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 do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

December 7, 2021

FINAL AGENDA

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Design Review Board Meeting will take place in a Hybrid format where a quorum of the Board 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://us06web.zoom.us/j/87996065635
Meeting ID: 879 9606 5635

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: 879 9606 5635
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 “JUPITER 9821 LLC" located at 9821 E. Broadview Drive, Lot 9 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing 3,294 sq. ft. single-story home (built in 1962) will be demolished and be replaced with a new two-story 5,736 sq. ft. home. The residence will have 6 bedrooms, 6 1/2 baths and a 2 cars 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 the revision of a new single-family home for “Bay Harbor Land 2019 LLC " located at 9530 W. Broadview Drive, Lot 73 of Block 23. The home is now under construction. The owner is proposing a significant change to the previously approved PZB plans for the gazebo. Enclosed please find the previously approved and revised plan. Item #2

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

3. Request for approval for an addition and renovations to an existing single-family home for “Menachem Kranz & Nehama Pinson" located at 10010 W. Broadview Drive, Lots 50-51 of Block 23. The owners are proposing to enclose an existing carport and convert it to a guest living area. The conversion of the carport into living area will add 490 square feet to the interior of the house. Enclosed please find the site plan and elevations. Item #3

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

4. Request for approval for a new single-family home for “Thomas J. Stalzer Trustee" located at 10155 W. Broadview Drive, Lot 8 of Block 25. The owner is proposing to construct a new two-story single-family home. The proposed new two-story home has approximately 4,729 sq. ft. of a/c living space with a one car garage and a covered and open terrace and pool. The residence will have 6 bedrooms, 6 full bathrooms and one 1/2 bath. Enclosed please find the site plan and elevations. Item #4

   * *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 Design Review 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
December 7, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single-family home for “JUPITER 9821 LLC" located at 9821 E. Broadview Drive, Lot 9 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing 3,294 sq. ft. single-story home (built in 1962) will be demolished and be replaced with a new two-story 5,736 sq. ft. home. The residence will have 6 bedrooms, 6 1/2 baths and a 2 cars 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.	2008-ARCH AND LANDSCAPE- BOARD SET
2.	BHI PZB Staff Report 9821 EBVD SFR Oct 25 2021

JOVE RESIDENCE

9821 EAST BROADVIEW DR.
BAY HARBOR ISLAND, FL 33154

PLANNING AND ZONING
OCTOBER 2021

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue•Suite 101•Coral Gables, Florida 33134•T: 305.448.4200•F: 305.448.4215

OWNER'S SIGNATURE, 100% DD DATE

OWNER'S SIGNATURE AT 100% DESIGN DEVELOPMENT ACKNOWLEDGES THAT OWNER IS SATISFIED AND APPROVES THE DESIGN OF THE PROJECT AND THAT CMA DESIGN STUDIO SHALL PROCEED WITH THE CONSTRUCTION DOCUMENTS PHASE.

*IF OWNER SHOULD DECIDE TO MAKE ANY ADDITIONAL DESIGN CHANGES DURING THE CONSTRUCTION DOCUMENT PHASE, WILL BE CONSIDERED ADDITIONAL SERVICES AND BILLED ACCORDINGLY.

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS:

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R2.0	RENDERING
R3.0	RENDERING
R4.0	RENDERING
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G1.2	EXISTING HOUSE/NEIGHBORS PHOTOS
G1.3	CONTEXTUAL PERSPECTIVES
G1.3A	CONTEXTUAL PERSPECTIVES
G1.4	BUILDING ARTICULATION
G1.4A	BUILDING ARTICULATION
G1.5	COLOR PALATE
G4.0	ZONING PLAN
A1.0	SITE PLAN
A2.0	GROUND FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A4.0	ROOF PLAN
A5.0	FRONT AND REAR ELEVATIONS
A5.1	SIDE ELEVATIONS
A6.0	BUILDING SECTION
A6.1	BUILDING SECTION
A6.2	BUILDING SECTION
A6.3	BUILDING SECTION
A6.4	BUILDING SECTION

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LCVR	COVER
L001	GENERAL SITE NOTES
L100	TREE DISPOSITION NOTES
L101	TREE DISPOSITION NOTES
L102	TREE DISPOSITION PLAN & NOTES
L103	TREE REFERENCE IMAGES
L300	MATERIALS PLAN & NOTES
L400	GRADING PLAN & NOTES
L500	LAYOUT PLAN & NOTES
L700	PLANTING SCHEDULE & NOTES
L701	TREE AND PALM PLANTING PLAN
L702	UNDER STORY PLANTING PLAN
L703	SECOND LEVEL PLANTING PLAN
L704	3RD STORY PLANTING
L705	PLANTING DETAILS
L800	IRRIGATION DETAILS & SCHEDULE
L801	IRRIGATION DETAILS
L802	IRRIGATION DETAILS
L803	IRRIGATION PLAN
L804	2ND STORY & ROOFTOP IRRIGATION PLAN
L900	LIGHTING PLAN, SCHEDULE & NOTES



1 RENDERING

R1.0 | R1.0 N.T.S

PERMIT SET

NO.	REVISION	DATE

JOB NO.	2008
DRAWN BY	CM,FP,VC,JM,MA
DATE	07-29-21
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

JOVE RESIDENCE
9821 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

TITLE: RENDERING

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0

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1 RENDERING

R2.0 R2.0 N.T.S

PERMIT SET

NO.	REVISION	DATE

JOB NO.	2008
DRAWN BY	CM,FP,VC,JM,MA
DATE	07-29-21
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TITLE: RENDERING

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

R2.0

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1 RENDERING
R3.0 R3.0 N.T.S

PERMIT SET

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DRAWN BY	CM,FP,VC,JM,MA
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TITLE: RENDERING

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FL Architect
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AA26000730

SHEET NO.:

R3.0

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1 RENDERING

R4.0 R4.0 N.T.S

PERMIT SET

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BAY HARBOR ISLANDS, FL 33154

TITLE: RENDERING

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R4.0



1 RENDERING

R5.0 R5.0 N.T.S

PERMIT SET

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FL Architect
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AA26000730

SHEET NO.:

R5.0

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1 RENDERING

R6.0 | R6.0 N.T.S

PERMIT SET

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TITLE: RENDERING

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

R6.0

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1 RENDERING
R7.0 | R7.0 N.T.S

PERMIT SET

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DRAWN BY	CM,FP,VC,JM,MA
DATE	07-29-21
CHECKED	CM

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JOVE RESIDENCE
9821 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

TITLE: RENDERING

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R7.0

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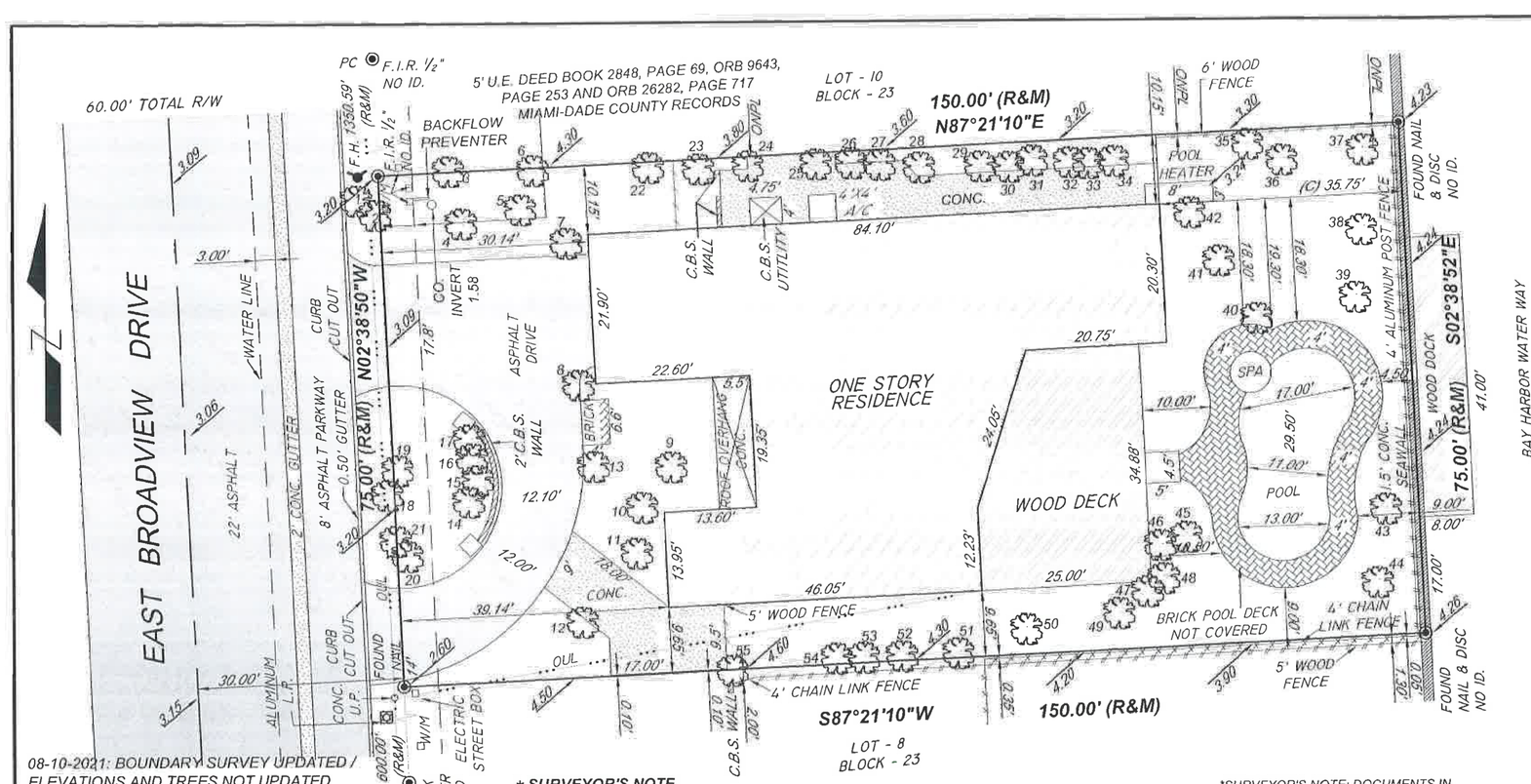


08-10-2021: BOUNDARY SURVEY UPDATED / ELEVATIONS AND TREES NOT UPDATED

05-04-2021: ELEVATIONS CONVERTED TO NAVD 1988 ONLY. BOUNDARY SURVEY NOT UPDATED.

01-05-2021: ADDITIONAL ELEVATIONS ADDED ONLY. BOUNDARY SURVEY NOT UPDATED.

05-29-2020: ADDITIONAL ELEVATIONS AND TREES ADDED. BOUNDARY SURVEY NOT UPDATED.

03-23-2020: LOCATION OF DOCK REVISED AND ELEVATIONS ADDED. BOUNDARY SURVEY NOT UPDATED

LEGAL DESCRIPTION:

LOT 9, BLOCK 23, "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.

CERTIFIED TO:

CHICAGO TITLE INSURANCE COMPANY,
JUPITER 9821, LLC, M AND A TITLE SERVICES, INC.,

*** SURVEYOR'S NOTE**

BASE ELEVATION REFLECTED IN NGVD 1929 FORMAT. MIAMI-DADE COUNTY HAS NOT CONVERTED THE BASE ELEVATION TO NAVD 1988. ALL OTHER ELEVATIONS REFLECTED WERE CONVERTED TO 1988 NAVD PER CLIENT'S REQUEST.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: EAST RIGHT OF WAY OF EAST BROADVIEW DRIVE = (N02°38'50"W)

*SURVEYOR'S NOTE: DOCUMENTS IN SCHEDULE B-II HAVE BEEN REVIEWED BY CERTIFYING SURVEYOR. HOWEVER, AN ALTA SURVEY HAS NOT BEEN PERFORMED.

FLOOD ZONE: AE	PROPERTY OF: JUPITER 9821, LLC,
MAP & PANEL= 12086C0144	9821 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
COMMUNITY No.: 120637	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.= +8.00 NGVD 1929	
L.F. ELEV. = 5.56 / 6.04 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.A.V.D. 1988.	
LOWEST ADJACENT GRADE = 4.80	
B.M. # R-243 ELEV. = 6.61 = 5.04 NAVD 1988 (MIAMI-DADE COUNTY)	
GARAGE ELEV.= 5.06	
E.R.P.= 2.42	

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., ou=A01410C000001749705398400000 8481, cn=Francisco F Fajardo
Date: 2021.08.11 15:18:30 -04'00'

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING

LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002

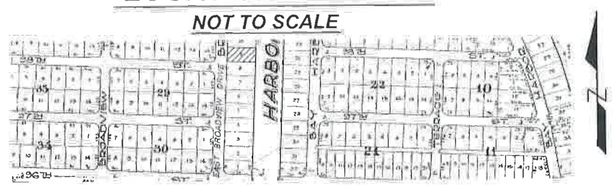
266229-F
266229-E
266229-D
266229-C
266229-B

FIELD DATE:08/10/2017 | SCALE: 1" = 20' | DRAWN BY: JLJ. / PB. | DWG. No.: 266229

LOCATION SKETCH

SHEET 1 OF 2

NOT TO SCALE



SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 6494407 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, JULY 16, 2017 AT 11:00PM BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHEN MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **-NOT A SURVEY ISSUE.**

ITEM #2. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **-NOT A SURVEY ISSUE.**

ITEM #3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. - **IF ANY, REFLECTED HEREON.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

ITEM #4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **-NOT A SURVEY ISSUE.**

ITEM #5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **-NOT A SURVEY ISSUE.**

NOTE: EXCEPTION 1 ABOVE SHALL BE DEEMED DELETED AS OF THE TIME THE SETTLEMENT FUNDS OR PROCEEDS OF THE LOAN TO BE SECURED BY THE INSURED MORTGAGE, AS APPLICABLE, ARE DISBURSED BY THE COMPANY OR ITS AUTHORIZED AGENT, NEITHER THE COMPANY NOR ITS AGENT SHALL, HOWEVER, BE UNDER ANY DUTY TO DISBURSE ANY SUM EXCEPT UPON A DETERMINATION THAT NO SUCH ADVERSE INTERVENING MATTERS HAVE APPEARED OF RECORD OR OCCURRED.

NOTES ON STANDARD EXCEPTIONS:

ITEM 3A WILL BE DELETED FROM THE POLICY(IES) UPON RECEIPT OF AN ACCURATE SURVEY OF THE LAND ACCEPTABLE TO THE COMPANY. EXCEPTION WILL BE MADE FOR ANY ENCROACHMENT, SETBACK LINE VIOLATION, OVERLAP, BOUNDARY LINE DISPUTE OR OTHER ADVERSE MATTER DISCLOSED BY THE SURVEY.

ITEMS 3B, 3C, AND 3D WILL BE DELETED FROM THE POLICY(IES) UPON RECEIPT OF AN AFFIDAVIT ACCEPTABLE TO THE COMPANY, AFFIRMING THAT, EXCEPT AS DISCLOSED THEREIN (i) NO PARTIES IN POSSESSION OF THE LAND EXIST OTHER THAN THE RECORD OWNER(S); (ii) NO IMPROVEMENTS HAVE BEEN MADE TO THE LAND WITHIN 90 DAYS PRIOR TO CLOSING WHICH HAVE NOT HAVE BEEN PAID FOR IN FULL, AND (iii) NO UNPAID TAXES OR ASSESSMENTS ARE AGAINST THE LAND WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. EXCEPTION WILL BE MADE FOR MATTERS DISCLOSED IN THE AFFIDAVIT.

ITEM #6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **-IF ANY, REFLECTED HEREON.**

ITEM #7. DECLARATION OF RESTRICTIONS FILED 4/19/1947 IN DEED BOOK 2848, PAGE 69, AMENDED IN OFFICIAL RECORDS BOOK 9643, PAGE 253 AND OFFICIAL RECORDS BOOK 26282, PAGE 717, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **REFLECTED HEREON.**

ITEM #8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. **-NOT A SURVEY ISSUE.**

ITEM #9. ANY AND ALL RIGHTS OF THE UNITED STATES OF AMERICA OVER ARTIFICIALLY FILLED LANDS IN WHAT WERE FORMERLY NAVIGABLE WATERS, ARISING BY REASON OF THE UNITED STATES OF AMERICA'S CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE, AND ANY CONDITIONS CONTAINED IN ANY PERMIT AUTHORIZING THE FILLING IN OF SUCH AREAS. **-NOT A SURVEY ISSUE.**

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
℄	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/M	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

PERMIT SET

NO.	REVISION	DATE

JOB NO.	2008		
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PLANNING
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JOVE RESIDENCE
9821 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

TITLE: SURVEY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.0

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1 EXISTING HOUSE PHOTOS

N.T.S.

9861 E BROADVIEW

9801 E BROADVIEW




9800 E BROADVIEW

9740 E BROADVIEW

2 NEIGHBORING PHOTOS

N.T.S.

PERMIT SET

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TITLE: EXIST. HOUSE & NEIGHB. PHOTOS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2

1 CONTEXTUAL PERSPECTIVE

N.T.S.

2 CONTEXTUAL PERSPECTIVE

N.T.S.

PERMIT SET

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TITLE: CONTEXTUAL PERSPECTIVES

SEAL

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FL Architect
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1 CONTEXTUAL PERSPECTIVE

N.T.S.

PERMIT SET

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TITLE: CONTEXTUAL PERSPECTIVES

SEAL

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AA26000730

SHEET NO.:

G1.3A

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ARCHITECTURAL EMBELLISHMENTS–FRONT		AREA OF ELEVATION	1,431 S.F.
MATERIAL	TYPE		
	FACADE OPENINGS	339 S.F.	23.7 %
	339X100%=33,900		
	OPENINGS W/ ALUM. POSTS	457 S.F.	32 %
	457X100%=45,700		
	STONE	323 S.F.	22.5 %
	323X100%=32,300		
	PLANTERS & CANOPIES	95 S.F.	0.06 %
	95X100%=9,500		
TOTAL		1,214 S.F.	84.8 %

1 FRONT ELEVATION ARTICULATION

G1.4 3/16" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS–FRONT		AREA OF ELEVATION	1,431 S.F.
MATERIAL	TYPE		
	FACADE OPENINGS	655 S.F.	46 %
	635X100%=63,500		
	OPENINGS W/ ALUM. POSTS	252.5 S.F.	18 %
	219X100%=21,900		
	STONE	264 S.F.	18.5 %
	238X100%=23,800		
	PLANTERS & CANOPIES	132.5 S.F.	0.09 %
	117X100%=11,700		
	GLASS RAILINGS	105 S.F.	0.07 %
	93X100%=9,300		
TOTAL		1,409 S.F.	98 %

2 REAR ELEVATION ARTICULATION

G1.4 3/16" = 1'-0"

PERMIT SET

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TITLE: BUILDING ARTICULATION

SEAL

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SHEET NO.:

G1.4

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ARCHITECTURAL EMBELLISHMENTS–FRONT		AREA OF ELEVATION	2,082 S.F.
MATERIAL	TYPE		
	FACADE OPENINGS	449 S.F.	21.5 %
	449X100%=44,900		
	OPENINGS W/ ALUM. POSTS	111.5 S.F.	0.5 %
	111.5X100%=11,550		
	STONE	335 S.F.	16 %
	335X100%=33,500		
	PLANTERS & SLAB PROJECTION	266 S.F.	12.8 %
	266X100%=26,600		
	GLASS RAILINGS	104 S.F.	0.05 %
	104X100%=10,400		
	ALUMINUM/WOOD FENCING	52 S.F.	0.025 %
	52X100%=5,200		
TOTAL		1,317.5 S.F.	63 %

1 SIDE ELEVATION ARTICULATION

G1.4A 3/16" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS–FRONT		AREA OF ELEVATION	2,082 S.F.
MATERIAL	TYPE		
	FACADE OPENINGS	426 S.F.	20.5 %
	426X100%=42,600		
	OPENINGS W/ ALUM. POSTS	124.5 S.F.	0.6 %
	124.5X100%=11,550		
	STONE	195 S.F.	0.9 %
	195X100%=19,500		
	PLANTERS & SLAB PROJECTION	192 S.F.	0.9 %
	192X100%=19,200		
	GLASS RAILINGS	134 S.F.	0.06 %
	134X100%=13,400		
	ALUMIN./WOOD FENCING/LOUVER	93.5 S.F.	0.034 %
	72X100%=7,200		
TOTAL		1,165 S.F.	56 %

2 SIDE ELEVATION ARTICULATION

G1.4A 3/16" = 1'-0"

PERMIT SET

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G1.4A

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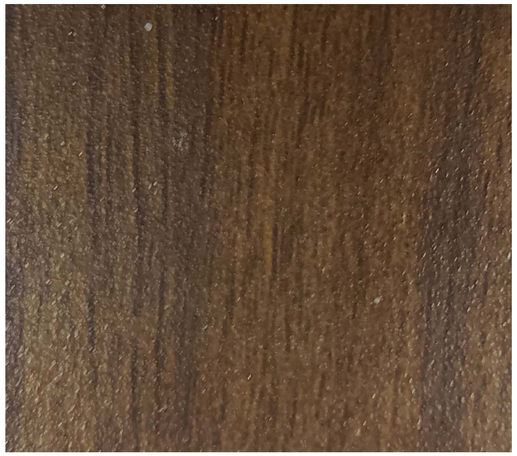


ALUMINUM POST, WITH
WOOD GRAIN PAINT FINISH



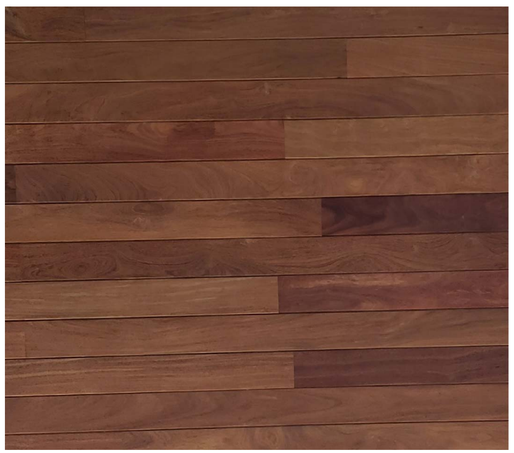
BORAL "MADERA" CONCRETE
SHAKE-STYLE ROOF TILE



ALUMINUM DECORATIVE "C"
CHANNEL, ANODIZED DARK
BRONZE FINISH



SAW CUT CORAL STONE



EXTERIOR CUMARU WOOD T&G



ALUMINUM EXTERIOR DOORS AND
WINDOWS, ANODIZED DARK
BRONZE FINISH

SMOOTH STUCCO FINISH IN
WHITE PAINT

PERMIT SET

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TITLE: COLOR PALATE

SEAL

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SHEET NO.:

G1.5

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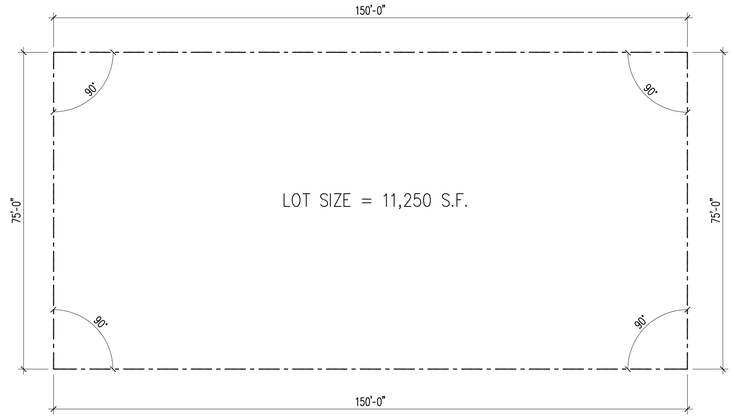
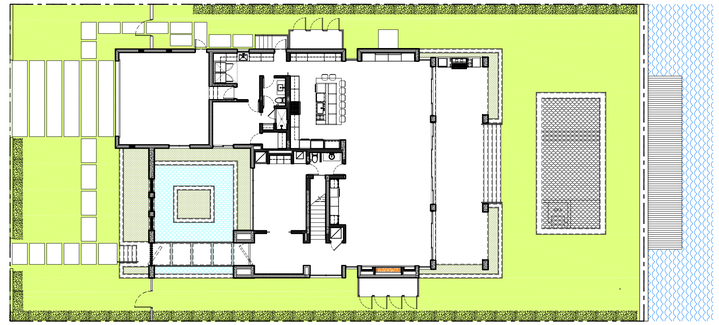


1 SITE BOUNDARIES

A1.0 G4.0 N.T.S



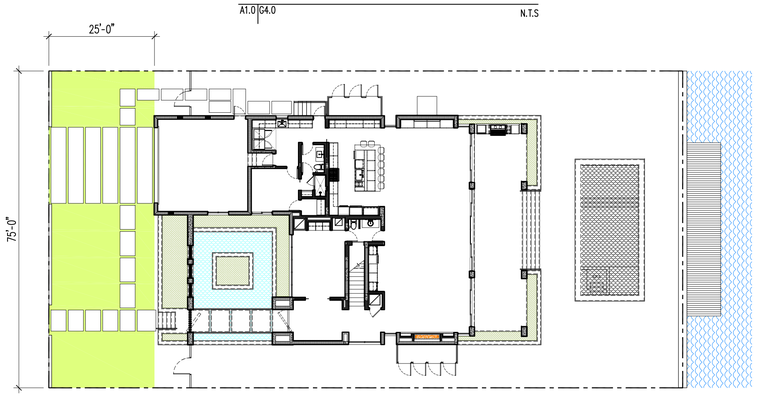
-40% MINIMUM LANDSCAPE REQUIREMENT

-11,250 X 40% =4,500 S.F. MINIMUM REQUIRED

-GREEN AREA PROVIDED 5,295 S.F.(47%)

2 40% LOT GREEN AREA

A1.0 G4.0 N.T.S



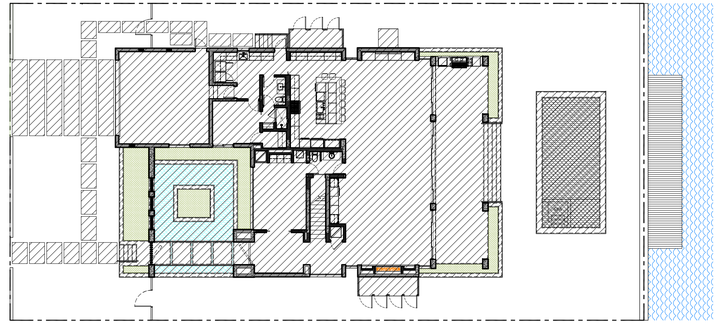
-50% MINIMUM LANDSCAPE REQUIREMENT AT FRONT YARD

-75 X 25=1875 S.F. X 50% =938 S.F. MINIMUM REQUIRED

-GREEN AREA PROVIDED 1,224 S.F.(65%)

3 50% FRONT YARD LANDSCAPE AREA

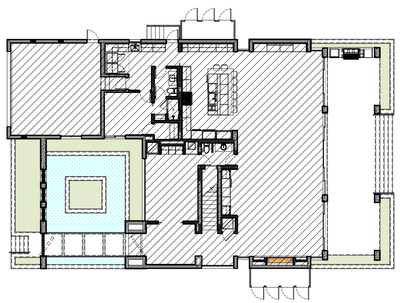
A1.0 G4.0 N.T.S



-IMPERVIOUS AREA 5,944 S.F.(52.83%)

4 SITE IMPERVIOUS AREA

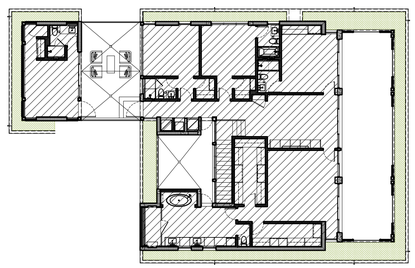
A1.0 G4.0 N.T.S



-FIRST FLOOR INSIDE WALLS AREA 2,907 S.F.(100%)

5 FIRST FLOOR INSIDE WALLS S.F.

A2.0 G4.0 N.T.S



-SECOND FLOOR INSIDE WALLS AREA 2,305 S.F.(79.3% OF FIRST FLOOR)

AS PER TOWN CODE SECTION 23-11(A)(9)

6 SECOND FLOOR INSIDE WALLS S.F.

A2.0 G4.0 N.T.S

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TITLE: ZONING PLAN

SEAL

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SHEET NO.:

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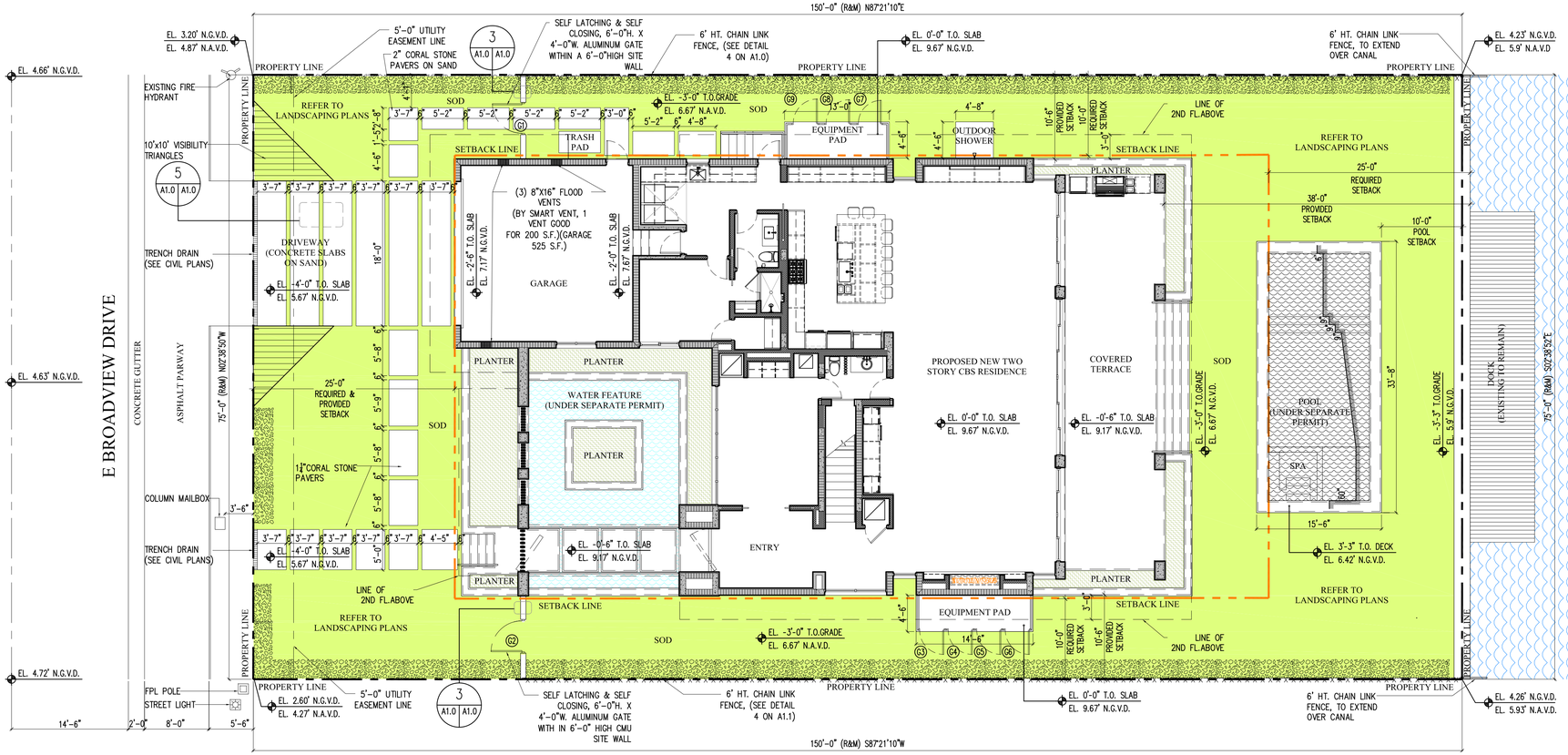
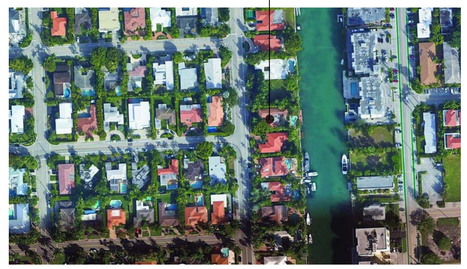


1 SITE PLAN

A1.0 | A1.0 — 1/8" = 1'-0"

PROJECT LOCATION



2 LOCATION MAP

A1.0 | A1.0 — N.T.S.

PROPERTY ADDRESS
9821 E BROADVIEW
BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION
BAY HARBOR ISLAND PB 46-5
LOT 9 BLK 23

FOLIO NUMBER
13-2227-001-3980

FEMA FIRM ZONE
ZONE AE - 8.67' N.G.V.D. + 1'

CONSTRUCTION TYPE
TWO STORY CBS RESIDENCE

OCCUPANCY TYPE
RD SINGLE FAMILY DISTRICT
FLUM RESIDENTIAL LOW DENSITY

PARKING
2 REQUIRED/PROVIDED

ZONING LEGEND
LOT SIZE: 11,250 SQ.FT. (0.2582 ACRES)

SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK:	25'-0"	25'-0"
REAR SETBACK:	25'-0"	38'-0"
EAST SIDE SETBACK:	10'-0"	10'-6"
WEST SIDE SETBACK:	10'-0"	10'-6"
LANDSCAPE REQUIREMENT MIN. 40%:	4,500 S.F.	5,295 S.F. (47%)
IMPERVIOUS AREA:		5,944 S.F. (52.83%)
MAX. HT. PERMITTED ABOVE BASE FLOOD ELEVATION	35'-0"	30'-6"

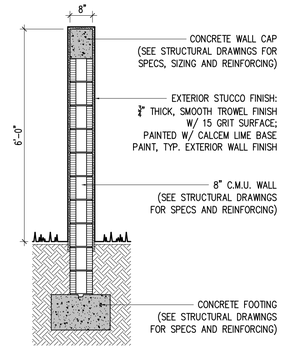
AREAS PROVIDED

	PROVIDED
-FIRST FLOOR	
A/C AREA:	2,595 S.F.
NON A/C AREA (INCLUDES COVERED TERRACES, COVERED WALKWAYS)	837 S.F.
GARAGE:	525 S.F.
-SECOND FLOOR	
A/C AREA:	2,616 S.F.
NON A/C AREA (INCLUDES COVERED TERRACES):	886 S.F.
TOTAL A/C AREAS:	5,211 S.F.
TOTAL NON A/C AREAS:	2,248 S.F.
TOTAL AREAS:	7,459 S.F.
TOTAL ADJUSTED:	6,335 S.F.

2ND FLOOR 80% CALCULATION (from inside walls)

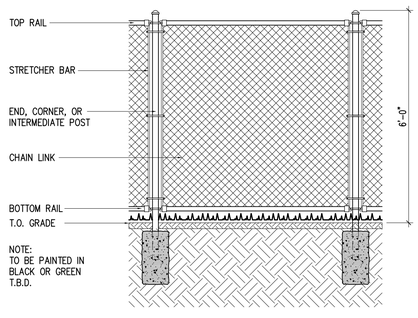
FIRST FLOOR = 2,907 S.F , SECOND FLOOR = 2, 305 S.F. (79.3% OF FIRST FLOOR)
(SEE G4.0 FOR GRAPHICS)

NOTES:
-ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
-ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY. FOR GRADING AND WATER RETENTION REFER TO LANDSCAPE PLANS.
-MUST MEET SECTION R1001.5 F.B.C.
-NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.
-THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
-REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND GROUND COVER LOCATION.
-REFER TO LANDSCAPE LIGHTING INFORMATION.
-REFER TO LANDSCAPE DRAWGINS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS
-FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)
-THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE ESTABLISHED GRADE



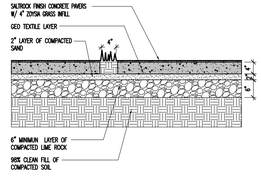
3 SITE WALL DETAIL

A1.0 | A1.0 — 1/2"= 1'-0"



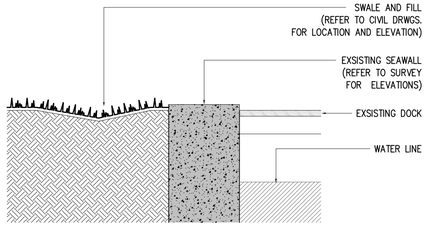
4 CHAIN LINK FENCE DETAIL

A1.0 | A1.0 — 1/2"= 1'-0"



5 CONCRETE PAVER DETAIL

A1.0 | A1.0 DRIVEWAY — 1/2"= 1'-0"



6 SEA WALL SCHEMATIC SECTION

A1.0 | A1.0 — 1/2"= 1'-0"

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TITLE: SITE PLAN

SEAL

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FL Architect
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AA26000730

SHEET NO.:
A1.0

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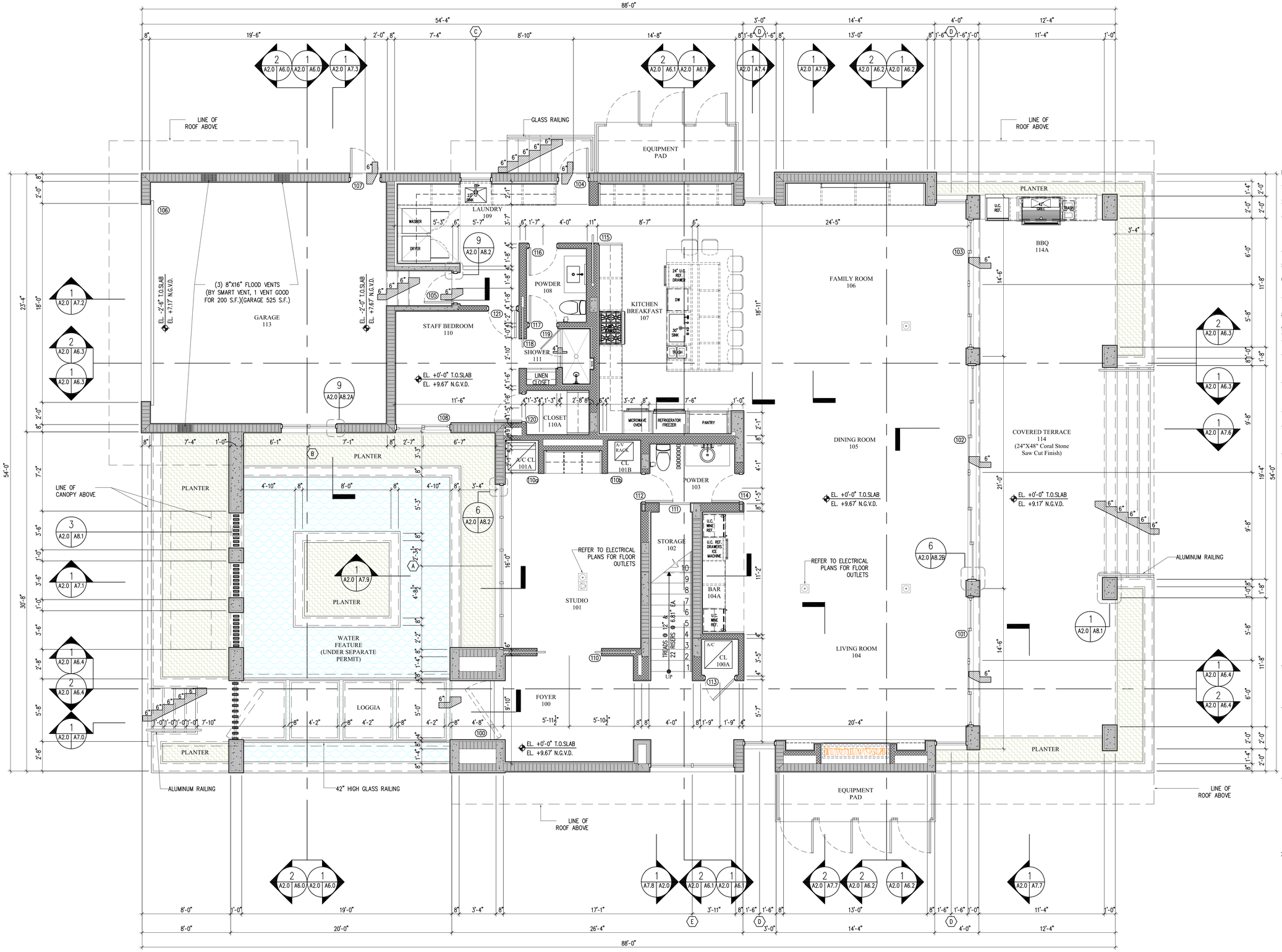

1 FIRST FLOOR PLAN

A1.0 | A2.0 — 1/4" = 1'-0"

NOTE:

1. ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC 2020, 7th EDITION.
2. ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R320.1.1 FBC 2020, 7TH EDITION.
3. ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVEBATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TOA HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER R307.2 FBC 2020, 7TH EDITION.
4. THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.7.6 FBC. 2020, 7TH EDITION
5. LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.
6. A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER B2508.5.2
7. BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC 2020, 7TH EDITION
8. ALL INTERIOR PARTITIONS:3 1/2" SOUND ATTENUATION BLANKET
9. NO FILL WILL BE INTRODUCED TO THE SITE
10. ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY
11. LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A
12. ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC 2020, 7TH EDTION R302.10.1
13. FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS ANDTO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBC'17 R302.11
14. WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS
15. SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBC 2020, 7TH EDITION R302.14
16. COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:
    - A. GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC 2020, 7TH EDITION B2406.4.1
    - B. GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC 2020, 7TH EDITION B2406.4.2
    - C. GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC 2020, 7TH EDITION B2406.4.3
    - D. GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 2020 7TH EDITION B2406.4.5
    - E. GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC 2020 7TH EDTION B2406.2
    - F. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER B2406.4.6 & SHALL COMPLY W/ TABLE B2406.2 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.
    - G. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER B2406.4.3
    - H. GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ B2406.4.4, GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.
17. ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET. ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.
18. ALL HANDRAILS TO COMPLY W/ FBC 2020 7TH EDTION R311.7.8.2: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.
19. ALL HANDRAILS TO COMPLY W/ FBC 2020, 7TH EDITION R311.7.8.3: TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).
20. ALL HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 P.L.F APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO STRUCTURE AS REQUIRED BY CODE. MANUFACTURER TO PROVIDE ENGINEER CALCULATIONS AND CONSTRUCTION DETAILS IN SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL.

PERMIT SET

NO.	REVISION	DATE

JOB NO.	2008
DRAWN BY	CM,FP,VC,JM,MA
DATE	07-29-21
CHECKED	CM

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JOVE RESIDENCE
9821 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

TITLE: FIRST FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.0

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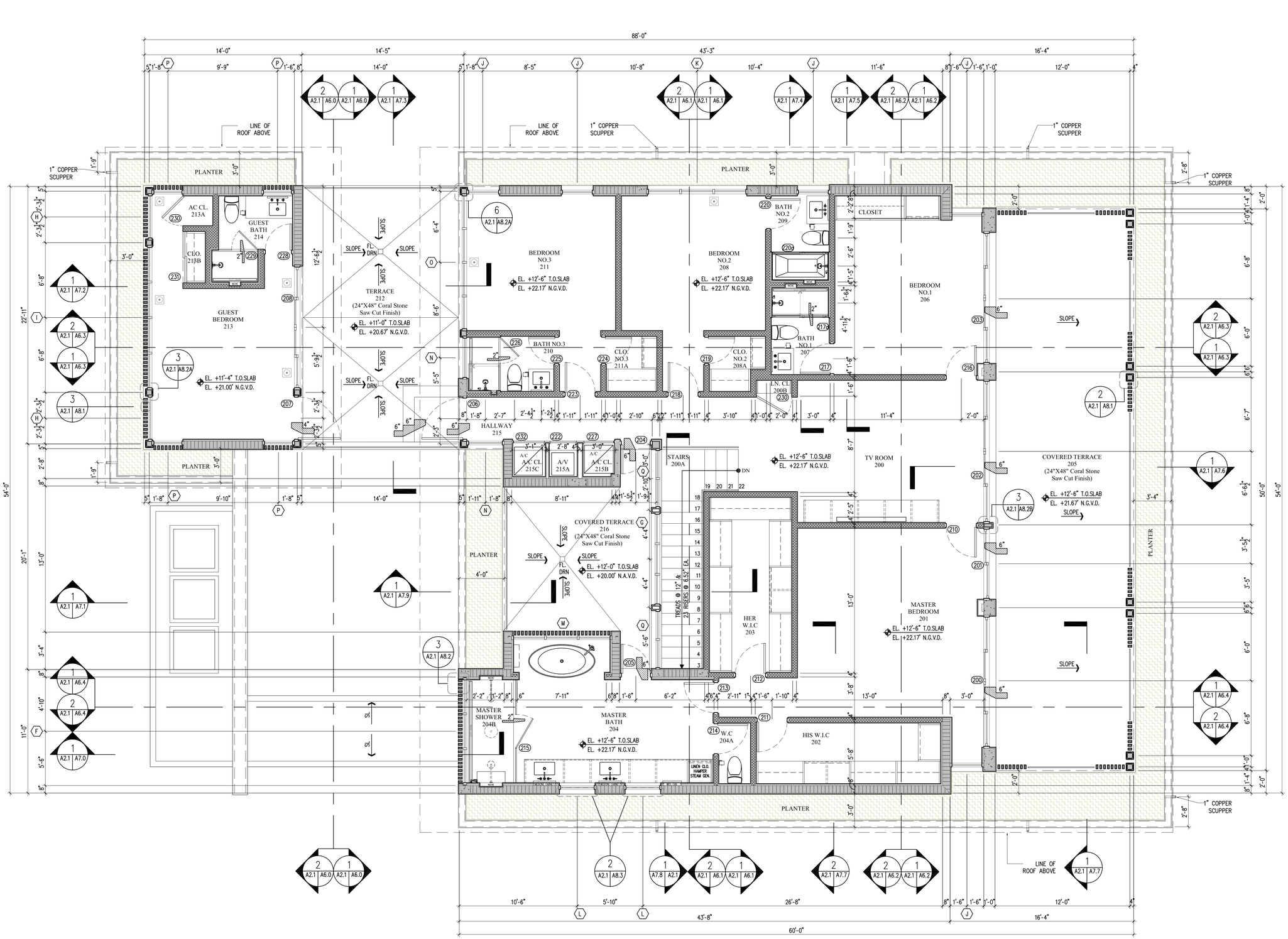

1 SECOND FLOOR PLAN

A1.0 A2.1 — 1/4" = 1'-0"

N

NOTE:

1. ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC 2020, 7th EDITION.
2. ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R320.1.1 FBC 2020, 7TH EDITION.
3. ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVEBATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TOA HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER R307.2 FBC 2020, 7TH EDITION.
4. THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.7.6 FBC. 2020, 7TH EDITION
5. LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.
6. A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER B2508.5.2
7. BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC 2020, 7TH EDITION
8. ALL INTERIOR PARTITIONS:3 1/2" SOUND ATTENUATION BLANKET
9. NO FILL WILL BE INTRODUCED TO THE SITE
10. ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY
11. LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.
12. ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC 2020, 7TH EDITION R302.10.1
13. FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS ANDTO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBC'17 R302.11
14. WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS
15. SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBC 2020, 7TH EDITION R302.14
16. COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:
    A. GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC 2020, 7TH EDITION B2406.4.1
    B. GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC 2020, 7TH EDITION B2406.4.2
    C. GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC 2020, 7TH EDITION B2406.4.3
    D. GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 2020 7TH EDITION B2406.4.5
    E. GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC 2020 7TH EDITION B2406.2
    F. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER B2406.4.6 & SHALL COMPLY W/ TABLE B2406.2 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.
    G. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER B2406.4.3
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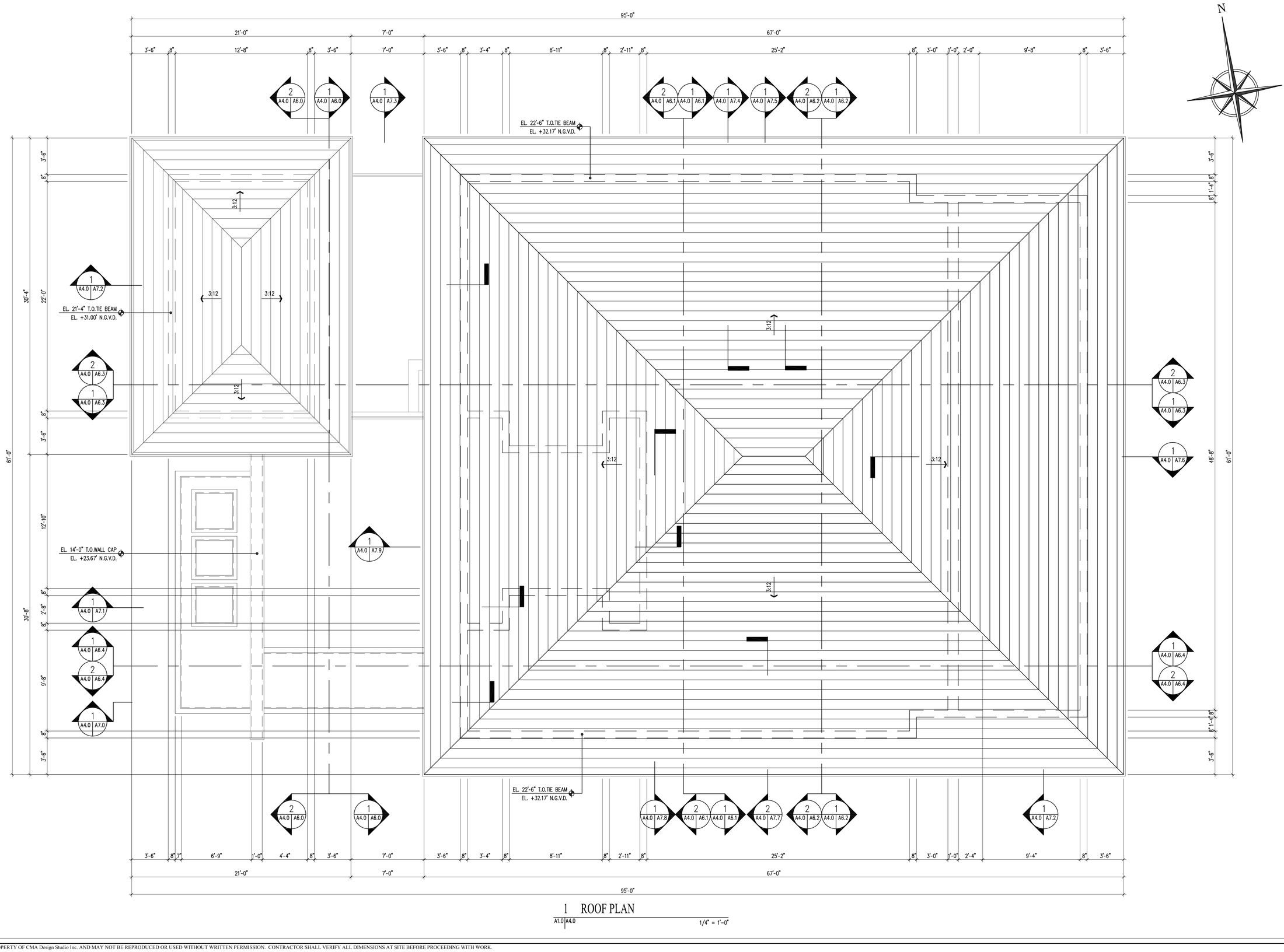
TITLE: SECOND FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.1



1 ROOF PLAN

A1.0 | A4.0

1/4" = 1'-0"

PERMIT SET

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TITLE: ROOF PLAN

SEAL

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FL Architect
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SHEET NO.:

A4.0

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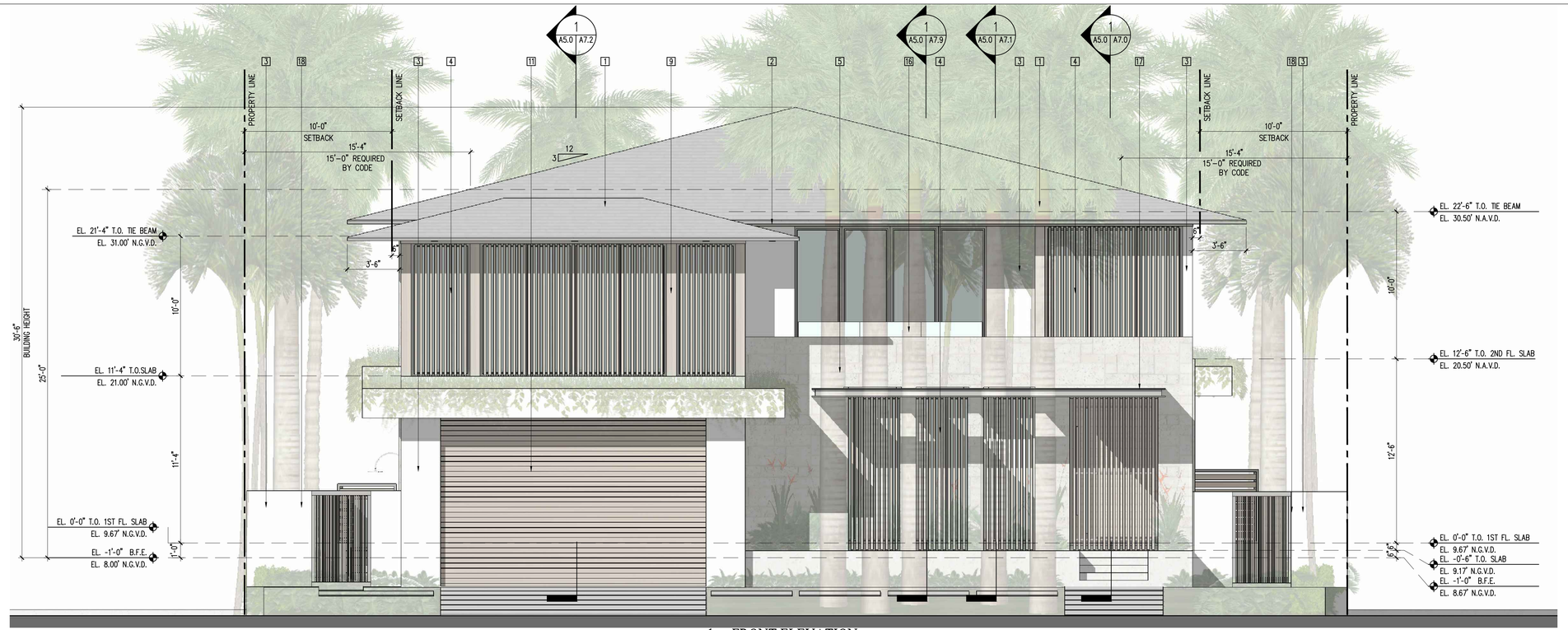

1 FRONT ELEVATION

A2.0 A5.0 A2.1 A4.0 — 1/4" = 1'-0"

1 BORALTILE PLANTATION ROOF TILE (CONCRETE)
2 CONTINUOUS COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
4 ALUMINUM POST WITH WOOD GRAIN FINISH
5 CORAL STONE WALL FINISH
6 WATER FEATURE/POOL
7 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
9 STEEL COLUMN CLAD IN CUMARU WOOD
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11 ALUMINUM WOOD CLAD GARAGE DOOR
15 PLANTER, SMOOTH STUCCO FINISH
16 GLASS RAILING W/ STAINED WOOD HAND GRASP
17 ALUMINUM TRELLIS ASSEMBLY IN ANODIZED DARK BRONZE FINISH
18 SELF LATCHING & SELF LOCKING GATE (REFER TO GATE SCHEDULE)

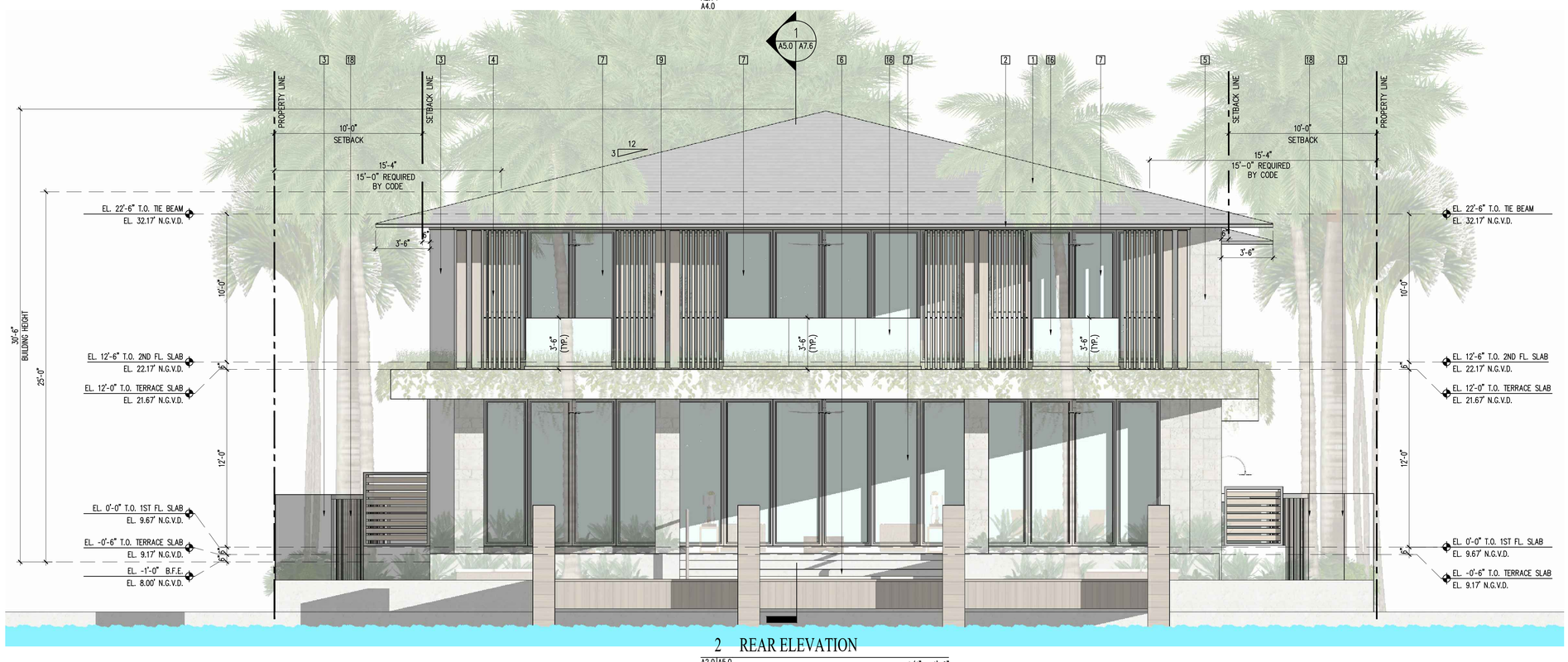
COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.



