

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.

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

August 20, 2019

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse, Lots 5-14 of Block 21 and Lot 32 of Block 3 The Board requested a modification to the east building facade. The architect submitted a revised plan showing the proposed facade. Enclosed please find the revised plans, comments from Town Planner Michael Miller and other related documents.

** Staff Review:* As these modifications were requested by the PZB and they appear to meet minimum LDR requirements (setback issue) we have no problem with the proposed revision from a technical standpoint.

PUBLIC COMMENT -

Public comment for 1177 Kane Concourse.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Bay Harbor Land 2019, LLC" located at 9530 West Broadview Drive, Lot 73 of Block 23. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 7,756 square feet of a/c living. The residence will have 6 bedrooms, 8 full bathrooms and 2 half baths and a two car garage. Enclosed please find the site plan and elevations. (Item #2A)

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

ADJOURNMENT: Approximately 8:00 p.m.

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

August 20, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse, Lots 5-14 of Block 21 and Lot 32 of Block 3 The Board requested a modification to the east building facade. The architect submitted a revised plan showing the proposed facade. Enclosed please find the revised plans, comments from Town Planner Michael Miller and other related documents.

DESCRIPTION:

Public comment for 1177 Kane Concourse.

RECOMMENDED ACTION:

As these modifications were requested by the PZB and they appear to meet minimum LDR requirements (setback issue) we have no problem with the proposed revision from a technical standpoint.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 1177KCEmailReport.log
2. 1177KCLetter
3. East Facade Revised Plans (7-26-19)
4. 1177 Kane Concourse - Previous East Facade Design

Ayanidys Martinez

From: Michael J. Miller <mmiller@michaelmillerplanning.com>
Sent: Tuesday, August 13, 2019 3:16 PM
To: Ayanidys Martinez
Cc: J C Jimenez; Marlene Siegel; Frank Simone; Edward Ploski; clayparker10@gmail.com
Subject: Bay Harbor Islands - 1177 Kane Concourse MXD - PZB Resubmittal East Bldg. Facade

Aya:

As related to the above project the PZB requested at their April 2, 2019 meeting that the applicant re-study the east building façade – as it is a “zero lot line” and will be exposed to the public view until the adjoining site(s) are redeveloped. The April 2019 design included a change over the alley to “Break” the building façade on the east façade with a green screen buffer. Recently the Town received a resubmittal for the east building façade. The following comments relate to the proposed new design:

- 1) The new August 2019 design has removed the green screen over the alley and added planter boxes shown with “cascading plantings” on the upper floors. While this is may be acceptable MMPA cautions that live plants may have a hard time growing on the east façade (shade) and suggest faux greenery.
- 2) Also, the new August 2019 design includes changes to the northeast corner of the building (Levels 3-8) the residential units now with windows and balconies facing east onto an exterior area (10’-6” x approx. 51’). This could be viewed as an improvement over the former solid vertical color pattern. However, if the adjoining site is ever redeveloped using a “zero-lot-line” design these areas may be awkward as to usability. The DU facing 97 Street were slightly reconfigured due to the new exterior areas.
- 3) Also, the new August 2019 design includes changes to the previous vertical color patterns on each side of the vertical landscaping planter above the alley. This has been replaced with grey painted cement plaster finish with tooled reveals. This treatment is believed to blend better with the overall building theme.
- 4) Also, on the August 2019 design on the southeast building façade the vertical color pattern has been replaced with the same treatment show on a portion of the west and south façade of the building (commercial façade). This modification ties into the overall look of the commercial building and helps to break-up the eastern elevation. The “fins” shown on this area of the building do not encroach into the adjoining site.
- 5) Finally, the August 2019 plans include an approximately 10’-6” setback x 70’ long landscape planter for the commercial building from the 2nd Level to the top of the building.
- 6) The new renderings appear to show some type of vertical vines growing on the exterior walls of the east façade at lower building levels. Since this a “zero-lot-line” design this could not be possible – the plants would be on the adjoining land (surface parking lot). This should be reconsidered (vine mural).

As these modifications were requested by the PZB and they appear to meet the minimum LDR requirements (setback issue) we have no problem with the proposed revision from a technical standpoint.

We do not plan on providing a new staff report – this email will serve as our review comments.

Michael J. Miller, AICP
Town of Bay Harbor Islands
Consultant Town Planner



Nicholas J. Barshel

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Miami, FL 33131
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July 26, 2019

Planning and Zoning Board
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Second Resubmittal of East Façade - 1177 Kane Concourse Project

Dear Chair and Members of the Board,

As you know, N/R Wharton Kane Concourse Property Owner, LLC is seeking to develop two acres of property in the commercial core of Bay Harbor Islands at 1177 Kane Concourse. The owner is proposing a five (5) story mixed-use development, including 104 residential units, 86,400 square feet of office space, and 14,900 square feet of commerce space. On November 20, 2018, the Board approved the overall site plan for the 1177 Kane Concourse project, subject to certain elements coming back before the Board for additional review. On January 15, 2019, the Board approved additional ground-floor enhancements and articulation of the south façade. On April 2, 2019, the Board heard an updated presentation on the east façade of the building, but had additional comments and requested that the applicant return to the Board for final approval.

Since that time, the design team has taken into consideration all of the Board's comments and completely redesigned the east façade to break up the massing, wrap office and residential windows around the corners, and increase landscape opportunities. The enclosed plans account for all building changes stemming from this overhaul of the east façade. Minor modifications to the configuration of each floor plan were required to compensate for the façade step-backs.

Please accept this letter and the enclosed plans as our official second resubmittal regarding the east façade condition. We would appreciate being placed on the next possible Board agenda for review. Thank you again for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Barshel", written over a light blue circular background.

Nicholas J. Barshel

Enclosures

ZONING DATA

PROJECT ADDRESS:

1177 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBERS:

LOT 5, BLOCK 21: 13-2227-001-3640 (PARCEL B)
LOT 6, BLOCK 21: 13-2227-001-3650 (PARCEL B)
LOTS 7 THRU 11, BLOCK 21: 13-2227-001-3660 (PARCEL A)
LOT 12, BLOCK 21: 13-2227-001-3670 (PARCEL B)
LOT 13, BLOCK 21: 13-2227-001-3680 (PARCEL B)
LOT 14, BLOCK 21: 13-2227-001-3690 (PARCEL B)

LEGAL DESCRIPTION (PER SURVEY):

PARCEL A:
LOTS 7, 8, 9, 10 AND 11, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 9, 10 AND 11 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

PARCEL B:
LOTS 5, 6, 12, 13 AND 14, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 12, 13 AND 14 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

SURVEY INFORMATION:

PREPARED BY:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PH: (954) 689-7766
FAX: (954) 689-7799

SURVEY PROJECT NUMBER: 8194-16

CERTIFIED TO: THE OWNER

ZONING DISTRICTS:

PARCEL A: B-1 BUSINESS DISTRICT
PARCEL B: B-1 BUSINESS DISTRICT

FLOOD ZONE INFORMATION (PER SURVEY):

COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144 L
ZONE: AE
BASE FLOOD ELEVATION: 8
EFFECTIVE DATE: 09/11/2009



PROJECT LOCATION MAP
N.T.S.

BUILDING SETBACKS:

B-1 BUSINESS DISTRICT:

KANE CONCOURSE (96TH STREET): 0'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY FOR THE KANE CONCOURSE (65 FEET FROM CENTERLINE OF THE ROADWAY).

EAST BAY HARBOR DRIVE, WEST BAY HARBOR DRIVE, BAY HARBOR TERRACE, 95TH STREET AND 97TH STREET: 5'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL BE ER ECTED OR ALTERED TO BE LESS THAN AN AVERAGE OF FIVE FEET FROM THE AFOREMENTIONED PUBLIC RIGHTS-OF-WAY, WITHIN THE REQUIRED SETBACK AREAS. LANDSCAPING INCLUDING FOUNDATION PLANTINGS, PLAZAS, SCULPTURES AND THE LIKE SHALL BE INSTALLED. AT LEAST 75 PERCENT OF THE AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS. THE REMAINING AREA MAY INCLUDE HARDSCAPE SUCH AS WALKWAYS, PAVERS AND THE LIKE. FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 15 FEET. THE TOWN COUNCIL RESERVES THE RIGHT TO MODIFY THE ADDITIONAL BUILDING SETBACK PROVISIONS LISTED ABOVE DUE TO INCREASED BUILDING HEIGHT FOR PARKING GARAGE STRUCTURES ON TOWN-OWNED LANDS.

ALLEYS: 0'-0"

ALLEYS DEPICTED ON THE RECORDED PLAT FOR BAY HARBOR ISLANDS BETWEEN BLOCKS 11, 12, 20 AND 21: NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12 SHALL ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY. NOTWITHSTANDING AND ABOVE, SETBACKS SHALL BE PROVIDED TO PROVIDE FOR REQUIRED LOADING AREAS AND SERVICE DELIVERIES SO THAT THE ALLEY IS NOT BLOCKED FROM VEHICULAR TRAFFIC MOVEMENTS.

INTERIOR SIDE: 0'-0"

NO SETBACK IS REQUIRED ALONG INTERIOR SIDE PROPERTY LINES.

FLEX SETBACKS:

A PROJECT DESIGNER HAS THE OPTION TO OFFER CREATIVE DESIGN SOLUTIONS TO THE BUILDING CONFIGURATIONS AND THE TOWN COUNCIL MAY ALLOW PORTIONS OF THE BUILDING STRUCTURE TO ENCR OACH INTO THE SETBACK REQUIREMENTS ABOVE. THE TOTAL AMOUNT OF ENCR OACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THIS PROVISION SHALL SERVE TO CREATE AN ARCHITECTURAL OPPORTUNITY FOR CREATIVE DESIGN APPROACHES WHILE PROMOTING THE BENEFICIAL PURPOSES OF BUILDING SETBACKS IN THE DISTRICT. IN NO CASE SHALL ANY PORTION OF A BUILDING ENCR OACH INTO THE BASE BUILDING SETBACKS SET FORTH ABOVE FOR PORTIONS OF THE BUILDING BELOW 25 FEET IN HEIGHT.

BUILDING SETBACK TABLE

STREET / FRONTAGE	REQUIRED SETBACK	PROVIDED SETBACK	PROPOSED BLDG. HGT.	REMARKS
PARCELS A AND B				
KANE CONCOURSE (96TH STREET)	0'-0"	2'-0 1/4"	75'-0"	
WEST BAY HARBOR DRIVE	VARIABLE BASED ON HEIGHT	20'-3 1/2" RESIDENTIAL 15'-1 1/2" OFFICE*	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
97TH STREET	VARIABLE BASED ON HEIGHT	20'-4"	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
SIDE- INTERIOR	0'-0"	0'-4"	75'-0"	

*PROPOSED ENCR OACHMENT OF 4'-10 1/2" ON UPPER FLOOR OF OFFICE ONLY. PROPOSING TO USE FLEX SETBACK PROVISION OF THE CODE, SECTION 23-11(C)(6)- SEE BUILDING SECTIONS AND ELEVATIONS.

PROJECT SITE AREAS:

PARCELS A AND B LESS 20'-0" ALLEY R.O.W. = 79,399 SF (1.82 ACRES)

20'-0" ALLEY R.O.W. = 6,000 SF (0.13 ACRES)

TOTAL LOT AREA (INCLUDING ALLEY) = 85,399 (1.95 ACRES)

PROJECT DENSITY:

MAXIMUM ALLOWABLE BASE DENSITY: 34 DU / ACRE

PROJECT BASE DENSITY: 1.95 ACRES X 34 DU/ACRE = 66 DU ALLOWABLE

MAXIMUM ALLOWABLE OVERALL DENSITY: 80 DU / ACRE

PROJECT OVERALL DENSITY: 1.95 ACRES X 80 DU/ACRE = 156 DU ALLOWABLE

PROPOSED PROJECT DENSITY:

104 OVERALL DWELLING UNITS (66 ALLOWABLE BASE DENSITY + 38 ALLOWABLE TDR UNITS)

OFF-STREET PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS-

A MINIMUM OF TWO PARKING SPACES SHALL BE REQUIRED ON THE BUILDING PLOT FOR EACH DWELLING UNIT WITHIN A MULTIPLE-FAMILY DEVELOPMENT. EXCEPT AS PROVIDED FOR OTHERWISE IN ARTICLE II OF THE BAY HARBOR ISLANDS, FL CODE OF ORDINANCES. IN ADDITION, GUEST PARKING SHALL BE PROVIDED FOR MULTIPLE-FAMILY DELOPMENTS. AT LEAST ONE GUEST PARKING SPACE SHALL BE REQUIRED FOR EACH WHOLE PLATTED LOT.

RESTAURANTS, PUBLIC DINING ROOMS, BARS, PROVATE CLUBS, COCTAIL LOUNGES-

ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF CUSTOMER SERVICE AREA. THE ABOVE SHALL NOT BE INTENDED TO INCLUDE FOOD AND DRINK PREPERATION AREAS, BATHROOMS, WAITING AREAS OR STORAGE AREAS.

RETAIL, COMMERCIAL, PERSONAL SERVICE, MISCELLANEDUS USES AND BUSINESS USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

OFFICE AND PROFESSIONAL USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

PARKING TABLE					SHARED PARKING REQUIRED*			
USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQ'D*	W/ % PARKING ADJUSTMENT****	PROVIDED PARKING*	REMARKS
RESIDENTIAL								
MULTIPLE-FAMILY RESIDENTIAL	104 DU	N/A	2 PER DU	208 SPACES	146 SPACES	136 SPACES	136 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
MULTIPLE-FAMILY VISITOR	10 PLATTED LOTS	N/A	1 PER PLATTED LOT	10 SPACES****	2 SPACES	2 SPACES	2 SPACES	(2) OF DELIVERY / GUEST SPACES PROVIDED AT FRONT YARD****
OFFICE	N/A	86,408 SF	1 PER 300 SF	289 SPACES	283 SPACES	263 SPACES	263 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RESTAURANT	N/A	7,100 SF**	1 PER 100 SF	72 SPACES	47 SPACES	44 SPACES	44 SPACES****	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
FUTURE SIDEWALK CAFE PARKING	N/A	2,523 SF	1 PER 100 SF	26 SPACES	16 SPACES	15 SPACES	15 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RETAIL	N/A	7,804 SF	1 PER 300 SF	26 SPACES	25 SPACES	23 SPACES	23 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
SUB-TOTAL				631 SPACES	519 SPACES*	483 SPACES*	483 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
EXISTING STREET PARKING							10 SPACES	STREET PARKING SPACES USED TOWARD PROVIDED SPACES.
TOTALS						483 SPACES*	483 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.

*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
** CONSIDERS 30% REDUCTION IN SPACE SQUARE FOOTAGE FOR COMMERCIAL KITCHEN LEAVING 70% OF SPACE AS DINING SPACE. SUBJECT TO CHANGE DEPENDING ON TENANTS' ACTUAL NEEDS.
*** TOTAL OF (16) PARKING SPACES ARE ON PARKING LIFTS + 32 TOTAL PROVIDED SPACES. PARKING LIFT SPACES SHALL BE OPERATED BY VALET OPERATOR ONLY. (6) PARKING LIFTS PROVIDED ON GROUND FLOOR / (10) PARKING LIFTS ON GARAGE ROOF LEVEL.
**** (2) DELIVERY/GUEST SPACES PROVIDED IN FRONT YARD- THE REMAINING (8) GUEST SPACES ARE PROVIDED IN THE PARKING GARAGE STRUCTURE AND ARE PART OF TOTAL PARKING COUNT PROVIDED.
*****ADDITIONAL 7% REDUCTION DUE OT RIDE SHARING AND PARKING MANAGEMENT PLAN RECOMMENDED BY DAVID PLUMMER & ASSOCIATES. SEE SHARED PARKING ANALYSIS REPORT.

ACCESSIBLE PARKING REQUIREMENTS

TOTAL ACCESSIBLE SPACES REQUIRED

631 SPACES REQUIRED MINUS UP TO 26 SIDEWALK CAFE PARKING SPACES = 605 SPACES X 0.02 = 12.10 = 13 ACCESSIBLE SPACES REQUIRED

13 ACCESSIBLE SPACES HAVE BEEN PROVIDED IN THE PARKING GARAGE TO ACCOMODATE THE ACCESSIBLE PARKING REQUIREMENTS PURSUANT FBC 2017- ACCESSIBILITY, SECTION 208 "PARKING SPACES". THESE 13 SPACES ARE INCLUDED AS PART OF THE TOTAL PARKING PROVIDED.

TOTAL VAN PARKING SPACES REQUIRED

13 ACCESSIBLE SPACES / 6 = 2.167 = 3 ACCESSIBLE VAN SPACES REQUIRED

5 ACCESSIBLE VAN SPACES HAVE BEEN PROVIDED ON THE GROUND FLOOR PARKING LEVEL AS PART OF THE TOTAL REQUIRED ACCESSIBLE PARKING, PURSUANT FBC 2017- ACCESSIBILITY, SECTION 208.2.4 "VAN PARKING SPACES".

