Owner A. P. GREEN | Mailing Address | Permit No. 1097 | Date Feb.16-1925

Lot 19 | Block 1 | Subdivision Nautilus | Address 4580 N. Bay Road

General Contractor C. R. Donothan | Bond #23 13018 | Address 3222-11-016

Architect Henry La Pointe | Address

Front 51' | Depth 87' | Height 25' | Stories 2 | Use Residence & garage, Pool

Type of construction Ordinary | Cost $ 48,750.00 | Foundation Piling | Roof B-

---

Plumbing Contractor Archie Cooper | Address | Date Apr.24-1925

Plumbing Fixtures 18 | Rough approved by J.J. Farrey | Date

#8938 -People's Gas Co.- 15 Gas heaters- April 13-1936 --*

Gas Stoves | Archie Cooper- 2 fixtures- May 4-1925

Gas Heaters | Address | Date

#11733 Alex. Orr-- 1 sink -- Jan. 7- 1939

Final approved by | Date

June 7- 1928

Sewer connection - 1 - Cooper | Septic tank --1 - | Make Sanatar Septic Tank | Date June 17-1925

Electrical Contractor Donothan Building Co. | Address | Date May 5-1925

OUTLETS Switch | Light 175 | Receptacles | Range 1 | Motors | HEATERS Water 1 | Space | Fans | Temporary service | Centers of Distribution

Electrical Contractor | Address | Date

No. fixtures set | Final approved by | Date

Date of service

Alterations or repairs #5092- Addition of Bath room and repairs to dock - $ 3,000.oo Date Oct.31-1932
Wm. F. Bonsack, contractor - Arthur Laidler-Jones, architect

BUILDING PERMIT # 13052- Addition of 4 rooms & bath (servant's quarters) $ 5,000.oo-Oct.5-1939
c/b/s/ Arthur Laidler-Jones architect- J.C.Gaffney, supt for owner- - pile foundation-

Plumbing permit # 12557 - Geo. Wilbraham- 1 water closet - 4 lavatories- 1 bath tub- 10-13-1939

Electrical # 13700- Lyon Electric- 12 switch, 13 light outlets; 10 receptacles;
1 center of distribution - - - Nov. 2- 1939

Over

ALTERATIONS & ADDITIONS

Building Permits: # 13774- Dock (Govt.permit # 5024-) August DeWinkler, engineer: Geo. E. Bunnell, contractor- $ 1,000.00- Mar.13-1940

26595 Painting- C. A. Rogers Painting- $ 650: Jan. 23, 1948

36291 Re-roofing - Home Improvement Co. $ 1,945.. July 9, 1951

36357 Remodeling porch with cold water bar sink-Frank W.Woods,arch: James E. Clyde, contr. $ 2,000..... July 18, 1951

37579 Wet Sandblasting: All American Sandblasting Co: $ 680.... December 1, 1951

43897 Patio & 12" Brick Wall in Front Yard: James M. Anderson: $ 1,400: Feb. 3, 1954

46351 Universal Elevator Company.....Install one elevator..residence - 450 lbs: $ 2 450 Nov. 10, 1954

OK, Plaag 1/17/55 #56512 C. E. Morgan...Install 5 - 1 ton A. C. Unit.....$ 1 000 December 1, 1954

47013 Florida Roofing Company: Tile roof repairs $ 410: February 28, 1955

#52283 Renovating Kitchen With new Cabinets and Retiling one Bathroom: Maurice Collegeman: $2000.00: December 11, 1956

#52948 Owner: Repair Garage Doors - $200.00- April 4, 1957

#57605 Sheeler & Winton Swim Pools: 20'x40' Swim Pool rectangular, reinforced gunite construction on piling-$9000-10/15/58

Plumbing Permits: # 19244-Orr-1 gas water heater replace--2-1-46

32034 Buck Plumbing: 1 bar sink - July 24, 1951 Final OK Rothman 7/27/1951

32522 Alex. Orr & Assoc: 1 sink - Oct. 24, 1951

#40613 Peoples Water & Gas: 15 Has Space Heaters - May 26, 1958

Electrical Permits: #25499 Bankier Bros: 6 centers of distribution, 1 service, Dec.19,1947 Final WOODMANSEE 12/23/

#34555 Lyon Electric Co: 2 Switch outlets, 1 Receptacle, 5 Light outlets, 5 Fixtures, 1 Refrigerator, 1 Appliance, 1 Center, 7/25/1951 HOR 8/2/51

#43542 Astor Electric.....1 center of distribution, 1 motor.....11/30/54

#43554 Astor Electric....2 centers of distribution, 1 meter change, 6 motors...Dec. 12, 1954 OK, Plaag 1/18/55

#48998 Jonesey Electric Co.: 4 Switch Outlets, 6 Receptacles, 6 Light Outlets, 8 Fixtures, 2 Refrigerator Outlets, 1 Iron Outlet, 2 Range Outlet, 1 Fan Outlet, 1 Center of Distribution, 1 Service Equipment, 1 Meter Change: November 30, 1956

OK Megginnis 2/22/57

#49809 Lysinger & Wirick: 5 receptacles, 2 light outlets, 11 fixtures - May 2, 1957

#53078 Astor Elec: 1 light outlet, 1 fixture, 1 center of distrib, 1 motor (1HP) - Dec. 4, 1958

Lot 19 Block 1 Subdivision Nautilus 4580 N. Bay Rd.

ALTERATIONS & ADDITIONS

Building Permits: #84147 - Yale-Ogren Co. - Replace 38 windows $2,900.00 5/7/70

#08911-Campbell Settle Pressure-Repair beam and floor slab underneath house-$4000-4-14-76

#09473-Owner-General repairs, replace windows, roof repair and painting-$41,000-8-3-76

#10060-Iberia Construction-Asphalt existing driveway-$1000-10-22-76

#3787--Sears- 2 3 & 4 1/2 tons central a/c-10-27-76

#17805 Pionder roofing 1 st. tile & 3 flat 30 squares $11200. 4-2-80

#17804 Snapp Industries Blast & gunite pool, repairs & repair seawall $3800. 4-2-80

17819 Orkin Exterminators fumigation $1670. 4-3-80

Plumbing Permits:

#53723-Hernandez Plumbing-3 bath tub; 1 bidet; 8 lavatory; 1 laundry tray; 2 shower; 1 sink, residence; 8 water closet; 1 heater-replace-5-14-76

#57408-Serota Plumbing- gas piping-6-29-79

Electrical Permits:

#73325-Iro Electric-10 switch outlets; 41 receptacles; 1 range top; 1 oven; 1 water heater; 1 3ton a/c; 35 fixtures; 1 fan; 1 dishwasher; 1 trash compactor; 1 refrigerator; 1 freezer-8-4-76

#73630-Iro Electric- 6 light outlets; 2 motors, 0-1HP; 2 sign time clock; 6 fixtures-11-11-76

OVER

Lot Block Subdivision

ALTERATIONS & ADDITIONS

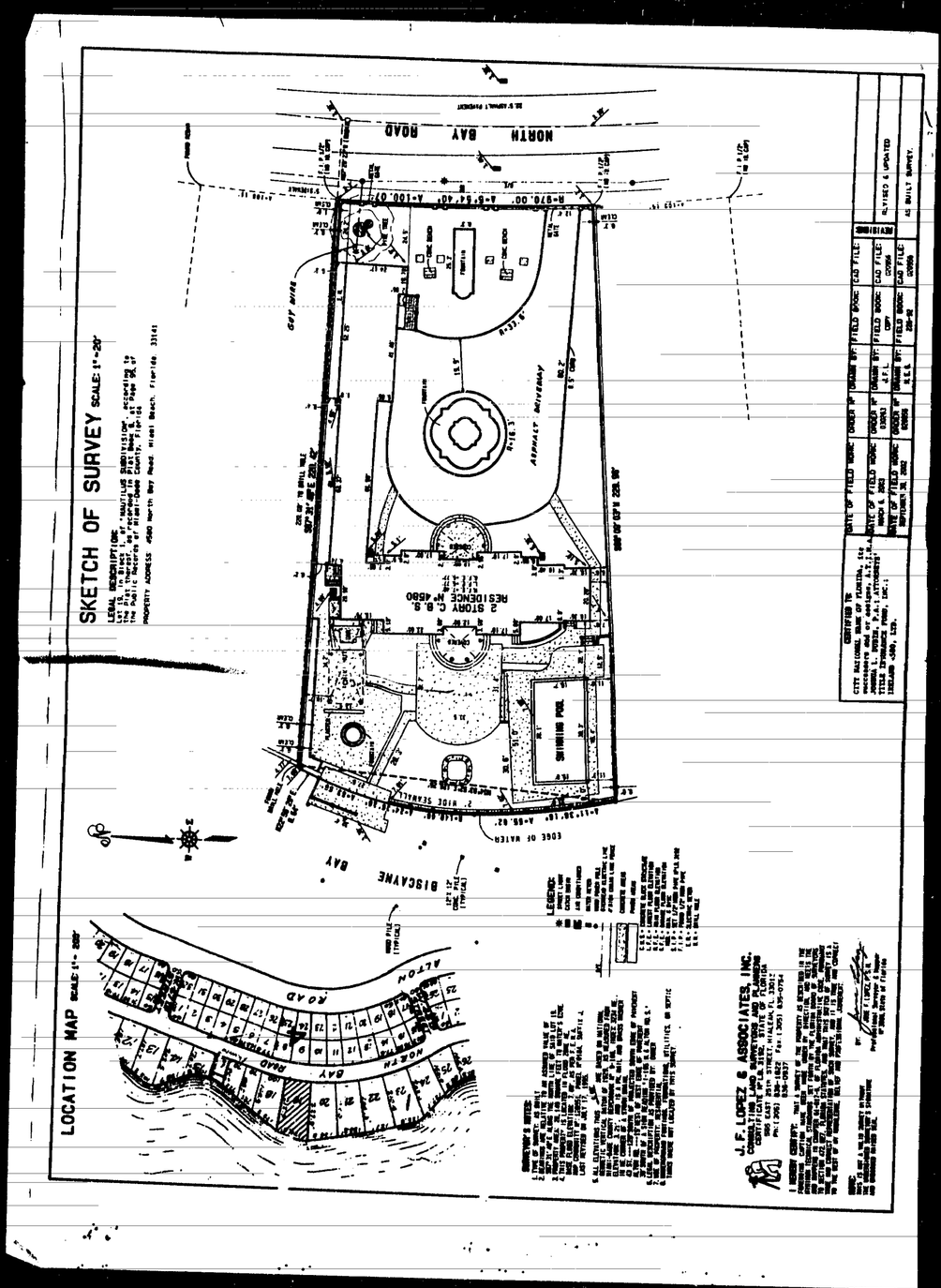
Building Permits: #27045 6/20/85 Gonzalez Brothers Marine replacement of dock, install 2 lines of rip-rap (bag) and repair pile (existing) $3,000.

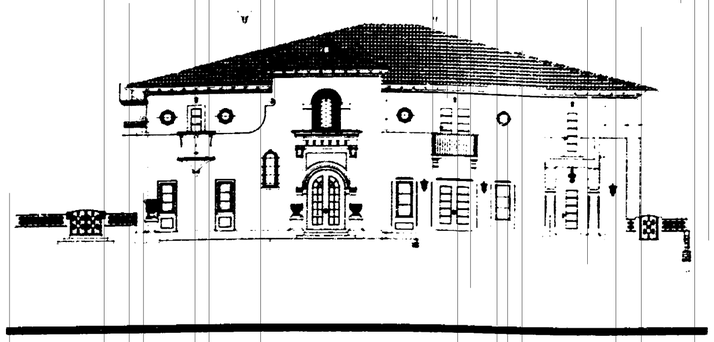
#28169 3/21/86 Gonzalez Bros Marine 3 new mooring piles $1,000.

Plumbing Permits:

Electrical Permits:

PLUMBING PERMITS: #P8801156 - RMA Int. (De Colores Plumbing) - 1 Sewer connections - 7-28-88 OK


SKETCH OF SURVEY
SCALE 1"=20'
LOCATION MAP
SCALE 1"= 200'
NORTH BAY ROAD
BISCAYNE BAY
ASPHALT DRIVEWAY
SWIMMING POOL
2 STORY C.B.S. RESIDENCE N°4580
J.F. LOPEZ & ASSOCIATES, INC.
AS BUILT SURVEY.



SUBMITTAL DESCRIPTION:

PERMIT DRAWINGS

DATE OF SUBMITTAL: 08/19/03

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A-202	SECOND FLOOR PLAN
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LP-1	LANDSCAPE PLANTING PLAN
LI-1	LANDSCAPE IRRIGATION PLAN
LP-2	IRRIGATION NOTES & DETAILS

MIAMI-DADE COUNTY
APPROVED
NOV 8 2003

* No demolition permit shall be issued until a full building permit is issued. A

PLAN REVIEW NOTICE
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR DEMOLITION BUILDING PERMITS ONLY
9/5/03

A3 ARCHITECTURE & DESIGN CORPORATION

4565 PONCE DE LEON BLVD - SUITE 201
CORAL GABLES, FL 33146

OFFICE 305 667 6333
FAX 305 667 6670

E-MAIL a3@profirms.com

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

CONSULTANTS

INTERIOR DESIGN
THE HOWARD DESIGN GROUP, INC
2801 FLORIDA AVE.
COCONUT GROVE, FL 33133
OFF. (305) 446-4088
FAX. (305) 446-4428
E-MAIL: davegengler@howarddesigngroup.com
LICENCE NO. IB0001059

STRUCTURAL ENGINEER
US STRUCTURES, INC.
CONSULTING STRUCTURAL ENGINEERS
5869 SW 85 STREET
MIAMI, FL 33143
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FAX. (305) 665-5522
E-MAIL: usai@mindspring.com
LICENCE NO. 54891

MECHANICAL ENGINEER
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CONSULTING ENGINEER
314 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134
OFF. (305) 444-0867
FAX. (305) 441-6979
E-MAIL: jmlagos@aol.com
LICENCE NO. 6589

ELECTRICAL ENGINEER
TOMAS ARMSTRONG
CONSULTING ENGINEER
5600 SW 135th AVE. SUITE 211
MIAMI, FL 33183
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FAX. (305) 386-7153
E-MAIL: tcarmstrong@tcapa.com
LICENCE NO. 17974

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BRUCE HOWARD
7400 S.W. 50th TERRACE
MIAMI, FL 33155
OFF. (305) 668-3196
FAX. (305) 668-2871
E-MAIL clara@bruceshoward.net
LICENCE NO. LA-0000371

OFFICE COPY
CITY OF MIAMI BEACH
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
APPROVED FOR PERMITTING:
THE FOLLOWING:

BUILDING: 2/9/2004
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STU:

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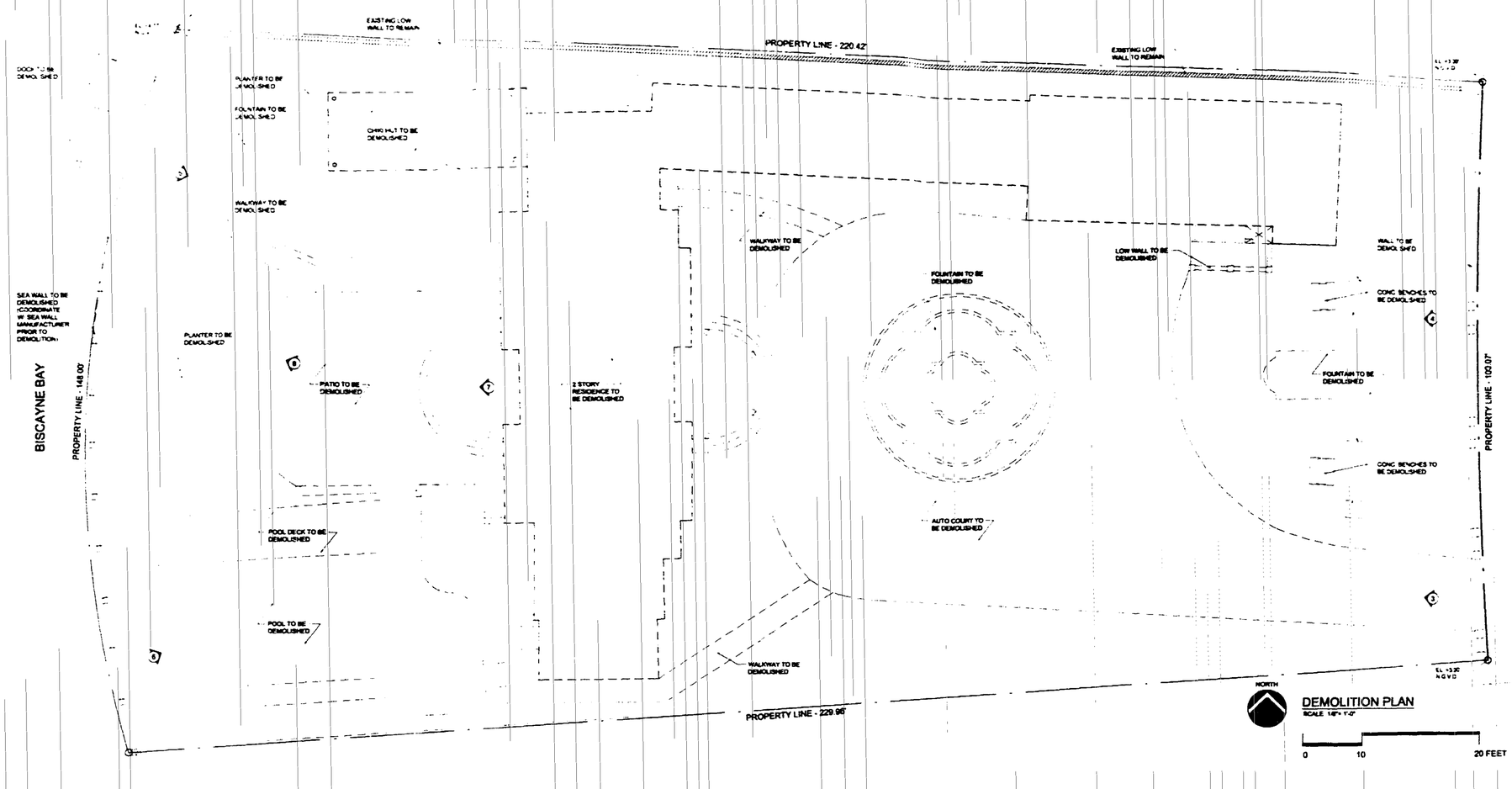

DEMOLITION PLAN

SCALE 1/8"= 1'-0"

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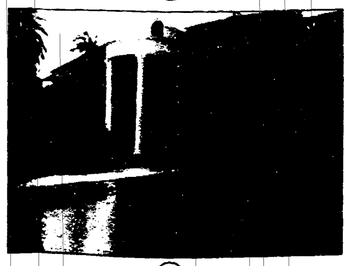
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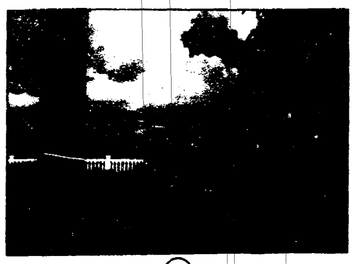
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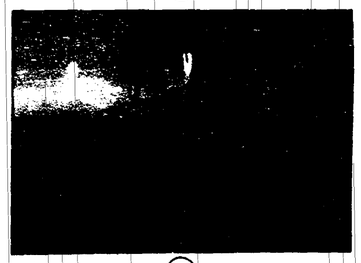
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GENERAL DEMOLITION NOTES:

01- AREA DENOTED IN HATCH REPRESENTS EXISTING AREAS TO REMAIN.

02- SUBMIT PERMIT FOR TRANSPORTATION AND LEGAL DISPOSAL OF OFF-SITE DEMOLITION MATERIALS.

03- SUBMIT DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY ARCHITECT / ENGINEER.

04- PROVIDE SAFETY FEATURES DURING WORK AS CALLED FOR IN APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION OF THE PROJECT.

05- USE WATERPRINKLING, TEMPORARY ENCLOUSERS AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

06- CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS AND WALKS.

07- COVER AND PROTECT ANY ITEMS TO REMAIN. PROTECT FROM SOILING, DUST OR DAMAGE DURING DEMOLITION WORK.

08- DISCONECT AND SEAL UTILITIES SERVING STRUCTURE TO BE DEMOLISHED, PRIOR RO START OF DEMOLITION WORK, UPON WRITTEN REQUEST TO CONTRACTOR.

09- PRIOR RO COMMENCEMENT OF DEMOLITRION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED. NORE OR PHOTOGRAPH EXISTING CONDITIONS WHICH COULD BE MISCONSTRUCTED AS DAMAGE IS INCURRED AS A RESULT OF THE DEMOLITION WORK.

10- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY AND ALL DAMAGE DONE TO ANY AREA WHERE DAMAGE IS INCURRED AS A RESULT OF THE DEMOLITION ACTIVITIES.

11- MATERIAL RESULTING FROM DEMOLITION AND NOT IDENTIFIES FOR SALVAGING SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY TRANSPORTED AND DISPOSED OF OFF-SITE. DISPOSAL SHALL BE PERFORMED AS PROMPTLY AS POSSIBLE AND NOT LEFT UNTIL THE FINAL CLEAN UP.

12- CONTRACTOR SHALL TAKE CARE TO LOCATE ALL UNDERGROUND POOL LINES AND POOL DRAINAGE WELL, WHICH ARE TO REMAIN AND BE OPERATIONAL UPON COMPLETION OF CONSTRUCTION. REPLACE ANY DAMAGED POOL LINES AND / OR DRAIN TO ORIGINAL WORKING CONDITIONS.

13- CONTRACTOR TO SALVAGE FOR RESALE AND / OR REFUSE, ANY VALVED EQUIPMENT SUCH AS EXISTING A/C COMPRESSOR, EXISTING ELECTRICAL PANEL, POOL PUMPS, TIMERS, FILTERS, SPRINKLER PUMPS, LIGHT FIXTURES.

A3

4300 PONCE DE LEON BLV SUITE 201
CORAL GABLES FL 33146

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THE HOWARD DESIGN GROUP INC
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COCONUT GROVE FL 33133

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FAX 305 446 4428

E MAIL

MR. THOMAS K. RELAND
12000 BISCAYNE BLVD
PENTHOUSE 61
MIAMI FLORIDA 33181
(305) 891-6808

PROJECT

NORTH BAY VILLA

4180 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

OFFICE C
CITY OF MIA
APPROVED F
THE F
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVEN
ENGINEERIN
PUBLIC WOR
STRUCTURA
ACCESSIBI
ELEVATOR

For reference only

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	08.08.03

8/18/03

CORPORATE SEAL, NO AA0002273
EDUARDO CASTIHEIRA, A.I.A. AR14049

DEMOLITION PLAN

SCALE AS NOTED ON PLAN

A-100

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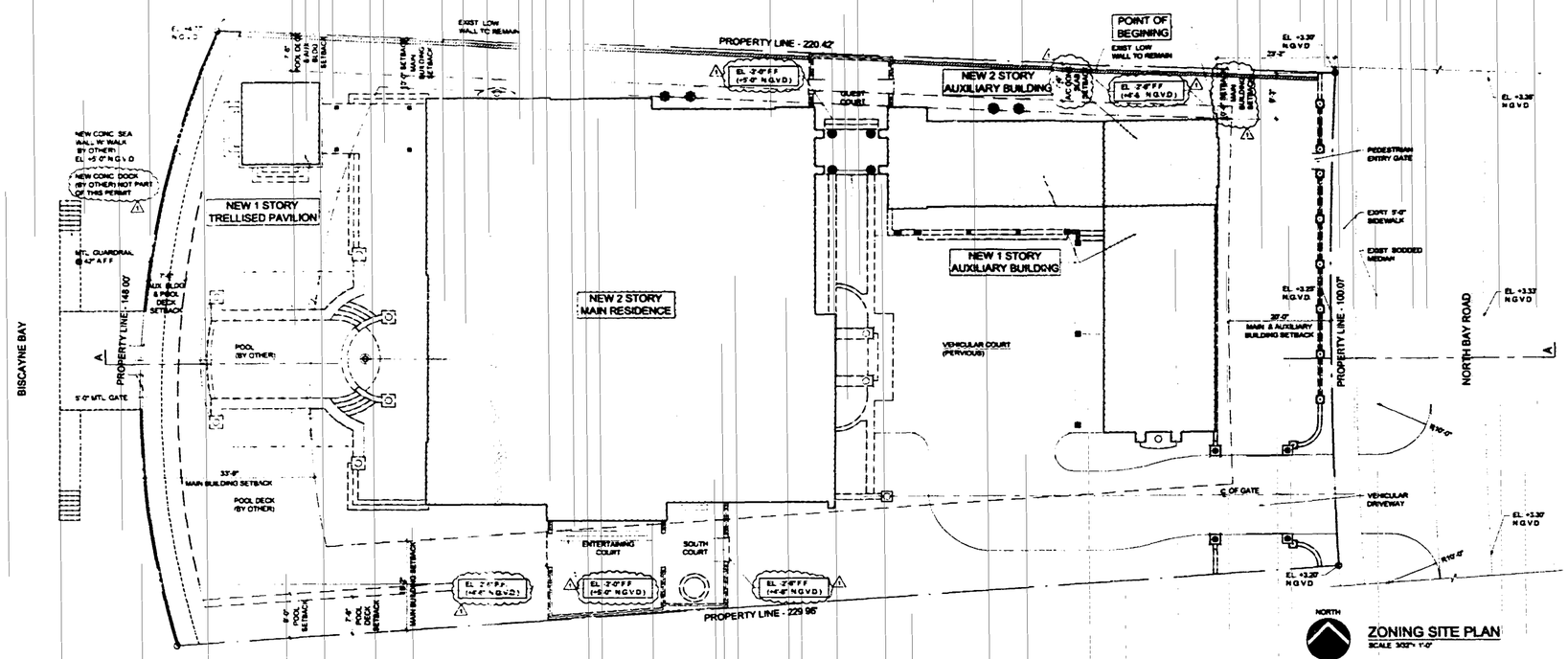
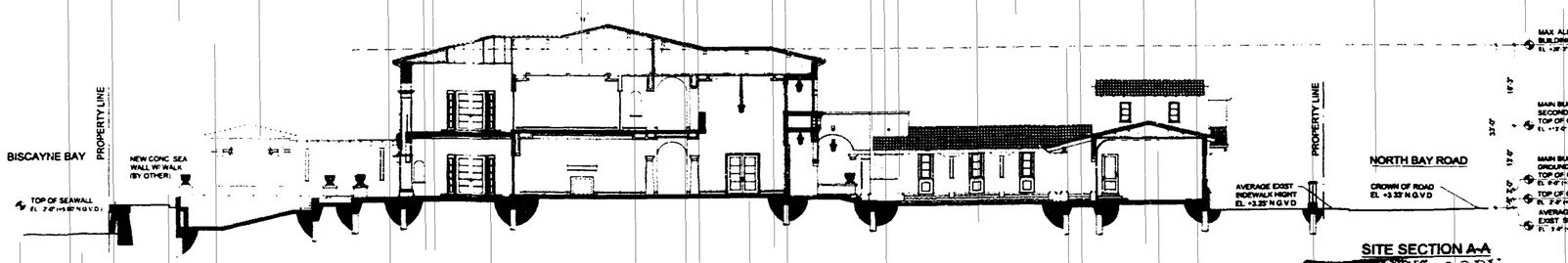


ZONING SITE PLAN

SCALE 3/32"= 1'-0"



SITE SECTION A-A

ZONING INFORMATION

LEGAL DESCRIPTION

LOT 19 IN BLOCK 1 OF "NAUTILUS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PROPERTY ADDRESS 4580 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33141

OWNER / PROPERTY ADDRESS

MR. THOMAS K. IRELAND
12000 BISCAYNE BLVD. / PENTHOUSE 810
MIAMI, FL 33181 / (305) 891-8806

ZONING CLASSIFICATION

RS-2

FLOOD CRITERIA

FLOOD ZONE A-E (+7'-0" N.G.V.D.)
PROPOSED LOWEST FL. ELEV. = +7.0' N.G.V.D.
GARAGE FL. ELEV. = N/A
ADJACENT GRADE ELEV. = +5.0' N.G.V.D. MAX.
SWALE AREA ELEV. = +3.38' N.G.V.D.