2 REAR ELEVATION

A2.0 A5.0 A2.1 A4.0 — 1/4" = 1'-0"

1 BORALTILE PLANTATION ROOF TILE (CONCRETE)
2 CONTINUOUS COPPER METAL DRIP EDGE
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C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

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TITLE: BUILDING ELEVATIONS

SEAL

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FL Architect
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SHEET NO.:

A5.0

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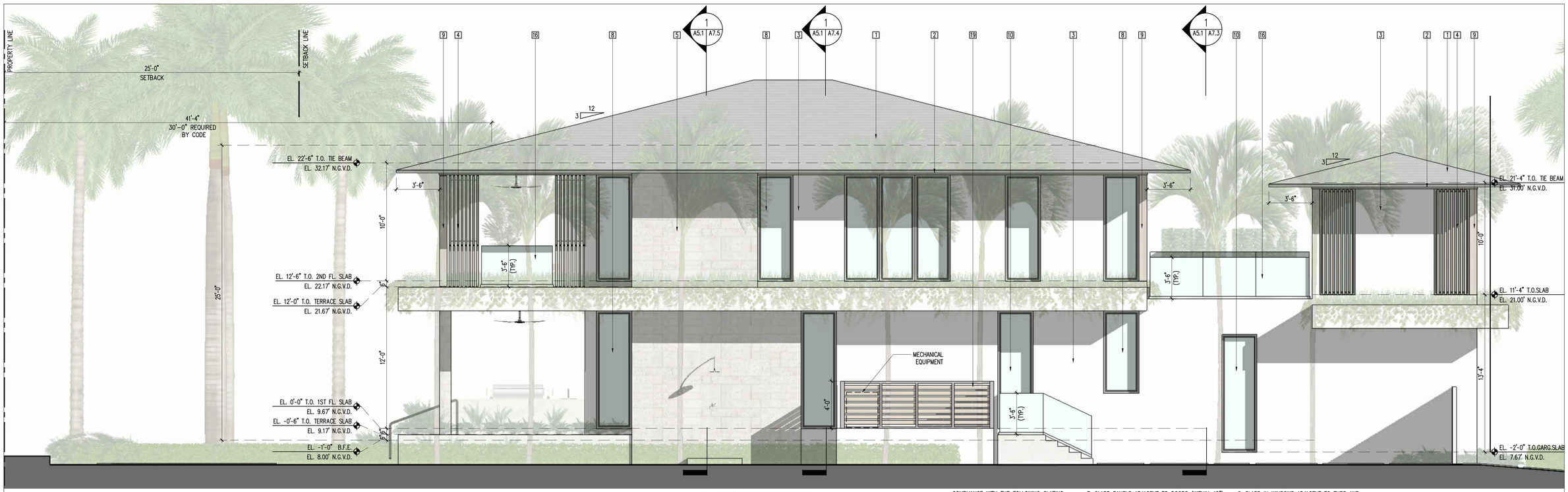

1 SIDE ELEVATION

A2.0 | A5.1
A2.1
A4.0

1/4" = 1'-0"



2 SIDE ELEVATION

A2.0 | A5.1
A2.1
A4.0

1/4" = 1'-0"

1 BORALTILE PLANTATION ROOF TILE (CONCRETE)
2 CONTINUOUS COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
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17 ALUMINUM TRELLIS ASSEMBLY IN ANODIZED DARK BRONZE FINISH
18 SELF LATCHING & SELF LOCKING GATE (REFER TO GATE SCHEDULE)
19 ANODIZED DARK BRONZE ALUMINUM & CUMARU MECH. EQUIP. ENCLOSURE

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

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C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

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D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

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BAY HARBOR ISLANDS, FL 33154

TITLE: BUILDING ELEVATIONS

SEAL

Lynsie Christine Conn
FL Architect
AR90959
AA26000730

SHEET NO.:

A5.1



1 BUILDING SECTION

A2.0 | A6.0
A2.1
A4.0

1/4" = 1'-0"

1 BORALTILE PLANTATION ROOF TILE (CONCRETE)
2 CONTINUOUS COPPER METAL DRIP EDGE
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2 BUILDING SECTION

A2.0 | A6.0
A2.1
A4.0

1/4" = 1'-0"

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A6.0

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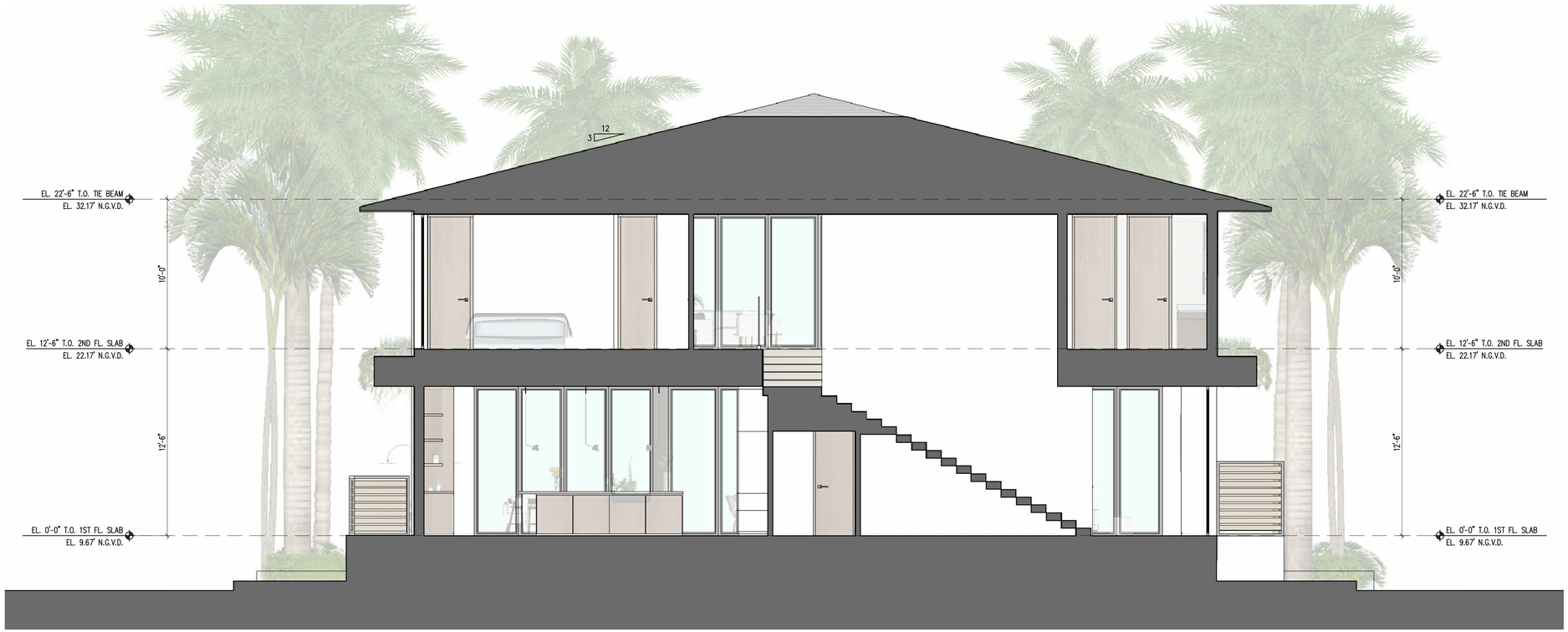
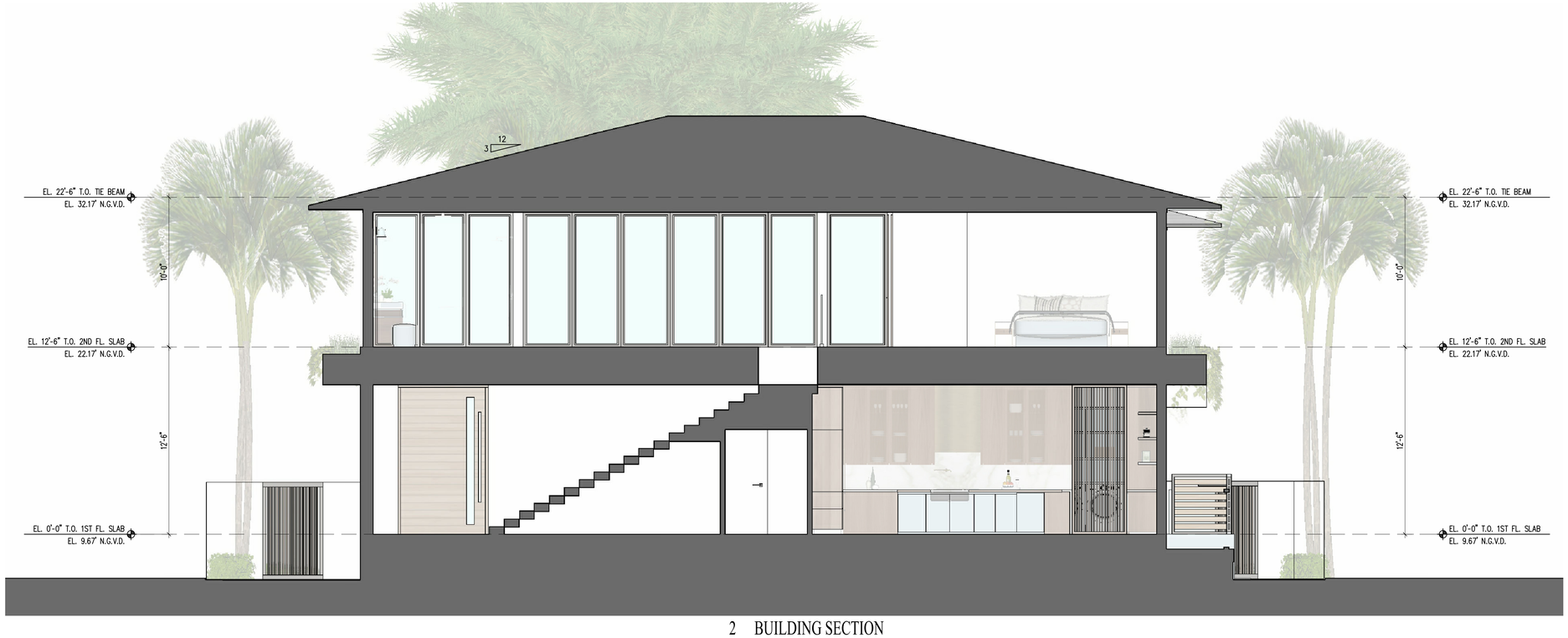


1 BUILDING SECTION

A2.0 | A6.1 | A2.1 | A4.0

1/4" = 1'-0"



2 BUILDING SECTION

A2.0 | A6.1 | A2.1 | A4.0

1/4" = 1'-0"

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DATE	07-29-21
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JOVE RESIDENCE
9821 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

TITLE: BUILDING SECTION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.1

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1 BUILDING SECTION

A2.0 A6.2 A2.1 A4.0

1/4" = 1'-0"



2 BUILDING SECTION

A2.0 A6.2 A2.1 A4.0

1/4" = 1'-0"

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1 BUILDING SECTION

A2.0 | A6.3
A2.1 |
A4.0

1/4" = 1'-0"



2 BUILDING SECTION

A2.0 | A6.3
A2.1 |
A4.0

1/4" = 1'-0"

[1] BORALTILE PLANTATION ROOF TILE (CONCRETE)
[2] CONTINUOUS COPPER METAL DRIP EDGE
[3] SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
[4] ALUMINUM POST WITH WOOD GRAIN FINISH
[5] CORAL STONE WALL FINISH
[6] WATER FEATURE/POOL
[7] ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
[8] ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
[9] STEEL COLUMN CLAD IN CUMARU WOOD
[10] ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
[11] ALUMINUM WOOD CLAD GARAGE DOOR
[15] PLANTER, SMOOTH STUCCO FINISH
[16] GLASS RAILING W/ STAINED WOOD HAND GRASP
[17] ALUMINUM TRELLIS ASSEMBLY IN ANODIZED DARK BRONZE FINISH
[18] SELF LATCHING & SELF LOCKING GATE (REFER TO GATE SCHEDULE)

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

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FL Architect
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AA26000730

SHEET NO.:
A6.3



1 BUILDING SECTION

A2.0 A6.4
A2.1
A4.0

1/4" = 1'-0"

1 BORALTILE PLANTATION ROOF TILE (CONCRETE)
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11 ALUMINUM WOOD CLAD GARAGE DOOR
15 PLANTER, SMOOTH STUCCO FINISH
16 GLASS RAILING W/ STAINED WOOD HAND GRASP
17 ALUMINUM TRELLIS ASSEMBLY IN ANODIZED DARK BRONZE FINISH
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D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.



2 BUILDING SECTION

A2.0 A6.4
A2.1
A4.0

1/4" = 1'-0"

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SEAL

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AA26000730

SHEET NO.:

A6.4

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR **9821 EAST BROADVIEW DRIVE** TO BE APPROVED BY CITY OF BAY HARBOR ISLANDS:

- REMOVAL OF EXISTING TREES & PALMS
- INSTALLATION OF MITIGATION TREES
- INSTALLATION NEW LANDSCAPE PLANTINGS
- INSTALLATION OF NEW IRRIGATION SYSTEM
- INSTALLATION OF NEW HARDSCAPE
- INSTALLATION OF NEW FRONT ENTRY DRIVEWAY
- INSTALLATION OF NEW LANDSCAPE LIGHTING

10.20.2021
09.21.2021
07.21.2021
02.19.2021
12.16.2020

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LOCATION MAP



NORTH

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9821 BROADVIEW GARDEN

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SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STEVEN TYLER NIELSEN
PLA 6667067
STATE OF FLORIDA

10.20.2021

COVER PAGE

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10.20.2021	REVISION 3

LCVR

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SITEWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.

3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.

4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.

5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.

7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.

9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.

10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.

11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITEWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.

2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.

4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.

5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.

6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.

7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.

8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.

9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.

10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.

12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.

2. ALL SESC MEASURES TO BE MAINTAINED DAILY.

3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.

4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.

5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.

6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.

8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.

9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.

10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.

11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.

12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.

13. RESEED AS INDICATED IN SEEDING NOTES.

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BROADVIEW GARDEN

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9821

SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

GENERAL SITE NOTES

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12.16.2020	40% CD SET
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02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
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EAST ELEVATION



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WEST ELEVATION



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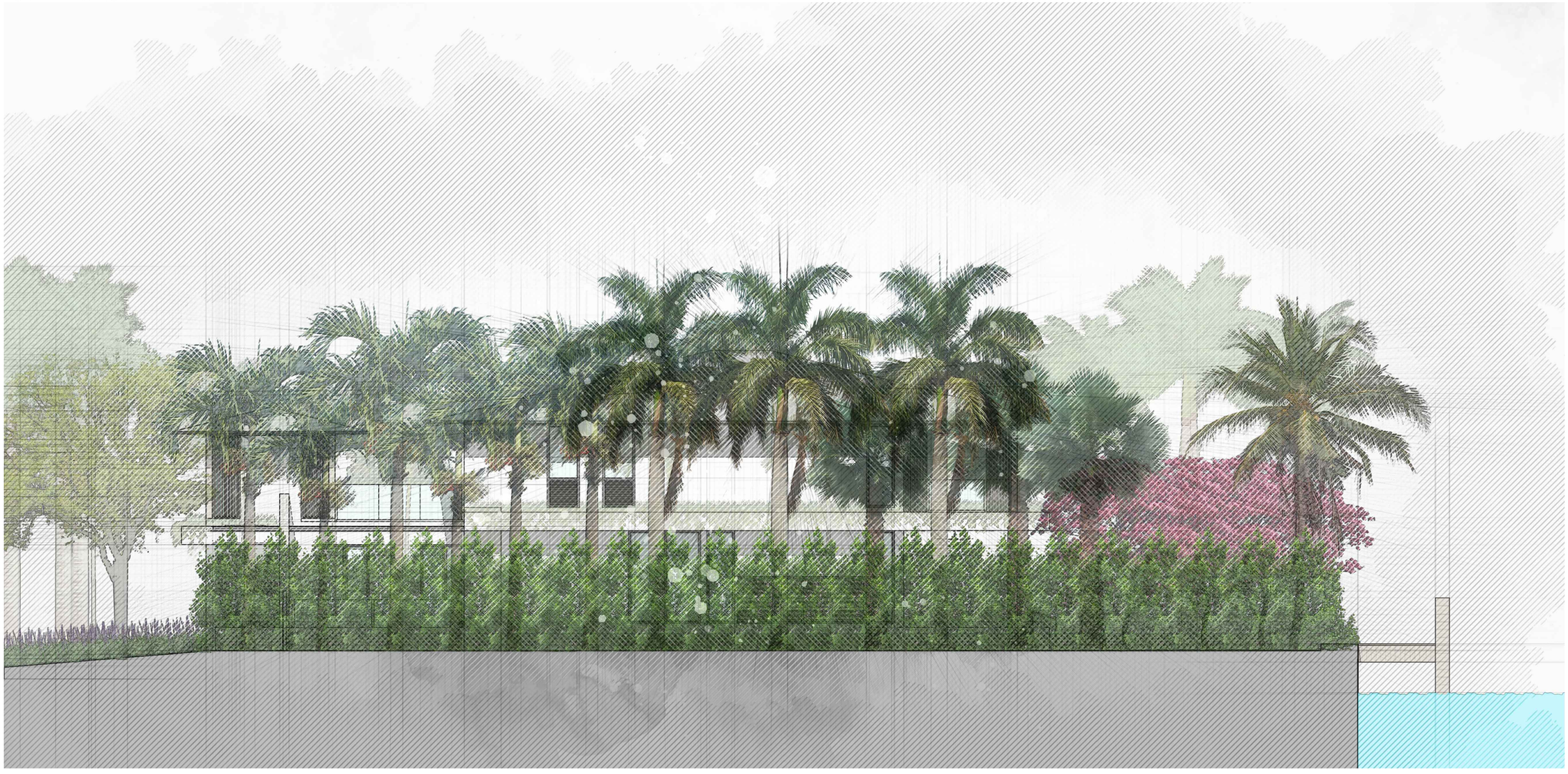
NORTH ELEVATION



9821 BROADVIEW GARDEN

9821 EAST BROADVIEW DRIVE | BAY HARBOR ISLANDS, FLORIDA 33154

SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

ILLUSTRATIVE ELEVATION

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
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07.21.2021	REVISION 1
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SOUTH ELEVATION



SEAL (S TYLER NIELSEN - LA6667067)



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CONTRACTOR QUALIFICATIONS

1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF

CONTRACTOR REQUIREMENTS

1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OF FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G., BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
11. CONTRACTOR MUST BE ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
13. CONTRACTOR MUST BE REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4'' X 4'' POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
17. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
18. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

TREE ROOT PRUNING SPECIFICATIONS

1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
2. EACH TREE AND PALMS MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.
6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6'' MUST BE CONSTRUCTED 6-12'' OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.
8. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
9. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9''-12'' OF ROOTBALL FOR EVERY 1'' OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LIST MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA.

.CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1-4	3	12-14	8
4-5	4	15-17	10
6-7	5	18-24	12-15
8-9	6	25-30	15-25
10-11	7	30+	as needed

1. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF ROOTBALL ALL AROUND.
2. MINIMUM ROOTBALL DEPTH MUST BE 24''-36'' FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36'' MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10'' IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10'' OR GREATER IS 24 WEEKS, THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
5. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (PERSEA AMERICANA)
- BLACK OLIVE (BUCIDA BUCERAS)
- BRIDALVEIL (CAESALPINIA GRANADILLO)
- CASSIAS (ALL SPECIES OF CASSIA)
- LIGNUM VITAE (GUA/ACUM SANCTUM & G. OFFICINALE)
- PODOCARPUS (PODOCARPUS SP.)
- LIVE OAK (QUERCUS VIRGINIANA)
- MAHOGANY (SWIETENIA MAHAGONI)
- MANGO (MANGIFERA INDICA)

PALM ROOT PRUNING SPECIFICATIONS

1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA.

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL/CABBAGE PALM	36'' diameter
QUEEN & FOXTAIL PALMS	12''from trunk in all directions
ROYAL & COCONUT PALMS	18-24'' from trunk in all directions
CANARY DATE PALM	24'' from trunk in all directions
SLOW-GROWING PALMS	24'' from trunk in all directions

2. PALM ROOTBALL MUST BE A MINIMUM OF 24'' DEEP, WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUN OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING.

- ALL SPECIES OF ARCHONTOPHOENIX
- ALL SPECIES OF CORYPHA
- AMERICAN OIL PALMS (ALL SPECIES OF ATTALEA)
- BISMARCK PALM (BISMARCKIA NOBILIS)
- CUBAN & CARIBBEAN COPERNICIA
- CUBAN BELLY PALM (GASTROCOCOS CRISPA)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF HYPHAENE)
- PALMYRA PALMS (ALL SPECIES OF BORASSUS)
- SATAKE PALM (SATAKENTIA LIUKIUENSIS)
- SAW PALMETTO (SERENOA REPENS)
- SILVER PALM (COCCOTHRINAX ARGENTATA)
- ZOMBIE PALM (ZOMBIA ANTILLARUM)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

TREE CANOPY PRUNING SPECIFICATIONS

1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING DEAD, DISEASED, BROKEN, AND LOW HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREES MUST BE PRESERVED.
3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTIONS OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY BRANCHES AS POSSIBLE. TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

PALM CANOPY PRUNING SPECIFICATIONS

1. IT IS WELL KNOW THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, SABAL PALMETTO), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, COCOS NUCIFERA). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. PALMS LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

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TREES PROTECTION NOTES

1. CONTRACTOR TO PROTECT ALL EXISTING TREES PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURE.
2. UPON COMPLETION OF OF SITE DEMOLITION, CONTRACTOR TO RELOCATE ALL SPECIFIED TREES AND PALMS FOR RELOCATION. CONTRACTOR TO REINSTALL TREE PROTECTION FENCE AROUND RELOCATED AND EXISTING TREES.
3. FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
5. STURDY TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREE PROTECTION ZONES. BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING, OR OF TWO-BY-FOUR INCH POSTS WITH THREE EQUALLY SPACED TWO-BY-FOUR RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.

MAINTENANCE SPECIFICATIONS

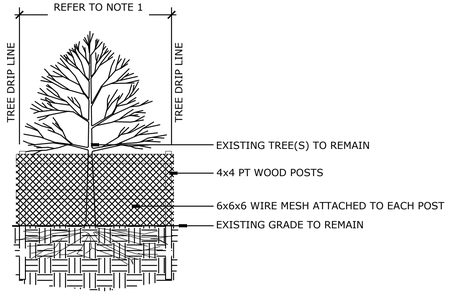
1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E., A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT).WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION. A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.
8. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
9. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
10. FOLIAR FEED FOUR TIMES PER YEAR.
11. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
12. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED. AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
13. FOLIAR FEED PALMS SIX TIMES PER YEAR.

RELOCATION SPECIFICATIONS

1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THE TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOT ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL SUCH THAT THE ROOTS REMAIN INTACT, ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G., SHADE CLOTH) DURING TRANSPORT.
5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2'' HIGHER) FINAL GRADE.
6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO A POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
8. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1'' TRUNK CALIPER PRIOR TO BACKFILLING.
10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL.
12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4''X 4'' WOODEN BRACES ATTACHED TO 2'' X 4'' WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6''X 6'' WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
13. A TREE RING WITH A MINIMUM HEIGHT OF 6'' MUST BE CONSTRUCTED 6-12'' OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE AND THOROUGHLY WATERED IN.
15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN 6'' OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4'' OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6'' OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS, MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM THE SUBSTANTIAL COMPLETION.
19. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
20. PLANTING PITS FOR EDIBLE DATE PALMS (PHOENIX DACTYLIFERA) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.

WARRANTY NOTES

1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DEEMED BY THE BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.



NOTE:
1. DUE TO SITE CONSTRAINTS TREE PROTECTION FENCE MAY BE CONTINUOUS TO PROTECT MULTIPLE TREES. TREE PROTECTION FENCE TO BE INSTALLED AT EDGE OF EXISTING HARDSCAPE. WHERE SPACE ALLOWS TREE PROTECTION FENCE TO ALIGN WITH DRIPLINE OF TREE / PALM.
2. MAINTAIN FENCE THROUGHOUT CONSTRUCTION.
3. REFER TO LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES FOR ADDITIONAL REQUIREMENTS.

1 TREE PROTECTION FENCE

Scale: 1/4" = 1'- 0"

9821 BROADVIEW DRIVE TREE DISPOSITION
September 21, 2021
Nielsen Landscape Architects, LLC

Number	Common name	Scientific name	Action	Height	Canopy	DBH	Condition	Native
1	Black Olive	*Bucida buceras*	REMOVE	30'	30'	36"	Good	YES
2	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	10"	Good	YES
3	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	10"	Good	YES
4	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	16"	Good	YES
5	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	16"	Good	YES
6	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	16'	Good	YES
7	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	12"	Good	YES
8	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	12"	Good	YES
9	Sabal Palm	*Sabal palmetto*	RELOCATE	14'	12'	10"	Good	YES
10	Sabal Palm	*Sabal palmetto*	RELOCATE	14'	12'	10"	Good	YES
11	Sabal Palm	*Sabal palmetto*	RELOCATE	14'	12'	10"	Good	YES
12	Solitaire Palm	*Ptychosperma elegans*	RELOCATE	16'	14'	4"	Good	NO
13	Solitaire Palm	*Ptychosperma elegans*	RELOCATE	16'	14'	4"	Good	NO
14	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	10"	Good	YES
15	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	10"	Good	YES
16	Chinese Fan Palm	*Livistona chinensis*	PRESERVE	18'	12'	8"	Good	NO
17	Chinese Fan Palm	*Livistona chinensis*	RELOCATE	18'	12'	8"	Good	NO
18	Chinese Fan Palm	*Livistona chinensis*	RELOCATE	18'	12'	8"	Good	NO
19	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	16"	Good	YES
20	Date Palm	*Phoenix reclinata*	REMOVE	16'	8'	10"	Good	NO
21	Coconut Palm	*Cocos nucifera*	RELOCATE	20'	14'	10"	Good	NO
22	Coconut Palm	*Cocos nucifera*	RELOCATE	18'	14'	10"	Good	NO
23	Coconut Palm	*Cocos nucifera*	RELOCATE	18'	14'	10"	Good	NO
24	Coconut Palm	*Cocos nucifera*	RELOCATE	18'	14'	10"	Good	NO
25	Coconut Palm	*Cocos nucifera*	RELOCATE	20'	14'	10"	Good	NO
26	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
27	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
28	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
29	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
30	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
31	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
32	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
33	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
34	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
35	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
36	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
37	Solitaire Palm	*Ptychosperma elegans*	PRESERVE	16'	14'	4"	Good	NO
38	Royal Palm	*Roystonea regia*	PRESERVE	26'	16'	18"	Good	YES
39	Royal Palm	*Roystonea regia*	REMOVE	26'	16'	10"	Good	YES
40	Coconut Palm	*Cocos nucifera*	RELOCATE	23'	14'	10"	Good	NO
41	Coconut Palm	*Cocos nucifera*	RELOCATE	23'	14'	10"	Good	NO
42	Royal Palm	*Roystonea regia*	RELOCATE	26'	16'	18.5"	Good	YES
43	Pygmy Date Palm	*Phoenix roebelenii*	REMOVE	13'	18'	4"	Good	NO
44	Solitaire Palm	*Ptychosperma elegans*	RELOCATE	16'	8'	4"	Good	NO
45	Solitaire Palm	*Ptychosperma elegans*	RELOCATE	16'	8'	4"	Good	NO

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9821 BROADVIEW GARDEN

9821 EAST BROADVIEW DRIVE | BAY HARBOR ISLANDS, FLORIDA 33154

SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

TREE DISPOSITION NOTES

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

L101

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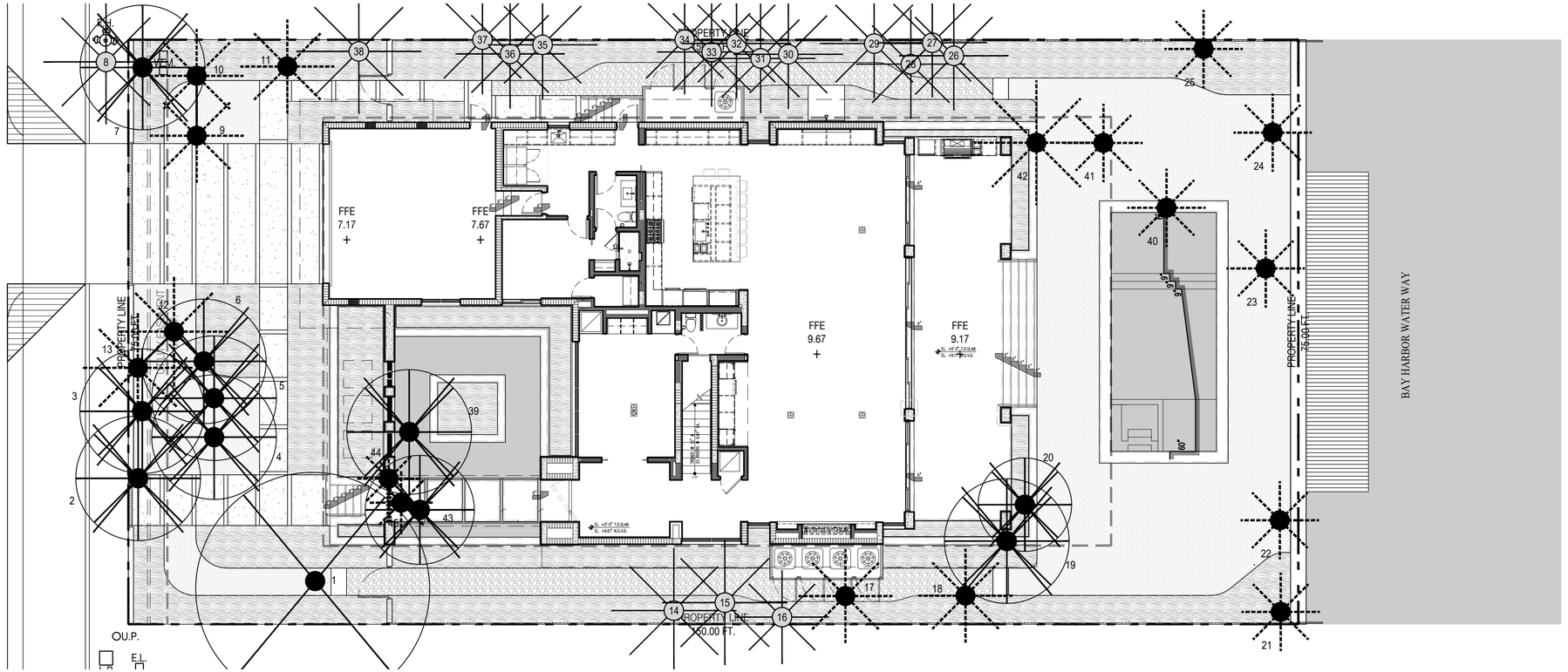

TREE DISPOSITION LEGEND

TREE TO BE REMOVED

PALM TO BE REMOVED

TREE TO BE PRESERVED

PALM TO BE PRESERVED

TREE TO BE RELOCATED

PALM TO BE RELOCATED

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	CRZ	TPZ	VALUE	CONDITION	NATIVE	NOTES	CANOPY AREA REMOVED
1	BUCIDA BUCERAS	BLACK OLIVE	36"	30'	30'	REMOVE	36'	36'	$565.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	1,414 SQFT.
2	ROYSTONEA REGIA	ROYAL PALM	10"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
3	ROYSTONEA REGIA	ROYAL PALM	10"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
4	ROYSTONEA REGIA	ROYAL PALM	16"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
5	ROYSTONEA REGIA	ROYAL PALM	16"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
6	ROYSTONEA REGIA	ROYAL PALM	16"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
7	ROYSTONEA REGIA	ROYAL PALM	12"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
8	ROYSTONEA REGIA	ROYAL PALM	12"	26'	16'	PRESERVE	8'	8'	$0.00	GOOD	YES	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
9	SABAL PALMETTO	SABAL PALM	10"	14'	12'	RELOCATE	6'	6'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
10	SABAL PALMETTO	SABAL PALM	10"	14'	12'	RELOCATE	6'	6'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
11	SABAL PALMETTO	SABAL PALM	10"	14'	12'	RELOCATE	6'	6'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	RELOCATE	4'	4'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
13	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	RELOCATE	4'	4'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
14	ROYSTONEA REGIA	ROYAL PALM	10"	26'	16'	PRESERVE	8'	8'	$0.00	GOOD	YES	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
15	ROYSTONEA REGIA	ROYAL PALM	10"	26'	16'	PRESERVE	8'	8'	$0.00	GOOD	YES	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
16	LIVISTONA CHINENSIS	CHINESE FAN PALM	8"	18'	12'	PRESERVE	6'	6'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
17	LIVISTONA CHINENSIS	CHINESE FAN PALM	8"	18'	12'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
18	LIVISTONA CHINENSIS	CHINESE FAN PALM	8"	18'	12'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
19	ROYSTONEA REGIA	ROYAL PALM	16"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
20	PHOENIX RECLINATA	DATE PALM	10"	16'	8'	REMOVE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	50 SQFT.
21	COCOS NUCIFERA	COCONUT PALM	10"	20'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
22	COCOS NUCIFERA	COCONUT PALM	10"	18'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
23	COCOS NUCIFERA	COCONUT PALM	10"	18'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
24	COCOS NUCIFERA	COCONUT PALM	10"	18'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
25	COCOS NUCIFERA	COCONUT PALM	10"	20'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
26	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
27	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
28	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
29	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
30	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
31	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
32	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
33	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
34	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
35	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
36	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
37	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	14'	PRESERVE	4'	4'	$0.00	GOOD	NO	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
38	ROYSTONEA REGIA	ROYAL PALM	18"	26'	16'	PRESERVE	8'	8'	$0.00	GOOD	YES	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL	0
39	ROYSTONEA REGIA	ROYAL PALM	10"	26'	16'	REMOVE	8'	8'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	201 SQFT.
40	COCOS NUCIFERA	COCONUT PALM	10"	23'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
41	COCOS NUCIFERA	COCONUT PALM	10"	23'	14'	RELOCATE	6'	6'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
42	ROYSTONEA REGIA	ROYAL PALM	18.5"	26'	16'	RELOCATE	18'	18'	$0.00	GOOD	YES	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
43	PHOENIX ROEBELENII	PYGMY DATE PALM	4"	13'	18'	REMOVE	4'	4'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	254 SQFT.
44	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	8'	RELOCATE	4'	4'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0
45	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	16'	8'	RELOCATE	4'	4'	$0.00	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE	0

TOTAL CANOPY AREA

4,033 SQFT. REMOVED

MITIGATION NOTES

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 4,033 SQUARE FEET OF CANOPY REMOVED.

FOR EVERY 500 SQUARE FEET OF CANOPY REMOVED THE LANDSCAPE PLAN MUST REPLACE WITH (1) LARGE TREE (16' FT. HT. OA).

THE PROPOSED REMOVALS REQUIRES (8) MITIGATION TREES.

THE PROPOSED LANDSCAPE PLAN PROPOSES (8) NATIVE CANOPY TREES FOR MITIGATION. REFER TO SHEET L700 FOR SPECIFICATIONS

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9821 BROADVIEW GARDEN

9821 EAST BROADVIEW DRIVE | BAY HARBOR ISLANDS, FLORIDA 33154

SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STEVEN TYLER NIELSEN
RLA 6667067
STATE OF

10.20.2021

TREE DISPOSITION PLAN

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

NORTH

0 4' 8'

L102

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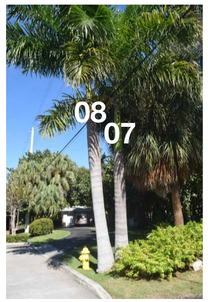

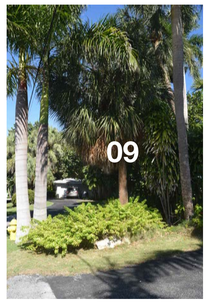











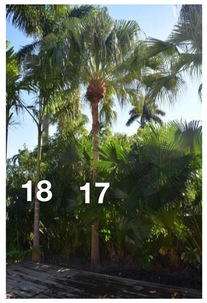



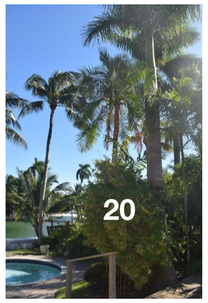

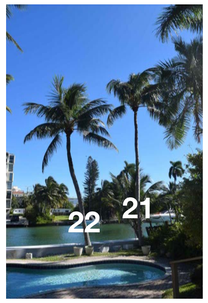

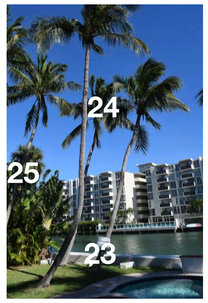







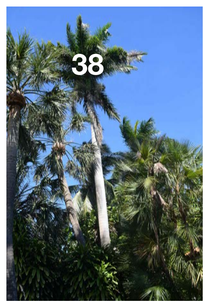





9821 BROADVIEW GARDEN

9821 EAST BROADVIEW DRIVE | BAY HARBOR ISLANDS, FLORIDA 33154

SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

TREE REFERENCE IMAGES

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3



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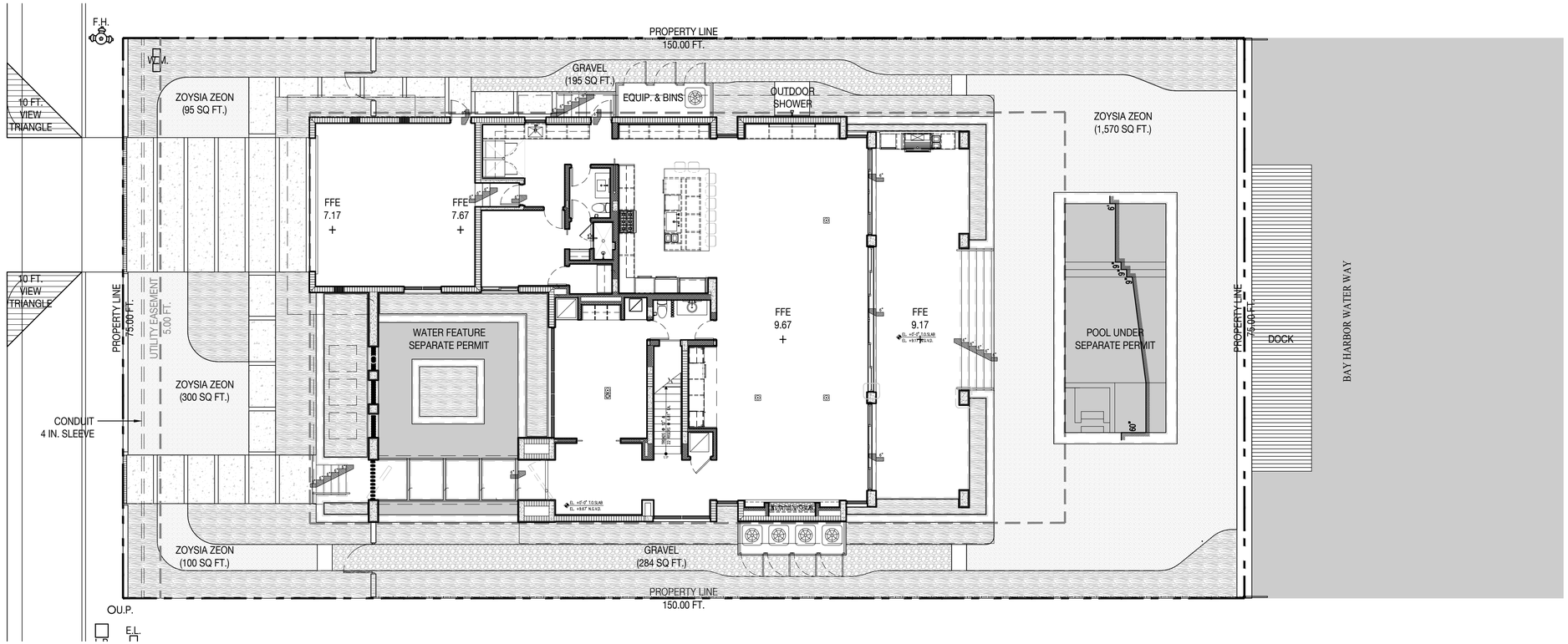

MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.

MATERIALS LEGEND

- PLANTING AREA TYPICAL
- ZOYSIA ZEON SOD
- CONCRETE
- DECKING
- WATER

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BROADVIEW GARDEN

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9821 EAST BROADVIEW

SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
S. TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

10.20.2021

MATERIALS PLAN

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01.27.2021	80% CD SET
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10.20.2021	REVISION 3

NORTH

0 4' 8'

L300

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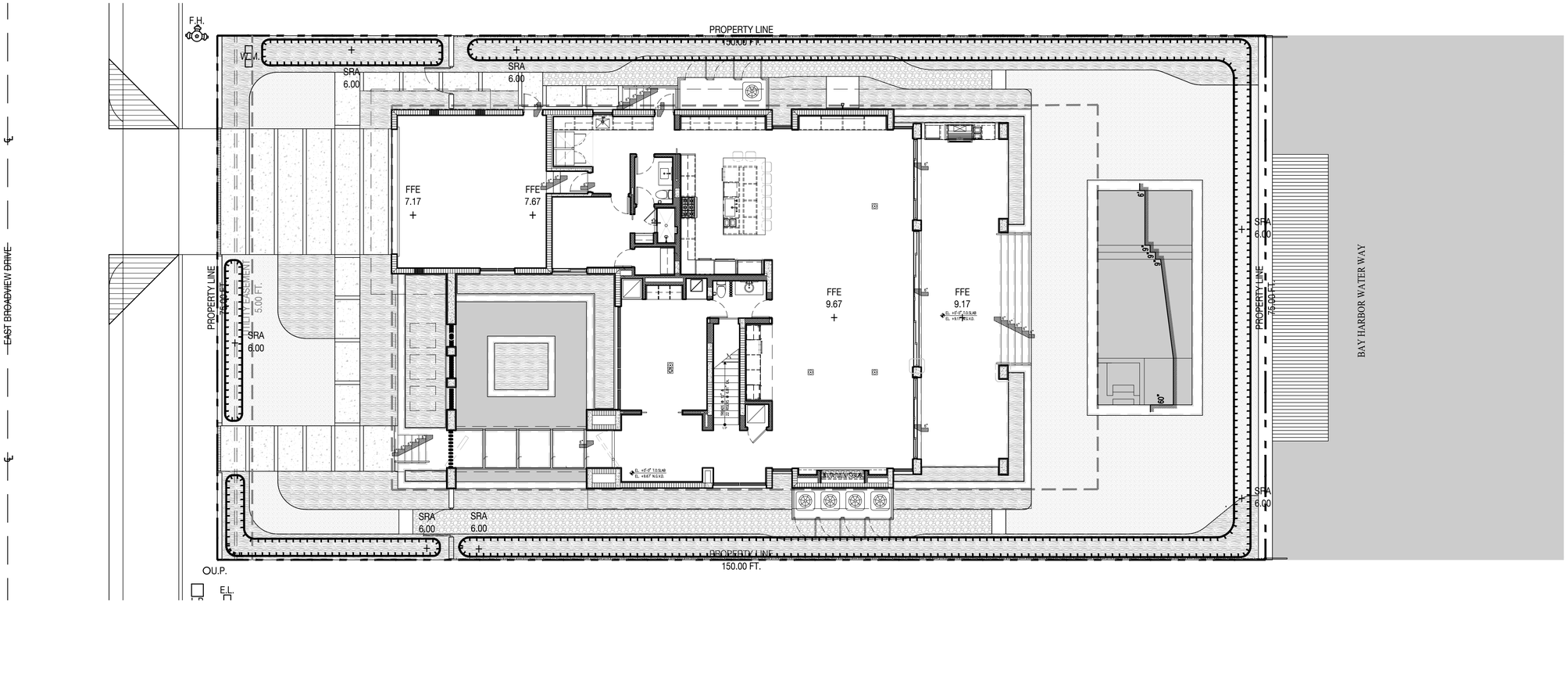

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GRADING LEGEND

INDEX CONTOUR	
INTERVAL CONTOUR	
SHALLOW RETENTION ZONE	
0.00 +	SPOT ELEVATION
↑	DIRECTION OF WATER FLOW

GRADING NOTES

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
6. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
7. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
8. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
9. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS " LAWN," UNLESS OTHERWISE NOTED.
10. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
11. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
12. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY WEATHER CONDITIONS.
13. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
14. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
15. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
16. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
17. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
19. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.

SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

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NORTH

0 4' 8'

L400

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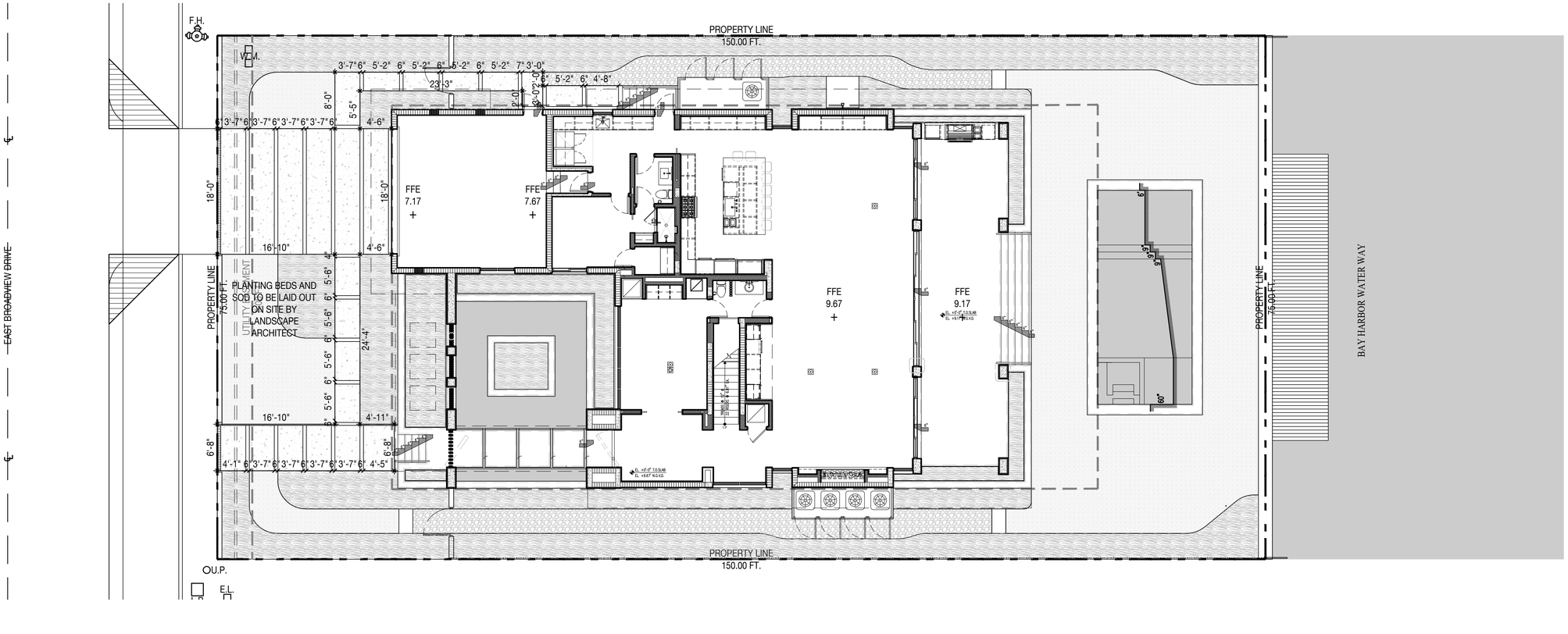

LAYOUT NOTES

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.

3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.

4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.

5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.

6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

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9821 EAST BROADVIEW

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10.20.2021	REVISION 3

NORTH

0 4' 8'

L500

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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AS OUTLINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II OF THE LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTRE AND CONSUMER SERVICES.

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CG1	2	CAESALPINIA GRANADILLO	BRIDALVEIL	100 GAL. 16 FT. OA. HT. / 3.5 IN. DBH
CGR	1	CAESALPINIA GRANADILLO	BRIDALVEIL	200 GAL. 20 FT. OA. HT. / 6 IN. DBH
SSU	2	SENNA SURATTENSIS	GLAUCOUS CASSIA	4 IN. DBH / 16 FT. HT. / 6 FT. SPREAD
THE	2	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	FG. 18 FT. HT. OA. 4 IN DBH MIN.
CDI	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	4 IN. DBH 16 FT. HT. OA.
CER	2	CONOCARPUS ERECTUS 'MOMBA'	GREEN BUTTONWOOD	4 IN. DBH 16 FT. HT. OA.
PALMS				
DCA	1	DYPSIS CABADAE	CABADA PALM	FG. 18-24 FT. OA.
VMO	9	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	18 FT. CT. SINGLE
SHRUBS				
CE	75	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	25 GAL. 8 FT. HT. BUSH FORM
AB	52	SCHEFFLERA ARBORICOLA 'GREEN'	GREEN ARBORICOLA	7 GAL. 3'X3'
JW	9	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE	7 GAL. FULL 3'X3'
ACCENTS				
AD	50	AECHMEA DEAN	SAME	7 GAL. 3 FT. OA.
HR	5	HELICONIA ROSTRATA	LOBSTER CLAW	15 GAL. 4 FT. OA. MIN.
RE	2	RHAPIS EXCELSA	LADY PALM	25 GAL. 6 FT. HT.
PG	18	PHILODENDRON GIGANTEUM	SAME	15 GAL. 6'X6'
XX	39	PHILODENDRON XANADU	SAME	7 GAL. 3'X3'
PB	180	PHILODENDRON BURLE MARX	SAME	7 GAL. 18"X18"
AO	16	ALCANTAREA 'ODORATA'	BROMELIAD	7 GAL. 3 FT. HT.
AI	7	ALCANTAREA IMPERIALIS	BROMELIAD	15 GAL. 3'X3'
GROUNDCOVERS				
EL	400	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12 IN. OC. 6-8 IN. HT.
LM	800	LIRIOPE MUSCARI 'BIG BLUE'	SAME	3 GAL.
BF	210	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL. 12 IN. OC
VINES				
BB	46	BOUGAINVILLEA 'BARBARA KARST'	SAME	3 GAL. 18 IN. OC
MISC.				
ALL SOD AREAS TO BE REPLACED WITH ZOYSIA 'ZEON'				
LANDSCAPE ARCHITECT TO HAVE $2000 WHOLESALE ACCENT PLANT ALLOWANCE				

BAY HARBOR LANDSCAPE LEGEND

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	NA
2. Single-Family Waterfront Lot	6	13
3. Two-Family Lot	5	NA
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	8
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	13
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	NA
2. Single-Family Waterfront Lot	60	136
3. Two-Family Lot	50	NA
4. Native Species Required - 30%	15 / 18	75/136 - 55%
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	75/136 - 55%
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	5,624 SQ FT(Max)	2,064 SQ FT

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)

OVERALL SITE CALCULATIONS

LOT AREA: 11,249 SQ FT.

OPEN SPACE: 5,010 SQ FT. (45%)

LAWN AREA: 2,064 SQ FT. (18%)

PLANT REFERENCE IMAGERY


CABADA PALM


CAESALPINIA GRANADILLO


TABEBUIA HETEROPHYLLA


ARBORICOLA


CASSIA SURRATTENSIS


VEITCHIA MONTGOMERYANA


CONOCARPUS ERECTUS


JAVA WHITE

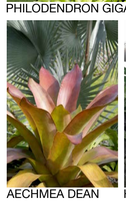

DESERT CANDLE


PHILODENDRON GIGANTEUM


RHAPIS EXCELSA

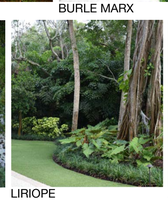

BURLE MARX


ALCANTAREA IMPERIALIS


AECHMEA DEAN


HELICONIA

ERNODEA LITTORALIS


LIRIOPE


XANADU


ALCANTAREA ODORATA


BOUGAINVILLEA 'BARBARA KARST'


GREEN BUTTONWOOD


PIGEON PLUM

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SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

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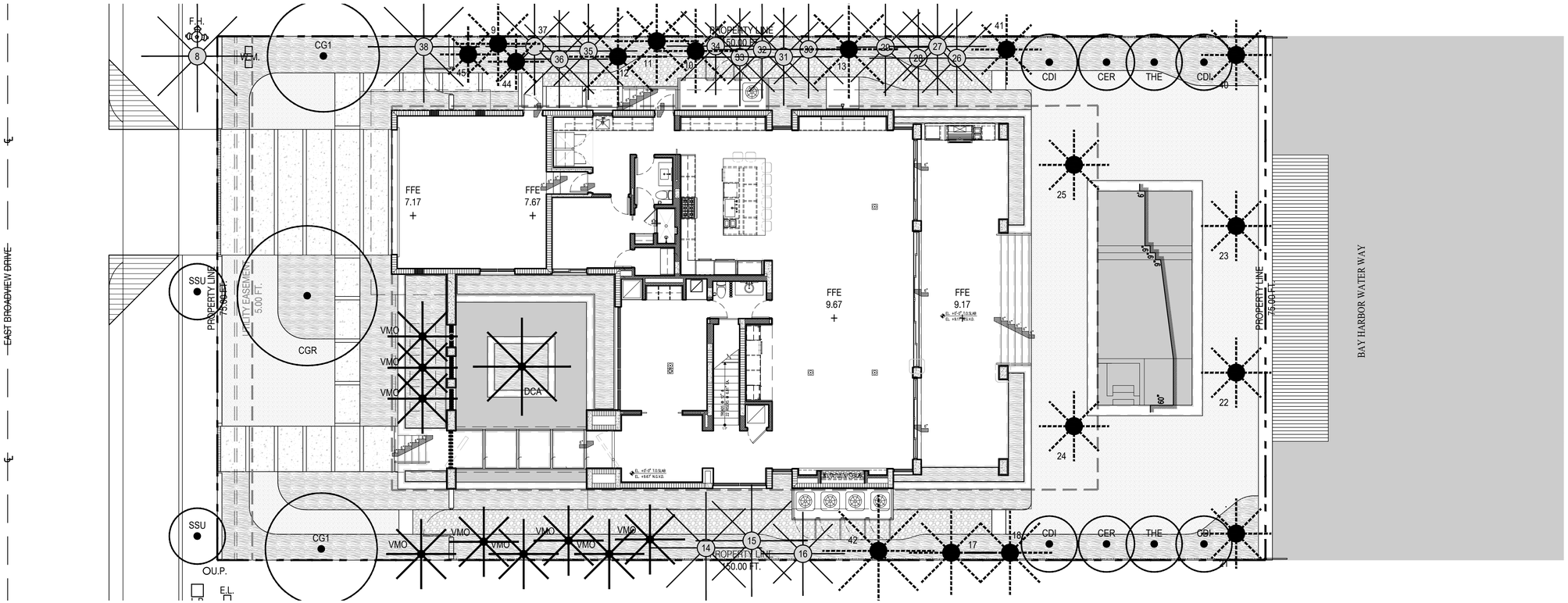

BAY HARBOR LANDSCAPE LEGEND

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	NA
2. Single-Family Waterfront Lot	6	13
3. Two-Family Lot	5	NA
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	8
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	13

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	NA
2. Single-Family Waterfront Lot	60	136
3. Two-Family Lot	50	NA
4. Native Species Required - 30%	15 / 18	75/136 - 55%
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	75/136 - 55%

C. Maximum Lawn Area Allowed***

50% of Net Lot Area	5,624 SQ FT(Max)	2,064 SQ FT

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)

PLANTING LEGEND

EXISTING PALM · EXISTING TREE · PROPOSED PALM · PROPOSED TREE · PROPOSED SHRUB · PROPOSED VINE · PROPOSED GROUNDCOVER (TYP #)

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CG1	2	CAESALPINIA GRANADILLO	BRIDALVEIL	100 GAL. 16 FT. OA. HT. / 3.5 IN. DBH
CGR	1	CAESALPINIA GRANADILLO	BRIDALVEIL	200 GAL. 20 FT. OA. HT. / 6 IN. DBH
SSU	2	SENNA SURATTENSIS	GLAUCOUS CASSIA	4 IN. DBH / 16 FT. HT. / 6 FT. SPREAD
THE	2	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	FG. 18 FT. HT. OA. 4 IN DBH MIN.
CDI	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	4 IN. DBH 16 FT. HT. OA.
CER	2	CONOCARPUS ERECTUS 'MOMBA'	GREEN BUTTONWOOD	4 IN. DBH 16 FT. HT. OA.
PALMS				
DCA	1	DYPSIS CABADAE	CABADA PALM	FG. 18-24 FT. OA.
VMO	9	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	18 FT. CT. SINGLE

3

OVERALL SITE CALCULATIONS

LOT AREA: 11,249 SQ FT.

OPEN SPACE: 5,010 SQ FT. (45%)

LAWN AREA: 2,064 SQ FT. (18%)

NIELSEN
landscape architects
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tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com

9821 BROADVIEW GARDEN

9821 EAST BROADVIEW DRIVE | BAY HARBOR ISLANDS, FLORIDA 33154

9821 EAST BROADVIEW DRIVE

SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STEVEN TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

10.20.2021

TREE & PALM PLANTING PLAN

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

NORTH

0 4' 8'

L701

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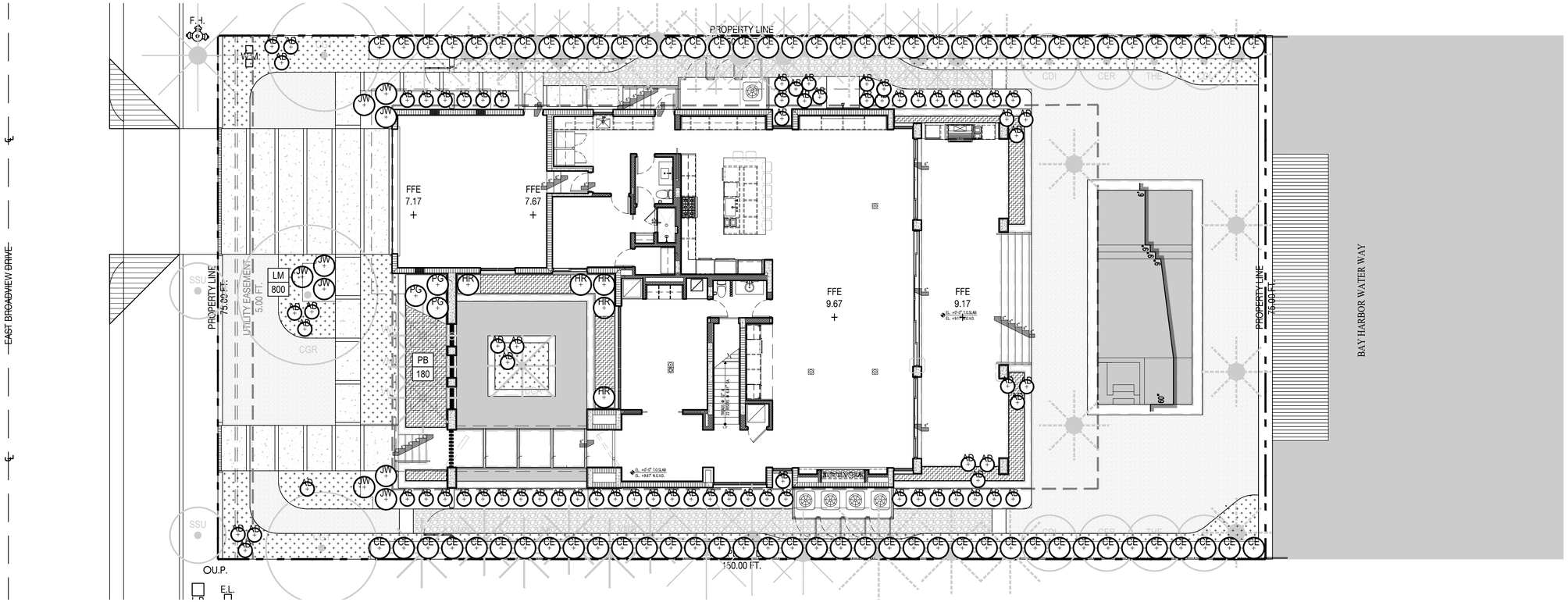

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	**Required**	**Provided**
1. Single-Family Non-Waterfront Lot	5	NA
2. Single-Family Waterfront Lot	6	13
3. Two-Family Lot	5	NA
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	8
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	13

B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	NA
2. Single-Family Waterfront Lot	60	136
3. Two-Family Lot	50	NA
4. Native Species Required - 30%	15 / 18	75/136 - 55%
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	75/136 - 55%

C. Maximum Lawn Area Allowed*		
50% of Net Lot Area	5,624 SQ FT(Max)	2,064 SQ FT

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)

BAY HARBOR LANDSCAPE LEGEND

PLANTING LEGEND

EXISTING PALM · EXISTING TREE · PROPOSED PALM · PROPOSED TREE · PROPOSED SHRUB · PROPOSED VINE · PROPOSED GROUNDCOVER (TYP #)

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CG1	2	CAESALPINIA GRANADILLO	BRIDALVEIL	100 GAL. 16 FT. OA. HT. / 3.5 IN. DBH
CGR	1	CAESALPINIA GRANADILLO	BRIDALVEIL	200 GAL. 20 FT. OA. HT. / 6 IN. DBH
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THE	2	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	FG. 18 FT. HT. OA. 4 IN DBH MIN.
CDI	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	4 IN. DBH 16 FT. HT. OA.
CER	2	CONOCARPUS ERECTUS 'MOMBA'	GREEN BUTTONWOOD	4 IN. DBH 16 FT. HT. OA.
PALMS				
DCA	1	DYPSIS CABADAE	CABADA PALM	FG. 18-24 FT. OA.
VMO	9	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	18 FT. CT. SINGLE
SHRUBS				
CE	75	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	25 GAL. 8 FT. HT. BUSH FORM
AB	52	SCHEFFLERA ARBORICOLA 'GREEN'	GREEN ARBORICOLA	7 GAL. 3'X3'
JW	9	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE	7 GAL. FULL 3'X3'
ACCENTS				
AD	50	AECHMEA DEAN	SAME	7 GAL. 3 FT. OA.
HR	5	HELICONIA ROSTRATA	LOBSTER CLAW	15 GAL. 4 FT. OA. MIN.
RE	2	RHAPIS EXCELSA	LADY PALM	25 GAL. 6 FT. HT.
PG	18	PHILODENDRON GIGANTEUM	SAME	15 GAL. 6'X6'
XX	39	PHILODENDRON XANADU	SAME	7 GAL. 3'X3'
PB	180	PHILODENDRON BURLE MARX	SAME	7 GAL. 18"X18"
AO	16	ALCANTAREA 'ODORATA'	BROMELIAD	7 GAL. 3 FT. HT.
AI	7	ALCANTAREA IMPERIALIS	BROMELIAD	15 GAL. 3'X3'
GROUNDCOVERS				
EL	400	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12 IN. OC. 6-8 IN. HT.
LM	800	LIRIOPE MUSCARI 'BIG BLUE'	SAME	3 GAL.
BF	210	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL. 12 IN. OC
VINES				
BB	46	BOUGAINVILLEA 'BARBARA KARST'	SAME	3 GAL. 18 IN. OC

OVERALL SITE CALCULATIONS

LOT AREA: 11,249 SQ FT.

