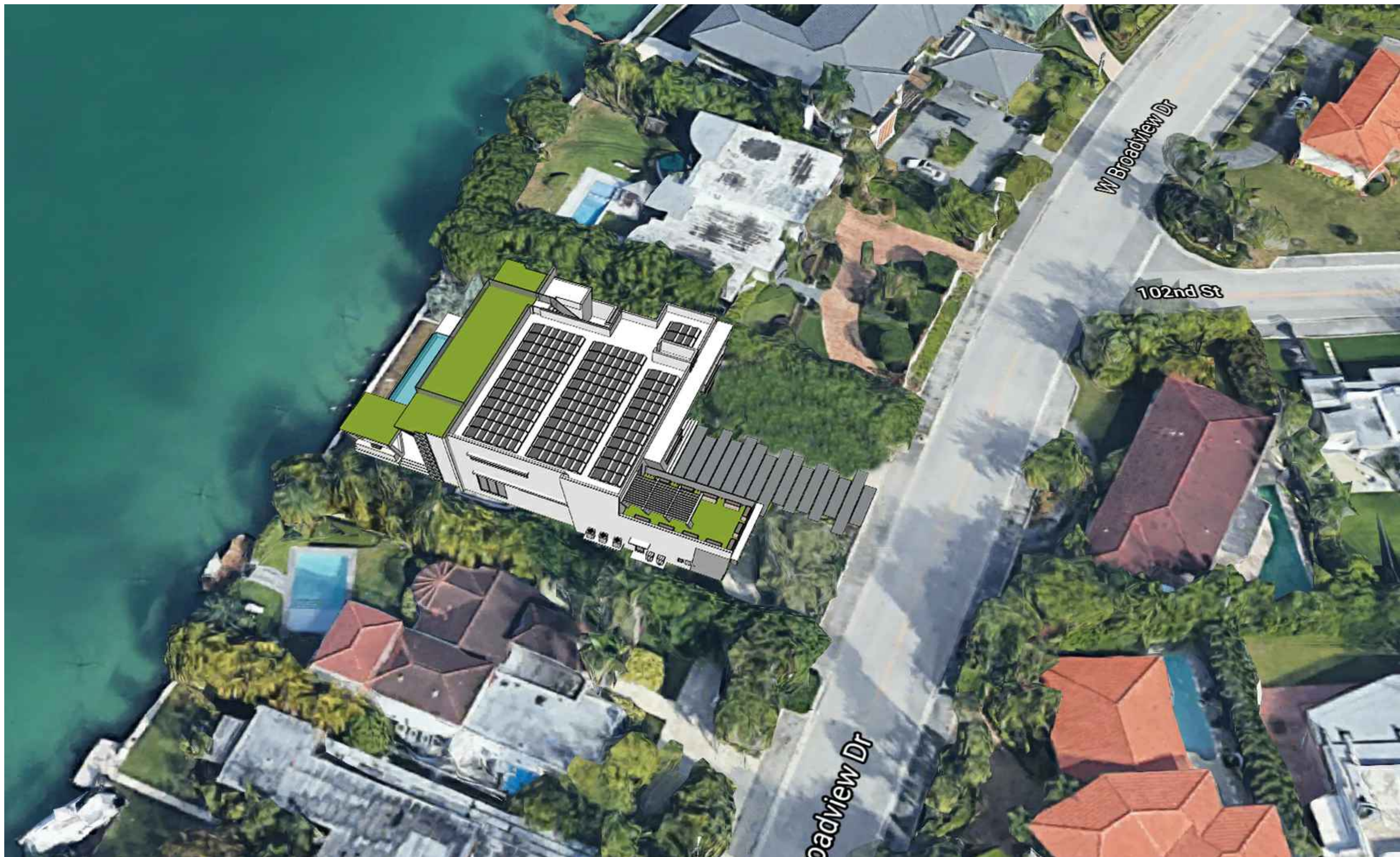
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SOUTH WEST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



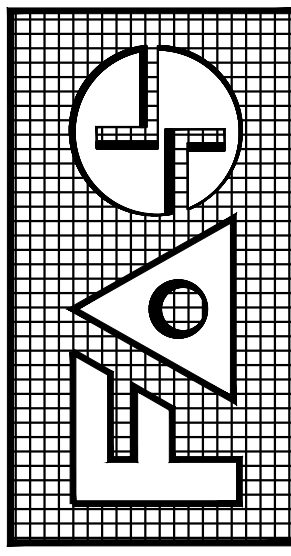
NORTH EAST VIEW



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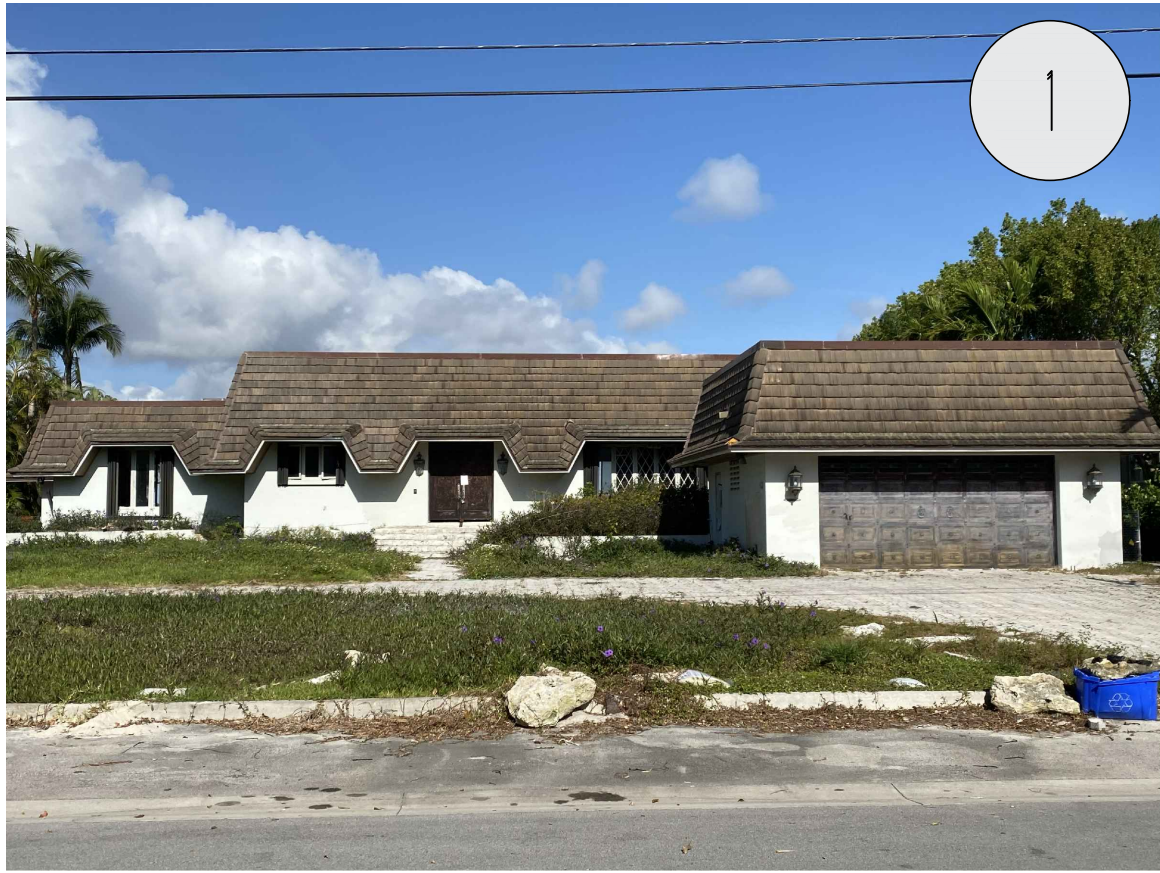
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

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



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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.



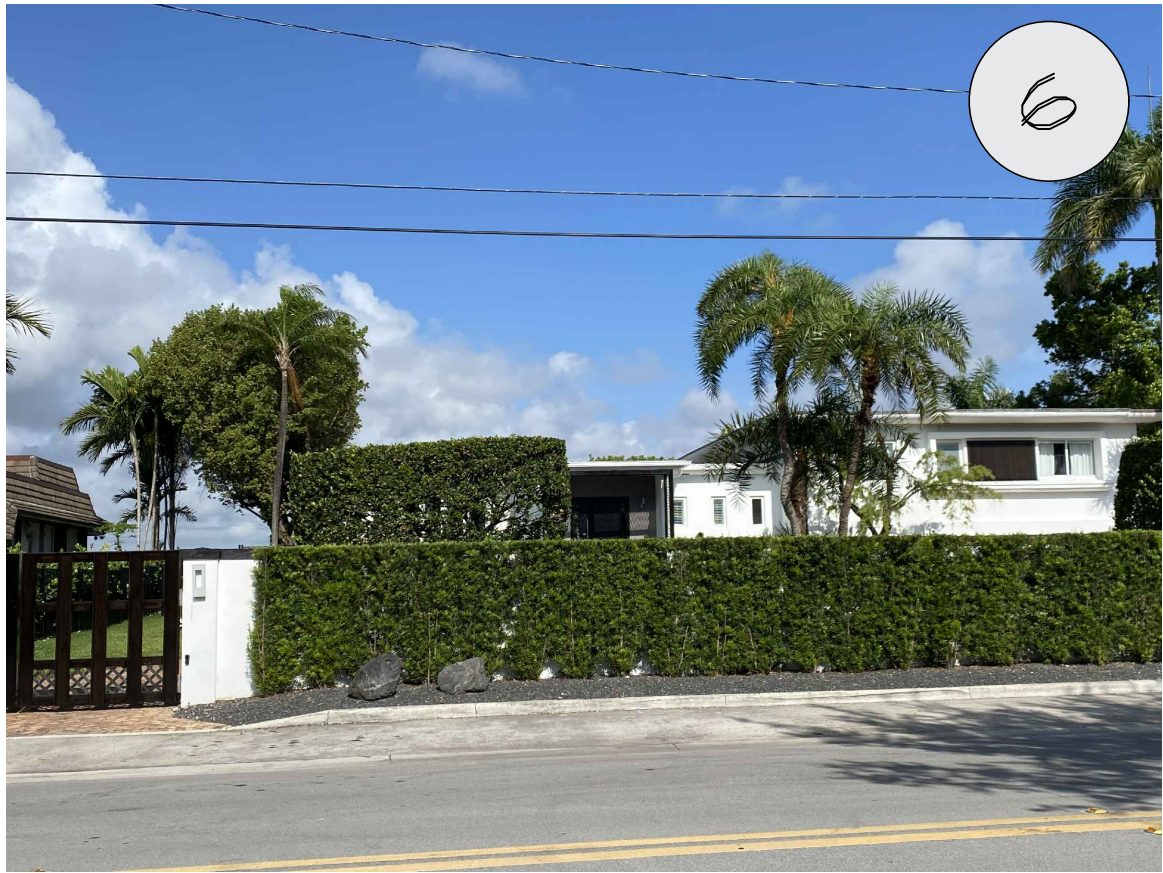
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE NORTHWEST.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY.



PROPERTY ON SOUTH SIDE OF SUBJECT PROPERTY.



PROPERTY ON NORTH SIDE OF SUBJECT PROPERTY.

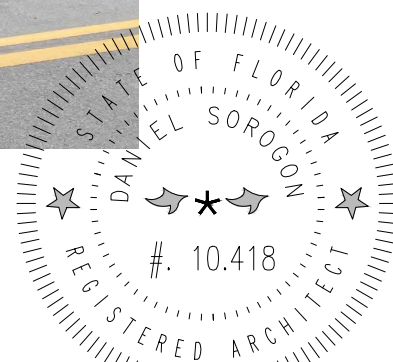


STREET VIEW HEADING NORTHWARD ON WEST BROADVIEW DRIVE.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY (SOUTHERN SIDE)

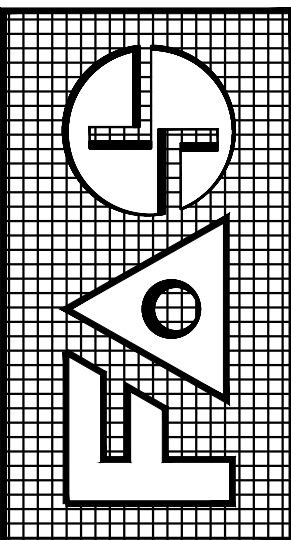
SURROUNDED IMAGES



REVISIONS		BY:
1		
2		
3		
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4312

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



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CHECKED DS
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 14
OF 15 SHEETS
COLOR ORIGINAL

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GLASS RAILINGS



GARAGE DOOR:
GRAY METAL SLATS



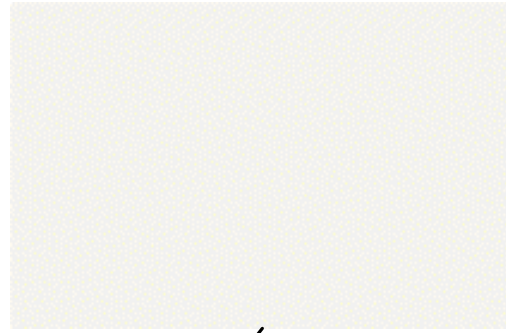
BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



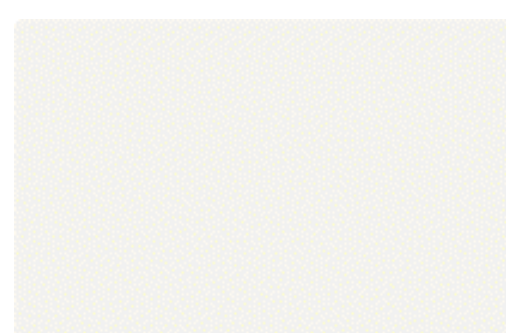
BRONZE ALUMINUM
WINDOWS/DOORS



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



FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT



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



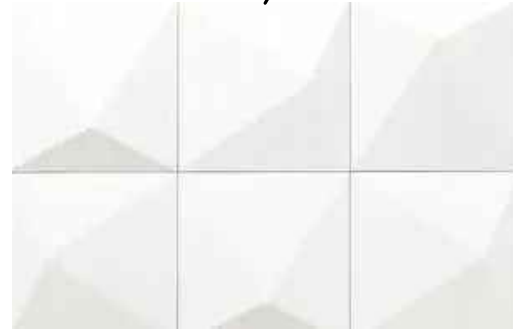
CLEAR IMPACT
GLASS RAILINGS



2
3



AGREGATE CONCRETE DRIVEWAY
WITH GRASS STRIPS



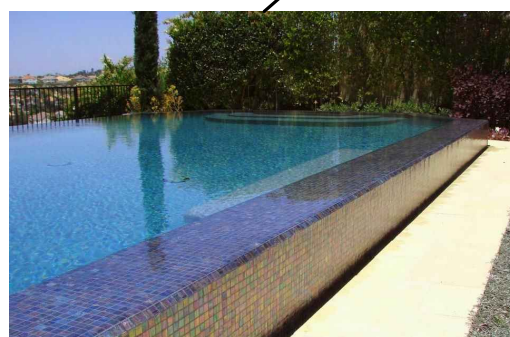
2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



GRASS



2
3



INFINITY POOL OVER
MOSAIC TILE



BRONZE ALUMINUM
WINDOWS/DOORS

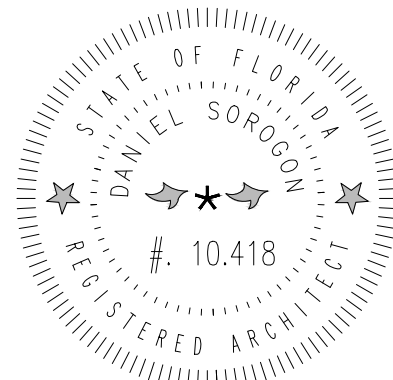


2'X4' TRAVERTINE
MARBLE SLABS



CALACATTA QUARTZ

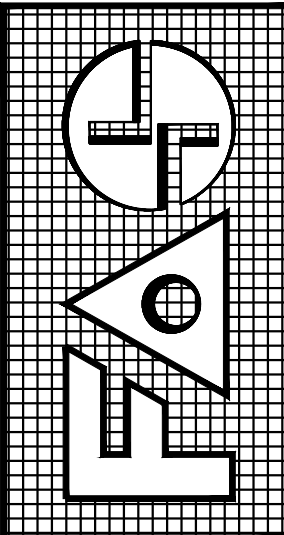
1



REVISIONS		BY:
1	APRIL 19, 2021	DS
2	MAY 19, 2021	DS
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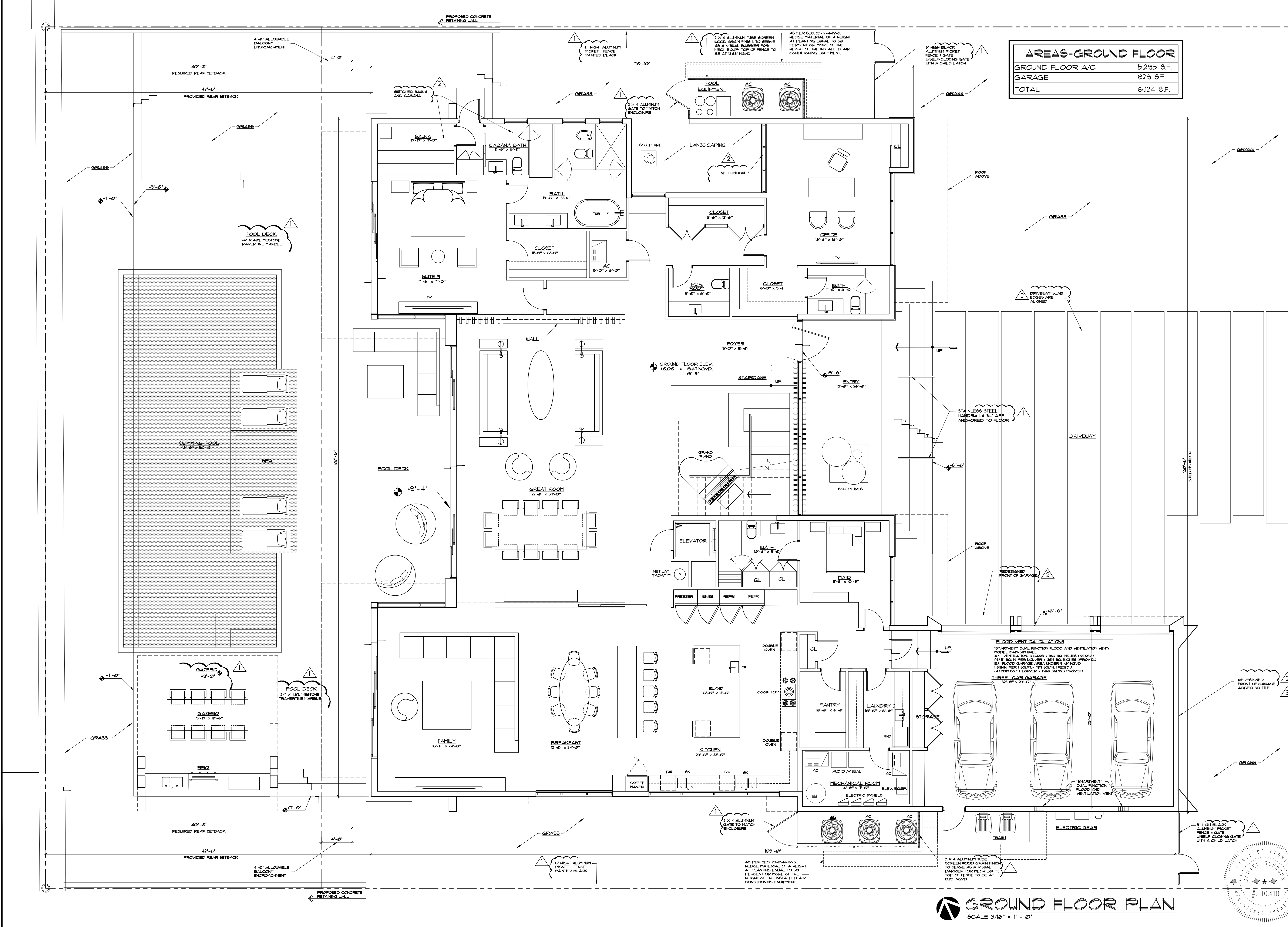
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33554
FOLIO 519-2271-001-4310

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

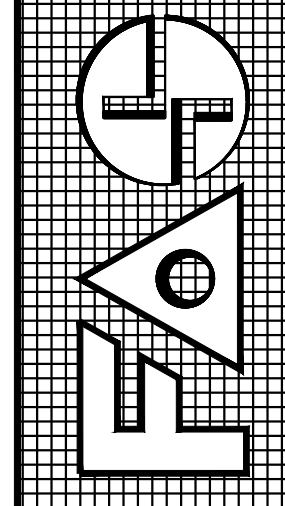
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REVISIONS	BY:
1 APRIL 19, 2021	DS
2 MAY 19, 2021	DS
3 JUNE 2, 2021	DS
4	
5	

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



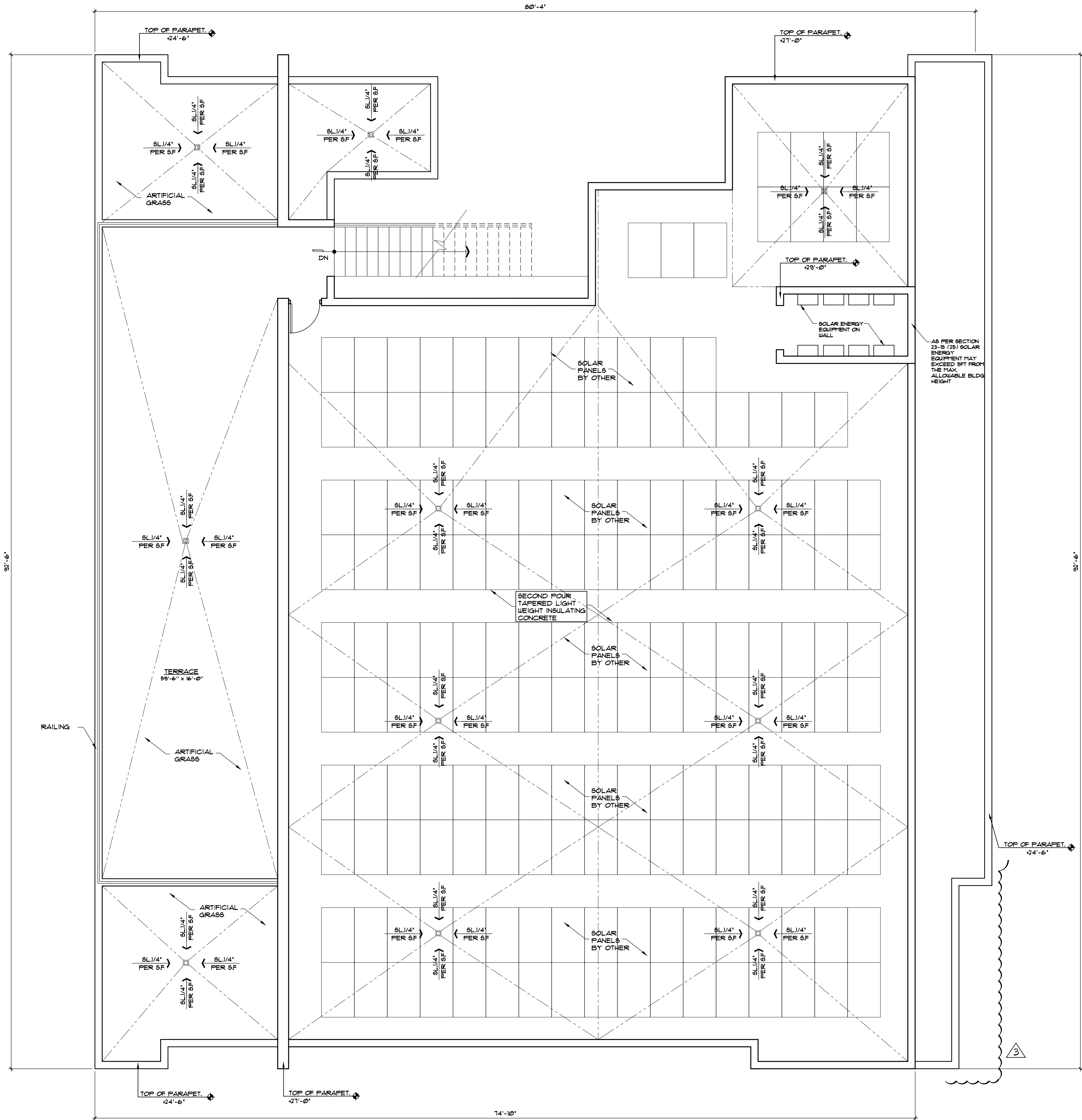
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CHECKED	DS
DATE	MARCH 19, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	A-3
OF 15 SHEETS	
COLOR ORIGINAL	

AREAS-SECOND FLOOR	
SECOND FLOOR A/C	3863 S.F.
TOTAL	3863 S.F.