LOT AREA

26,188 S.F.

SETBACKS

BUILDING SETBACKS - PRINCIPAL STRUCTURE

	MIN. REQUIRED	PROVIDED
FRONT (NORTH BAY ROAD)	20'-0"	98'-9"
REAR (BAY)	33'-9"	46'-3"
NORTH INTERIOR SIDE	10'-0"	10'-2"
SOUTH INTERIOR SIDE	18'-2"	20'-8"

*** GRADUAL INCREASE @ 8:12 RATIO UP TO MAXIMUM HEIGHT

BUILDING SETBACKS - ACCESSORY STRUCTURE (1 STORY)

	MIN. REQUIRED	PROVIDED
FRONT	20'-0"	20'-2"
REAR	7'-6"	9'-0"
NORTH INTERIOR SIDE	7'-6"	7'-8"
SOUTH INTERIOR SIDE	7'-6"	27'-7"

POOL SETBACK TO WATERS EDGE

	MIN. REQUIRED	PROVIDED
REAR (BAY)	7'-6"	15'-2"
NORTH INTERIOR SIDE	9'-0"	??
SOUTH INTERIOR SIDE	9'-0"	16'-10"

POOL DECK SETBACK

	MIN. REQUIRED	PROVIDED
REAR (BAY)	0'-0"	??
NORTH INTERIOR SIDE	7'-6"	??
SOUTH INTERIOR SIDE	7'-6"	??

LOT COVERAGE

MAXIMUM REQUIRED
35% OF LOT AREA = .35 X 26,188 S.F. = 9,158 S.F.
PROVIDED
9,140 S.F.*
*CALCULATION INCLUDES THE FOLLOWING AREAS
MAIN & ACCESSORY BUILDING - GROUND LEVEL - NON A/C, A/C, COV. AREAS

PERVIOUS AREA

MINIMUM REQUIRED
35% OF LOT AREA = .35 X 26,188 S.F. = 9,158 S.F.
PROVIDED
12,353 S.F.

MAXIMUM BUILDING HEIGHT

MAIN BUILDING (2 STORIES)
33'-0" FROM SIDEWALK = EL. +3.25' N.G.V.D.
ACCESSORY BUILDING
2 STORIES FROM SIDEWALK = EL. +3.25' N.G.V.D.

PROJECT DATA

MAIN BUILDING AREAS

LEVEL	NON A/C	A/C	COV AREAS*	OPEN AREAS*	TOTAL
GROUND LEVEL	N/A	5,659 S.F.	772 S.F.	N/A	6,431 S.F.
SECOND LEVEL	N/A	5,176 S.F.	612 S.F.	439 S.F.	6,227 S.F.
TOTAL	N/A	10,835 S.F.	1,384 S.F.	439 S.F.	12,658 S.F.

ACCESSORY BUILDINGS AREAS

LEVEL	NON A/C	A/C	COV AREAS*	OPEN AREAS*	TOTAL
GROUND LEVEL	180 S.F.	994 S.F.	653 S.F.	N/A	1,847 S.F.
GARAGE	N/A	902 S.F.	N/A	N/A	902 S.F.
SECOND LEVEL	N/A	387 S.F.	N/A	27 S.F.	414 S.F.
TOTAL	180 S.F.	2,283 S.F.	653 S.F.	27 S.F.	3,123 S.F.

*CALCULATION INCLUDES ROOFED EXTERIOR TERRACES & LOGGIAS
*CALCULATION INCLUDES NON-ROOFED TRELLISES & BALCONIES

SITE OPEN AREAS

TRELLISED PAVILION	257 S.F.
CONECTING TRELLIS	180 S.F.
POOL DECK	3,940 S.F.
DRIVEWAY / VEHICULAR COURT	3,281 S.F.
COURTS (ENT., SOUTH & GUEST)	944 S.F.

GENERAL NOTES

01. HIGHEST CROWN OF ROAD ELEV. = 3.36' NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY J.F. LOPEZ & ASSOC., INC. DATED 03/08/03

02. ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

03. ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E. ALTERNATIVELY, SEE CERTIFICATION BY N/A P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS

04. THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

05. CONTRACTOR IS RESPONSIBLE FOR FULL COMPLIANCE OF ALL BUILDING CODES HAVING JURISDICTION OVER THE PROJECT

06. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND CLEAN WORKING ENVIRONMENT.

07. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND ACTUAL SITE CONDITIONS THE CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY INFORMING THE ARCHITECT PRIOR TO CONTINUING ANY WORK.

A3

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CLIENT
MR. THOMAS K. IRELAND
12000 BISCAYNE BLVD
PENTHOUSE 810
MIAMI, FLORIDA 33181
(305) 891 8806

PROJECT
NORTH BAY VILLA
4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

REVISIONS	DATE
1 BLDG. DEPT. REVISION	10.21.03

PERMIT DRAWINGS
DATE 10.20.03

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT ON OUR OWN SITE OR ANY OTHER PARTIES WHO HAVE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF ARCHITECT.

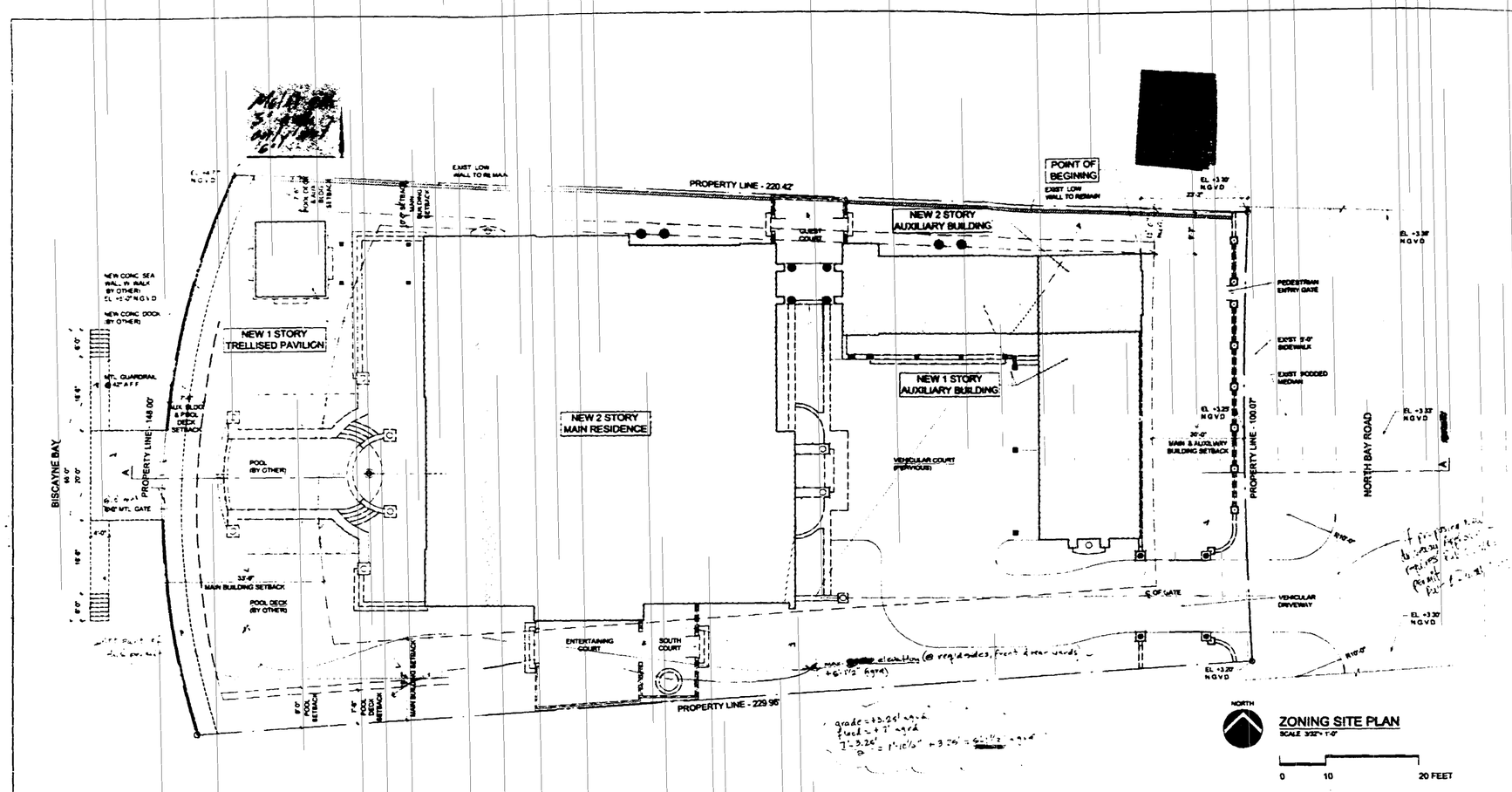
CORPORATE SEAL NO. AA0002273
EDUARDO CASTINEIRA, A.I.A. AR14049

ZONING SITE PLAN
SITE SECTION A-A

SCALE AS NOTED ON PLAN

A-101

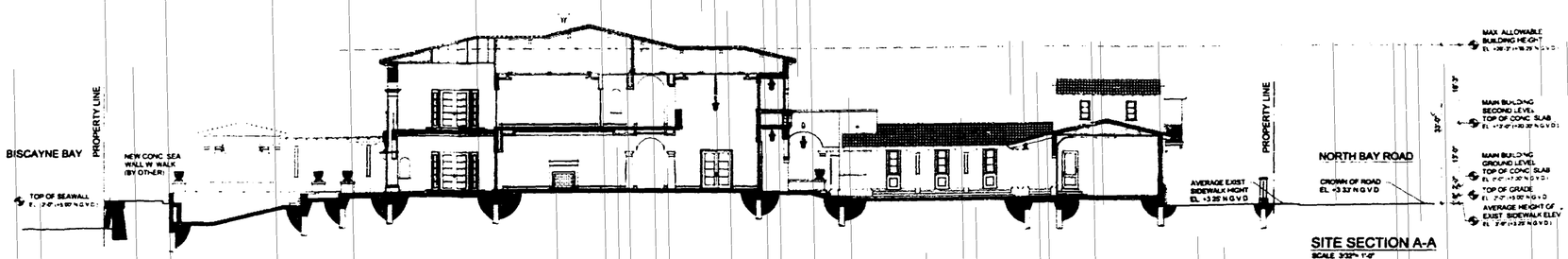
11



ZONING SITE PLAN

SCALE 3/32"= 1'-0"

0 10 20 FEET



SITE SECTION A-A

SCALE 3/32"= 1'-0"

0 10 20 FEET

ZONING INFORMATION

LEGAL DESCRIPTION

LOT 19 IN BLOCK 1 OF "NAUTILUS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
PROPERTY ADDRESS 4580 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33141

OWNER - PROPERTY ADDRESS

MR. THOMAS K. IRELAND
12000 B SCAYNE BLVD - PENTHOUSE #10
MIAMI, FL 33181 (305) 891-6806

ZONING CLASSIFICATION

RS-2

FLOOD CRITERIA

FLOOD ZONE A-E (+7'-0" N.G.V.D.)
PROPOSED LOWEST FL. ELEV. = +7'-0" N.G.V.D.
GARAGE FL. ELEV. = N/A
ADJACENT GRADE ELEV. = +5.0' N.G.V.D. MAX.
SWALE AREA ELEV. = +3.35' N.G.V.D.

LOT AREA

26,168 S.F.

SETBACKS

BUILDING SETBACKS - PRINCIPAL STRUCTURE

	MIN. REQUIRED	PROVIDED
FRONT (NORTH BAY ROAD)	20'-0"	98'-9"
REAR (BAY)	33'-8"	46'-3"
NORTH INTERIOR SIDE	10'-0"	10'-2"
SOUTH INTERIOR SIDE	18'-2"	20'-8"

** GRADUAL INCREASE @ 8:12 RATIO UP TO MAXIMUM HEIGHT

BUILDING SETBACKS - ACCESSORY STRUCTURE (1 STORY)

	MIN. REQUIRED	PROVIDED
FRONT	20'-0"	20'-2"
REAR	7'-8"	9'-0"
NORTH INTERIOR SIDE	7'-8"	7'-8"
SOUTH INTERIOR SIDE	7'-8"	27'-7"

POOL SETBACK TO WATERS EDGE

	MIN. REQUIRED	PROVIDED
REAR (BAY)	7'-8"	15'-2"
NORTH INTERIOR SIDE	9'-0"	??
SOUTH INTERIOR SIDE	9'-0"	16'-10"

POOL DECK SETBACK

	MIN. REQUIRED	PROVIDED
REAR (BAY)	0'-0"	??
NORTH INTERIOR SIDE	7'-8"	??
SOUTH INTERIOR SIDE	7'-8"	??

LOT COVERAGE

MAXIMUM REQUIRED
35% OF LOT AREA = .35 X 26,168 S.F. = 9,158 S.F.
PROVIDED
9,140 S.F. *

*CALCULATION INCLUDES THE FOLLOWING AREAS
MAIN & ACCESSORY BUILDING - GROUND LEVEL, NON A/C, A/C, COV. AREAS

PERVIOUS AREA

MINIMUM REQUIRED
35% OF LOT AREA = .35 X 26,168 S.F. = 9,158 S.F.
PROVIDED
12,353 S.F.

MAXIMUM BUILDING HEIGHT

MAIN BUILDING (2 STORIES)
33'-0" FROM SIDEWALK = EL. +3.25' N.G.V.D.
ACCESSORY BUILDING
2 STORIES FROM SIDEWALK = EL. +3.25' N.G.V.D.

PROJECT DATA

MAIN BUILDING AREAS

LEVEL	NON A/C	A/C	COV AREAS[1]	OPEN AREAS[2]	TOTAL
GROUND LEVEL	N/A	5,659 S.F.	772 S.F.	N/A	6,431 S.F.
SECOND LEVEL	N/A	5,176 S.F.	612 S.F.	439 S.F.	6,227 S.F.
TOTAL	N/A	10,835 S.F.	1,384 S.F.	439 S.F.	12,658 S.F.

ACCESSORY BUILDINGS AREAS

LEVEL	NON A/C	A/C	COV AREAS[1]	OPEN AREAS[2]	TOTAL
GROUND LEVEL	160 S.F.	994 S.F.	653 S.F.	N/A	1,647 S.F.
GARAGE	N/A	902 S.F.	N/A	N/A	902 S.F.
SECOND LEVEL	N/A	387 S.F.	N/A	27 S.F.	414 S.F.
TOTAL	160 S.F.	2,283 S.F.	653 S.F.	27 S.F.	3,123 S.F.

[1] CALCULATION INCLUDES ROOFED EXTERIOR TERRACES & LOGGIAS
[2] CALCULATION INCLUDES NON-ROOFED TRELLISES & BALCONIES

SITE OPEN AREAS

TRELLISED PAVILION	257 S.F.
CONECTING TRELLIS	180 S.F.
POOL DECK	3,940 S.F.
DRIVEWAY - VEHICULAR COURT	3,281 S.F.
COURTS (ENT. SOUTH & GUEST)	944 S.F.

GENERAL NOTES

01- HIGHEST CROWN OF ROAD ELEV. = 3.35' NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY J.F. LOPEZ & ASSOC., INC. DATED 03/08/03

02- ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

03- ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E. ALTERNATIVELY, SEE CERTIFICATION BY N.A.P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

04- THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

05- CONTRACTOR IS RESPONSIBLE FOR FULL COMPLIANCE OF ALL BUILDING CODES HAVING JURISDICTION OVER THE PROJECT.

06- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND CLEAN WORKING ENVIRONMENT.

07- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND ACTUAL SITE CONDITIONS THE CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY INFORMING THE ARCHITECT PRIOR TO CONTINUING ANY WORK.

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305 891-6806

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

OFFICE C
CITY OF MIAMI
APPROVED FOR PERMIT
THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REVISIONS	DATE

PERMIT DRAWINGS

DATE 06.06.03

3/19/03

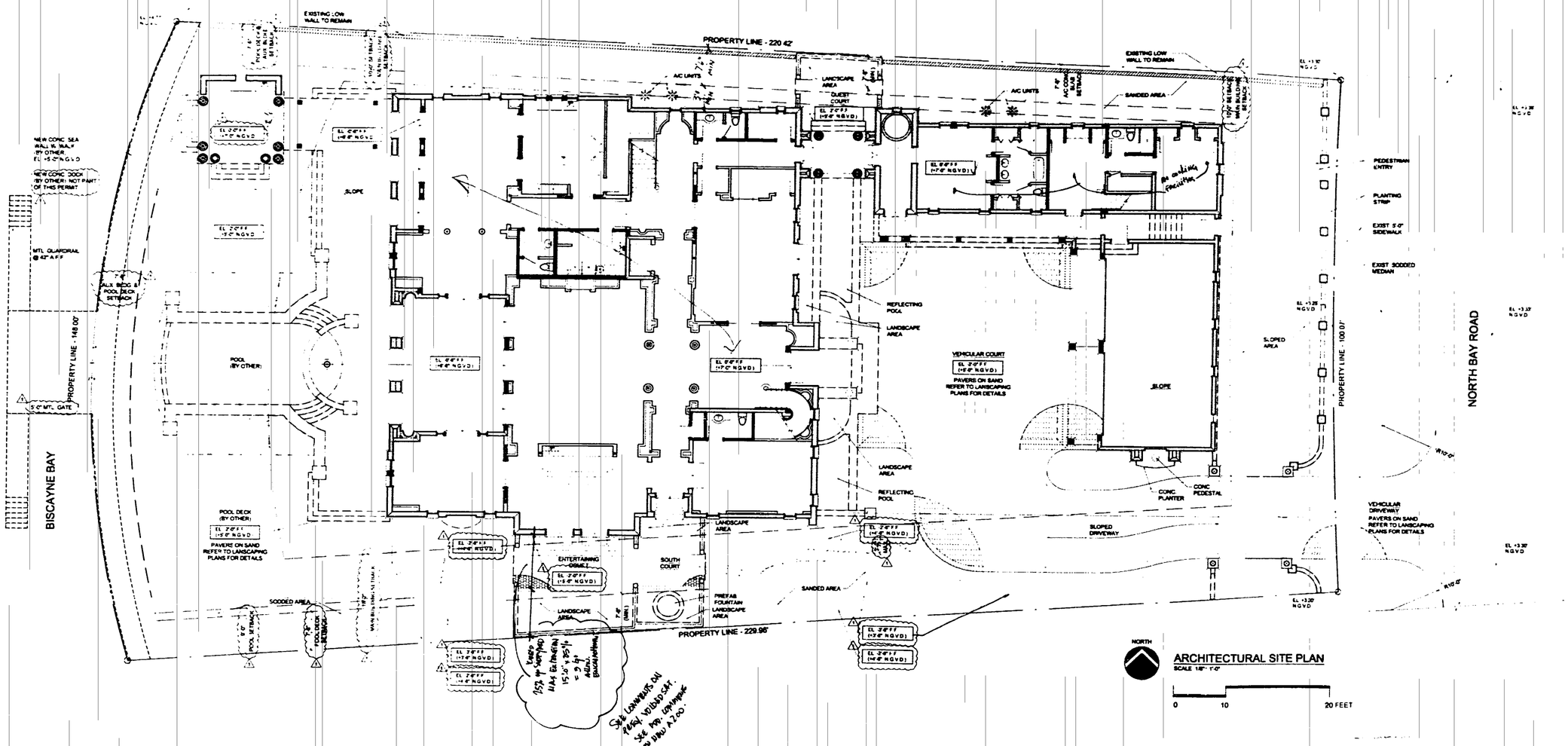
CORPORATE SEAL, NO. AA0002273
EDUARDO CASTIEIRA, A.I.A. AR14049

ZONING SITE PLAN
SITE SECTION A-A

SCALE AS NOTED ON PLAN

A-101

11



ARCHITECTURAL SITE PLAN

SCALE 1/8" = 1'-0"

0 10 20 FEET

SITE NOTES

01- REFFER TO LANDSCAPE PLANS FOR ALL PLANTING INFORMATION

02- REFFER TO ZONING SITE PLAN (A-100) FOR ALL SET BACK INFORMATION AND ZONING INFORMATION

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PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS	DATE
3 BLDG DEPT REVISION	10.31.03

PERMIT DRAWINGS

DATE 10.20.03

WARNING AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ARKITECTA INC. THE VISUAL SITE ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES. IN ANY EVENT, OTHERWISE THESE RIGHTS ARE RESERVED. IN WORKS IN CONFLICT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF ARKITECTA INC. ARCHITECTS

CORPORATE SEAL NO AA0002273
EDUARDO CASTIHERA, A I A AR11049

SHEET TITLE

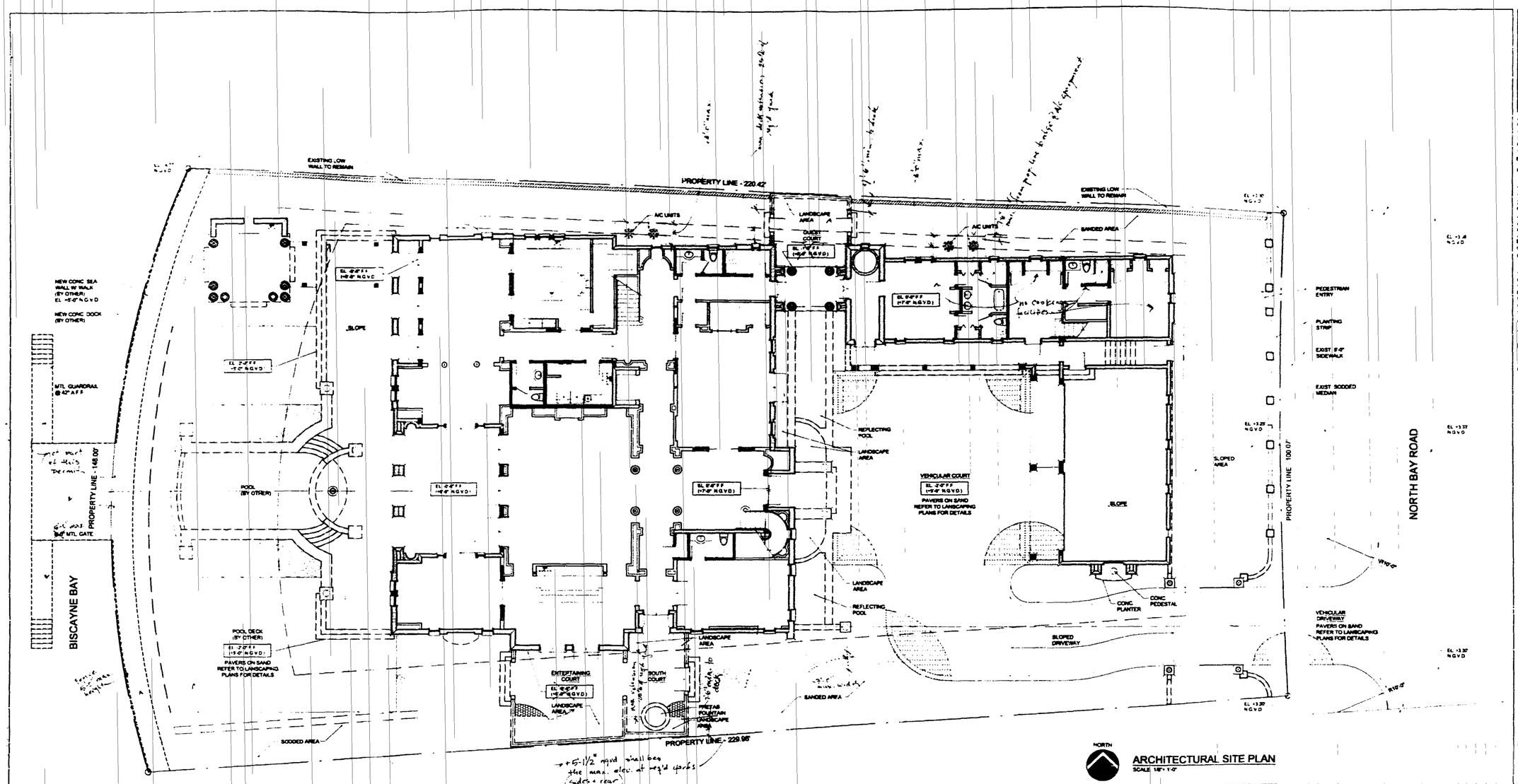
ARCHITECTURAL SITE PLAN

SCALE AS NOTED ON PLAN

SHEET NO

A-102

11



ARCHITECTURAL SITE PLAN

SCALE 1/8" = 1'-0"

0 10 20 FEET

OFFICE CO
CITY OF MIAMI P
APPROVED FOR P
THE FOLLO

BUILDING:
ZONING:
DRB HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida R
REVIE

SITE NOTES

01- REFFER TO LANDSCAPE PLANS FOR ALL PLANTING INFORMATION

02- REFFER TO ZONING SITE PLAN (A-100) FOR ALL SET BACK INFORMATION AND ZONING INFORMATION

A3

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PROJECT

NORTH BAY VILLA

4563 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33140

REVISIONS DATE

PERMIT DRAWINGS

DATE 06.08.03

6/16/07

CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA A.I.A. AR14049

SHEET TITLE

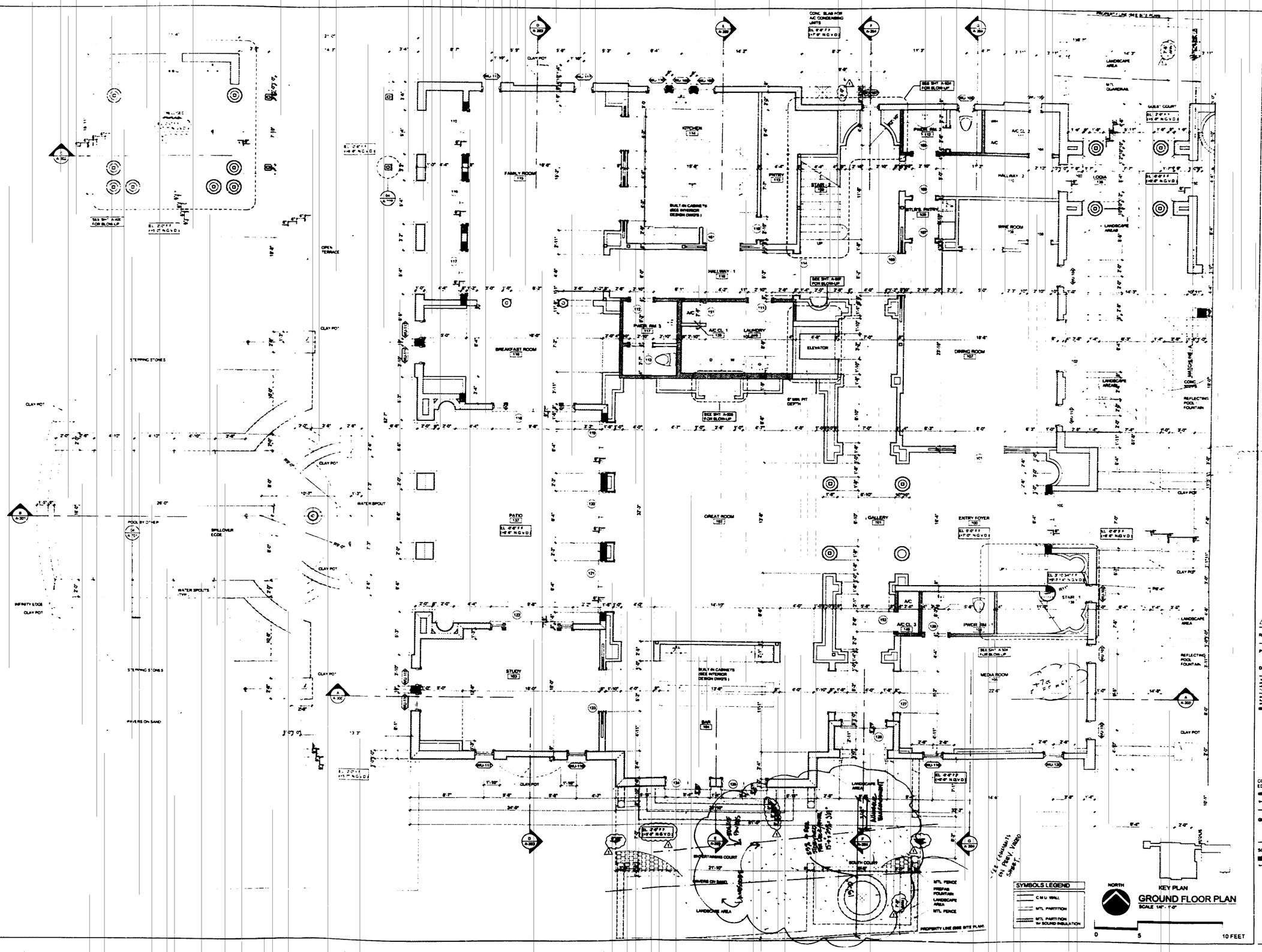
ARCHITECTURAL SITE PLAN

SCALE AS NOTED ON PLAN

SHEET NO

A-102

11



A3

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NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

