When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don=t turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD

May 1, 2018

FINAL AGENDA

CALL TO ORDER: Set for Approximately 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval of a revision for a new multi-family dwelling “10301 EBHD" located at 10301 E. Bay Harbor Drive, Lot 1 of Block 4. On November 1, 2016 the Board approved the project. A revision was submitted on January 20, 2018. The developers are proposing to reduce the number of dwellings units from ten (10) to seven (7) mid rise residential development. The proposed units range from 4,225 to 5,001 sq. ft. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building is 8 stories in overall height (8 floors of residential over 1 floor of parking / building lobby and common areas @ 75 ft. above BFE. Enclosed please find the previously approved and proposed site plan and elevations. (Item #1A)

   * *Staff Review:* Design meets Town Code and was approved by the Development Review Committee. Does not require any TDR units.

2. Request for approval of a revision for a new multi-family dwelling “The Waters" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. On September 20, 2016 the Board approved the project. A revision was submitted on March 27, 2018. The developers are proposing to construct a nine (9) unit mid rise residential development. The proposed units range from 1,560 to 4,340 sq. ft. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building is 8 stories in overall height (8 floors of residential over 1 floor of parking / building lobby and common areas @ 75 ft. above BFE. Enclosed please find the previously approved and proposed site plan and elevations. (Item #2A)

   * *Staff Review:* Design meets Town Code and was approved by the Development Review Committee. Does not require any TDR units.

ADJOURNMENT

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

AGENDA ITEM REPORT
May 1, 2018

ITEM NUMBER: 1.

ITEM: Request for approval of a revision for a new multi-family dwelling “10301 EBHD" located at 10301 E. Bay Harbor Drive, Lot 1 of Block 4. On November 1, 2016 the Board approved the project. A revision was submitted on January 20, 2018. The developers are proposing to reduce the number of dwellings units from ten (10) to seven (7) mid rise residential development. The proposed units range from 4,225 to 5,001 sq. ft. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building is 8 stories in overall height (8 floors of residential over 1 floor of parking / building lobby and common areas @ 75 ft. above BFE. Enclosed please find the previously approved and proposed site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:
Design meets Town Code and was approved by the Development Review Committee. Does not require any TDR units.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10301 EBHD PZB Staff Report April 3 2018	10301 EBHD PZB Staff Report April 3 2018.pdf
2.	Presentation 10301 part 1	Presentation 10301 part 1.pdf
3.	Presentation 10301 part 2	Presentation 10301 part 2.pdf

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: April 4th, 2018

Subject: Site Development Plan Application – Revision #1
10301 EBHD – 10 DU Multi-Family Residential Complex
10301 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2016-66
MMPA Acct. No. 01-0702-1038

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the proposed revised Site Development Plans dated January 20th, 2018 and, if found acceptable, as presented or with modifications, **APPROVE** the proposed Site Development Plan application subject to any staff recommended conditions listed herein, or additional PZB conditions.

PROJECT REVIEW HISTORY

In April 2016, the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions. MMPA received a revised set of plans from the architect and found that the plans resolved all previous DRC issues.

On September 20th, 2016 the PZB met and discussed the project, but deferred action on the project and requested several design changes. MMPA discussed the project alterations with the architect and reviewed several sets of design sketches which seemed to address the concerns of the Board. On November 1st, 2016, the Planning and Zoning Board approved the Site Development Plan application. Due to the allowance by Florida Statutes and Executive Orders of the Governor that extend land development approvals because of a declared state of emergency by the Governor, the approval is still valid.

MMPA / Town staff has reviewed proposed revisions to the project which were felt to be substantial enough to warrant bringing the application back to the PZB for re-approval.

Below are the substantial changes to the project:

1. Reduction in the number of dwelling units (DU) from ten (10) to seven (7).
2. Curved balconies changed to rectilinear balconies on the building exterior.
3. Removed the vertical expressions on the south towers to a segmented horizontal profile with eyebrows / paint colors.
4. Roof deck eliminated amenities on the west side and replaced with mechanical equipment.
5. Boat dock modified to include slips (concept – requires separate design / permit).

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 10301 E. Bay Harbor Drive

Legal Description: Lot 1 of Block 4, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Bermello Ajamil & Partners, as agent for the property owner, the Congress Group, has submitted a revised Site Development Plan application to allow for the construction of a seven (7) dwelling unit (previously 10 DU) mid-rise residential development located at 10301 E. Bay Harbor Drive. The proposed dwelling units range from 4,225 to 5,001 square feet of A/C space plus balconies, etc.

The proposed site design incorporates one (1) rectangular-shaped building on top of a one-story parking garage. The building floors above the parking garage form a single enclosed structure. One (1) main driveway connection to E. Bay Harbor Drive is proposed that is 23-feet in width. The driveway provides access to the ground level parking garage as well as one guest space in the front yard area.

In reviewing the survey / Miami-Dade Property Appraiser public records the lot does not appear to have ever deeded the front 11-feet of the lot to the Town for the on-street roadway swale parking as others had done. The survey states the lot size is 13,010 sq. ft.

On the building rooftop is a proposed recreational facility with a swimming pool, sun-deck area, men's / women's restrooms, and a spa. The proposed new building is 8-stories in height; seven (7) floors of residential use over one (1) floor of parking / building lobby / common areas @ 75-feet above BFE, which is the maximum height allowed.

On November 1st, 2016, the PZB determined that the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the PZB to protect adjoining sites from noise / light.

The site is currently vacant. The lot was previously developed with a two story residential complex known as the Harborview Condominium. Our records indicate that twelve (12) DU previously existed on the site. Therefore, upon redevelopment, the site would have a net **decrease of five (5) DU**. The survey indicates the total lot area is 13,010 square feet / 0.298 acres in size. This would allow a maximum of ten (10) dwelling units on the property at the maximum allowable base density (34 DUA). The revised proposal is to build seven (7) dwelling units (23.49 DUA) which would not require the developer to acquire any TDR units (they may transfer up to 3 TDR units).

The adjoining / nearby sites currently include the 5-story Bay Harbor Continental complex @ 35 DU / 31.8 DUA to the immediate northwest (now being demolished for redevelopment). To the immediate northeast is Biscayne Bay. To the immediate southeast is the 2-story & 3-story Harbor Bay Condominium complex @ 18 DU / 34.6 DUA. To the southwest across E. Bay Harbor Drive / 103rd Street is the 2-story Town & Country apartment complex @ 12 DU / 20 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 13+/- years. The proposed revised plan of development is compliant with the current Code requirements.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build ten (10) DU via the base density. Therefore, no additional TDR units are required.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to E. Bay Harbor Drive. The two-way driveway is 23-feet in width and provides access to the parking garage the guest spaces in the front yard area. Based on 7 DU the Code requires at least 14 parking spaces - which the plan meets. 20 parking spaces are provided (1 standard - guest), 18 through vertical lifts, and 1 ADA).

As this project is a single-lot development and no TDR units are being requested, guest spaces are not required; however, the applicant has elected to include one (1) guest spaces / drop-off area in the front yard.

A Fire Department staging area is shown on the plans in front of the driveway on the street. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with an abundant use of glass and rectilinear glass railings / balconies on the sides and rear. The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated January 20th, 2018 submitted to the Town for consideration:

1) This approval is based on the revised Site Development Plans prepared by Bermello Ajamil & Partners, dated January 20th, 2018. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code. This revised approval is only for the items noted.

2) Payment of all required Town impact fees prior to issuance of building permits.

3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

OPUS CONDOMINIUM 10301 BAY HARBOR DRIVE, FLORIDA 33154

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SURVEY

	SITE PLAN/SURVEY
UPDATE	SITE PLAN/SURVEY

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
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33 ARCH ST. #1100,
BOSTON, MA 02110
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OPUS CONDOMINIUM
10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

10301 E.BAY HARBOR
BAY HARBOR ISLANDS, FLORIDA

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ARCHITECTS

BAY HARBOR NORTH

10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL

TYPE OF CONSTRUCTION

FLOOR	UNITS	COMMON	SELLABLE	BALCONY	BACK OF HOUSE	STAIRS/ ELEVATORS	CORRIDORS	TOTAL
GROUND		5794.6 SF			269.4 SF	315.8 SF		6,379.8 SF
2	2A	-	2,071.2 SF	269.7 SF	644.3 SF	598.4 SF	413.1 SF	6,902.2 SF
	2B		2,355.9 SF	532.3 SF				
3	3A	-	2,151.2 SF	268.9 SF	620.4 SF	480.6 SF	412.2 SF	6,910.9 SF
	3B		2,465.6 SF	492.9 SF				
4	4A	300.3 SF	2,229.6 SF	535.9 SF	18.6 SF	497.2 SF	362.3 SF	6,915.1 SF
	4B		2,084.8 SF	858.9 SF				
5	5A	-	4,324.9 SF	878.0 SF	18.6 SF	497.2 SF	-	5,716.6 SF
6	6A	-	4,324.9 SF	936.8 SF	18.6 SF	497.2 SF	-	5,776.1 SF
7	7A	-	4,324.9 SF	689.6 SF	18.6 SF	497.2 SF	-	5,531.1 SF
8	8A	-	4,324.9 SF	466.6 SF	18.6 SF	497.2 SF	-	5,305.1 SF
9	-	1,714.62 SF	-	-	18.6 SF	497.2 SF	-	2,230.3 SF
POOL	-	2,280.3 SF	-	-	18.6 SF	497.2 SF	-	2,796.1 SF
ROOF	-	-	-	-	-	-	-	897.4 SF
TOTAL	10	10,089.2 SF	30,657.9 SF	5,929.6 SF	1,674.3 SF	4,875.2 SF	1,187.6 SF	55,360.7 SF

BIKE STORAGE

TOTAL PROVIDED 18

APPLICABLE CODES

FLORIDA BUILDING CODE: 5TH EDITION 2014

FLORIDA FIRE PREVENTION CODE: 5TH EDITION

AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

FHA - FAIR HOUSING ACT DESIGN MANUAL

NFPA 101-2012, LIFE SAFETY CODE FLORIDA

NFPA 101-2010, PORTABLE FIRE EXTINGUISHER CODE

ZONING SUMMARY

10301 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA

LOT AREA	SF	ACRES
	13,010	0.3 +/-

LEGAL DESCRIPTION

LOT 1, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10'-0" NGVD

CROWN OF THE ROAD 4.08' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION	**MEDIUM-HIGH DENSITY RESIDENTIAL**	
FLR	**ALLOWABLE**	**PROPOSED**
(DETERMINED BY THE SETEBACKS)	N/A	
MAXIMUM DENSITY		
34 UNITS PER NET ACRE	10	10
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT: UP TO 30' HIGH	20'-0"	20'-0"
UP TO 45' HIGH	25'-0"	30'-0"
UP TO 65' HIGH	30'-0"	30'-0"
SIDE: 1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	10'-0"	10'-0"
REAR:	20'-0"	20'-0"
FLEX. 1/5 OF BUILDING LENGHT		
@ NORTH [202'-4"/3]	54'-0"	47'-6"
@ WEST [72'-2"/3]	17'-4"	0'-0"
@ SOUTH [153'-4"/3]	37'-6"	35'-8"
@ EAST [80'-2"/3]	20'-0"	0'-0"
MAXIMUM HEIGHT	**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT	75'-0" ABOVE BFE	75'-0" ABOVE BFE
GROUND LANDSCAPE AREA (PERVIOUS AREA) 20% OF LOT AREA MINIMUM 13,010 X.20	**REQUIRED** 2,602 SF	**PROPOSED** 3,459.4 SF = 26%
ROOF DECK LANDSCAPE REQUIRMENTS 15% OF ROOF AREA MINIMUM 3679.7 X.15	**REQUIRED** 547.5 SF	**PROPOSED** 1552.0 SF = 36%
LOT COVERAGE (PERIMETER DETERMINED BY THE SETBACKS)	**ALLOWABLE** DETERMINED BY SETBACKS	**PROPOSED** 6,396.8 SF = 49%
PARKING SPACE REQUIREMENTS RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	**REQUIRED** 20	**PROPOSED** 20
IMPERVIOUS AREA		**PROPOSED** 9550.6 SF
STORAGE UNIT	**REQUIRED** 10	**PROPOSED** 10

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SURVEY

THE BELOW SUMMARIZES THE PZB MEMBER COMMENTS FROM LAST NIGHT'S HEARING. LET ME KNOW IF YOU AGREE OR HAVE ANY CLARIFICATIONS.

1. REVISE FRONT ENTRY TO MAKE MORE PROMINENT BY INCREASING EYEBROW OVER DOORWAY TO CREATE A COVERED ENTRANCE, EXPAND LOUVERS TO ALIGN WITH ENTIRE DOORWAY, EXTEND AT LEAST THE 4TH FLOOR BALCONY TO THE SOUTH TO COVER PART OF THE SOLID WHITE AREA ABOVE THE DOORWAY, AND CONSIDER ANOTHER PANEL OF GLASS (SPANDREL GLASS) TO THE SOUTH OF THE BALCONIES (SEE SHEETS A-101, A-102).
2. REVISE SOUTH ELEVATION TO EMPHASIZE HORIZONTAL LINES AT FLOOR LEVELS TO BREAK UP THE VERTICAL PRESENCE OF THE 3 TOWERS. THE DISCUSSION FOCUSED ON ACHIEVING THIS WITH ALTERING THE PROPOSED SCORING, INTRODUCING BANDING ELEMENTS AND/OR ADDING EYEBROWS THAT PROJECT AT MOST 2' FROM THE BUILDING WALL. FURTHER DISCUSSION INCLUDED A WEDDING CAKE APPROACH THAT ALSO INDICATES A THINNING OF THE TOWER ELEMENTS AS YOU GO UP TO THE TOP. ALSO, THE BOARD MEMBERS SUGGESTED OPENING THE STAIRWELLS ON SOUTH SIDE (SEE SHEETS A-105-A-109).
3. THIN THE VERTICAL LINE AT THE NORTHWEST CORNER OF THE BUILDING (SEE SHEETS A-102-A-108).
4. INTRODUCE MORE FENESTRATION AT THE EAST ELEVATION AT GROUND LEVEL, BOTH AT THE ENTRY TO THE LOBBY AND IN THE CENTRAL AREA TO ALLOW MORE VIEWS OF THE WATER (SEE SHEETS A-101, A-303).
5. RELOCATE THE OUTDOOR TRASH ENCLOSURE FURTHER EAST TO BE BEHIND THE LOBBY ENTRANCE.
6. REDUCE THE WIDTH OF THE WALKWAY IN THE NORTH SIDE YARD (SEE SHEET A-101).
7. ON THE ROOF, LOWER THE BATHROOM TOWER BY CHANGING THE ENTRY FROM THE UPPER DECK TO THE LOWER DECK (SEE SHEETS A-304, A-405).

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BAY HARBOR NORTH
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dave bodker
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DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 04.26.2016

ARCHITECTURAL ANALYSIS

A-001

OPUS CONDOMINIUM

10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL

TYPE OF CONSTRUCTION

FLOOR	UNITS	COMMON	SELLABLE	BALCONY	BACK OF HOUSE	STAIRS/ ELEVATORS	CORRIDORS	TOTAL
GROUND		5,919.6 SF			127.0 SF	322.0 SF		6,368.6 SF
2	2A	604.6	4,302.0 SF	966.0 SF	261.7 SF	575.0 SF	273.1 SF	6,982.4 SF
3	3A	-	5,001.0 SF	968.8 SF	266.4 SF	480.6 SF	249.4 SF	6,984.2 SF
4	4A		4,851.3 SF	1,629.0 SF	25.6 SF	497.2 SF	-	7,003.1 SF
5	5A	-	4,476.7 SF	1,090.4 SF	23.3 SF	497.2 SF	-	6,088.8 SF
6	6A	-	4,309.1 SF	950.2 SF	20.9 SF	497.2 SF	-	5,777.4 SF
7	7A	-	4,225.4 SF	518.9 SF	20.9 SF	497.2 SF	-	5,262.4 SF
8	8A	-	4,225.4 SF	485.0 SF	20.9 SF	497.2 SF	-	5,228.5 SF
POOL	-	4,221.9 SF	-	-	20.9 SF	497.2 SF	-	4,740.0 SF
ROOF	-	-	-	-	-	-	-	623.2 SF
TOTAL	7	10,746.1 SF	31,390.9 SF	6,608.3 SF	787.6 SF	4,360.8 SF	522.5 SF	55,058.6 SF
STORAGE UNITS								
TOTAL PROVIDED		7	269.2 SF					
TOTAL REQUIRED		7(.25SF)	175 SF					

BIKE STORAGE

TOTAL PROVIDED 18

APPLICABLE CODES

FLORIDA BUILDING CODE: 6TH EDITION 2017

FLORIDA FIRE PREVENTION CODE: 5TH EDITION

AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

FHA - FAIR HOUSING ACT DESIGN MANUAL

NFPA 101-2012, LIFE SAFETY CODE FLORIDA

NFPA 101-2010, PORTABLE FIRE EXTINGUISHER CODE

ZONING SUMMARY

10301 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA

LOT AREA	SF	ACRES
	13,010	0.3 +/-

LEGAL DESCRIPTION

LOT 1, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10'-0" NGVD

CROWN OF THE ROAD 4.08' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION — MEDIUM-HIGH DENSITY RESIDENTIAL

	ALLOWABLE	PROPOSED
FLR (DETERMINED BY THE SETEBACKS)	N/A	
MAXIMUM DENSITY 34 UNITS PER NET ACRE	10	10

SETBACKS		REQUIRED	PROPOSED
FRONT:	UP TO 30' HIGH	20'-0"	20'-0"
	UP TO 45' HIGH	25'-0"	30'-0"
	UP TO 65' HIGH	30'-0"	30'-0"
SIDE:	1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	10'-0"	10'-0"
REAR:		20'-0"	20'-0"
FLEX.	1/3 OF BUILDING LENGHT		
@ NORTH [202'-4"/3]		54'-0"	47'-6"
@ WEST [72'-2"/3]		17'-4"	0'-0"
@ SOUTH [153'-4"/3]		37'-6"	35'-8"
@ EAST [80'-2"/3]		20'-0"	0'-0"

	ALLOWABLE	PROPOSED
MAXIMUM HEIGHT MAXIMUM BUILDING HEIGHT	75'-0" ABOVE BFE	75'-0" ABOVE BFE
GROUND LANDSCAPE AREA (PERVIOUS AREA) 20% OF LOT AREA MINIMUM 13,010 X.20	REQUIRED 2,602 SF	PROPOSED 3,445.9 SF = 26%
ROOF DECK LANDSCAPE REQUIRMENTS 15% OF ROOF AREA MINIMUM 4,740 X.15	REQUIRED 711.0 SF	PROPOSED 904.3 SF = 19%
LOT COVERAGE (PERIMETER DETERMINED BY THE SETBACKS)	ALLOWABLE DETERMINED BY SETBACKS	PROPOSED 6,368.6 SF = 49%
PARKING SPACE REQUIREMENTS RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	REQUIRED 14	PROPOSED 20
IMPERVIOUS AREA		PROPOSED 3,195.5 SF
STORAGE UNIT	REQUIRED 7	PROPOSED 7

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PH-3	SPECIFICATION 1
PH-4	SPECIFICATION 2
SURVEY	

THE BELOW SUMMARIZES THE PZB MEMBER COMMENTS FROM LAST NIGHT'S HEARING. LET ME KNOW IF YOU AGREE OR HAVE ANY CLARIFICATIONS.

1. REVISE FRONT ENTRY TO MAKE MORE PROMINENT BY INCREASING EYEBROW OVER DOORWAY TO CREATE A COVERED ENTRANCE, EXPAND LOUVERS TO ALIGN WITH ENTIRE DOORWAY, EXTEND AT LEAST THE 4TH FLOOR BALCONY TO THE SOUTH TO COVER PART OF THE SOLID WHITE AREA ABOVE THE DOORWAY, AND CONSIDER ANOTHER PANEL OF GLASS (SPANDREL GLASS) TO THE SOUTH OF THE BALCONIES (SEE SHEETS A-101, A-102).
2. REVISE SOUTH ELEVATION TO EMPHASIZE HORIZONTAL LINES AT FLOOR LEVELS TO BREAK UP THE VERTICAL PRESENCE OF THE 3 TOWERS. THE DISCUSSION FOCUSED ON ACHIEVING THIS WITH ALTERING THE PROPOSED SCORING, INTRODUCING BANDING ELEMENTS AND/OR ADDING EYEBROWS THAT PROJECT AT MOST 2' FROM THE BUILDING WALL. FURTHER DISCUSSION INCLUDED A WEDDING CAKE APPROACH THAT ALSO INDICATES A THINNING OF THE TOWER ELEMENTS AS YOU GO UP TO THE TOP. ALSO, THE BOARD MEMBERS SUGGESTED OPENING THE STAIRWELLS ON SOUTH SIDE (SEE SHEETS A-105-A-109).
3. THIN THE VERTICAL LINE AT THE NORTHWEST CORNER OF THE BUILDING (SEE SHEETS A-102-A-108).
4. INTRODUCE MORE FENESTRATION AT THE EAST ELEVATION AT GROUND LEVEL, BOTH AT THE ENTRY TO THE LOBBY AND IN THE CENTRAL AREA TO ALLOW MORE VIEWS OF THE WATER (SEE SHEETS A-101, A-303).
5. RELOCATE THE OUTDOOR TRASH ENCLOSURE FURTHER EAST TO BE BEHIND THE LOBBY ENTRANCE.
6. REDUCE THE WIDTH OF THE WALKWAY IN THE NORTH SIDE YARD (SEE SHEET A-101).
7. ON THE ROOF, LOWER THE BATHROOM TOWER BY CHANGING THE ENTRY FROM THE UPPER DECK TO THE LOWER DECK (SEE SHEETS A-304, A-405).

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
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OPUS CONDOMINIUM
10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

ARCHITECTURAL ANALYSIS

A-001 R

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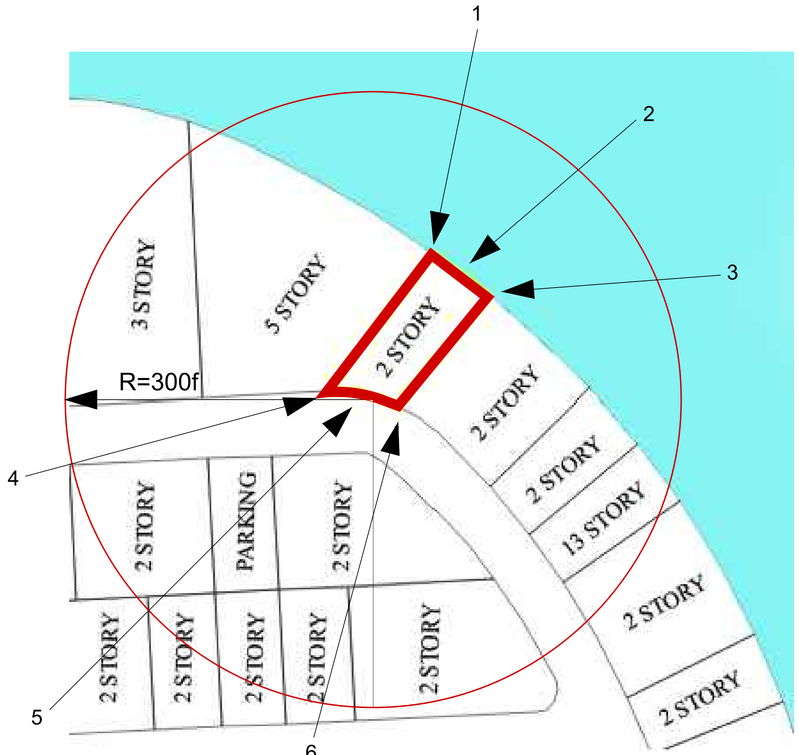
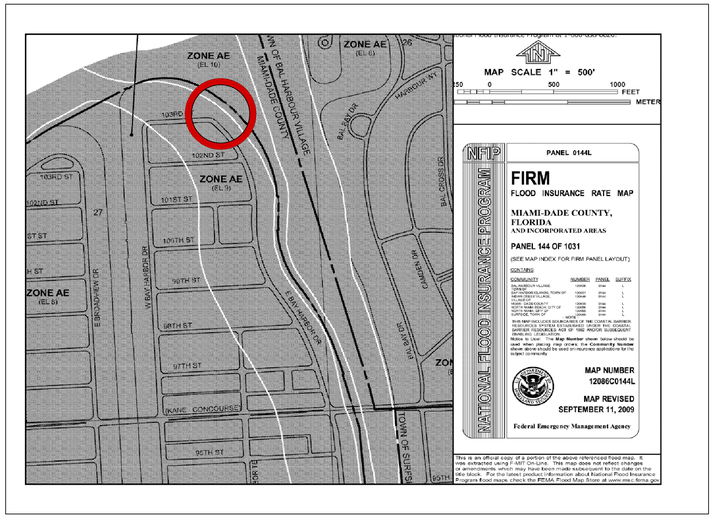


LOCATION MAP



FEMA MAP/FIRM

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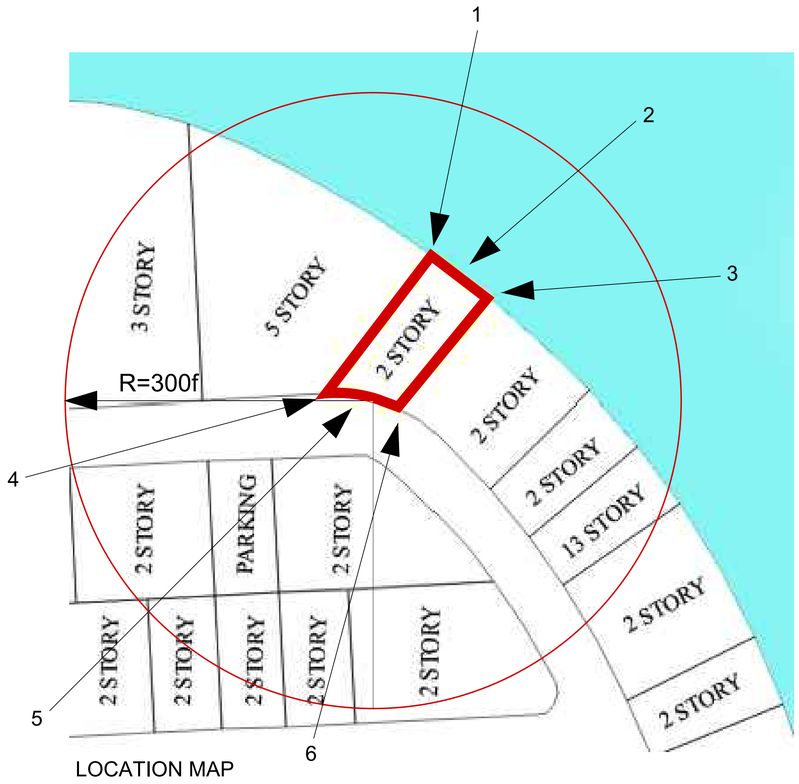
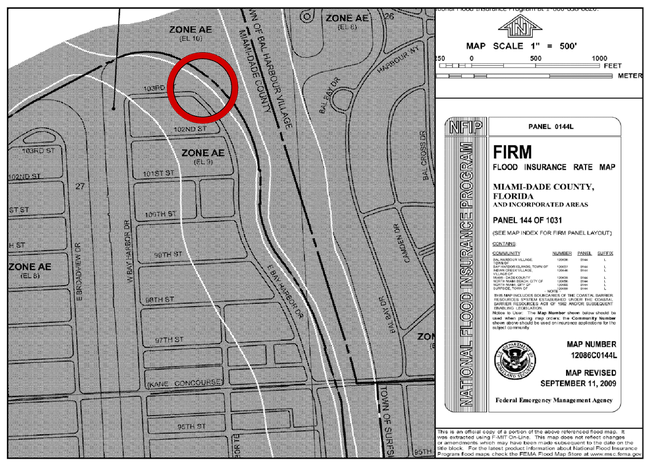
Date 04.26.2016

FEMA/LOCATION MAP

A-002



LOCATION MAP



FEMA MAP/FIRM

1.

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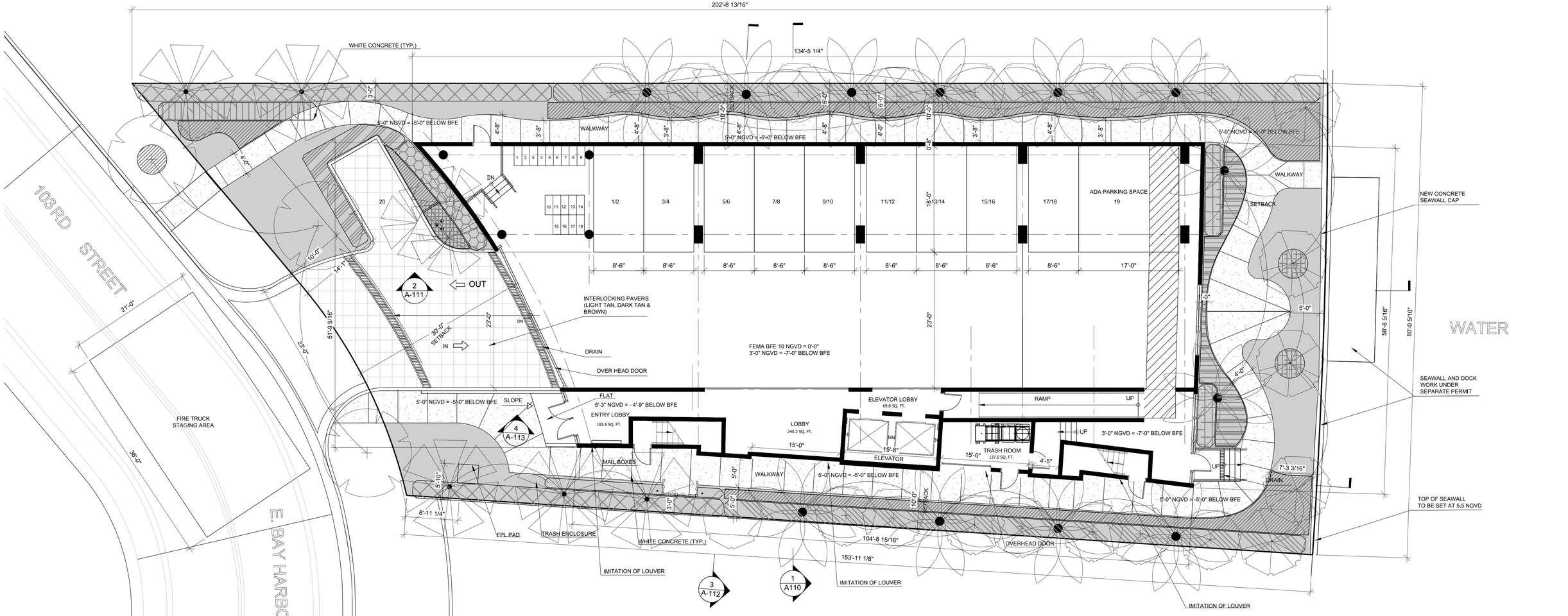
Date

FEMA/LOCATION MAP

A-002 R



1 GROUND FLOOR PLAN

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

BIKE STORAGE

TOTAL: 18 SPACES PROVIDED

PARKING SPACE

GROUND LEVEL: 20 PARKING SPACES

TOTAL: 20 SPACES

REQUIRED: 20 SPACES

LANDSCAPING

TOTAL SITE AREA:	13,010 SF
LANDSCAPE AREA REQUIRED (20% OF LOT AREA):	2,602 SF
LANDSCAPE AREA (26% OF LOT AREA): (PERVIOUS AREA)	3,459.4 SF

0 4' 8' 16'

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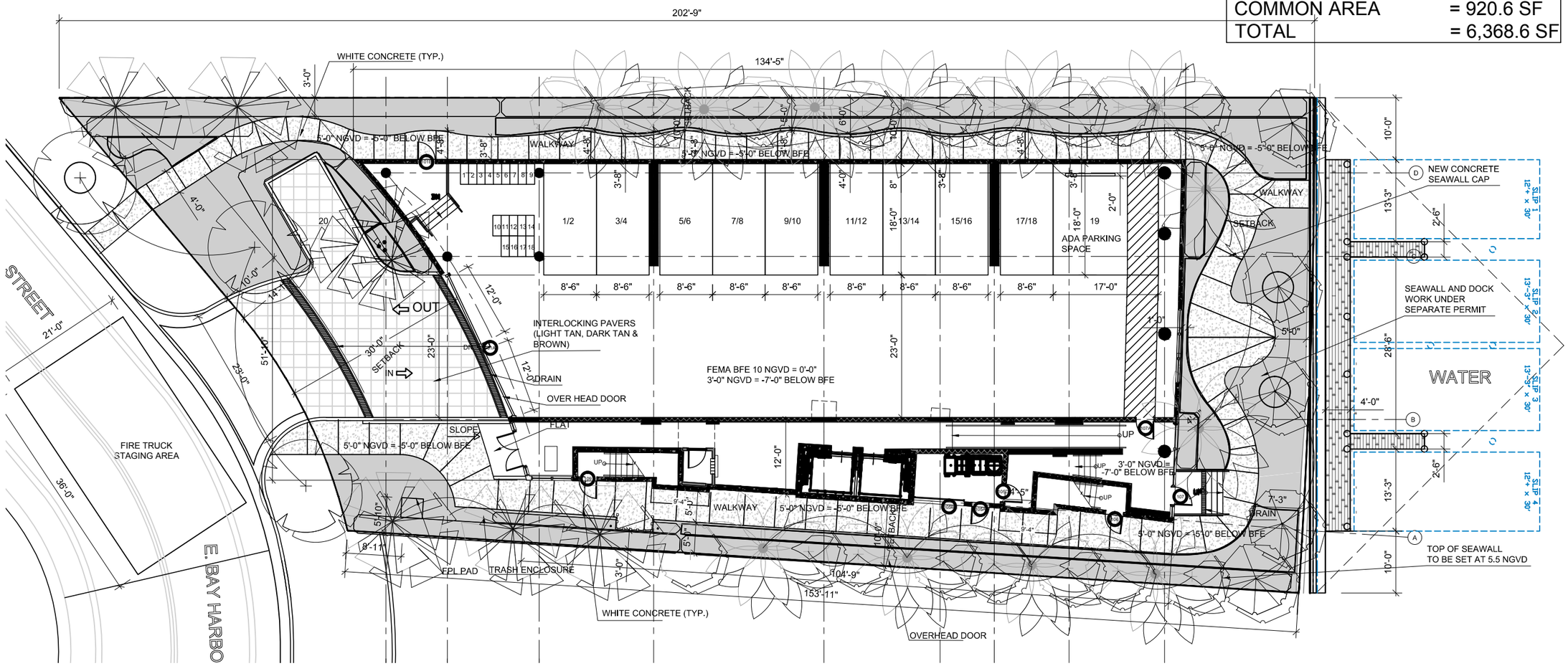
Date 06.03.2016

GROUND FLOOR PLAN

A-101

INT. GARAGE SQF	= 4,557.0 SF
BICYCLE STORAGE	= 250.0 SF
COMMON AREA	= 920.6 SF
TOTAL	= 6,368.6 SF



SITE PLAN/ GROUND LEVEL

1/8" = 1'-0"

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0' 5' 10' 20'

Date 01/20/2018

SITE PLAN GROUND LEVEL

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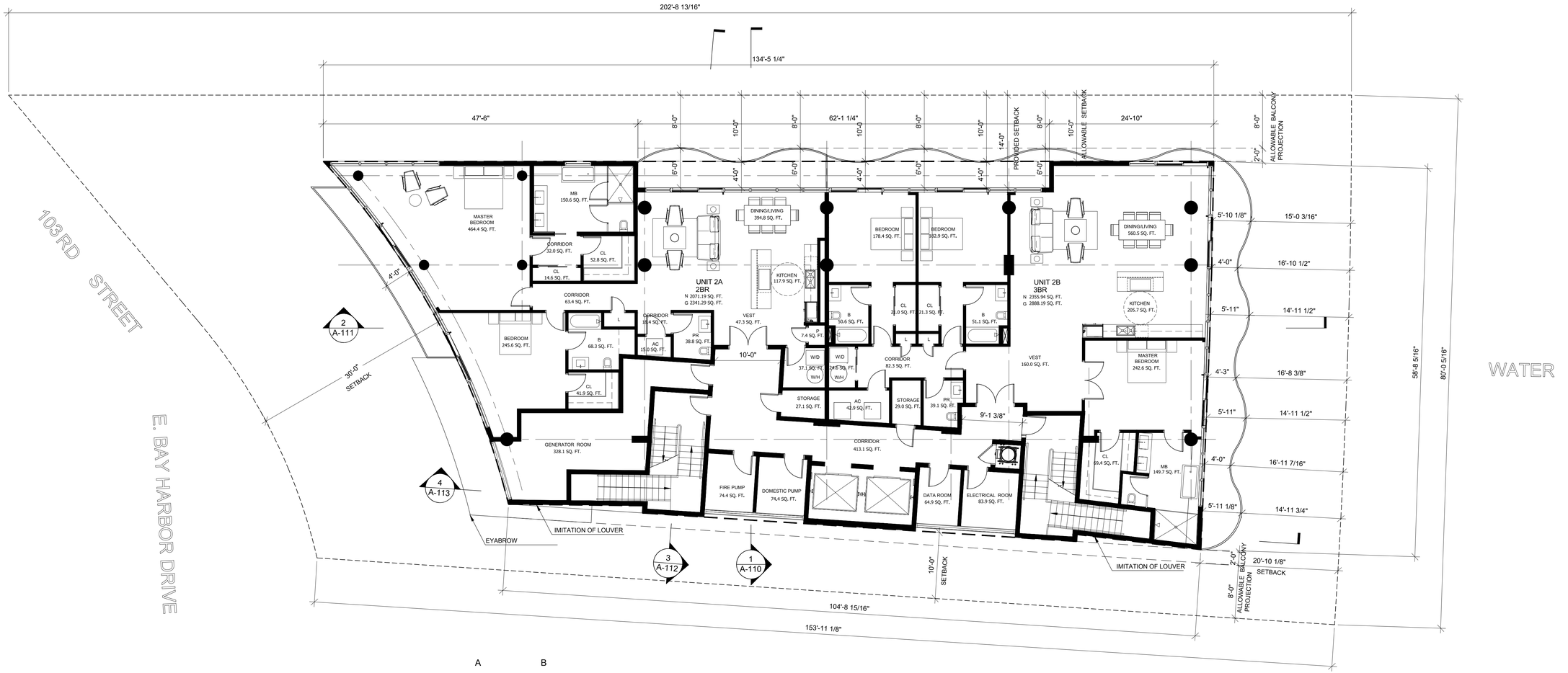

	A	B
UNIT	2.071.2 SF	2,355.9 SF
BALCONIES	269.7 SF	532.3 SF
BACK OF HOUSE	644.3 SF	
TOTAL	6,902.2 SF	

1 2nd FLOOR PLAN

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

0 4' 8' 16'

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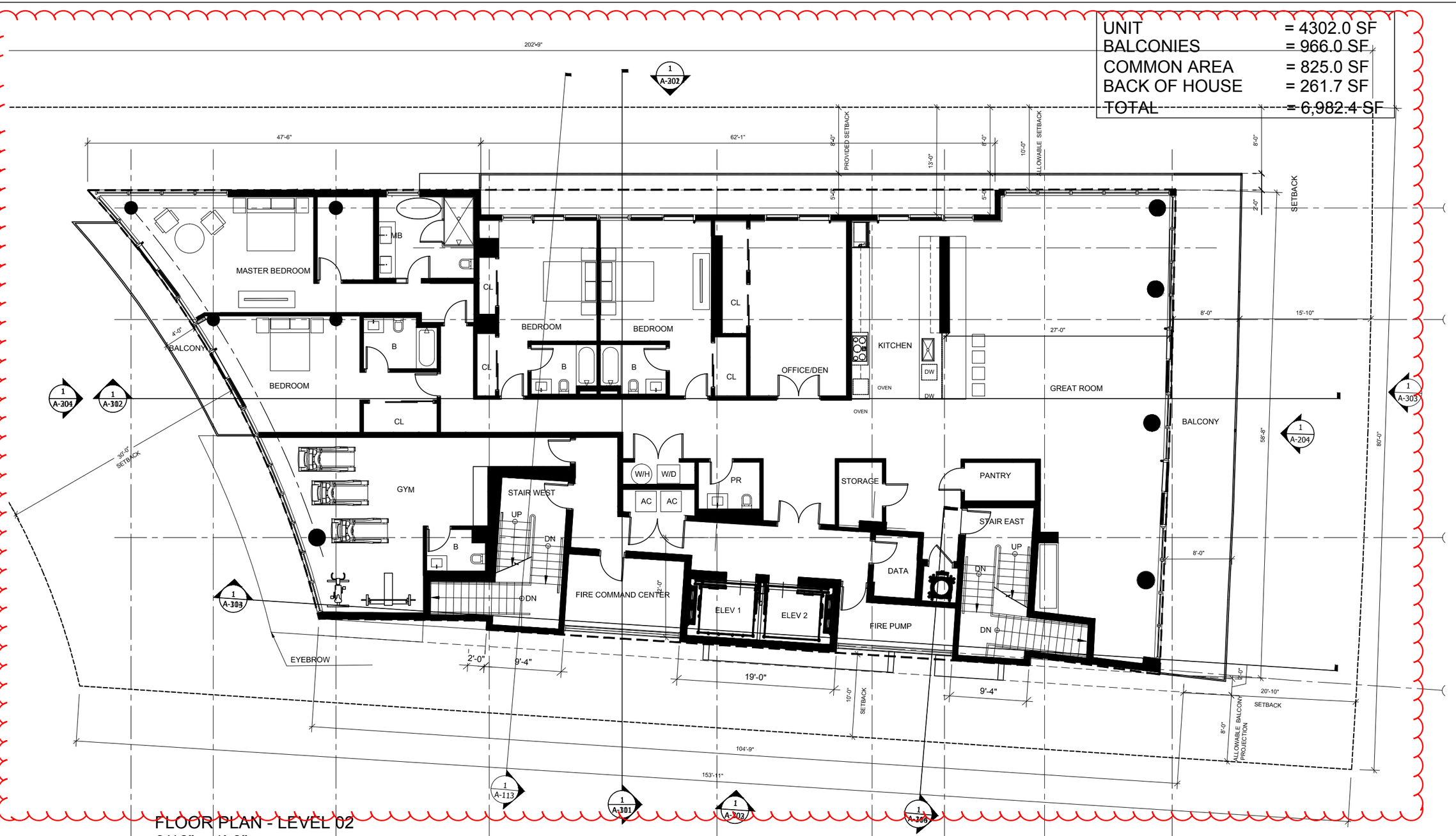
Date 06.03.2016

2nd FLOOR PLAN

A-102

UNIT	= 4302.0 SF
BALCONIES	= 966.0 SF
COMMON AREA	= 825.0 SF
BACK OF HOUSE	= 261.7 SF
TOTAL	= 6,982.4 SF



FLOOR PLAN - LEVEL 02
3/16" = 1'-0"

CLIENT:
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C/O CONGRESS GROUP

DEVELOPER:
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0' 5' 10' 20'

Date 01/20/2018

LEVEL 02

A-102 R

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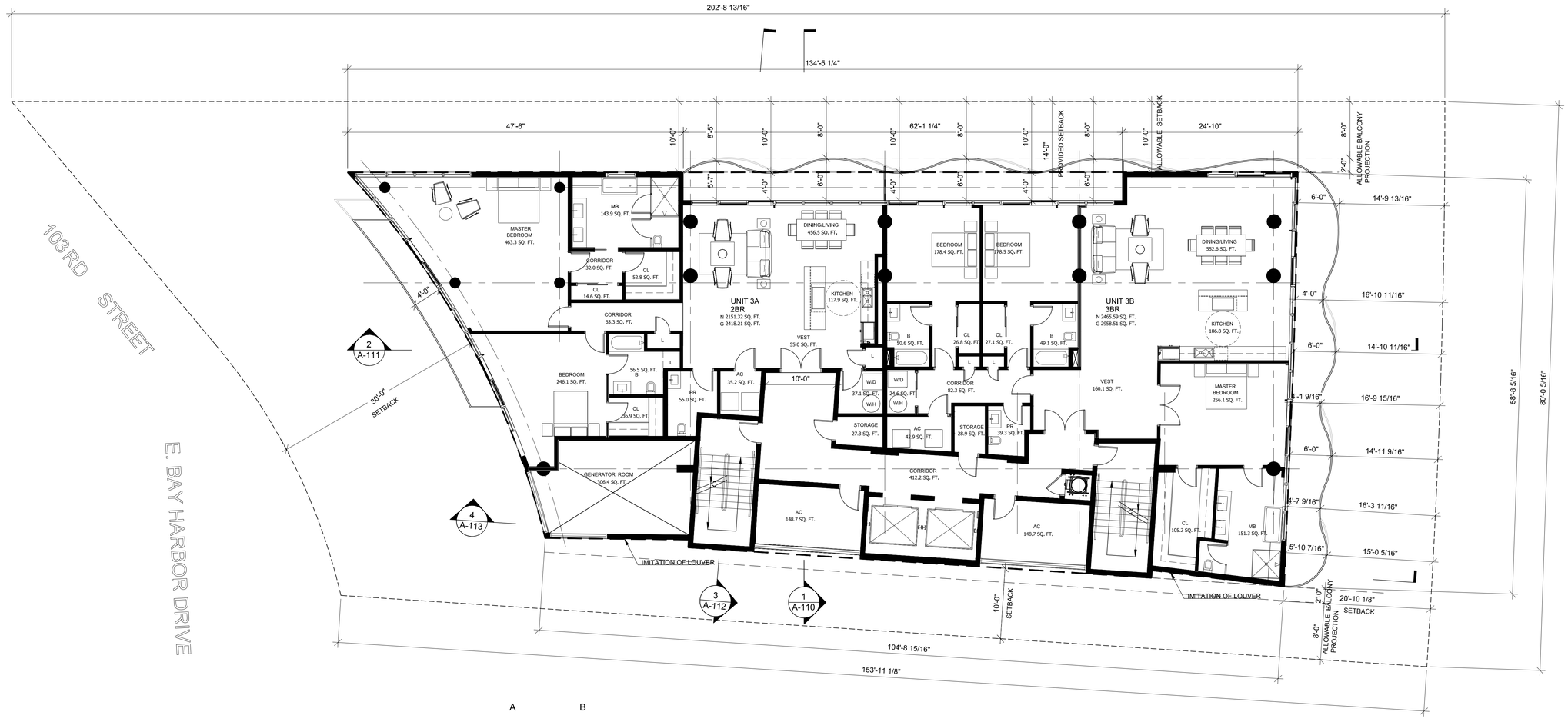

	A	B
UNIT	2,151.2 SF	2,465.6 SF
BALCONIES	268.9 SF	492.9 SF
BACK OF HOUSE	620.4 SF	
TOTAL	6910.9 SF	

1 3rd FLOOR PLAN

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

0 4' 8' 16'

N

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Date 06.03.2016

3rd FLOOR PLAN

A-103

UNIT	= 5001.0 SF
BALCONIES	= 968.8 SF
COMMON AREA	= 249.4 SF
BACK OF HOUSE	= 266.4 SF
TOTAL	= 6,984.2 SF

FLOOR PLAN - LEVEL 03
3/16" = 1'-0"

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Date 01/20/2018

LEVEL 03

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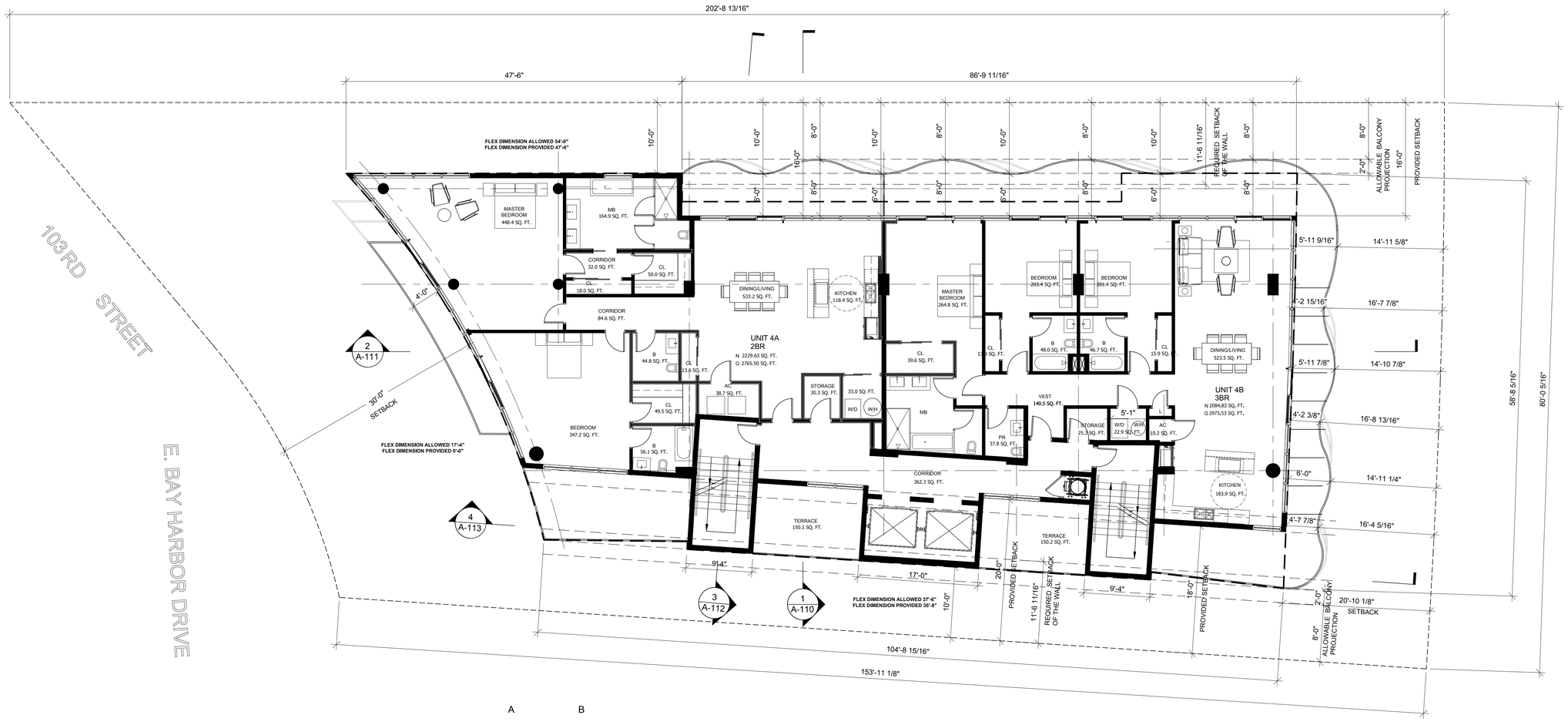

	A	B
UNIT	2,229.6 SF	2084.8 SF
BALCONIES	535.9 SF	858.9 SF
BACK OF HOUSE	18.6 SF	
COMMON AREA	300.2 SF	
TOTAL	6,915.1 SF	

1 4th FLOOR PLAN

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

0 4' 8' 16'

N

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Date 06.03.2016

4th FLOOR PLAN

A-104

UNIT	= 4851.3 SF
BALCONIES	= 1629.0 SF
BACK OF HOUSE	= 25.6 SF
TOTAL	= 7003.1 SF

FLOOR PLAN - LEVEL 04
3/16" = 1'-0"

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Date 01/20/2018

LEVEL 04

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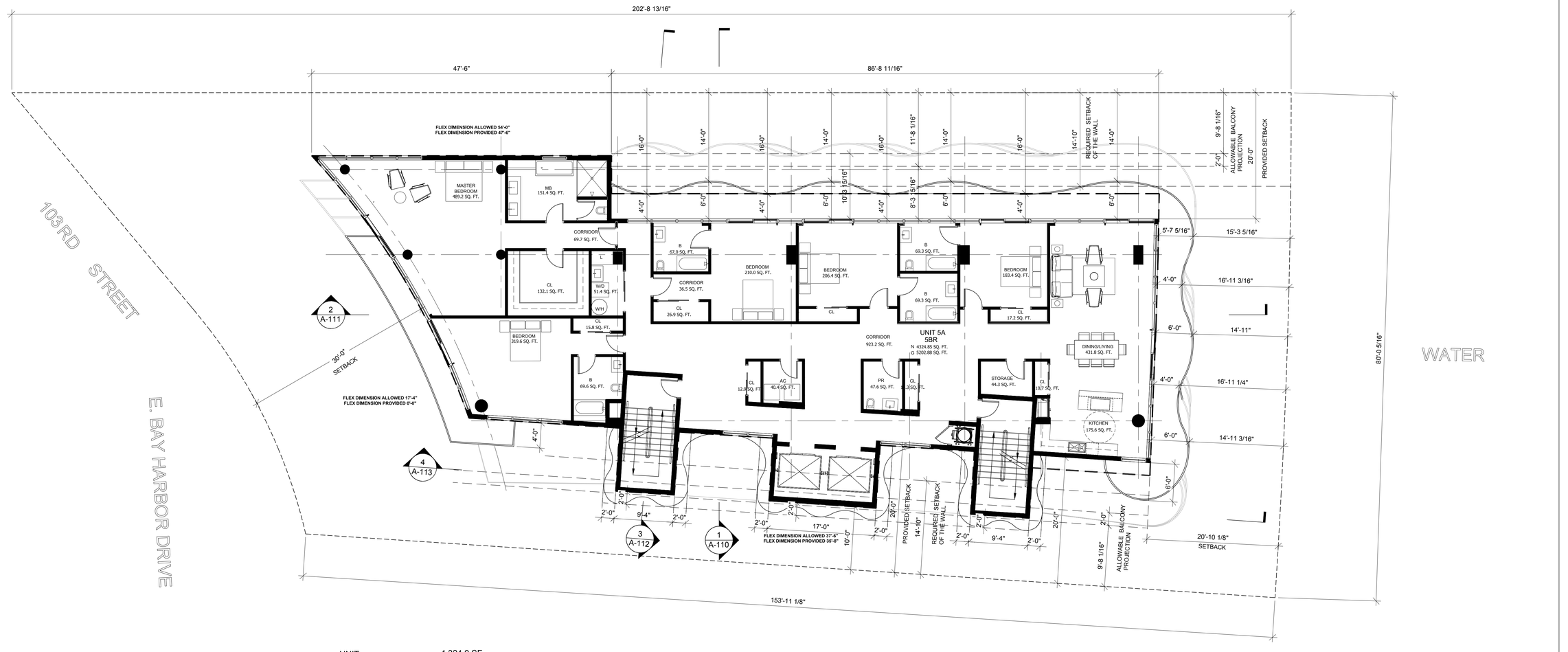

UNIT	4,324.9 SF
BALCONIES	878.0 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,716.6 SF

1 5th FLOOR PLAN

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

0 4′ 8′ 16′

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BAY HARBOR NORTH

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Date 06.03.2016

5th FLOOR PLAN

A-105

UNIT	= 4476.7 SF
BALCONIES	= 1090.4 SF
BACK OF HOUSE	= 20.9 SF
TOTAL	= 6084.9 SF

FLOOR PLAN - LEVEL 05
3/16" = 1'-0"

CLIENT:
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DEVELOPER:
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0' 5' 10' 20'

Date 01/20/2018

LEVEL 05

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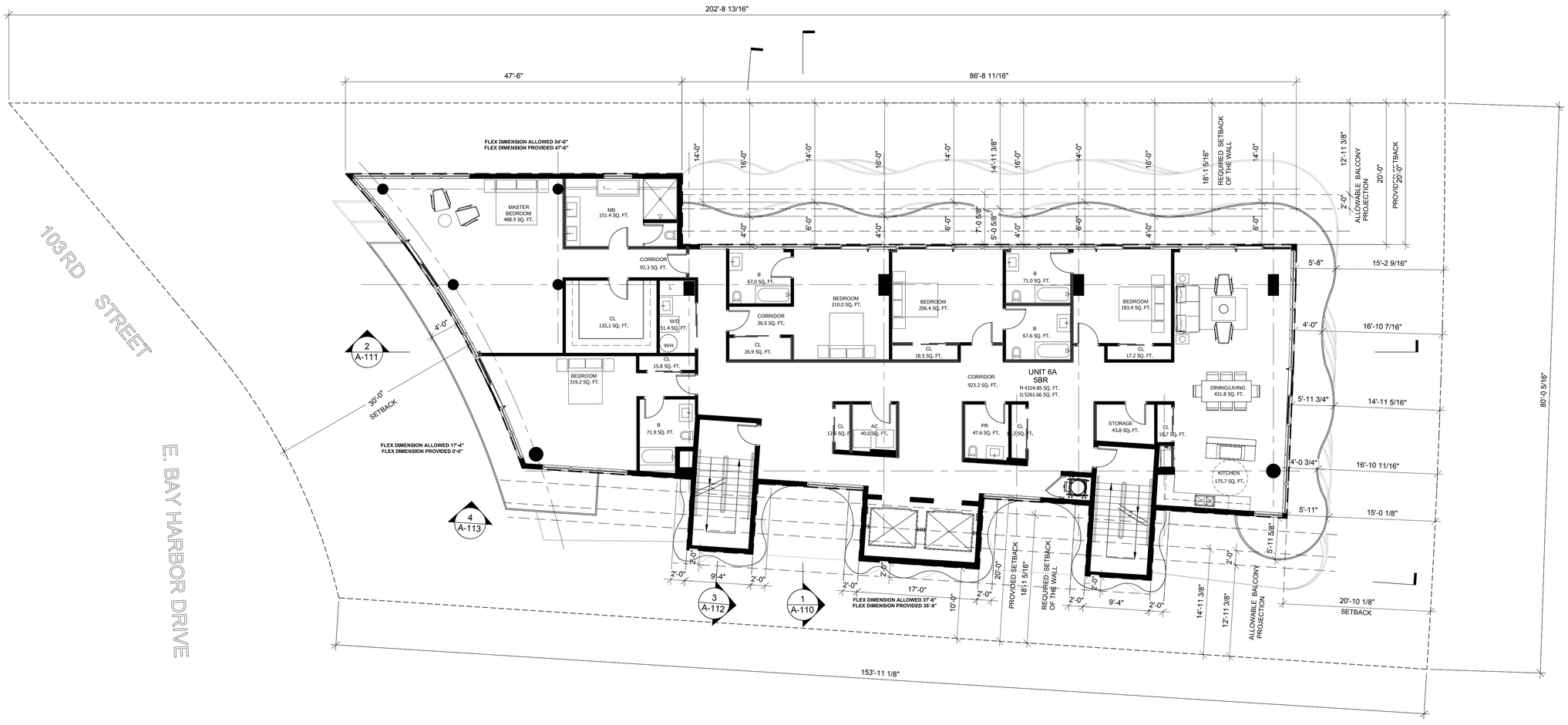


UNIT	4,324.9 SF
BALCONIES	936.8 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,776.1 SF

1 6th FLOOR PLAN

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

0 4′ 8′ 16′

N

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

CIVIL ENGINEER:
8550 W, FLAGLER ST,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

6th FLOOR PLAN

A-106

UNIT	= 4309.1 SF
BALCONIES	= 950.2 SF
BACK OF HOUSE	= 20.9 SF
TOTAL	= 5777.4 SF

202'-9"

47'-6"

FLEX DIMENSION ALLOWED 58'-0"
FLEX DIMENSION PROVIDED 47'-6"

MASTER BEDROOM
MB
BALCONY
4'-0"
CLOSET
BEDROOM
BEDROOM
CL
B
B
CL
CL
OFFICE/DEN
KITCHEN
DW
OVEN
GREAT ROOM
BALCONY
14'-6"
14'-6"
4'-6"
18'-4"
ALLOWABLE SETBACK
14'-6"
ALLOWABLE BALCONY PROJECTION 19'-0"
PROVIDED SETBACK
8'-0"
15'-10"
88'-0"
30'-0" SETBACK
FLEX DIMENSION ALLOWED 17'-4"
FLEX DIMENSION PROVIDED 0'-0"
BEDROOM
CL
B
NICHE
STAIR WEST
W/H
W/D
AC
AC
PR
STORAGE
PANTRY
STAIR EAST
16'-0"
ELEV 1
ELEV 2
2'-0"
9'-4"
19'-0"
FLEX DIMENSION ALLOWED 37'-6"
FLEX DIMENSION PROVIDED 35'-8"
2'-0"
10'-0"
20'-0" SETBACK
2'-0"
9'-4"
14'-11"
12'-11"
2'-0"
ALLOWABLE BALCONY PROJECTION
20'-10"
SETBACK
153'-11"

1 A-301
1 A-304
1 A-112
1 A-303
1 A-114
1 A-113
1 A-111
1 A-302
1 A-116

FLOOR PLAN - LEVEL 06
3/16" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

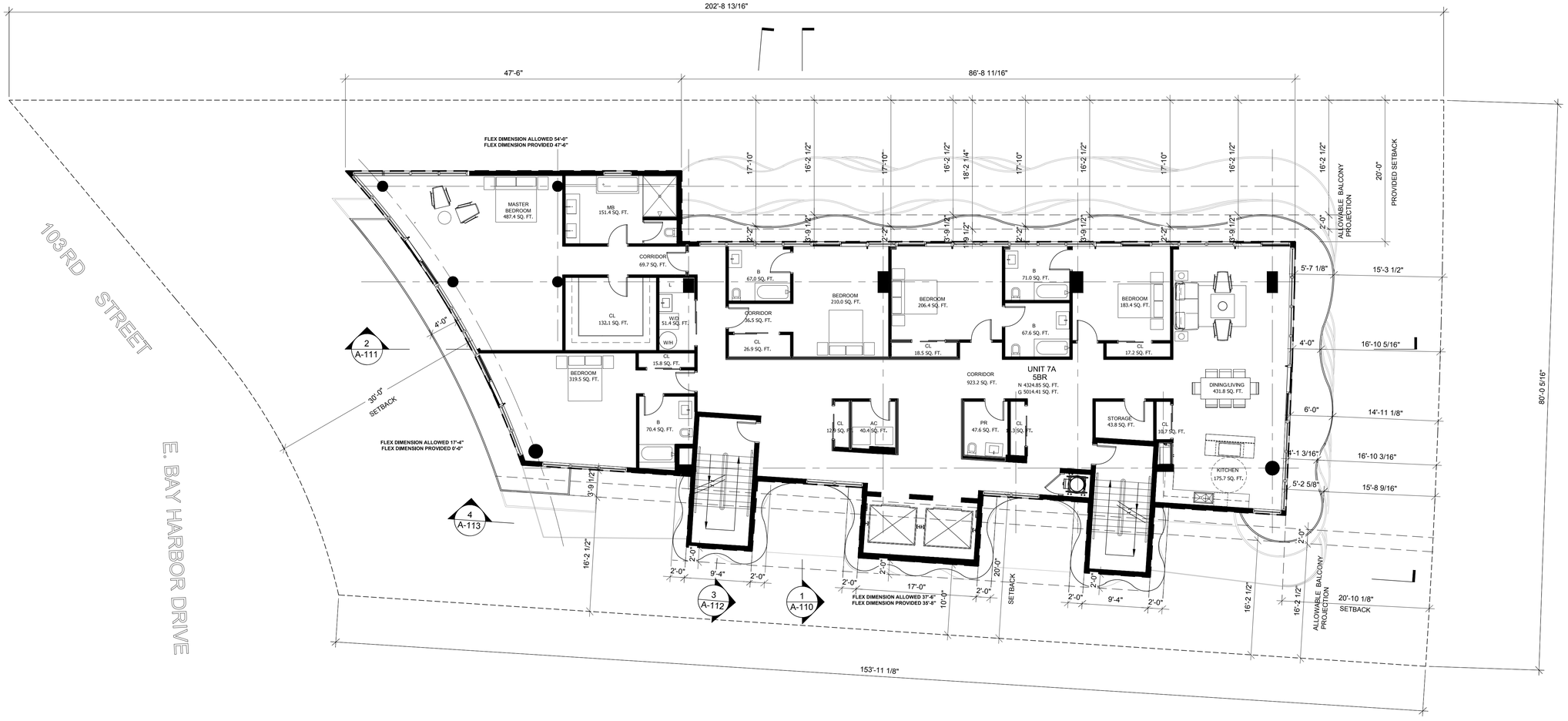
0' 5' 10' 20'

Date 01/20/2018

LEVEL 06

A-106 R

11/29/2017 9:46:42 AM



UNIT	4,324.9 SF
BALCONIES	689.6 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,531.1 SF

1 7th FLOOR PLAN

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

0 4′ 8′ 16′

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Date 06.03.2016

7th FLOOR PLAN

A-107

UNIT	= 4225.4 SF
BALCONIES	= 518.9 SF
BACK OF HOUSE	= 20.9 SF
TOTAL	= 5262.4 SF

FLOOR PLAN - LEVEL 07
3/16" = 1'-0"

CLIENT:
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N

0' 5' 10' 20'

Date 01/20/2018

LEVEL 07

A-107 R

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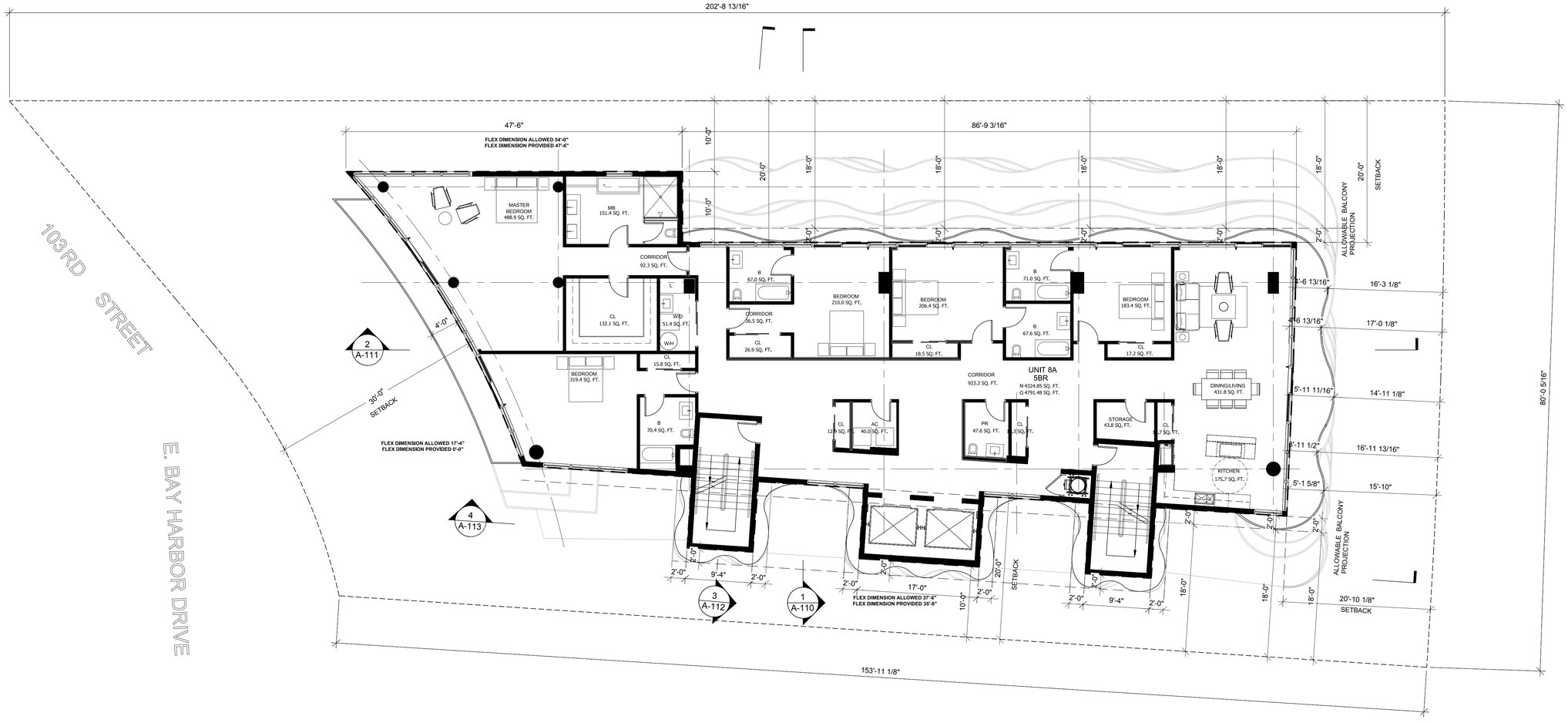

UNIT	4,324.9 SF
BALCONIES	466.6 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,305.1 SF

1 8th FLOOR PLAN

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

0 4′ 8′ 16′

N

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TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

8th FLOOR PLAN

A-108

UNIT	= 4225.4 SF
BALCONIES	= 485.0 SF
BACK OF HOUSE	= 20.9 SF
TOTAL	= 5228.5 SF

FLOOR PLAN - LEVEL 08
3/16" = 1'-0"

CLIENT:
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C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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TEL:617-897-7200

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10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
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NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

LEVEL 08

A-108 R

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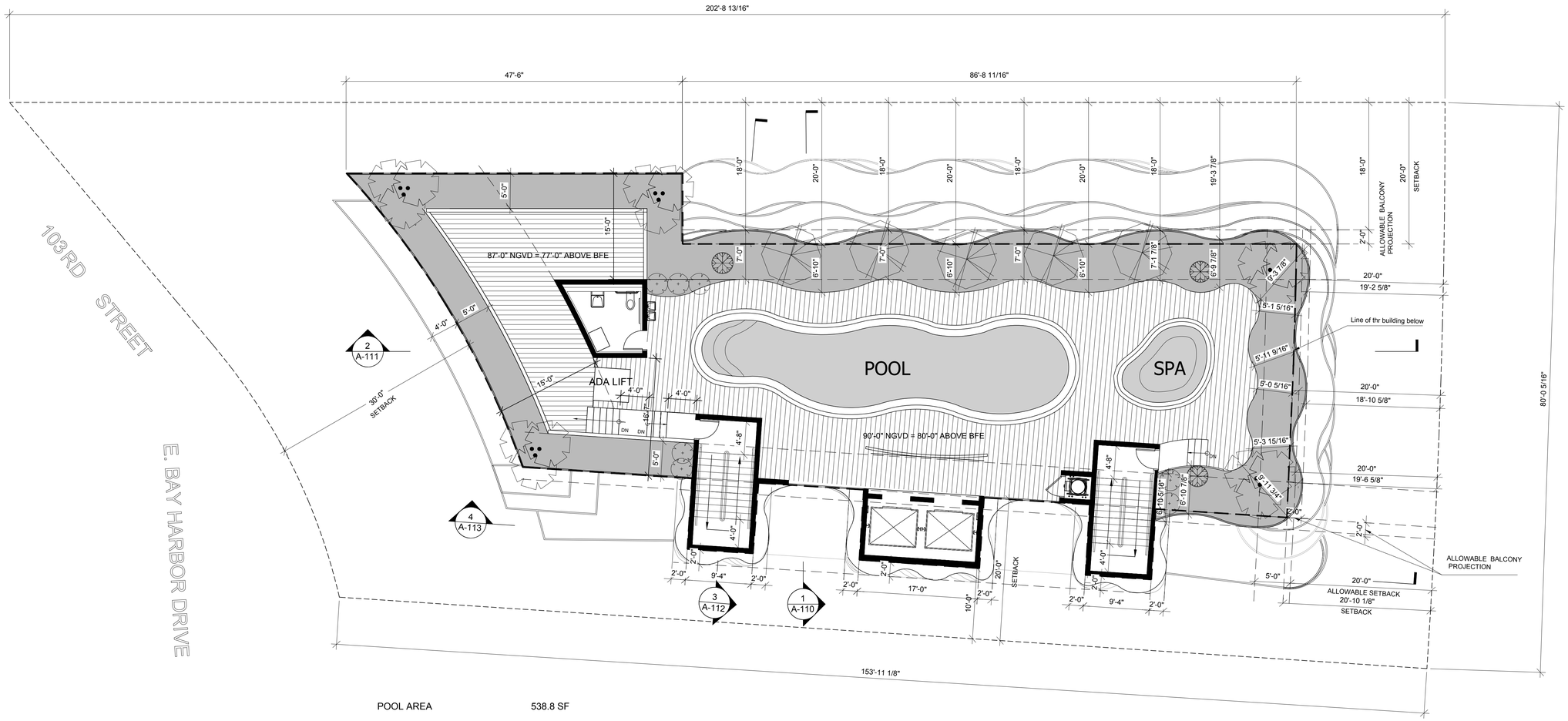

POOL AREA	538.8 SF
LOWER DECK	559.4 SF
UPPER DECK	1629.64 SF
PLANTERS	1552.0 SF (36%)
COMMON AREA	112.7 SF
TOTAL	5,017.6 SF