OPEN SPACE: 5,010 SQ FT. (45%)

LAWN AREA: 2,064 SQ FT. (18%)

3

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9821

SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
NIELSEN, TYLER ANDREW
RLA 6667067
STATE OF FLORIDA

10.20.2021

UNDERSTORY PLANTING PLAN

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

NORTH

0 4' 8'

L702

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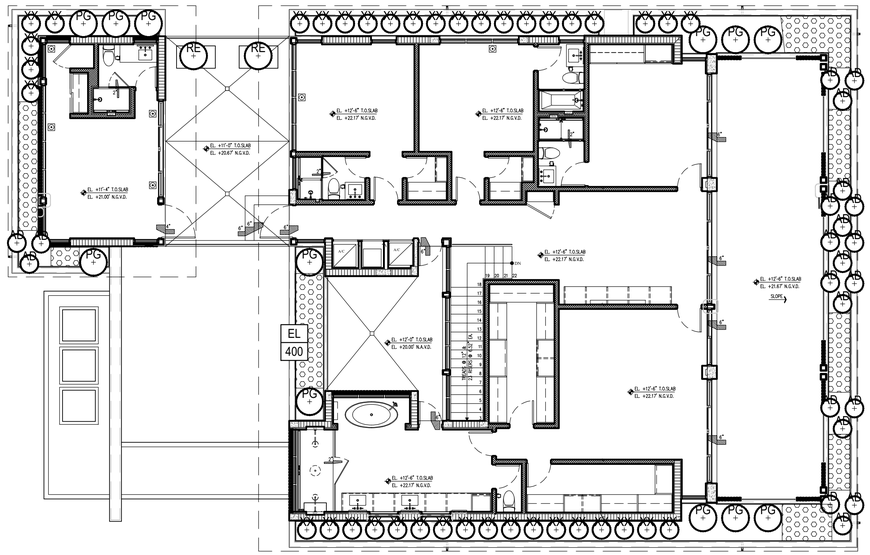

BAY HARBOR LANDSCAPE LEGEND

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

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EXISTING PALM · EXISTING TREE · PROPOSED PALM · PROPOSED TREE · PROPOSED SHRUB · PROPOSED VINE · PROPOSED GROUNDCOVER (TYP #)

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
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XX	39	PHILODENDRON XANADU	SAME	7 GAL. 3'X3'
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SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STEVEN TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

10.20.2021

SECOND LEVEL PLANTING PLAN

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

NORTH
0 4' 8'

L703

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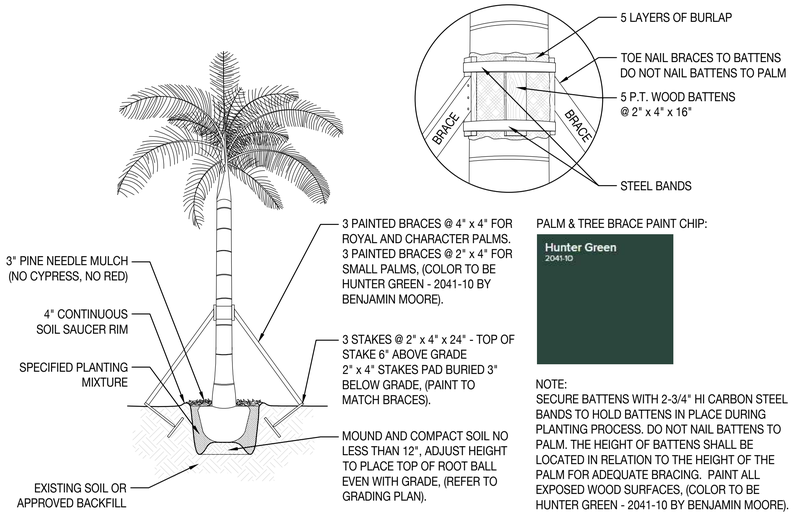
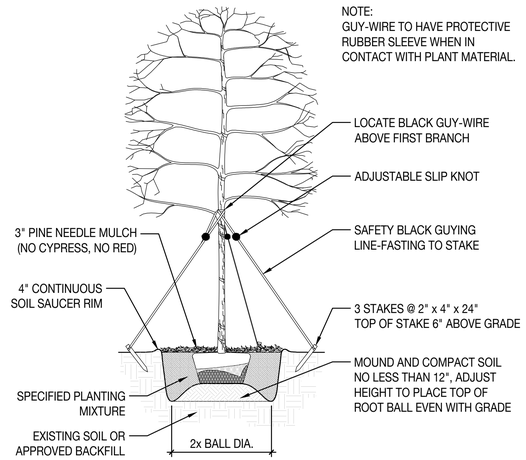


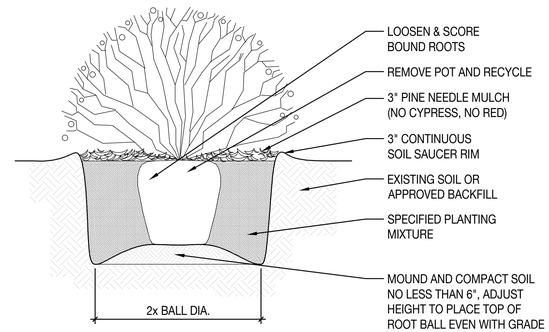
1 PALM PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'- 0"



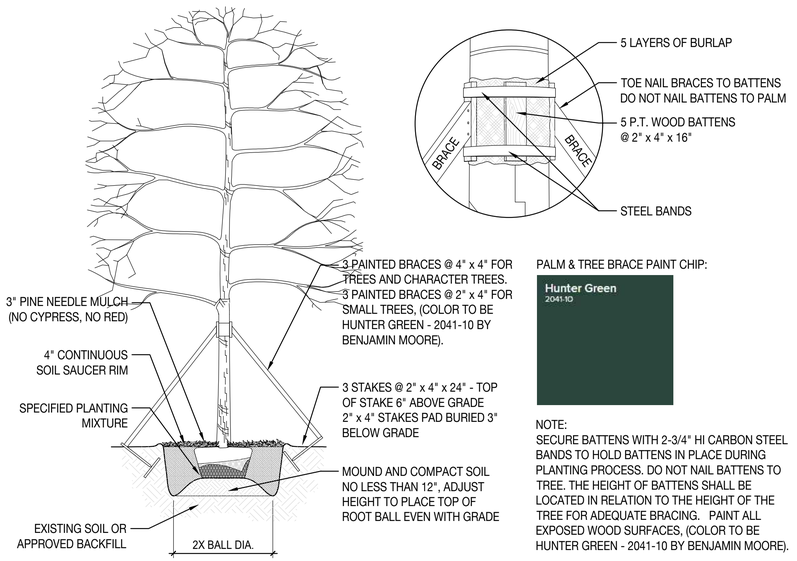
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'- 0"



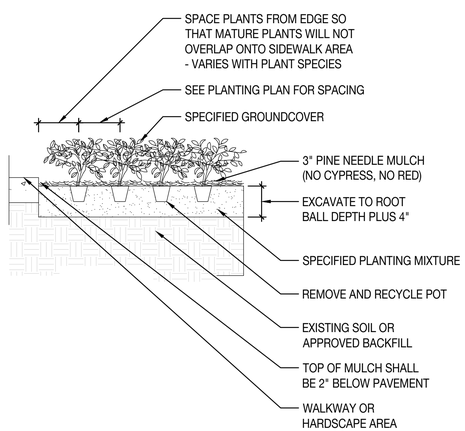
3 SHRUB PLANTING DETAIL

SCALE: 3/32" = 1'- 0"



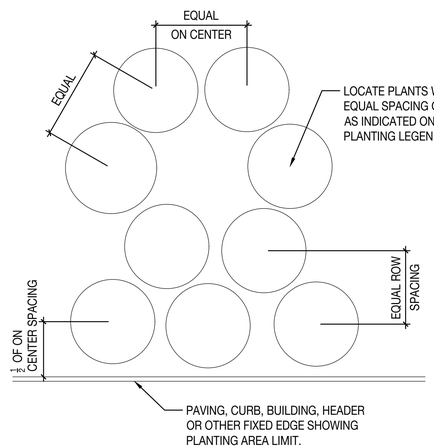
4 TREE PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'- 0"

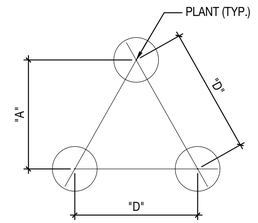


5 GROUND COVER PLANTING DETAIL

SCALE: 3/32" = 1'- 0"



SHRUB SPACING



TRIANGULAR PLANT
SPACING CHART FOR GROUNDCOVERS
AND PERENNIALS

ROW "D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

6 PLANT & SHRUB SPACING DETAIL

SCALE: 3/32" = 1'- 0"

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9821
9821 EAST BROADVIEW

SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

PLANTING DETAILS

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

SCALE AS NOTED:

L704

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IRRIGATION NOTES

1. The plans and drawings are diagrammatic of the work to be performed. some components may be shown outside the work area for clarity. The work shall be executed in a manner to avoid conflicts with utilities and other elements of construction, including landscape materials. All deviations from the plans shall be approved by the owner's representative before being installed.
2. The irrigation system shall be installed in accordance with the plans, irrigation system specifications and all contract documents. The contractor shall comply with all current local codes, ordinances, and regulations.
3. All irrigation mainline and lateral lines are to not exceed a velocity of 5FPS.
4. The contractor shall not willfully install any aspect of the irrigation system as shown on the plans and drawings, when it is obvious in the field that obstructions, grade differences, or discrepancies exist that might not have been known during the design of the irrigation system. In the event that notification of the conflict is not approved by the owner's representative, the contractor will assume full responsibility for all revisions.
5. Refer to the landscape plans when trenching to avoid tree root balls when installing irrigation equipment. Call 811 and refer to utility plans prior to trenching.
6. Irrigation contractor shall verify all site conditions, including utility locations before installation of the irrigation system. The contractor is responsible for coordinating installation with all other construction on site, especially landscape installation. The irrigation system shall be relocated at no additional cost for any conflict with landscape installation or any other site construction or existing conditions.
7. Sixty (60) psi minimum static water pressure is required for the efficient operation of the irrigation system as designed. Verify the minimum static water pressure is available at the project site prior to beginning the irrigation installation. Notify the irrigation design consultant and landscape architect in writing if the minimum static water pressure or water volume is not available.
8. Where existing or new trees, light fixtures, signs, electronic controllers and/or other objects are an obstruction to an irrigation sprinkler's pattern, the component and piping shall be relocated as necessary to obtain proper coverage of an irrigation sprinkler's pattern. The component and piping shall be relocated as necessary to obtain the proper coverage without damaging the obstruction.
9. 100% head to head coverage is required. Assure that any modified spacing does not exceed the spacing shown in the plans.
11. Irrigation contractor shall adjust all sprinklers to avoid over spray onto impervious areas.
12. All materials and equipment shown shall be new and installed as shown on the plans. If the drawings do not thoroughly describe the techniques to be used, the installer shall follow the installation methods and instructions recommended by the product manufacturer.
13. The location of the irrigation mainline shall be identified in the field and approved by the owner's representative before installation.
14. Contractor is to submit product specification sheets for all irrigation equipment to be used for approval by the landscape architect prior to installation.
15. The quantities shown in the legend sheets shall not be used for bidding purposes. The contractor will be responsible for conducting a comprehensive materials takeoff to determine the actual quantities of material necessary to execute the work described in the documents.
16. All trenches shall be backfilled with clean debris-free materials.
17. Irrigation contractor is to install Christy zone tags with the corresponding controller zone number at each control valve.
18. As built documents are to be provided to the owner upon completion of the project. The mainline, control valves, isolation valves, ground rods and splice boxes shall be located with a measurement from two fixed points.
19. Irrigation contractor shall secure any and all necessary permits for the work prior to commencement of on-site operations.
20. A mainline pressure test is to be conducted before backfilling. All findings are to be reported to the landscape architect within twenty four hours post test.
21. The irrigation contractor is to conduct a pressure test for the second and rooftop levels prior to installation and provide the results to the Landscape Architect. If the required pressure is not available on these levels the irrigation contractor is to connect to a domestic waterline and install a 1" backflow preventer, mainline, controller and all necessary equipment as a separate system to the ground floor.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PRECIP
1	Rain Bird PEB-PRS-D	1"	Turf Spray	10.39	161.3	32.82	1.96 in/h
2	Rain Bird XCZ-100-PRB-COM	1"	Drip Emitter	13.62	163.6	43.06	1.44 in/h
3	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	4.77	200.7	34.23	1.44 in/h
4	Rain Bird XCZ-100-PRB-COM	1"	2nd floor & Rooftop	16.7	262.5	50.00	Unknown
5	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	15.81	264.7	46.04	1.44 in/h
6	Rain Bird PEB-PRS-D	1"	Turf Spray	16.89	267.2	34.93	1.76 in/h
7	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	13.86	121.7	44.7	1.45 in/h
8	Rain Bird PEB-PRS-D	1"	Bubbler	2.00	124.6	31.66	1.7 in/h
9	Rain Bird PEB-PRS-D	1"	Turf Spray	15.64	127.0	33.41	1.71 in/h
	Common Wire				266.9		

*zones are designed per hydro-zoning and micro climate factors.

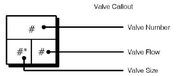
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
2Q 2H 2F 4Q 4H 4F	Rain Bird 1806-U-PRS SQ Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	23	30
Q T H F	Rain Bird 1806-U-PRS U8 Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	31	30
Q T H F	Rain Bird 1806-U-PRS U10 Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	16	30
Q8HE-VAN T8HE-VAN Q10HE-VAN T10HE-VAN	Rain Bird 1806-U-PRS HE-VAN Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	11	30
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	4	30

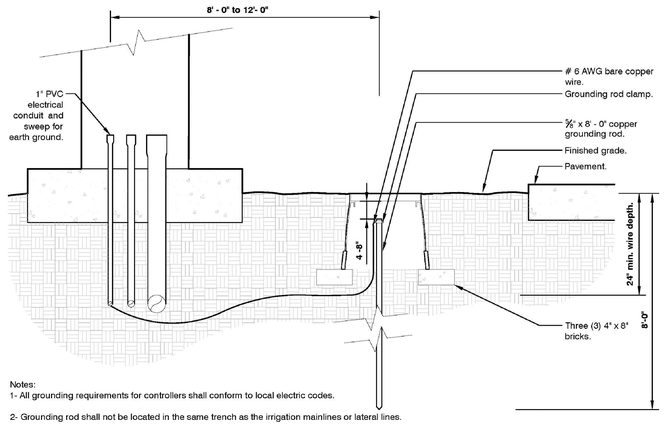
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	5
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	6
A	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6
DI	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.	6
	Tree Ring - 2 Drip Rings 2 Drip Rings using 12" emitter spacing @.9 GPH. 12" spacing from trunk to first ring. 30" spacing from trunk to second ring.	30
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	3,650.9 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industriel Velves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4
	Landscape Products Inc. CWV Slip Socket 1/2", 3/4", 1", 1-1/4", 1-1/2",2" Slip Socket Plastic Ball Valve. Quarter-turn shutoff designed for irrigation, spas, pools and other general cold water applications. 125 psi rating. Same size as mainline.	2
A	Air Relief Valve	2
BF	Watts LF909M1 2" Lead Free Reduced Pressure Backflow Preventer.	1
A	Rain Bird ESP4ME3 with (3) ESP-SM3 13 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
MS	Rain Bird SMRT-Y Soil Moisture Sensor Kit. 24VAC @ 50/60 Hz. Operating temperature: -4 degrees F to 158 degrees F. Survival temperature: -40 degrees F to 185 degrees F. UL, CUL, C-TICK certifications.	1
M	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,649.4 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	266.9 l.f.
	Pipe Sleeve: PVC Schedule 40	132.6 l.f.

Valve Callout



*The quantities shown in the legend sheets shall not be used for bidding purposes. The contractor will be responsible for conducting a comprehensive materials takeoff to determine the actual quantities of material necessary to execute the work described in the documents.



Notes:
1- All grounding requirements for controllers shall conform to local electric codes.

2- Grounding rod shall not be located in the same trench as the irrigation mainlines or lateral lines.

3- Valve box shall be wrapped with a minimum 3 mil thick plastic and secured to the valve box using duct tape or electrical tape.

4- Install grounding rod per the controller manufacturer's specifications and recommendations.

1 GROUNDING ROD
1 1/2" = 1'-0"

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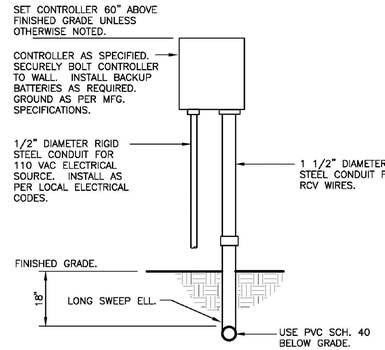
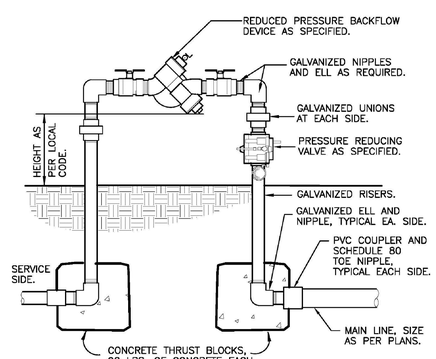
FX-IR-FX-AUXEQ-01



2 WALL MOUNT CONTROLLER
1" = 1'-0"

FX-IR-FX-CONT-07



3 REDUCED PRESSURE BACKFLOW
1" = 1'-0"

FX-IR-FX-BACK-05

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10.20.2021

IRRIGATION DETAILS & SCHEDULE

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

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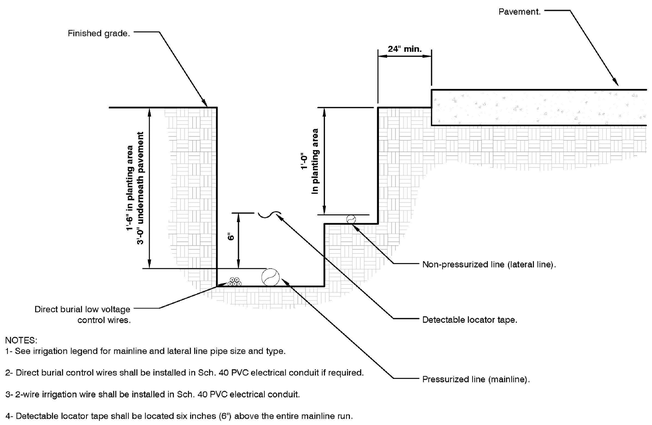

NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

1 IRRIGATION TRENCHING

1 1/2" = 1'-0"

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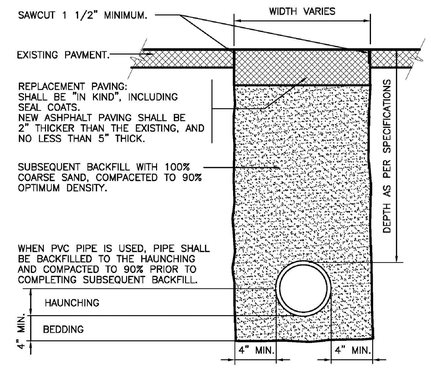
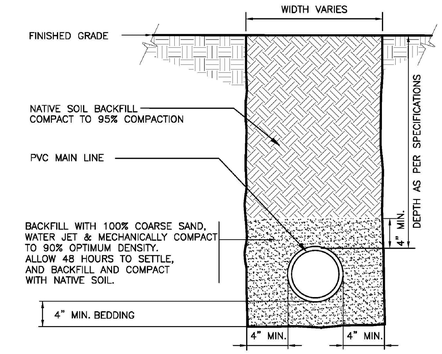
FX-IR-FX-AUXEQ-08



2 TRENCH DETAIL AT ASPHALT PAVING

1 1/2" = 1'-0"

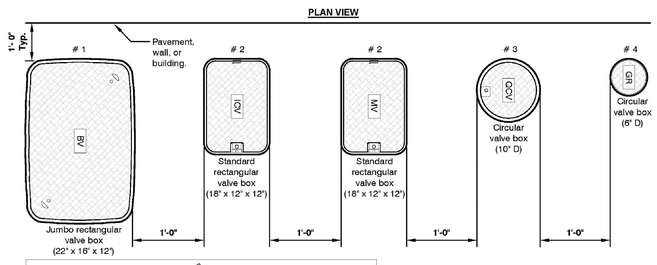
FX-IR-FX-AUXEQ-12



3 SLEEVE AT ROAD

1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-15



Water type	Controller	Designation	Box size	Lid Color	Identification Guide
PW	A	MV	# 2	Green	Master valve
PW	A	FS	# 2	Green	Flow sensor
PW	A	HM	# 2	Green	Hydrometer
PW	A	BV	# 2	Green	Ball valve 3" or less
PW	A	BV	# 1	Green	Ball valve 4" or more
PW	A	GV	# 2	Green	Gate valve
PW	A	ARV	# 2	Green	Air release valve
PW	A	QCV	# 3	Green	Quick coupler valve
PW	A	RCV	# 2	Green	Remote control valve
PW	A	MS	# 2	Green	Moisture sensor
PW	A	GR	# 4	Green	Grounding rod
PW	A	SB	# 3	Green	Splice box
PW	A	FC	# 3	Green	Future connection

EXAMPLE

Potable water system on Controller 'A'. Remote control valve station # 3.

Notes:

1- Valve box # 1 thru # 3 shall have stainless steel locking hardware.
2- Valve boxes shall be labeled by hot iron branding or aluminum asphaltic base water proof paint.
3- Locate valve assemblies in planting area.
4- Valve locations shall be approved by the Owner's Representative prior to installation.
5- Valve boxes shall be centered above valve assemblies to facilitate access and maintenance.
6- Valve boxes shall be flush with finished grade.
7- Valve boxes shall be set parallel to each other and perpendicular to the edge of pavement.
8- See other irrigation details for further information.

4 VALVE BOX LAYOUT

1" = 1'-0"

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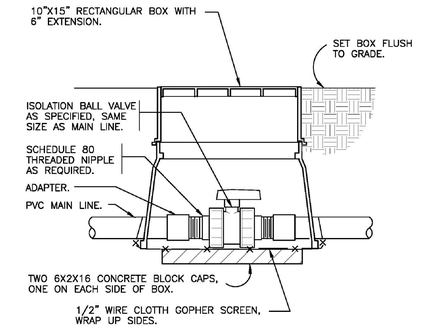
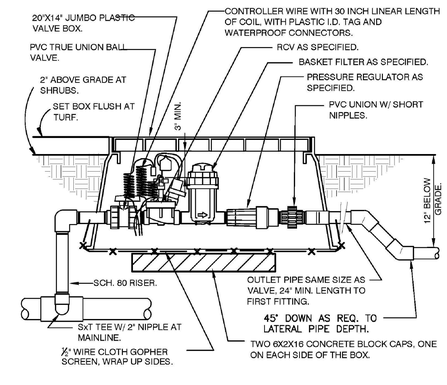


5 TRUE UNION BALL ISOLATION VALVE

1 1/2" = 1'-0"

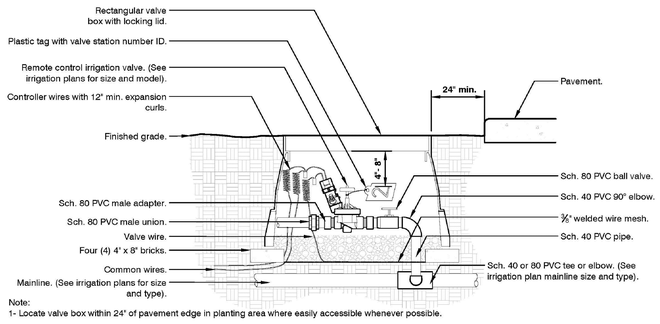
FX-IR-FX-ISOV-04



6 1" DRIP VALVE W/BASKET FILTER

1 1/2" = 1'-0"

FX-IR-FX-DRIP-13



Note:
1- Locate valve box within 24" of pavement edge in planting area where easily accessible whenever possible.

2- Common wire and controller wire shall be direct burial 14 AWG or larger. Color: Common (white), controller wire for turf (blue), and controller wire for shrubs (red). (See specifications for 2-wire controllers).

3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBR/Y-6 connectors or approved equal.

4-Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape.

5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles).

6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.

7- Valve boxes shall be located in planting areas.

7 REMOTE CONTROL IRRIGATION VALVE

1 1/2" = 1'-0"

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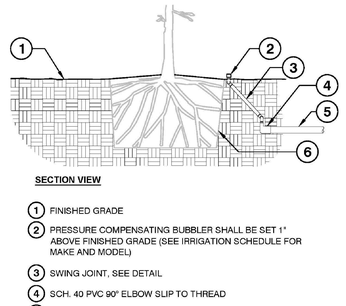
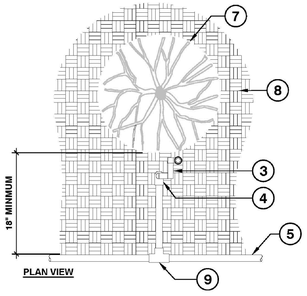
FX-IR-FX-RCV-02



SECTION VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW



PLAN VIEW

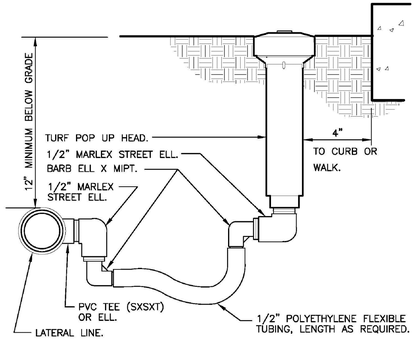
NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

8 IRRIGATION BUBBLER W/ LAYOUT

3/4" = 1'-0"

FX-IR-FX-BUBB-04



9 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

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10.20.2021

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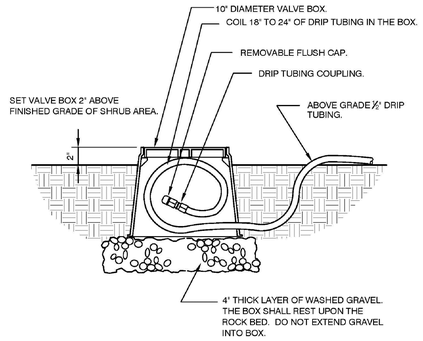
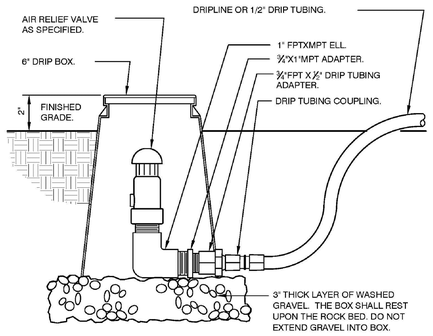


1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

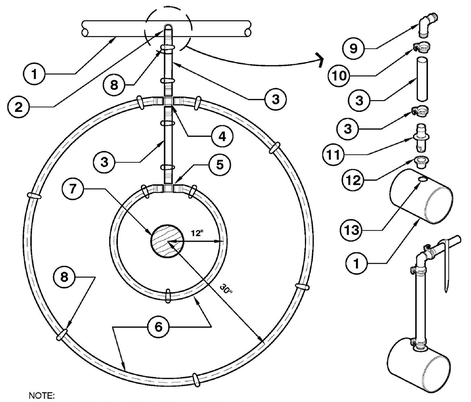
1 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" FX-IR-FX-DRIP-04



2 DRIP AIR RELIEF VALVE IN BOX

3" = 1'-0" FX-IR-FX-DRIP-08



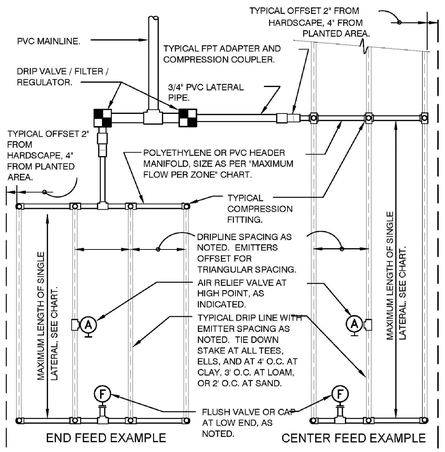
NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE, SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
3. 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS, ANTELCO PART NO. 44345.
11. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 45595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

3 20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.

N.T.S. FX-IR-FX-EMIT-02



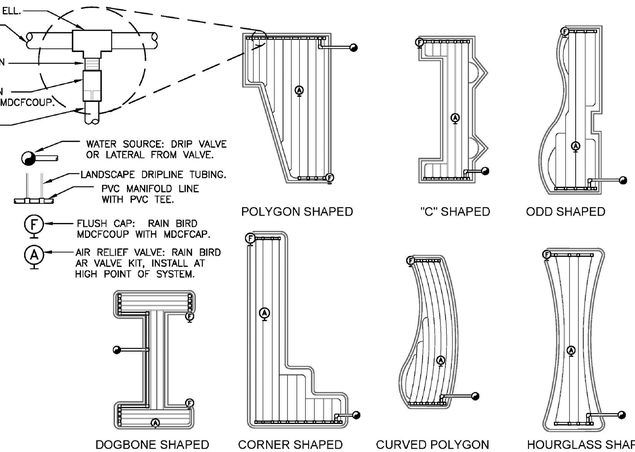
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



4 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

N.T.S. FX-IR-RB-DRIP-25

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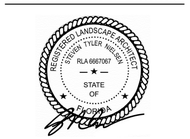

10.20.2021

IRRIGATION DETAILS

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02.19.2021	100% CD SET
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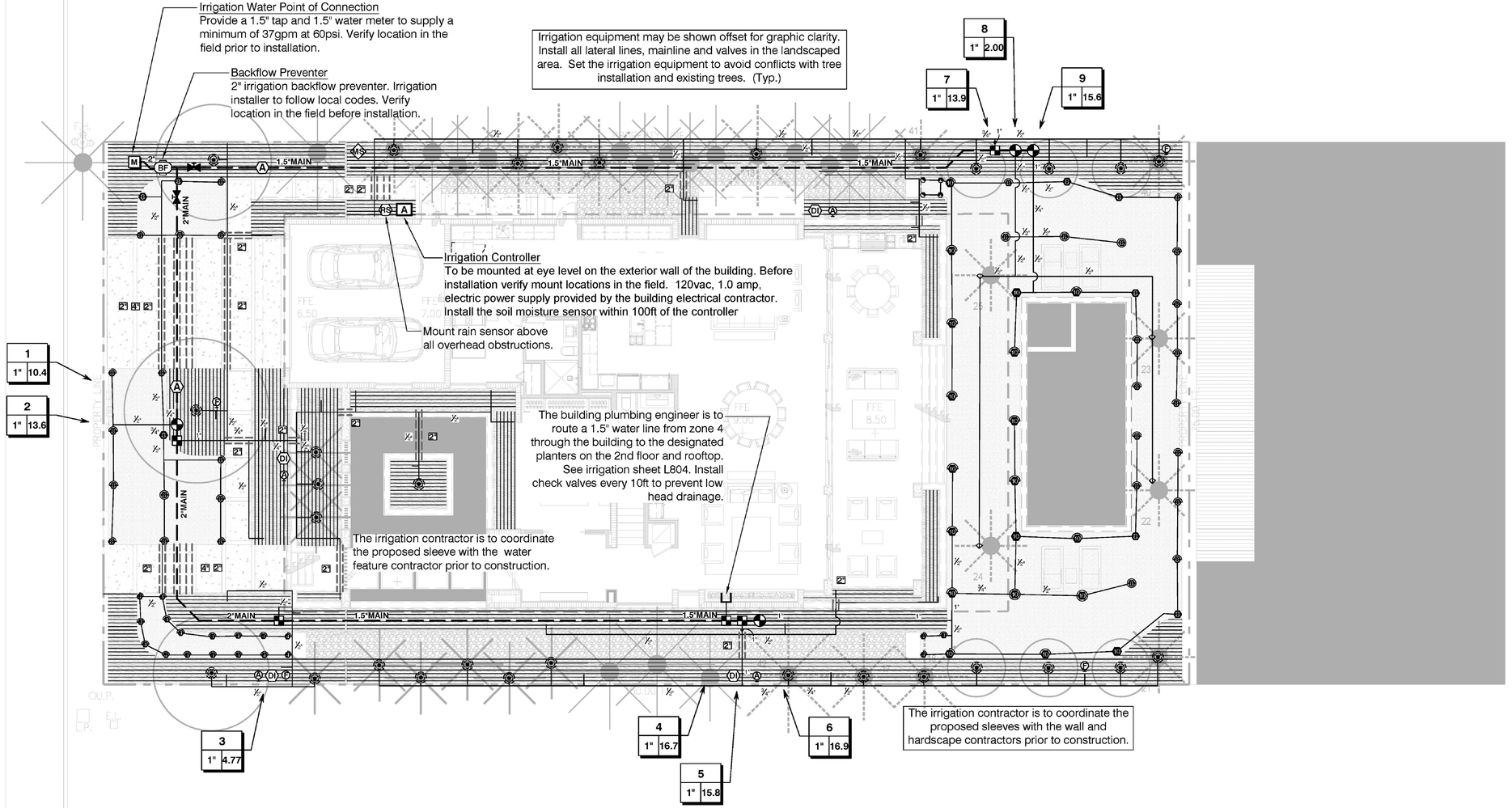

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IRRIGATION PLAN

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07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

NORTH
0 4' 8'

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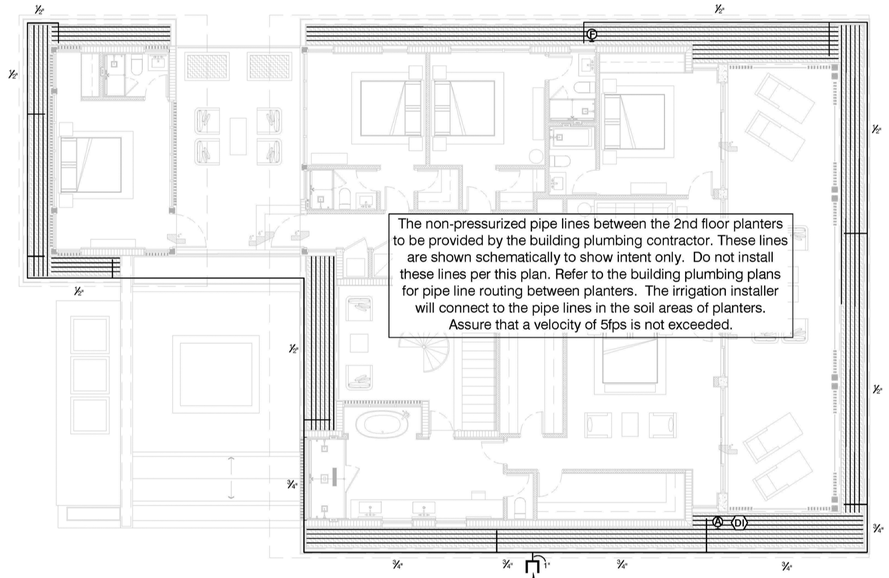

The building plumbing contractor shall stub up a 1.5" non-pressurized water supply line in the designated planter originating from zone 4. The building plumbing contractor is to provide a check valve every 10ft to prevent low head drainage.

50 psi static water pressure required on this line in the designated planter.

The irrigation installer shall connect to the non-pressurized water lines stubbed up in the landscape planters by the building plumbing engineer.

2ND FLOOR IRRIGATION PLAN

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SECOND STORY IRRIGATION

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10.20.2021	REVISION 3

NORTH

0 4' 8'

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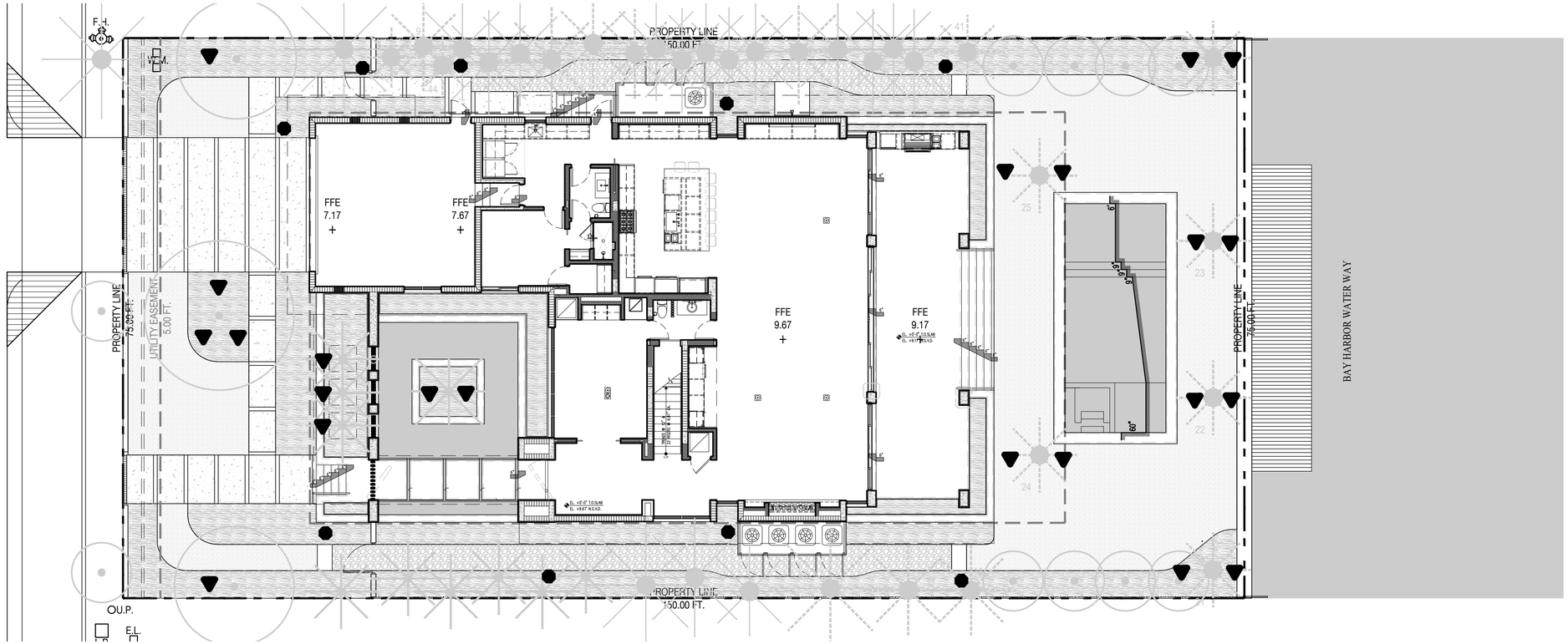

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EXTERIOR LIGHTING NOTES

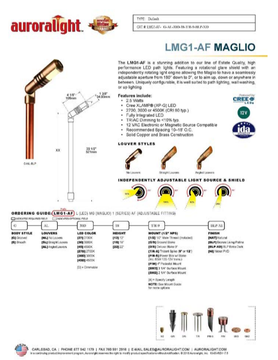
1. THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
2. CONTRACTOR TO COORDINATE WITH CLIENT AND LANDSCAPE ARCHITECT CONTROL SYSTEM FOR EXTERIOR LIGHTING.
3. THE CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES..
4. THE CONTRACTOR IS TO STAKE ALL EXTERIOR LIGHTING FIXTURES FOR LANDSCAPE ARCHITECT REVIEW.
5. ALL EXTERIOR FIXTURES TO BE INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT. CONTRACTOR TO ENSURE ALL FIXTURES DO NOT DIRECT LIGHT ONTO ADJACENT PROPERTIES. ALL FIXTURES TO BE PROVIDED WITH SHROUD, REFER TO CUT SHEETS & SCHEDULE OF SHROUD DETAILS.
6. ALL FIXTURES EAST OF THE COASTAL CONSTRUCTION CONTROL LINE TO BE PLACED ON SEPARATE ZONE. THIS ZONE IS TO BE COMPLETELY TURNED OFF DURING TURTLE SEASON (MAY 1st - OCTOBER 31st).
7. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED EXTERIOR LIGHT INSTALLATION. UPON COMPLETION OF THE EXTERIOR LIGHT INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.
8. LANDSCAPE LIGHTING FIXTURES SHALL BE UNOBTRUSIVE OR HIDDEN FROM VIEW.

LIGHTING LEGEND

▼	ACCENT / UP LIGHT	TELLURIDE	(22)
●	PATH / AREA LIGHT	MAGLIO	(09)







SEAL (S TYLER NIELSEN - LA6667067)



10.20.2021

ILLUSTRATIVE LIGHTING PLAN

DATE	ISSUE
12.16.2020	40% CD SET
01.27.2021	80% CD SET
02.19.2021	100% CD SET
07.21.2021	REVISION 1
09.21.2021	REVISION 2
10.20.2021	REVISION 3

NORTH

0 4' 8'

L900

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MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

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: October 25th, 2021

Subject: Single-Family Residence – New Construction
9821 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000006
MMPA Acct. No.: 01-0702-1105

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated 10/10/21) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9821 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9821 East Broadview Drive
Legal Description: Lot 9 of 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, CMA Design Studio, as agent for the property owner, Jupiter 9821, LLC, has submitted an application to construct a new single-family residence on a waterfront lot located at 9821 East Broadview Drive. The existing 3,294 sq. ft. single-story home (built in 1962) will be demolished and replaced with a new two-story 5,736 sq. ft. home that has 6 bedrooms / 6½ baths and a two (2) car garage. The proposed new home is rectangularly-shaped with a sloped / tiled

roof, and it has extensive glazing that is oriented towards outdoor living with a pool, spa, outdoor kitchen, covered terrace and 2nd level open terrace. The overall height of the proposed structure is 30'-6" above the Base Flood Elevation (BFE), which complies with the 35' maximum height permitted for roofs with slopes. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical. The Town's 2006 Historic Structure Survey does not include this property.

PROJECT HISTORY

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 9821 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

1) This approval is based on the latest plans prepared by CMA Design Studio dated October 10th, 2021, with any modifications required by the Planning & Zoning Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Planning & Zoning Board if felt to be substantial.

AGENDA ITEM REPORT
December 7, 2021

ITEM NUMBER: 2.

ITEM: Request for approval for the revision of a new single-family home for “Bay Harbor Land 2019 LLC " located at 9530 W. Broadview Drive, Lot 73 of Block 23. The home is now under construction. The owner is proposing a significant change to the previously approved PZB plans for the gazebo. Enclosed please find the previously approved and revised plan. 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.	Full Presentation - 9530 P&Z Hearing
2.	P&Z Revision Narrative - Hearing
3.	BHI DRB Staff Report 9530 WBVD Gazebo Rev Dec 2 2021

9530 WEST BROADVIEW RESIDENCE

9530 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PLAN REVISION - PLANNING & ZONING BOARD
SEPTEMBER 20, 2021



CLIENT

BAY HARBOR LAND 2019 LLC

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

ALL LANDSCAPE DATA INC.
4459 NW 97 CT.
DORAL, FLORIDA 33178
(954) 261-9562

STRUCTURAL ENGINEER

QSD STRUCTURAL DESIGN
360 MERIDIAN AVE SUITE #3C
MIAMI BEACH, FLORIDA 33139
(786) 419-2853

MEP ENGINEER

LEONARDO NAVEIRAS INC.
1918 HARRISON ST. #207
HOLLYWOOD, FL 33020
(954) 270.4822

CIVIL ENGINEER

GGB ENGINEERING, INC.
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
(954) 986-9899

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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Miami, Florida 33138
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(f) 305.892.5
www.cflarchitects.com

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BAY HARBOR ISLAND, FLORIDA 33154

seal

Ralph Choeff
registered architect
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comm no.
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date:
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revised:
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4.1 7/06/2021 P&Z OWNER REV.
4.2 7/29/2021 P&Z COMM.

1 11/20/2020 BUILDING/ DERM COMM.
2 01/26/2021 BUILDING DEPT. COMM.
3 03/15/2021 OWNER REV.

sheet no.
G-000



EAST (FRONT) AERIAL VIEW



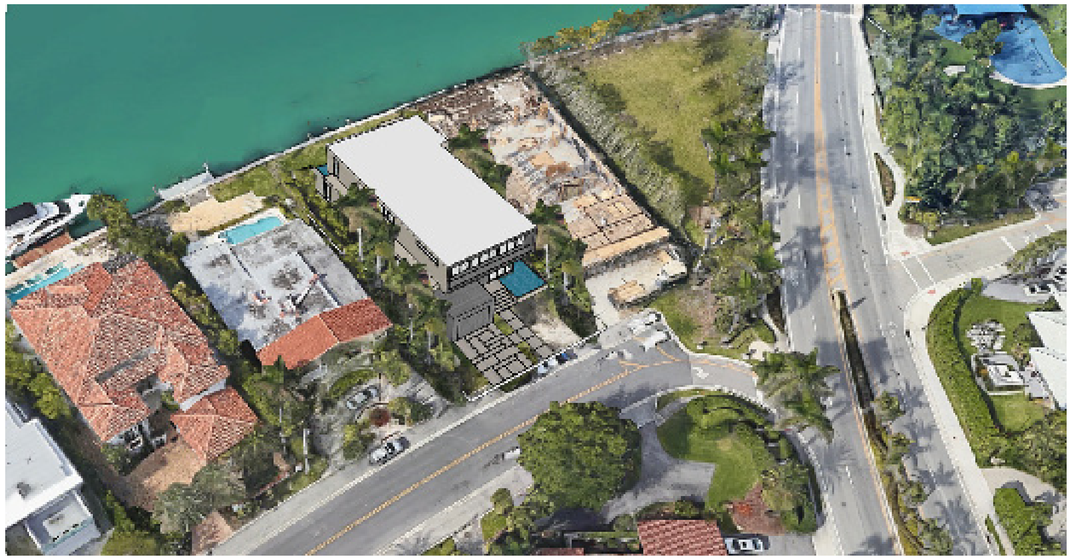
NORTH (RIGHT) AERIAL VIEW



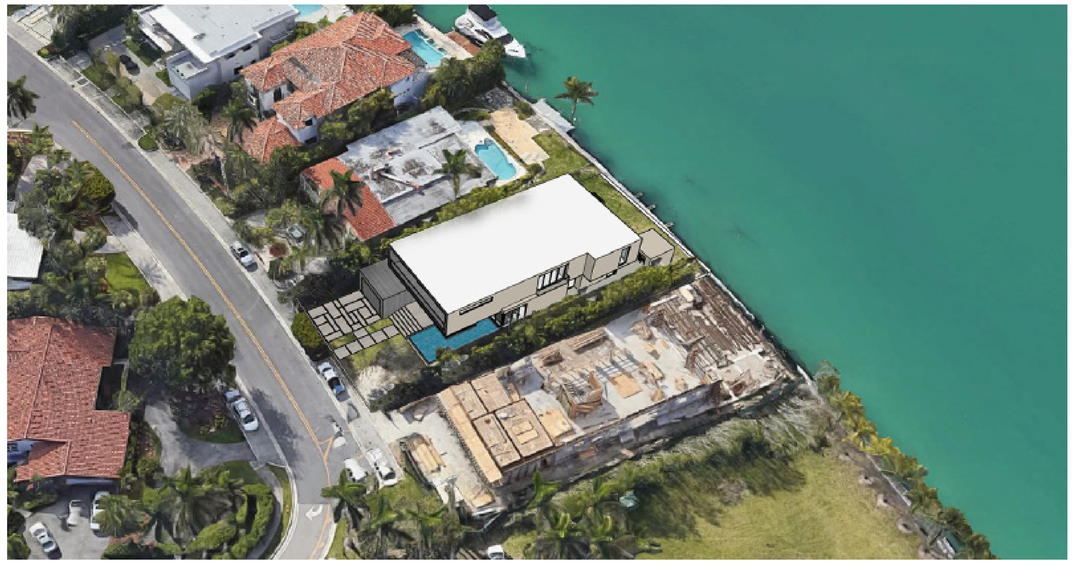
WEST (REAR) AERIAL VIEW



SOUTH (LEFT) AERIAL VIEW



EAST (FRONT) AERIAL VIEW



NORTH (RIGHT) AERIAL VIEW

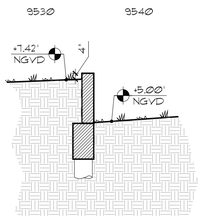


WEST (REAR) AERIAL VIEW



SOUTH (LEFT) AERIAL VIEW

sheet no.
A-0.3E
APPROVED



RETAINING WALL DETAIL
DETAIL A
SCALE: 1/4" = 1'-0"

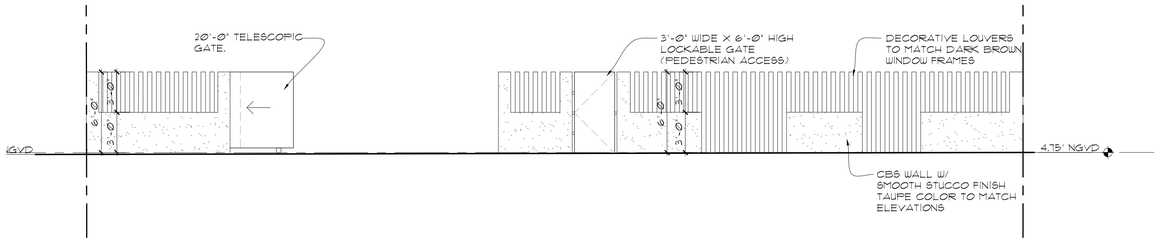
LEGAL DESCRIPTION:

LOT 73 IN BLOCK 23, 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

PROPERTY ADDRESS :
9530 WEST BROADVIEW DRIVE, BAY HARBOR ISLAND 33154.

FRONT WALL CALCULATION PER SEC. 23-12 (22) (1) (5) (C) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS NOT MORE THAN 75% OPAQUE ABOVE 3' LINE.
TOTAL AREA ABOVE 3': 209.6'
75% OF 209.6' = MAX 157.2' (157'-3') CAN BE OPAQUE
ACTUAL OPAQUE AREA: 69'-5'
OPAQUE WALLS: 22'-10"
OPAQUE PART OF LOVERS: 46'-7'

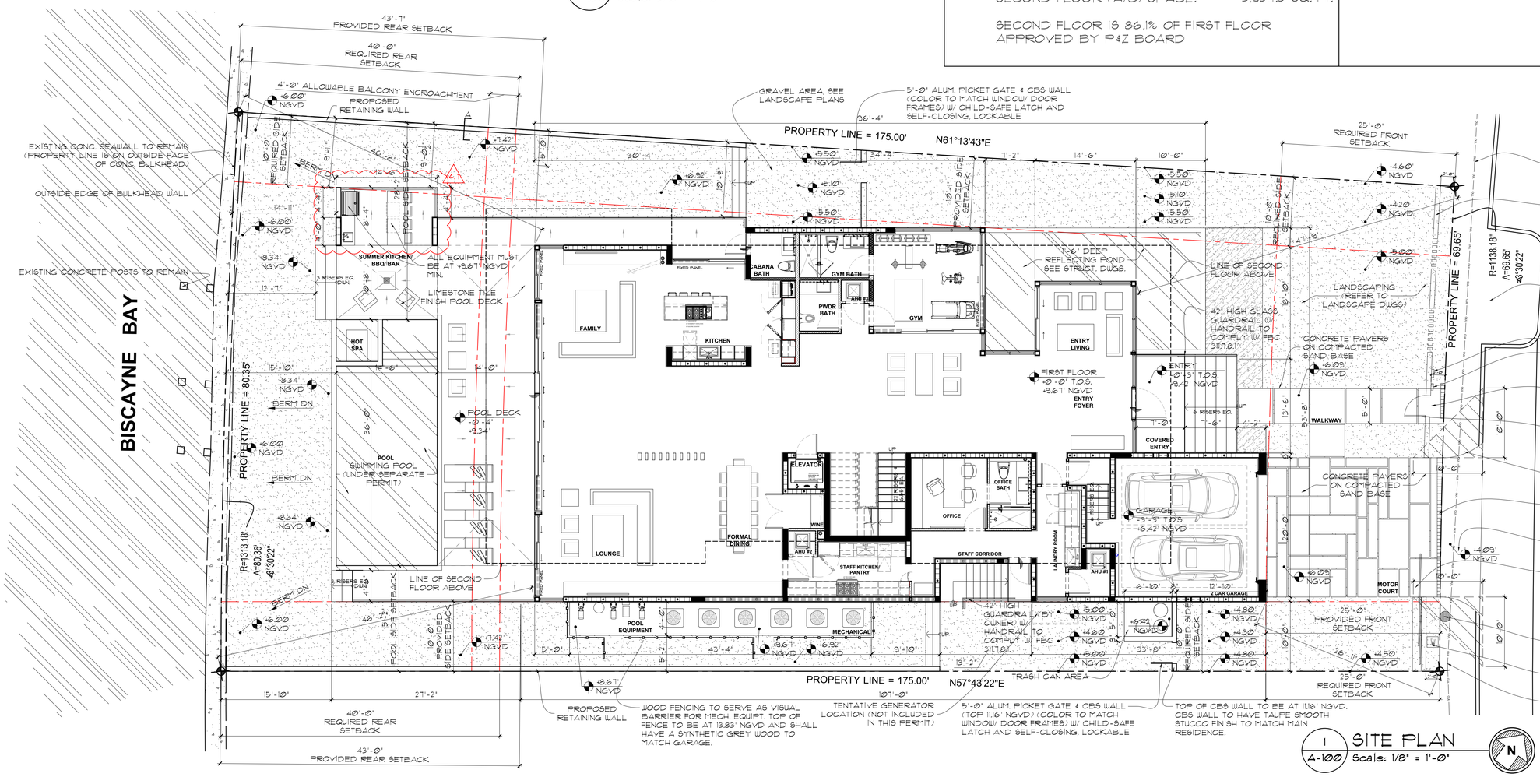
CONCLUSION: WE ARE 87'-10" ABOVE THE REQUIRED OPAQUE AREA OF 157.2'



2 A-100 FRONT WALL ELEVATION
Scale: 3/16" = 1'-0"

ZONING DATA:

LAND USE:	RESIDENTIAL	ZONING:	RD
LOT SIZE:	13,126 SQ. FT. (+/- .30ACRES)	LOT WIDTH:	75'-0"
PERVIOUS (OPEN SPACE) AREA:	5,272.1 SQ. FT. (40.2%) 40% MIN.	FLOOR AREA: (INC. NON-A/C GARAGE) PROPOSED:	8,547.8 SQ. FT.
IMPERVIOUS AREA:	7,872.6 SQ. FT. (59.9%) 60% MAX	BUILDING HEIGHT: PROPOSED:	25'-0"
		MAX ALLOWED:	25'-0" (25' FROM FEMA BFE)
FRONT YARD PERVIOUS VS. IMP. TOTAL:	1,760.4 SQ. FT. 100%	SETBACKS:	
PERVIOUS AREA:	993.7 SQ. FT. (56.5%) 50% MIN	REQUIRED	PROVIDED
IMPERVIOUS AREA:	766.7 SQ. FT. (43.5%) 50% MAX	FRONT : 25'-0"	FRONT : 25'-0"
		REAR : 40'-0"	REAR : 43'-7"
PARKING SPACES PROVIDED:	4	SIDE SETBACKS : 10'-0"	SIDE SETBACKS : 10'-0" 10'-11"
PARKING SPACES IN GARAGE:	2		
PARKING SPACES IN DRIVEWAY:	2	POOL/ POOL DECK	POOL/ POOL DECK
SQUARE FOOTAGE OF RESIDENCE:		SIDE 1: 10'-0"	SIDE 1: 28'-2"
TOTAL A/C:	8,547.8 SQ. FT.	SIDE 2: 10'-0"	SIDE 2: 15'-2"
FIRST FLOOR (A/C SPACE):	4,116.9 SQ. FT.	REAR: 5'-0"	REAR: 18'-10"
GARAGE (NON-A/C):	476.4 SQ. FT.	EQUIPMENT: 5'-0"	5'-2"
SECOND FLOOR (A/C) SPACE:	3,954.5 SQ. FT.	SIDE: 5'-0"	SIDE: 5'-0"
SECOND FLOOR IS 86.1% OF FIRST FLOOR APPROVED BY P&Z BOARD		WALKWAY WIDTH: 20'-0"	WALKWAY WIDTH: 20'-0"
		DRIVEWAY WIDTH:	DRIVEWAY WIDTH:



1 A-100 SITE PLAN
Scale: 1/8" = 1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
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(f) 305.892.5292
www.cflarchitects.com

NEW SINGLE FAMILY RESIDENCE
9530 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

WEST BROADVIEW DRIVE

seal

Ralph Choeff
registered architect
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AA26003009

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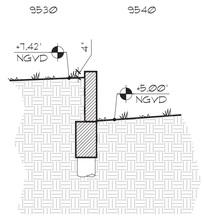
2 01/26/2021 BUILDING DEPT. COMM.
3 03/15/2021 OWNER REV.

sheet no.
A-100
PROPOSED



LOCATION SKETCH
SCALE: N.T.S.



RETAINING WALL DETAIL
DETAIL A
SCALE: 1/4" = 1'-0"

LEGAL DESCRIPTION:

LOT 13 IN BLOCK 23, 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

PROPERTY ADDRESS :
9530 WEST BROADVIEW DRIVE, BAY HARBOR ISLAND 33154.

FRONT WALL CALCULATION PER SEC. 23-12 (22) (1) (5) (C) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS NOT MORE THAN 75% OPAQUE ABOVE 3' LINE.
TOTAL AREA ABOVE 3': 209.6'
75% OF 209.6' = MAX 157.2' (157'-3") CAN BE OPAQUE
ACTUAL OPAQUE AREA: 69'-5"
OPAQUE WALLS: 22'-10"
OPAQUE PART OF LOVERS: 46'-7"

CONCLUSION: WE ARE 87'-10" ABOVE THE REQUIRED OPAQUE AREA OF 157.2'

ZONING DATA:

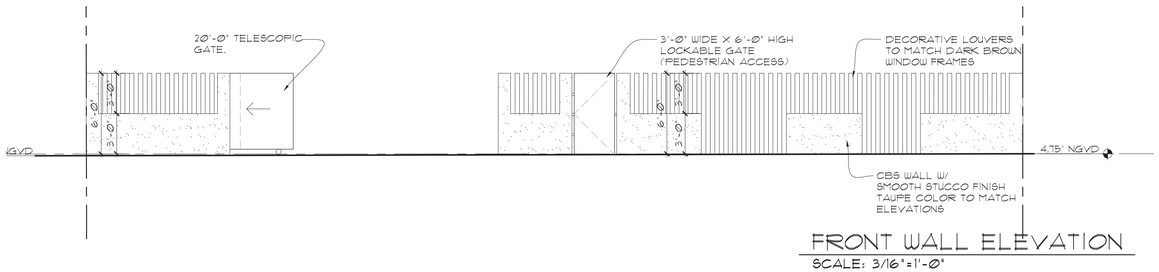
LAND USE:	RESIDENTIAL
LOT SIZE:	13,126 SQ. FT. (+/- .30ACRES)
PERVIOUS (OPEN SPACE) AREA:	5,272.7 SQ. FT. (40.2%) 40% MIN.
IMPERVIOUS AREA:	7,853.3 SQ. FT. (59.8%) 60% MAX
FRONT YARD PERVIOUS VS. IMP. TOTAL:	1,760.4 SQ. FT. 100%
PERVIOUS AREA:	1,107.2 SQ. FT. (62.9%) 50% MIN
IMPERVIOUS AREA:	653.2 SQ. FT. (37.1%) 50% MAX
PARKING SPACES PROVIDED:	4
PARKING SPACES IN GARAGE:	2
PARKING SPACES IN DRIVEWAY:	2
SQUARE FOOTAGE OF RESIDENCE: TOTAL:	8,847.5 SQ. FT.
FIRST FLOOR (A/C SPACE):	4,305.8 SQ. FT.
GARAGE (NON-A/C):	487.1 SQ. FT.
SECOND FLOOR (A/C) SPACE:	4,054.6 SQ. FT.