Sp 2/17/04 *
2/19/4
10/22/03

REVISIONS	DATE
BLDG. DEPT. REVISION	10.31.03

PERMIT DRAWINGS

DATE 10.30.03

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5/5/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA, A I A AR14048

SHEET TITLE

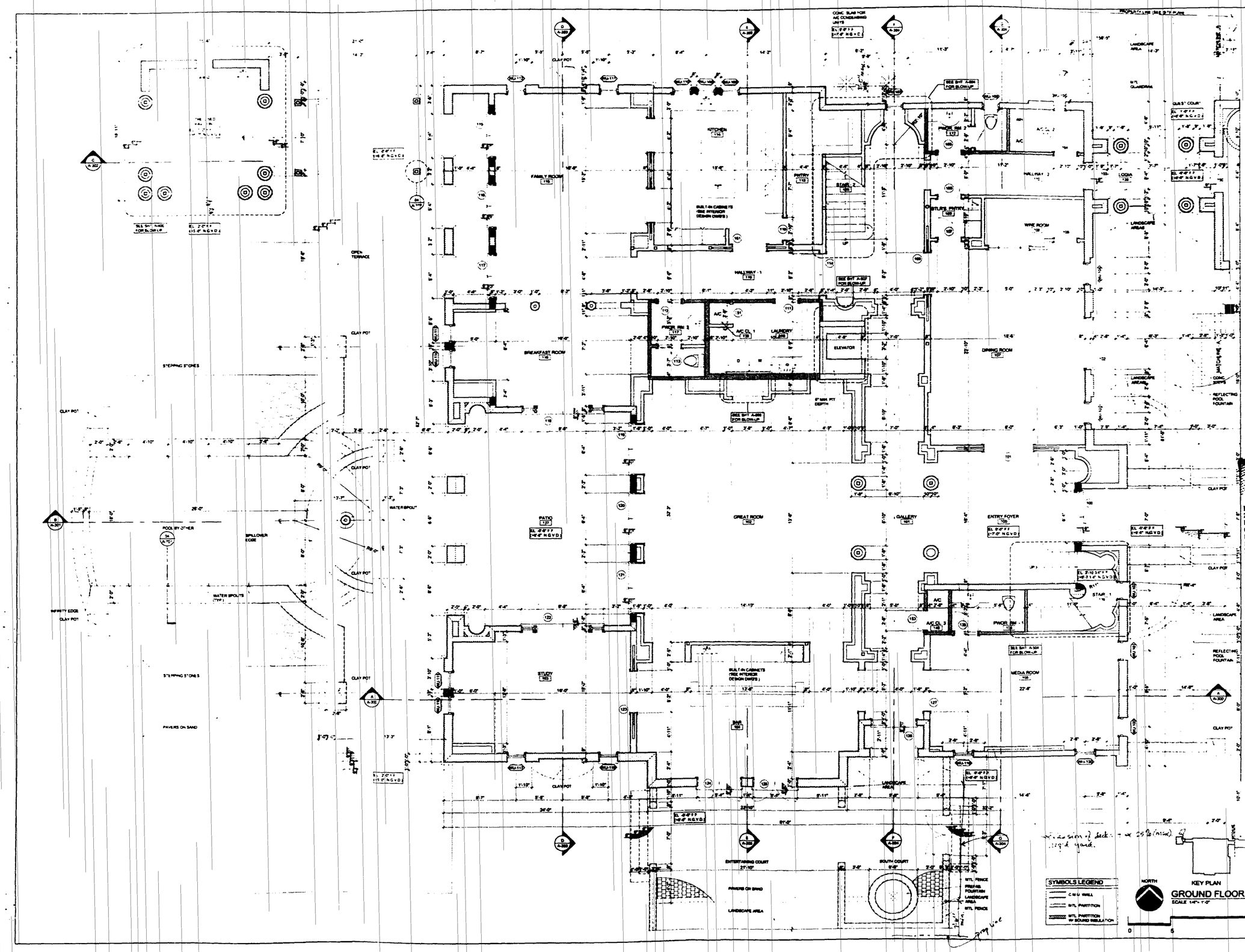
GROUND FLOOR PLAN

SCALE AS NOTED ON PLAN

SHEET NO

A-200

11



A3

4160 PONCE DE LEON BLV SUITE 201
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(305) 891-6829

PROJECT:

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 2/06/03
ELEVATOR:
As per Florida Building Code
REVIEWED FOR CODE

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	05.05.03

6/6/03

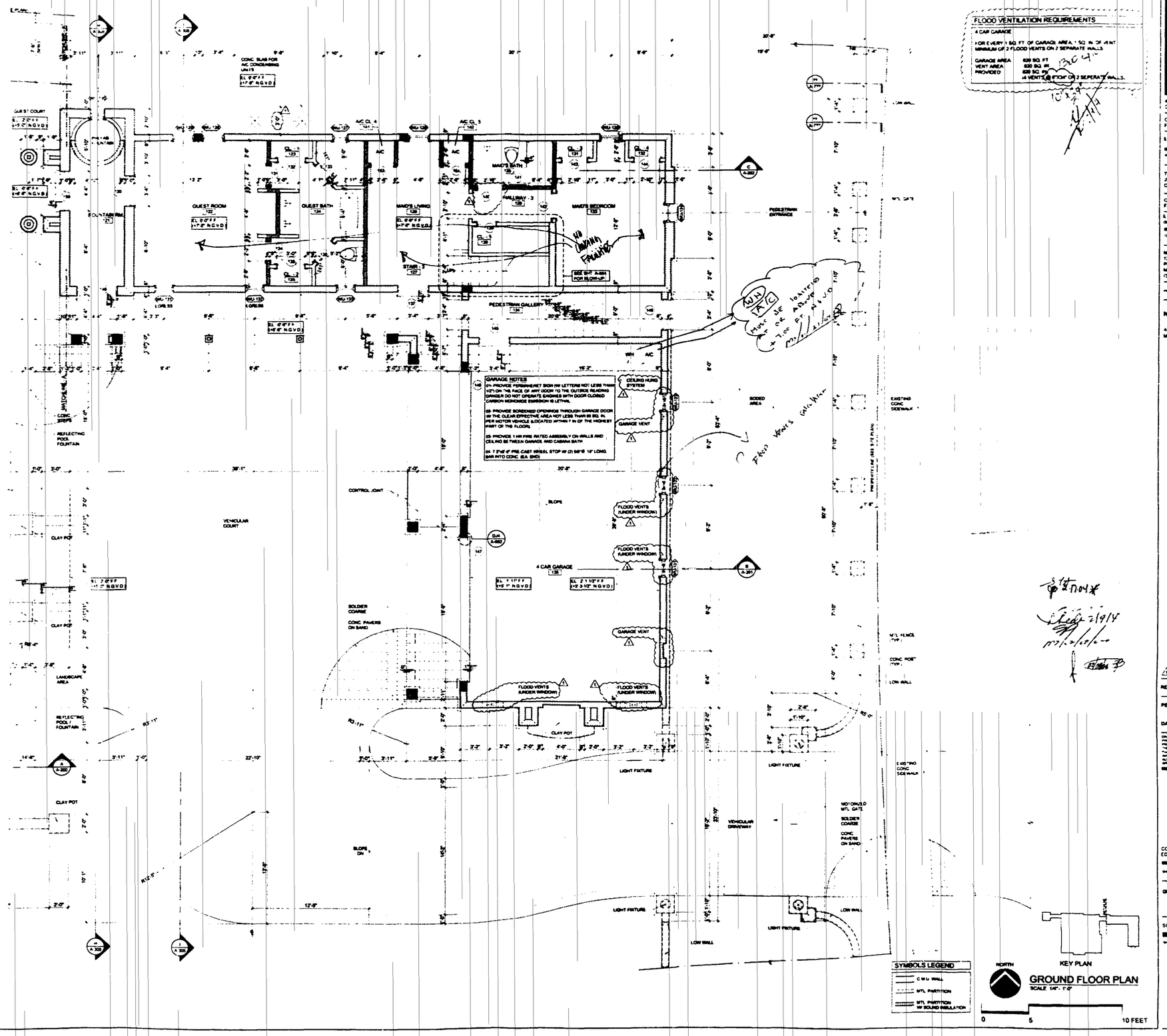
CORPORATE SEAL NO AA0002273
EDUARDO CASTIEIRA AIA AR14649

SHEET TITLE: GROUND FLOOR PLAN

SCALE: AS NOTED ON PLAN

SHEET NO.: A-200

11



A3

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PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS	DATE
BLDG DEPT REVISION	10.31.03

PERMIT DRAWINGS

DATE 10.30.03

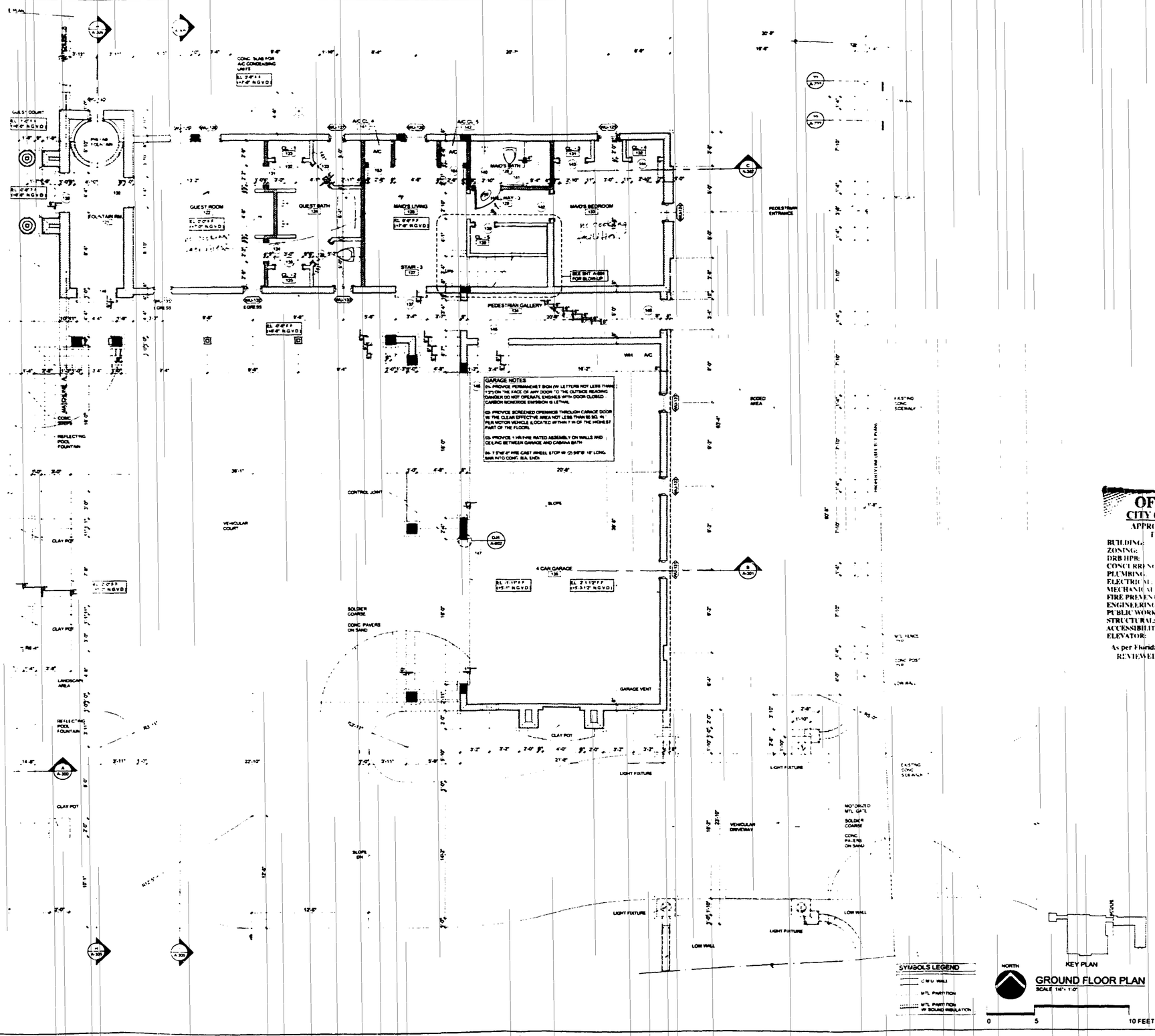
CORPORATE SEAL NO AA0002273
EDUARDO CASTNEIRA A I A AR14048

GROUND FLOOR PLAN

SCALE AS NOTED ON PLAN

A-201

11



GROUND FLOOR PLAN

SCALE 1/4"= 1'-0"

A3

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NORTH BAY VILLA

4180 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
DRB HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.
REVIEWED FOR CODE

REVISIONS	DATE

PERMIT DRAWINGS

DATE 06 06 03

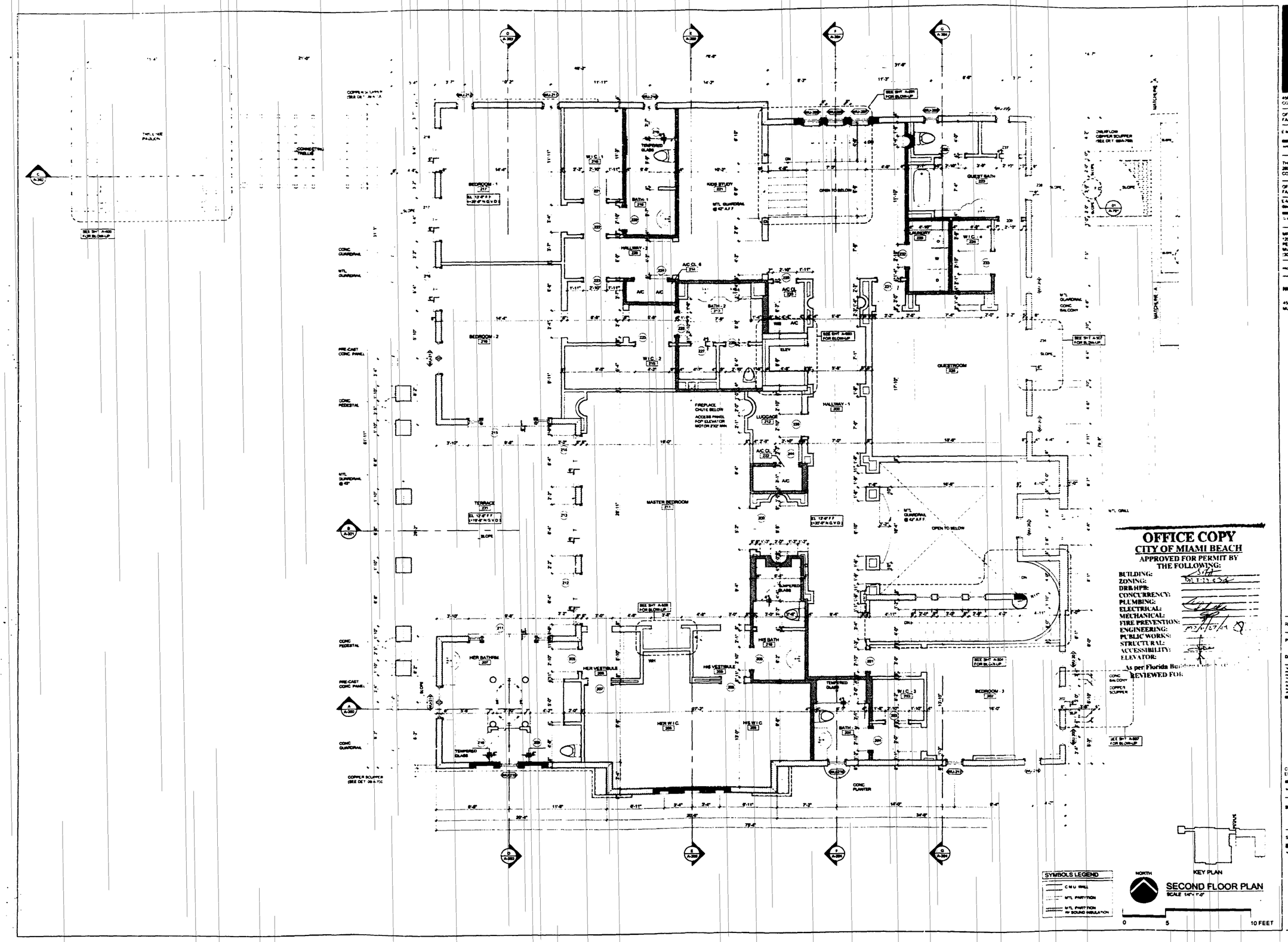
CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA A I A AR14049

GROUND FLOOR PLAN

SCALE AS NOTED ON PLAN

A-201

11



A3

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(305) 891-8808

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS	DATE

PERMIT DRAWINGS

DATE 00 00 00

3/9/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA A A AR14046

SHEET TITLE

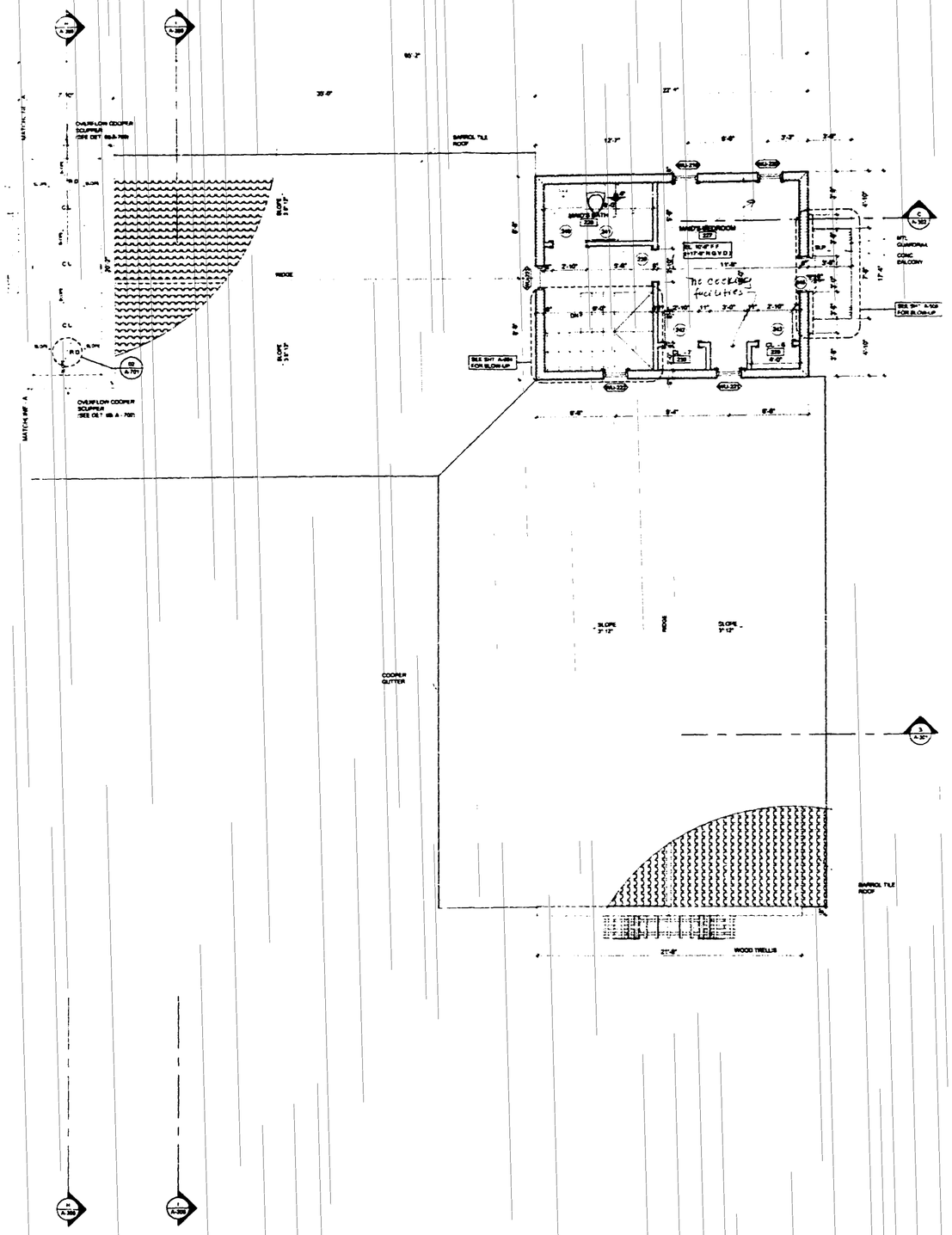
SECOND FLOOR PLAN

SCALE AS NOTED ON PLAN

SHEET NO

A-202

11



A3

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(305) 891 4808

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS DATE

PERMIT DRAWINGS

DATE 06.06.03

CORPORATE SEAL NO AA0002271
EDUARDO CASTIÑEIRA A I A AR14049

SECOND FLOOR PLAN

SCALE AS NOTED ON PLAN

A-203

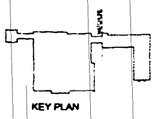
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

SYMBOLS LEGEND

- C M U WALL
- MTL PARTITION
- MTL PARTITION W/ SOUND INSULATION



KEY PLAN

NORTH

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

0 5 10 FEET

11

ROOF NOTES

ROOF TYPE 1
SPANISH S TILE BY "ALTUSA" "PUME" COLOR
(PRODUCT CONTROL # 88-1030 3) OVER 30# FELT ON APA RATED PLYWOOD SHEATHING

ROOF TYPE 2
STAND UP METAL BEAM COPPER ROOFING DADE COUNTY APPROVED SYSTEM OVER 30# FELT ON APA RATED PLYWOOD SHEATHING METAL ROOFING SHALL BE SECURED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS (F.B.C. SECTION 1507.5.4)

ROOF TYPE 3
2 PLY MODIFIED BITUMEN ROOFING SYSTEM W/ 4" FIBER CANT @ ROOF PERIMETER (SEE MFR'S SPECS) OVER RIGID INSULATION SLOPED 1/8" PER 12" MIN. TOWARDS ROOF DRAINS

ROOF VENTILATION REQUIREMENTS

ROOF 1
6,182 G.S.F. / 150 = 41.21 SQ.FT. REQ'D OF VENTING
41.21 SQ.FT. x 144 = 5,934.24 SQ.IN. REQ'D OF VENTING

CONTINUOUS VENT PROVIDED (2,838" X 5.75") + (6.2"X5.5 SQ. IN.) = 16,318.5 SQ. IN. OF VENTING PROVIDED

ROOF 2
606.7 G.S.F. / 150 = 4.04 SQ.FT. REQ'D OF VENTING
4.04 SQ.FT. x 144 = 581.76 SQ.IN. REQ'D OF VENTING

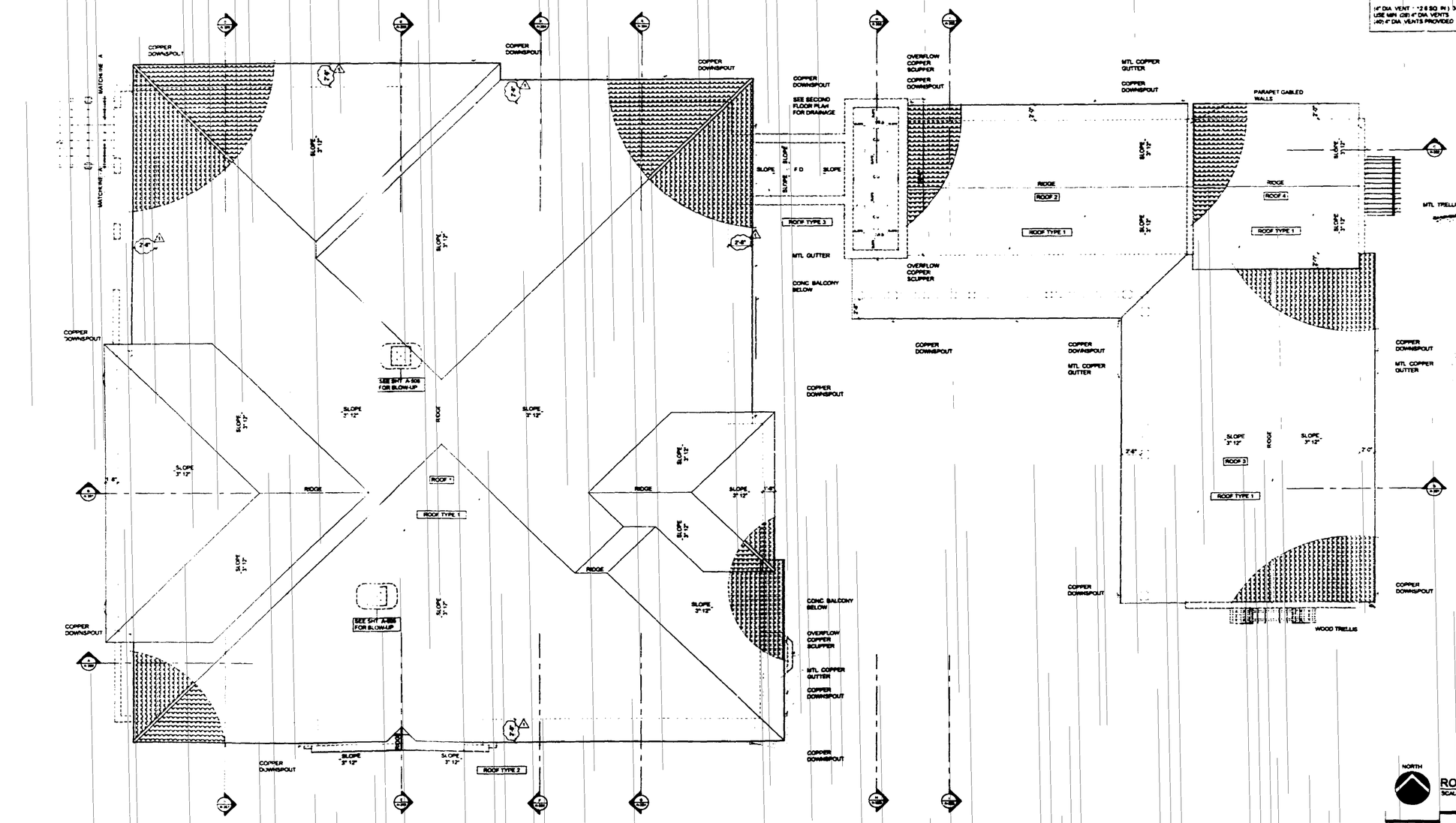
(4" DIA. VENT = 12.6 SQ. IN.) 581.76 SQ.IN. / 12.6 = 46.2
USE MIN. (47) 4" DIA. VENTS
(68) 4" DIA. VENTS PROVIDED

ROOF 3
882.2 G.S.F. / 150 = 6.56 SQ.FT. REQ'D OF VENTING
6.56 SQ.FT. x 144 SQ.IN. = SQ.FT. = 943.50 SQ.IN.

(4" DIA. VENT = 12.6 SQ. IN.) 943.50 SQ.IN. / 12.6 = 75.6
USE MIN. (76) 4" DIA. VENTS
(88) 4" DIA. VENTS PROVIDED

ROOF 4
384 G.S.F. / 150 = 2.43 SQ.FT. REQ'D OF VENTING
2.43 SQ.FT. x 144 SQ.IN. / SQ.FT. = 349.92 SQ.IN.