DRAWN BB / CB
CHECKED DS
DATE MARCH 19, 2021
SCALE 3/16" = 1"
JOB NO. GAD RESIDENCE
SHEET NO.  = 4 OF 15 SHEETS
COLOR ORIGINAL

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

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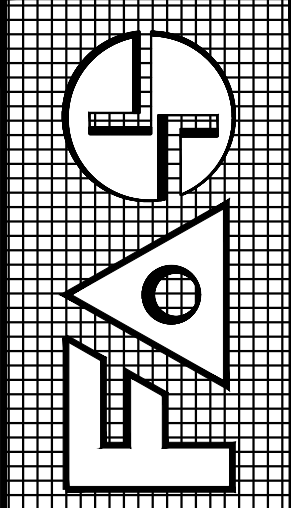
ROOF PLAN
SCALE 3/16" = 1' - 0"



REVISIONS	BY:
1	
2	
3	JUNE 2, 2021 D8
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33564
FOLIO 519-2221-001-4310

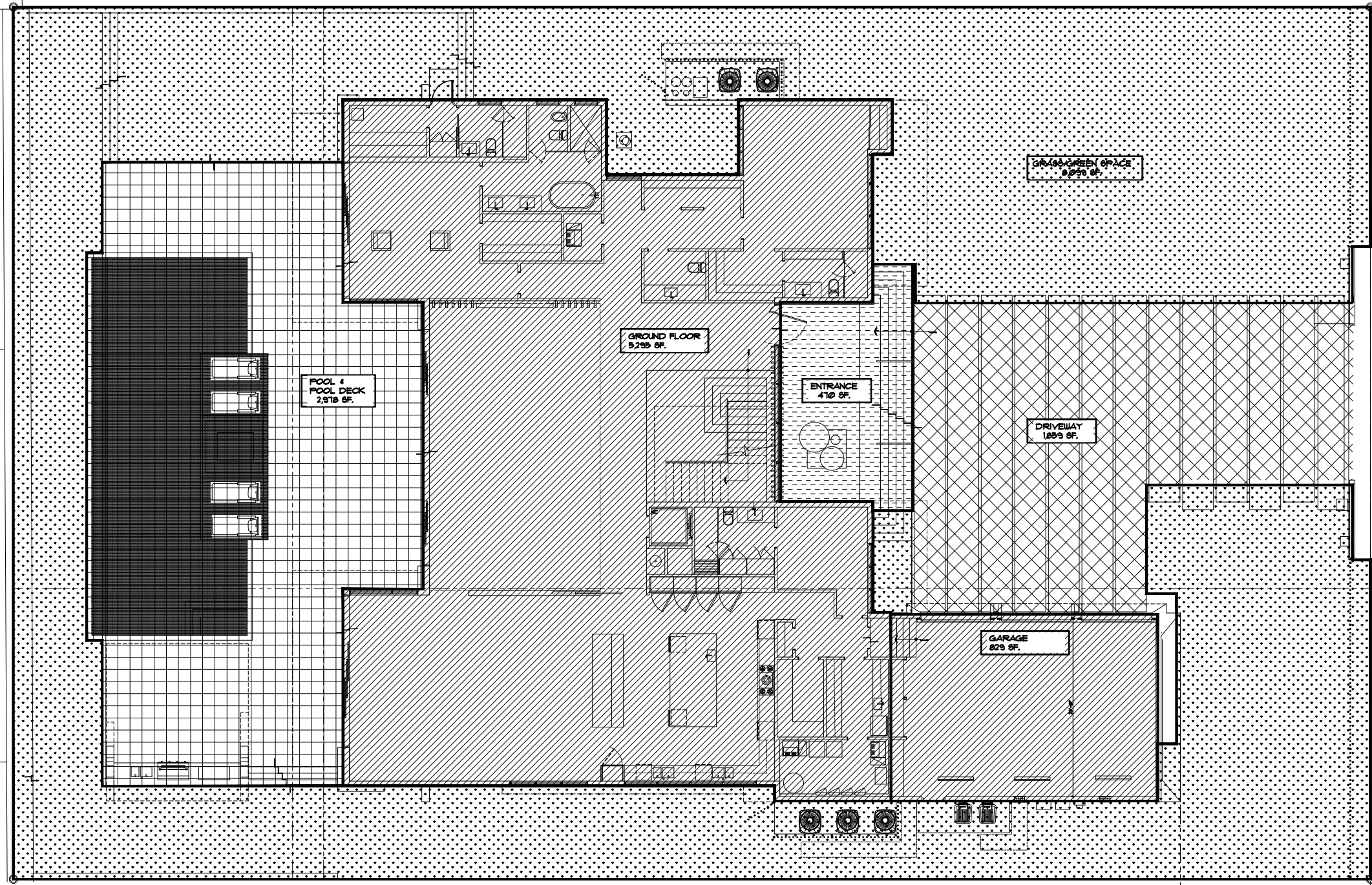
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daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



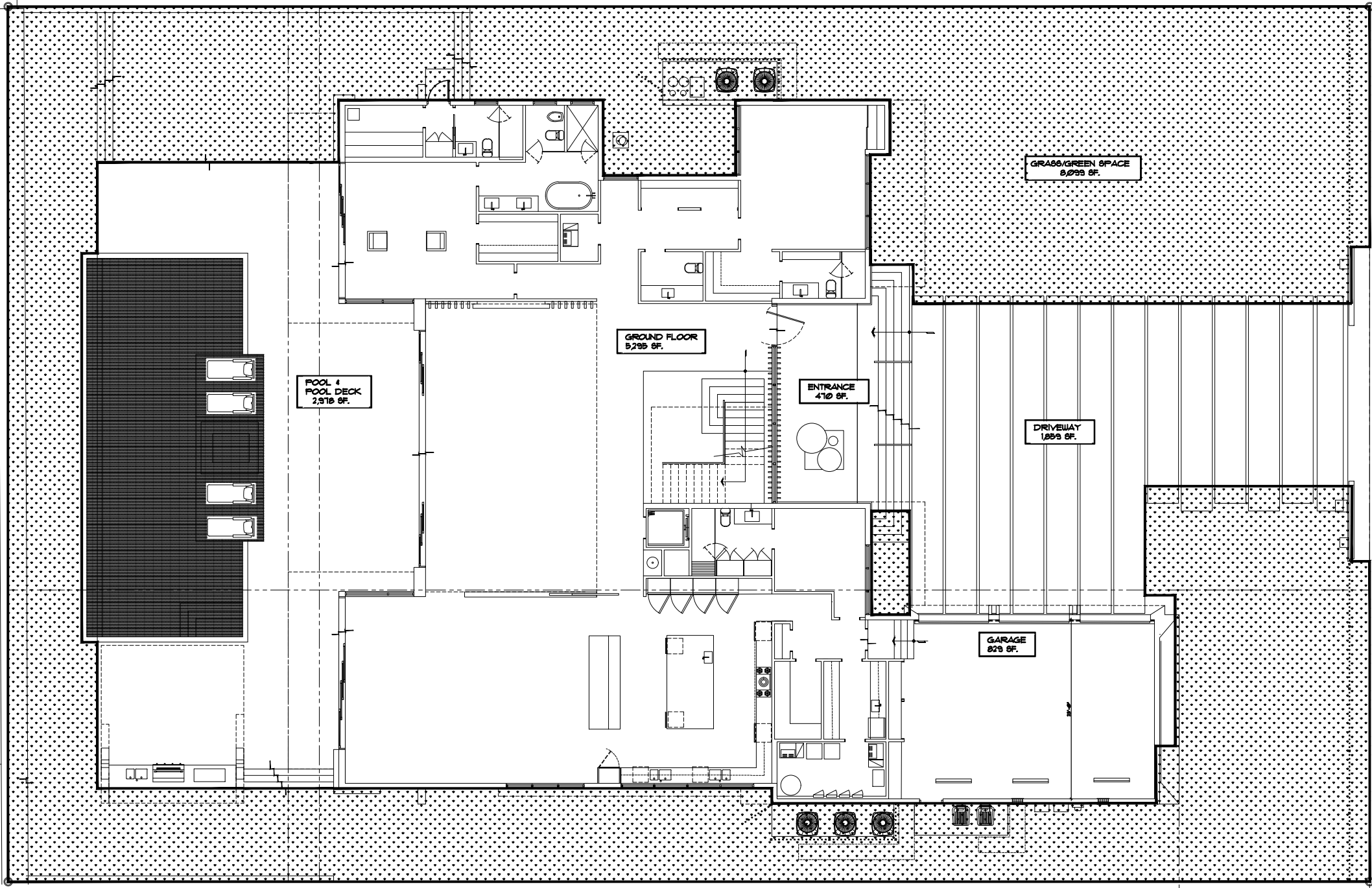
DRAWN
BB / CB
CHECKED
D8
DATE
MARCH 18, 2021
SCALE
3/16" = 1'
JOB NO.
GAD RESIDENCE

SHEET NO.
A-5
OF 15 SHEETS
COLOR ORIGINAL

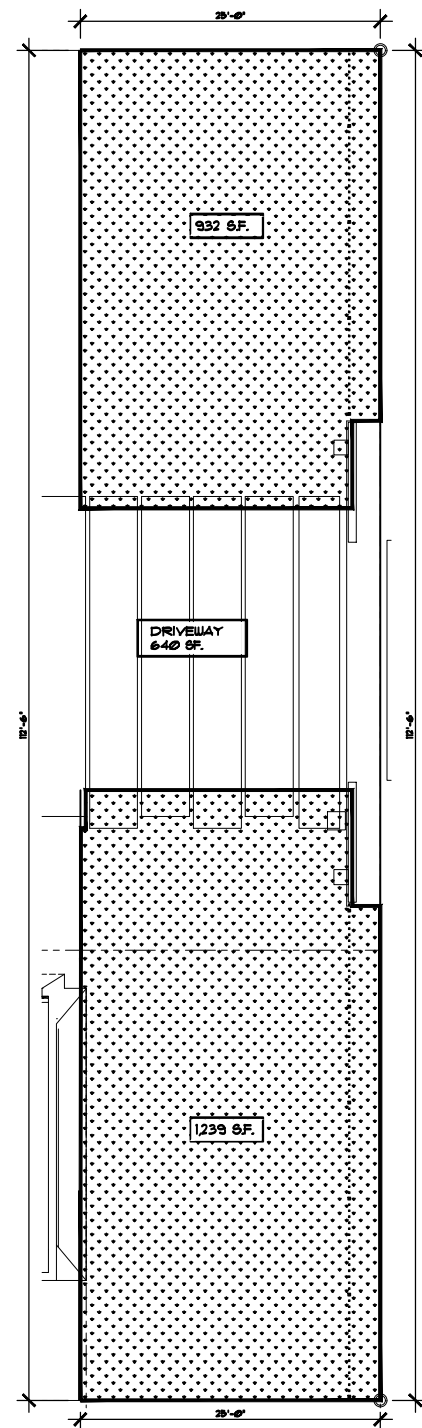
ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL BE THE PROPERTY OF ARCHITECT. NO PART OF THESE DRAWINGS OR ANY PART THEREOF SHALL BE REPRODUCED, COPIED, OR IN ANY MANNER SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.



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



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



PERVIOUS FRONT AREA
SCALE 1/4" = 1' - 0"
MIN. PERVIOUS AREA FOR FRONT AREA (2,812 SF) 50% (1,406 SF) 68% (1,406 SF)

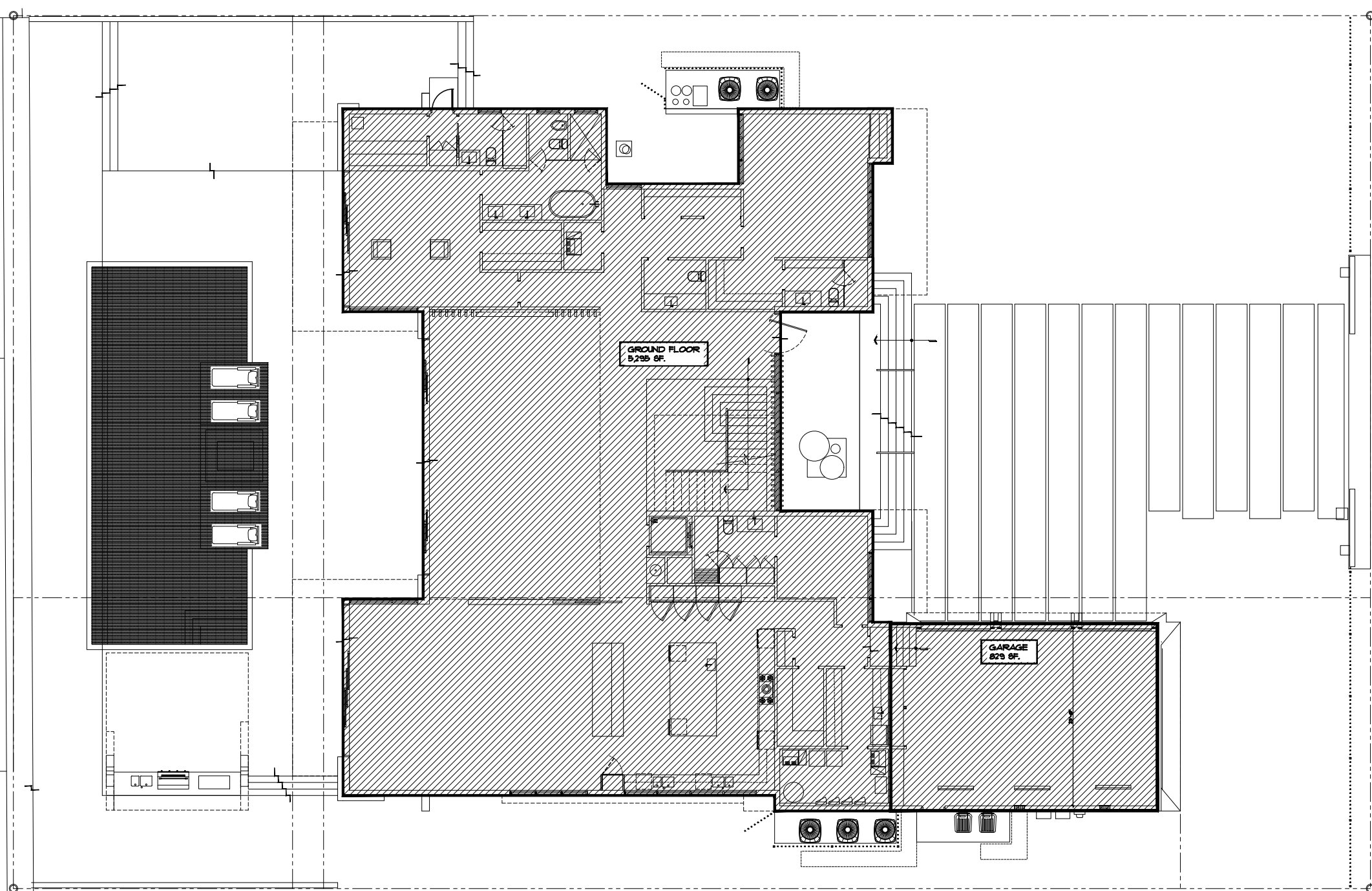
LEGEND-AREA CALCULATIONS	
BUILDING LOT COVERAGE (GROUND FLOOR)	
GROUND FLOOR A/C	5,295 SF.
GARAGE	829 SF.
DRIVEWAY & WALKWAY	1,859 SF.
ENTRANCE	470 SF.
POOL & POOL DECK	2,978 SF.
GRASS AREA (PERVIOUS)	8,099 SF.
TOTAL AREA	17,043 SF.

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

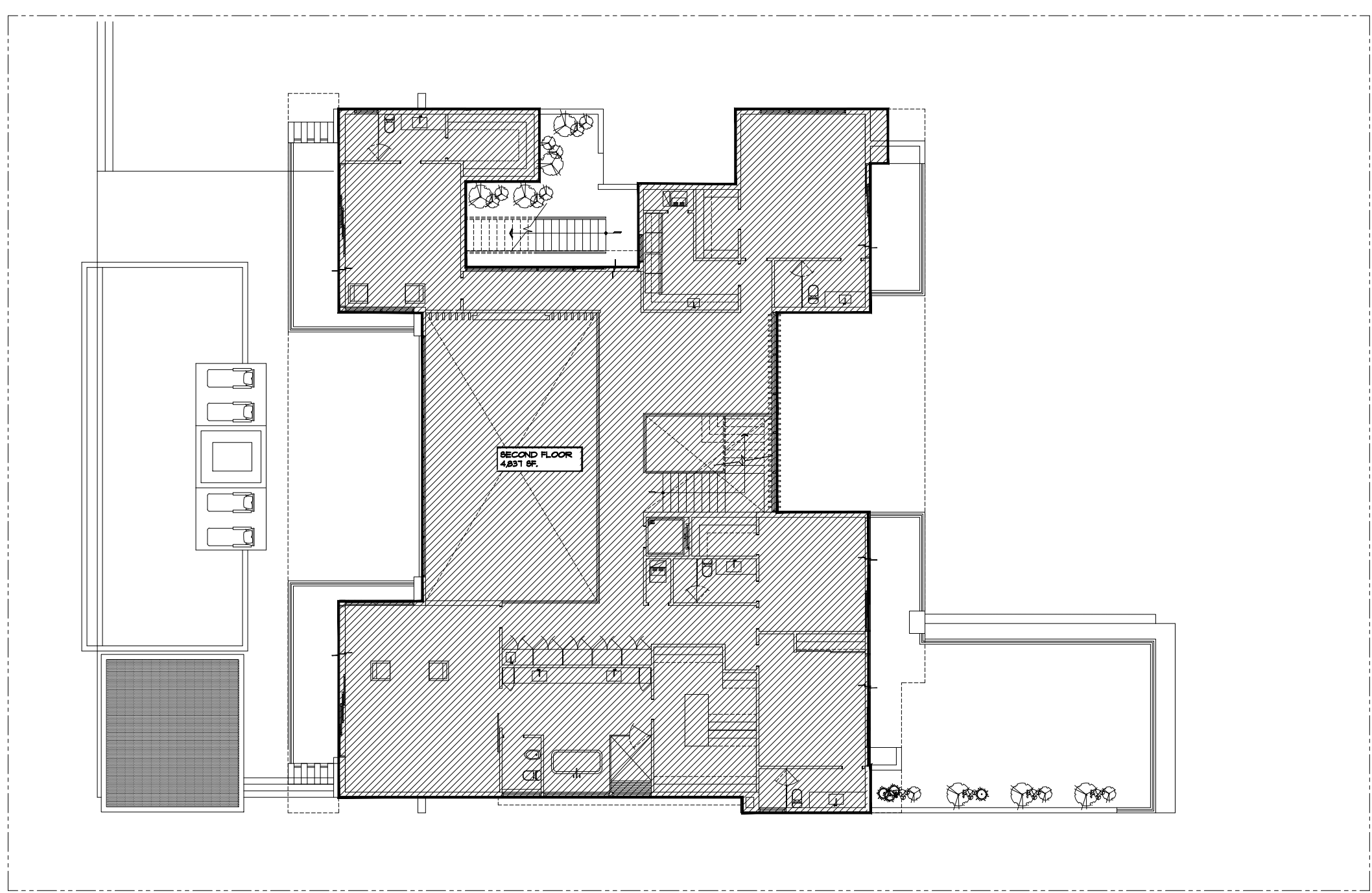
AREAS-SECOND FLOOR	
SECOND FLOOR A/C	4,831 SF.
TOTAL	4,831 SF.

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

SECOND STORY BUILDING AREA RESTRICTION		
FOR 2 STORY HOMES, THE SECOND FLOOR SHALL NOT EXCEED 80% OF GROUND FLOOR GROSS AREA		
1ST FLOOR AREA HOUSE + GARAGE	6,124 SF X 80% = 4,899 SF. MAX ALLOWED	4,831 SQ.FT. = 79% PROVIDED
5,295 SF. + 829 SF. = 6,124 SF.		



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



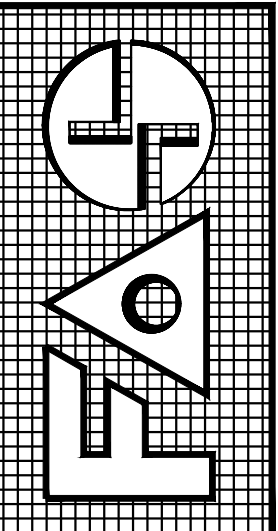
SECOND FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"



REVISIONS		BY:
1		
2	MAY 19, 2021	D8
3		
4		
5		

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 51B-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



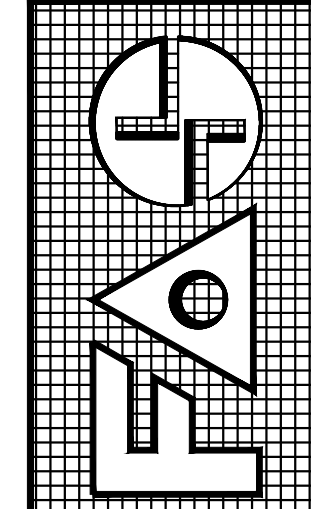
DRAWN	BB / CB
CHECKED	D8
DATE	MARCH 19, 2021
SCALE	1/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	6
OF 15 SHEETS	
COLOR ORIGINAL	