1 POOL PLAN

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

0 4′ 8′ 16′

N

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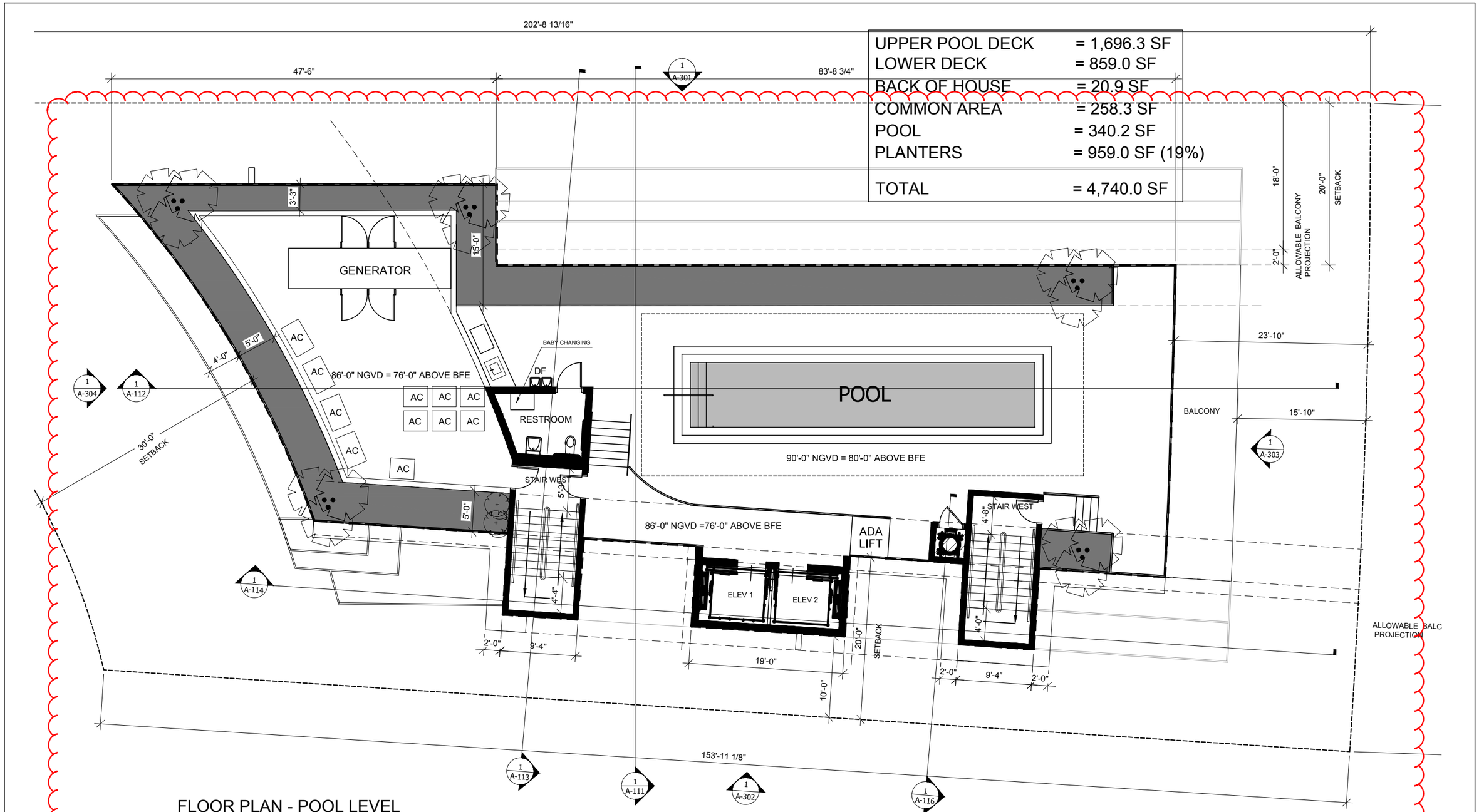
Date 06.03.2016

POOL PLAN

A-109



FLOOR PLAN - POOL LEVEL
3/16" = 1'-0"

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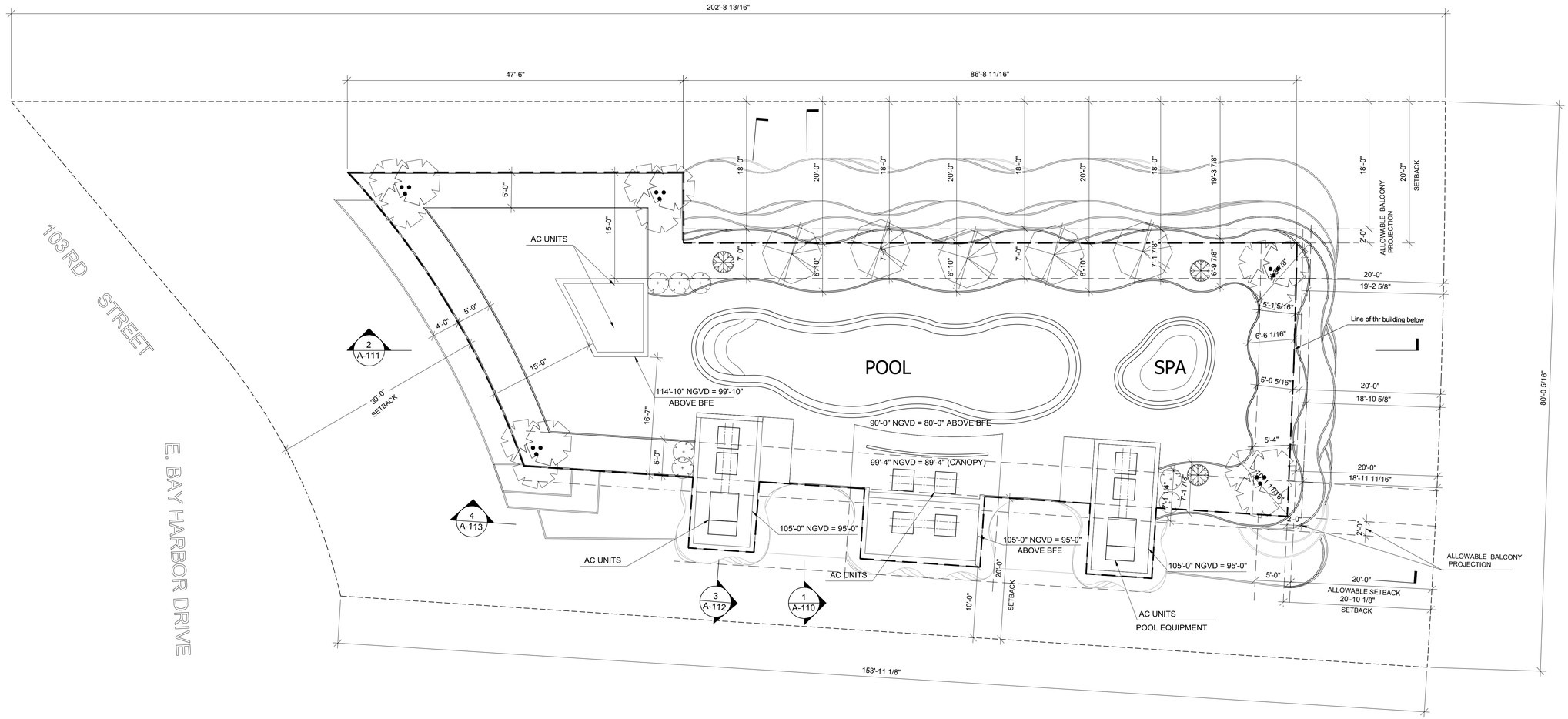
N
0' 5' 10' 20'

Date 01/20/2018

POOL LEVEL

A-109 R

11/29/2017 9:46:42 AM



1 ROOF PLAN

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

0 4' 8' 16'

N

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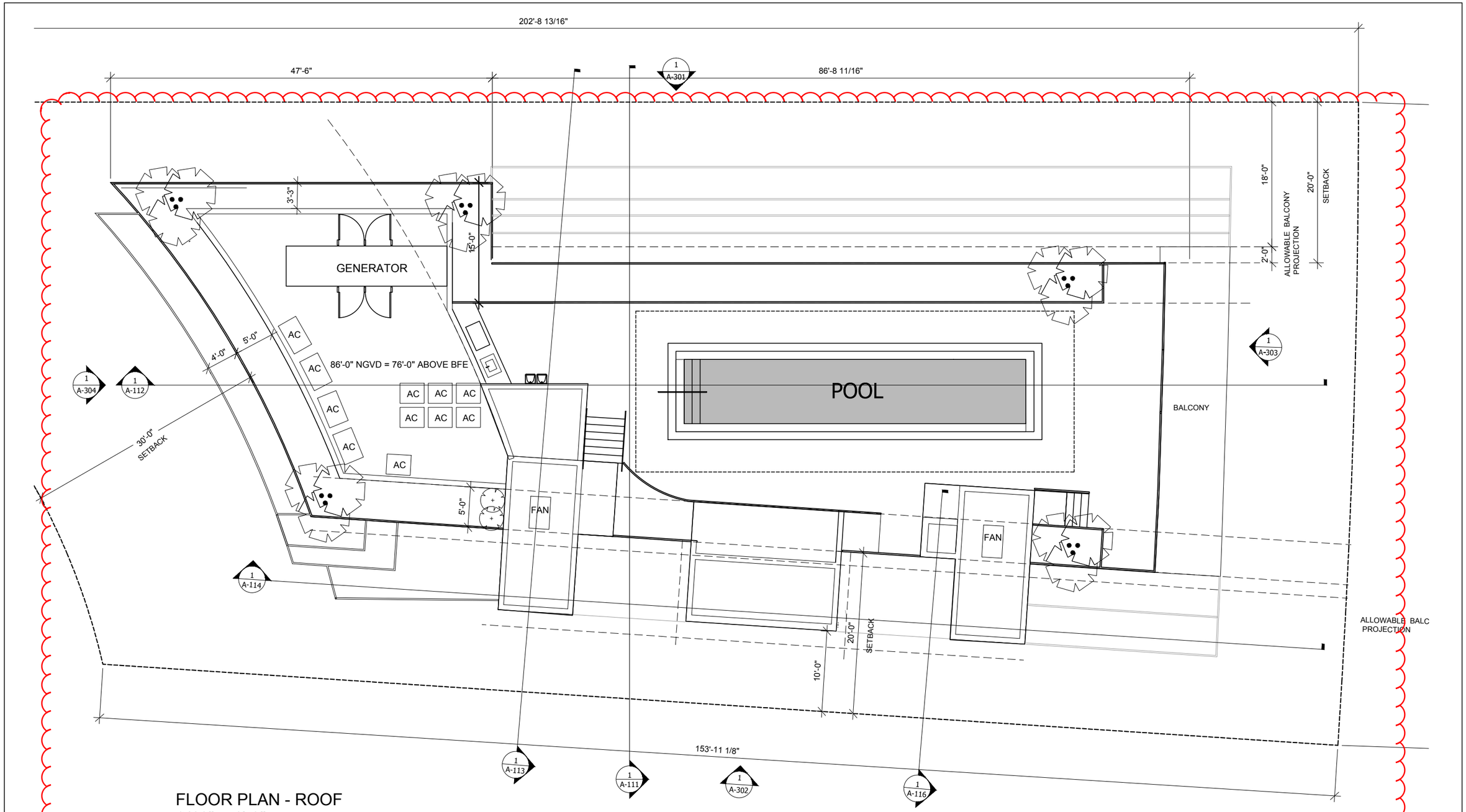
Date 06.03.2016

ROOF PLAN

A-110



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

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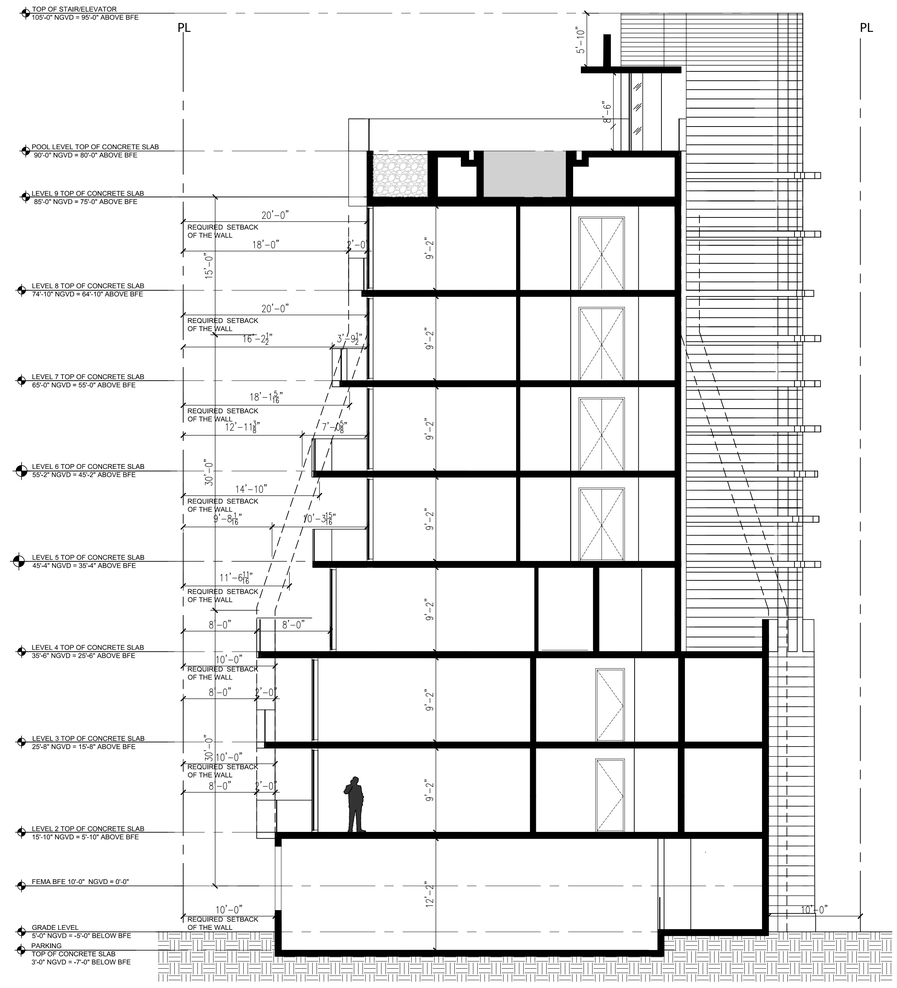
N
0' 5' 10' 20'

Date 01/20/2018

ROOF

A-110 R

11/29/2017 9:46:42 AM



1 SECTION 1

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

0 4′ 8′ 16′

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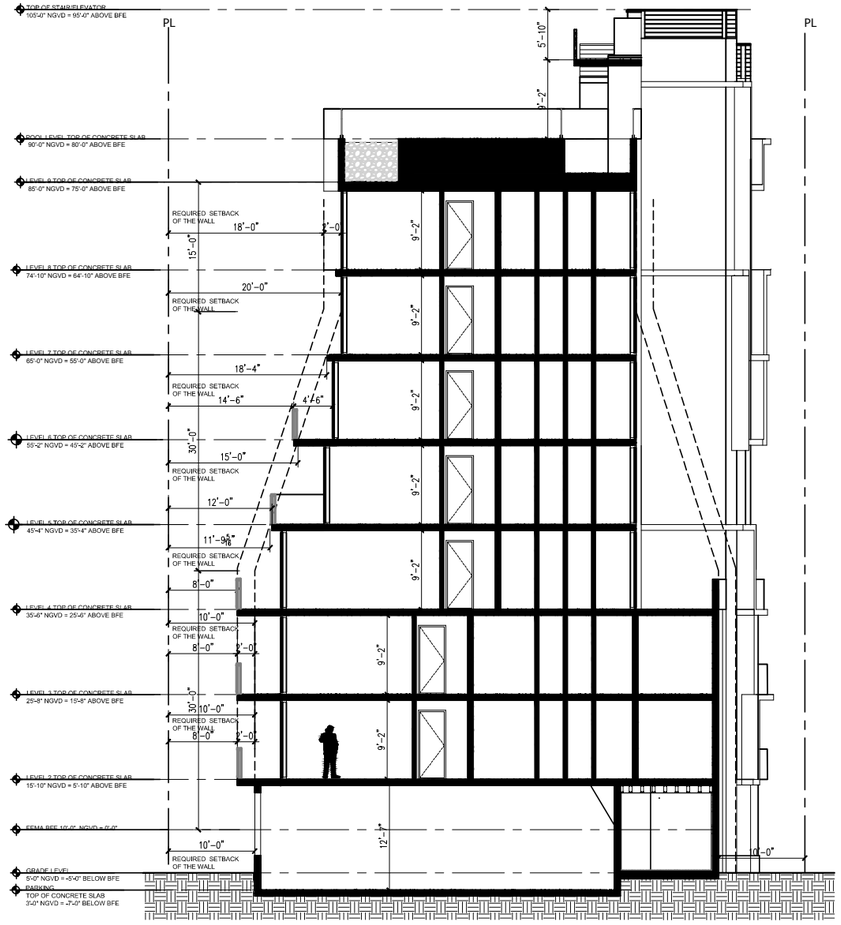
Date 06.03.2016

SECTION 1

A-111



1 / A-111 SECTION 1
1/8" = 1'-0"

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Date 01/20/2018

SECTION 1

A-111 R

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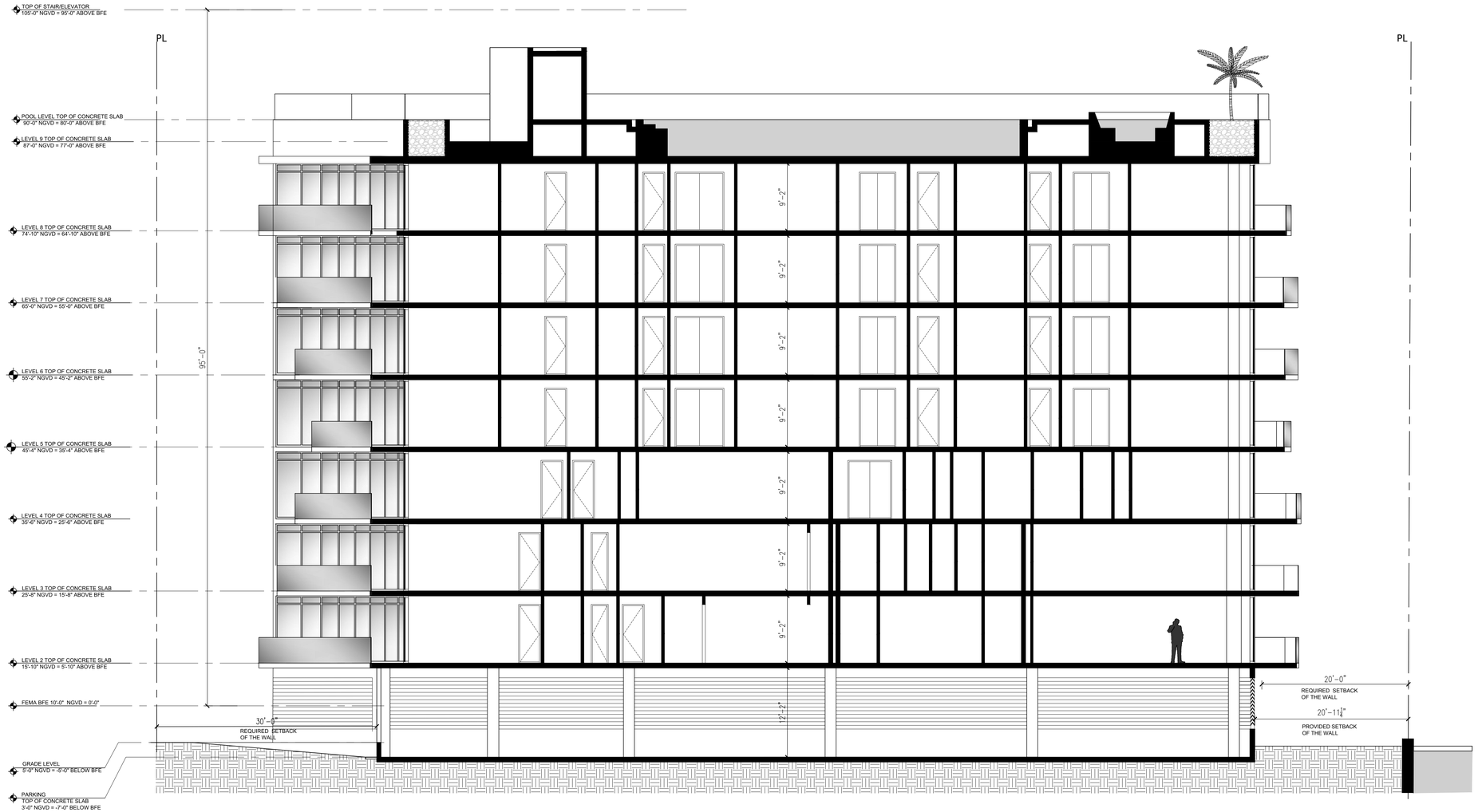

1 SECTION 2

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

0 4′ 8′ 16′

CLIENT:
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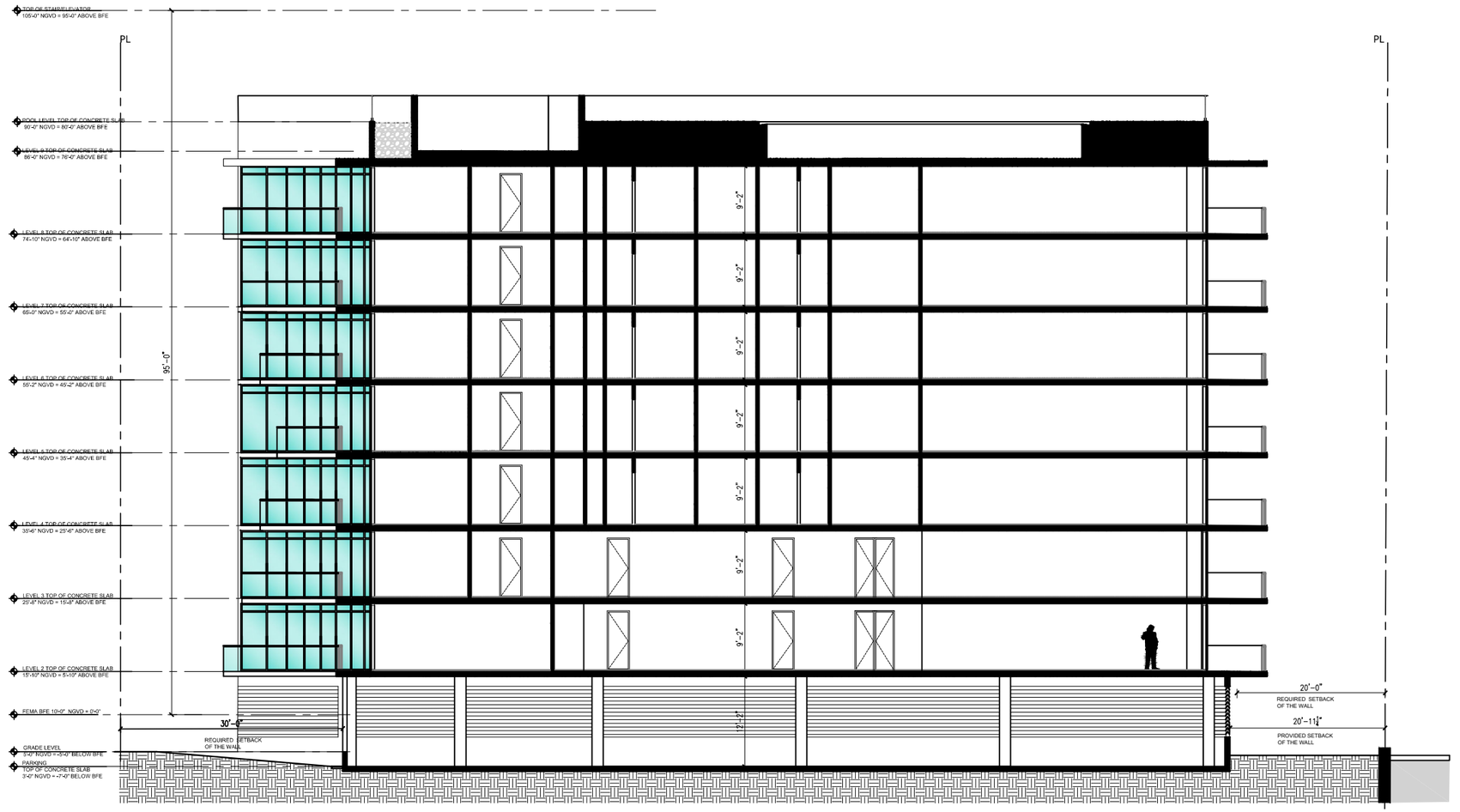
FAX: 561-276-3869

Date	06.03.2016
SECTION 2	
A-112	



1
A-112

SECTION 2
1/8" = 1'-0"

CLIENT:
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C/O CONGRESS GROUP

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Date 01/20/2018

SECTION 2

A-112 R

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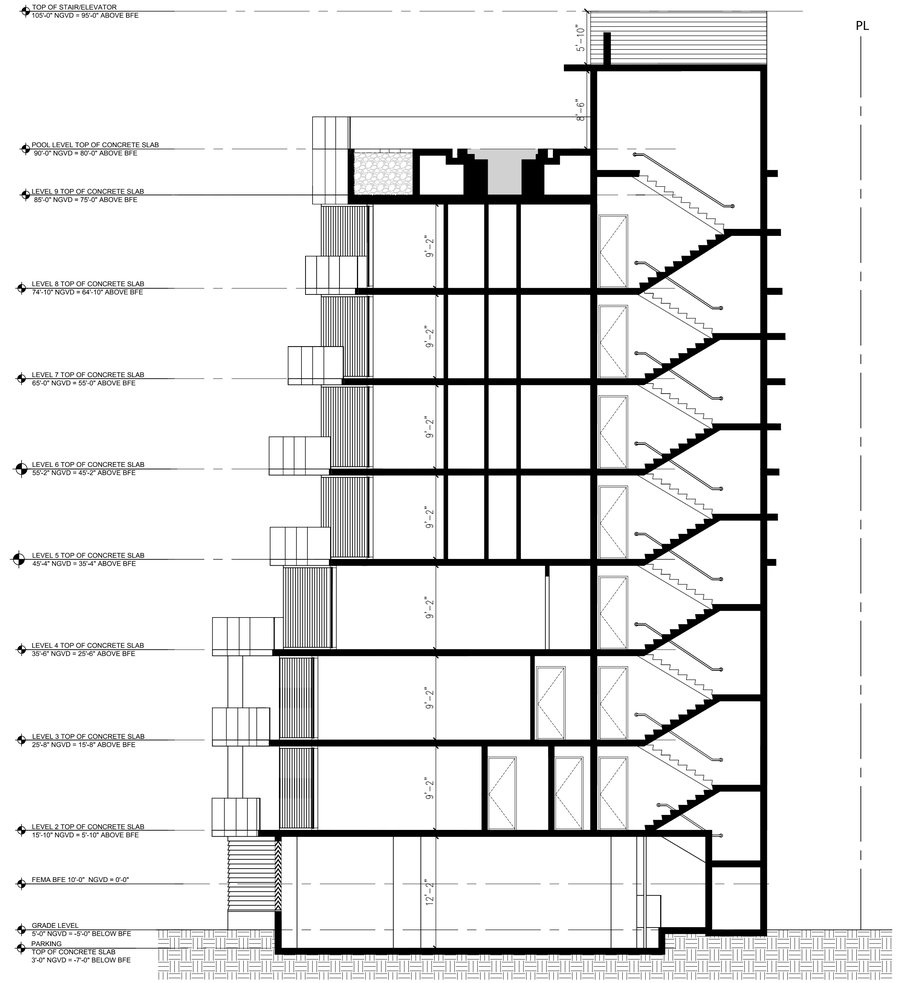

1 SECTION 3

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

0 4′ 8′ 16′

CLIENT:
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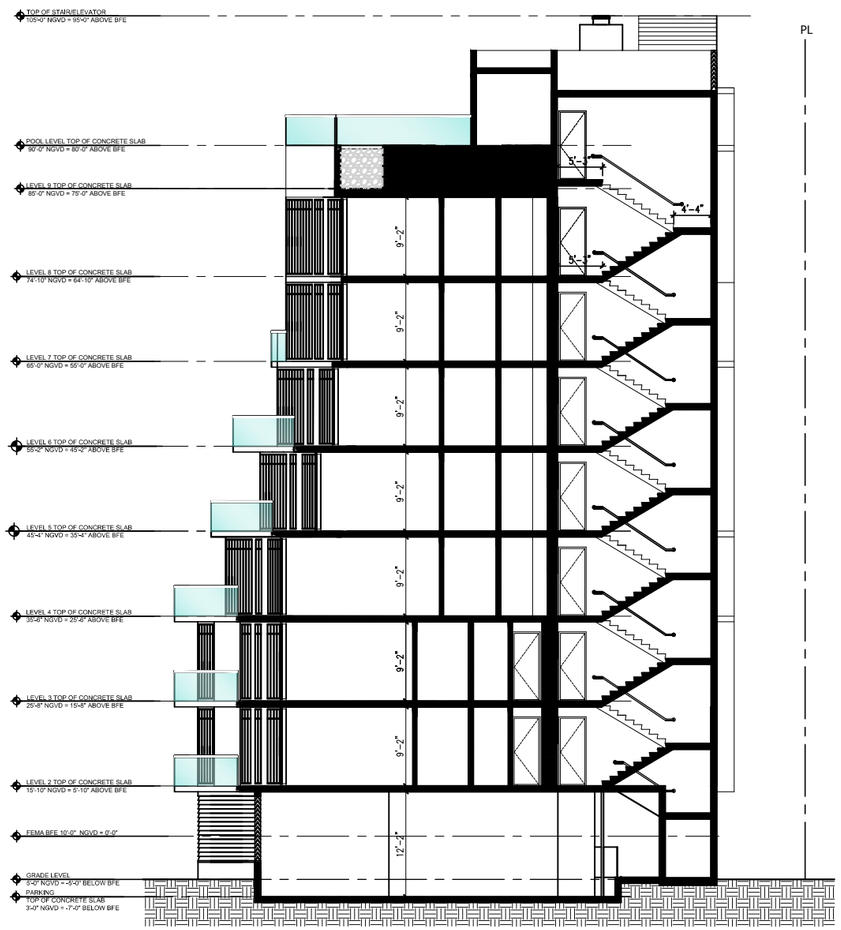
Date 06.03.2016

SECTION 3

A-113



1 / A-113 SECTION 3
1/8" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

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SECTION 3

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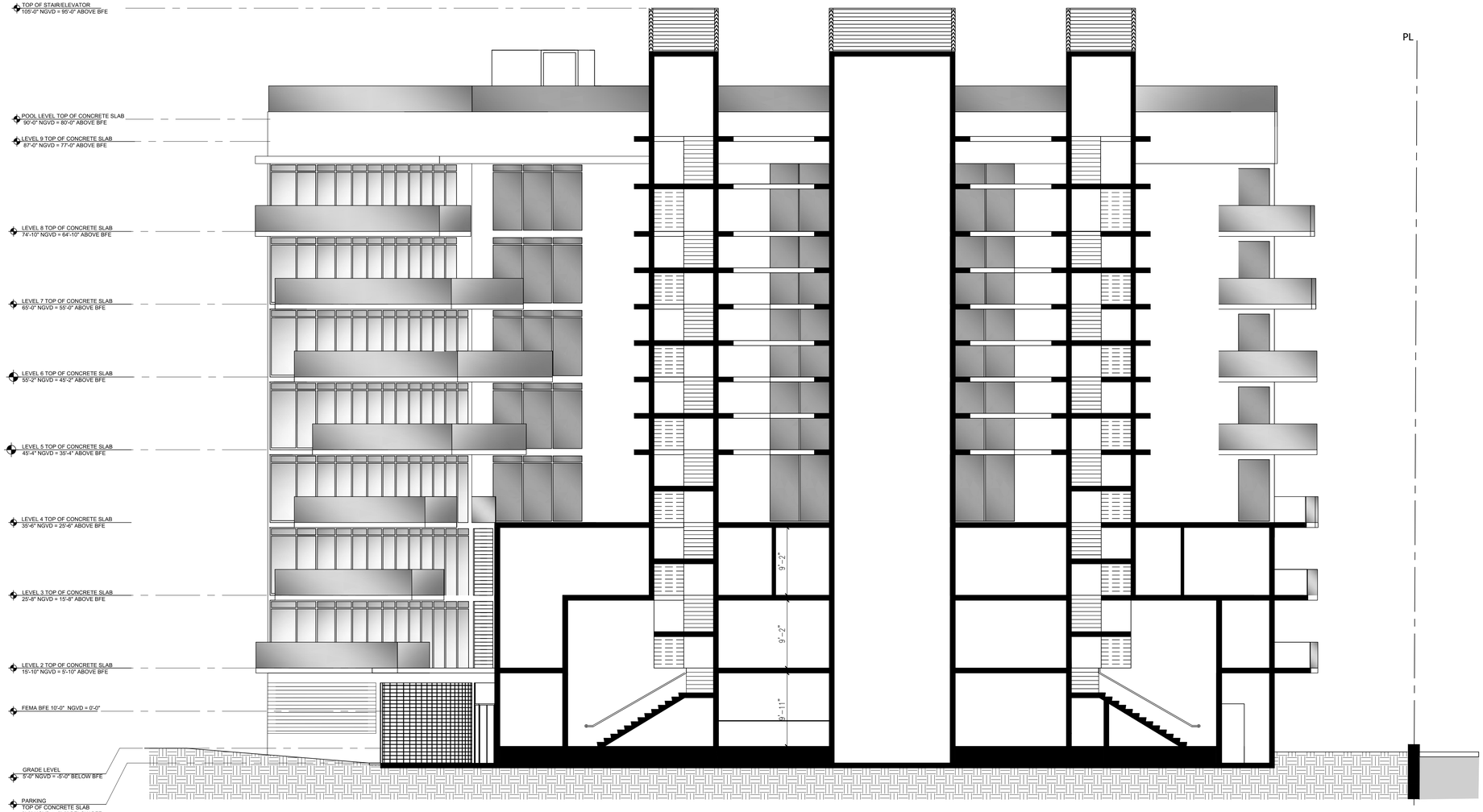

1 SECTION 2

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

0 4′ 8′ 16′

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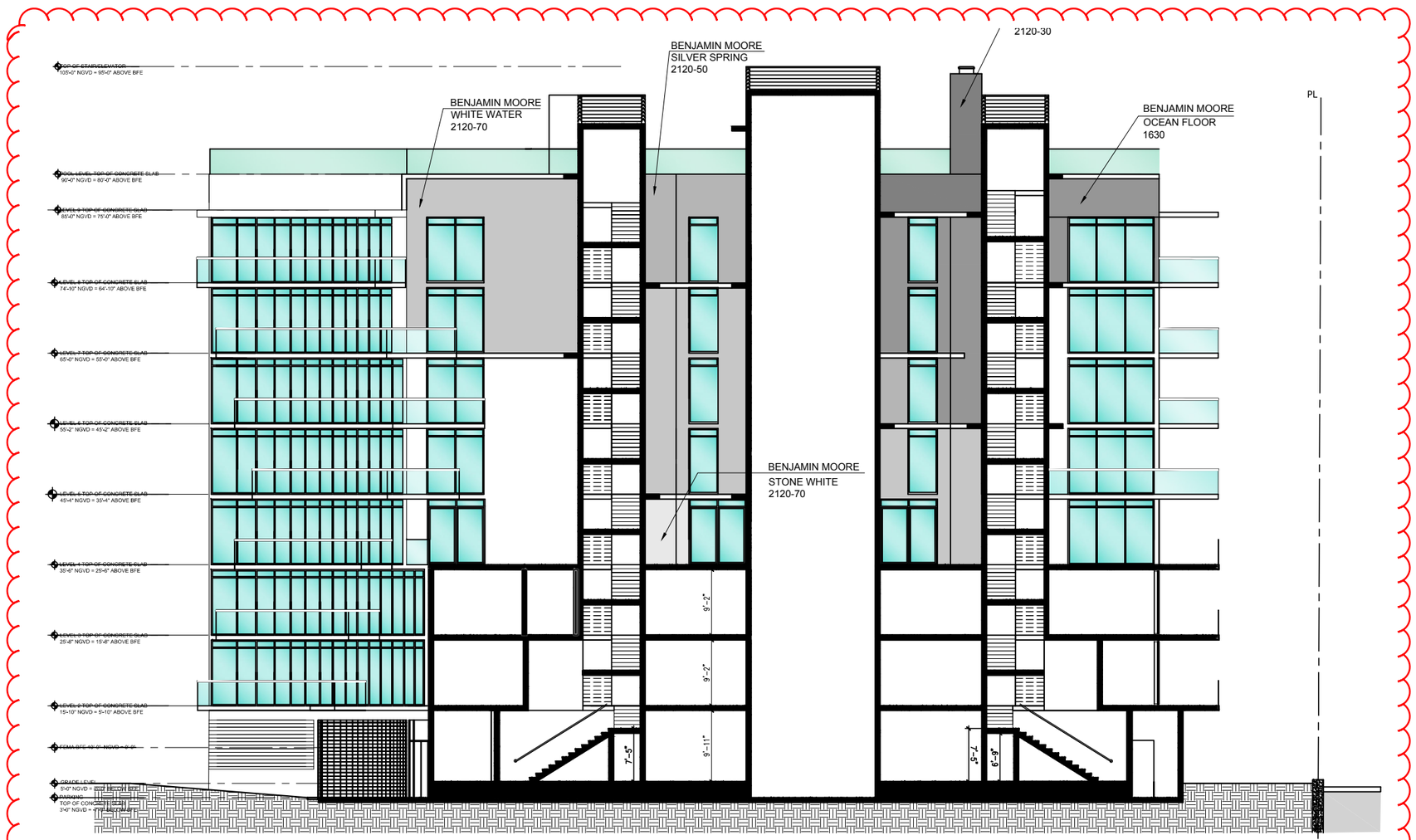
Date 06.03.2016

SECTION 4

A-114



SECTION 4
1/8" = 1'-0"

CLIENT:
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C/O CONGRESS GROUP

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SECTION 4

A-114 R

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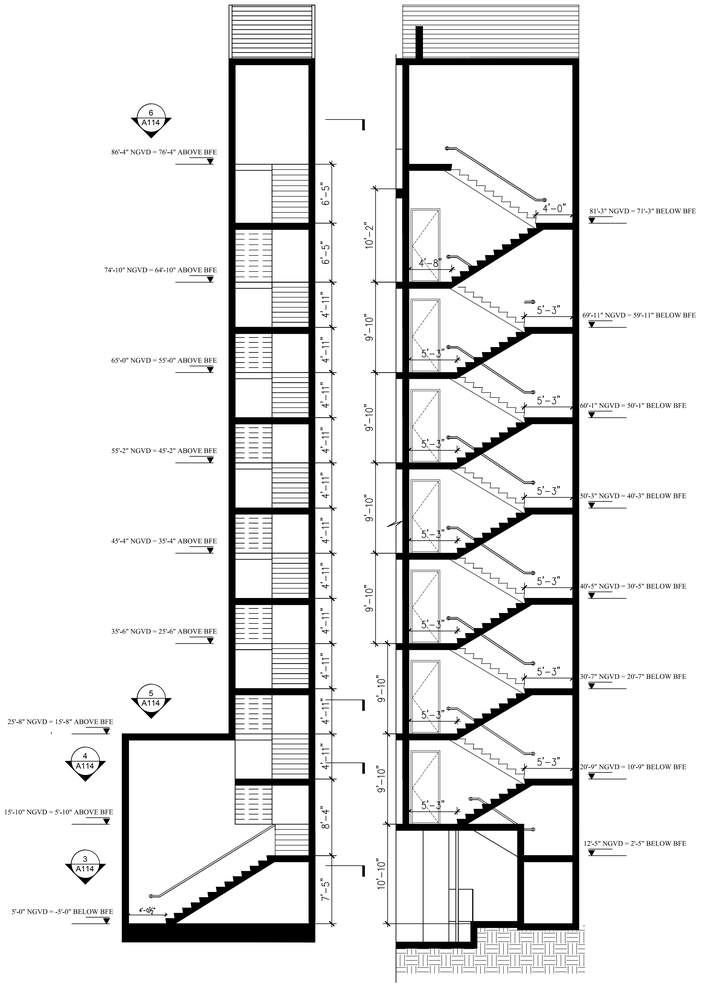
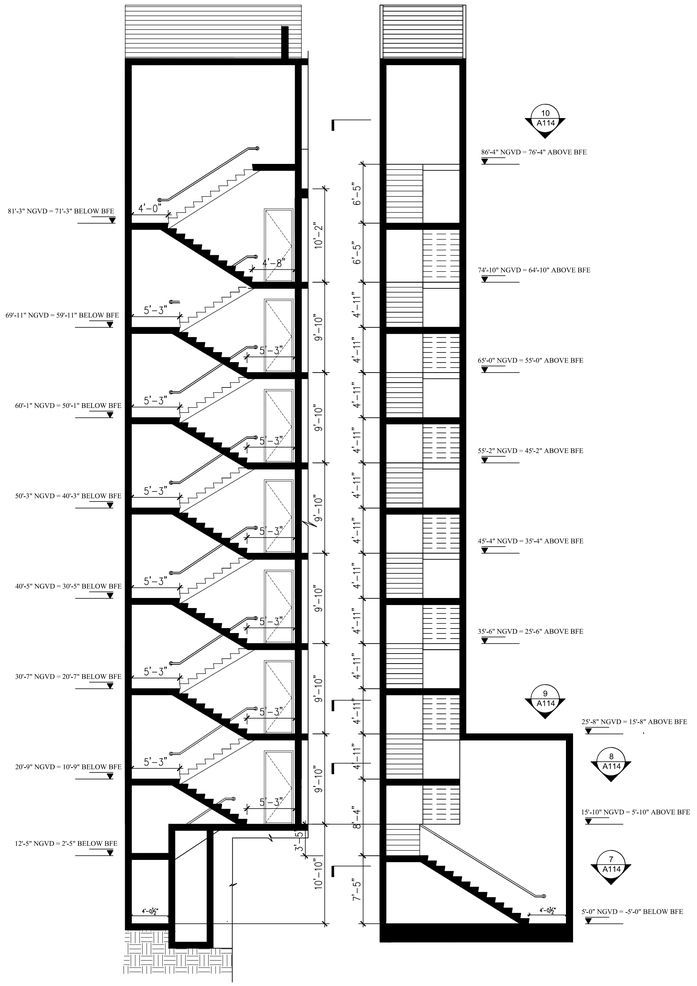


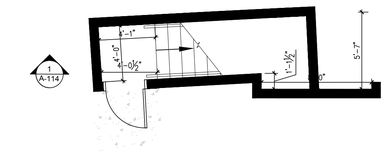
1 STAIR 1

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



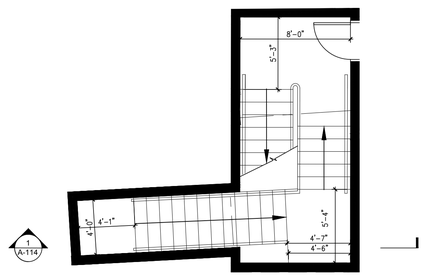
2 STAIR 2

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



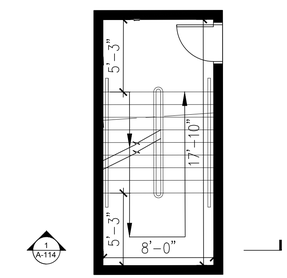
3 STAIR SECTION

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



4 STAIR SECTION

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

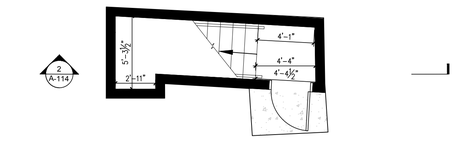


5 STAIR SECTION

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

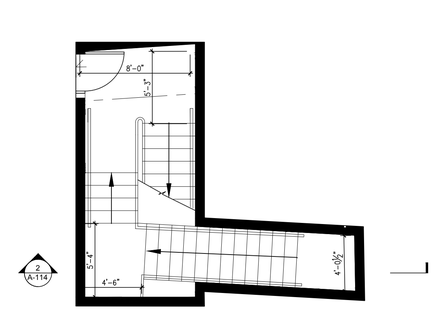
6 STAIR SECTION

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



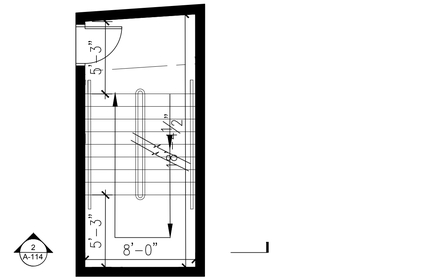
7 STAIR SECTION

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



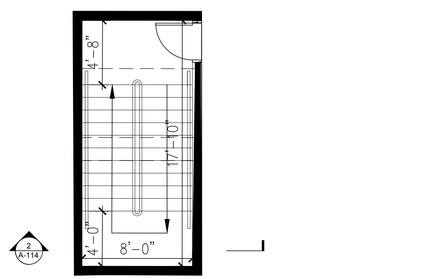
8 STAIR SECTION

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



9 STAIR SECTION

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



10 STAIR SECTION

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

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

dave bodker

CIVIL ENGINEER:
8550 W, FLAGLER ST,
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MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

LANDSCAPING:
601 N. CONGRESS AVE,
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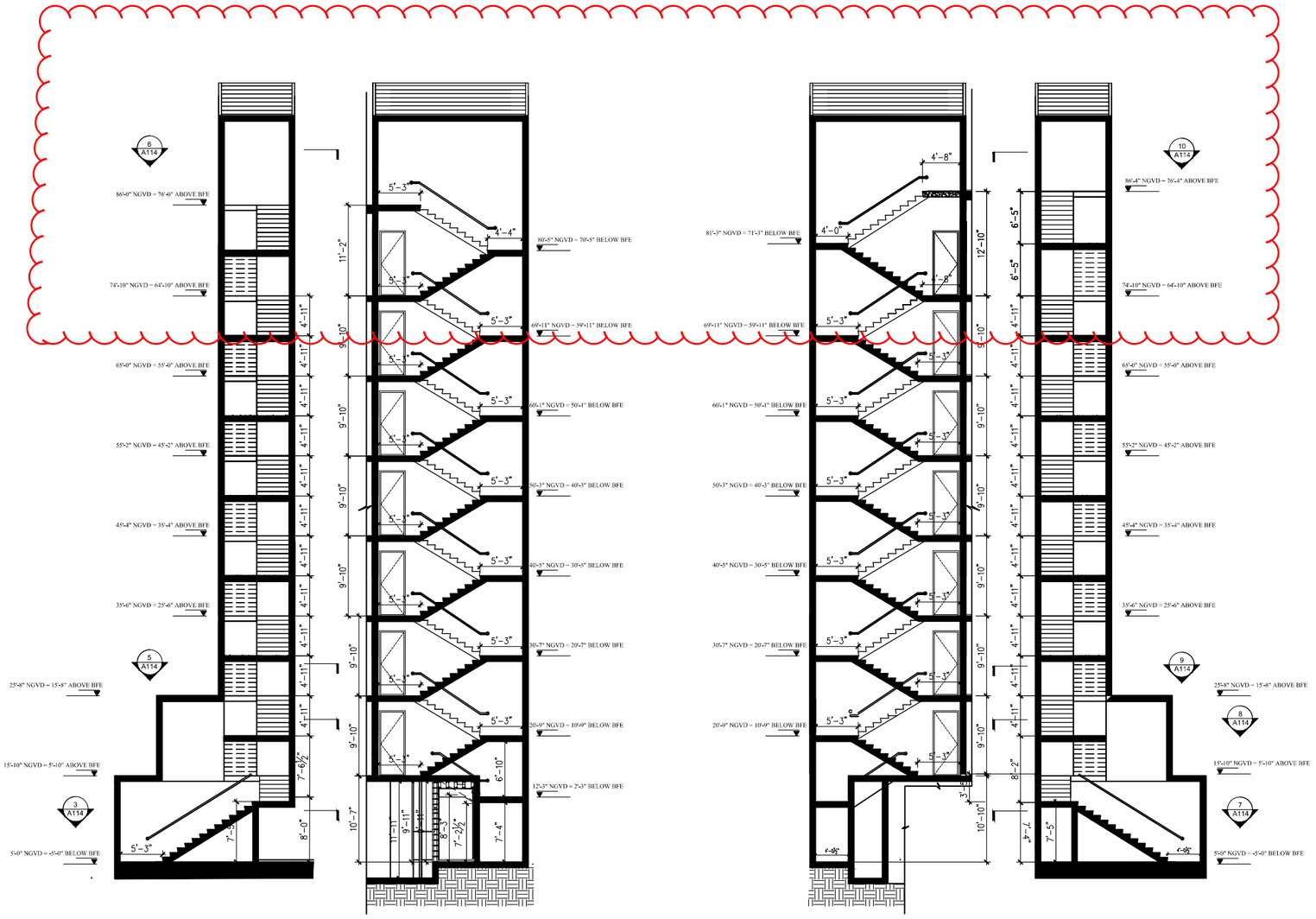
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

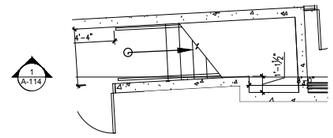
STAIRS SECTIONS

A-115

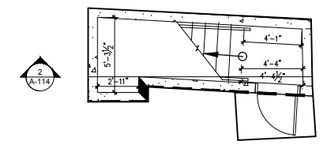


1 SECTION EXIT STAIR #2
Scale: 1/8" = 1'-0"

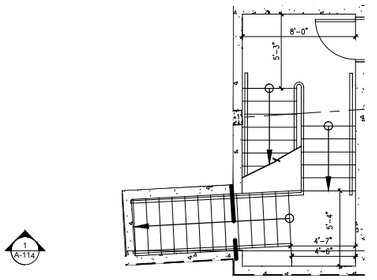
2 SECTION EXIT STAIR #1
Scale: 1/8" = 1'-0"



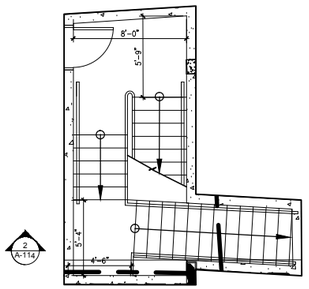
3 PLAN EXIT STAIR #2 – GROUND FLOOR
Scale: 3/16" = 1'-0"



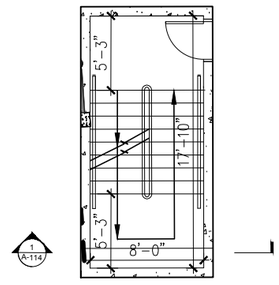
7 PLAN EXIT STAIR #1 – GROUND FLOOR
Scale: 3/16" = 1'-0"



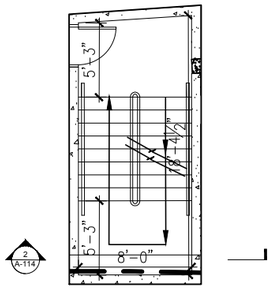
4 PLAN EXIT STAIR #2 – SECOND FLOOR
Scale: 3/16" = 1'-0"



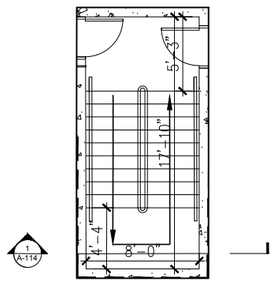
8 PLAN EXIT STAIR #1 – SECOND FLOOR
Scale: 3/16" = 1'-0"



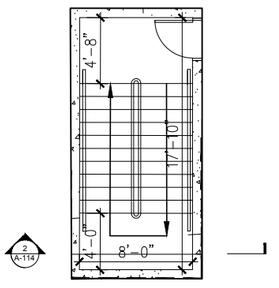
5 PLAN EXIT STAIR #2 – THIRD FLOOR
Scale: 3/16" = 1'-0"



9 PLAN EXIT STAIR #1 – THIRD FLOOR
Scale: 3/16" = 1'-0"



6 PLAN EXIT STAIR #2 – POOL LEVEL
Scale: 3/16" = 1'-0"



10 PLAN EXIT STAIR #1 – POOL LEVEL
Scale: 3/16" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
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OPUS CONDOMINIUM

10301 North Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

STAIRS SECTIONS

A-115 R

1 NORTH ELEVATION

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

CLIENT:
THE CONGRESS GROUP INC.
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BOSTON, MA 02110
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BAY HARBOR NORTH

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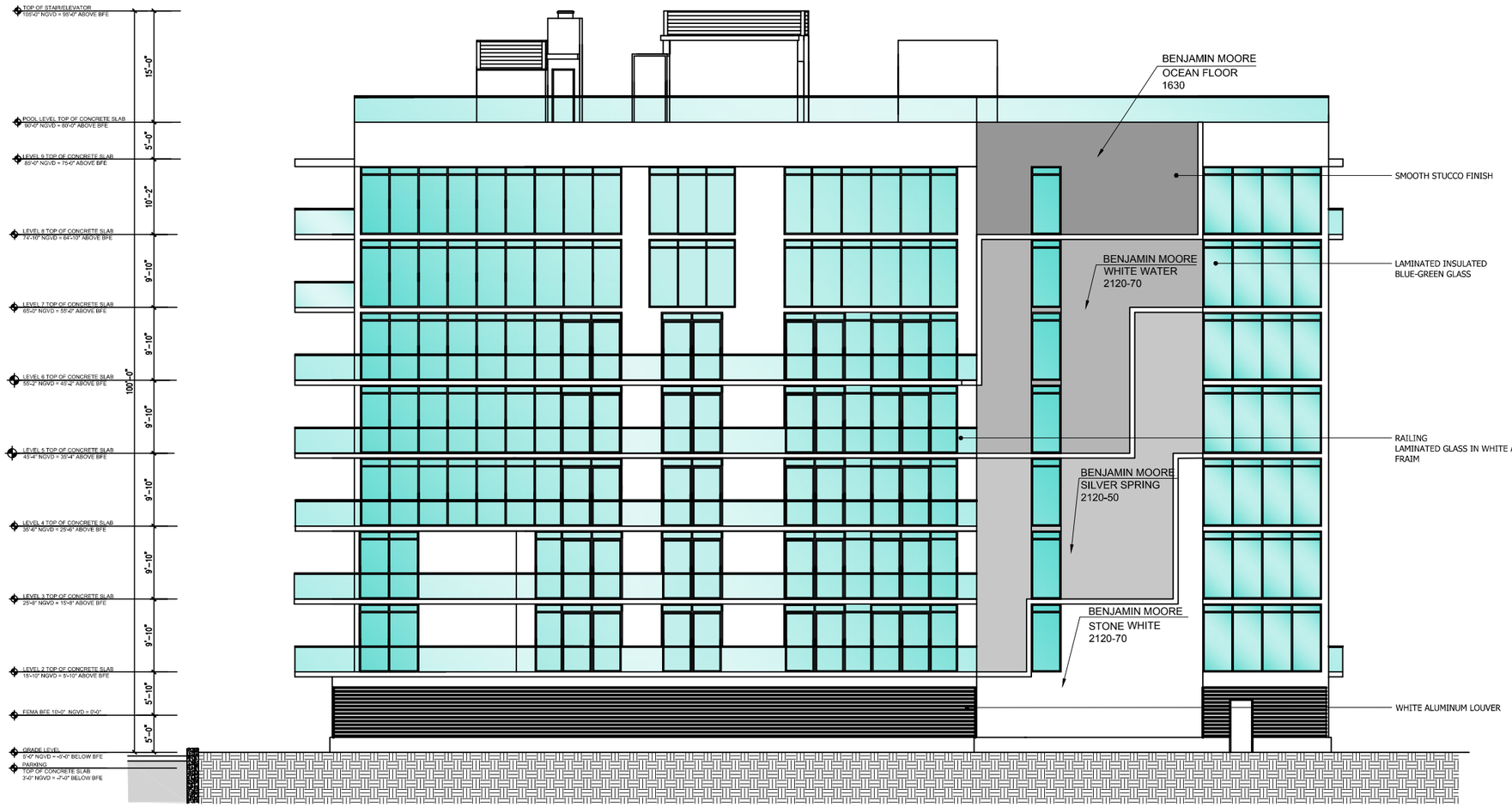
FAX: 305-551-4242

dave bodker
LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

NORTH ELEVATION

A-301



NORTH ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
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OPUS CONDOMINIUM

10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
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Date 01/20/2018

NORTH ELEVATION

A-301 R

11/29/2017 9:46:42 AM

1 SOUTH ELEVATION

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

CLIENT:
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FAX: 561-276-3869

Date 06.03.2016

SOUTH ELEVATION

A-302

SOUTH ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
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NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

SOUTH ELEVATION

A-302 R

11/29/2017 9:46:42 AM

1 EAST ELEVATION

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

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
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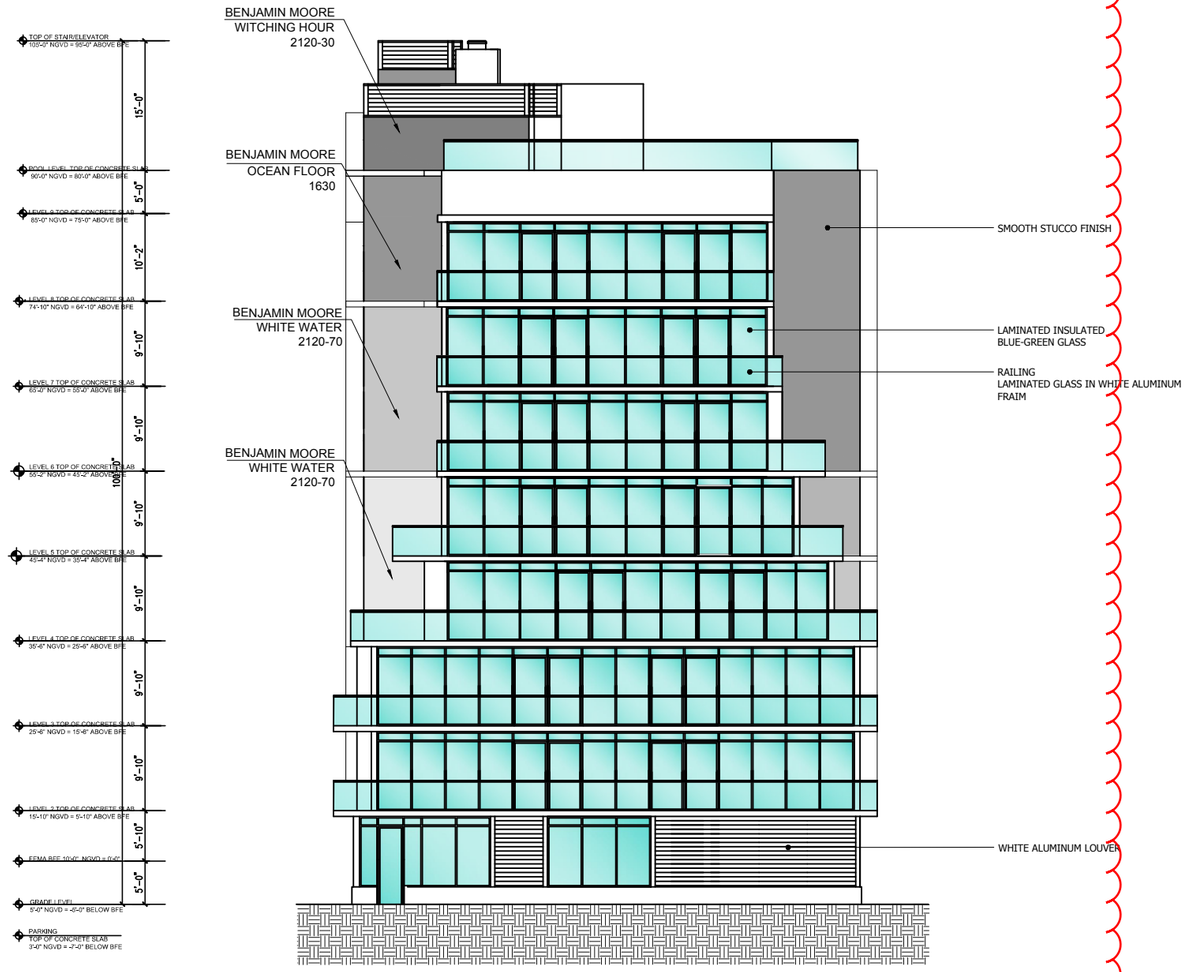
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

EAST ELEVATION

A-303



EAST ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
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ARCHITECTS

ARCHITECT OF RECORD:
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NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

EAST ELEVATION

A-303 R

11/29/2017 9:46:42 AM

1 WEST ELEVATION

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

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
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BAY HARBOR NORTH

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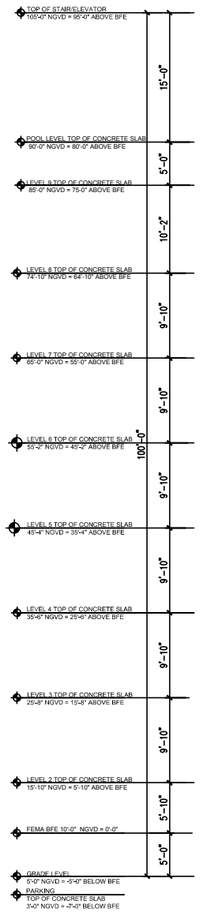
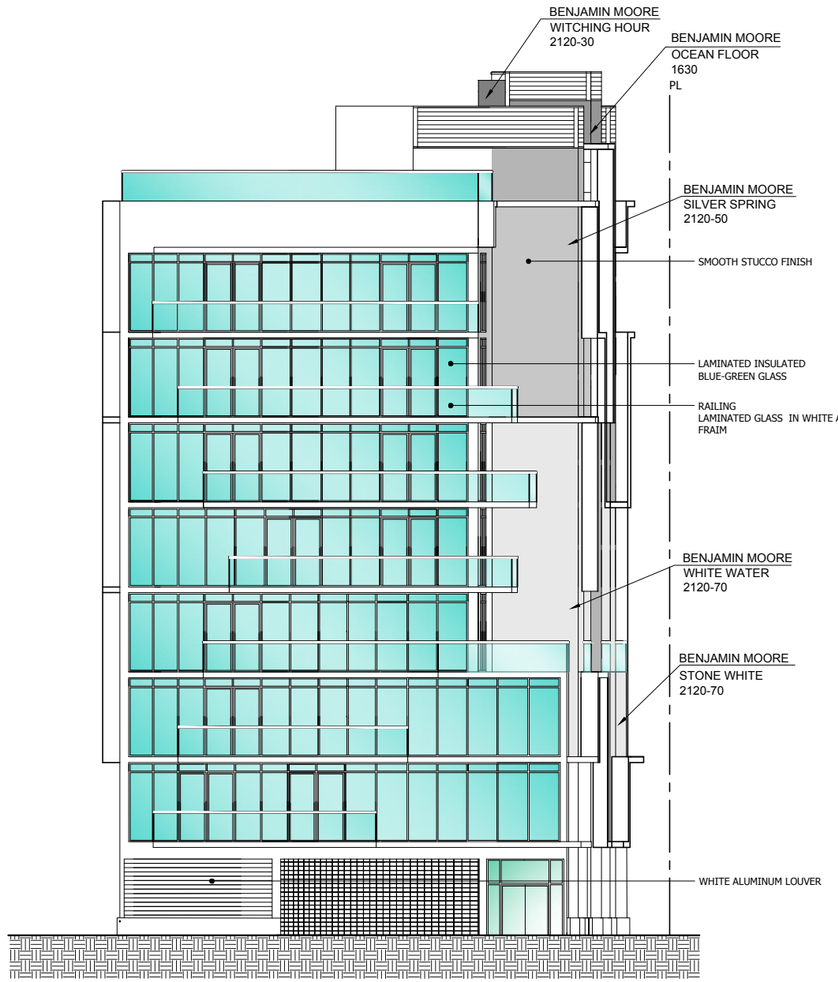
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

WEST ELEVATION

A-304





WEST ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

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NEW YORK, NY, 10016
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Date 01/20/2018

WEST ELEVATION

A-304 R

11/29/2017 9:46:42 AM

1 3D WEST ELEVATION

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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BAY HARBOR NORTH

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FAX: 305-551-4242

LANDSCAPING:
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SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

3D WEST ELEVATION

A-401

3D WEST ELEVATION

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

3D WEST ELEVATION

A-401 R

11/29/2017 9:46:42 AM

1 3D EAST ELEVATION

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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BAY HARBOR NORTH

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DELRAY BEACH, FLORIDA 33445
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FAX: 561-276-3869

Date 06.03.2016

3D WEST ELEVATION

A-402

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

3D RENDER WEST ELEVATION

A-402 R

11/29/2017 9:46:42 AM

1 3D EAST ELEVATION

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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BAY HARBOR NORTH

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DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

3D EAST ELEVATION

A-403

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

3D RENDER EAST ELEVATION

A-403 R

11/29/2017 9:46:42 AM

1 3D EAST ELEVATION

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
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FAX: 561-276-3869

Date 06.03.2016

3D EAST ELEVATION

A-404

3D EAST ELEVATION

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

3D EAST ELEVATION

A-404 R

11/29/2017 9:46:42 AM

1 3D POOL LEVEL

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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FAX: 561-276-3869

Date 06.03.2016

3D POOL LEVEL

A- 405

3D POOL LEVEL

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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BOSTON, MA 02110
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ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

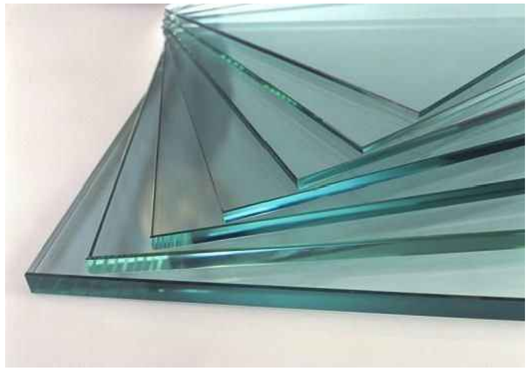
Date 01/20/2018

3D POOL LEVEL

A-405 R

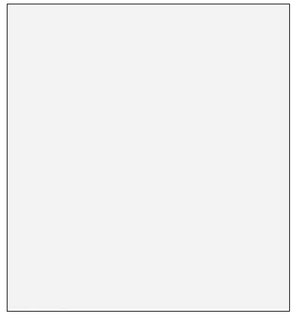
11/29/2017 9:46:42 AM

LAMINATED INSULATED
BLUE-GREEN GLASS



RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

SMOOTH STUCCO FINISH
(Color palette of exterior stucco walls
from Benjamin Moor Classic Colors)



Oxford White 869

WHITE ALUMINUM LOUVERS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

CIVIL ENGINEER:
8550 W, FLAGLER ST,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker
LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

CLIENT:
THE CONGRESS (
33 ARCH ST. #21(
BOSTON, MA 021
TEL:617-897-720(

Date 04.26.2016

EXTERIOR MATERIALS

A -500

BAY HARBOR NORTH

CONDOMINIUMS

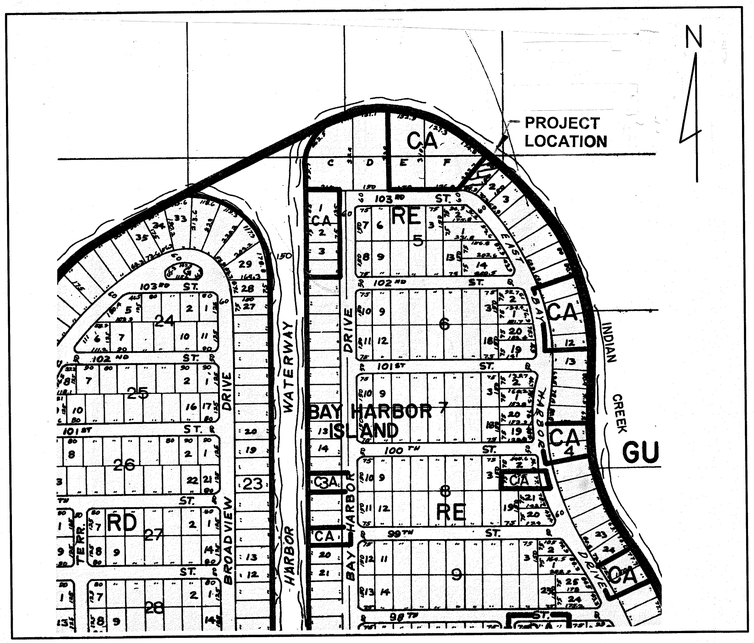
10301 EAST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

THE CONGRESS GROUP, INC.

33 ARCH STREET, SUITE 2100
BOSTON, MA 02110



LOCATION MAP

ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO.1 DETAILS
C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-8	SITE UTILITIES PLAN

LEGAL DESCRIPTION:

LOT 1, BLOCK 4, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

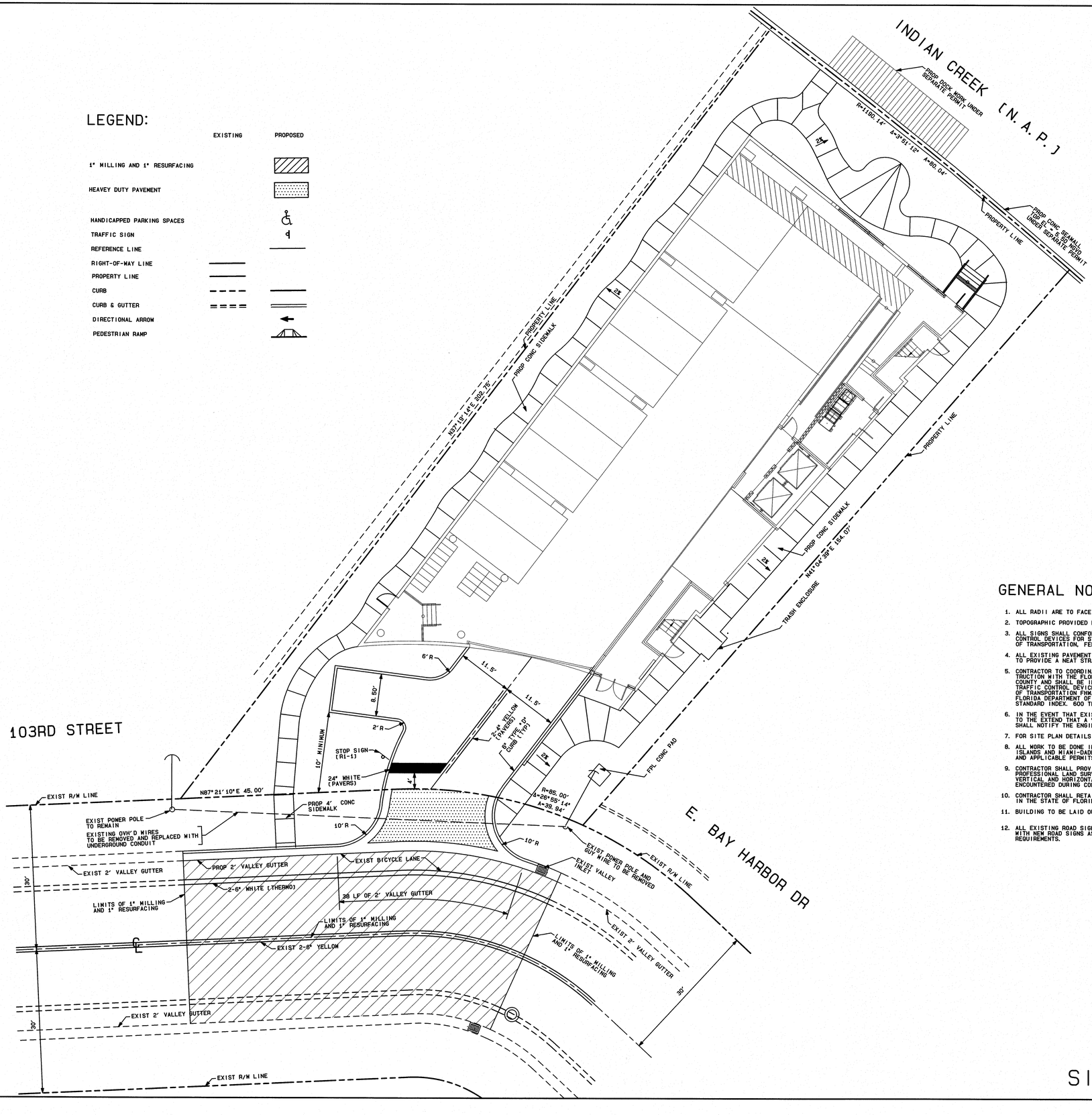
RODOLFO J. VARGAS
PE • 35648

CERTIFICATE OF AUTH • 5529
dated: April 22, 2016
cad ref: 16008-10

C-0

LEGEND:

	EXISTING	PROPOSED
1" MILLING AND 1" RESURFACING		
HEAVEY DUTY PAVEMENT		
HANDICAPPED PARKING SPACES		
TRAFFIC SIGN		
REFERENCE LINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
CURB & GUTTER		
DIRECTIONAL ARROW		
PEDESTRIAN RAMP		



N

Scale: 1" = 10'

GENERAL NOTES:

1. ALL RADII ARE TO FACE OF CURB.
2. TOPOGRAPHIC PROVIDED BY BLANCO SURVEYORS, INC.
3. ALL SIGNS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAVEMENT AND CURB CONNECTIONS MUST BE SAW-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION MIAMI-DADE COUNTY AND SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION FHWA). ATTENTION IS ALSO DIRECTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEX. 600 THRU 650.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED TO THE EXTEND THAT A "FIELD REVISION" IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-2
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE TOWN OF BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARD DETAILS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK, PERFORMED INCLUDING VERTICAL AND HORIZONTAL INFORMATION AND ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. ALL EXISTING ROAD SIGNS WITHIN SIDEWALK AREAS TO BE REMOVED AND REPLACE WITH NEW ROAD SIGNS AS PER THE TOWN OF BAY HARBOR ISLANDS. REQUIREMENTS.