SECOND FLOOR IS 84.6% OF FIRST FLOOR (SEEKING P&Z BOARD APPROVAL)

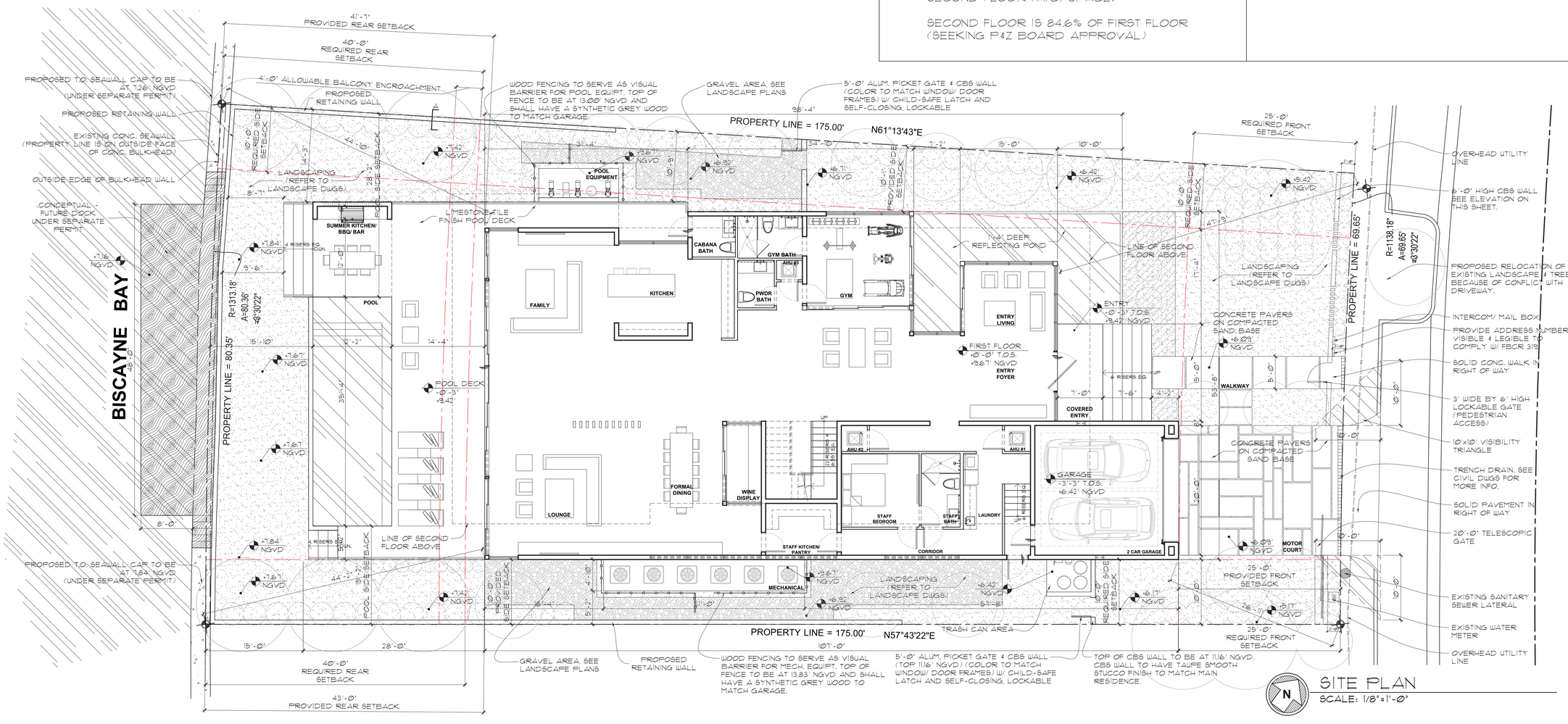
ZONING:	RD
LOT WIDTH:	75'-0"
FLOOR AREA: (INC. NON-A/C GARAGE) PROPOSED:	8,847.5 SQ. FT.
BUILDING HEIGHT: PROPOSED:	25'-0"
MAX ALLOWED:	25'-0" (25' FROM FEMA BFE)

SETBACKS:

REQUIRED		PROVIDED	
FRONT :	25'-0"	FRONT :	25'-0"
REAR :	40'-0"	REAR :	41'-7"
SIDE SETBACKS :	10'-0"	SIDE SETBACKS :	10'-0" 10'-1"
POOL/ POOL DECK		POOL/ POOL DECK	
SIDE 1:	10'-0"	SIDE 1:	28'-2"
SIDE 2:	10'-0"	SIDE 2:	15'-2"
REAR:	5'-0"	REAR:	18'-10"
EQUIPMENT:	5'-0"		5'-2"
SIDE:	5'-0"	SIDE:	5'-0"
WALKWAY WIDTH:	20'-0"	WALKWAY WIDTH:	20'-0"
DRIVEWAY WIDTH:		DRIVEWAY WIDTH:	



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



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

WEST BROADVIEW DRIVE

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seal

Ralph Choeff
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AA26003009

comm no.
1847

date:
12-06-2019

revised:
06-15-2020
⚠ PLANNING & ZONING COMMENTS

sheet no.
A-1.0
APPROVED

NOTE:
UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2017, BUILDING SECTION 110.3)

WALL LEGEND
- CONC. WALL VERIFY W/ STRUCT. DWGS
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

FLOOD VENT CALCULATIONS:
FL#FL5822
Report no. 5022

GARAGE = 413.0 SQ. FT.

FLOOD VENT REQUIRED = 413 SQ. INCHES

ENGINEERED FLOOD VENTS @ BLOCK WALL
"SMARTVENT MODEL#540-520" = 200 SQ. INCHES EA.
200 SQ. IN. x 4 VENTS = 800 SQ. INCHES
NEEDS TO EQUAL ON BOTH SIDES

FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.

ACTUAL VENT DIMENSIONS:
134 SQ. IN. PER VENT, 134 SQ. IN. X 4 (VENTS) = 536 SQ. IN.

SLAB & BEAM PENETRATION NOTE :
ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:
ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED ¾" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL. VERIFY WITH WINDOW/ DOOR MAUFACTURER SPECS. PRIOR TO INSTALLATION AND SLAB POUR.

FLOOR DRAINS NOTE:
FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBCR P2719.1

NOTE:
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 4411.4.5.1. FBCR.

GARAGE DOOR NOTES:
AUTOMATIC GARAGE DOOR OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/UL 325 AS PER FBCR 309.6

RAILING NOTE:
ALL GUARDRAIL RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. MANUFACTURER TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE DETAILS

HANDRAIL RAILINGS TO BE 3'-0" A.F.F.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2020 RESIDENTIAL.
ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL.

INTERIOR FRAMED WALL NOTE
ALL INTERIOR FRAMED WALLS SHALL BE 1½" BY 3⅝" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION. TO RECEIVE ⅝" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE
ALL CEILINGS SHALL BE FINISHED W/ ⅝ GWB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

PLUMBING FIXTURE NOTE:
ALL TOILETS ARE TO BE FLOOR MOUNTED UNLESS SPECIFIED OTHERWISE.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL, PLUMBING, SWIMMING POOL, WATER FEATURE, ELEVATOR, WATER HEATER AND OTHER EQUIPMENT IS TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION (+9.67' NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT MATERIALS. SEE WATER PROOFING NOTES ON G-002.

OUTDOOR APPLIANCES FLOOD ELEVATION NOTE:
ALL OUTDOOR APPLIANCES (FRIDGE, ICE, BBQ, SINK) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION, +9.67' NGVD

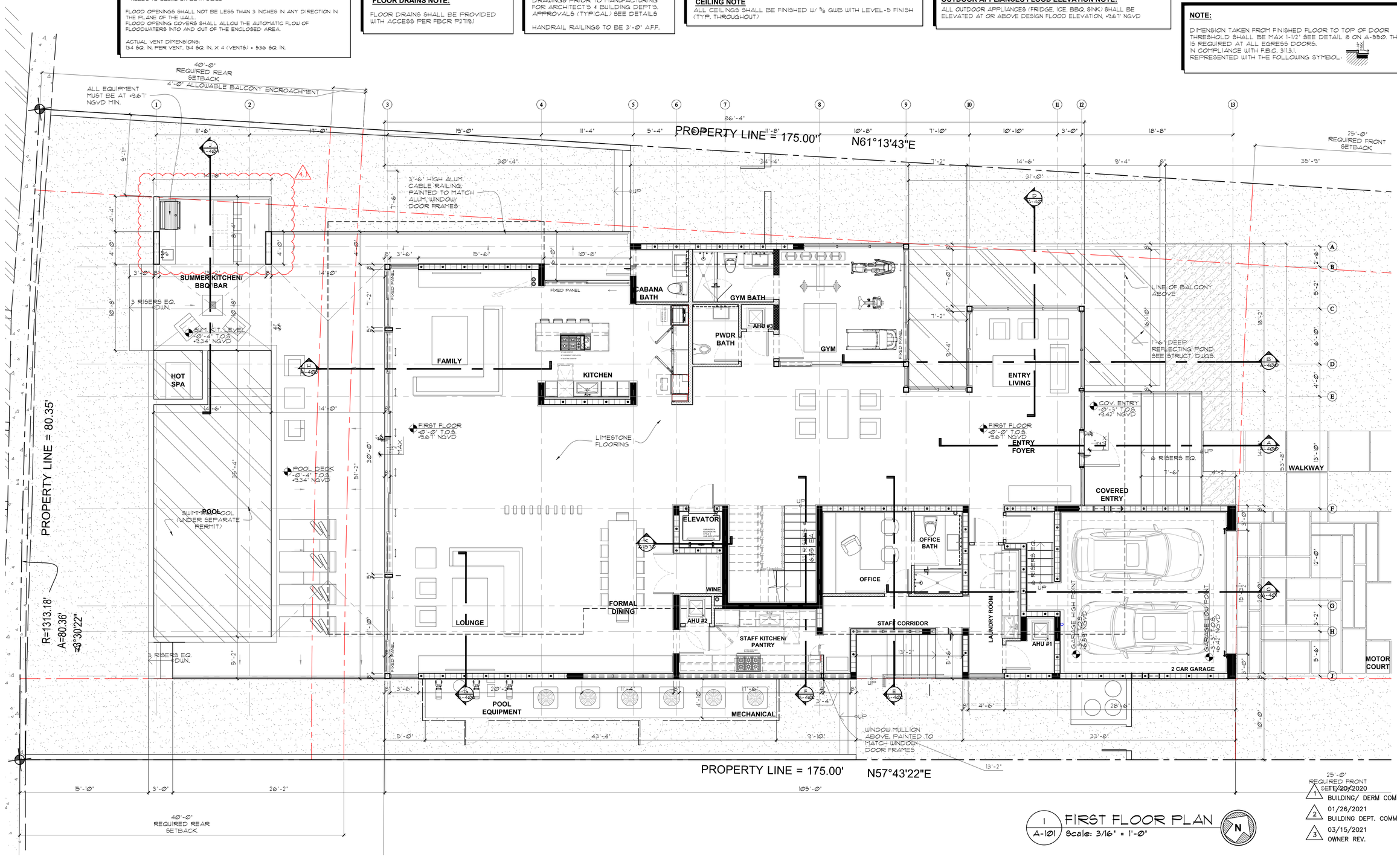
AREA CALCULATIONS:

FIRST FLOOR AREA:	4,593.3 SQ. FT.
A/C:	4,116.9 SQ. FT.
NON-A/C:	476.4 SQ. FT.
SECOND FLOOR AREA:	3,954.5 SQ. FT.

SECOND FLOOR IS 86.1% OF FIRST FLOOR.
APPROVED BY P&Z BOARD

EXTERIOR DECK/BALCONY SLOPE
EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

NOTE:
DIMENSION TAKEN FROM FINISHED FLOOR TO TOP OF DOOR THRESHOLD SHALL BE MAX 1-1/2" SEE DETAIL 8 ON A-550. THIS IS REQUIRED AT ALL EGRESS DOORS.
IN COMPLIANCE WITH F.B.C. 311.3.1.
REPRESENTED WITH THE FOLLOWING SYMBOL: 3/4"



1 / A-101 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

1 5/20/2020 BUILDING/ DERM COMM.
2 01/26/2021 BUILDING DEPT. COMM.
3 03/15/2021 OWNER REV.

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revised:
4 5/19/2021 P&Z OWNER REV.
4.1 7/06/2021 P&Z OWNER REV.

sheet no.
A-101
PROPOSED

AREA CALCULATIONS:

FIRST FLOOR AREA:	4,792.9 SQ. FT.
A/C:	4,305.8 SQ. FT.
NON-A/C:	487.1 SQ. FT.
SECOND FLOOR AREA:	4,054.6 SQ. FT.

SECOND FLOOR IS 84.6% OF FIRST FLOOR.
SEEKING P&Z BOARD APPROVAL.

FLOOD VENT CALCULATIONS:

FL#FL5822
Report no. 5022

GARAGE = 4000 SQ. FT.

FLOOD VENT REQUIRED = 400 SQ. INCHES

ENGINEERED FLOOD VENTS @ BLOCK WALL
"SMARTVENT MODEL#540-3220" = 200 SQ. INCHES EA.
200 SQ. IN. X 2 VENTS = 400 SQ. INCHES

FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.

ACTUAL VENT DIMENSIONS:
134 SQ. IN. PER VENT, 134 SQ. IN. X 2 (VENTS) = 268 SQ. IN.

40'-0" REQUIRED REAR SETBACK

4'-0" ALLOWABLE BALCONY ENCROACHMENT

PROPERTY LINE = 175.00' N61°13'43"E

98'-4"

25'-0" REQUIRED FRONT SETBACK

PROPERTY LINE = 80.35'

R=1313.18'
A=80.36'
=3°30'22"

SUMMER KITCHEN/ BBQ/ BAR
4 RISERS EQ. DWN.
POOL
POOL EQUIPMENT
FAMILY
KITCHEN
CABANA BATH
GYM BATH
AHU #3
PWDR BATH
GYM
LINE OF BALCONY ABOVE
1'-6" DEEP REFLECTING POND
ENTRY LIVING
ENTRY FOYER
-0'-3" T.O.S. +9.42' NGVD
-0'-0" T.O.S. +9.67' NGVD
6 RISERS EQ. UP
WALKWAY
COVERED ENTRY
4" X 12" WOOD VERTICAL MEMBERS 12" O.C.
FORMAL DINING
WINE DISPLAY
LOUNGE
AHU #2
AHU #1
STAFF BEDROOM
STAFF BATH
LAUNDRY
2 CAR GARAGE
MOTOR COURT
STAFF KITCHEN/ PANTRY
CORRIDOR
MECHANICAL
4 RISERS EQ. DWN.

PROPERTY LINE = 175.00' N57°43'22"E

107'-0"

40'-0" REQUIRED REAR SETBACK

43'-0" PROVIDED REAR SETBACK

N

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

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seal

Ralph Choeff
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AA26003009

comm no.
1847

date:
12-06-2019

revised:
06-15-2020
PLANNING & ZONING COMMENTS

sheet no.
A-1.1
APPROVED

NOTE:
UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2017, BUILDING SECTION 110.3)

WALL LEGEND
- CONC. WALL VERIFY W/ STRUCT. DWGS
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

SLAB & BEAM PENETRATION NOTE :
ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:
ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED ¾" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL. VERIFY WITH WINDOW/ DOOR MAUFACTURER SPECS. PRIOR TO INSTALLATION AND SLAB POUR.

FLOOR DRAINS NOTE:
FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBCR P2719.1

NOTE:
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 4411.4.5.1. FBCR.

GARAGE DOOR NOTES:
AUTOMATIC GARAGE DOOR OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/UL 325 AS PER FBCR 309.6

RAILING NOTE:
ALL GUARDRAIL RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. MANUFACTURER TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE DETAILS

HANDRAIL RAILINGS TO BE 3'-0" A.F.F.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2020 RESIDENTIAL.
ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL.

INTERIOR FRAMED WALL NOTE
ALL INTERIOR FRAMED WALLS SHALL BE 11½" BY 3⅝" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION. TO RECEIVE ⅝" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE
ALL CEILINGS SHALL BE FINISHED W/ ⅝ GWB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

PLUMBING FIXTURE NOTE:
ALL TOILETS ARE TO BE FLOOR MOUNTED UNLESS SPECIFIED OTHERWISE.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL, PLUMBING, SWIMMING POOL, WATER FEATURE, ELEVATOR, WATER HEATER AND OTHER EQUIPMENT IS TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION (+9.67' NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT MATERIALS. SEE WATER PROOFING NOTES ON G-002.

OUTDOOR APPLIANCES FLOOD ELEVATION NOTE:
ALL OUTDOOR APPLIANCES (FRIDGE, ICE, BBQ, SINK) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION, +9.67' NGVD

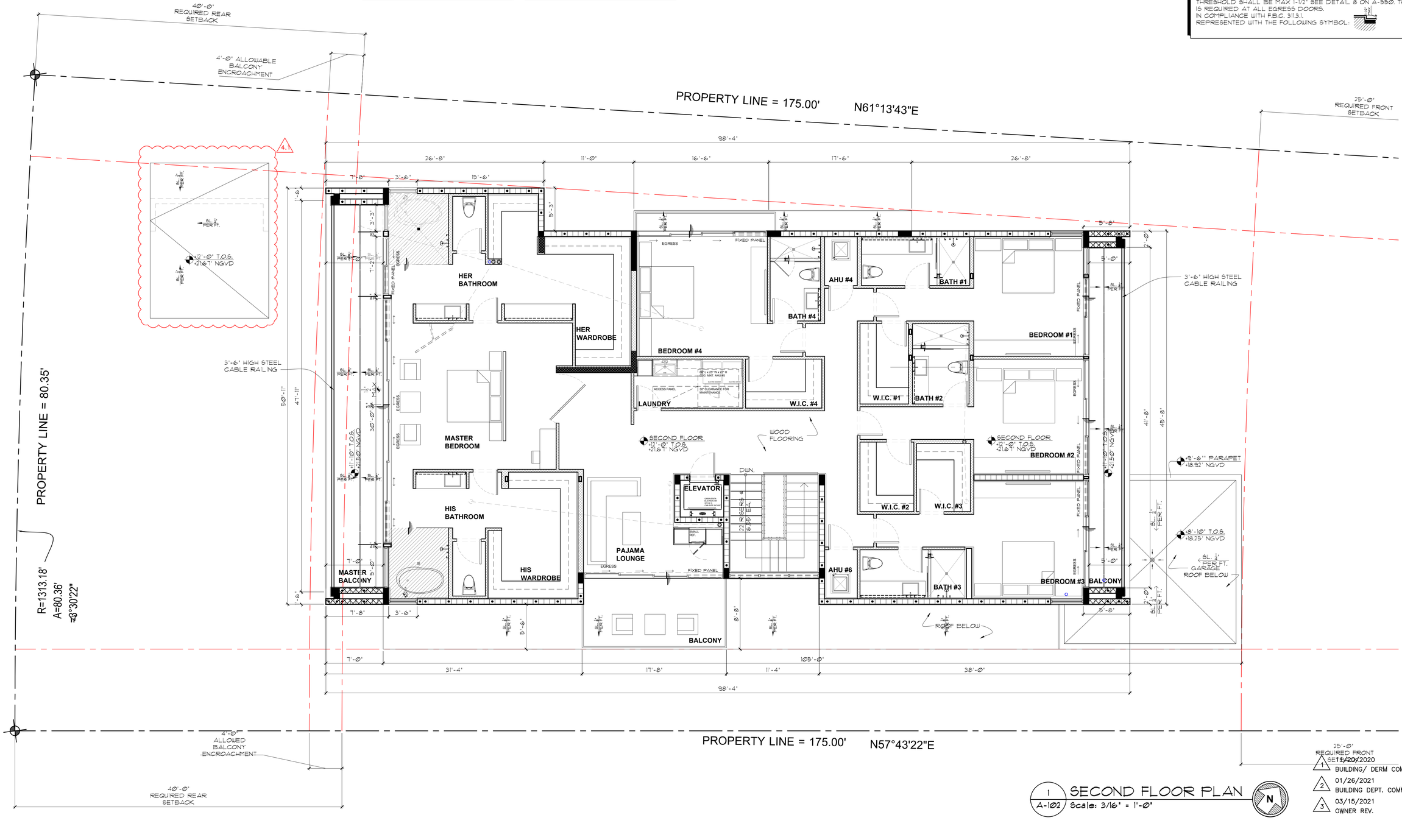
AREA CALCULATIONS:

FIRST FLOOR AREA:	4,593.3 SQ. FT.
A/C:	4,116.9 SQ. FT.
NON-A/C:	476.4 SQ. FT.
SECOND FLOOR AREA:	3,954.5 SQ. FT.

SECOND FLOOR IS 86.1% OF FIRST FLOOR.
APPROVED BY P&Z BOARD

EXTERIOR DECK/BALCONY SLOPE
EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

NOTE:
DIMENSION TAKEN FROM FINISHED FLOOR TO TOP OF DOOR THRESHOLD SHALL BE MAX 1-1/2" SEE DETAIL 8 ON A-550. THIS IS REQUIRED AT ALL EGRESS DOORS.
IN COMPLIANCE WITH F.B.C. 311.3.1.
REPRESENTED WITH THE FOLLOWING SYMBOL: 3.5"



1 A-102 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

1	~~5/20/2020~~ BUILDING/ DERM COMM.
2	01/26/2021 BUILDING DEPT. COMM.
3	03/15/2021 OWNER REV.

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4 5/19/2021 P&Z OWNER REV.
4.1 7/06/2021 P&Z OWNER REV.

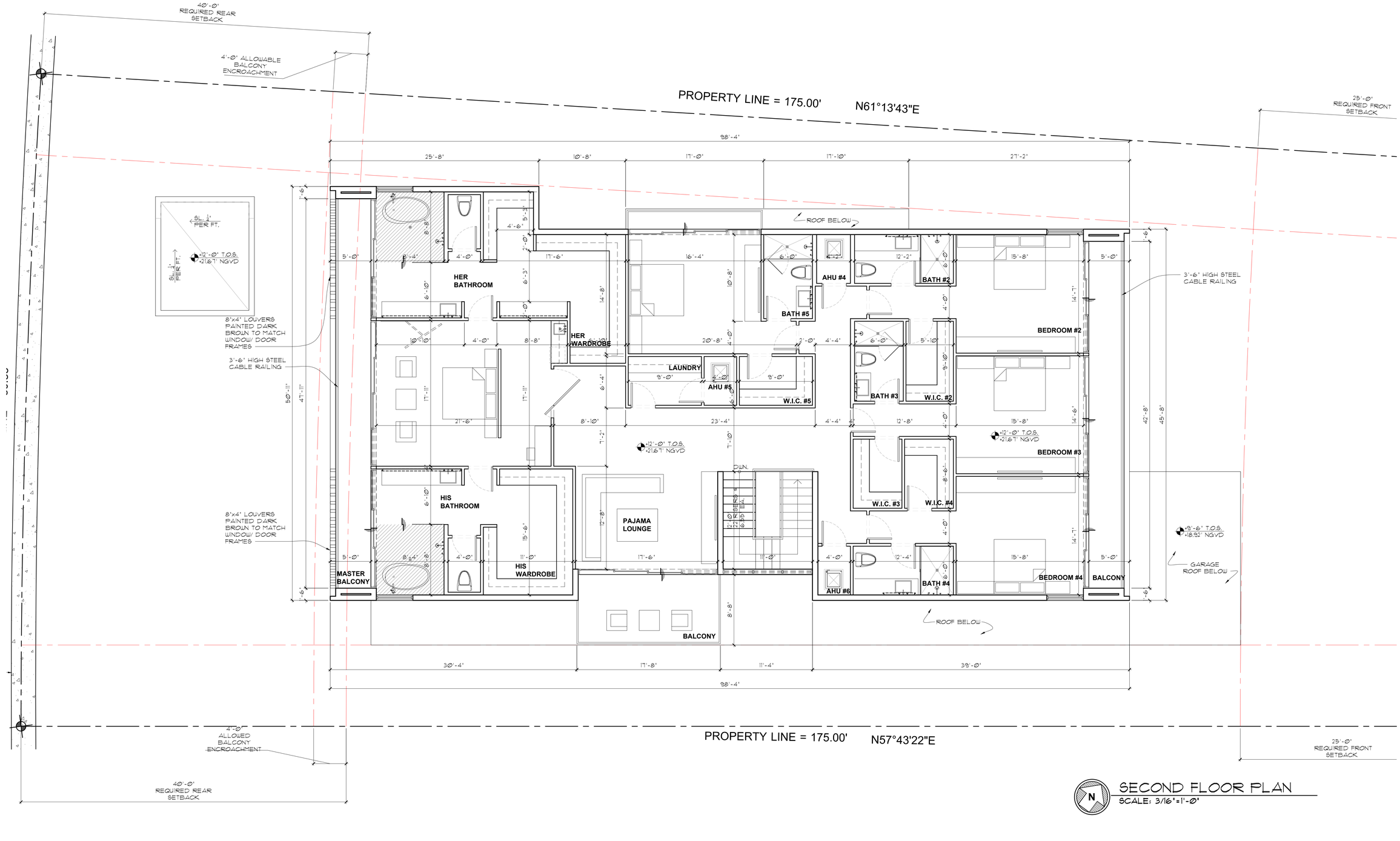
sheet no.
A-102

PROPOSED

AREA CALCULATIONS:

FIRST FLOOR AREA:	4,792.9 SQ. FT.
A/C:	4,305.8 SQ. FT.
NON-A/C:	487.1 SQ. FT.
SECOND FLOOR AREA:	4,054.6 SQ. FT.

SECOND FLOOR IS 84.6% OF FIRST FLOOR.
SEEKING P&Z BOARD APPROVAL.



SECOND FLOOR PLAN

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

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revised:

sheet no.
A-1.2
APPROVED

SCUPPER LOCATION NOTE:

SCUPPERS MUST COMPLY WITH F.B.C. 514.4.2 OVERFLOW DRAINS AND SCUPPERS. SCUPPERS SHALL BE A MINIMUM OF 4" IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS, OR DOWNSPOUTS.

SCUPPER INLET FLOW LINE SHALL NOT BE LOCATED LESS THAN 2 INCHES OR MORE THAN 4 INCHES ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE.

ROOF SYSTEM: LOW SLOPE - SINGLE-PLY

Scupper: Throughwall ☐ Overflow ☐

Type: TPO ☐ PVC ☐ Other ☐

Standard Non-Reinforced Membrane
With 6" Flange:

Color: White ☐ Tan ☐ Gray ☐

Reinforced Membrane is Optional

Cladded Metal is coated 24 Gauge Galvanized Steel with 3" Flange for fastening to wall and deck.

Throat Dimensions:

Width: _____

Height: _____

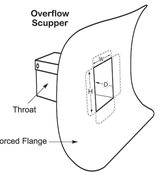
Depth: _____

(All Dimensions in Inches)

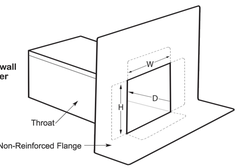
Order Quantity: _____
Use 1 sheet per size.

Distributed by; BEST MATERIALS LLC
Ph: 800-474-7570, 602-272-8128
www.BestMaterials.com
Email: Sales@BestMaterials.com

Overflow Scupper



Throughwall Scupper



SPEC-SHEET
SCUPPER

Drawing: SP001 Single-Ply
Throughwall/Overflow Scupper Flashing

FlashCo
SAFETY IN THE FLOW

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Hercules® RetroDrain

PRODUCT DATA SPECIFICATIONS



PRODUCT DESCRIPTION

One-piece spun aluminum body and heavy duty cast aluminum strainer dome and clamping ring provide strength and durability. The drain flange has a depressed sump area to facilitate water drainage from the roof surface. The original U-Flow® Seal provides a mechanical watertight connection to PVC or cast iron pipes to prevent water from backup damage.

FEATURES & BENEFITS

- One piece seamless body provides strength and durability without separation of the flange from the stem.
- Extra large flange allows positive attachment of roof flashing membrane while the sump area facilitates drainage.
- Simple and easy to install from rooftop in 15 to 30 minutes.
- Cast aluminum strainer dome and clamping ring.
- 12-in. long drain stem accommodates most existing field conditions with longer lengths available.
- Incorporates the original U-Flow Seal.
- Also available with a plastic dome or the cast-aluminum SuperDome.
- Saves time and money by allowing easy installation from the rooftop without disturbing occupants.

APPROVALS & STANDARDS

SPRI

ANSI/SPRI RD-1 – developed by SPRI (Sheet membrane and component suppliers to the commercial roofing industry), a certified canvasser of ANSI (American National Standards Institute), and features a test protocol designed to assure a leak-free connection to existing plumbing.

ULC

ULC/ORD-C790.4 – developed by Underwriters' Laboratories of Canada and features a test protocol designed to assure a leak-free connection to existing plumbing and impact testing to provide strength.

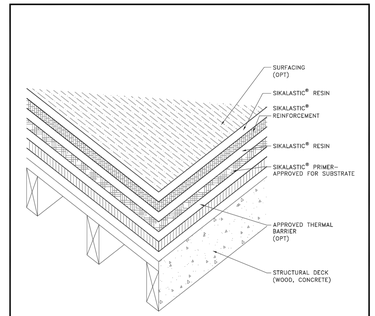
PHYSICAL DATA

The data below is constant for each Hercules RetroDrain.

DRAIN BODY	SEAL
11 gauge (.125") spun aluminum	Watertight U-Flow mechanical seal requires U-Flow screwdriver
FLANGE	**STRAINER DOME**
17½" diameter with sump area	Cast aluminum, plastic or aluminum SuperDome
STEM	**CLAMP RING**
12" length	Cast aluminum

ORDERING INFORMATION

CAT. NO.	SIZE	DOME TYPE	PKG	WEIGHT
HDAL3A	3"	Aluminum	Each	27 lbs.
HDAL4A	4"	Aluminum	Each	27 lbs.
HDAL5A	5"	Aluminum	Each	27 lbs.
HDAL6A	6"	Aluminum	Each	27 lbs.



Sika®

1-800-933-SIKA (7452)
www.sikausa.com

JOB NAME:

DETAIL TITLE: DIRECT TO STRUCTURAL DECK ASSEMBLY

SCALE:	DATE:	FILE NO.	DRW. NO.
N.T.S.	10/13	LAM	DS.1.03

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PROPERTY LINE = 175.00' N61°13'43"E

PROPERTY LINE = 80.35'

R=1313.18'
A=80.36'
=3°30'22"

PROPERTY LINE = 175.00' N57°43'22"E

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comm no.
1847

date:
12-06-2019

revised:
4 5/19/2021 P&Z OWNER REV.
4.1 7/06/2021 P&Z OWNER REV.

1 ROOF PLAN
A-103 Scale: 1-1/2" = 1'-0"

1 11/20/2020 BUILDING/ DERM COMM.
2 01/26/2021 BUILDING DEPT. COMM.
3 03/15/2021 OWNER REV.

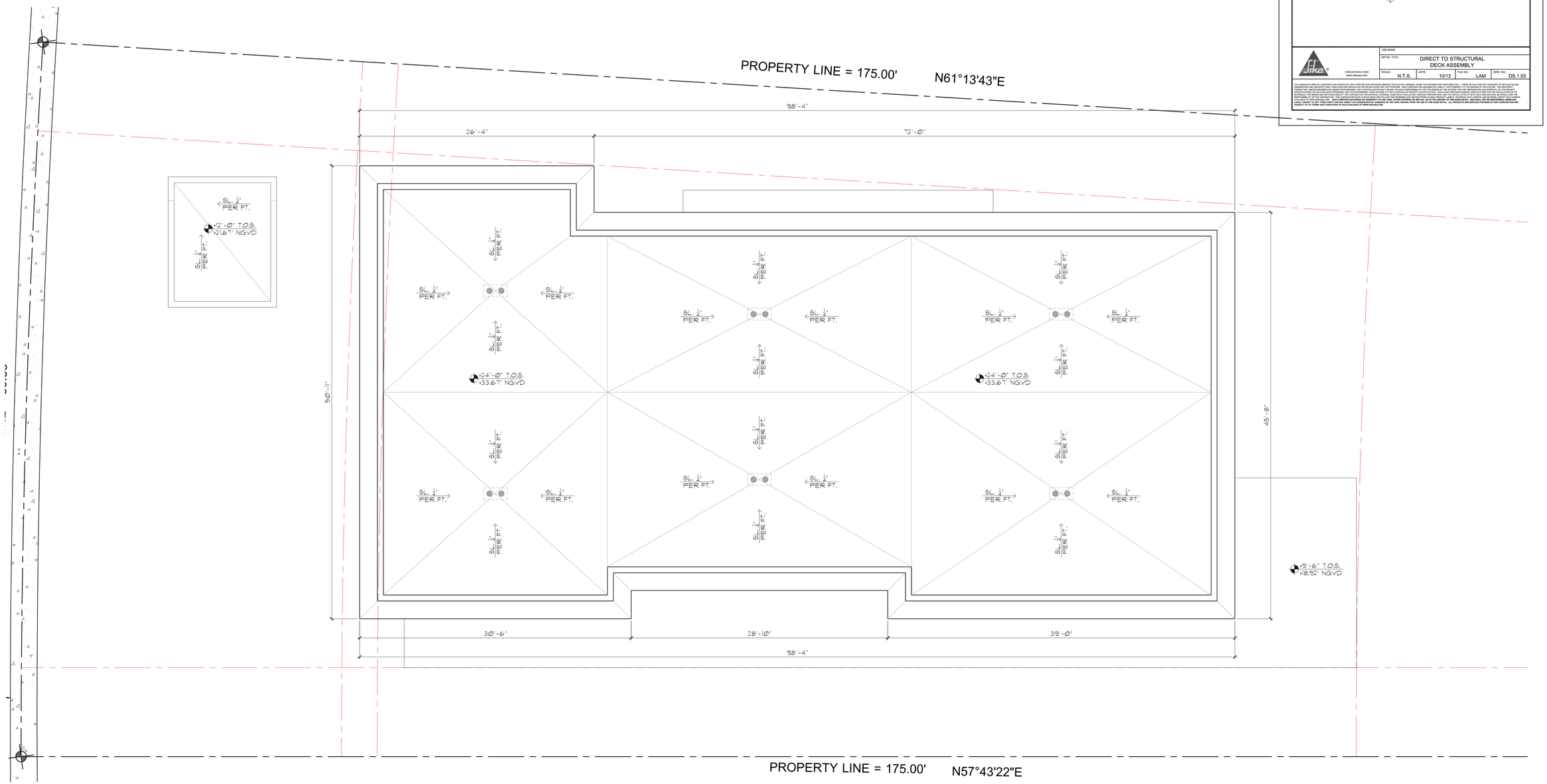
sheet no.
A-103

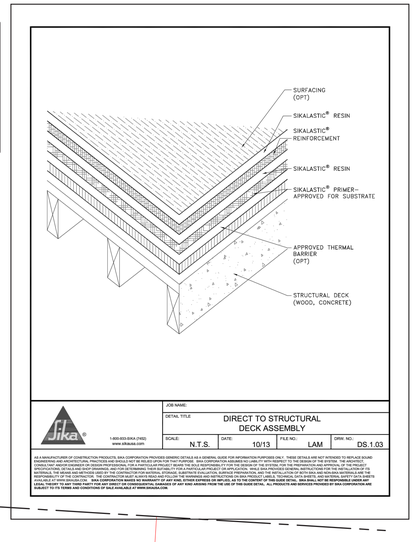
PROPOSED

AREA CALCULATIONS:

FIRST FLOOR AREA:	4,792.9 SQ. FT.
A/C:	4,305.8 SQ. FT.
NON-A/C:	487.1 SQ. FT.
SECOND FLOOR AREA:	4,054.6 SQ. FT.

SECOND FLOOR IS 84.6% OF FIRST FLOOR.
SEEKING P&Z BOARD APPROVAL.





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

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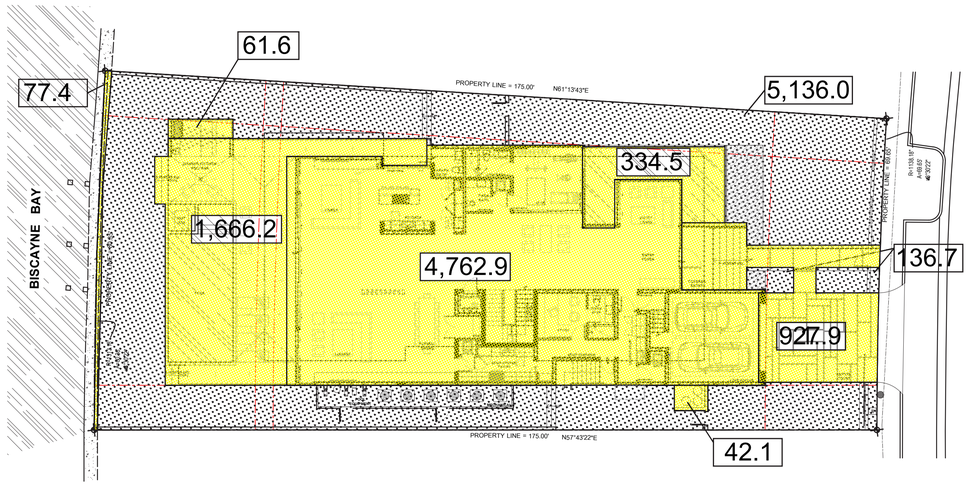
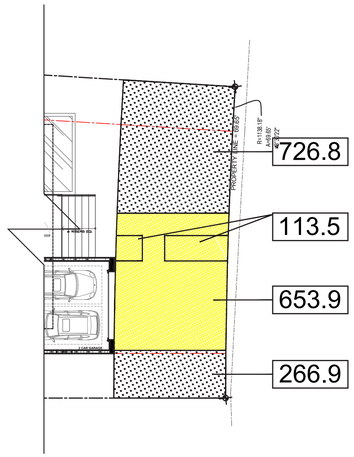


1 A-2.0 PERVIOUS VS. IMPERVIOUS
SCALE: 1/16"=1'-0"



2 A-2.0 FRONT YARD PERVIOUS VS. IMPERVIOUS
SCALE: 1/16"=1'-0"

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE	13,126 SQ. FT.	100%
RESIDENCE FOOTPRINT:	4,762.9 SQ. FT.	
WALKS & DRIVEWAY:	927.9 SQ. FT.	
POOL/ POOL DECK:	1,666.2 SQ. FT.	
CABANA DECK:	61.6 SQ. FT.	
SEAWALL:	114 SQ. FT.	
REFLECTING PONDS:	334.5 SQ. FT.	
TRASH AREA:	42.1 SQ. FT.	
TOTAL:	7,872.6 SQ. FT. (59.9%) 60% MAX	

4.1

PERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE	13,126 SQ. FT.	100%
GREENSPACE:	5,272.1 SQ. FT.	
TOTAL:	5,272.1 SQ. FT. (40.2%) 40% MINIMUM	

FRONT YARD PERVIOUS VS IMPERVIOUS AREA CALCULATIONS

FRONT YARD AREA	1,760.4 SQ. FT.	100%
IMPERVIOUS: DRIVEWAY & PEDESTRIAN WALK:	766.1 SQ. FT.	
	766.1 SQ. FT. (43.5%) 50% MAXIMUM	
PERVIOUS: GREENSPACE:	993.1 SQ. FT.	
TOTAL:	(56.5%) 50% MINIMUM	

LEGEND:
- BUILDING LOT COVERAGE
- PERVIOUS AREA
- IMPERVIOUS AREA

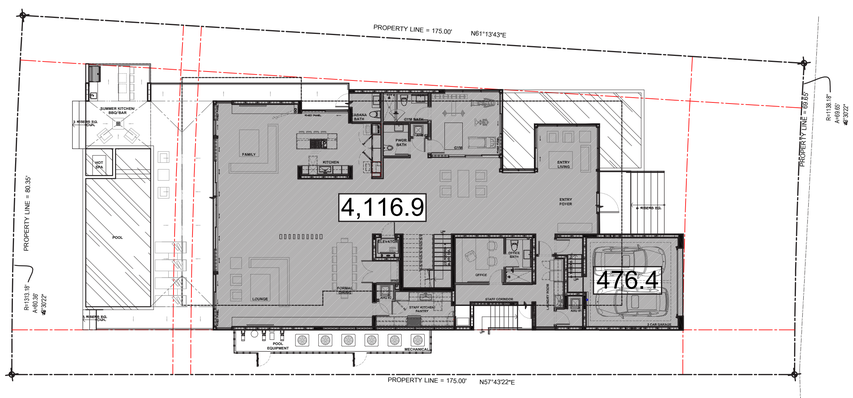
UNIT SIZE

TOTAL LOT SIZE	13,126 SQ. FT. 100%
FIRST FLOOR:	4,116.9 SQ. FT.
SECOND FLOOR:	3,954.5 SQ. FT.
TOTAL A/C SPACE :	8,071.4 SQ. FT.
GARAGE (NON-A/C SPACE):	476.4 SQ. FT.
TOTAL A/C + NON-A/C SPACE :	8,547.8 SQ. FT.

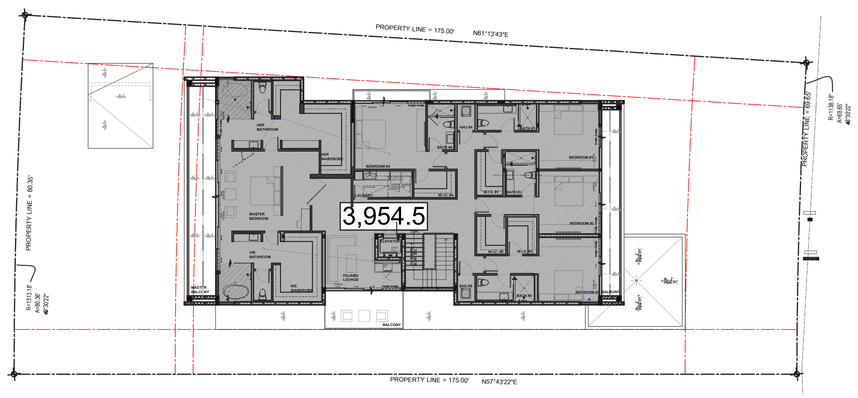
SECOND/ FIRST FLOOR RATIO

TOTAL LOT SIZE	13,126 SQ. FT. 100%
FIRST FLOOR (INC. GARAGE)	4,593.3 SQ. FT.
SECOND FLOOR:	3,954.5 SQ. FT.
SECOND/ FIRST FLOOR RATIO:	86.1% MAX 80%

RECEIVED P&Z APPROVAL



1 A-0.5 FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



2 A-0.5 SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"

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3 03/15/2021 OWNER REV.

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A-001

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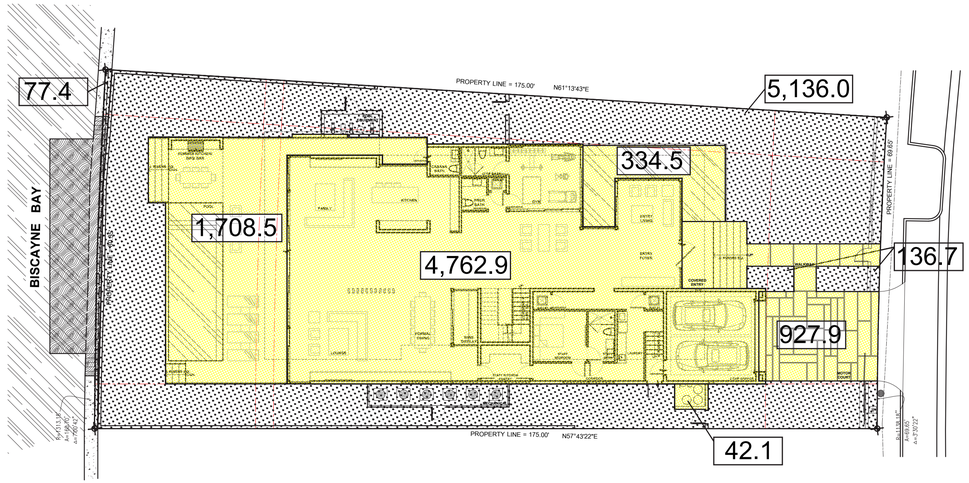
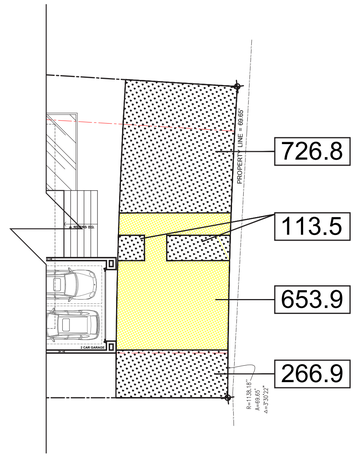


1 A-2.0 PERVIOUS VS. IMPERVIOUS

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



2 A-2.0 FRONT YARD PERVIOUS VS. IMPERVIOUS

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

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE	13,126 SQ. FT.	100%
RESIDENCE FOOTPRINT:	4,762.9 SQ. FT.	
WALKS & DRIVEWAY:	927.9 SQ. FT.	
POOL/ POOL DECK:	1,708.5 SQ. FT.	
SEAWALL:	77.4 SQ. FT.	
REFLECTING PONDS:	334.5 SQ. FT.	
TRASH AREA:	42.1 SQ. FT.	
TOTAL:	7,853.3 SQ. FT. (59.8%)	
	60% MAX	

PERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE	13,126 SQ. FT.	100%
GREENSPACE:	5,136.0 SQ. FT.	
GREEN SPACE (DRIVEWAY):	136.1 SQ. FT.	
TOTAL:	5,272.1 SQ. FT. (40.2%)	
	40% MINIMUM	

FRONT YARD PERVIOUS VS IMPERVIOUS AREA CALCULATIONS

FRONT YARD AREA	1,760.4 SQ. FT.	100%
IMPERVIOUS:		
DRIVEWAY & PEDESTRIAN WALK:	653.2 SQ. FT.	
	653.9 SQ. FT. (37.1%)	
	50% MAXIMUM	
PERVIOUS:		
GREENSPACE:	1,107.2 SQ. FT.	
TOTAL:	(62.9%)	
	50% MINIMUM	

LEGEND:

- BUILDING LOT COVERAGE
- PERVIOUS AREA
- IMPERVIOUS AREA

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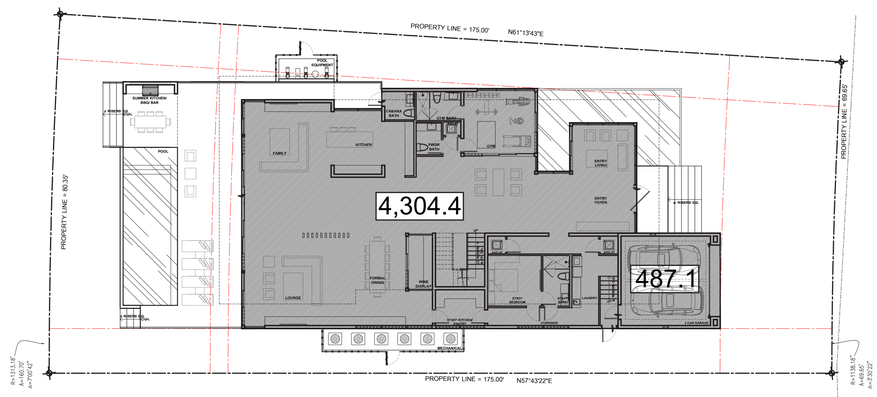


1 A-0.5 FIRST FLOOR PLAN

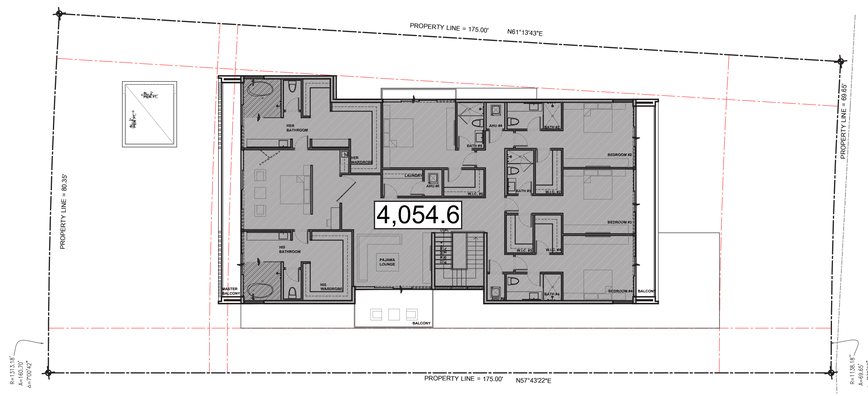
SCALE: 1/16"=1'-0"

UNIT SIZE

TOTAL LOT SIZE	13,126 SQ. FT.	100%
FIRST FLOOR:	4,304.4 SQ. FT.	
SECOND FLOOR:	4,054.6 SQ. FT.	
TOTAL A/C SPACE :	8,359.0 SQ. FT.	
GARAGE (NON-A/C SPACE):	487.1 SQ. FT.	
TOTAL A/C + NON-A/C SPACE :	8,846.1 SQ. FT.	

SECOND/ FIRST FLOOR RATIO

TOTAL LOT SIZE	13,126 SQ. FT.	100%
FIRST FLOOR (INC. GARAGE)	4,792.3 SQ. FT.	
SECOND FLOOR:	4,054.6 SQ. FT.	
SECOND/ FIRST FLOOR RATIO:	84.6%	
	MAX 80%	
	REQUIRES APPROVAL	



2 A-0.5 SECOND FLOOR PLAN

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

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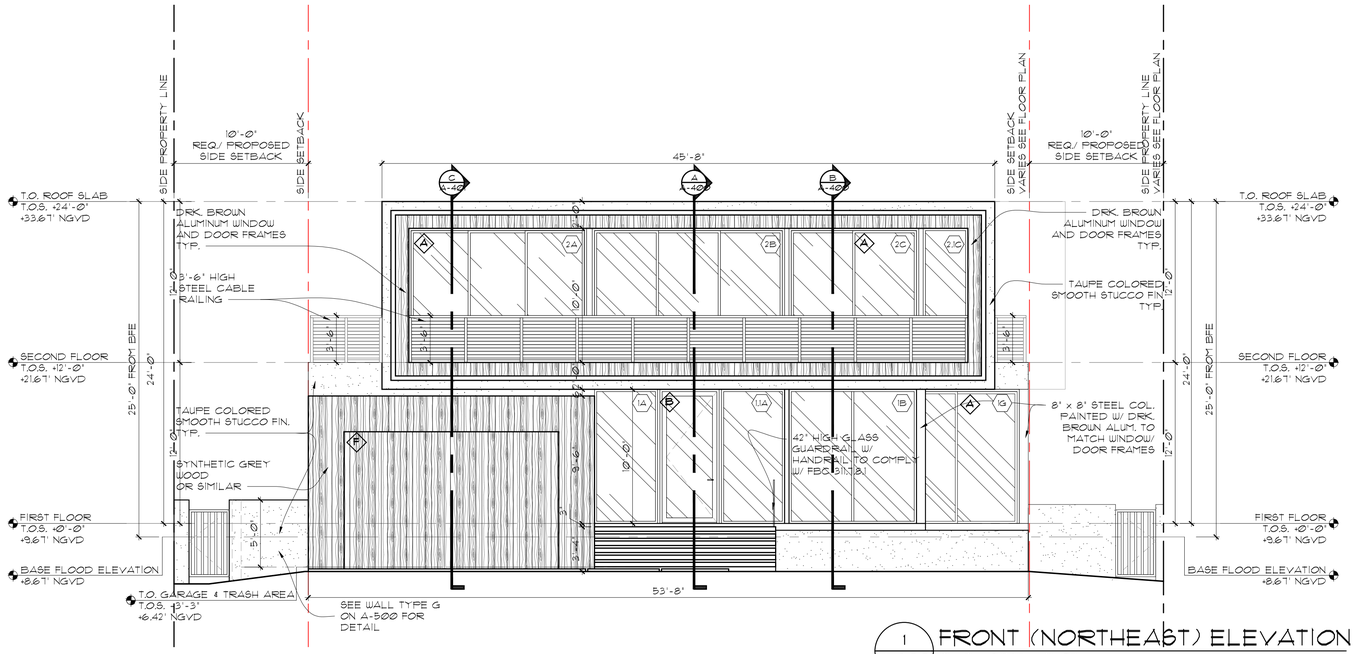
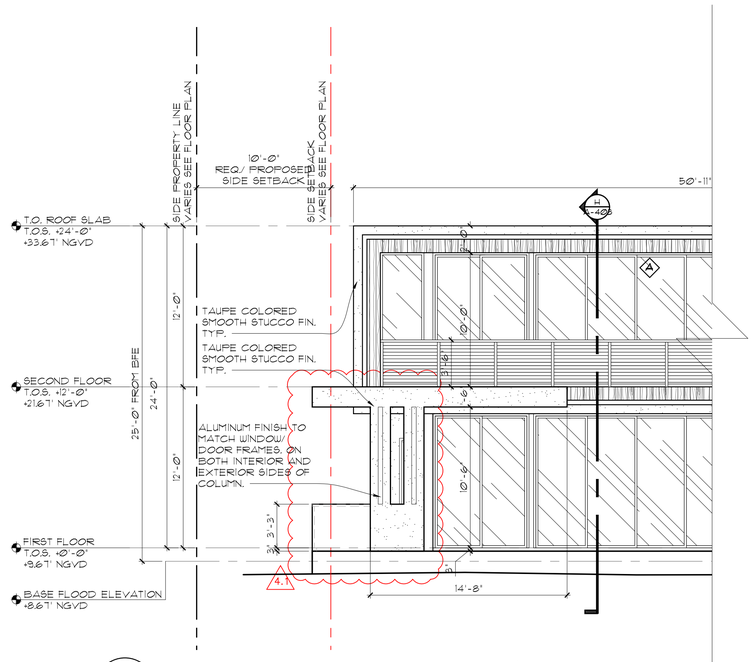
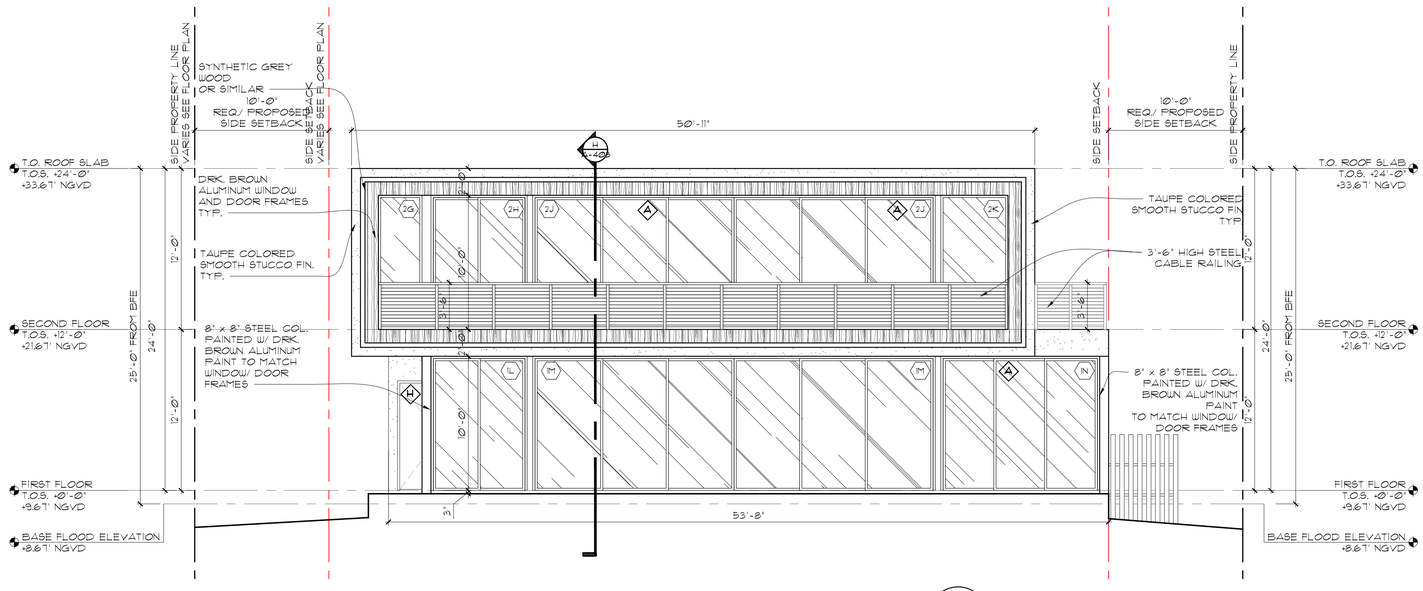


1 A-300 FRONT (NORTHEAST) ELEVATION
Scale: 3/16" = 1'-0"



3 A-300 REAR (SOUTHWEST) ELEVATION W/ CABANA
Scale: 3/16" = 1'-0"



2 A-300 REAR (SOUTHWEST) ELEVATION
Scale: 3/16" = 1'-0"

WIND PRESSURE LEGEND:

A		B		C	
ZONE 5		ZONE 4		ZONE 5	
AREA	40 SF	AREA	60 SF	AREA	30 SF
P	+99.7	P	+48.1	P	+50.0
S	-63.5	S	-52.7	S	-64.9

D		E		F	
ZONE 5		ZONE 4		GARAGE DOOR ZONE 5	
AREA	28 SF	AREA	50 SF	AREA	85 SF
P	+51.0	P	+48.6	P	+46.9
S	-66.1	S	-53.2	S	-57.9

G		H	
ZONE 4		ZONE 5	
AREA	10 SF	AREA	26 SF
P	+54.37	P	+51.2
S	-58.9	S	-66.4

EXTERIOR WINDOWS/DOOR NOTES:

DESIGN WIND PRESSURES FOR ALL EXTERIOR WINDOWS AND DOORS ARE INDICATED ON PLAN WIND PRESSURE AWAY FROM SURFACE=NEGATIVE VALUES WIND PRESSURE TOWARDS SURFACE= POSITIVE VALUES DESIGN WIND PRESSURES ARE IN ACCORDANCE WITH ASCE 7-10 COMPONENTS & CLADDING; RISK CATEGORY II; ULTIMATE WIND SPEED 175 mph; a=5.3 ft. DIRECTIONALITY FACTOR Kd = 0.85; EXPOSURE D; INTERNAL PRESSURE COEFFICIENTS = ± 0.18. BOTH ULTIMATE PRESSURES AND ALLOWABLE PRESSURES ARE INDICATED ON PLAN.

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1 11/20/2020 BUILDING/ DERM COMM.
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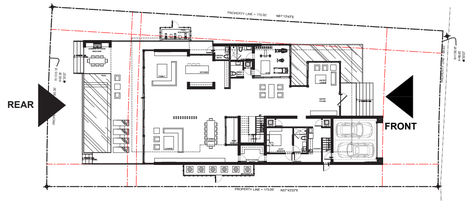
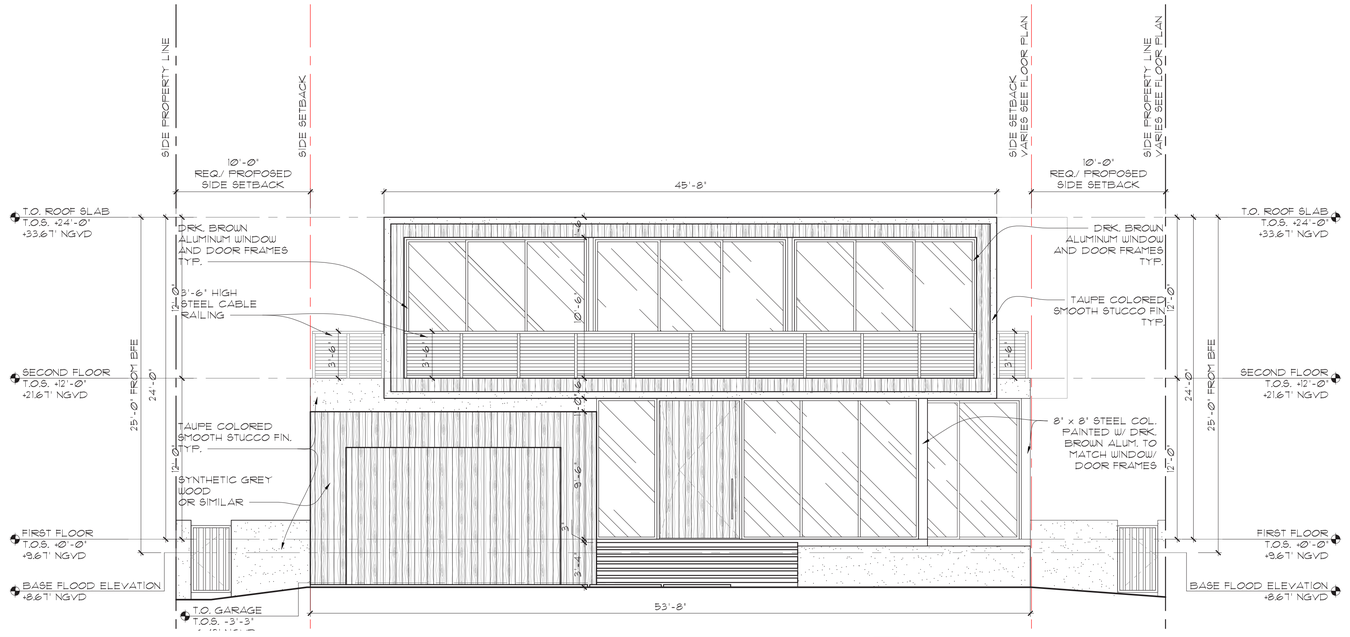


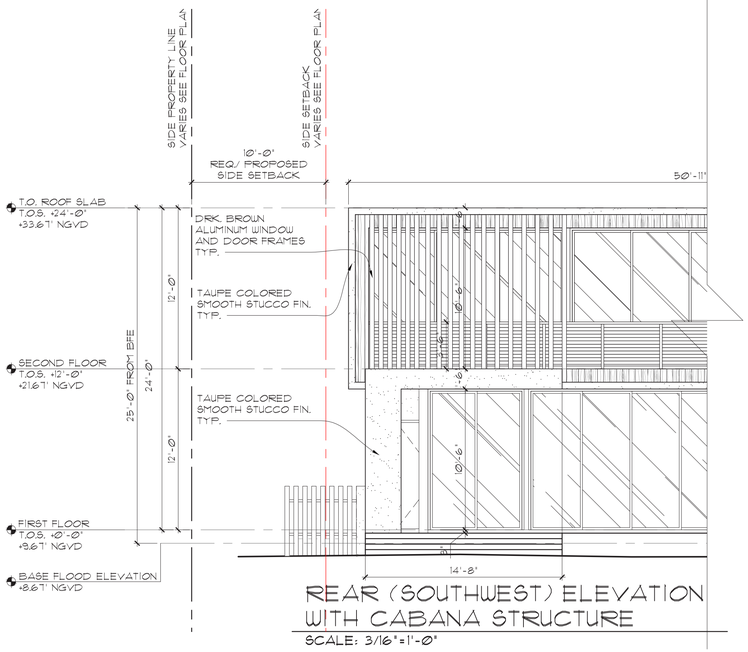
KEY MAP
SCALE: 1/32"=1'-0"

FRONT ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 53'-8" - 50% = 26'-10" MIN. TOTAL FRONT ELEV. ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS: 24'-6" DOORS: 6'-4" MATERIAL CHANGE: 21'-4" STEEL COLUMNS (PAINTED): 1'-4" TOTAL: 53'-8". 100%. THIS THAN THE 26'10"-' REQUIRED.	2ND FL. FRONT ELEVATION WALL LENGTH = 45'-8" - 50% = 22'-10" MIN. TOTAL FRONT ELEV. ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS/ DOORS: 42'-0" MATERIAL (SYNTHETIC GREY WOOD): 2'-0" MATERIAL (TAUPE STUCCO): 1'-0" STEEL COLUMNS (PAINTED): 0'-8" TOTAL: 45'-8" - 100% THIS IS GREATER THAN THE 22'-10" REQ.