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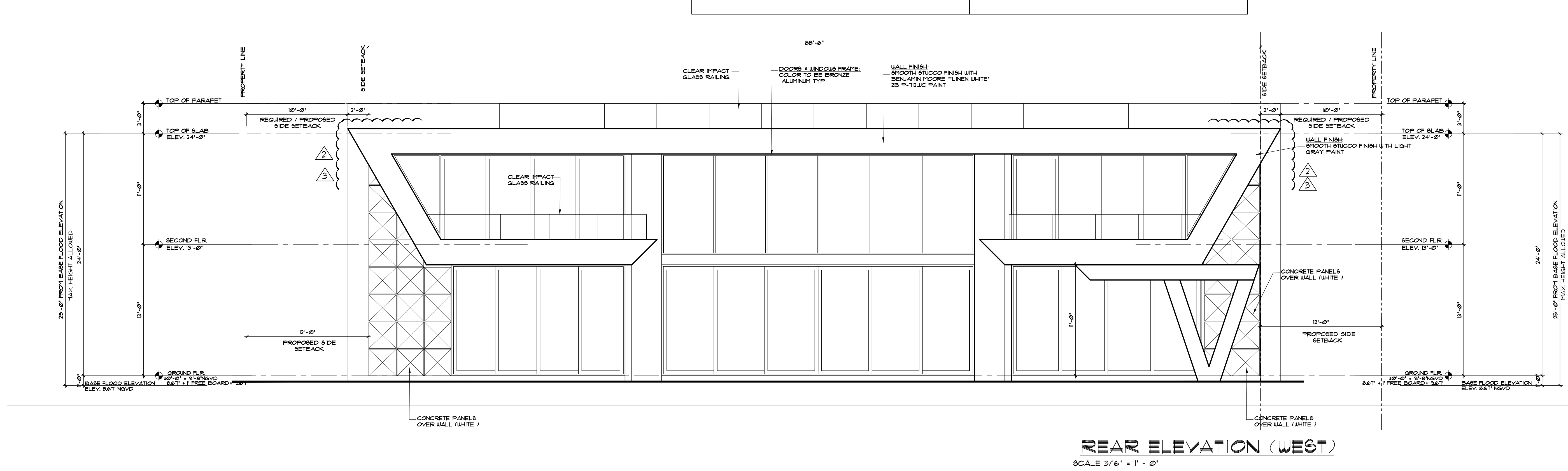
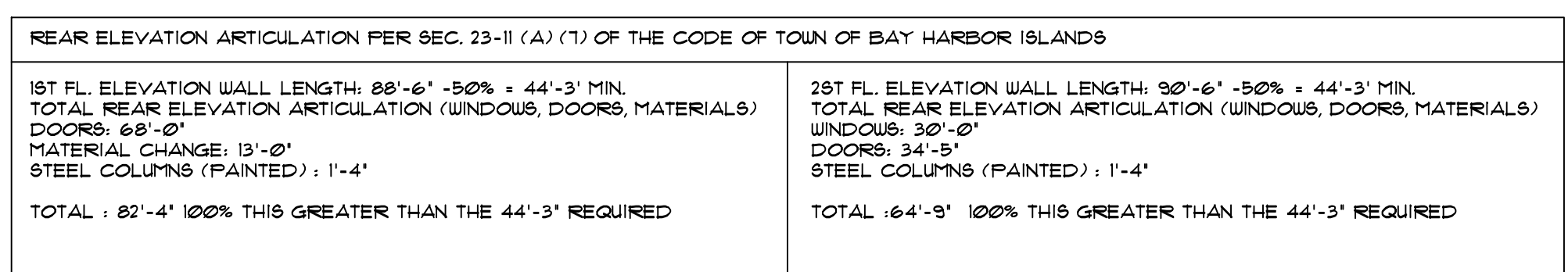
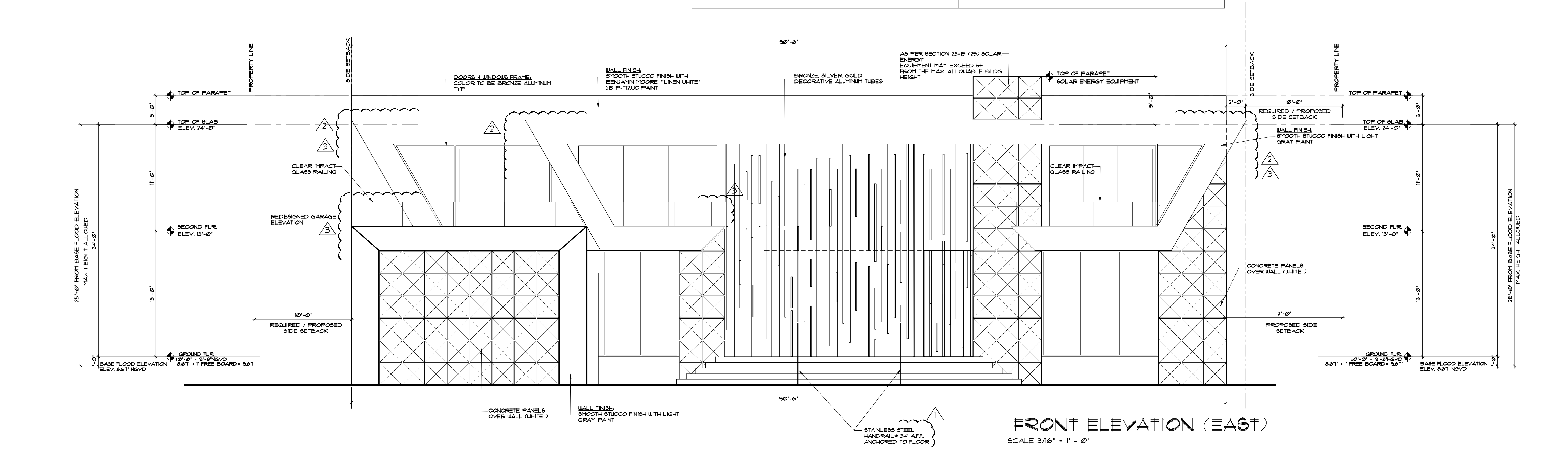
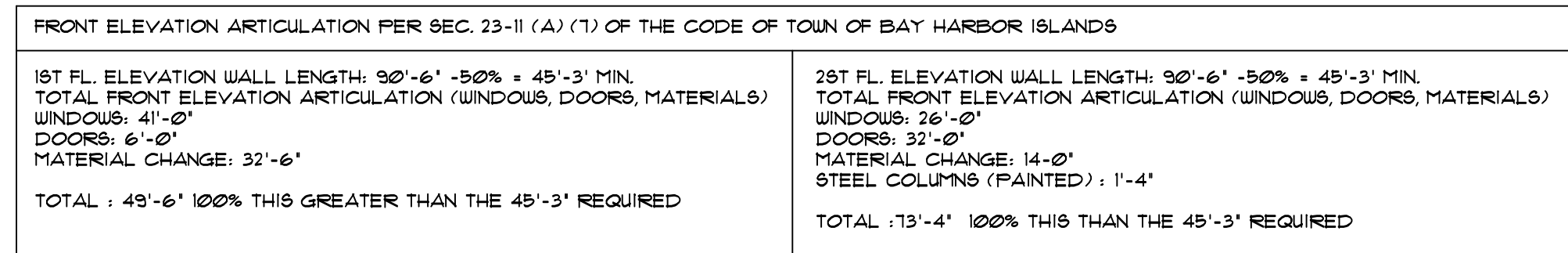
REVISIONS	BY:
1 APR 19, 2021	DS
2 MAY 19, 2021	DS
3 JUNE 2, 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 919-2221-001-01

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



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





LEFT ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

29T FL. ELEVATION WALL LENGTH: 74'-8" -50% = 37'-4" MIN.
TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS):
WINDOWS: 22'-0"
MATERIAL CHANGE: 12'-5"
EYEBROW: 29'-0"

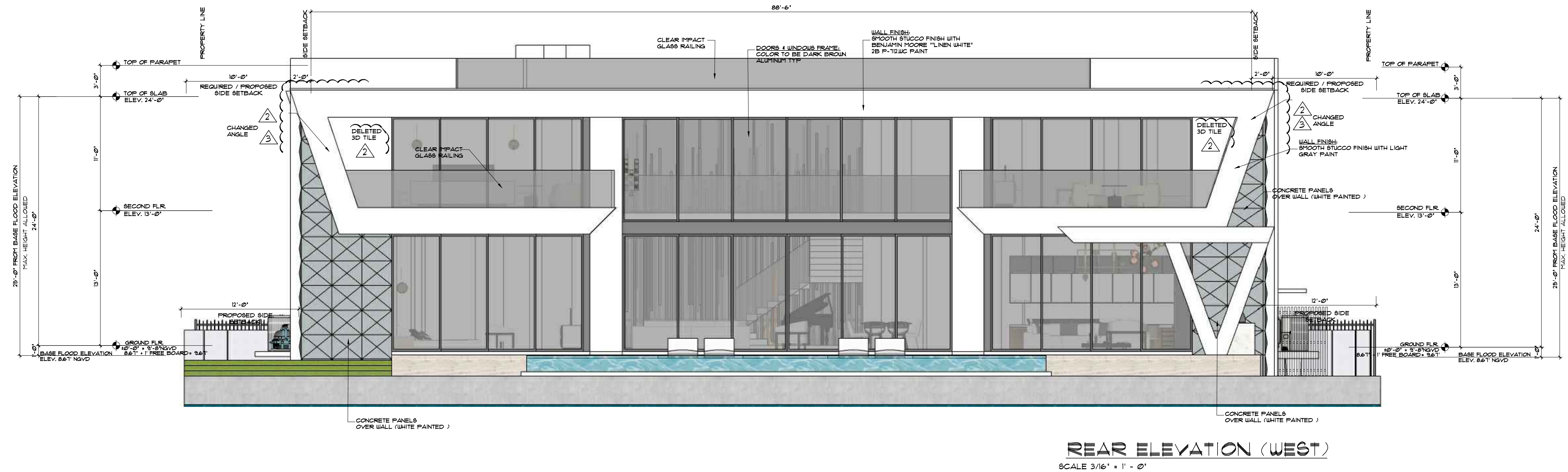
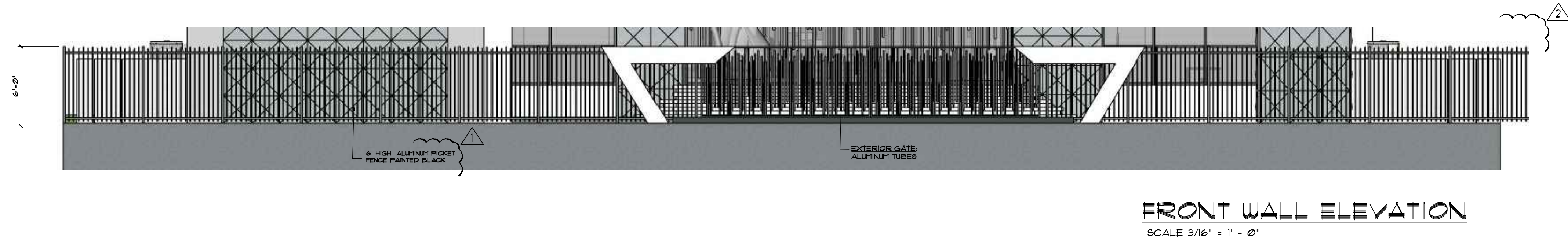
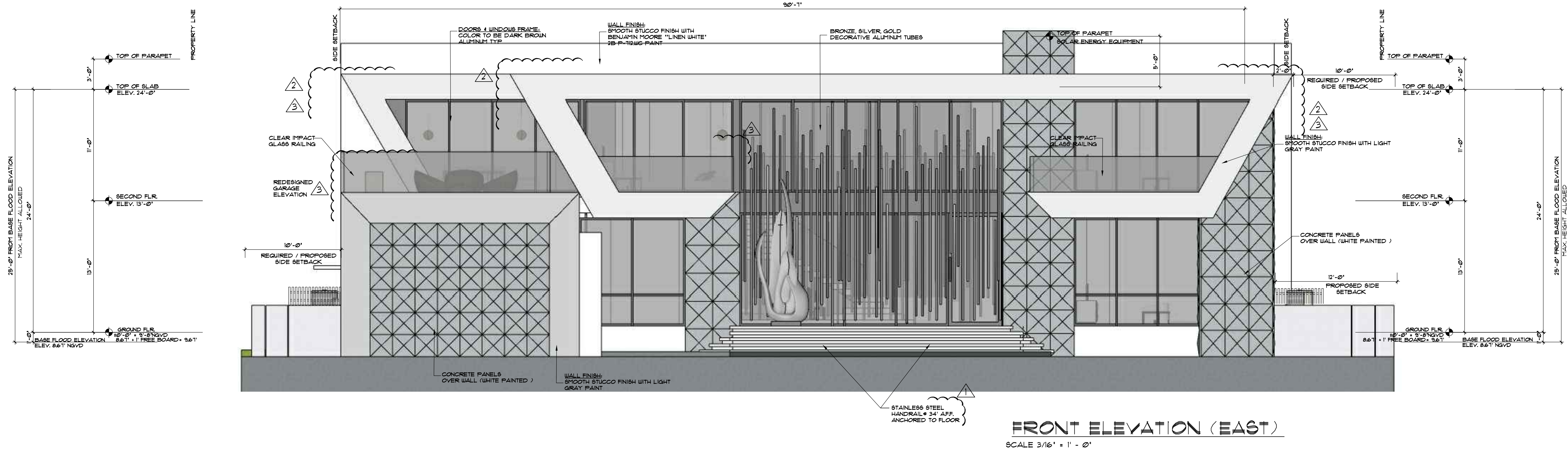
LEFT ELEVATION (NORTH)

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by small stars. The inner circle contains the name "DANIEL SOROGON" at the top, a central emblem featuring a star and two crossed tools (a compass and a pencil), and the number "# 10,418" at the bottom.

SHEET NO.

 OF 15 SHEETS
 COLOR ORIGINAL

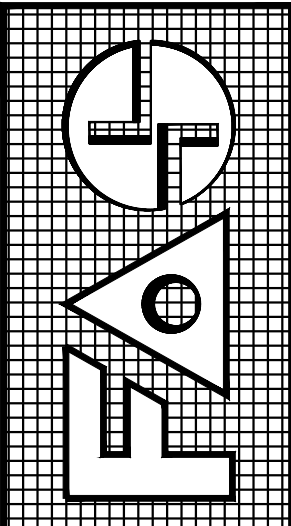
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REVISIONS		BY:
1	APRIL 19, 2021	DS
2	MAY 19, 2021	DS
3	JUNE 2, 2021	DS
4		
5		

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



DRAWN	BB / CB
CHECKED	DS
DATE	MARCH 19, 2021
SCALE	3/16" = 1' - 0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A = 9
OF 15 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 / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

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

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

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

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

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

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

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

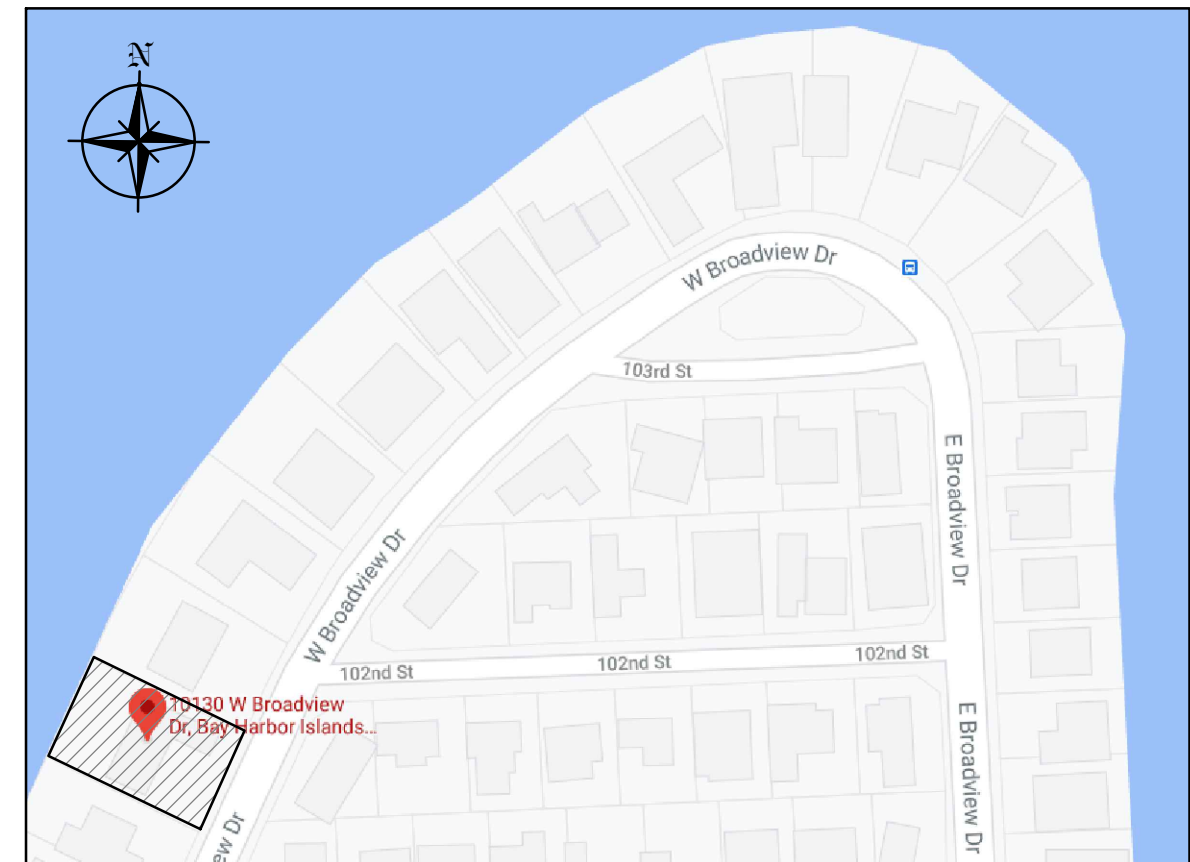
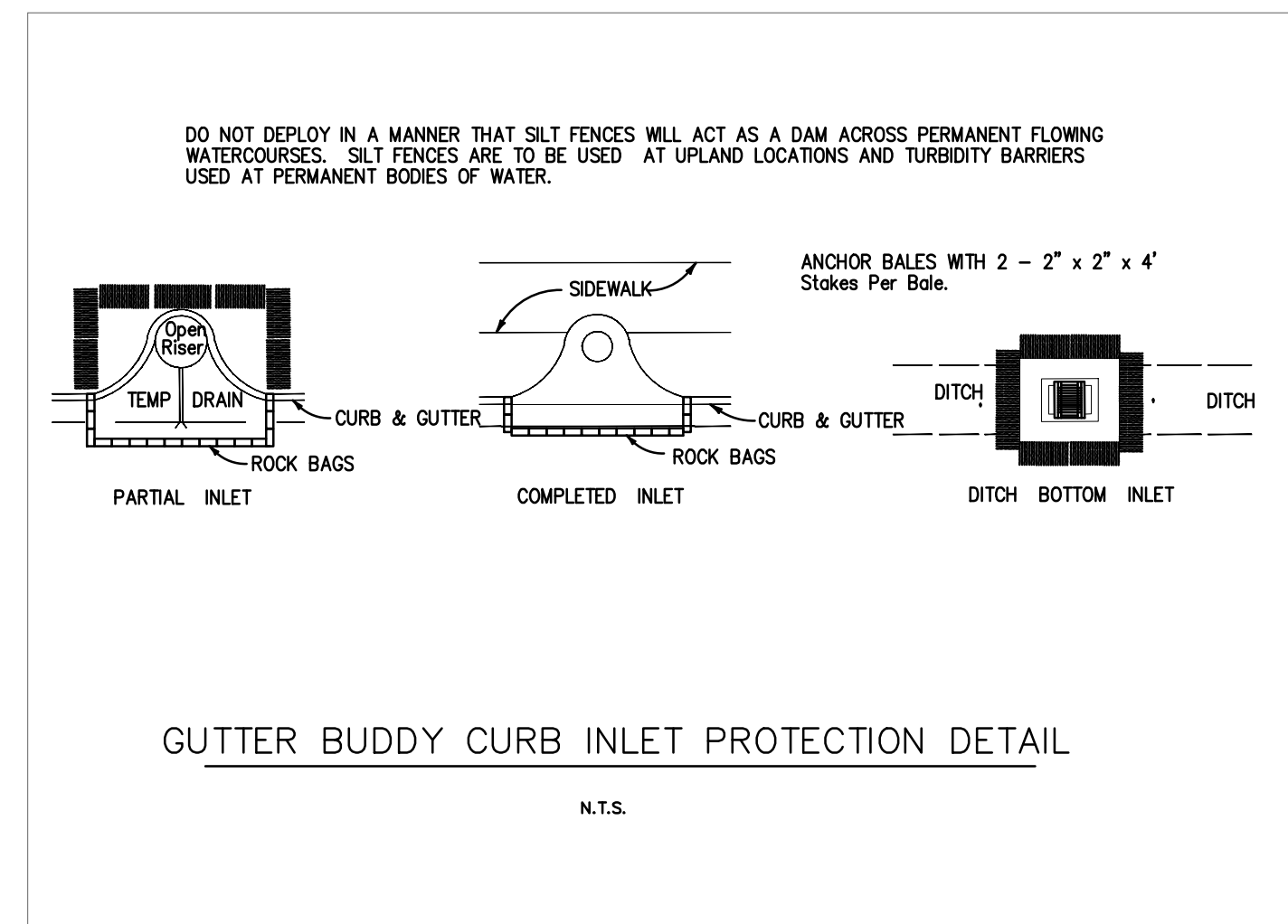
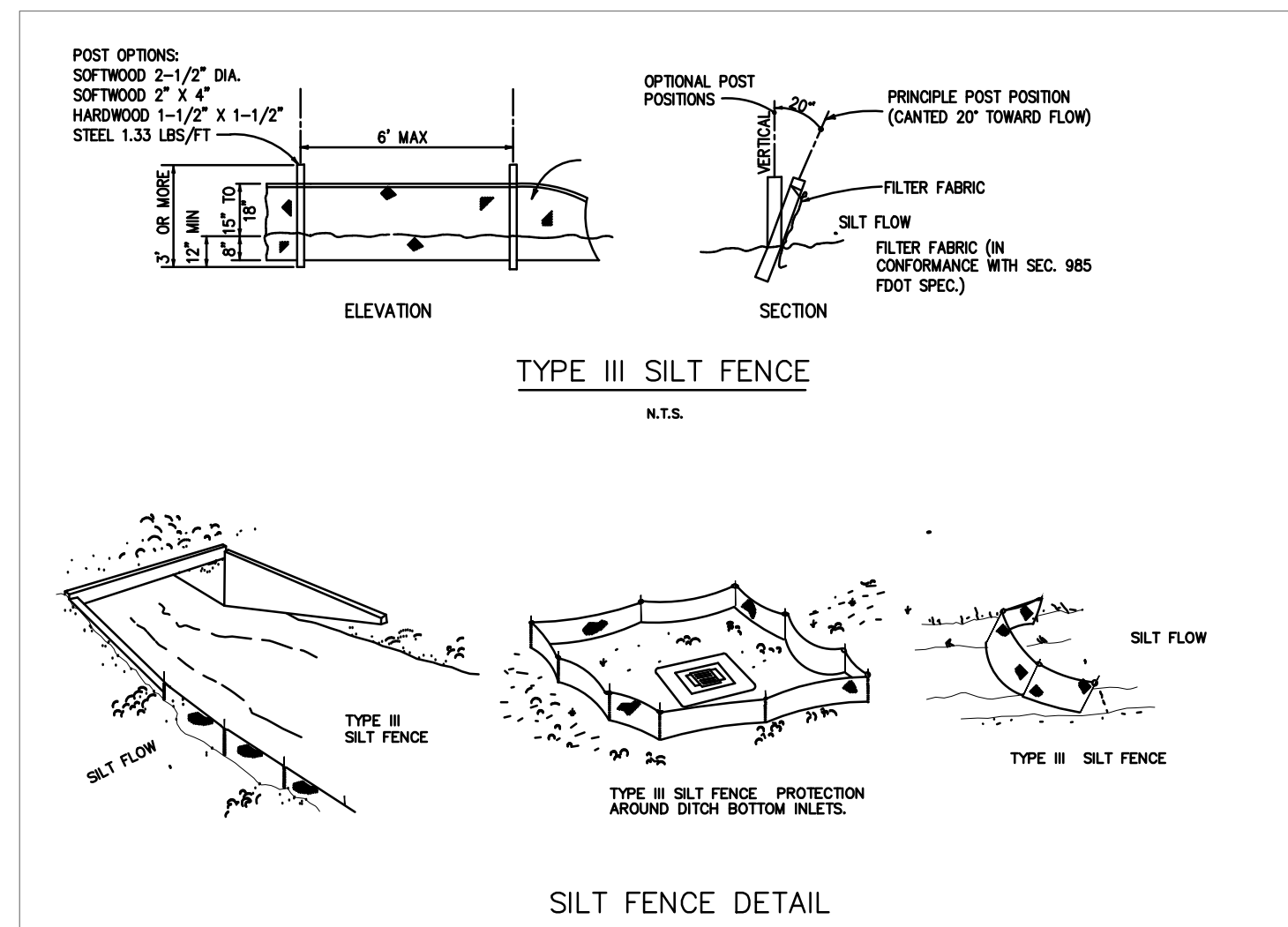
R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

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

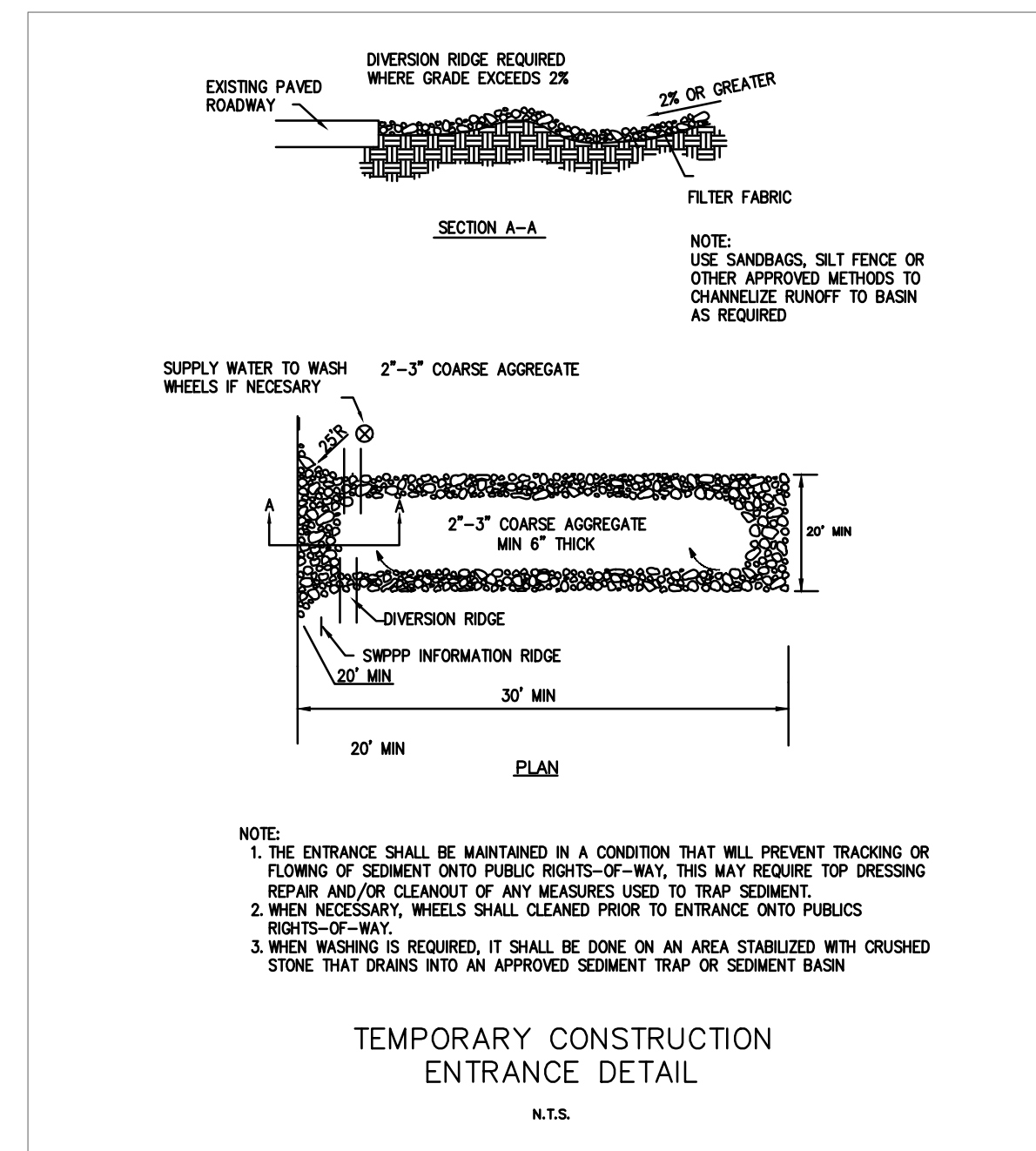
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED / RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

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

 PROPERTY LINE/LIMITS OF DISTURBANCE
 PROPOSED SILT FENCE



LOCATION MAP
N.T.S.