(4" DIA. VENT = 12.6 SQ. IN.) 349.92 SQ.IN. / 12.6 = 27.7
USE MIN. (28) 4" DIA. VENTS
(40) 4" DIA. VENTS PROVIDED



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

A3

4686 PONCE DE LEON BLV. SUITE 20*
CORAL GABLES, FL 33146

OFFICE 305.667.6333
FAX 305.667.6670

E-MAIL a3@arsfirma.com

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COCONUT GROVE, FL 33133

OFFICE 305.446.4088
FAX 305.446.4438

E-MAIL

CLIENT

MR. THOMAS K. IRELAND
12000 BISCAYNE BLVD
PENTHOUSE #10
MIAMI, FLORIDA 33181
(305) 891-6808

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

REVISIONS	DATE
BLDG DEPT REVISION	10. 13

PERMIT DRAWINGS

DATE 10.28.03

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CORPORATE SEAL NO AA0002273
EDUARDO CASTINEIRA, A.I.A. AR14046

SHEET TITLE

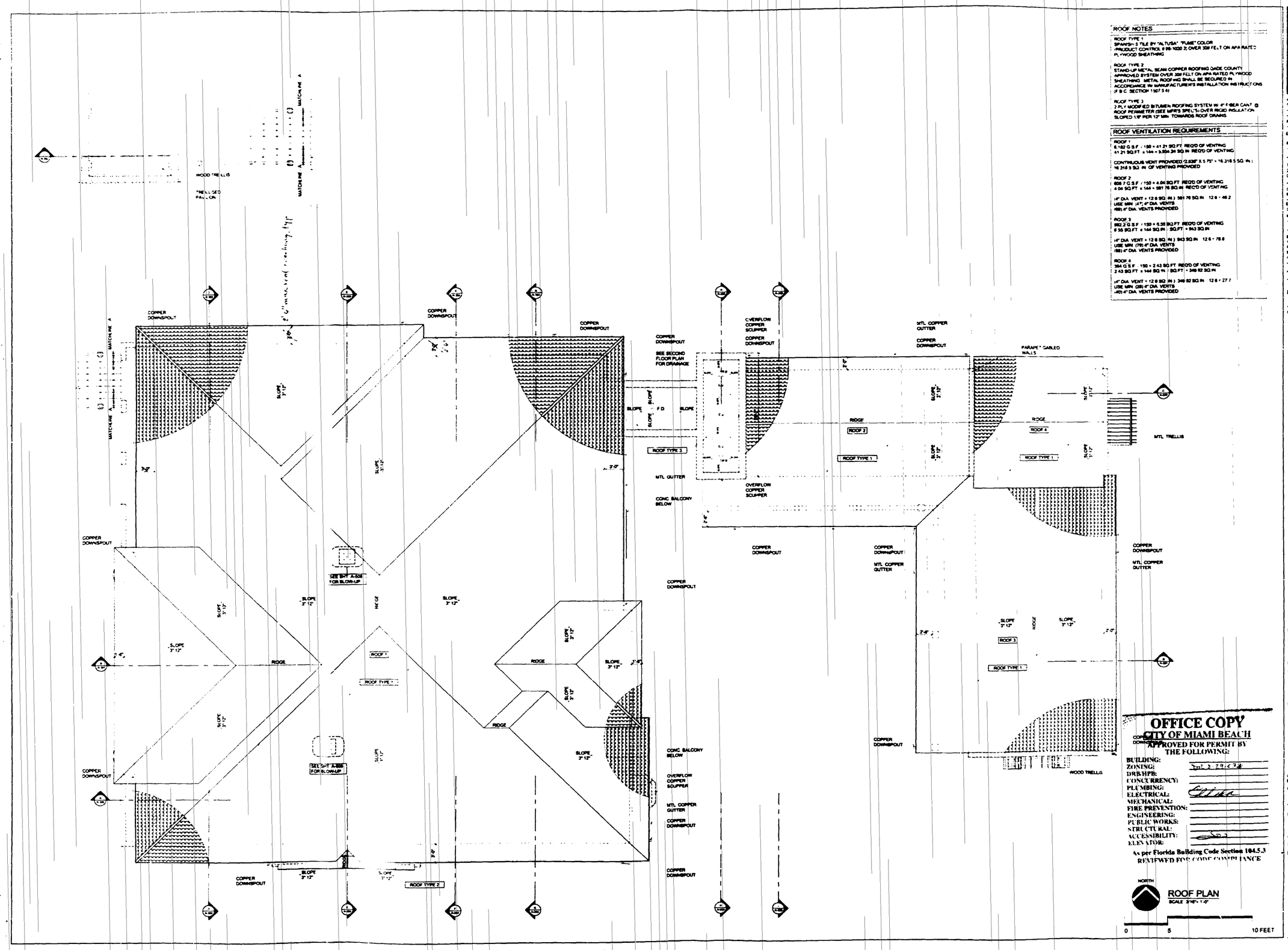
ROOF PLAN

SCALE AS NOTED ON PLAN

SHEET NO.

A-204

11



ROOF NOTES

ROOF TYPE 1
SPANISH S TILE BY "ALTUSA" "PUME" COLOR
(PRODUCT CONTROL # RR-1030 3) OVER 30# FELT ON APA RATED PLYWOOD SHEATHING

ROOF TYPE 2
STAND-UP METAL SEAM COPPER ROOFING DADE COUNTY APPROVED SYSTEM OVER 30# FELT ON APA RATED PLYWOOD SHEATHING METAL ROOFING SHALL BE SECURED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS (F.B.C. SECTION 1507.3.4)

ROOF TYPE 3
2 PLY MODIFIED BITUMEN ROOFING SYSTEM W/ 4" FIBER CANT @ ROOF PERIMETER (SEE MFR'S SPEC'S) OVER RIGID INSULATION SLOPED 1/8" PER 12" MIN. TOWARDS ROOF DRAINS

ROOF VENTILATION REQUIREMENTS

ROOF 1
6,182 G.S.F. / 150 = 41.21 SQ.FT. REQ'D OF VENTING
41.21 SQ.FT. x 144 = 5,934.24 SQ.IN. REQ'D OF VENTING

CONTINUOUS VENT PROVIDED (2,628' X 5.75" = 16,318.5 SQ. IN.)
16,318.5 SQ. IN. OF VENTING PROVIDED

ROOF 2
608.7 G.S.F. / 150 = 4.04 SQ.FT. REQ'D OF VENTING
4.04 SQ.FT. x 144 = 581.76 SQ.IN. REQ'D OF VENTING

(4" DIA. VENT = 12.6 SQ. IN.) 581.76 SQ.IN. 12.6 = 46.2
USE MIN. (47) 4" DIA. VENTS
(68) 4" DIA. VENTS PROVIDED

ROOF 3
952.2 G.S.F. / 150 = 6.35 SQ.FT. REQ'D OF VENTING
6.35 SQ.FT. x 144 SQ.IN. / SQ.FT. = 943 SQ.IN.

(4" DIA. VENT = 12.6 SQ. IN.) 943 SQ.IN. 12.6 = 75.8
USE MIN. (76) 4" DIA. VENTS
(68) 4" DIA. VENTS PROVIDED

ROOF 4
364.0 G.S.F. / 150 = 2.43 SQ.FT. REQ'D OF VENTING
2.43 SQ.FT. x 144 SQ.IN. / SQ.FT. = 349.92 SQ.IN.

(4" DIA. VENT = 12.6 SQ. IN.) 349.92 SQ.IN. 12.6 = 27.7
USE MIN. (28) 4" DIA. VENTS
(40) 4" DIA. VENTS PROVIDED

A3

4665 PONCE DE LEON BLV. SUITE 201
CORAL GABLES FL. 33146

OFFICE 305 667 4330
FAX 305 667 6670

E-MAIL [redacted]

[redacted]

THE HOWARD DESIGN GROUP INC
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COCONUT GROVE FL 33133

OFFICE 305 446 4028
FAX 305 446 4428

E-MAIL [redacted]

[redacted]

MR. THOMAS R. IRELAND
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PENTHOUSE 6"D
MIAMI FLORIDA 33181
(305) 891-6808

[redacted]

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

REVISIONS DATE

PERMIT DRAWINGS

DATE 08.06.03

[redacted]

CORPORATE SEAL NO. AA0002273
EDUARDO CASTINEIRA A.I.A. AR14048

[redacted]

ROOF PLAN

SCALE AS NOTED ON PLAN

[redacted]

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING: Jul 3 29 03
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL: [signature]
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

NORTH

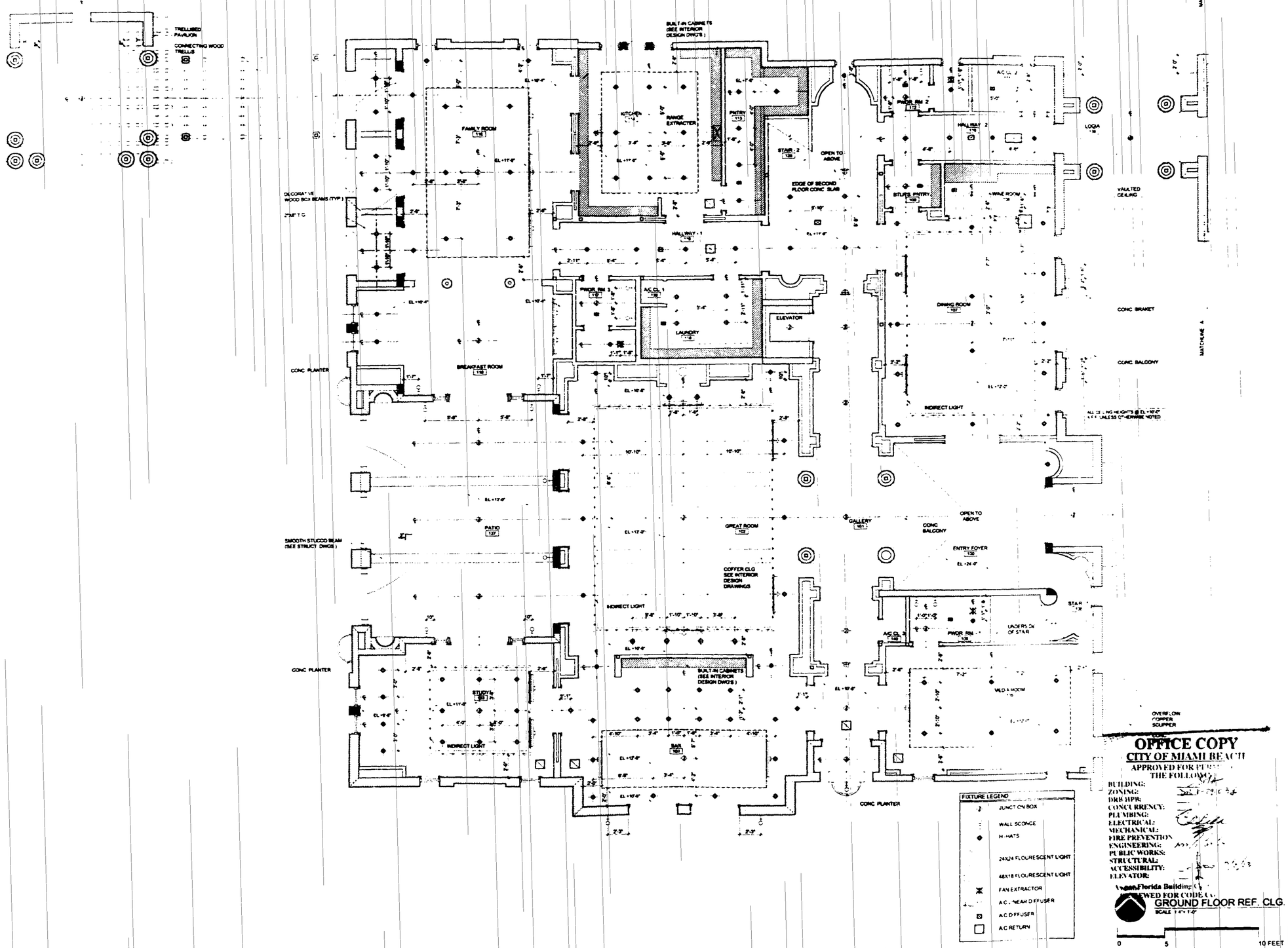
ROOF PLAN

SCALE 3/16" = 1'-0"

0 5 10 FEET

A-204

11



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
Florida Building Code
REVIEWED FOR CODE

GROUND FLOOR REF. CLG.
SCALE 1/4"=1'-0"

A3

THE HOWARD DESIGN GROUP, INC.
2801 FLORIDA AVE.
COCONUT GROVE, FL 33133

MR. THOMAS F. IRELAND
12000 BISCAYNE BLVD.
PENTHOUSE 911
MIAMI, FLORIDA 33181
305-891-7606

NORTH BAY VILLA

4360 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

REVISIONS DATE

PERMIT DRAWINGS

DATE 06.06.03

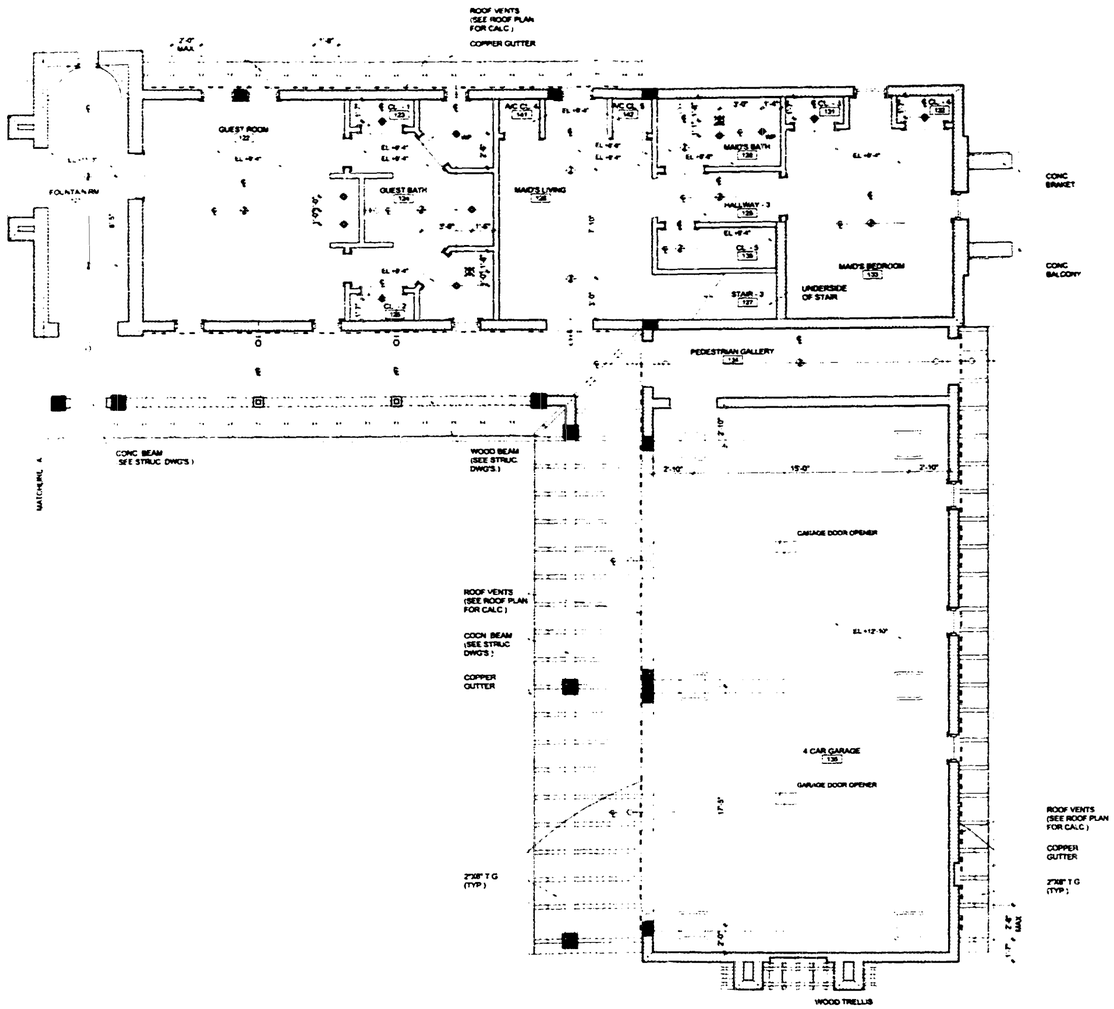
CORPORATE SEAL NO. AA0002273
EDUARDO CASTAÑEDA, A.I.A. AR11049

GROUND FLOOR
REFLECTED CEILING PLAN

SCALE AS NOTED ON PLAN

A-205

11



FIXTURE LEGEND

- JUNCT ON BOX
- WALL SCONCE
- H-HATS
- 24X24 FLOURESCENT LIGHT
- 48X18 FLOURESCENT LIGHT
- FAN EXTRACTOR
- A.C. LINEAR DIFFUSER
- A.C. DIFFUSER
- A.C. RETURN

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ISSUANCE
THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Building Code
REVIEWED FOR CODE COMPLIANCE

NORTH

GROUND FLOOR REF. CLG

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

0 5 10 FEET

A3

4466 PONCE DE LEON BLVD. SUITE 201
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OFFICE 305 446 4088
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MR. THOMAS V. IRELAND
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(305) 891-6808

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

REVISIONS	DATE
PERMIT DRAWINGS	

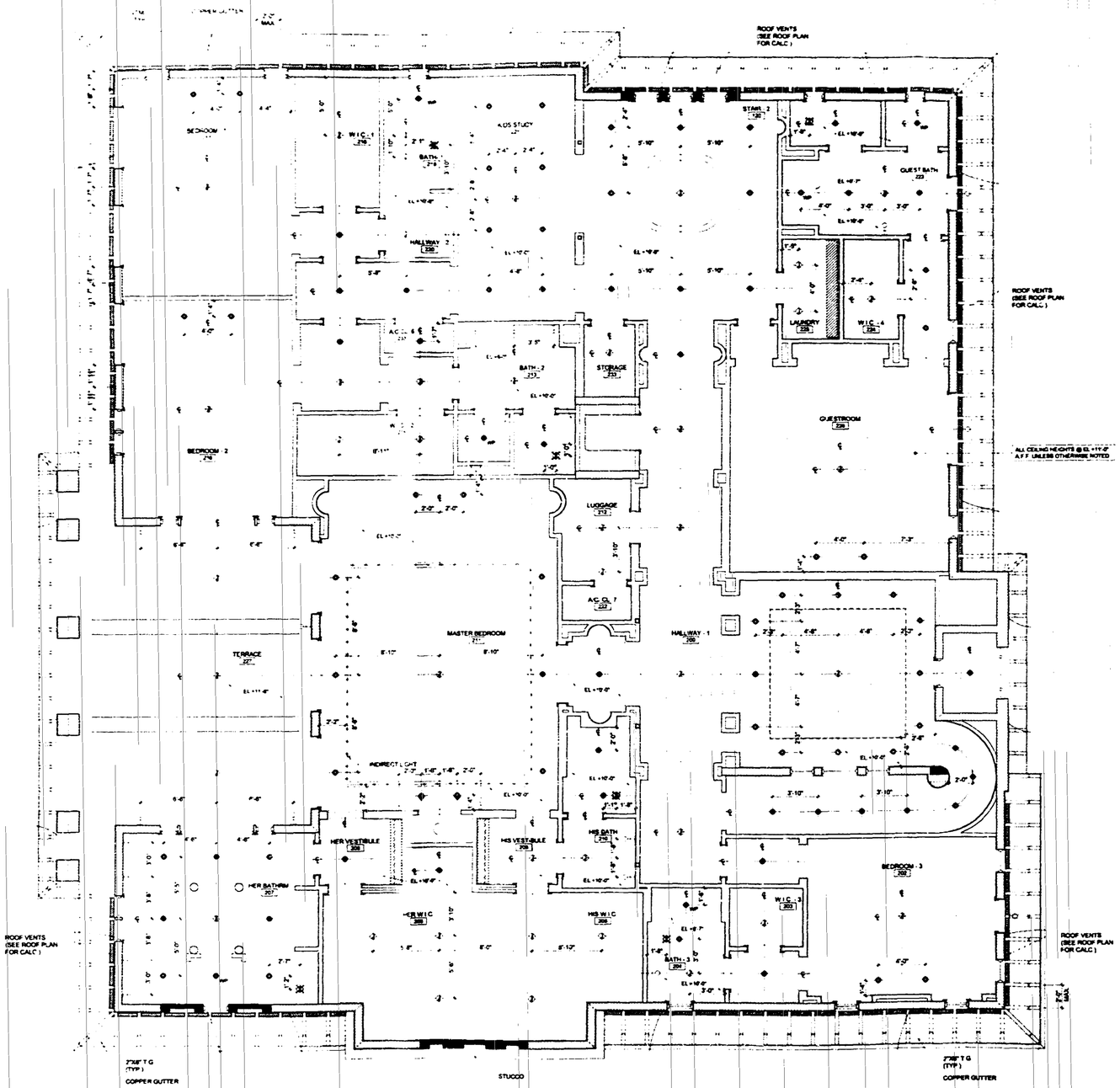
DATE 99 09 03

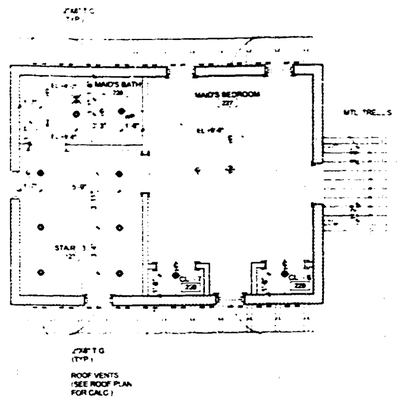
GROUND FLOOR REFLECTED CEILING PLAN

SCALE AS NOTED ON PLAN

A-206

11





FIXTURE LEGEND

- JUNCTION BOX
- WALL SCONCE
- HI-HATS
- 24X24 FLOURESCENT LIGHT
- 48X18 FLOURESCENT LIGHT
- FAN EXTRACTOR
- A/C LINEAR DIFFUSER
- A/C DIFFUSER
- A/C RETURN

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3 REVIEWED FOR CODE COMPLIANCE

NORTH

SECOND FLOOR REF. CLG.

SCALE 1/4" = 1'-0"

0 5 10 FEET

A3

4360 PONCE DE LEON BLV. SUITE 20
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305 891-8808

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	08.08.03

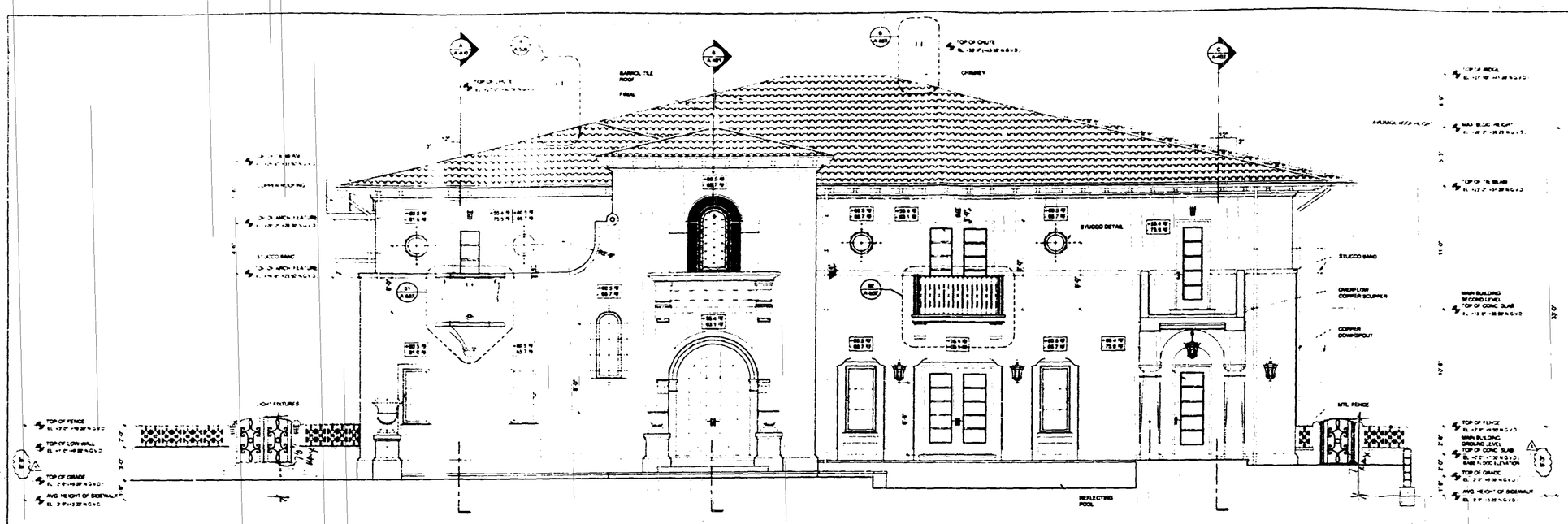
CORPORATE SEAL NO AA0002273
EDUARDO CASTINEIRA, A.I.A. AR14049

SECOND FLOOR
REFLECTED CEILING PLAN

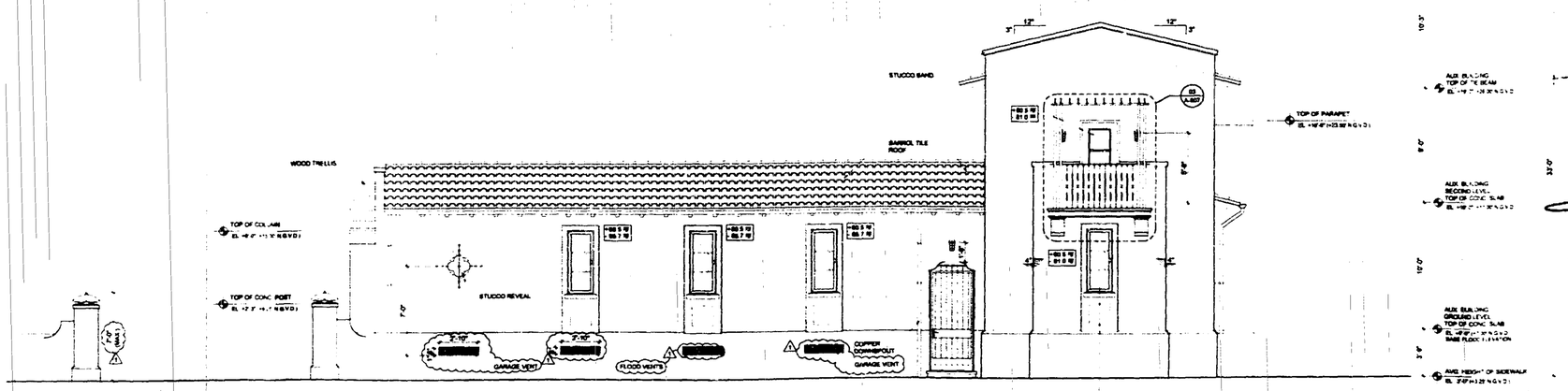
SCALE AS NOTED ON PLAN

A-207

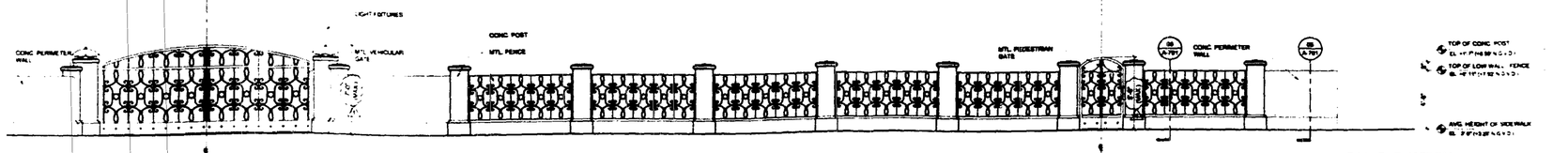
11



WEST ELEVATION
(MAIN HOUSE FRONT ELEV.)
SCALE 1/4" = 1'-0"



WEST ELEVATION
(AUX. BUILDING FRONT ELEV.)
SCALE 1/4" = 1'-0"