SCALE: 1" = 10' (10' 5' 0' 10')

SITE AND PAVING PLAN

engineering inc
CERTIFICATE OF AUTH #5529
- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

BAY HARBOR NORTH CONDOMINIUMS

10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

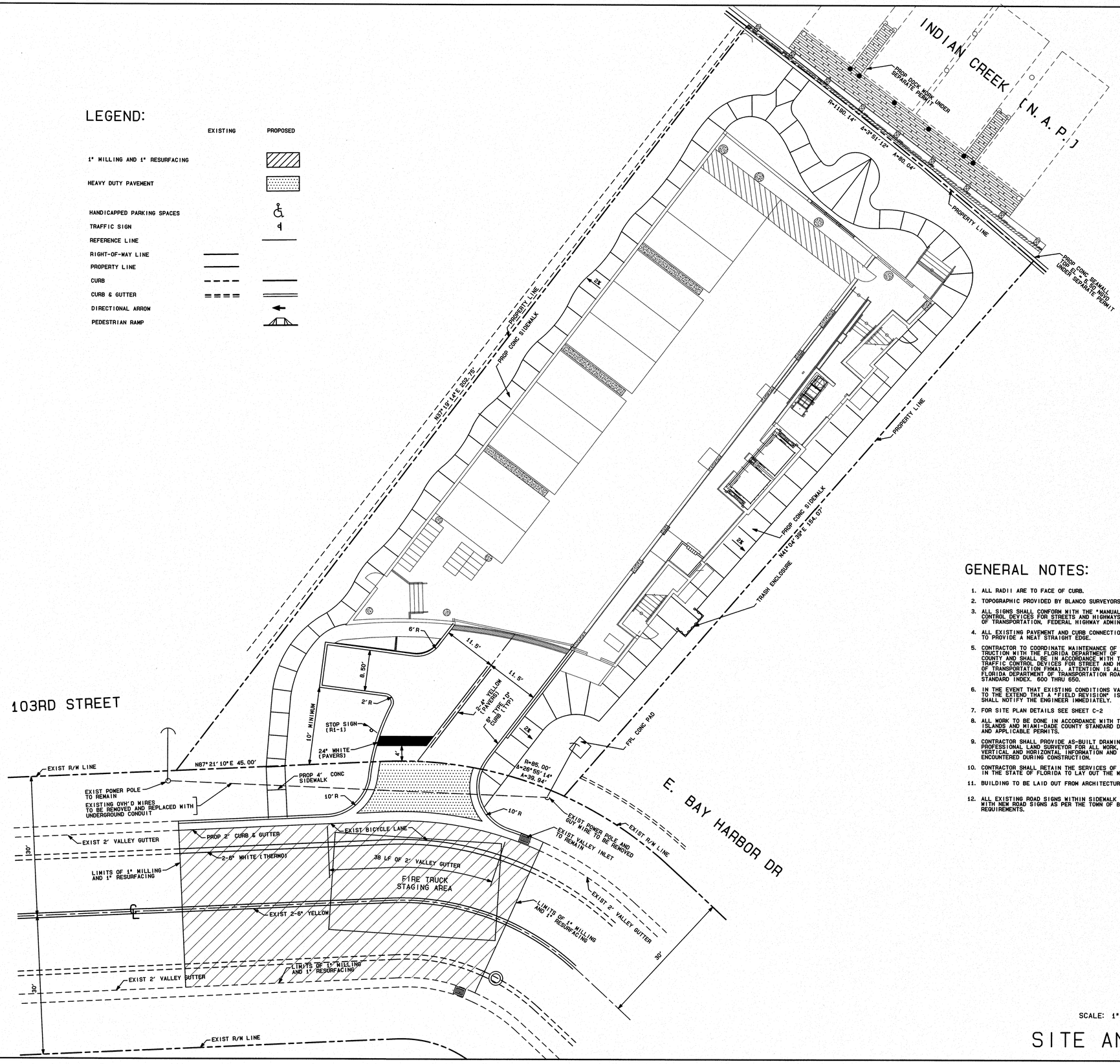
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	1" = 10'
date	OCT 3, 2016
cad ref	16008-11

RODOLFO J. VARGAS
PE • 35648

drawing
C-1

LEGEND:

	EXISTING	PROPOSED
1" MILLING AND 1" RESURFACING		
HEAVY DUTY PAVEMENT		
HANDICAPPED PARKING SPACES		
TRAFFIC SIGN		
REFERENCE LINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
CURB & GUTTER		
DIRECTIONAL ARROW		
PEDESTRIAN RAMP		



N

Scale: 1" = 10'

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SCALE: 1" = 10' 10' 5' 0' 10'

SITE AND PAVING PLAN

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
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TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsneng@vsneng.com

OPUS
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

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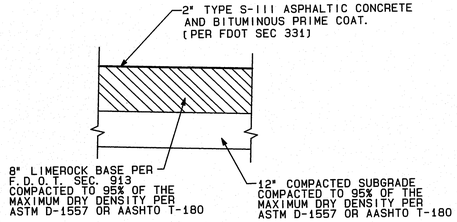
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	1" = 10'
date	FEB 20, 2018
cad ref	16008-11

RODOLFO J. VARGAS LICENSE No. 35648 STATE OF FLORIDA PROFESSIONAL ENGINEER

RODOLFO J. VARGAS
PE # 35648

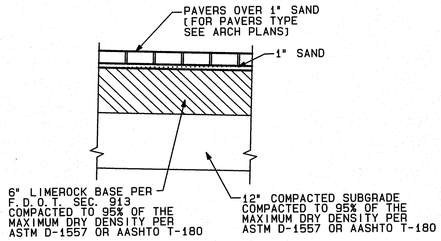
drawing

C-1R



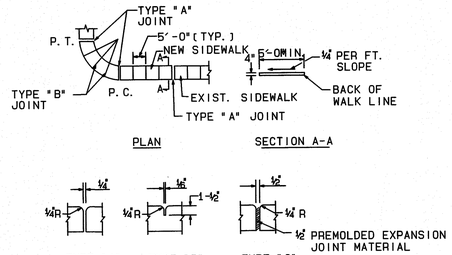
TYPICAL HEAVY DUTY PAVEMENT SECTION

N. T. S.



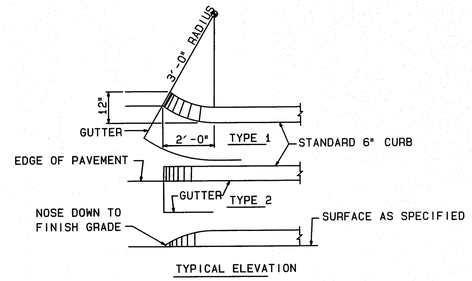
TYPICAL PAVERS SECTION

N. T. S.



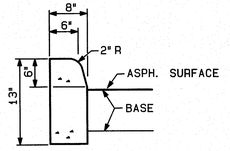
CONCRETE SIDEWALK

N. T. S.



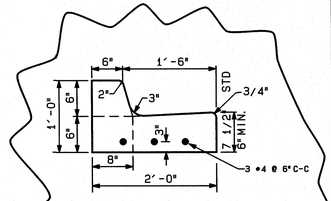
STANDARD CURB NOSING

N. T. S.



TYPE "D" CURB

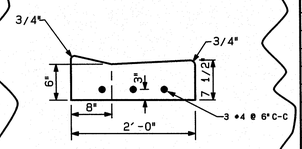
N. T. S.



TYPE "F" CONCRETE CURB & GUTTER

N. T. S.

⚠



NOTE: CURB COLOR TO MATCH EXISTING
AS PER TOWN OF BAY HARBOR
ISLANDS REQUIREMENTS.

DRIVEWAY CURB

N. T. S.

SITE AND PAVING DETAILS

engineering inc
CERTIFICATE OF AUTH • 5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

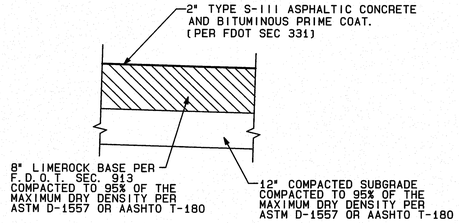
BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
⚠	1/11/17	REVISED CURBING PER TBHI

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	AS SHOWN
date	JULY 14, 2016
cad ref	16008-12

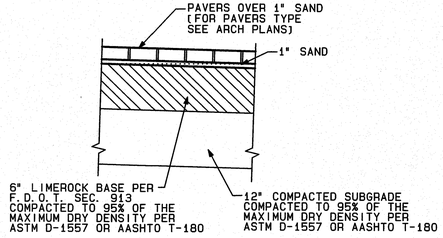
RODOLO J. VARGAS
PE • 35648

drawing
C-2



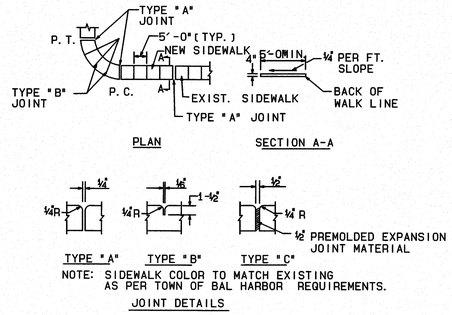
TYPICAL HEAVY DUTY PAVEMENT SECTION

N. T. S.



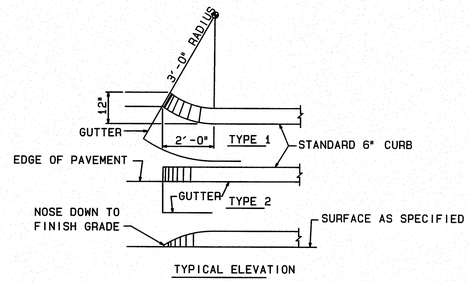
TYPICAL PAVERS SECTION

N. T. S.



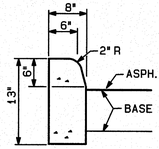
CONCRETE SIDEWALK

N. T. S.



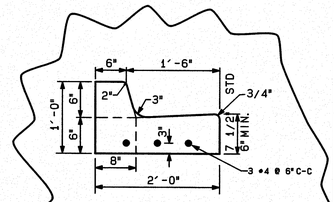
STANDARD CURB NOSING

N. T. S.



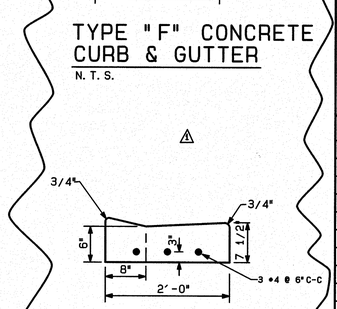
TYPE "D" CURB

N. T. S.



TYPE "F" CONCRETE CURB & GUTTER

N. T. S.



NOTE: CURB COLOR TO MATCH EXISTING AS PER TOWN OF BAY HARBOR ISLANDS REQUIREMENTS.

DRIVEWAY CURB

N. T. S.

SITE AND PAVING DETAILS

engineering inc
CERTIFICATE OF AUTH • 5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
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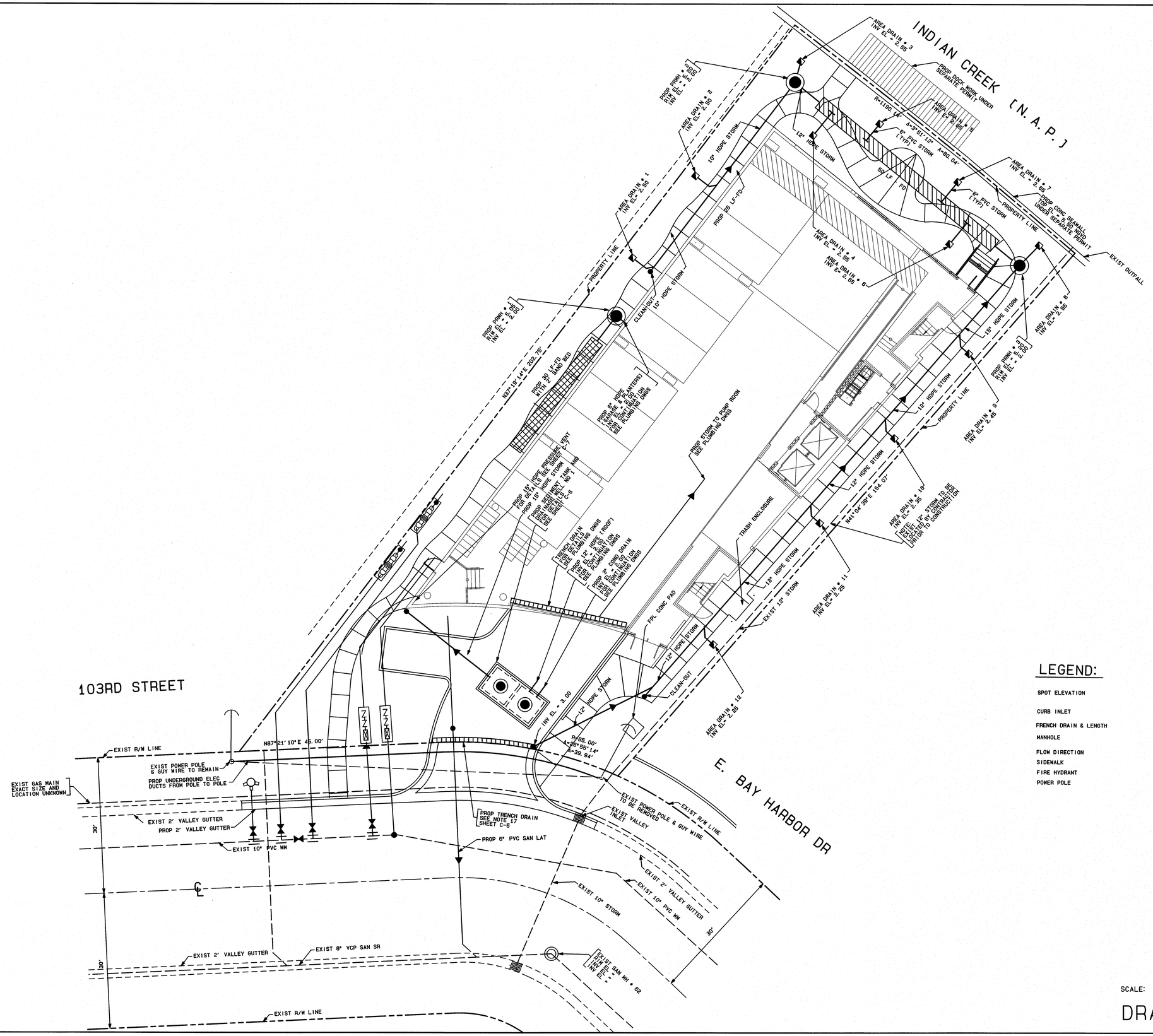
OPUS
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	1/11/17	REVISED CURBING PER TBHI

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	AS SHOWN
date	JULY 14, 2016
cad ref	16008-12

RODOLO J. VARGAS
PE • 35648

drawing
C-2R



N

Scale: 1" = 10'

LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	× 4.11	6.00
CURB INLET		
FRENCH DRAIN & LENGTH		20 LF
MANHOLE		
FLOW DIRECTION		
SIDEWALK		
FIRE HYDRANT		
POWER POLE		

SCALE: 1" = 10' 10' 5' 0' 10'

DRAINAGE PLAN

engineering inc

CERTIFICATE OF AUTH •5529

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
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BAY HARBOR NORTH CONDOMINIUMS

10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

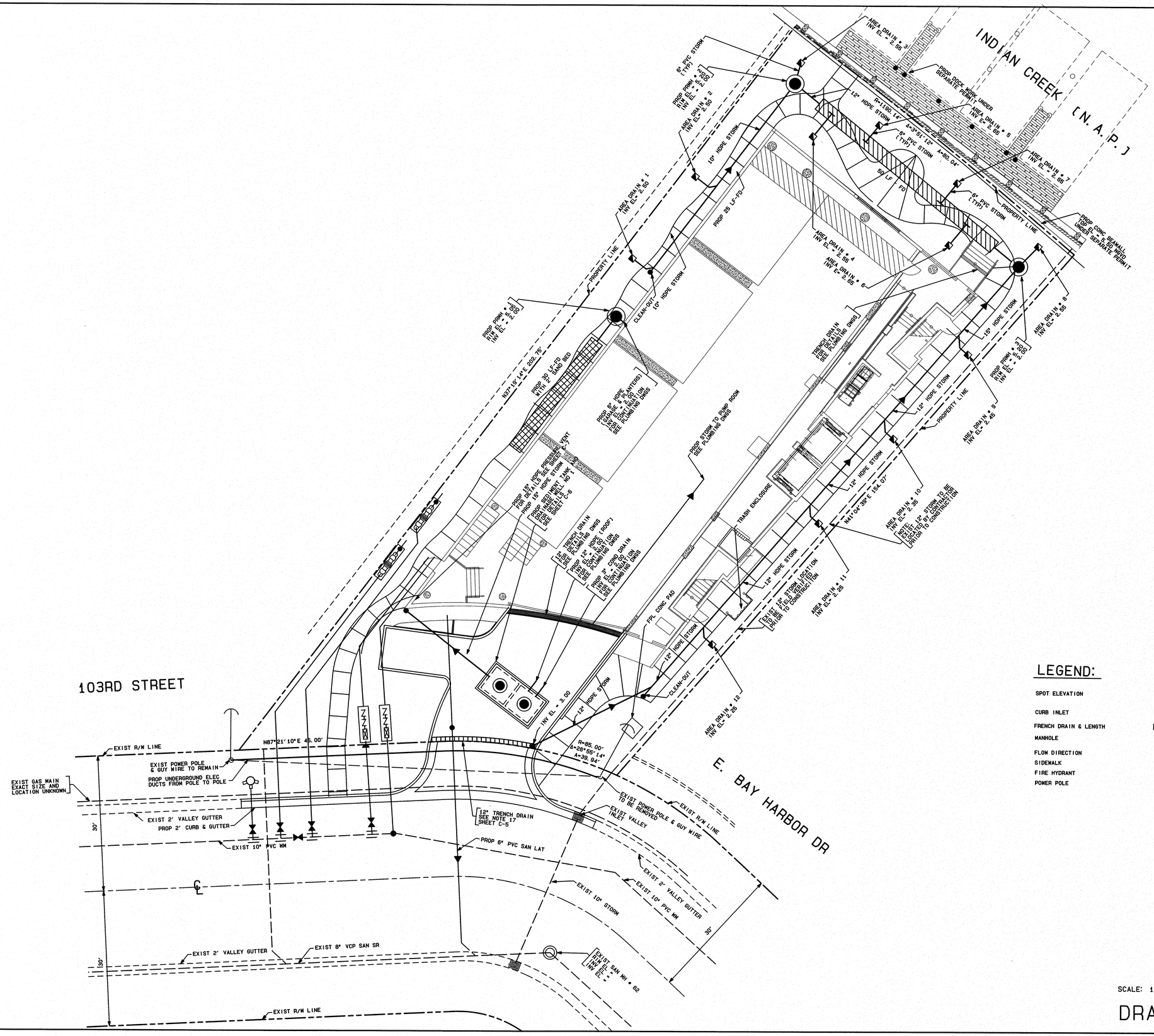
no	date	revision/issue

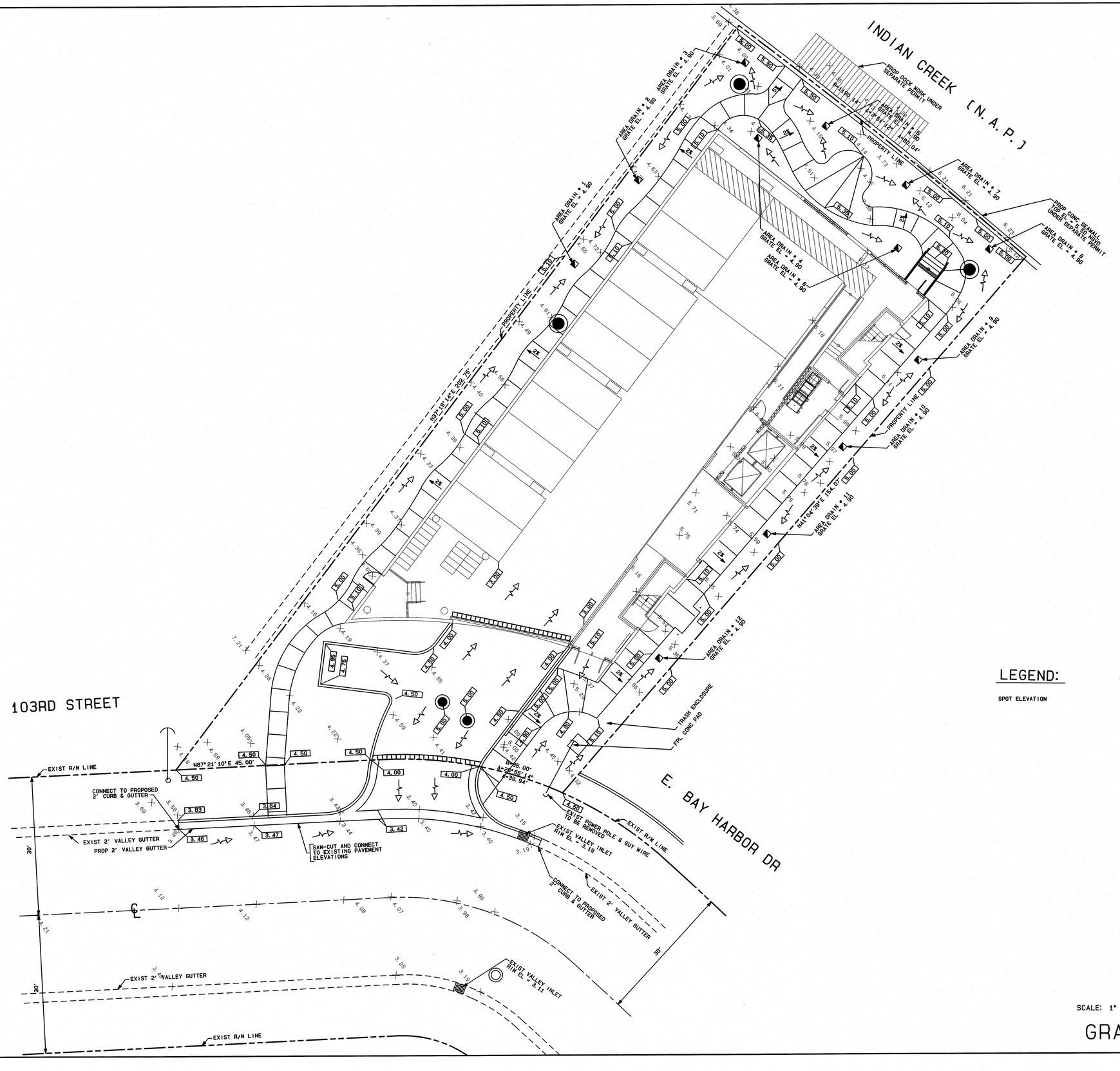
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	1" = 10'
date	OCT 3, 2016
cad ref	16008-13

RODOLFO J. VARGAS
PE • 35648

drawing

C-3


INDIAN CREEK [N.A.P.]
E. BAY HARBOR DR
103RD STREET
PROPERTY LINE
PROP CONC SEAWALL TOP EL. 5.50 MIN UNDER SEPARATE PERMIT
PROP DOCK KNOCK UNDER SEPARATE PERMIT
PROP 25 LF-FD
PROP 30 LF-FD WITH 2' SAND BED
PROP 6" HDPE (ROOF LEADER) FROM ELEV. 8.00 TO ELEV. 6.00 SEE PLUMBING DWGS
PROP STORM TO PUMP ROOM SEE PLUMBING DWGS
TRENCH DRAIN FROM ELEV. 7.5 SEE PLUMBING DWGS
TRENCH DRAIN (ROOF) FROM ELEV. 8.00 SEE PLUMBING DWGS
PROP 12" HDPE STORM FROM ELEV. 6.00 SEE PLUMBING DWGS
PROP 3" COND DRAIN FROM ELEV. 7.00 SEE PLUMBING DWGS
PROP 6" HDPE PRESSURE PIPE @ ELEV. 2.50 SEE PLUMBING DWGS
PROP 15" HDPE STORM
PROP SEDIMENT TANK INV EL -5.6 SEE SHEET C-5
PROP 6" HDPE STORM FROM ELEV. 6.00 SEE PLUMBING DWGS



engineering inc

CERTIFICATE OF AUTH #5529

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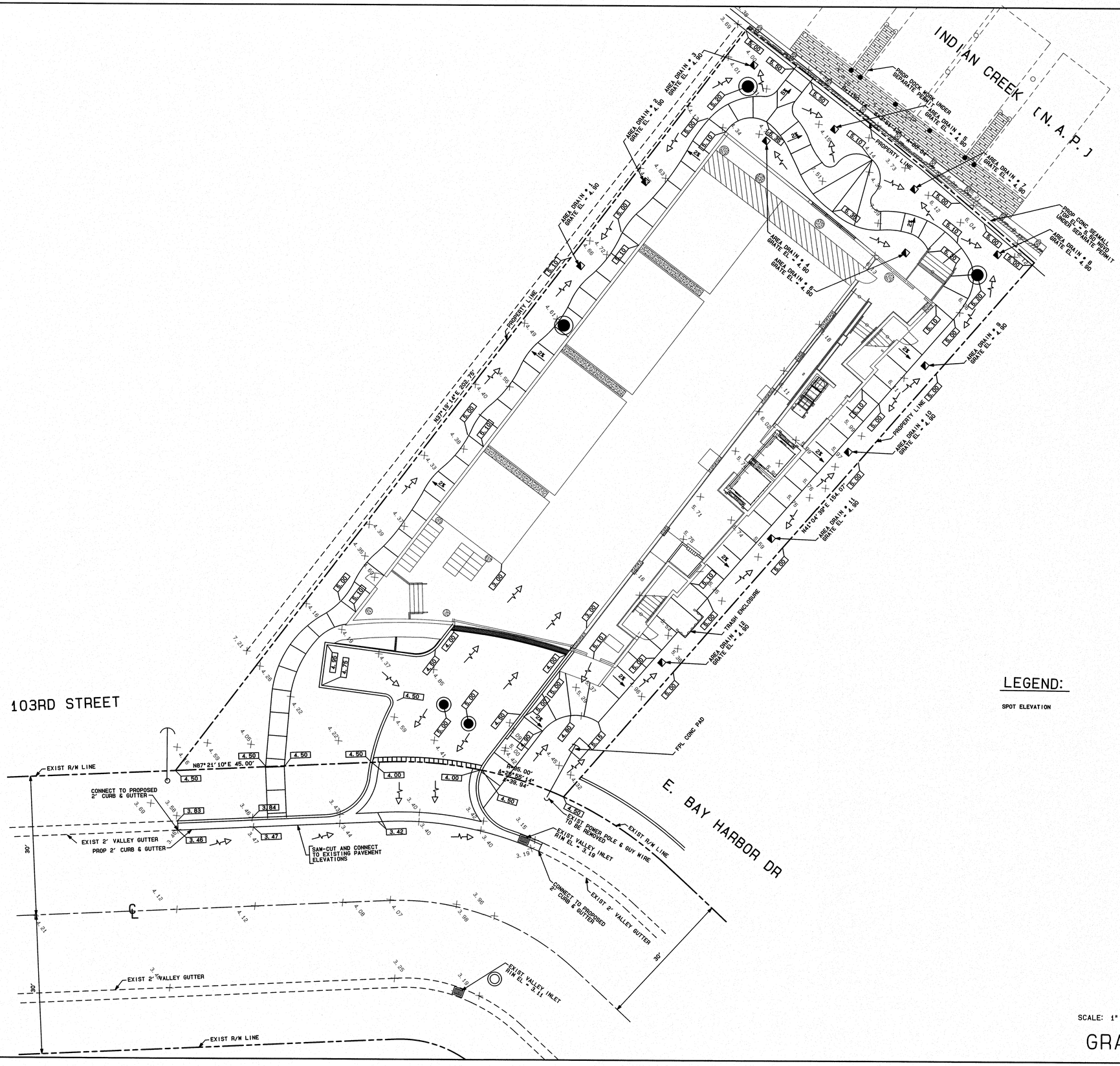
cad ref	16008-14

RODOLFO J. VARGAS
PE • 35648

drawing

C-4



LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	4.11	6.00

SCALE: 1" = 10'

GRADING PLAN

N

Scale: 1" = 10'

engineering inc.

CERTIFICATE OF AUTH #5529

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

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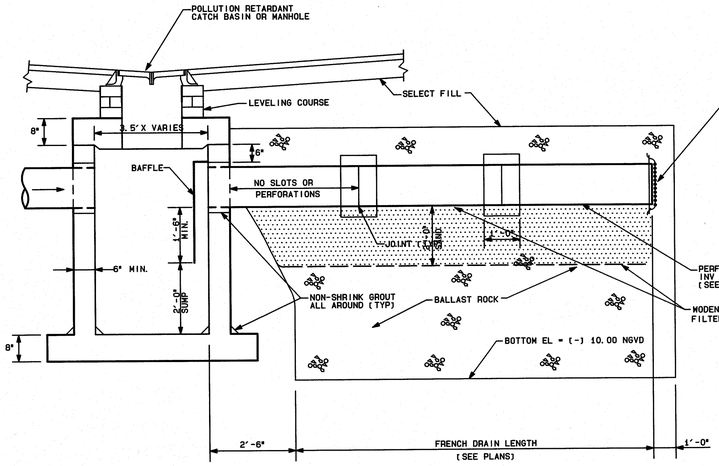
proj no	16008-01
scale	1" = 10'
date	FEB 20, 2018
cad ref	16008-14

RODOLFO J. VARGAS
LICENSE
No. 35648
STATE OF FLORIDA
PROFESSIONAL ENGINEER

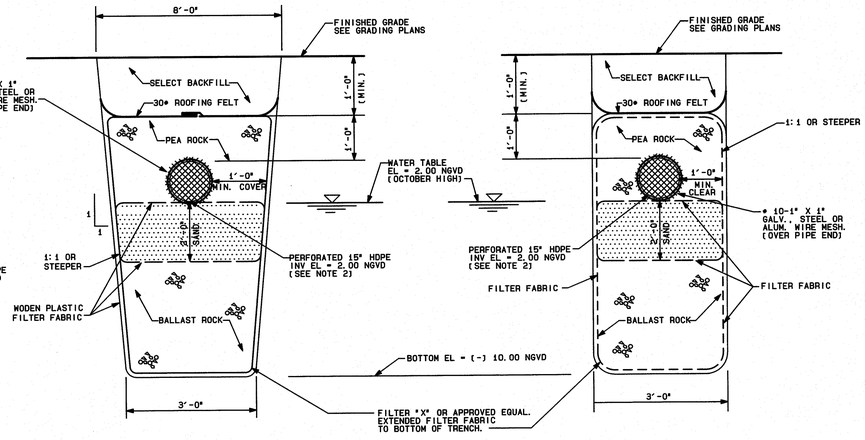
RODOLFO J. VARGAS
PE • 35648

drawing

C-4R



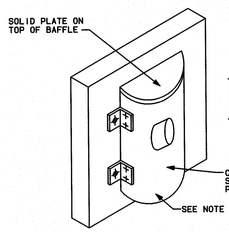
LONGITUDINAL SECTION
N. T. S.



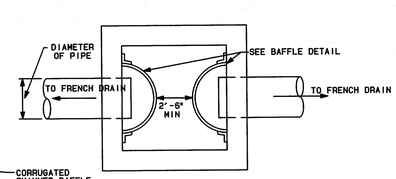
ALTERNATE CROSS-SECTION DETAIL FOR SANDY SOIL CONDITION
N. T. S.

TRANSVERSE SECTION DETAIL
N. T. S.

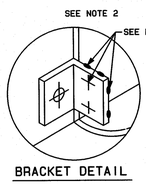
NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1992.
2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
4. FOR PERFORATED CMP PIPE JOINT ARE TO BE BANDED, BUT NOT GASKETED.
5. FOR BAFFLE DETAILS SEE THIS SHEET



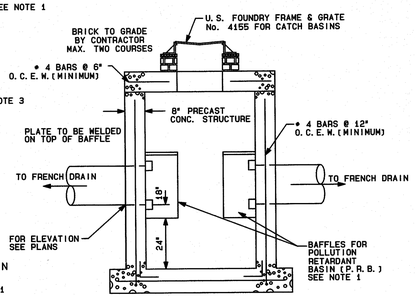
BAFFLE DETAIL



PLAN



BRACKET DETAIL



NOTES FOR P. R. CATCH BASIN
1) SKIMMER FOR FRENCH DRAIN OUTLETS PER FDOT INDEX NO 241
2) 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
3) WELD OR 2-1/2" THRU BOLTS (S.S.).
4) GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.
5) MINIMUM SIZE OF CATCH BASIN PER SD 2.6 OR LARGER ONE BAFFLE (42"X42"), TWO BAFFLES (54"X54") SQUARE

POLLUTION RETARDANT CATCH BASING DETAIL
N. T. S.

DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, esthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N. G. V. D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N. G. V. D.)
5. October High Water Elevation is 2.00 (N. G. V. D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:
   a. French Drain.....S. D. 1. 1
   b. Catch Basin.....S. D. 2. 6
   c. Catch Basin Frame and Grate.....S. D. 2. 3
   d. 2" Valley Gutter.....R. 14. 6
   e. P-6 Inlet.....SD 3. 4
   f. Swale Inlet.....SD 3. 1
8. Contractor must observe extreme care to prevent debris, silts and fines from entering French Drain. Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If muck is encountered, contractor shall demuck area and fill to grade with minimum 98% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and Town of Bal Harbor Islands Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Blanco Land Surveyors Inc.
15. Pipe requirements: French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS N-12 Polyethylene Non-Perforated. (or approved equal).
16. Contractor shall provide a Paving and Drainage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existin pavement and swale area grades, catch basin rim and invert elevations, french drain length and bottom elevation, etc.
17. a. Drainage Trenches to be ZURN Z-882 12" Perma-Trench as per ZURN FLO-DRAIN COMPANY (813) 754-7148 or approved equal.
    b. Trench Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
    c. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacture's Specifications and installation instructions.
    d. Trench Drain grates shall be selected by the Project Architect.

STORM DRAINAGE DETAILS

engineering inc
VSN
CERTIFICATE OF AUTH #5529
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• LAND DEVELOPMENT
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8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
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e-mail: vsn@vsneng.com

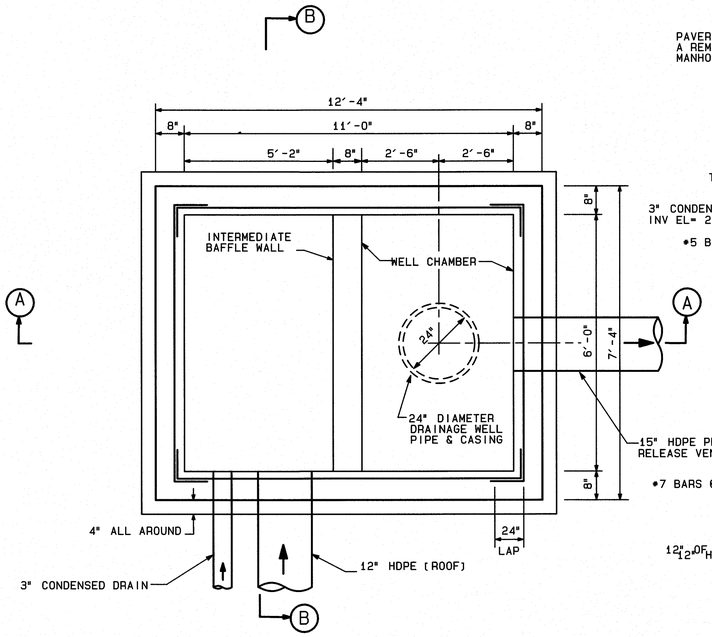
BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	AS SHOWN
date	JULY 14, 2016
cad ref	16008-15

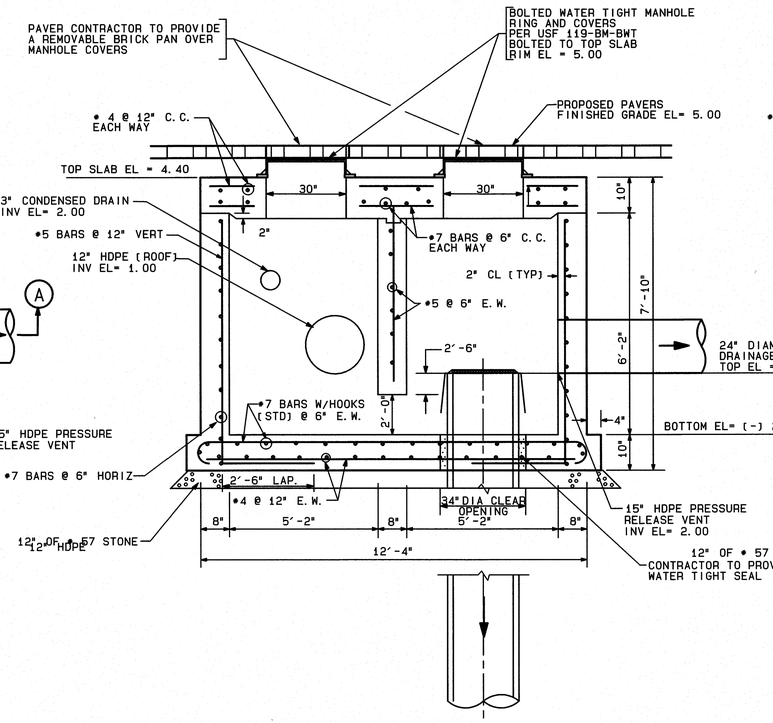
RODOLFO J. VARGAS
PE • 35648

drawing
C-5



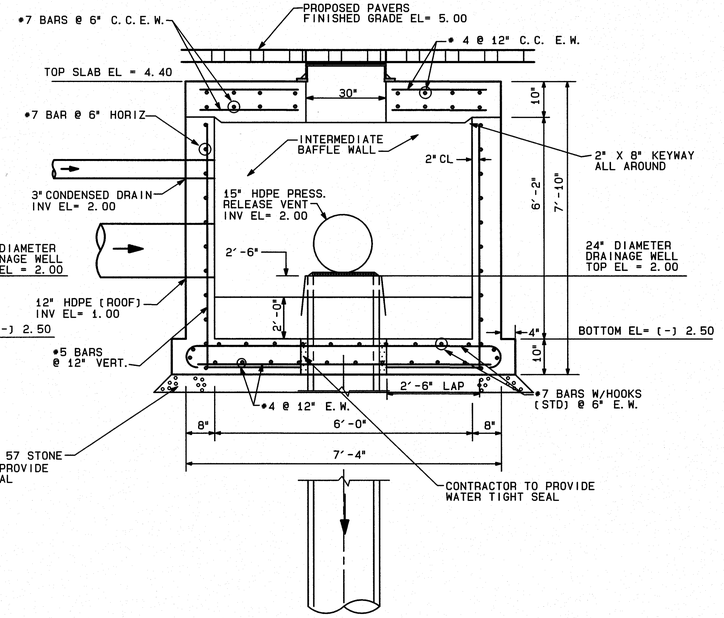
PLAN VIEW

N. T. S.



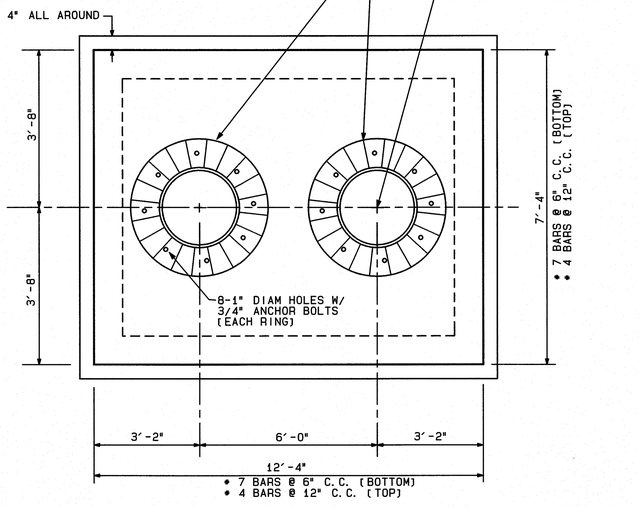
SECTION A-A

N. T. S.



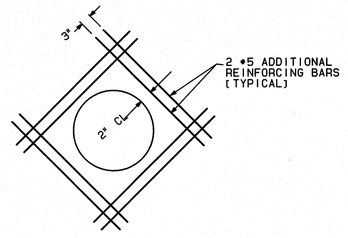
SECTION B-B

N. T. S.



TOP SLAB REINFORCING DETAIL

N. T. S.



TYPICAL OPENING REINFORCING DETAIL

N. T. S.

NOTES:

1. CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CLORIDES ARE PERMITTED IN CONCRETE.
2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF 3,200 GPM AT 4.00 FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OTBAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
8. CONTRACTOR SHALL MAINTAIN SEDIMENT TANK CLEAN OF ANY DEBRIS FOR THE LENGHT OF THE PROJECT. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE. TANK SHALL BE COMPLETELY DRAINED PRIOR TO FINAL INSPECTION.
9. PROPOSED DRAINAGE WELLS ARE NOT INTENDED TO BE USED FOR DEWATERING OPERATIONS DURING CONSTRUCTION.

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS

engineering inc
CERTIFICATE OF AUTHORIZATION NO. 6859
VSN
• CIVIL
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e-mail: vsn@vsneng.com

BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

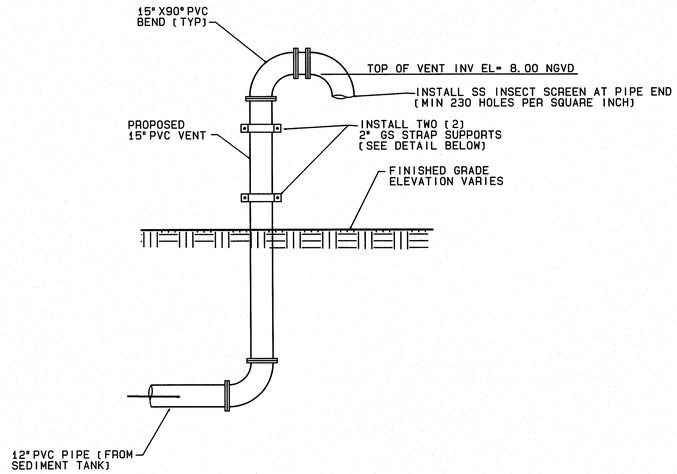
no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	AS SHOWN
date	APRIL 22, 2016
cad ref	16008-16

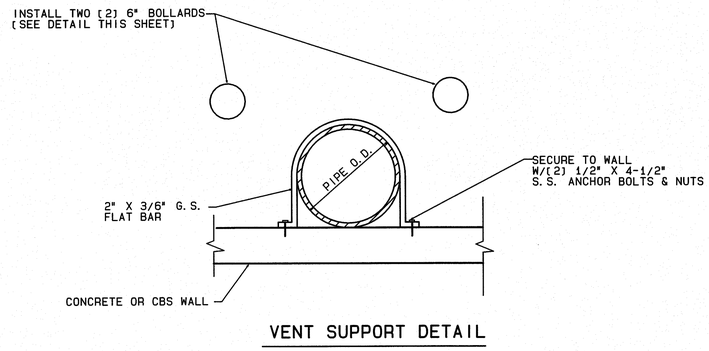
RODOLFO J. VARGAS
PE • 35648

drawing

C-6



VENT ELEVATION DETAIL



VENT SUPPORT DETAIL

PRESSURE RELIEF VENT DETAIL
N.T.S.

SEDIMENT TANK
PRESSURE RELEASE VENT DETAIL

engineering inc
CERTIFICATE OF AUTHORIZATION NO. 6569
VSN
• CIVIL
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BAY HARBOR NORTH
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TOWN OF BAY HARBOR ISLANDS, FLORIDA

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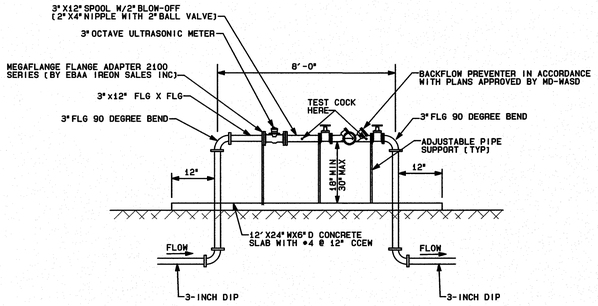
cad ref	16008-16

RODOLFO J. VARGAS
PE • 35648

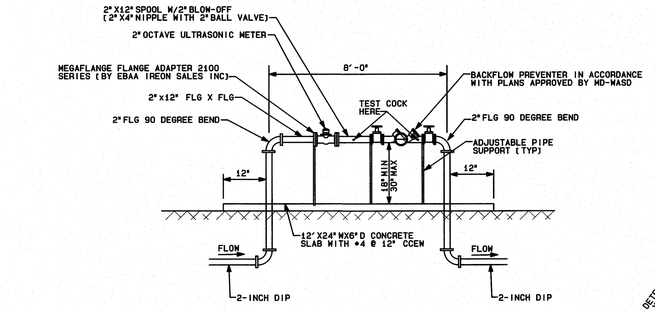
drawing
C-7



NOTES:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL. UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATIN OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FRO CROSS CONECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOUR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARD POSTS OR PROTECTIVE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED.
7. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

3" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL

N.T.S.



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2" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL

N.T.S.

LEGEND:

	EXISTING	PROPOSED
WATER MAIN		
FIRE HYDRANT		
GATE VALVE		
SAN. SEWER / MANHOLE		
FLUSHING VALVE		
DIRECTION OF FLOW		
PRESSURE REDUCER		
WATER METER		

N

Scale: 1" = 10'

DETAIL "A"

SCALE: 1" = 5'

NOTE:
ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH MIAMI DADE WATER AND SEWER DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

NOTE:
THE TOWN OF BAY HARBOR IS NOT RESPONSIBLE FOR FIRE HYDRANT LOCATIONS ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT MIAMI DADE FIRE DEPARTMENT APPROVES ALL FIRE HYDRANTS

NOTE:
CONTRACTOR SHALL EXPOSE THE END OF TOWN OWNED SEWER LATERALS FOR INSPECTION BY TOWN ENGINEER

NOTE:
ALL WATER LINES NEED TO BE TESTED FOR BACTERIA

SCALE: 1" = 10' (10' 5' 0' 10')

SITE UTILITIES PLAN

engineering inc

CERTIFICATE OF AUTH #5629

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

VSNE

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OPUS CONDOMINIUMS

10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

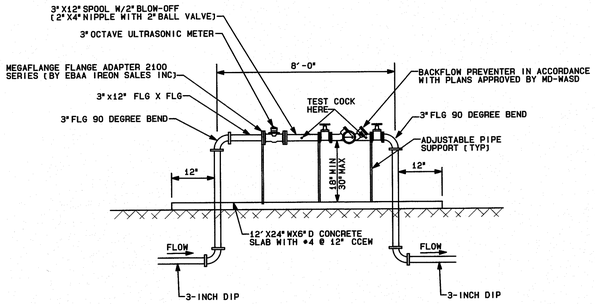
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	1" = 10'
date	FEB 20, 2018
cad ref	16008-18

RODOLFO J. VARGAS LICENSE No. 35648 STATE OF FLORIDA PROFESSIONAL ENGINEER

RODOLFO J. VARGAS
PE • 35648

drawing

C-8R



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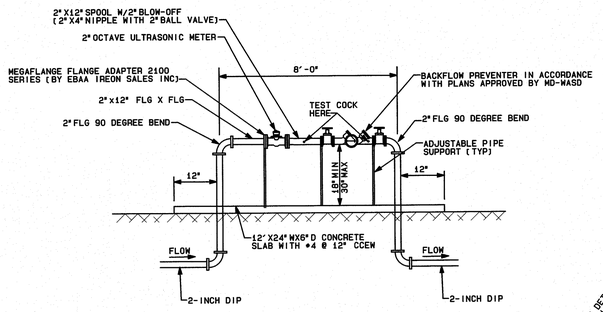
7. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

3" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL

N. T. S.



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2" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL

N. T. S.

DETAIL "A"

SCALE: 1" = 5'

NOTE:
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NOTE:
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NOTE:
CONTRACTOR SHALL EXPOSE THE END OF TOWN OWNED SEWER LATERALS FOR INSPECTION BY TOWN ENGINEER

NOTE:
ALL WATER LINES NEED TO BE TESTED FOR BACTERIA

SCALE: 1" = 10' (10' 5' 0' 10')

SITE UTILITIES PLAN

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CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
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BAY HARBOR NORTH CONDOMINIUMS

10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

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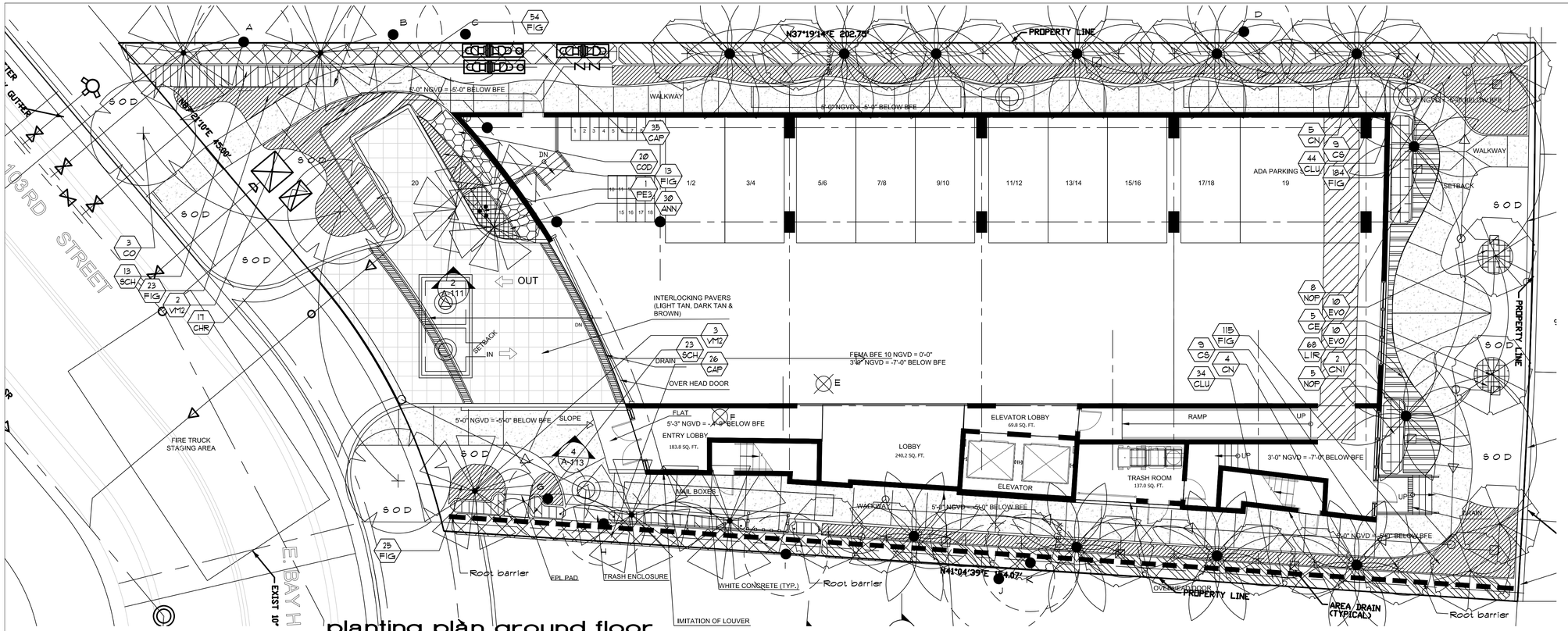
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	1" = 10'
date	OCT 3, 2016
cad ref	16008-18

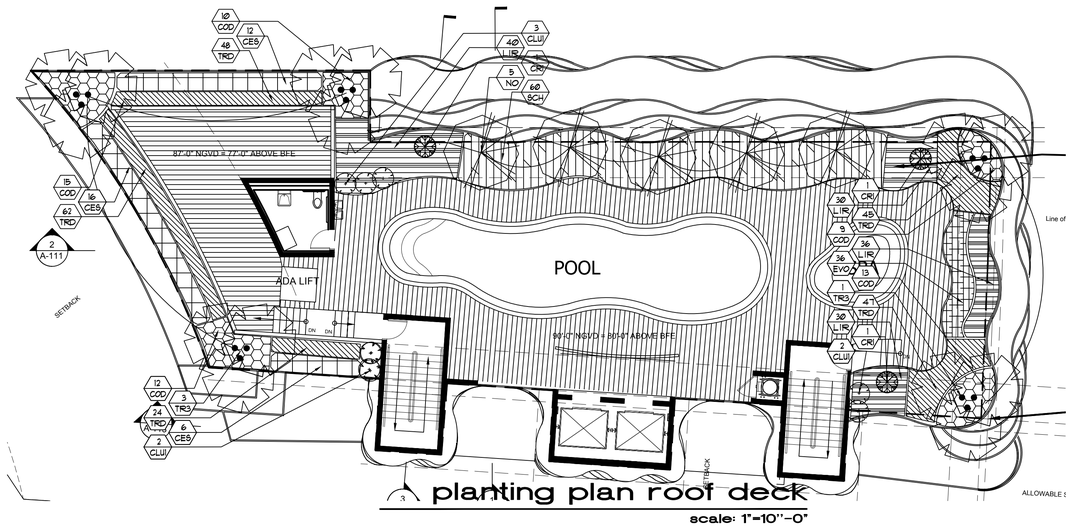
RODOLFO J. VARGAS
PE • 35648

drawing
C-8



planting plan ground floor

scale: 1"=10'-0"



planting plan roof deck

scale: 1"=10'-0"

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Conocarpus erectus Green Buttonwood	16'-18' ht. x 8' spr., 4" cal.	5
CN	Cocos nucifera Coconut Palm	35' os. ht.	9
CN1	Cocos nucifera Coconut Palm	35' os. ht., leaning	2
*CO	Chrysophyllum oliviforme Satin Leaf	15' ht. x 6' spr., 3" cal., 5' c.t., single trunk	3
CS	Conocarpus e. sericeus Silver Buttonwood	12' ht. x 6' spr., 2½" cal., 5' c.t.	18
NO	Nerium oleander std. Duarf Oleander Standard	10' ht. x 5' spr., standard	5
PE3	Ptychosperma elegans Triple Alexander Palm	18'-20' ht., triple trunk	1
TR3	Trrinax radiata Triple Trrinax Palm	10' os. ht., speciman, triple trunk	3
VM2	Veitchia montgomeryana Double Montgomery Palm	18'-20' ht., double trunk	5
ANN	Annuals to be selected by Landscape Architect	4" pots, 12" o.c.	30
CAP	Capparis cynophallophora Jamaica Caper	6' ht. x 24" spr., 36" o.c.	61
CES	Conocarpus e. sericeus Silver Buttonwood Hedge	24" ht. x 18" spr., 24" o.c.	34
CHR	Chrysobalanus icaco Cocoplum Hedge	24" ht. x 18" spr., 24" o.c.	17
CLU	Clusia guttifera Small Leaf Clusia	4' ht. x 24" spr., 30" o.c.	78
CLU1	Clusia guttifera Small Leaf Clusia	6' ht. x 36" spr., 36" o.c.	7
COD	Codaeum variegatum Mammey Croton	24" ht. x 18" spr., 24" o.c.	79
CRI	Crinum 'queen emma' Queen Emma Crinum Lily	3' ht. x 3' spr.	3

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
EVO	Evolvulus glomeratus Blue Daze	10" ht. x 10" spr., 18" o.c.	56
FIG	Ficus microcarpa Green Island	10" ht. x 10" spr., 18" o.c.	414
LIR	Liriope evergreen giant Giant Liriope	10" ht. x 10" spr., 18" o.c.	204
NOP	Nerium oleander 'pink' Pink Oleander	24" ht. x 18" spr., 24" o.c.	12
SCH	Schefflera arboricola Variegated Trinette	24" ht. x 18" spr., 24" o.c.	96
TRD	Trachelospermum asiaticum Duarf Asian Jasmine	10" ht. x 10" spr., 12" o.c.	226
SOD	Empire japonica zoysia Empire Zoysia Sod	full, fresh sod	as req'd

* FPL TO VERIFY STREET TREES SPECIES IS ACCEPTABLE, SATIN LEAF IS NOT LISTED IN FPL RIGHT TREE RIGHT PLACE GUIDELINES. CITY IS REQUIRING THAT WE PROPOSE SATIN LEAF TREES AS STREET TREES.

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- EXISTING TREES TO BE RELOCATED
- NEW LOCATION OF RELOCATED TREES
- PROPOSED PALMS
- PROPOSED TREES

TOWN OF BAY HARBOR ISLANDS, FLORIDA
LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

Site Address: 10301 East Bay Harbor Dr. Legal Description

Net Lot Area: 30 Acres / 13,010 SF.

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 13,010 SF. x 20% = 2602 SF. (BHI - Sec. 23-11)	20% / 2602 SF.	26 % / 3,459.6 SF.
2. Maximum Laun Area Allowed (MDC - Sec. 18A -6 (A)(9)) a. Req. open space 2602 SF. x 60% = 15612 SF.	60% max. / 15612 SF.	29 % / 748 SF.
II. Shade Trees		
A. Required		
1. 28 shade trees / acre: 28 x 3 acres = 84 (Min. 12' in height / 4' clear wood / 2½" caliper) (Palm trees substituted at a 3:1 ratio max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(1) and BHI Sec. 24-16	9	19
2. Native Species Required - 50% Min. # of shade trees req. 9 x 50% = 4.5 (BHI - Sec. 24-16 (6)(2))	5	17
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 9 x 50% = 4.5 (MDC - Sec. 18A-6 (C)(1)(b))	5	17
B. Tree Species		
1. Number of shade trees required (from Sec. (1)(A)(1) above)	9	
2. Number of shade tree species required (BHI - Sec. 24-16 (6)(2))	3	3

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights	
1. Number of Stories of building 7	
2. Number of shade trees required 9 (from Sec. (1)(A)(1) above)	
3. Shade tree heights required:	12 ft. - 25 % or 2 shade trees 14-16 ft. - 25 % or 2 shade trees 16-18 ft. - 25 % or 5 shade trees 18-20 ft. - 25 % or 2 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-16(6)(2))

	Required	Provided
III. Street Trees		
1. Street Trees @ 1:35' Width of lot 84.5 / 35' = 2.4 (15' min. height / 6' clear wood / 2½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16 (6)(2)(a))	2	2
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" on center) (BHI - Sec. 24-16 (6)(2)(d))	90	220
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6 (D)(1)(a))	27	61
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (D)(1)(b))	45	139
V. Buffers (if applicable) (BHI - Sec. 24-16)		
1. Parking Lot from ROW	yes (yes / no)	yes (yes / no)
2. Dissimilar Uses	no (yes / no)	no (yes / no)
VI. Parking Lot Landscaping (if applicable)	**Required**	**Provided**
1. 10 SF. / parking space: 10 x 2 spaces = 20 SF. (MDC - Sec. 18A-6(F)(1))	20	316
2. Shade Trees Required (MDC - Sec. 18A-6(F)(1))	2	2
3. Shrubs Required (MDC - Sec. 18A-6(F)(1))	21	24
VII. Right Tree Right Place (BHI - Sec. 24-16(4)(2)(F))		
1. Number of trees near power lines (See attached FPL guidelines)		2

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of laun areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

NOTE: There currently are no existing trees on site.

CLIENT:
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NORTH

ARCHITECT OF RECORD:
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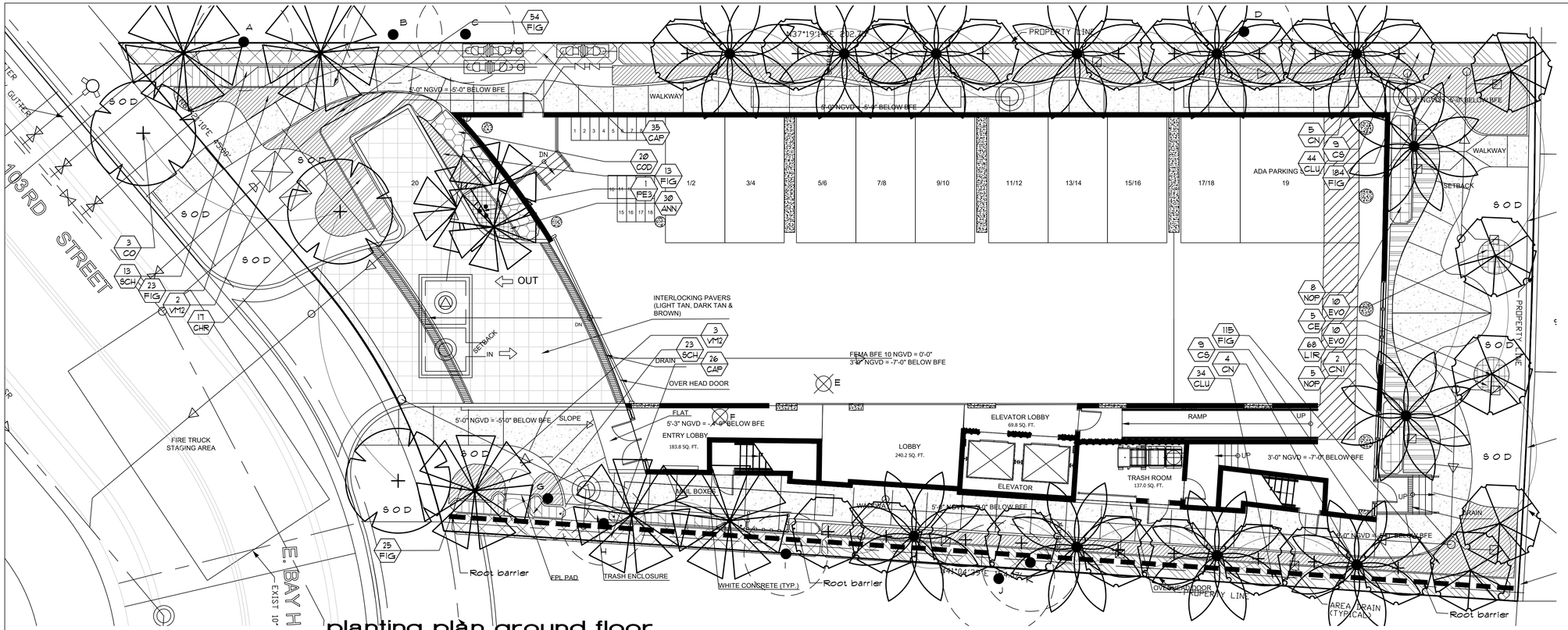
FAX: 561-276-3869

job# 3316
Rev 7-25-2016

Date 04.26.2016

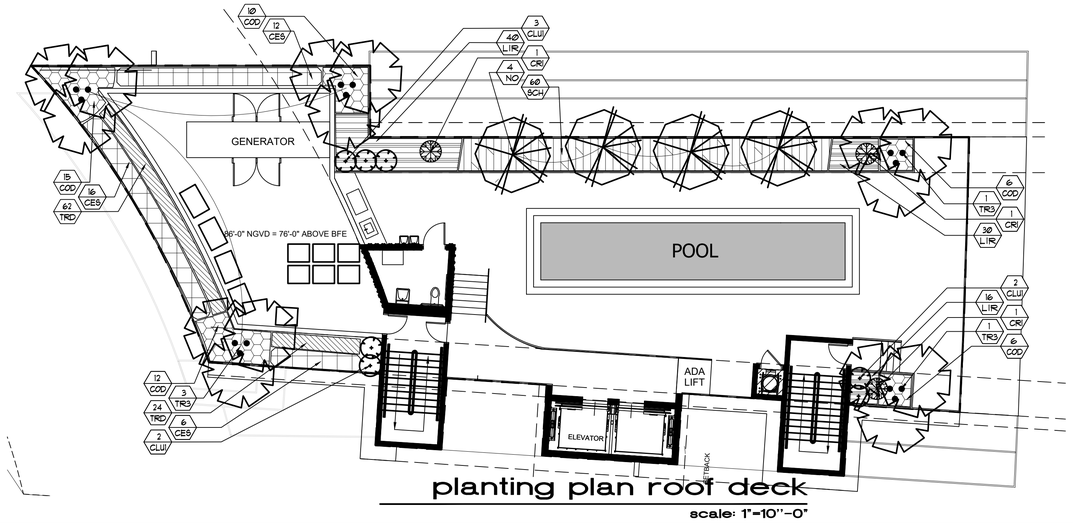
PLANTING PLAN

L-1



planting plan ground floor

scale: 1"=10'-0"



planting plan roof deck

scale: 1"=10'-0"

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Conocarpus erectus Green Buttonwood	16'-18' ht. x 8' spr., 4" cal.	5
CN	Cocos nucifera Coconut Palm	35' os. ht.	9
CN1	Cocos nucifera Coconut Palm	35' os. ht., leaning	2
*CO	Chrysophyllum oliviforme Satin Leaf	15' ht. x 6' spr., 3" cal., 5' c.t., single trunk	3
CS	Conocarpus e. sericeus Silver Buttonwood	12' ht. x 6' spr., 2½" cal., 5' c.t.	18
NO	Nerium oleander std. Duart Oleander Standard	10' ht. x 5' spr., standard	5
PE3	Ptychosperma elegans Triple Alexander Palm	18'-20' ht., triple trunk	1
TR3	Trrinax radiata Triple Thrinax Palm	10' o.a. ht., speciman, triple trunk	5
VM2	Veitchia montgomeryana Double Montgomery Palm	18'-20' ht., double trunk	5
ANN	Annuals to be selected by Landscape Architect	4" pots, 12" o.c.	30
CAP	Capparis cynophallophora Jamaica Caper	6' ht. x 24" spr., 36" o.c.	61
CES	Conocarpus e. sericeus Silver Buttonwood Hedge	24" ht. x 18" spr., 24" o.c.	34
CHR	Chrysobalanus icaco Cocoplum Hedge	24" ht. x 18" spr., 24" o.c.	17
CLU	Clusia guttifera Small Leaf Clusia	4' ht. x 24" spr., 30" o.c.	78
CLU1	Clusia guttifera Small Leaf Clusia	6' ht. x 36" spr., 36" o.c.	7
COD	Codaeum variegatum Mammey Croton	24" ht. x 18" spr., 24" o.c.	69
CRI	Crinum 'queen emma' Queen Emma Crinum Lily	3' ht. x 3' spr.	3

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
EVO	Evolvulus glomeratus Blue Daze	10" ht. x 10" spr., 18" o.c.	43
FIG	Ficus microcarpa Green Island	10" ht. x 10" spr., 18" o.c.	414
LIR	Liriope evergreen giant Giant Liriope	10" ht. x 10" spr., 18" o.c.	118
NOP	Nerium oleander 'pink' Pink Oleander	24" ht. x 18" spr., 24" o.c.	13
SCH	Schefflera arboricola Variegated Trinette	24" ht. x 18" spr., 24" o.c.	96
TRD	Trachelospermum asiaticum Dwarf Asian Jasmine	10" ht. x 10" spr., 12" o.c.	130
SOD	Empire Japonica zoysia Empire Zoysia Sod	full, fresh sod	as req'd

* FPL TO VERIFY STREET TREES SPECIES IS ACCEPTABLE. SATIN LEAF IS NOT LISTED IN FPL RIGHT TREE RIGHT PLACE GUIDELINES. CITY IS REQUIRING THAT WE PROPOSE SATIN LEAF TREES AS STREET TREES.

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- EXISTING TREES TO BE RELOCATED
- NEW LOCATION OF RELOCATED TREES
- PROPOSED PALMS
- PROPOSED TREES

TOWN OF BAY HARBOR ISLANDS, FLORIDA
LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

Site Address: 10301 East Bay Harbor Dr. Legal Description

Net Lot Area: 30 Acres / 13,010 S.F.

I. Open Space Requirement	Required	Provided
1. Net Lot Area = 13,010 S.F. x 20% = 2602 S.F. (BHI - Sec. 23-11)	20% / 2602 S.F.	26 % / 3,459.4 S.F.
2. Maximum Laun Area Allowed (MDC - Sec. 18A -6 (A)(9.)) a. Req. open space 2602 S.F. x 60% = 15612 S.F.	60% max. / 15612 S.F.	29 % / 748 S.F.

II. Shade Trees		
A. Required		
1. 28 shade trees / acre: 28 x 3 acres = 84 (Min. 12' in height / 4' clear wood / 2½" caliper) (Palm trees substituted at a 3:1 ratio max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(1)) and BHI Sec. 24-16	9	19
2. Native Species Required - 50% Min. # of shade trees req. 9 x 50% = 4.5 (BHI - Sec. 24-16 (6)(2))	5	17
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 9 x 50% = 4.5 (MDC - Sec. 18A-6 (C)(1)(b))	5	17
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	9	
2. Number of shade tree species required (BHI - Sec. 24-16 (6)(2))	3	3

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights		
1. Number of Stories of building 7		
2. Number of shade trees required 9 (from Sec. (II)(A)(1) above)		
3. Shade tree heights required:	12 ft. - 25 % or 2 shade trees 14-16 ft. - 25 % or 2 shade trees 16-18 ft. - 25 % or 5 shade trees 18-20 ft. - 25 % or 2 shade trees	

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-16(6)(2)(1))

III. Street Trees	Required	Provided
1. Street Trees @ 1:35' Width of lot 84.5 / 35' = 2.4 (10' min. height / 6' clear wood / 2½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16 (6)(2)(a))	2	2

IV. Shrubs Required	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" on center) (BHI - Sec. 24-16 (6)(2)(d))	90	220
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6 (D)(1)(a))	27	61
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (D)(1)(b))	45	139

V. Buffers (if applicable) (BHI - Sec. 24-16)		
1. Parking Lot from ROW	yes (yes / no)	yes (yes / no)
2. Dissimilar Uses	no (yes / no)	no (yes / no)

VI. Parking Lot Landscaping (if applicable)	Required	Provided
1. 10 S.F. / parking space: 10 x 2 spaces = 20 S.F. (MDC - Sec. 18A-6(I)(3))	20	316
2. Shade Trees Required (MDC - Sec. 18A-6(I))	2	2
3. Shrubs Required (MDC - Sec. 18A-6(11))	21	24

VII. Right Tree Right Place (BHI - Sec. 24-16(4)(2)(F1))	
1. Number of trees near power lines (See attached FPL guidelines)	2

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of laun areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

NOTE: There currently are no existing trees on site.