DWELLING UNIT SIZES:

ZONING CODE MINIMUM UNIT SIZES
(NET AREA)

STUDIO (S) = 650 SF
1 BEDROOM (1BR) = 800 SF
2 BEDROOM (2BR) = 950 SF
3 BEDROOM (3BR) = 1100 SF

Unit Matrix- Gross Area							
Level	thru Level	Unit Type	Name	Beds / Baths	Number of Units	Area	Total Area
LEVEL R02							
LEVEL R02	N/A		Unit 201	2BR / 2BA	1	1236 SF	1236 SF
LEVEL R02	N/A		Unit 202	1BR / 1BA	1	901 SF	901 SF
LEVEL R02	N/A		Unit 203	2BR / 2BA + D	1	1329 SF	1329 SF
LEVEL R02	N/A		Unit 204	2BR / 2BA + D	1	1179 SF	1179 SF
LEVEL R02	N/A		Unit 205	2BR / 2BA + D	1	1179 SF	1179 SF
LEVEL R02	N/A		Unit 206	3BR / 2BA	1	1385 SF	1385 SF
LEVEL R02	N/A		Unit 207	3BR / 2BA + D	1	1282 SF	1282 SF
LEVEL R02	N/A		Unit 208	1BR / 1BA + D	1	864 SF	864 SF
LEVEL R02	N/A		Unit 209	1BR / 1BA + D	1	864 SF	864 SF
LEVEL R02	N/A		Unit 210	1BR / 1BA + D	1	864 SF	864 SF
LEVEL R02	N/A		Unit 211	1BR / 1BA + D	1	900 SF	900 SF
LEVEL R02	N/A		Unit 212	2BR / 2BA + D	1	1010 SF	1010 SF
LEVEL R02	N/A		Unit 213	1BR / 1BA + D	1	1040 SF	1040 SF
LEVEL R02	N/A		Unit 214	S	1	760 SF	760 SF
					14		14791 SF
LEVEL R03							
LEVEL R03	thru R08		Unit 01	2BR / 2BA	6	1236 SF	7414 SF
LEVEL R03	thru R08		Unit 02	1BR / 1BA	6	901 SF	5403 SF
LEVEL R03	thru R08		Unit 03	2BR / 2BA + D	6	1329 SF	7972 SF
LEVEL R03	thru R08		Unit 04	2BR / 2BA + D	6	1179 SF	7072 SF
LEVEL R03	thru R08		Unit 05	2BR / 2BA + D	6	1179 SF	7072 SF
LEVEL R03	thru R08		Unit 06	3BR / 2BA	6	1385 SF	8309 SF
LEVEL R03	thru R08		Unit 07	3BR / 2BA + D	6	1282 SF	7693 SF
LEVEL R03	thru R08		Unit 08	1BR / 1BA + D	6	864 SF	5184 SF
LEVEL R03	thru R08		Unit 09	1BR / 1BA + D	6	864 SF	5184 SF
LEVEL R03	thru R08		Unit 10	1BR / 1BA + D	6	864 SF	5184 SF
LEVEL R03	thru R08		Unit 11	1BR / 1BA + D	6	900 SF	5400 SF
LEVEL R03	thru R08		Unit 12	2BR / 2BA + D	6	1010 SF	6057 SF
LEVEL R03	thru R08		Unit 13	2BR / 2BA + D	6	1040 SF	6240 SF
LEVEL R03	thru R08		Unit 14	2BR / 2BA + D	6	1040 SF	6240 SF
LEVEL R03	thru R08		Unit 15	2BR / 2BA + D	6	1065 SF	6392 SF
					90	96817 SF	
					104	111608 SF	

AVERAGE UNIT SIZE = 1,073 GROSS SF/UNIT
(111,608 SF / 104 UNITS)

Unit Matrix- Net Area							
Level	thru Level	Unit Type	Name	Beds / Baths	Number of Units	Area	Total Area
LEVEL R02							
LEVEL R02	N/A		Unit 201	2BR / 2BA	1	1132 SF	1132 SF
LEVEL R02	N/A		Unit 202	1BR / 1BA	1	926 SF	926 SF
LEVEL R02	N/A		Unit 203	2BR / 2BA + D	1	1284 SF	1284 SF
LEVEL R02	N/A		Unit 204	2BR / 2BA + D	1	1131 SF	1131 SF
LEVEL R02	N/A		Unit 205	2BR / 2BA + D	1	1136 SF	1136 SF
LEVEL R02	N/A		Unit 206	3BR / 2BA	1	1338 SF	1338 SF
LEVEL R02	N/A		Unit 207	3BR / 2BA + D	1	1236 SF	1236 SF
LEVEL R02	N/A		Unit 208	1BR / 1BA + D	1	827 SF	827 SF
LEVEL R02	N/A		Unit 209	1BR / 1BA + D	1	827 SF	827 SF
LEVEL R02	N/A		Unit 210	1BR / 1BA + D	1	827 SF	827 SF
LEVEL R02	N/A		Unit 211	1BR / 1BA + D	1	861 SF	861 SF
LEVEL R02	N/A		Unit 212	2BR / 2BA + D	1	968 SF	968 SF
LEVEL R02	N/A		Unit 213	1BR / 1BA + D	1	1000 SF	1000 SF
LEVEL R02	N/A		Unit 214	S	1	715 SF	715 SF
					14		14209 SF
LEVEL R03							
LEVEL R03	thru R08		Unit 01	2BR / 2BA	6	1132 SF	6790 SF
LEVEL R03	thru R08		Unit 02	1BR / 1BA	6	926 SF	5554 SF
LEVEL R03	thru R08		Unit 03	2BR / 2BA + D	6	1284 SF	7707 SF
LEVEL R03	thru R08		Unit 04	2BR / 2BA + D	6	1131 SF	6784 SF
LEVEL R03	thru R08		Unit 05	2BR / 2BA + D	6	1136 SF	6819 SF
LEVEL R03	thru R08		Unit 06	3BR / 2BA	6	1338 SF	8026 SF
LEVEL R03	thru R08		Unit 07	3BR / 2BA + D	6	1236 SF	7414 SF
LEVEL R03	thru R08		Unit 08	1BR / 1BA + D	6	827 SF	4964 SF
LEVEL R03	thru R08		Unit 09	1BR / 1BA + D	6	827 SF	4964 SF
LEVEL R03	thru R08		Unit 10	1BR / 1BA + D	6	827 SF	4964 SF
LEVEL R03	thru R08		Unit 11	1BR / 1BA + D	6	861 SF	5168 SF
LEVEL R03	thru R08		Unit 12	2BR / 2BA + D	6	968 SF	5805 SF
LEVEL R03	thru R08		Unit 13	2BR / 2BA + D	6	1000 SF	6001 SF
LEVEL R03	thru R08		Unit 14	2BR / 2BA + D	6	1000 SF	6001 SF
LEVEL R03	thru R08		Unit 15	2BR / 2BA + D	6	993 SF	5957 SF
					90	92918 SF	
					104	107127 SF	

AVERAGE UNIT SIZE = 1,030 NET SF/UNIT
(107,127 SF / 104 UNITS)

UNIT MIX BY UNIT TYPE

S = 1 UNIT (0.9%)
1BR / 1BA= 7 UNITS (6.7%)
1BR / 1BA + D= 29 UNITS (27.9%)
2BR / 2BA = 7 UNITS (6.7%)
2BR / 2BA + D= 46 UNITS (44.2%)
3BR / 2BA= 7 UNITS (6.7%)
3BR / 2BA + D= 7 UNITS (6.7%)

UNIT MIX BY # OF BEDROOMS

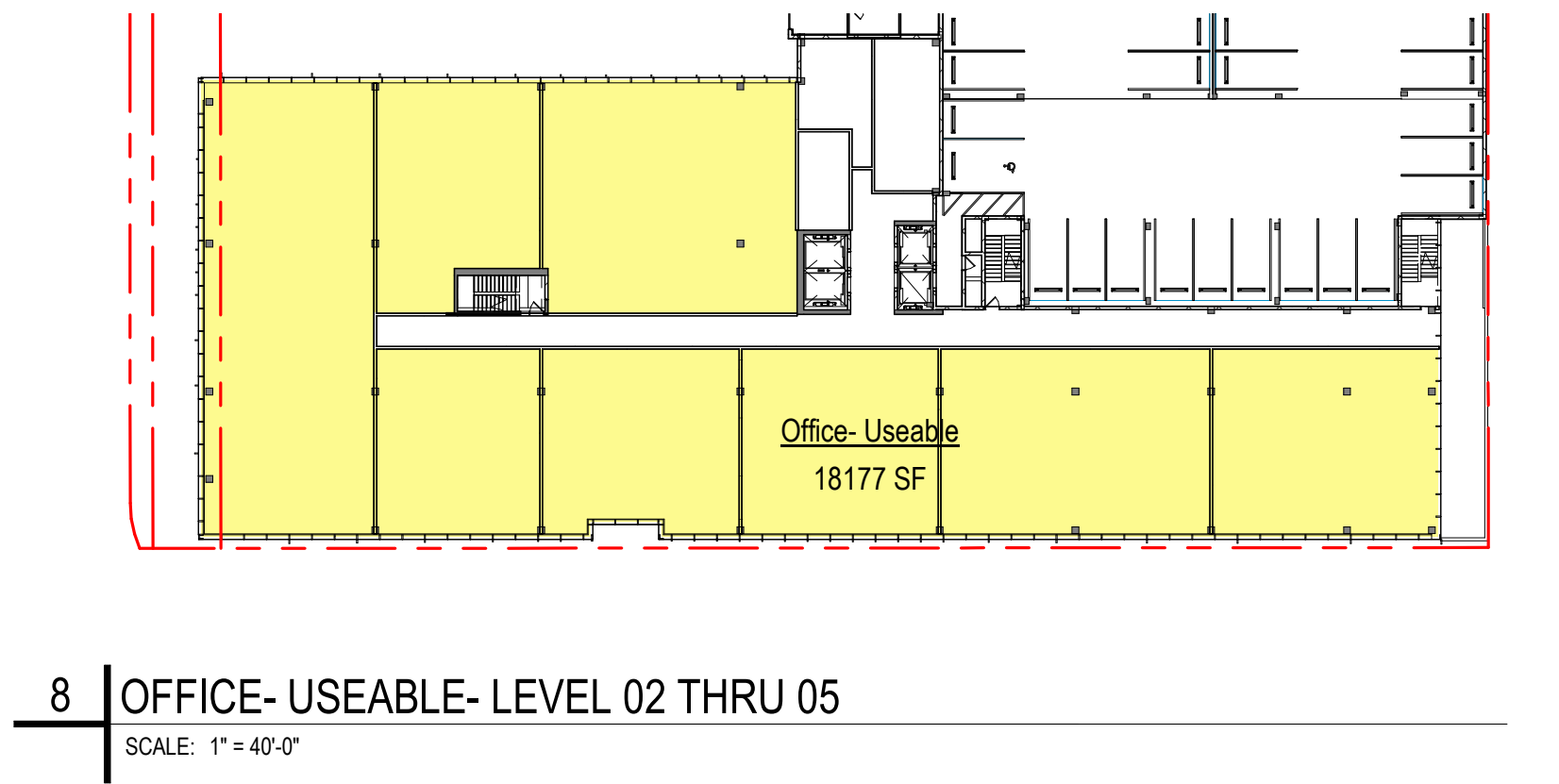
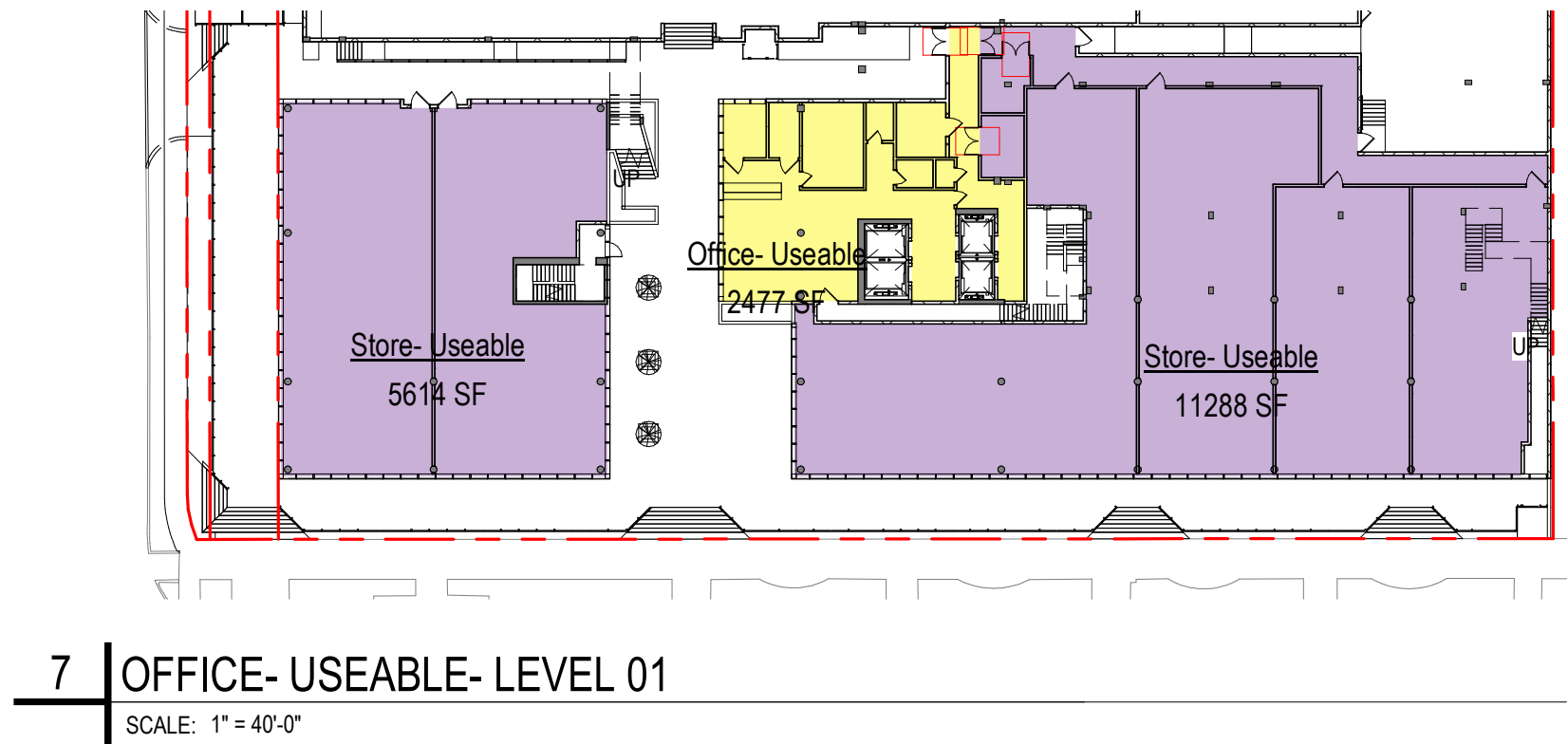
S = 1 UNIT (0.9%)
1BR= 36 UNITS (34.6%)
2BR= 53 UNITS (51.0%)
3BR= 14 UNITS (13.5%)

DEN NOTE:
PER FLORIDA STATUTE SECTION 381.0065 A BEDROOM IS DEFINED AS A ROOM THAT CAN BE USED FOR SLEEPING AND THAT:
a.) HAS A MINIMUM OF 70 SF OF CONDITIONED SPACE