WEST ELEVATION
(NORTH BAY ROAD ELEV.)
SCALE 1/8" = 1'-0"

A3

4580 PONCE DE LEON BLV. SUITE 201
CORAL GABLES FL 33146
OFFICE 305 667 6333
FAX 305 667 6670
E MAIL

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OFFICE 305 446 4088
FAX 305 446 4428
E MAIL

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(305) 891 8806

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

BLDG DEPT REVISION 10.3.03

REVISIONS	DATE

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DATE 10.30.03

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CORPORATE SEAL NO AA0002273
EDUARDO CASTINEIRA, A.I.A. AR14048

SHEET TITLE

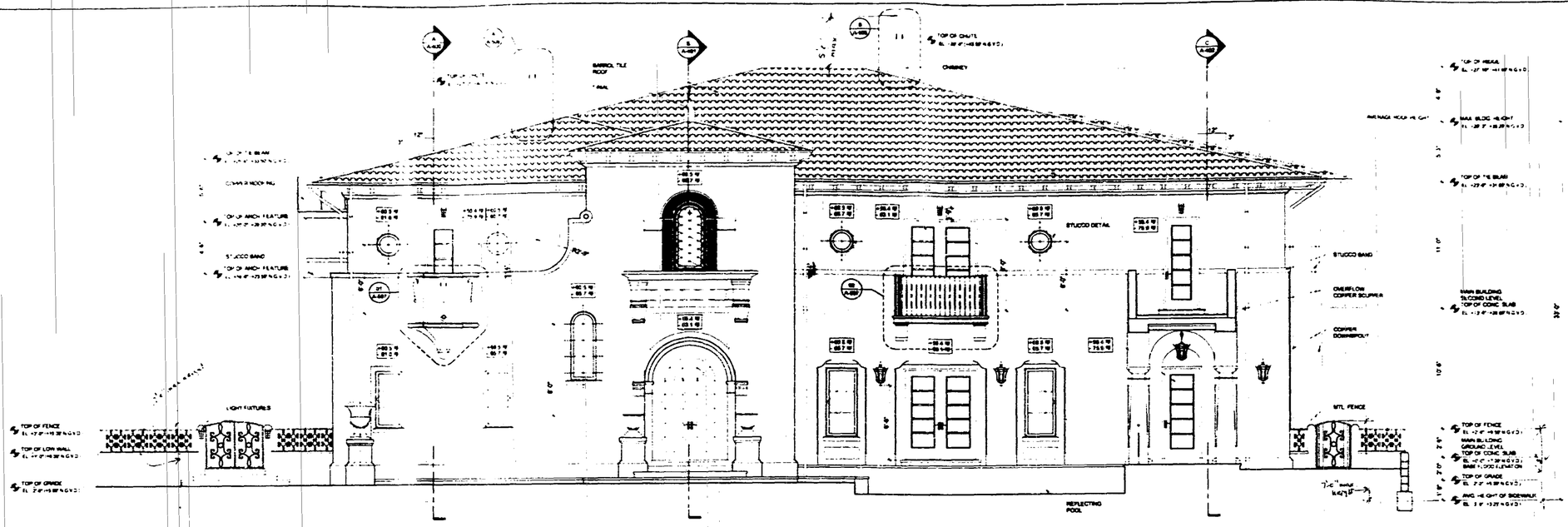
WEST ELEVATION

SCALE AS NOTED ON PLAN

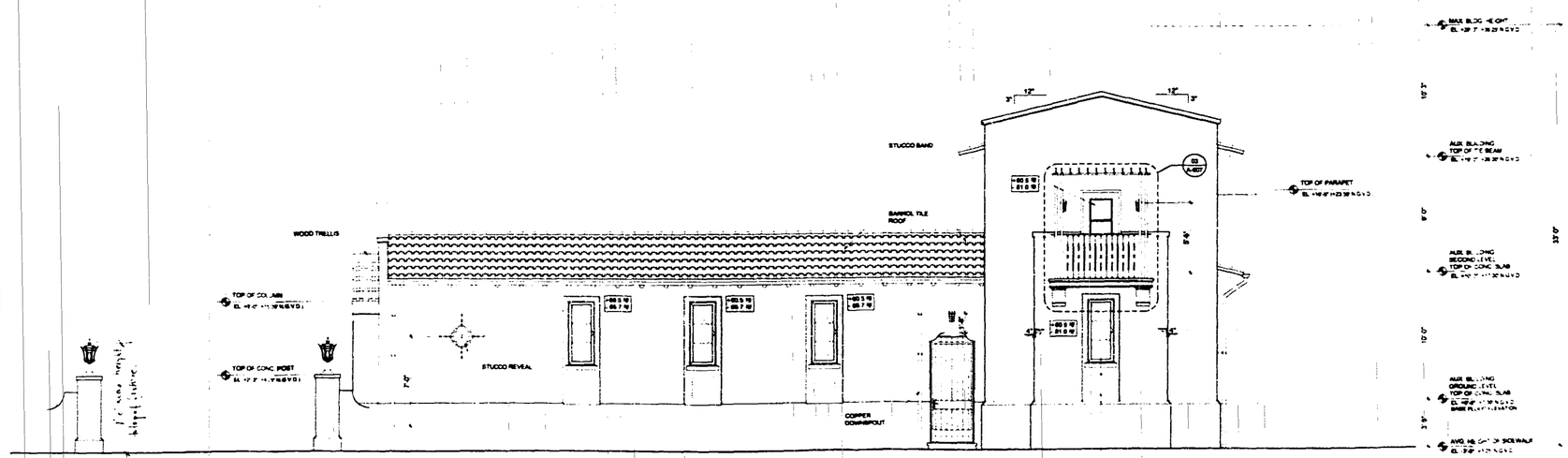
SHEET NO

A-300

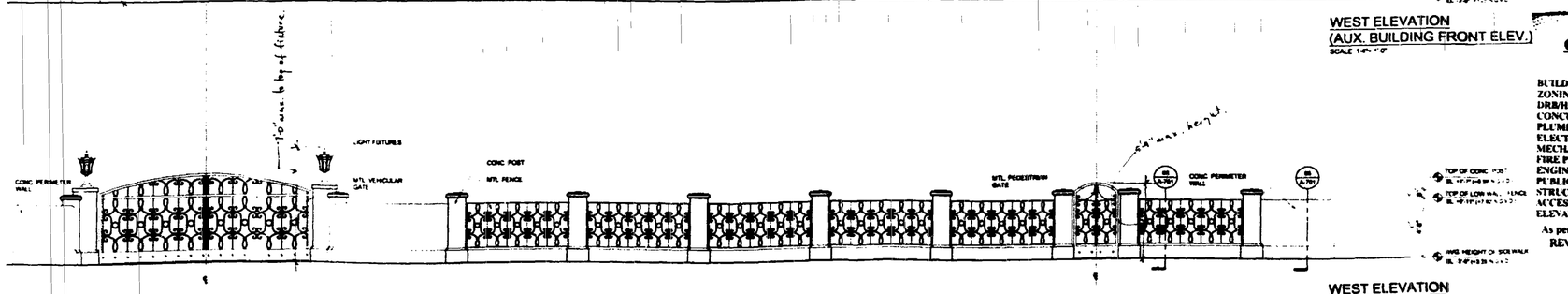
11



WEST ELEVATION
(MAIN HOUSE FRONT ELEV.)
SCALE 1/4"=1'-0"



WEST ELEVATION
(AUX. BUILDING FRONT ELEV.)
SCALE 1/4"=1'-0"



WEST ELEVATION
(NORTH BAY ROAD ELEV.)
SCALE 1/4"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

A3

4665 PONCE DE LEON BLV SUITE 201
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E-MAIL a3@arsdmc.com

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CLIENT

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MIAMI FLORIDA 33181
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PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	05.05.03

8/12/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA A A AR14049

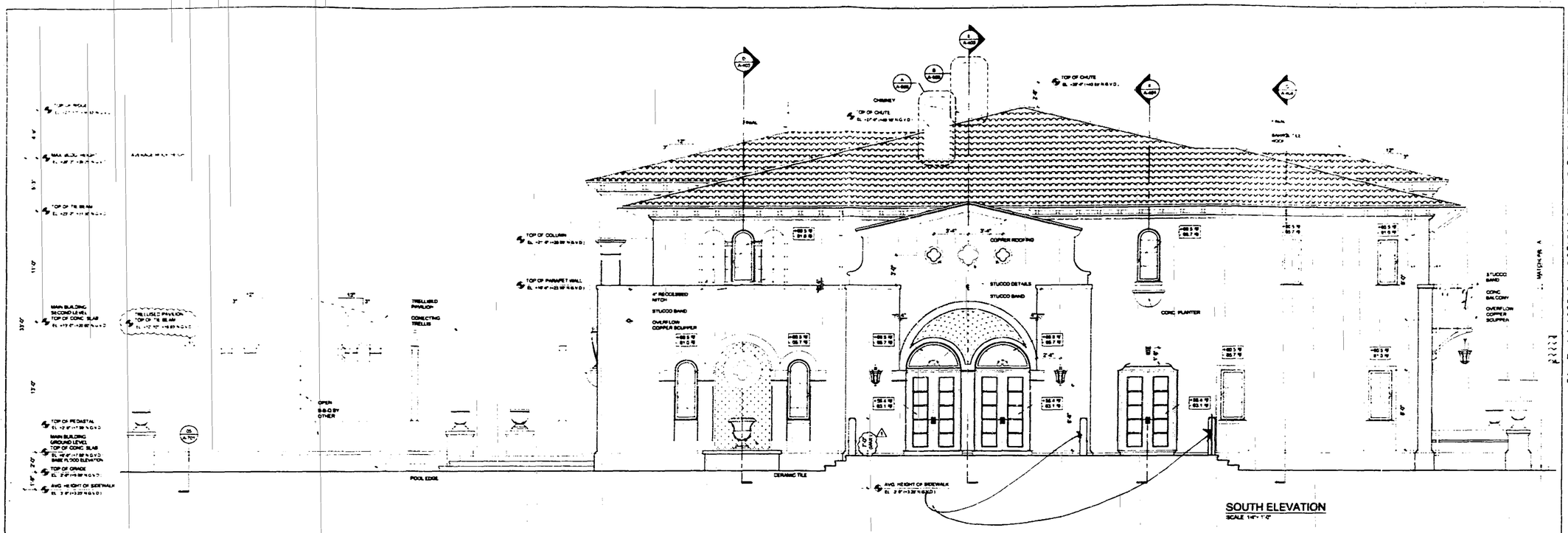
SHEET TITLE

WEST ELEVATION

SCALE AS NOTED ON PLAN

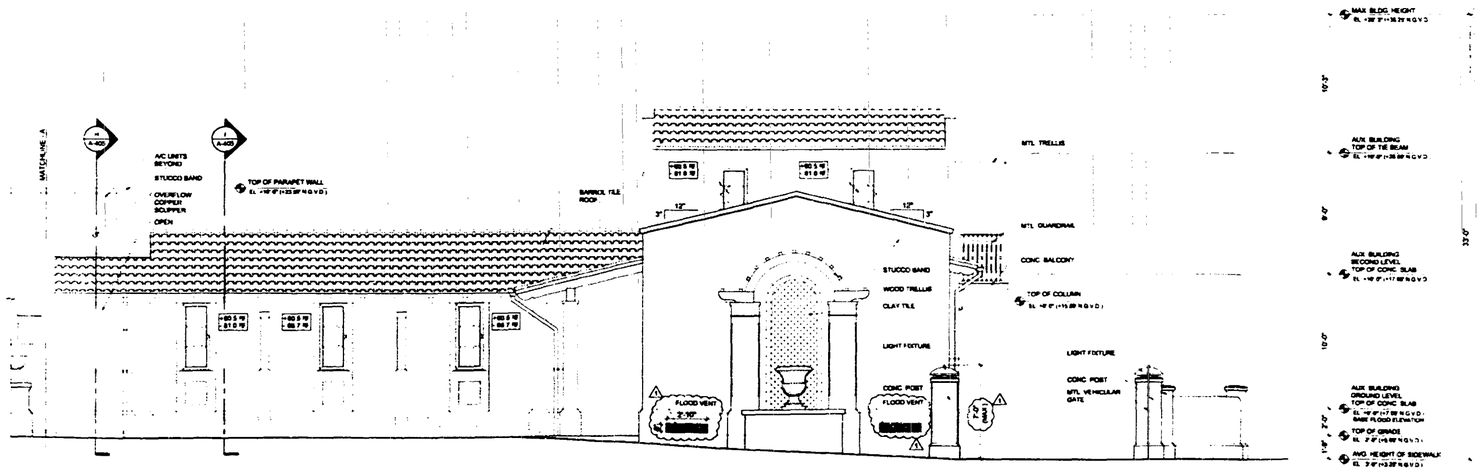
A-800

11



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

A3

4560 PONCE DE LEON BLV - SUITE 20
CORAL GABLES, FL. 33146

OFFICE 305 667 6333
FAX 305 667 6670

E-MAIL a3@archtrans.com

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dhdesigngroup@howardsdesigngroup.com

MR THOMAS F IRELAND
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PENTHOUSE 810
MIAMI FLORIDA 33181
(305) 891 6808

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

Site Plan #27044
Filed 2/9/14
Approved 2/12/14

1 BLDG DEPT REVISION 10.7.03

REVISIONS DATE

PERMIT DRAWINGS

DATE 10.28.03

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CORPORATE SEAL NO AA0002273
EDUARDO CASTIMEIRA A.I.A. AR14046

SHEET TITLE

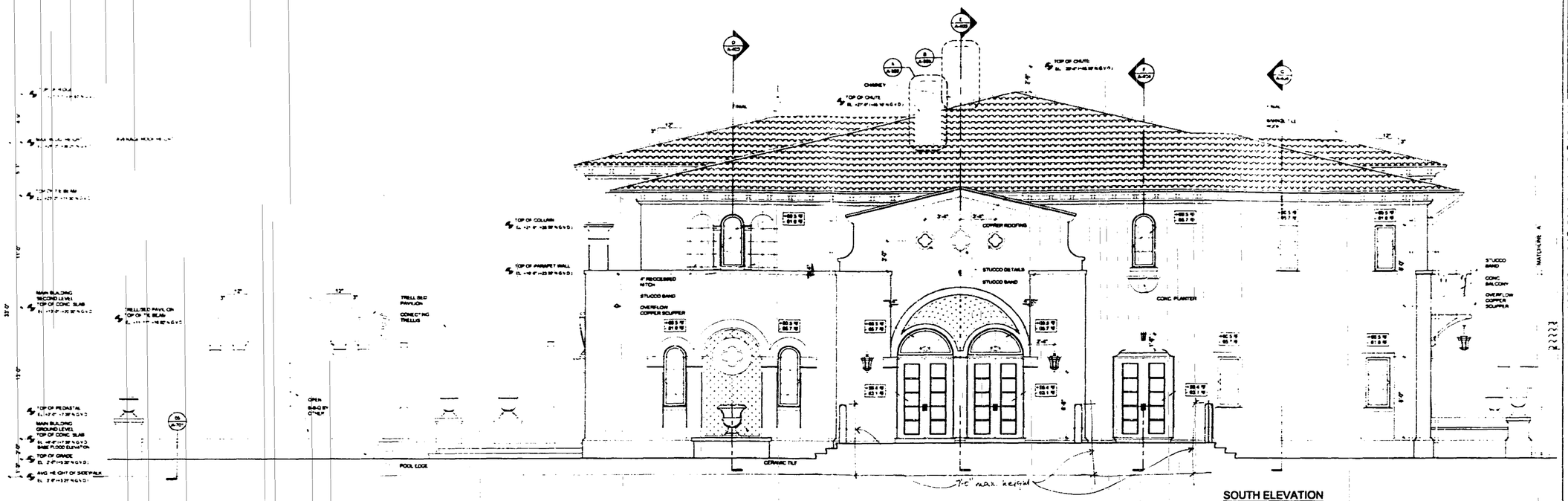
SOUTH ELEVATION

SCALE AS NOTED ON PLAN

SHEET NO.

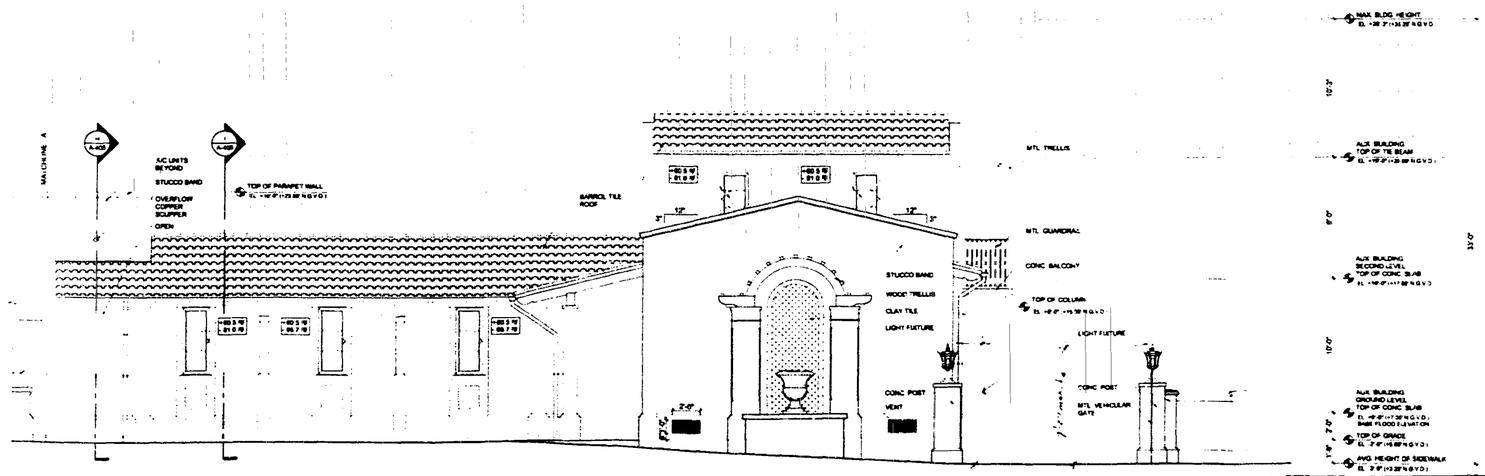
A-301

11



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING: 3-29-03
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: N/A
ELEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

A3

4560 PONCE DE LEON BLV SUITE 201
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E-MAIL a3@archtrio.com

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MIAMI FLORIDA 33181
(305) 891-6806

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

REVISIONS	DATE

PERMIT DRAWINGS

DATE: 06.06.03

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6/10/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTAÑEDA A. A AR14049

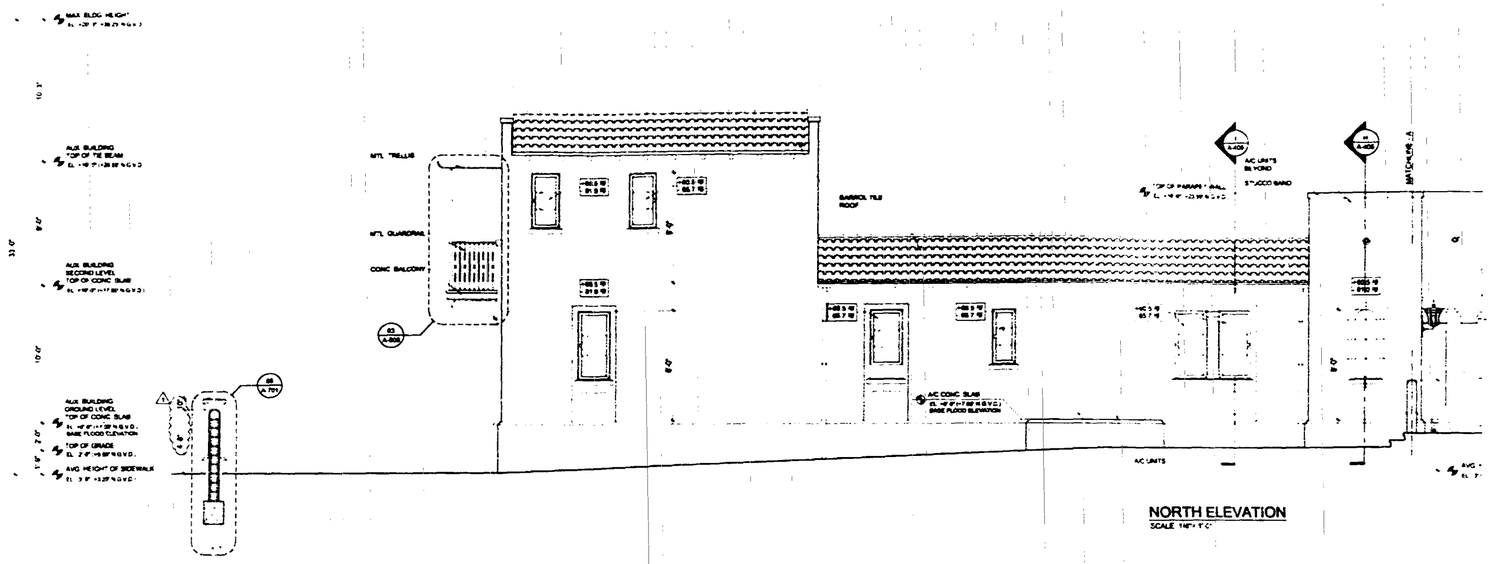
SHEET TITLE

SOUTH ELEVATION

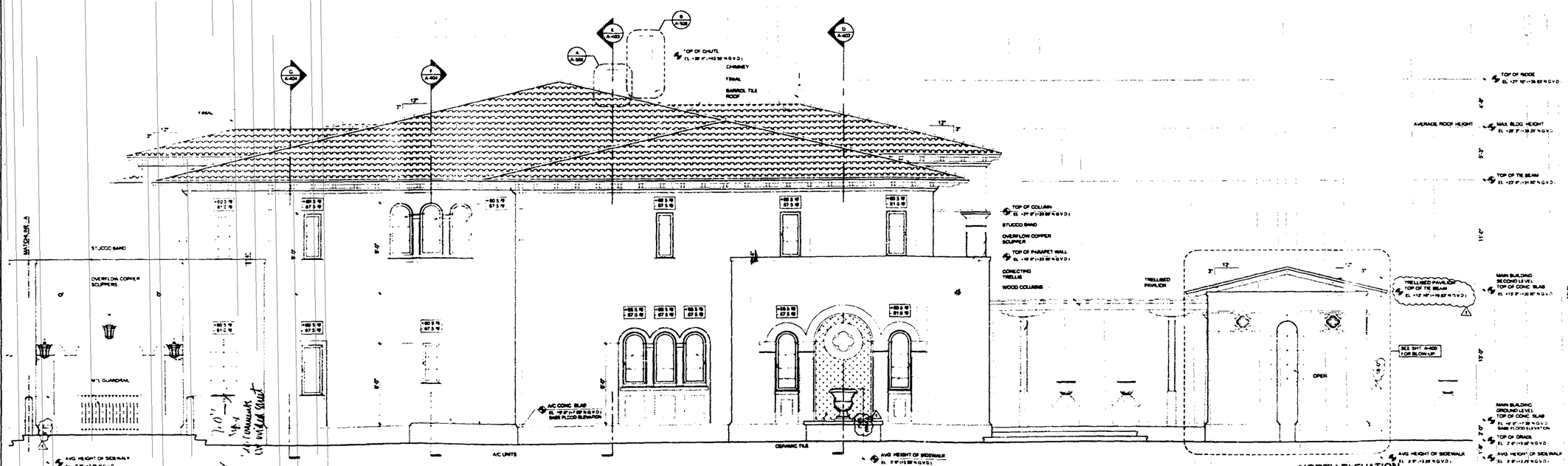
SCALE AS NOTED ON PLAN

A-301

11



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



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

A3

6365 PONCE DE LEON BLV - SUITE 201
CORAL GABLES, FL. 33146

OFFICE 305 667 6333
FAX 305 667 6870

E-MAIL a3@arofirm.com

THE HOWARC DESIGN GROUP INC
2901 FLORIDA AVE
COCONUT GROVE, FL 33133

OFFICE 305 446 4088
FAX 305 446 4428

E-MAIL

MR THOMAS R IRELAND
12000 BISCAYNE BLVD
PENTHOUSE 810
MIAMI FLORIDA 33181
(305) 891 8806

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33140

BLDG DEPT REVISION

REVISIONS DATE

PERMIT DRAWINGS

DATE 10.30.03

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THESE DRAWINGS OR ANY PART THEREOF MAY NOT BE REPRODUCED BY ANY MEANS WHATSOEVER WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF ARCHITECT. © AC ARCHITECTS

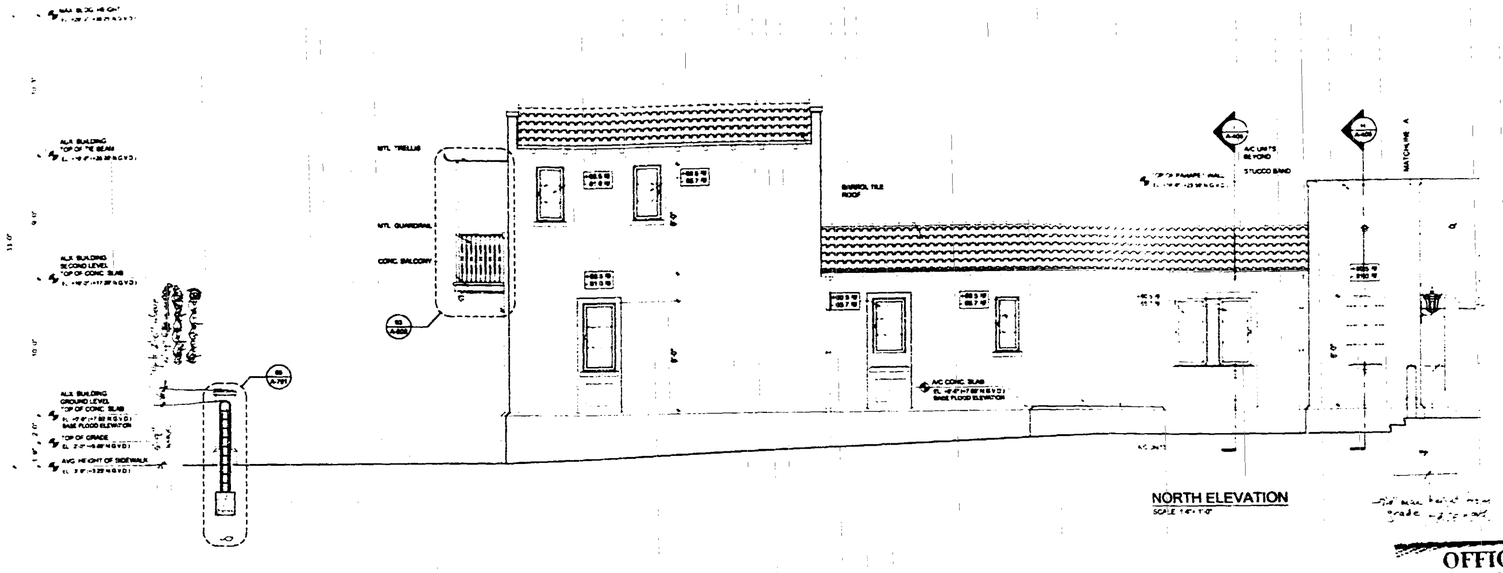
CORPORATE SEAL NO AA0002273
EDUARDO CASTIREIRA, A.I.A. AR14049

NORTH ELEVATION

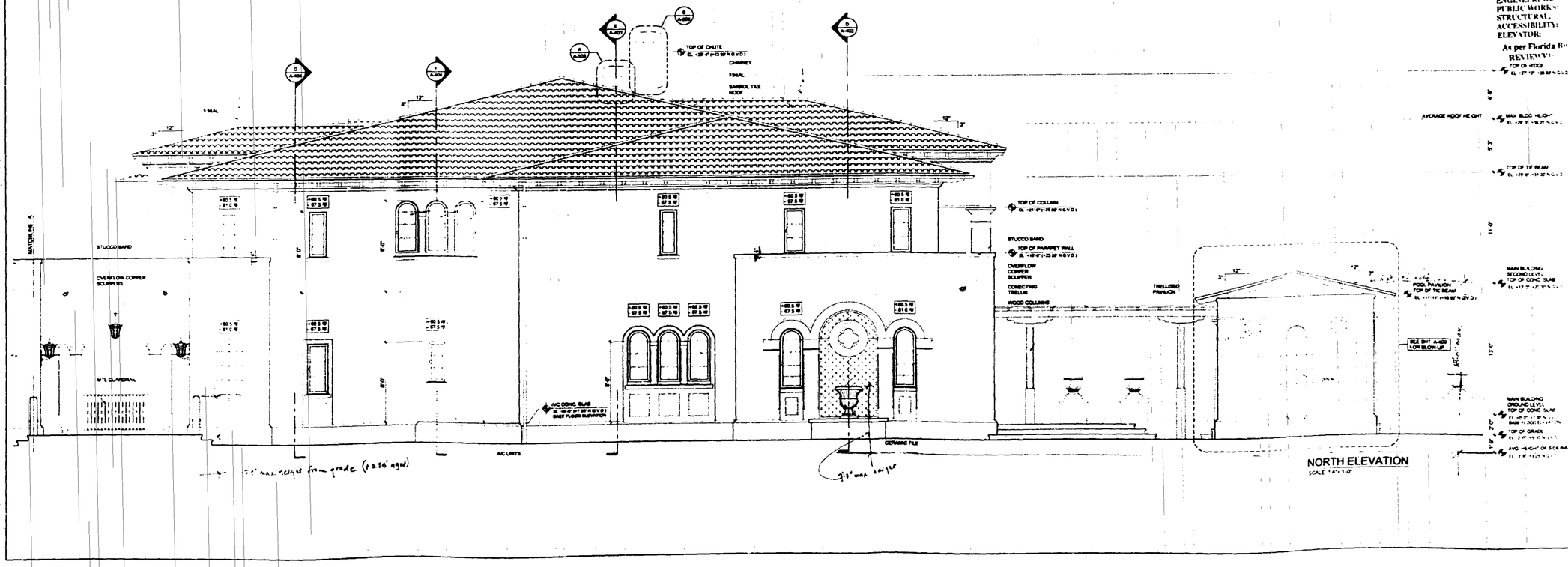
SCALE AS NOTED ON PLAN

A-302

11



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



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

A3

4580 PONCE DE LEON BLV SUITE 201
CORAL GABLES FL 33146
OFFICE 305 667 8333
FAX 305 667 8870
E-MAIL

THE HOWARD DESIGN GROUP INC
2601 FLORIDA AVE
COCONUT GROVE FL 33133
OFFICE 305 446 4088
FAX 305 446 4428
E-MAIL

MR THOMAS K MELAND
12000 BISCAYNE BLVD
PENTHOUSE 910
MIAMI FLORIDA 33181
305 891 8808

PROJECT
NORTH BAY VILLA
4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Ru
REVIEW:

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	00 00 00

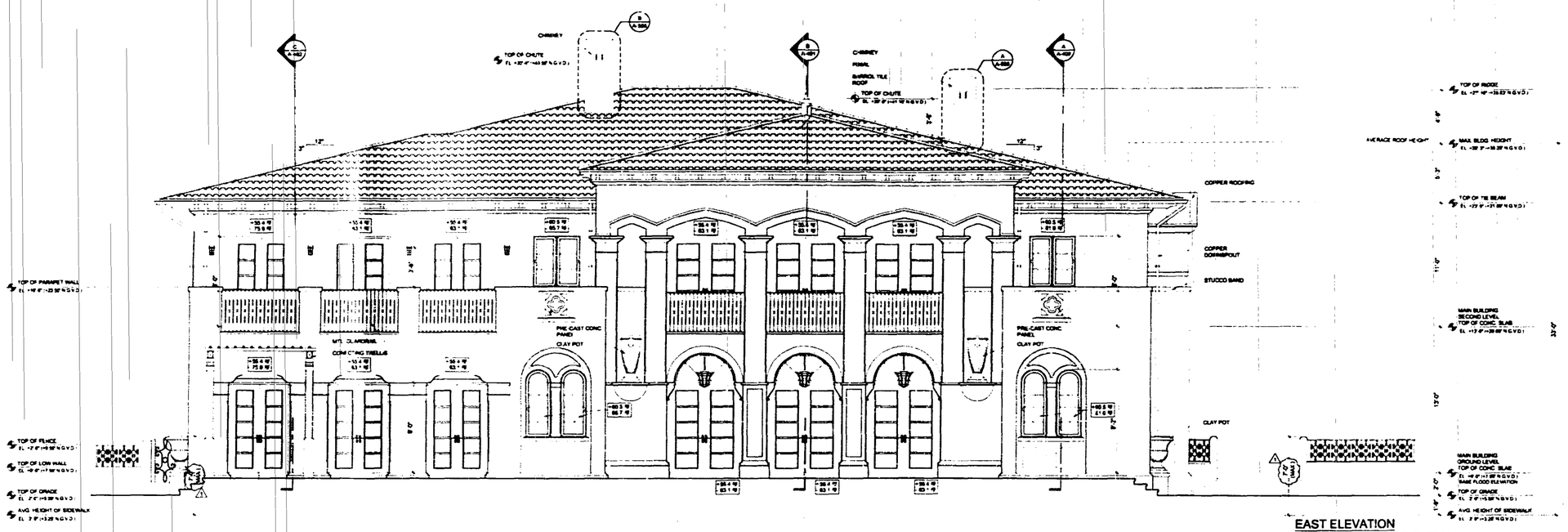
CORPORATE SEAL NO AA0002273
EDUARDO CASTAÑEDA AIA AR14049

NORTH ELEVATION

SCALE AS NOTED ON PLAN

A-302

11



EAST ELEVATION
(MAIN HOUSE REAR ELEV.)
SCALE 1/4" = 1'-0"

EAST ELEVATION
(BISCAYNE BAY ELEV.)
SCALE 1/4" = 1'-0"

A3

4686 PONCE DE LEON BLV., SUITE 201
CORAL GABLES, FL. 33146

OFFICE 305 667 6333
FAX 305 667 6670

E MAIL a3@a3arc.com

THE HOWARD DESIGN GROUP INC
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thdesigngroup@howardesigngroup.com

MR. THOMAS H. IRELAND
12000 BISCAYNE BLVD
PENTHOUSE 8TH
MIAMI, FLORIDA 33181
(305) 891-6808

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33141

REVISIONS	DATE
1 BLDG DEPT. REVISION	10.31.03

PERMIT DRAWINGS

DATE 10.30.03

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CORPORATE SEAL NO AA0002273
EDUARDO CASTINEIRA, A.I.A. AR14046

SHEET TITLE

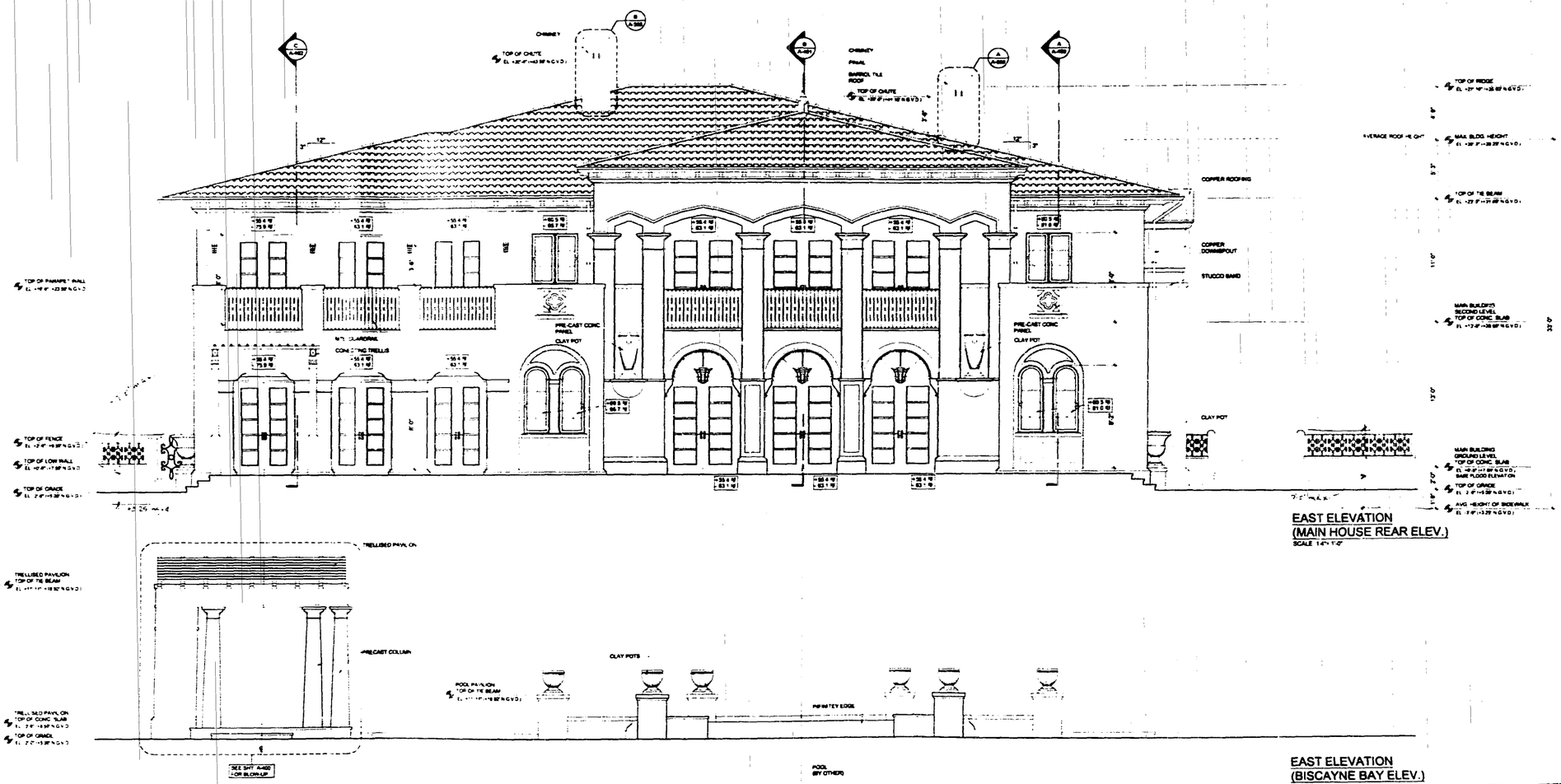
EAST ELEVATION

SCALE AS NOTED ON PLAN

SHEET NO.

A-303

11



EAST ELEVATION
(MAIN HOUSE REAR ELEV.)
SCALE 1/4"=1'-0"

EAST ELEVATION
(BISCAYNE BAY ELEV.)
SCALE 1/4"=1'-0"

OFFICE CO
CITY OF MIAMI B
APPROVED FOR PE
THE FOL
BUILDING:
ZONING:
DRB HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Build
REVIEWED

A3

4686 PONCE DE LEON BLV SUITE 201
CORAL GABLES FL 33146
OFFICE 305 667 8333
FAX 305 667 8870
E MAIL a3@pdlfirm.com

THE HOWARD DESIGN GROUP INC
2601 FLORIDA AVE
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OFFICE 305 446 4288
FAX 305 446 4438
E MAIL

MR THOMAS K IRELLAND
12000 BISCAYNE BLVD
PENTHOUSE #12
MIAMI FLORIDA 33181
305 891 4806

PROJECT

NORTH BAY VILLA

4560 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33140

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	06.06.03

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5/13/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA A I A AR14049

SHEET TITLE

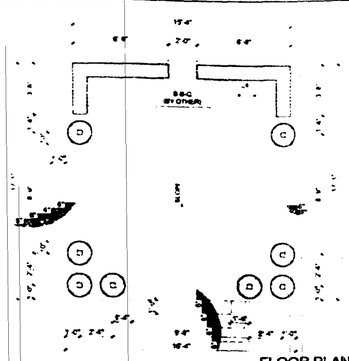
EAST ELEVATION

SCALE AS NOTED ON PLAN

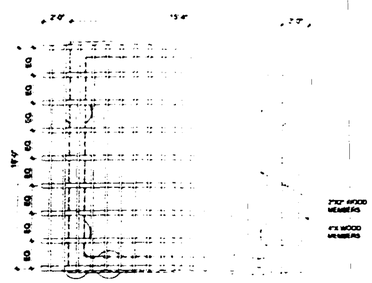
SHEET NO

A-303

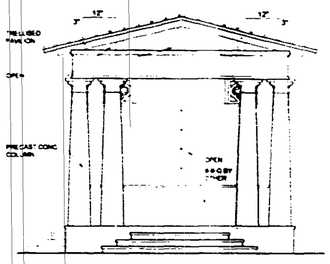
11



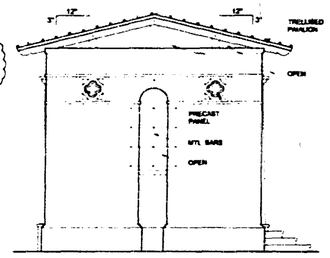
FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"



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



SOUTH ELEVATION
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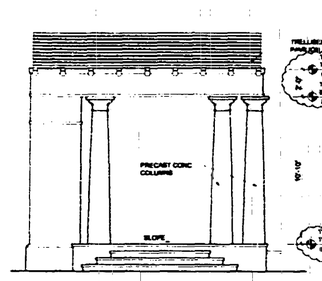
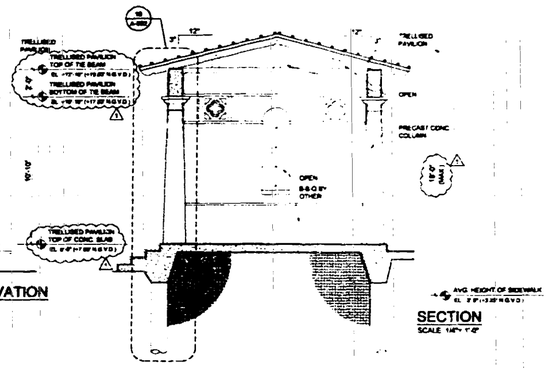
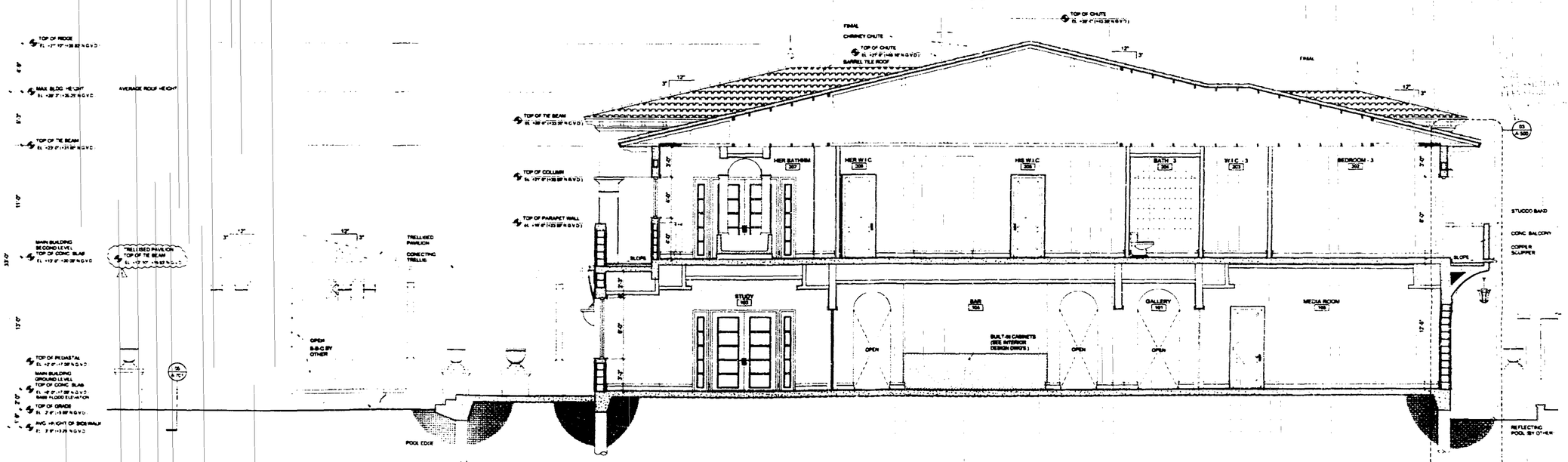


WEST ELEVATION
SCALE 1/4" = 1'-0"



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



SECTION A-A
SCALE 1/4" = 1'-0"

KEY PLAN

A-3

4655 PONCE DE LEON BLV / SUITE 201
CORAL GABLES FL 33146

OFFICE 305 667 8333
FAX 305 667 8870

E MAIL

THE HOWARD DESIGN GROUP INC
3801 FLORIDA AVE
COCONUT GROVE FL 33133

OFFICE 305 446 4088
FAX 305 446 4428

E MAIL

MR THOMAS K IRELAND
12000 BISCAYNE BLVD
PENTHOUSE 812
MIAMI FLORIDA 33181
305 891 6806

PROJECT

NORTH BAY VILLA

6580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

2-17-04 #

2/9/8

1/1/04

BLDG DEPT REVISION

REVISIONS	DATE

PERMIT DRAWINGS

DATE 10.20.03

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1/7/03

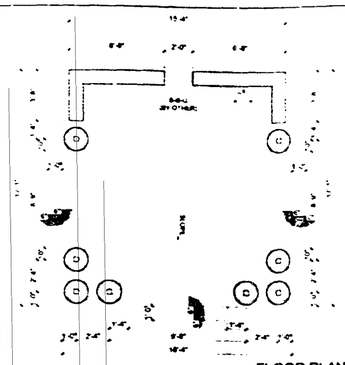
CORPORATE SEAL NO AA0002273
EDUARDO CASTIEIRA A I A AR14049

TRELLISED PAVILION BLOW-UPS
SECTION A-A

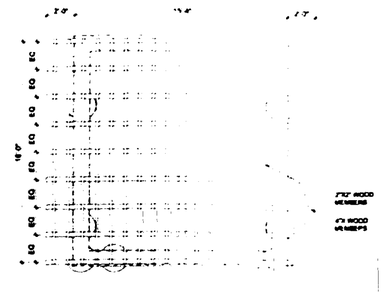
SCALE AS NOTED ON PLAN

A-400

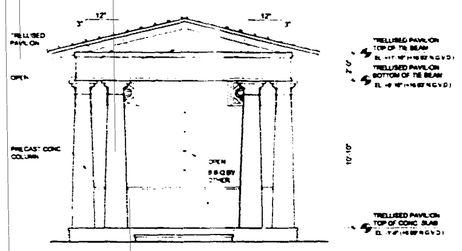
11



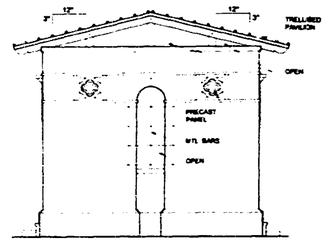
FLOOR PLAN
SCALE 1/4"=1'-0"



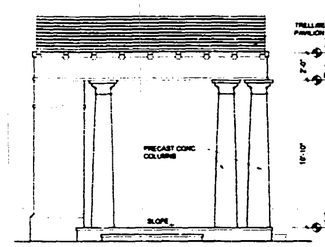
ROOF PLAN
SCALE 1/4"=1'-0"



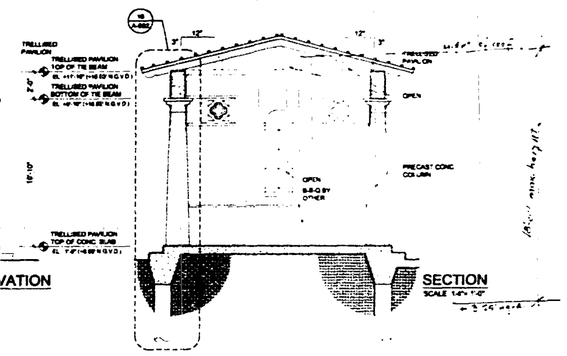
NORTH ELEVATION
SCALE 1/4"=1'-0"



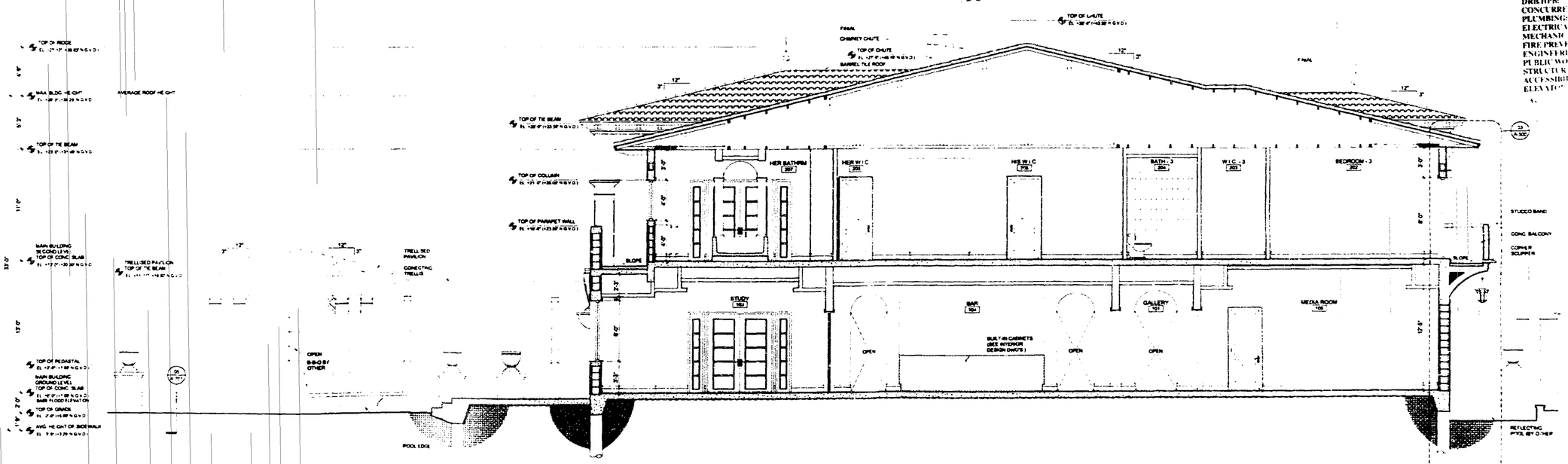
SOUTH ELEVATION
SCALE 1/4"=1'-0"



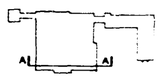
WEST ELEVATION
SCALE 1/4"=1'-0"



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



SECTION A-A
SCALE 1/4"=1'-0"



KEY PLAN

A3

4560 PONCE DE LEON BLV SUITE 201
CORAL GABLES FL 33146
OFFICE 305 667 6333
FAX 305 667 6677
E MAIL a3@arcdems.com

THE HOWARD DESIGN GROUP INC
2801 FLORIDA AVE
COCONUT GROVE FL 33133
OFFICE 305 446 4088
FAX 305 446 4428
E MAIL howardgroup@howardstudiogroup.com

MR THOMAS K IRELAND
2000 BISCAYNE BLVD
PENTHOUSE # 3
MIAMI FLORIDA 33181
305 891 4805

NORTH BAY VILLA

4560 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

CITY OF
APPR
BUILDING
ZONING
DRB/HPB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	08.08.03

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6/16/03

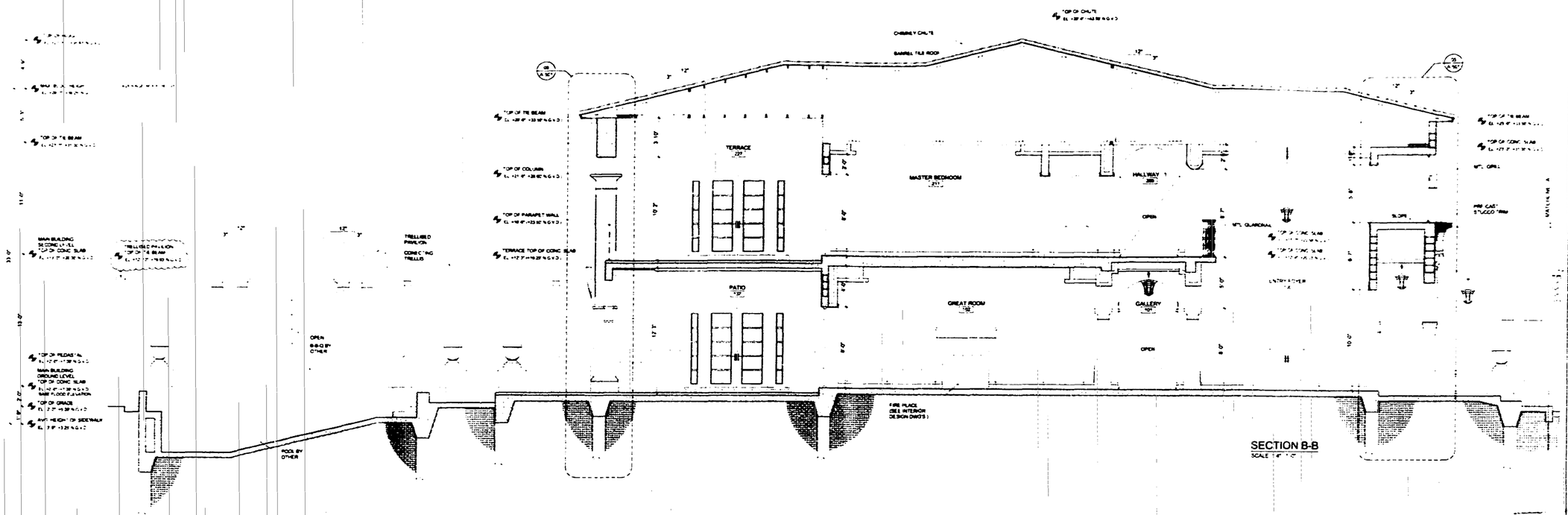
CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑE RA A I A AR14049

TRELLISED PAVILION BLDG-UPS
SECTION A-A

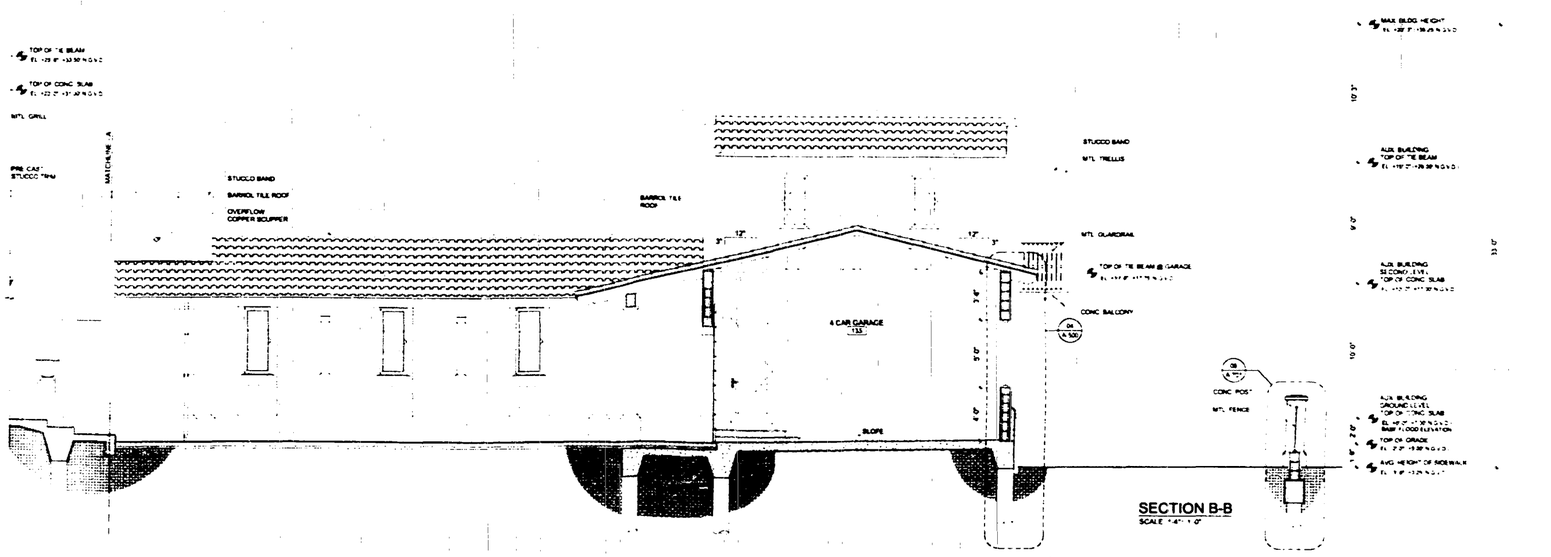
SCALE AS NOTED ON PLAN

A-400

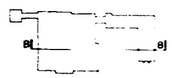
11



SECTION B-B
SCALE 1/4" = 1'-0"