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

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CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

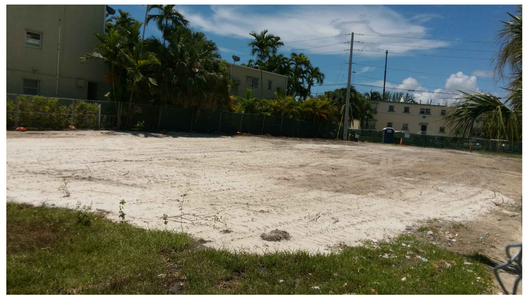
N

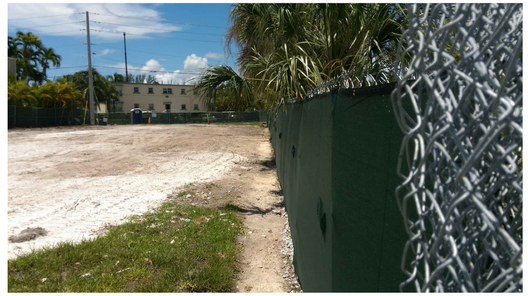
0' 5' 10' 20'

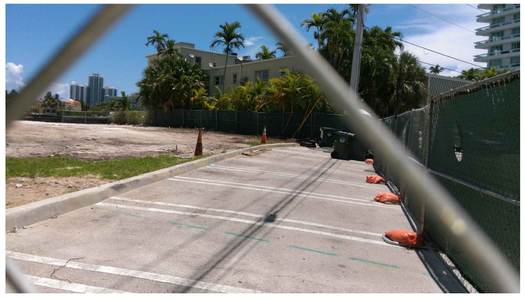
Date 01.20.2018

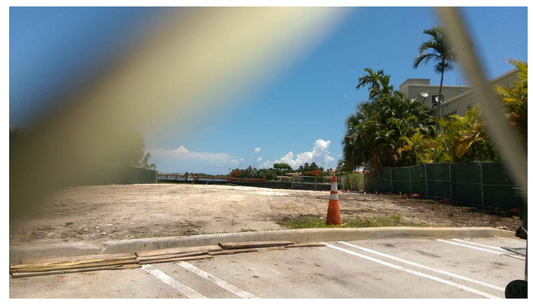
PLANTING PLAN

L-1 R









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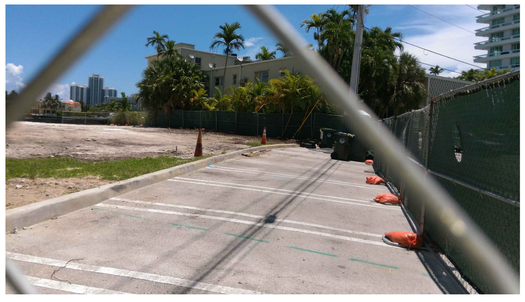
FAX: 561-276-3869

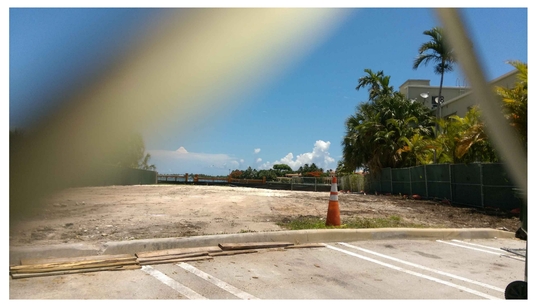
job# 3316
Rev 7-25-2016

Date 04.26.2016

SITE PHOTOS

L-2





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TEL:212-334-2050

N

0' 5' 10' 20'

Date 01.20.2018

SITE PHOTOS

L-2 R

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding, cleanup, maintenance and guarantee.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 360 days after final written acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, coordination with other contracts or services on the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work designed to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking in vigor, with poor appearance, poorly shaped, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, bums disfiguring roots, sun-scald injuries, abrasions of the bark, plant diseases, insect pest eggs, borers, and all forms of infestations or objectionable disfigurements.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plants shall be covered to prevent wind damage during transit.

B. Sod

(1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.

Submittals + Approvals

A. Written request for approval to substitute a plant species or a plants designation (B&B, LB&B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented on the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project.
sample and analysis of the mulch for approval by the Landscape

H. If requested by the Owner or Landscape Architect, submit a

Architect before the material is delivered and installed on the project.

I. Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications and on the Plans are not to be implemented. staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material by.

K. Submit in writing any hindrance to the timely completion of the installation.

L. Submit and Certificate of inspection of plant material as may be required by, State , local or Federal Authorities.

Substitutions:

A. When the specifies plant designation (B&B, LB&B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request to the Landscape Architect, for a substitution along with the latest, documented proof that the plant designation (B&B, LB&B, CG, etc.), type grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, art changes. If any to the contract amount because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

Guarantees:

A. The guarantees shall not begin until the day final written acceptance is given.

B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

Replacement:

A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is:

(1) Not in a healthy growing condition and thus renders it below the minimum quality indicated in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in t he Specifications.

(3) It is dead.

B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specification , as its initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision. In resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors and omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to and complete all work.

B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements of the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjustment has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

"Job Site, "Project Site Etc.":

A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.

B. If an inspection is rejected on completion and final acceptance, the request shall be made in writing 48 hours in advance.

C. An inspections at the growing site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later time.

E. The Landscape Architect's on site observations or inspections shall be only for the purposes of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation or the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

(2) Where approved by the Landscape Architect for such plant material which is only available as a collected item from sources such as residences.

B. Except where another grade is specifically called for in the Plans, all plant material including collected material if specified, shall be no less than Florida #, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.

C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover.

a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2" as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48". then decrease in proportion for larger size diameter.

b. Height: The height of plant material shall be measured from finish grade and continue up to where the main axes of the plant uniformly ends. The height shall not include any singular or isolated plants of the plant, such as leaves, sprays of branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of die-back of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not affect none more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project

H. Palms:

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to tie all Palm fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. This untying will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.

I. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

Sod:

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf grass Producers Association of Florida Inc. The sod shall be well matured with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed).
the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with that mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (80% sand , and 20% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

Water:

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

Mulch

A. Mulch shall be:

(1) "Floramulch"

Fertilizer:

A. New and existing Trees and Palms:
Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendation.

B. New and existing Shrubs, and Groundcover:
Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of ½ lb. per 1000 SF of area.

C. Annuals: Fertilize with Osmocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer laws.

Staking and Guying:

A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be implemented if it is not required by the plant habit. Also, battens used in staking and guying shall not be attached to the plant material with nails. Approval of staking and guying other than those indicated in the details, shall require approval by the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the pruning, burying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.

B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

Inspection:

A. Utilities (Above Ground and Underground)

(1) The work area may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to locate all of the existing utilities, structures, etc., by hand excavation or other appropriate means before any mechanical excavation that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

(2) The Contractor shall take immediate steps to repair, replace, or reset all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a "around the clock" basis until services are restored. He or she shall also provide adequate temporary services and structures to remain uninterrupted use of the facilities. All costs involved in the repairing or restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately, in order for a decision to be made on the relocation of the work so it will clear the obstruction. If the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disconnection shall be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

Grades:

A. It is shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.

B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH WILL BE BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

B. Spacing of Groundcover + Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plans along the perimeter spaced so that the plants can nature properly without injury to the next planter bed, walkway, structure, etc.

C. The rootballs of B+B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.

D. Subsurface Conditions: Some or all of surrounding areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this unsuitable material, as required, by such means as augering, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.

E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.

F. Excavation of Plant Holes:

(1) General:

a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant, in order to compensate for unanticipated structures or unanticipated factors which are a conflict.

b. The excavated material from the plant holes shall not be used to backfill around the plant material. Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Installation:

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

(2) Placing Sod:

a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade, with the edges meeting lines of water flow in swales. Place sod in rows at right angles to slope.

b. Water sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

(3) Maintenance of Sod:

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary.

D. Planting Beds:

(1) Spread six inches of topsoil mixture uniformly over the entire planting area.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area.

(3) Rotor ete, or by other approved method, to a depth of twelve inches.

(4) Fine grade to remove all trash, rocks, and debris to depth indicated.

(5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and fire the plants into the soil mixture.

E. Mulch

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions to be exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system. If there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, groundcover and sod may be watered by using the irrigation system, if there is one hand water during this period.

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Thinning:

(1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant.

(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.

H. Weeding:

(1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material they shall be removed as directed by the Landscape Architect. This condition shall apply until final acceptance.

I. Removal of Plant Materials:

(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

(1) All existing plant material to be relocated shall be root pruned a minimum of 4 weeks or for a period as determined by the Landscape Architect prior to relocation.

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2", as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48". then decrease in proportion for larger size diameter.

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.

(4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.

(5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire. If directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

Cleanup:

A. Disposal of Trash: All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.

B. Excess Fill: All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.

Protection:

A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.

B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protection from vehicles and providing warning signs and barricades as might be necessary and he or she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these requirements.

Completion and Final Acceptance:

A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, will make an inspection within 48 hours after the written notice. If all construction provided for and compensated by the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be notified in writing of final acceptance as of the date of the final inspection.

B. If, however, the inspection mentioned in paragraph A, above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the Contractor in writing of this final acceptance as of the date on this final inspection.

C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Plans and Specifications including any and all "punch lists" which may be issued outlining certain items of work which were found unsatisfactory or required completion or corrective action.

D. Final acceptance shall not be given until all construction provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications.

E. Final acceptance shall not be official until acknowledged in writing by the Owner or their representative.

F. The guarantee shall not begin until the day final acceptance is given.

Certain responsibilities prior to Final Acceptance: The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities.

A. The Contractor is responsible for the entire project prior to written acceptance.

B. The Contractor is responsible for safety on and off the job site.

C. Maintenance Prior to Final Acceptance:

(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.

(2) Plant maintenance shall include watering, mowing, edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.

(3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional requirements.

(4) All plant material shall be weeded once a week. In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or compacted soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

(5) Edge and mow sod once a week.

(6) Edge and weed all shrubs, groundcover and flower beds once a week.

(7) Remove all litter once a week.

(8) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.

(9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and reseeding by the Contractor at his or her expense.

(10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.

(11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains.

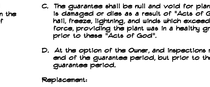
D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an inspection for completion will be scheduled.

E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance for survival and condition of all landscape items from the time a landscape item is installed until final acceptance.

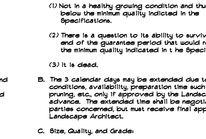
F. Replacement: Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of final acceptance.

G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of final acceptance.

PLANTING DETAILS

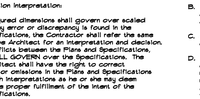


Groundcovers

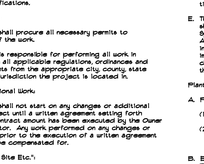


NOTE: Stake all trees up to 3" cal. + 3 per tree. Guy all trees larger than 3" cal. All plastic nursery tape / flagging must be removed from all plants.

Trees

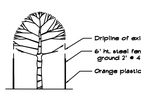


Shrubs



Straight Trunk Palms

EXISTING TREE PROTECTION BARRIER DETAIL



GENERAL NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL LANDSCAPED AREAS TO RECEIVE 100% IRRIGATION COVERAGE BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR.
4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST. IN ALL CASES, ROD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT' S PLANTING PLANS.
7. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", TO A DEPTH OF 3".
10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE, AND FRIABLE.
11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE
14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO ~~ONLY~~ THE INTERSECTION ~~OBSTRUCTION~~ LEVEL BETWEEN 2' AND 8'
15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER
17. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND DEBRIS REMOVED DEBRIS AND EQUIVALENT AS REQUIRED TO INSTALL PLANTING PER REQUIREMENTS OF THE PLANTING DETAILS.
18. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.
19. ALL PLANTING BEDS THAT ARE ADJACENT TO PAVING ARE TO BE LOWER THAN THE ADJACENT PAVING, SO THAT RUNOFF (YELLOW SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAVING.
20. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AREA MUST HAVE A MINIMUM 12" DEPTH OF ROOTABLE SOIL (APPROXIMATELY 75% SOIL/TOPSOIL, 1/4 OF GOOD QUALITY TOPSOIL AND 1/4 OF GOOD QUALITY PLANTING SOIL (SAND, TOPSOIL AND SAND.) NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS.

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BER

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding, cleanup, maintenance and guarantee.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition. The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, coordination with other contracts or services on the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work designed to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking in vigor, with poor root systems, poorly shaped, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, bums disfiguring roots, sun-scald injuries, abrasions of the bark, plant diseases, insect pest eggs, borers, and all forms of infestations or objectionable disfigurements.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plants shall be covered to prevent wind damage during transit.

B. Sod

(1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.

Submittals + Approvals

A. Written request for approval to substitute a plant species or a plant designation (B&B, LB&B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented on the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project.
sample and analysis of the mulch for approval by the Landscape

H. If requested by the Owner or Landscape Architect, submit a

Architect before the material is delivered and installed on the project.

I. Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications and on the Plans are not to be implemented. staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material by.

K. Submit in writing any hindrance to the timely completion of the installation.

L. Submit and Certificate of inspection of plant material as may be required by, State , local or Federal Authorities.

Substitutions:

A. When the specifies plant designation (B&B, LB&B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request to the Landscape Architect, for a substitution along with the latest, documented proof that the plant designation (B&B, LB&B, CG, etc.), type grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, art changes. If any to the contract amount because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

Guarantees:

A. The guarantees shall not begin until the day final written acceptance is given.

B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

Replacement:

A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is:

(1) Not in a healthy growing condition and thus renders it below the minimum quality indicated in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in t he Specifications.

(3) It is dead.

B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specification , as its initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision. In resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors and omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to and complete all work.

B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements of the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjustment shall have been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

"Job Site, "Project Site Etc.":

A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.

B. If an inspection is rejected on completion and final acceptance, the request shall be made in writing 48 hours in advance.

C. An inspections at the grouting site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later time.

E. The Landscape Architect's on site observations or inspections shall be only for the purposes of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation or the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

(2) Where approved by the Landscape Architect for such plant material which is only available as a collected item from sources such as residences.

B. Except where another grade is specifically called for in the Plans, all plant material including collected material if specified, shall be no less than Florida #, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.

C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover.

a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part I and Part 2" as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48". then decrease in proportion for larger size diameter.

b. Height: The height of plant material shall be measured from finish grade and continue up to where the main axes of the plant uniformly ends. The height shall not include any singular or isolated plants of the plant, such as leaves, sprays of branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of die-back of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not affect none more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project

H. Palms:

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to tie all Palm fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. This untying will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.

I. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

Sod:

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf grass Producers Association of Florida Inc. The sod shall be well matured with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed).
the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (80% sand , and 20% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 pH) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

Water:

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

Mulch

A. Mulch shall be:

(1) "Floramulch"

Fertilizer:

A. New and existing Trees and Palms:
Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendation.

B. New and existing Shrubs, and Groundcover:
Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of ½ lb. per 1000 SF of area.

C. Annuals: Fertilize with Osmocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality. All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer laws.

Cleanup:

A. Disposal of Trash: All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.

B. Excess Fill: All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.

Protection:

A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.

B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protection from vehicles and providing warning signs and barricades as might be necessary and he or she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these requirements.

Completion and Final Acceptance:

A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, will make an inspection within 48 hours after the written notice. If all construction provided for and compensated by the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be notified in writing of final acceptance as of the date of the final inspection.

B. If, however, the inspection mentioned in paragraph A. above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the Contractor in writing of this final acceptance as of the date on this final inspection.

C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Plans and Specifications including any and all "punch lists" which may be issued outlining certain items of work which were found unsatisfactory or required completion or corrective action.

D. Final acceptance shall not be given until all construction provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications.

E. Final acceptance shall not be official until acknowledged in writing by the Owner or their representative.

F. The guarantee shall not begin until the day final acceptance is given.

Certain responsibilities prior to Final Acceptance: The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities.

A. The Contractor is responsible for the entire project prior to written acceptance.

B. The Contractor is responsible for safety on and off the job site.

C. Maintenance Prior to Final Acceptance:

(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.

(2) Plant maintenance shall include watering, mowing, edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.

(3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional requirements.

(4) All plant material shall be weeded once a week. In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

Staking and Guying:

A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be installed in such a manner as to damage the plant. Also, battens used in staking and guying shall not be attached to the plant material with nails. Approval of staking and guying other than those indicated in the details, shall require approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the pruning, buying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.

B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

Inspection:

A. Utilities (Above Ground and Underground)

(1) The work area may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to locate all existing utilities, structures, etc., by hand excavation or other appropriate means before using any mechanical tools that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

(2) The Contractor shall take immediate steps to repair, replace, or reset all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a "time and material & cost basis" basis until services are restored. He or she shall also provide adequate temporary services and maintain them to remain uninterrupted use of the facilities. All costs involved in repairing or restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately, in order for a decision to be made on the relocation of the work so it will clear the obstruction. If the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disconnection shall be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

Grades:

A. It is shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.

B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS NO BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

B. Spacing of Groundcover + Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can nature properly without crowding the next planter bed, walkway, structure, etc.

C. The rootballs of B&B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.

D. Subsurface Conditions: Some or all of surrounding areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this existing material, as required, by such means as augering, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.

E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.

F. Excavation of Plant Holes:

(1) General:

a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant hole to compensate for unanticipated structures or unanticipated factors which are a conflict.

b. The excavated material from the plant holes shall not be used to backfill around the plant material. Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Installation:

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

B. Setting of Plants:

(1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically, plumb and true with existing lines and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the material's ball like and roots and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted is part of the scope of work for all palms before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil mixture.

(2) All salbal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.

(3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and watered by hand.

(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by under or crane must be thoroughly protected from chain, rope, or cable marks. Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or negligence.

(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.

(6) Container grown plant material shall be carefully removed from the container so as not to disturb the root system.

C. Sod:

(1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner:

a. Uniformly apply formula 8-2-8 fertilizer over the area at a rate of 25 pounds per 1,000 square feet.

b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.

c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.

(2) Placing Sod:

a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Water sod areas along line of water flow in swales. Place sod in rows at right angles to slope.

b. Water sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

(3) Maintenance of Sod:

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary.

D. Planting Beds:

(1) Spread six inches of topsoil mixture uniformly over the entire planting area.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area.

(3) Rotor ate, or by other approved method, to a depth of twelve inches.

(4) Fine grade to remove all trash, rocks, and debris to depth indicated.

(5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and fire the plants into the soil mixture.

E. Mulch

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system. If there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, groundcover and sod may be watered by using the irrigation system, if there is one hand water during this period.

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) If approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Trimming:

(1) The amount of general pruning and trimming shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and trimming shall be done in such a manner as not to change the natural habit or shape of a plant.

(2) The Landscape Architect shall be contacted prior to performing any major pruning and trimming. The Landscape Architect may elect to be present during any pruning and trimming.

H. Weeding:

(1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material they shall be removed as directed by the Landscape Architect. This condition shall apply until final acceptance.

I. Removal of Plant Materials:

(1) All plant material to be removed shall be removed completely, including the rootball from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

(1) All existing plant material to be relocated shall be root pruned a minimum of 4 weeks or for a period as determined by the Landscape Architect prior to relocation.

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part I and Part 2", as follows:

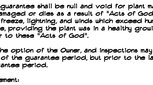
CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48". then decrease in proportion for larger size diameter.

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.

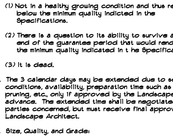
(4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.

(5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire. If directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

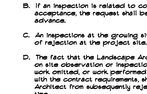
PLANTING DETAILS



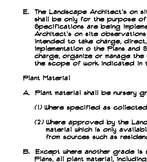
Groundcovers



Trees

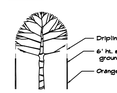


Shrubs



Straight Trunk Palms

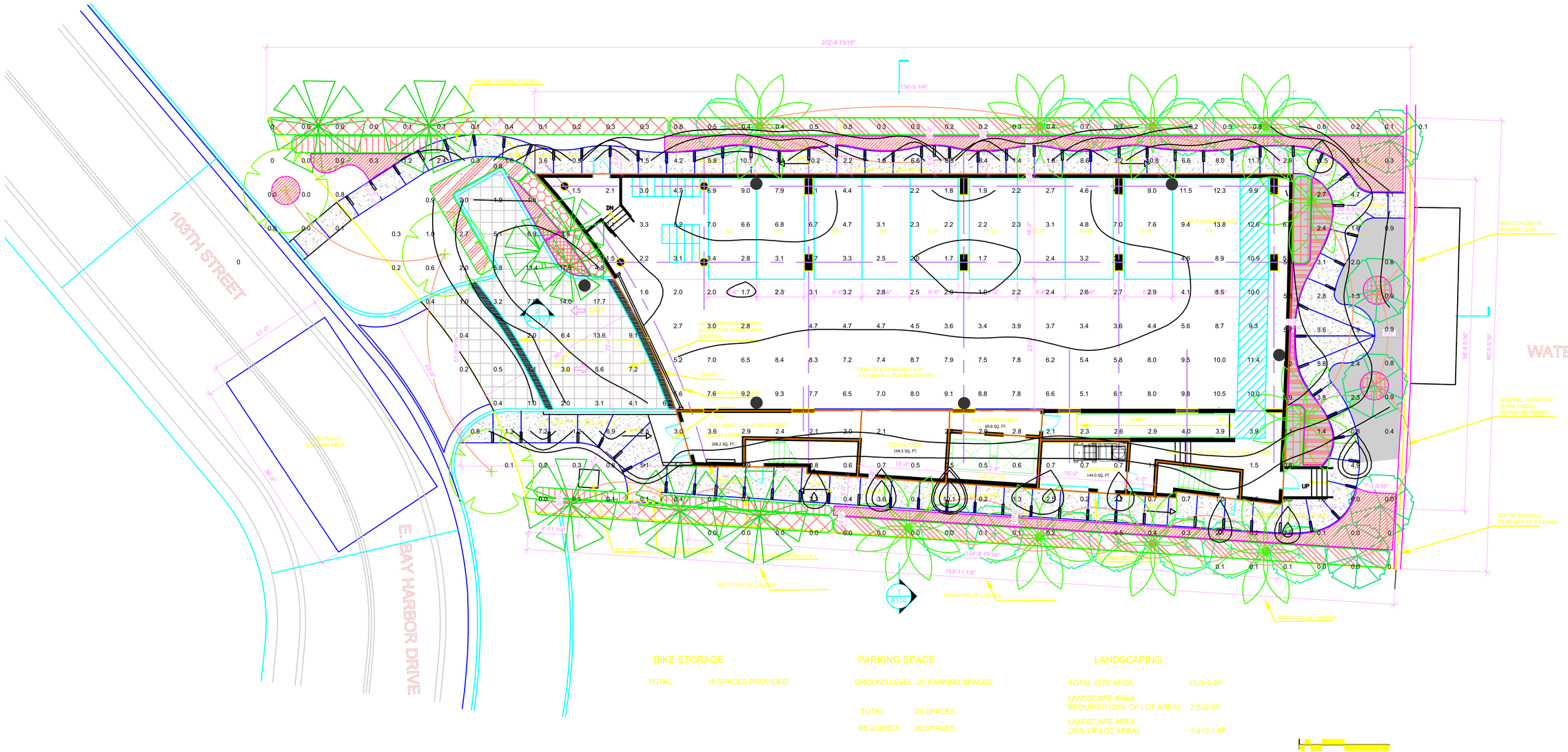
EXISTING TREE PROTECTION BARRIER DETAIL



GENERAL NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL LANDSCAPED AREAS TO RECEIVE 100% IRRIGATION COVERAGE BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR.
4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST. IN ALL CASES, SOD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS, GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT' S PLANTING PLANS.
7. ALL GROUNDCOVER BEDS TO ABUT MARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", TO A DEPTH OF 3".
10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE, AND FRIABLE.
11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE
14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO ~~ONLY THE VEGETATION DESIGNATED~~ LEVEL BETWEEN 2' AND 8' ~~ABOVE THE CROWN OF ROAD~~
15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, ~~COUNTY, STATE~~) SHALL BE ERADICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER
17. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND REMOVE ~~MAINTAINED~~ DEBRIS AND EQUIVALENT AS REQUIRED TO REFLECT PLANTING BED REQUIREMENTS OF THE PLANTING DETAILS.
18. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.
19. ALL PLANTING BEDS THAT ARE ADJACENT TO PAVING ARE TO BE LOWER THAN THE ADJACENT PAVING, SO THAT RUNOFF (YELLOW SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAVING.
20. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AREA MUST HAVE A MINIMUM 12" DEPTH OF SOIL. IMPORTED PLANTING SOIL SHALL CONSIST OF GOOD QUALITY TOPSOIL FREE OF SUBSOIL, LIMEROCK, CONSTRUCTION DEBRIS, TRASH, ROOTS, WEEDS, PLANTS OR PLANT PARTS AND NOXIOUS PLANTS. NO ROAD BASE, SHELL, ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS.

dave bodker
landsc



BIKE STORAGE

TOTAL: 18 SPACES PROVIDED

PARKING SPACE

GROUND LEVEL: 20 PARKING SPACES

TOTAL: 20 SPACES

REQUIRED: 20 SPACES

LANDSCAPING

TOTAL SITE AREA: 13,010 SF

LANDSCAPE AREA REQUIRED (20% OF LOT AREA): 2,602 SF

LANDSCAPE AREA (26% OF LOT AREA): 3,410.1 SF

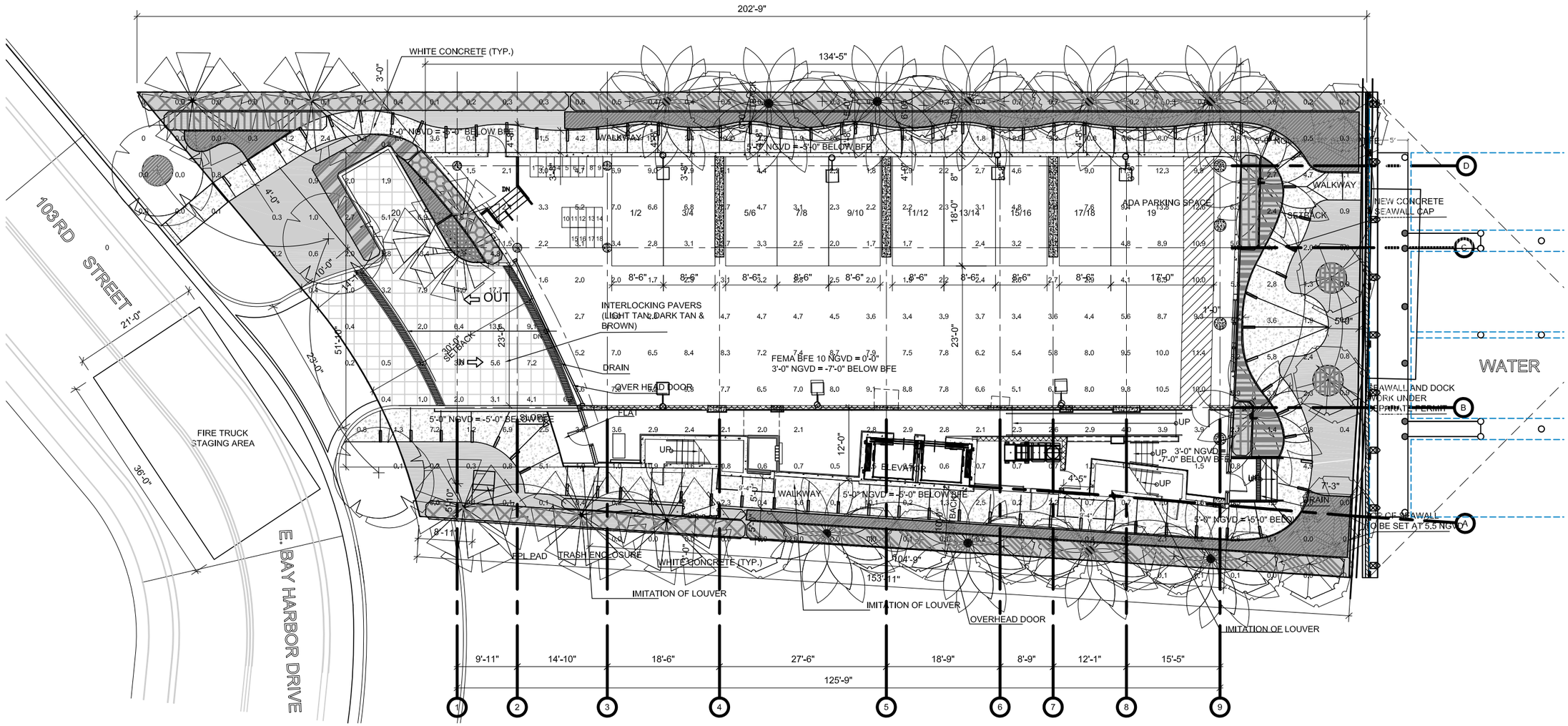
POWERHOUSE LIGHTING

Project:
10301 East Bay Harbor Dr

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

- Wallpacks, Height:12' .
- Pathlights .

Spec sheets for this fixtures are attached.



GROUND LEVEL PHOTOMETRICS
1/8" = 1'-0"

CLIENT:
CONGRESS BHN, LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST, #1100,
BOSTON, MA 02110
TEL:617-897-7200

OPUS CONDOMINIUM

10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

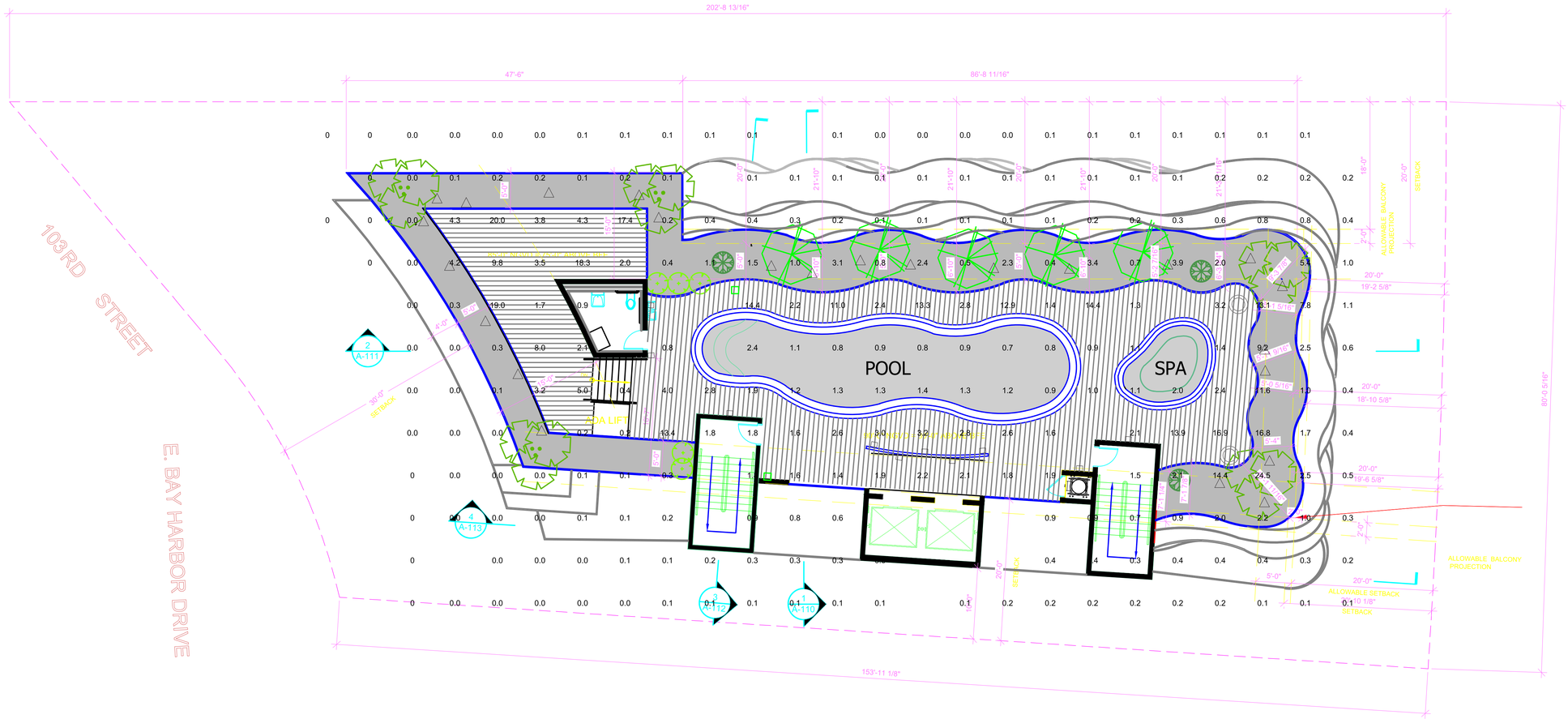
ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

0' 5' 10' 20'

Date 01/20/2018

GROUND LEVEL PHOTOMETRICS

PH-1 R



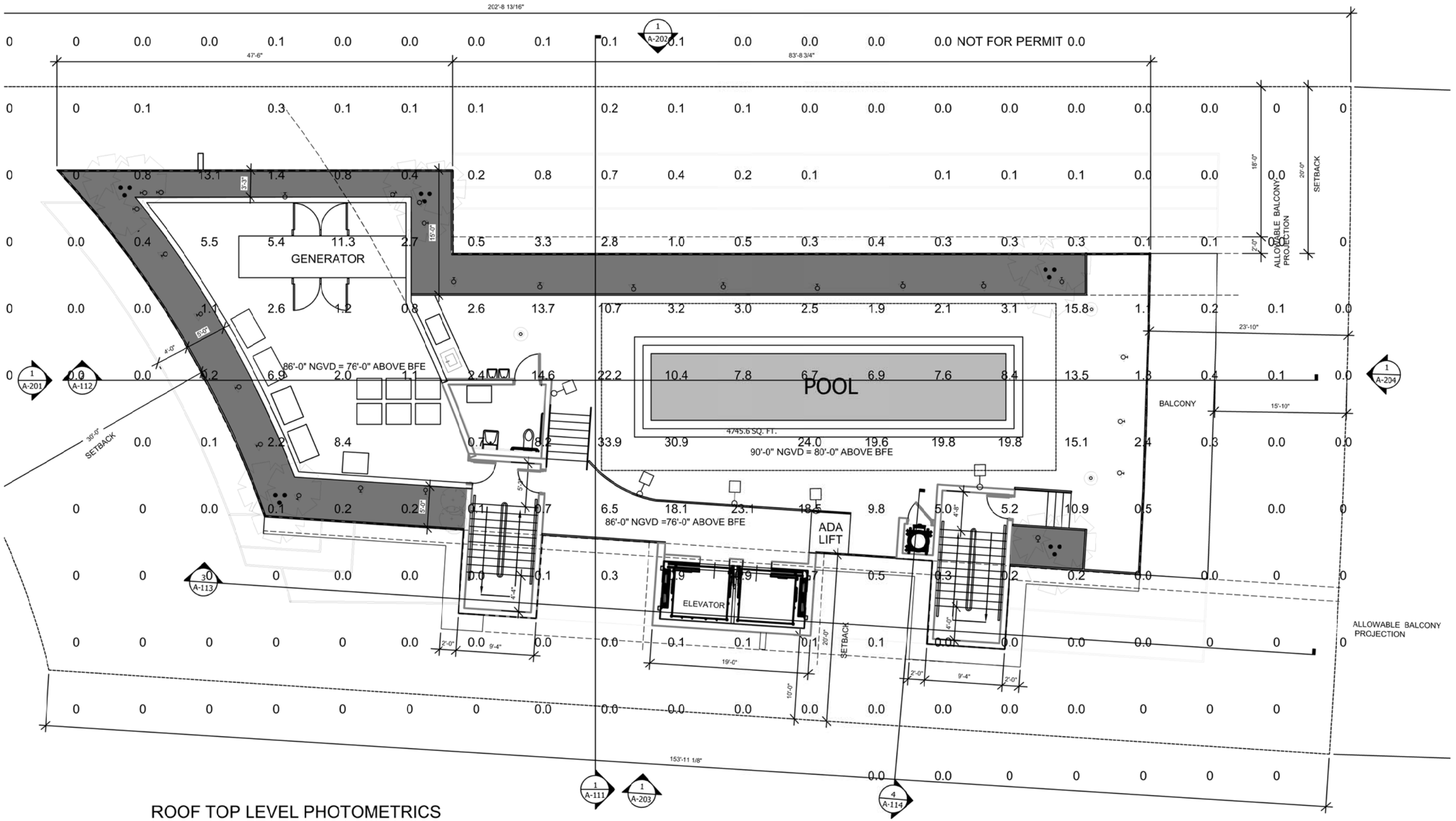
POWERHOUSE LIGHTING

Project:
10301 East Bay Harbor Dr

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

- Ledge Wall sconces, height 7’
- Bollards, Height: 79”
- Landscape bullets, Height: 3’ . in planters pointing pool area.

Spec sheets for this fixtures are attached.



ROOF TOP LEVEL PHOTOMETRICS
3/16" = 1'-0"

CLIENT:
CONGRESS
BHE LLC
C/O CONGRESS GROOP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

BAY HARBOR NORTH

10301 North Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

0' 5' 10' 20'

Date 01/20/2018

ROOF TOP LEVEL PHOTOMETRICS

PH-2 R

11/29/2017 9:46:42 AM

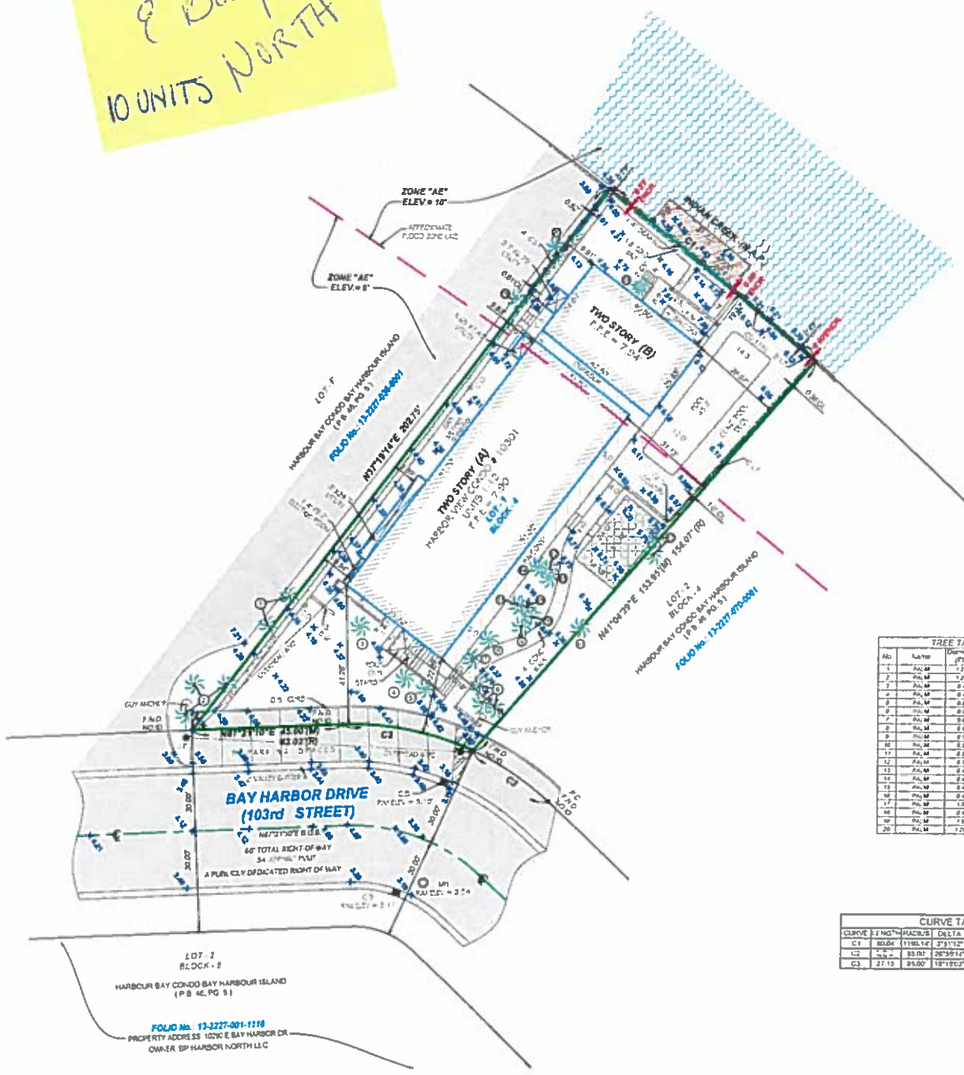
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

ALTA/ACSM Land Title Survey

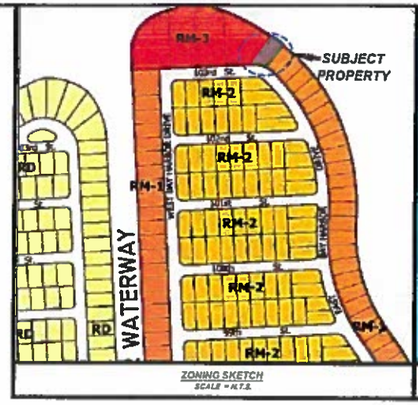
GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 23 FEET

10301
E Bay Harbor
10 UNITS NORTH

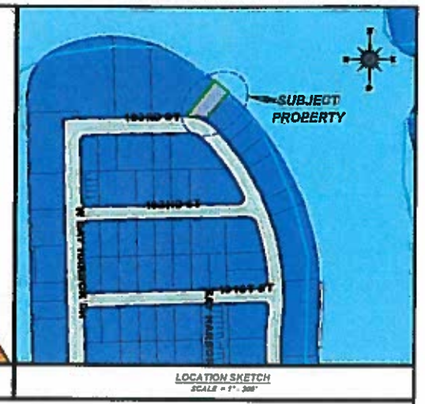


TREE TABLE				
No.	Name	Diameter (FT.)	Height (FT.)	Spread (FT.)
1	PALM	1.25	10	5
2	PALM	1.25	10	5
3	PALM	0.5	6	5
4	PALM	0.5	6	5
5	PALM	0.5	10	5
6	PALM	0.5	10	5
7	PALM	0.5	10	5
8	PALM	0.5	10	5
9	PALM	0.5	10	5
10	PALM	0.5	10	5
11	PALM	0.5	10	5
12	PALM	0.5	10	5
13	PALM	0.5	12	5
14	PALM	0.5	12	5
15	PALM	0.5	12	5
16	PALM	0.5	12	5
17	PALM	0.5	12	5
18	PALM	0.5	20	5
19	PALM	0.5	20	5
20	PALM	1.25	14	5

CURVE TABLE					
CURVE	ARC (M&R)	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	60.64'	1183.14'	3°31'12"	N85°53'57"W	60.62'
C2	33.93'	1183.14'	1°38'51"	N87°13'33"W	33.93'
C3	27.13'	85.00'	18°16'03"	N76°37'54"W	27.03'



ZONING SKETCH
SCALE = N.T.S.



LOCATION SKETCH
SCALE = 1" = 200'

ABBREVIATIONS

∆	= ARC
AC	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARINGS
B.S.L.	= BUILDING SETBACK LINE
C.(D.)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE POWER
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALL
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
(MEAS.)	= MEASURED
℄	= BROWARD
℄	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FUND.	= FUNDAMENTAL HORIZONTAL CONTROL POINT
FN.	= FOUND NAIL
℄	= MON OR MONUMENT
IN E.&S.	= INGRESS AND EGRESS EASEMENT
(D.)	= BEARINGS OR DISTANCES ACCORDING TO DEED
I.P.	= IRON PIPE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
	= MINUTES
M.B.	= MR'S BURIED BATHICS
M.E.	= MAN'S BOX
M.D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# OF NO.	= NUMBER
O.R.	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.H.	= OVERHANG
PVMT.	= PAVEMENT
PK	= PK NAIL
P.I.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PARKWAY
P.B.W.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
R.P.	= REINFORCED
R.B.	= ROOF RIDGE BOARD
R.L.S.	= PUBLIC UTILITY EASEMENT
R	= RECORD DISTANCE
R.E.	= RAIL ROAD
RES.	= RESIDENCE
R.W.	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RNG.	= RANGE
R.C.P.	= ROUND CONCRETE PIPE
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S.	= SOUTH
S.P.	= SCREEN ENCLOSURE
S.U.	= SET NAIL W/ DISK
	= SECONDS
T.	= TANGENT
TEL.	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.I.E.	= TECHNICIAN UTILITY EASEMENT
TRAF.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
U.T.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD POST
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
	= NORTHERLY LINE
	= EASTERLY LINE
	= DELTA

LEGEND

= BOUNDARY LINE
= CENTERLINE
= CHAIN LINK FENCE
= WOOD FENCE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
= BENCH MARK ELEVATION

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO: MARLON GOMEZ, SAYDE K GROSSMAN, PA, FIRST AMERICAN TITLE INSURANCE COMPANY

1. THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 8, 9, 10, 11(A), 13, 16, 17, 18, 19 OF TABLE A THEREOF. AND PURSUANT TO THE ACCURACY STANDARDS DETAIL AND REQUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND AMERICAN CONGRESS OF SURVEYING AND MAPPING AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT:

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "BEARINGS, ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY'S MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "BEARINGS ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

2. THE SURVEY WAS MADE ON THE GROUND ON NOVEMBER 12, 2015 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY. THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDE WALKS CURBS AND FENCES) SITUATED ON THE SUBJECT PROPERTY.

3. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT FILE NO. 15-1391 DATED SEPTEMBER 30, 2015 AT 8:00 A.M. ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCE TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED THERE IS A STATEMENT AS TO WHY NOT THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT

4. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-1, MULTIPLE FAMILY RESIDENTIAL DISTRICT. SETBACKS ARE AS PER CITY OF BAY HARBOR

ZONING SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK

(RM-1)
FRONT = 30' FEET
SEE CODE RD = 13 FEET
REAR = 30 FEET

5. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS BAY HARBOR DR (103rd ST).

6. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE AND ELECTRIC SERVICES OR PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY AS THE LOCATIONS AS SHOWN ON THE SURVEY.

7. THE SUBJECT PROPERTY DOES NOT ADJOIN ANY PROPERTY OR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

8. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A TWO SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120638 PANEL NO. 0226 SUFFIX "F", AND HAVING A BASE FLOOD OF 9.0' FEET AND 10.00' FEET RESPECTIVELY AN EFFECTIVE DATE OF 09/11/2009

9. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL 413,243 SQUARE FEET OR 9.2946 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION

10. THE TOTAL BUILDING AREA, BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACES IS BLDG A 18,279 SQUARE FEET AND BLDG B 18,1284 SQUARE FEET

11. THERE ARE 9 REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY

12. ELEVATIONS ARE REFERRED TO MIAMI DADE COUNTY BENCHMARK NO. B-241 ELEVATION 11.79 FEET OF N.G.V.D. OF 1929 LOCATION 2225

13. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE

14. FLOOR ELEVATION OF EXISTING BUILDING IS BLDG A 16' FEET AND BLDG B 14 FEET

15. THE HIGHEST PART OF ROOF HAS AN ELEVATION FOR BLDG A 27.28 FEET AND BLDG B 27.28 FEET N.G.V.D. 1929

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

TITLE COMMITMENT NOTES:

I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY
THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 15-1391 DATED SEPTEMBER 02, 2015 AT 8:00 A.M

ITEM NO. 12 TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM OF HARBOR VIEW CONDOMINIUM, AND ALL EXHIBITS ANNEXED THERETO, INCLUDING ALL AMENDMENTS AND MODIFICATIONS THERETO, INCLUDING, BUT NOT LIMITED TO, A LIEN FOR CHARGES AND ASSESSMENTS AND ANY OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL OR PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, RECORDED IN BOOK 10383, PAGE 626, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C), DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE

ITEM NO. 13 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER DEED BOOK 3648, PAGE 69, ASSIGNED IN BOOK 9632, PAGE 113 AND MODIFIED IN BOOK 9649, PAGE 253, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION IS AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 15-1391 DATED SEPTEMBER 02,2015 AT 8:00 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS

UNIT 1 UNITS 1 THROUGH 12 AND ALL OF HARBOR VIEW CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 11338, PAGE 3211, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LESS PARCEL AND LESS A-B

LOT 1, BLOCK 8 OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE PURPOSE OF THIS SURVEY IS FOR USE IN DATA FOR TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS
- FENCE OWNERSHIP NOT DETERMINED
- NORTH BASED ON PLAT NORTH
- BOUNDARY SURVEY MEANS A DRAWING AND OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A KNOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY

Prepared For:
MARLON GOMEZ

Project Address:
10301 E BAY HARBOR DR, MIAMI FL , 33154

Project Location: MIAMI-DADE COUNTY

SECTION 28,27,34 & 35, TOWNSHIP 53 SOUTH, RANGE 42 EAST

Folio No.: 13-2227-081-0010

Job Number: 15-004472-1

L.B. # 7806
LAND SURVEYOR & MAPPER

CARLOS IBARRA
P.L.S. No. 6770 (STATE OF FLORIDA)

Drawn By: MCH	Date:
	Revision:
Field Date: 11/12/2015	Date:
	Revision:

PATH

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assoc., Inc.
LAND SURVEYORS
L.B.# 7806

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

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

SEAL

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE, SUITE 3025, MIAMI, FLORIDA 33126, PH: (305) 262-0400, FAX: (305) 262-0401
4851 TAMIAMI TRAIL NORTH, SUITE # 200, NAPLES, FL 34103, PH: (239) 540-2660, FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

LOCATION SKETCH
SCALE = N.T.S.

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

ZONE "AE" ELEV.= 10'
ZONE "AE" ELEV.= 9'
APPROXIMATE FLOOD ZONE LINE
INDIAN CREEK (N.A.P.)
C.L.F.
COL. TYP. 0.80x0.80'
0.22' FENCR.
0.40' FENCR.
SIGN
LOT - F
HARBOUR BAY CONDO BAY HARBOUR ISLAND
(P.B. 46, PG. 5)
FOLIO No.: 13-2227-001-0770
PROPERTY ADDRESS: 1135 106th ST.
OWNER: P3 INVESTMENTS I LLC
N37°19'14"E 202.75'
VACANT LOT
LOT - 1
BLOCK - 4
LAND AREA= ± 13,008 SQ. FT
OR ± 0.2986 ACRES
ARECA HEDGE
N41°04'39"E 153.95'(M) 154.07' (R)
LOT - 2
BLOCK - 4
HARBOUR BAY CONDO BAY HARBOUR ISLAND
(P.B. 46, PG. 5)
ADJACENT BUILDING
ITEM No. 9
5' U.E.
ORB. 2848 P.G 69
GUY ANCHOR
F.N.D. NO ID.
C.O.
O.S' CURB
W.M.
SIGN
N87°21'10"E 45.00'(M) 43.03'(R)
C2
9 PARKING SPACES
OVERHEAD WIRE
W.F.
SET T.B.M. NAIL & DISK ELEV. =3.55
T.B.M.
2' VALLEY GUTTER
C.B. RIM ELEV.= 3.19'
C3
BAY HARBOR DRIVE
(103rd STREET)
N87°21'10"E B.O.B.
60' TOTAL RIGHT-OF-WAY
34' ASPHALT PVMT.
A PUBLICLY DEDICATED RIGHT OF WAY
MH RIM ELEV.= 3.54'
C.B. RIM ELEV.= 3.11'
LOT - 2
BLOCK - 5
HARBOUR BAY CONDO BAY HARBOUR ISLAND
(P.B. 46, PG. 5)
FOLIO No.: 13-2227-001-1110
PROPERTY ADDRESS: 10290 E BAY HARBOR DR
OWNER: OLIMPUS INVESTMENTS LLC

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM	1.25	18	5
2	PALM	1.25	18	5
3	PALM	0.5	30	5
4	PALM	1.5	25	10
5	PALM	1.5	20	10
6	PALM	1.25	15	5
7	PALM	0.8	7	6
8	PALM	0.8	7	6
9	PALM	0.8	7	6
10	PALM	0.8	7	6
11	PALM	0.4	12	4
12	PALM	0.5	18	4
13	PALM	0.4	8	4
14	PALM	0.45	35	4
15	PALM	0.45	35	4
16	PALM	1.5	12	6

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH. B.	CH. L.	T
C1	80.04'	1190.14'	3°51'12"	N50°50'57"W	80.02'	40.04'
C2	41.36'(M) 43.03'(R)	85.00'	26°55'14"	N79°11'13"W	39.57'	20.34'
C3	27.15'	85.00'	18°18'03"	N56°35'54"W	27.03'	13.69'

ABBREVIATIONS

A = ARC.
AC = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
° = DEGREES
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = NIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
' = MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
# or NO. = NUMBER
O/E = W/FENCE
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
PVMT. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
PWY. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R/W = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA

LEGEND

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
× 0.00 = EXISTING ELEVATIONS

LEGAL DESCRIPTION:

LOT 1, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

10301 E BAY HARBOR DR, MIAMI, FLORIDA 33154

CERTIFICATION:

CONGRESS BHE LLC, A DELAWARE LIMITED LIABILITY COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "SEE NOTE 4"
BASE FLOOD ELEVATION: SEE NOTE 4.
COMMUNITY: 120637
PANEL: 0144
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION L.B # 7806.
4. THE SUBJECT PROPERTY LIES WITHIN TWO FLOOD ZONES, "AE" ELEV. 9 FEET AND "AE" ELEV. 10 FEET.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #P-243, LOCATOR NO. 2225W; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 02/19/2018
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 **STATE OF FLORIDA**
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: 02/19/2018 UPDATE SURVEY
REVISED ON: 08/15/2017 UPDATE SURVEY
REVISED ON: 12/22/2016 ALTA SURVEY
REVISED ON: 08/02/2016 UPDATE SURVEY
REVISED ON: 11/12/2015 ORIGINAL SURVEY

DRAWN BY:	TB
FIELD DATE:	02/19/2018
SURVEY NO:	15-004472-6
SHEET:	1 OF 1

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR
L.B.# 7806 SEAL

AGENDA ITEM REPORT
May 1, 2018

ITEM NUMBER: 2.

ITEM: Request for approval of a revision for a new multi-family dwelling “The Waters" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. On September 20, 2016 the Board approved the project. A revision was submitted on March 27, 2018. The developers are proposing to construct a nine (9) unit mid rise residential development. The proposed units range from 1,560 to 4,340 sq. ft. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building is 8 stories in overall height (8 floors of residential over 1 floor of parking / building lobby and common areas @ 75 ft. above BFE. Enclosed please find the previously approved and proposed site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:
Design meets Town Code and was approved by the Development Review Committee. Does not require any TDR units.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	The Waters 9781 EBHD PZB Staff Report - April 6 2018	The Waters 9781 EBHD PZB Staff Report - April 6 2018.pdf
2.	PRESENTATION part 1	PRESENTATION part 1.pdf
3.	PRESENTATION part 2	PRESENTATION part 2.pdf

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: April 6th, 2018

Subject: Site Development Plan Application – Revision #1
The Waters / Formerly Beau Rivage Condominium
9781 East Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2016-43
MMPA Acct. No. 01-0702-0906C

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the most recent revised Site Development Plans dated received by the Town March 27th, 2018 and, if found acceptable, **APPROVE** the proposed plan revisions subject to any staff recommended conditions listed herein.

PROJECT HISTORY

In 2005, the Town received a Site Development Plan application to allow for the construction of a proposed twelve (12) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units at that time ranged in size from about 1,354 - 3,300 square feet of A/C space. The proposed building was 7-stories in height with one level of partially recessed parking. That project was reviewed / approved by the Town's PZB in July 2005; however, building permits were never requested within the prescribed Code timeframe and the 2005 Site Development Plan approval expired.

In 2007, an updated / revised Site Development Plan application was submitted to allow for the construction of a proposed thirteen (13) unit mid-rise development. The proposed dwelling units at that time ranged in size from about 1,560 - 3,342 square feet of A/C space. Again, the proposed building was 7-stories in height with one (1) level of parking in a garage beneath the building. Our records indicate that this project was reviewed twice by the Town's DRC, but it never went before the PZB. If it had, any Town approval would have expired long ago.

In 2014, another revised Site Development Plan application was submitted to allow for the construction of a proposed thirteen (13) unit mid-rise development. The proposed dwelling units at that time ranged in size from about 1,354 - 3,300 square feet of A/C space. Again, the proposed building was 7-stories in height with one level of parking in a garage beneath the building. That project was reviewed / approved by the Town's PZB in June 2014. The Town issued a foundation permit; however, no activity took place within the prescribed Code timeframe and the Site Development Plan approval expired.

In early April 2016, the Town received yet another site plan application for the site. The Town's DRC recommended approval of the application on May 12th, 2016. On September 20th, 2016 the PZB approved the plans. Due to the allowance by Florida Statutes and Executive Orders of the Governor that extend land development approvals because of a declared state of emergency by the Governor, the approval is still valid.

In November 2017 the Town was contacted by the project architect to discuss several desired changes to the previous plans, including a reduction in the number of units from 13 DU to 9 DU. In January 2018 the Town received a set of revised plans / narrative describing the desired changes. MMPA / Town staff reviewed the proposed revisions to the elevations and rooftop to the project and felt that they are substantial enough to warrant bringing the application back to the PZB for re-approval. A number of other minor refinements were discussed and can be handled administratively, as the appearance would not be affected.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9781 East Bay Harbor Drive
Legal Description:	Lot 28, Block 4, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The same project architect, Bermello Ajamil & Partners, as agent for the owner, Beau Rivage, LLC, has submitted a revised Site Development Plan application to allow for the construction of a proposed nine (9) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units will range from 1,560 – 4,340 square feet of A/C space plus balconies, etc. All but one (1) unit is larger than the previous designs. The building in total is 50,790+/- sq. ft. (1,180 sq. ft. larger than the previously approved project).

The proposed site design still incorporates one (1) rectangular-shaped building positioned east / west on top of a one-story parking garage structure at grade. One (1) two-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the parking garage / guest parking space / main entrance / common areas. On the building rooftop is a recreational facility with a swimming pool / spa, sundeck, covered fitness deck, a joint men's /

women's restroom, and a private terrace with spa for the penthouse unit. The proposed new building is 8-stories in height - seven (7) floors of residential over a one (1) story parking garage / common areas @ max. 75-feet above BFE (measured to main roof deck). The survey submitted with the application indicates there is currently a two-story apartment building on the site with a total of six (6) DU. **Therefore, the net increase would be three (3) DU**. The current lot area is 11,286+/- sq. ft. / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build nine (9) residential units (34 DUA) which **does not require any TDR units**.

On September 16th, 2016 the PZB determined that the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the PZB to protect adjoining sites from noise / light.

The Town's 2006 Historic Structure Survey refers to the site as the "Melody Manor" site, and lists it as being built in 1950. The architectural style is listed as Miami Modern.

The existing site is deemed legal non-conforming, as it was developed with no on-site parking spaces. Seven (7) perpendicular parking spaces exist today adjoining the site in the Town's roadway swale area. Under the current Town Code requirement twelve (12) parking spaces are required (6 DU x 2 per DU = 12). Therefore, the existing site is five (5) parking spaces short of meeting current day Zoning Code requirements. The redevelopment of the site will remove all of the existing on-street swale parking spaces as required by Town Code and place all required parking spaces within the building / site. All existing asphalt in the roadway swales will be removed with landscaping added for improved storm-water management and aesthetics. Based on nine (9) DU at least 18 parking spaces are required which the proposed plans meet (21 parking spaces provided).

The adjoining development sites include the 5-story Elegant Eight Condo to the immediate north @ 8 DU / 30.1 DUA. To the immediate south is the Carroll Walk 15-story PRD complex @ 42 DU / 80.8 DUA. To the west across East Bay Harbor Drive on both sides of 98th Street are two multifamily complexes owned by this same developer (Bay Harbour Holdings, LLC). The site to the north of 98th Street is a 2-story apartment complex @ 16 DU / 26.7 DUA while the site to the south of 98th Street is a 1-story apartment complex @ 17 DU / 34 DUA. To the east of the subject site is the Indian Creek Waterway. This waterfront area of the Town is predominated by older low-rise (1-3 story), newer mid-rise (4-7 story) and two high-rise PRD residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 7+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's future vision.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 13+/- years. Also, the Town adopted numerous other modifications to several Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Council. Since the developer is seeking to build 9 DU, and 9 DU are allowed by right, no additional TDR units are required.

Land Development Regulations / Zoning Code – The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use and density of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above.

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site from East Bay Harbor Drive via a one (1) two-way driveway connection. The driveway provides access to the parking garage / guest parking space / main entrance / common areas. The Town requires at least 23 feet width pavement for 2-way driveways - which the plan meets. The Code requires at least 18 parking spaces (2 spaces per DU), which the plan exceeds. Twenty-one (21) parking spaces are provided on site; 18 through vertical lifts, 1 ADA space, and one (1) guest parking space in the front yard area.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical "South Florida" retro modern with prominent horizontal design elements and abundant use of concrete and painted stucco banding as well as purple accent colors. Due to the width of the building (110+/- feet) a formal "breezeway" is not required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated received by the Town March 27th, 2018 submitted to the Town for consideration:

1) This approval is based on the Site Development Plans prepared by Bermello Ajamil & Partners dated received by the Town March 27th, 2018. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the PZB, as specified in the Town Code.

2) Payment of all required Town impact fees prior to issuance of building permits.

3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

THE WATERS CONDOMINIUM 9781 EAST BAY HARBOR DRIVE, FLORIDA 33154

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SURVEY	
	SITE PLAN/SURVEY
UPDATE	SITE PLAN/SURVEY

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST, #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTN
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

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9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

Date	04.23.2016
BAY VIEW	
0A-00	

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THE WATERS CONDOMINIUM
9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTN
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

BAY VIEW

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BEAU RIVAGE CONDOMINIUM

BAY HARBOR RESIDENTIAL DEVELOPMENT
9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL

TYPE OF CONSTRUCTION

LEVEL #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD/#OF BA
level 02	2	1,601.6 / 2,609.7	1,883.1/2,914.2	4,797.3	SF	2 BD / 3 BA - 3 BD/4 BA
level 03	2	1,601.6 / 2,609.7	1,883.1/2,914.2	4,797.3	SF	2 BD / 3 BA - 3 BD/4 BA
level 04	1	4,036.5	5,038.1	5,038.1	SF	4 BD / 5 BA
level 05	1	4,036.5	4,394.7	4,394.7	SF	4 BD / 5 BA
level 06	1	3,526.2	4,486.6	4,486.6	SF	4 BD / 5 BA
level 07	1	3,526.2	3,855.7	3,855.7	SF	4 BD / 5 BA
level 08	1	3,526.2	3,855.7	3,855.7	SF	4 BD / 5 BA
TOTAL	9			31,225.4	SF	

STORAGE UNITS

LEVEL	#of storages
level 02-03	2
level 04-08	1

TOTAL PROVIDED 9

TOTAL REQUIRED 9

TOTAL GSF OF BUILDING 49,609 SF

AERIAL MAP

SCALE: N.T.S.

ZONING SUMMARY

9781 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

LOT AREA	SF	ACRES
	11,286	0.26 +/-

LEGAL DESCRIPTION

LOT 28, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10.0' NGVD

CROWN OF THE ROAD 4.815' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION	**MEDIUM-HIGH DENSITY RESIDENTIAL**	
FLR (DETERMINED BY THE SETEBACKS)	**ALLOWABLE** N/A	**PROPOSED**
MAXIMUM DENSITY 34 UNITS PER NET ACRE	9	9
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT:		
UP TO 30'-0" HIGH	20'-0"	20'-0"
UP TO 45'-0" HIGH	25'-0"	30'-0"
UP TO 65'-0" HIGH	30'-0"	30'-0"
REAR:	20'-0"	20'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	21'-8"(MAX)	21'-8"(MAX)
SIDE:		
UP TO 30'-0" HIGH	10'-0"	10'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	20'-0"(MAX)	20'-0"(MAX)
FLEX: 1/3 OF BUILDING LENGTH		
@ NORTH [0.33 X 110'-1"]	36'-8"	35'-9"
@ WEST [0.33 X 53'-4"]	17'-9"	17'-9"
@ SOUTH [0.33 X 110'-1"]	36'-8"	36'-1"
@ EAST [0.33 X 57'-9"]	10'-0"	10'-0"
MAXIMUM HEIGHT	**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT	75'-0" ABOVE BFE	75'-0" ABOVE BFE
GROUND LANDSCAPE PERVIOUS AREA	**REQUIRED**	**PROPOSED**
20% OF LOT AREA MINIMUM 11,286 X.20	2,257 SF	2,288 SF = 20.3%
ROOF DECK LANDSCAPE REQUIRMENTS	**REQUIRED**	**PROPOSED**
15% OF ROOF AREA MINIMUM 3,788 X.15	568.2 SF	930 SF = 25%
LOT COVERAGE	**ALLOWABLE**	**PROPOSED**
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	6,076 SF = 54%
PARKING SPACE REQUIRMENTS	**REQUIRED**	**PROPOSED**
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	18	18
IMPERVIOUS AREA		**PROPOSED** 8,998 SF

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APPLICABLE CODES

FLORIDA BUILDING CODE: 5TH EDITION 2014

FLORIDA FIRE PREVENTION CODE: 5TH EDITION

AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

FHA - FAIR HOUSING ACT DESIGN MANUAL

NFPA 101-2012, LIFE SAFETY CODE FLORIDA

NFPA 101-2010, PORTABLE FIRE EXTINGUISHER CODE

BEAU RIVAGE CONDOMINIUM
P&Z BOARD REVIEW COMMENTS
MEETING OF AUGUST 2, 2016

- REDESIGN EAST FAÇADE AT GARAGE LEVEL TO MAKE IT LOOK LESS LIKE A GARAGE DOOR AND INTRODUCE LOUVERS THAT WRAP FROM EAST TO NORTH SIDE AS A BAND-REFER TO SHEET OA-22
- EXPRESS VERTICAL LINES ON EAST ELEVATION TO CARRY DOWN GLAZING FROM ABOVE TO GROUND LEVEL.-REFER TO SHEET OA-22
- EXPRESS VERTICAL LINES ON LOUVERS ON NORTH AND SOUTH ELEVATIONS FOLLOWING GLAZING FROM ABOVE-REFER TO SHEETS OA-23 & OA-24
- MODIFY ENTRANCE TO PROVIDE COVERING TO LOBBY, CONTINUE BALCONY FROM ABOVE (EYEBROW), AND MAKE THE GLASS OPENING THE SAME WIDTH AS ABOVE-REFER TO SHEETS OA-2, OA-3, OA-4, OA-22
- ALSO FOR WEST ELEVATION, CONTINUE THE HORIZONTAL LOUVERS FROM NORTH TO WEST-REFER TO SHEET OA-
- FENCE DETAIL IS AS SHOWN ON SHEET A25; CHANGE IN ELEVATIONS TO MATCH-REFER TO SHEET OA-24
- TRASH ENCLOSURE AT SW CORNER SHOULD MATCH SAME FENCE DETAIL AND BE MOVED FURTHER EAST TO BE F
NOTE: LANDSCAPING WILL PROBABLY HAVE TO BE ADJUSTED TO ACCOMMODATE THIS MOVE-REFER TO SHEETS OA-01B,
- ALIGN WINDOWS ON NORTH ELEVATION BY MASTER BEDROOMS TO MATCH VERTICAL LINES BELOW-REFER TO SH
- ALIGN WINDOWS ON SOUTH ELEVATION BY LAUNDRY TO MATCH VERTICAL LINES BELOW-REFER TO SHEET OA-23
- RELOCATE FPL TRANSFORMER FURTHER TO SOUTH PROPERTY LINE; NOTE: ADJUST LANDSCAPING-REFER TO SHE
- EXTEND LOBBY ALL THE WAY TO EAST WALL AND INTRODUCE GLASS DOORS AND COVER OPENING WITH EYEBRO
WITH BALCONIES/EYEBROW ABOVE-REFER TO SHEETS OA-01B & OA-22
- ADD CIRCULAR/SPIRAL STAIR IN PENTHOUSE UNIT TO ROOFTOP TERRACE-REFER TO SHEETS OA-09 & OA-22
- REPLACE SOLID ROOF COVERINGS FOR FITNESS AREA WITH TRELLIS AND TRY TO LOWER STAIR BULKHEAD TO MA
09B AND OA-22

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

CIVIL ENGINEER:
8550 W, FLAGLER ST,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker
LANDSCAPING:
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SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

BEAU RIVAGE CONDOMINIUM
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Date 04.23.2016

ARCHITECTURAL ANALYSIS

0A-01a

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ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL

TYPE OF CONSTRUCTION

LEVEL #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD/#OF BA
level 02	2	1560.7/2642.8	1766.2/3142.2	6459.9	SF	2 BD / 3 BA - 3 BD/4 BA
level 03	2	1789.0/2681.5	1975.1/3132.4	6413.7	SF	2 BD / 3 BA - 3 BD/4 BA
level 04	1	4339.5	5791.4	6300.7	SF	4 BD / 5 BA
level 05	1	3838.7	4946.1	5435.0	SF	4 BD / 5 BA
level 06	1	3834.5	4215.8	4701.3	SF	4 BD / 5 BA
level 07	1	3829.7	4211.0	4700.4	SF	4 BD / 5 BA
level 08	1	3829.7	4211.0	4700.4	SF	4 BD / 5 BA
TOTAL	9	28346.1		44705.9		

STORAGE UNITS

LEVEL	#of storages
level 02-03	2
level 04-08	1

TOTAL PROVIDED 9 249 SF

TOTAL REQUIRED 9 (*25 SF) =225 SF

TOTAL GSF OF BUILDINC 50789.3

AERIAL MAP

SCALE: N.T.S.

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ZONING SUMMARY

9781 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

LOT AREA	SF	ACRES
	11,286	0.26 +/-

LEGAL DESCRIPTION

LOT 28, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10.0' NGVD

CROWN OF THE ROAD 4.815' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION — MEDIUM-HIGH DENSITY RESIDENTIAL

FLR	ALLOWABLE	PROPOSED
(DETERMINED BY THE SETEBACKS)	N/A	
MAXIMUM DENSITY		
34 UNITS PER NET ACRE	9	9

SETBACKS	REQUIRED	PROPOSED
FRONT:		
UP TO 30'-0" HIGH	20'-0"	20'-0"
UP TO 45'-0" HIGH	25'-0"	30'-0"
UP TO 65'-0" HIGH	30'-0"	30'-0"
REAR:	20'-0"	20'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	21'-8"(MAX)	21'-8"(MAX)
SIDE:		
UP TO 30'-0" HIGH	10'-0"	10'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0" FLEX: 1/3 OF BUILDING LENGTH	20'-0"(MAX)	20'-0"(MAX)
@ NORTH [0.33 X 110'-1"]	36'-8"	36'-8"
@ WEST [0.33 X 53'-4"]	17'-9"	17'-9"
@ SOUTH [0.33 X 110'-1"]	36'-8"	36'-8"
@ EAST [0.33 X 57'-9"]	10'-0"	10'-0"

MAXIMUM HEIGHT	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	75'-0" ABOVE BFE	75'-0" ABOVE BFE

GROUND LANDSCAPE AREA			REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	11,286	X.20	2,257 SF	3,177 SF = 28%

ROOF DECK LANDSCAPE REQUIRMENTS			REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	3,149	X.15	472 SF	478.9 SF=15%

LOT COVERAGE	ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	5,287.6 SF = 53%

PARKING SPACE REQUIRMENTS	REQUIRED	PROPOSED
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	18	21

THE WATERS CONDOMINIUM

BAY HARBOR RESIDENTIAL DEVELOPMENT
9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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OA-03 R	PLAN-LEVEL 03
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SURVEY	
	SITE PLAN/ SURVEY

APPLICABLE CODES

FLORIDA BUILDING CODE: 6TH EDITION 2017
FLORIDA FIRE PREVENTION CODE: 5TH EDITION
AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES
FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
FHA - FAIR HOUSING ACT DESIGN MANUAL
NFPA 101-2012, LIFE SAFETY CODE FLORIDA
NFPA 101-2010, PORTABLE FIRE EXTINGUISHER CODE

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM
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Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

ARCHITECTURAL ANALYSIS

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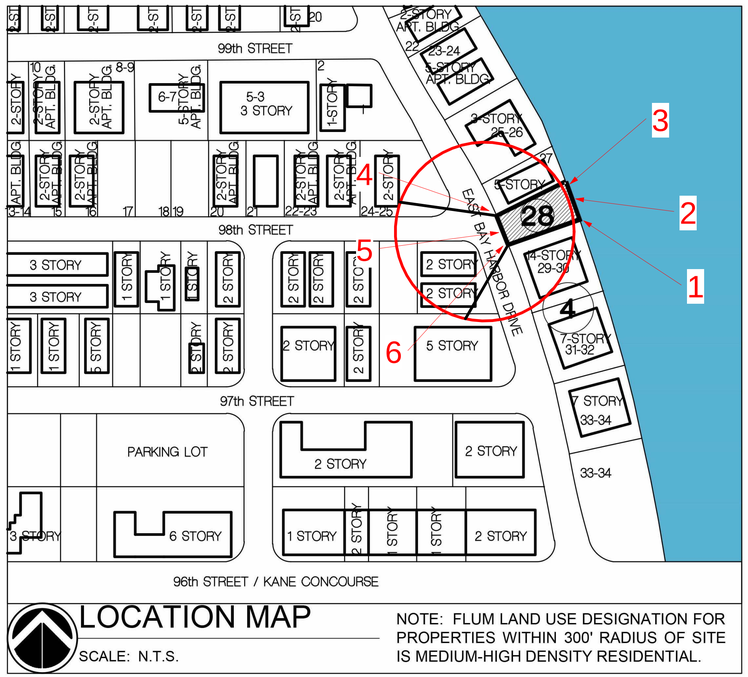
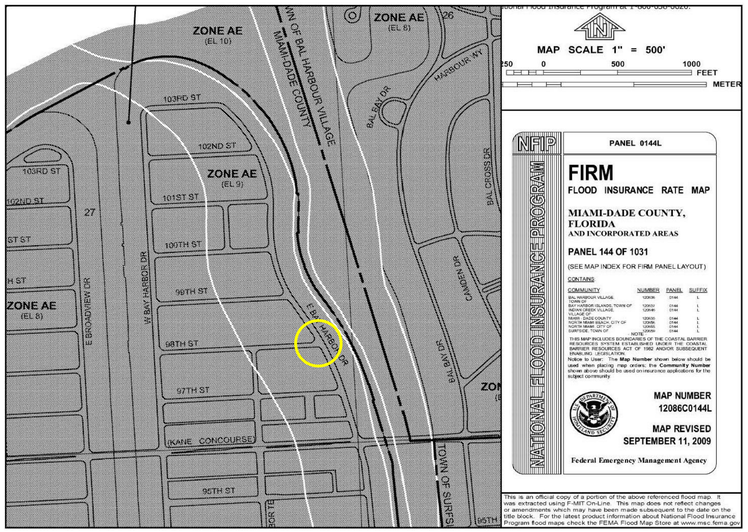


LOCATION MAP

SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.