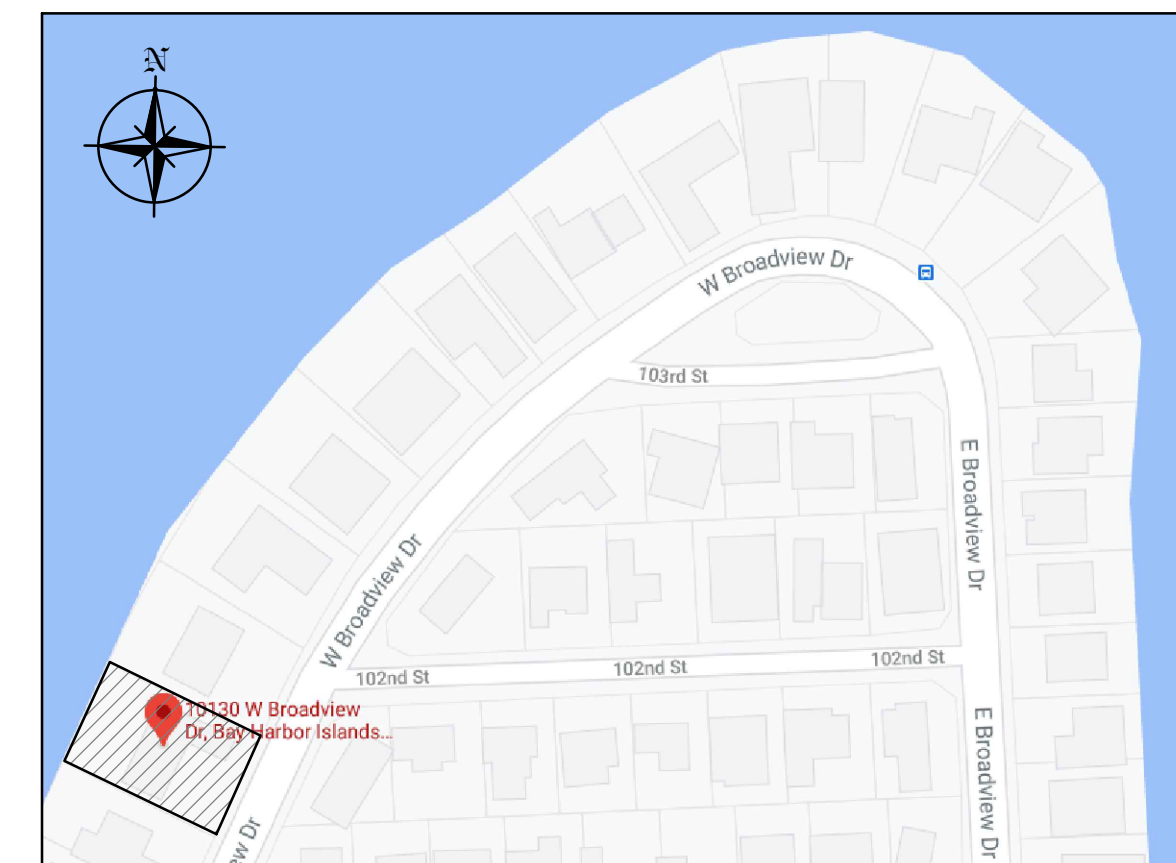
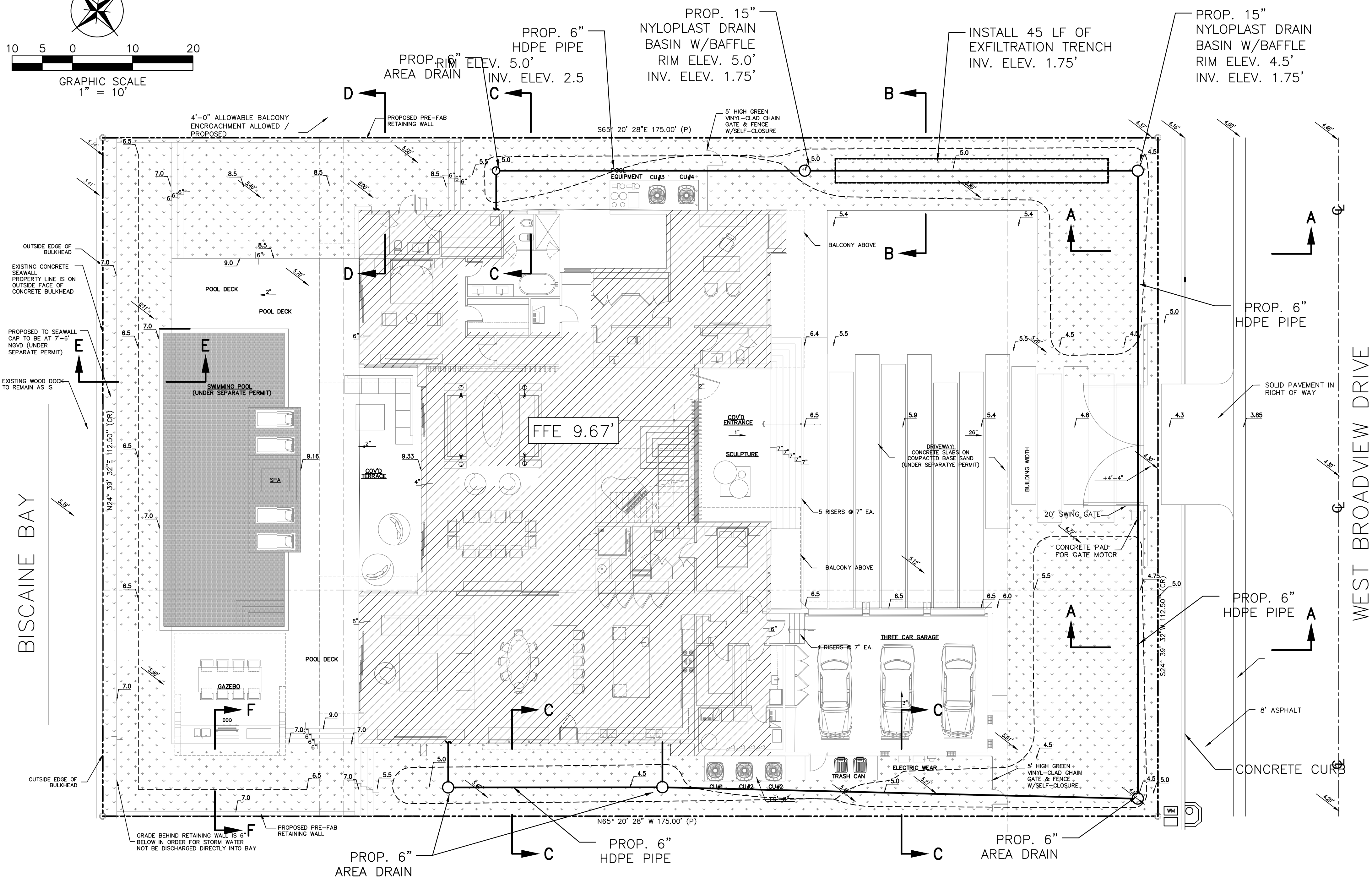
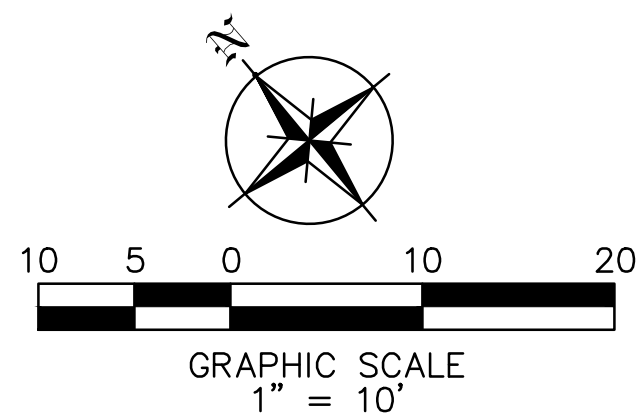


Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

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

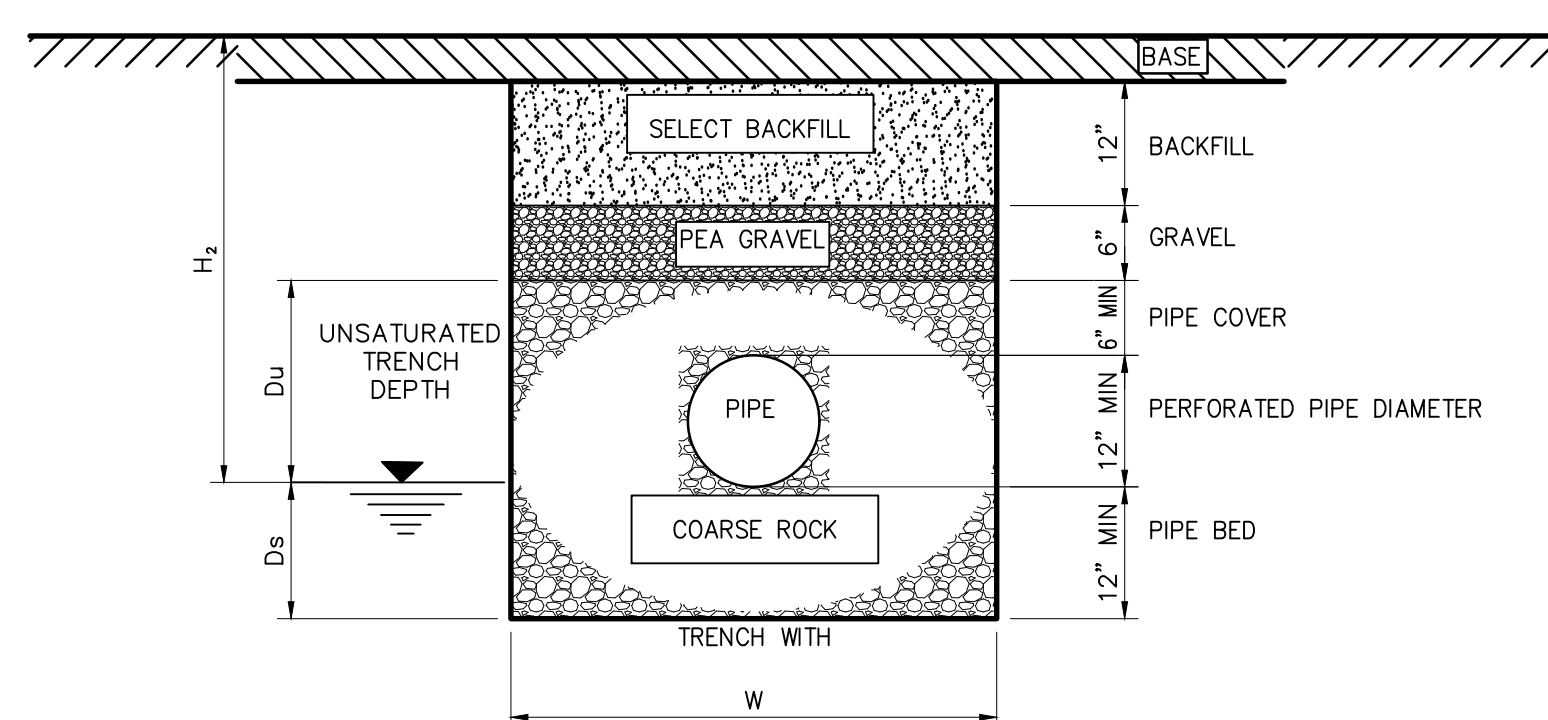
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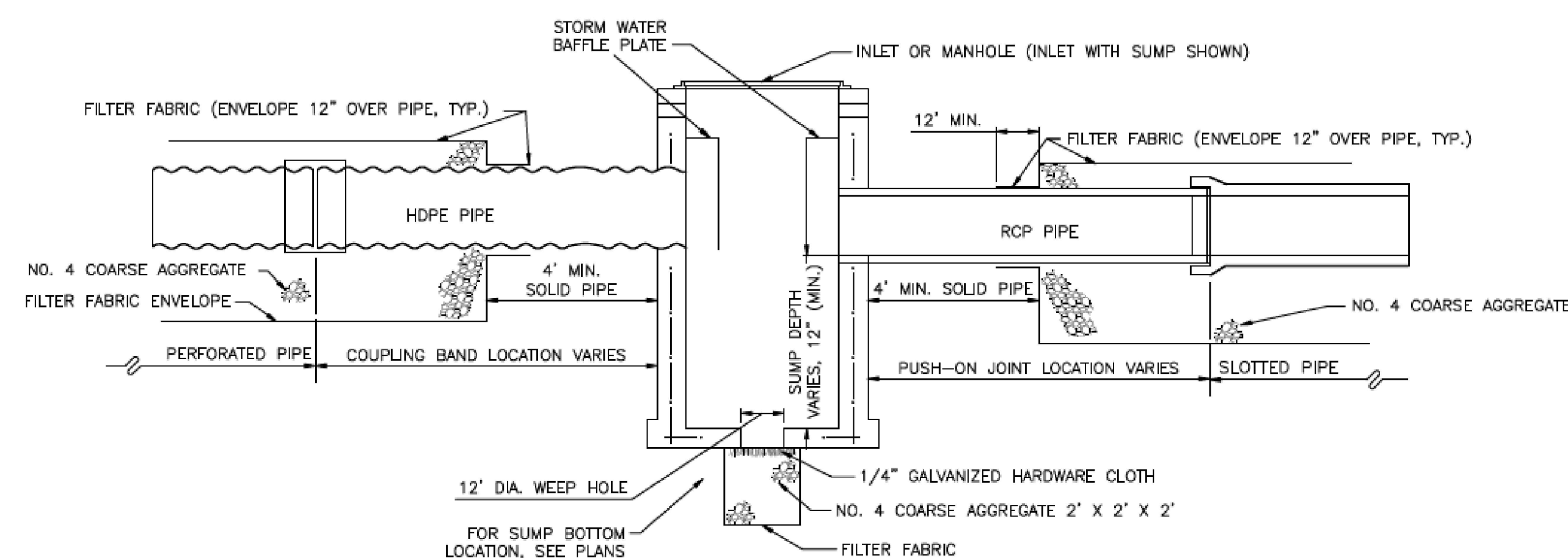
LOCATION MAP
N.T.S.

LEGEND

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



EXFILTRATION TRENCH SECTION
NOT TO SCALE



LONGITUDINAL CROSS SECTION
NOT TO SCALE

Szauer Engineering
Civil Engineers

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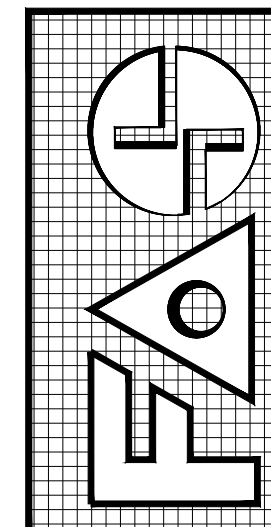
Seal:

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

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

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



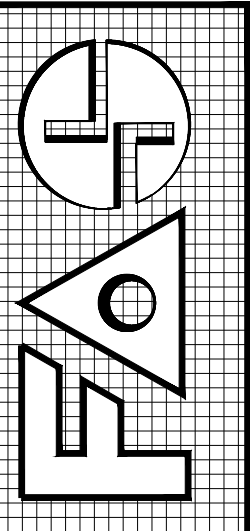
DRAWN
J.JANSE
CHECKED
JORGE SZAUER
DATE
MARCH, 2021
SCALE
AS SHOWN
JOB NO.

PAVING, GRADING
& DRAINAGE
C-03

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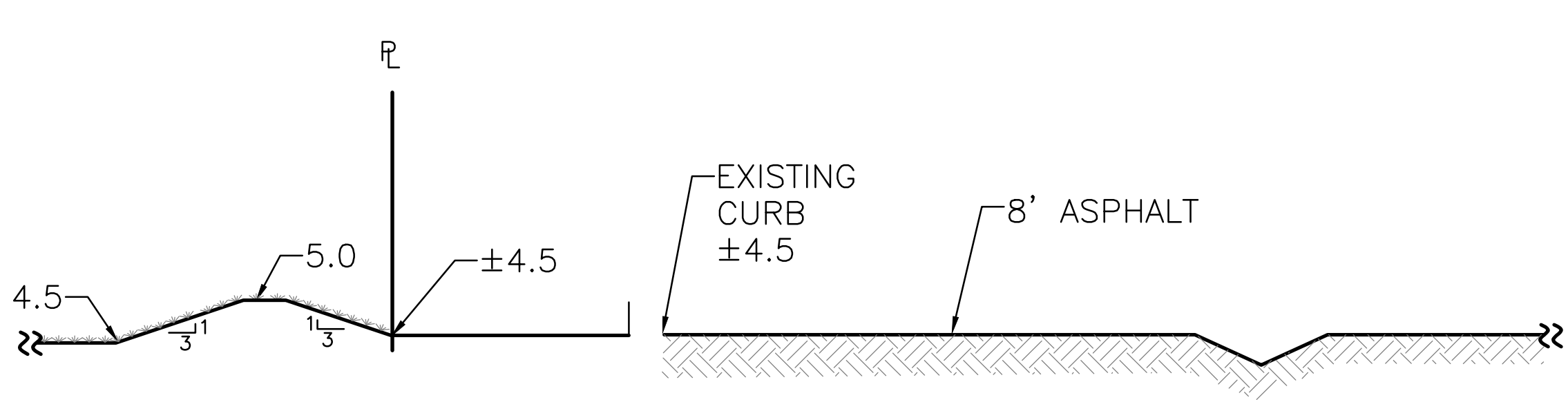
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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daniel sorogon AR 0010418 architect/planner
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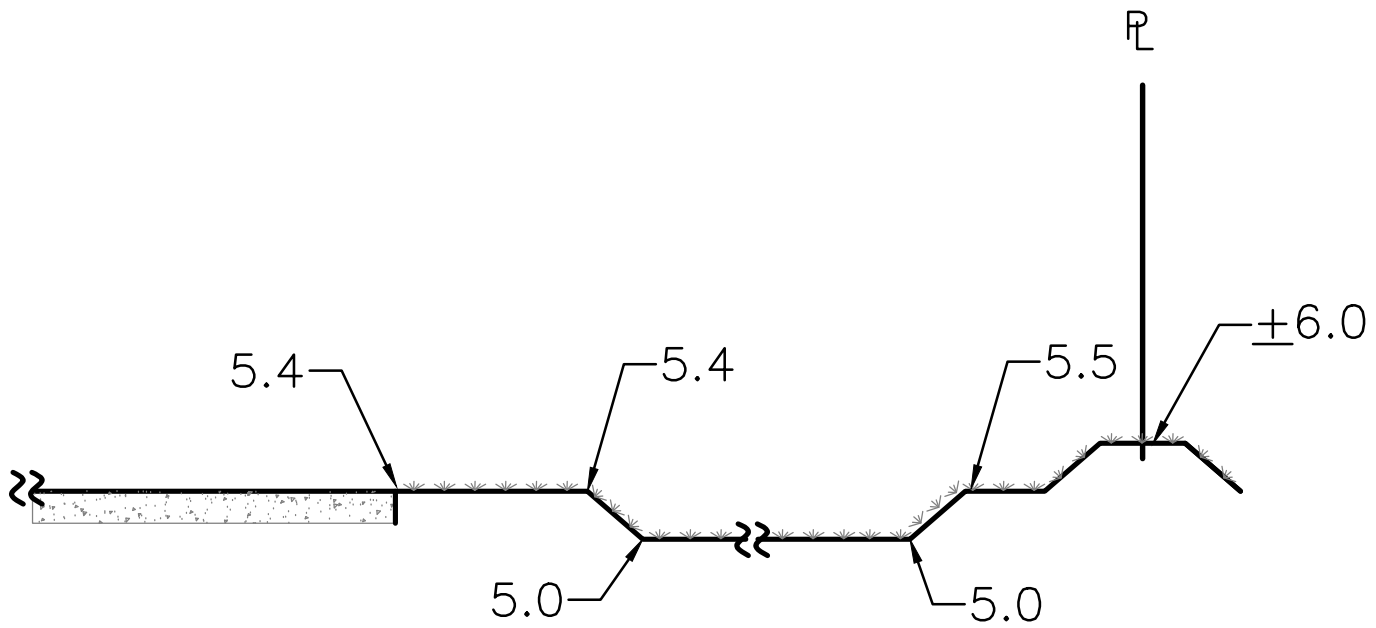


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CHECKED JORGE SZAUER
DATE MARCH, 2021
SCALE AS SHOWN
JOB NO.

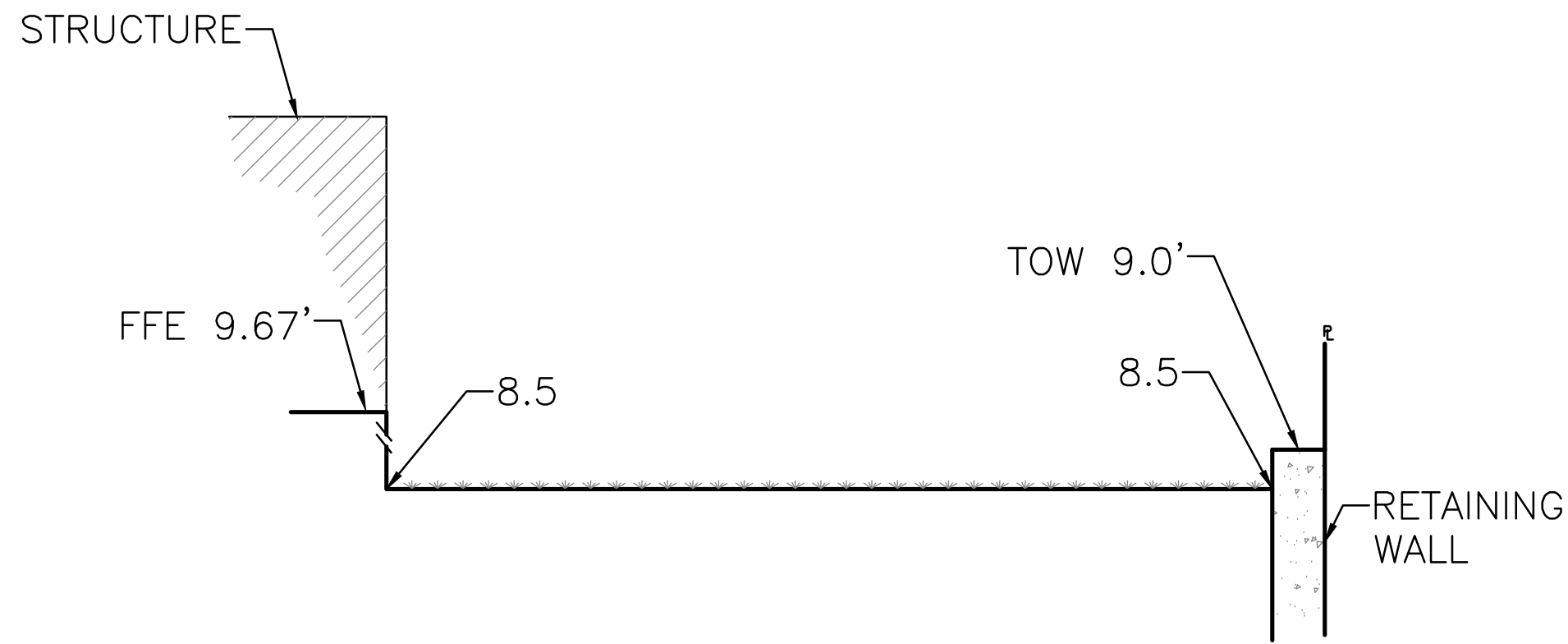
PAVING, GRADING
& DRAINAGE
SECTIONS
C-04