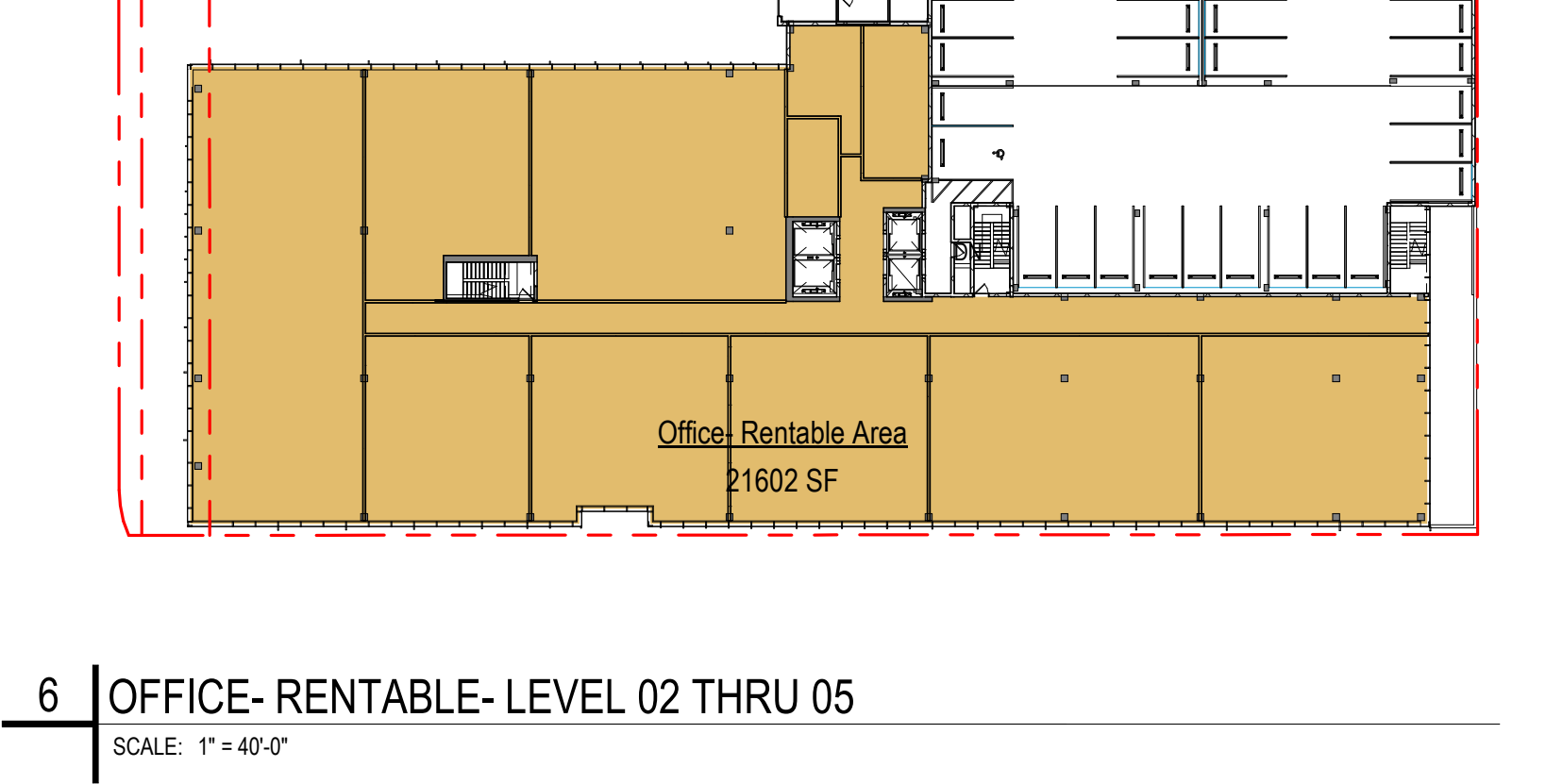
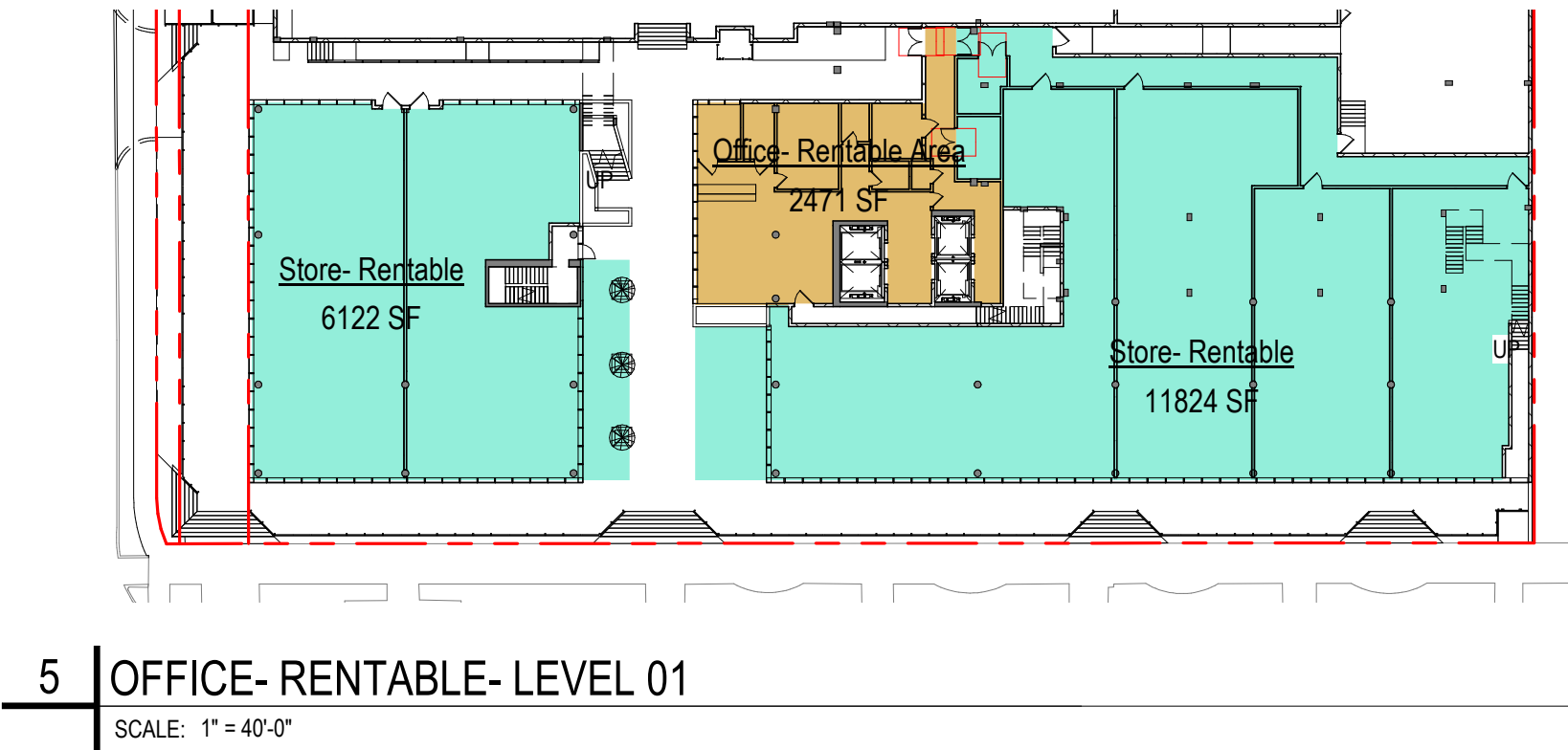
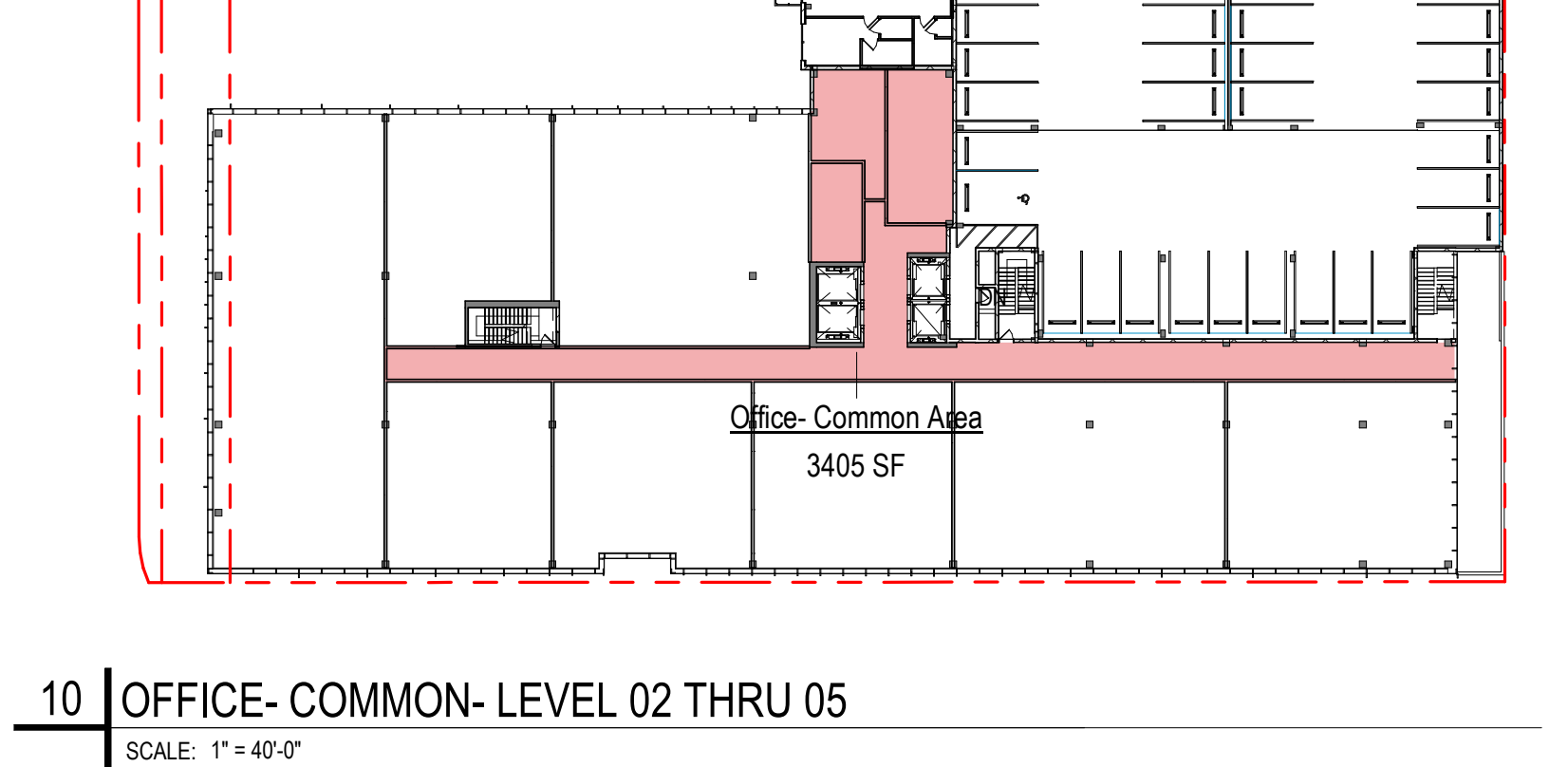
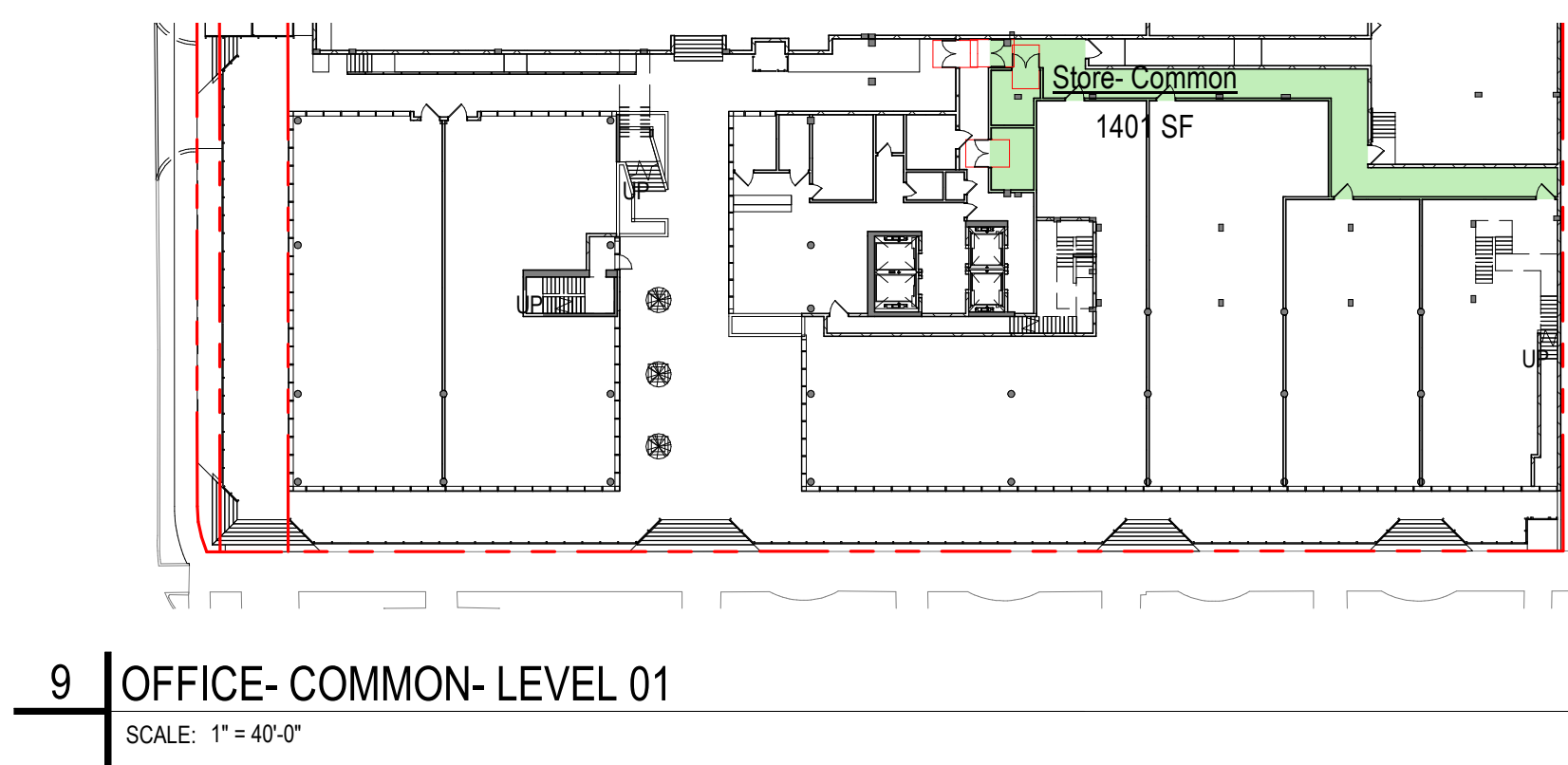
c.) IS LOCATED ON AN EXTERIOR WALL
d.) HAS A CLOSET AND A DOOR OR ENTRANCE WHERE A DOOR COULD BE REASONABLY INSTALLED
e.) HAS AN EMERGENCY MEANS OF ESCAPE AND RESCUE OPENING TO THE OUTSIDE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

ADDITIONALLY, "BEDROOM" DOES NOT INCLUDE HALLWAY, BATHROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING ROOM, DEN, BREAKFAST NOOK, PANTRY, LAUNDRY ROOM, SUNROOM, RECREATION ROOM, MEDIA/VIDEO ROOM, OR EXERCISE ROOM.

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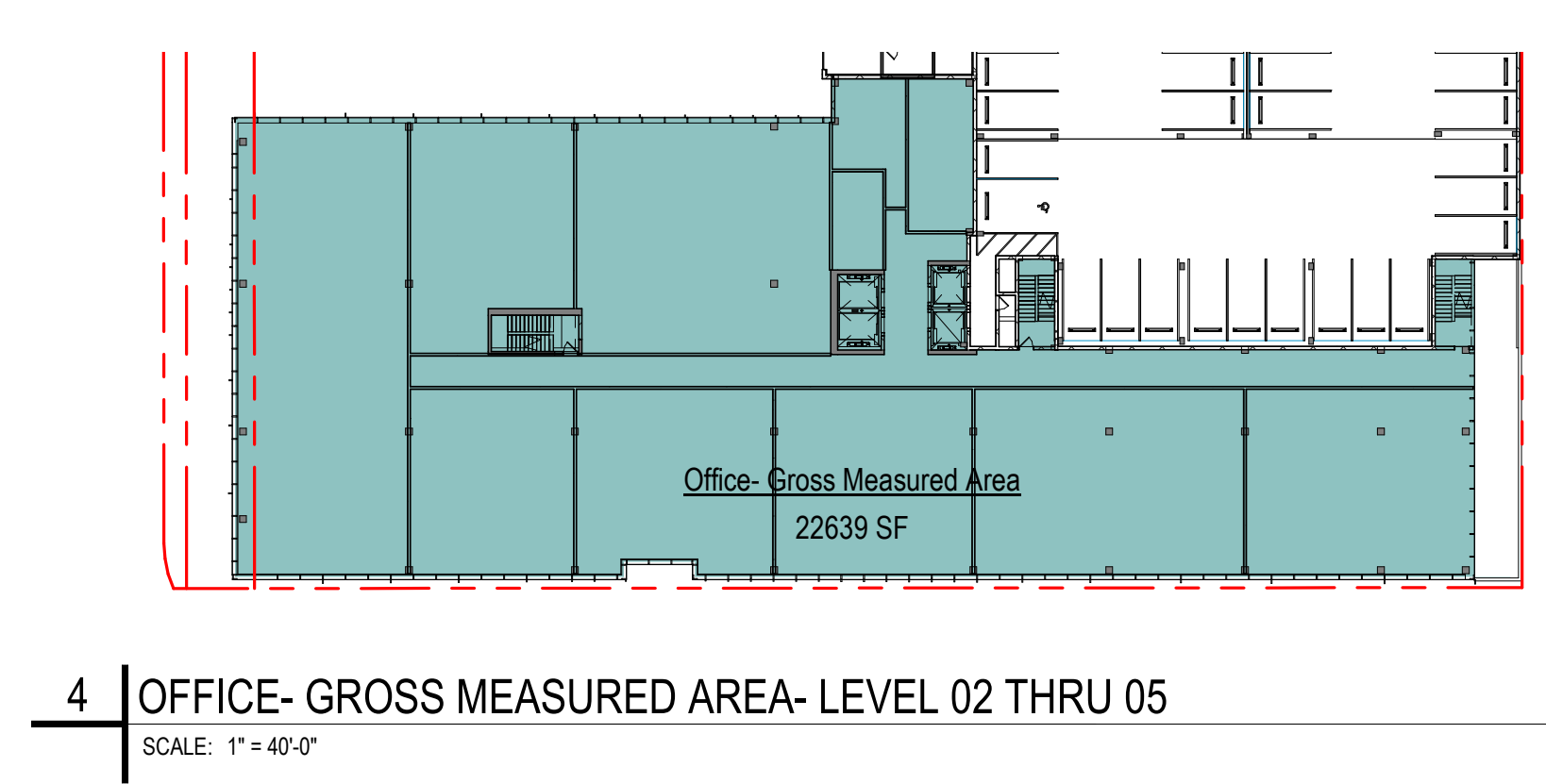
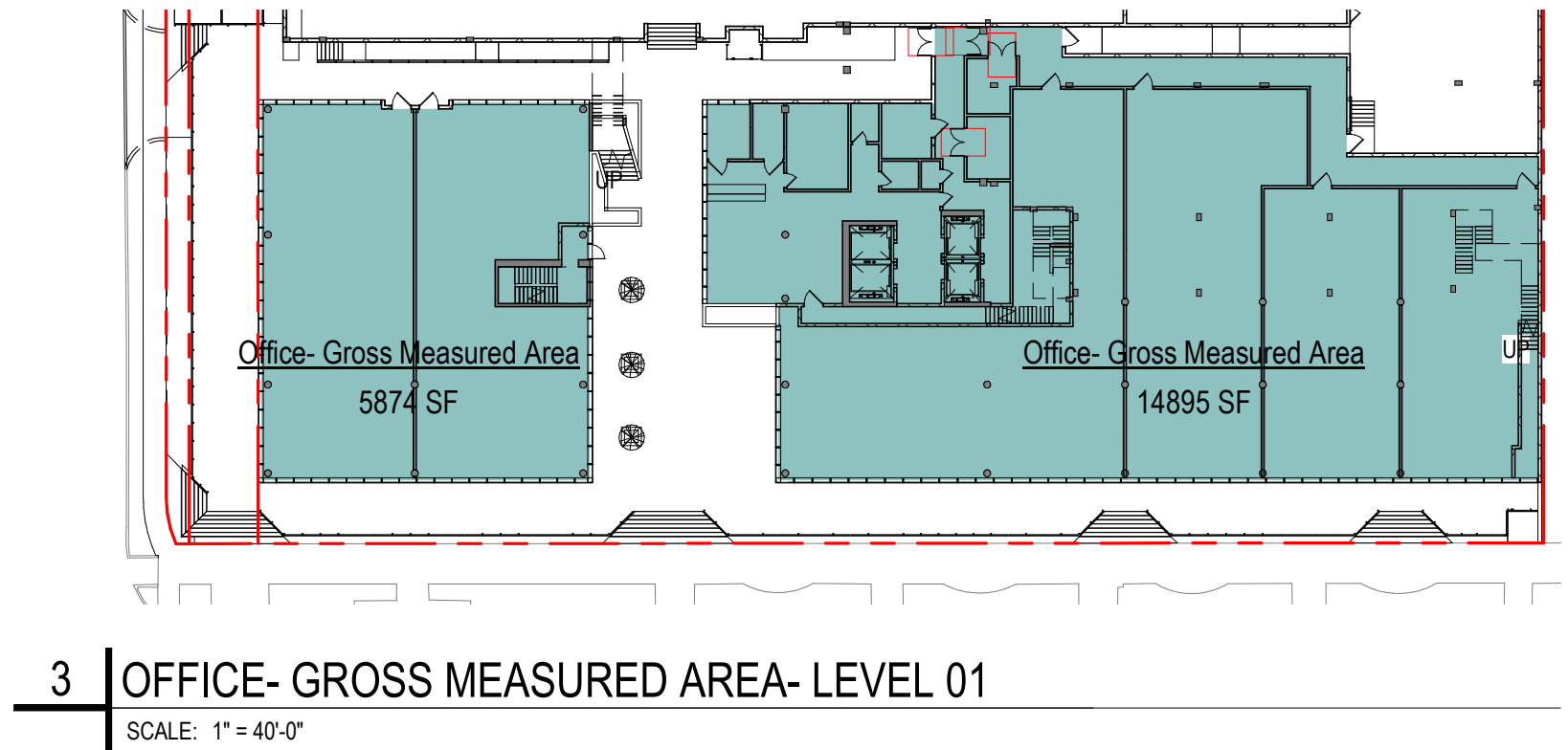


Area Schedule (Office- Useable)				
Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office- Useable	2477 SF	1	2477 SF
Office- Useable				
LEVEL 01	Store- Useable	5614 SF	1	5614 SF
LEVEL 01	Store- Useable	11288 SF	1	11288 SF
Store- Useable				16902 SF
LEVEL 01				19378 SF
LEVEL 02				
LEVEL 02	Office- Useable	18177 SF	4	72709 SF
Office- Useable				72709 SF
LEVEL 02				72709 SF
Grand total				92087 SF