FEMA MAP/FIRM

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2.

3.

4.

5.

6.

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
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ARCHITECT OF DESIGN:
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TEL:354 - 5686680 / 354 – 6968977

Date 04.23.2016

FEMA/LOCATION MAP

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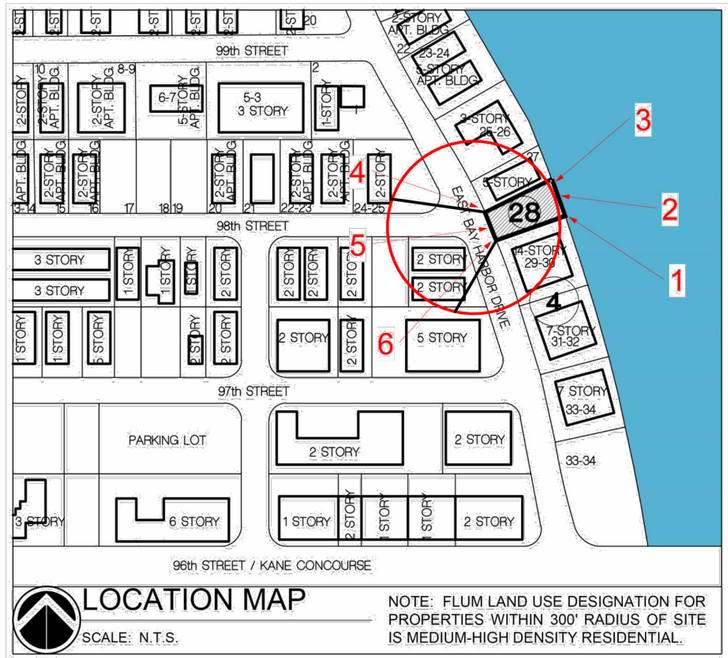

FEMA MAP/FIRM

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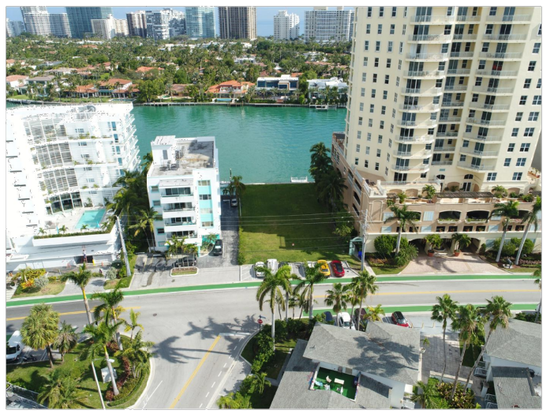

6.

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ARCHITECTS

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FEMA/LOCATION MAP

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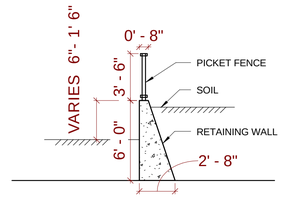
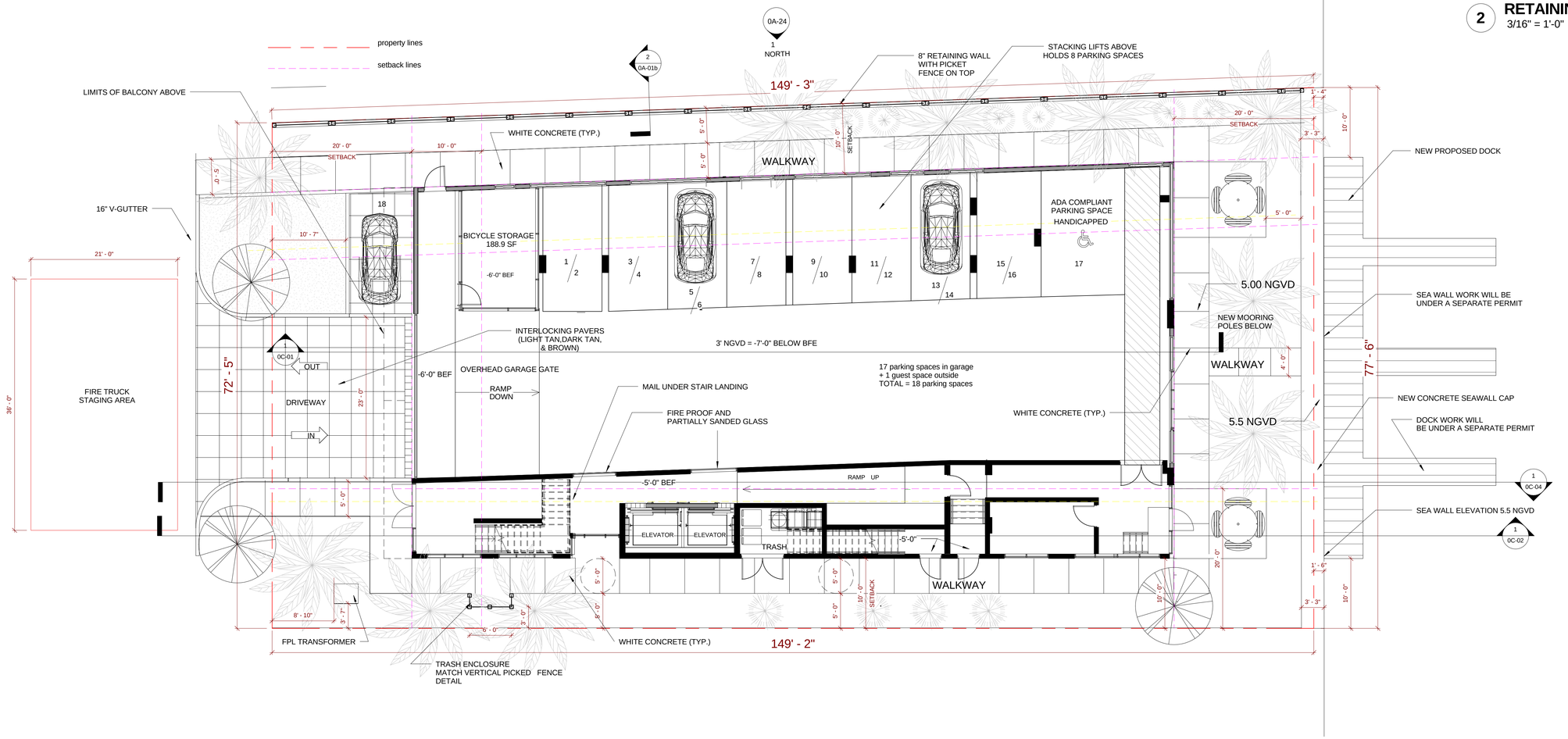
TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

INT. GARAGE SQF	= 4,895.3 SF
BICYCLE STORAGE	= 188.9 SF
COMMON AREA	= 998.9 SF
TOTAL	= 6,083.1 SF



2 RETAINING WALL
3/16" = 1'-0"



GRADE LEVEL - SITE PLAN/FLOOR PLAN
1/8" = 1'-0"

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0' 4' 8' 16' 32'

Date 04.23.2016

Site Plan

0A-01b

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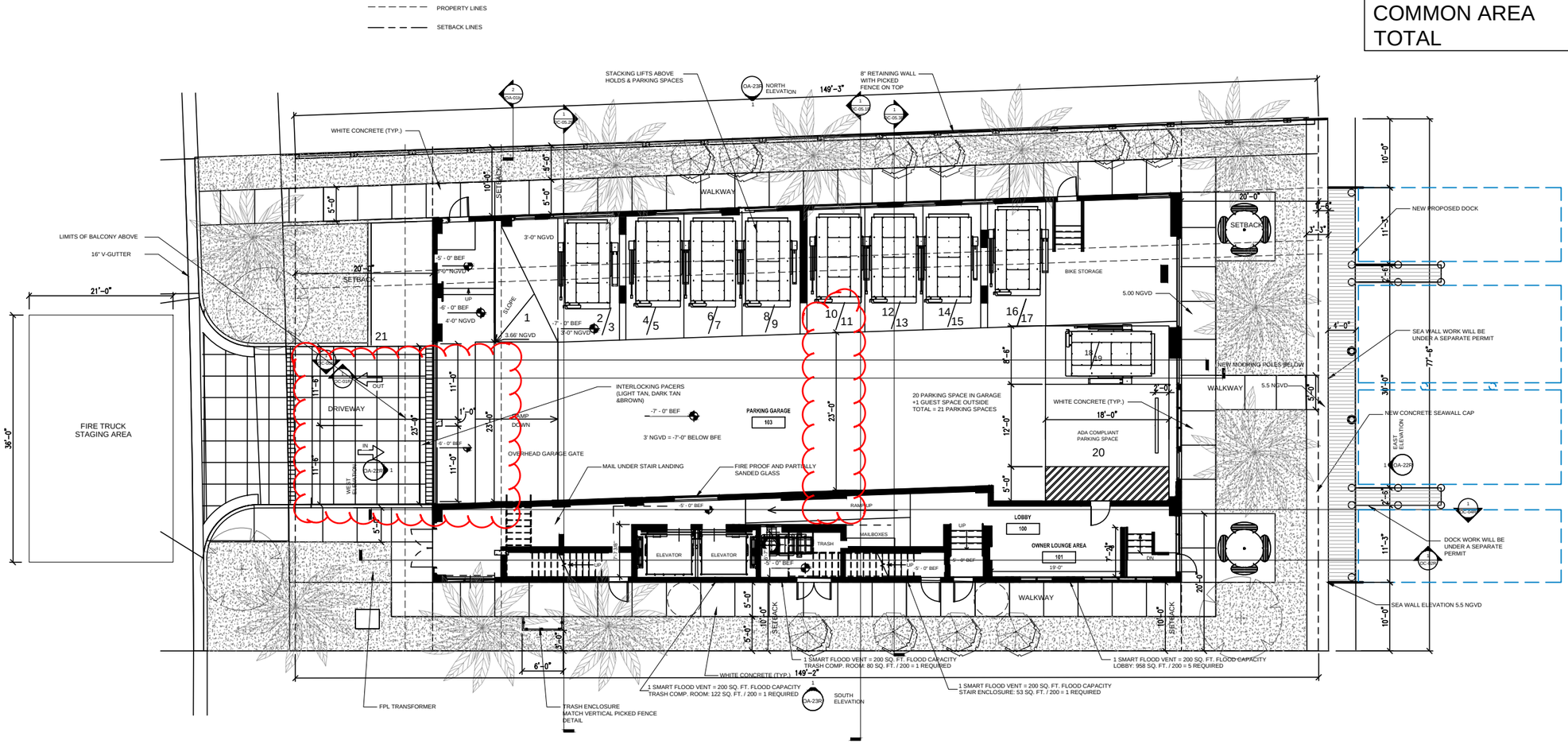
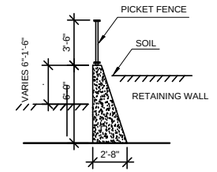
INT. GARAGE SQF	= 4,468.1 SF
BICYCLE STORAGE	= 213.7 SF
COMMON AREA	= 1,316.6 SF
TOTAL	= 5,998.4 SF





2 RETAINING WALL
3/16" = 1'-0"

GRADE LEVEL
1/8" = 1'-0"

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THE WATERS CONDOMINIUM

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0' 5' 10' 20'

Date 01/20/2018

GROUND LEVEL

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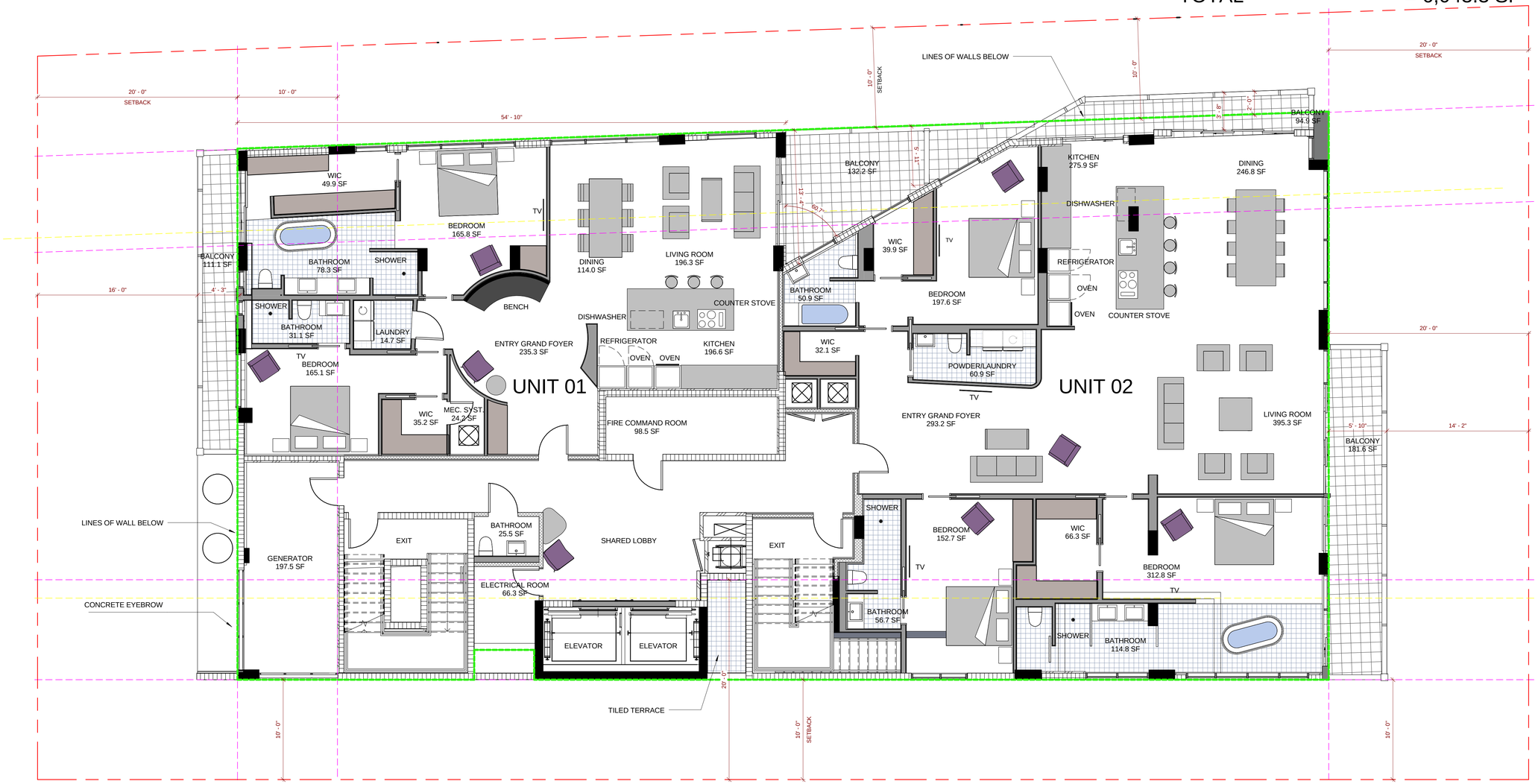
TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

UNIT 01	= 1,601.6 SF
UNIT 02	= 2,609.7 SF
BALCONIES 01	= 272.5 SF
BALCONIES 02	= 304.5 SF
COMMON AREA	= 1,025.6 SF
GENERATOR	= 229.4 SF
TOTAL	= 6,043.3 SF



FLOOR PLAN - LEVEL 02
3/16" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 02

0A-02

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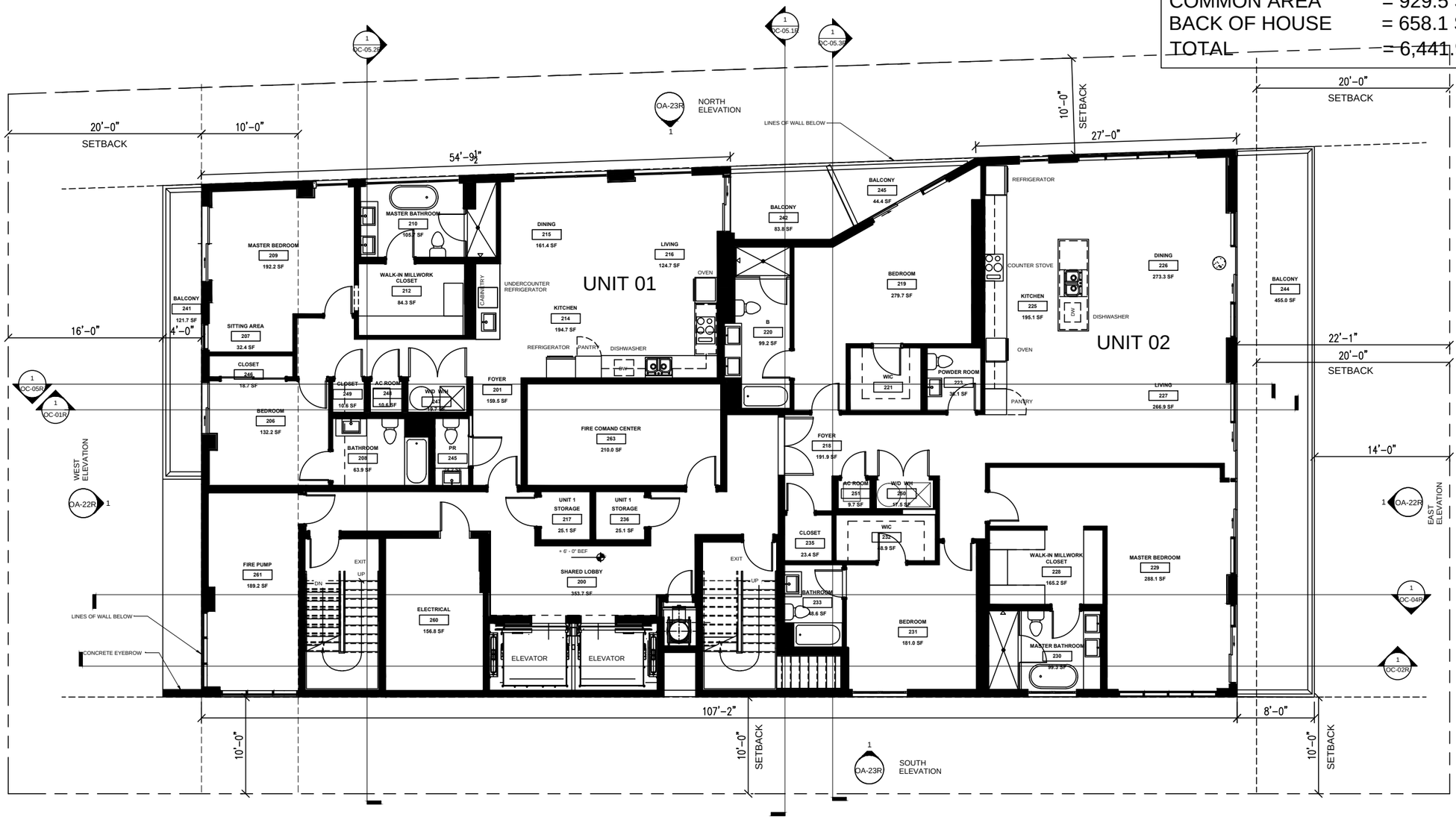
UNIT 01	= 1529.7 SF
UNIT 02	= 2610.1 SF
BALCONIES 01	= 205.5 SF
BALCONIES 02	= 499.0 SF
COMMON AREA	= 929.5 SF
BACK OF HOUSE	= 658.1 SF
TOTAL	= 6,441.9 SF



FLOOR PLAN - LEVEL 02
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
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TEL:617-897-7200

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0' 5' 10' 20'

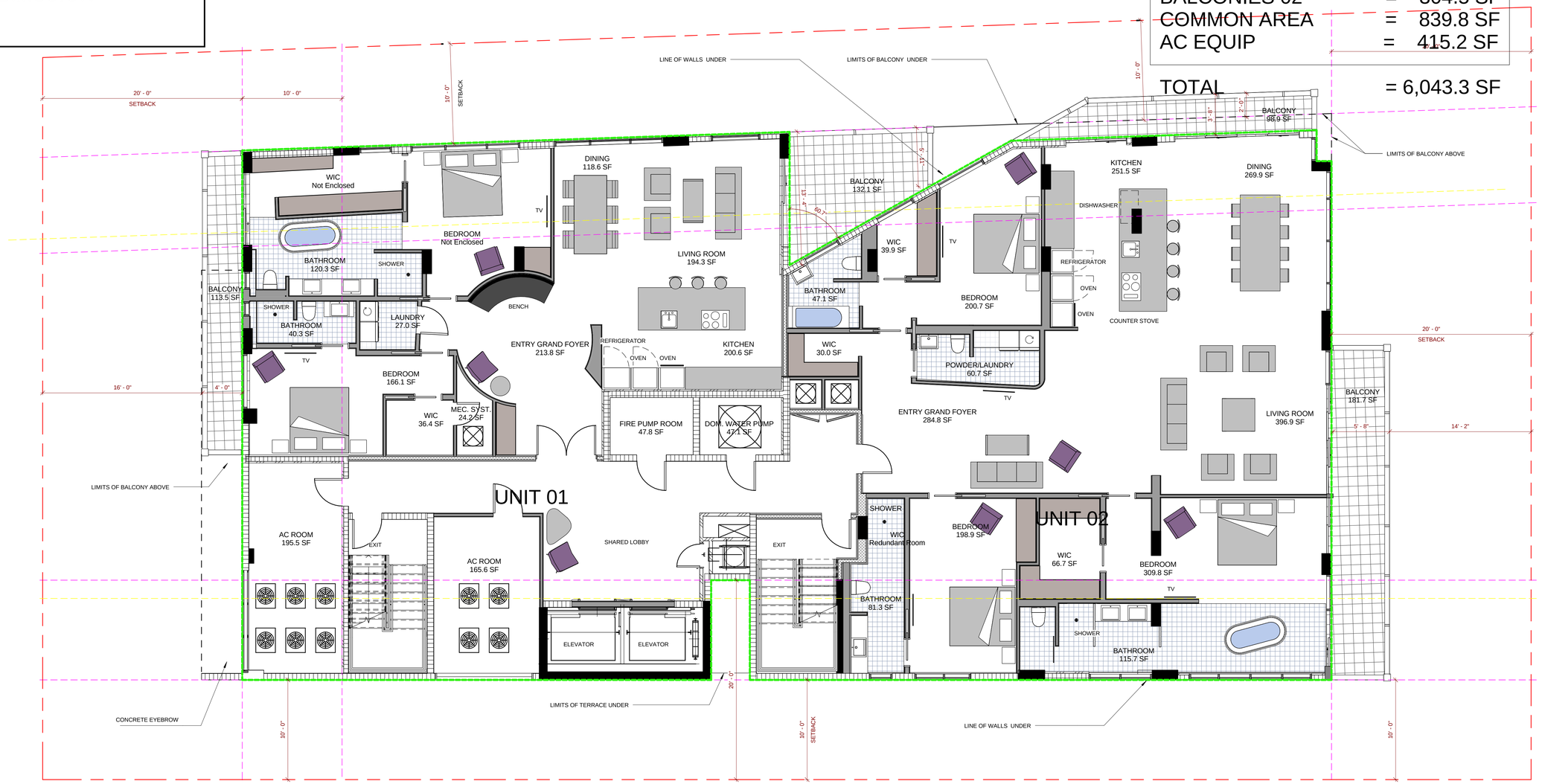
Date 01/20/2018

PLAN LEVEL 02

0A-02 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

UNIT 01	= 1,601.6 SF
UNIT 02	= 2,609.7 SF
BALCONIES 01	= 272.5 SF
BALCONIES 02	= 304.5 SF
COMMON AREA	= 839.8 SF
AC EQUIP	= 415.2 SF
TOTAL	= 6,043.3 SF



FLOOR PLAN - LEVEL 03
3/16" = 1'-0"

CLIENT:
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BOSTON, MA 02110
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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 03

0A-03

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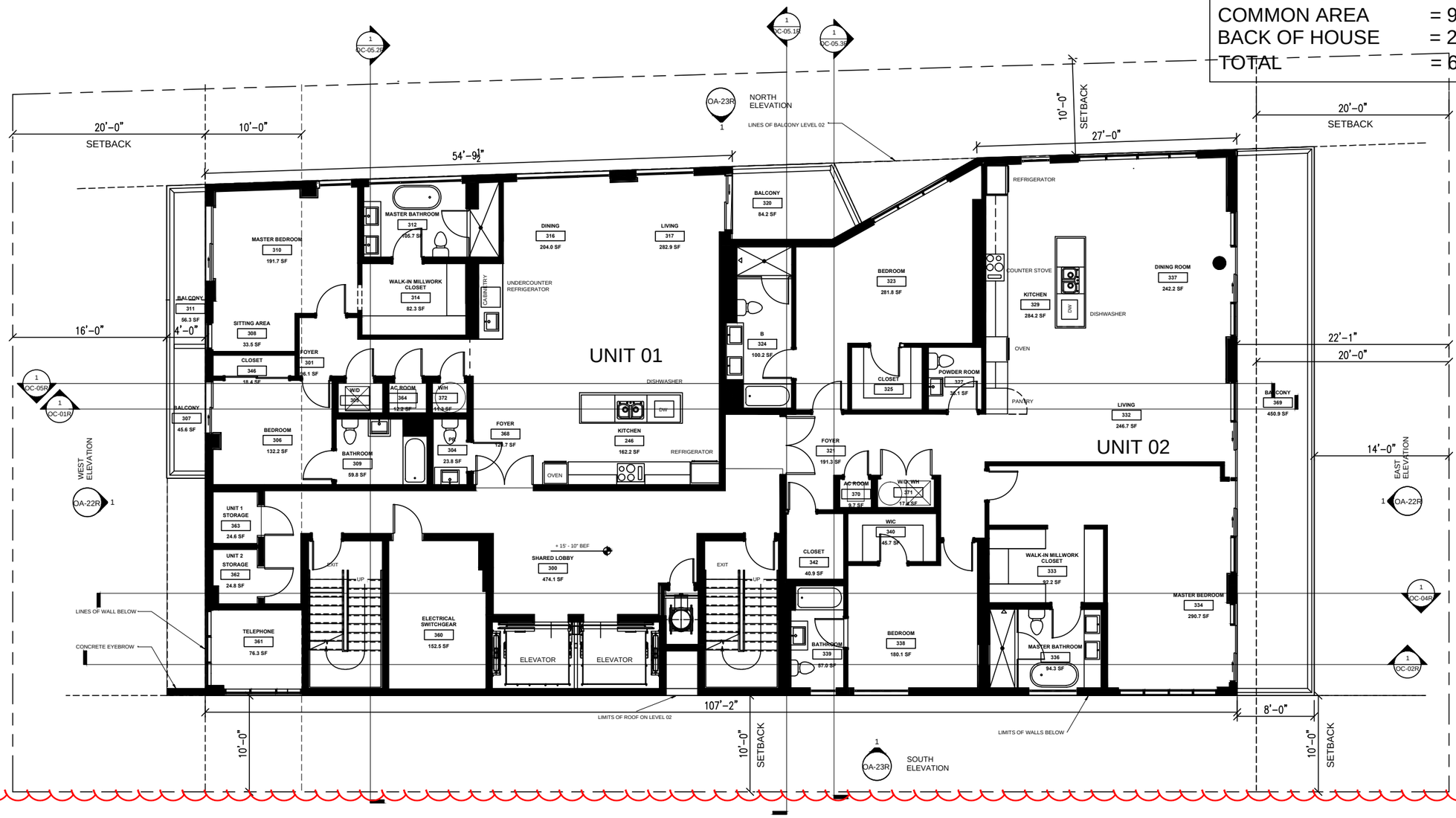
UNIT 01	= 1,789.2 SF
UNIT 02	= 2,644.5 SF
BALCONIES 01	= 216.0 SF
BALCONIES 02	= 455.2 SF
COMMON AREA	= 994.3 SF
BACK OF HOUSE	= 299.3 SF
TOTAL	= 6,398.5 SF



FLOOR PLAN - LEVEL 03
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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TEL:617-897-7200

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TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 03

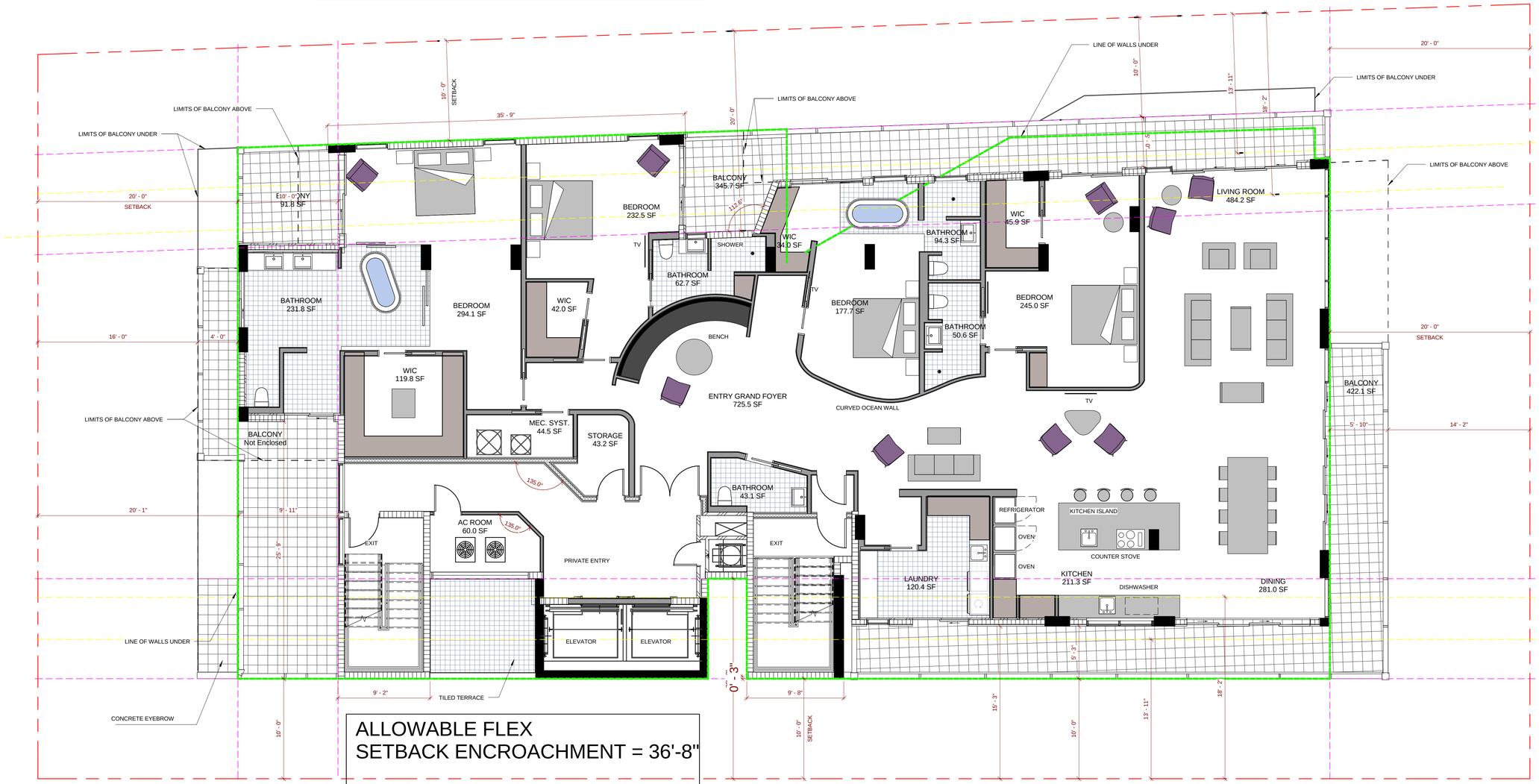
0A-03 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-9"

UNIT	= 4,036.5 SF
BALCONIES	= 1,228.7 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 5,914.9 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 04
3/16" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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NEW YORK, NY, 10016
TEL:212-334-2050

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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 04

0A-04

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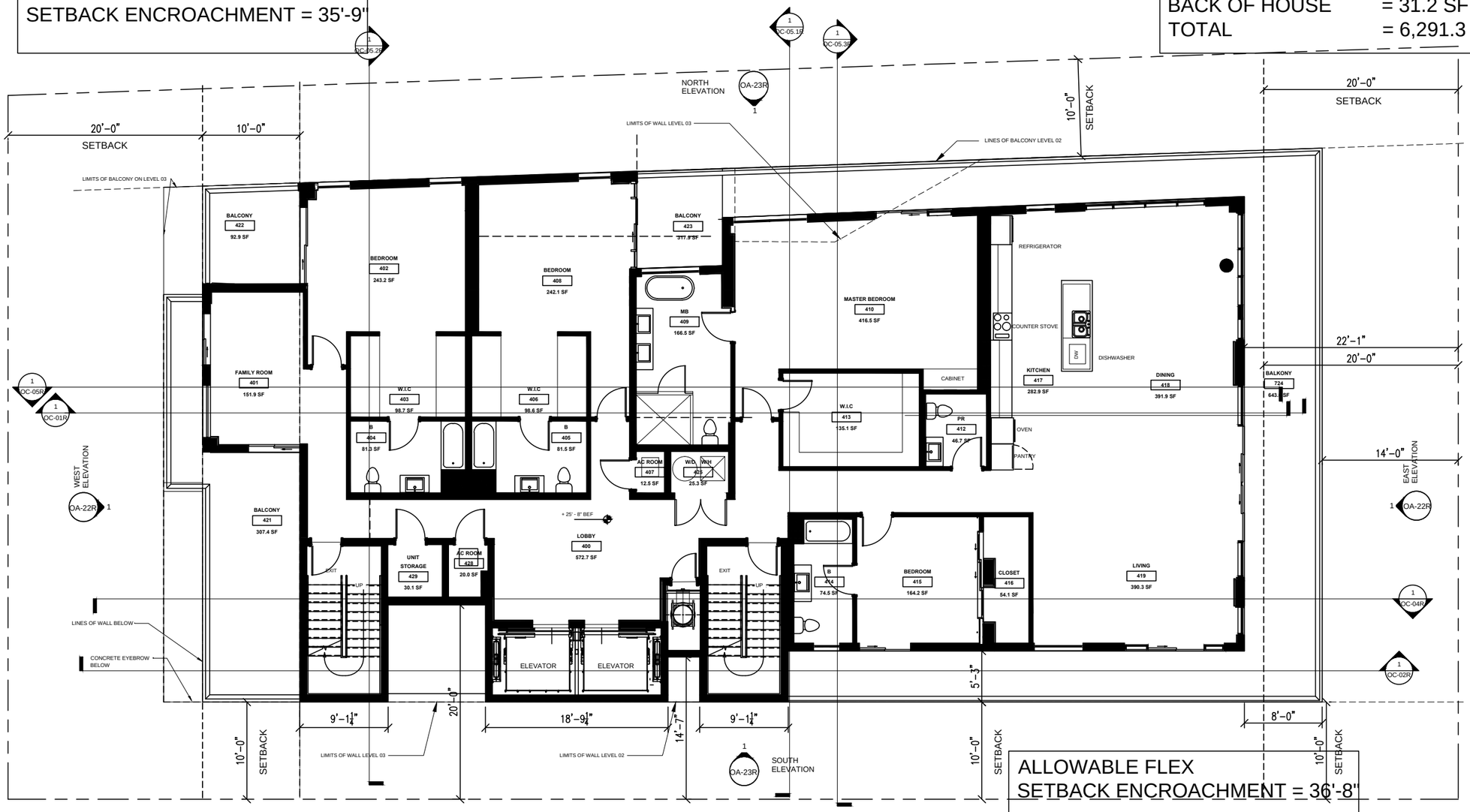
ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-9"

UNIT	= 4,346.8 SF
BALCONIES	= 1,476.0 SF
COMMON AREA	= 436.7 SF
BACK OF HOUSE	= 31.2 SF
TOTAL	= 6,291.3 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 04
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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TEL:212-334-2050

0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 04

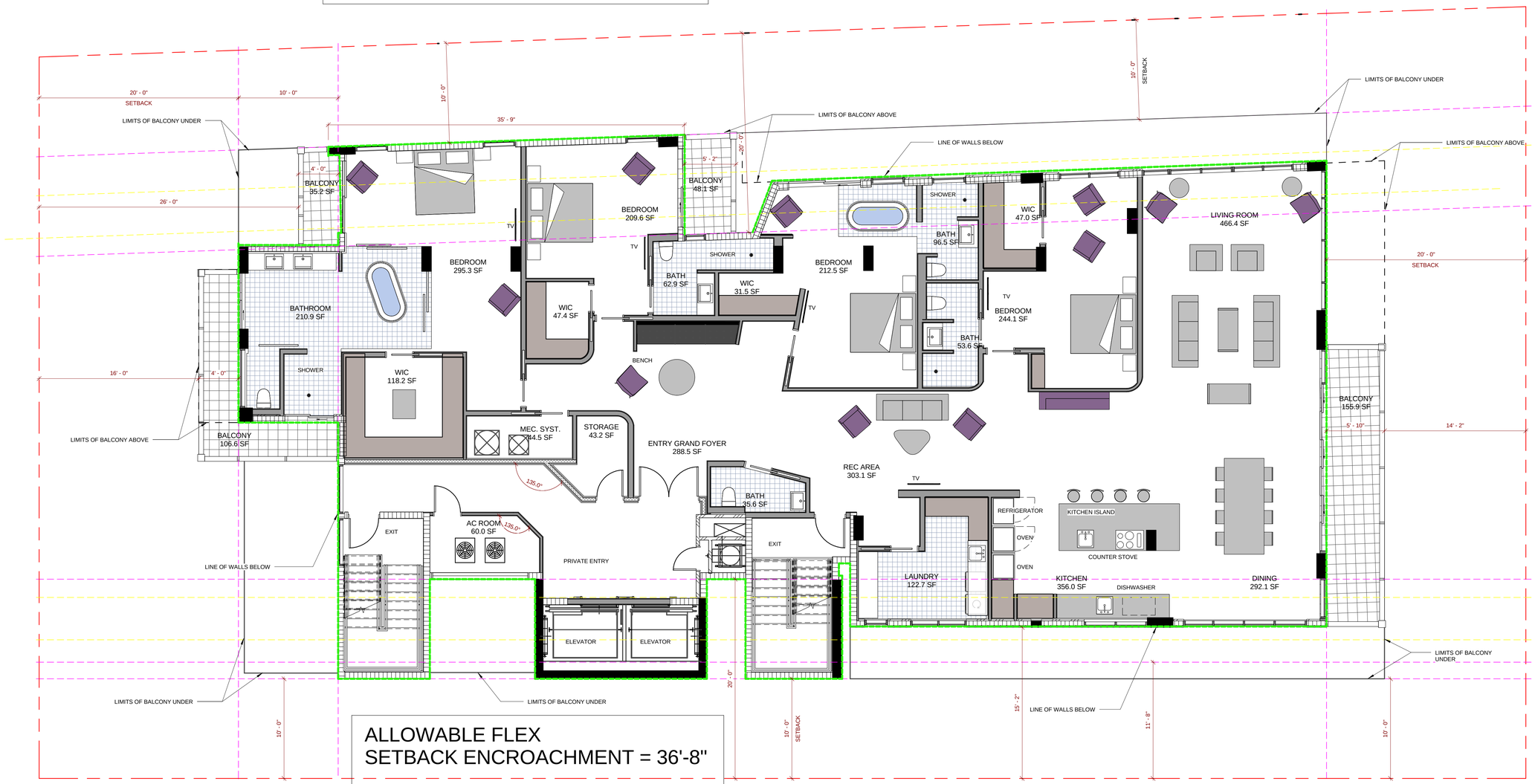
0A-04 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-9"

UNIT	= 4,036.5 SF
BALCONIES	= 380.6 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 5,066.8 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 05
3/16" = 1'-0"

CLIENT:
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NEW YORK, NY, 10016
TEL:212-334-2050

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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 05

0A-05

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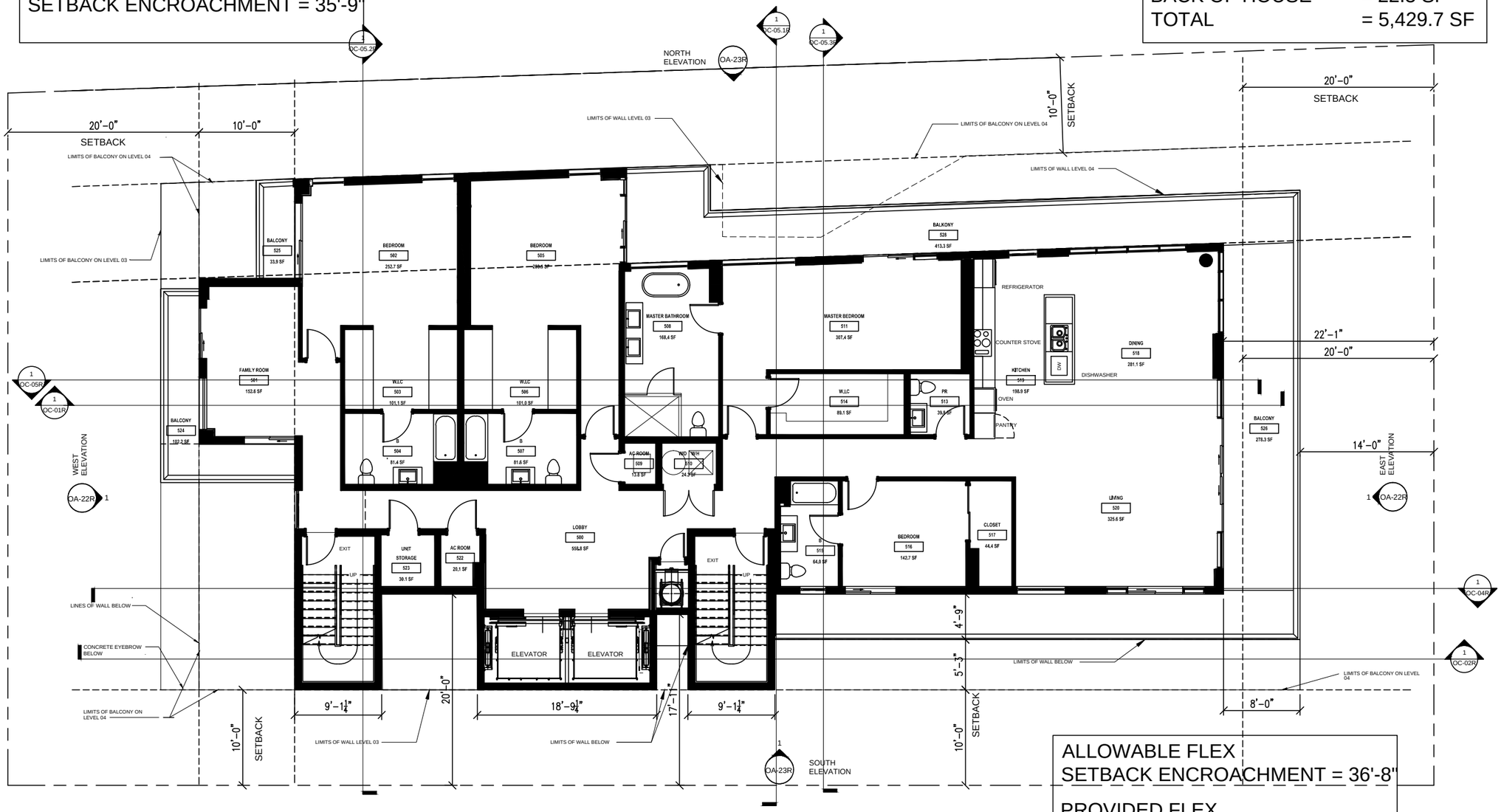
ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-9"

UNIT	= 3,840.2 SF
BALCONIES	= 1,125.4 SF
COMMON AREA	= 441.8 SF
BACK OF HOUSE	= 22.3 SF
TOTAL	= 5,429.7 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 05
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
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BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

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Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
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NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 05

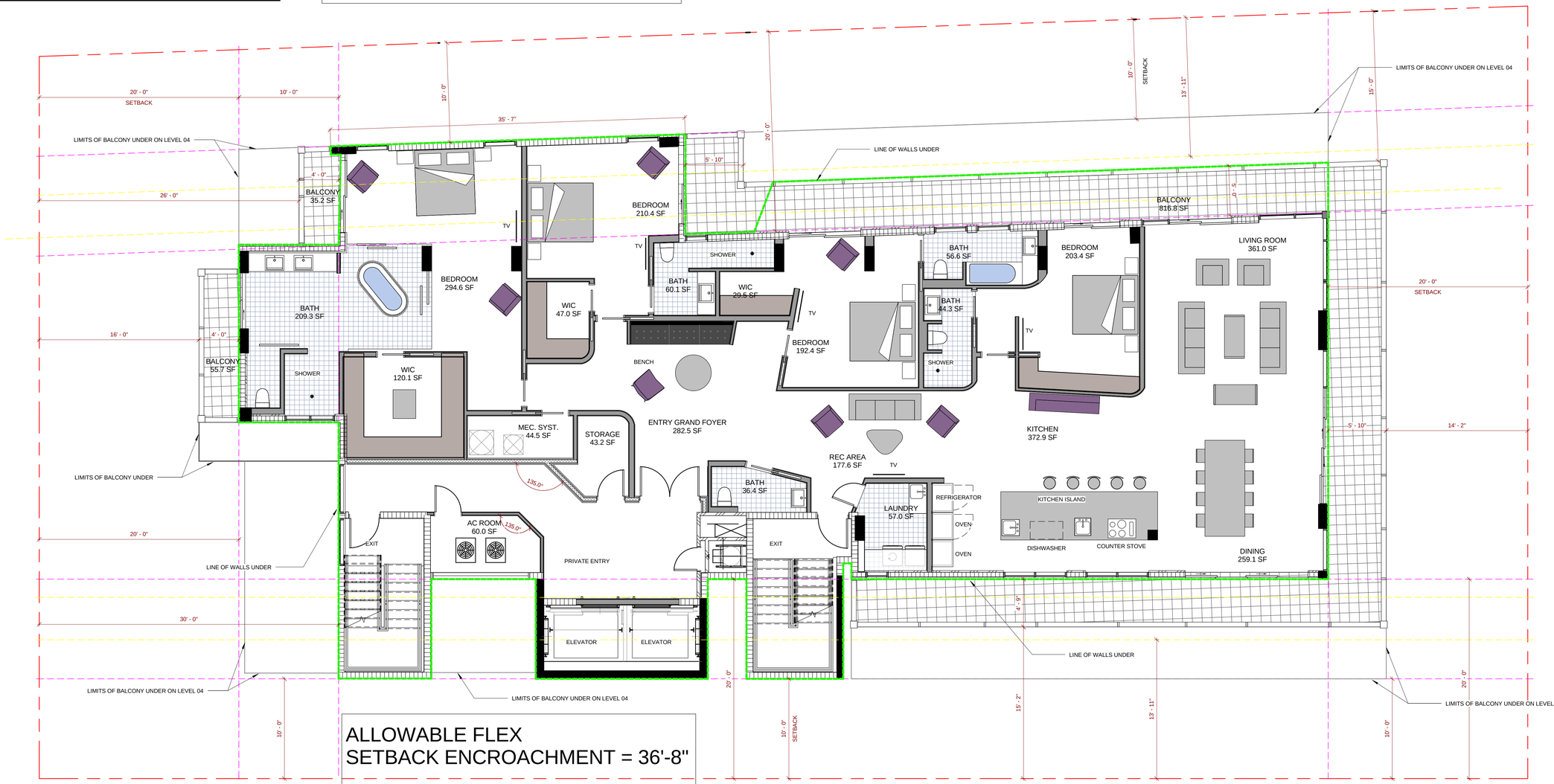
0A-05 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,526.2 SF
BALCONIES	= 954.4 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 5,130.3 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 06
3/16" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

0' 5' 10' 20'

Date	04.23.2016
PLAN-LEVEL 06	
0A-06	

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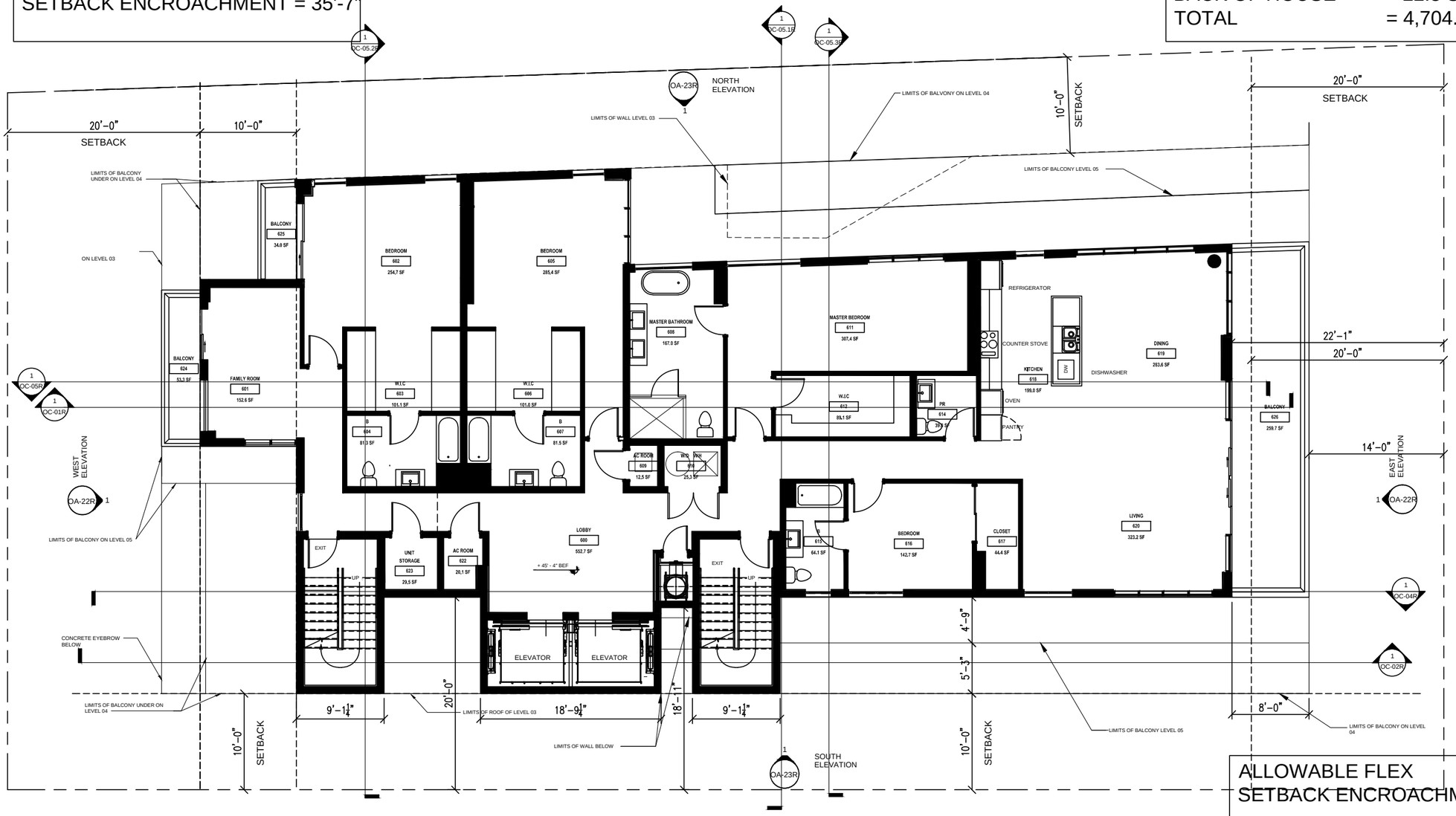
ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,840.1 SF
BALCONIES	= 399.9 SF
COMMON AREA	= 442.3 SF
BACK OF HOUSE	= 22.3 SF
TOTAL	= 4,704.6 SF



FLOOR PLAN - LEVEL 06
3/16" = 1'-0"

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 06

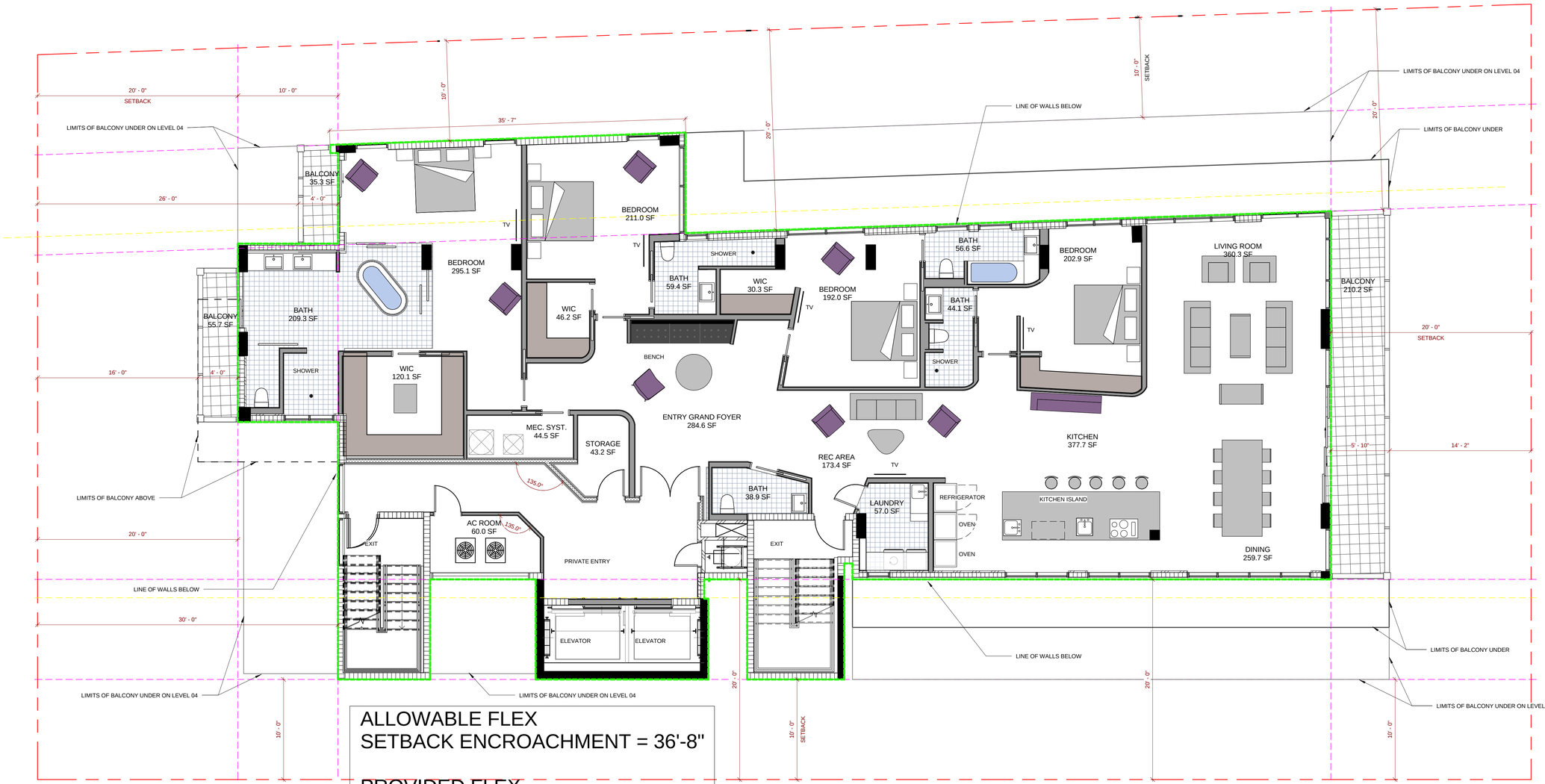
0A-06 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,526.2 SF
BALCONIES	= 316.3 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 4,492.2 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 07
3/16" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

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BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 07

0A-07

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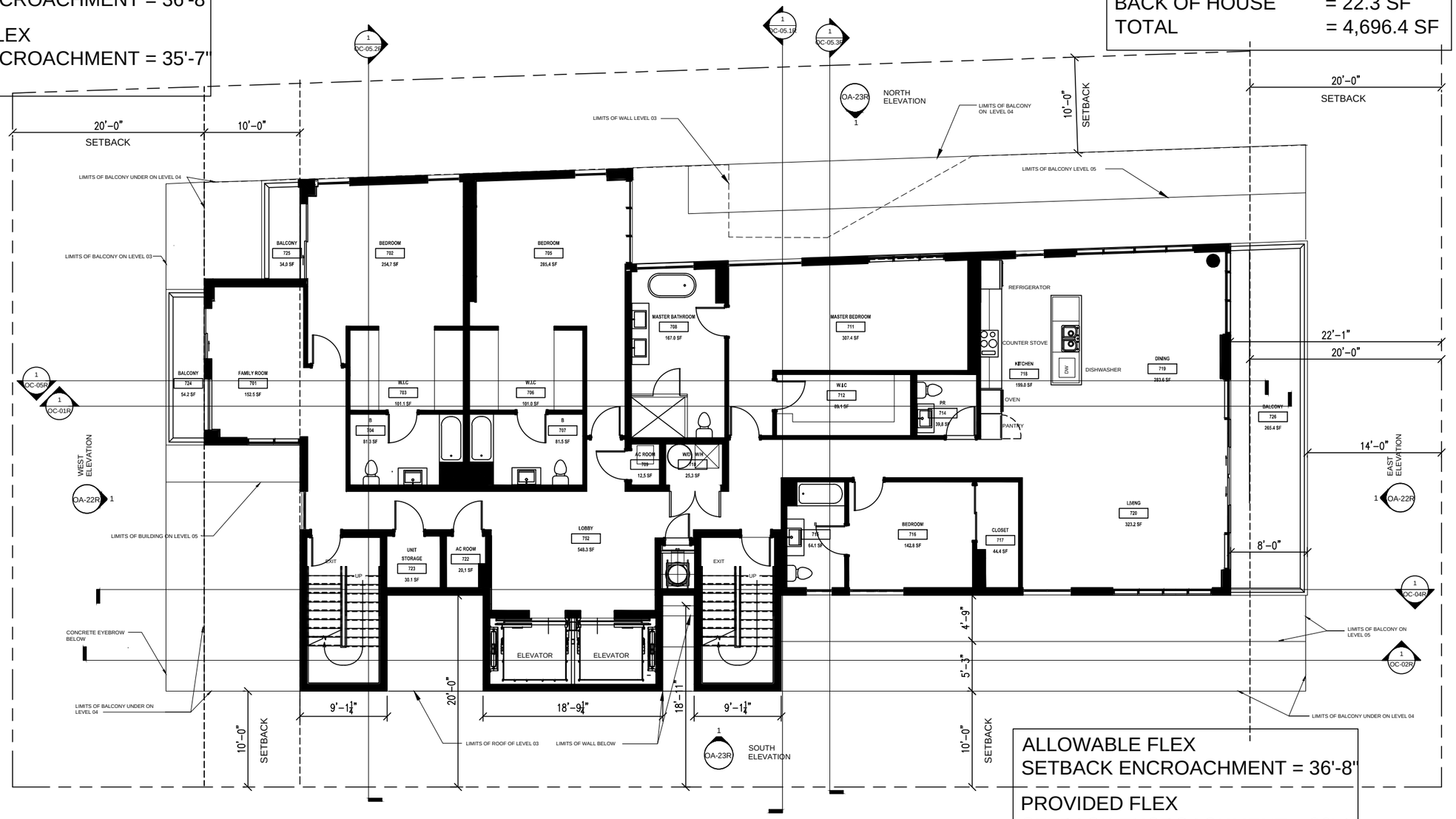
ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,836.2 SF
BALCONIES	= 395.3 SF
COMMON AREA	= 442.6 SF
BACK OF HOUSE	= 22.3 SF
TOTAL	= 4,696.4 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 07
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 07

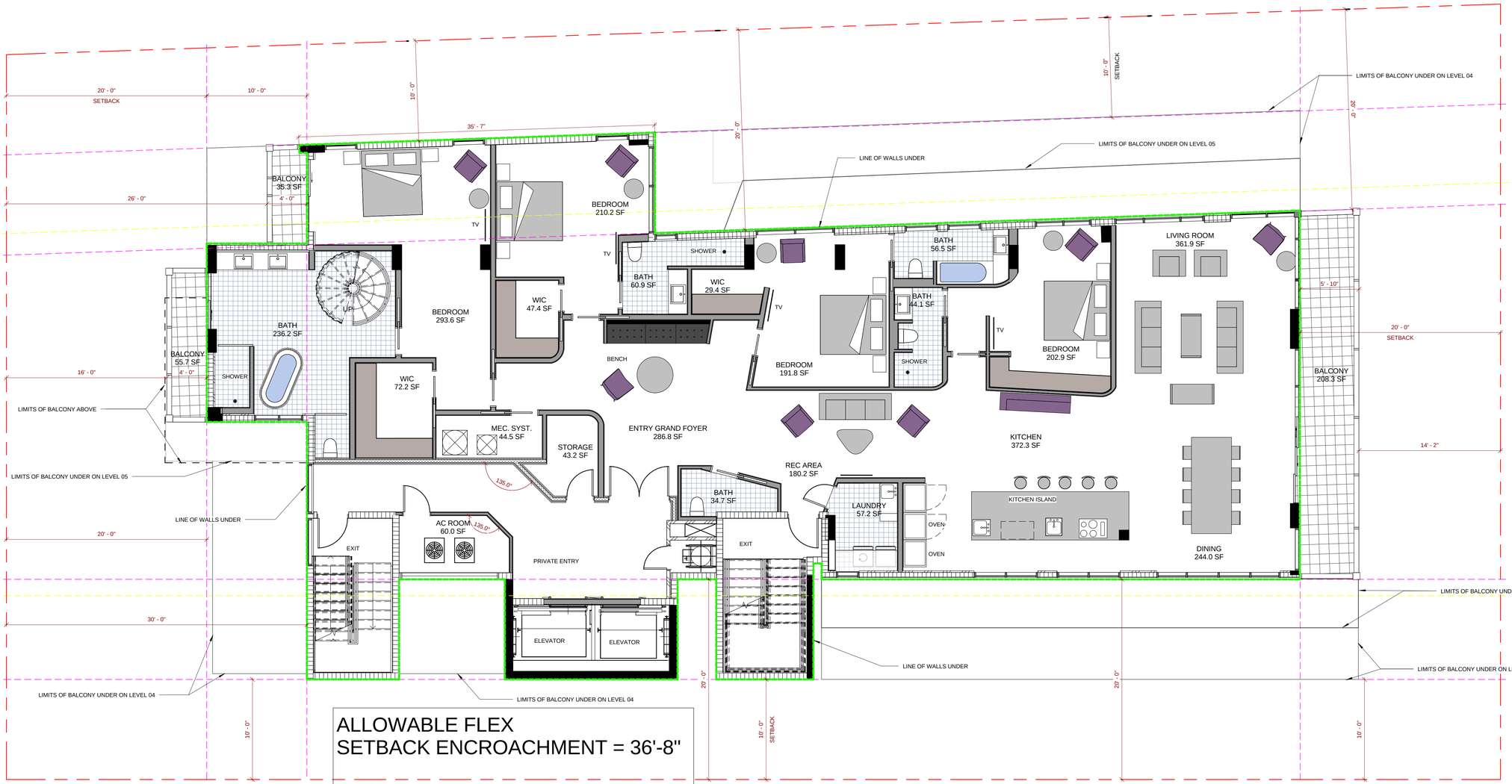
0A-07 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,526.2 SF
BALCONIES	= 316.3 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 4,492.2 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 08
3/16" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
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NEW YORK, NY, 10016
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ARCHITECT OF DESIGN:
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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 08

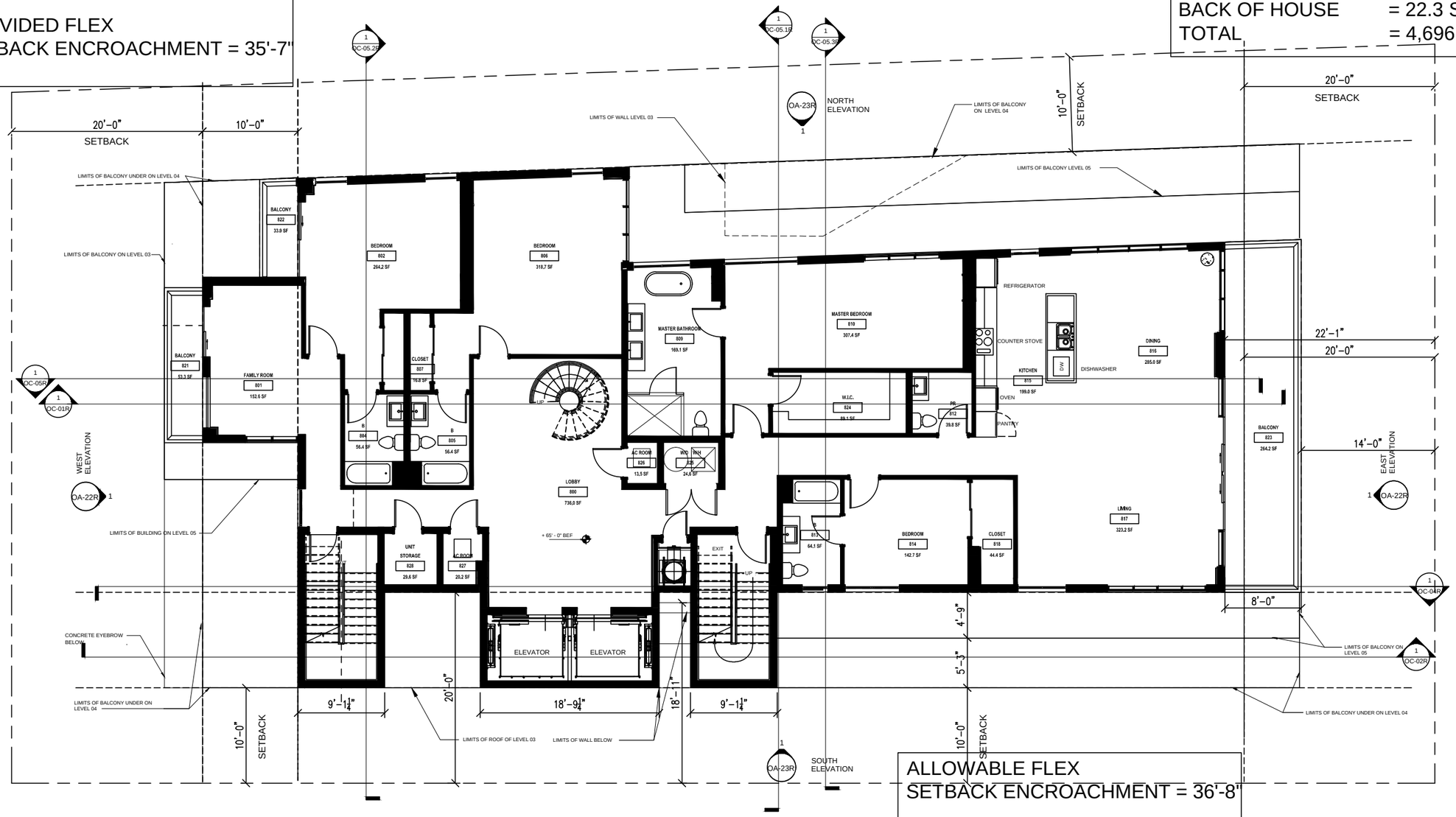
0A-08

8/19/2016 4:06:57 PM

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,836.2 SF
BALCONIES	= 395.3 SF
COMMON AREA	= 442.6 SF
BACK OF HOUSE	= 22.3 SF
TOTAL	= 4,696.4 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 08
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

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NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 08

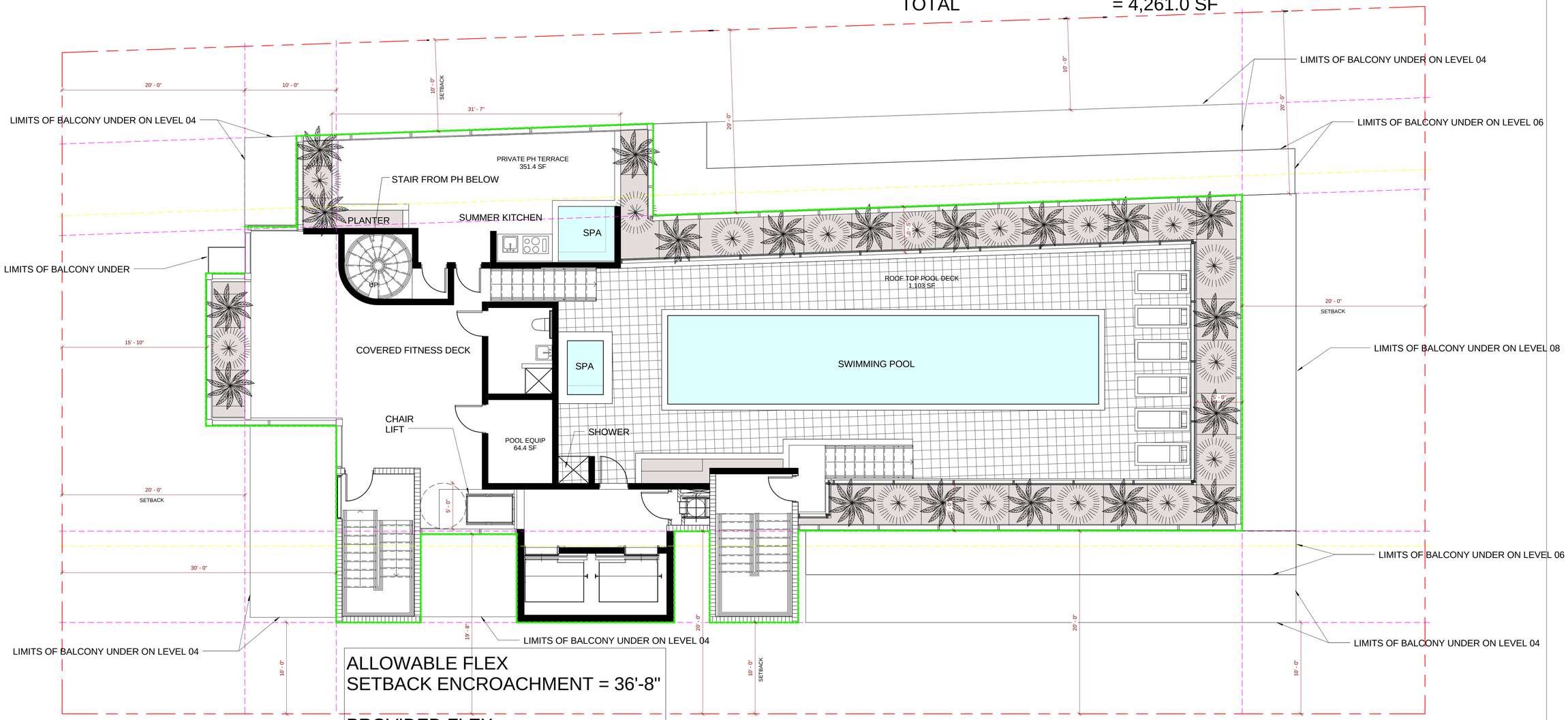
0A-08 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 31'-7"

FITNESS DECK	= 776.1 SF
PRIV. PH TERRACE	= 321.6 SF
COMMON AREA	= 596.3 SF
UPPER POOL DECK	= 1,103.0 SF
POOL	= 534.0 SF
PLANTERS	= 930.0 SF
TOTAL	= 4,261.0 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 09
3/16" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
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NEW YORK, NY. 10016
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ARCHITECT OF DESIGN:
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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 09