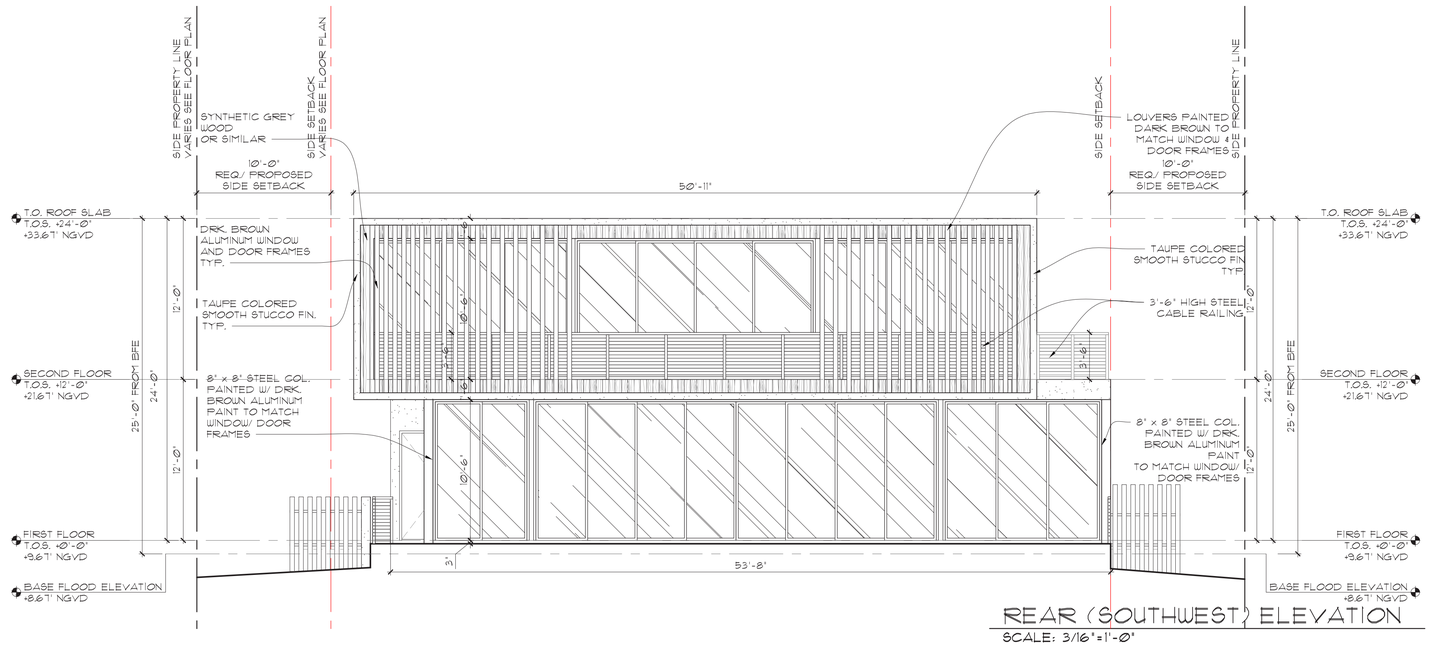
FRONT (NORTHEAST) ELEVATION
SCALE: 3/16"=1'-0"

CABANA SIDE ELEV ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
CABANA SIDE ELEVATION WALL LENGTH = 14'-8" - 50% = 7'-4" MIN. TOTAL SIDE ELEV ARTICULATION (OPEN, LOUVERS) OPEN: 12'-0" TOTAL: 12'-0" - 82% THIS IS GREATER THAN THE 14'-8" REQUIRED



REAR (SOUTHWEST) ELEVATION WITH CABANA STRUCTURE
SCALE: 3/16"=1'-0"

REAR ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. REAR ELEVATION WALL LENGTH = 53'-8" - 50% = 26'-10" MIN. TOTAL REAR ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS/ DOORS: 48'-6" STEEL COLUMN (PAINTED): 2'-0" DOOR: 1'-10" TOTAL: 52'-4" - 97% THIS IS GREATER THAN THE 26'-10" REQ.	2ND FL. REAR ELEVATION WALL LENGTH = 50'-11" - 50% = 25'-5 ½" MIN. TOTAL REAR ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS/ DOORS: 47'-3" MATERIAL (SYNTHETIC WOOD): 2'-0" MATERIAL (TAUPE STUCCO): 1'-0" STEEL COLUMN (PAINTED): 0'-8" TOTAL: 50'-11" - 100% THIS IS GREATER THAN THE 25'-5 ½" REQ.



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

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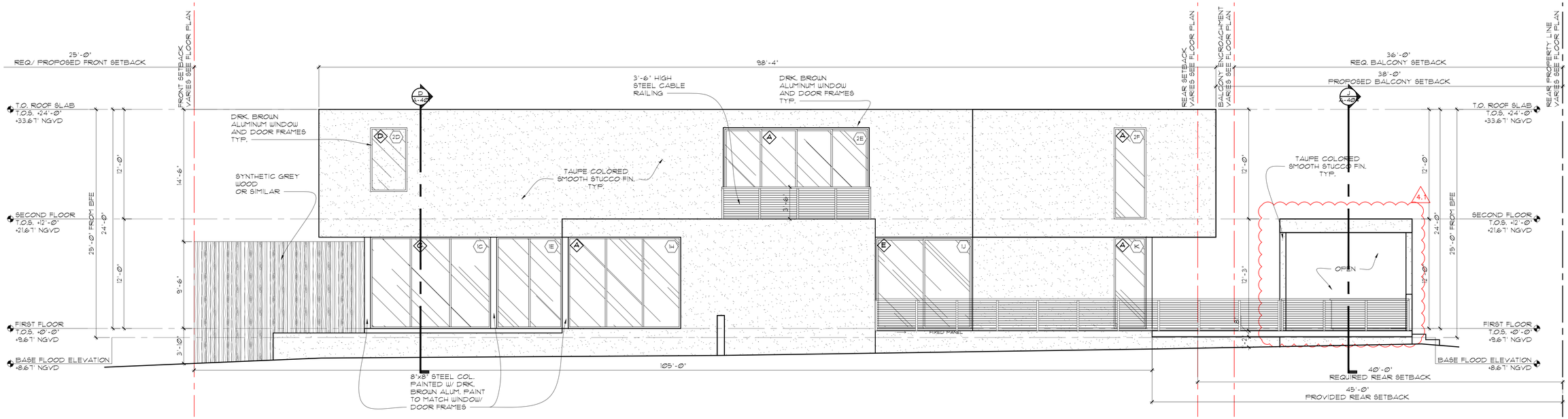
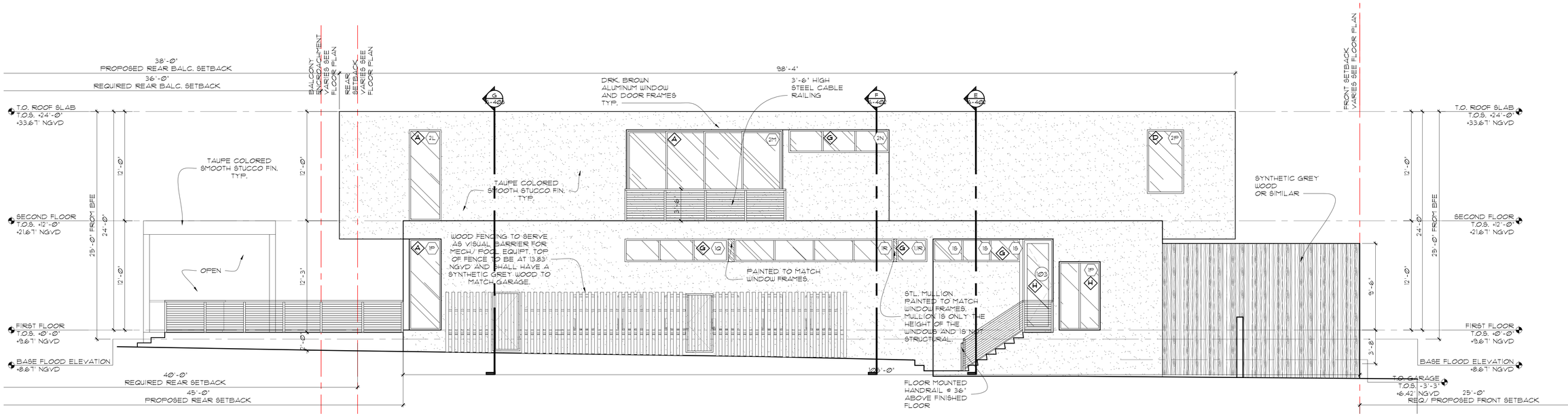


1 A-301 RIGHT (NORTHWEST) ELEVATION
Scale: 3/16" = 1'-0"



2 A-301 LEFT (SOUTHEAST) ELEVATION
Scale: 3/16" = 1'-0"

WIND PRESSURE LEGEND:

A	ZONE 5
AREA	40 SF
P	+99.7
S	-63.5

B	ZONE 4
AREA	60 SF
P	+48.1
S	-52.7

C	ZONE 5
AREA	30 SF
P	+50.0
S	-64.9

G	ZONE 4
AREA	10 SF
P	+54.37
S	-58.9

H	ZONE 5
AREA	26 SF
P	+51.2
S	-66.4

D	ZONE 5
AREA	28 SF
P	+51.0
S	-66.1

E	ZONE 4
AREA	50 SF
P	+48.6
S	-53.2

F	GARAGE DOOR ZONE 5
AREA	85 SF
P	+46.9
S	-57.9

EXTERIOR WINDOWS/DOOR NOTES:

DESIGN WIND PRESSURES FOR ALL EXTERIOR WINDOWS AND DOORS ARE INDICATED ON PLAN WIND PRESSURE AWAY FROM SURFACE=NEGATIVE VALUES WIND PRESSURE TOWARDS SURFACE= POSITIVE VALUES DESIGN WIND PRESSURES ARE IN ACCORDANCE WITH ASCE 7-10 COMPONENTS & CLADDING; RISK CATEGORY II; ULTIMATE WIND SPEED 175 mph; α=5.3 ft. DIRECTIONALITY FACTOR Kd = 0.85; EXPOSURE D; INTERNAL PRESSURE COEFFICIENTS = ± 0.18. BOTH ULTIMATE PRESSURES AND ALLOWABLE PRESSURES ARE INDICATED ON PLAN.

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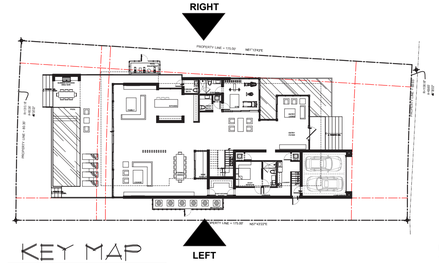
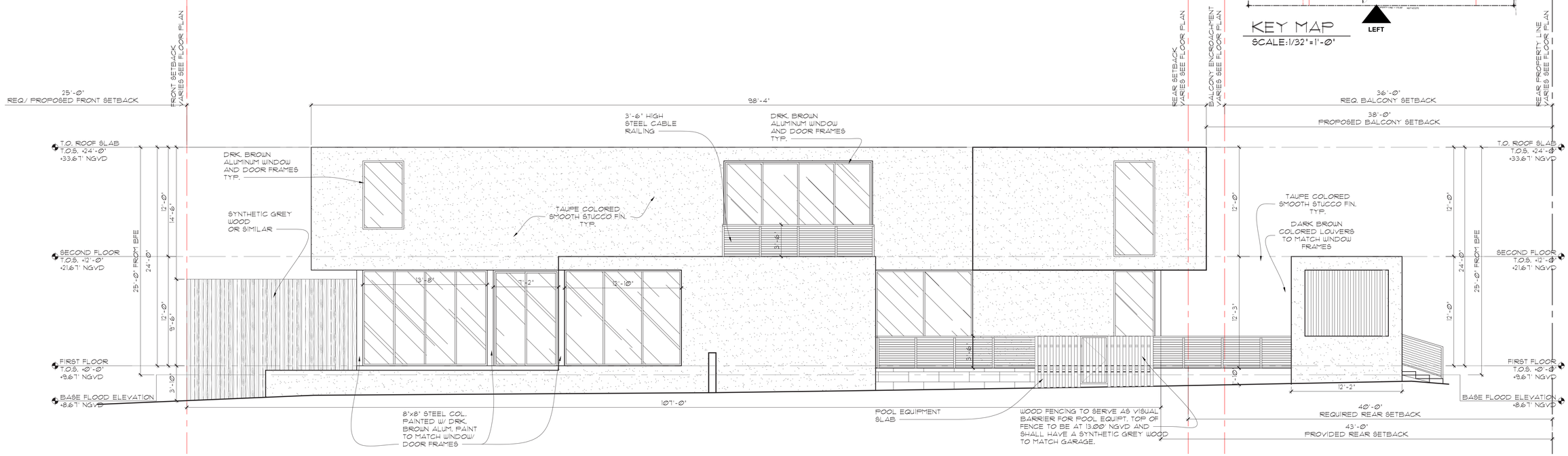
A-301
PROPOSED

RIGHT ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. RIGHT ELEVATION WALL LENGTH = 107'-0" - 50% = 53'-6" MIN. TOTAL RIGHT ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS/ DOORS: 48'-10" STEEL COLUMN (PAINTED): 2'-8" MATERIAL CHANGE: 18'-8" TOTAL: 10'-2" - 66% THIS IS GREATER THAN THE 53'-6" REQ.	2ND FL. RIGHT ELEVATION WALL LENGTH = 98'-4" - 50% = 49'-2" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIAL) WINDOWS/ DOORS: 25'-4" PLANE SHIFT: 25'-8" TOTAL: 51'-0" - 52% THIS IS GREATER THAN THE 49'-2" REQUIRED

CABANA REAR ELEV ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
CABANA REAR ELEVATION WALL LENGTH = 12'-2" - 50% = 6'-1" MIN. TOTAL SIDE ELEV ARTICULATION (OPEN, LOUVERS) OPEN: 9'-2" TOTAL: 9'-2" - 75% THIS IS GREATER THAN THE 6'-1" REQUIRED



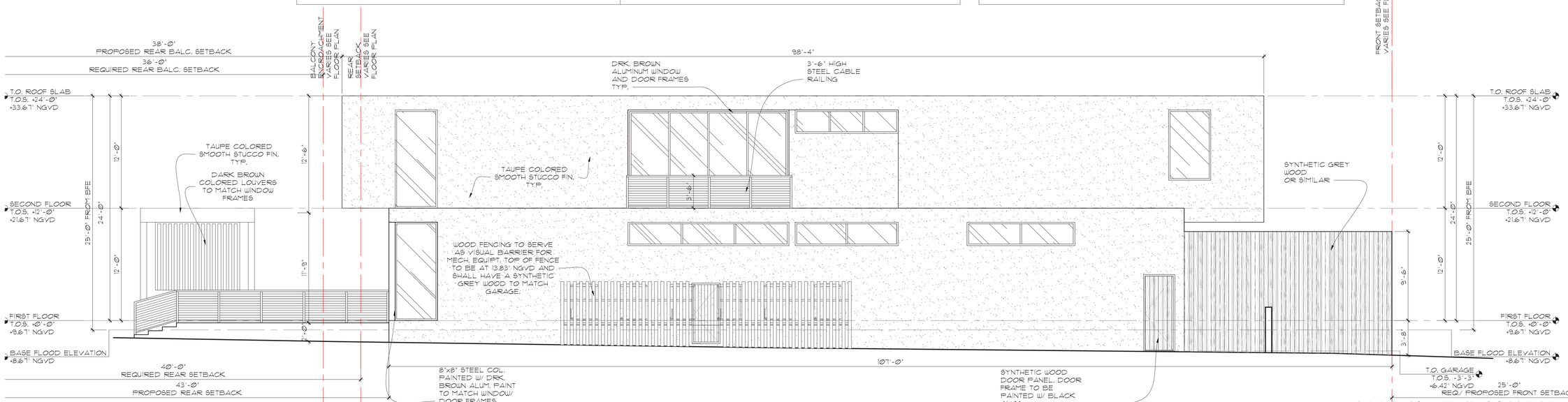
KEY MAP
SCALE: 1/32" = 1'-0"



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

LEFT ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. LEFT ELEVATION WALL LENGTH = 107'-0" - 50% = 53'-6" MIN. TOTAL LEFT ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS) WINDOWS/ DOORS: 47'-6" STEEL COLUMN (PAINTED): 0'-8" MATERIAL CHANGE: 22'-2" TOTAL: 70'-4" - 66% THIS IS GREATER THAN THE 53'-6" REQ.	2ND FL. LEFT ELEVATION WALL LENGTH = 98'-4" - 50% = 49'-2" MIN. TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIAL) WINDOWS/ DOORS: 48'-2" PLANE SHIFT (BALCONY): 17'-8" TOTAL: 65'-10" - 67% THIS IS GREATER THAN THE 49'-2" REQ.

CABANA FRONT ELEV ARTICULATION CALCULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
CABANA FRONT ELEVATION WALL LENGTH = 12'-2" - 50% = 6'-1" MIN. TOTAL SIDE ELEV ARTICULATION (OPEN, LOUVERS) OPEN: 12'-2" TOTAL: 12'-2" - 100% THIS IS GREATER THAN THE 6'-1" REQUIRED



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

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06-15-2020
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A-3.1
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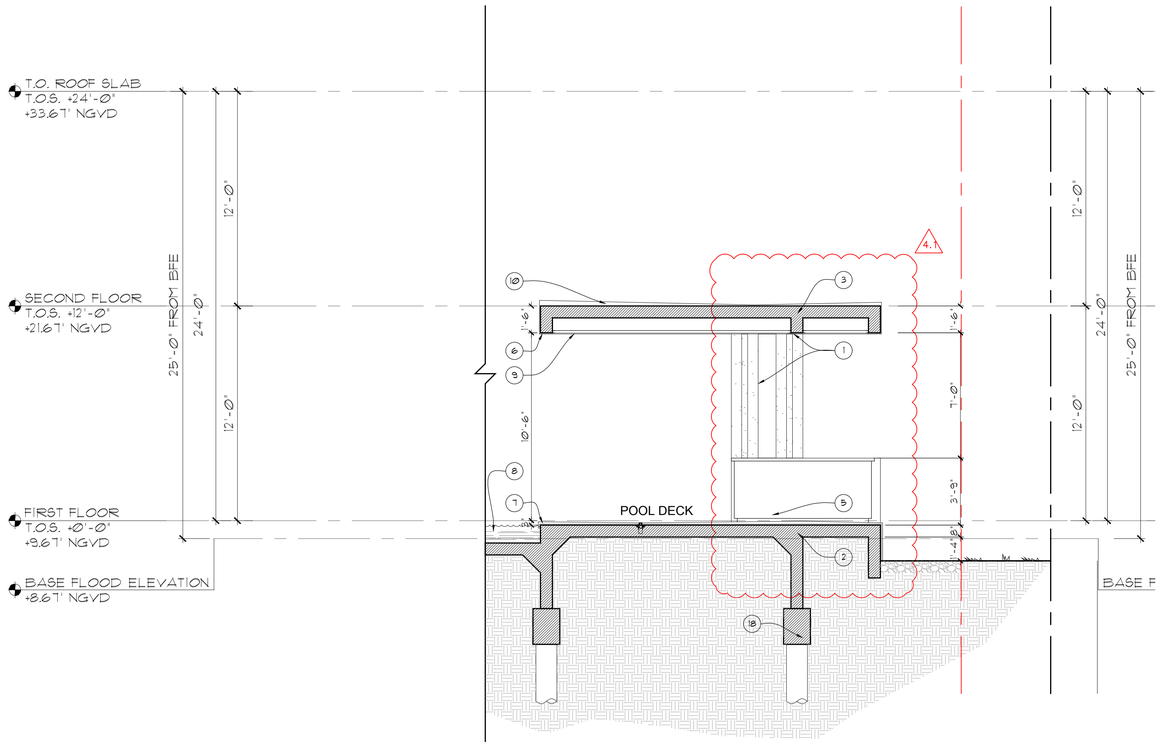
SECTION NOTES LEGEND:

1. TAUPE COLORED SMOOTH STUCCO FINISH
2. REINFORCED CONCRETE SLAB W/ MINIMUM 6 MIL. VISQUEEN VAPOR BARRIER OVER COMPACTED BACK FILL (REFER TO STRUCTURAL DWGS)
3. REINFORCED CONCRETE SLAB (SEE STRUCTURAL DWGS)
4. CONCRETE MASONRY UNIT/ CONCRETE WALL (REFER TO STRUCTURAL DWGS) (REFER TO WALL TYPES)
5. CUSTOM CABINETRY (BY OTHERS)
6. CONTINUOUS DRIP EDGE
7. STONE DECK (TO BE SELECTED BY OWNERS) OVER MORTAR BED SLOPED TO DRAINS, OVER REINFORCED CONCRETE SLAB.
8. SHALLOW AREA OF POOL. POOL UNDER SEPARATE PERMIT.
9. CEILING W/ TAUPE COLORED SMOOTH STUCCO FINISH
10. ROOF SLOPING TO BE ACHIEVED THROUGH STRUCTURAL TOPPING SLAB. REFER TO ARCH. FLOOR PLANS FOR SLOPING.
11. ROOF DRAIN (COMBO SYSTEM). SEE DETAIL 2 ON A-103
12. RECESSED CURTAIN POCKET W/ CEILING MOUNTED CURTAIN SHADE & MECHANISM (MANF. TO PROVIDE SPECIFICATIONS)
13. SYNTHETIC GREY WOOD OR SIMILAR CLADDING. REFER TO PRODUCT NOA & MANUF. SHOP DWGS FOR ATTACHMENTS.
14. 3'-6" HIGH STEEL CABLE RAILINGS. TO BE PAINTED DARK BROWN ALUM. TO MATCH WINDOW/ DOOR FRAMES.
15. USG 1-1/2" SUSPENDED GRID SYSTEM OR METAL FRAMING OR APPROVED EQUAL ALTERNATE WITH ⅝" GYPSYM WALL BOARD (OR MR BOARD OR TILE BACKER BOARD) CEILING W/ WHITE PAINT FINISH (SEE RCP PLANS FOR HEIGHTS)
16. FINISH FLOOR (SEE ARCHITECTURAL FLOOR PLANS) FINAL MATERIAL SELECTION AND FINISH PER OWNER/ ARCHITECT
17. ALUMINUM SLIDING GLASS DOOR SYSTEM W/ DARK BROUN ALUMINUM FINISH.
18. STRUCTURAL CONC. FOUNDATION OVER WELL COMPACTED FILL - SEE STRUCTURAL DWGS FOR SLAB, PILE & GRADE BEAM SPECIFICATIONS.
19. DARK ALUMINUM BRONZE CLADDING TO MATCH WINDOW AND DOOR FRAMES.
20. FIXED WINDOWS W/ DARK BRONZE ALUMINUM FRAMES.
21. OPEN STEEL PLATE STEPS W/ FINISH (TO BE SELECTED BY OWNERS) ON STEEL STRINGERS
22. 18" DEEP REFLECTING POND ("ABSOLUTE BLACK" TILE BOTTOM FINISH OR APPROVED EQUAL) (SEE STRUCT. DWGS)
23. CANYON RIDGE MODERN SERIES GARAGE DOOR BY CLOPAY - NOA#17-080928/ FL5684.16. DOOR ASSEMBLY TO BE INSULATED & CLAD W/ SYNTHETIC WOOD TO MATCH GARAGE EXTERIOR.
24. 20 GA. 1-1/2" BY 3-5/8" MTL. STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION. TO RECEIVE ⅝" GWB EACH SIDE W/ WHITE PAINT FINISH, UNLESS OTHERWISE NOTED & NON-CEMENTITIOUS TILE BACKER BOARD UNDER TILE OR STONE OR MOISTURE-RESISTANT BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)
25. STEEL COLUMN W/ DARK BROUN ALUMINUM CLADDING. SEE STRUCTURAL DRAWINGS FOR SIZING.
26. CANTILEVERED STEEL STAIR WITH EMBEDDED WALL PLATE STRINGER, AND STANDOFF RAILING. SEE STRUCTURAL DWGS
27. 3'-6" HIGH GLASS RAILING W/ 30" HANDRAIL.
28. INFINITY LINEAR DRAIN (OR APPROVED SIMILAR). TILE SLOPING TOWARDS DRAIN SHALL BE AT ⅛ SLOPE MIN.
29. 36" HIGH A.F.F. 1½" DIA. STAINLESS STEEL HANDRAIL, OR APPROVED SIMILAR. THIS HANDRAIL SHALL COMPLY WITH F.B.C. R 311.8.3
30. 3'-6" IMPACT RESISTANT GLASS RAILING (OR APPROVED SIMILAR) W/ ATTACHED HANDRAIL AT 36" A.F.F. SEE DETAILS 4/5 ON A-560.



1 A-404 SECTION J
Scale: 1/4" = 1'-0"

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sheet no.
A-404

PROPOSED



FRONT (NORTHEAST) ELEVATION

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



REAR (SOUTHWEST) ELEVATION

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

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A-4.0
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FRONT (NORTHEAST) ELEVATION

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



REAR (SOUTHWEST) ELEVATION

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

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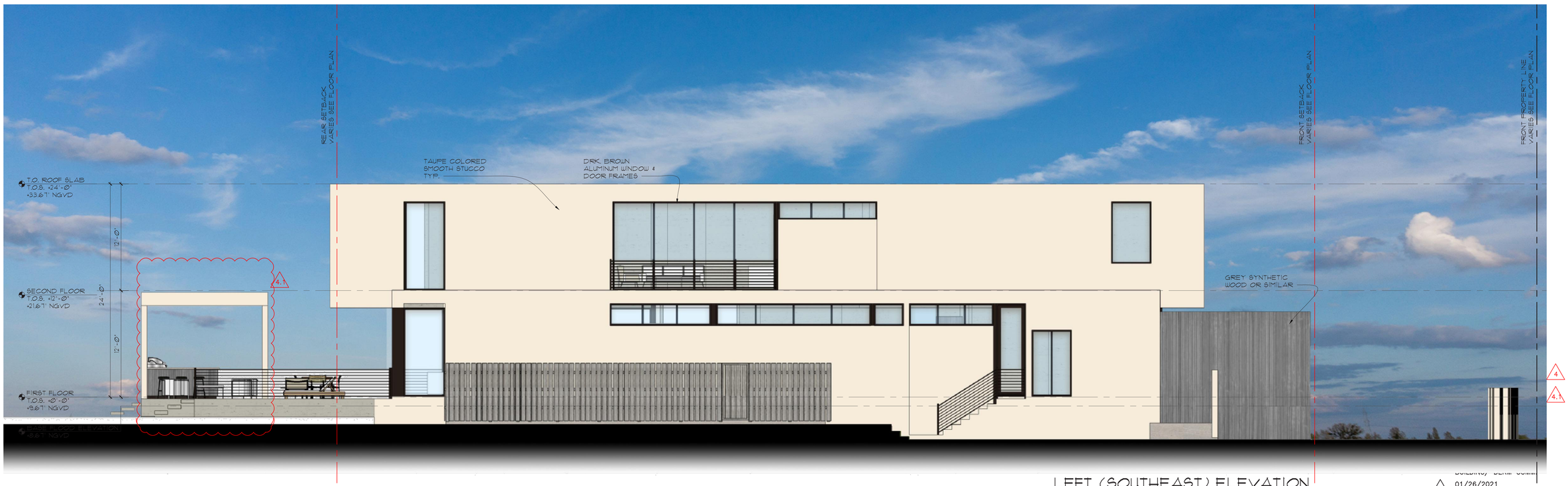
RIGHT (NORTHWEST) ELEVATION

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



LEFT (SOUTHEAST) ELEVATION

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

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NEW SINGLE FAMILY RESIDENCE
9530 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

seal

Ralph Choeff
registered architect
AR00000
AA26003009

comm no.
1847

date:
12-06-2019

revised:
4 5/19/2021 P&Z OWNER REV.
4.1 7/06/2021 P&Z OWNER REV.

2 01/26/2021 BUILDING DEPT. COMM.
3 03/15/2021 OWNER REV.

sheet no.
A-4.1
PROPOSED



RIGHT (NORTHWEST) ELEVATION

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



LEFT (SOUTHEAST) ELEVATION

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

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REAR RENDERING

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

sheet no.
G-1.2
PROPOSED



REAR RENDERING

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ARCHITECTURE + DESIGN

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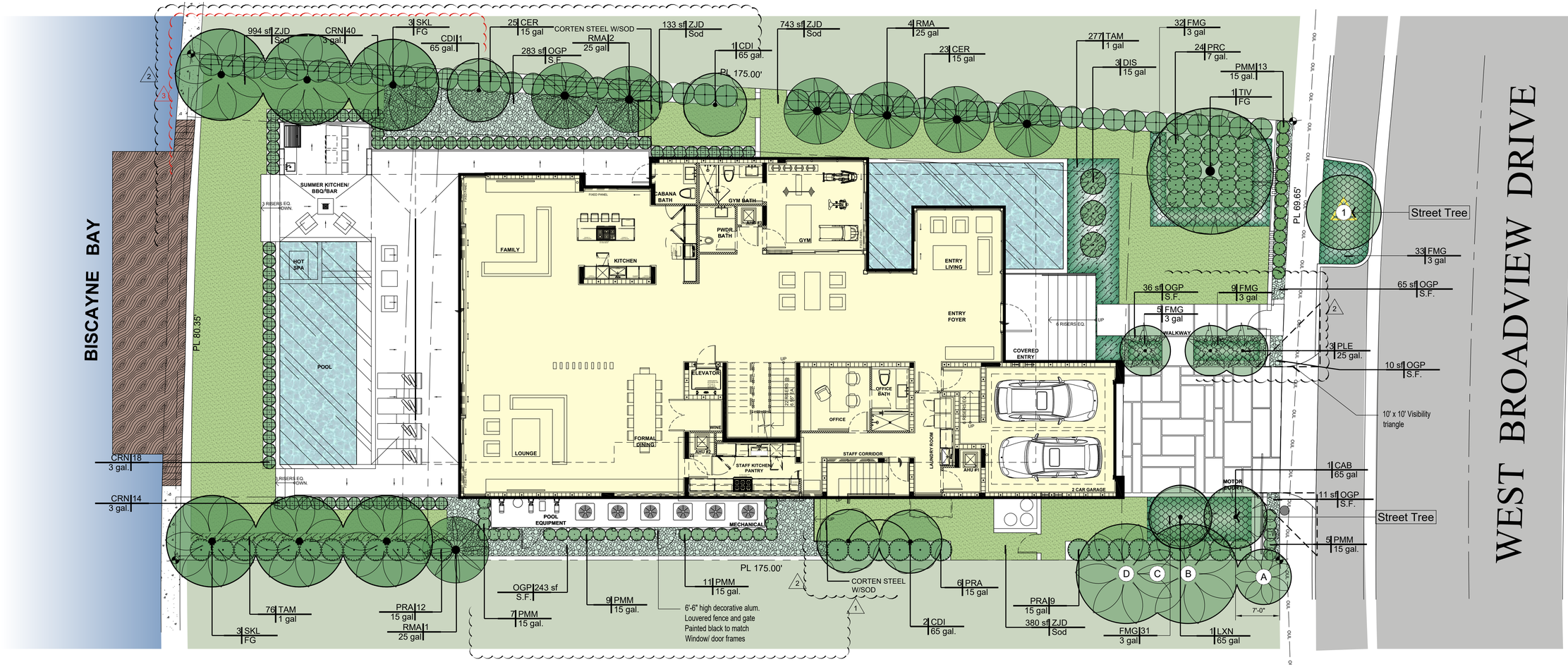

LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

PLANT SCHEDULE

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD
	PLE	3	Ptychosperma elegans Miami-Dade Landscape Manual - Single -	Alexander Palm	10` - 12` OA	8`
	SKL	6	Satakentia liukiuensis Thick Shaft	Satake Palm	8` GW	

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD
	CDI	4	Coccoloba diversifolia STD 4` CT - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant	Pigeon Plum	12` OA	5`
	LXN	1	Lagerstroemia x `Natchez` Drought Tolerant / Listed in the Miami Dade Landscape Manual / Standard - 4` CT	White Crape Myrtle	12`-14` OA	6`-8`
	TIV	1	Terminalia ivorensis Specimen / Character	Ivory Coast almond	30` OA	12`

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD
	CAB	1	Calophyllum brasiliense Miami-Dade Landscape Manual	Brazilian Beautyleaf	12`-14` OA	6`-8`

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD	
	CRN	81	Clusia rosea `Nana` Florida Native - Miami-Dade Landscape Manual	Dwarf Pitch Apple	2`	1.5`	
	CER	48	Conocarpus erectus Shrub Type - Florida Native	Green Buttonwood	6` OA	3`	
	DIS	3	Dioon spinulosum	Mexican Cycad	5`		
	PRC	24	Philodendron `Rojo Congo`	Red Congo	3`	2`	
	PRA	28	Pimenta racemosa Florida Native - Drought Tolerant	Bay Rum	6` OA	3`	
	PMM	45	Podocarpus macrophyllus `Maki`	Japanese Yew	6` OA	3`-4`	
	RMA	7	Ravenala madagascariensis	Traveler`s Tree	10` - 12` OA	8`	

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD
	FMG	110	Ficus microcarpa `Green Island`	Green Island Ficus		

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HGT	SRD	
	OGP	648 sf	Ocean Green Pebbles	Pebbles 1/2" - 1"			
	TAM	630	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	0.5`	8"	10" o.c.
	ZJD	2,250 sf	Zoysia japonica `Diamond` 6" Sand beneath	Korean Grass			

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	**Required**	**Provided**
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	6
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	4
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	4
7. Street Trees Required: Linear street frontage 69.65' / 35 = 2	2	2
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	236
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	157
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	28
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	6,564 (Max)	2,250

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

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seal

REGISTERED LANDSCAPE ARCHITECT DERICK C. LANGEL LA 6667045 STATE OF FLORIDA

DERICK LANGEL (LA6667045)

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comm no.
1847

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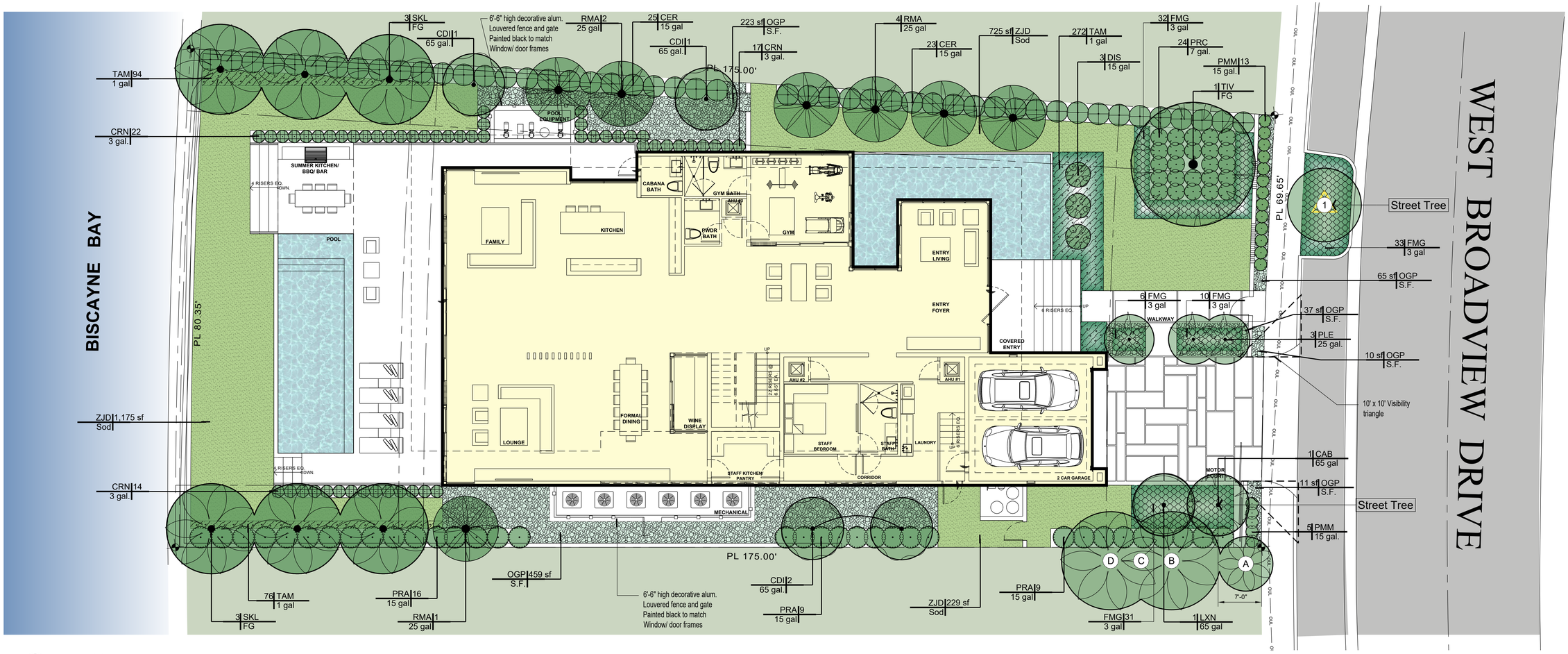
PROPOSED



LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

PLANT SCHEDULE

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	HGT	SRD
	PLE	3	Ptychosperma elegans Miami-Dade Landscape Manual - Single -	Alexander Palm	2.5"	10` - 12` OA	8`
	SKL	6	Satakentia liukiuensis Thick Shaft	Satake Palm	8"	8` GW	
SHADE TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**DBH**	**HGT**	**SRD**
	CDI	4	Coccoloba diversifolia STD 4` CT - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant	Pigeon Plum	2.5"	12` OA	5`
	LXN	1	Lagerstroemia x `Natchez` Drought Tolerant / Listed in the Miami Dade Landscape Manual / Standard - 4` CT	White Crape Myrtle	3"	12`-14` OA	6`-8`
	TIV	1	Terminalia ivorensis Specimen / Character	Ivory Coast almond	6"-8"	30` OA	12`
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**DBH**	**HGT**	**SRD**
	CAB	1	Calophyllum brasiliense Miami-Dade Landscape Manual	Brazilian Beautyleaf	3"	12`-14` OA	6`-8`

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	
	CRN	53	Clusia rosea `Nana` Florida Native - Miami-Dade Landscape Manual	Dwarf Pitch Apple	2`	1.5`	
	CER	48	Conocarpus erectus Shrub Type - Florida Native	Green Buttonwood	6` OA	3`	
	DIS	3	Dioon spinulosum	Mexican Cycad	5`		
	PRC	24	Philodendron `Rojo Congo`	Red Congo	3`	2`	
	PRA	34	Pimenta racemosa Florida Native - Drought Tolerant	Bay Rum	6` OA	3`	
	PMM	18	Podocarpus macrophyllus `Maki`	Japanese Yew	6` OA	3`-4`	
	RMA	7	Ravenala madagascariensis	Traveler`s Tree	10` - 12` OA	8`	
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	
	FMG	112	Ficus microcarpa `Green Island`	Green Island Ficus			
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	
	OGP	804 sf	Ocean Green Pebbles	Pebbles 1/2" - 1"			
	TAM	442	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	0.5`	8"	10" o.c.
	ZJD	2,129 sf	Zoysia japonica `Diamond` 6" Sand beneath	Korean Grass			

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

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1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	6
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	4
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	4
7. Street Trees Required: Linear street frontage 69.65' / 35 = 2	2	2
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	187
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	135
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	34
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	6,564 (Max)	2,129

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

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comm no.
1847

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12-06-2019

revised:

sheet no.
L-200
APPROVED



REAR ELEVATION (S.W.)

SCALE: 0 5 10 16 feet

3/16" = 1'-0"



SIDE ELEVATION (S.E.)

SCALE: 0 5 10 16 feet

3/16" = 1'-0"

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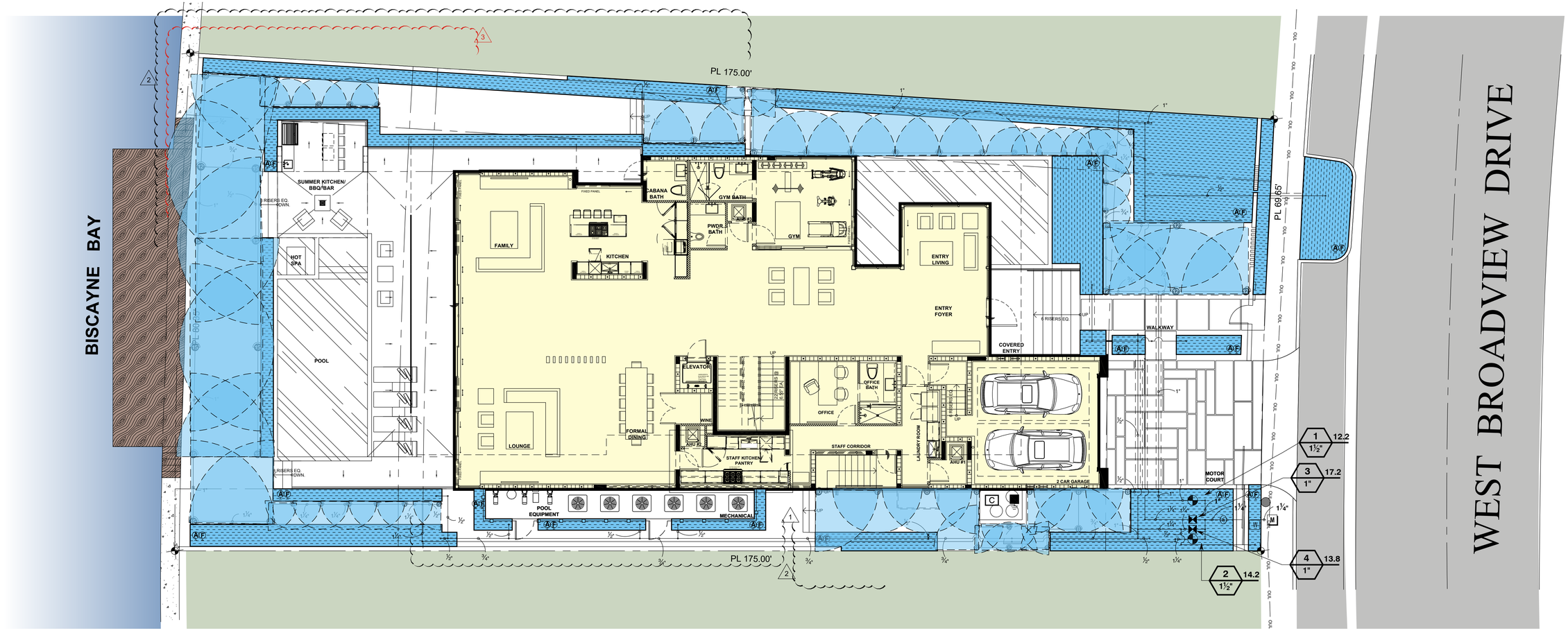

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IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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

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.

SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

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.

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 INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 3/4" SHALL BE SDR CLASS 200. LATERALS 1" AND LARGER SHALL BE SDR 26, CLASS 160.

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.

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.
THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

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

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

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

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

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

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

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

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

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

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

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

TIMING AND PRECIPITATION

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

2 IRRIGATION NOTES
N.T.S.

seal

STATE OF FLORIDA LANDSCAPE ARCHITECT DERICK C. LANGEL LA 6667045

DERICK LANGEL (LA6667045)

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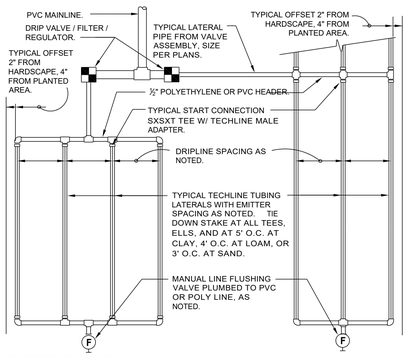
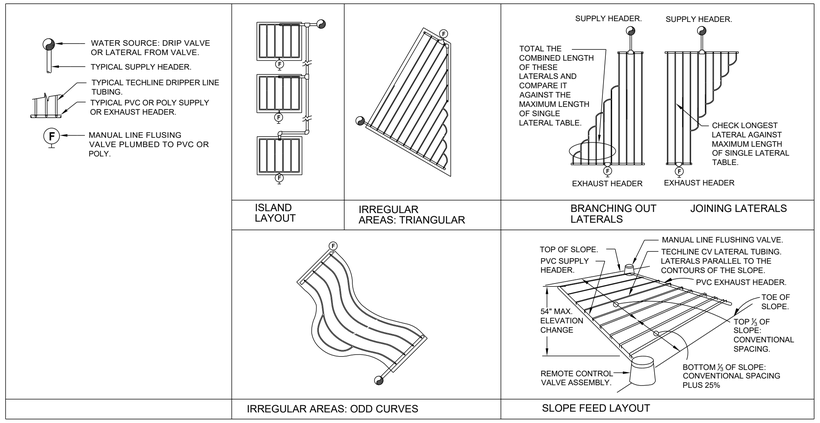


END FEED EXAMPLE

CENTER FEED EXAMPLE

TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING			12"				18"				24"	
DRIPPER FLOW RATE (GPH)			0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)		15	127	109	86	65	177	151	120	91	152	116
		25	427	325	256	194	604	459	361	274	458	348
		35	539	409	322	244	763	579	456	346	580	440
		45	618	469	369	280	877	664	523	397	666	506

TECHLINE CV FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77



2 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

3" = 1'-0" 328413.56-39

1 VACUUM BREAKER

SCALE:

NOTES:

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	27	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	17	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12 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.	8	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15 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.	8	30
8 10 12 15	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30

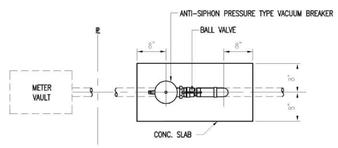
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	2
F	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	15
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	15
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	1,961 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	Toro P220-27-0 GLOBE 1-1/2" 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.	2
C	Toro Controller EVO-04OD-SC 4 Station Outdoor Controller. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.	1
	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	449.5 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	152.8 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	180.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	252.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	5.1 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/4"	19.9 l.f.

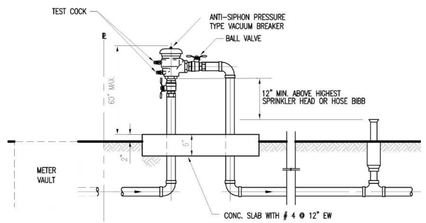
Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

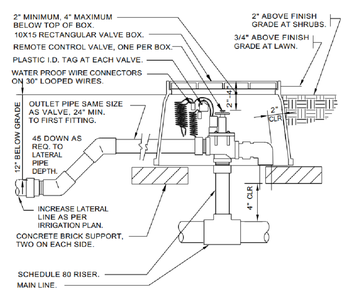
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro P220-27-0 GLOBE	1-1/2"	Turf Spray	12.20	40.3	36.24	37.48	0.96 in/h
2	Toro P220-27-0 GLOBE	1-1/2"	Turf Spray	14.22	40.3	37.19	38.53	1.14 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.22	35.1	38.17	40.07	1.52 in/h
4	Rain Bird XCZ-100-PRF Common Wire	1"	Area for Dripline	13.76	38.7 25.1	37.72	38.99	1.52 in/h



PLAN VIEW

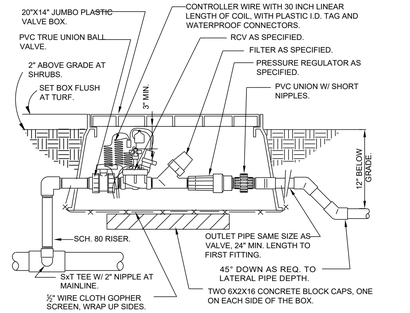


ELEVATION VIEW



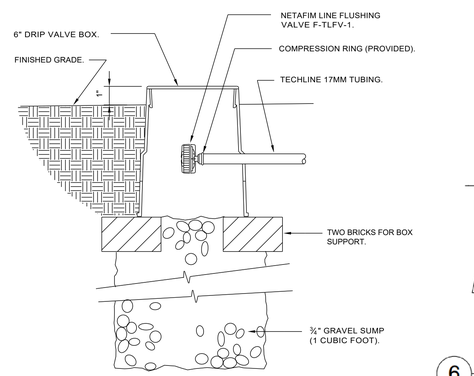
3 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 328413.49-33



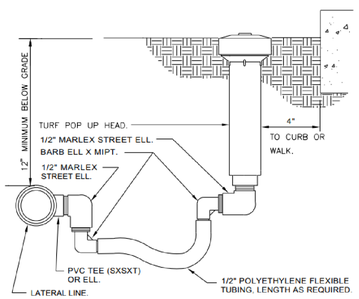
4 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



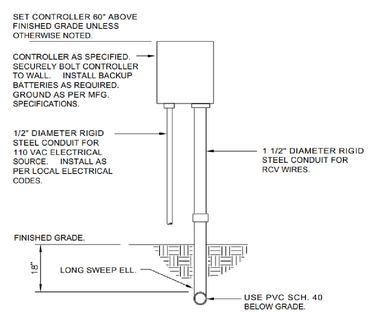
5 NETAFIM TECHLINE FLUSH VALVE

3" = 1'-0" 328413.49-33



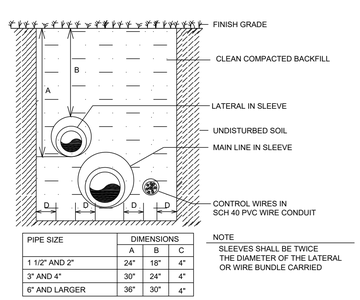
6 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328413.49-33



7 WALL MOUNT CONTROLLER

1" = 1'-0" 328409.13-01



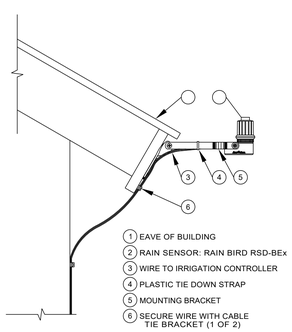
PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

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

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

8 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

NTS



1 EAVE OF BUILDING
2 RAIN SENSOR: RAIN BIRD RSD-BEx
3 WIRE TO IRRIGATION CONTROLLER
4 PLASTIC TIE DOWN STRAP
5 MOUNTING BRACKET
6 SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

9 RAIN SENSOR

SCALE:

CHOEFF LEVY FISCHMAN
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8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5232
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NEW SINGLE FAMILY RESIDENCE
9530 WEST BROADVIEW DRIVE
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DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
4459 NW 97 CT, Doral, FL 33178
(305) 303-7059 - www.alllandscapedata.net

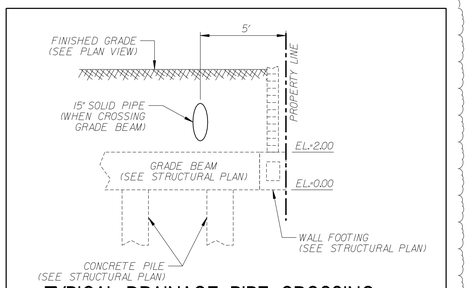
comm no.
1847

date:
05-27-2021

revised:

2 Owner Rev. 05-19-2021
3 Owner Rev. 07-06-2021

sheet no.
L401
PROPOSED



TYPICAL DRAINAGE PIPE CROSSING GRADE BEAM DETAIL

N.T.S.

NOTES:

1. A 12" MINIMUM VERTICAL AND HORIZONTAL SEPARATION SHALL BE MAINTENAINED FROM ALL VILLAGE UTILITIES AND ALL OTHER UTILITIES.
2. IF ANY STRUCTURE OR UTILITY IS IMPACTED IN THE ROW, THEN THE CONTRACTOR SHALL RESTORE IT TO EXISTING CONDITIONS OR BETTER AT THE CONTRACTOR EXPENSE.
3. NO DISCHARGE IS PERMITTED OFF-SITE (INTO ROADWAYS, BHVD DRAINAGE SYSTEM OR INTO THE BAY.
4. ELECTRICAL SYSTEMS, EQUIPMENTS, HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING APPLIANCES TO BE LOCATED AT OR ABOVE THE REQUIRED BASE FLOOD ELEVATION PLUS 1 FOOT NGVD AS PER FBCR322.1, NFIP & ASCE 24, FBC 107.2.5, FBC1612.5 AND THE VILLAGE CODE ORD NO. 2020-627 SEC 8.5-1.
5. ALL SD PIPING LINES SHALL BE SLOPED AT 1% UNLESS OTHERWISE NOTED.
6. ALL FIELD DRAINS SHALL HAVE PEDESTRIAN RATED TOP.

NOTE:
FOR SITE DIMENSIONS AND MINIMUM SET-BACKS REFER TO ARCHITECTURAL SITE PLAN.

NOTE:
SEE PLUMBING PLANS FOR RWL CONTINATION.

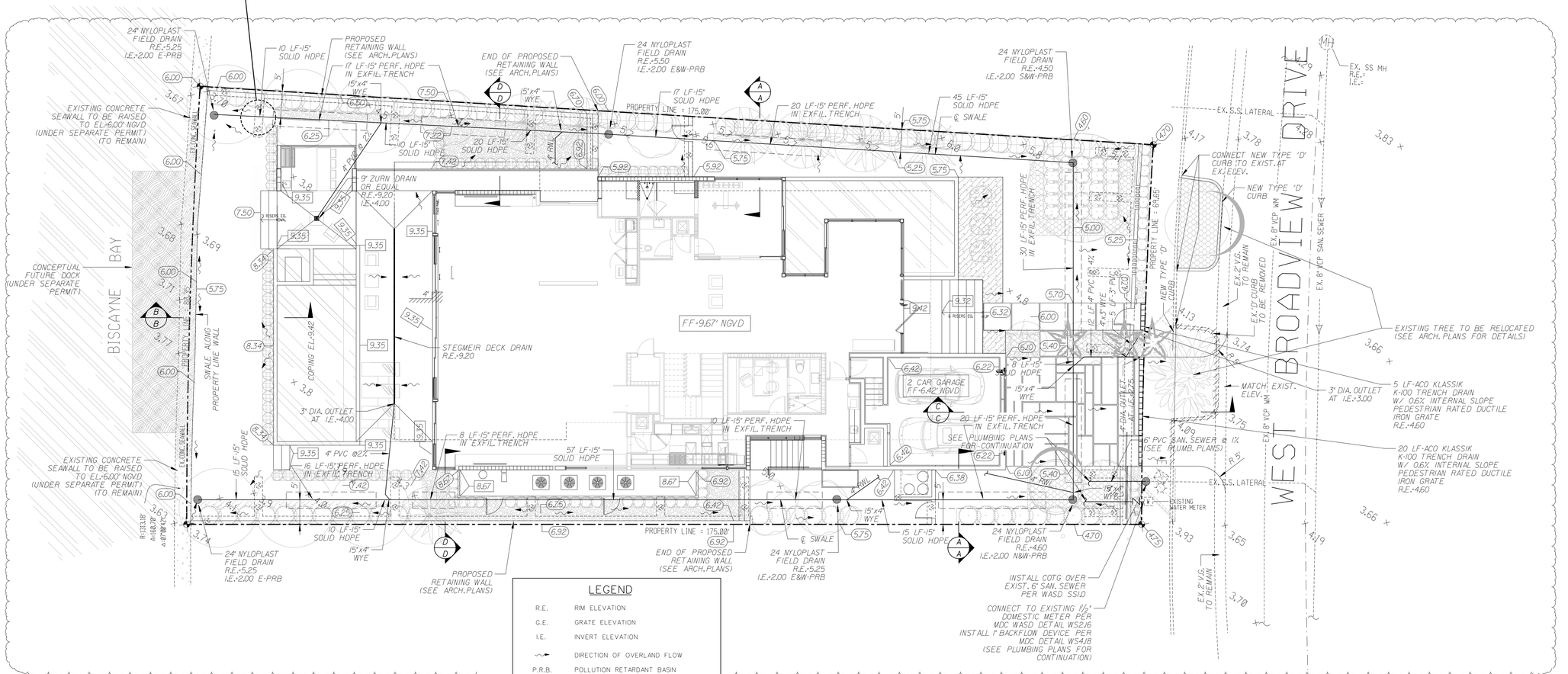
NOTE:
ALL EXISTING AND PROPOSED GRADE ELEVATIONS REFER TO THE 1929 NGVD DATUM.

0 10' 20'
GRAPHIC SCALE



LOCATION SKETCH

N.T.S.



LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BASIN
F.F.- 9.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
CATCH BASIN R.E.= I.E.=	STRUCTURE DESIGNATION
100 L.F. / 15"	LENGTH, SIZE OF STORM DRAIN
+7.19	EXISTING GRADE
5.90	PROPOSED ASPHALT GRADE
5.50	PROPOSED CONCRETE GRADE
	DENOTES 6" THICK CONCRETE SIDEWALK
	DENOTES 10'x10' VISIBILITY TRIANGLE

PROPOSED

REVISIONS:
1. BLDG./ DERM CMNTS-11/2020
2. OWNER CHANGES-03.04.2021
3. P&Z. OWNER REV.-05.19.2021
4. 5. 6. 7. 8.

CLIENT:
Choeff + Levy P.A.
8425 Biscayne Blvd., Suite 201
Miami, Florida 33138
Phone: 305-434-8338

PROJECT:
Residence
9530 W. Broadview Drive
BAY HARBOR ISLANDS FLORIDA

TASK:
CIVIL ENGINEERING PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 7518
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8655

DATE:	SCALE:
7/20/19	1"=10'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO.
19-0715

SHEET
C-1

GARY G. BLOOM, P.E.
FLA. LIC. No. 79812
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

GENERAL:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAINAGE:

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

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

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

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

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-196. CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS WITH A MINIMUM OF TWO ANNULAR CORRUGATIONS FORMED INTO EACH END TO ACCOMMODATE A COUPLING BAND. REFER TO TABLE 1, SECTION 945 FOR THICKNESS OF METAL FOR PIPE.

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

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

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK:

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

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

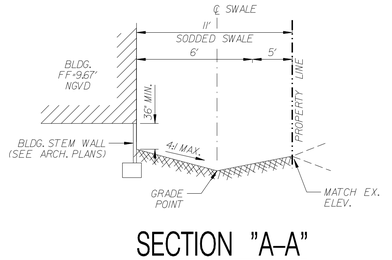
THE ENTIRE SITE SHALL BE COMPLETELY DEMUCKED BEFORE CONSTRUCTION BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99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

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

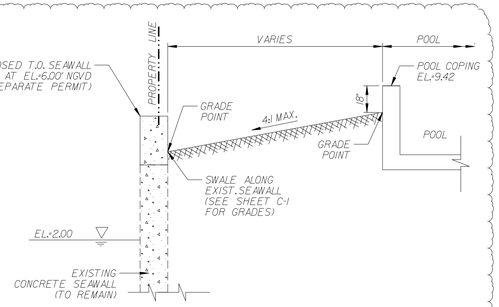
AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER, IN ORDER TO OBTAIN THE DESIRED DENSITY. THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

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

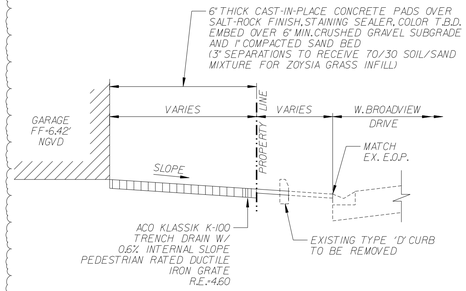
THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.



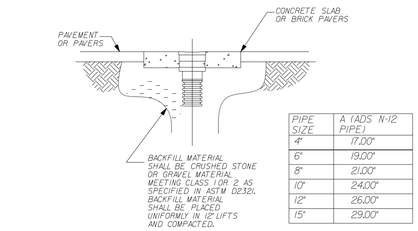
SECTION "A-A"
NTS



SECTION "B-B"
NTS



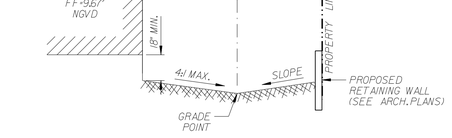
SECTION "C-C"
NTS



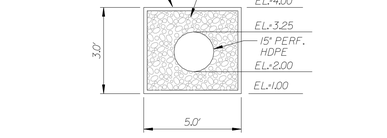
PIPE SIZE	A (ADS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"

NYLOPLAST DRAIN

NOTE: PROPOSED DRAINS WITHIN LANDSCAPE AREAS DO NOT REQUIRE A CONCRETE COLLAR OR SLAB.