SECTION B-B
SCALE 1/4" = 1'-0"



KEY PLAN

A3

THE HOWARD DESIGN GROUP, INC

NORTH BAY VILLA

4360 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

REVISIONS DATE

PERMIT DRAWINGS

DATE 10.28.03

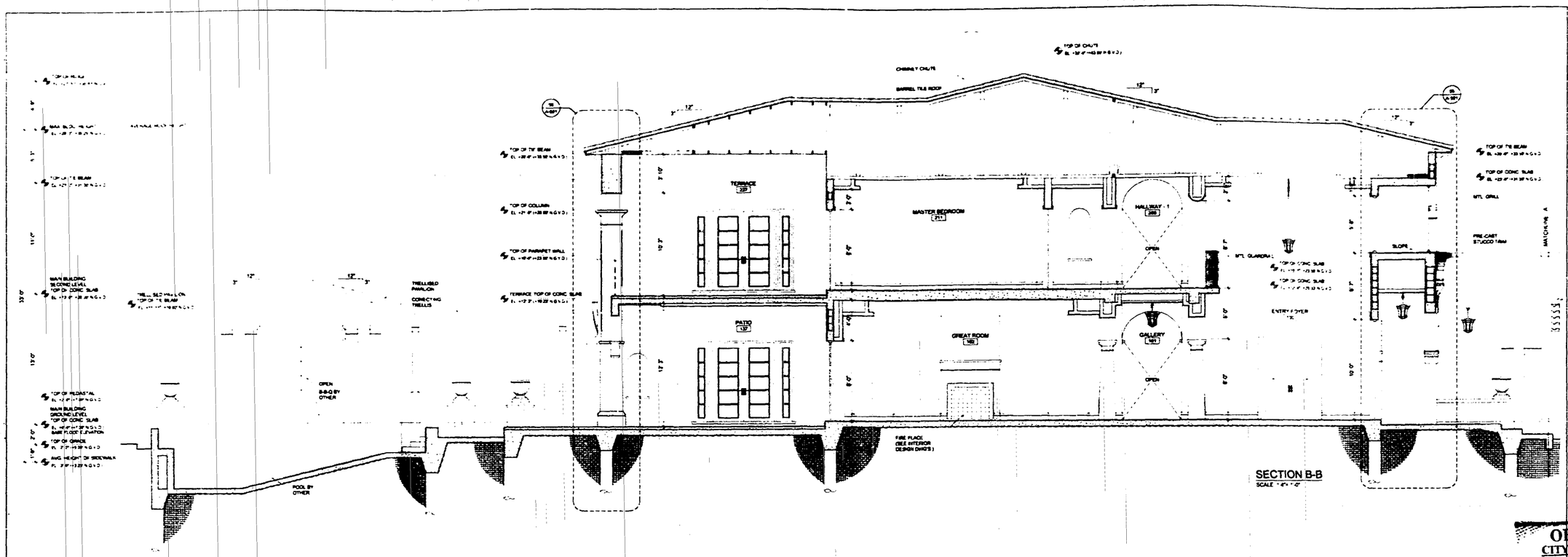
CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA, A.I.A. AR14049

SECTION B-B

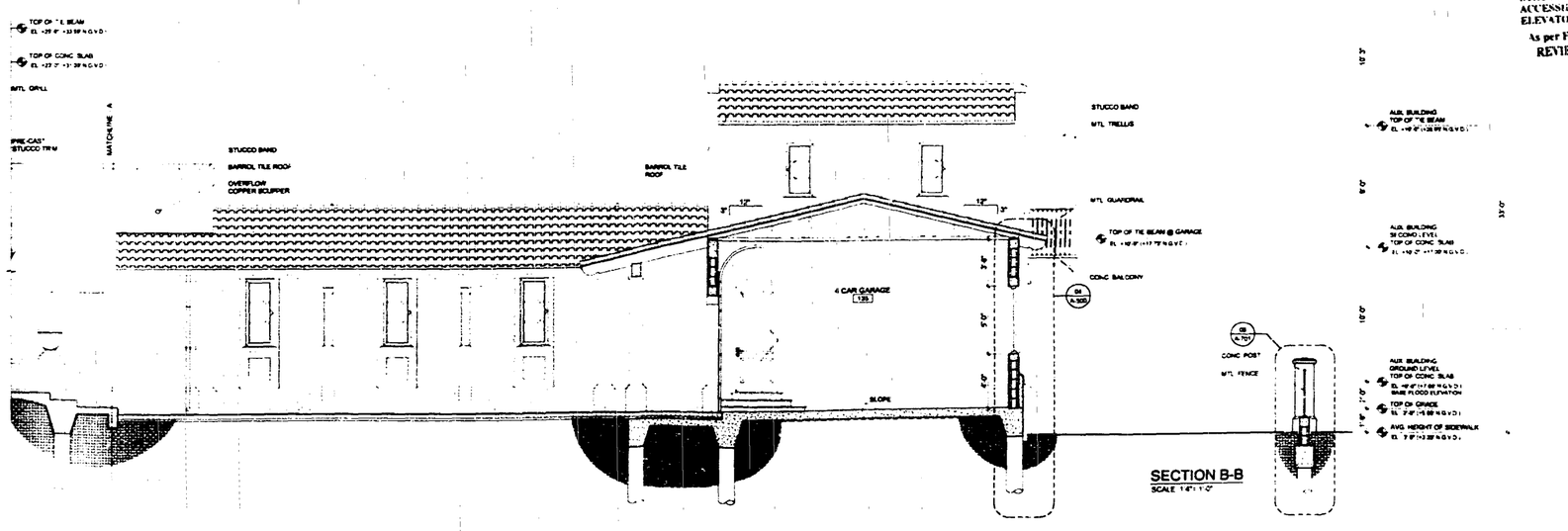
SCALE AS NOTED ON PLAN

A-401

11



SECTION B-B
SCALE 1/4"=1'-0"



SECTION B-B
SCALE 1/4"=1'-0"

KEY PLAN

A3

4580 PONCE DE LEON BLV SUITE 201
CORAL GABLES, FL 33146
OFFICE 305 667 6333
FAX 305 667 6670
E-MAIL a3@arofirm.com

THE HOWARD DESIGN GROUP INC
2801 FLORIDA AVE
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OFFICE 305 446 4089
FAX 305 446 4426
E-MAIL
dmsquinger@howardsdesigngroup.com

MR. THOMAS K. IRELAND
2000 BISCAYNE BLVD
PENTHOUSE 910
MIAMI, FLORIDA 33181
(305) 991-6808

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

REVISIONS	DATE

PERMIT DRAWINGS

DATE: 08.05.03

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THESE DRAWINGS AND SPECIFICATIONS AS WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF ARCHITECT, INC. (ARCHITECTS).

3/18/03

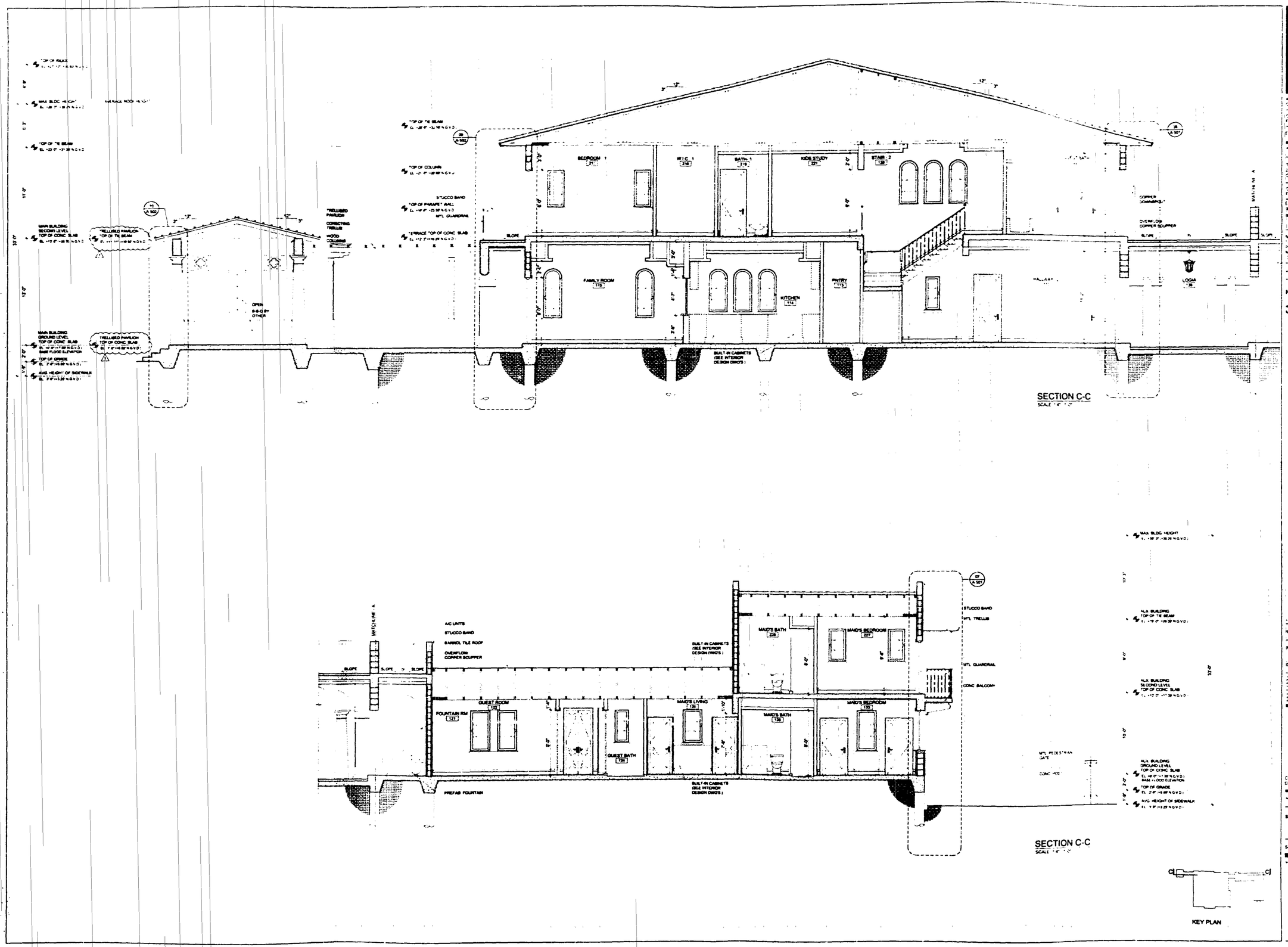
CORPORATE SEAL NO. AA0002273
EDUARDO CASTIÑEIRA, A.I.A. AR14049

SHEET TITLE
SECTION B-B

SCALE AS NOTED ON PLAN

A-401

11



A3

4165 PONCE DE LEON BLV SUITE 20
CORAL GABLES FL 33146
OFFICE 305 667 6733
FAX 305 667 6675
E MAIL

T E HOWARD DESIGN GROUP INC
3167 FLORIDA AVE
COCONUT GROVE FL 33133
OFFICE 305 446 4088
FAX 305 446 4429
E MAIL

MR THOMAS K IRELAND
17200 BISCAYNE BLVD
PENTHOUSE #13
MIAMI FLORIDA 33160
305 891 4805

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33140

REVISIONS DATE

PERMIT DRAWINGS

DATE 10 20 03

CORPORATE SEAL NO AA0002273
EDUARDO CASTIMEIRA A I A AR14049

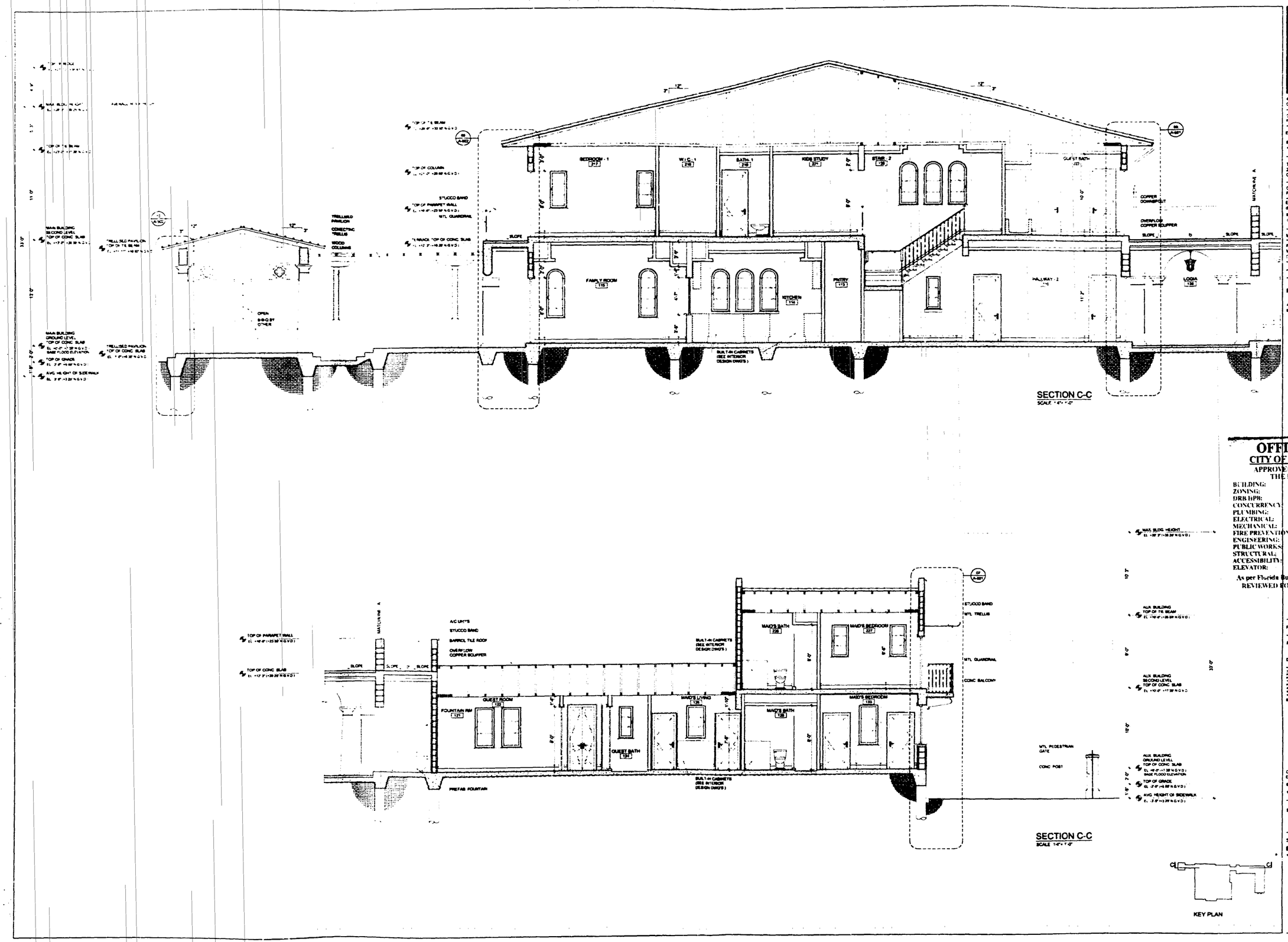
SECTION C-C

SCALE AS NOTED ON PLAN

KEY PLAN

A-402

11



SECTION C-C
SCALE 1/4"= 1'-0"

SECTION C-C
SCALE 1/4"= 1'-0"

KEY PLAN

A3

4686 PONCE DE LEON BLV SUITE 201
CORAL GABLES FL 33146
OFF CE 305 667 6333
FAX 305 667 6670
E MAIL a3@arch3ms.com

THE HOWARD DESIGN GROUP INC
2801 FLORIDA AVE
COCONUT GROVE FL 33133
OFF CE 305 446 4088
FAX 305 446 4428
E-MAIL
thdesigngroup@howardsdesigngroup.com

CLIENT

MR THOMAS K IRELAND
1000 BISCAYNE BLVD
PENTHOUSE 8-0
MIAMI FLORIDA 33181
(305) 891-8808

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33140

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING: HPB 19-636
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.5
REVIEWED FOR CODE COMPLIANCE

REVISIONS	DATE
PERMIT DRAWINGS	
DATE	08.08.03

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DRAWINGS WERE PREPARED FOR USE IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PERSONALLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF HOWARD I. INC. ARCHITECTS

8/8/03

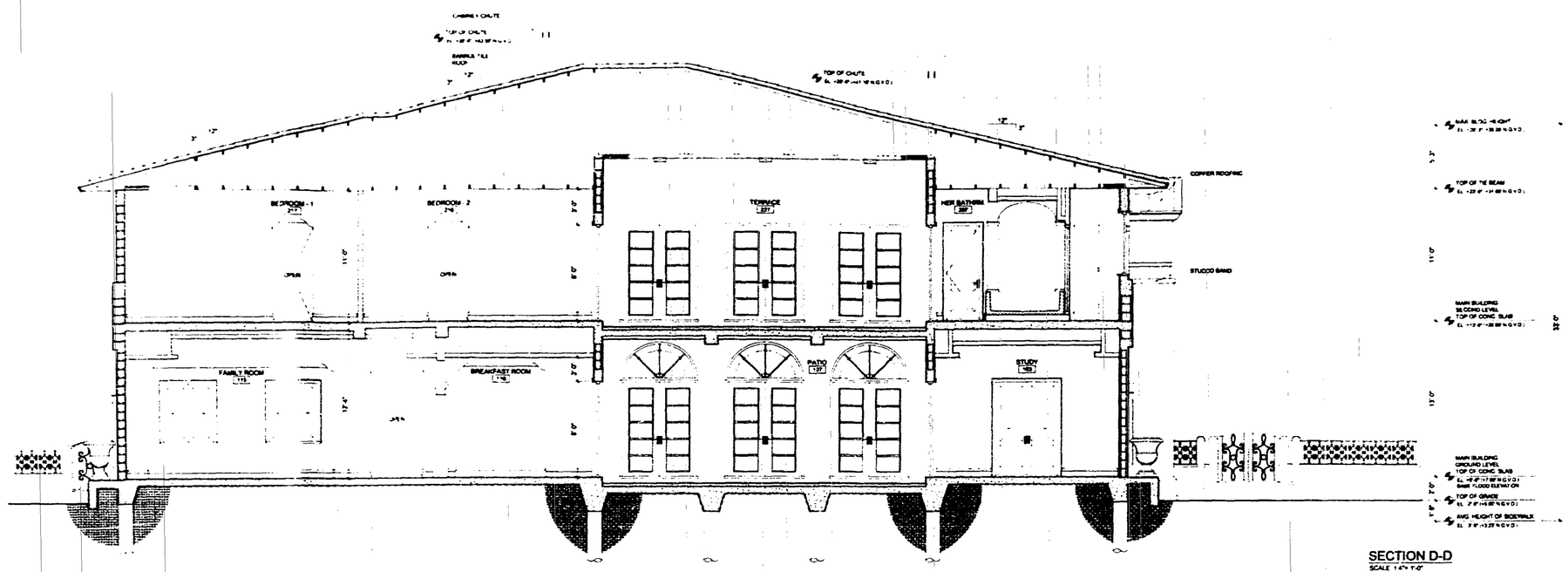
CORPORATE SEAL NO AA0002273
EDUARDO CASTIÑEIRA A I A AR14048

SHEET TITLE
SECTION C-C

SCALE AS NOTED ON PLAN

SHEET NO
A-402

11



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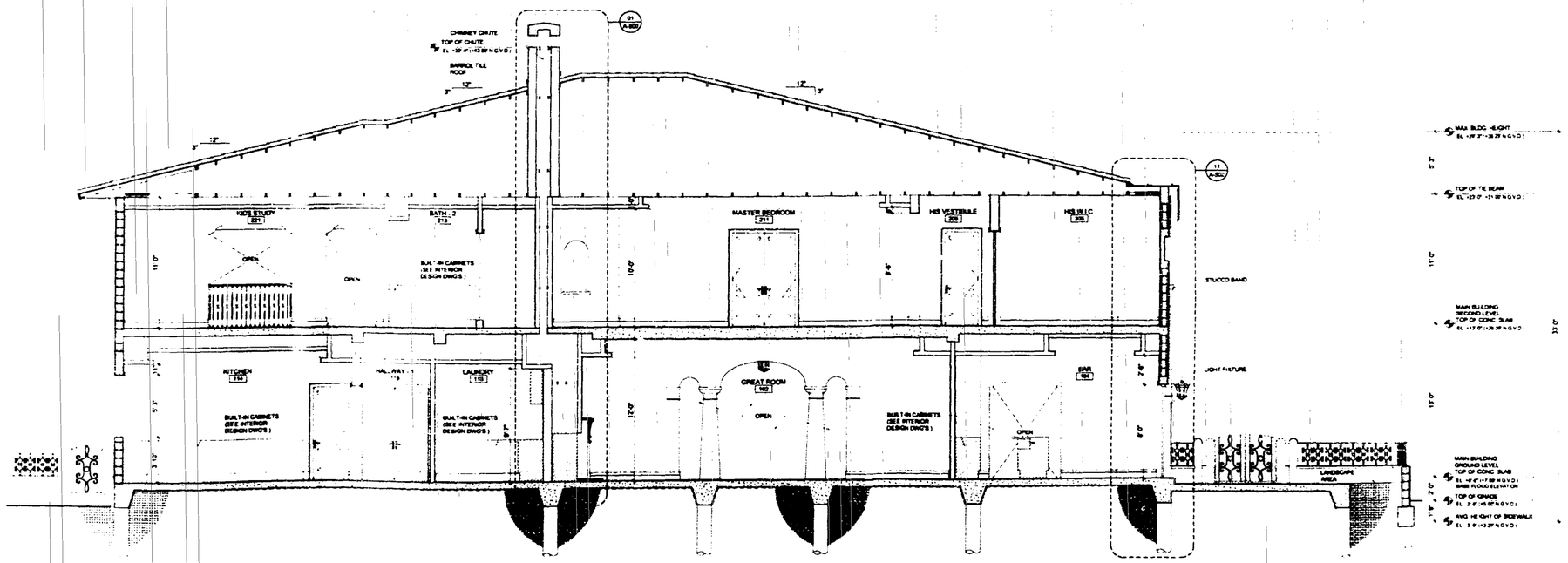

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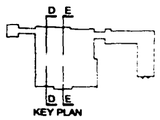

KEY PLAN

A3

4585 PONCE DE LEON BLV SUITE 20
CORAL GABLES FL 33146
OFFICE 305 667 6333
FAX 305 667 6672
E-MAIL a3@prodiva.com

THE HOWARD DESIGN GROUP INC
2801 FLORIDA AVE
COCONUT GROVE FL 33133
OFFICE 305 446 4088
FAX 305 446 4428
E-MAIL
howardesigngroup.com

MR. THOMAS K. IRELAND
1000 BISCAYNE BLVD
PENTHOUSE 810
MIAMI FLORIDA 33181
(305) 991-6806

PROJECT

NORTH BAY VILLA

4580 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33141

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code
REVIEWED FOR CODE

REVISIONS	DATE
PERMIT DRAWINGS	

DATE 08.08.03

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5/19/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTRO RA A A AR14049

SHEET TITLE

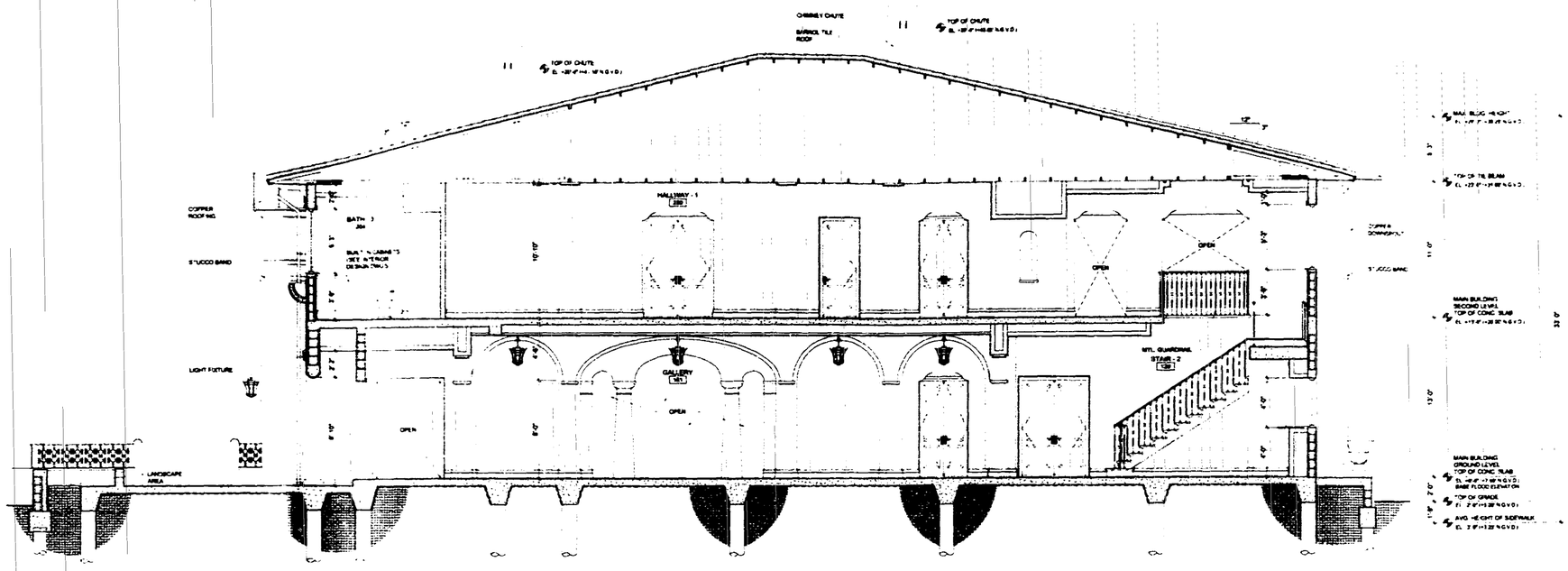
SECTION D-D
SECTION E-E

SCALE AS NOTED ON PLAN

SHEET NO

A-403

11



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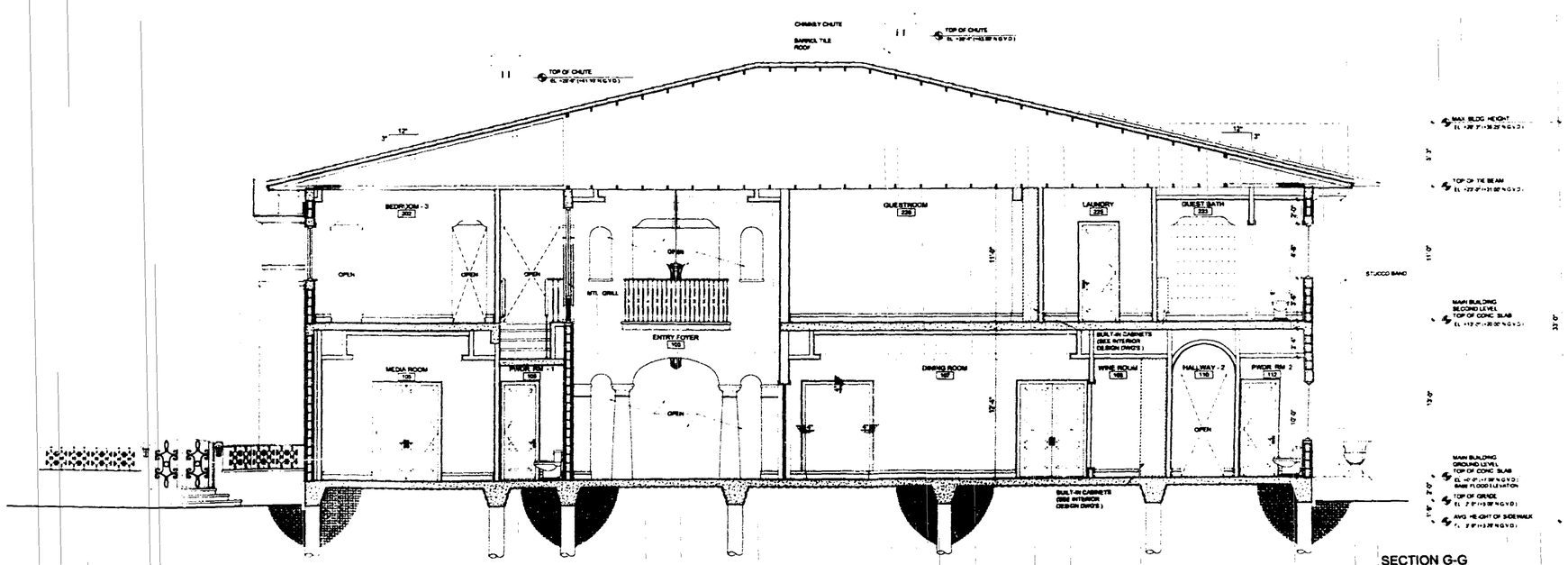