0A-09

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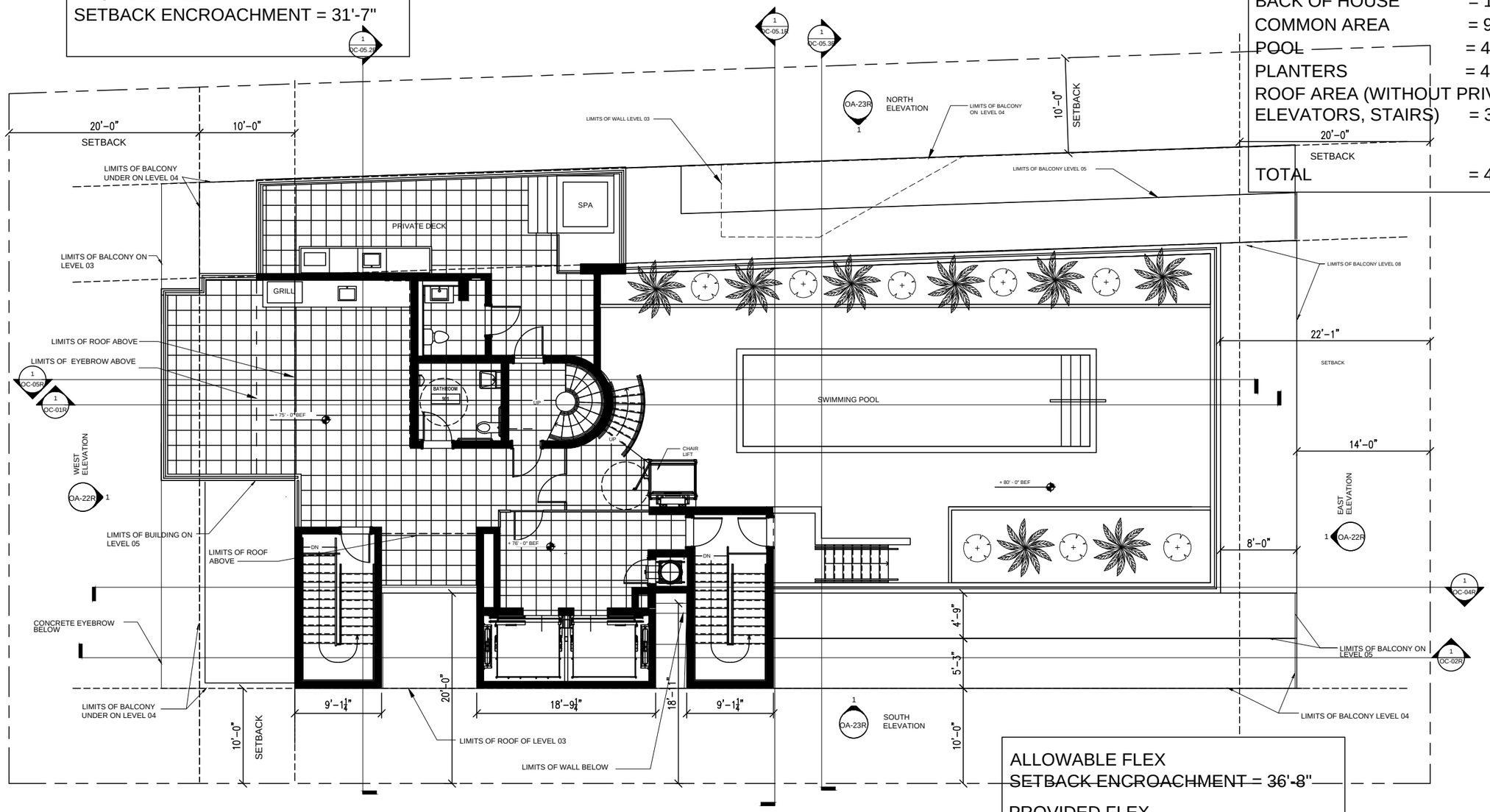
ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-0"

PROVIDED FLEX
SETBACK ENCROACHMENT = 31'-7"

UPPER POOL DECK	= 1,155.0 SF
LOWER DECK	= 907.2 SF
PRIVATE DECK	= 616.2 SF
BACK OF HOUSE	= 16.7 SF
COMMON AREA	= 911.5 SF
POOL	= 410.2 SF
PLANTERS	= 478.9 SF
ROOF AREA (WITHOUT PRIVATE DECK, ELEVATORS, STAIRS)	= 3,148.7 SF
TOTAL	= 4,466.3 SF



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

FLOOR PLAN - LEVEL 09
3/16" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

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Bermello Ajamil & Partners ARCHITECTS

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NEW YORK, NY, 10016
TEL:212-334-2050

N

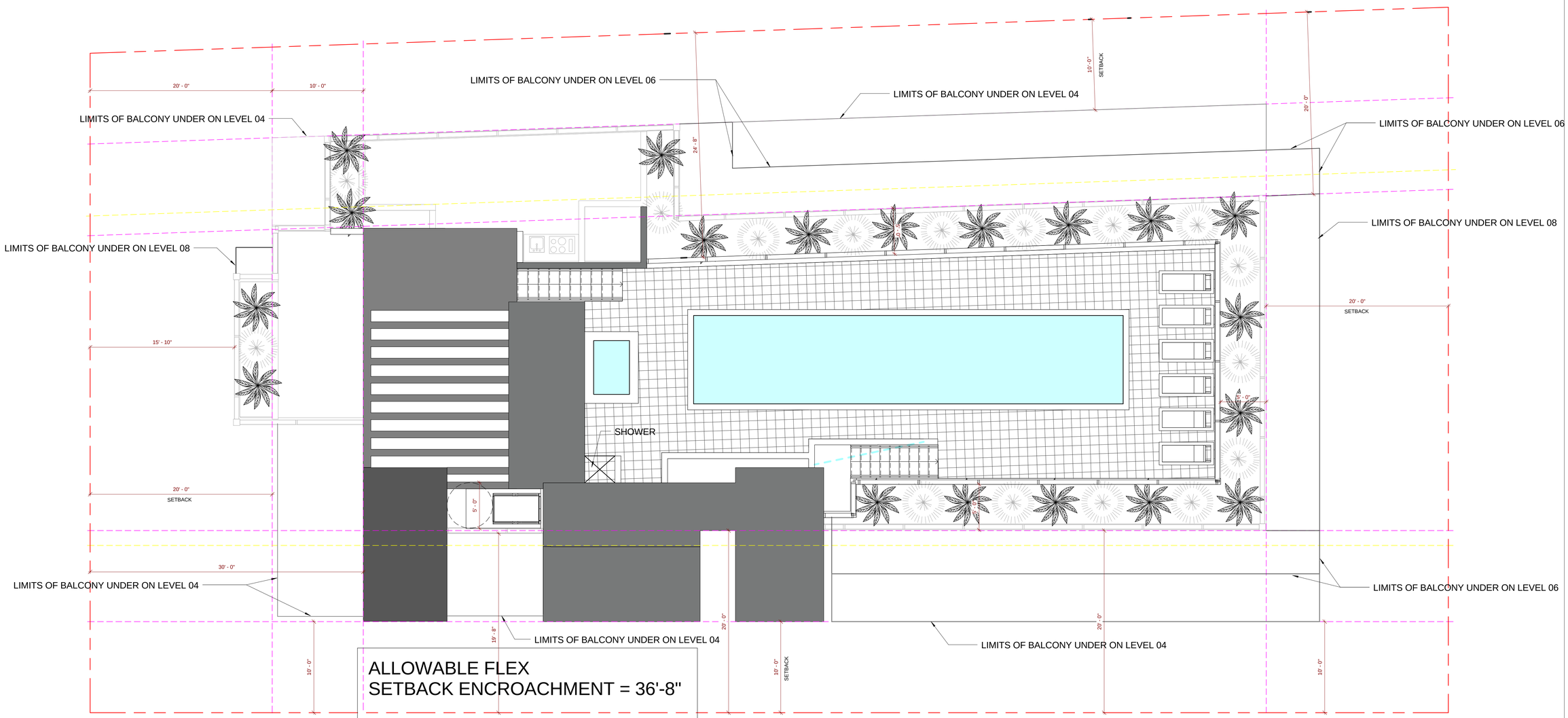
0' 5' 10' 20'

Date 01/20/2018

PLAN LEVEL 09

0A-09 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

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

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

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BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

0' 5' 10' 20'

Date 04.23.2016

PLAN - ROOF PLAN

0A-09b

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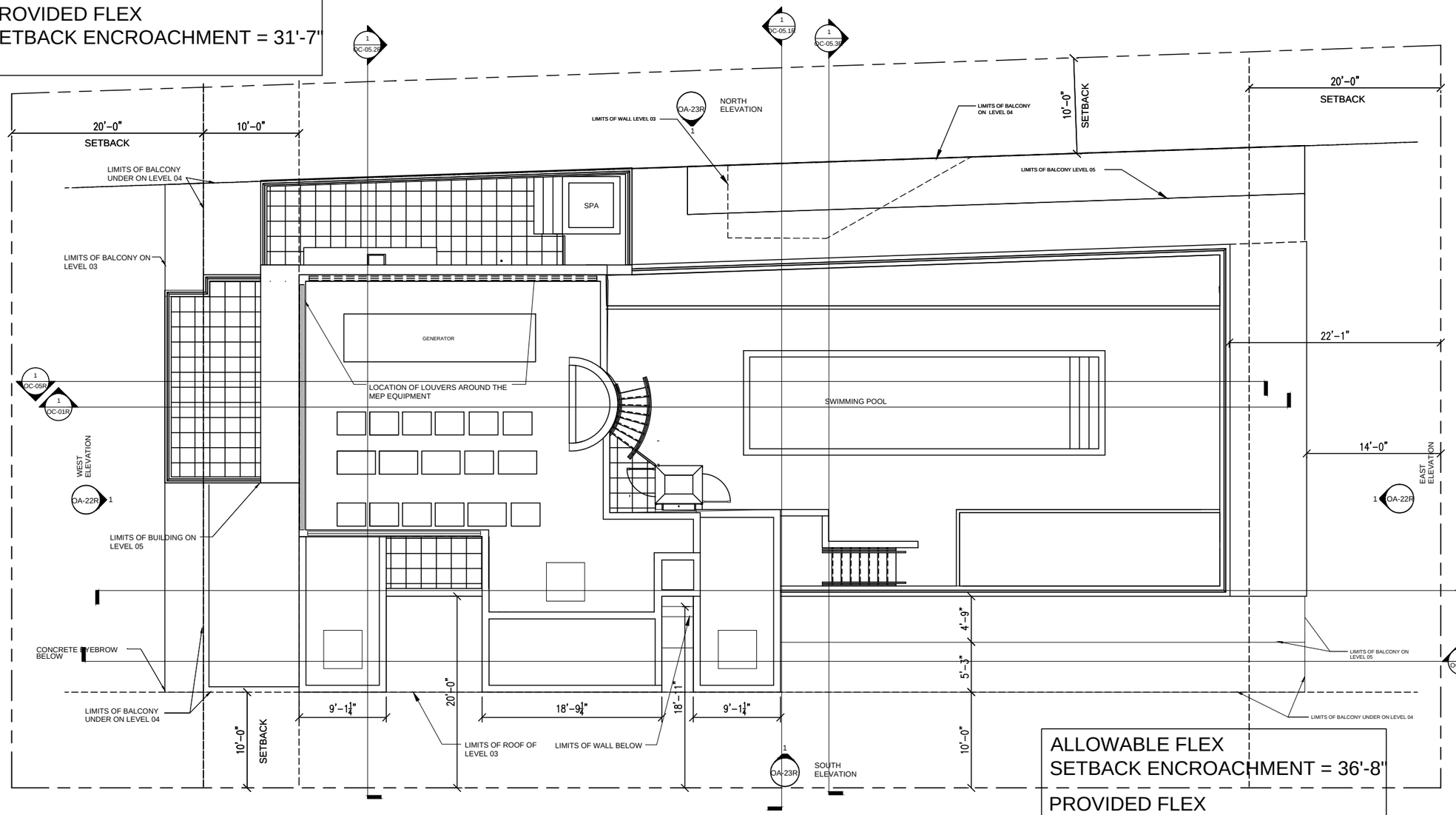
ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-0"

PROVIDED FLEX
SETBACK ENCROACHMENT = 31'-7"



ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"

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

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

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ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

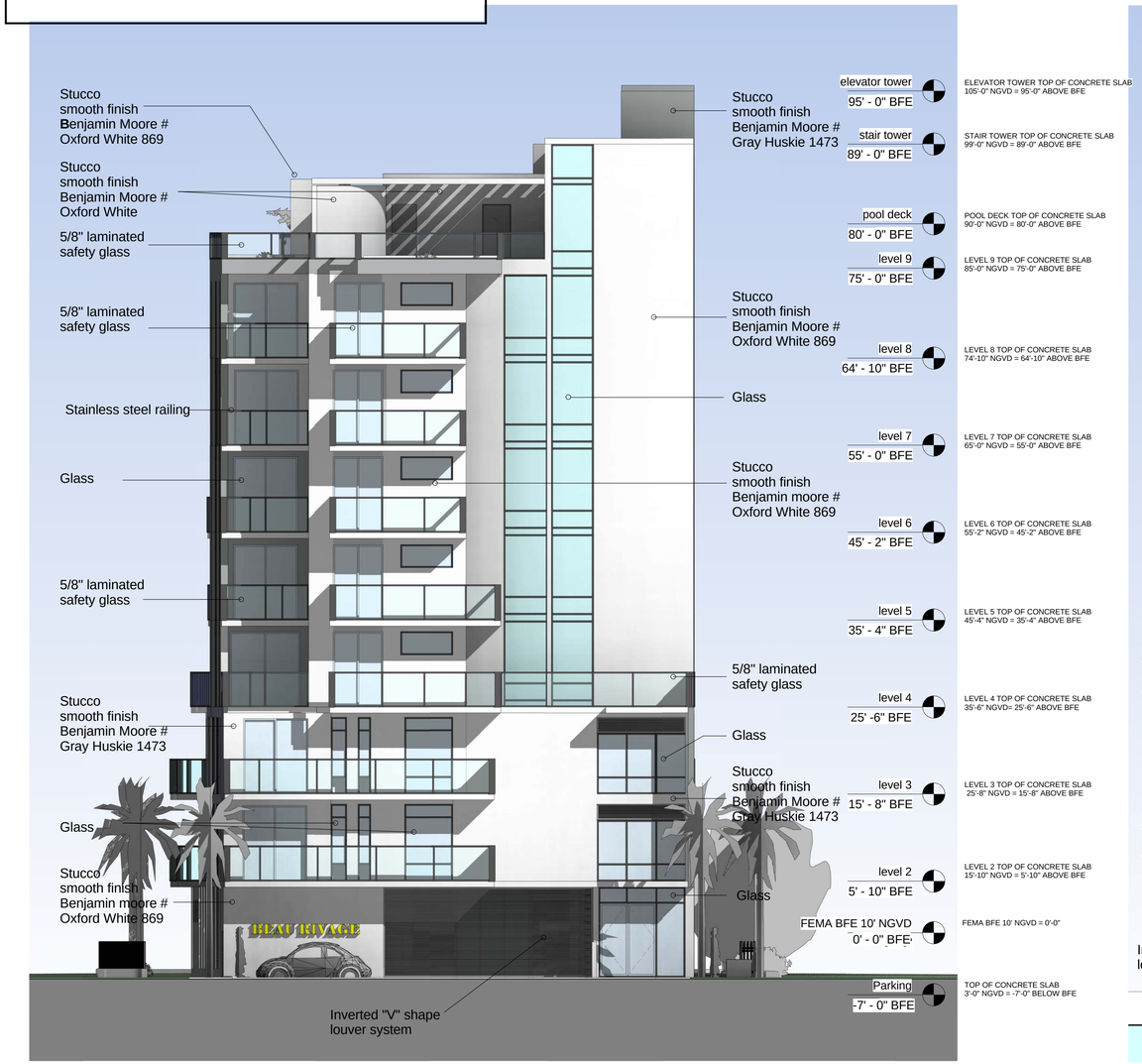
0' 5' 10' 20'

Date 01/20/2018

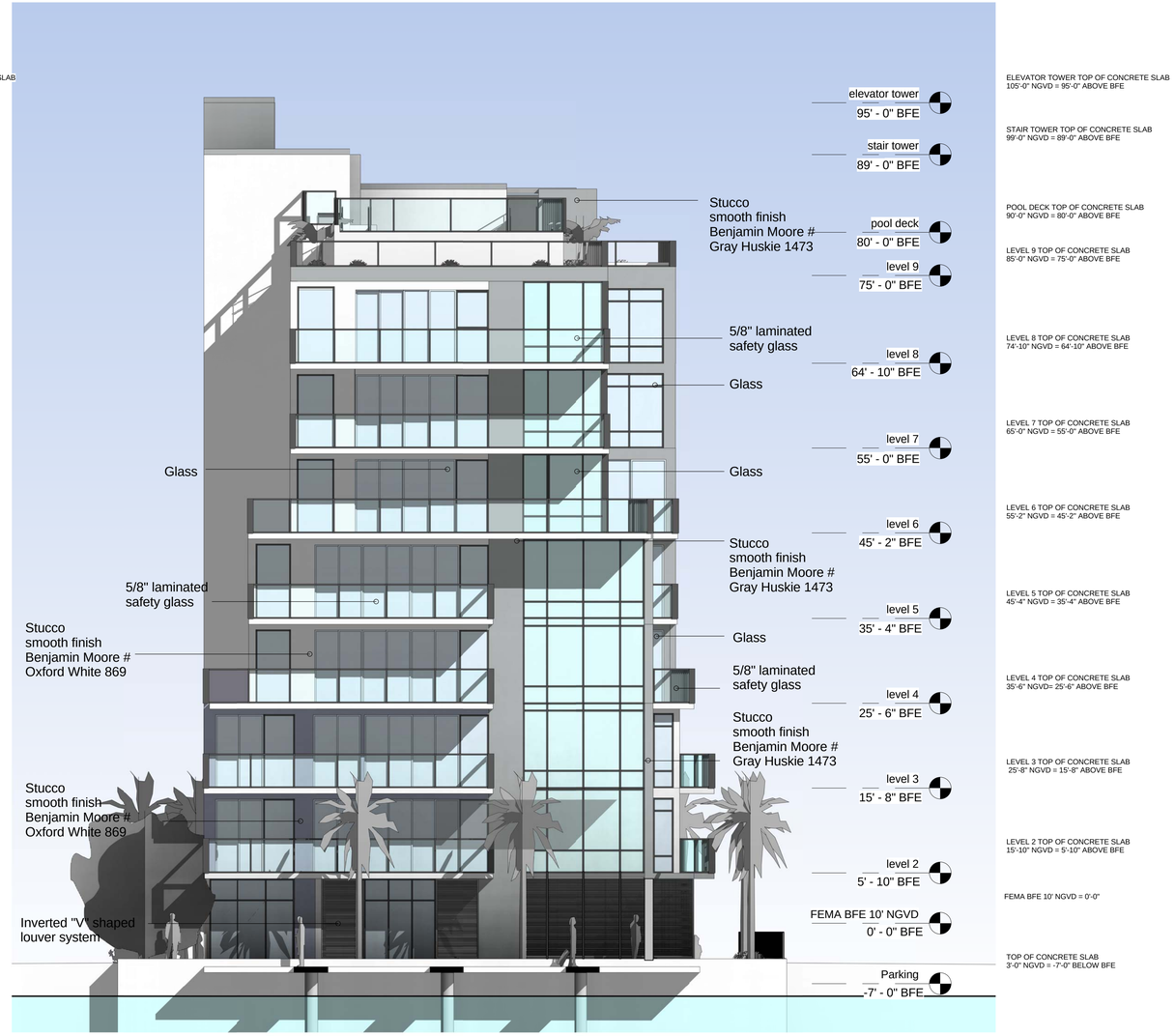
ROOF PLAN

0A-09B R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

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Date 04.23.2016

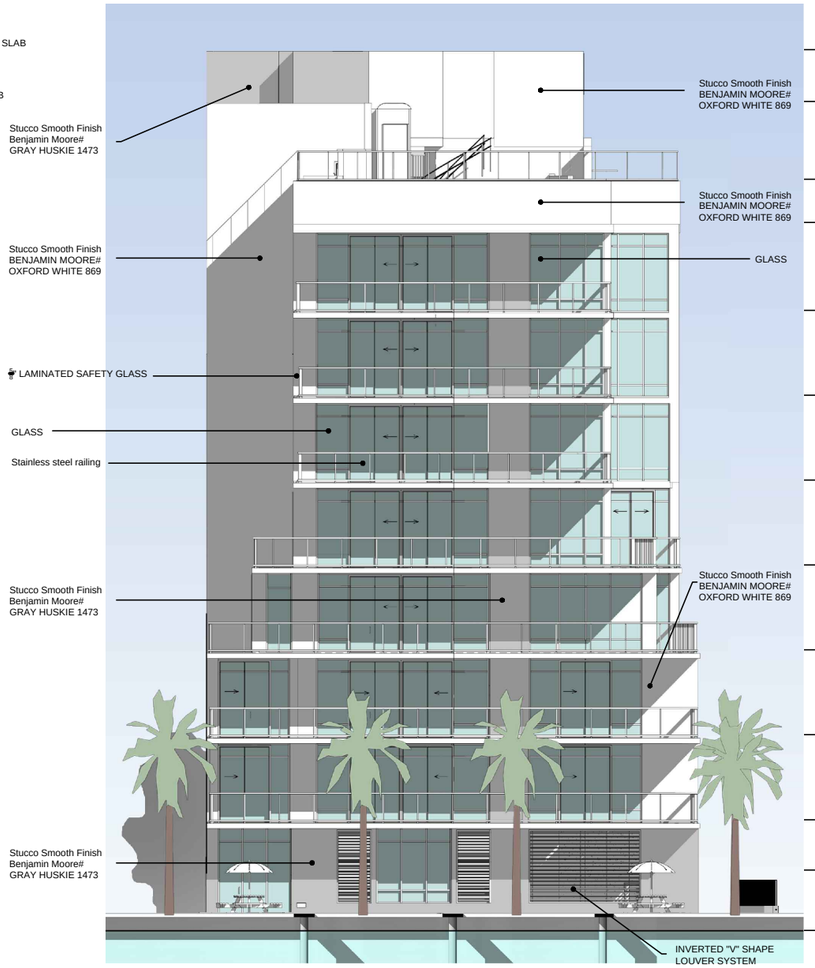
ELEVATION - west/east

0A-22

8/19/2016 4:09:24 PM

BULKHEAD PLAN 95' - 0"	ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE
STAIR BULKHEAD 89' - 0"	STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE
POOL DECK 80' - 0"	POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE
ROOF PLAN 75' - 0"	ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE
8TH FLOOR PLAN 64' - 10"	LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE
7TH FLOOR PLAN 55' - 0"	LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE
6TH FLOOR AREA PLAN Presentation 45' - 2"	LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE
5TH FLOOR PLAN 35' - 4"	LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE
4TH FLOOR PLAN 25' - 6"	LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE
3RD FLOOR PLAN 15' - 8"	LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE
2ND FLOOR PLAN 5' - 10"	LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE
FLOOD ELEVATION 0' - 0"	FEMA BFE 10'-0" NGVD = 0'-0"
1ST FLOOR PLAN -7' - 0"	PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

WEST ELEVATION
1/8" = 1'-0"



BULKHEAD PLAN 95' - 0"	ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE
STAIR BULKHEAD 89' - 0"	STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE
POOL DECK 80' - 0"	POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE
ROOF PLAN 75' - 0"	ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE
8TH FLOOR PLAN 64' - 10"	LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE
7TH FLOOR PLAN 55' - 0"	LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE
6TH FLOOR AREA PLAN Presentation 45' - 2"	LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE
5TH FLOOR PLAN 35' - 4"	LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE
4TH FLOOR PLAN 25' - 6"	LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE
3RD FLOOR PLAN 15' - 8"	LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE
2ND FLOOR PLAN 5' - 10"	LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE
FLOOD ELEVATION 0' - 0"	FEMA BFE 10'-0" NGVD = 0'-0"
1ST FLOOR PLAN -7' - 0"	PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

EAST ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

ELEVATIONS
WEST/EAST

0A-22 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

SOUTH ELEVATION
1/8" = 1'-0"

CLIENT:
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ARCHITECT OF DESIGN:
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TEL:354 - 5686680 / 354 – 6968977

Date 04.23.2016

ELEVATION - south

0A-23

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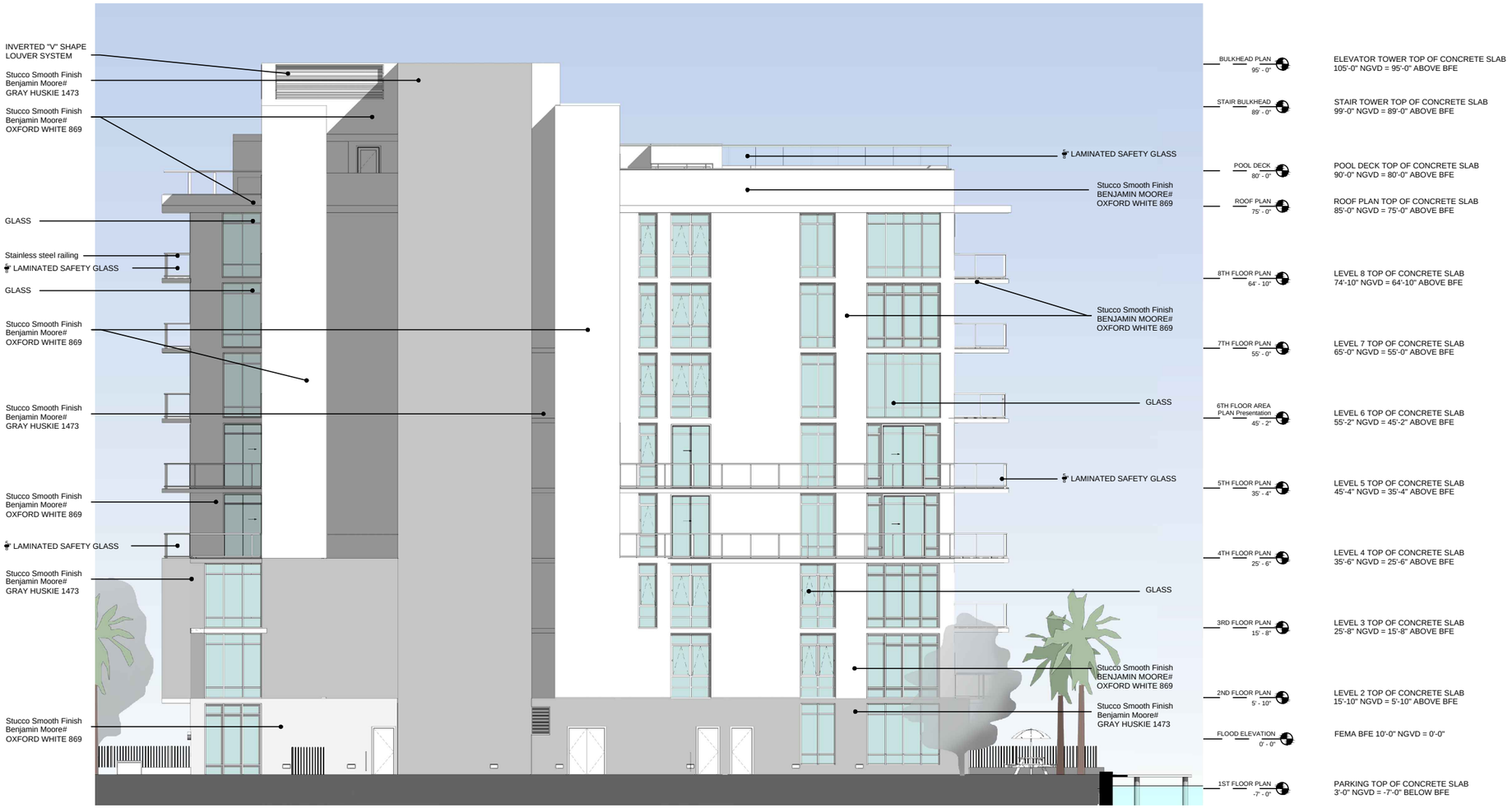

SOUTH ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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TEL:617-897-7200

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Bermello Ajamil & Partners ARCHITECTS

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NEW YORK, NY, 10016
TEL:212-334-2050

Date	01/20/2018
ELEVATIONS SOUTH	
0A-23 R	

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

NORTH ELEVATION
1/8" = 1'-0"

CLIENT:
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Date 04.23.2016

ELEVATION - north

0A-24

8/19/2016 4:14:23 PM

BULKHEAD PLAN 95' - 0" — ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE

STAIR BULKHEAD 89' - 0" — STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE

POOL DECK 80' - 0" — POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE

ROOF PLAN 75' - 0" — ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE

8TH FLOOR PLAN 64' - 10" — LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE

7TH FLOOR PLAN 55' - 0" — LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE

6TH FLOOR AREA PLAN Presentation 45' - 2" — LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE

5TH FLOOR PLAN 35' - 4" — LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE

4TH FLOOR PLAN 25' - 6" — LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE

3RD FLOOR PLAN 15' - 8" — LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE

2ND FLOOR PLAN 5' - 10" — LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE

FEMA BFE 10' NGVD 0' - 0" — FEMA BFE 10'-0" NGVD = 0'-0"

PARKING FLOOR PLAN -7' - 0" — PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

NORTH ELEVATION
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTN
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

ELEVATIONS NORTH

0A-24 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

SECTION A-A
1/8" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
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ARCHITECT OF RECORD:
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TEL:212-334-2050

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BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
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TEL:354 - 5686680 / 354 – 6968977

Date 04.23.2016

SECTION A-A

0C-01

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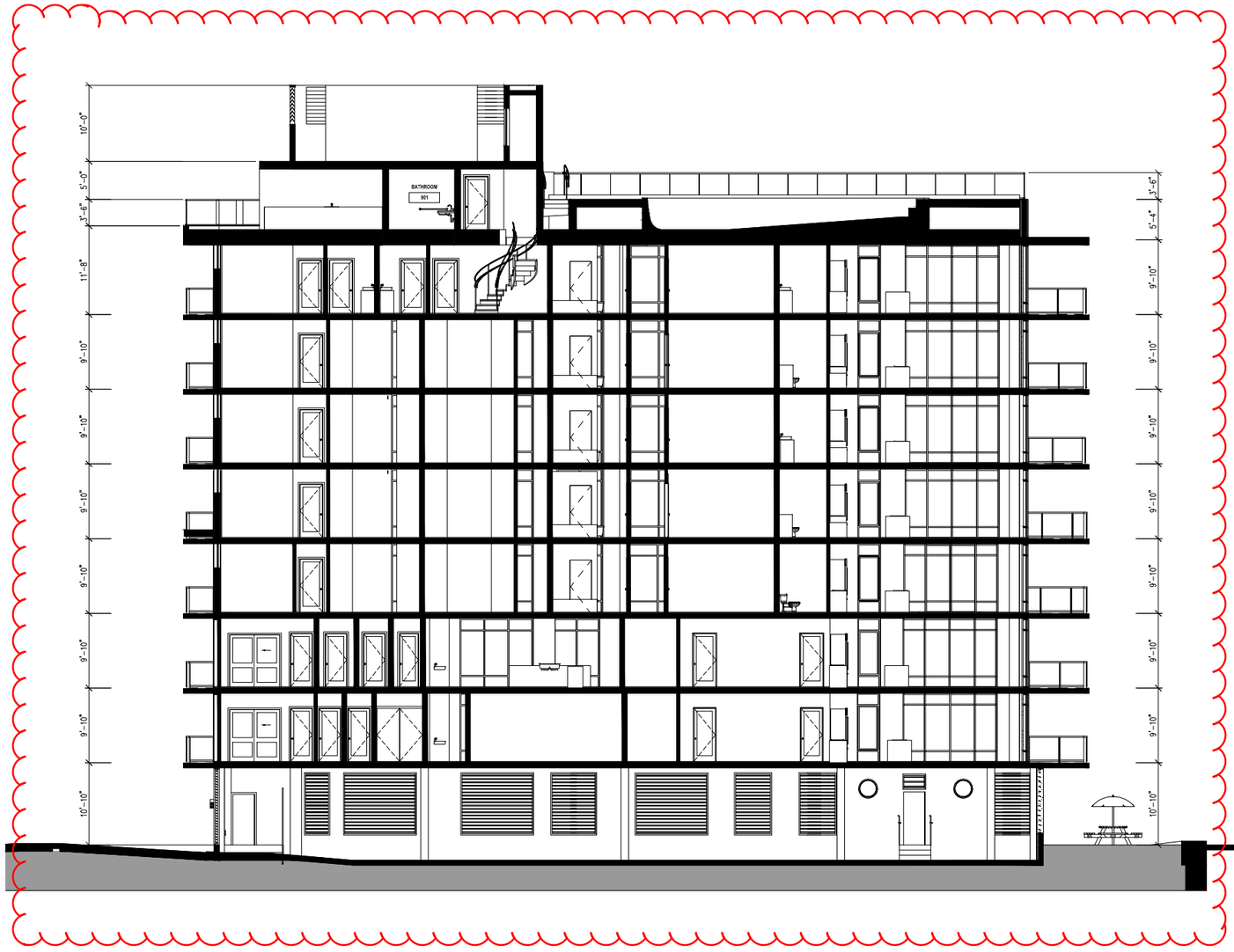

BULKHEAD PLAN 95' - 0" — ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE

STAIR BULKHEAD 89' - 0" — STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE

POOL DECK 80' - 0" — POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE

ROOF PLAN 75' - 0" — ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE

8TH FLOOR PLAN 64' - 10" — LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE

7TH FLOOR PLAN 55' - 0" — LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE

6TH FLOOR AREA PLAN Presentation 45' - 2" — LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE

5TH FLOOR PLAN 35' - 4" — LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE

4TH FLOOR PLAN 25' - 6" — LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE

3RD FLOOR PLAN 15' - 8" — LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE

2ND FLOOR PLAN 5' - 10" — LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE

FLOOD ELEVATION 0' - 0" — FEMA BFE 10'-0" NGVD = 0'-0"

PARKING -7' - 0" — PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

SECTION A-A
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
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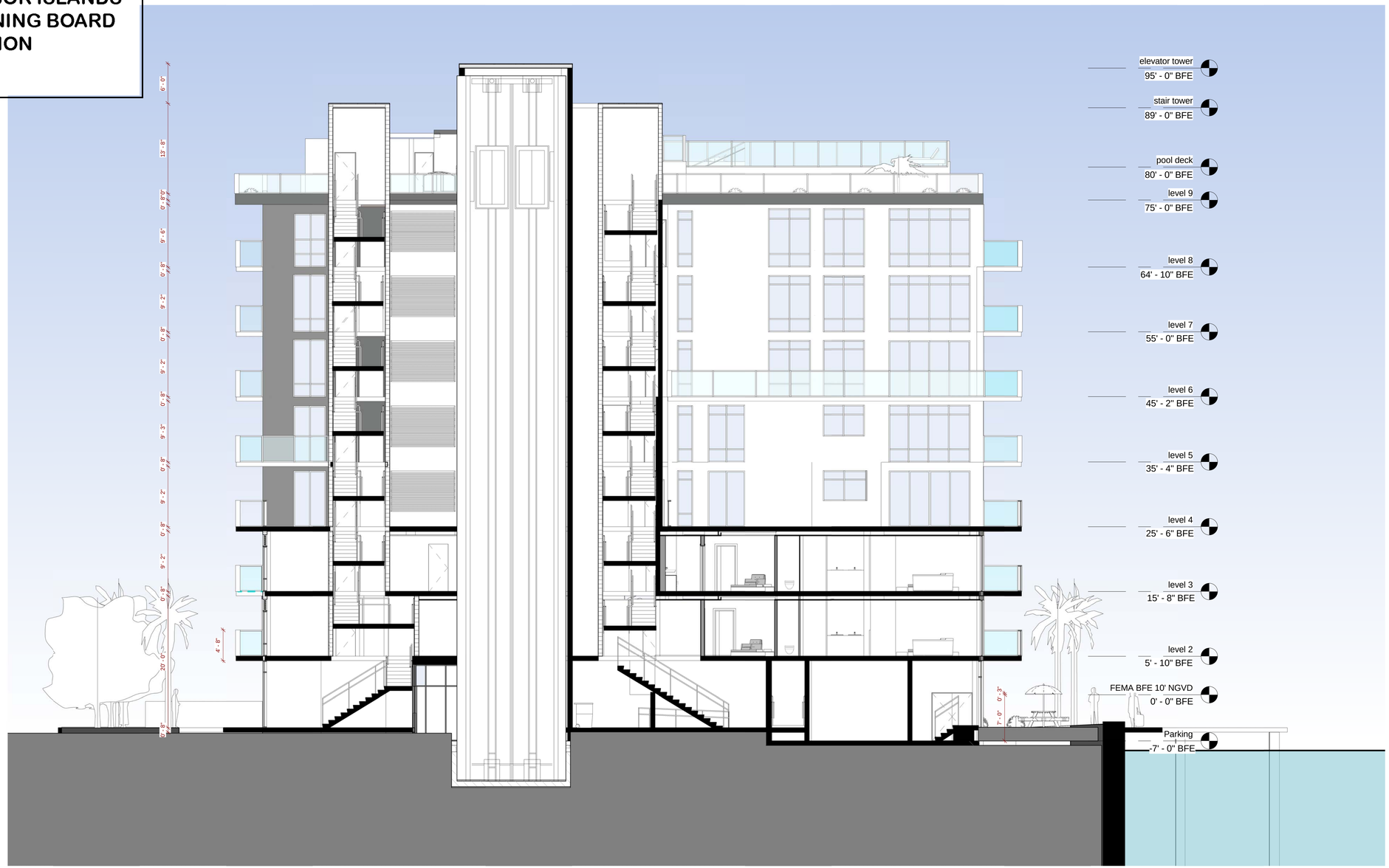
Date 01/20/2018

SECTION A-A

OC-01 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016



SECTION B-B
1/8" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
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SECTION B-B

0C-02

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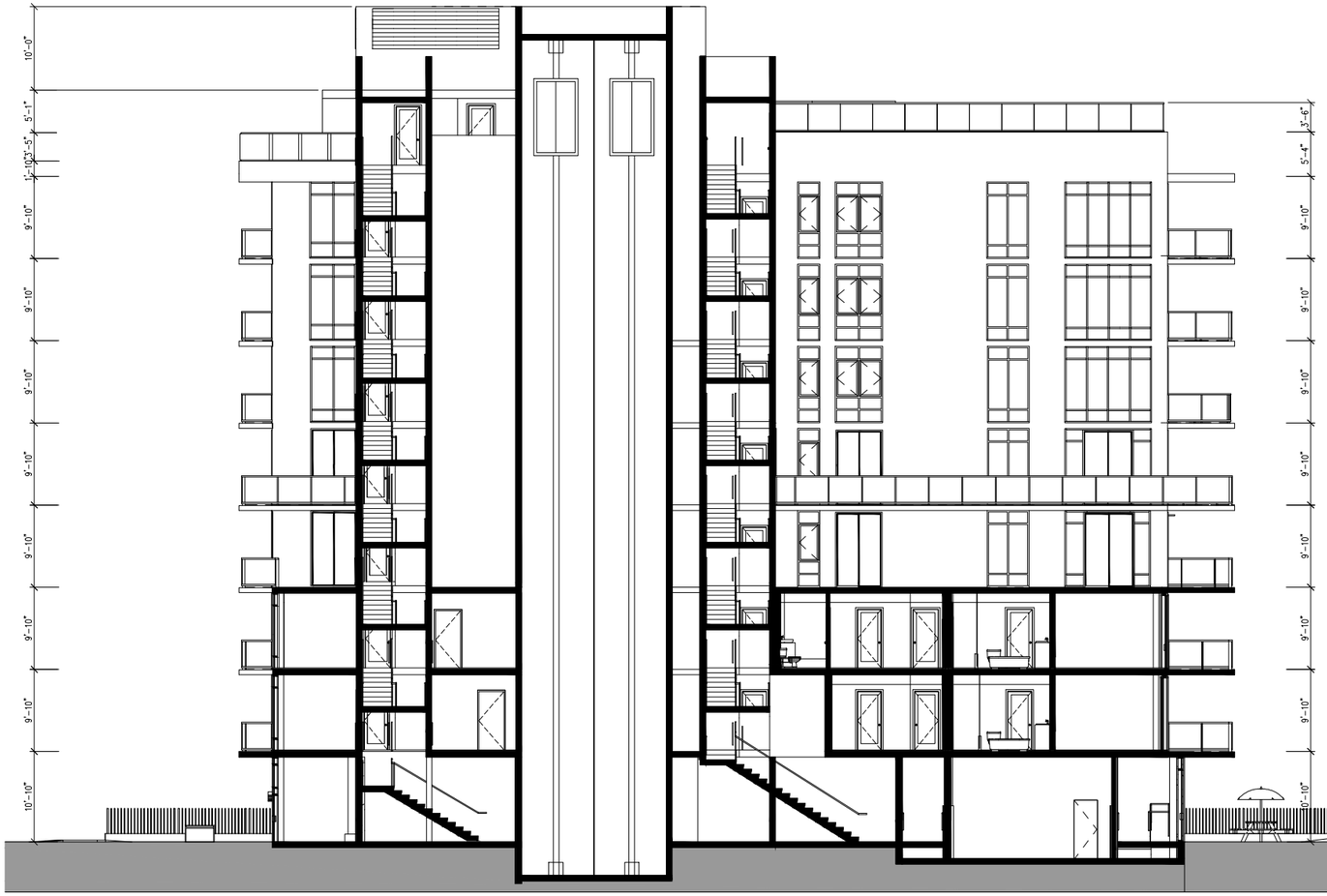

BULKHEAD PLAN 95' - 0" — ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE

STAIR BULKHEAD 89' - 0" — STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE

POOL DECK 80' - 0" — POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE

ROOF PLAN 75' - 0" — ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE

8TH FLOOR PLAN 64' - 10" — LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE

7TH FLOOR PLAN 55' - 0" — LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE

6TH FLOOR AREA PLAN Presentation 45' - 2" — LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE

5TH FLOOR PLAN 35' - 4" — LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE

4TH FLOOR PLAN 25' - 6" — LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE

3RD FLOOR PLAN 15' - 8" — LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE

2ND FLOOR PLAN 5' - 10" — LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE

FLOOD ELEVATION 0' - 0" — FEMA BFE 10'-0" NGVD = 0'-0"

PARKING -7' - 0" — PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

SECTION B-B
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
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ARCHITECT OF RECORD:
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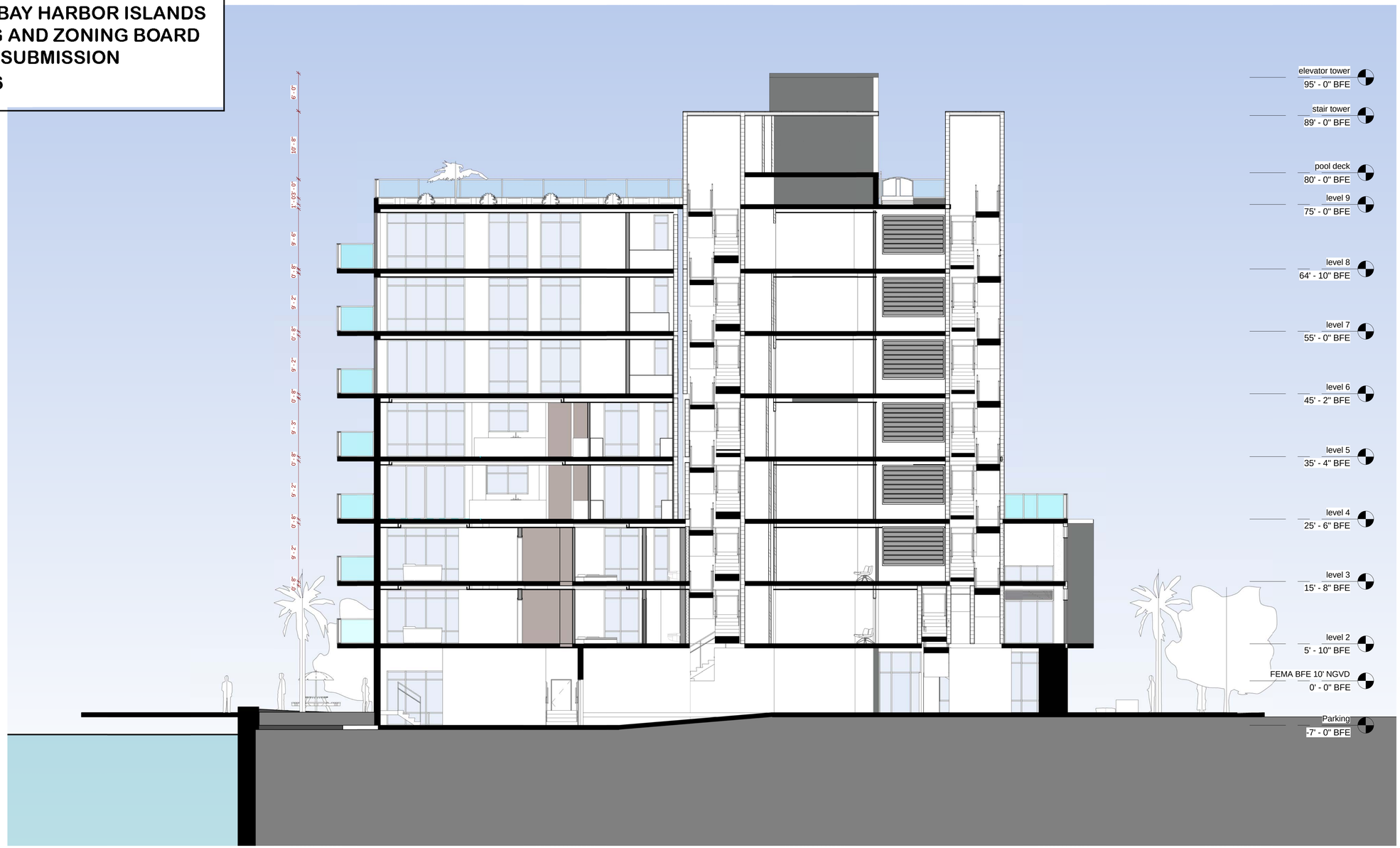
Date 01/20/2018

SECTION B-B

OC-02 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016



SECTION D-D
1/8" = 1'-0"

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
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ARCHITECT OF RECORD:
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SECTION D-D

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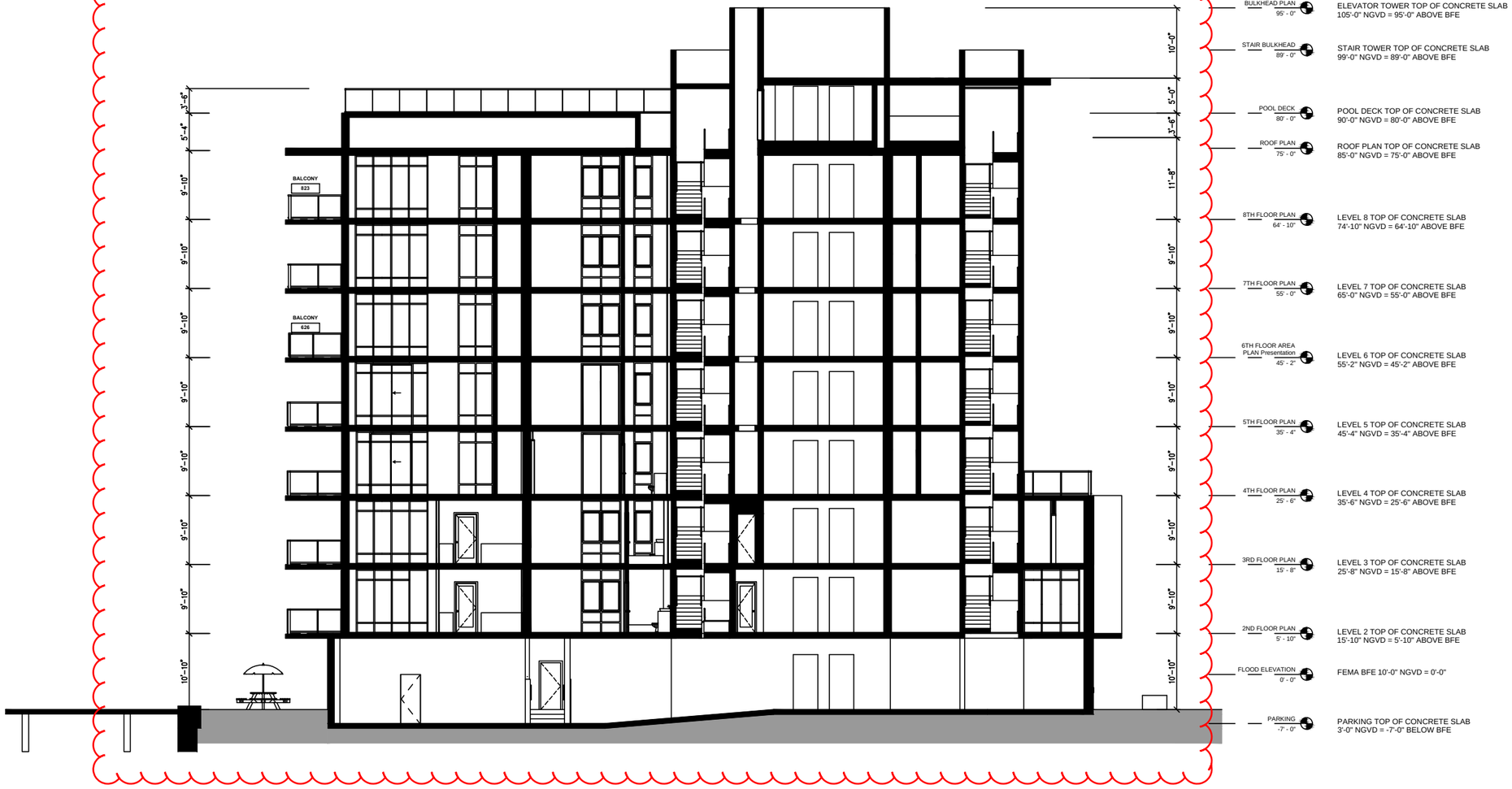

SECTION D-D
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
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ARCHITECTS

ARCHITECT OF RECORD:
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SECTION D-D

OC-04 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
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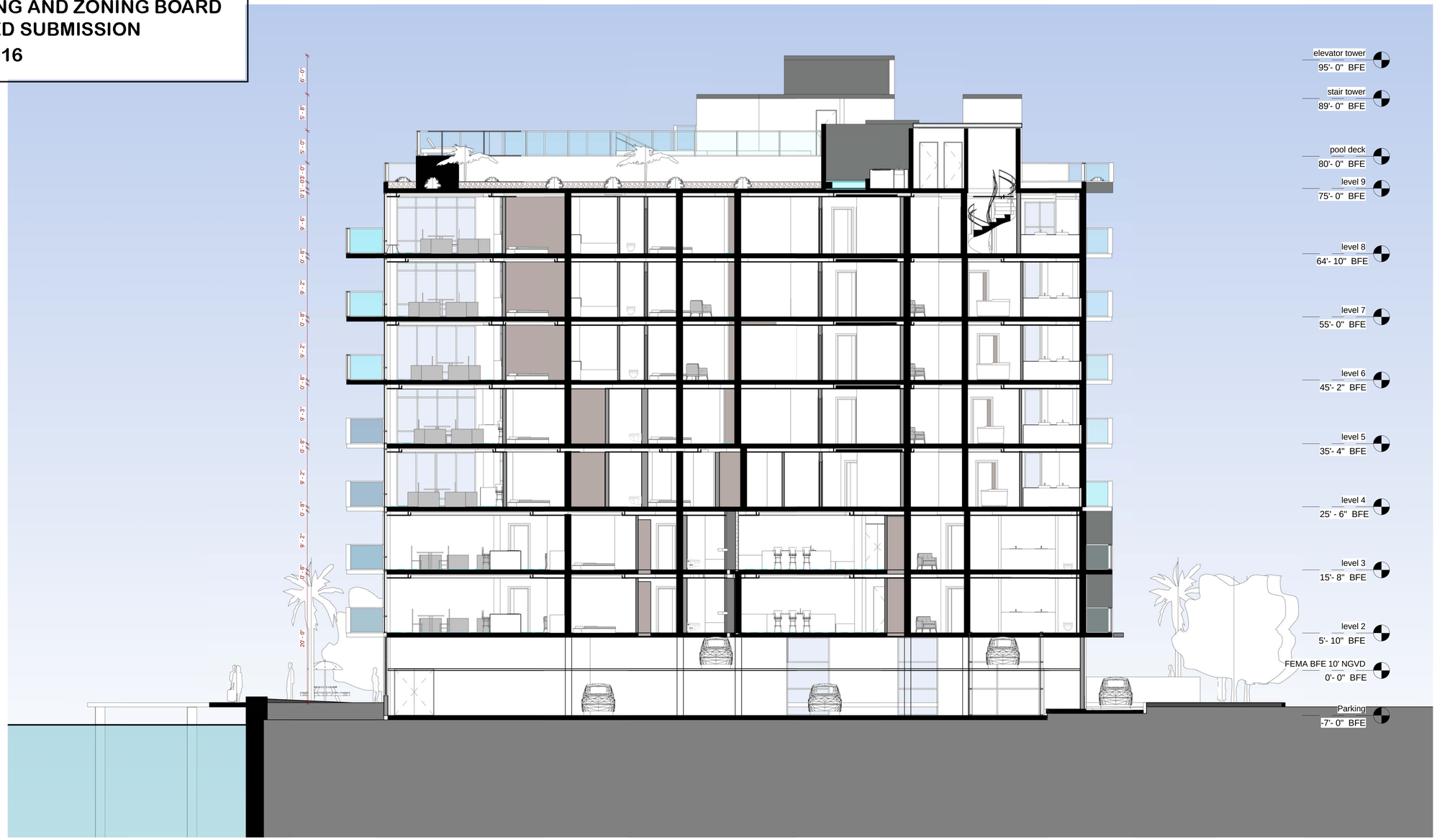
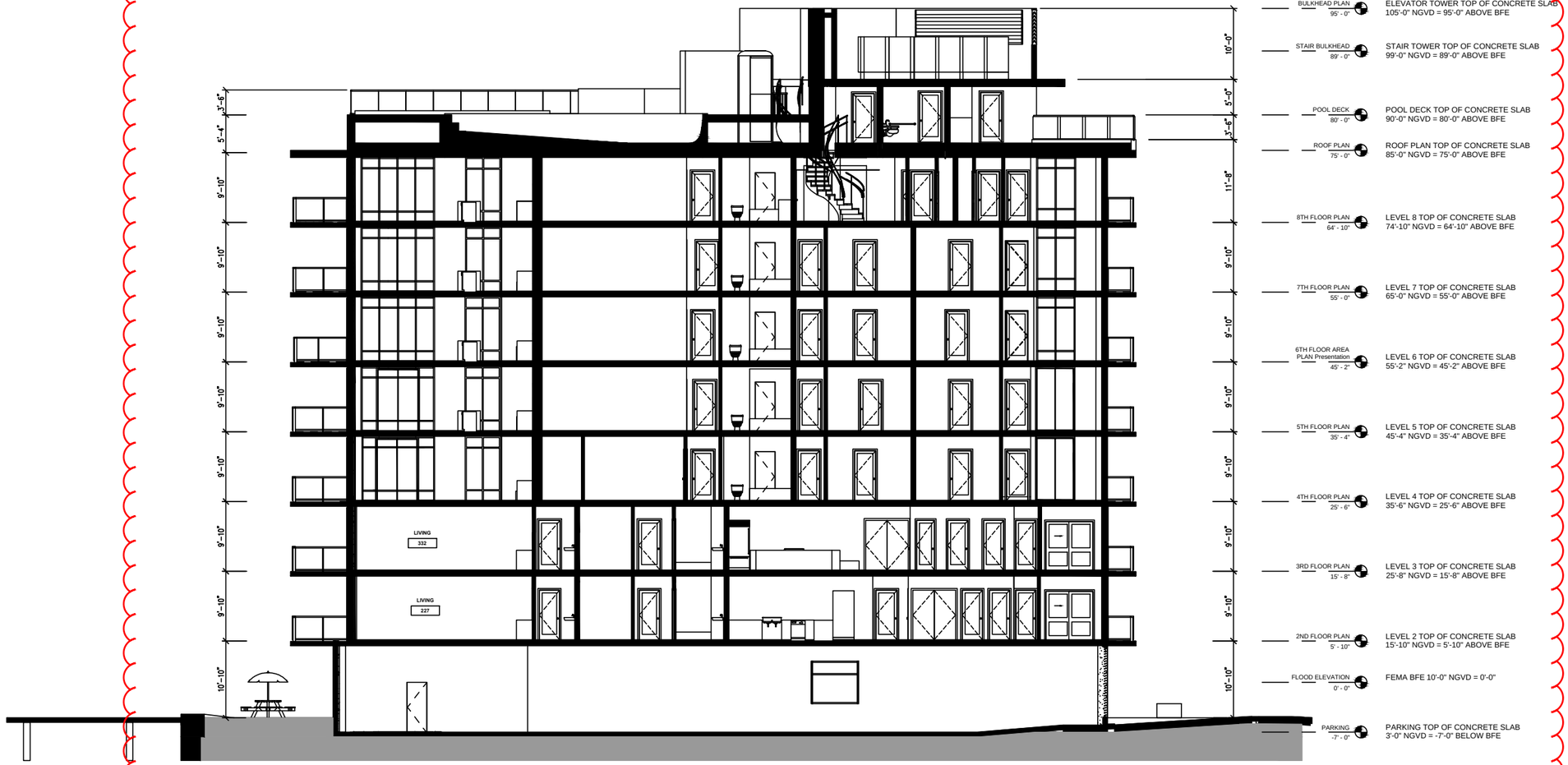

elevator tower
95'- 0" BFE
ELEVATOR TOWER TOP OF CONCRETE SLAB
105'-0" NGVD = 95'-0" ABOVE BFE
stair tower
89'- 0" BFE
STAIR TOWER TOP OF CONCRETE SLAB
99'-0" NGVD = 89'-0" ABOVE BFE
pool deck
80'- 0" BFE
POOL DECK TOP OF CONCRETE SLAB
90'-0" NGVD = 80'-0" ABOVE BFE
level 9
75'- 0" BFE
LEVEL 9 TOP OF CONCRETE SLAB
85'-0" NGVD = 75'-0" ABOVE BFE
level 8
64'- 10" BFE
LEVEL 8 TOP OF CONCRETE SLAB
74'-10" NGVD = 64'-10" ABOVE BFE
level 7
55'- 0" BFE
LEVEL 7 TOP OF CONCRETE SLAB
65'-0" NGVD = 55'-0" ABOVE BFE
level 6
45'- 2" BFE
LEVEL 6 TOP OF CONCRETE SLAB
55'-2" NGVD = 45'-2" ABOVE BFE
level 5
35'- 4" BFE
LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 35'-4" ABOVE BFE
level 4
25' - 6" BFE
LEVEL 4 TOP OF CONCRETE SLAB
35'-6" NGVD= 25'-6" ABOVE BFE
level 3
15'- 8" BFE
LEVEL 3 TOP OF CONCRETE SLAB
25'-8" NGVD = 15'-8" ABOVE BFE
level 2
5'- 10" BFE
LEVEL 2 TOP OF CONCRETE SLAB
15'-10" NGVD = 5'-10" ABOVE BFE
FEMA BFE 10' NGVD
0'- 0" BFE
FEMA BFE 10' NGVD = 0'-0"
Parking
-7'- 0" BFE
TOP OF CONCRETE SLAB
3'-0" NGVD = -7'-0" BELOW BFE
20' - 0"
9' - 2"
9' - 8"
9' - 8"
9' - 8



SECTION E-E
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
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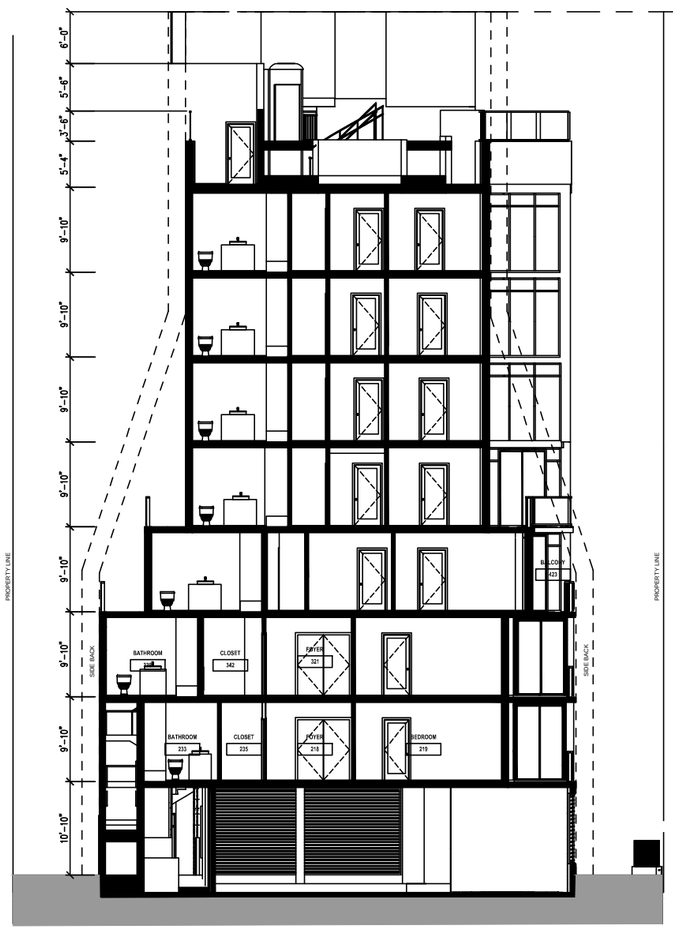
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

SECTION E-E

OC-05 R



BULKHEAD PLAN 95' - 0" — ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE

STAIR BULKHEAD 89' - 0" — STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE

POOL DECK 80' - 0" — POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE

ROOF PLAN 75' - 0" — ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE

8TH FLOOR PLAN 64' - 10" — LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE

7TH FLOOR PLAN 55' - 0" — LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE

6TH FLOOR AREA PLAN Presentation 45' - 2" — LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE

5TH FLOOR PLAN 35' - 4" — LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE

4TH FLOOR PLAN 25' - 6" — LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE

3RD FLOOR PLAN 15' - 8" — LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE

2ND FLOOR PLAN 5' - 10" — LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE

FLOOD ELEVATION 0' - 0" — FEMA BFE 10'-0" NGVD = 0'-0"

1ST FLOOR PLAN -7' - 0" — PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

SECTION F-F
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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TEL:617-897-7200

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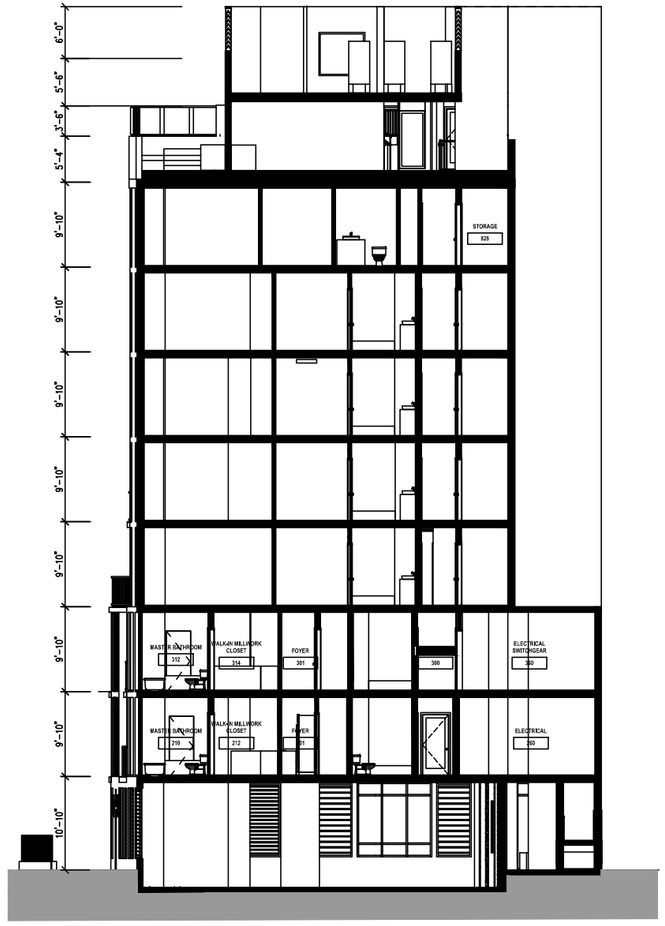
SECTION F-F

OC-05.1 R



BULKHEAD PLAN 95' - 0" — ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE

STAIR BULKHEAD 89' - 0" — STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE

POOL DECK 80' - 0" — POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE

ROOF PLAN 75' - 0" — ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE

8TH FLOOR PLAN 64' - 10" — LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE

7TH FLOOR PLAN 55' - 0" — LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE

6TH FLOOR AREA PLAN Presentation 45' - 2" — LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE

5TH FLOOR PLAN 35' - 4" — LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE

4TH FLOOR PLAN 25' - 6" — LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE

3RD FLOOR PLAN 15' - 8" — LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE

2ND FLOOR PLAN 5' - 10" — LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE

FLOOD ELEVATION 0' - 0" — FEMA BFE 10'-0" NGVD = 0'-0"

1ST FLOOR PLAN -7' - 0" — PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

SECTION G-G
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
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TEL:617-897-7200

THE WATERS CONDOMINIUM

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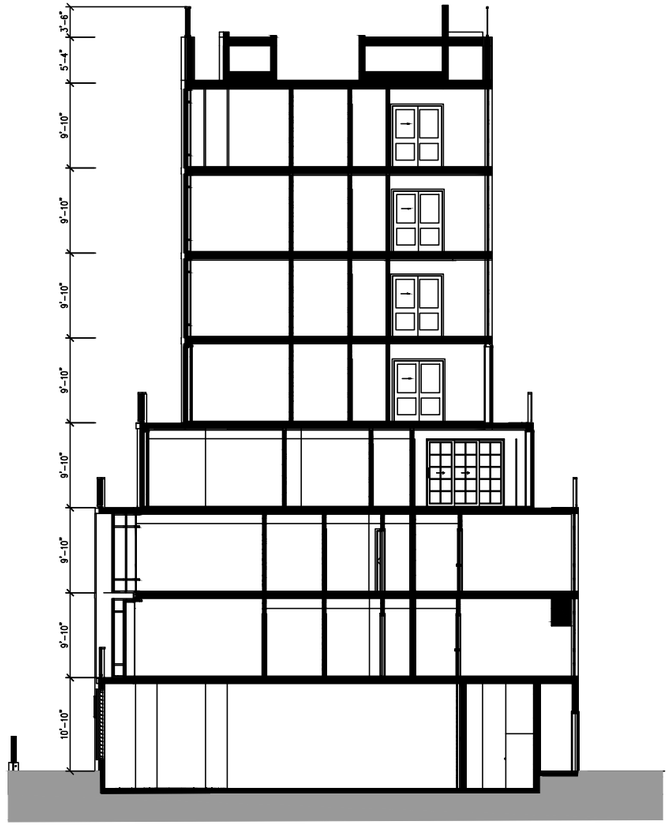
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

SECTION G-G

OC-05.2 R



POOL DECK 80' - 0" — POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE

ROOF PLAN 75' - 0" — ROOF PLAN TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE

8TH FLOOR PLAN 64' - 10" — LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE

7TH FLOOR PLAN 55' - 0" — LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE

6TH FLOOR AREA PLAN Presentation 45' - 2" — LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE

5TH FLOOR PLAN 35' - 4" — LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE

4TH FLOOR PLAN 25' - 6" — LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE

3RD FLOOR PLAN 15' - 8" — LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE

2ND FLOOR PLAN 5' - 10" — LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE

FLOOD ELEVATION 0' - 0" — FEMA BFE 10'-0" NGVD = 0'-0"

1ST FLOOR PLAN -7' - 0" — PARKING TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

SECTION H-H
1/8" = 1'-0"

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
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BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

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Date 01/20/2018

SECTION H-H

OC-05.3 R

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

CLIENT:
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BOSTON, MA 02110
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ARCHITECT OF RECORD:
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TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

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Date 04.23.2016

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CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
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THE WATERS CONDOMINIUM

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ARCHITECTS

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Date 01/20/2018

3D RENDER 1

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TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

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CLIENT:
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BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners
ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTN
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date	01/20/2018
3D RENDER 2	
OC-07R	

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

Date 04.23.2016

3d rendering 3

0C-08

8/19/2016 4:15:33 PM

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTI
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

3D RENDER 3

OC-08R

CLIENT:
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33 ARCH ST. #1100,
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ARCHITECTS

ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

Date 01/20/2018

3D RENDER 4

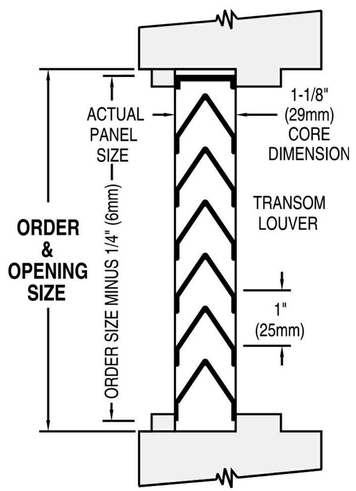
OC-09R

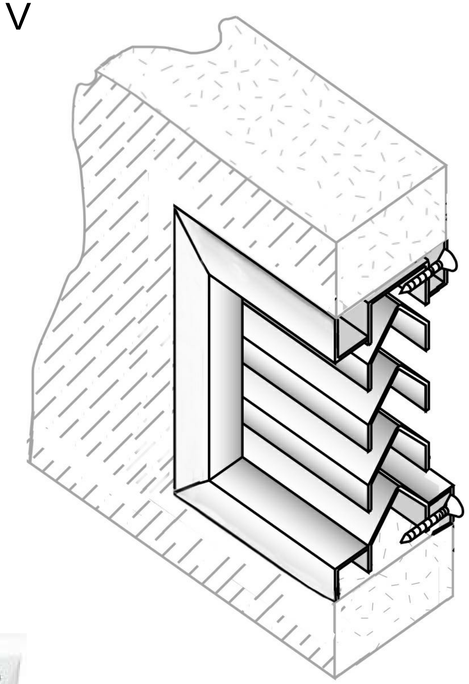
Color palette of exterior stucco walls from Benjamin Moore Classic Colors

Huskie Gray 1473

Oxford White 869

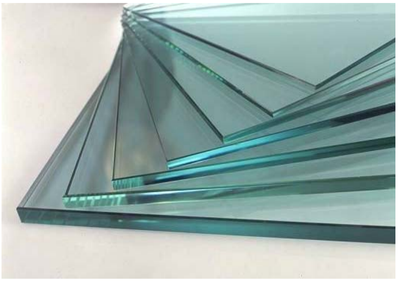
Louvers Type V





TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

Glass and Windows



Aluminum Vertical Picket Fence

Painted Hunter Green

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD
APROVED SUBMISSION
09.20.2016

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
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118 E. 28TH ST SUITE #501
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BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

Date 04.23.2016

EXT. MATERIALS & COLOR PALETTE

0A-25

8/19/2016 4:14:24 PM

THE WATERS

CONDOMINIUMS

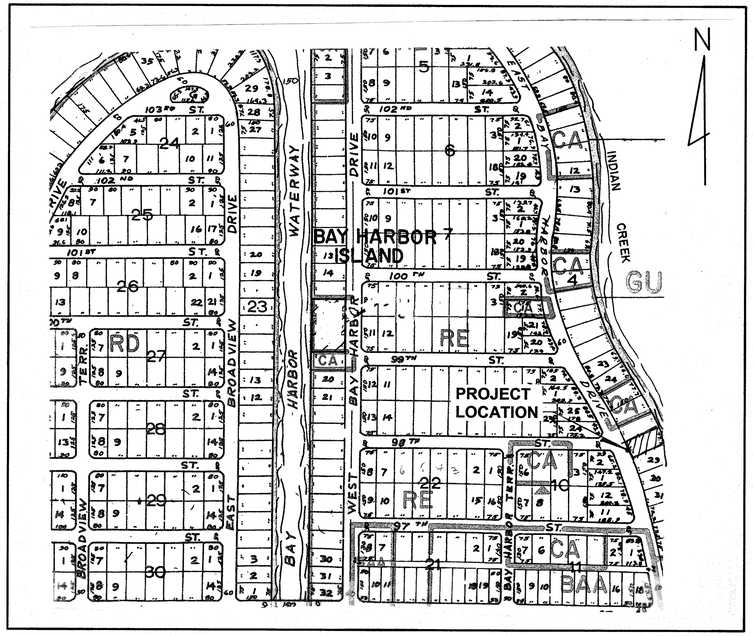
9781 EAST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

THE CONGRESS GROUP, INC.