SECTION "D-D"
NTS



EXFILTRATION TRENCH DETAIL
NTS

1

PROPOSED

REVISIONS:
1. BLDG. / DERM CMNTS. 11/2020
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Choeff + Levy P.A.
8425 Biscayne Blvd., Suite 201
Miami, Florida 33138
Phone: 305-434-8338

PROJECT:
Residence
9530 W. Broadview Drive
BAY HARBOR ISLANDS FLORIDA

TASK:
GENERAL NOTES AND CONSTRUCTION DETAILS

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 6118
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8635

DATE:	SCALE:
7/20/19	N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.
PROJECT NO. 19-0715	
SHEET C-2	

GARY G. BLOOM, P.E.
FLA LIC. No. 59832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

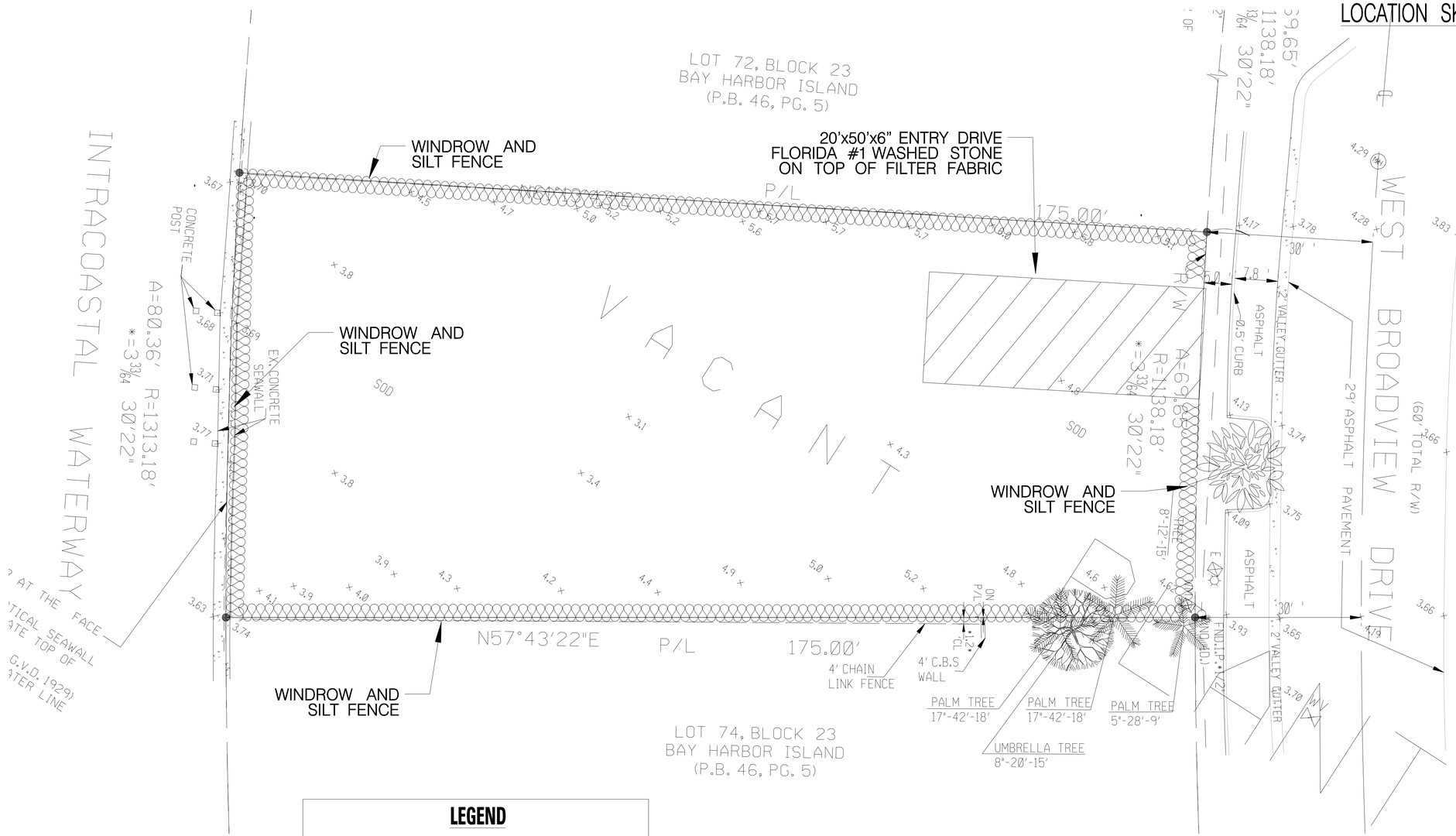
NOTES:

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

0 10' 20'
GRAPHIC SCALE



LOCATION SKETCH



LEGEND

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

PROPOSED

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

CLIENT:
Choeff + Levy P.A.
8425 Biscayne Blvd., Suite 201
Miami, Florida 33138
Phone: 305-434-8338

PROJECT:
Residence
9530 W. Broadview Drive
BAY HARBOR ISLANDS FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION PLAN

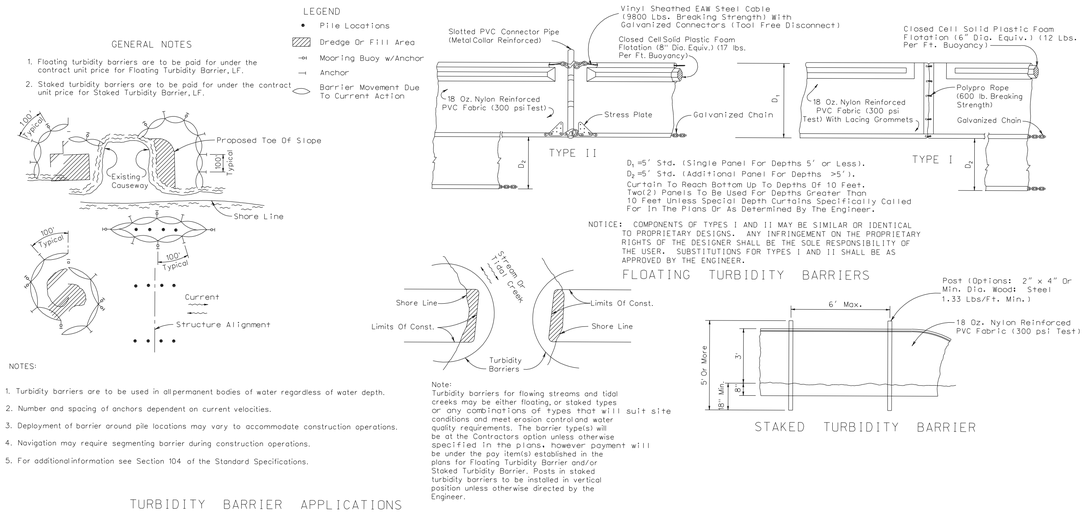
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
& CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 6118
Phone: (954) 986-9899
Fax: (954) 986-8635
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312

DATE:	SCALE:
7/20/19	1"=10'
DESIGNED BY:	DRAWN BY:
G.G.B.	M.M.

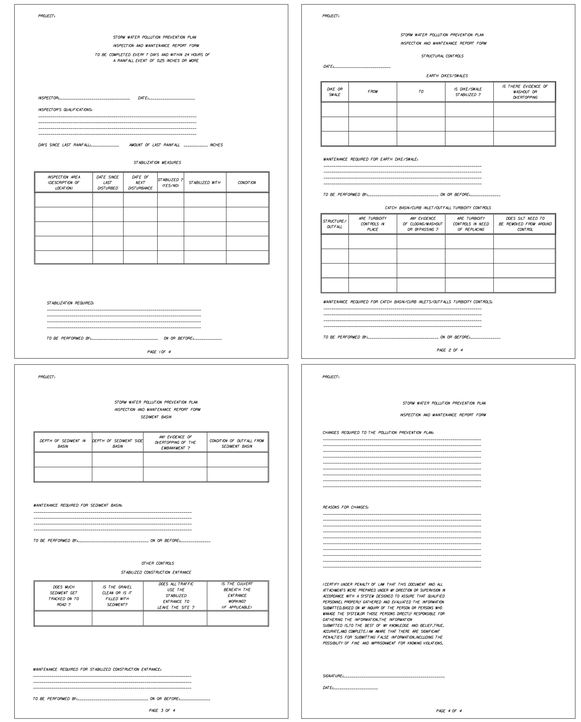
PROJECT NO.
19-0715

SHEET
C-3

GARY G. BLOOM, P.E.
FLA LIC. No. 59832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



TURBIDITY BARRIER DETAILS PER FDOT INDEX NO. 103

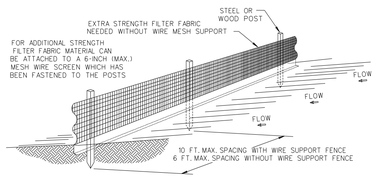


NOTE TO CONTRACTOR:

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

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

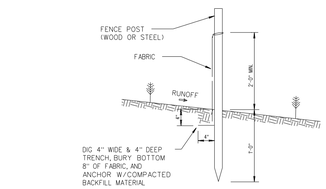
EROSION CONTROL NOTES DETAIL D9.1



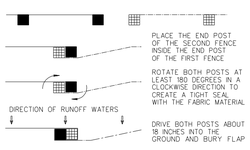
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2



SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2

Figure 1 – Temporary Gravel Construction Entrance

CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

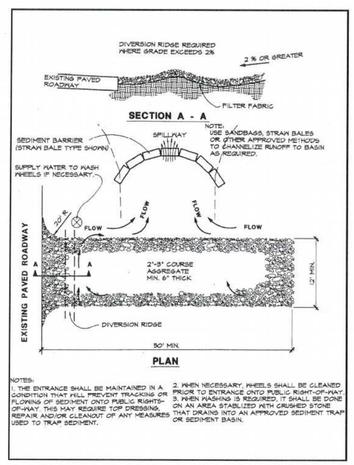
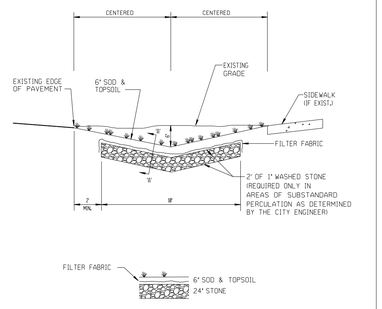


Figure 4.3a. Temporary Gravel Construction Entrance

PROPOSED



SECTION 'A'-'A'
NOT TO SCALE

NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

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

CLIENT:
Choeff + Levy P.A.
8425 Biscayne Blvd., Suite 201
Miami, Florida 33138
Phone: 305-434-8338

PROJECT:
Residence
9530 W. Broadview Drive
BAY HARBOR ISLANDS FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA REGISTRATION No. 8118
Phone: (954) 986-8899
Fax: (954) 986-8835
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312

DATE: 7/20/19
SCALE: N.T.S.
DESIGNED BY: G.G.B.
DRAWN BY: M.M.
PROJECT NO. 19-0715
SHEET C-4

GARY G. BLOOM, P.E.
FLA LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

P&Z Plan Revision Narrative

(B20-000433 PERMIT NUMBER)

Property Address: 9530 West Broadview Drive,

Bay Harbor Islands, Florida 33154

P&Z Plan Revision - Hearing

Owner Revision – 5/19/2021

1. Change only applies to the rear of the property, more specifically to the cabana located on the NorthWestern area of the Pool Deck. The roof and floor slabs have both been extended slightly, by about 4 feet to create a more open and inviting cabana area.
    a. All floor plans, A-100s have been updated to reflect this change.
    b. Elevations A-300 A-301, and their corresponding-colored elevations, have been updated to include this change.
    c. Calculations have also been updated to show that we still comply with the required pervious area.
    d. A section of the new proposed cabana can be found on a-404, section J.
    e. Rear Rending on G-1.2 has been updated.
2. Landscape and Civil Sheets reflect the new Cabana layout.

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board
(Formerly Planning and Zoning Board)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: December 2nd, 2021

Subject: Single-Family Residence – New Construction – Revision
Rear Yard (Waterfront) Cabana Structure Revision
9530 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR19-000006
MMPA Acct. No.: 01-0702-1094

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated 7/28/21) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for revisions to previously approved plan for a waterfront gazebo at a new single-family home now under construction located at 9530 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9530 West Broadview Drive
Legal Description:	Lot 73, Block 23, 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

On August 20, 2021 the Planning & Zoning Board approved a new 2-story / 8,360 sq. ft. single-family home for this site, subject to conditions. The residence will have six (6) bedrooms, eight (8) full bathrooms and two (2) half bathrooms.

A building permit application was filed and issued. The home is now under construction. As is customary a few minor refinements were submitted and processed by staff through the building permit process, as those items did not alter the design appearance of the house / site. Code Section 5-23.1(c) relates to changes made to plans previously approved by the PZB (now Design Review Board (DRB)). The Code / Resolution #1077 specifies the types of changes that the PZB must approved and what the staff can administratively approve. Also, Sec. 23-12(15)(iii) requires the PZB to review and approved several types of accessory structures including gazebos. Minimum setbacks are specified (5' from side / rear lot lines) and pervious landscaped areas must be maintained to meet minimum requirements. In April 2021 the developer submitted a request to modify several site features, including a proposed change to the gazebo design. Staff was able to process most of the permit revisions; however, due to the extent of the gazebo changes and Code language – and since the PZB had already approved a specific gazebo design – staff believes the PZB must review / approve this revision to the gazebo / sun deck area in the rear yard near the Biscayne Bay waterfront.

MMPA has confirmed the revised plans meet the Town's setback and open space minimum requirements. The project architect, Choeff Levy Fischman Architecture Design, as agent for the property owner, Bay Harbor Land 2019 LLC, has submitted plan revisions for the gazebo.

PROJECT REVIEW HISTORY

The applicant submitted an initial set and 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.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The revised Site Development Plans submitted to the Town for revisions to the previously approved plan for a waterfront gazebo to be installed at a new single-family home now under construction located at 9530 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

1) This approval is based on the plans prepared by Choeff Levy Fischman Architectural Design latest revised plans dated July 28th, 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
December 7, 2021

ITEM NUMBER: 3.

ITEM: Request for approval for an addition and renovations to an existing single-family home for “Menachem Kranz & Nehama Pinson" located at 10010 W. Broadview Drive, Lots 50-51 of Block 23. The owners are proposing to enclose an existing carport and convert it to a guest living area. The conversion of the carport into living area will add 490 square feet to the interior of the house. Enclosed please find the site plan and elevations. Item #3

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.	10010 W BROADVIEW_DRC_V3_C
2.	BHI PZB Staff Report 10010 WBVD Add Nov 23 2021

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

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11/30/2021 10:01:10 AM

ARCHIMIA
INTERIOR + ARCHITETCTURE

ARCHIMIA, P.A. | AA26003423|8425 BISCAYTNE BLVD #101, MAIMI 33138 | 786.663.3056| ARCHIMIAPA.COM

PROJECT:

RESIDENTIAL CARPORT CONVERSION

ADDRESS

10010 W BROADVIEW DR,
BAY HARBOR ISLAND, FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

SUBMITTAL: **DRC- V2**

DATE: **10/11/2021**

PROJECT NO. **A210715**

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS MAY NOT BE VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF

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ABBREVIATIONS:

A	ANCHOR
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
AFF.	ABOVE FINISH FLOOR
AL OR ALUM	ALUMINUM
ANOD.	ANODIZE
BD	BOARD
BLK'G	BLOCKING
BLK	BLOCK
CEM.	CEMENT
CER	CERAMIC
C.J.	CONTROL JOINT
CLG	CEILING
COL	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
COVER'G	COVERING
DBL	DOUBLE
DIM	DIMENSION
DET	DETAILS
E.A.	EACH
ELECT/ELEC	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EXH.	EXHAUST
EXIST	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FLUOR	FLUORESCENT
FIN.	FINISH
GA	GAUGE
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
GALV.	GALVANIZED
GS	GALVANIZED STEEL
GL	GLASS
HM	HOLLOW METAL
HT	HEIGHT
HORIZ	HORIZONTAL
H.B.	HOSE BIBB
I.D.	INTERIOR DIMENSION
INSUL.	INSULATION
INTERM	INTERMEDIATE
JAN.	JANITOR
MANUF.	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MIN.	MINIMUM
MTL	METAL
N.I.C.	NOT IN CONTRACT
NEOPR	NEOPRENE
O.D.	OUTSIDE DIMENSION
O.C.	ON CENTER
O.S.	OVERFLOW SCUPPERS
PTN	PARTITION
PJ	PANEL JOINT
PL	PLATE
L.P.	LIGHT POLE
PLYWD	PLYWOOD
PNL	PANEL
PLAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
REINF.	REINFORCING
REQ'D	REQUIRED
RM	ROOM
R.D.	ROOF DRAIN
SHT	SHEET
SCH	SCHEDULE
S.S.	STAINLESS STEEL
STL	STEEL
STD.	STANDARD
SECT	SECTION
SIM	SIMILAR
SPEC'S	SPECIFICATIONS
STRUCT	STRUCTURE
SCWD	SOLID CORE WOOD
TEL	TELEPHONE
TEMP	TEMPERED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE

SYMBOLS:

NORTH ARROW

A / 1 — COLUMN REFERENCE GRIDS

1 — COLUMN REFERENCE NUMBER

A / A1.1 — WALL SECTION

1 / A1.1 — DETAIL NO.

SHT. ON WHICH DETAIL IS SHOWN OR SHT. ON WHICH DETAIL IS CALLED OUT

A / A1.1 — SECTION NO.

BUILDING SECTION

SHT. ON WHICH SECTION SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT (PLAN, ELEVATION)

1 — WALL TYPE

1 — MILLWORK ELEVATIONS

3 / 1 / 2 / A1.1 — ELEVATION NO.

SHEET ON WHICH ELEVATION IS SHOWN

1 — DOOR No.

1 — WINDOW TYPE

ROOM NAME — ROOM NAME

101 — ROOM No.

ELEVATION NGVD RELATED

1 — KEYED NOTE - NEW WORK

A — KEYED NOTE - DEMOLITION

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS, VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.

2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.

5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.

7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.

8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.

9. **CODE COMPLIANCE:**
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 7TH EDITION; FLORIDA FIRE PREVENTION CODE, 2017 6TH EDITION, AND ADOPTED NFPA STANDARDS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.

11. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT. COORDINATE WITH OWNER THE USE OF EXISTING FACILITIES DURING THE PROJECT.

13. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

14. PERMITS, FEES AND TAXES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.

15. PERFORMANCE OF WORK:
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.

16. CLEANUP:
IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.

17. MATERIALS:
ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.

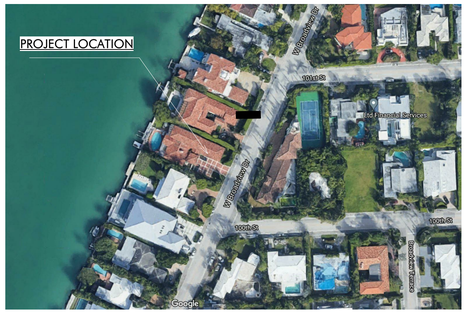
18. CUTTING AND PATCHING:
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.

19. PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDELINES ARE NOT IN CONFLICT WITH THE FLORIDA BUILDING CODE OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK.

20. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.

21. DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED. HOWEVER , ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.

LOCATION PLAN



PROJECT LOCATOR
NTS

DEFINITIONS

FLOOR AREA, GROSS:	The sum of the gross horizontal areas of the floors of a building or structure measured from the exterior face of exterior walls, or from the centerline of a wall separating two interior spaces.
GRADE:	The elevation of the highest point of the crown of the street abutting a lot.
HEIGHT OF BUILDING OR STRUCTURE:	The vertical distance from the base flood elevation (BFE) to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof or to the average height of the highest gable of a pitched, hip or gambrel roof. Decorative architectural roof features, mechanical equipment or rooms, elevator equipment rooms, water storage facilities, air conditioning equipment, accessory recreational facilities, fences, walls and similar facilities (nonhabitable roof features) shall not be counted as part of the height. See subsection 23-12(25) for design guidelines.
OPEN SPACE:	Those areas on a plot that include permeable landscaped materials such as grass, trees, shrubs, ground covers, open earth with mulch or decorative materials, sand and any type of living landscaping. The term shall not include driveways, other paved areas, swimming pools, spas, ponds, walkways, patios and decks, and similar impervious areas. No partial credit shall be allowed for "pervious pavers." Artificial turf shall not count toward any required open space
STRUCTURAL ALTERATIONS:	Any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams or girders.
STRUCTURE:	Anything constructed or erected, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land.
ADDITION (TO AN EXISTING BUILDING)	Addition (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.
NEW CONSTRUCTION	New construction means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after January 11, 1993. The term also includes any subsequent improvements to such structure. For flood insurance rates, structures for which the start of construction commenced on or after December 31, 1974, and includes any subsequent improvements to such structures.
BUILDING FOOTPRINT	Building footprint means the area of land measured at finished ground level that is enclosed by the external walls of a building

ZONING DATA

ZONING DISTRICT: RD SINGLE FAMILY AREA
LOT AREA: 14,000 SF
LOT DIMENSIONS: 80 X 175

EXISTING BUILDING DATA

GROSS AREA:
FIRST FLOOR 3,456 SF
SECOND FLOOR 859 SF

TOTAL AREA 4,315 SF

LOT COVERAGE 24.68% (3456/140)
PERVIOUSE AREA 4,358 SF (31.12%)
IMPERVIOUS AREA 9,642 SF (68.87%)

FRONT YARD (STREET) AREA: 2,000 SF
FRONT YARD OPEN AREA: 1,424 SF (71.20%)

PROPOSED BUILDING DATA

PROPOSED ADDITION: 490SF

GROSS AREA:
FIRST FLOOR 3,946 SF
SECOND FLOOR 859 SF

TOTAL AREA 4,805 SF

LOT COVERAGE 28.18% (3946/140)
PERVIOUSE AREA 4,358 SF (31.12%) NO CHANGE
IMPERVIOUS AREA 9,642 SF (68.87%) NO CHANGE

FRONT YARD (STREET) AREA: 2,000 SF (NO CHANGE)
FRONT YARD OPEN AREA: 1,424 SF (71.20%) (NO CHANGE)

SET BACKS

	REQUIRED	PROVIDED
FRONT (WATER)	40'	40' (EXISTING/ PROPOSED- NO CHANGE)
REAR (STREET)	25'	25' (EXISTING/ PROPOSED- NO CHANGE)
SIDE	10'	10'-4" (EXISTING/ PROPOSED- NO CHANGE)

FLOOD LEGEND

Elevations – Zones AE8
Benchmark Utilized: A-17 EL. 7.67'
Vertical Datum: NGVD 1929

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) feet meters	6.53'
b) Top of the next higher floor	6.93'
c)	
d)	
e) Lowest elevation of existing machinery or equipment servicing the building	8.65'
f) Lowest adjacent (finished) grade next to building (LAG)	5.50'
g) Highest adjacent (finished) grade next to building (HAG)	6.60'
h) Finish Floor Elevation of Proposed addition	9.00'
i) Lowest elevation of proposed machinery or equipment servicing the building	9.00'

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
1-Architectural			
G-0	COVER		
G-1	COVER DATA	2	11/8/21
A-1	SITE PLAN DIAGRAMS	2	11/8/21
A-2	SITE PLAN	2	11/8/21
A-3	FLOOR PLAN	2	11/8/21
A-4	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	2	11/8/21
A-5	SECTIONS	2	11/8/21
A-6	RENDERINGS		
A-7	AXONOMETRIC VIEWS	1	10/04/21

THE SITE IS NONCONFORMING / NO CHANGES TO OPEN SPACE

BUILDING DATA:

DESCRIPTION: TWO STORIES SINGLE FAMILY RESIDENCE
RESIDENTIAL : CONSTRUCTION TYPE IIIB (NOT PROTECTED)

EXISTING AREAS :

LOT AREA:	**14,000 SF (0.321 ACRE)**
ACTUAL AREA:	5,334 SF
LIVING AREA	4,315 SF
ADJUSTED AREA	4,652 SF
PROPOSED WORK AREA:	**490SF**

2

ALTERATION-LEVEL 2

AS PER SECTION 404, EXISTING BUILDINGS CODE

404.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

CATEGORY OF BUILDING REHABILITATION:

ADDITION, AS PER SECTION NFPA 6-ED, CH43.2.2.1

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 46-5
SWLY 15FT LOT 50 & NELY 65FT
LOT 51 BLK 23 LOT SIZE 80.000 X 175
OR 19930-4316 09 2001 1

Folio: 13-2227-001-4360

ZONING: RD - SINGLE FAMILY DISTRICT
USE: RESIDENTIAL
OCCUPANCY: RESIDENTIAL

SCOPE OF WORK

1. CONVERTING OF EXISTING OPEN CAR PORCH INTO AN ADDITIONAL BEDROOM WITH BATHROOM AND CLOSET FOR A TOTAL OF 490 SF.
2. SCOPE IS LIMITED TO THE AREA OF WORK
3. SCOPE OF WORK INCLUDES: STRUCTURAL FRAMING, NEW FENESTRATION, NEW INTERIOR FRAMING AND DOORS, EXTENSION TO SYSTEMS (PLUMBING, ELECTRICAL AND MECHANICAL)

PROJECT DESCRIPTION:

THE RESIDENTIAL STRUCTURE WAS ERECTED ON 1954 AND RECEIVED AN ADDITION REMODELING IN 2005 FOR APPROX 914 SF.
THE CURRENT HOUSE CONFIGURATION PRESENTS A ROOFED CAR PORT FACING THE STREET FACADE. THE CARPORT STRUCTURE IS INTEGRAL WITH THE HOUSE STRUCTURE AND IT IS CONFORMING TO ALL ZONING DESIGN PARAMETERS (BLDG HEIGHT, SET BACKS, LOT COVERAGE).
THE SCOPE OF THIS APPLICATION IS TO ENCLOSE THIS CAR PORT AREA AND CONVERT IT INTO AN ADDITIONAL BEDROOM WITH BATHROOM.
IN REFERENCE TO FLOOD THE EXISTING STRUCTURE DEVELOPS ON DIFFERENT PLANES WITH IN THE AC AREA. THE PORTION OF THE HOUSE BUILD IN THE 1954 LAYS AT APPROX 6.93' NGVD AND THE 2005 PORTION OF THE HOUSE LAYS AT 8.03' NGVD. THE PROPOSED ADDITION IS DESIGN TO MATCH THE 8.03 NGVD FINISH FLOOR ELEVATION OF THE EXISTING HOUSE.

FLOOD MANAGEMENT:

Zone: AE
Elevation: 8
Zone Subtype: COASTAL FLOODPLAIN
FIRM: 12086C0144L

2

PARKING:
PARKING SPACES REQUIRED (2) / PROVIDED = 2 SPACES PROVIDED

ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

PROJECT:

RESIDENTIAL CARPORT CONVERSION

ADDRESS

10010 W BROADVIEW DR,
BAY HARBOR ISLAND, FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

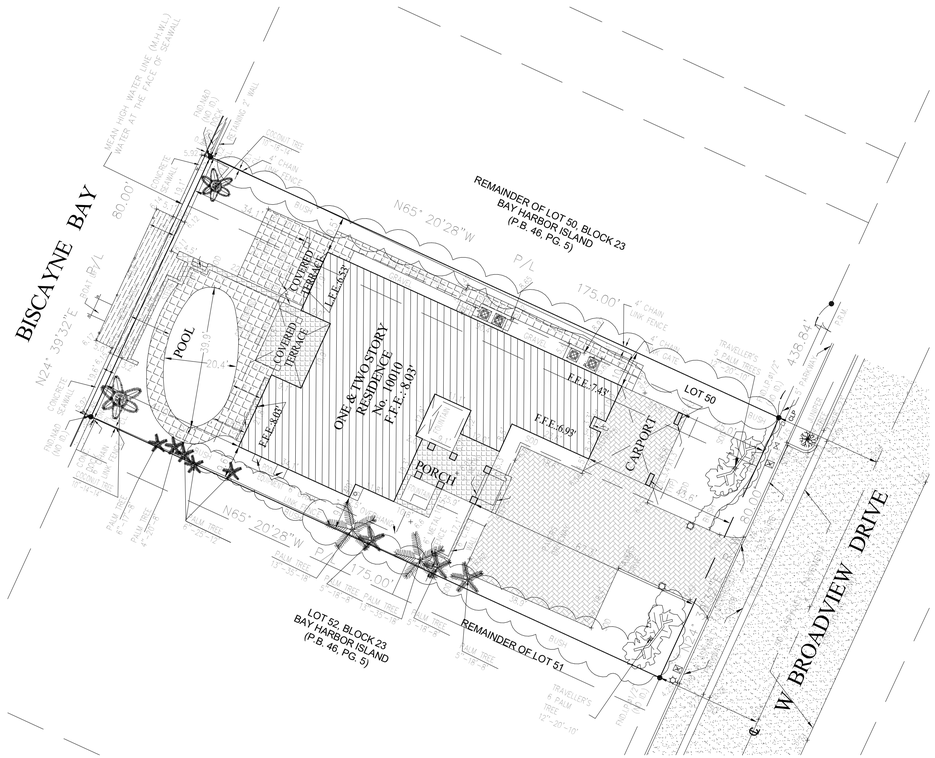
No.	Description	Date
1	CITY COMMENTS	10/04/21
2	CITY COMMNETS	11/8/21

PROJECT NO. A210715

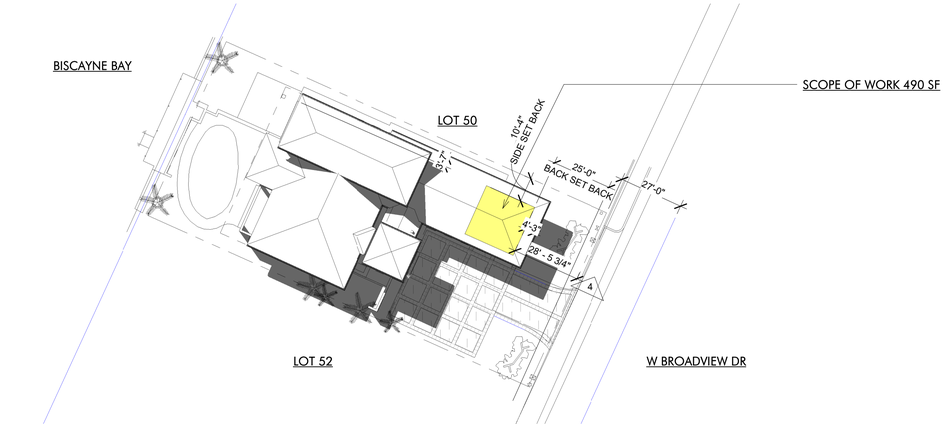
DATE: 10/11/2021

COVER DATA

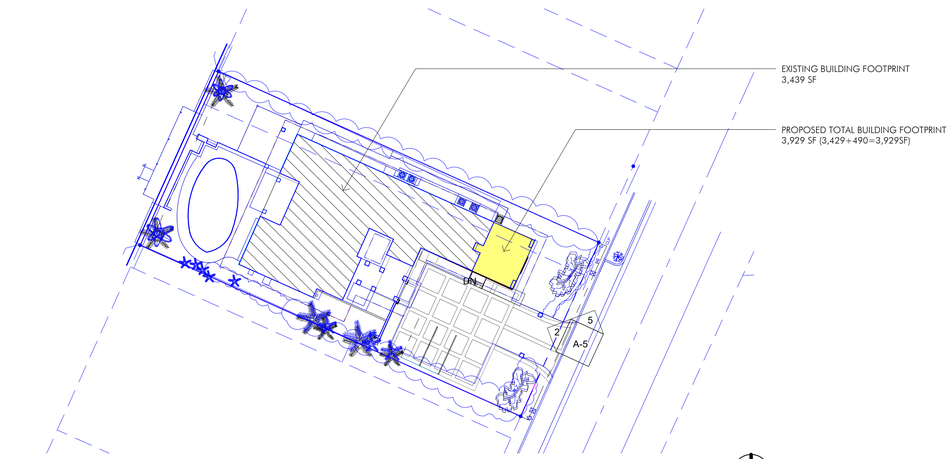
G-1



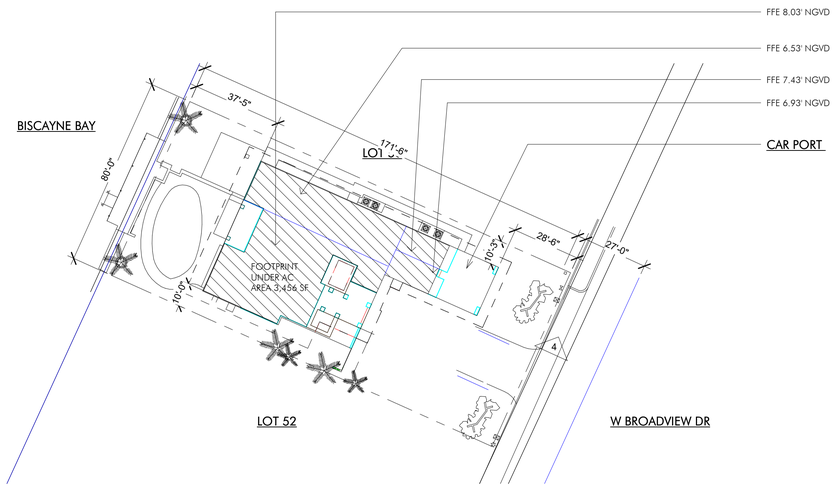
2 EXISTING SITE PLAN
1" = 20'-0"



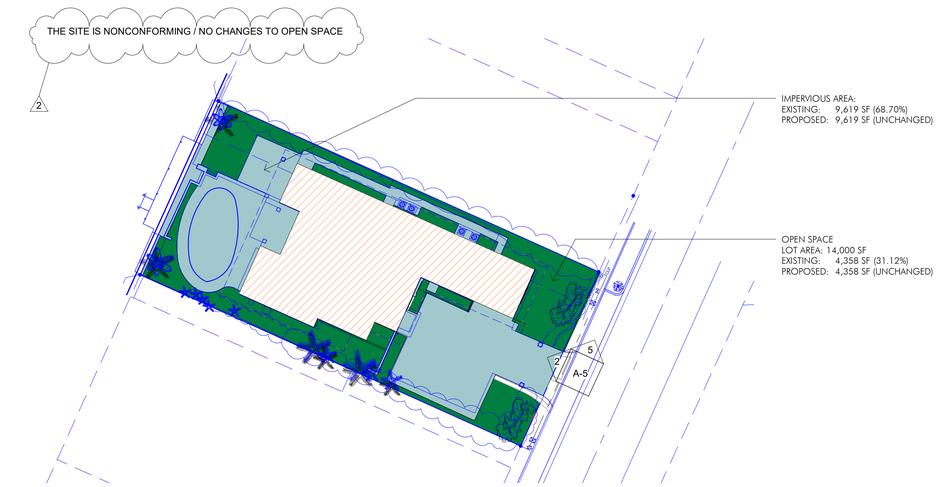
1 EXISTING SITE VIEW- SCOPE OF WORK AREA DESIGNATION
1" = 30'-0"



3 LOT COVERAGE SITE PLAN
1" = 30'-0"



5 EXISTING SITE VIEW- FOOT PRINT
1" = 30'-0"



4 OPEN SPACE SITE PLAN DIAGRAM
1" = 30'-0"

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ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

PROJECT:
RESIDENTIAL CARPORT CONVERSION

ADDRESS
10010 W BROADVIEW DR,
BAY HARBOR ISLAND, FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

No.	Description	Date
2	CITY COMMNETS	11/8/21

PROJECT NO. A210715

DATE: 10/11/2021

SITE PLAN DIAGRAMS

A-1

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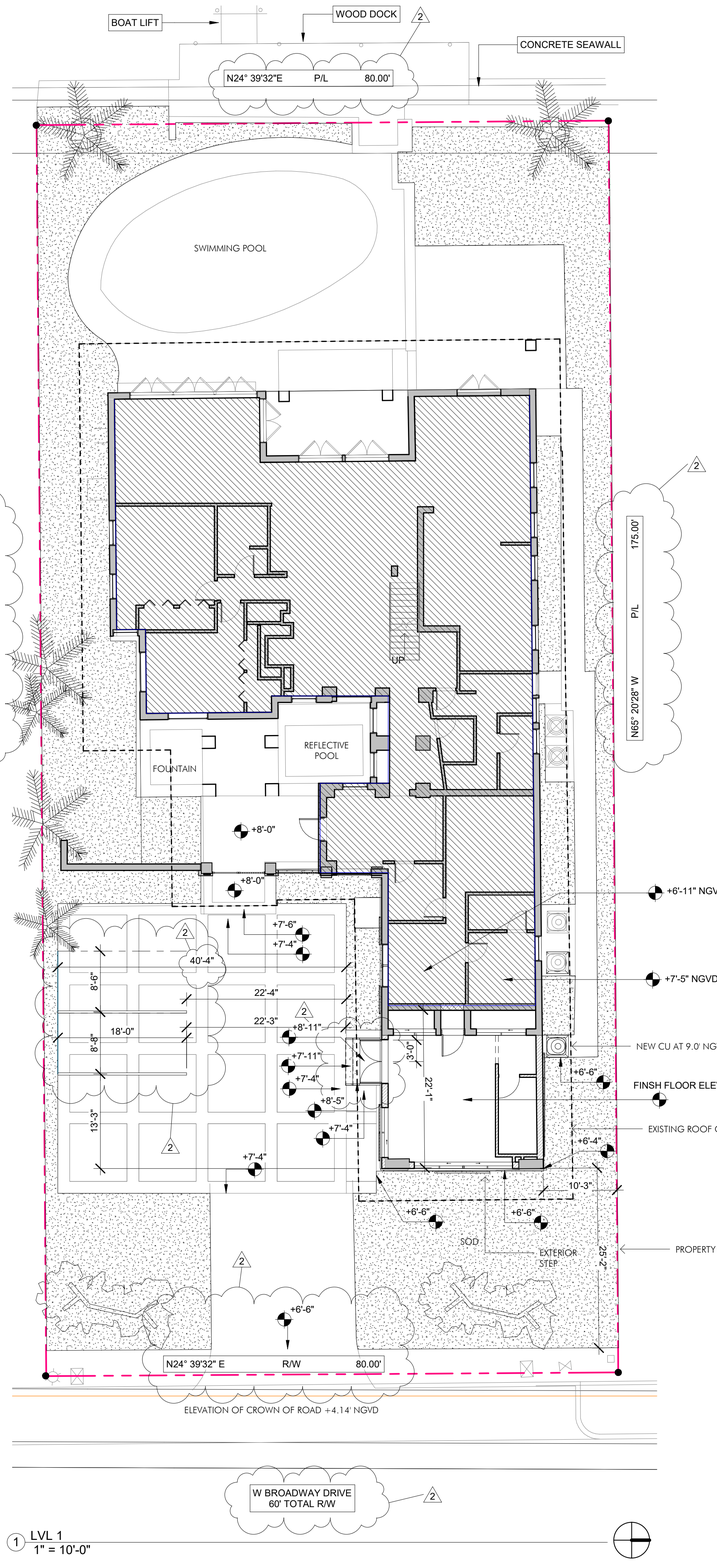
THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF



1 LVL 1
1" = 10'-0"



PHOTO A



PHOTO B



PHOTO C



PHOTO D



PHOTO E

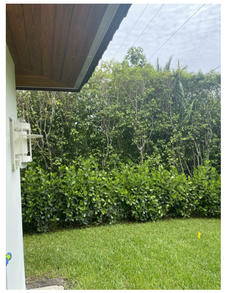


PHOTO F



STREET FACADE OF THE CAR PORT

Zone: AE
Elevation: 8
Zone Subtype: COASTAL FLOODPLAIN
FIRM: 12086C0144L

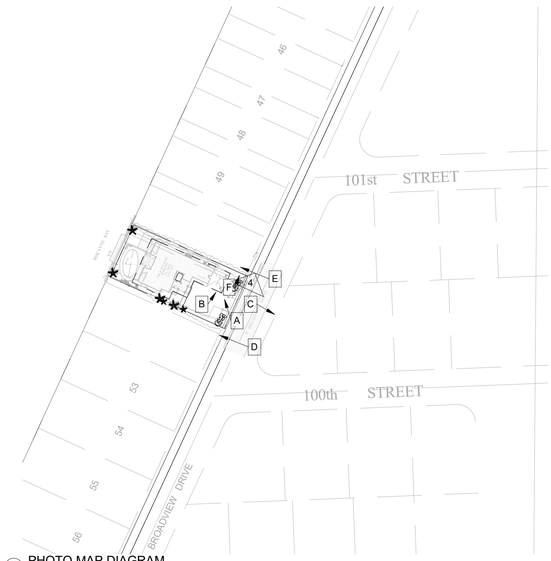
PROPOSED ADDITION:

FINISHED FLOOR ELEVATION	9.00'
LOWEST ELEVATION OF EQUIPMENT	9.00'
BASE FLOOD ELEVATION	8.00'
HIGHEST CROWN OF ROA	4.34'
LOWEST ADJACENT GRADE	5.50'
HIGHEST ADJACENT GRADE	6.60'

EXISTING STRUCTURE:

FINISHED FLOOR ELEVATION	8.03'
LOWEST ELEVATION OF EQUIPMENT	8.56'
BASE FLOOD ELEVATION	8.00'
HIGHEST CROWN OF ROA	4.34'
LOWEST ADJACENT GRADE	5.50'
HIGHEST ADJACENT GRADE	6.60'

FLOOD LEGEND
12" = 1'-0"



2 PHOTO MAP DIAGRAM
1" = 100'-0"

ARCHIMIA
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ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
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REVISIONS

No.	Description	Date
1	CITY COMMENTS	10/04/21
2	CITY COMMNETS	11/8/21

PROJECT NO. A210715

DATE: 10/11/2021

SITE PLAN

A-2

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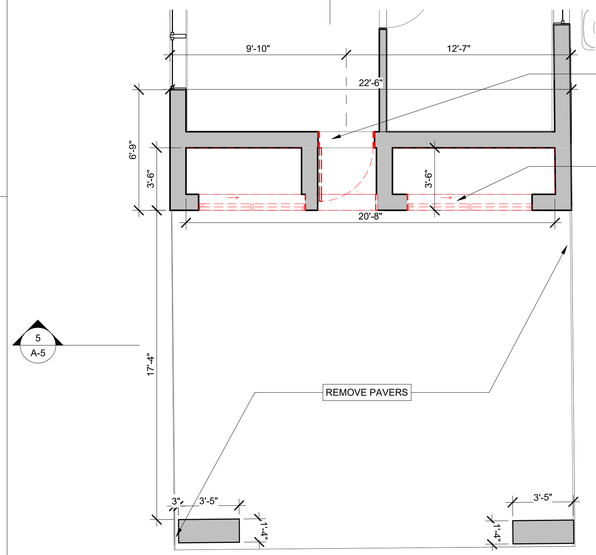
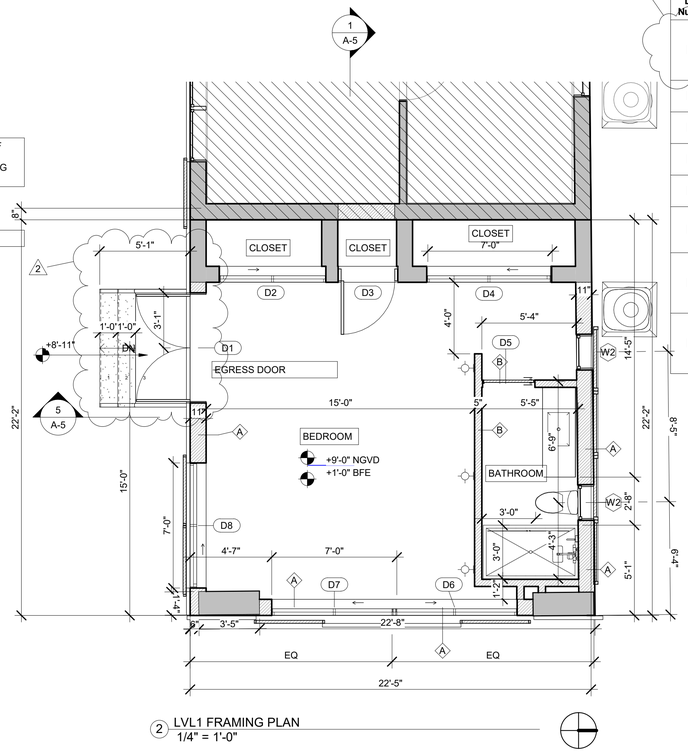


3 LVL1 DEMO PLAN
1/4" = 1'-0"

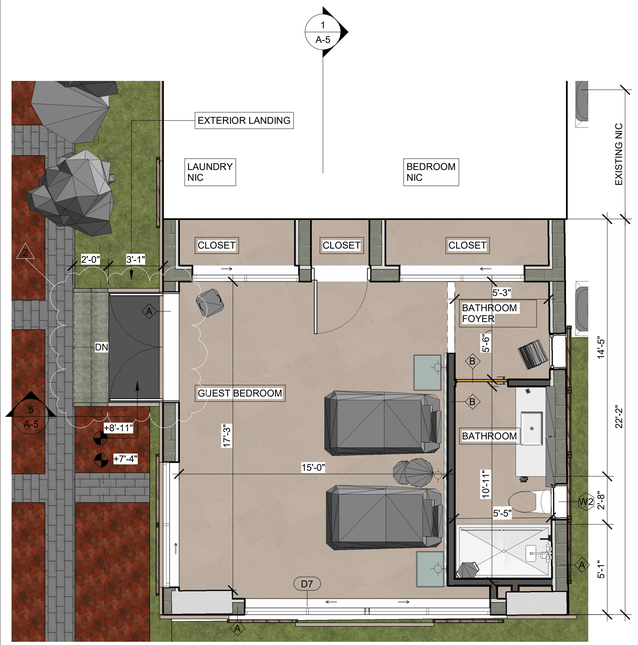


2 LVL1 FRAMING PLAN
1/4" = 1'-0"

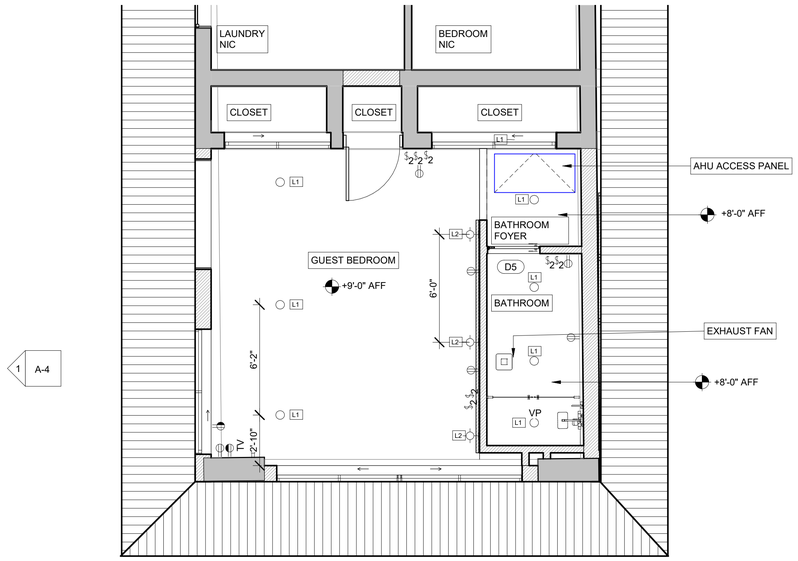
DOOR SCHEDULE					
Door Number	Description	Width	Height	Frame Type	Comments
D1	LMI DOOR DOUBLE OUT SWING	6' - 0"	7' - 0"	ALL.	DOOR 42"W X 7'8" H. LAMINATED INSULATED GLAZING CLEAR. WHITE FRAME
D2	DOUBLE SLIDING SOLID WOOD CORE	6' - 0"	6' - 4"	WD	CLOSET DOOR
D3	SINGLE OUT-SWING	3' - 0"	6' - 4"	WD	WOOD SOLID DOOR FOR CLOSET
D4	DOUBLE SLIDING SOLID WOOD CORE	7' - 0"	6' - 4"	WD	CLOSET DOOR
D5	SINGLE IN-SWING	2' - 6"	7' - 0"	WD	BATHROOM DOOR WITH PRIVACY LOCK
D6	IMPACT SLIDING DOOR	7' - 0"	7' - 8"	ALL.	LAMINATED INSULATED SLIDING DOOR GLAZING CLEAR WHITE FRAME
D7	IMPACT SLIDING DOOR	7' - 0"	7' - 8"	ALL.	DOOR 42"W X 7'8" H. LAMINATED INSULATED GLAZING CLEAR. WHITE FRAME
D8	IMPACT SLIDING DOOR	7' - 0"	7' - 8"	ALL.	DOOR 42"W X 7'8" H. LAMINATED INSULATED GLAZING CLEAR. WHITE FRAME

EGRESS DOOR:
DOOR 42"W X 7'8" H. LAMINATED INSULATED GLAZING CLEAR. WHITE FRAME

EGRESS LANDING SLOPE:
THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL



1 LVL1 FURNITURE PLAN
1/4" = 1'-0"



4 LVL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"

ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

PROJECT:

RESIDENTIAL CARPORT CONVERSION

ADDRESS

10010 W BROADVIEW DR,
BAY HARBOR ISLAND, FL

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

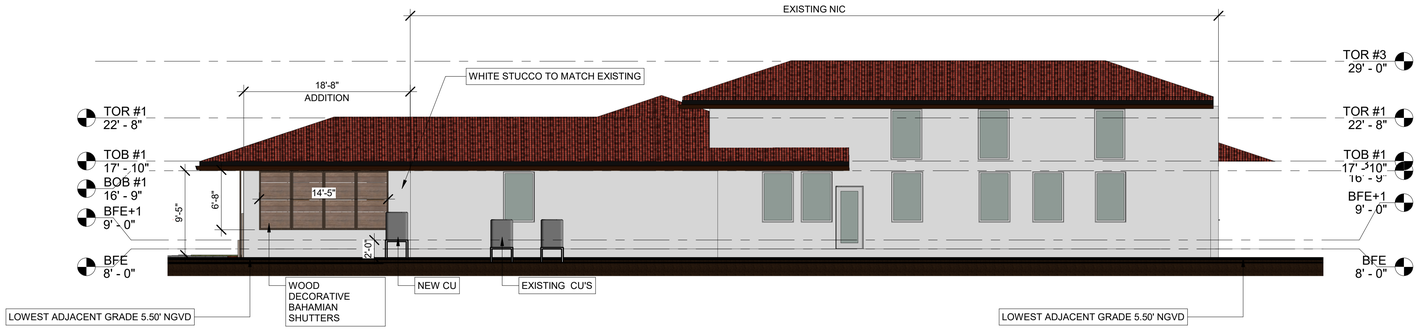
No.	Description	Date
1	CITY COMMENTS	10/04/21
2	CITY COMMNETS	11/8/21

PROJECT NO. A210715

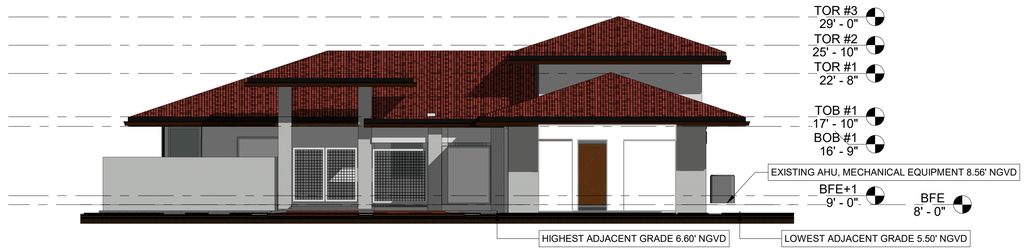
DATE: 10/11/2021

FLOOR PLAN

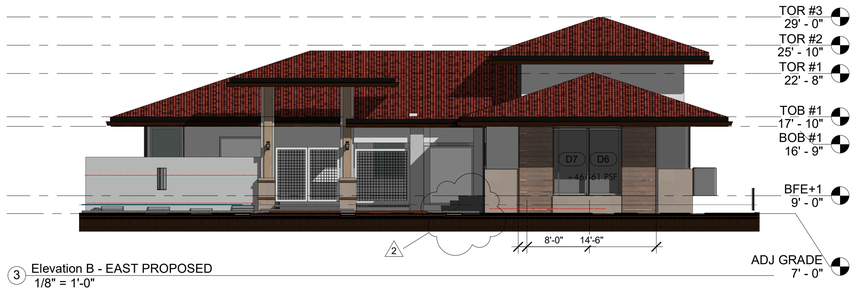
A-3



1 Elevation A - NORTH PROPOSED
1/8" = 1'-0"



2 Elevation B- EAST EXISTING
1/8" = 1'-0"



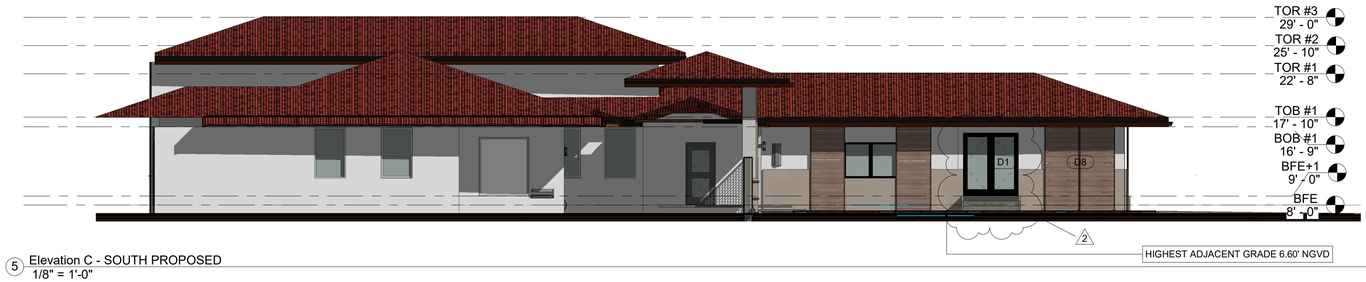
3 Elevation B - EAST PROPOSED
1/8" = 1'-0"



6 WEST ELEVATION (EXISTING FOR REFERENCE)
1/8" = 1'-0"



4 Elevation C - SOUTH EXISTING
1/8" = 1'-0"



5 Elevation C - SOUTH PROPOSED
1/8" = 1'-0"

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PROJECT:

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STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

No.	Description	Date
1	CITY COMMENTS	10/04/21
2	CITY COMMNETS	11/8/21

PROJECT NO. A210715

DATE: 10/11/2021

EXISTING AND PROPOSED EXTERIOR ELEVATIONS

A-4

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS MAY NOT BE USED WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF

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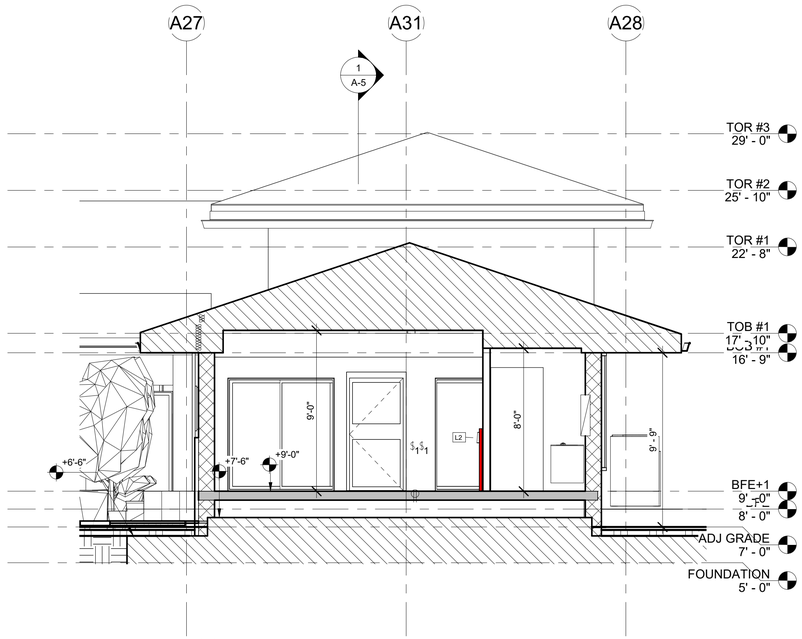
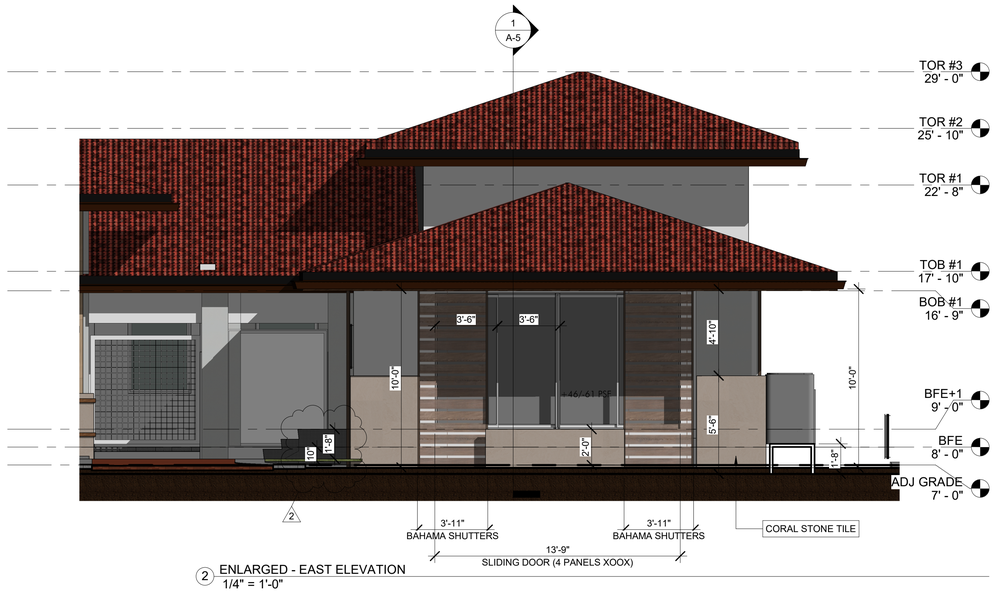
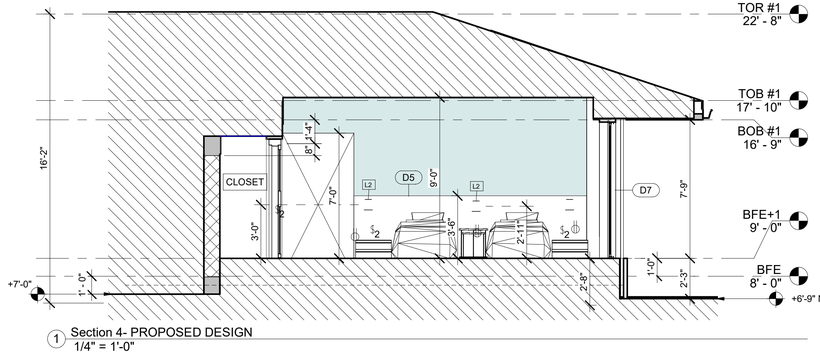


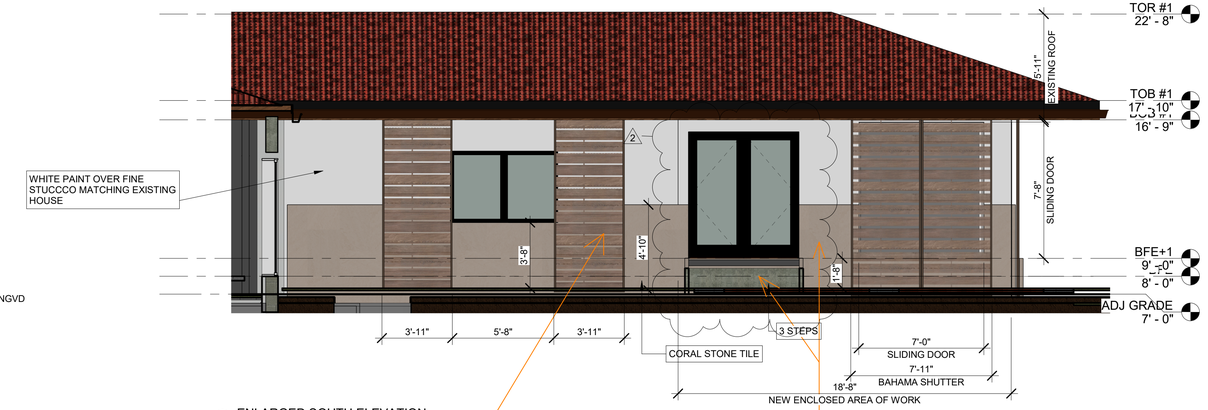
5 Section 5- PROPOSED DESIGN
1/4" = 1'-0"



2 ENLARGED - EAST ELEVATION
1/4" = 1'-0"



1 Section 4- PROPOSED DESIGN
1/4" = 1'-0"



6 ENLARGED SOUTH ELEVATION
1/4" = 1'-0"



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PROJECT:

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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

No.	Description	Date
1	CITY COMMENTS	10/04/21
2	CITY COMMNETS	11/8/21

PROJECT NO. A210715

DATE: 10/11/2021

SECTIONS

A-5

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUCTED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF

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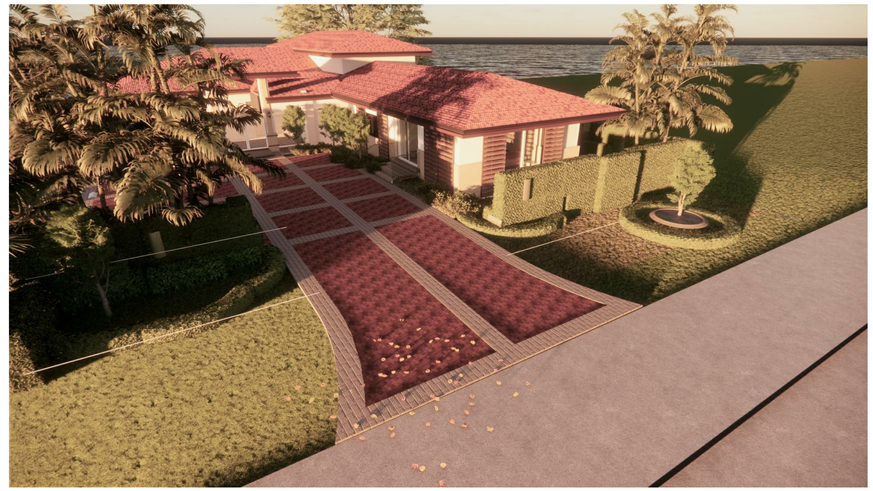
EXISTING VIEW AT ENTRANCE



PROPOSED VIEW AT ENTRANCE



PROPOSED VIEW AT ENTRANCE- NOCTURNAL



PROPOSED VIEW AT ENTRANCE

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STATE OF FLORIDA #

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AR 92197

REVISIONS

No.	Description	Date

PROJECT NO. A210715

DATE: 10/11/2021

RENDERINGS

A-6

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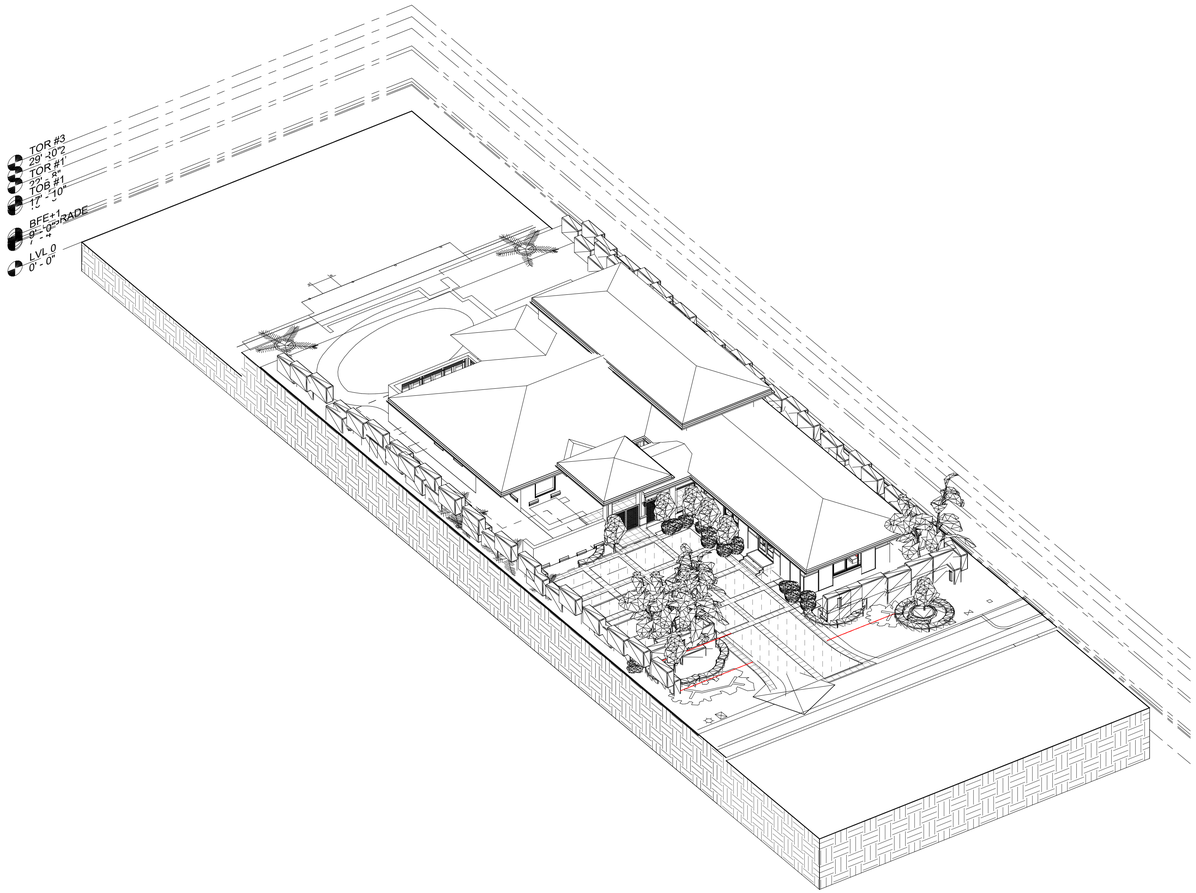
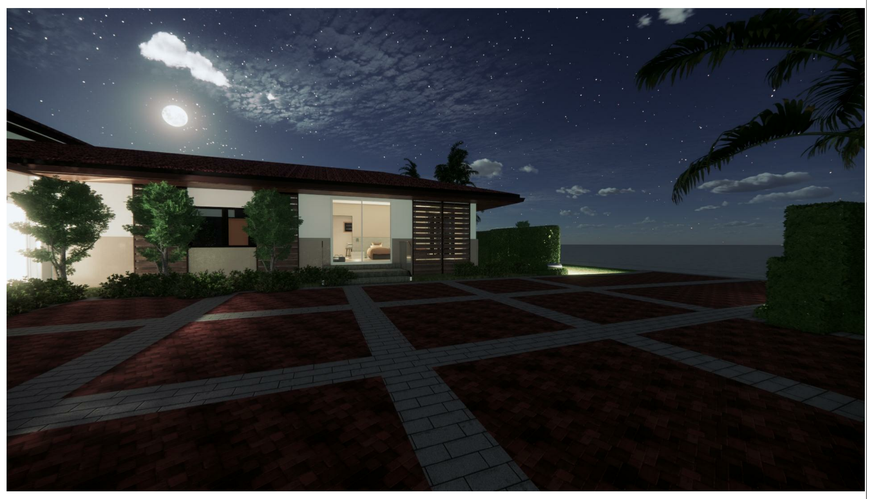


1 AXONOMETRIC VIEW



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STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

REVISIONS

No.	Description	Date
1	CITY COMMENTS	10/04/21

PROJECT NO. A210715

DATE: 10/11/2021

AXONOMETRIC VIEWS

A-7

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF

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MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP
MMPA - Consultant Town Planner

Date: November 23rd, 2021

Subject: Addition and Renovation to an Existing Single-Family Residence
10010 W. Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-00017
MMPA Acct. No.: 01-0702-1115

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted Site Plan and Architectural Plans last revised Nov. 15th, 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 additions & renovations to an existing single-family house located at 10010 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10010 W. Broadview Drive
Legal Description: The South 15 feet of Lot 50 and the North 65 feet of Lot 51, Block 23, "Bay Harbor Island" subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architectural firm, Archimia Interior + Architecture, P.A. as agent for the property owners, Menachem Kranz & Nehama Pinson, has submitted an application for an addition and renovations to an existing one-story single-family residence on a dry lot located at 10010 W. Broadview Drive. The owners are requesting permission to enclosure an existing carport and

convert it into a guest living area. The conversion of the carport into living area will add 490 square feet to the house interior. The total area will be about 3,929 square feet. Since the proposal is to convert an existing carport into living area the remaining home / site improvements footprint will remain generally as-is. The new exterior façade appears to match the existing house architecture. The site has a few nonconforming features (pervious / imperious / etc.) but the conversion does not trigger a mandate to completely update the site to meet current day standards.