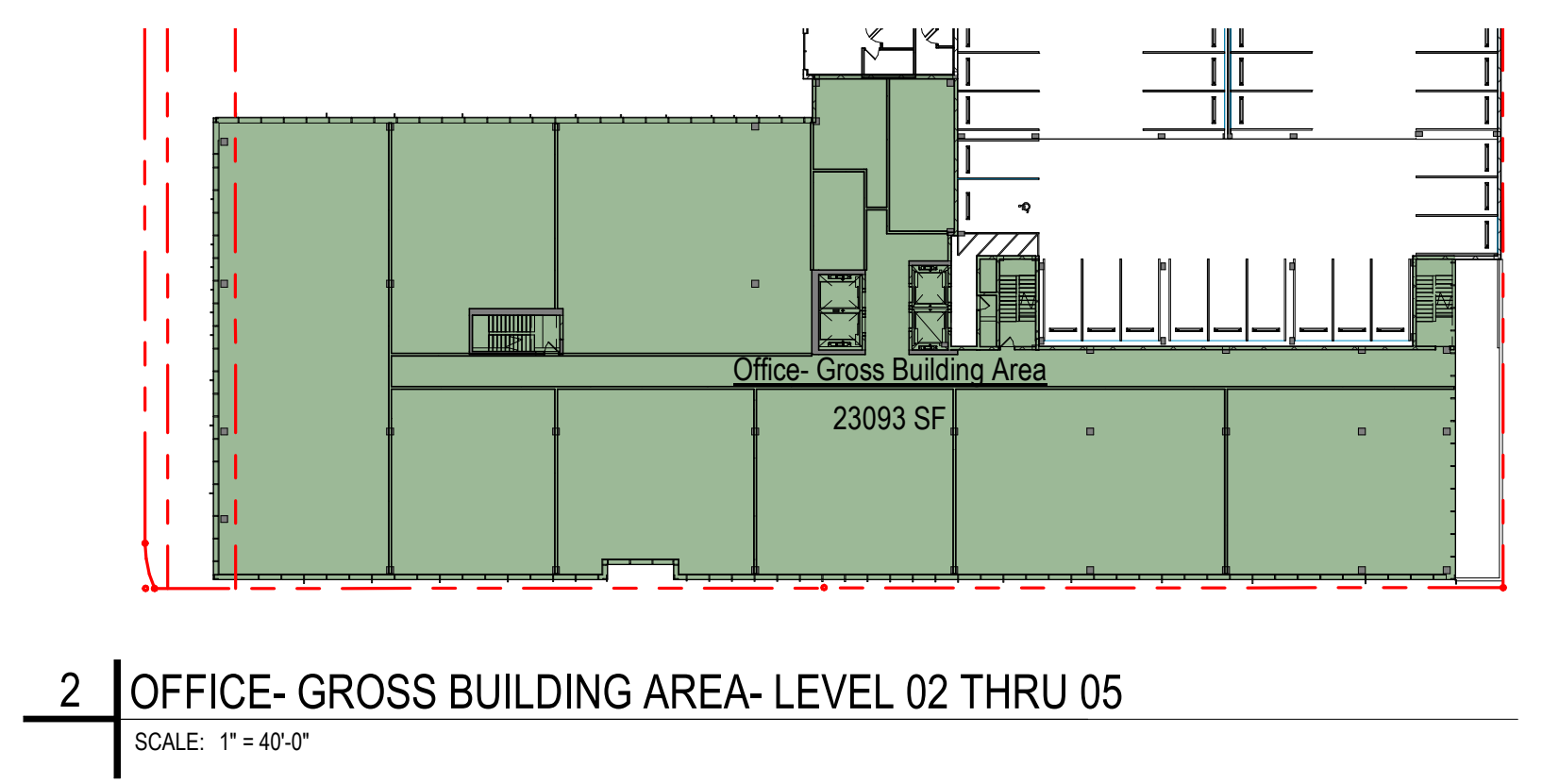
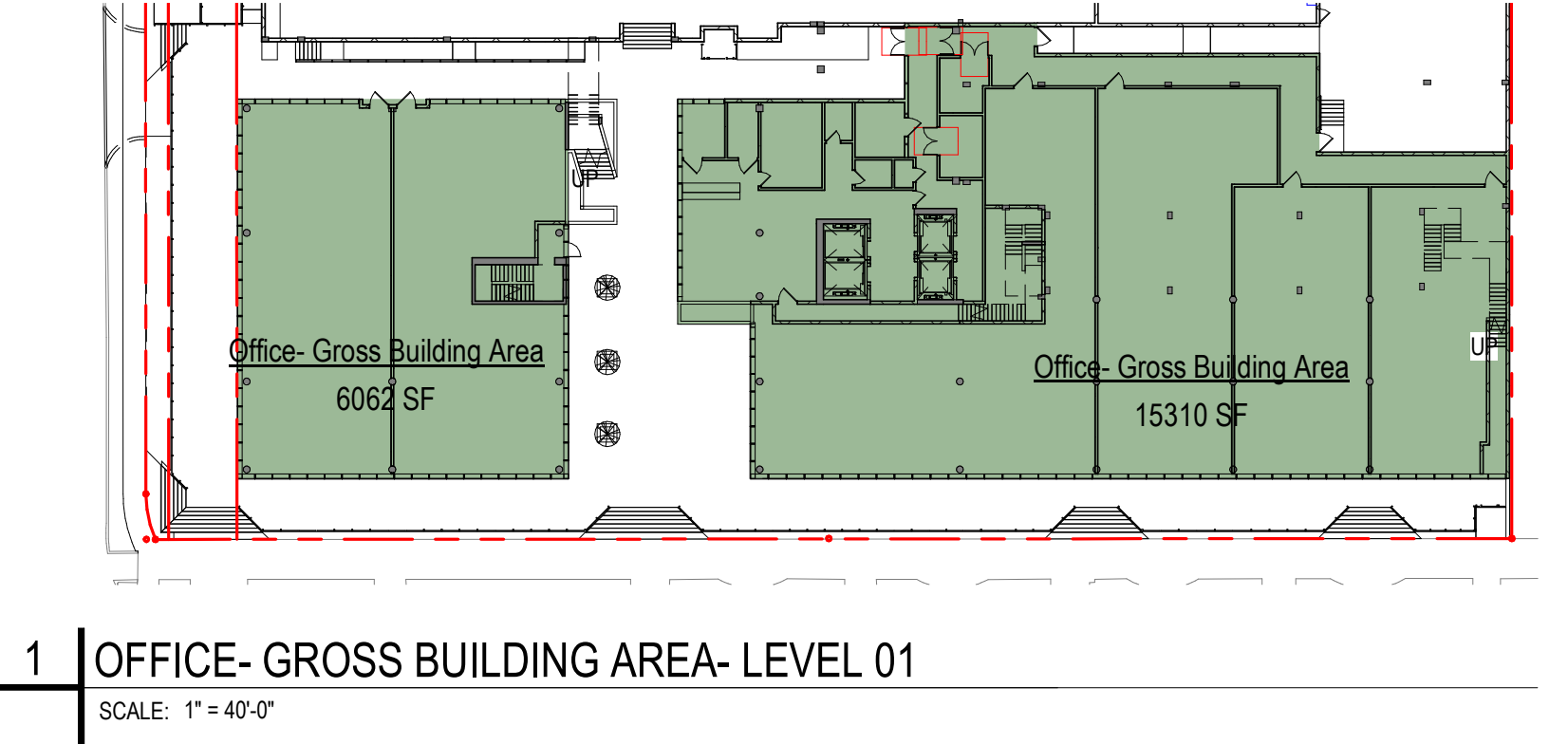


Area Schedule (Office- Rentable)				
Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office- Rentable Area	2471 SF	1	2471 SF
Office- Rentable Area				
LEVEL 01	Store- Rentable	6122 SF	1	6122 SF
LEVEL 01	Store- Rentable	11824 SF	1	11824 SF
Store- Rentable				17946 SF
LEVEL 01				20417 SF
LEVEL 02				
LEVEL 02	Office- Rentable Area	21602 SF	4	86408 SF
Office- Rentable Area				86408 SF
LEVEL 02				86408 SF
Grand total				106825 SF

Area Schedule (Office- Common)				
Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store- Common	1401 SF	1	1401 SF
Store- Common				1401 SF
LEVEL 01				1401 SF
LEVEL 02				
LEVEL 02	Office- Common Area	3405 SF	4	13621 SF
Office- Common Area				13621 SF
LEVEL 02				13621 SF
Grand total				15022 SF



Area Schedule (Office- Gross Measured)				
Level	Name	Area	Number of Stories	Gross Measured SF
LEVEL 01				
LEVEL 01	Office- Gross Measured Area	5874 SF	1	5874 SF
LEVEL 01	Office- Gross Measured Area	14895 SF	1	14895 SF
Office- Gross Measured Area				20769 SF
LEVEL 02				
LEVEL 02	Office- Gross Measured Area	22639 SF	4	90568 SF
LEVEL 02				90568 SF
Grand total				111327 SF

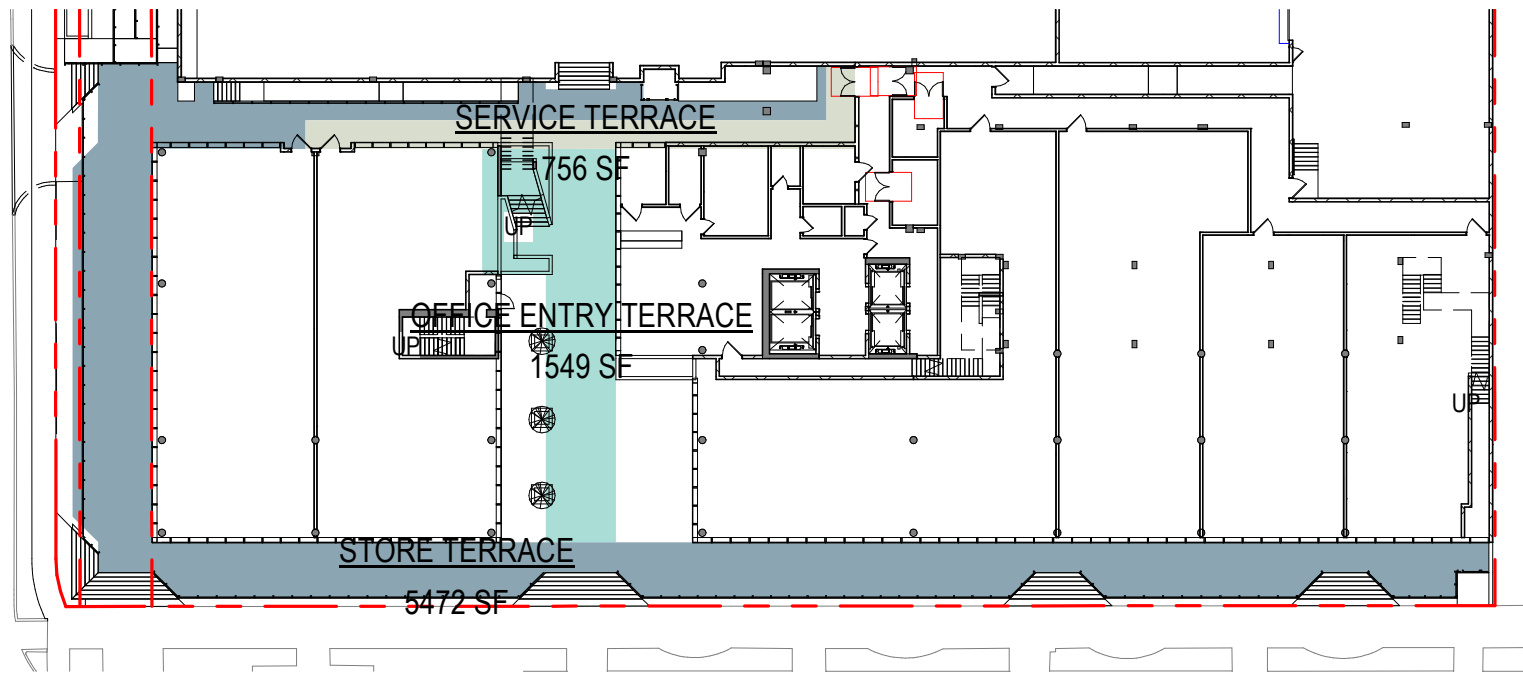


Area Schedule (Office- Gross Building)				
Level	Name	Area	Number of Stories	Gross SF
LEVEL 01				
LEVEL 01	Office- Gross Building Area	6062 SF	1	6062 SF
LEVEL 01	Office- Gross Building Area	15310 SF	1	15310 SF
Office- Gross Building Area				21371 SF
LEVEL 02				
LEVEL 02	Office- Gross Building Area	23093 SF	4	92372 SF
LEVEL 02				92372 SF
Grand total				113743 SF

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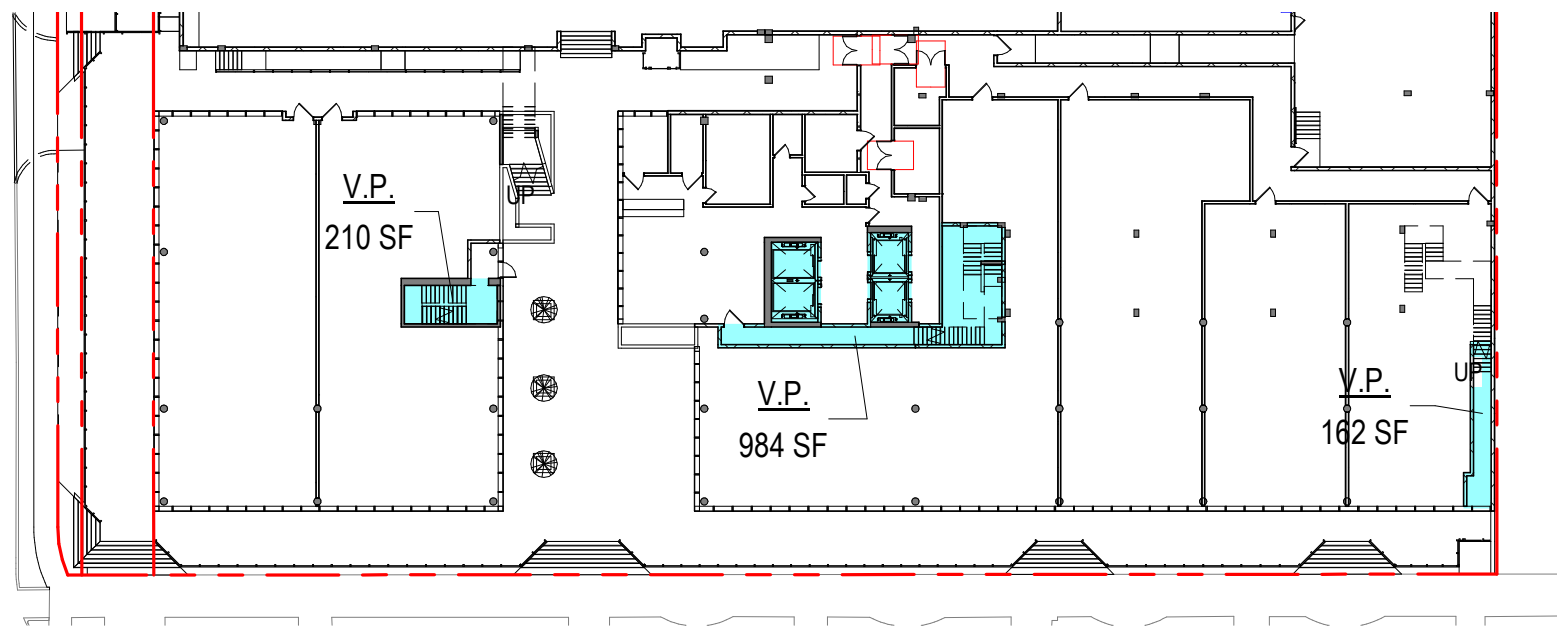
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Date: 07/25/2019



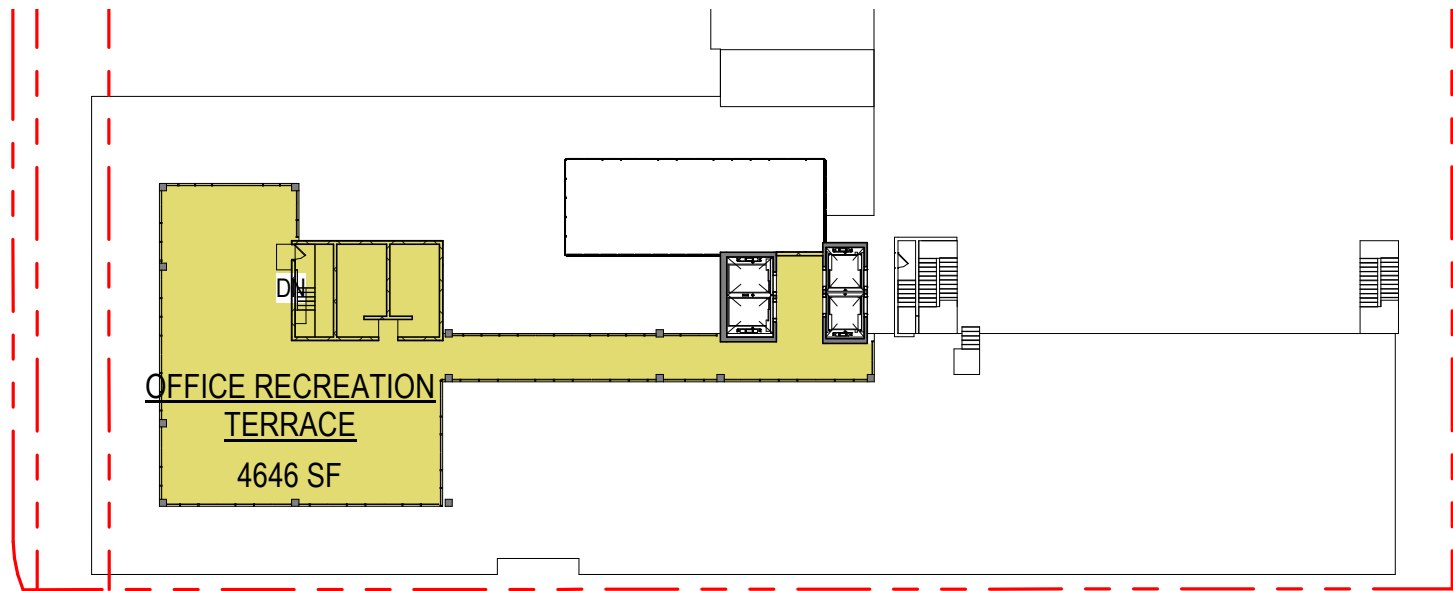
3 | OFFICE- TERRACE/BALCONY- LEVEL 01

SCALE: 1" = 40'-0"



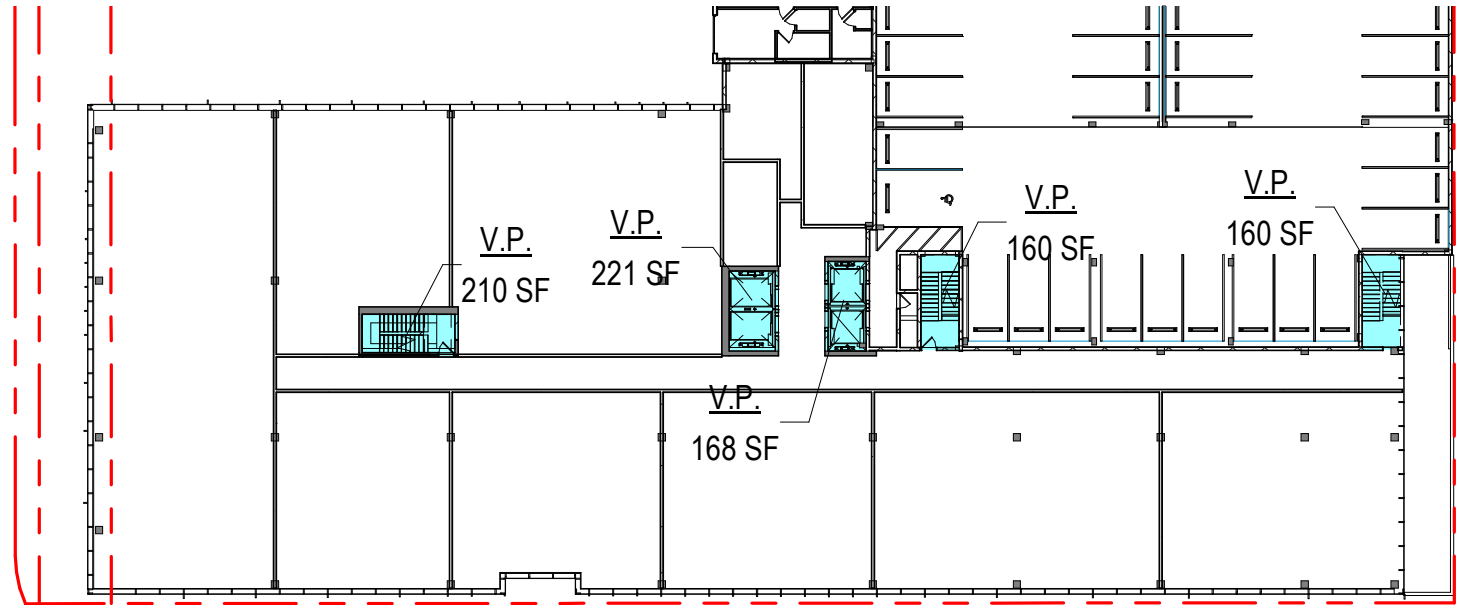
1 | OFFICE- VERTICAL PENETRATIONS- LEVEL 01