33 ARCH STREET, SUITE 2100
BOSTON, MA 02110



LOCATION MAP

ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

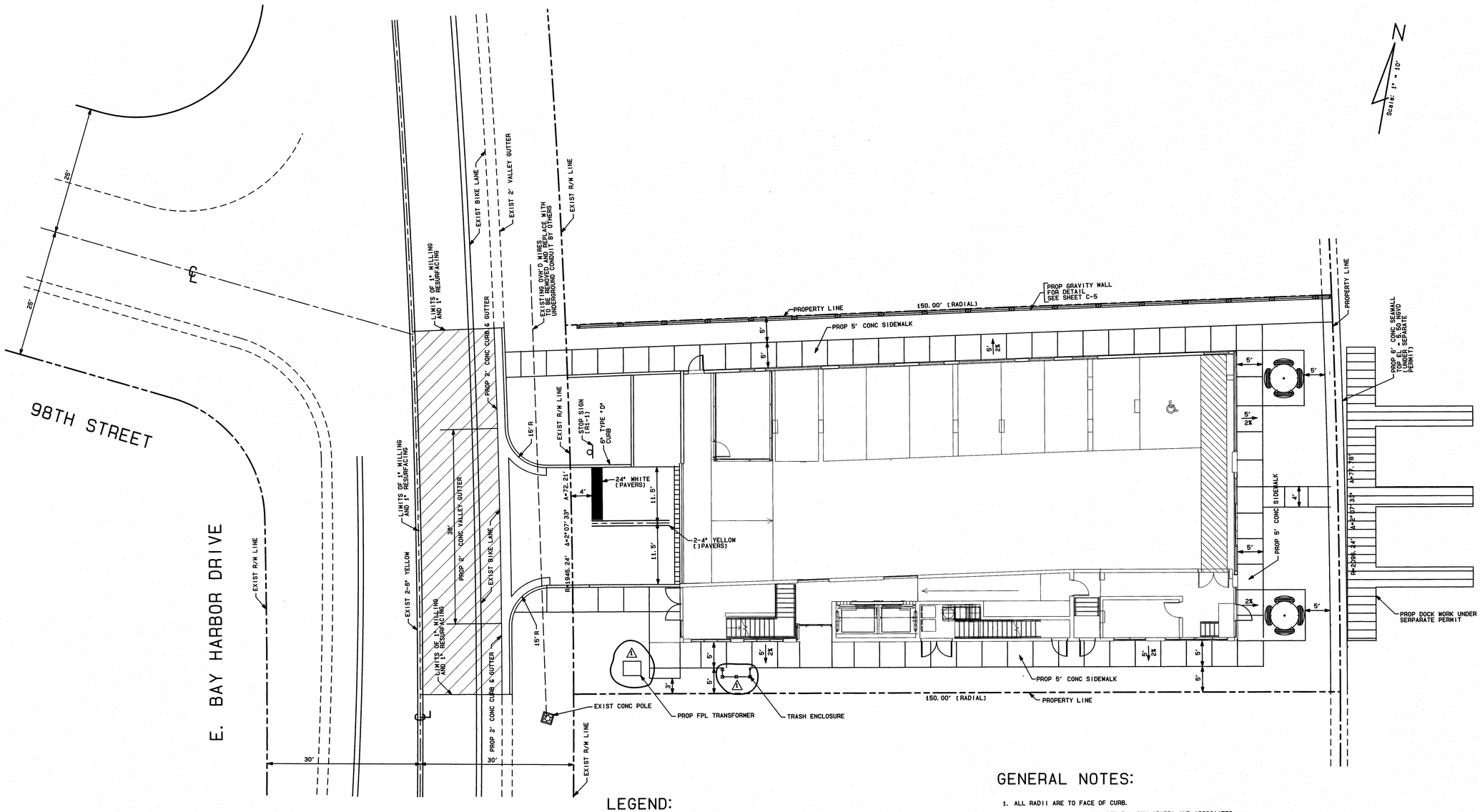
C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-8	SITE UTILITIES PLAN
C-9	WATER PROFILES

LEGAL DESCRIPTION:

LOTS 28, BLOCK 4, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RODOLFO J. VARGAS
PE • 35648

CERTIFICATE OF AUTH • 5529
dated: March 2, 2018
cad ref: 16007-10



LEGEND:

	EXISTING	PROPOSED
1" MILLING AND 1" RESURFACING		
HANDICAPPED PARKING SPACES		
TRAFFIC SIGN		
REFERENCE LINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
CURB & GUTTER		
DIRECTIONAL ARROW		
PEDESTRIAN RAMP		

GENERAL NOTES:

1. ALL RADII ARE TO FACE OF CURB.
2. TOPOGRAPHIC SURVEY PROVIDED BY JOHN IBARRA AND ASSOCIATES LAND SURVEYOR.
3. ALL SIGNS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAVEMENT AND CURB CONNECTIONS MUST BE SAW-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND BROWARD COUNTY AND SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION FHWA). ATTENTION IS ALSO DIRECTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEX. 600 THRU 650.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED TO THE EXTEND THAT A "FIELD REVISION" IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-2
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF BAY HARBOR AND MIAMI-DADE COUNTY STANDARD DETAILS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK, PERFORMED INCLUDING VERTICAL AND HORIZONTAL INFORMATION AND ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. ALL EXISTING ROAD SIGNS WITHIN SIDEWALK AREAS TO BE REMOVED AND REPLACE WITH NEW ROAD SIGNS AS PER TH CITY OF BAY HARBOR ISLAND SURFSIDE REQUIREMENTS.

SCALE: 1" = 10' (10' 5' 0' 10')

SITE AND PAVING PLAN

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

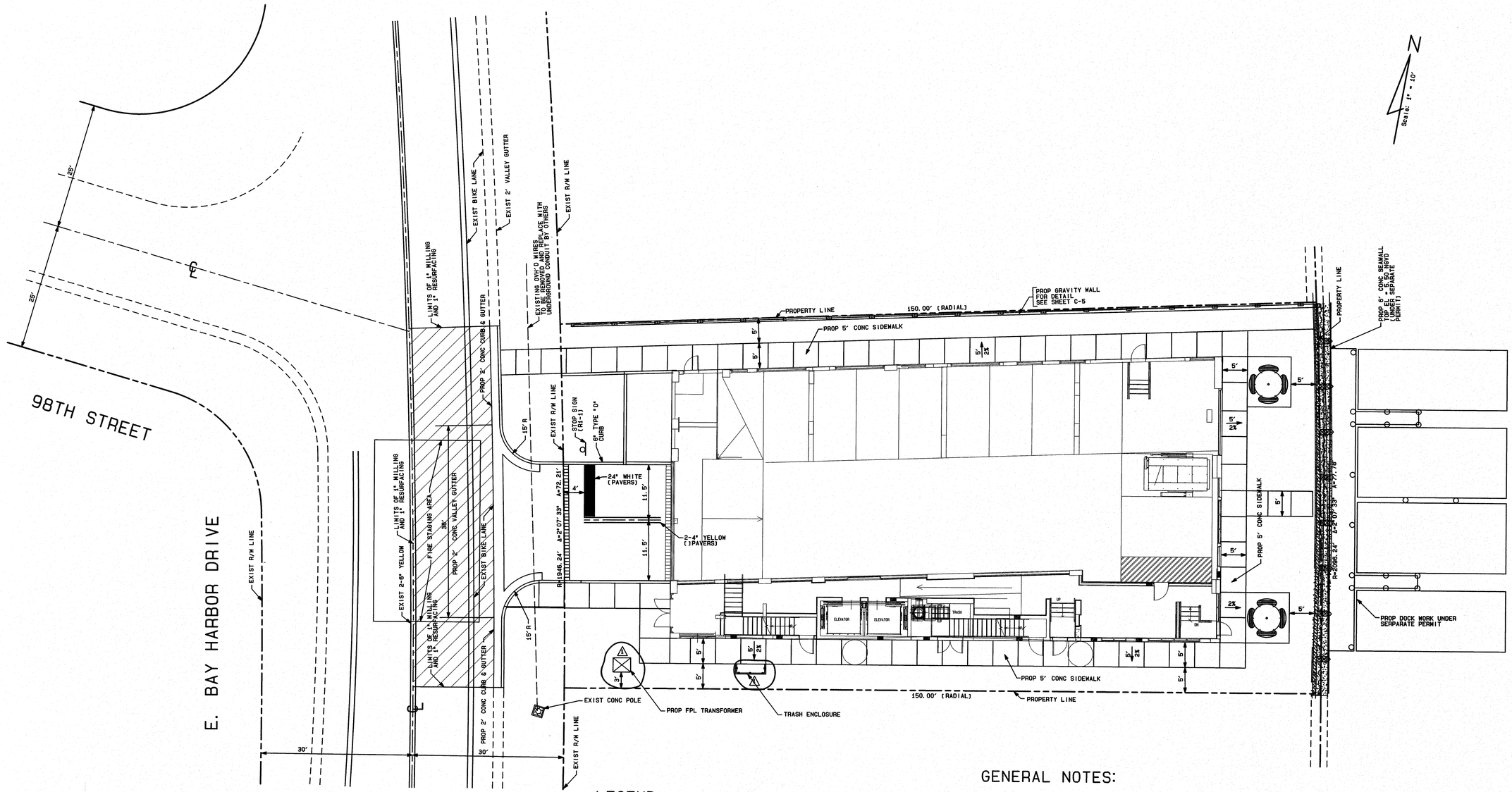
BEAU RIVAGE
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	AUG 17, 2016
cad ref	16007-11

RODOLFO J. VARGAS
PE • 35648

drawing
C-1



LEGEND:

	EXISTING	PROPOSED
1" MILLING AND 1" RESURFACING		
HANDICAPPED PARKING SPACES		
TRAFFIC SIGN		
REFERENCE LINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
CURB & GUTTER		
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PEDESTRIAN RAMP		

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SCALE: 1" = 10' (10' 5' 0' 10')

SITE AND PAVING PLAN

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsi@vsieng.com

THE WATERS CONDOMINIUMS

9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

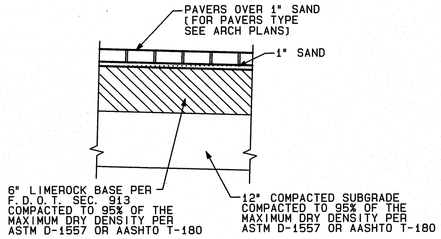
no	date	revision/issue
1	8/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	AUG 17, 2016
cad ref	16007-11

RODOLFO J. VARGAS LICENSE No. 35648 STATE OF FLORIDA PROFESSIONAL ENGINEER

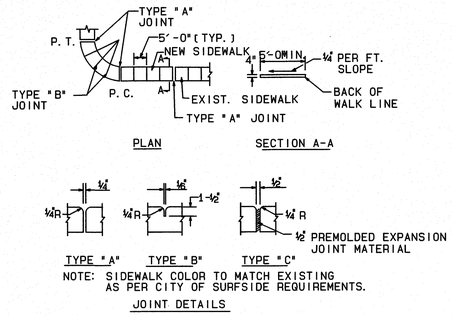
RODOLFO J. VARGAS
PE • 35648

drawing
C-1R



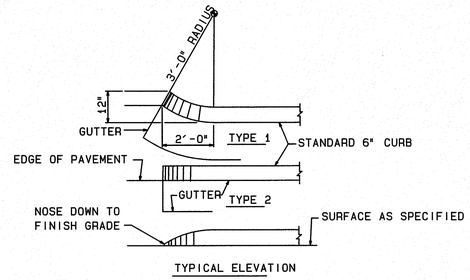
TYPICAL PAVERS SECTION

N. T. S.



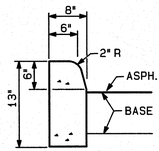
CONCRETE SIDEWALK

N. T. S.



STANDARD CURB NOSING

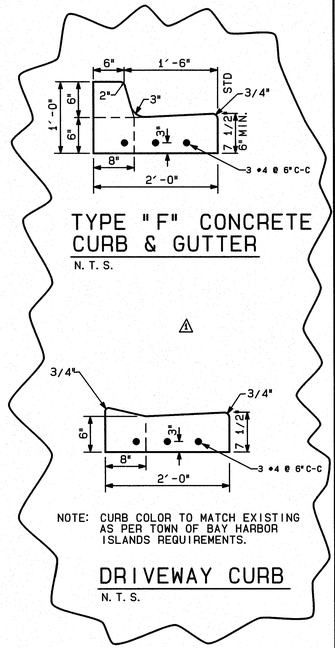
N. T. S.



TYPE "D" CURB

N. T. S.

TO BE USED AT CURB RADIUS RETURN



TYPE "F" CONCRETE CURB & GUTTER

N. T. S.

DRIVEWAY CURB

N. T. S.

SITE AND PAVING DETAILS

VSE engineering Inc.
CERTIFICATE OF AUTH • 5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vse@vseeng.com

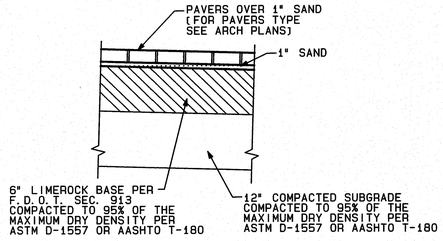
BEAU RIVAGE
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	1/11/17	REVISED CURBING PER TBHI

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	AS SHOWN
date	MARCH 26, 2016
cad ref	16007-12

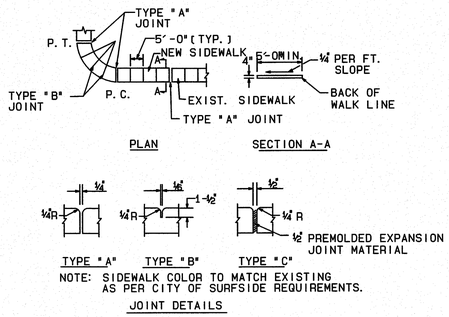
RODOLO J. VARGAS
PE • 35648

drawing
C-2



TYPICAL PAVERS SECTION

N. T. S.

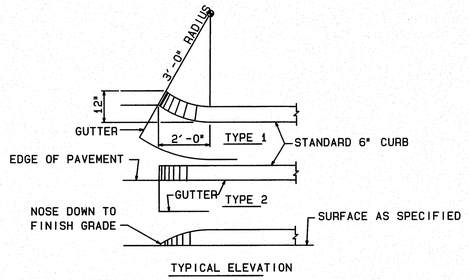


NOTE: SIDEWALK COLOR TO MATCH EXISTING AS PER CITY OF SURFSIDE REQUIREMENTS.

JOINT DETAILS

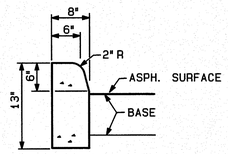
CONCRETE SIDEWALK

N. T. S.



STANDARD CURB NOSING

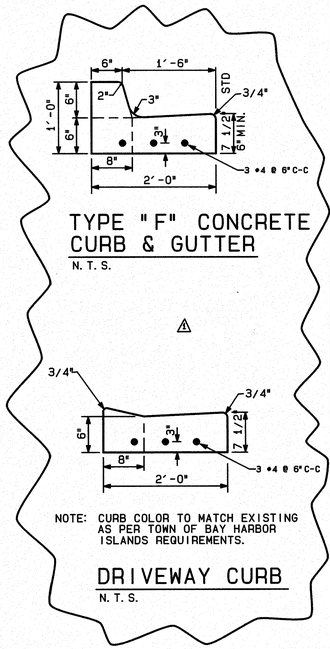
N. T. S.



TYPE "D" CURB

N. T. S.

TO BE USED AT CURB RADIUS RETURN



TYPE "F" CONCRETE CURB & GUTTER

N. T. S.

⚠

NOTE: CURB COLOR TO MATCH EXISTING AS PER TOWN OF BAY HARBOR ISLANDS REQUIREMENTS.

DRIVEWAY CURB

N. T. S.

SITE AND PAVING DETAILS

engineering inc
CERTIFICATE OF AUTH • 5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

THE WATERS
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

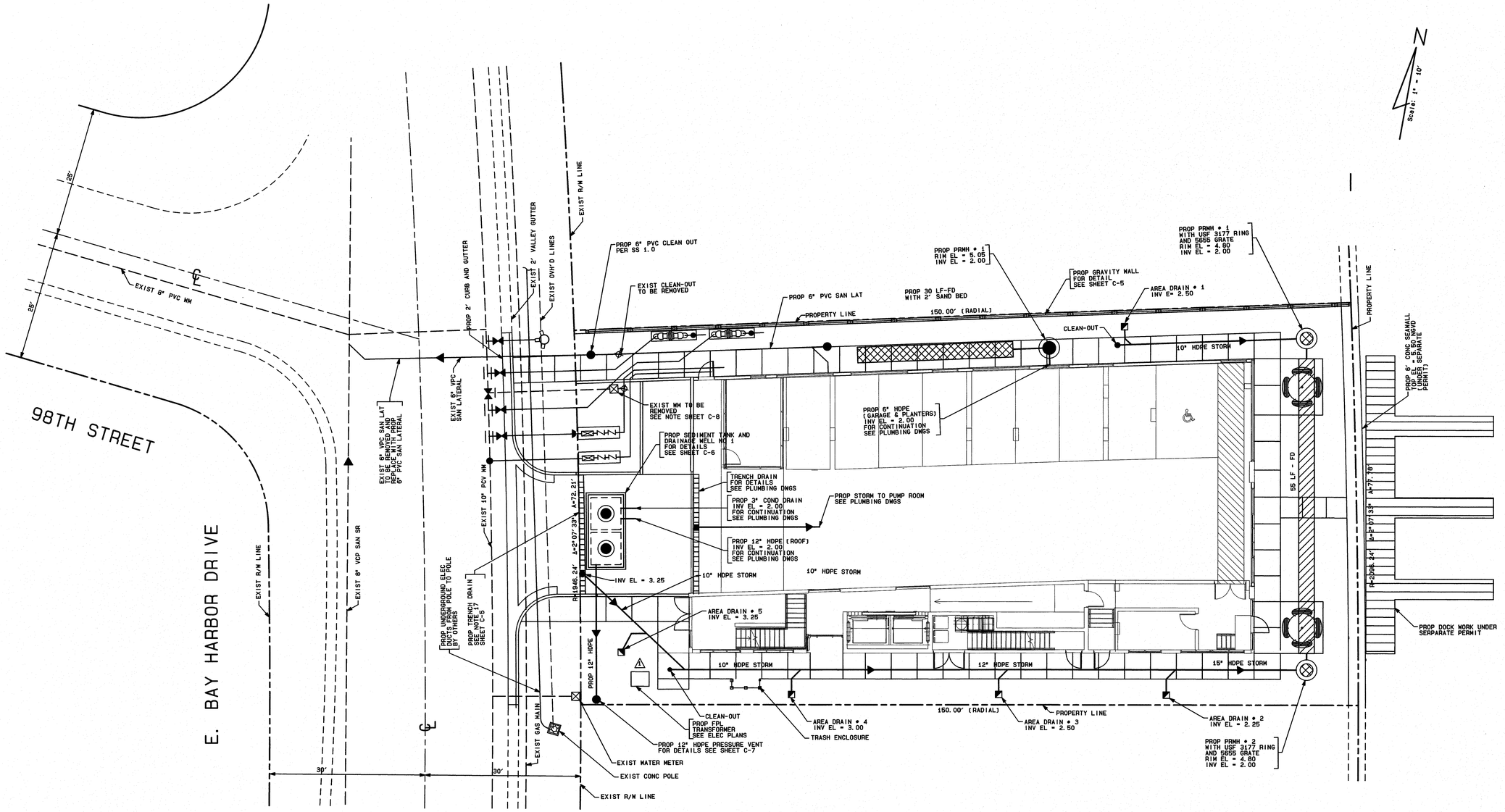
no	date	revision/issue
⚠1	1/11/17	REVISED CURBING PER TBHI

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	AS SHOWN
date	MARCH 26, 2016
cad ref	16007-12

RODOLO J. VARGAS
PE • 35648

drawing

C-2R



LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	4.11	6.00
CURB INLET		
FRENCH DRAIN & LENGTH		20 LF
MANHOLE		
FLOW DIRECTION		
SIDEWALK		
FIRE HYDRANT		
POWER POLE		

SCALE: 1" = 10' (10' 5' 0' 10')

DRAINAGE PLAN

VSE engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
9550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vse@vseeng.com

BEAU RIVAGE CONDOMINIUMS

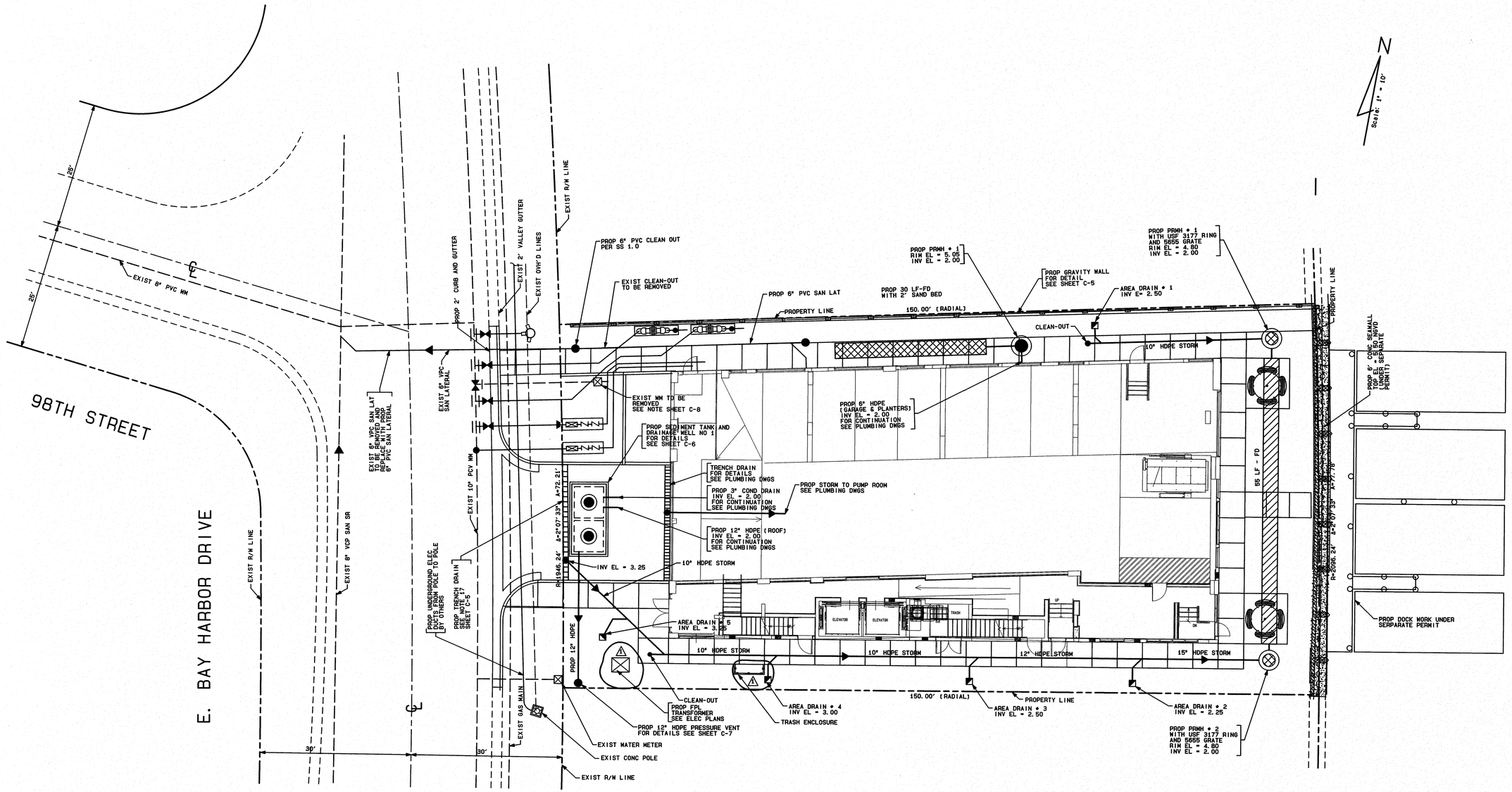
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/17/16	REVISED LOCATION OF FPC TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	SEPT 22, 2016
cad ref	16007-13

RODOLFO J. VARGAS
PE # 35648

drawing
C-3



LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	+ 4.11	6.00
CURB INLET		
FRENCH DRAIN & LENGTH		20 LF
MANHOLE		
FLOW DIRECTION		
SIDEWALK		
FIRE HYDRANT		
POWER POLE		

SCALE: 1" = 10' (10' 5' 0' 10')

DRAINAGE PLAN

engineering inc

CERTIFICATE OF AUTH #5529

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

THE WATERS
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

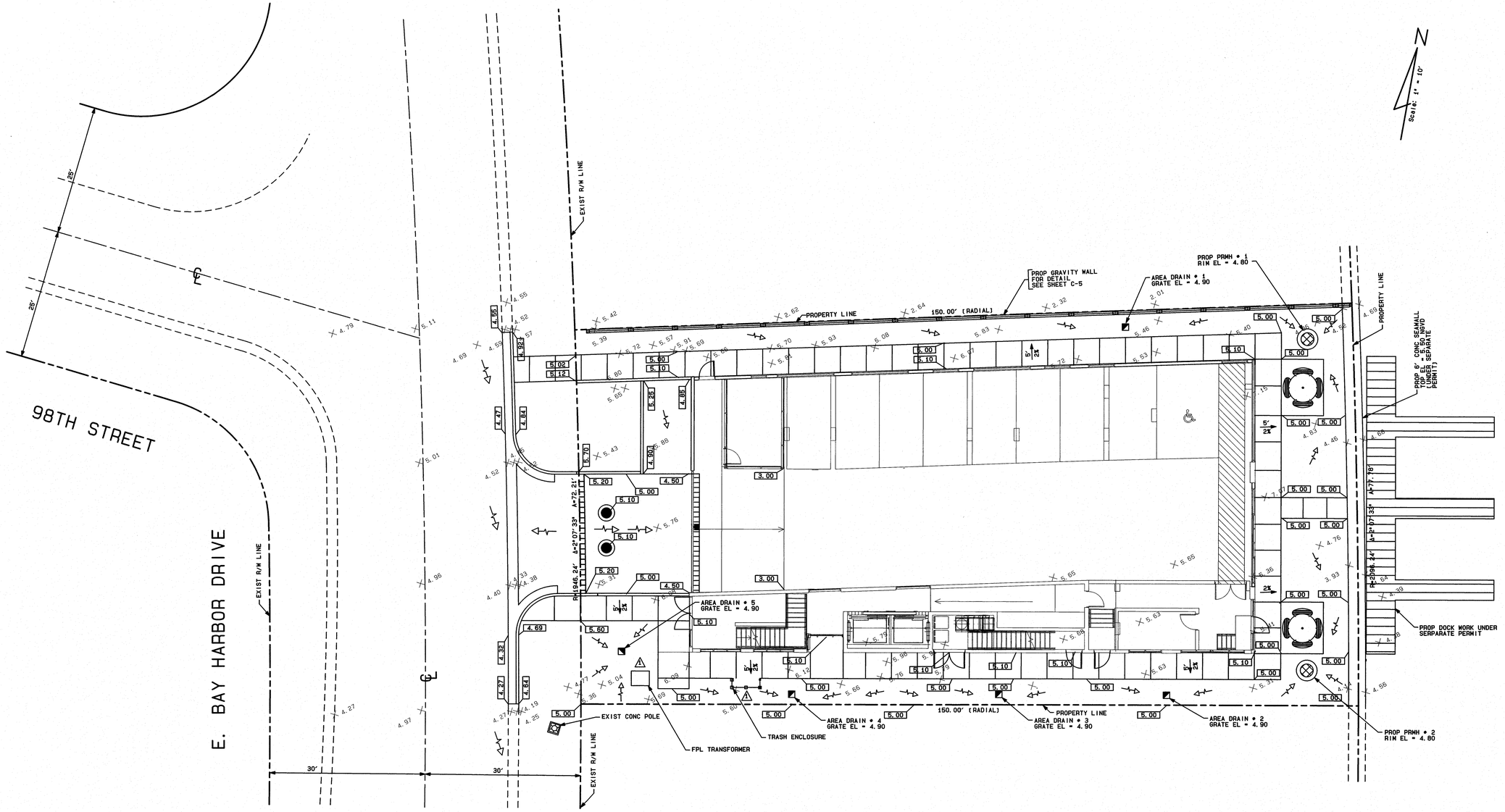
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	SEPT 22, 2016
cad ref	16007-13

RODOLFO J. VARGAS LICENSE No. 35648 STATE OF FLORIDA PROFESSIONAL ENGINEER

RODOLFO J. VARGAS
PE • 35648

drawing

C-3R



LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	+ 4.11	6.00

SCALE: 1" = 10' (10' 5' 0' 10')

GRADING PLAN

engineering inc

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TOWN OF BAY HARBOR ISLANDS, FLORIDA

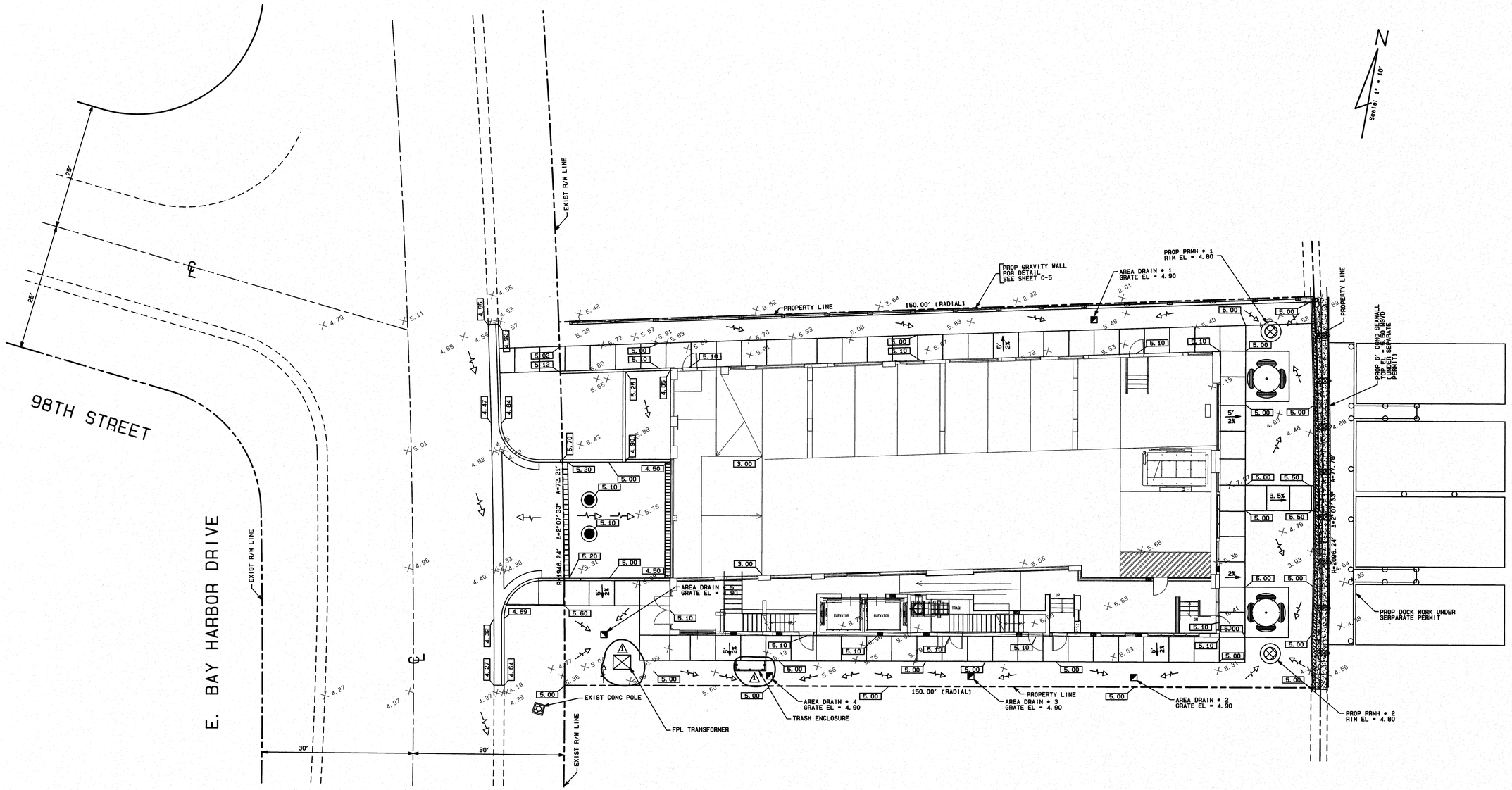
no	date	revision/issue
1	9/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	SEPT 22, 2016
cad ref	16007-14

RODOLFO J. VARGAS
PE ● 35648

drawing

C-4



LEGEND:

	EXISTING	PROPOSED
SPOT ELEVATION	+ 4.11	6.00

SCALE: 1" = 10' (10' 5' 0' 10')

GRADING PLAN

engineering inc
CERTIFICATE OF AUTH #5529
VSN
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

THE WATERS
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
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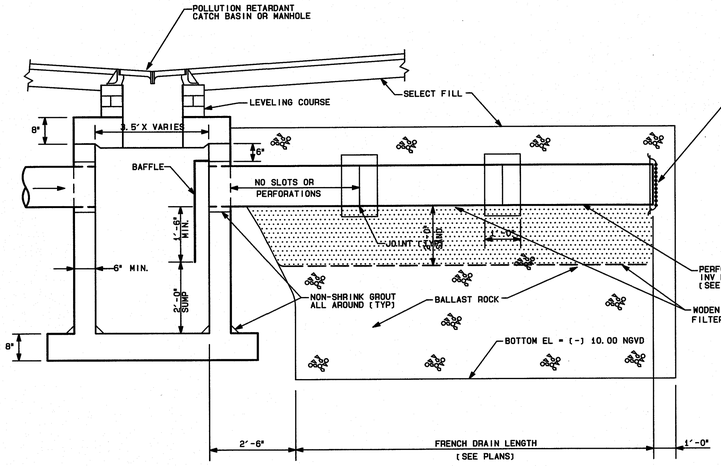
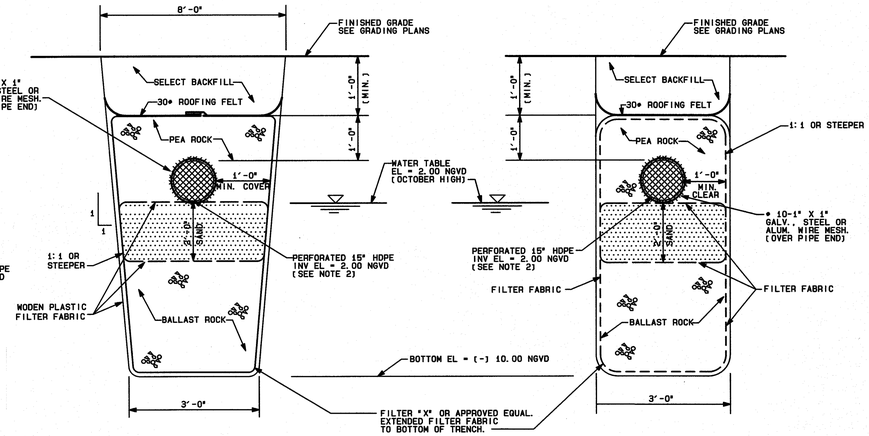
RODOLFO J. VARGAS LICENSE No. 35648 STATE OF FLORIDA PROFESSIONAL ENGINEER

RODOLFO J. VARGAS
PE • 35648

drawing
C-4R



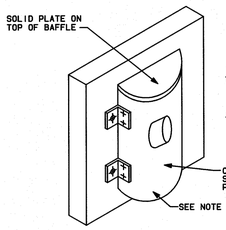
LONGITUDINAL SECTION
N. T. S.



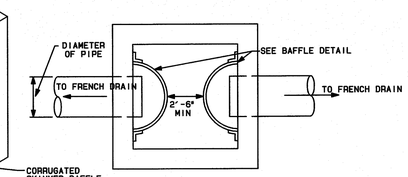
ALTERNATE CROSS-SECTION DETAIL
FOR SANDY SOIL CONDITION
N. T. S.

TRANSVERSE SECTION DETAIL
N. T. S.

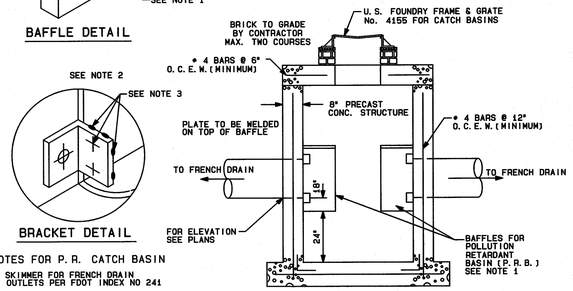
NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1992.
2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
4. FOR PERFORATED CMP PIPE JOINT ARE TO BE BANDED, BUT NOT GASKETED.
5. FOR BAFFLE DETAILS SEE THIS SHEET



BAFFLE DETAIL



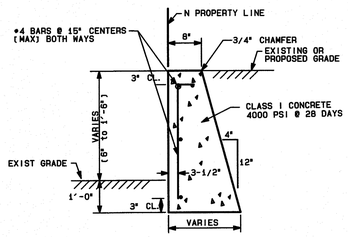
PLAN



BRACKET DETAIL

NOTES FOR P. R. CATCH BASIN
1) SKIMMER FOR FRENCH DRAIN OUTLETS PER FDOT INDEX NO 241
2) 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
3) WELD OR 2-1/2" THRU BOLTS (S. S.).
4) GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.
5) MINIMUM SIZE OF CATCH BASIN PER SD 2.6 OR LARGER ONE BAFFLE (42"X42"), TWO BAFFLES (54"X54") SQUARE

POLLUTION RETARDANT CATCH BASING DETAIL
N. T. S.



GRAVITY WALL DETAIL
N. T. S.

DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, esthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N. G. V. D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N. G. V. D.)
5. October High Water Elevation is 2.50 (N. G. V. D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:

a.	French Drain	S. D. 1. 1
b.	Catch Basin	S. D. 2. 6
c.	Catch Basin Frame and Grate	S. D. 2. 3
d.	2' Valley Gutter	R. 14. 6
e.	P-6 Inlet	SD 3. 4
f.	Swale Inlet	SD 3. 1

8. Contractor must observe extreme care to prevent debris, silts and fines from entering French Drain. Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If muck is encountered, contractor shall demuck area and fill to grade with minimum 95% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and City of Bal Harbor Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Bianco Surveyors Inc.
15. Pipe requirements:
French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS N-12 Polyethylene Non-Perforated. (or approved equal).
16. Contractor shall provide a Paving and Drainage "AS-BUILT PLANS" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existin pavement and swale area grades, catch basin rim and invert elevations, french drain length and bottom elevation, etc.
17. a. Drainage Trenches to be ZURN Z-882 12" Perma-Trench as per ZURN FLO-DRAIN COMPANY (813) 754-7148 or approved equal.
    b. Trench Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
    c. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacture's Specifications and Installation Instructions.
    d. Trench Drain grates shall be selected by the Project Architect.

STORM DRAINAGE DETAILS

engineering inc
CERTIFICATE OF AUTH #5529
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8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
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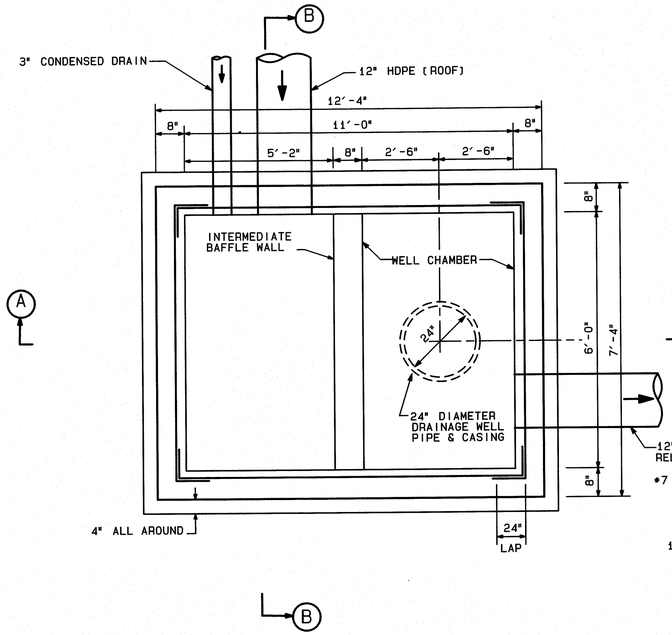
THE WATERS
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	AS SHOWN
date	JUNE 13, 2016
cad ref	16007-15

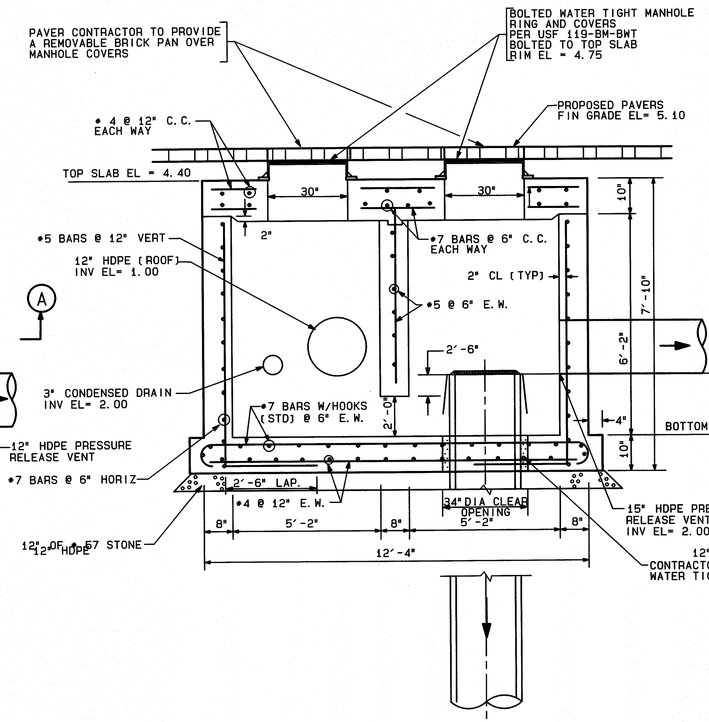
RODOLFO J. VARGAS
PE • 35648

drawing
C-5



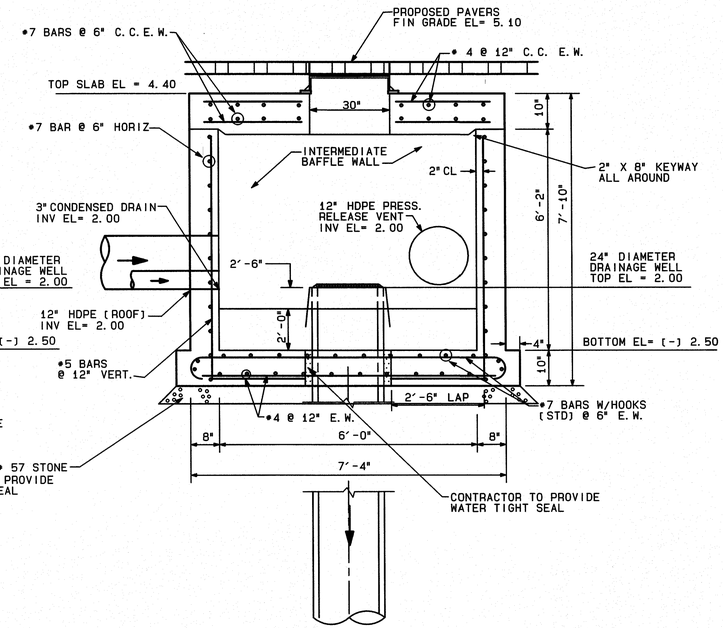
PLAN VIEW

N. T. S.



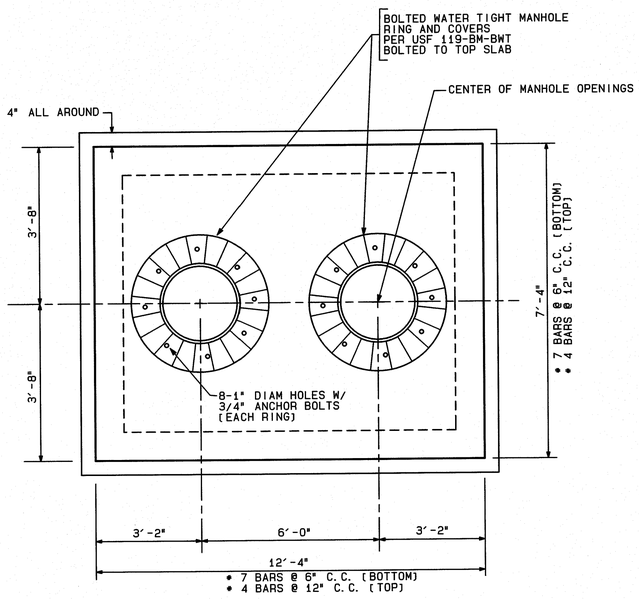
SECTION A-A

N. T. S.



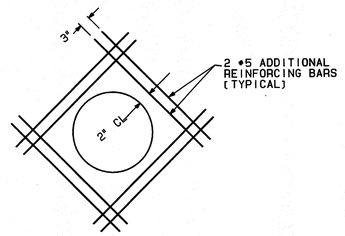
SECTION B-B

N. T. S.



TOP SLAB REINFORCING DETAIL

N. T. S.



TYPICAL OPENING REINFORCING DETAIL

N. T. S.

NOTES:

1. CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CLORIDES ARE PERMITTED IN CONCRETE.
2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF 3,200 GPM AT 4.00 FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OTBAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
8. CONTRACTOR SHALL MAINTAIN SEDIMENT TANK CLEAN OF ANY DEBRIS FOR THE LENGHT OF THE PROJECT. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE. TANK SHALL BE COMPLETELY DRAINED PRIOR TO FINAL INSPECTION.
9. PROPOSED DRAINAGE WELLS ARE NOT INTENDED TO BE USED FOR DEWATERING OPERATIONS DURING CONSTRUCTION.

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS

engineering inc
CERTIFICATE OF AUTHORIZATION NO. 9589
VSN
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• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
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e-mail: vsn@vsneng.com

THE WATERS
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

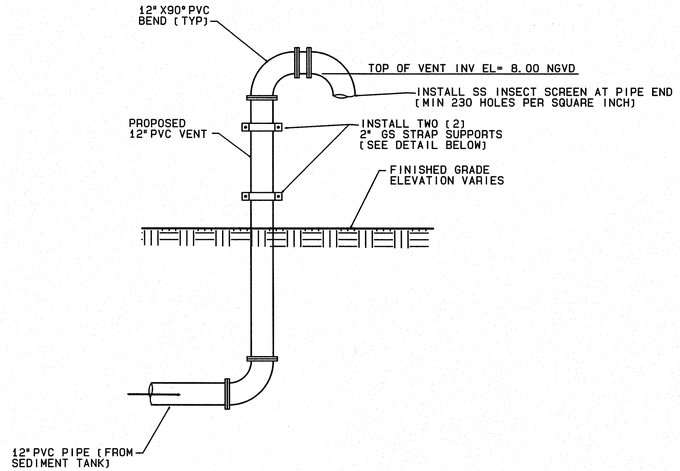
no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	AS SHOWN
date	SEPT 22, 2016
cad ref	16007-16

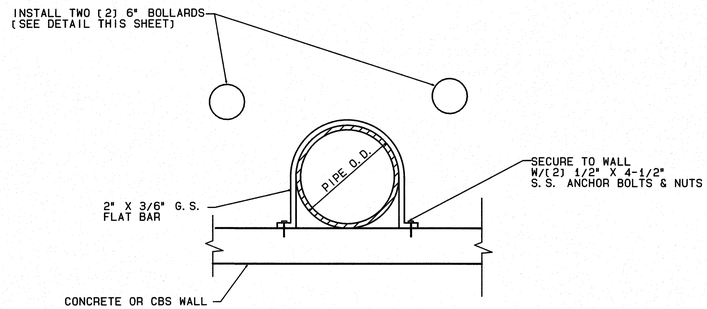
RODOLFO J. VARGAS
PE • 35648

drawing

C-6



VENT ELEVATION DETAIL



VENT SUPPORT DETAIL

PRESSURE RELIEF VENT DETAIL
N. T. S.

SEDIMENT TANK
PRESSURE RELEASE VENT DETAIL

eng·ineering inc
CERTIFICATE OF AUTHORIZATION NO. 8629
VSNE
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
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THE WATERS
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9781 EAST BAY HARBOR DRIVE
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proj no	16007-01
scale	AS SHOWN
date	SEPT 22, 2016
cad ref	16007-16

RODOLFO J. VARGAS
PE • 35648

drawing
C-7

NOTE:
ANY WATER CONNECTION TO BE REMOVED SHALL BE CUT AND PLUG AT THE CORPORATION STOP.

LEGEND:

	EXISTING	PROPOSED
WATER MAIN		
FIRE HYDRANT		
GATE VALVE		
SAN. SEWER / MANHOLE		
FLUSHING VALVE		
DIRECTION OF FLOW		
PRESSURE REDUCER		
WATER METER		

NOTE:
ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH MIAMI DADE WATER AND SEWER DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

NOTE:
THE TOWN OF BAY HARBOR IS NOT RESPONSIBLE FOR FIRE HYDRANT LOCATIONS ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT MIAMI DADE FIRE DEPARTMENT APPROVES ALL FIRE HYDRANTS

NOTE:
CONTRACTOR SHALL EXPOSE THE END OF TOWN OWNED SEWER LATERALS FOR INSPECTION BY TOWN ENGINEER

NOTE:
ALL WATER LINES NEED TO BE TESTED FOR BACTERIA

N
Scale: 1" = 10'

98TH STREET

E. BAY HARBOR DRIVE

EXIST R/W LINE
EXIST 8" PVC WM
EXIST 8" PCV SAN
EXIST 10" PCV WM
EXIST 2' VALLEY GUTTER
EXIST D/W'D LINES
PROP 2' CURB AND GUTTER
EXIST GAS MAIN
EXIST WATER METER
EXIST CONC POLE
EXIST R/W LINE
25'
30'
℄

CONNECT TO EXISTING 6" SAN LAT WITH 8"X6" WYE

EXIST 6" VPC SAN LAT TO BE REMOVED AND REPLACE WITH PROP 6" PVC SAN LATERAL

PROP UNDERGROUND ELEC. DUCT BANK TO BE INSTALLED BY OTHERS

SEE DETAIL "A" THIS SHEET

GAS MAIN

PROP 6" PVC CLEAN OUT PER SS 1.0

2-6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRE LINE PER BAY HARBOR ISLANDS DETAILS

PROP 6" PVC SAN LAT

PROPERTY LINE

150.00' (RADIAL)

PROP GRAVITY WALL FOR DETAIL SEE SHEET C-5

AREA DRAIN (TYPICAL)

PROP CLEAN-OUT

10" HDPE STORM

PROP 6" DIP SAN LAT INV EL. = FOR CONTINUATION SEE PLUMBING DWGS

2-6" DIP FIRE LINE FOR CONTINUATION SEE FIRE PROTECTION DRAWINGS

2" IRRIGATION SERVICE FOR CONTINUATION SEE PLUMBING DWGS

3" DOMESTIC SERVICE FOR CONTINUATION SEE PLUMBING DWGS

EXIST WM TO BE REMOVED SEE NOTE THIS SHEET

PROP STORM TO PUMP ROOM SEE PLUMBING DWGS

R=1946.24' Δ=2°07'33" A=72.21'

PROP FPL TRANSFORMER SEE ELEC PLANS

TRASH ENCLOSURE

150.00' (RADIAL)

PROPERTY LINE

AREA DRAIN (TYPICAL)

PROPERTY LINE

PROP 6' CONC SEAWALL TOP EL. +5.50 (NGVD (1929 DATUM) SEPARATE PERMIT)

R=2196.24' Δ=2°07'33" A=77.78'

PROP DOCK WORK UNDER SERPARATE PERMIT

3"X12" SPOOL W/2" BLOW-OFF (2"X4" NIPPLE WITH 2" BALL VALVE)
3" OCTAVE ULTRASONIC METER
MEGAFLANGE FLANGE ADAPTER 2100 SERIES (BY EBAA IRCON SALES INC)
8'-0"
BACKFLOW PREVENTER IN ACCORDANCE WITH PLANS APPROVED BY MD-WASD
3"x12" FLG X FLG
3" FLG 90 DEGREE BEND
TEST COCK HERE
3" FLG 90 DEGREE BEND
ADJUSTABLE PIPE SUPPORT (TYP)
12"
18" MIN 30" MAX
12"
12"X24"WX6"D CONCRETE SLAB WITH #4 @ 12" CCEW
FLOW
FLOW
3-INCH DIP
3-INCH DIP

NOTES:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATIN OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FRO CROSS CONECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOUR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARD POSTS OR PROTECTIVE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED.
7. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

3" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL
N. T. S.

2"X12" SPOOL W/2" BLOW-OFF (2"X4" NIPPLE WITH 2" BALL VALVE)
2" OCTAVE ULTRASONIC METER
MEGAFLANGE FLANGE ADAPTER 2100 SERIES (BY EBAA IRCON SALES INC)
8'-0"
BACKFLOW PREVENTER IN ACCORDANCE WITH PLANS APPROVED BY MD-WASD
2"x12" FLG X FLG
2" FLG 90 DEGREE BEND
TEST COCK HERE
2" FLG 90 DEGREE BEND
ADJUSTABLE PIPE SUPPORT (TYP)
12"
18" MIN 30" MAX
12"
12"X24"WX6"D CONCRETE SLAB WITH #4 @ 12" CCEW
FLOW
FLOW
2-INCH DIP
2-INCH DIP

NOTES:
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2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATIN OF U.S.C. APPROVAL.
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5. GUARD POSTS OR PROTECTIVE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED.
7. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

2" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL
N. T. S.

EXIST R/W LINE
EXIST GAS MAIN
PROP FIRE HYDRANT ASSEMBLY PER WASD WS 4.50
PROP 6" PVC CLEAN OUT PER WASD SS 1.0
PROPERTY LINE
EXIST 6" VPC SAN LATERAL
EXIST CLEAN-OUT TO BE REMOVED
GAS MAIN
PROP 12"X6" TAPPING SLEEVE AND 6" TAPPING VALVE PER GS 1.7
PROP 12"X6" TAPPING SLEEVE AND 6" TAPPING VALVE PER GS 1.7
EXIST WM TO BE REMOVED
PROP 12" ISOLATION VALVE
PROP 4"X3" REDUCER
7'
5'
5'
PROP 12"X6" TAPPING SLEEVE AND 6" TAPPING VALVE PER GS 1.7
PROP 12"X4" TAPPING SLEEVE AND 4" TAPPING VALVE PER GS 1.7
PROP 2" ULTRASONIC METER AND 2" BACKFLOW PREVENTER FOR DETAILS SEE THIS SHEET
PROP 3" ULTRASONIC METER AND 3" BACKFLOW PREVENTER FOR DETAILS SEE THIS SHEET
1-1/2"X2" CORP STOP PER WS 2.16
EXIST 10" PCV WM
EXIST GAS MAIN

DETAIL "A"
SCALE: 1" = 5'

SCALE: 1" = 10'
10' 5' 0' 10'

SITE UTILITIES PLAN

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
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BEAU RIVAGE
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	9/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	SEPT 22, 2016
cad ref	16007-18

RODOLFO J. VARGAS
PE • 35648

drawing
C-8

NOTE:
ANY WATER CONNECTION TO BE REMOVED SHALL BE CUT AND PLUG AT THE CORPORATION STOP.

LEGEND:

	EXISTING	PROPOSED
WATER MAIN		
FIRE HYDRANT		
GATE VALVE		
SAN. SEWER / MANHOLE		
FLUSHING VALVE		
DIRECTION OF FLOW		
PRESSURE REDUCER		
WATER METER		

NOTE:
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NOTE:
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NOTE:
CONTRACTOR SHALL EXPOSE THE END OF TOWN OWNED SEWER LATERALS FOR INSPECTION BY TOWN ENGINEER

NOTE:
ALL WATER LINES NEED TO BE TESTED FOR BACTERIA

N
Scale: 1" = 10'

98TH STREET

E. BAY HARBOR DRIVE

EXIST 8" PVC WM

EXIST R/W LINE

EXIST 8" PCV SAN

CONNECT TO EXISTING 8" PVC SAN WITH 8"X8" WYE

EXIST 6" VPC SAN LAT TO BE REMOVED AND REPLACE WITH PROP 6" PVC SAN LATERAL

PROP UNDERGROUND ELEC DUCTS FROM POLE TO POLE BY OTHERS

EXIST 10" PCV WM

RM1946.24' Δ=2°07'33" Δ=2°21'

PROP 2' CURB AND GUTTER

EXIST 2' VALLEY GUTTER

EXIST D/W'D LINES

EXIST R/W LINE

SEE DETAIL "A" THIS SHEET

GAS MAIN

PROP 6" PVC CLEAN OUT PER SS 1.0

2-6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRE LINE PER BAY HARBOR ISLANDS DETAILS

PROP 6" PVC SAN LAT

PROPERTY LINE

150.00' (RADIAL)

PROP GRAVITY WALL FOR DETAIL SEE SHEET C-5

AREA DRAIN (TYPICAL)

PROP CLEAN-OUT

10" HDPE STORM

PROP 6" DIP SAN LAT INV EL = FOR CONTINUATION SEE PLUMBING DWGS

2-6" DIP FIRE LINE FOR CONTINUATION SEE FIRE PROTECTION DRAWINGS

2" IRRIGATION SERVICE FOR CONTINUATION SEE PLUMBING DWGS

3" DOMESTIC SERVICE FOR CONTINUATION SEE PLUMBING DWGS

EXIST WM TO BE REMOVED SEE NOTE THIS SHEET

PROP STORM TO PUMP ROOM SEE PLUMBING DWGS

PROP 6" CONC SEAWALL (UNDER SEPARATE PERMIT)

PROP DOCK WORK UNDER SERPARATE PERMIT

PROP FPL TRANSFORMER SEE ELEC PLANS

EXIST WATER METER

EXIST CONC POLE

TRASH ENCLOSURE

150.00' (RADIAL)

PROPERTY LINE

AREA DRAIN (TYPICAL)

EXIST GAS MAIN

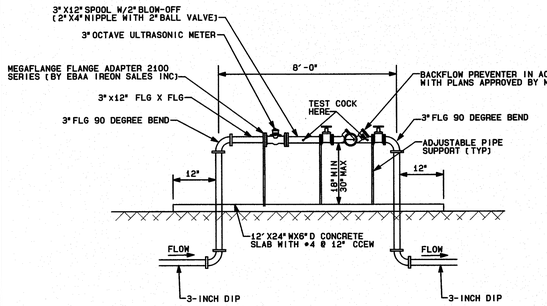
EXIST R/W LINE

30'

30'

2"X12" SPOOL W/2" BLOW-OFF (2"X4" NIPPLE WITH 2" BALL VALVE)

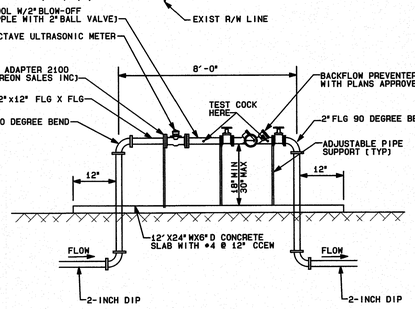
EXIST R/W LINE



NOTES:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIUMUM HORIZONTAL CLEARANCE OF 18" FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATIN OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FRO CROSS CONECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOUR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARD POSTS OR PROTECTIVE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED.
7. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

3" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL

N. T. S.



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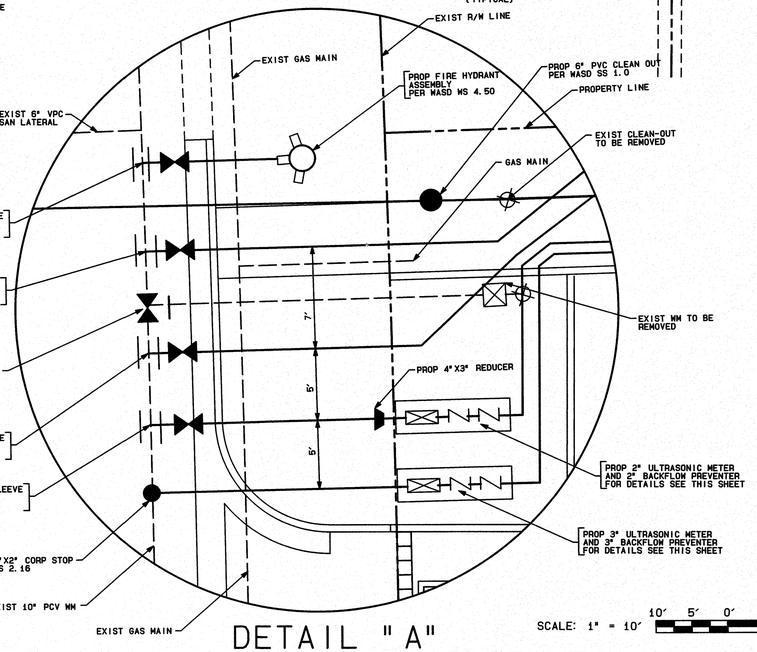
2" ABOVE GROUND METER AND RPZ BACKFLOW ASSEMBLY DETAIL

N. T. S.



DETAIL "A"

SCALE: 1" = 5'

SCALE: 1" = 10' 10' 5' 0' 10'

SITE UTILITIES PLAN

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

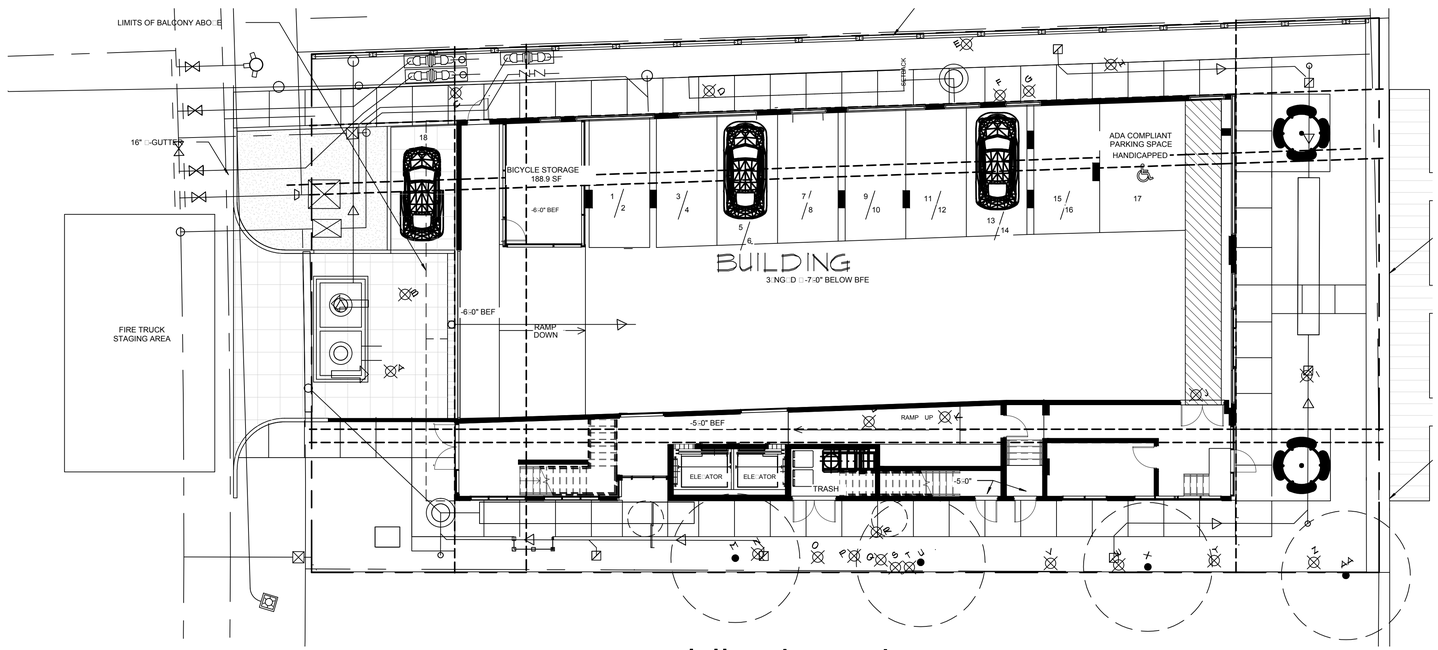
THE WATERS
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/17/16	REVISED LOCATION OF FPL TRANSFORMER AND TRASH ENCLOSURE

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	SEPT 22, 2016
cad ref	16007-18

RODOLFO J. VARGAS LICENSE No. 35648 STATE OF FLORIDA PROFESSIONAL ENGINEER
RODOLFO J. VARGAS
PE • 35648

drawing
C-8R

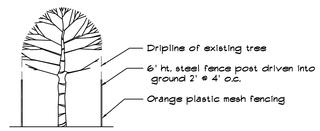


existing tree plan

EXISTING TREE LIST

SYM	TREE TYPE	DESCRIPTION	DISPOSITION
A	Washington palm	10' ht. x 6' spr.	remove
B	Washington palm	10' ht. x 6' spr.	remove
C	White bird of paradise	20' oa. ht., very poor	remove
D	White bird of paradise	20' oa. ht., very poor	remove
E	Coconut palm	25' ht., 12" cal., yellowing, very poor	remove
F	White bird of paradise	20' oa. ht., very poor	remove
G	White bird of paradise	20' oa. ht., very poor	remove
H	White bird of paradise	20' oa. ht., very poor	remove
I	Calophyllum tree	25' ht. x 16' spr., 12" cal.	remove
J	Sabal palm	20' ht., 14" cal.	remove
K	Alexander palm	25' oa. ht., double trunk	remove
L	Alexander palm	25' oa. ht., double trunk	remove
M	Coconut palm	40' oa. ht., 18" cal.	remain
N	Alexander palm	14' ht., 4" cal.	remove
O	Alexander palm	20' ht., 4" cal.	remove
P	Alexander palm	20' ht., 4" cal.	remove
Q	Alexander palm	20' ht., 4" cal.	remove
R	Alexander palm	20' ht., 5" cal.	remove
S	Alexander palm	20' ht., 6" cal.	remove
T	Alexander palm	12' ht., 4" cal.	remove
U	Coconut palm	40' ht., 18" cal.	remain
V	Alexander palm	18' ht., 4" cal.	remove
W	Alexander palm	14' ht., 4" cal.	remove
X	Coconut palm	40' ht., 18" cal.	remain
Y	Alexander palm	14' ht., 6" cal.	remove
Z	Alexander palm	12' ht., 4" cal.	remove
AA	Coconut palm	40' ht., 18" cal.	remain

EXISTING TREE PROTECTION BARRIER DETAIL



LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- PROPOSED PALMS
- PROPOSED TREES

NORTH

scale: 1" = 10'

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

BAY HARBOR ISLANDS, FLORIDA

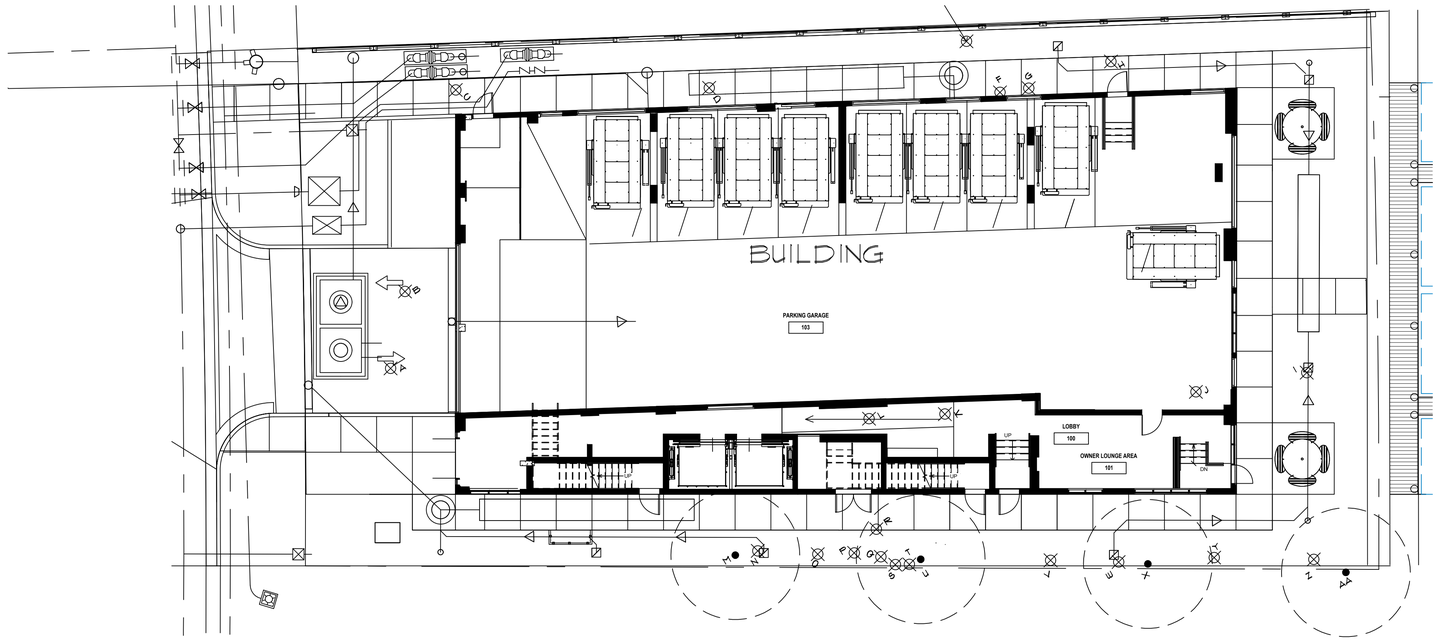
ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999
job# 3316

Date 26 April, 2016

Existing tree plan

L-1



existing tree plan

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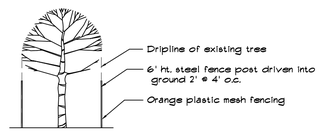
U	Coconut palm	40' ht., 18" cal.	remain
V	Alexander palm	18' ht., 4" cal.	remove
W	Alexander palm	14' ht., 4" cal.	remove
X	Coconut palm	40' ht., 18" cal.	remain
Y	Alexander palm	14' ht., 6" cal.	remove
Z	Alexander palm	12' ht., 4" cal.	remove
AA	Coconut palm	40' ht., 18" cal.	remain

EXISTING TREE PROTECTION BARRIER DETAIL



LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- PROPOSED PALMS
- PROPOSED TREES

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

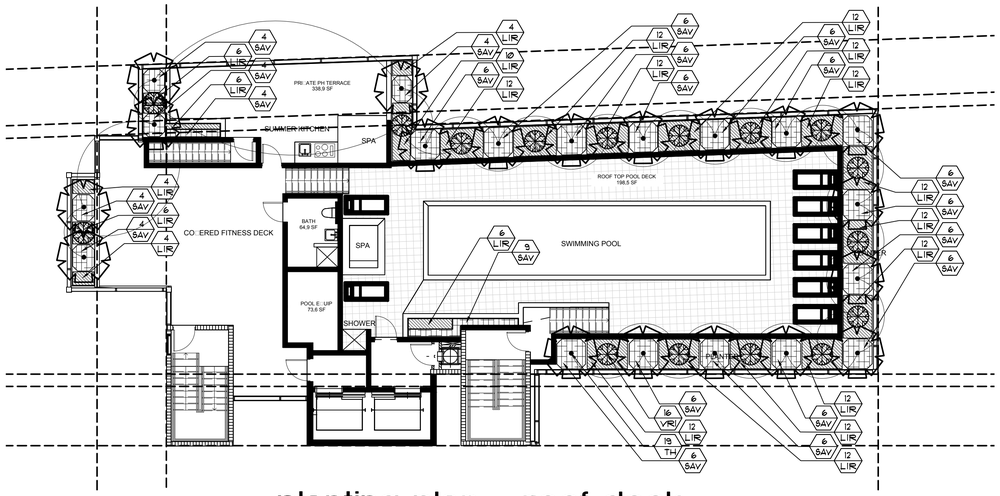
N

0' 5' 10' 20'

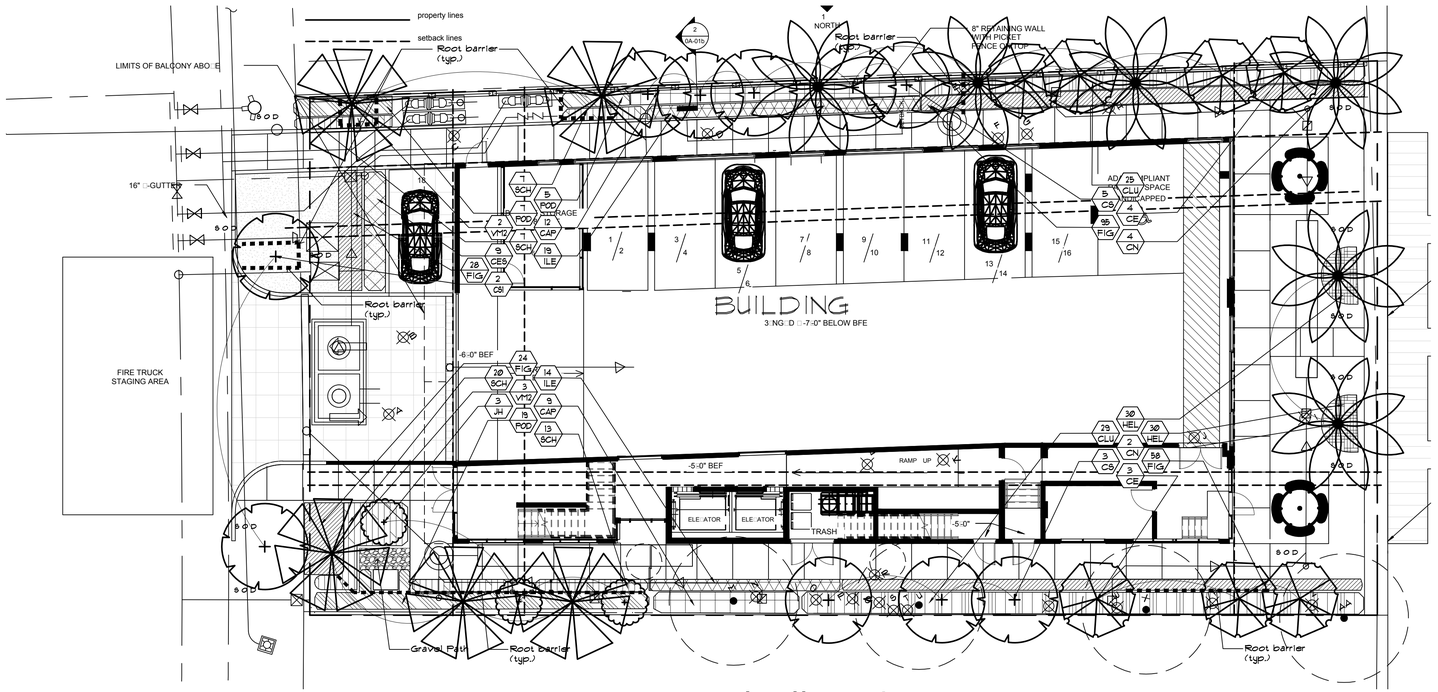
Date 01/20/2018

Existing tree plan

L-1 R



planting plan – roof deck



planting plan

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Conocarpus erectus Green Buttonwood	18'-20' ht. x 8' spr., 4" cal.	7
CN	Cocos nucifera Coconut Palm	35' o.a. ht.	6
CS	Conocarpus e. sericeus Silver Buttonwood	12' ht. x 6' spr., single trunk, 2½" cal., 5' c.t.	8
CSI	Conocarpus e. sericeus Silver Buttonwood	15' ht. x 6' spr., single trunk, 3" cal., 6' c.t.	2
JH	Jatropha spp. Jatropha Standard	5' ht. x 3' spr., standard	3
TH	Thrinax radiata Thrinax Palm	12' o.a. ht.	19
VMT2	Veitchia montgomeryana Double Montgomery Palm	20' ht., double trunk	5
CAP	Capparis cynophallophora Jamaica Caper	6' ht. x 24" spr., 36" o.c.	21
CES	Conocarpus e. sericeus Silver Buttonwood	4' ht. x 24" spr., 24" o.c.	9
CLU	Clusia guttifera Small Leaf Clusia	4' ht. x 24" spr., 30" o.c.	54
FIG	Ficus microcarpa Green Island	10" ht. x 10" spr., 18" o.c.	205
HEL	Hellanthus debilis Beach Sunflower	10" ht. x 10" spr., 12" o.c.	60
ILE	Ilex vomitoria Dwarf Yaupon	10" ht. x 10" spr., 18" o.c.	33
LIR	Liriope evergreen giant Giant Liriope	10" ht. x 10" spr., 18" o.c.	202
POD	Podocarpus macrophyllus Podocarpus Hedge	8' ht. x 36" spr., 36" o.c.	23
SAV	Sansiviera variegata Variegated Snake Plant	18" ht. x 18" spr., 24" o.c.	117
SCH	Schefflera arboricola Variegated Trinette	24" ht. x 18" spr., 24" o.c.	47
VRI	Vriesa imperialis Imperial Bromeliad	3' ht. x 3' spr.	16
SOD	Empire Japonica zoysia Empire Zoysia Sod	full, fresh sod	as req'd

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- PROPOSED PALMS
- PROPOSED TREES

scale: 1" = 10'

NORTH

TOWN OF BAY HARBOR ISLANDS, FLORIDA
LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) and Miami Dade Landscape Code (Chapter 18A)

Site Address: 9781 East Bay Harbor Dr. Legal Description

Net Lot Area: 26 Acres / 11250 S.F.