The Miami-Dade County Property Appraisers website lists the structure as being built in 1954. The Town's 2006 Historic Structure Survey notes the house architecture style as Masonry Vernacular with Neo-Mediterranean features.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA 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, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description. If there is not already a Unity of Title for the site this is recommended, as the site is composed of portions of several lots.

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the addition and renovation of an existing single-family house at 10010 W. Broadview Drive now meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously 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 are recommended:

1) This approval is based on the plans prepared by Archimia Interior + Architecture, P.A last revised dated on November 15th, 2021, with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

2) If one does not already exist, a Unity of Title document must be approved by the Town and recorded in the public records prior to the issuance of Building Permits to legally join the various lot portions together.

3) As required by Town Code Sec. 5-19.2(c) a minimum 2' wide landscape strip shall be provided between the newly closed-in western carport façade and any driveway surface. Within the required 2' landscape strip appropriate landscape material (hedges / etc.) as approved by the planning and zoning staff shall be installed and maintained.

AGENDA ITEM REPORT
December 7, 2021

ITEM NUMBER: 4.

ITEM: Request for approval for a new single-family home for “Thomas J. Stalzer Trustee" located at 10155 W. Broadview Drive, Lot 8 of Block 25. The owner is proposing to construct a new two-story single-family home. The proposed new two-story home has approximately 4,729 sq. ft. of a/c living space with a one car garage and a covered and open terrace and pool. The residence will have 6 bedrooms, 6 full bathrooms and one 1/2 bath. Enclosed please find the site plan and elevations. Item #4

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 10155 WBVD SFR Nov 23 2021
2.	10155 W Brdv Drive PZB Plans 12.7.2021

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

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: November 23rd, 2021

Subject: Proposed New Single-Family Residence
10155 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000018
MMPA Acct. No.: 01-0702-1117

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated 11/08/21) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 10155 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10155 West Broadview Drive
Legal Description:	Lot 8, Block 25, "Bay Harbor Island" subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Jorge L. Esteban Architecture and Planning, as agent for the property owner, Thomas J. Stalzer Trustee, has submitted an application for the construction of a new single-family residence on a somewhat odd-shaped corner dry lot located at 10155 West Broadview Drive. The proposed 2-story home has approximately 4,729 square feet of A/C living space with a one-car garage and a covered & open terrace and pool. The residence will have six (6) bedrooms, and six (6) full bathrooms and one (1) half bathroom. The overall height of the

structure will be just under 23'-8" feet above Base Flood Elevation (BFE) to the top of the parapet wall is 25', which is the maximum height allowed for a flat-roofed non-waterfront residence within the RD Single-Family District. The application proposes a circular driveway onto West Broadview Drive. The lot fronts on West Broadway Drive and a small portion of 102nd Street. A pool / pool deck area is shown on the north side of the house adjacent to 102nd Street, which is allowed on corner lots, subject to meeting setbacks. Extensive landscaping is proposed that meets / exceeds the Town Landscape Code and Miami-Dade County Landscape Code requirements including for the use of native and drought tolerant plant materials.

According to the MDPA website the existing structure was built in 1955. The existing structure is to be demolished. The new single-family residence is a modern architectural design.

PROJECT HISTORY

The applicant previously submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistence with the Town Code. Comments were given to the applicant each time and corrections were made.

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, driveways and building material regulations.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 10155 West Broadview Drive now meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

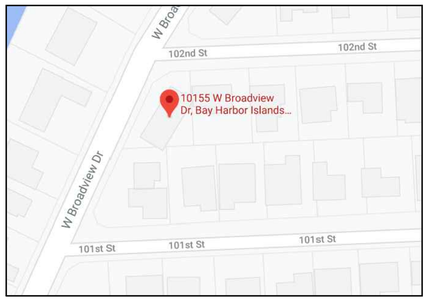
1) This approval is based on the plans prepared by Jorge L. Esteban Architecture and Planning, dated November 15th, 2021, with any modifications required by the PZ Board. Any future modifications required the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

THE 10155 WEST BROADVIEW DRIVE TRUST

10155 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

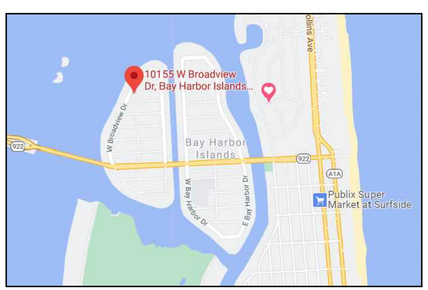






LOCATION MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION

LOT 8, BLOCK 25, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NO. 13-2227-001-4990

PROJECT DATA

LOCAL MUNICIPALITY:	BAY HARBOR ISLANDS
BAY HARBOR ISLANDS - ZONING:	CHAPTER 23-ZONING DISTRICT REQUIREMENTS SECTION 23-11
AREAS OF SPECIFIC DESIGNATION	RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL) R-3 (F.B.C. 310.5)
OCCUPANCY TYPE (FBC):	
AC AREA PROPOSED HOUSE	5,190 S.F.

SCOPE OF WORK

THE SCOPE OF THE WORK PERTAINS AND INCLUDES BUT IS NOT LIMITED TO THE FOLLOWINGS:

1. THE PROPERTY HAS A ONE-STORY SINGLE FAMILY RESIDENCE THAT IT IS PROPOSED TO BE DEMOLISHED
2. BUILD A NEW TWO STORY RESIDENCE, C.B.S. ON PILES TYPE CONSTRUCTION.
3. BUILD A NEW POOL TO BE UNDER A SEPARATE PERMIT.
4. BUILD A NEW DRIVEWAY TO BE UNDER A SEPARATE PERMIT

CODES AND STANDARDS

1. FLORIDA BUILDING CODE 2020 RESIDENTIAL EDITION
2. FLORIDA BUILDING CODE 2020 MECHANICAL AND PLUMBING CODE EDITION
3. BAY HARBOR ISLANDS ZONING CODE
4. FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION LATEST EDITION
5. NATIONAL ELECTRIC CODE 2008 EDITION
6. NATIONAL FIRE PROTECTION ASSOCIATION NFPA LIFE AND SAFETY CODE LATEST EDITION

INDEX OF DRAWINGS

ARCHITECTURE	
NUMBER	NAME
A-000	COVER SHEET
A-001	SITE PHOTOS - AERIAL
A-001.1	SITE PHOTOS - FRONT & SIDES
A-002	SITE PHOTOS
A-003	SITE PHOTOS
A-004	SURVEY
A-005	ZONING DIAGRAM ELEVATIONS
A-006	EXTERIOR RENDERINGS
A-007	ZONING DIAGRAM
A-008	PROPOSED MATERIALS
A-101	SITE PLAN
A-102	GROUND FLOOR PLAN
A-103	SECOND LEVEL FLOOR PLAN
A-104	ROOF PLAN
A-201	FRONT AND REAR ELEVATIONS
A-202	SIDE ELEVATIONS
A-203	COLOR ELEVATIONS
A-204	COLOR ELEVATIONS
A-301	BUILDING SECTIONS
D-101	DRAINAGE PLAN
D-102	DRAINAGE DETAIL & ERROSION CONTROL
AD-101	EXISTING SITE PLAN
AD-102	DEMOLITION PLAN
LANDSCAPING	
L-001	SPECIFICATIONS
L-100	MITIGATION PLAN
L-200	PROPOSED PLAN
L-201	DETAILS
L-300	COLOR ELEVATIONS
IR-400	IRRIGATION PLAN
L-401	IRRIGATION DETAILS

JLE

JORGE L. ESTEBAN
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SUITE 420
CORAL GABLES, FL. 33134
TEL. NO. 305. 209.3421
JESTEBAN@JLEARCHITECT.COM

THE 10155 W BROADVIEW DRIVE TRUST
10155 W. BROADVIEW DR
BAY HARBOR, FL. 33154

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REVISIONS:

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DATE DRAWN: 07/21/21
DATE ISSUED: 11/09/21
COMM. NO. BH - 07

MMPA-1117

COVER SHEET

SHEET NO.

A-000



1 AERIAL VIEW FROM NORTH
SCALE: N.T.S.



2 AERIAL VIEW FROM NE
SCALE: N.T.S.



3 AERIAL VIEW FROM WEST
SCALE: N.T.S.



4 AERIAL VIEW FROM SE
SCALE: N.T.S.

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AERIAL PROPOSED PHOTOS

SHEET NO.

A-001



1 NORTH ELEVATION - 102 STREET
SCALE: N.T.S.



2 NORTHWEST VIEW - W. BROADVIEW
SCALE: N.T.S.



3 WEST ELEVATION VIEW - W. BROADVIEW
SCALE: N.T.S.



4 WEST VIEW - W. BROADVIEW
SCALE: N.T.S.



5 NORTH VIEW
SCALE: N.T.S.

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FRONT/SIDES PHOTOS

SHEET NO.
A-001.1



1 EXISTING - FRONT VIEW
SCALE: N.T.S.



2 EXISTING - FRONT VIEW
SCALE: N.T.S.



3 EXISTING - REAR
SCALE: N.T.S.



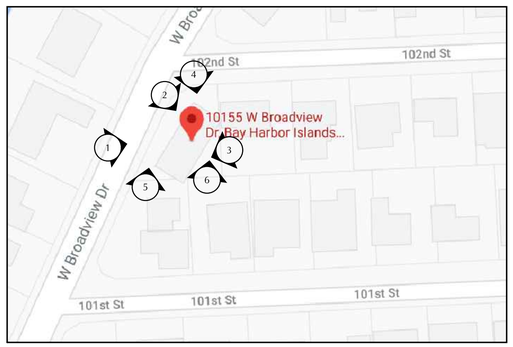
4 EXISTING - SIDE
SCALE: N.T.S.



5 EXISTING - SIDE
SCALE: N.T.S.



6 EXISTING - REAR
SCALE: N.T.S.



7 PHOTO KEY PLAN
SCALE: N.T.S.

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◇
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SITE EXISTING PHOTOS

SHEET NO.
A-002



1 1280 102ND STREET
SCALE: N.T.S.



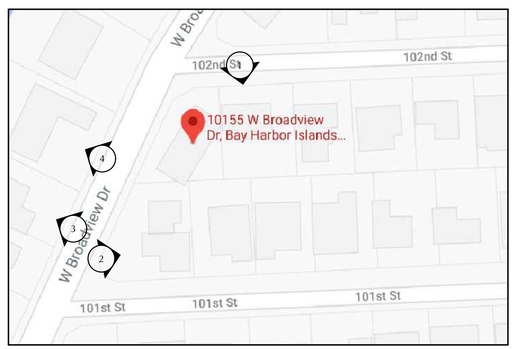
2 10125 W. BROADVIEW DR.
SCALE: N.T.S.



3 10120 W. BROADVIEW DR.
SCALE: N.T.S.



4 10130 W. BROADVIEW DR.
SCALE: N.T.S.



5 PHOTO KEY PLAN
SCALE: N.T.S.

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MMPA-1117
SITE PHOTOS

SHEET NO.
A-003

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
68	OAK	8	20	15
69	PALM	8	18	10
70	PALM	12	6	10
71	PALM	9	18	10
72-73	TREE	4	10	10
74	OAK	11	20	15
75	PALM	10	18	10
76	PALM	4	115	5
77	PALM	3	12	5
78	PALM	10	18	10
80	PALM	4	10	5
81	PALM	4	10	5
83	PALM	4	15	5
84	PALM	12	20	10
85-87	PALM	4	10	5
88	TREE	24	25	15
89	TREE	5	10	10
90	PALMS (2)	4	8	5
91	PALMS (3)	3	15	5
92-97	PALM	6	18	10
109-111	TREE	4	10	5
112	PALM	5	15	5
113	PALM	4	15	5
114	PALM	3	8	5
115	PALM	4	18	5
116	PALM	4	12	5
117	PALM	4	18	5
118-127	PALM	3	15	5
129	TREE	4	12	10
130	PALM	4	18	5
131	PALM	4	12	5
132	TREE	7	20	10
133	PALM	4	10	5
134	PALM	7	10	10
135	ARECAS	5	15	15
136	TREE	8	15	10
137	PALM	14	20	15
159	PALM	4	15	5
160	PALM	4	15	5
161	PALM	4	15	5
162	UMBRELLA	7	18	10
163	UMBRELLA	9	18	10
164	TREE	4	12	10
165	TREE	8	15	10
166	PALM	4	15	5
167	PALM	14	30	15
168	PALM	3	8	5
177	TREE	5	10	10

LEGEND

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- x — x — Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+ 0.00' = Existing Elevations
CB = Catch Basin
WM = Water Meter
EB = Electric Box
S = Sanitary Manhole
SP = Sprinkler Pump
WP = Wood Pole
CP = Conc. Pole
LP = Light Pole
FH = Fire Hydrant
WV = Water Valve
INLET = Inlet
TV = Cable Tv Box
EM = Electric Meter Box
TS = Traffic Signal Box
GV = Gas Valve
MV = Monitoring Valve
M = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement



VICINITY MAP
NOT TO SCALE
PORTION SECTION 27-52S-42E

PROPERTY ADDRESS:

10155 W BROADVIEW DR BAY HARBOR ISLANDS, FL 33154
Folio# 13-2227-001-4990

LEGAL DESCRIPTION

Lot 8, in Block 25, 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.

AREA = 10,669 Sq Ft OR 0.24 Ac.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- **Accuracy:**
The **Horizontal** positional accuracy of well-defined improvement on this survey is +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey **BOUNDARY SURVEY**.

11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**

13- **Benchmark Used:** Miami-Dade County Benchmark **#R-243**. Elevation = **+6.59'**.

14- **Flood Zone Data:** Community/ Panel **#120637/0144/L** Dated: **9/11/09** Flood Zone: **"AE"** Base Flood Elevation = **+8.0**

15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- THOMAS J. STALZER TRS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Jacob Gomis
Digitally signed by Jacob Gomis
Date: 2021.11.08 11:09:43 -05'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

NO	DATE	DESCRIPTION	BY	APP.
		RECORD OF REVISIONS		

NO	DATE	DESCRIPTION	BY	APP.
		RECORD OF REVISIONS		

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

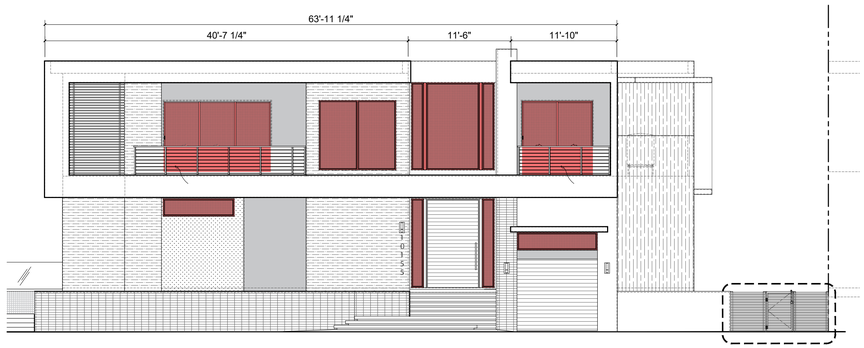
TYPE OF SURVEY: BOUNDARY SURVEY

PREPARED FOR: THOMAS J. STALZER TRS

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 10/20/2021
JOB No.: RP21-1605

SHEET: 1 OF 1 SHEET

F:\DRAWING\10155 W BROADVIEW DR RP21-1605.dwg 10/25/2021

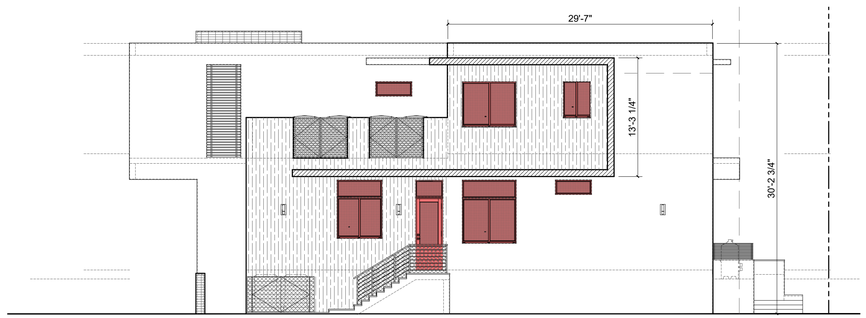


WEST ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - WEST		AREA OF ELEVATION	1,917 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	377 S.F.	19.7 %
	377 X 100% = 37,700		
	STONE	233 S.F.	12.2 %
	233 X 100% = 23,300		
	BRISE SOLEIL	128 S.F.	6.7 %
	128 X 100% = 12,800		
	GREEN WALL	80 S.F.	4.2 %
	80 X 100% = 8,000		
	PORCELAIN	260 S.F.	13.6 %
	260 X 100% = 26,000		
	WOOD CLADDING	128 S.F.	6.7 %
	128 X 100% = 12,800		
	DARK PAINTED STUCCO	68 S.F.	3.5 %
	68 X 100% = 6,800		
	TOTAL	1,274 S.F.	66.5 %



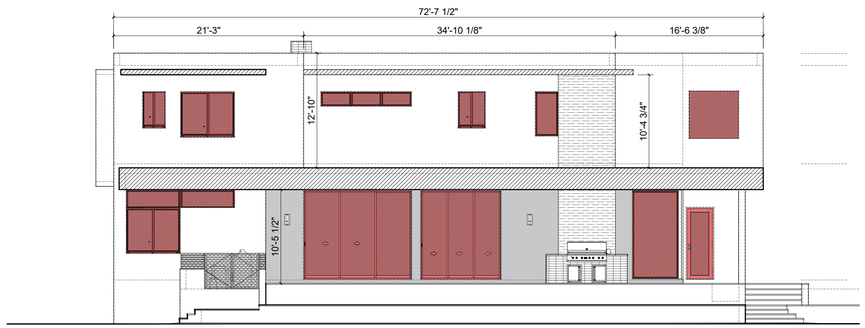
PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

SOUTH ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - SOUTH		AREA OF ELEVATION	1,387 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	158 S.F.	11.4 %
	158 X 100% = 15,800		
	EYEBROWS	50 S.F.	3.6 %
	50 X 100% = 5,000		
	ALUMINUM ENCLOSURE	119 S.F.	8.6 %
	119 X 100% = 11,900		
	SCORED STUCCO	440 S.F.	31.7 %
	440 X 100% = 44,000		
	TOTAL	767 S.F.	55.3 %

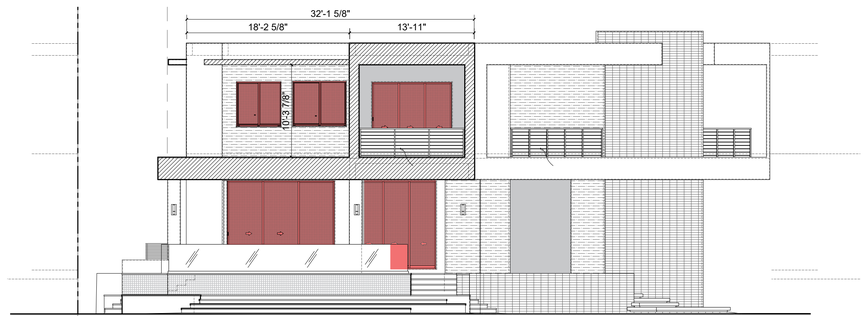


EAST ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - EAST		AREA OF ELEVATION	2,169 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	608 S.F.	28.0 %
	340 X 100% = 34,000		
	EYEBROWS	208 S.F.	9.6 %
	208 X 100% = 20,800		
	ALUMINUM ENCLOSURE	30 S.F.	1.4 %
	30 X 100% = 3,000		
	DARK COLOR STUCCO	150 S.F.	6.9 %
	150 X 100% = 15,000		
	PORCELAIN CLADDING	112 S.F.	5.2 %
	112 X 100% = 11,200		
	STONE	30 S.F.	1.4 %
	30 X 100% = 3,000		
	TOTAL	1,138 S.F.	52.5 %



PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

NORTH ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - NORTH		AREA OF ELEVATION	1,048 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	337 S.F.	32.2 %
	337 X 100% = 33,700		
	EYEBROWS	145 S.F.	13.8 %
	145 X 100% = 14,500		
	GLASS RAILING	83 S.F.	7.9 %
	83 X 100% = 8,300		
	DARK COLOR STUCCO	71 S.F.	6.8 %
	71 X 100% = 7,100		
	PORCELAIN CLADDING	112 S.F.	10.7 %
	112 X 100% = 11,200		
	STONE	89 S.F.	8.5 %
	89 X 100% = 8,900		
	TOTAL	837 S.F.	79.9 %

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DRAWN BY: JE
DATE DRAWN: 07/21/21
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MMPA-1117

ZONING DIAGRAM ELEVATIONS

SHEET NO.
A-005



1 FRONT - WEST SIDE
SCALE: N.T.S.



2 CORNER - NORTH
SCALE: N.T.S.



ALUMINUM
BRISE-SOLEIL
COLOR FINISHED -
MAHOGANY

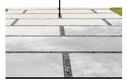
A BRISE-SOLEIL
SCALE: N.T.S.



SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

SHERWIN WILLIAMS
IRON ORE
SW 7069

B BRISE-SOLEIL
SCALE: N.T.S.



TREMRON PAVERS -
GLACIER WHITE

C DRIVEWAY PAVERS
SCALE: N.T.S.



3" RANDOM LENGTH
NATURAL STONE
TILES

D STONE CLAD
SCALE: N.T.S.



ALUMINUM BRISE-SOLEIL
COLOR FINISHED -
MAHOGANY

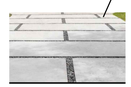
A BRISE-SOLEIL
SCALE: N.T.S.



SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

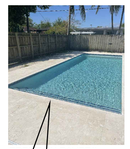
SHERWIN WILLIAMS
IRON ORE
SW 7069

B BRISE-SOLEIL
SCALE: N.T.S.



TREMRON PAVERS -
GLACIER WHITE

C DRIVEWAY PAVERS
SCALE: N.T.S.



TREMRON PAVERS -
GLACIER WHITE

D TERRACES AND POOL COPING
SCALE: N.T.S.



3 SIDE - SOUTH SIDE
SCALE: N.T.S.



4 REAR - EAST
SCALE: N.T.S.

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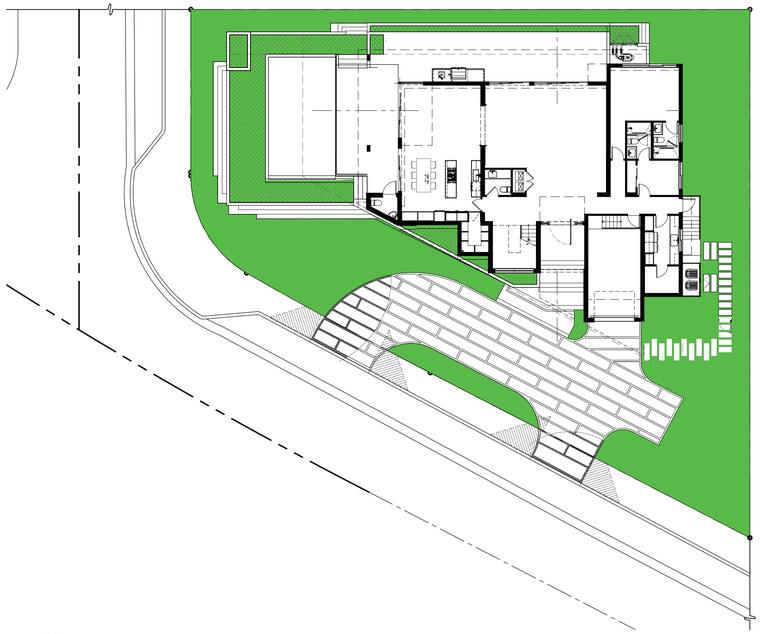
SIDE RENDERINGS

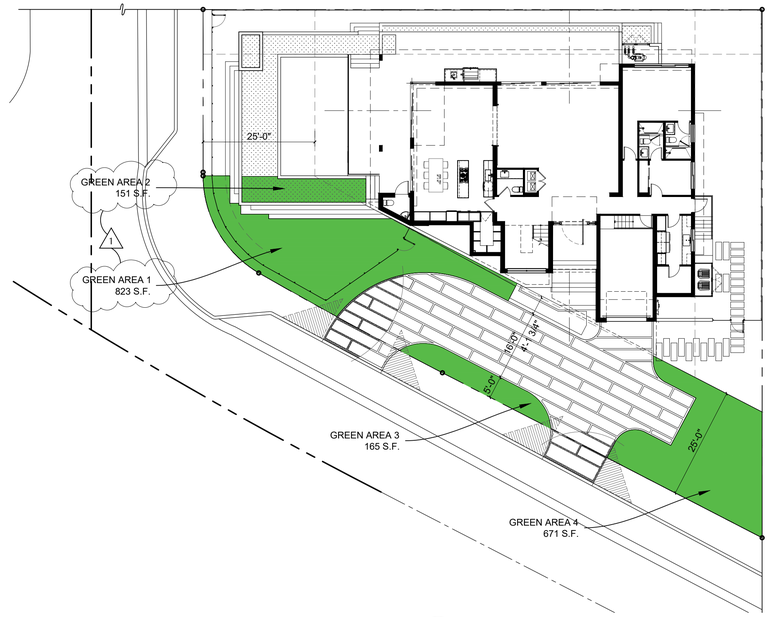
SHEET NO.

A-006



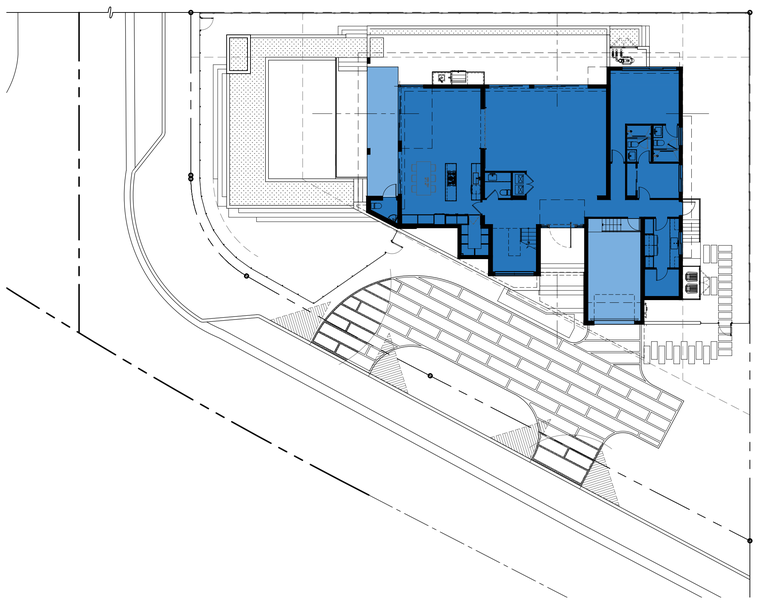
OPEN SPACE PERVIOUS/IMPERVIOUS DIAGRAM
SCALE: 1/16" = 1'-0"

OPEN SPACE REQUIREMENTS - TWO STORY	SECTION 23-11(A,8,a)			
	REQUIRED		PROVIDED	
TWO STORY	40%		41%	
	4,267.60	SF	4,410	SF
LAND AREA	10,669.00	SF		
AC SPACE			2,430	SF
GARAGE			302	SF
COVERED ENTRY			106	SF
FRONT STEPS			160	SF
DRIVEWAY			1,559	SF
STEPS BY GARAGE			70	SF
STEPS A REAR YARD			80	SF
POOL DECK, POOL, EQUIPMENT AND TERRACES			1,552	SF
GROUND LEVEL IMPERVIOUS AREA			6,259	SF
GROUND LEVEL PERVIOUS AREA			4,410	SF

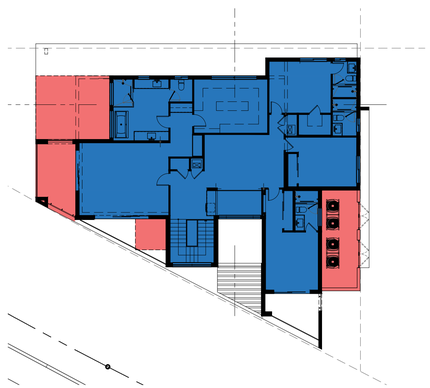


FRONT YARD PERVIOUS AREA DIAGRAM
SCALE: 1/16" = 1'-0"

OPEN SPACE REQUIREMENTS - FRONT YARD	SECTION 23-11(A,8b)			
	REQUIRED		PROVIDED	
FRONT YARD OPEN SPACE	50%		54%	
FRONT YARD AREA			3,330	SF
ALLOWED	1,665	SF	1,810	SF
GREEN AREA 1			823	SF
GREEN AREA 2			151	SF
GREEN AREA 3			165	SF
GREEN AREA 4			671	SF
TOTAL GREEN AREA OF FRONT YARD			1,810	SF



OPEN SPACE SECOND STORY AREA DIAGRAM - GROUND LEVEL
SCALE: 1/16" = 1'-0"



OPEN SPACE SECOND STORY AREA DIAGRAM - 2ND. LEVEL
SCALE: 1/16" = 1'-0"

OPEN SPACE REQUIREMENTS - SECOND STORY	SECTION 23-11(A,9) OPEN			
	80%		77.8%	
SECOND FLOOR (INCLUDING 2 STORY SPACE)			2,299	SF
GROUND FLOOR AC SPACE			2,430	SF
GARAGE			302	SF
COVERED TERRACE			222	SF
GROUND FLOOR GROSS AREA			2,954	SF

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ZONING DIAGRAM

SHEET NO.
A-007



1 BRISE-SOLEIL
SCALE: N.T.S.



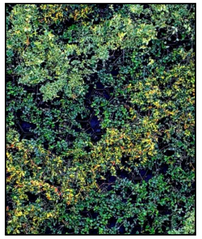
PORCELAIN TILE
Berkshire HDP wood
color porcelain tiles.
Size: 8"X36".

2 EXTERIOR WALL CLADING
SCALE: N.T.S.



POLISHED
CONCRETE
DRIVEWAY

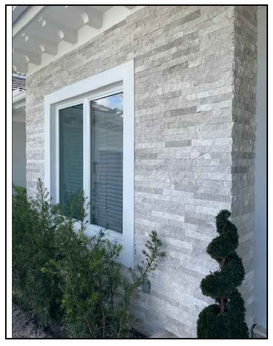
3 DRIVEWAY
SCALE: N.T.S.



4 GREENWALL
SCALE: N.T.S.



8 FLAT ROOF AREAS WITH TURF
SCALE: N.T.S.



3" RANDOM LENGTH
NATURAL STONE
TILES

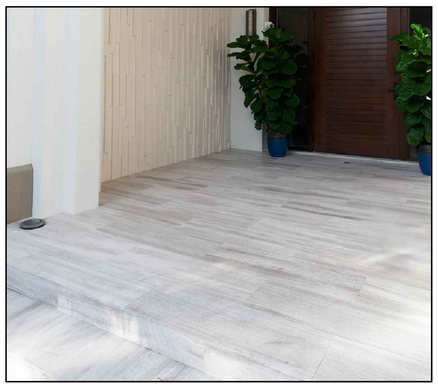
5 STONE CLADDING
SCALE: N.T.S.



SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

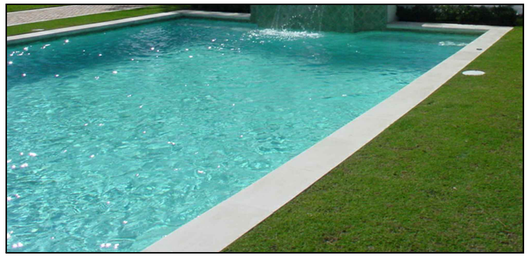
SHERWIN WILLIAMS
IRON ORE
SW 7069

6 EXTERIOR STUCCO WALLS
SCALE: N.T.S.



BIANCO LUNA -
LIMESTONE

7 EXTERIOR TERRACES FLOORING
SCALE: N.T.S.



9 POOL COPING
SCALE: N.T.S.

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MMPA-1117
PROPOSED MATERIALS

SHEET NO.
A-008

MATERIALS AND FINISHES

AREA TABULATION				
ADDRESS	10155 W. Broadview Dr.			
LAND AREA	10,669	SF	0.24	AC
	A/C SPACE		NON-AC	
GROUND FLOOR				
AC SPACE	2,430	SF		
GARAGE			302	SF
COVERED ENTRY			106	SF
COVERED TERRACE			222	SF
SUB-TOTAL	2,430	SF	630	SF
			3,060	SF
SECOND FLOOR (INCLUDING 2 STORY SPACE)	2,299	SF		
SECOND FLOOR (WITHOUT 2 STORY SPACE)	2,150	SF		
TOTAL AC SPACE (INCL. DBL. CLG.)	4,729	SF		
TOTAL AC SPACE (NO DBL. CLG.)	4,580	SF		
TOTAL AC AND NON AC SPACES (INCL. DBL. CLG.)	5,359	SF		
TOTAL AC AND NON AC SPACES (NO DBL. CLG.)	5,210	SF		

OPEN SPACE REQUIREMENTS - TWO STORY	SECTION 23-11(A,8,a)			
	REQUIRED		PROVIDED	
TWO STORY	40%		41%	
	4,267.60	SF	4,410	SF
LAND AREA	10,669.00	SF		
AC SPACE			2,430	SF
GARAGE			302	SF
COVERED ENTRY			106	SF
FRONT STEPS			160	SF
DRIVEWAY			1,559	SF
STEPS BY GARAGE			70	SF
STEPS A REAR YARD			80	SF
POOL DECK, POOL, EQUIPMENT AND TERRACES			1,552	SF
GROUND LEVEL IMPERVIOUS AREA			6,259	SF

OPEN SPACE REQUIREMENTS - SECOND STORY	SECTION 23-11(A,9) OPEN			
	80%		77.8%	
SECOND FLOOR (INCLUDING 2 STORY SPACE)			2,299	SF
GROUND FLOOR AC SPACE			2,430	SF
GARAGE			302	SF
COVERED TERRACE			222	SF
GROUND FLOOR GROSS AREA			2,954	SF
OPEN SPACE REQUIREMENTS - FRONT YARD	SECTION 23-11(A,8b)			
	REQUIRED		PROVIDED	
FRONT YARD OPEN SPACE	50%		54%	
FRONT YARD AREA			3,330	SF
ALLOWED	1,665	SF	1,810	SF
GREEN AREA 1			823	SF
GREEN AREA 2			151	SF
GREEN AREA 3			165	SF
GREEN AREA 4			671	SF
TOTAL GREEN AREA OF FRONT YARD			1,810	SF

ZONING INFORMATION		
BAY HARBOR ISLANDS		
CHAPTER 23 - ZONING DISTRICT REQUIREMENTS		
SECTION 23-11		
RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT SETCBACK	25'-0"	25'-8 3/4"
REAR SETBACK	15'-0"	15'-0 3/4"
SIDES SETBACK	10'-0"	12'-2 1/8"
CORNER	25'-0"	39'-5"
POOL SETBACK		
SIDE SETBACK	5'-0"	10'-8"
LOT AREA (S.F.)	10,665	
PERVIOUS AREA	40% - 4,266 SF (MIN)	4,381 S.F. = 41%
IMPERVIOUS AREA	60% - 6,399 S.F. (MAX)	6,284 S.F. = 58.9%
FRONT YARD OPEN SPACE (50% MIN.)	1,666	1,843 S.F.
TOTAL FRONT YARD (S.F.)	3,331	
SECOND STORY BUILDING AREA RESTRICTIONS	80%	79.10%
FIRST FLOOR GROSS AREA (S.F.)		2,907
SECOND FLOOR AREA		2,299

LEGAL DESCRIPTION

LOT 8, BLOCK 25, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NO. 13-2227-001-4990

PROPERTY ADDRESS

10155 W. BROADVIEW DRIVE, BAY HARBOR, FL.

FLOOD LEGEND

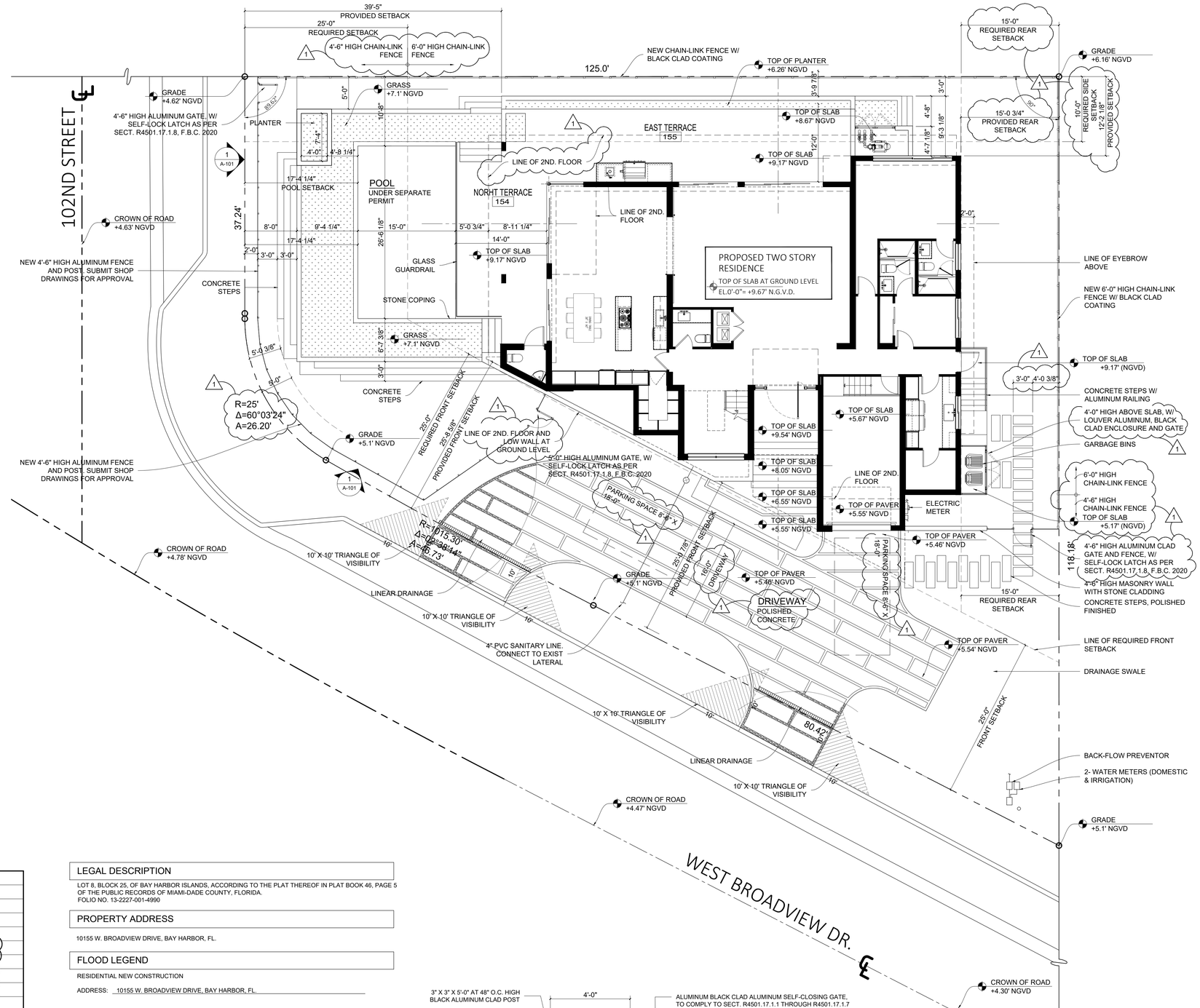
RESIDENTIAL NEW CONSTRUCTION

ADDRESS: 10155 W. BROADVIEW DRIVE, BAY HARBOR, FL.

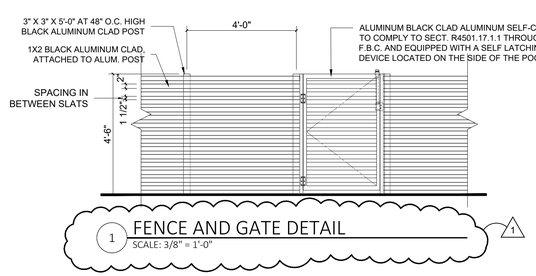
HIGHEST CROWN OF ROAD ELEV: 4.51 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: NOVA SURVEYORS, INC. LB # 2534 1355 NW 97 AVE., SUITE 200, MIAMI, FLORIDA 33172 TELEPHONE: (305) 264-2660

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	LOWEST LOT ELEVATION	MINMUM SWALE AREA ELEVATION
PROVIDED	9.67 FEET NGVD	5.60 FEET NGVD	-	-

1. ALL ELECTRICAL MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)
2. THE SITE WILL BE GRADED IN MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
3. COMPLY WITH ORDINANCE #3026 (FLOOD DAMAGE PREVENTION) CHAPTER 6A



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



1 FENCE AND GATE DETAIL
SCALE: 3/8" = 1'-0"

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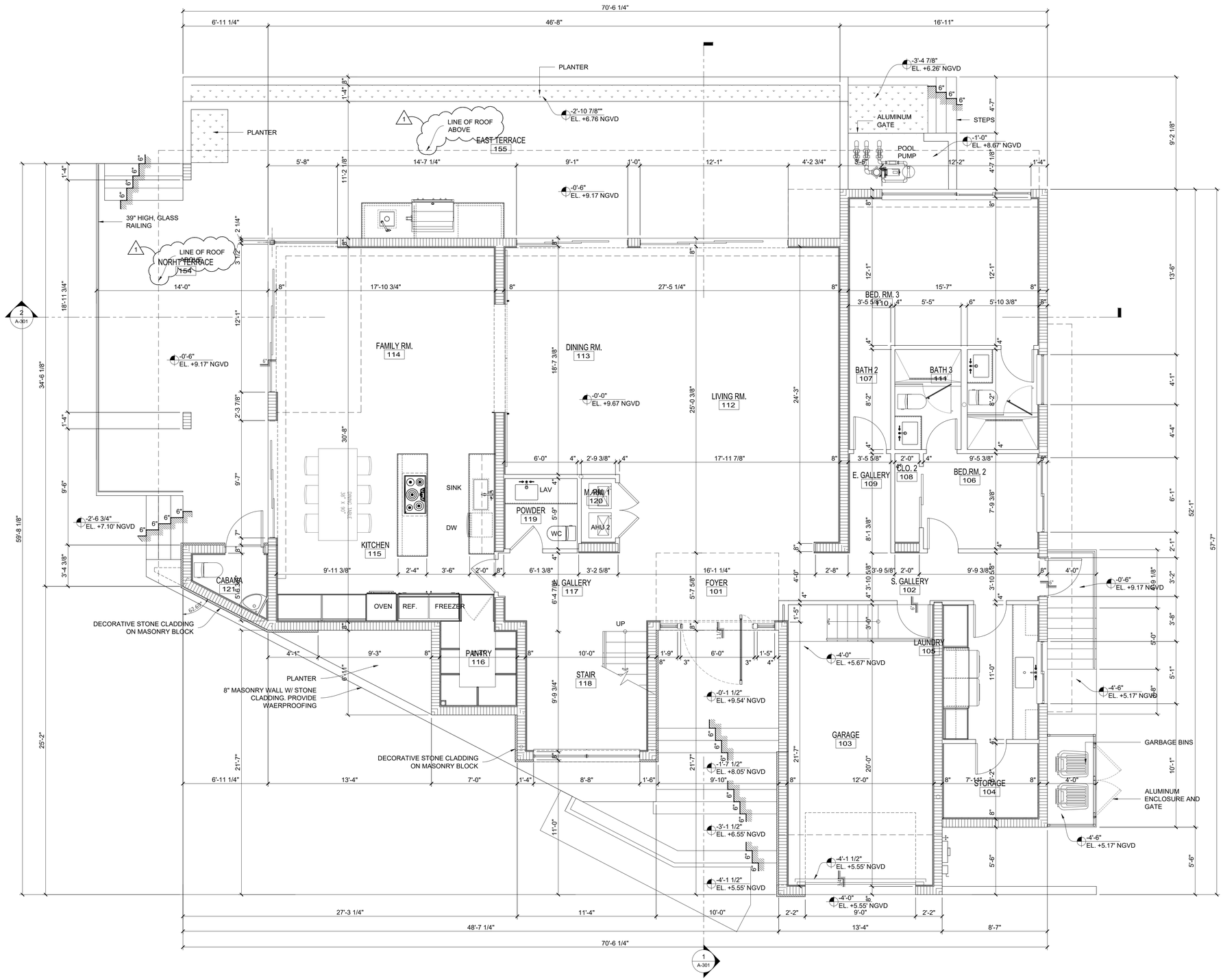
SITE PLAN

SHEET NO.
A-101



FIRST FLOOR PLAN

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

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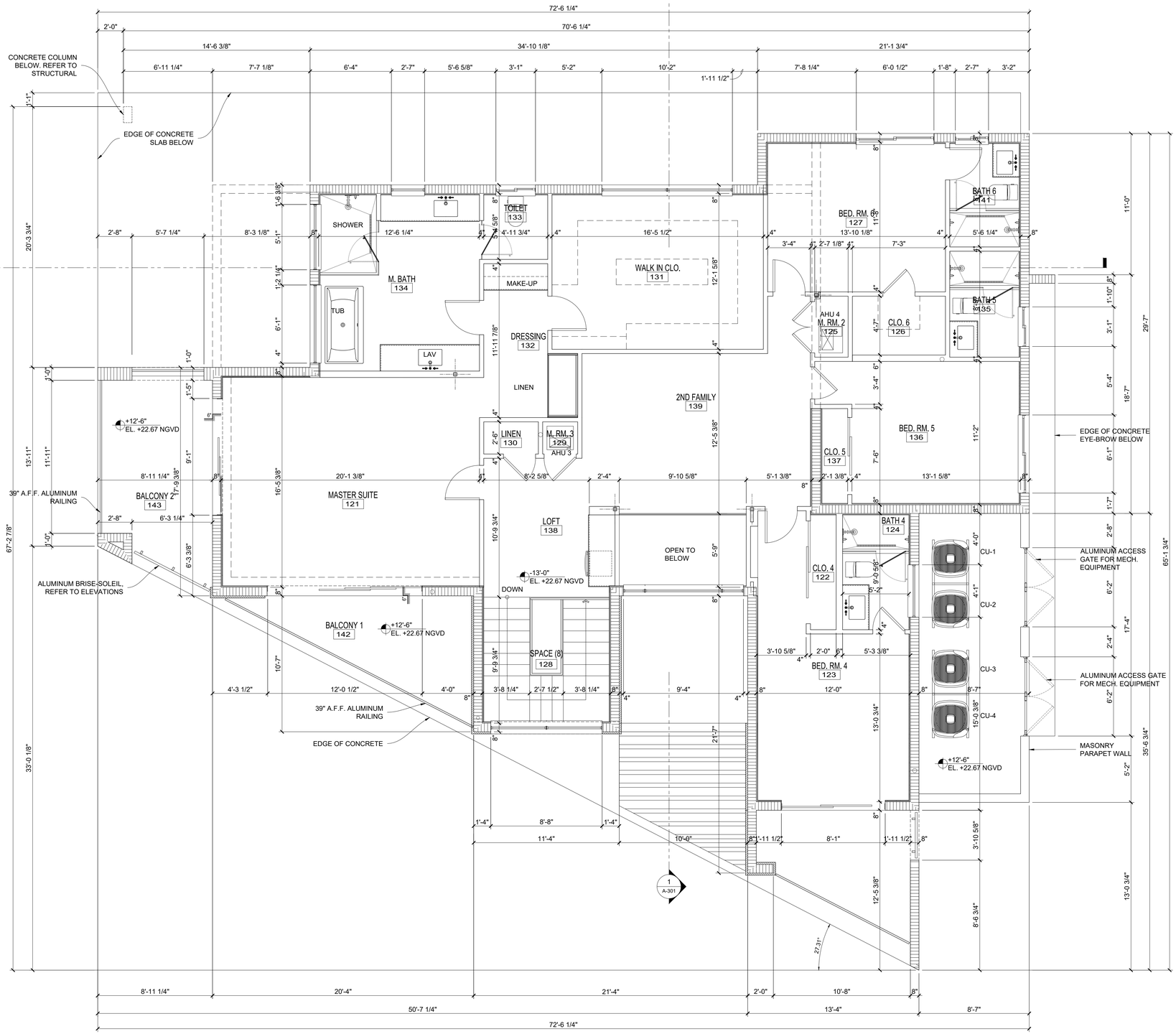
FIRST FLOOR PLAN

SHEET NO.

A-102



SECOND FLOOR PLAN

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

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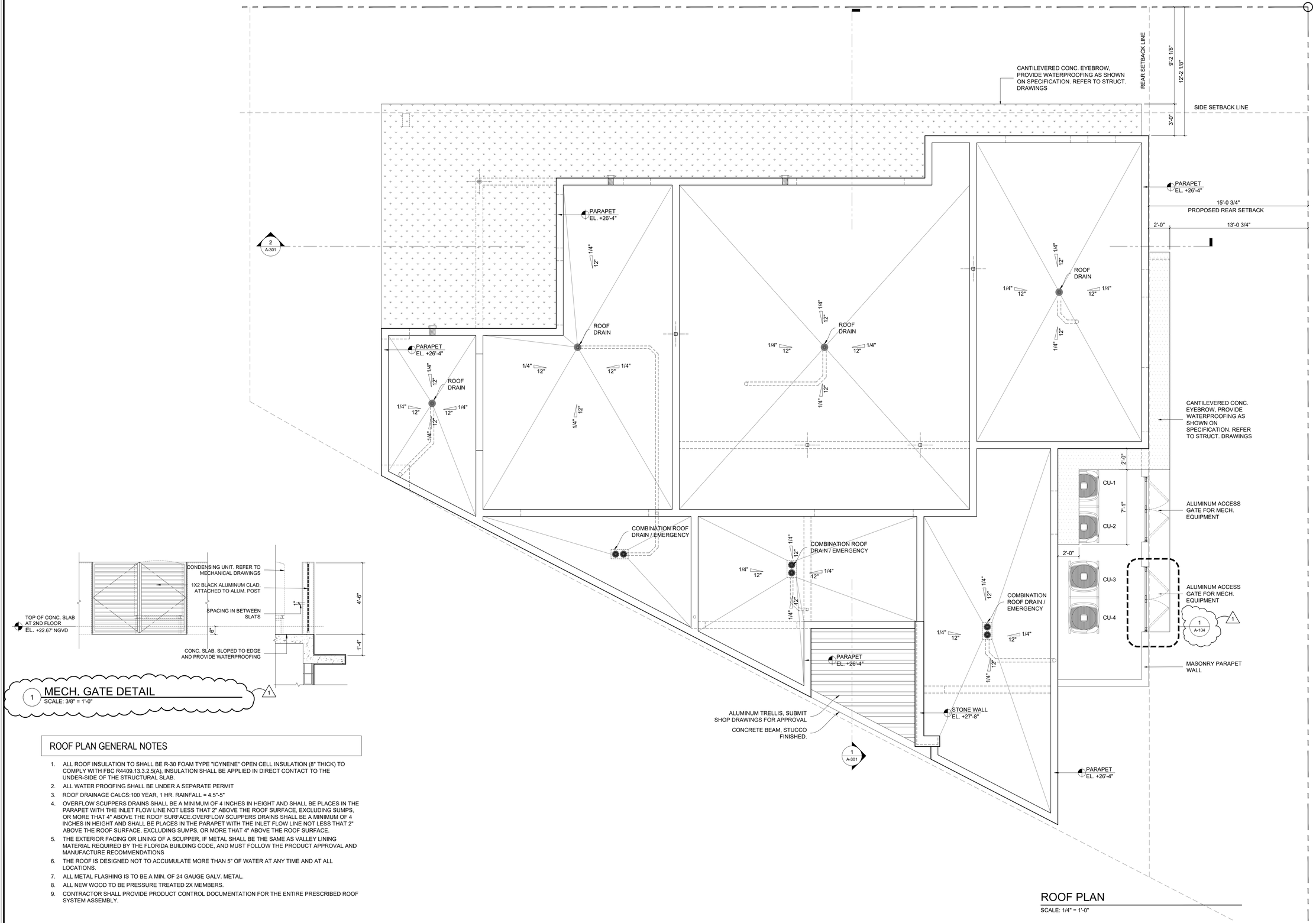
SECOND FLOOR PLAN

SHEET NO.

A-103



1 MECH. GATE DETAIL
SCALE: 3/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1. ALL ROOF INSULATION TO SHALL BE R-30 FOAM TYPE "ICYNENE" OPEN CELL INSULATION (8" THICK) TO COMPLY WITH FBC R4409.13.3.2.5(A), INSULATION SHALL BE APPLIED IN DIRECT CONTACT TO THE UNDER-SIDE OF THE STRUCTURAL SLAB.
2. ALL WATER PROOFING SHALL BE UNDER A SEPARATE PERMIT
3. ROOF DRAINAGE CALCS:100 YEAR, 1 HR. RAINFALL = 4.5"-5"
4. OVERFLOW SCUPPERS DRAINS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE PLACES IN THE PARAPET WITH THE INLET FLOW LINE NOT LESS THAT 2" ABOVE THE ROOF SURFACE, EXCLUDING SUMPS, OR MORE THAT 4" ABOVE THE ROOF SURFACE.OVERFLOW SCUPPERS DRAINS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE PLACES IN THE PARAPET WITH THE INLET FLOW LINE NOT LESS THAT 2" ABOVE THE ROOF SURFACE, EXCLUDING SUMPS, OR MORE THAT 4" ABOVE THE ROOF SURFACE.
5. THE EXTERIOR FACING OR LINING OF A SCUPPER, IF METAL SHALL BE THE SAME AS VALLEY LINING MATERIAL REQUIRED BY THE FLORIDA BUILDING CODE, AND MUST FOLLOW THE PRODUCT APPROVAL AND MANUFACTURE RECOMMENDATIONS
6. THE ROOF IS DESIGNED NOT TO ACCUMULATE MORE THAN 5" OF WATER AT ANY TIME AND AT ALL LOCATIONS.
7. ALL METAL FLASHING IS TO BE A MIN. OF 24 GAUGE GALV. METAL.
8. ALL NEW WOOD TO BE PRESSURE TREATED 2X MEMBERS.
9. CONTRACTOR SHALL PROVIDE PRODUCT CONTROL DOCUMENTATION FOR THE ENTIRE PRESCRIBED ROOF SYSTEM ASSEMBLY.