SCALE: 1" = 40'-0"



4 | OFFICE- TERRACE/BALCONY- LEVEL 06 OFFICE REC DECK

SCALE: 1" = 40'-0"



2 | OFFICE- VERTICAL PENETRATIONS- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"

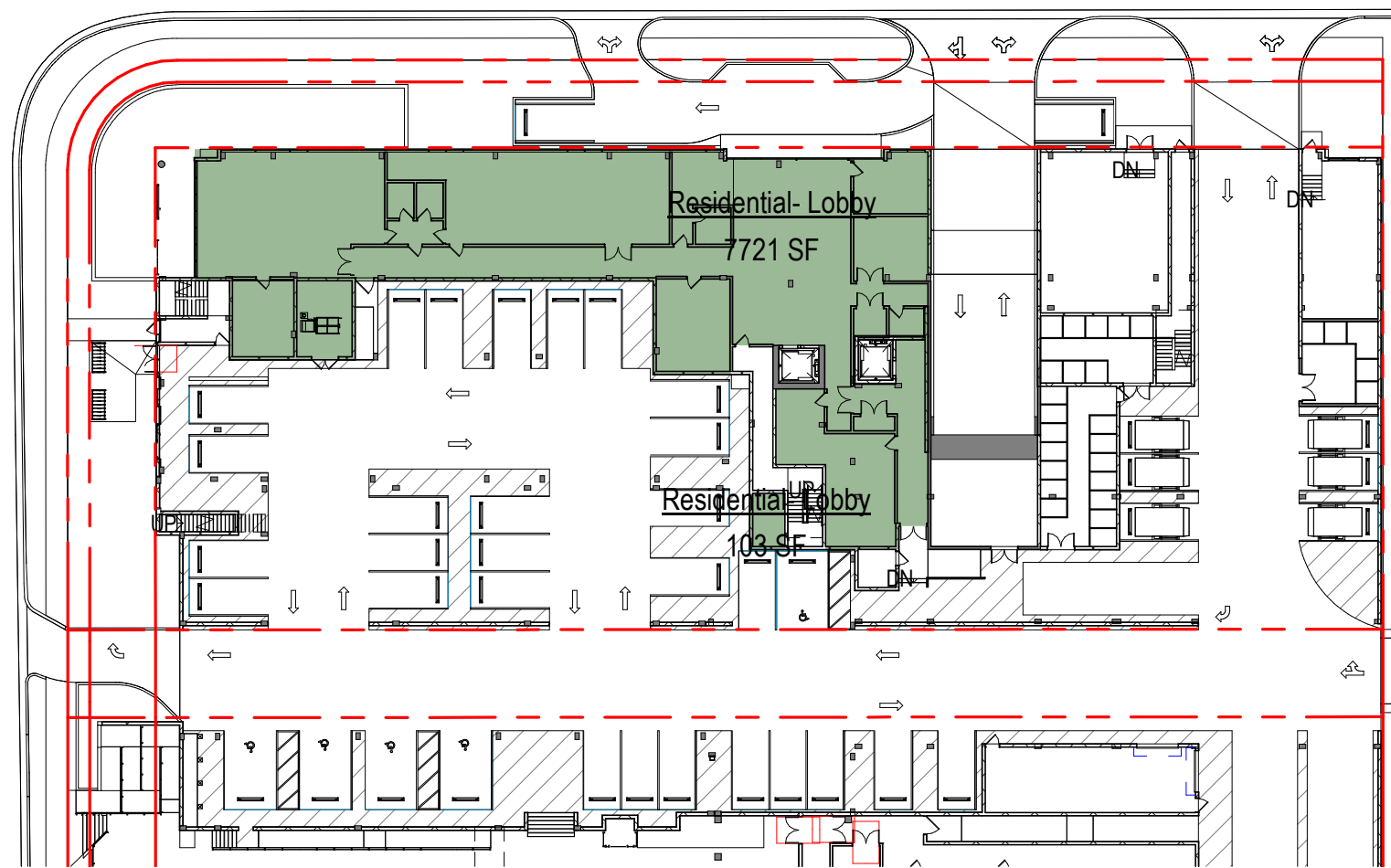
Area Schedule (Office- Vertical Penetration)

Level	Name	Area	Number of Stories	V.P. SF
LEVEL 01				
LEVEL 01	V.P.	984 SF	1	984 SF
LEVEL 01	V.P.	210 SF	1	210 SF
LEVEL 01	V.P.	162 SF	1	162 SF
LEVEL 01				1356 SF
LEVEL 02				
LEVEL 02	V.P.	210 SF	4	840 SF
LEVEL 02	V.P.	221 SF	4	884 SF
LEVEL 02	V.P.	168 SF	4	674 SF
LEVEL 02	V.P.	160 SF	4	640 SF
LEVEL 02	V.P.	160 SF	4	642 SF
LEVEL 02				3678 SF
Grand total				5035 SF

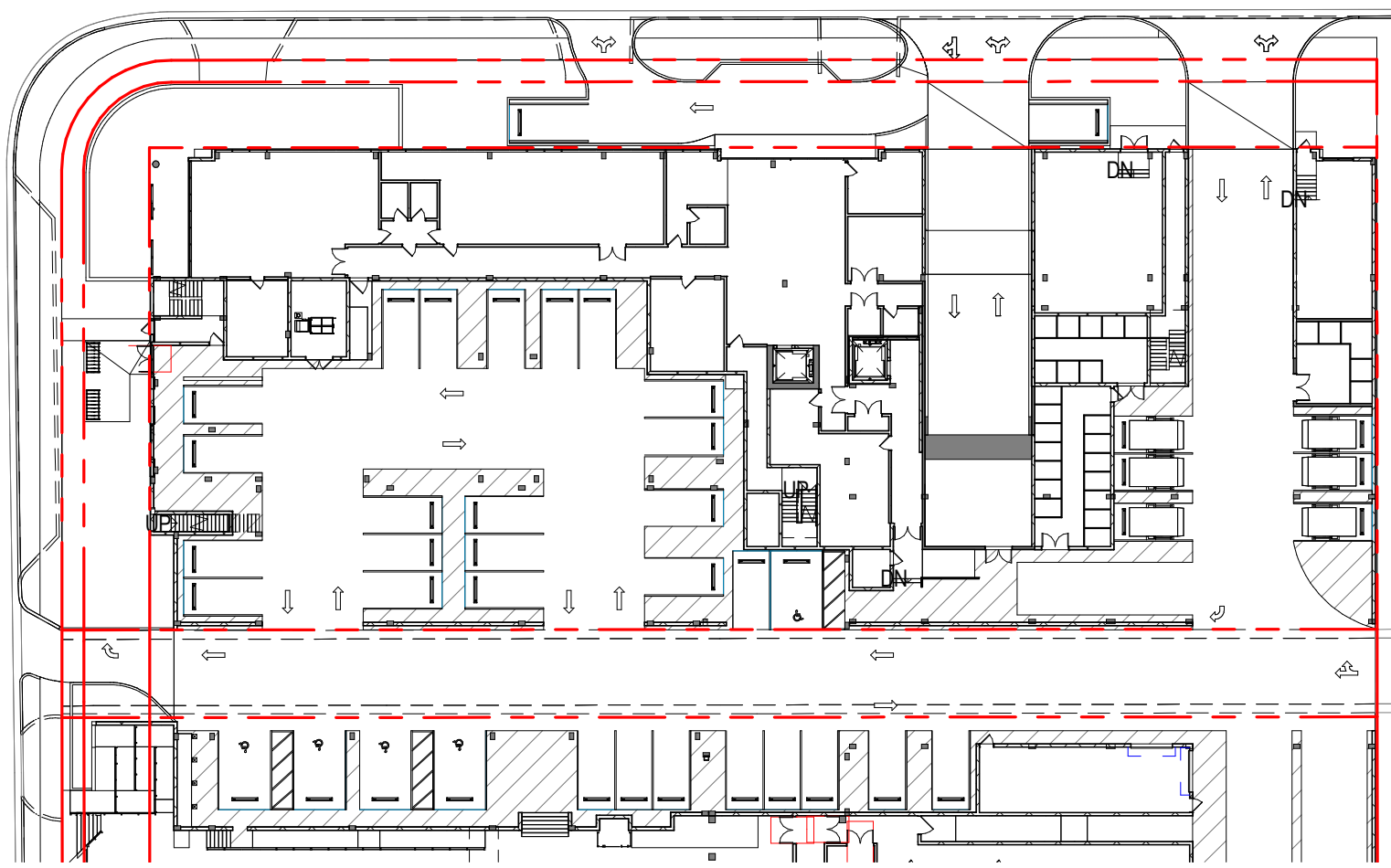
Area Schedule (Office- Terrace/Balcony)

Level	Name	Area	Number of Stories	Terrace/Balcony SF
LEVEL 01				
OFFICE ENTRY TERRACE				
LEVEL 01	OFFICE ENTRY TERRACE	1549 SF	1	1549 SF
OFFICE ENTRY TERRACE				1549 SF
SERVICE TERRACE				
LEVEL 01	SERVICE TERRACE	756 SF	1	756 SF
SERVICE TERRACE				756 SF
STORE TERRACE				
LEVEL 01	STORE TERRACE	5472 SF	1	5472 SF
STORE TERRACE				5472 SF
LEVEL 01				7777 SF
LEVEL Office Rec Deck				
OFFICE RECREATION TERRACE				
LEVEL Office Rec Deck	OFFICE RECREATION TERRACE	4646 SF	1	4646 SF
OFFICE RECREATION TERRACE				4646 SF
LEVEL Office Rec Deck				4646 SF
Grand total				12423 SF

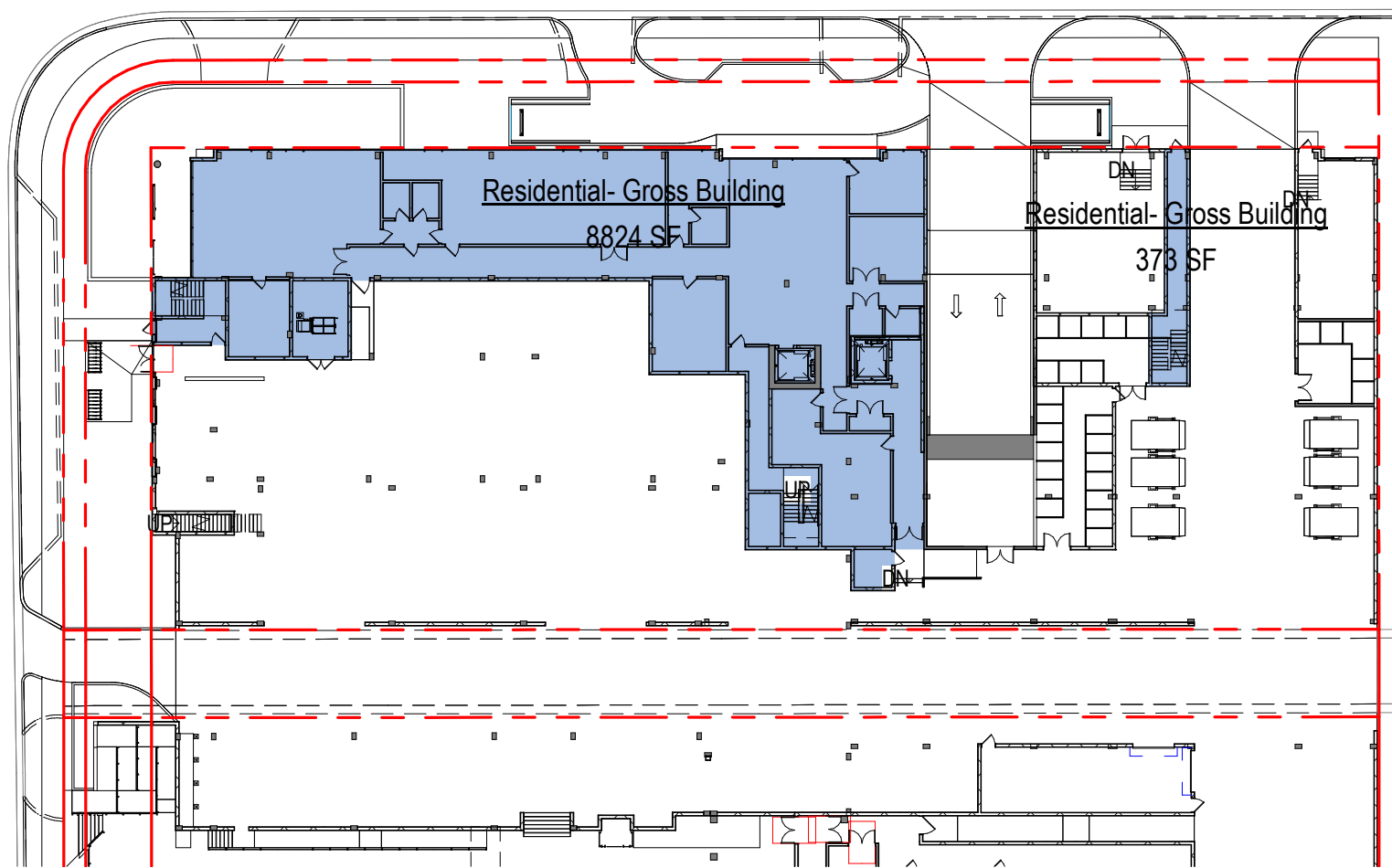
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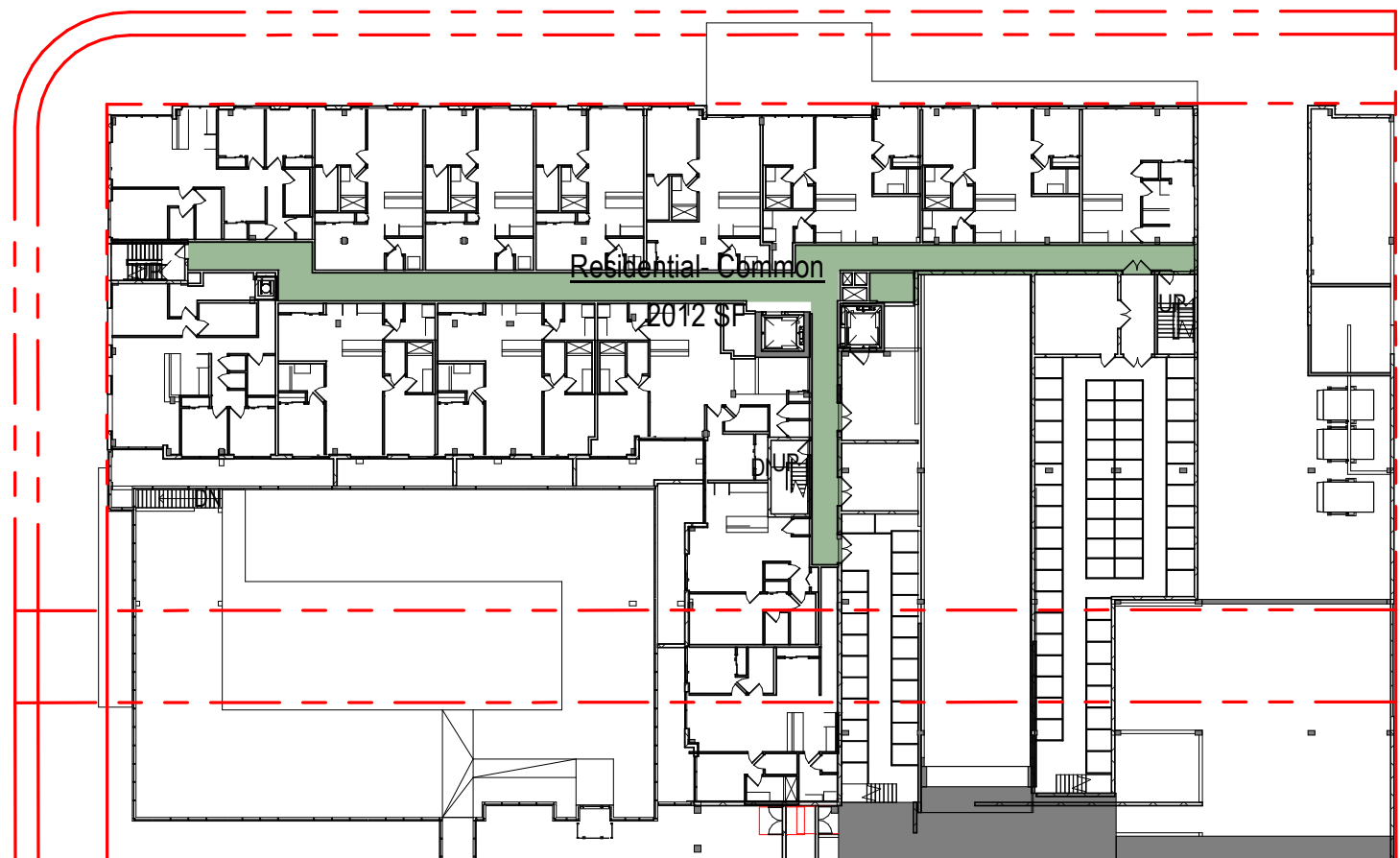
7 | LEVEL R01
SCALE: 1" = 40'-0"



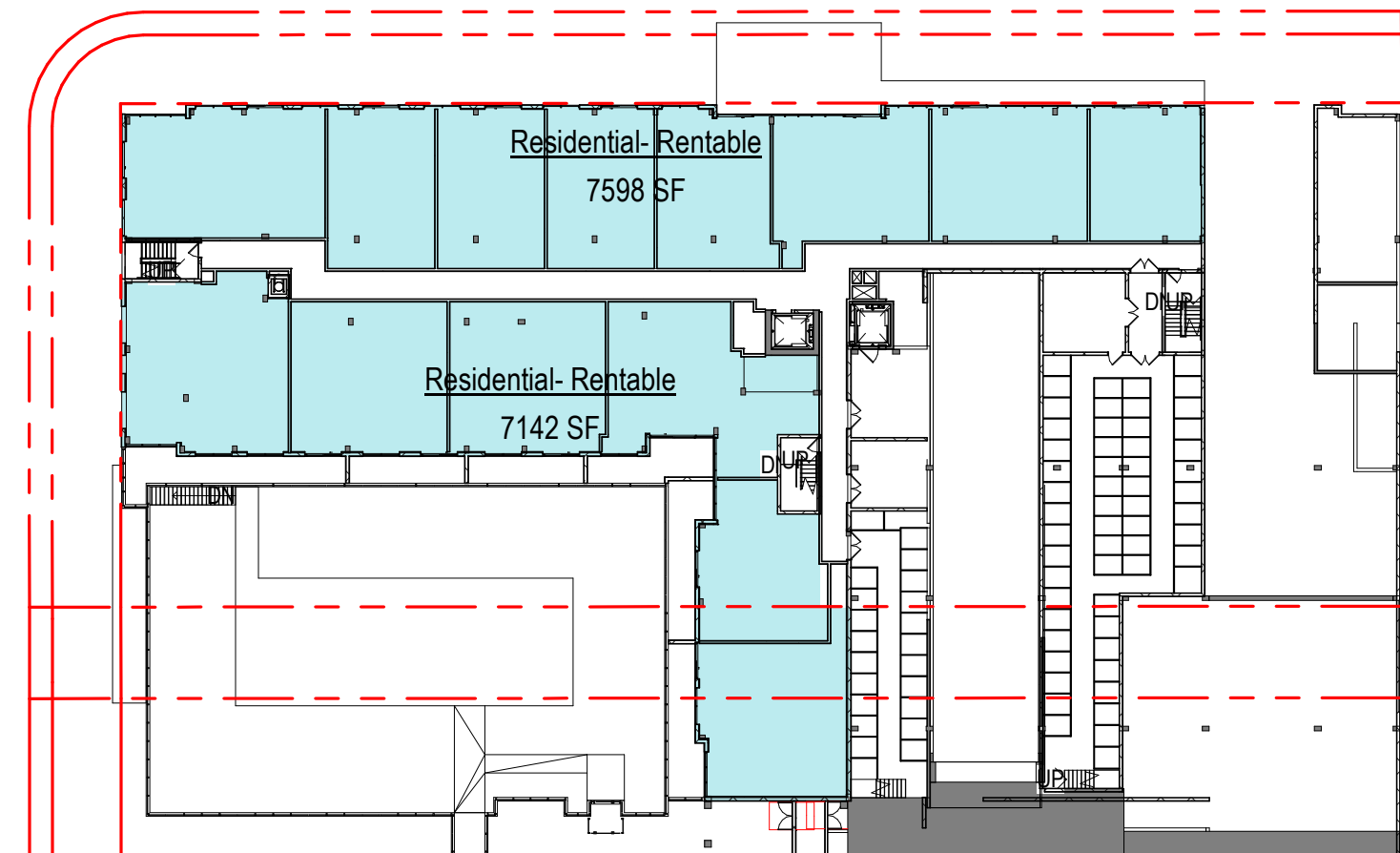
4 | LEVEL R01
SCALE: 1" = 40'-0"