I. Open Space Requirement	Required	Provided
1. Net Lot Area = 11250 S.F. x 20% = 2250 S.F. (BHI - Sec. 23-11)	20% / 2250 S.F.	23.4 % / 2288 S.F.
2. Maximum Laun Area Allowed (MDC - Sec. 18A -6 (AX5)) a. Req. open space 2250 S.F. x 60% = 1350 S.F.	60% max. / 1350 S.F.	1350 % / 929 S.F.

II. Shade Trees

A. Required

1. 28 shade trees / acre: 28 x 26 acres = 8 (Min. 12' in height / 4' clear wood / 2½" caliper) (Palm trees substituted at a 3:1 ratio: max. 25% of required shade trees) (MDC - Sec. 18A-6(CX5)) and BHI Sec. 24-16	8	14
2. Native Species Required - 50% Min. * of shade trees req.: 8 x 50% = 4 (BHI - Sec. 24-16 (AX2))	4	11
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. * of shade trees req.: 8 x 50% = 4 (MDC - Sec. 18A-6 (CX11Xb))	4	11

B. Tree Species

1. Number of shade trees required (from Sec. (11XAX1) above)	8	
2. Number of shade tree species required (BHI - Sec. 24-16 (AX2))	3	3

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 9
2. Number of shade trees required 8 (from Sec. (11XAX1) above)
3. Shade tree heights required:
   - 12 ft. - 25 % or 2 shade trees
   - 14-16 ft. - % or shade trees
   - 16-18 ft. - 50 % or 4 shade trees
   - 18-20 ft. - 25 % or 2 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-16(AX2))

III. Street Trees	Required	Provided
1. Street Trees @ 1:35' Width of lot 72 / 35' = 2 (15' min. height / 6' clear wood / 2½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16 (AX2Xa))	2	2

IV. Shrubs Required	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" on center) (BHI - Sec. 24-16 (AX2Xd))	80	141
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6 (DX1Xa))	24	41
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (DX1Xb))	40	95

V. Buffers (if applicable) (BHI - Sec. 24-16)		
1. Parking Lot from ROW	yes (yes / no)	yes (yes / no)
2. Dissimilar Uses	no (yes / no)	no (yes / no)

VI. Parking Lot Landscaping (if applicable)	Required	Provided
1. 10 S.F. / parking space: 10 x 2 spaces = 20 S.F. (MDC - Sec. 18A-6(J))	10	180
2. Shade Trees Required (MDC - Sec. 18A-6(J))	1	1
3. Shrubs Required (MDC - Sec. 18A-6(I))	9	12

VII. Right Tree Right Place
(BHI - Sec. 24-16(AX2Xf))

1. Number of trees near power lines (See attached FPL guidelines)	2

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
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BEAU RIVAGE CONDOMINIUM

BAY HARBOR ISLANDS, FLORIDA

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL:354 - 5686680 / 354 – 6968977

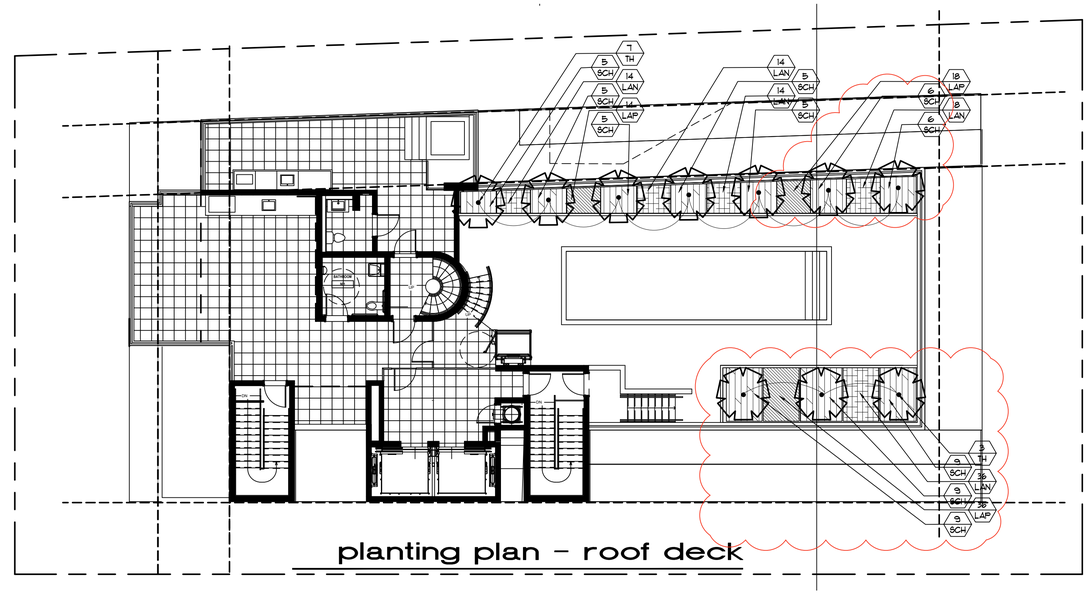
dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

job# 3316
Rev: 8-17-16

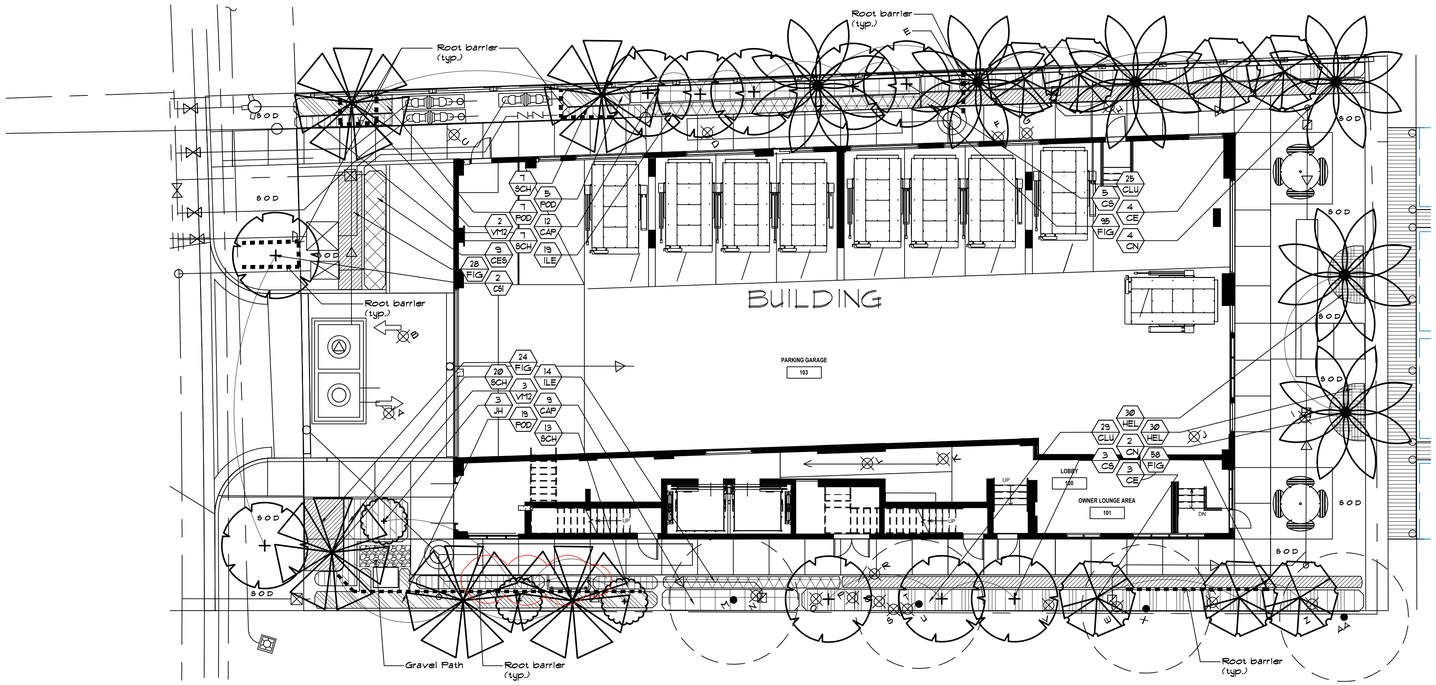
Date 26 April, 2016

Planting plan

L-2



planting plan – roof deck



planting plan

PLANT LIST

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ILE	Ilex vomitoria Dwarf Yaupon	10" ht. x 10" spr., 18" o.c.	33
LAN	Lantana camera Yellow Lantana	12" ht. x 12" spr. 12" o.c.	96
LAP	Lantana montevidensis Purple Lantana	12" ht. x 12" spr. 12" o.c.	68
POD	Podocarpus macrophyllus Podocarpus Hedge	8' ht. x 36" spr., 36" o.c.	31
SCH	Schefflera arboricola Variegated Trinette	24" ht. x 18" spr., 24" o.c.	111
SOD	Empire Japonica zoysia Empire Zoysia Sod	full, fresh sod	as req'd

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- PROPOSED PALMS
- PROPOSED TREES

TOWN OF BAY HARBOR ISLANDS, FLORIDA
LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

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I. Open Space Requirement	Required	Provided
1. Net Lot Area = 11250 S.F. x 20% = 2250 S.F. (BHI - Sec. 23-11)	20% / 2250 S.F.	23.4 % / 2288 S.F.
2. Maximun Laun Area Allowed (MDC - Sec. 18A -6 (AX5)) a. Req. open space 2250 S.F. x 60% = 1350 S.F.	60% max. / 1350 S.F.	1350 % / 929 S.F.

II. Shade Trees		
A. Required		
1. 28 shade trees / acre: 28 x 26 acres = 8 (Min. 12' in height / 4' clear wood / 2½" caliper) (Palm trees substituted at a 3:1 ratio: max. 25% of required shade trees) (MDC - Sec. 18A-6(CX5)) and BHI Sec. 24-16	8	14
2. Native Species Required - 50% Min. * of shade trees req.: 8 x 50% = 4 (BHI - Sec. 24-16 (aX2))	4	11
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. * of shade trees req.: 8 x 50% = 4 (MDC - Sec. 18A-6 (CX11Xb))	4	11
B. Tree Species		
1. Number of shade trees required (from Sec. (11XAX1) above)	8	
2. Number of shade tree species required (BHI - Sec. 24-16 (aX2))	3	3

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 9
2. Number of shade trees required 8 (from Sec. (11XAX1) above)
3. Shade tree heights required:
   12 ft. - 25 % or 2 shade trees
   14-16 ft. - — % or — shade trees
   16-18 ft. - 50 % or 4 shade trees
   18-20 ft. - 25 % or 2 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-16(aX2))

III. Street Trees	Required	Provided
1. Street Trees @ 1:35' Width of lot 72 / 35' = 2 (15' min. height / 6' clear wood / 2½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16 (aX2XA))	2	2

IV. Shrubs Required	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" on center) (BHI - Sec. 24-16 (aX2XA))	80	141
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6 (DX1Xa))	24	41
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (DX1Xb))	40	95

V. Buffers (if applicable) (BHI - Sec. 24-16)		
1. Parking Lot from ROW	yes (yes / no)	yes (yes / no)
2. Dissimilar Uses	no (yes / no)	no (yes / no)

VI. Parking Lot Landscaping (if applicable)	Required	Provided
1. 10 S.F. / parking space: 10 x 2 spaces = 20 S.F. (MDC - Sec. 18A-6(J))	10	180
2. Shade Trees Required (MDC - Sec. 18A-6(J))	1	1
3. Shrubs Required (MDC - Sec. 18A-6(I))	9	12

VII. Right Tree Right Place (BHI - Sec. 24-16(aX2XF))	
1. Number of trees near power lines (See attached FPL guidelines)	2

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

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C/O CONGRESS GROUP

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N
0' 5' 10' 20'

Date 01/20/2018

Plantin□ plan

L-2 R

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, guying, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding, cleanup, maintenance and guarantees.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition. The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 120 days after final written acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 1 days from the project site.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, coordination with other contracts or service in the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture and Consumer Services "Grades and Standards for Nursery Plants".

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, bare chafgrring roots, sun-scald injuries, abrasion of the bark, plant diseases, insect pest eggs, borers, and all forms of infestations or objectionable disfigurements.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect after arrival at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.

B. Sod

(1) Deliver sod on pallets with root system protected from exposure to air and dry out. Deliver only that quantity capable of being installed within 48 hours of cutting.

Submittals + Approvals

A. Written request for approval to substitute a plant species or a plants designated (B&B, LB&B, CG etc.) type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented on the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project.
sample and analysis of the mulch for approval by the Landscape
H. If requested by the Owner or Landscape Architect, submit a

Architect before the material is delivered and installed on the project.

I. Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications are not to be implemented. Selected staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of

project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material.

K. Submit in writing any hindrance to the timely completion of the installation.

L. Submit and Certificate of Inspection of plant material as may be required by, State , local or Federal Authorities.

Substitutions:

A. When the specifies plant designation (B&B, LB&B, CG etc.) type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request, to the Landscape Architect, for a substitution along with written, documented proof that the plant designation (B&B, LB&B, CG, etc.), type, grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, on changes, if any, to the contract amount, because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant, at the initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

Guarantee:

A. The guarantee shall not begin until the day final written acceptance is given.

B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane forces, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

Replacement:

A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is in:

(1) Not in a healthy growing condition and thus renders it below the minimum quality indicated in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in t he Specifications.

(3) It is dead.

B. The 3 calendar days may be extended due to seasonal conditions, availability preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant, at the initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any errors or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for interpretation and decision. In resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to accomplish all of the work.

B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state or other local jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjustment in the contract has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

"Job Site, "Project Site Etc.":

A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.

B. If an inspection is related to completion and final acceptance, the request shall be made in writing 48 hours in advance.

C. An inspections at the growing site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later time.

E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation o the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

(2) Where approved by the Landscape Architect for such plant material which is available as a collected item from sources such as residences.

B. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida #1 or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.

C. Habit of Growth. All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover.

a. Rootball Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, "Part 1 and Part 2" as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

b. Heights. The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of die-back of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage. Mechanical destruction of foliage resulting from root pruning shall not affect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material it will be completely removed prior to planting on the project.

H. Palms:

(1) Remove a minimum of fronds from the crown of the palm to facilitate transporting and handling.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand, 30% muck) typical of the locality. The muck shall be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

Water:

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

Mulch

A. Mulch shall be:

(1) "Floramulch"

Fertilizer:

A. New and existing Trees and Palms:
Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs, and Groundcover:
Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of ½ lb. per 1000 SF of area.

C. Annuals: Fertilize with Osmocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer law.

Staking and Guying:

A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be attached directly to trees or shrubs. Only such stakes and battens used in staking and guying shall not be attached to the plant material with nails. Any method of staking and guying other than those indicated in the details, shall receive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the plunging, burying, or planting of trees or palms so that the trunk flare grade is lost, in order to eliminate the need or requirement of staking or guying.

B. The Contractor is responsible for performing all staking and guying in accordance with all applicable local codes, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

Inspection:

A. Utilities (Above Ground and Underground)

(1) The sure care may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to determine the location of all utilities, structures, etc., by hand excavation or other attached means, including hand digging, as such that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

(2) The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are damaged or shall be on her additional available services which may be necessary to prosecute properly the remainder of work for the project. Basis until services are restored. He or she shall also notify the proper authorities and shall restore the services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoration of disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order that alteration to be made on the relocation of the work so it all clear the obstruction, if the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any utilities whatsoever without first obtaining the written permission of the Landscape Architect. Requests for permission must be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

Grades:

A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.

B. Plant Area Next to Pavement. All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS 1 INCH BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

B. Spacing of Groundcover + Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can nature properly without overgrowing into the other bed, walkway, structure, etc.

C. The rootballs of B&B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.

D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for having adequate drainage in these areas and shall remove this material, as required, by such means as augering, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.

E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.

F. Excavation of Plant Holes:

(1) General:

a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant in the hole to compensate for unanticipated structures or unanticipated factors which are a conflict.

b. The excavated material from the plant holes shall not be used to backfill around the plant material. Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Installation:

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

B. Setting of Plants:

(1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the ground line of the plant and surrounding ground surface exists. The plants shall be set vertically, after excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the roots before the hole is filled out at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil mixture.

(2) All sabal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.

(3) Water Saucer. A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.

(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks. Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or negligence.

(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.

(6) Container grown plant material shall be carefully removed from the container so as not to disturb the root system.

C. Sod:

(1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner:

a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 10000 square feet.

b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.

c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.

(2) Placing Sod:

a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Lay sod across the slope and along lines of water flow in swales. Place sod in rows at right angles to slope.

b. Water sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

(3) Maintenance of Sod:

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by moving or spraying as necessary.

D. Planting Beds:

(1) Spread six inches of topsoil mixture uniformly over the entire planting site.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area.

(3) Rotor mix, or by other approved method, to a depth of twelve inches.

(4) Fine grade to remove all trash, rocks, and debris to depth indicated.

(5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and firm the plants into the soil mixture.

E. Mulch:

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions for establishment. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions to be exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system. If there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material, shrubs, groundcover, and may be damaged by using the irrigation system, if there is one hand water during this period.

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Thinning:

(1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant.

(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.

H. Weeding:

(1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed, as directed by the Landscape Architect. This condition shall apply until final acceptance.

I. Removal of Plant Materials

(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

(1) All existing plant material to be relocated shall be root pruned a minimum of 4 weeks or for a period as determined by the Landscape Architect prior to relocation.

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, "Part 1 and Part 2", as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.

(4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.

(5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

Cleanup:

A. Disposal of Trash. All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.

B. Excess Fill. All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.

Protection:

A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.

B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protective devices and providing warning signs and barricades as might be necessary and he or she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these requirements.

Completion and Final Acceptance:

A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, will make an inspection within 48 hours after the written notice. If all construction provided for and compensated by the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be notified in writing of final acceptance as of the date of the final inspection.

B. If, however, the inspection mentioned in paragraph A. above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the Contractor in writing of this final acceptance as of the date on this final inspection.

C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Plans and Specifications including any and all "punch lists" which may be issued outlining certain items of work which were found unsatisfactory or required completion or corrective action.

D. Final acceptance shall not be given until all construction provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications.

E. Final acceptance shall not be official until acknowledged in writing by the Owner or their representative.

F. The guarantees shall not begin until the day final acceptance is given.

Certain responsibilities prior to Final Acceptance. The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities.

A. The Contractor is responsible for the entire project prior to written acceptance.

B. The Contractor is responsible for safety on and off the job site.

C. Maintenance Prior to Final Acceptance:

(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.

(2) Plant maintenance shall include watering, mowing, edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.

(3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional requirements.

(4) All plant material shall be weeded once a week. In the event that weeds or other undesirable vegetation becomes prevalent to such as extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

(5) Edge and mow sod once a week.

(6) Edge and weed all shrubs, groundcover and flower beds once a week.

(7) Remove all litter once a week.

(8) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.

(9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and resodding by the Contractor at his or her expense.

(10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.

(11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains.

D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an inspection for completion will be scheduled.

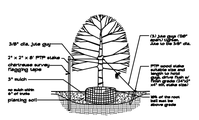
E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance, the survival and condition of all landscape items from the time a landscape item is installed until final acceptance.

F. Replacement: Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of final acceptance.

G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of final acceptance.

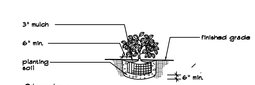
PLANTING DETAILS

Groundcovers

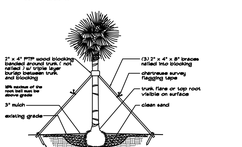


NOTE: Stake all trees up to 3" cal. x 2 per tree. Guy all trees larger than 3" cal. All plastic nursery tape / flagging must be removed from all plants.

Trees



Shrubs

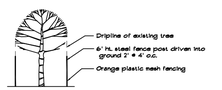


Straight Trunk Palms

GENERAL NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL LANDSCAPED AREAS TO RECEIVE 100% IRRIGATION COVERAGE BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR.
4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES. NO QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT'S PLANTING PLANS.
7. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", TO A DEPTH OF 3".
10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE AND FRIABLE.
11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE.
14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2½' AND 8' ABOVE FINISHED GRADE.
15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE.
16. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND EXCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS.
17. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.
18. ALL PLANTING BEDS THAT ARE ADJACENT TO PAVING ARE TO BE EXCAVATED TO ACCOMMODATE 4" OF MULCH (NOT PLANTING SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAVING.
19. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AREA MUST HAVE A MINIMUM 3' DEPTH OF SOIL EITHER FROM EXISTING SOIL PRESENT, IF OF GOOD QUALITY, TO PROVIDE PLANT GROWTH, OR OF REPLACEMENT SOIL (100% MUCK, 50% SAND). NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS.

EXISTING TREE PROTECTION BARRIER DETAIL



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, guying, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding, cleanup, maintenance and guarantees.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition. The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 120 days after final written acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 1 days from the project site.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, coordination with other contracts or service in the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture and their Standards For Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, bare chafgurring roots, sun-scald injuries, abrasion of the bark, plant diseases, insect pest eggs, borers, and all forms of infestations or objectionable disfigurements.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect after arrival at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.

B. Sod

(1) Deliver sod on pallets with root system protected from exposure to air and dry out. Deliver only that quantity capable of being installed within 48 hours of cutting.

Submittals + Approvals

A. Written request for approval to substitute a plant species or a plants designated (B&B, LB&B, CG etc.) type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented on the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project.
sample and analysis of the mulch for approval by the Landscape

H. If requested by the Owner or Landscape Architect, submit a

Architect before the material is delivered and installed on the project.

I. Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications are not on the Plans are not to be implemented. staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of

project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material.

K. Submit in writing any hindrance to the timely completion of the installation.

L. Submit and Certificate of inspection of plant material as may be required by, State , local or Federal Authorities.

Substitutions:

A. When the specifies plant designation (B+B, LB+B, CG etc.) type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request, to the Landscape Architect, for a substitution along with written, documented proof that the plant designation (B+B, LB+B, CG, etc.) type, grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, on changes, if any, to the contract amount, because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant, at the initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

Guarantee:

A. The guarantee shall not begin until the day final written acceptance is given.

B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane forces, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

Replacement:

A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is in:

(1) Not in a healthy growing condition and thus renders it below the minimal quality indicated in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in t he Specifications.

(3) It is dead.

B. The 3 calendar days may be extended due to seasonal conditions, availability preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant, at the initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any errors or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for interpretation and decision. In resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to accomplish all of the work.

B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state or other local jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjustment in the contract has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

"Job Site, "Project Site Etc.":

A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.

B. If an inspection is related to completion and final acceptance, the request shall be made in writing 48 hours in advance.

C. An inspections at the growing site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later time.

E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation o the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

(2) Where approved by the Landscape Architect for such plant material which is available as a collected item from sources such as residences.

B. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida #1 or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.

C. Habit of Growth. All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover.

a. Rootball Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's 'Grades and Standards for Nursery Plants,' Part 1 and Part 2" as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

b. Heights. The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of die-back of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage. Mechanical destruction of foliage resulting from root pruning shall not affect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material it will be completely removed prior to planting on the project.

H. Palms:

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". Tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to tie Palm fronds to accommodate an owners "grand opening". The Contractor may rete the palm after the event. This untying will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and rails, shall be rejected.

I. Chlorosis. The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

Sod:

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf grass Producers Association of Florida Inc. The sod shall be well matted with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affects its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed).
the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been reused at least three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand, 25% silt, 25% muck) typical of the locality. The soil to be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

Water:

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

Mulch:

A. Mulch shall be:

(1) "Floramulch"

Fertilizer:

A. New and existing Trees and Palms:
Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs, and Groundcover:
Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of ½ lb. per 1000 SF of area.

C. Annuals: Fertilize with Osmocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer law.

Staking and Guying:

A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be attached permanently to trees or shrubs. Any tapes or bottles used in staking and guying shall not be attached to the plant material with wire. Any method of staking and guying other than those indicated in the details, shall receive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the plunging, burying, or planting of trees or palms so that the trunk flare grade is in order to eliminate the need or requirement of staking or guying.

B. The Contractor is responsible for performing all staking and guying in accordance with all applicable local codes, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

Inspection:

A. Utilities (Above Ground and Underground)

(1) The sure care may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to determine the location of all utilities, structures, etc., by hand excavation or other attached means, including hand digging, as such that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

(2) The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are damaged due to his or her additional available services which may be necessary to prosecute properly the contract work for the project. The basis until services are restored. He or she shall also notify in writing the owners of the utilities or services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoration of disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order for alteration to be made on the relocation of the work so it all clear the obstruction, if the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any utilities whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disruptions must be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

Grades:

A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.

B. Plant Area Next to Pavement. All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS NOT BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

Preparation:

A. Staking Plant Locations. Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

B. Spacing of Groundcover + Shrubs. The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can nature properly without overgrowing into the other bed, walkway, structure, etc.

C. The rootballs of B+B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.

D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for having adequate drainage in these areas and shall remove this existing material, as required, by such means as augering, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.

E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.

F. Excavation of Plant Holes:

(1) General:

a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant in the hole to compensate for unanticipated structures or unanticipated factors which are a conflict.

b. The excavated material from the plant holes shall not be used to backfill around the plant material. Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Installation:

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

B. Setting of Plants:

(1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the ground line of the plant and surrounding ground surface exists. The plants shall be set vertically, after excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the roots before the hole is filled out at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil mixture.

(2) All sabal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.

(3) Water Saucer. A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.

(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks. Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or negligence.

(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.

(6) Container grown plant material shall be carefully removed from the container so as not to disturb the root system.

C. Sod:

(1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner:

a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1,000 square feet.

b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.

c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.

(2) Placing Sod:

a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Lay sod across the direction lines of water flow in swales. Place sod in rows at right angles to slope.

b. Water sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

(3) Maintenance of Sod:

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by moving or spraying as necessary.

D. Planting Beds:

(1) Spread six inches of topsoil mixture uniformly over the entire planting site.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area.

(3) Rotor mix, or by other approved method, to a depth of twelve inches.

(4) Fine grade to remove all trash, rocks, and debris to depth indicated.

(5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and firm the plants into the soil mixture.

E. Mulch:

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system. If there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material, shrubs, groundcover. Plant soil may be watered by using the irrigation system, if there is one hand water during this period.

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Thinning:

(1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant.

(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.

H. Weeding:

(1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by the Landscape Architect. This condition shall apply until final acceptance.

I. Removal of Plant Materials

(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

(1) All existing plant material to be relocated shall be root pruned a minimum of 4 weeks or for a period as determined by the Landscape Architect prior to relocation.

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2", as follows:

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.

(4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.

(5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

Cleanup:

A. Disposal of Trash. All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.

B. Excess Fill. All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.

Protection:

A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.

B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protection from vehicles and providing warning signs and barricades as might be necessary and he or she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these requirements.

Completion and Final Acceptance:

A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, will make an inspection within 48 hours after the written notice. If all construction provided for and compensated by the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be notified in writing of final acceptance as of the date of the final inspection.

B. If, however, the inspection mentioned in paragraph A. above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the Contractor in writing of this final acceptance as of the date on this final inspection.

C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Plans and Specifications including any and all "punch lists" which may be issued outlining certain items of work which were found unsatisfactory or required completion or corrective action.

D. Final acceptance shall not be given until all construction provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications.

E. Final acceptance shall not be official until acknowledged in writing by the Owner or their representative.

F. The guarantees shall not begin until the day final acceptance is given.

Certain responsibilities prior to Final Acceptance. The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities.

A. The Contractor is responsible for the entire project prior to written acceptance.

B. The Contractor is responsible for safety on and off the job site.

C. Maintenance Prior to Final Acceptance:

(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.

(2) Plant maintenance shall include watering, mowing, edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.

(3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional requirements.

(4) All plant material shall be weeded once a week. In the event that weeds or other undesirable vegetation becomes prevalent to such as extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

(5) Edge and mow sod once a week.

(6) Edge and weed all shrubs, groundcover and flower beds once a week.

(7) Remove all litter once a week.

(8) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.

(9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and resodding by the Contractor at his or her expense.

(10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.

(11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains.

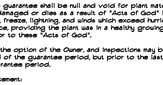
D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an inspection for completion will be scheduled.

E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance and the survival and condition of all landscape items from the time a landscape item is installed until final acceptance.

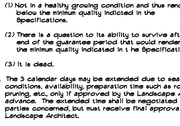
F. Replacement. Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of final acceptance.

G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of final acceptance.

PLANTING DETAILS

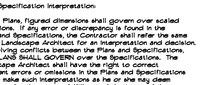


Groundcovers

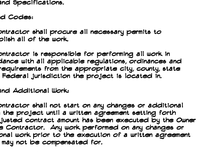


NOTE: Stake all trees up to 3" cal. + 2 per tree. Guy all trees larger than 3" cal. All plastic nursery tape / flagging must be removed from all plants.

Trees



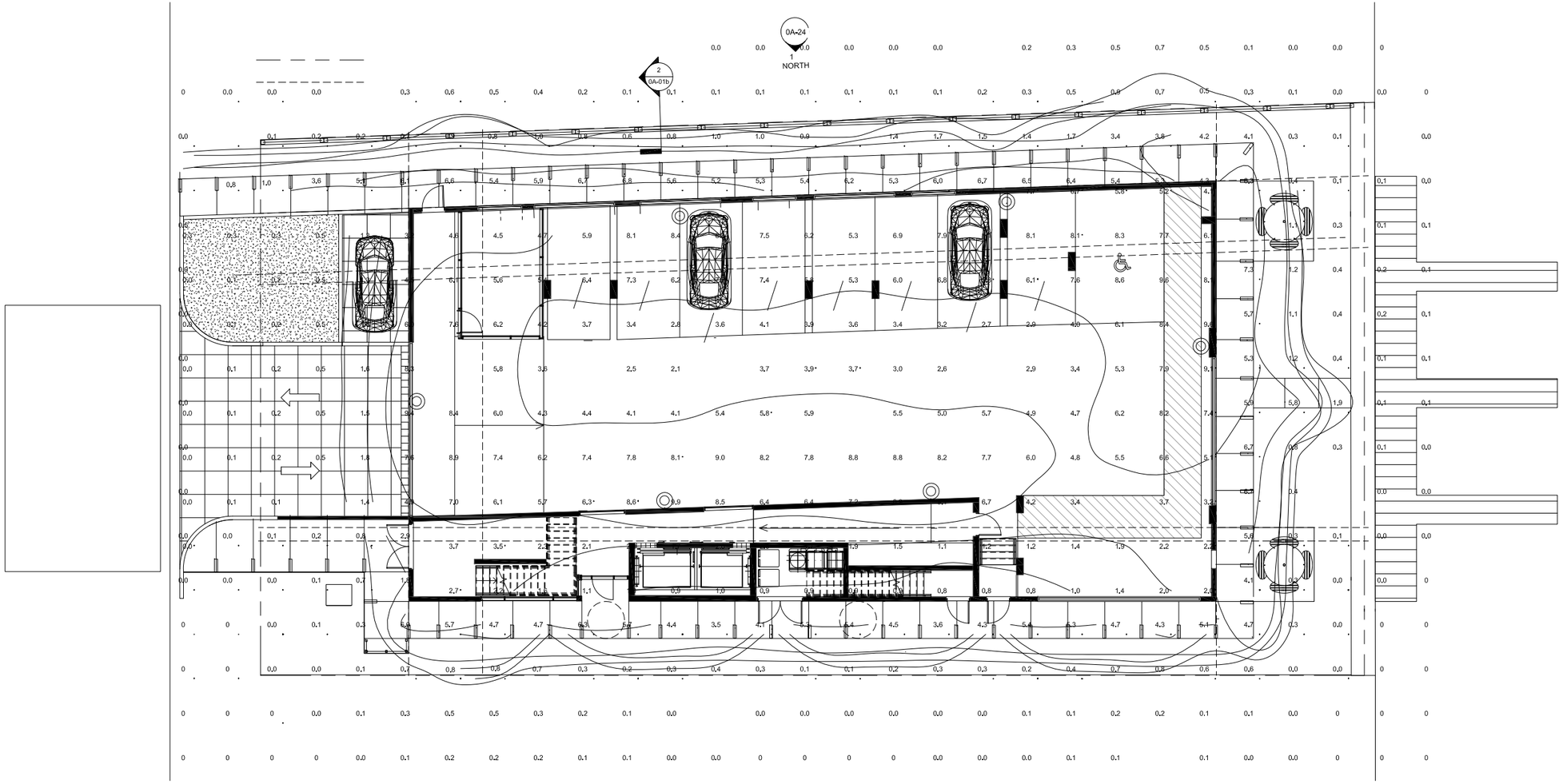
Shrubs



Straight Trunk Palms

GENERAL NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL LANDSCAPED AREAS TO RECEIVE 100% IRRIGATION COVERAGE BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR.
4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES. SOD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS, GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT'S PLANTING PLANS.
7. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", TO A DEPTH OF 3".
10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE AND FRIABLE.
11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE.
14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 8' ABOVE FINISHED GRADE.
15. ALL PROHIBITED PLANT SPECIES (A



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
pathlights	▭	(1) 12 white LEDs	PATHLIGHTS	ELECTRONIC	WALL	Hartman Design Inc, PL24.xxx.500.xxx	120V 1P 2W	One Hatch transformer IL200.505
RAB	▪	(6) <Press Edit to Change> SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDSTILTED 63-DEGREES FROM VERTICAL BASE-UP POS	WALL PACKS AT 12' HEIGHT	ELECTRONIC	WALL	RAB LIGHTING, INC., ALED3178Y -- RWLED3178Y -- RWLED3178SFY -- WPLED3178Y (TYPE III)	120V 1P 2W	

GARAGE AREA

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	1.32
MAXIMUM FOOTCANDLES	12.4
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	3539.76
AVERAGE TO MINIMUM FC RATIO	639.03

PATHWAY

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	3.88
MAXIMUM FOOTCANDLES	18.0
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	3539.76
AVERAGE TO MINIMUM FC RATIO	639.03

CLIENT:
CONGRESS
BHE LLC
C/O CONGRESS GROOP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

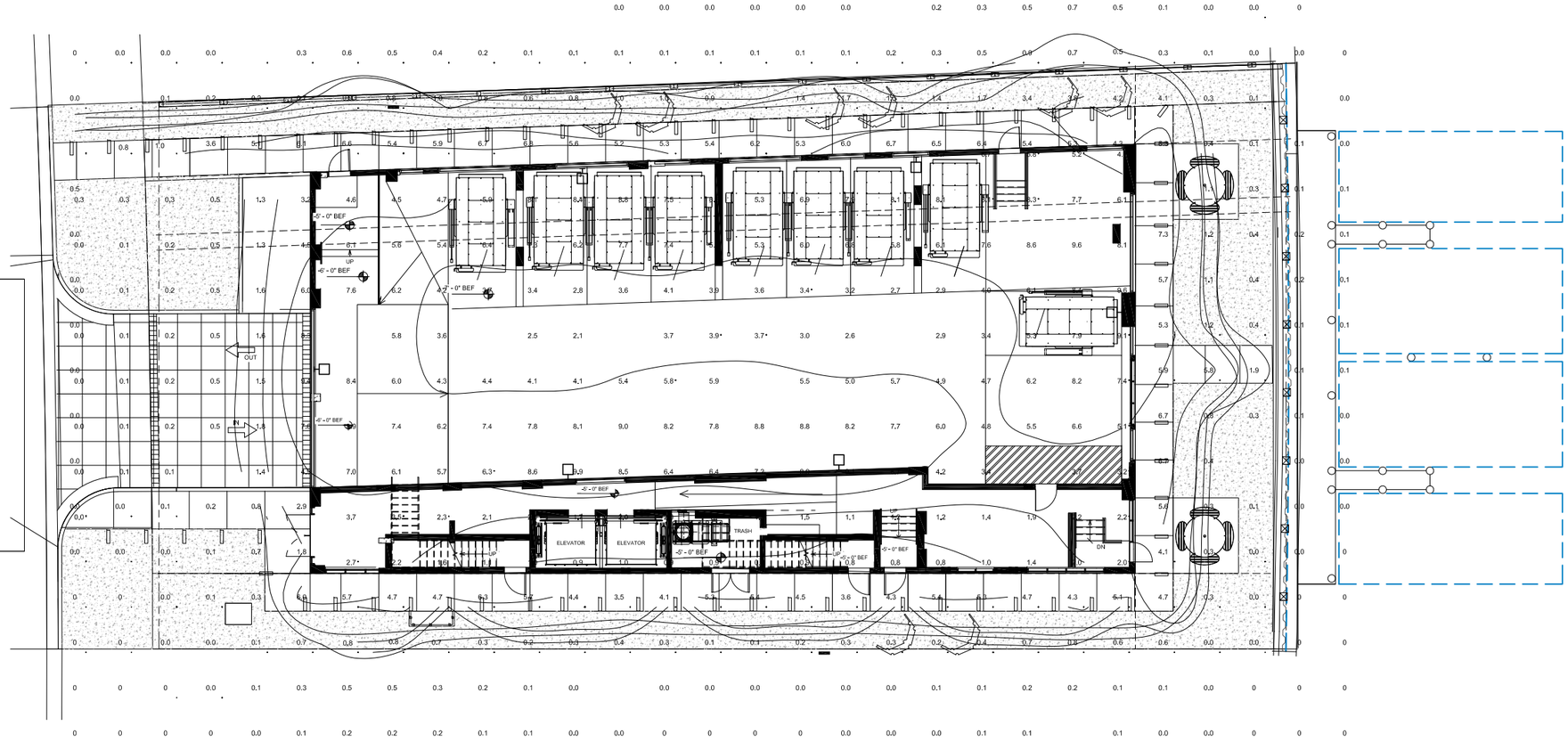
N

0' 5' 10' 20'

Date

GROUND LEVEL

PH - 1



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
pathlights	▭	(1) 12 white LEDs	PATHLIGHTS	ELECTRONIC	WALL	Hartman Design Inc, PL24.xxx.500.xxx	120V 1P 2W	One Hatch transformer IL200.505
RAB	▪□	(6) <Press Edit to Change> SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDSTILTED 63-DEGREES FROM VERTICAL BASE-UP POS	WALL PACKS AT 12' HEIGHT	ELECTRONIC	WALL	RAB LIGHTING, INC., ALED3T78Y – RWLED3T78Y – RWLED3T78SFY – WPLED3T78Y (TYPE III)	120V 1P 2W	

GARAGE AREA

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	1.32
MAXIMUM FOOTCANDLES	12.4
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	3539.76
AVERAGE TO MINIMUM FC RATIO	639.03

PATHWAY

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	3.88
MAXIMUM FOOTCANDLES	18.0
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	3539.76
AVERAGE TO MINIMUM FC RATIO	639.03

CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

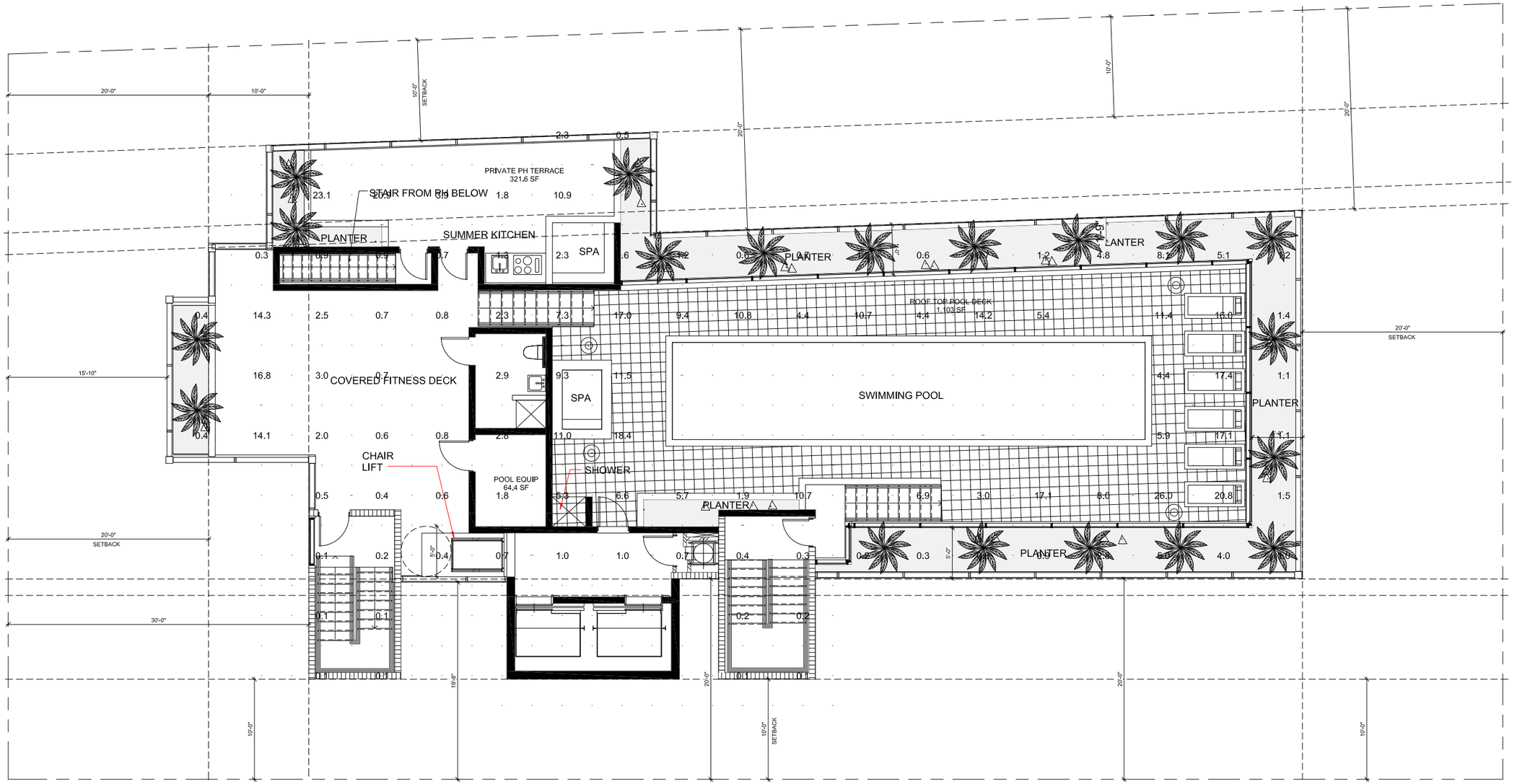
N

0' 5' 10' 20'

Date 01/20/2018

GROUND LEVEL

PH -1R



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
bollards		(1) TC-L 2G11 55W 4800lm 3000K CRI 85, TC-L 2G11 55W 4800lm 3000K CRI 85	POOL BOLLARDS (SPEC ATTACHED)	ELECTRONIC	FLOOR	SLV, 227975	120V 1P 2W		NOT FOR PRODUCTION USE	his file has been modified by DIAL (www.dial.de) photometry export module version 1.2.2.3 on 30:03:2016 POLE PARC 200 09.04.2013 / IBM	14
MR16		C7MR1640D	LANDSCAPE BULLETS WITH MR16 LAMP	NOT FOR PRODUCTION USE	PLANTERS	,	120V 1P 2W			014-08-20 09:24 MR0730KFLAWH 12.0 V 0.609 A 0.915 GPM-1200A 1.000 m	475

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	4.63
MAXIMUM FOOTCANDLES	26.00
MINIMUM FOOTCANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.00 / 0.00
MAXIMUM TO MINIMUM FC RATIO	459.46
AVERAGE TO MINIMUM FC RATIO	81.79

CLIENT:
CONGRESS
BHE LLC
C/O CONGRESS GROOP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

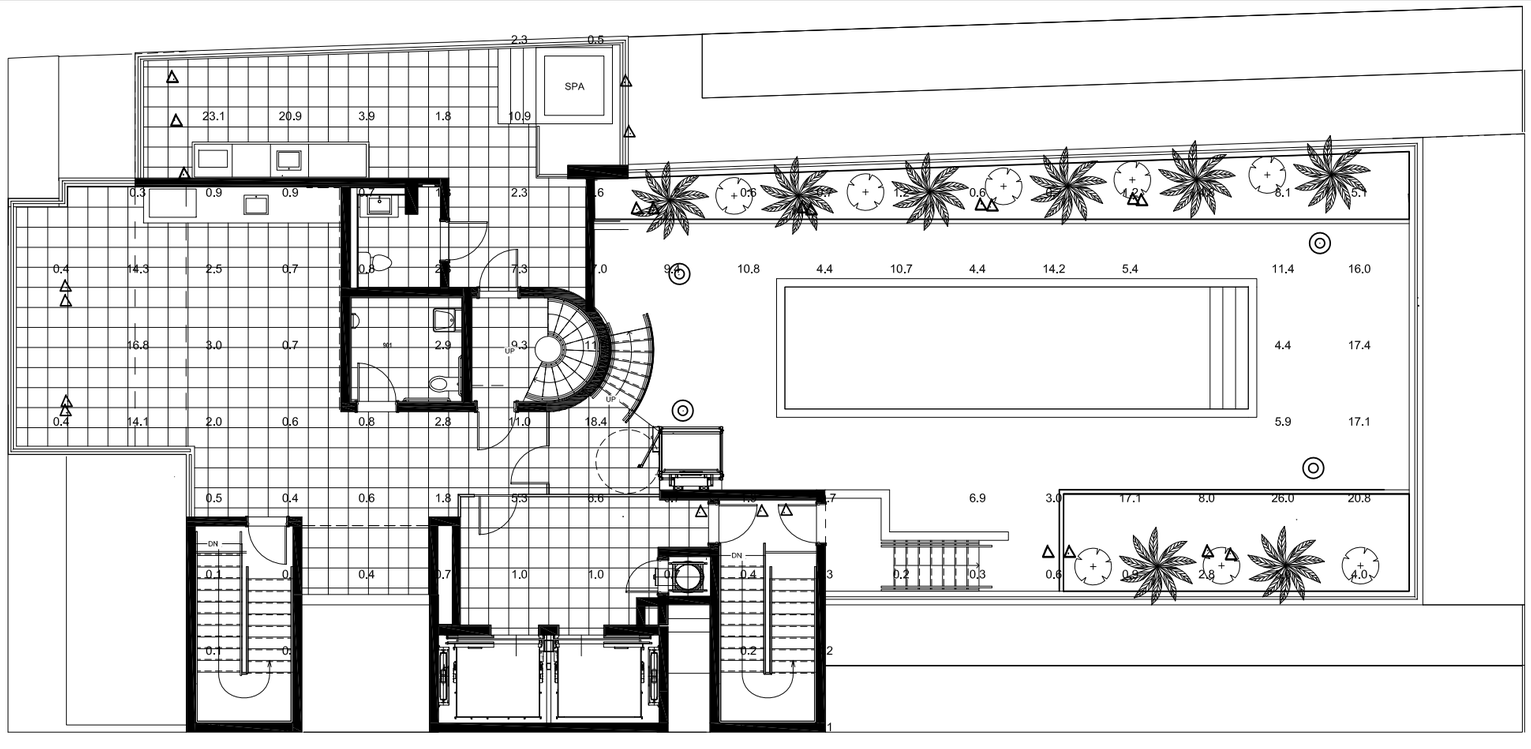
N

0' 5' 10' 20'

Date

POOL LEVEL

PH - 2



LUMINAIRE SCHEDULE

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CLIENT:
CONGRESS BHN LLC
C/O CONGRESS GROUP

DEVELOPER:
THE CONGRESS GROUP INC.
33 ARCH ST, #1100,
BOSTON, MA 02110
TEL:617-897-7200

THE WATERS CONDOMINIUM

9781 East Bay Harbor Drive

BAY HARBOR ISLANDS, FLORIDA

Bermello Ajamil & Partners ARCHITECTS

ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

N

0' 5' 10' 20'

Date 01/20/2018

POOL LEVEL

PH -2R

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

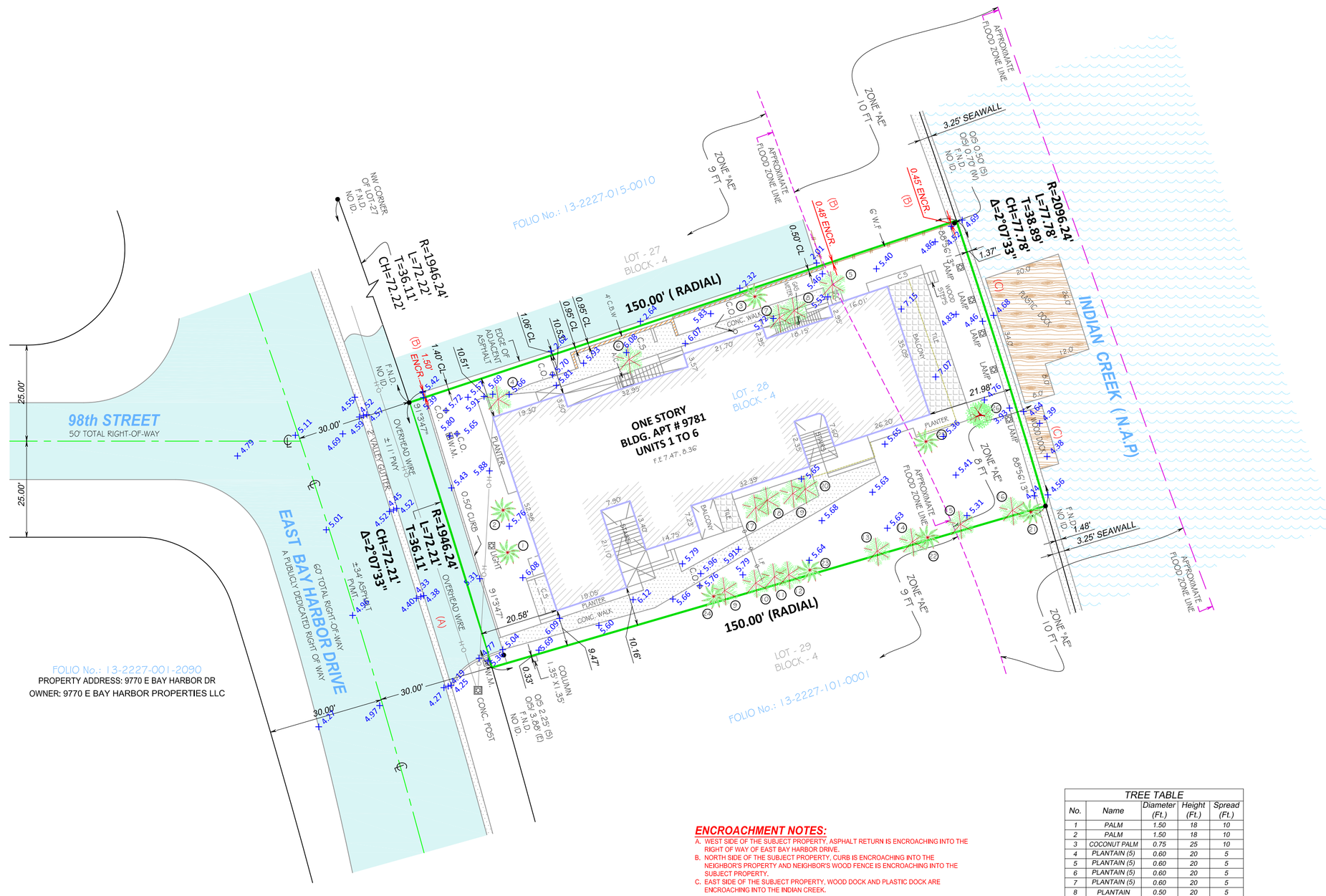
2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

ALTA/ACSM Land Title Survey

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET



ABBREVIATIONS

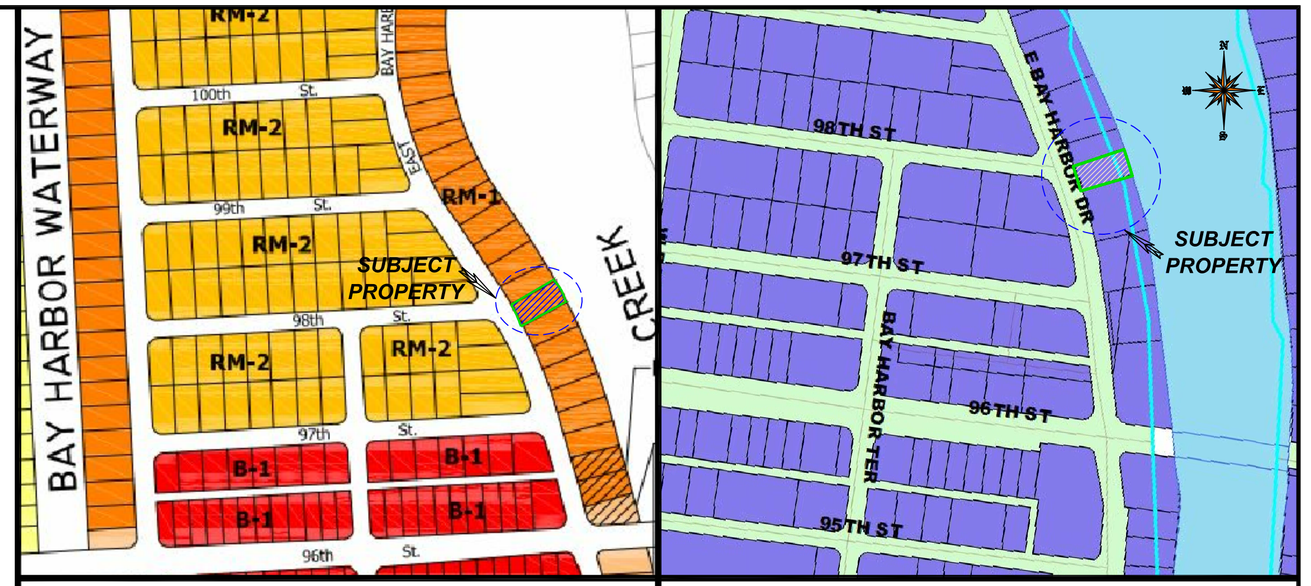
A.	= ARC
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OH (HEIGHT)
IN.&EG.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM	1.50	18	10
2	PALM	1.50	18	10
3	COCONUT PALM	0.75	25	10
4	PLANTAIN (5)	0.60	20	5
5	PLANTAIN (5)	0.60	20	5
6	PLANTAIN (5)	0.60	20	5
7	PLANTAIN (5)	0.60	20	5
8	PLANTAIN	0.50	20	5
9	PLANTAIN	0.50	20	5
10	PALM	0.70	20	10
11	PALM	0.70	20	10
12	PALM	0.70	20	10
13	PALM	0.70	20	10
14	PALM	0.70	20	10
15	PALM	0.70	20	10
16	PALM	0.70	20	10
17	PALM	0.70	20	10
18	PALM	0.70	20	10
19	PALM	0.70	20	10
20	PALM	0.70	20	10
21	PALM	0.70	20	10
22	COCONUT PALM	1.0	30	10
23	COCONUT PALM	1.0	30	10
24	COCONUT PALM	1.0	30	10
25	COCONUT PALM	1.0	30	10
26	PALM	1.0	25	10
27	FICUS	1.0	25	5

ENCROACHMENT NOTES:

A. WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF EAST BAY HARBOR DRIVE.
B. NORTH SIDE OF THE SUBJECT PROPERTY, CURB IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY AND NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
C. EAST SIDE OF THE SUBJECT PROPERTY, WOOD DOCK AND PLASTIC DOCK ARE ENCROACHING INTO THE INDIAN CREEK.



ZONING SKETCH
SCALE = N.T.S.

LOCATION SKETCH
SCALE = 1" - 300'

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO: MARLON GOMEZ, SNYDER GROISMAN, PA, FIRST AMERICAN TITLE INSURANCE COMPANY.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I)IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1,2,3,4,6(A),7(A),7(B-1),8,9,10,11(A),16,18, OF TABLE A THEREOF, AND(II)PURSUANT TO THE ACCURACY STANDARDS DETAIL AND REQUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND AMERICAN CONGRESS OF SURVEYING AND MAPPING AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

2. THE SURVEY WAS MADE ON THE GROUND ON NOVEMBER 12, 2015 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS AND FENCES) SITUATED ON THE SUBJECT PROPERTY;

3. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT FILE NO. 15-1287 DATED OCTOBER 21, 2015 AT 8:00 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCE. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

4. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-1 , MULTIPLE FAMILY RESIDENTIAL DISTRICT. SETBACKS ARE AS PER CITY OF BAL HARBOUR:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF BAL HARBOUR BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(RM-1)
FRONT = 20 FEET
SIDE (CORNER) = 10 FEET
REAR= 20 FEET

5. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS EAST BAY HARBOR DR.

6. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

7. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

8. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN TWO SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120637 PANEL NO. 0144, SUFFIX "L", AND HAVING A BASE FLOOD OF 9 FEET AND 10 FEET, BEARING AN EFFECTIVE DATE OF 09/11/2009.

9. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL +11,250 SQUARE FEET OR ±0.0286 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

10. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 4,113 SQUARE FEET.

11. THERE ARE NO REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

12. ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY BENCHMARK NO. S-243, ELEVATION 11.77 FEET OF N.G.V.D. OF 1929.

13. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

14. FLOOR ELEVATION OF EXISTING BUILDING DIFFERS FROM ONE END TO THE OTHER END. THE HIGHEST ELEVATION OF FLOOR = 8.36 FEET, THE LOWEST ELEVATION OF FLOOR = 7.47 FEET

15. THE HIGHEST PART OF ROOF HAS AN ELEVATION OF 26.86 FEET N.G.V.D. 1929.

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.
THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 15-1287, DATED OCTOBER 21, 2015 AT 8:00 A.M.

ITEM NO. 10 TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM OF MELODY MANOR CONDOMINIUM, AND ALL EXHIBITS ANNEXED THERETO, INCLUDING ALL AMENDMENTS AND MODIFICATIONS THERETO, INCLUDING, BUT NOT LIMITED TO, A HEN FOR CHARGES AND ASSESMENTS AND AN OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL OR PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, RECORDED IN BOOK 8362, PAGE 693, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE, AND IS NOT PLOTTABLE.

ITEM NO. 11 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE(S) 5, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOES AFFECT THE PROPERTY. ITEM Y SHOWN ON SURVEY.

ITEM NO. 12 DECLARATION OF RESTRICTIONS COVERING BAY HARBOR ISLAND RECORDED IN BOOK 2848, PAGE 69, AS AFFECTED BY NOTICE TO EXTEND RECORDED IN BOOK 9649, PAGE 253. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE, AND IS NOT PLOTTABLE.

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION IS AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 15-1287, DATED OCTOBER 21, 2015 AT 8:00 A.M.:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

UNIT NO. 1,2,3,4,5 AND 6 MELODY MANOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 8362, PAGE 693, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UNDERLYING LAND KNOW AS:

LOT 28, BLOCK 4, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.*
- *THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- ***FENCE OWNERSHIP NOT DETERMINED.***
- *NORTH BASED ON PLAT NORTH.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*
- *THIS PLAN OF SURVEY; HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.*

LEGEND

- OHU — OVERHEAD UTILITY LINES
- CBW — CONCRETE BLOCK WALL
- CLF — CHAIN LINK FENCE
- IF — IRON FENCE
- WF — WOOD FENCE
- BSL — BUILDING SETBACK LINE
- EB — ELECTRIC BOX
- UTILITY EASEMENT N/W
- NON-VEHICULAR ACCESS N/W
- + 0.00 — EXISTING ELEVATIONS

Prepared For:
MARLON GOMEZ

Project Address:
9781 E. BAY HARBOR DR., BAL HARBOR, FL , 33154

Project Location: MIAMI-DADE COUNTY

SECTION 26, 27,34 &35,
TOWNSHIP 52 SOUTH, RANGE 42 EAST

Folio No.: 13-2227-048-0010

Job Number: 15-004471-1

L.B. # 7806
LAND SURVEYOR & MAPPER

CARLOS IBARRA
P.L.S. No. 6770 (STATE OF FLORIDA)

Drawn By: NGH	Date:
	Revision:
Field Date: 11/12/2015	Date:
	Revision:

PATH:

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assoc.,Inc.
LAND SURVEYORS
L.B.# 7806

STATE OF FLORIDA — CARLOS IBARRA — CERTIFICATE — NO. 6770 STATE OF FLORIDA — PROFESSIONAL LAND SURVEYOR

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

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
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777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
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FAX : (305) 262-0401

4851 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664

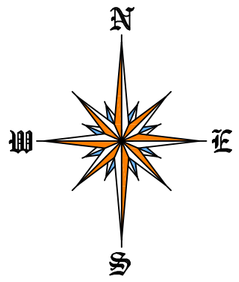
MAP OF BOUNDARY SURVEY

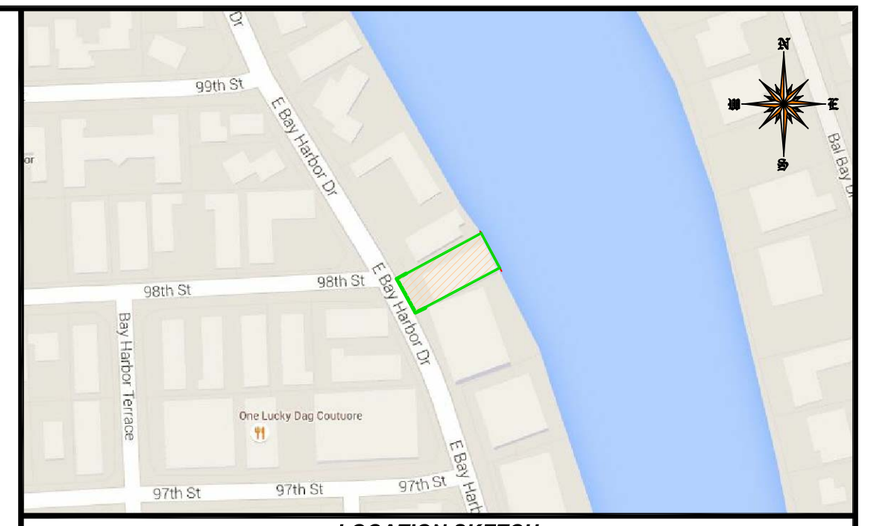
GRAPHIC SCALE

-20 0 10 20 40 80

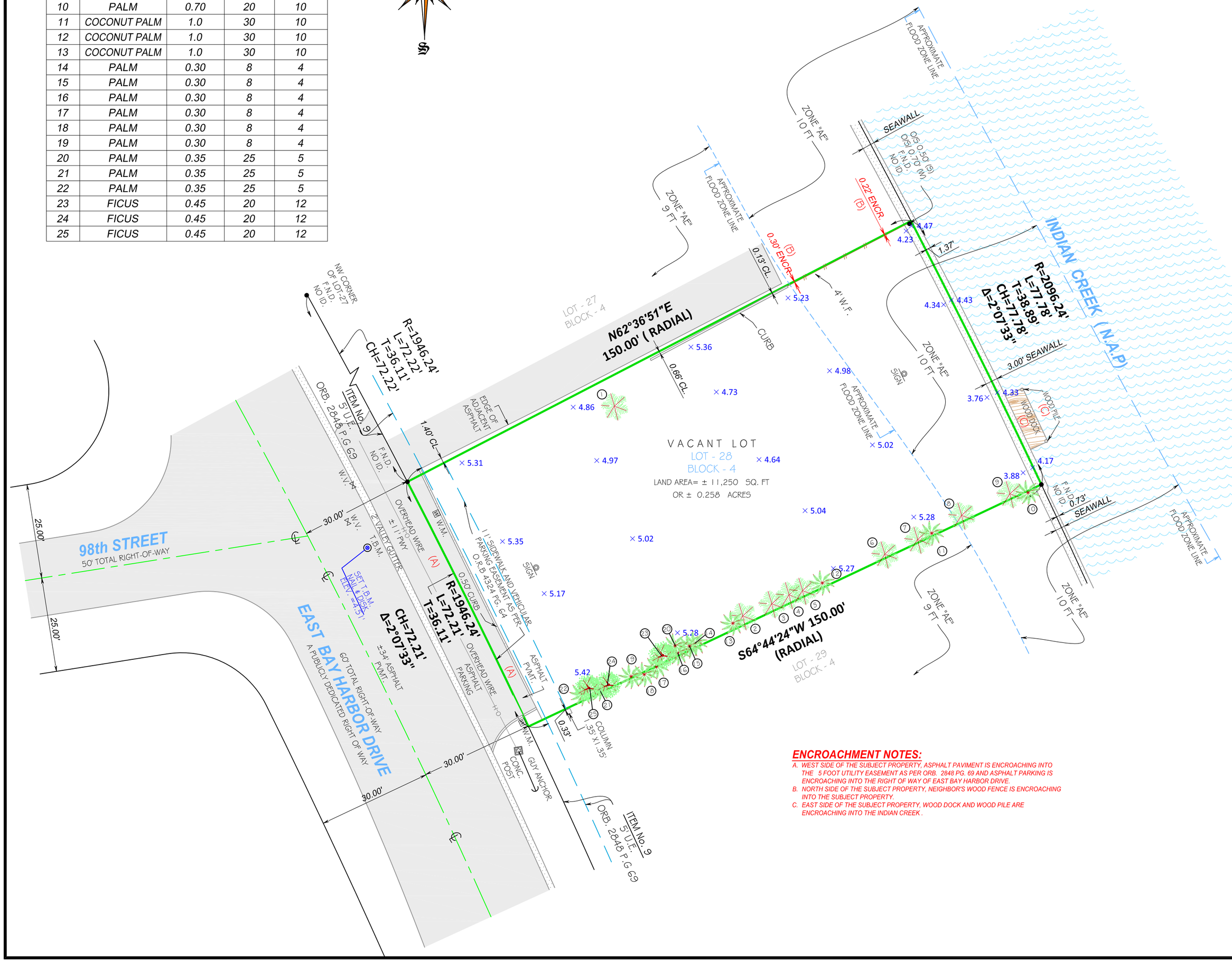
(IN FEET)
1 INCH = 20 FEET

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PLANTAIN (5)	0.60	20	5
2	PLANTAIN	0.50	20	5
3	PALM	0.70	20	10
4	PALM	0.70	20	10
5	PALM	0.70	20	10
6	PALM	0.70	20	10
7	PALM	0.70	20	10
8	PALM	0.70	20	10
9	PALM	0.70	20	10
10	PALM	0.70	20	10
11	COCONUT PALM	1.0	30	10
12	COCONUT PALM	1.0	30	10
13	COCONUT PALM	1.0	30	10
14	PALM	0.30	8	4
15	PALM	0.30	8	4
16	PALM	0.30	8	4
17	PALM	0.30	8	4
18	PALM	0.30	8	4
19	PALM	0.30	8	4
20	PALM	0.35	25	5
21	PALM	0.35	25	5
22	PALM	0.35	25	5
23	FICUS	0.45	20	12
24	FICUS	0.45	20	12
25	FICUS	0.45	20	12





LOCATION SKETCH
SCALE = N.T.S.



ENCROACHMENT NOTES:

A. WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT PAVIMENT IS ENCROACHING INTO THE 5 FOOT UTILITY EASEMENT AS PER ORB. 2848 PG. 69 AND ASPHALT PARKING IS ENCROACHING INTO THE RIGHT OF WAY OF EAST BAY HARBOR DRIVE.
B. NORTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
C. EAST SIDE OF THE SUBJECT PROPERTY, WOOD DOCK AND WOOD PILE ARE ENCROACHING INTO THE INDIAN CREEK .

ABBREVIATIONS

A	= ARC.
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF.
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MK.
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN/EG.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP	= TOWNSHIP
UTIL	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

LEGEND

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
× 0.00 = EXISTING ELEVATIONS

ADDRESS:

9781 E BAY HARBOR DRIVE, BAL HARBOR ISLAND, FL 33154

LEGAL DESCRIPTION:

LOT 28, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:

CONGRESS BHE LLC, A DELAWARE LIMITED LIABILITY COMPANY,
SHUTTS & BOWEN LLP, THE CONGRESS GROUP, INC.,
KIM M. RUBIN ATTORNEY AT LAW,
FIRST AMERICAN TITLE INSURANCE COMPANY,

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"SEE NOTE 4"
BASE FLOOD ELEVATION:	" SEE NOTE 4"
COMMUNITY:	120637
PANEL:	0144
SUFFIX:	L
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. THE SUBJECT PROPERTY LIES WITHIN TWO FLOOD ZONES, "AE" ELEV. 9 FEET. AND "AE" ELEV. 10 FEET.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK # R-243. LOCATOR NO. 2225 W; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 02/19/2018

CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 **STATE OF FLORIDA**
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON:	UPDATED SURVEY	02/19/2018
REVISED ON:	UPDATED SURVEY	03/14/2017
REVISED ON:	UPDATED SURVEY	08/02/2016
REVISED ON:	UPDATED SURVEY	12/13/2015
REVISED ON:	ORIGINAL SURVEY	11/13/2015

DRAWN BY:	AS
FIELD DATE:	02/19/2018
SURVEY NO:	15-004471-7
SHEET:	1 OF 1

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 SEAL