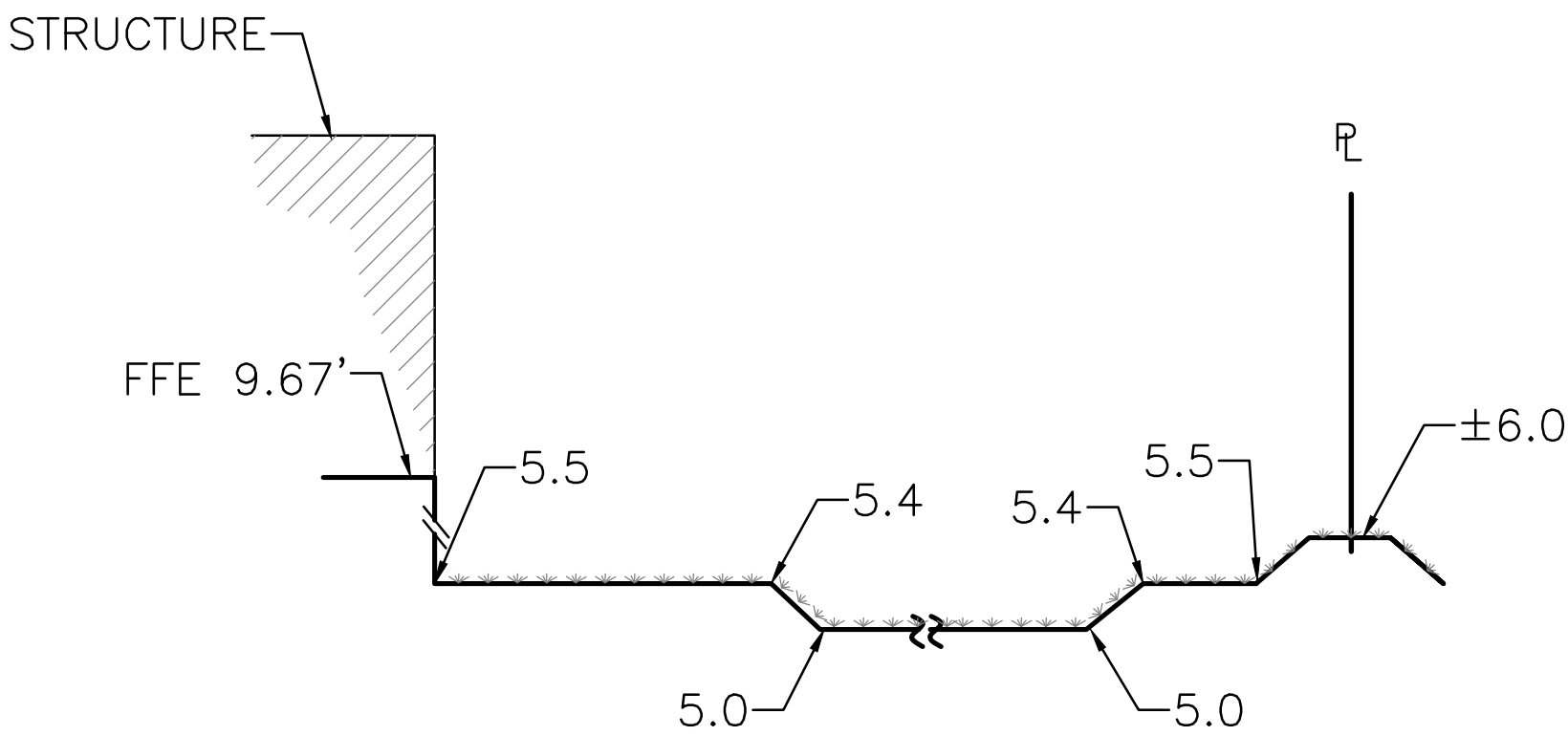
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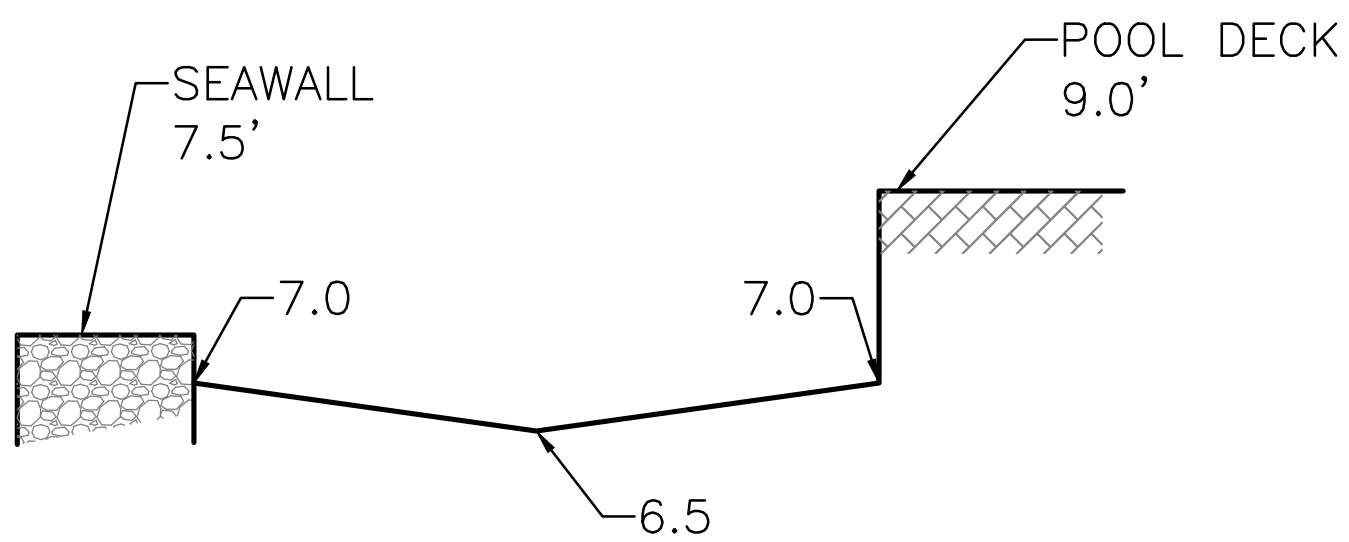
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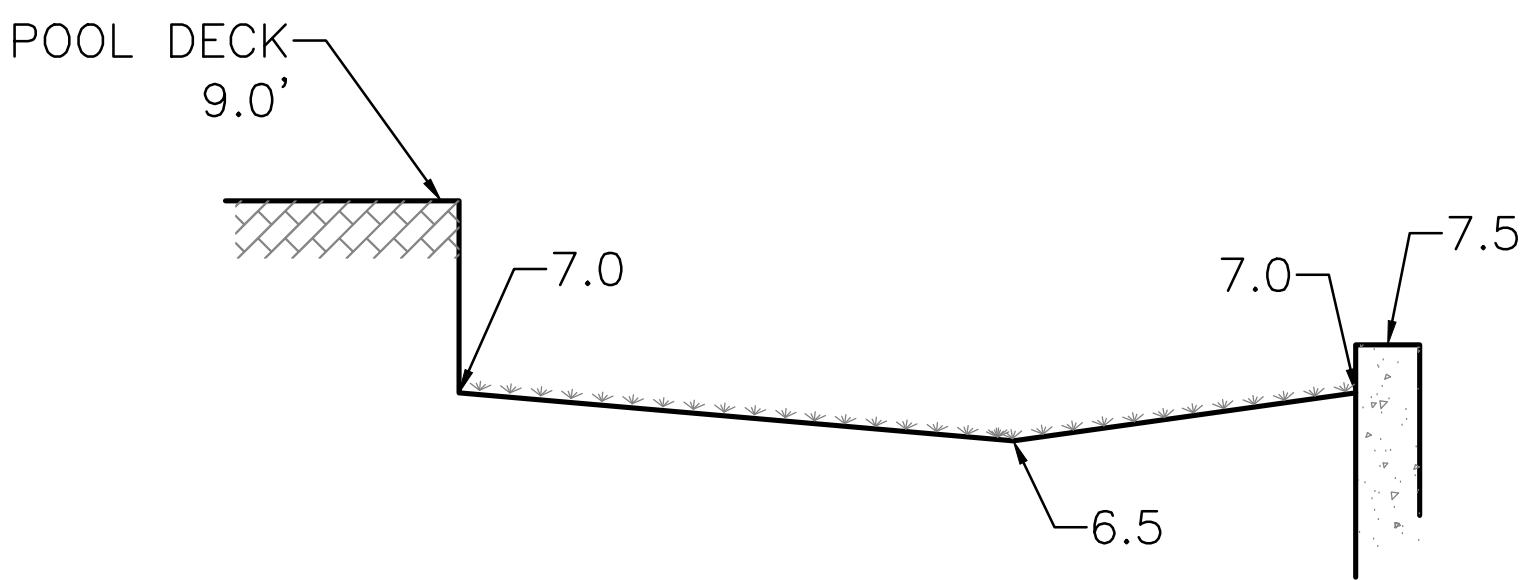
SECTION D-D
SCALE: 1"=2'



SECTION C-C
SCALE: 1"=2'



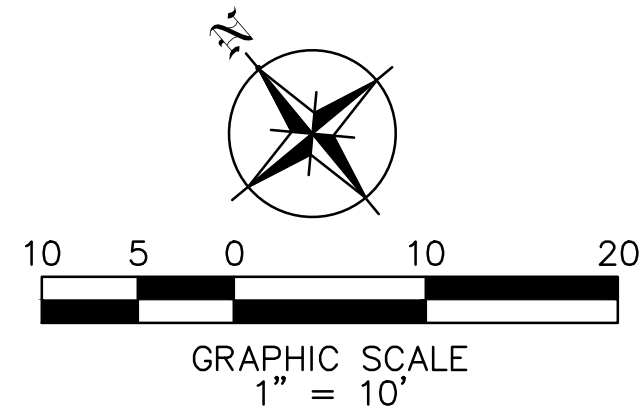
SECTION E-E
SCALE: 1"=2'



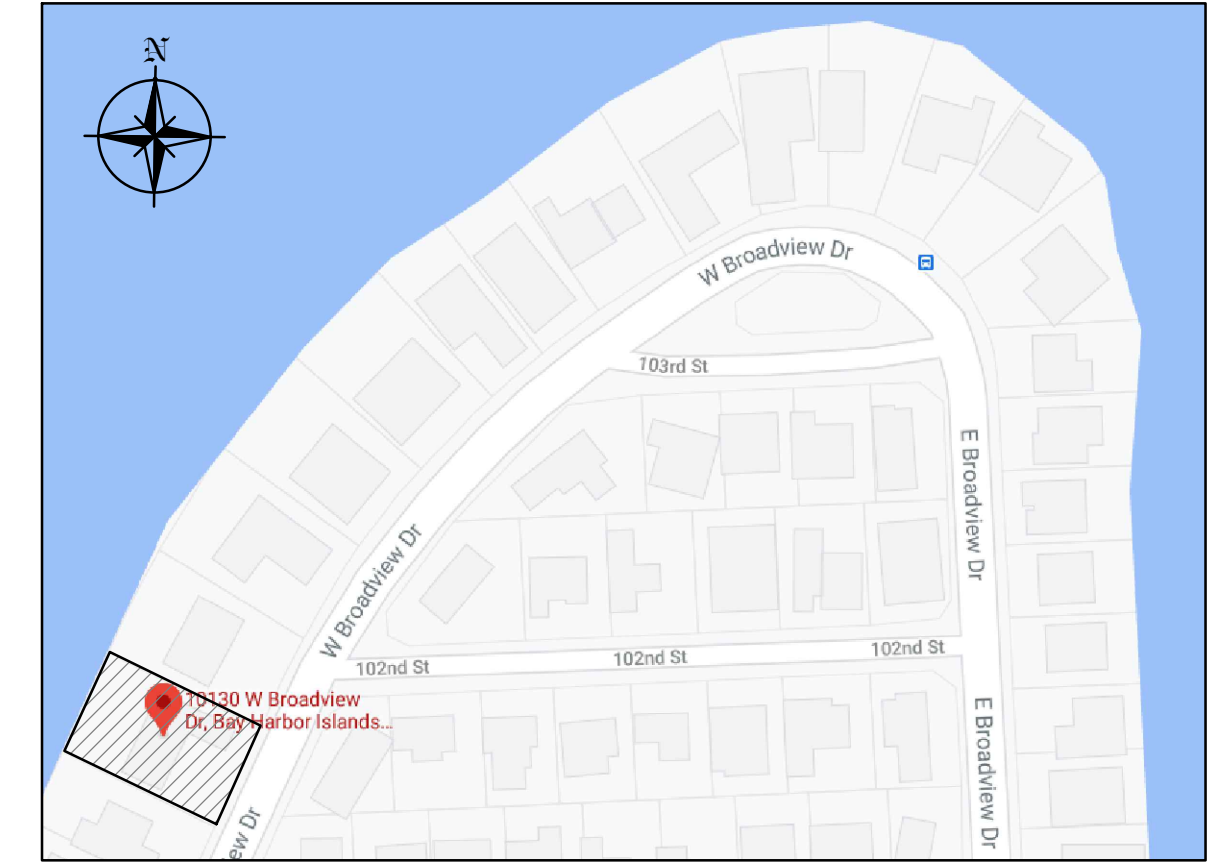
SECTION F-F
SCALE: 1"=2'

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

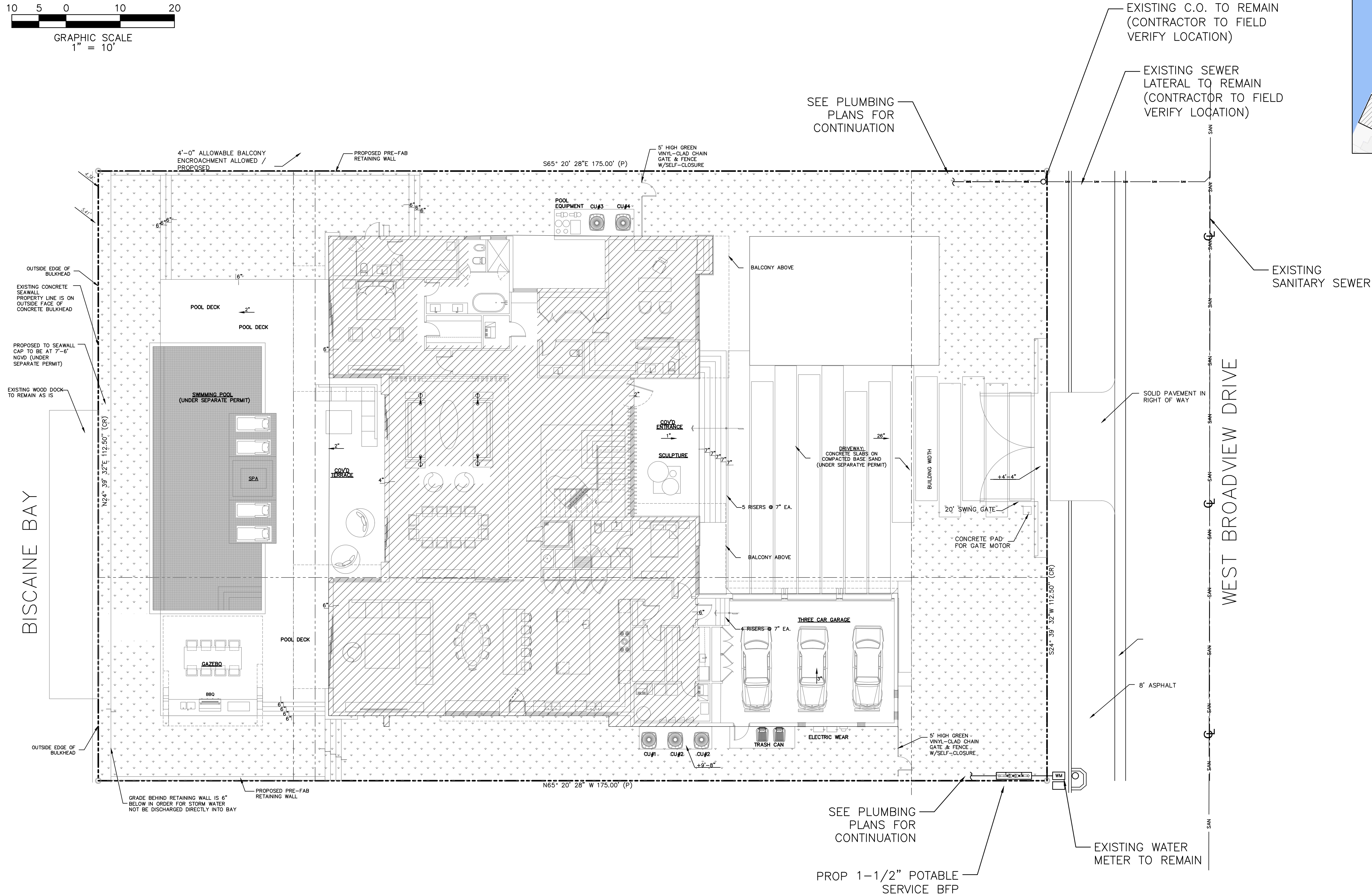
JORGE SZAUER
FLA. REG. P.E. # 62579



GRAPHIC SCALE
1" = 10'



LOCATION MAP
N.T.S.



- LEGEND
- PROPERTY LINE
 - GRASS
 - SECOND FLOOR ABOVE

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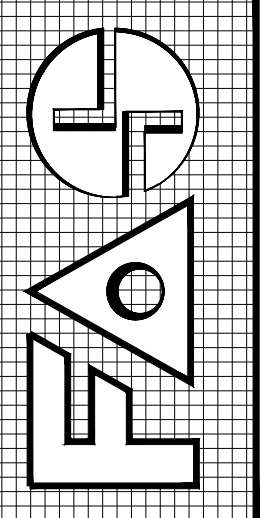
Seal:

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

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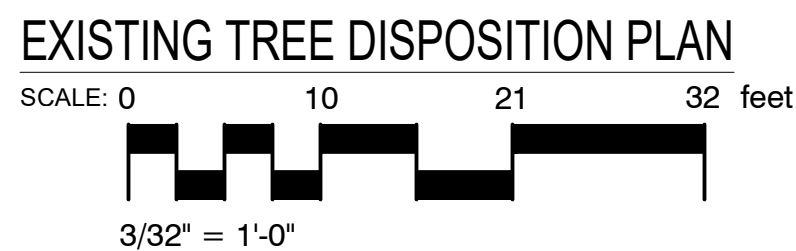
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

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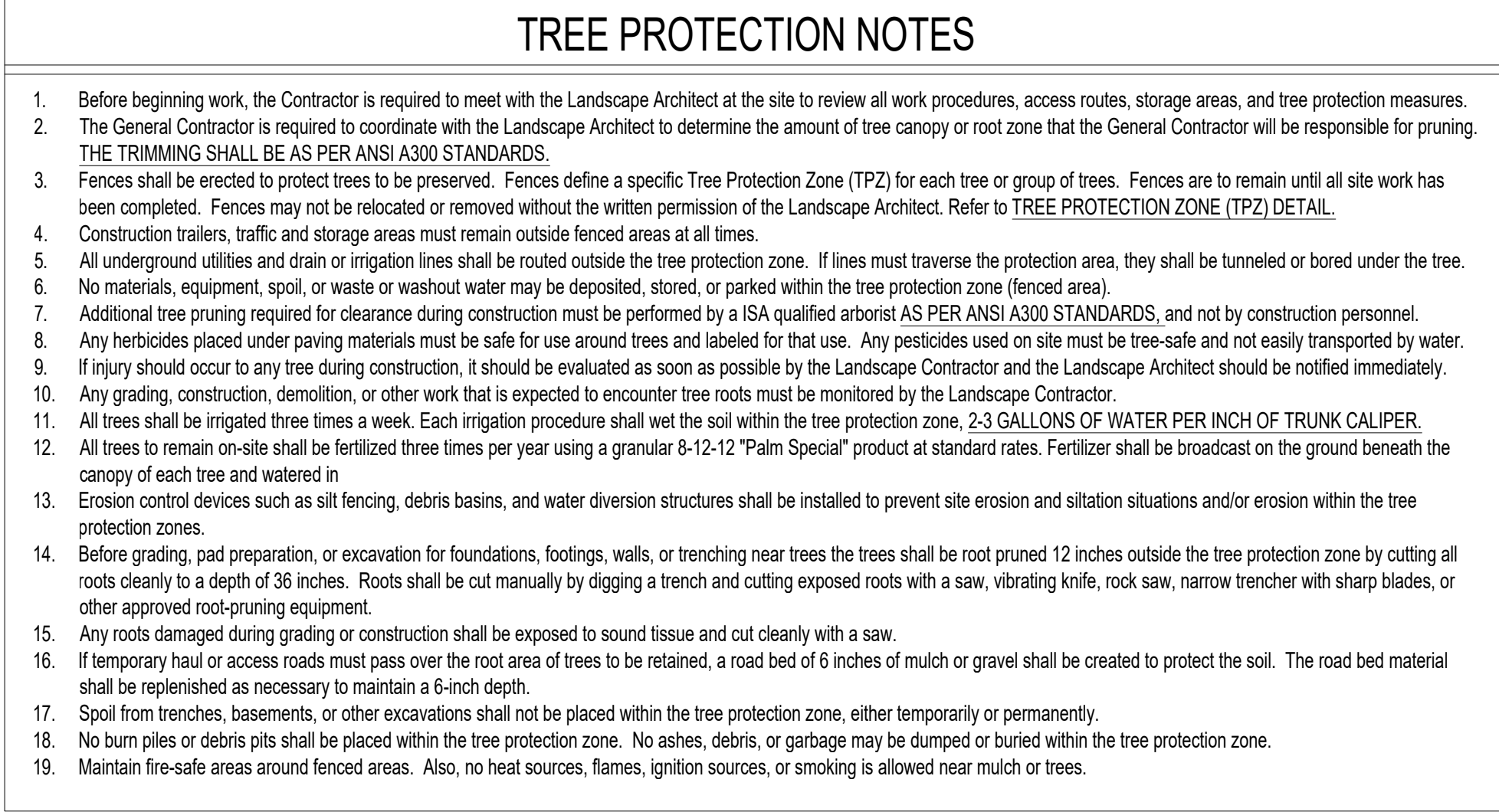


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J. JANSE
CHECKED
JORGE SZAUER
DATE
MARCH, 2021
SCALE
AS SHOWN
JDB NO.