ROOF PLAN
SCALE: 1/4" = 1'-0"

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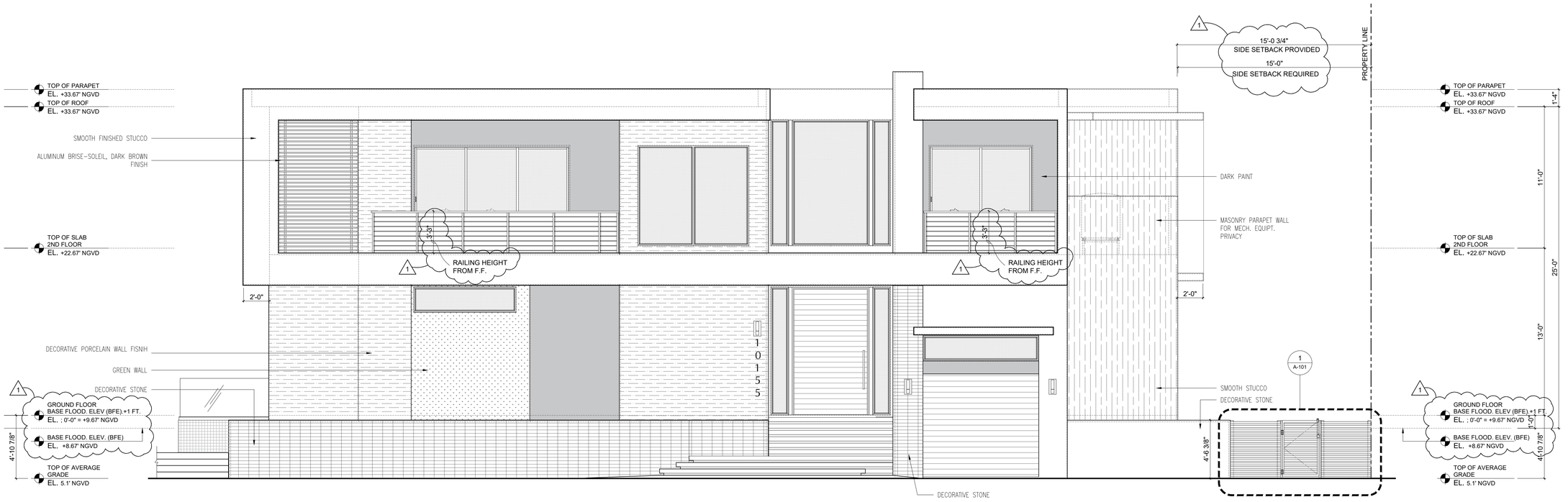
ROOF PLAN

SHEET NO.
A-104



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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DRAWN BY:	JE
DATE DRAWN:	07/21/21
DATE ISSUED:	11/09/21
COMM. NO.	BH - 07

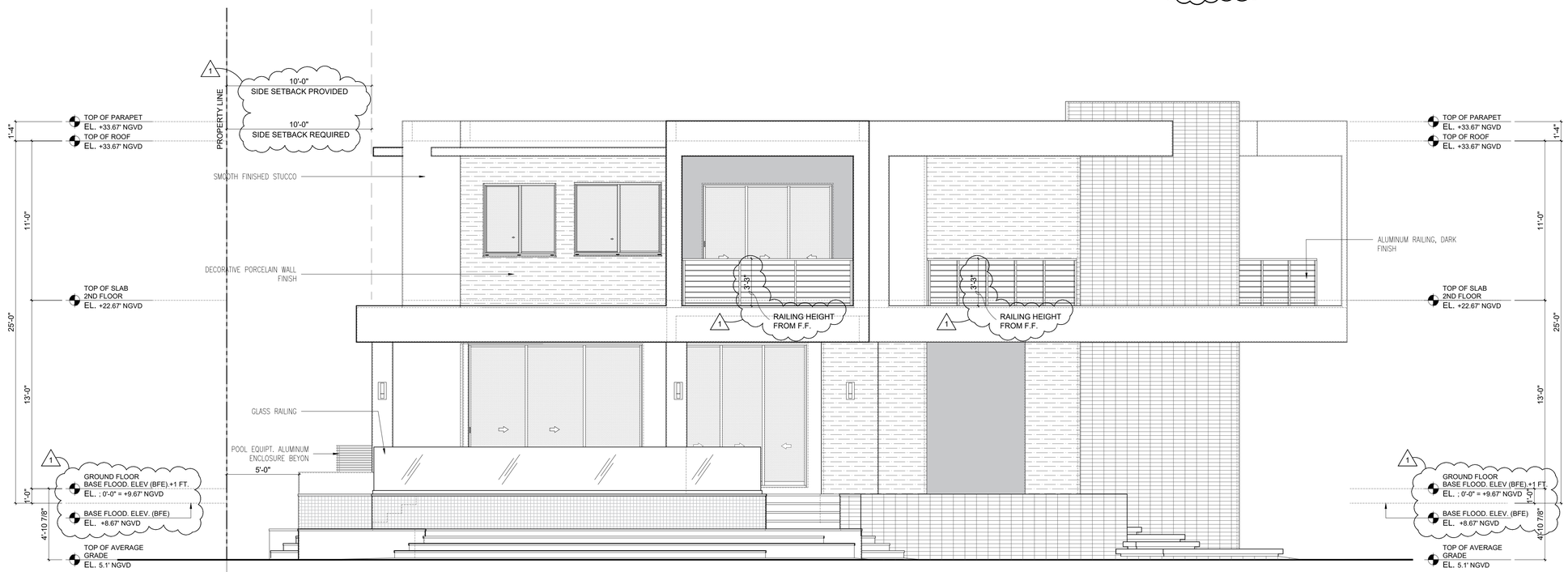
MMPA-1117

FRONT & REAR ELEVATIONS

SHEET NO.
A-201



1 EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

THE 10155 W BROADVIEW DRIVE TRUST

10155 W. BROADVIEW DR
BAY HARBOR, FL. 33154

JORGE L. ESTEBAN
ARCHITECTURE & PLANNING
AA 26003715

1200 ANASTASIA AVE.
SUITE 420
CORAL GABLES, FL. 33134
TEL. NO. 305. 209.3421
JESTEBAN@JLEARCHITECT.COM

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SIDE ELEVATIONS

SHEET NO.
A-202



1 FRONT - WEST SIDE
SCALE: 1/8" = 1'-0"



2 CORNER - NORTH
SCALE: 1/8" = 1'-0"



3 REAR - EAST
SCALE: 1/8" = 1'-0"



4 SIDE - SOUTH SIDE
SCALE: 1/8" = 1'-0"

JLE

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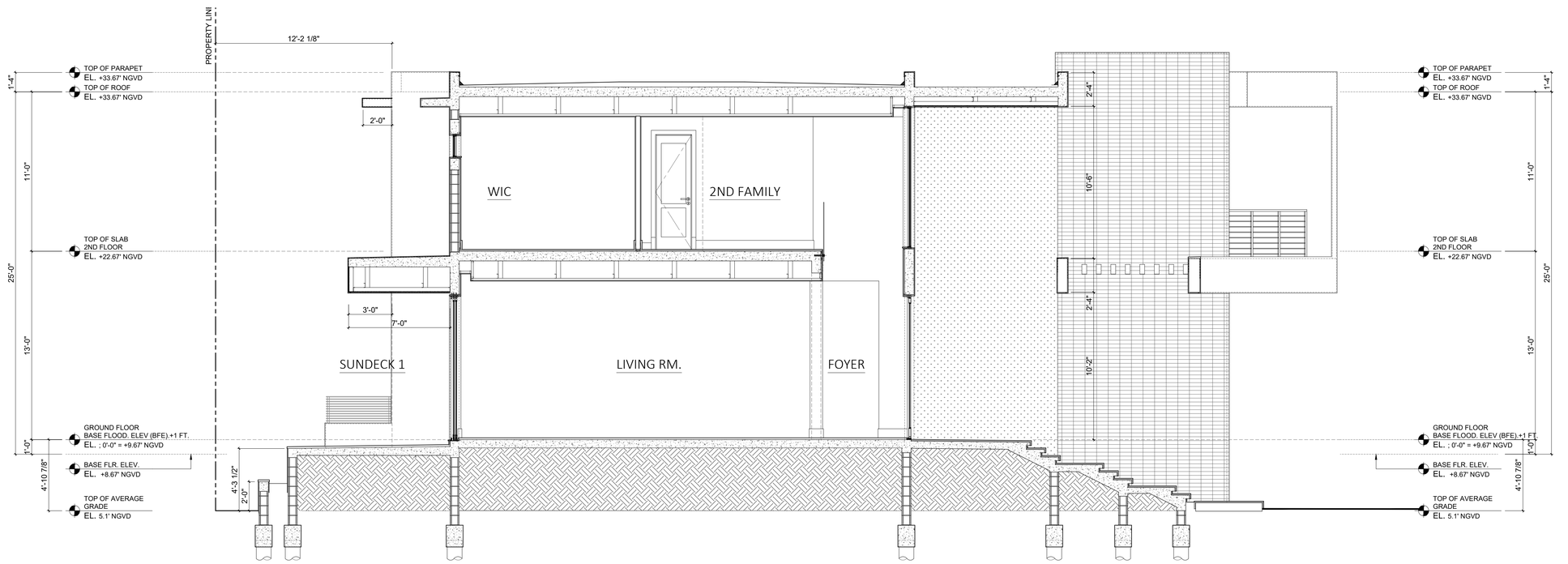
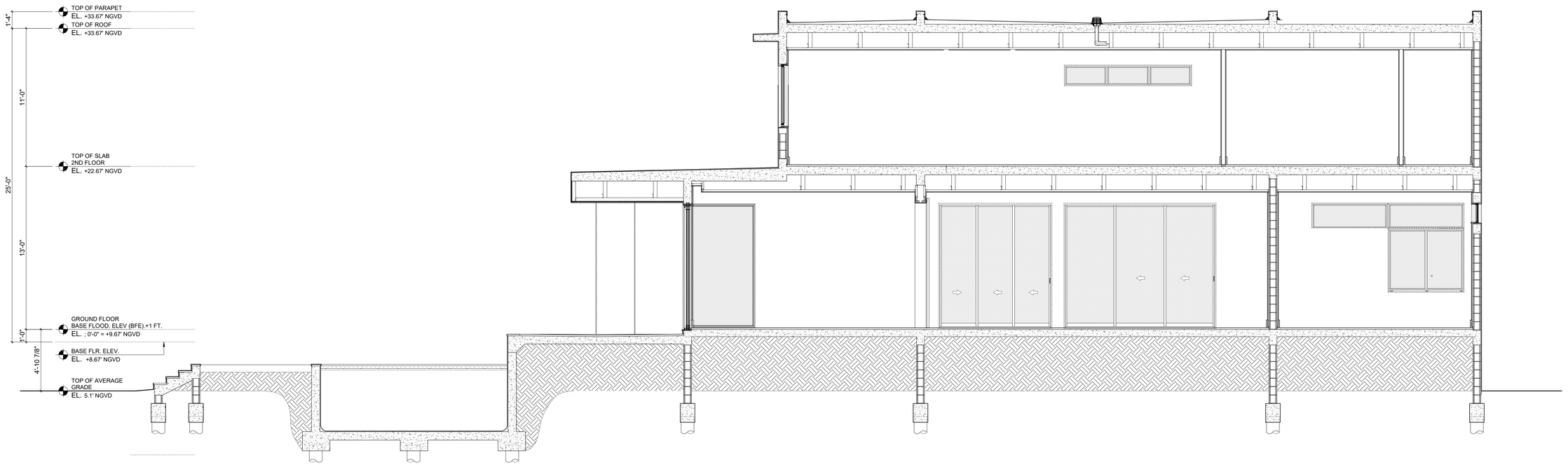
EXTERIOR COLOR ELEVATIONS

SHEET NO.

A-203



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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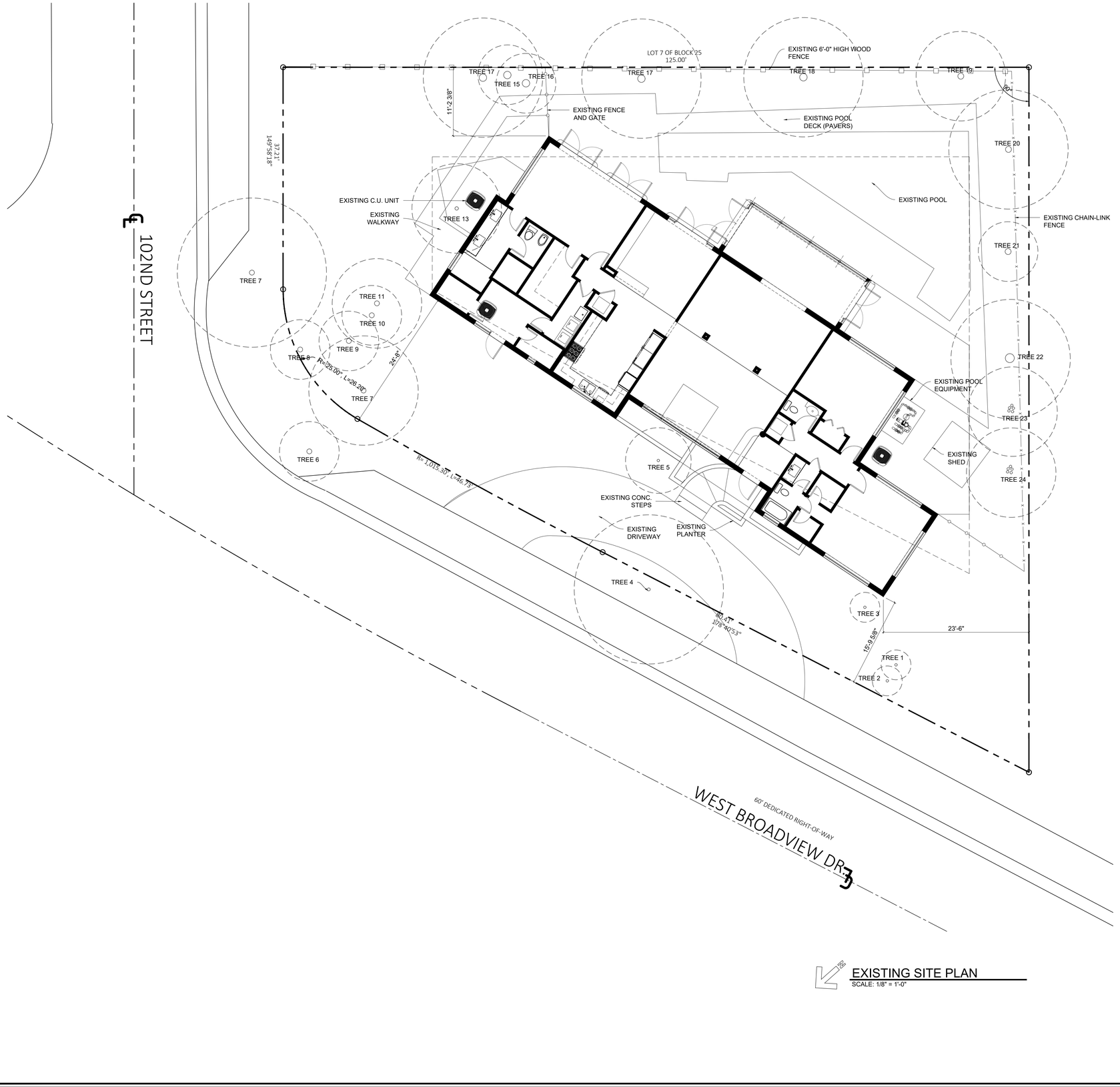
BUILDING SECTIONS

SHEET NO.

A-301



EXISTING SITE PLAN

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

EXISTING TREE CHART					
NO.	TREE NAME	DBH IN.	HT. FT.	CNPY. FT.	TREE DISPOSITION
1	PYGMY DATE PALM	10	10	10	REMAIN
2	MANGO	6	15	15	REMAIN
3	ALEXANDER PALM	5	20	12	REMAIN
4	RECLINATA	30	20	25	REMAIN
5	PYGMY DATE PALM	10	10	10	REMOVE
6	LIVE OAK	10	20	20	REMAIN
7	CHINESE FAN PALM	10	20	10	REMAIN
8	CHINESE FAN PALM	10	20	10	REMAIN
9	PYGMY DATE PALM	6	20	6	REMOVE
10	CHINESE FAN PALM	10	20	10	RELOCATE
11	ALEXANDER PALM	5	15	15	RELOCATE
12	LIVE OAK	10	25	25	REMAIN
13	ARECA PALM	36	15	15	REMAIN
14	ALEXANDER PALM	5	20	20	REMAIN
15	ALEXANDER PALM	5	14	10	REMAIN
16	ALEXANDER PALM	5	12	10	REMAIN
17	ROYAL PALM	15	30	20	REMAIN
18	ROYAL PALM	15	30	20	REMAIN
19	BRAZILIAM PEPPEER	12	20	15	REMAIN
20	SHEFFLERA	18	20	20	REMAIN
21	SHEFFLERA	12	20	20	RELOCATE
22	SHEFFLERA	18	20	20	REMAIN
23	ALEXANDER PALM	5 CLUSTER	20	12	RELOCATE
24	ALEXANDER PALM	6 CLUSTER	20	15	RELOCATE

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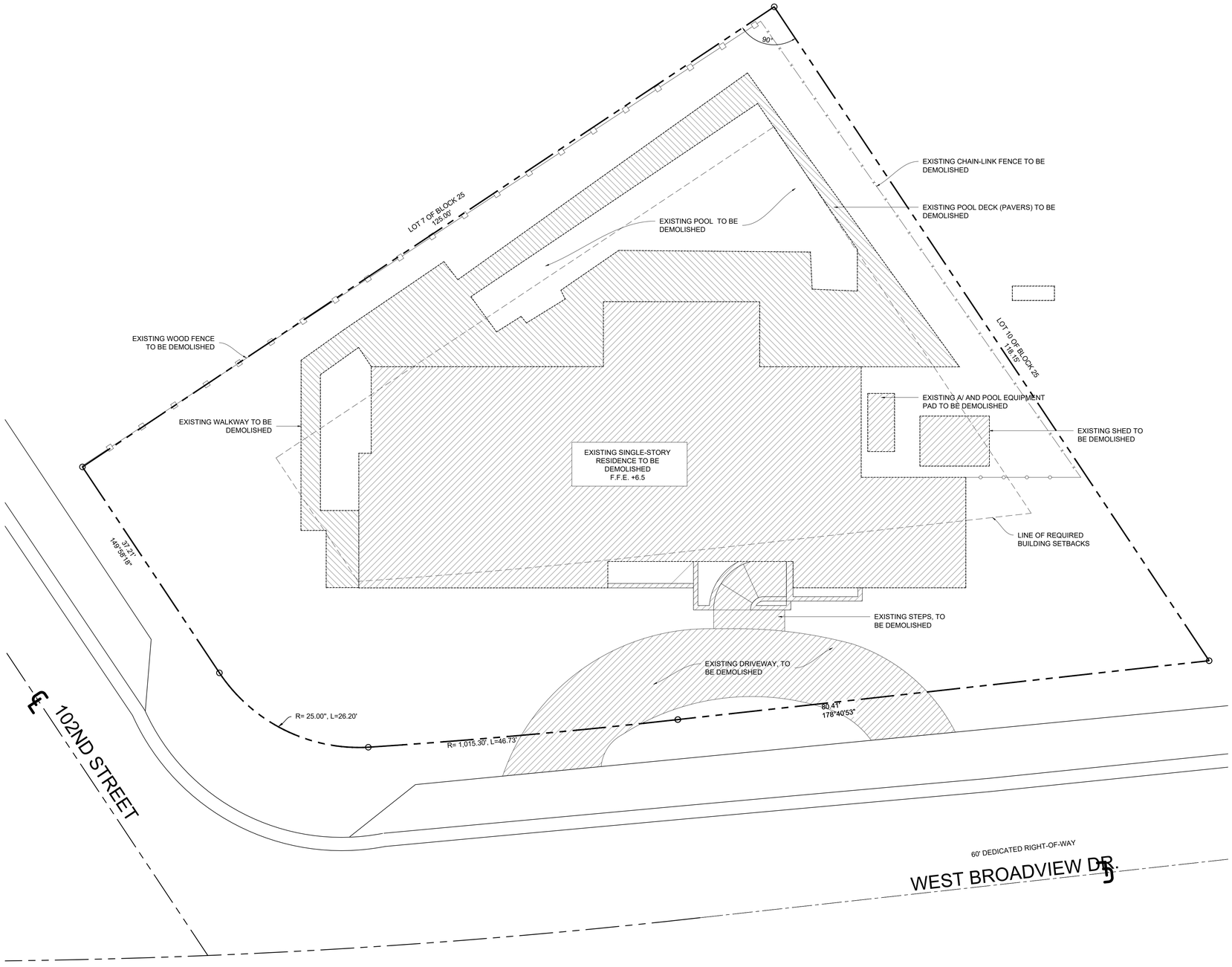
EXISTING SITE PLAN

SHEET NO.

AD-001



DEMOLITION GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH 2020 FLORIDA BUILDING CODE AND ALL REVISIONS, LATEST EDITION OF NATIONAL ELECTRICAL CODE, LIFE SAFETY CODE AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.
2. GENERAL CONTRACTOR SHALL EXAMINE THE SITE AND BECOME FAMILIAR WITH CONDITIONS AFFECTING THE WORK BEFORE SUBMITTING THE BIDS.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING FOR ALL PERMITS FEES.
4. ALL WALL THICKNESS SHOWN ARE NOMINAL DIMENSIONS AND ARE ROUGH CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE BIDDING OF THIS PROJECT. ANY DISCREPANCIES WHICH MAY ALTER THE INTENT OF THE ARCHITECTURAL OR ENGINEERING DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING FOR APPROVAL OR MODIFICATION.
6. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMAN- LIKE MANNER, ANY WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY THE ARCHITECT AND REDONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER
7. ALL MATERIALS AND LABOR TO HAVE A ONE YEAR WARRANTY FROM DATE OF COMPLETION.
8. ALL EXISTING CONDITIONS (STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING) WERE COMPLIED FROM FIELD VISIT AND BUILDING DEPARTMENT RECORDS, CONTRACTOR SHALL VERIFY ALL THESE CONDITIONS PRIOR TO BIDDING AND SHALL NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES.
9. DISCONNECT AND SEAL UTILITIES SERVING STRUCTURES TO BE DEMOLISHED, ADJACENT FACILITIES TO REMAIN.
10. DISCONNECT ANY MECHANICAL RELATED ITEMS SUCH AS ANY EXISTING AIR CONDITIONING COMPRESSOR AND DISCHARGE OF ANY REFRIGERANT A PROPER WAY AS REQUIRED BY CODE
11. DISCONNECT ALL ELECTRICAL, WATER, SEWER AND GAS UTILITIES IF REQUIRED AFTER GETTING THE REQUIRED APPROVALS FROM EACH OF THE UTILITIES.
12. FEDERAL LAW REQUIRES CONTRACTORS THAT DISTURB PAINTED SURFACES IN HOMES, BUILT BEFORE 1978 TO BE CERTIFIED AND FOLLOW SPECIFIC WORK PRACTICES TO PREVENT LEAD CONTAMINATION.
13. CONTRACTOR SHALL CONTROL DUST & DEBRIS THROUGHOUT THE DEMOLITION PROCESS
14. CONTRACTOR IS TO BE CAREFUL NOT TO DAMAGE ANY EXISTING STRUCTURE TO REMAIN

LEGEND

1. EXISTING FENCE TO BE REMOVED
2. REPRESENTS AREA TO BE DEMOLISHED, IN ITS ENTIRETY

SCOPE OF WORK

THE SCOPE OF THE WORK PERTAINS AND INCLUDES BUT IS NOT LIMITED TO THE FOLLOWINGS:

1. THE PROPERTY HAS A ONE STORY C.B.S. BUILDING.
2. COMPLETE DEMOLITION OF THE EXISTING BUILDING IN ITS ENTIRETY, INCLUDING ALL EXISTING FOOTINGS, SURROUNDING BLOCK WALLS, PLANTERS, FENCES, DRIVEWAY, AS SHOWN ON PLANS.
3. REFER TO LANDSCAPING PLANS FOR TREE REMOVAL

DEMOLITION PLAN

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

JLE
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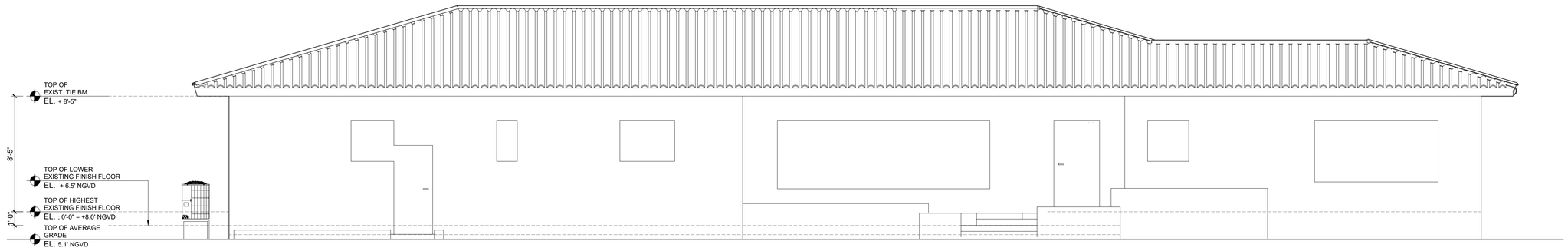
DEMOLITION PLAN

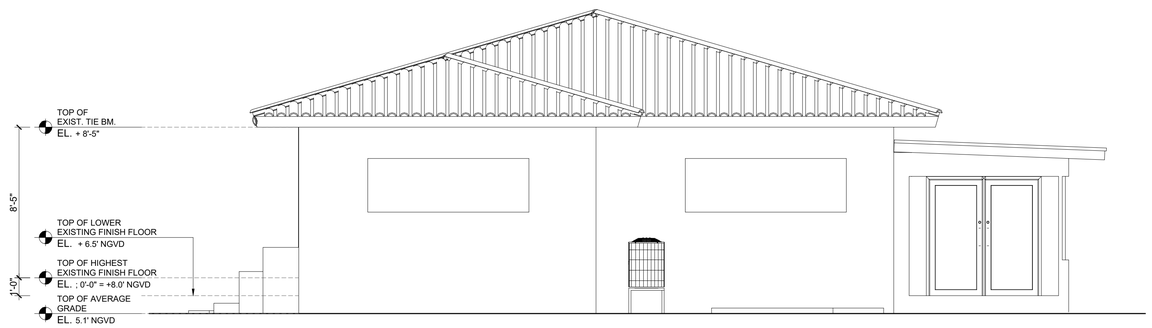
SHEET NO.

AD-002



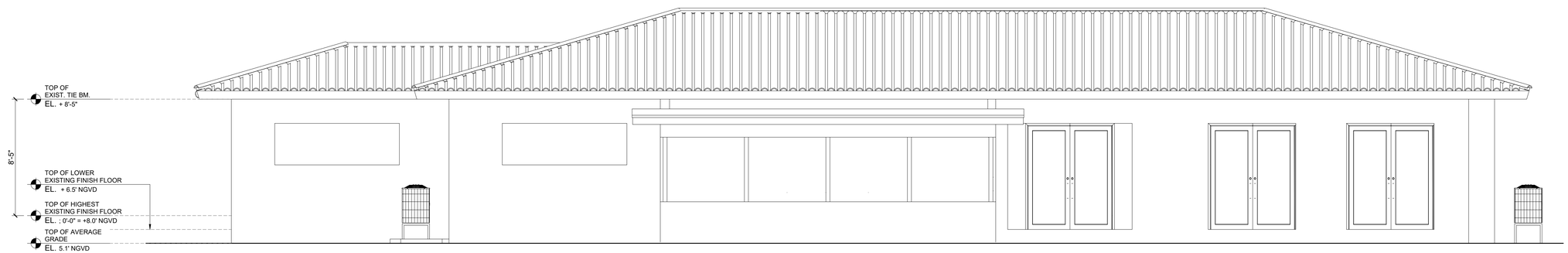
EXISTING FRONT ELEVATION

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



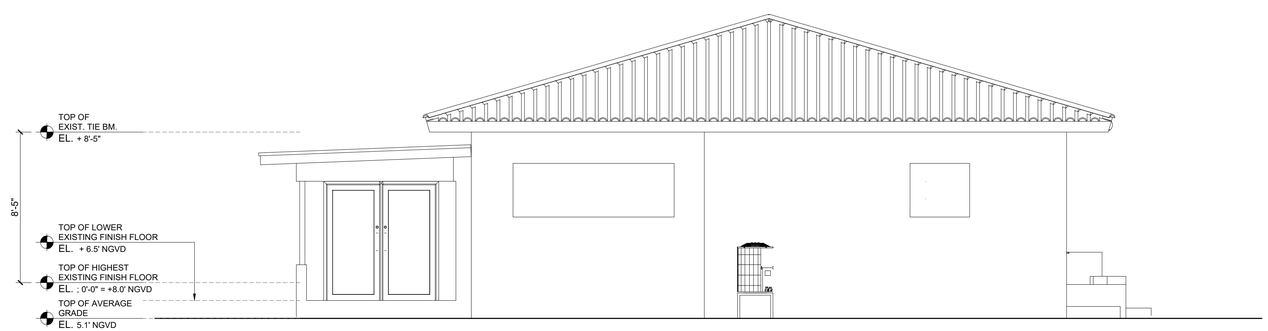
EXISTING RIGHT SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

JORGE L. ESTEBAN
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EXISTING EXTERIOR ELEVATIONS

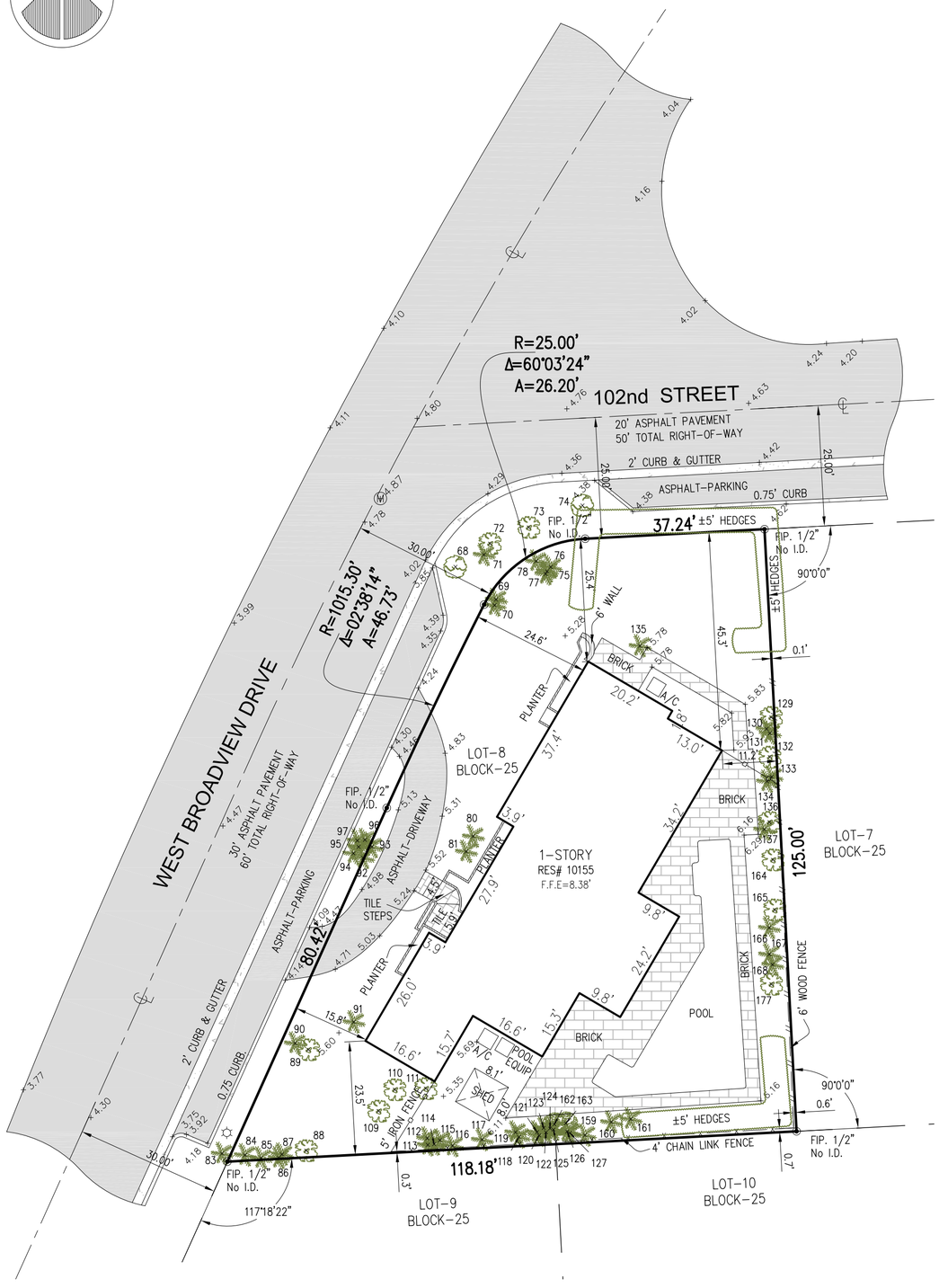
SHEET NO.

AD-003

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
68	OAK	8	20	15
69	PALM	8	18	10
70	PALM	12	6	10
71	PALM	9	18	10
72-73	TREE	4	10	10
74	OAK	11	20	15
75	PALM	10	18	10
76	PALM	4	115	5
77	PALM	3	12	5
78	PALM	10	18	10
80	PALM	4	10	5
81	PALM	4	10	5
83	PALM	4	15	5
84	PALM	12	20	10
85-87	PALM	4	10	5
88	TREE	24	25	15
89	TREE	5	10	10
90	PALMS (2)	4	8	5
91	PALMS (3)	3	15	5
92-97	PALM	6	18	10
109-111	TREE	4	10	5
112	PALM	5	15	5
113	PALM	4	15	5
114	PALM	3	8	5
115	PALM	4	18	5
116	PALM	4	12	5
117	PALM	4	18	5
118-127	PALM	3	15	5
129	TREE	4	12	10
130	PALM	4	18	5
131	PALM	4	12	5
132	TREE	7	20	10
133	PALM	4	10	5
134	PALM	7	10	10
135	ARECAS	5	15	15
136	TREE	8	15	10
137	PALM	14	20	15
159	PALM	4	15	5
160	PALM	4	15	5
161	PALM	4	15	5
162	UMBRELLA	7	18	10
163	UMBRELLA	9	18	10
164	TREE	4	12	10
165	TREE	8	15	10
166	PALM	4	15	5
167	PALM	14	30	15
168	PALM	3	8	5
177	TREE	5	10	10

LEGEND

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- x — x — Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

x 0.00' = Existing Elevations
CB = Catch Basin
W = Water Meter
EB = Electnc Box
S = Sanitary Manhole
SP = Spnnkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
TV = Cable Tv Box
EM = Electnc Meter Box
TS = Traffic Signal Box
= Gas Valve
= Monitoring Valve
M = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florda Power Light
H = Hieght
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement



VICINITY MAP
NOT TO SCALE
PORTION SECTION 27-52S-42E

PROPERTY ADDRESS:

10155 W BROADVIEW DR BAY HARBOR ISLANDS, FL 33154
Folio# 13-2227-001-4990

LEGAL DESCRIPTION

Lot 8, in Block 25, 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.

AREA = 10,669 Sq Ft OR 0.24 Ac.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- Accuracy:
The **Horizontal** positional accuracy of well-defined improvement on this survey is +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey **BOUNDARY SURVEY**.

11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**

13- **Benchmark Used:** Miami-Dade County Benchmark **#R-243**. Elevation = **+6.59'**.

14- **Flood Zone Data:** Community/ Panel **#120637/0144/L** Dated: **9/11/09** Flood Zone: **"AE"** Base Flood Elevation = **+8.0**

15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- THOMAS J. STALZER TRS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669

TYPE OF SURVEY: BOUNDARY SURVEY

PREPARED FOR: THOMAS J. STALZER TRS

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 10/20/2021
JOB No.: RP21-1605

SHEET: 1 OF 1 SHEET

F:\DRAWING\10155 W BROADVIEW DR RP21-1605.dwg 10/25/2021



1 FRONT - WEST SIDE
SCALE: 1/8" = 1'-0"



2 CORNER - NORTH
SCALE: 1/8" = 1'-0"



3 REAR - EAST
SCALE: 1/8" = 1'-0"



4 SIDE - SOUTH SIDE
SCALE: 1/8" = 1'-0"

project:
THE REITER RESIDENCE
10155 W. BROADVIEW DR
BAY HARBOR, FL. 33154

Cortada
LANDSCAPING DESIGN
T. (305) 321-4530
E. design@landscapingmiami.com
91 NW 154 ST
MIAMI, FL 33169

project team:
LANDSTONE DESIGN INC
T. (818) 856 9556
E. info@landstonedesign.com

SEAL

DERICK LANGEL, RLA, ISA.
FLORIDA REG. NO. LA6667045

sheet title:
ELEVATION PLAN

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drawn by:	GC
checked by:	DL

date:	description:
09 SEPT. 2021	

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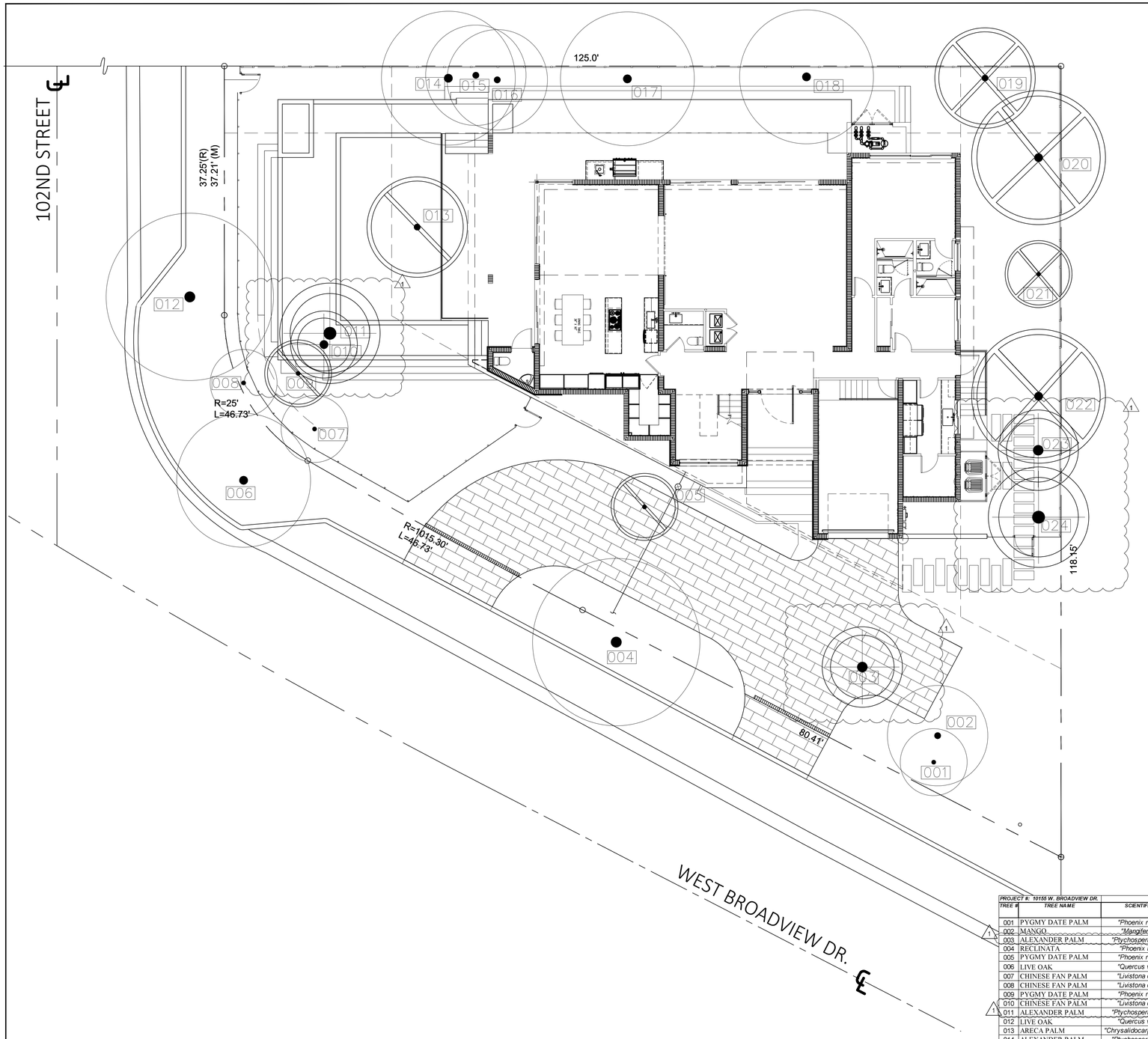
L-300



TREE DISPOSITION LEGEND:

Tree/Palm Number (TYP)
001
Existing TREE/PALM TO REMAIN
Refer To Tree Protection during construction - Detail.
(Refer To Tree Survey /Disposition Plan List For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree

001 *Tree/Palm Number (TYP)*
Existing TREE/PALM TO BE RELOCATED
Refer To Landscape Plan for new location
(All Sabal Palms on site in conflict with proposed development will be relocated)
Whether noted on plans or not.
Symbol may be enlarged to include more than one tree

001
Existing TREE/PALM TO BE REMOVED
Mitigated with Replacement Trees - Refer To Landscape Plan
(Refer To Tree Survey /Disposition Plan List For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree

001
Existing INVASIVE nuisance Tree. MUST BE REMOVED
No Mitigation required
(Refer To Tree Survey /Disposition Plan List For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree

TREE REMOVAL NOTES:

1. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "SNAP" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE PLACED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE. SEE TREE PROTECTION DETAIL.

2. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE UNLESS OTHERWISE NOTED. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.

3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE.

4. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT. REFER TO TREE DISPOSITION LIST AND ALSO CONFIRM WITH LOCAL GOVERNING AGENCY.

LANDSCAPE PLAN LEGEND

EXISTING 10' CANOPY TO REMAIN
EXISTING 20' CANOPY TO REMAIN
EXISTING 30' CANOPY TO REMAIN

SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY- ALWAYS CROSS CHECK WITH TREE DISPOSITION LIST FOR DISPOSITION STATUS. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION IF NEEDED OR CORRECTION OF ANY DISCREPANCIES.

DERM TREE MITIGATION SUMMARY CHART

PROPOSED CANOPY LOSS	
196	Proposed Canopy Loss (see Existing Tree Disposition List)
	-70% of canopy mitigation must be met with new trees
	-30% of canopy mitigation must be met with new palms

REQUIRED CANOPY MITIGATION				
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITGATED (Sq.Ft)
	Shade Tree #1	12' OAH	500	
3	Shade Tree #2	8' OAH	300	900
	Palm #1	10' CT	300	
	Palm #2	3' CT	100	
	Small Tree	6' OAH	200	
PROVIDED CANOPY MITIGATION				900

PROJECT #: 10155 W. BROADVIEW DR.

TREE #	TREE NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CNPY. FT.	TREE CONDITION	TREE DISPOSITION	CANOPY SQ.FT	CANOPY LOSS	COMMENTS
001	PYGMY DATE PALM	*"Phoenix roebelenii"*	10	10	10	GOOD	REMAIN	79		REFER TO TREE PROTECTION DETAIL
002	MANGO	*"Mangifera indica"*	6	15	15	GOOD	REMAIN	177		WELL BALANCED MEDIUM SIZED TREE. REFER TO TREE PROTECTION DETAIL
003	ALEXANDER PALM	*"Ptychosperma elegans"*	5	20	12	GOOD	RELOCATE	113		REFER TO TREE RELOCATION DETAIL / NOTES
004	RECLINATA	*"Phoenix reclinata"*	30	20	25	EXCELLENT	REMAIN	491		NICE STRUCTURE, WELL BALANCE, EVEN CANOPY. REFER TO TREE PROTECTION DETAIL
005	PYGMY DATE PALM	*"Phoenix roebelenii"*	10	10	10	GOOD	REMOVE	79	79	TREE REMOVAL PERMIT FROM CITY REQUIRED
006	LIVE OAK	*"Quercus virginiana"*	10	20	20	GOOD	REMAIN	314		SLIGHTLY OF BALANCE. REFER TO TREE PROTECTION DETAIL
007	CHINESE FAN PALM	*"Livistona chinensis"*	10	20	10	GOOD	REMAIN	79		SLIGHT YELLOWING, NEEDS FERTILIZATION. REFER TO TREE PROTECTION DETAIL
008	CHINESE FAN PALM	*"Livistona chinensis"*	10	20	10	EXCELLENT	REMAIN	79		VERY HEALTHY. REFER TO TREE PROTECTION DETAIL
009	PYGMY DATE PALM	*"Phoenix roebelenii"*	6			DEAD	REMOVE	0	0	TREE REMOVAL PERMIT FROM CITY REQUIRED
010	CHINESE FAN PALM	*"Livistona chinensis"*	10	20	10	GOOD	RELOCATE	79		REFER TO TREE RELOCATION DETAIL / NOTES
011	ALEXANDER PALM	*"Ptychosperma elegans"*	5	15	15	GOOD	RELOCATE	177		REFER TO TREE RELOCATION DETAIL / NOTES
012	LIVE OAK	*"Quercus virginiana"*	12	25	25	EXCELLENT	REMAIN	491		VERY NICE STRUCTURE. REFER TO TREE PROTECTION DETAIL
013	ARECA PALM	*"Chrysalidocarpus lutescens"*	36	15	15	GOOD	REMOVE	177	117	TREE REMOVAL PERMIT FROM CITY REQUIRED
014	ALEXANDER PALM	*"Ptychosperma elegans"*	5	20	20	GOOD	REMAIN	314		REFER TO TREE PROTECTION DETAIL
015	ALEXANDER PALM	*"Ptychosperma elegans"*	5	14	10	GOOD	REMAIN	113		REFER TO TREE PROTECTION DETAIL
016	ALEXANDER PALM	*"Ptychosperma elegans"*	5	12	10	GOOD	REMAIN	113		REFER TO TREE PROTECTION DETAIL
017	ROYAL PALM	*"Roystonia elata"*	15	30	20	EXCELLENT	REMAIN	314		VERY NICE HEALTHY HEAVY TRUNK. REFER TO TREE PROTECTION DETAIL
018	ROYAL PALM	*"Roystonia elata"*	15	30	20	EXCELLENT	REMAIN	314		VERY NICE HEALTHY HEAVY TRUNK. REFER TO TREE PROTECTION DETAIL
019	BRAZILIAN PEPPER	*"Schinus terebinthifolius"*	12	20	15	GOOD	REMOVE	177		INVASIVE, NO MITIGATION REQUIRED
020	SCHEFFLERA	*"Schefflera actinophylla"*	18	20	20	GOOD	REMOVE	314		INVASIVE, NO MITIGATION REQUIRED
021	SCHEFFLERA	*"Schefflera actinophylla"*	12	20	10	GOOD	REMOVE	79		INVASIVE, NO MITIGATION REQUIRED
022	SCHEFFLERA	*"Schefflera actinophylla"*	18	20	20	GOOD	REMOVE	314		INVASIVE, NO MITIGATION REQUIRED
023	ALEXANDER PALM	*"Ptychosperma elegans"*	5 CLUSTER	20	12	EXCELLENT	RELOCATE	113		REFER TO TREE RELOCATION DETAIL / NOTES
024	ALEXANDER PALM	*"Ptychosperma elegans"*	5 CLUSTER	20	15	EXCELLENT	RELOCATE	177		REFER TO TREE RELOCATION DETAIL / NOTES
								196		TOTAL PROPOSED CANOPY LOSS (in square feet)

CONDITION: Excellent = 90-100%, Good= 75-85 %, Fair= 60-70%, Poor= 40-60%, Very Poor= 10-35%

NORTH
0 8 16 24 feet
1/8" = 1'-0"

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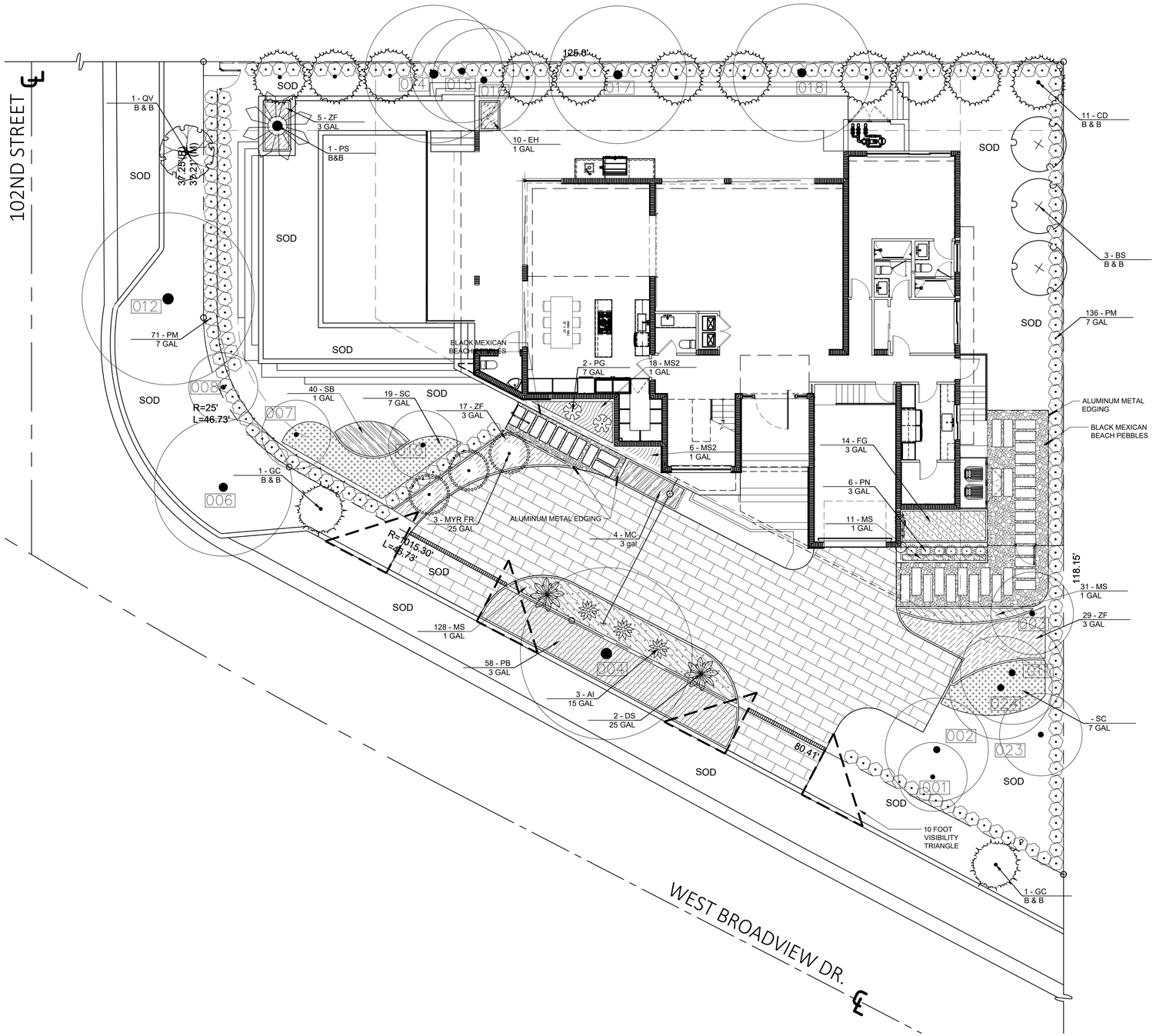

PLANT SCHEDULE

	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH / CAL	SIZE	REMARKS
TREES	BS	3	BURSERA SIMARUBA / GUMBO LIMBO	B & B	2.5 " CAL	12' HT, 5' SPR, STANDARD, SINGLE-LEADER TRUNK, 4'CT	NATIVE
	GC	2	CASSIA SURATTENSIS / GLAUCOUS CASSIA	B & B	4" CAL	15' OA HT, 6' SPR	NOT NATIVE
	CD	11	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	B & B	2.5 " CAL	12' HT, 5' SPR, 5'CT	NATIVE
	MYR FR	3	MYRCIANTHES FRAGRANS / SIMPSON STOPPER	25 GAL	2.5 " CAL	10' HT, 4' SPR, STANDARD, SINGLE-LEADER, 4' CT	NATIVE
	QV	1	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B & B	4" CAL	15' OA HT, 6' SPR	NATIVE
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DBH / CAL	SIZE	REMARKS
	PS	1	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	12" CAL	8' CT MINIMUM, SINGLE TRUNK	NOT NATIVE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		
	AI	3	ALCANTAREA IMPERIALIS / IMPERIAL BROMELIAD	15 GAL	24" HT X 24' SPR		NOT NATIVE
	DS	2	DIOON SPINULOSUM / CYCAD	25 GAL	5' HT, 5' SPR		NOT NATIVE
	PG	2	PHILODENDRON GIGANTEUM / GIANT PHILODENDRON	7 GAL	24" HT X 24' SPR		NOT NATIVE
	PM	207	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI SHRUBBY YEW PODOCARPUS	7 GAL	24" HT X 24' SPR		NOT NATIVE
	PN	6	PSYCHOTRIA NERVOSA / WILD COFFEE	3 GAL	24" HT X 24" SPR		NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	
	FG	14	FARFUGIUM JAPONICUM 'GIGANTEUM' / GIANT LEOPARD PLANT	3 GAL	24" HT X 24" SPR	24" o.c.	NOT NATIVE
	MC	4	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	24" HT X 24" SPR	36" o.c.	NATIVE
	PB	58	PHILODENDRON X 'BURLE MARX' / PHILODENDRON	3 GAL	18" HT X 18" SPR	24" o.c.	NOT NATIVE
	SC	19	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL	24" HT X 24" SPR	30" o.c.	NATIVE
	ZF	51	ZAMIA FLORIDANA / COONTIE PALM	3 GAL	18" HT X 18" SPR	24" o.c.	NATIVE
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	
	EH	10	EQUISETUM HYEMALE / HORSETAIL REED	1 GAL	12" HT X 12" SPR	12" o.c.	NATIVE
	MS2	24	MICROSORUM SCOLOPENDRUM / WART FERN	1 GAL	12" HT X 12" SPR	15" o.c.	NOT NATIVE
	MS	170	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	1 GAL	12" HT X 12" SPR	12" o.c.	NATIVE
	SB	40	SPARTINA BAKERI / SAND CORDGRASS	1 GAL	12" HT X 12" SPR	12" o.c.	NATIVE

SPECIFIED SIZES ARE MINIMUM REQUIREMENTS FOR MATERIAL. CONTAINER SIZE IS REFERENCE ONLY.
SOD - ST AUGUSTINE FLORATAM - VERIFY SQUARE FOOTAGE IN FIELD FOR FULL COVERAGE OF PROPERTY.
REPLACE ANY SOD DAMAGED DURING INSTALLATIONS.

ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS (01) YEAR REPLACEMENT GUARANTEE.

MISC MATERIALS
MULCH — QUANTITY BY CONTRACTOR TO PROVIDE COVERAGE PER PLANT NOTES AND DETAILS.

PEBBLES — 1"-2" MEXICAN BEACH PEBBLES
GRAVEL — 3/8" DECOMPOSED GRAY GRANITE AGGREGATE or STONE TO BE SELECTED, 2" MIN. DEPTH , INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL

1

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

Residential-Single-Family and Two-Family Homes Sites

	Required	Provided
A. Shade Trees Required*		
1. Single -Family Non-Waterfront Lot	5	33 (14) Existing trees + (15) Proposed
2. Single -Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	6
5. Native Species Required - 50%	3	19(58%)
6. Drought Tolerant and Low Maintenance Species Require- 50%	3	33(100%)
7. Street Trees Required: Linear street frontage 165' / 35 = 5	5	6 (2) Existing trees (1) Existing Palm
B. Shrubs Required **		
1. Single -Family Non-Waterfront Lot	50	610
2. Single -Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required -30%	15	300(49%)
6. Drought Tolerant and Low Maintenance Species Require- 50%	25	570
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	5,333 (Max)	1,800 S.F

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 3:1 ratio (except approved larger varieties) to maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

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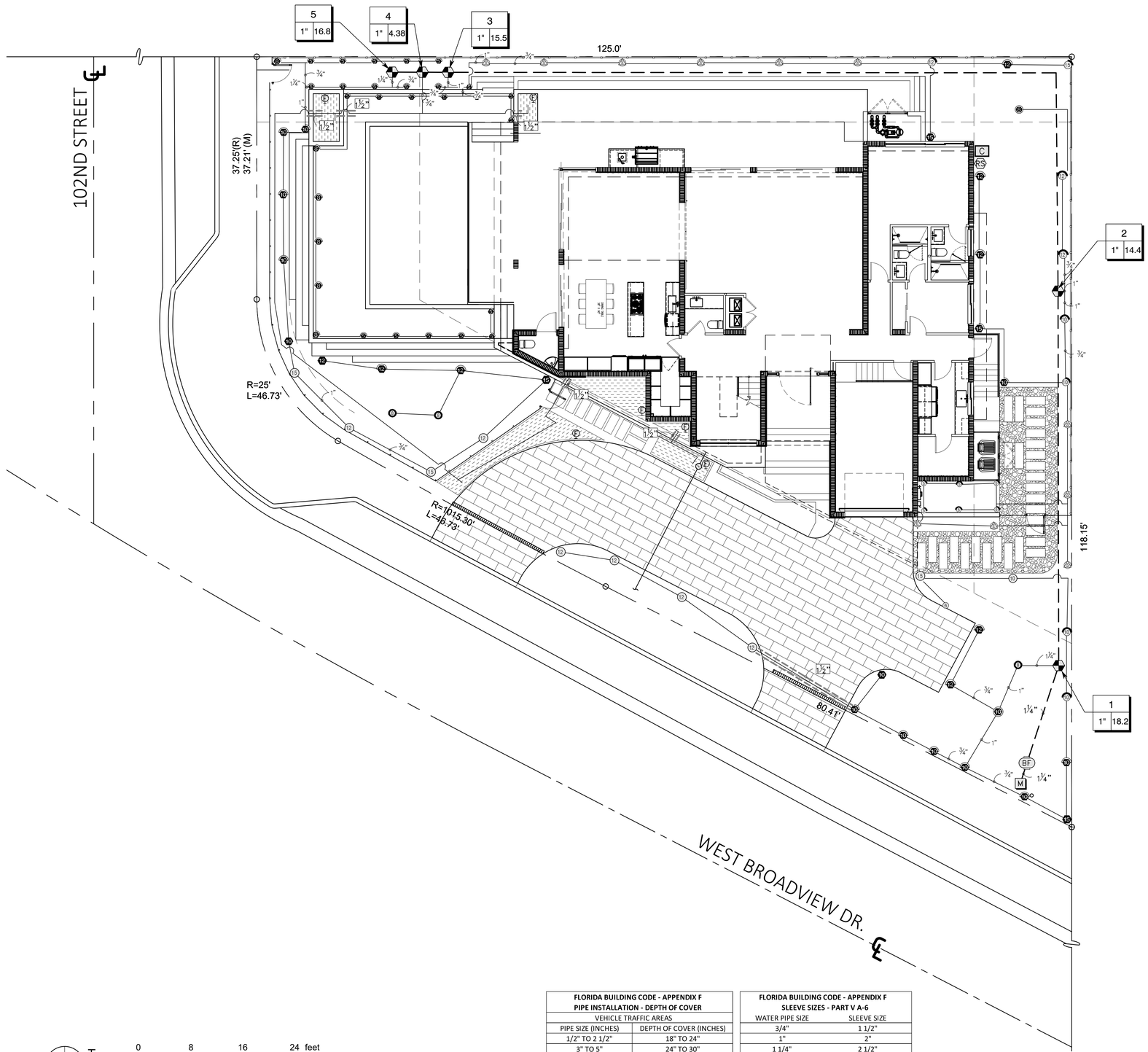

NORTH

0 8 16 24 feet

1/8" = 1'-0"

FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE - APPENDIX F SLEEVE SIZES - PART V A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"
SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q H F	RAIN BIRD 1804 5 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	24	30
Q T H F	RAIN BIRD 1804 8 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	7	30
Q T H F	RAIN BIRD 1804 10 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	12	30
Q T H TQ F	RAIN BIRD 1804 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	7	30
Q T H TQ F	RAIN BIRD 1804 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	2	30
8 08HE-VAN 10 10HE-VAN / 12 12HE-VAN 15 15HE-VAN	RAIN BIRD 1804 ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	5	30
EST LCS RCS CST SST	RAIN BIRD 1806 15 STRIP SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	11	30
Q H F	RAIN BIRD 1806 5 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	6	30
Q T H F	RAIN BIRD 1806 8 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	3	30
Q T H F	RAIN BIRD 1806 10 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	4	30
Q T H TQ F	RAIN BIRD 1806 12 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	3	30
Q T H TQ F	RAIN BIRD 1806 15 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	1	30
4 4V 6 6V 15 15V	RAIN BIRD 1806 ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	1	30
8 08HE-VAN 10 10HE-VAN / 12 12HE-VAN 15 15HE-VAN	RAIN BIRD 1806 ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	10	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
FF	NETAFIM TLFV-1 AUTOMATIC FLUSH VALVE, WITH INSERT INLET	6
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 (09) XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 9.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	203.7 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5
BF	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1
C	RAIN BIRD ESP4ME WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.	1
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
M	WATER METER 1"	1
L.F.	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	989.0
	IRRIGATION MAINLINE: PVC SCHEDULE 40	211.7 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	26.1 L.F.

Valve Callout

Valve Number
Valve Flow
Valve Size

project:
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