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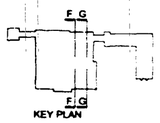


KEY PLAN

A3

4560 PONCE DE LEON BLV SUITE 201
CORAL GABLES FL 33146

OFF CE 305 667 6333
FAX 305 667 8675

E MAIL a3@arch4ms.com

THE HOWARD DESKIN GROUP INC
2901 FLORIDA AVE
COCONUT GROVE FL 33133

OFF CE 305 446 4089
FAX 305 446 4428

E-MAIL

MR THOMAS K IRELAND
17000 BISCAYNE BLVD
PENTHOUSE 815
MIAMI FLORIDA 33181
305 891 9806

NORTH BAY VILLA

4560 NORTH BAY ROAD
MIAMI BEACH FLORIDA 33140

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.
REVIEWED FOR CODE COMPLIANCE

REVISIONS	DATE
PERMIT DRAWINGS	

DATE 06.06.03

5/15/03

CORPORATE SEAL NO AA0002273
EDUARDO CASTINE RA A AR14049

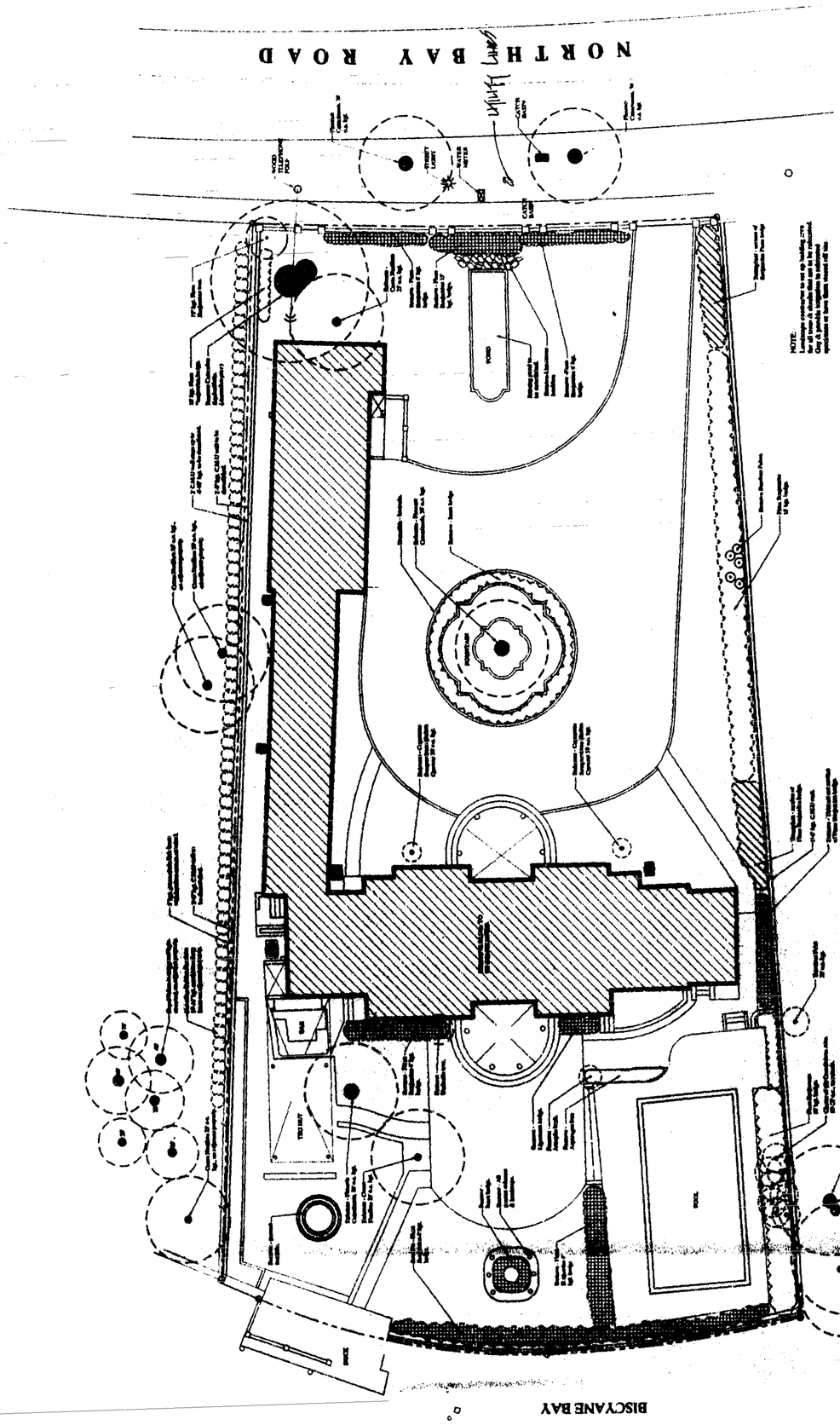
SHEET TITLE
SECTION F-F
SECTION G-G

SCALE AS NOTED ON PLAN

SHEET NO

A-404

11



OFFICE CO
CITY OF MIAMI
APPROVED FOR FI
THE FOLLOW
BUILDING:
ZONING:
DRIVEWAY:
COVER/CONTINGENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Building Code
REVIEWED FOR CODE CO

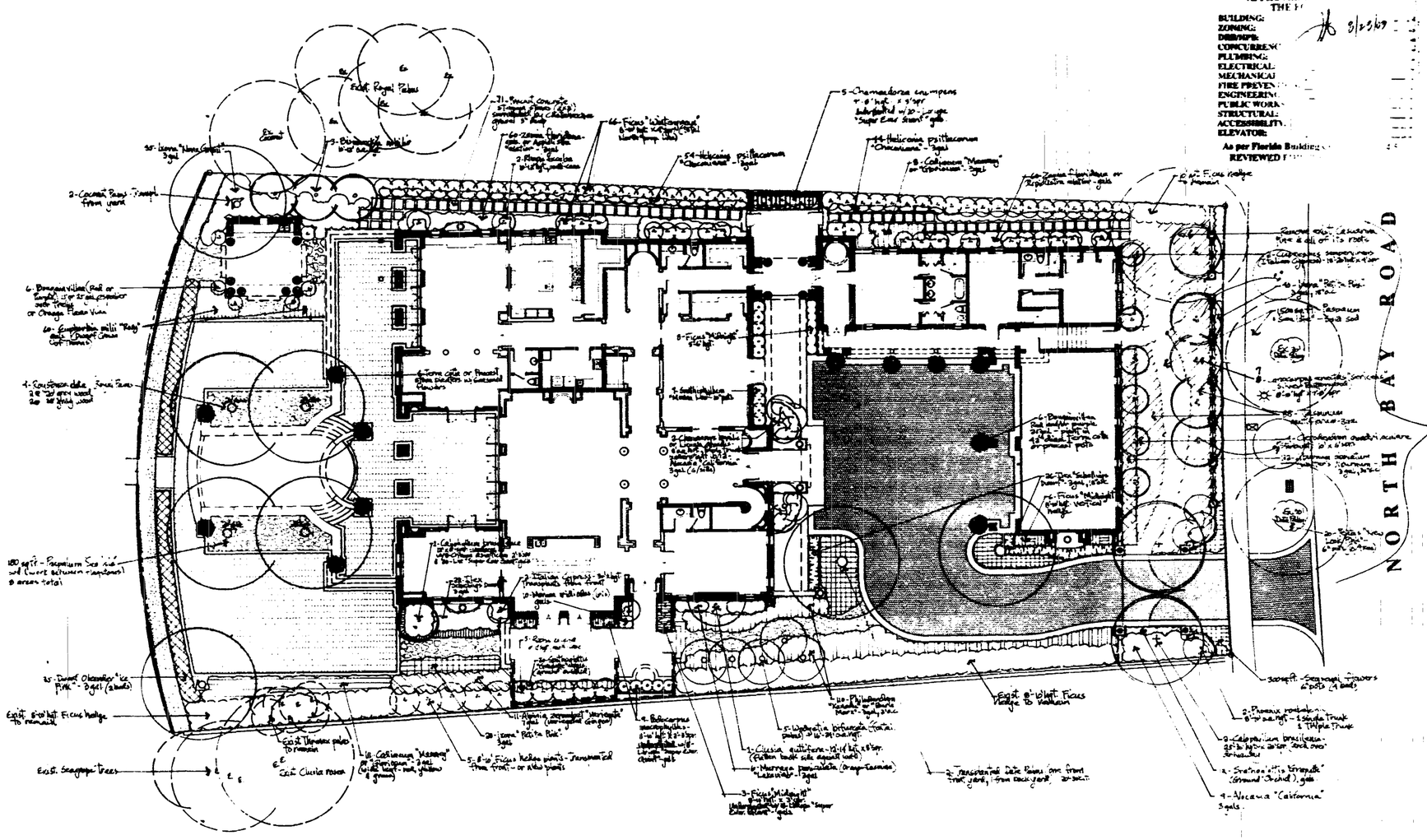
SCALE:	1" = 16'
PROJECT NUMBER:	
DATE:	06-13-2003
REVISION DATE:	

NORTH

DRAWING TITLE:
LANDSCAPE SURVEY & RELOCATION / PRESERVATION PLAN

PROJECT:
NORTH BAY VILLA
4500 NORTH BAY ROAD, MIAMI BEACH, FL. 33141

LE-1



PLANT NOTES:

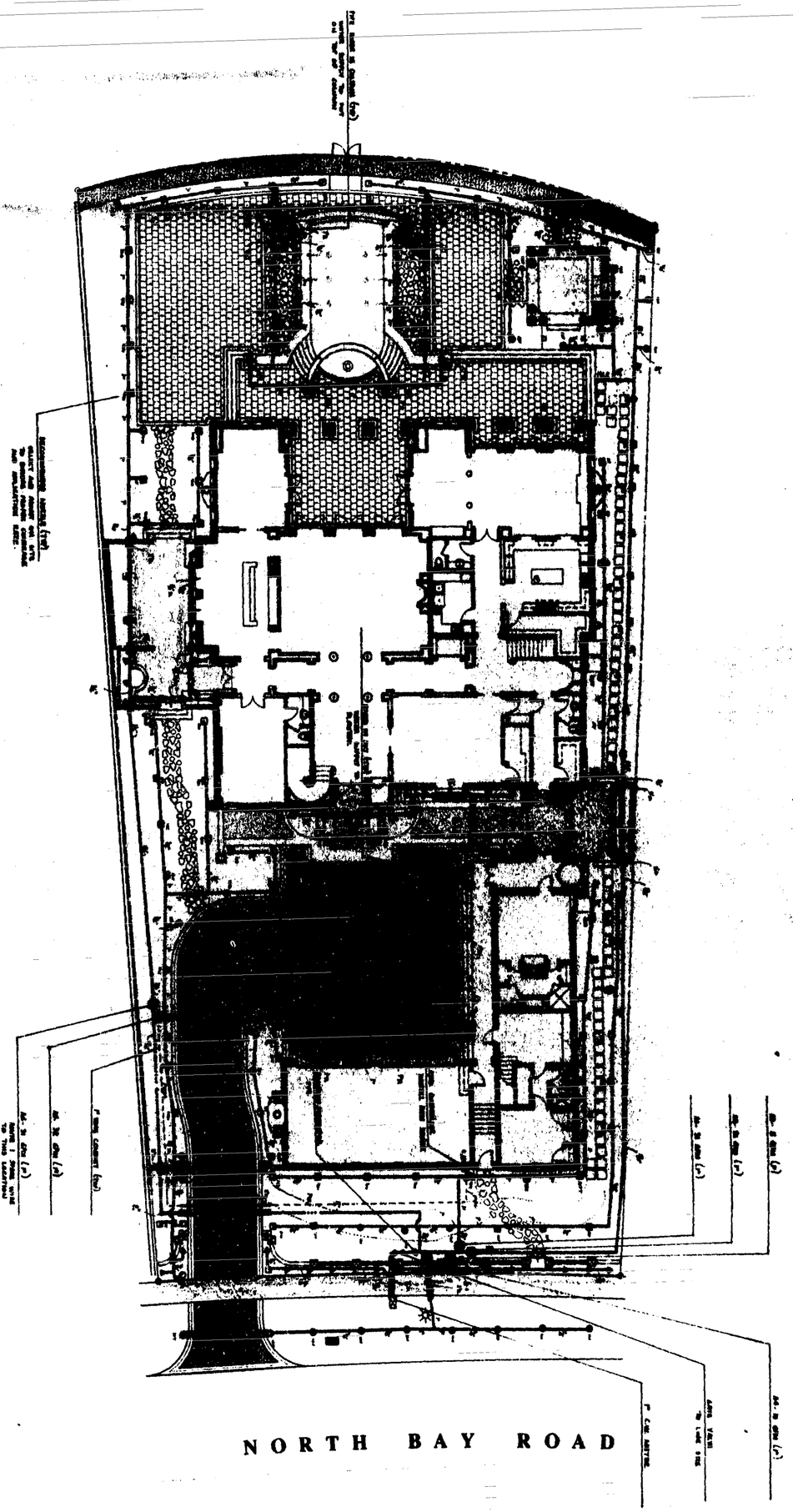
1. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I AND II 1973 1975 RESPECTIVELY.
2. ALL PLANTING BEDS AND TREE WELLS TO BE TOPPED WITH 3" CYPRESS BARK MULCH "GRADE A"
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKES PERMITTED
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES
5. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD, AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID TO EDGE OF CURB IN RIGHT OF WAY
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE HIS OWN TAKE OFF AND PLANT LIST PRIOR TO BID COST, AND CONFORM TO LANDSCAPE ARCHITECTS PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING DESIGNATED SIZE. LANDSCAPE CONTRACTOR SHOCKED IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST NO EXCEPTIONS!
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER
10. ALL PLANTED AREAS TO BE SUPPLIED WITH AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% OVERLAP. A RAIN SENSOR MUST BE PART OF THE AUTOMATIC SYSTEM

LANDSCAPE LEGEND – Dade County / Miami Beach

Zoning District: RS-2
Net Lot Area in square: 29
Net Lot Area in square feet: 21,168

Open Space	Required	Provided
A. Square feet of open space required by Chapter 33 as evaluated on site plan. Total lot area: 21,168 square feet x .35 % = 6,258 SF.	6,258	12,078
B. Square feet of parking lot open space required (by Chapter 18A, as evaluated on site plan. Number of parking spaces: 0 x 10 S.F. parking spaces = 0 SF)	0	0
C. Total square feet of landscape open space required by Chapter 33: A + B =	6,258	12,078
Large Area		
A. 6,258 total square feet of landscape open space required by Chapter 33	6,258	12,078
B. Minimum lawn ready sod permitted: 50 % x 6,258 square feet of open space = 3,129 SF)	3,129	1,500
Trees		
A. Number of trees required per net lot area less existing number of trees meeting minimum requirements = 2 of trees per lot	2	23
B. Percent of palms permitted: Number of trees permitted divided by 2 x 10% = % of palms permitted to count as shade trees, not to exceed 50%	1.45	9
C. Percent of native species required: Number of trees permitted x 50% =	7	12
D. Street trees requirements (multiply the street frontage of 157 x linear feet of street frontage divided by 30 =	5.23	2 Lots
E. Street trees located directly beneath power lines requirement (average on center spacing of 25') x linear feet of street frontage divided by 25 =	6	2 Lots
Shrubs		
A. Number of trees required x 10 = Number of shrubs allowed	20	252
B. Number of shrubs allowed x 50% = Number of native shrubs required	2	66
Irrigation Plan		
A. An irrigation plan required by Chapter 33?	yes	

Symbol Key	Quantity	Botanical Name	Common Name	Native Species Yes/No	Calipher Installed	Height Installed	Height Mature	Est. Ht. Spread	Canopy Est. Ht. Spread	Comments
TREES & PALMS										
		Bismarckia nobilis	BISMARCK PALM			12' C.T.				
		Bulnesia arborea	BULNESIA			12' C.T.				
		Bulnesia arborea	BULNESIA			12' C.T.				
		Bulnesia arborea	BULNESIA			12' C.T.				
		Calophyllum antillanum	PALMA MARIA			12' C.T.				
		Calophyllum antillanum	PALMA MARIA			12' C.T.				
		Calophyllum antillanum	PALMA MARIA			12' C.T.				
		Chrysalidocarpus lutescens	GOLD MEDAL PALM			8



OFFICE OF
CITY OF MIAMI
APPROVED FOR
TREE PO
BUILDING:
ZONING:
CONTROL:
CONSERVATION:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
PUBLIC WORKS:
ENGINEERING:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Statute
REVIEWED FOR CODE

DRAWING TITLE:

LANDSCAPE IRRIGATION PLAN

PROJECT:

NORTH BAY VILLA

4599 NORTH BAY ROAD, MIAMI BEACH, FL. 33141

KURON

SCALE: 1" = 10'

DATE: 08-13-2008

LI-1

LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
▲	570S-FB-10C-PC	TORO ADJ. FLOOD BUBBLER	04
△	570S-SB-9C	TORO ADJ. SHRUB BUBBLER	20
▲	570S-SB-18C	TORO ADJ. SHRUB BUBBLER	10
▲	570S-SB-25-180	TORO ADJ. SHRUB BUBBLER	25
	570S-MJ-4Q	TORO ADJ. SHRUB SPRAY	01
	570S-MJ-6Q	TORO ADJ. SHRUB SPRAY	01
	570S-6H	TORO ADJ. SHRUB SPRAY	01
	570S-10Q	TORO ADJ. SHRUB SPRAY	07
	570S-10T	TORO ADJ. SHRUB SPRAY	02
	570S-12H	TORO ADJ. SHRUB SPRAY	11
	570S-12F	TORO ADJ. SHRUB SPRAY	08
	570S-12Q	TORO ADJ. SHRUB SPRAY	02
	570S-12H	TORO ADJ. SHRUB SPRAY	07
	570S-12TT	TORO ADJ. SHRUB SPRAY	01
	570S-4SST	TORO ADJ. SHRUB SPRAY	12
	570S-6SST	TORO ADJ. SHRUB SPRAY	05
	570S-4S SST	TORO ADJ. SHRUB SPRAY	27
	570Z-6P-8Q	TORO ADJ. POP-UP SPRAY (6")	02
	570Z-6P-8T	TORO ADJ. POP-UP SPRAY (6")	02
	570Z-6P-8H	TORO ADJ. POP-UP SPRAY (6")	03
	570Z-6P-10T	TORO ADJ. POP-UP SPRAY (6")	01
	570Z-6P-10H	TORO ADJ. POP-UP SPRAY (6")	04
	570Z-6P-10F	TORO ADJ. POP-UP SPRAY (6")	10
	570Z-6P-4SST	TORO ADJ. POP-UP SPRAY (6")	02
	570Z-6P-6SST	TORO ADJ. POP-UP SPRAY (6")	01
	570Z-6P-4SSST	TORO ADJ. POP-UP SPRAY (6")	02
	570Z-12P-MJ-6Q	TORO ADJ. POP-UP SPRAY (12")	01
	570Z-12P-8T	TORO ADJ. POP-UP SPRAY (12")	02
	570Z-12P-8H	TORO ADJ. POP-UP SPRAY (12")	01
	570Z-12P-10Q	TORO ADJ. POP-UP SPRAY (12")	03
	570Z-12P-10H	TORO ADJ. POP-UP SPRAY (12")	05
	570Z-12P-12H	TORO ADJ. POP-UP SPRAY (12")	01
	570Z-12P-4SST	TORO ADJ. POP-UP SPRAY (12")	01
	570Z-12P-4SSST	TORO ADJ. POP-UP SPRAY (12")	01
●	P220-28-06	TORO 1" SOLENOID	06
	ESP-6LXi	RAIN BIRD AUTO CONTROLLER	01
	500C	HUNTER RAIN SENSOR	01
	765 (1" FPT)	WILKINS/ZURICO PRESSURE VACUUM BREAKER	01
		WIRE: UF WIRE	AS REQUIRED
		#14 AWG VALVE CONTROL	
		#12 AWG VALVE COMMON	
		SCH 40 GALVANIZED STEEL	AS REQUIRED
		SCH 40 PVC	AS REQUIRED
		MAIN LINE	
		SLEEVES	
		SHRUB RISERS	
		PVC FITTINGS	
		WIRE CONDUIT	
		TYPE 1120 PVC LATERALS	AS REQUIRED
		SDR 26, CLASS 160 (1" & LARGER)	
		SDR 21, CLASS 200 (3/4")	
		GATE VALVE (TO DESIGNATED)	01
		VALVE BOX/COVER	07
		GROUNDING LOCATION	01
■		CITY WATER METER	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

STA NO.	VALVE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND	RUN TIME	WEEKLY USAGE
1	A1	SPRAY	1"	31 GPM	60 MIN/WK	1,860 GAL/WK
2	A2	SPRAY	1"	31 GPM	60 MIN/WK	1,860 GAL/WK
3	A3	SUBBLER	1"	8 GPM	60 MIN/WK	480 GAL/WK
4	A4	SPRAY	1"	13 GPM	60 MIN/WK	780 GAL/WK
5	A5	SPRAY	1"	32 GPM	60 MIN/WK	1,920 GAL/WK
6	A6	SPRAY	1"	31 GPM	60 MIN/WK	1,860 GAL/WK
						8,760 GAL/WK

* TO APPLY 1.5 IN/WK

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE — REFER TO PLAN
WATER SOURCE — 1" CITY WATER METER
PRESSURE REQUIRED — 50 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLANTING PLAN" DATED AUG. 18, 2003. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 10'.

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

THE WATER SOURCE SHALL BE A 1" CITY WATER METER. CONTRACTOR SHALL VERIFY THAT CITY PRESSURE IS MAINTAINED ABOVE 50 PSI WHEN THE SYSTEM IS PROGRAMMED TO OPERATE.

BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER HAS BEEN SPECIFIED.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS 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 AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPING SHALL BE TYPE 1120 PVC. THE MAIN LINE AND WIRE CONDUIT SHALL BE SCH 40. LATERALS SIZED 1" AND LARGER SHALL CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200.

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 EQUAL OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

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

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

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

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW INTO PARKING AREAS, PATHS AND ONTO RESIDENCE.

SPRAY HEADS SHALL BE TORO 570 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS, AND SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS AND PALMS.

POP-UP TYPE SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR NOZZLE.

ADJACENT PLANTINGS OF SPRINKLERS SPECIFIED SHALL BE UNLIKE TO PROVIDE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE NOZZLE SPRAYS, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO REDUCE OVERTHROW.

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

CONTROLLERS

A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE 6 STATION CONTROLLER SHALL ACTUATE 6 IN-LINE VALVES. ONE VALVE SHALL BE CONNECTED FOR STATION ONGOING AS NOTED. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

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

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG UNDERGROUND FEED TYPE WIRE. SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN 1" SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 18", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

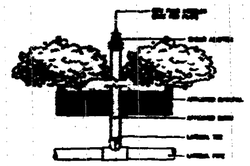
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

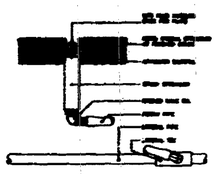
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

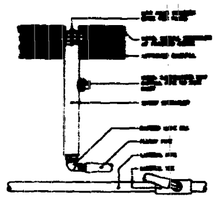
WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE PLACED ON A STATIONARY STRUCTURE, MINIMUM OF 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION, AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

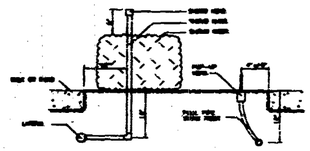
TIMING AND PRECIPITATION

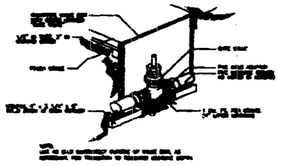
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.5 INCHES/WEEK.

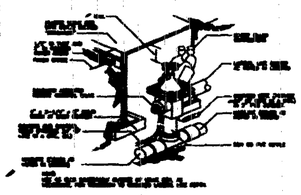

SHRUB/BUBBLER SPRINKLER
NOT TO SCALE

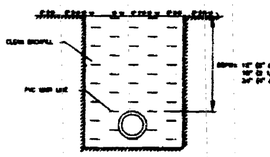

POP-UP SPRINKLER ON POLY PIPE SWING JOINT
NOT TO SCALE

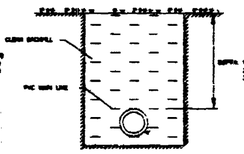

12" POP-UP SPRINKLER ON POLY PIPE SWING JOINT
NOT TO SCALE

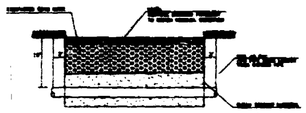

SPRINKLER LOCATION DETAIL
NOT TO SCALE

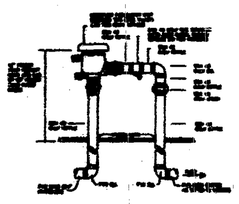

GATE VALVE DETAIL
NOT TO SCALE

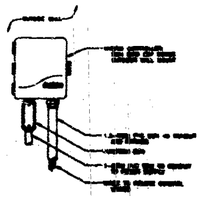

REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

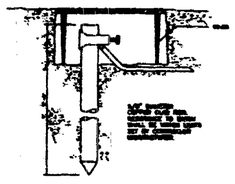

TRENCHING DETAIL
NON-VEHICLE TRAFFIC AREA
NOT TO SCALE

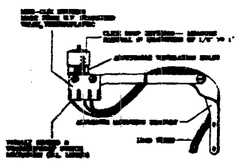

TRENCHING DETAIL
VEHICLE TRAFFIC AREA
NOT TO SCALE


PIPE SLEEVE DETAIL
NOT TO SCALE


PRESSURE VACUUM BREAKER
NOT TO SCALE


ESP WALL MOUNT CONTROLLER
NOT TO SCALE


GROUNDING ROD INSTALLATION
NOT TO SCALE


MINI-CLIK II RAIN SENSOR
NOT TO SCALE

WIRE COLOR CODING CHART

STATION #	WIRE COLOR
1 - 1	BLACK
2 - 12	RED
3 - 13	GREEN
4 - 14	YELLOW
5 - 15	ORANGE
6 - 16	BLUE
7 - 17	BROWN
8 - 18	PURPLE
9 - 19	TAN
10 - 20	GREY
COMMON	WHITE
SPARE	PINK

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PARKING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Building Code Section 104.5.3
8/26/03

PROJECT: NORTH BAY VILLA
4200 NORTH BAY ROAD, MIAMI BEACH, FL 33141

DRAWING TITLE: IRRIGATION NOTES & DETAILS

NORTH

SCALE: N.T.S.
PROJECT NUMBER:
DATE: 08-13-2003
REVISION DATE:

SHEET NUMBER: LI-2

11

B0304691

4580 No. Bay Road

"Ireland"

COMMENTS IN THE BLUE ENVELOPE

B0304691

4580 N. BAY RD