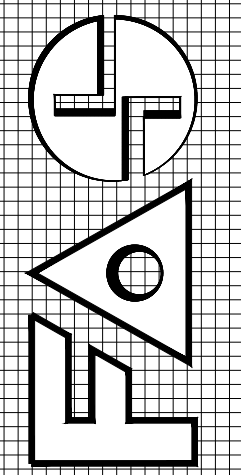
UTILITIES
C-05



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

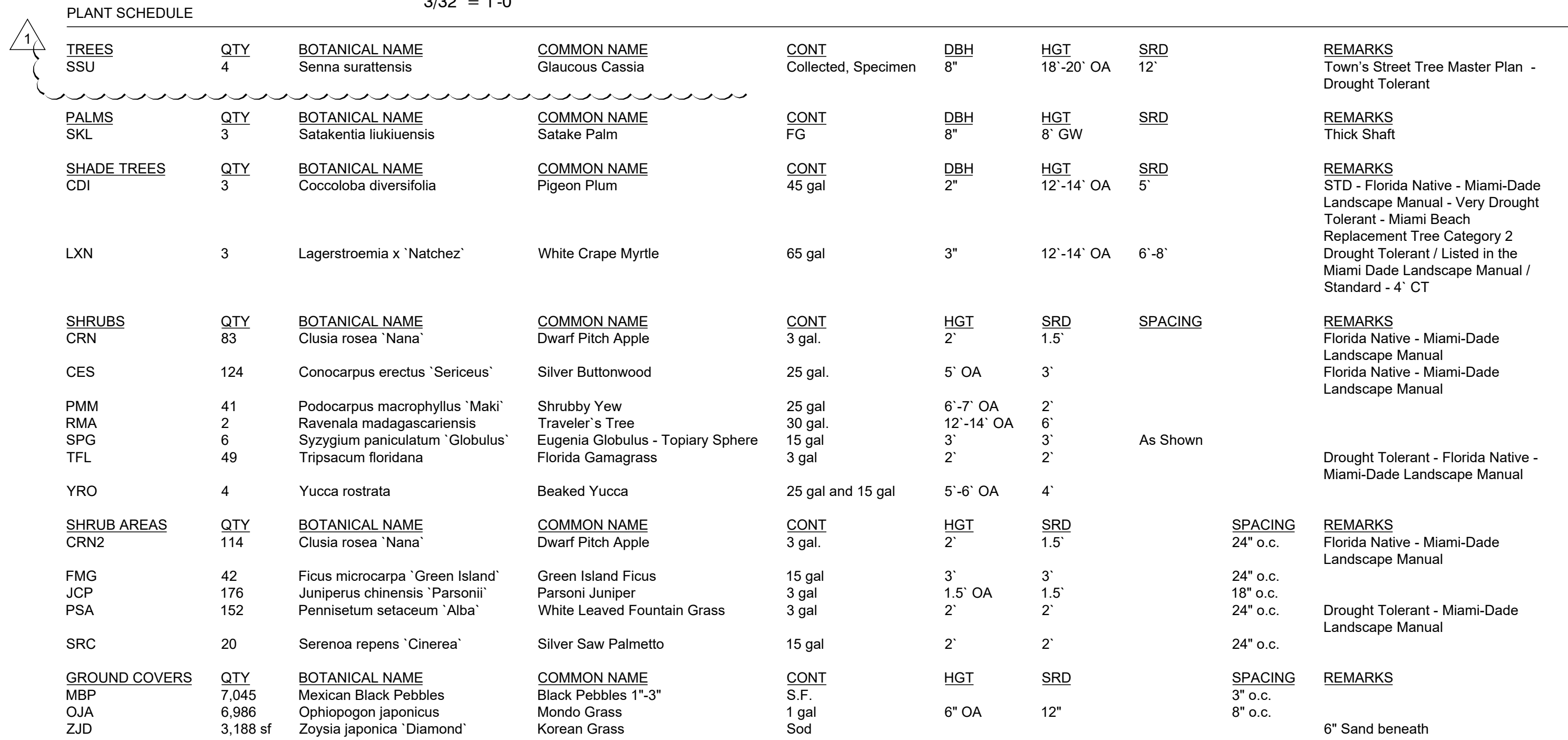
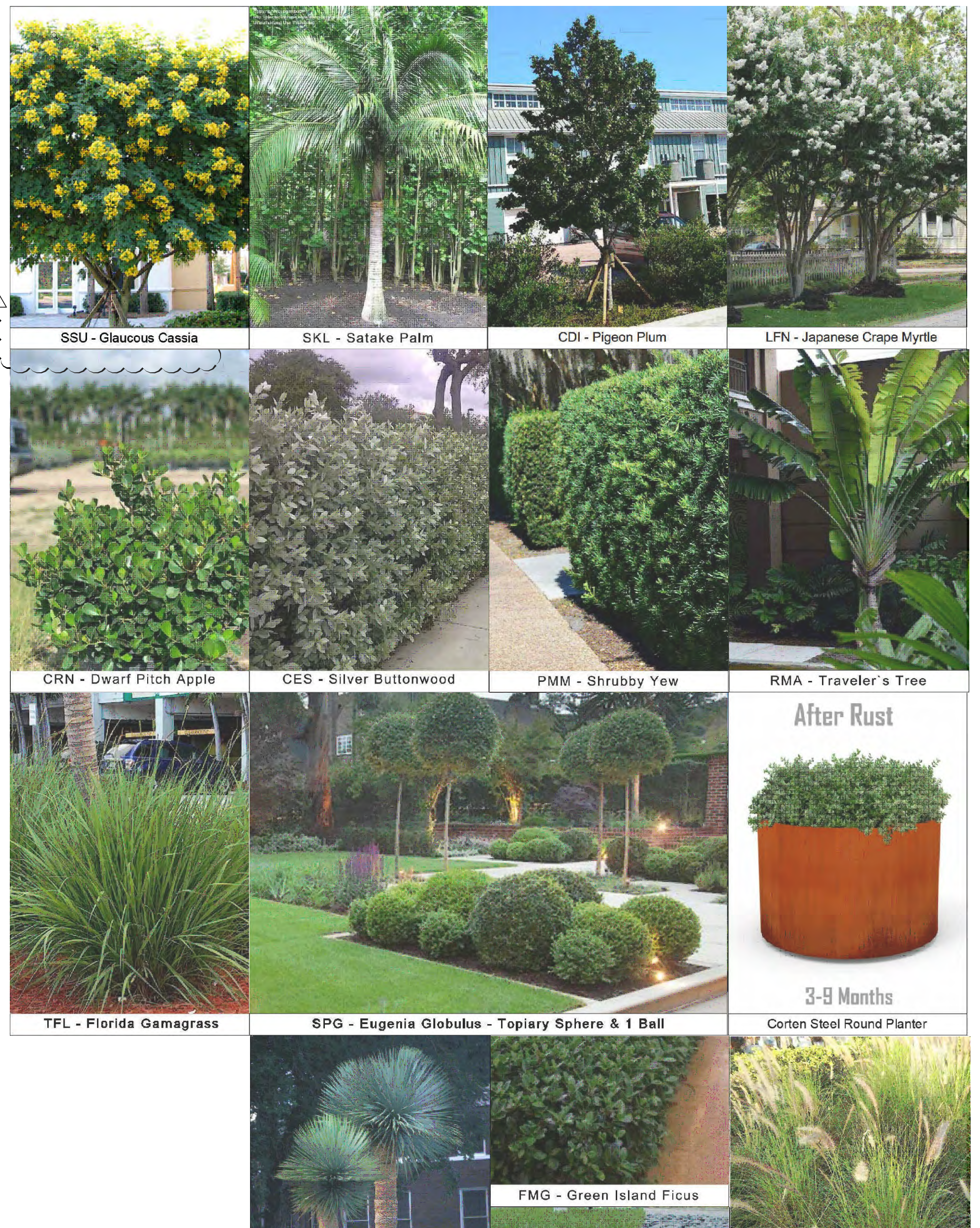


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(305) 653-0212



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

BISCAYNE BAY



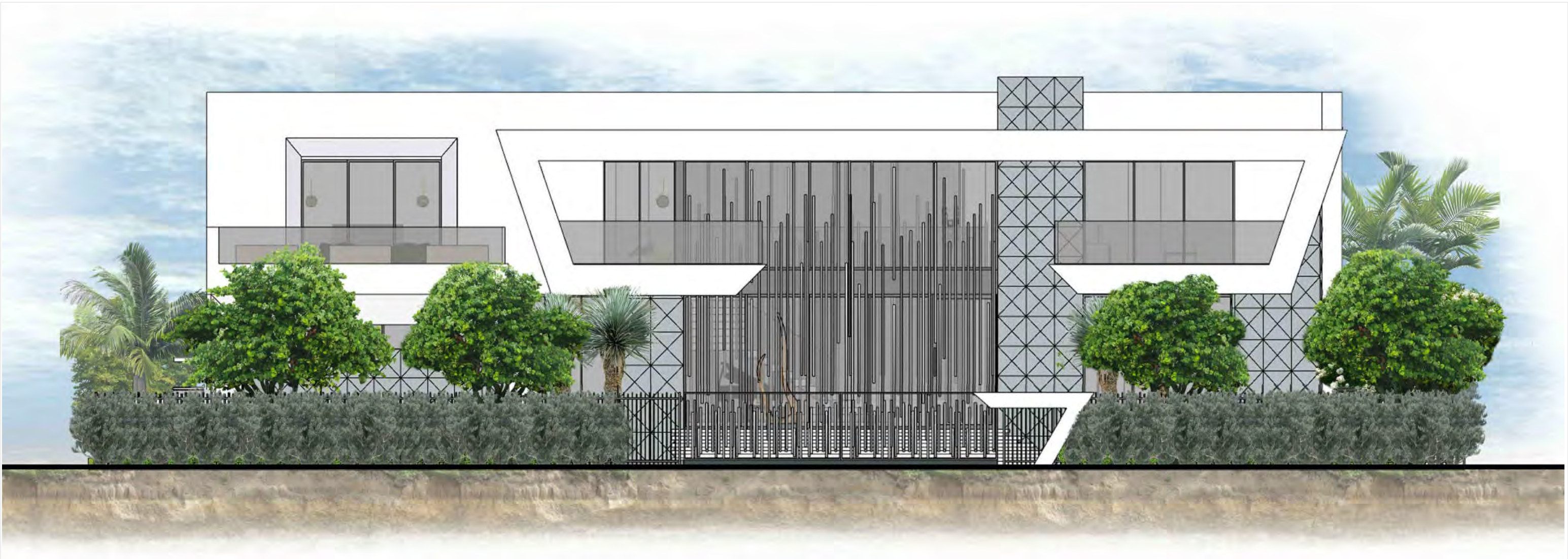
Notes

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

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

SHEET NO. L200 OF 14 SHEETS
COLOR ORIGINAL

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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"

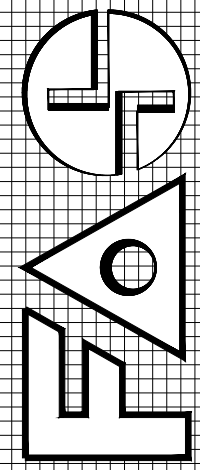


ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

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

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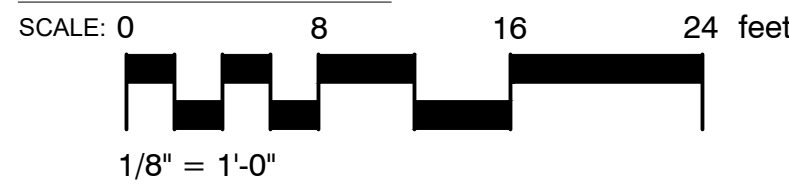
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CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE

SHEET NO. L201 OF 14 SHEETS COLOR ORIGINAL

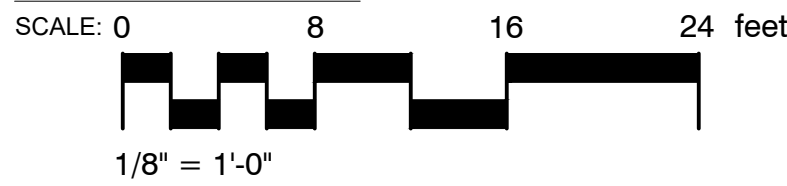
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RIGHT ELEVATION



LEFT ELEVATION

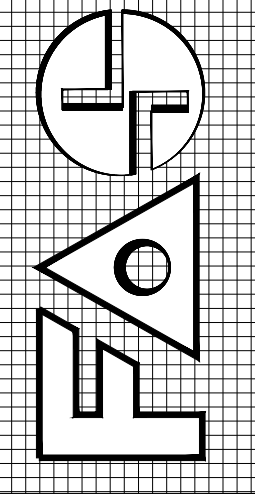


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PROPOSED RESIDENCE FOR: MR. &
MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

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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

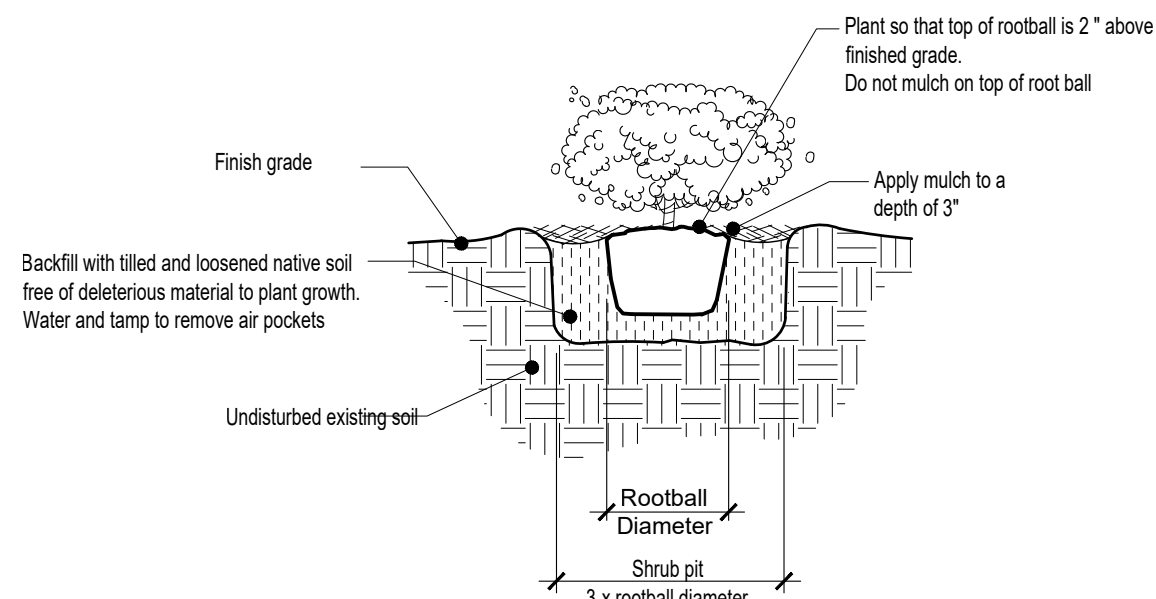
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with 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.

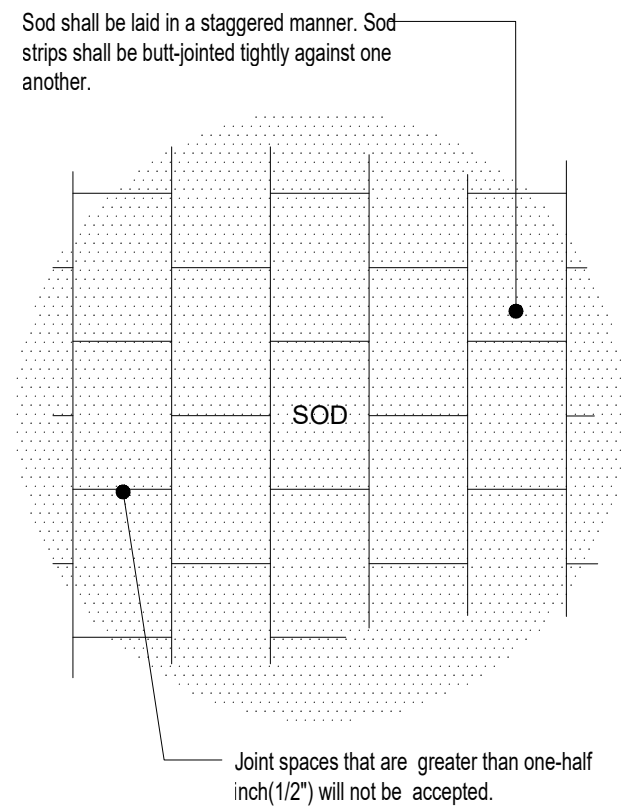
1 General Planting Notes

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2 Shrubs Planting Detail

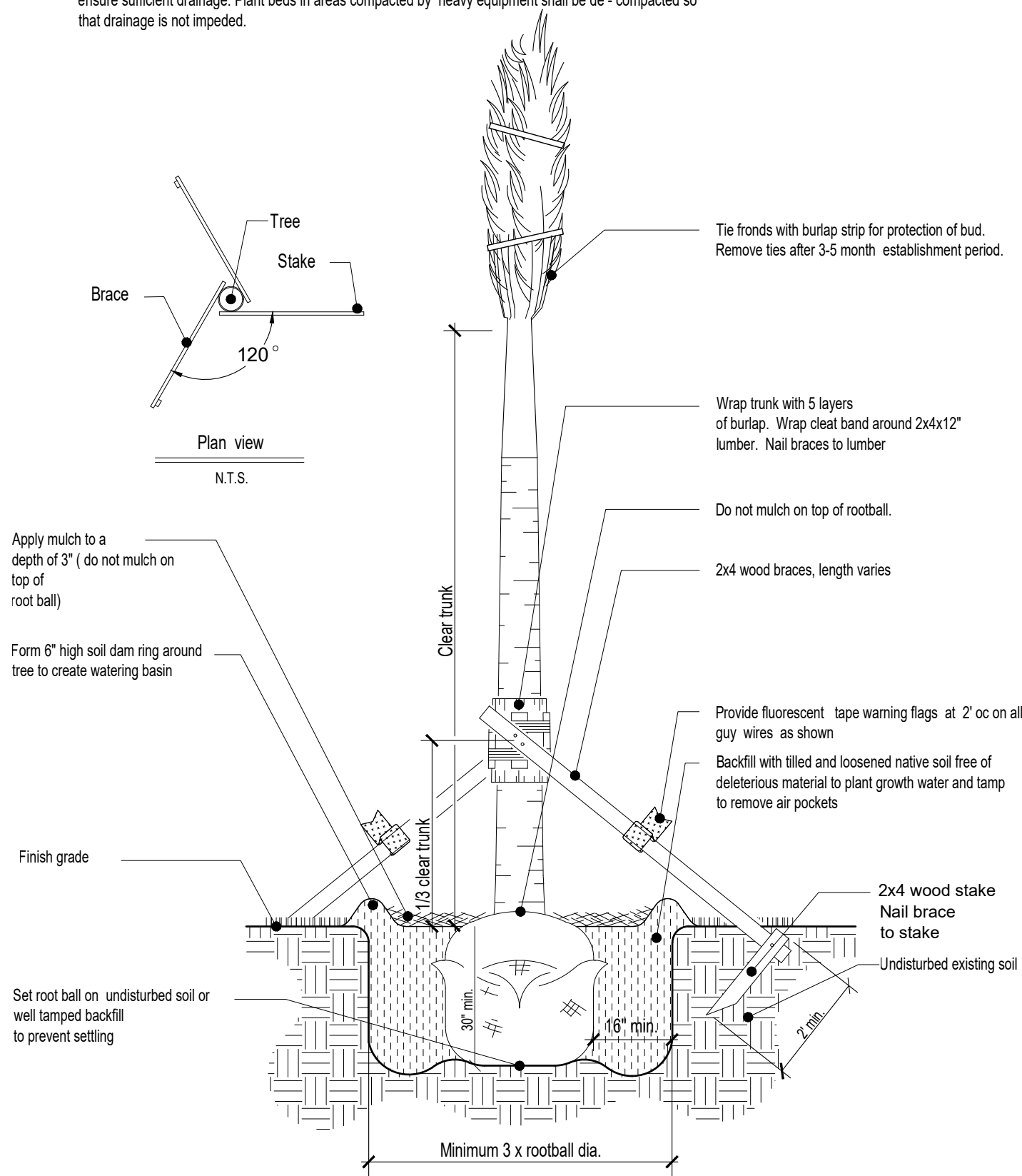
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3 Sod Planting Detail

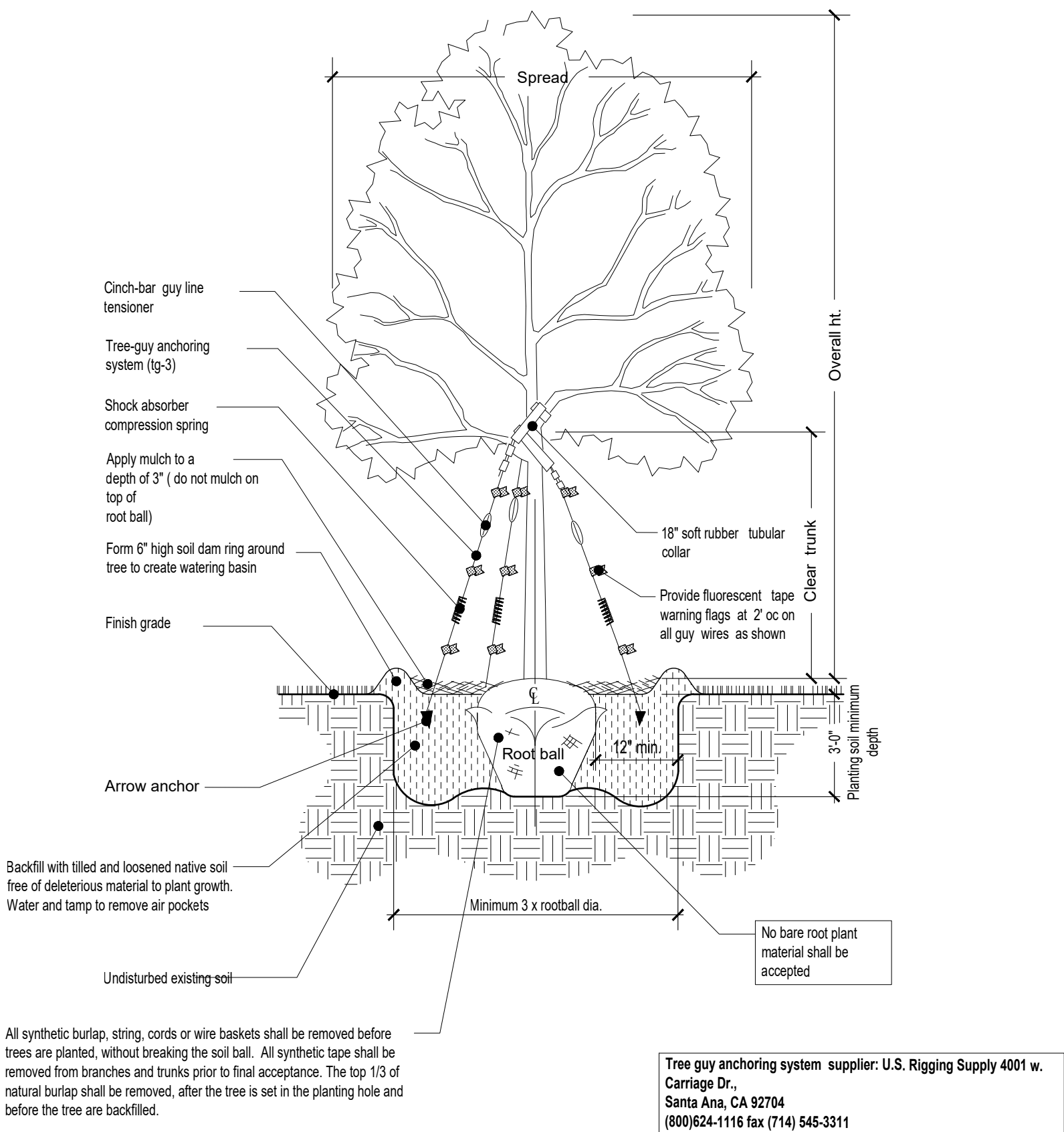
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- Notes:
- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
 - All Palms are to be planted with the rootball 1"-2" above finished grade
 - All planting areas and planting pits shall be tested 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.



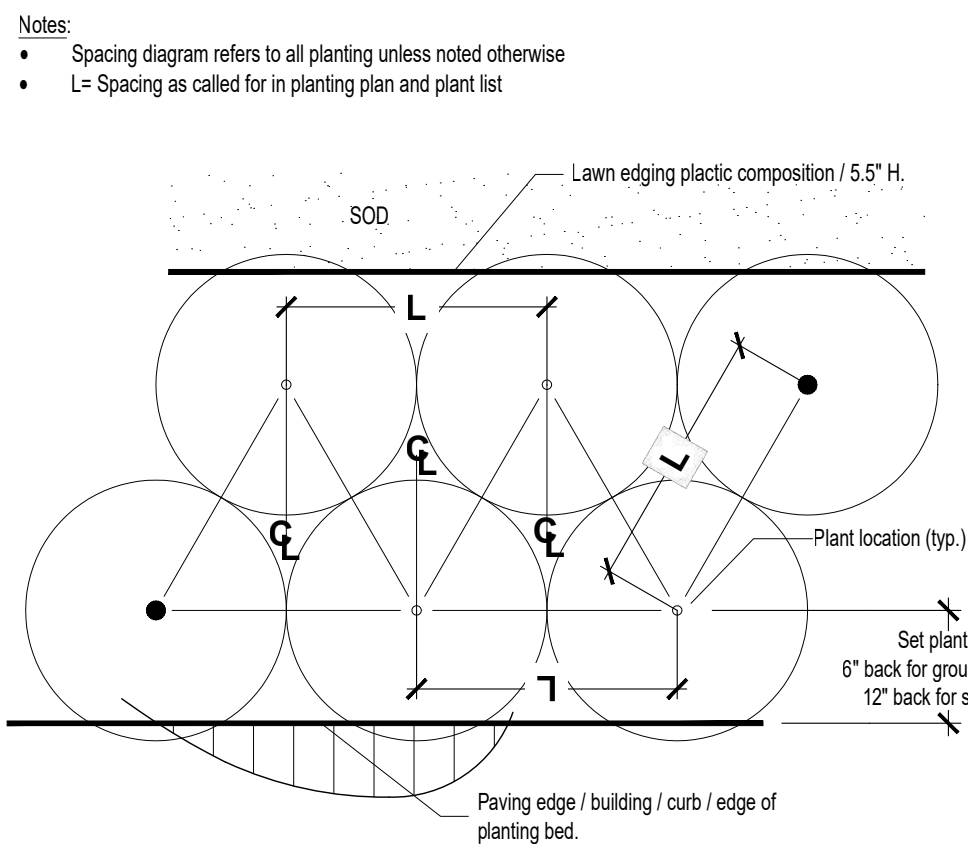
5 Palm Planting Detail

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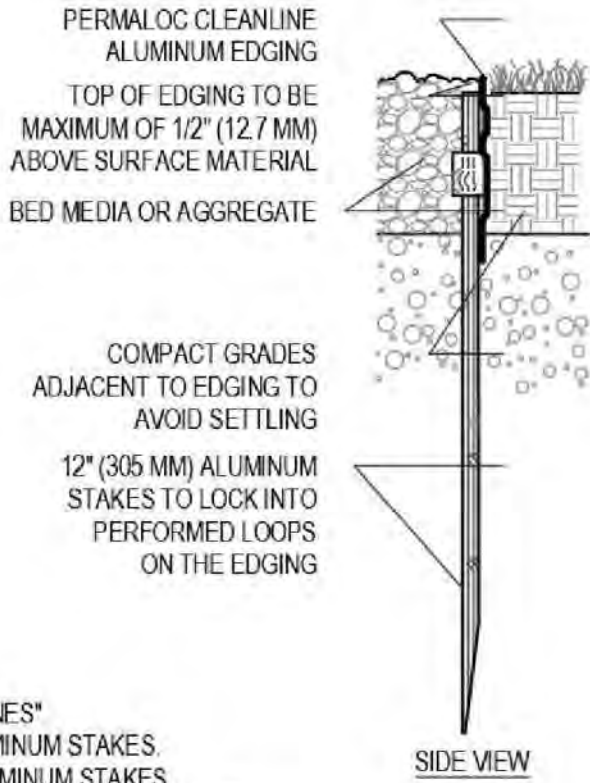
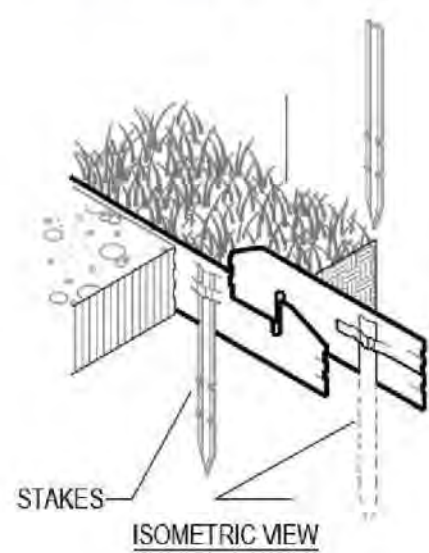
4 Tree Planting Detail