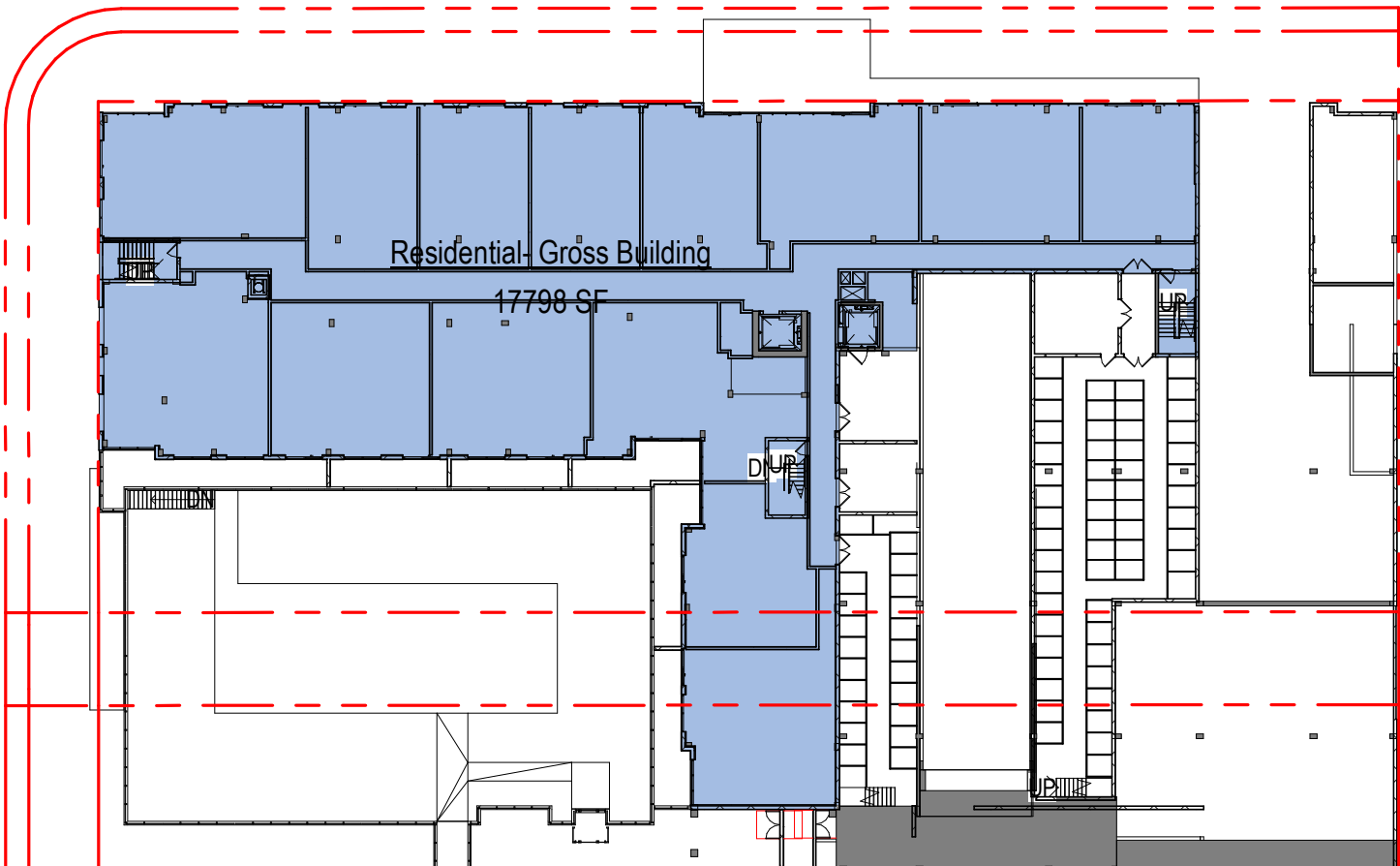
1 | LEVEL R01
SCALE: 1" = 40'-0"



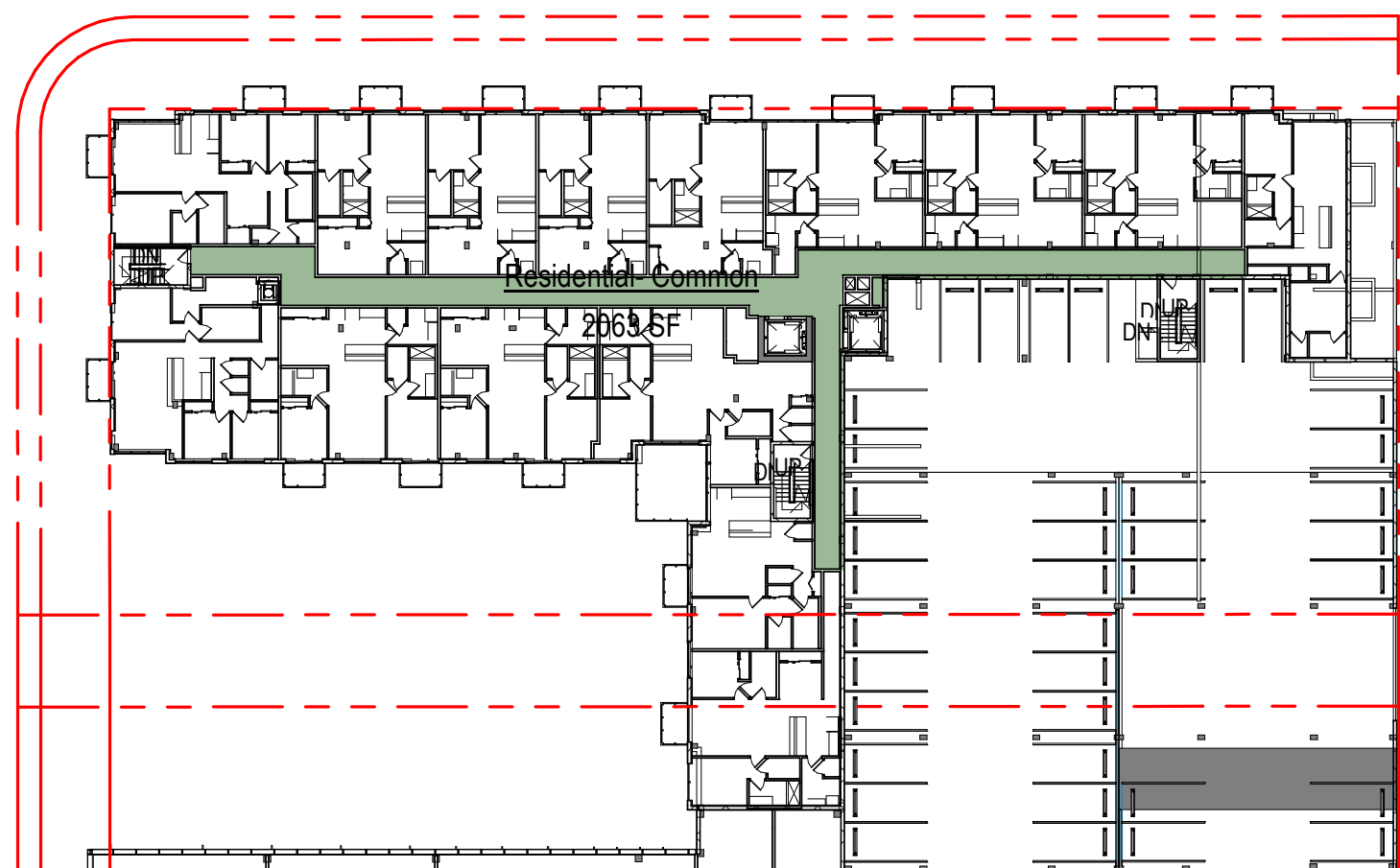
8 | LEVEL R02
SCALE: 1" = 40'-0"



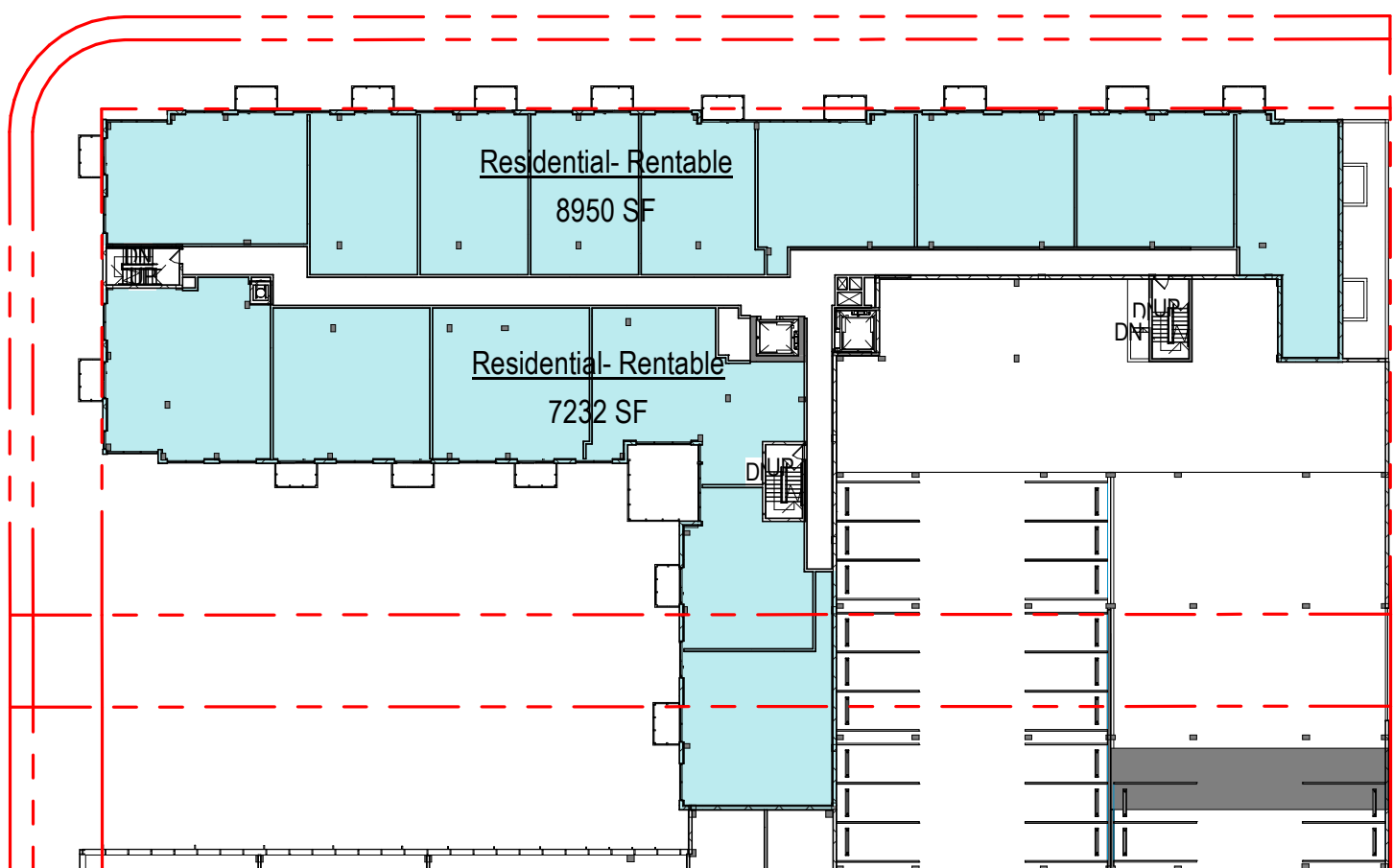
5 | LEVEL R02
SCALE: 1" = 40'-0"



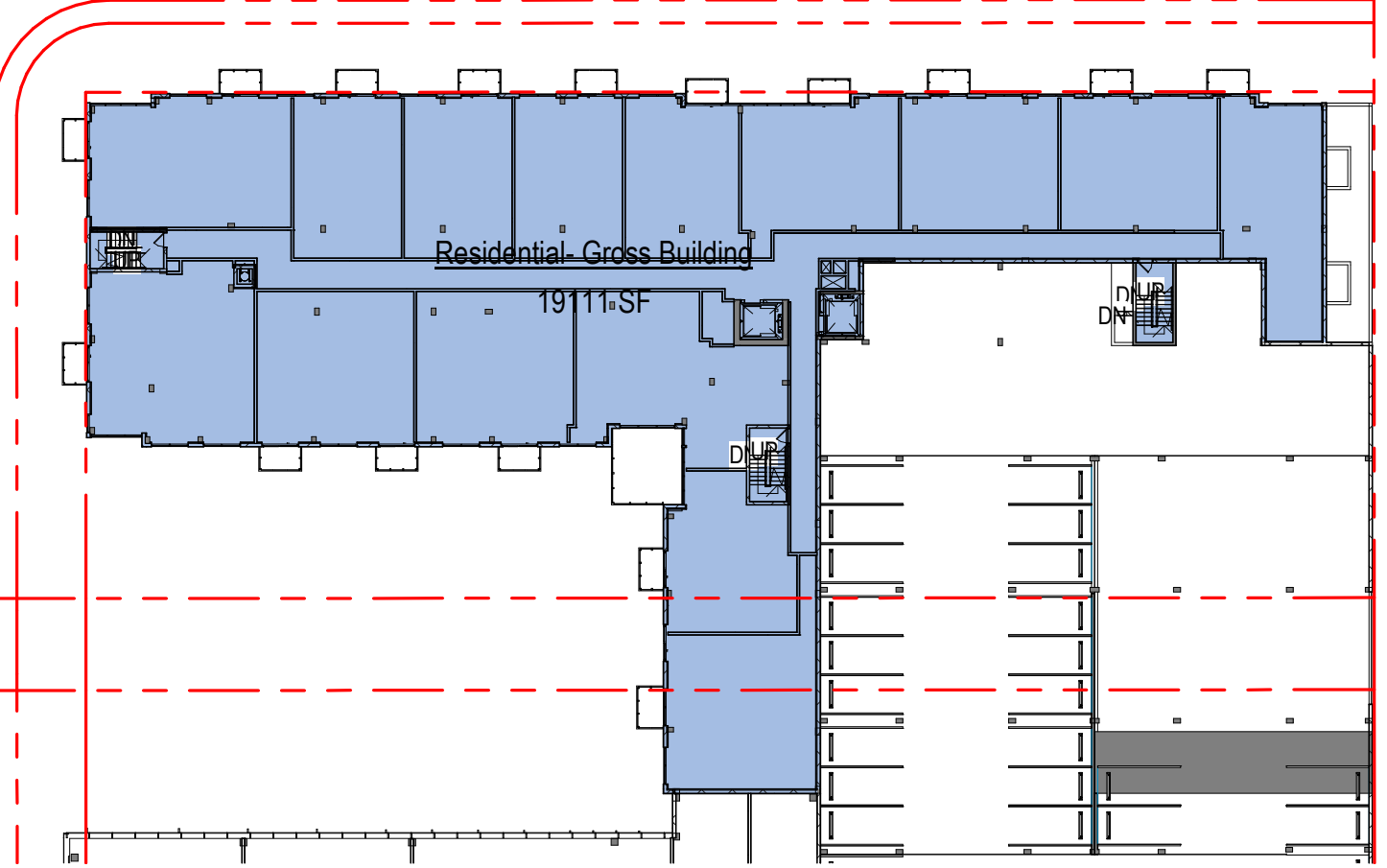
2 | LEVEL R02
SCALE: 1" = 40'-0"



9 | LEVEL R03
SCALE: 1" = 40'-0"



6 | LEVEL R03
SCALE: 1" = 40'-0"



3 | LEVEL R03
SCALE: 1" = 40'-0"

Area Schedule (Residential- Common)				
Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residential- Lobby	7721 SF	1	7721 SF
LEVEL R01	Residential- Lobby	103 SF		
Residential- Lobby				7721 SF
LEVEL R02				
LEVEL R02	Residential- Common	2012 SF	1	2012 SF
Residential- Common				2012 SF
LEVEL R03				
LEVEL R03	Residential- Common	2063 SF	6	12379 SF
Residential- Common				12379 SF
LEVEL R03				22112 SF
Grand total				

Area Schedule (Residential- Rentable)				
Level	Name	Area	Number of Stories	Rentable SF
LEVEL R02				
LEVEL R02	Residential- Rentable	7598 SF	1	7598 SF
LEVEL R02	Residential- Rentable	7142 SF	1	7142 SF
Residential- Rentable				14740 SF
LEVEL R03				
LEVEL R03	Residential- Rentable	8950 SF	6	53701 SF
LEVEL R03	Residential- Rentable	7232 SF	6	43395 SF
Residential- Rentable				97095 SF
LEVEL R03				97095 SF
Grand total				111835 SF

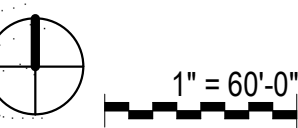
Area Schedule (Residential- Gross Building)				
Level	Name	Area	Number of Stories	Gross SF
LEVEL R01				
LEVEL R01	Residential- Gross Building	8824 SF	1	8824 SF
LEVEL R01	Residential- Gross Building	373 SF	1	373 SF
Residential- Gross Building				9197 SF
LEVEL R02				
LEVEL R02	Residential- Gross Building	17798 SF	1	17798 SF
Residential- Gross Building				17798 SF
LEVEL R03				
LEVEL R03	Residential- Gross Building	19111 SF	6	114668 SF
Residential- Gross Building				114668 SF
LEVEL R03				114668 SF
Grand total				141663 SF

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1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