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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Ph: 305.303.7059

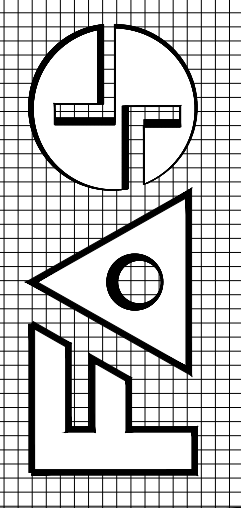
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PROPOSED RESIDENCE FOR: MR. & MRS GAD

10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154

FOLIO #13-2227-001-14310

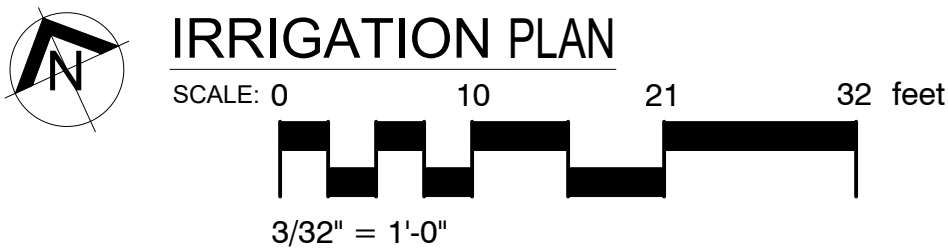
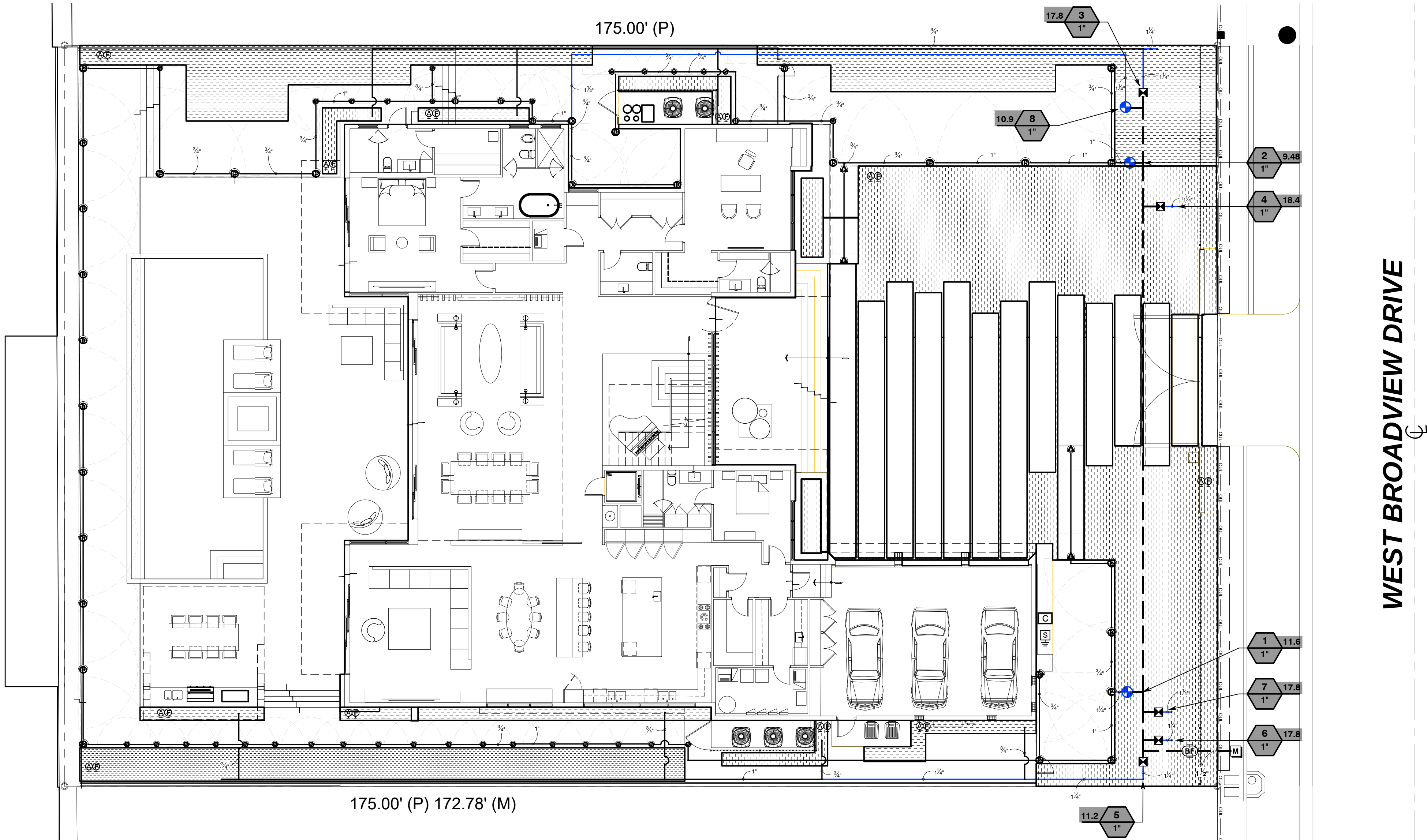
florida architectural services inc.
daniel sorogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
AR 0010418 (305) 653-0212



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DATE MARCH 19, 2021
SCALE
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.

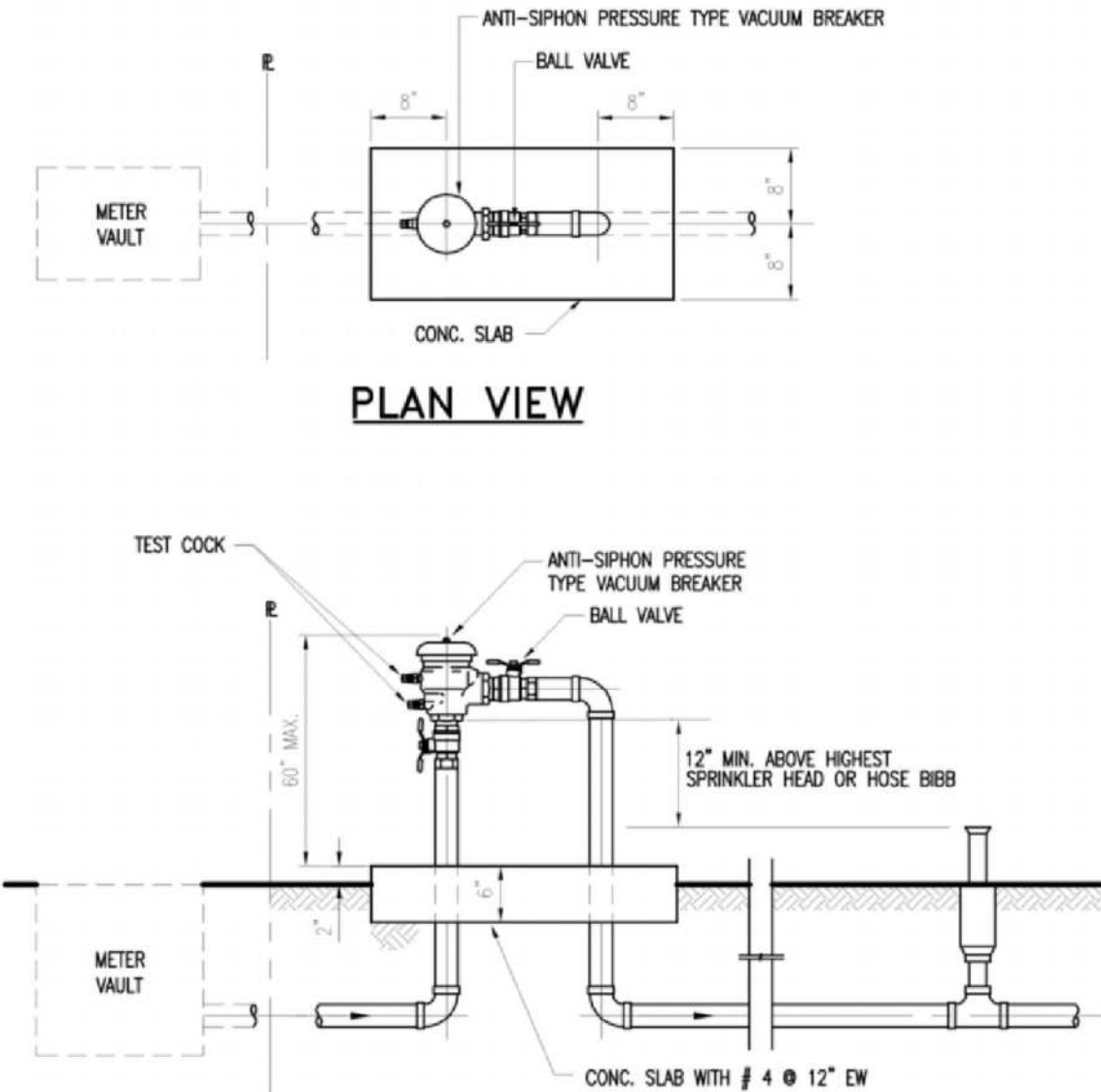
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

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

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NOTES:

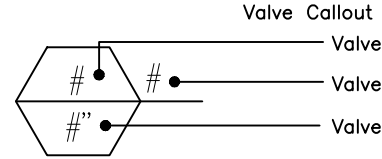
- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE 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)

IRRIGATION SCHEDULE

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

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

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



VALVE SCHEDULE

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

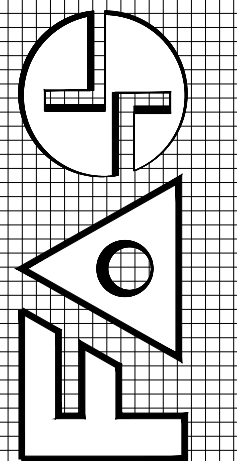


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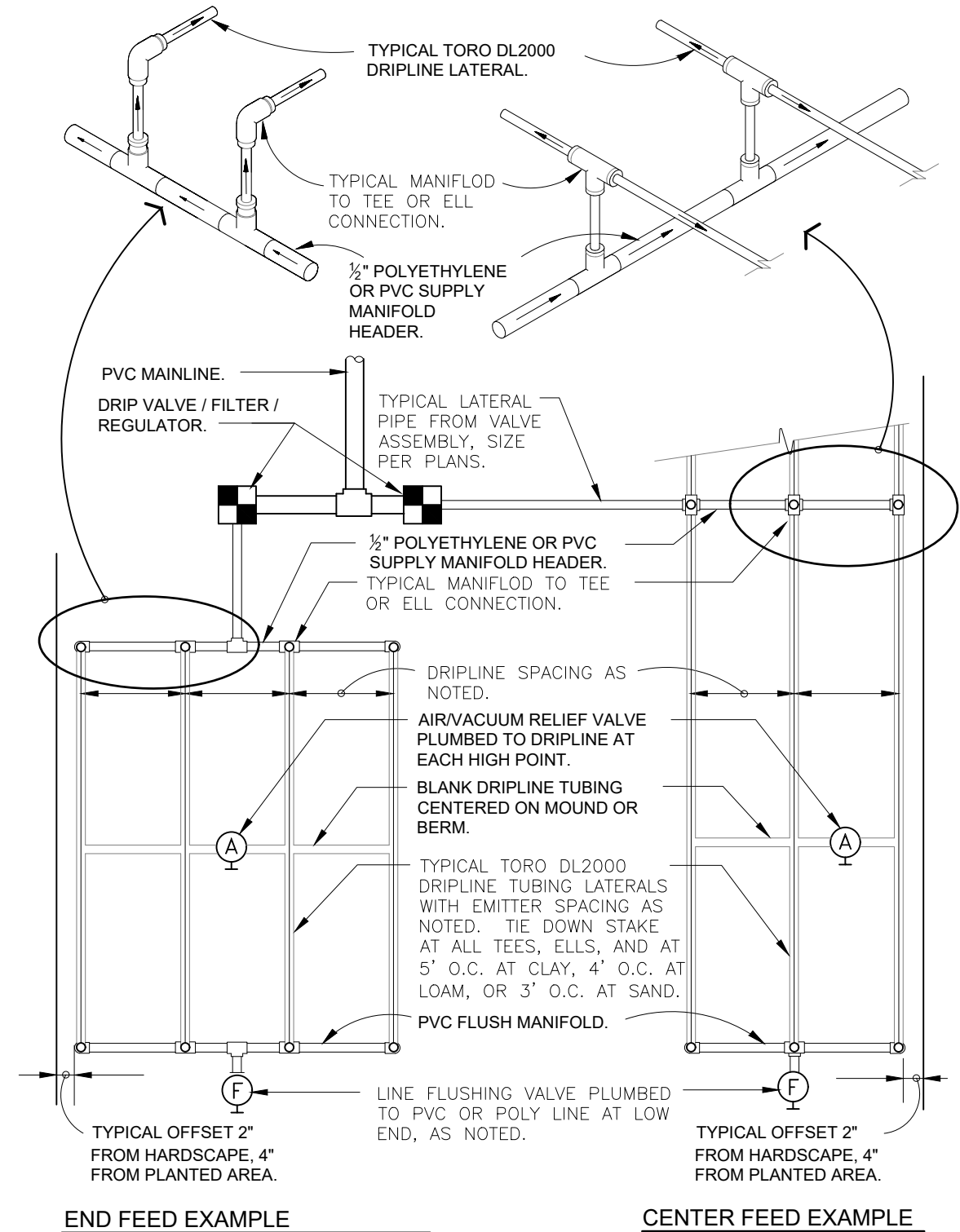
PROPOSED RESIDENCE FOR: MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #13-2227-001-4310

florida architectural services inc.
daniel sorogon architect/planner
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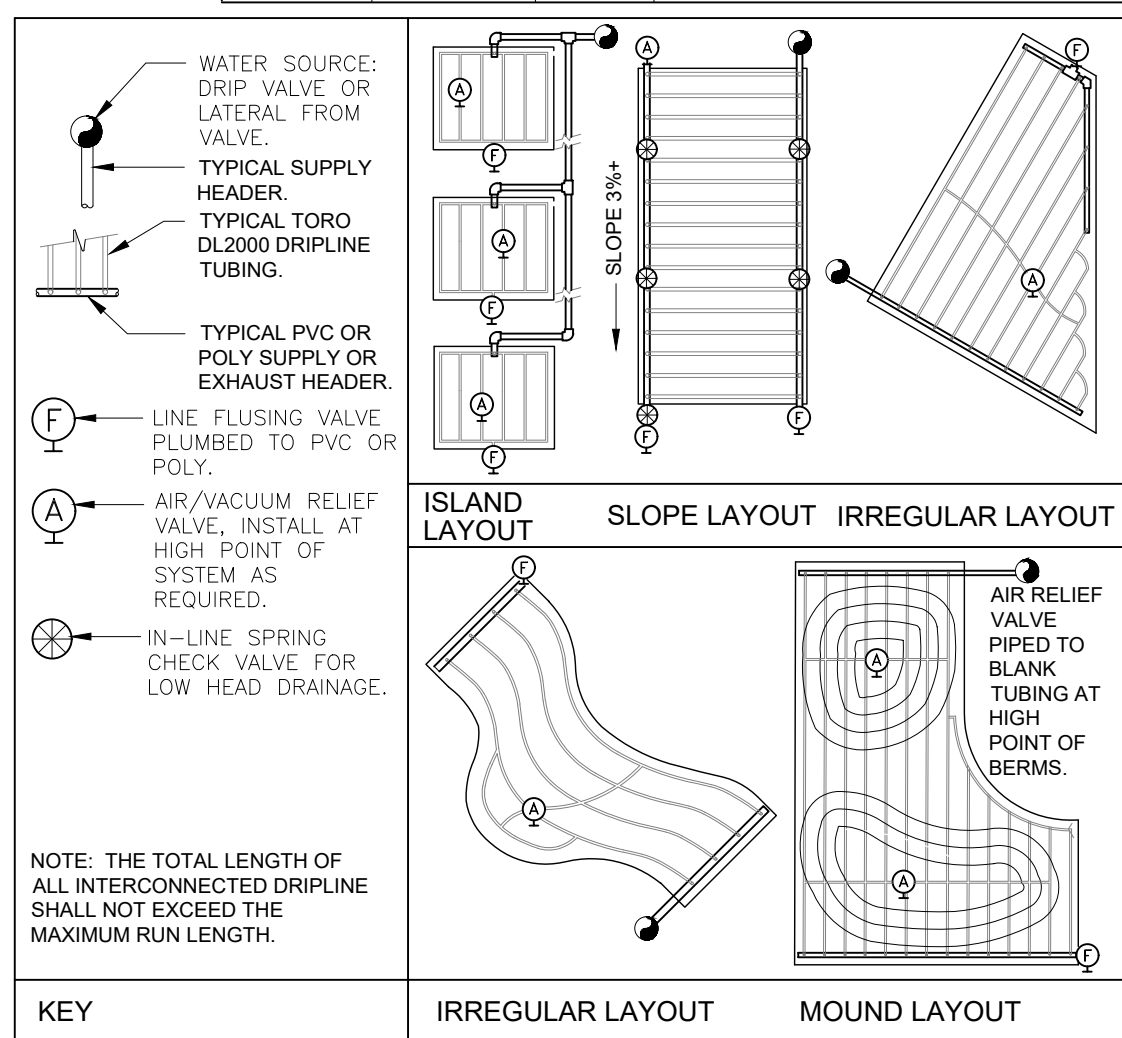
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DATE MARCH 19, 2021
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JOB NO. GAD RESIDENCE
SHEET NO. IRR-1
OF 14 SHEETS
COLOR ORIGINAL

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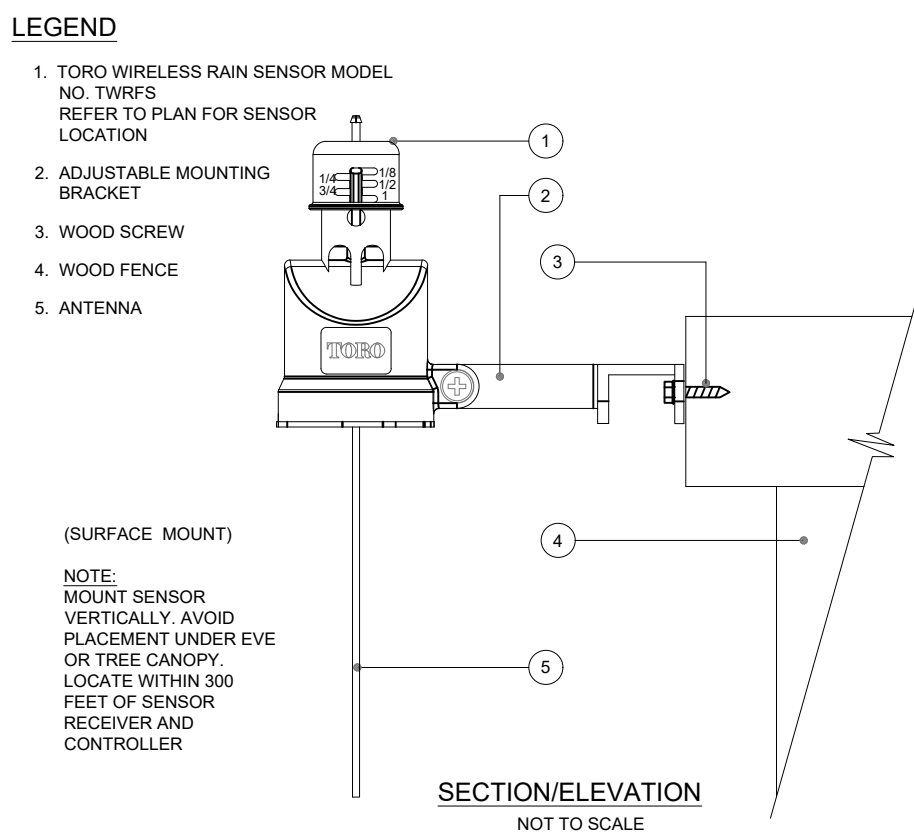


MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER	15 PSI	25 PSI	30 PSI	40 PSI
RPQ212	0.53 GPH	12"	250'	360'	400'	460'
RPQ218	0.53 GPH	18"	350'	515'	565'	650'
RPQ412	1.0 GPH	12"	160'	240'	280'	300'
RPQ418	1.0 GPH	18"	240'	340'	375'	430'

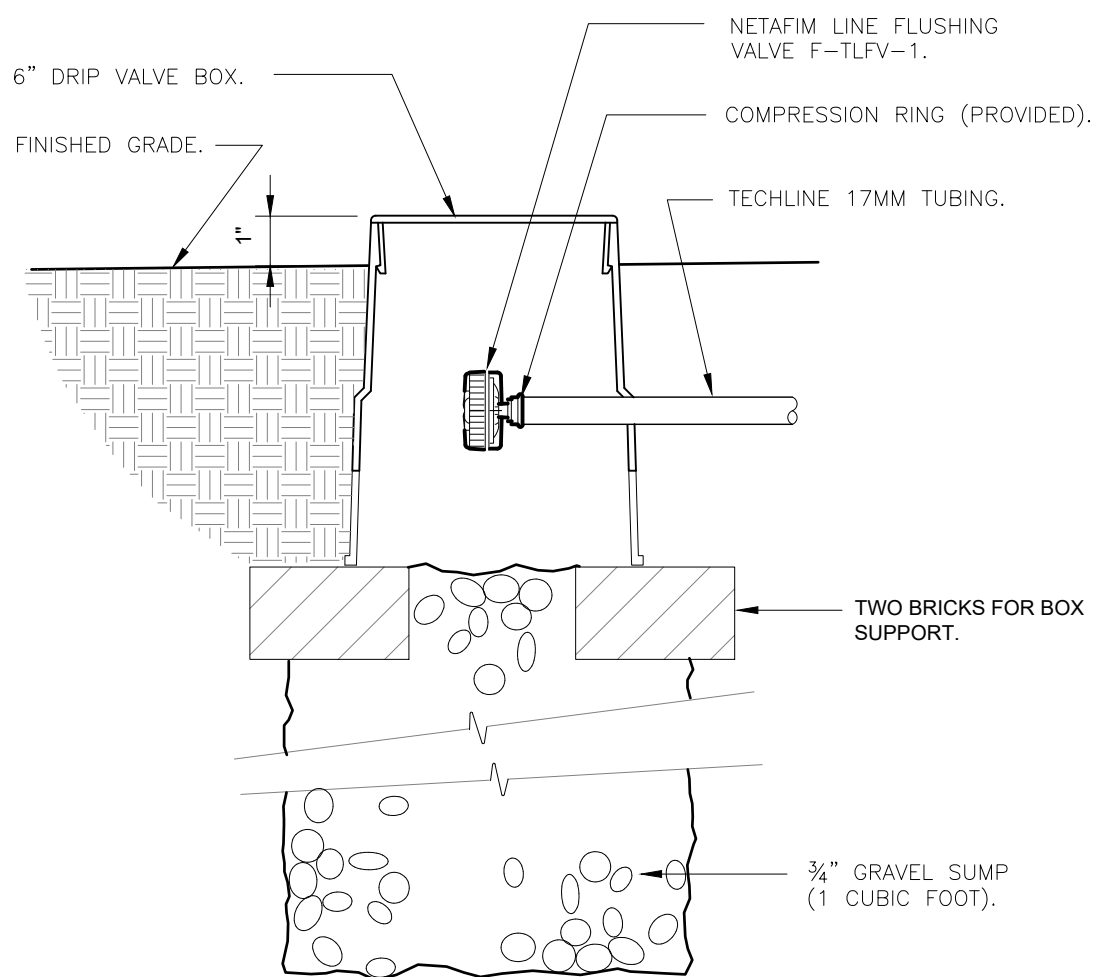
FLOW RATE PER 100 LINEAR FEET @ 20 PSI					
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPM		
RPQ212	0.53 GPH	12"	53.00	0.88	
RPQ218	0.53 GPH	18"	35.33	0.59	
RPQ412	1.0 GPH	12"	102.00	1.70	
RPQ418	1.0 GPH	18"	67.99	1.13	