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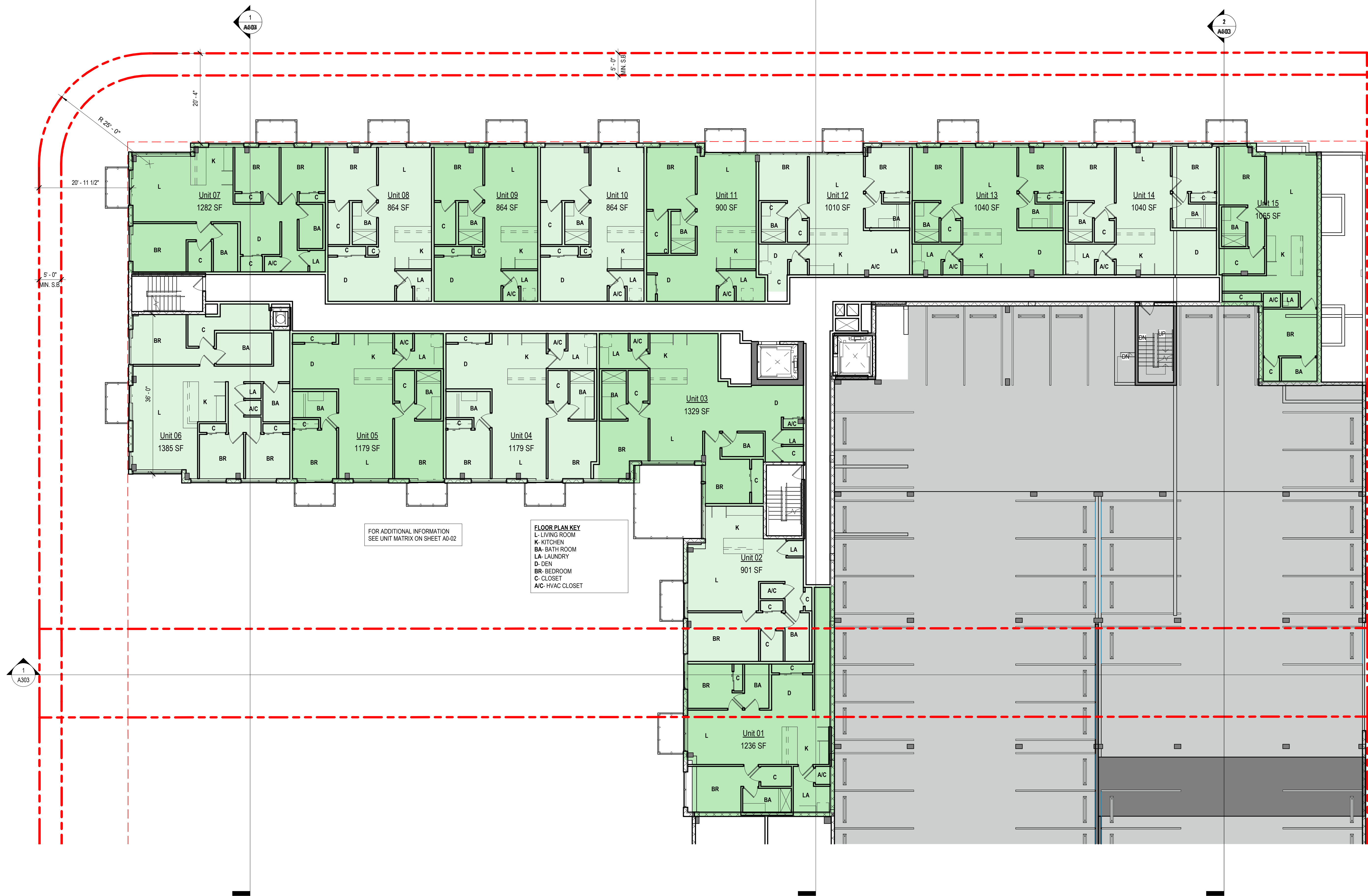
1 Context Site Plan- Ground Floor
SCALE: 1" = 60'-0"

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7/25/2019 5:20:02 PM

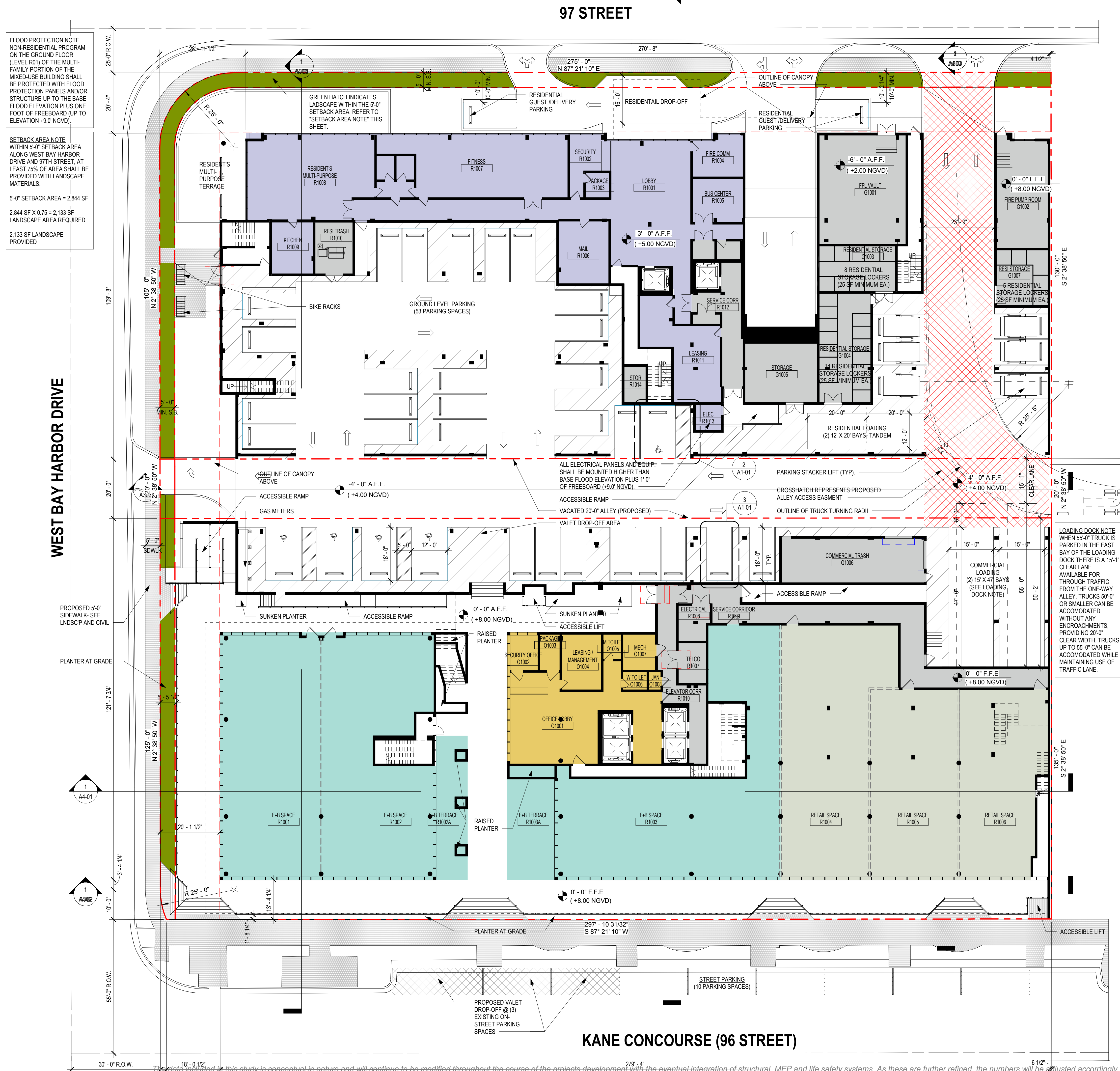
1 | LEVEL R02
SCALE: 3/32" = 1'-0"





1 | LEVEL R03 thru R08
SCALE: 3/32" = 1'-0"

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2 ACCESSIBLE PARKING STALL- TYP.

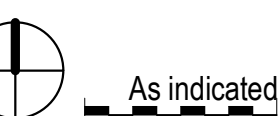
SCALE: 1/4" = 1'-0"

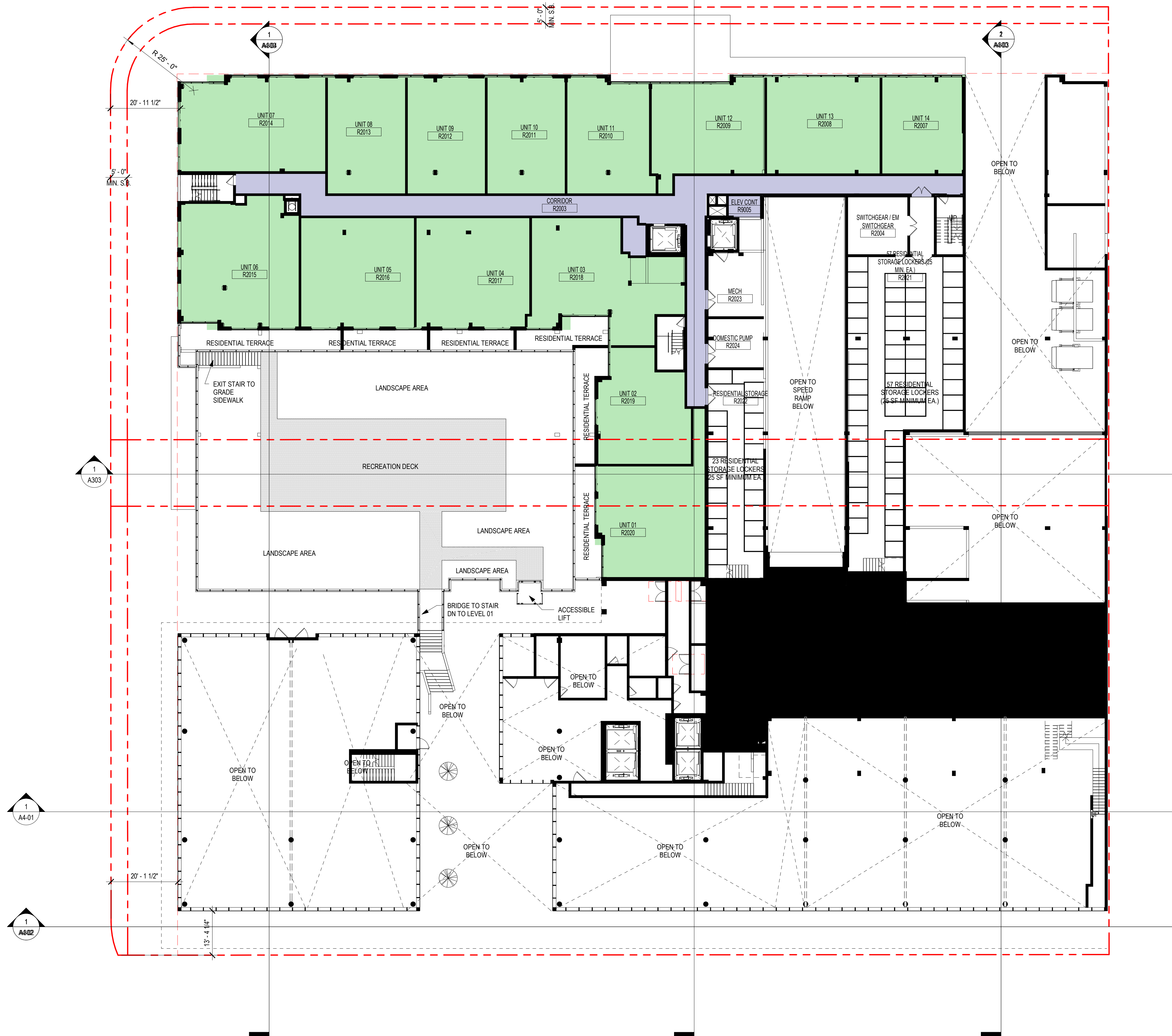
3 STANDARD PARKING STALL- TYP.

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

1 SITE PLAN- GROUND FLOOR

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





1 | LEVEL R02
SCALE: 1/16" = 1'-0"

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1/16" = 1'-0"



1 FLOOR PLAN- TYPICAL (RESIDENTIAL LEVELS R03 THRU R08 & OFFICE LEVEL 2 THRU LEVEL 5)
SCALE: 1/16" = 1'-0"

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ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO
LESS THAN 15% OPEN
"GREEN" SPACE FOR THOSE
PORTIONS USED FOR
RECREATION.
ROOFTOPS OVER OFFICE AND
RESIDENTIAL = 41,743 SF
GREEN SPACE = 24,114 SF
GREEN SPACE EXCEEDS 15%
REQUIRED.



1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

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1 LEVEL R02- Enlarged
SCALE: 3/32" = 1'-0"

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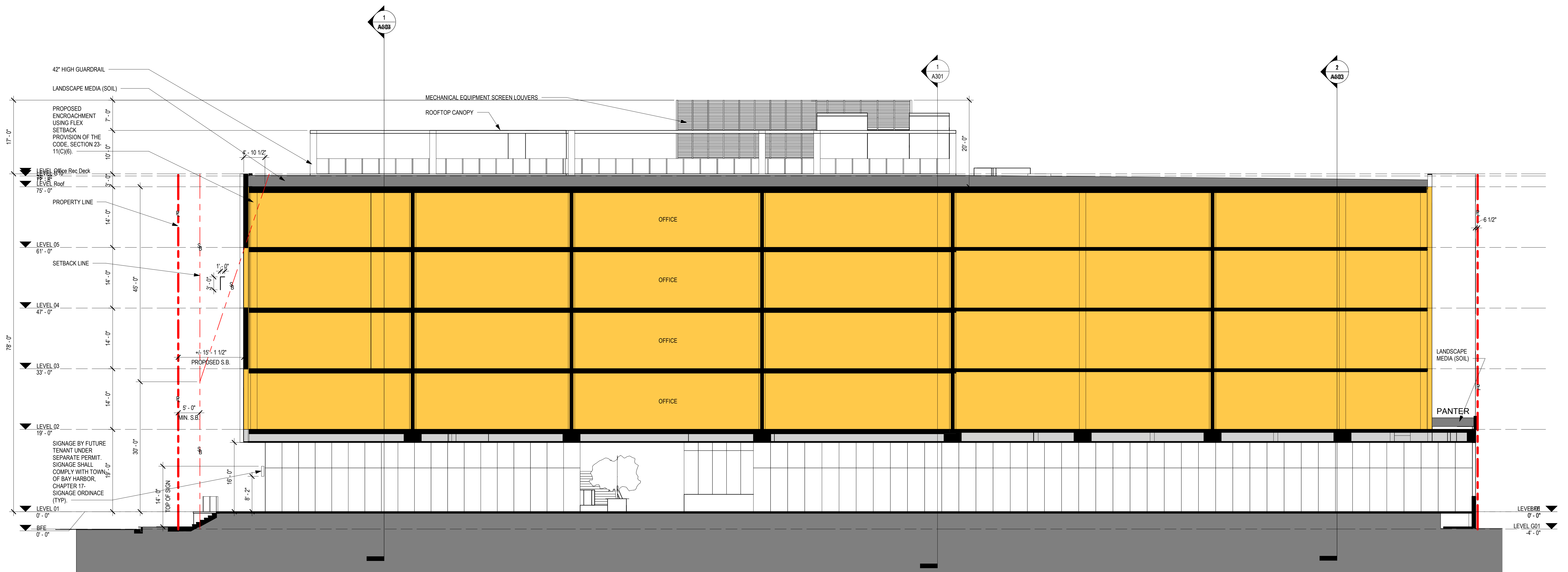
3/32" = 1'-0"



1 RESIDENTIAL FLOOR PLAN- LEVELS R3 TO R8
SCALE: 3/32" = 1'-0"

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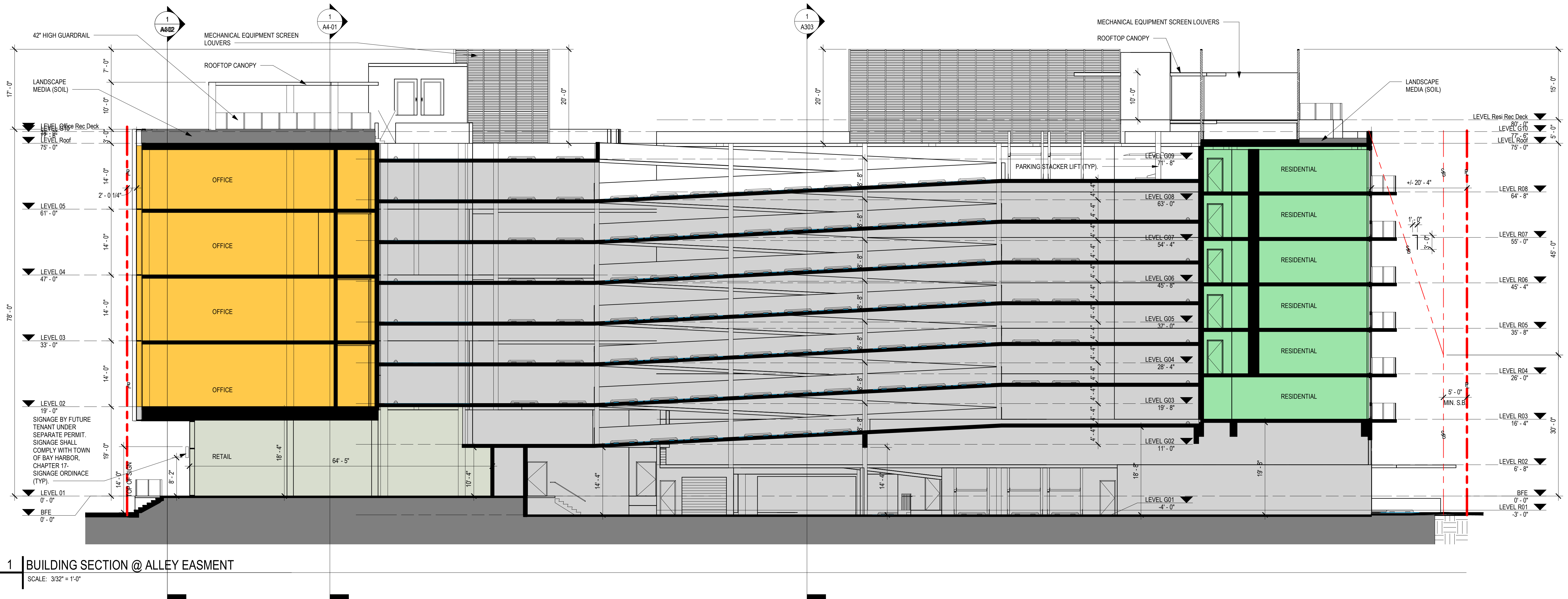
3/32" = 1'-0"