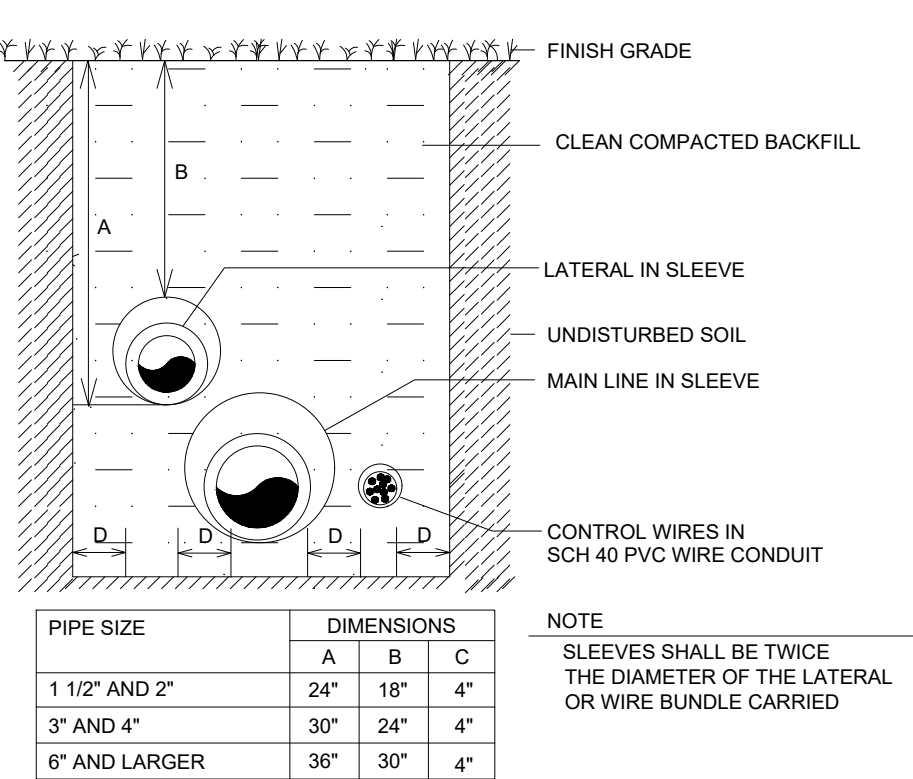
1 TORO DL2000 DRIPLINE 3" = 1'-0" 328413.56-49



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

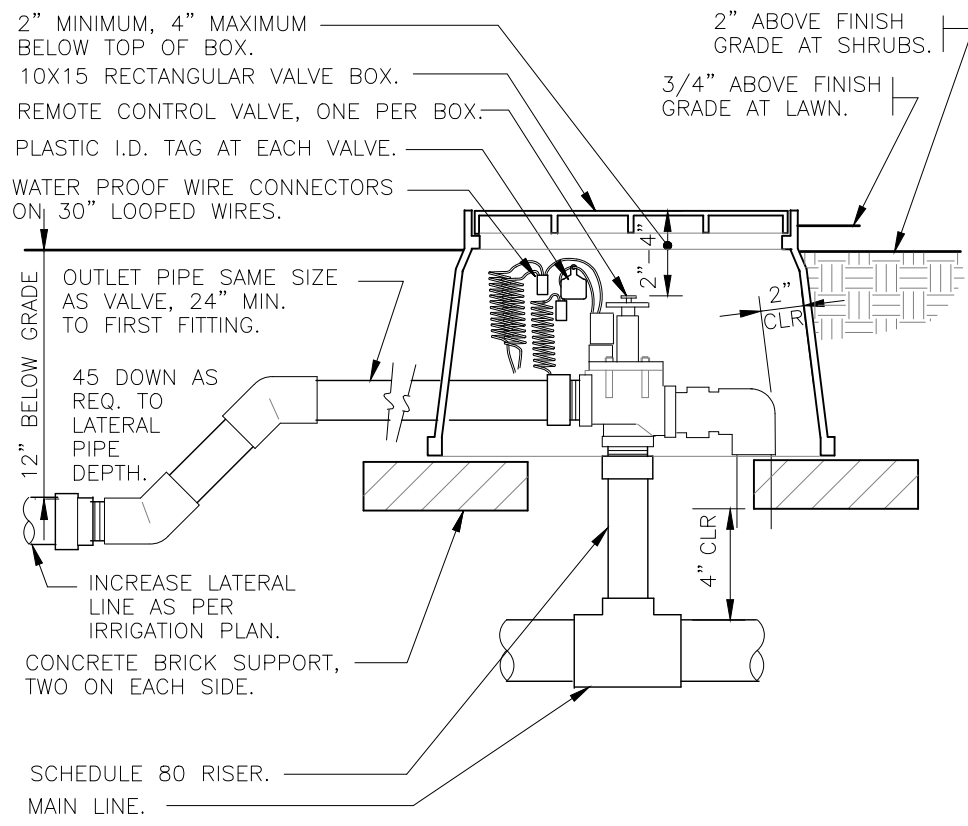


9 NETAFIM TECHLINE FLUSH VALVE 3" = 1'-0" 328413.49-33

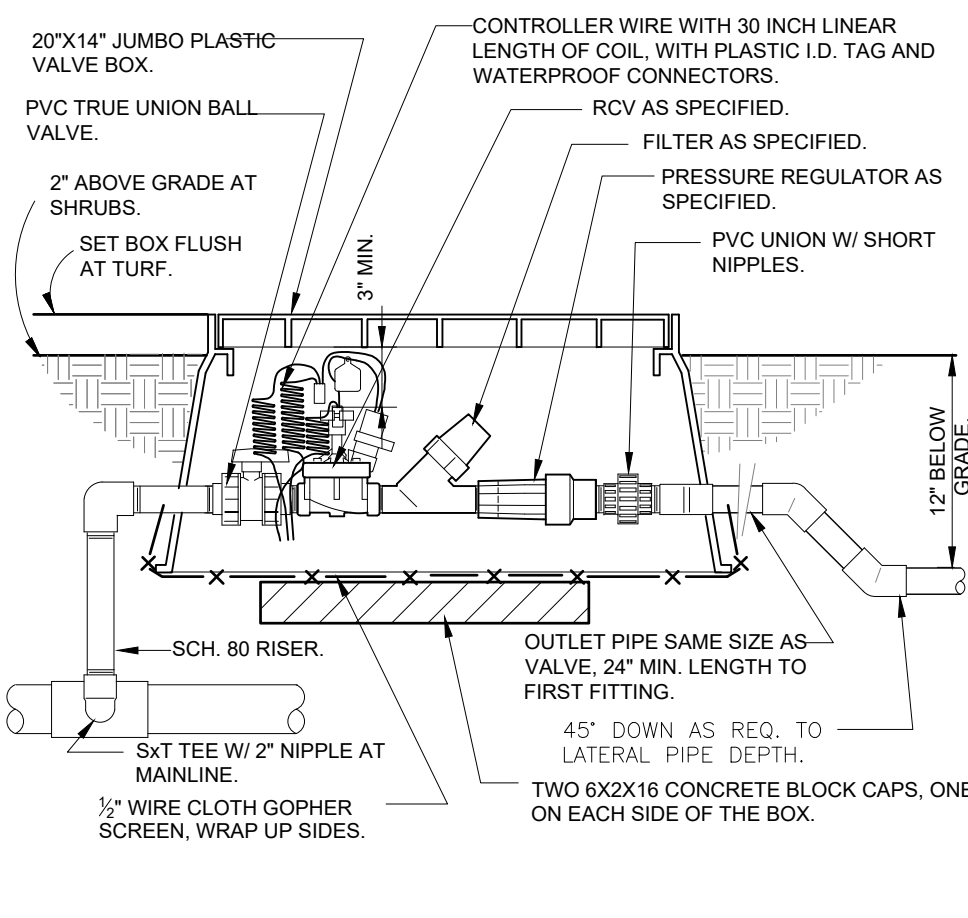


TRENCHING DETAIL (NTS) VEHICULAR TRAFFIC AREAS

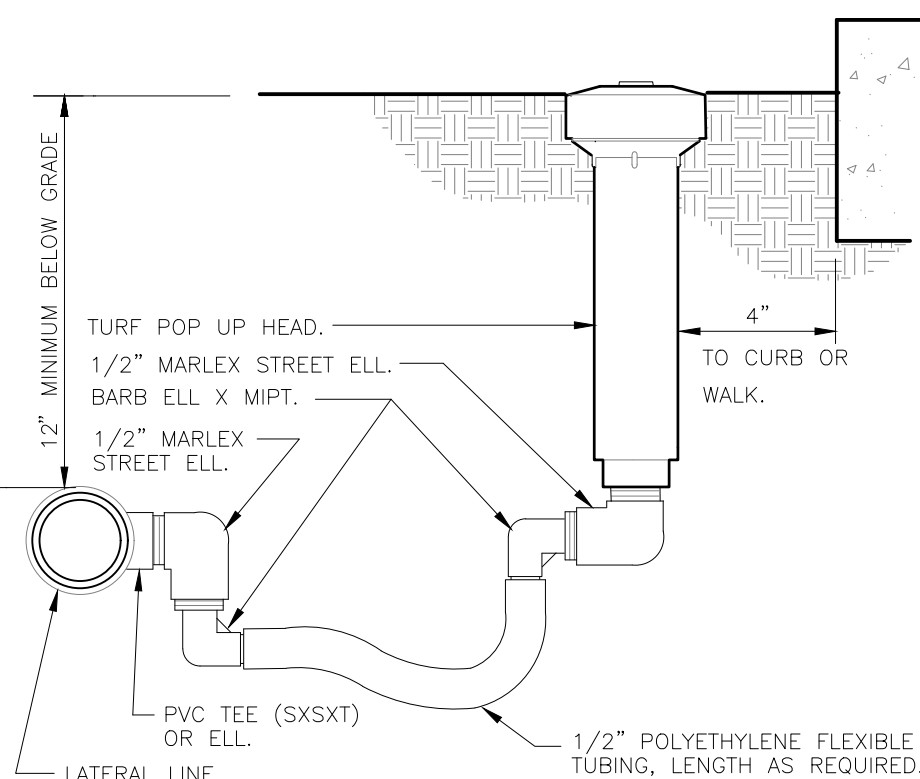
10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS NTS 50



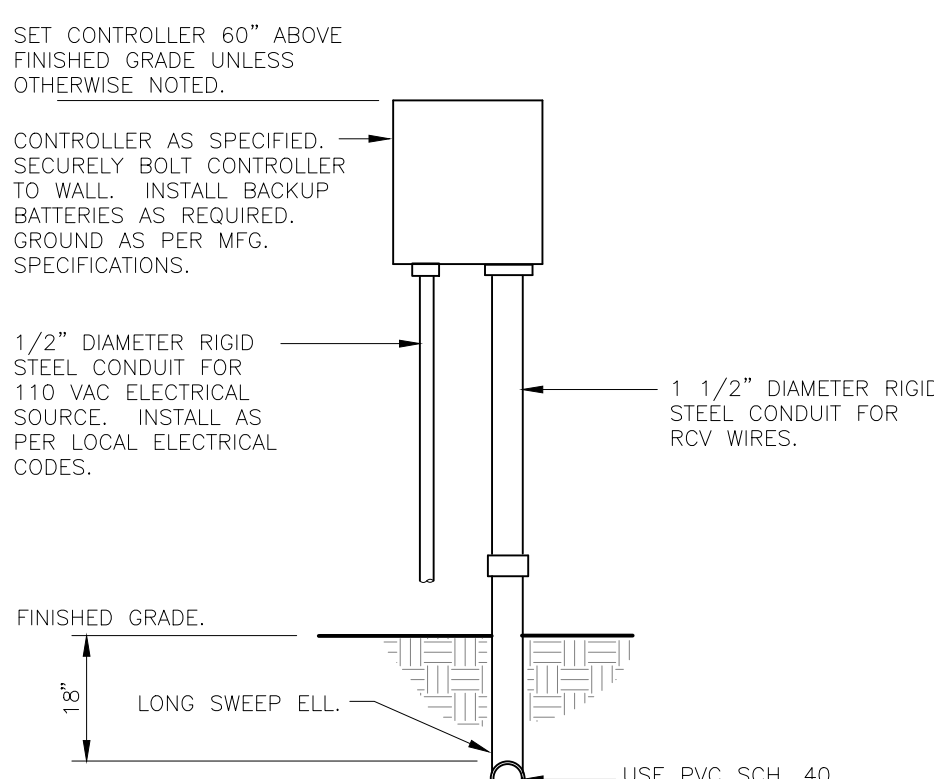
2 ELECTRIC REMOTE CONTROL VALVE 1 1/2" = 1'-0" 328406.13-02



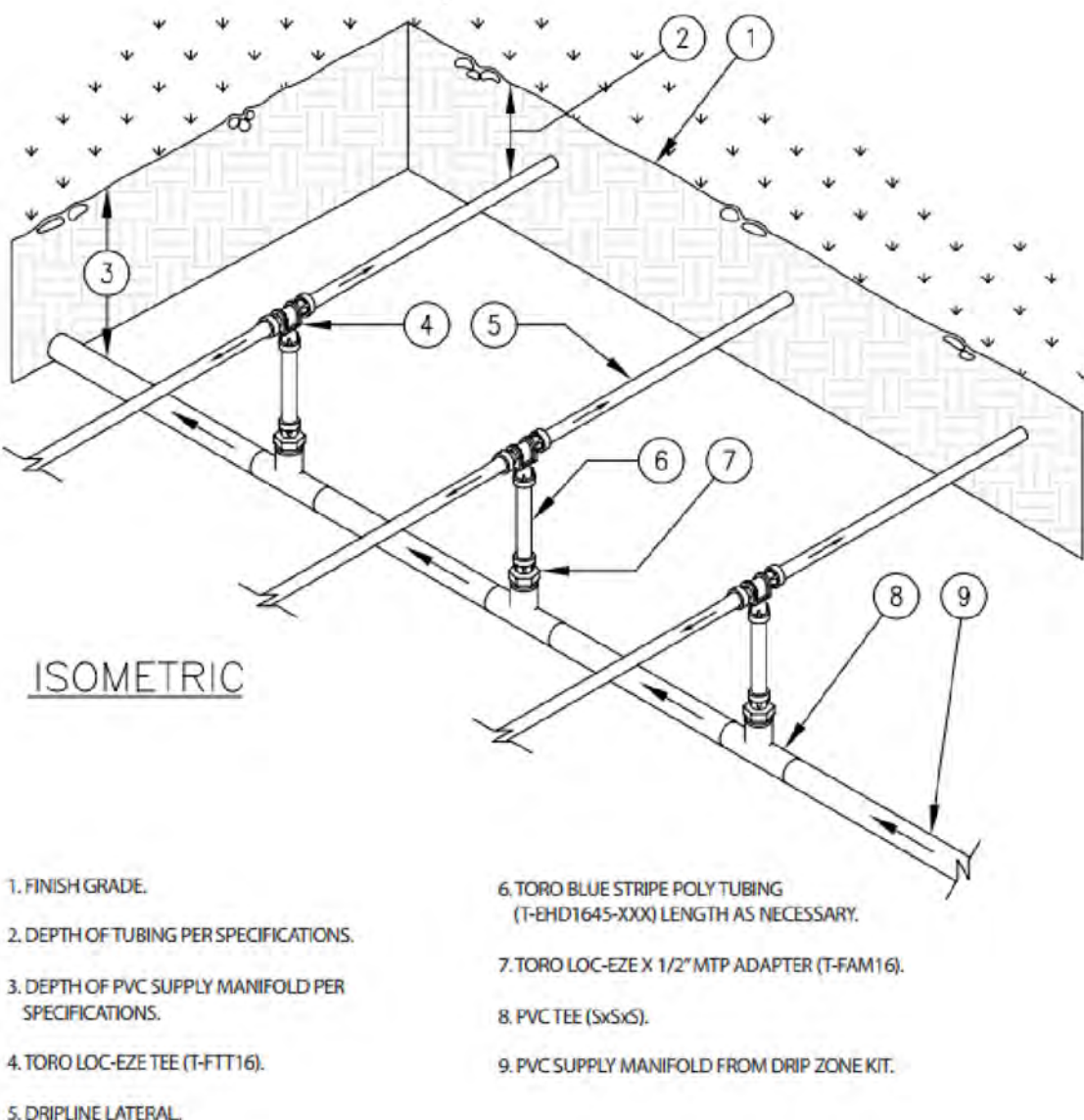
3 1" DRIP VALVE/FILTER/REGULATOR 1 1/2" = 1'-0" 328413.76-23



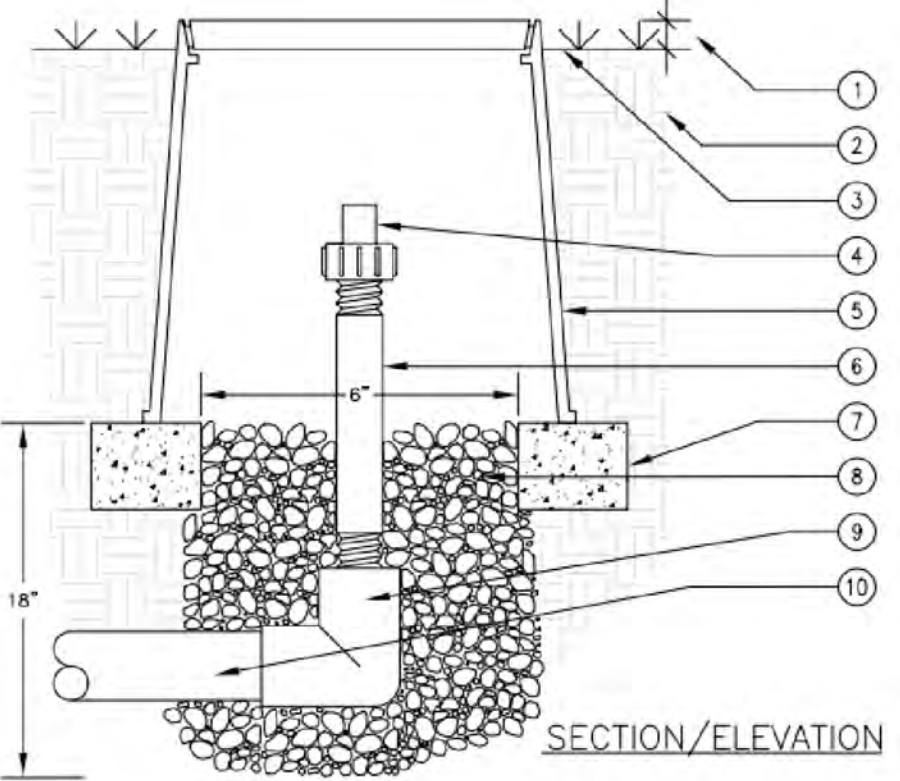
5 TURF SPRAY FLEX ASSEMBLY 3" = 1'-0" 328403.13-02



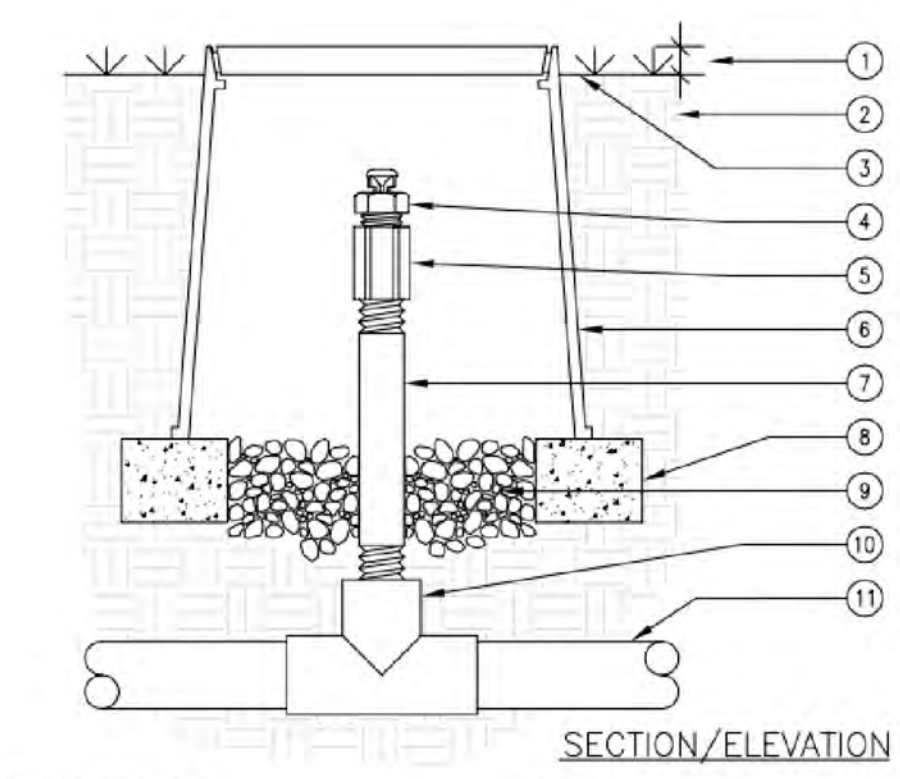
6 WALL MOUNT CONTROLLER 1" = 1'-0" 328409.13-01



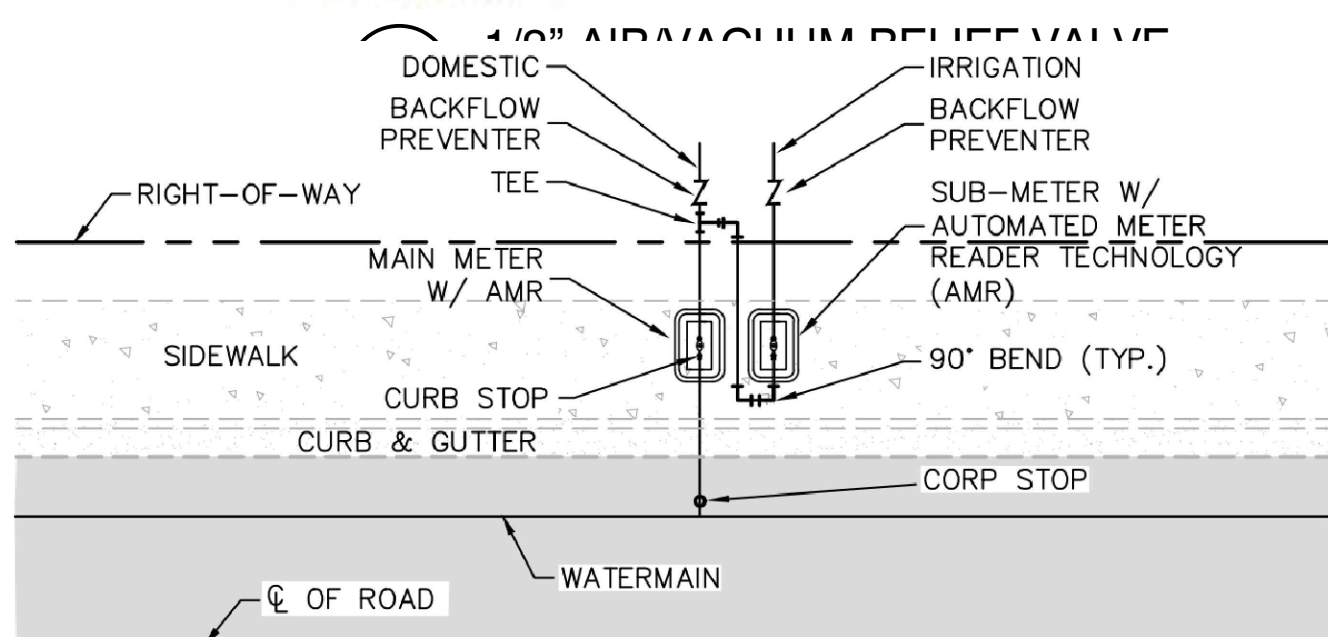
11 CENTER-FEED SUPPLY-MANIFOLD N.T.S. DETAIL-FILE



4 AUTOMATIC FLUSH VALVE N.T.S.



7 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)



- 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.

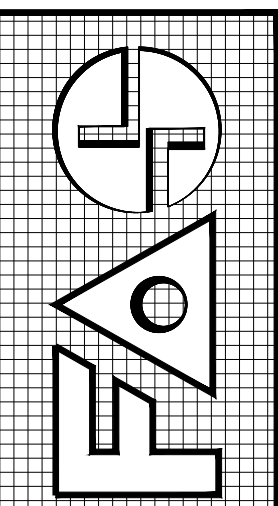
3 SUB-METER INSTALLATION DETAIL SCALE: N.T.S.



REVISIONS	BY
1	
2	
3	
4	
5	

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

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



DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. IRR-2
OF 14 SHEETS
COLOR ORIGINAL