1 OFFICE- LOGINTUDINAL BUILDING SECTION @ RETAIL OVERHANG
SCALE: 3/32" = 1'-0"

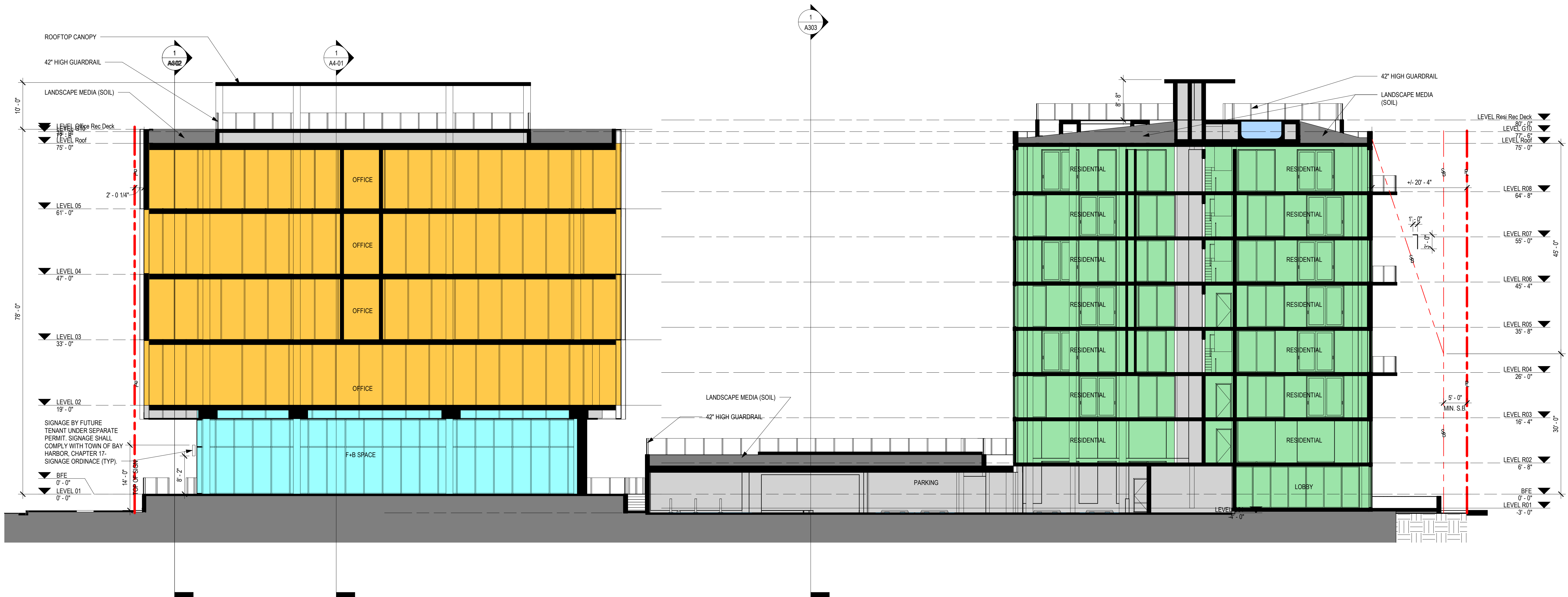
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3/32" = 1'-0"



1 BUILDING SECTION @ ALLEY EASMENT
SCALE: 3/32" = 1'-0"

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1 | BUILDING SECTION @ COURTYARD
SCALE: 3/32" = 1'-0"

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1 SOUTH ELEVATION A - COLORED

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

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1 NORTH ELEVATION- COLORED
SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"



1 WEST ELEVATION- COLORED

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

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1 EAST ELEVATION D - COLORED
SCALE: 3/32" = 1'-0"

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NORTH PERSPECTIVE

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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EAST FACADE FROM 97TH STREET

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



EAST FACADE FROM KANE CONCOURSE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



EAST FACADE FROM PARKING LOT

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1177 KANE CONCOURSE

BAY HARBOUR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE AND PLANNING & ZONING BOARD SUBMITTAL

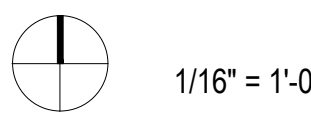
ARQUITECTONICA GEO

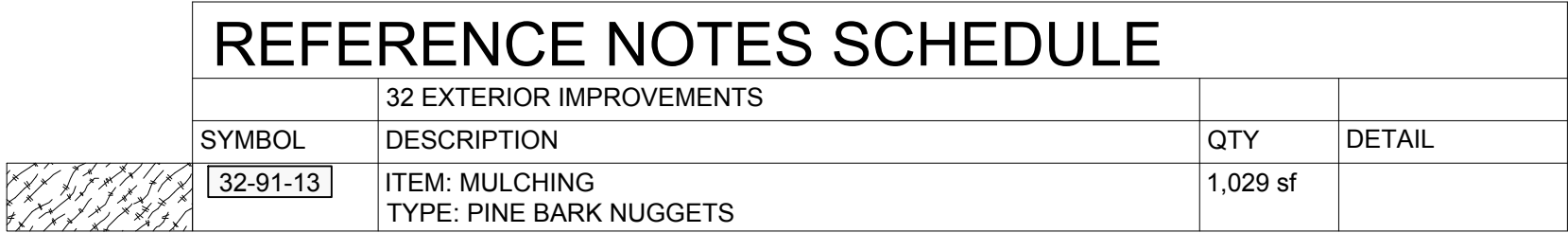
LANDSCAPE ARCHITECTS

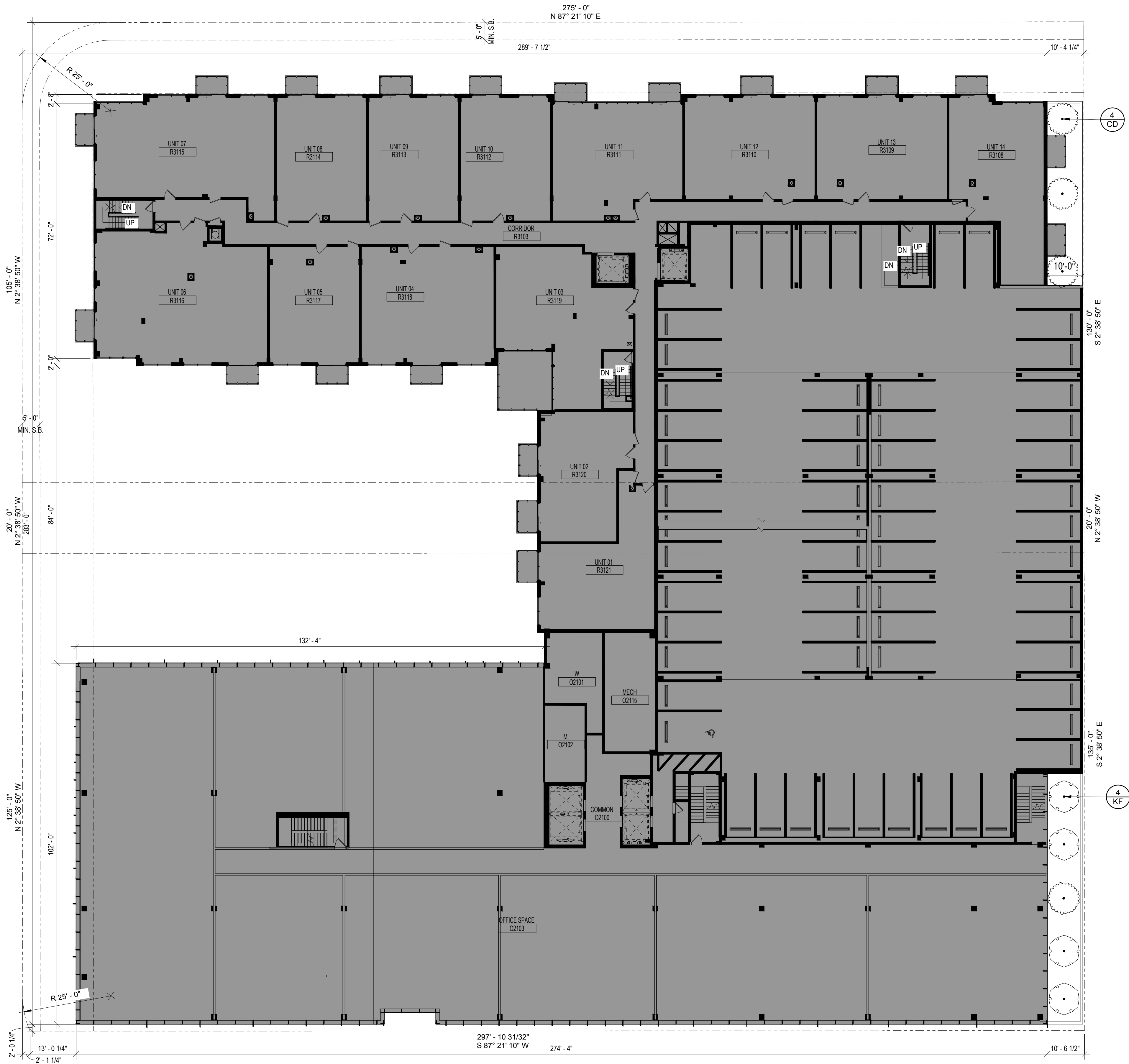
2900 OAK AVENUE
MIAMI, FLORIDA 33133
PHONE: 305.372.1812 FAX: 305.372.1175
WEBSITE: www.arquitectonicageo.com

SHEET INDEX	
Sheet Number	Sheet Name
L0-000	LANDSCAPE INDEX
L0-001	LANDSCAPE NOTES
L0-002	LANDSCAPE CALCULATIONS
L0-003	PLANT IMAGES
L1-001	GROUND LEVEL DISPOSITION PLAN
L1-002	GROUND LEVEL MITIGATION
L1-100	GROUND LEVEL RENDERED PLAN
L1-110	GROUND LEVEL HARDSCAPE PLAN
L1-120	GROUND LEVEL TREE PLAN
L1-130	GROUND LEVEL SHRUBS PLAN
L1-140	GROUND LEVEL LIGHTING PLAN
L1-200	LEVEL 2 RENDERED PLAN
L1-210	LEVEL 2 HARDSCAPE PLAN
L1-220	LEVEL 2 TREE PLAN
L1-230	LEVEL 2 SHRUBS PLAN
L1-300	ROOF RENDERED PLAN
L1-310	ROOF HARDSCAPE PLAN
L1-320	ROOF TREES PLAN
L1-330	ROOF SHRUBS PLAN
L1-400	LEVEL 3 RENDERED PLAN
L1-410	LEVEL 3 HARDSCAPE PLAN
L1-420	LEVEL 3 TREES PLAN
L1-430	LEVEL 3 SHRUBS PLAN
L5-110	HARDSCAPE DETAILS
L5-120	LANDSCAPE DETAILS

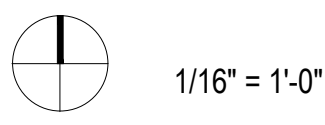








PLANT SCHEDULE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CD	4	Coccoloba diversifolia	Pigeon Plum	12'	9'	2" min	4'	Yes	Yes
	KF	4	Krugiodendron ferreum	Black Ironwood	12'	9'	2" min	4'	Yes	Yes







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ARQUITECTONICA

1177 Kane Concourse

Date: 01/30/2019

RENDERING

A8-15



The data included in this study is intended to provide a general overview of the project and is not intended to be used for any other purpose. The data is not intended to be used for any other purpose.

No warranty is made by the architect for the accuracy of any portion of these drawings or for the completeness of the information contained therein. The architect assumes no responsibility for the accuracy of any portion of these drawings or for the completeness of the information contained therein.

Date: 01/30/2019

RENDERING

A8-16

1177 Kane Concourse

ARQUITECTONICA

AGENDA ITEM REPORT

August 20, 2019

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for “Bay Harbor Land 2019, LLC” located at 9530 West Broadview Drive, Lot 73 of Block 23. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 7,756 square feet of a/c living. The residence will have 6 bedrooms, 8 full bathrooms and 2 half baths and a two car garage. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 9530 West Broadview Drive Staff Report
2. 9530 West Broadview Dr. (Inc. Landscape & Civil)

**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: August 13th, 2019

Subject: Bay Harbor Land 2019, LLC – New Single-Family Residence
9530 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR19-000008
MMPA Acct. No.: 01-0702-1087

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 8/08/19) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 9530 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9530 W. Broadview Drive
Legal Description: Lot 73 of Block 23, "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 applicant, Gamma Construction, LLC., as agent for the property owner (Bay Harbor Land 2019, LLC), has submitted an application for the construction of a new single-family residence on a waterfront lot located at 9530 W. Broadview Drive. The proposed two-story home will have approximately 7,756 square feet of A/C living space with a two-car garage with a pool & pool deck in the rear (water side) of the property. The residence will have six (6) bedrooms, eight (8) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 25' above Base

Flood Elevation (BFE), which is the maximum permitted for a flat-roofed home in the RD Single-Family District. The applicant is proposing one driveway connection to W. Broadview Drive. The applicant is requesting the PZB to allow a variation in the reduced 2nd story volume limitation as set forth in Sec. 23-11(A)(9), as the 2nd story volume exceeds 80%. The 1st floor is below 80% in volume of the 2nd floor. The Code allows the PZB to consider the reversal of the volume criteria. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The Town's Street Tree Master Plan identifies the tree species for this area of the Town as Beauty Leaf, and that is what has been planted in the Town's landscape island in front of the site and up / down the street.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9530 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

Michael Miller Planning Associates, Inc.

- 1) This approval is based on the plans prepared by Choeff Levy Fischman Architecture Design, Inc. dated August 8, 2019 with any modifications required by the PZB. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) PZB approval of reversed 1st floor / 2nd floor building volumes is requested per Town Code Sec. 23-11 (A)(9) Second Story Building area restrictions. "For residences designed as two-story structures, the second story shall not exceed 80% of the first (ground) floor gross area inside exterior wall (air-conditioned/non-air-conditioned areas). The reduced secondary story percentage listed herein may be applied to the first floor, if approved by the Planning & Zoning Board. Per the information on Sheet A-2.0, the project design includes the following: First floor = 3,448 sq. ft. / Second floor = 4,308 sq. ft.). 80% of 3,448 sq. ft. = 2,754 sq. ft. 80% of 4,308 sq. ft. = 3,446 sq. ft. A letter from the architect to the PZB dated August 6th, 2019 is attached with this staff report concerning this issue.

August 6th, 2019

To: Town of Bay Harbor Islands

Attention: Planning and Zoning Board

Re: 9530 West Broadview Drive. Bay Harbor, FL

Members of the Board,

I am writing this as it regards the zoning rule that mandates that the second floor of a residence cannot exceed 80% of the first-floor gross area. The code also states that this can be overturned at the Planning Board hearing if the second floor exceeds 80% of the first-floor area and the design has merit to do so. We are requesting that this code be overturned for this residence as our second floor is 111% of the first floor.

We call this an “upside down” design as the second floor often exceeds the first-floor area for a reason. The design of this residence has a bedroom wing which spans almost the width of the property and is anchored on both sides by the residence itself. There is nothing under the second floor for a reason. A resident or guest will walk under this second-floor portion whereas they enter a courtyard that is open and has a water feature. As they walk underneath the second floor there is also a cascading water feature on the right that empties into the reflecting pond that encompasses the open courtyard. Straight ahead will be the main entry to the residence.

Architecture is a series of moments. This design allows for multiple moments to occur prior to one reaching the main entry of the residence. This “upside down” design allows me to achieve those moments and experiences. The main entry is set back after the courtyard in order to come in directly into the main living spaces and view the wide water as soon as one enters without having to traverse the entire residence. This architecture also provides for a lot of movement in the design and use of materials such as natural concrete, wood, stone and stucco.

There are several all glass areas to look into the residence as one walks under the second-floor bridge and into the courtyard prior to the main entry in order to form a visual connection with the main residence itself. The second floor has glass bridge areas that allow one to look below into the open center court with its reflecting pond.

I have included a series of renderings with this letter so you can better feel the experience.

Sincerely,



Ralph Choeff, President
Choeff Levy Fischman PA

9530 WEST BROADVIEW RESIDENCE

9530 WEST BROADVIEW DRIVE

BAY HARBOR ISLAND, FLORIDA 33154



CLIENT
BAY HARBOR LAND 2019 LLC

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

LANDSCAPE ARCHITECT
ALL LANDSCAPE DATA INC.
4459 NW 91 CT,
DORAL, FLORIDA 33178
(305) 303-1059

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

seal

Responsible Supervisor
registered architect
AR00000
AA26003009
comm no.
1847
date:
revised:

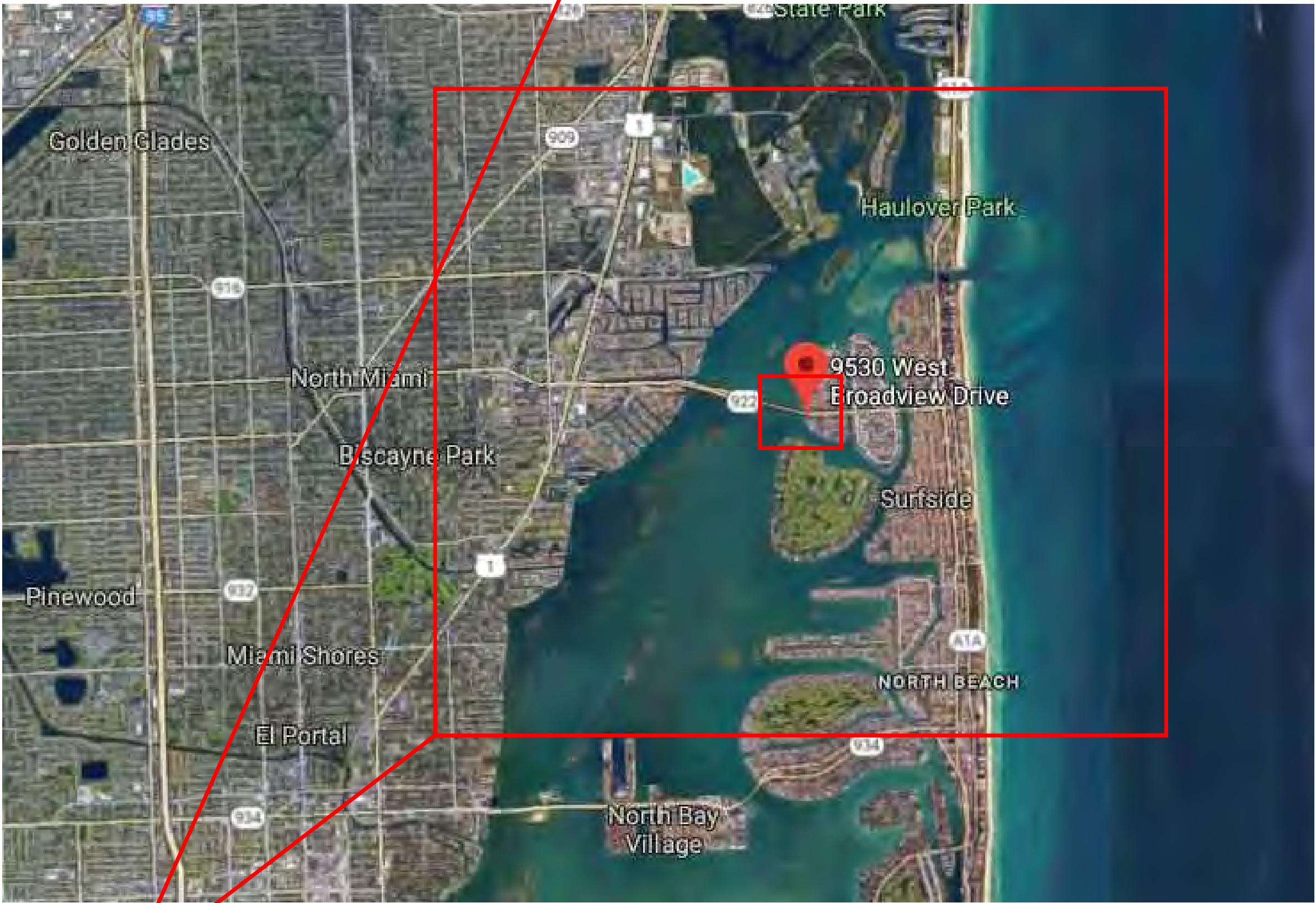
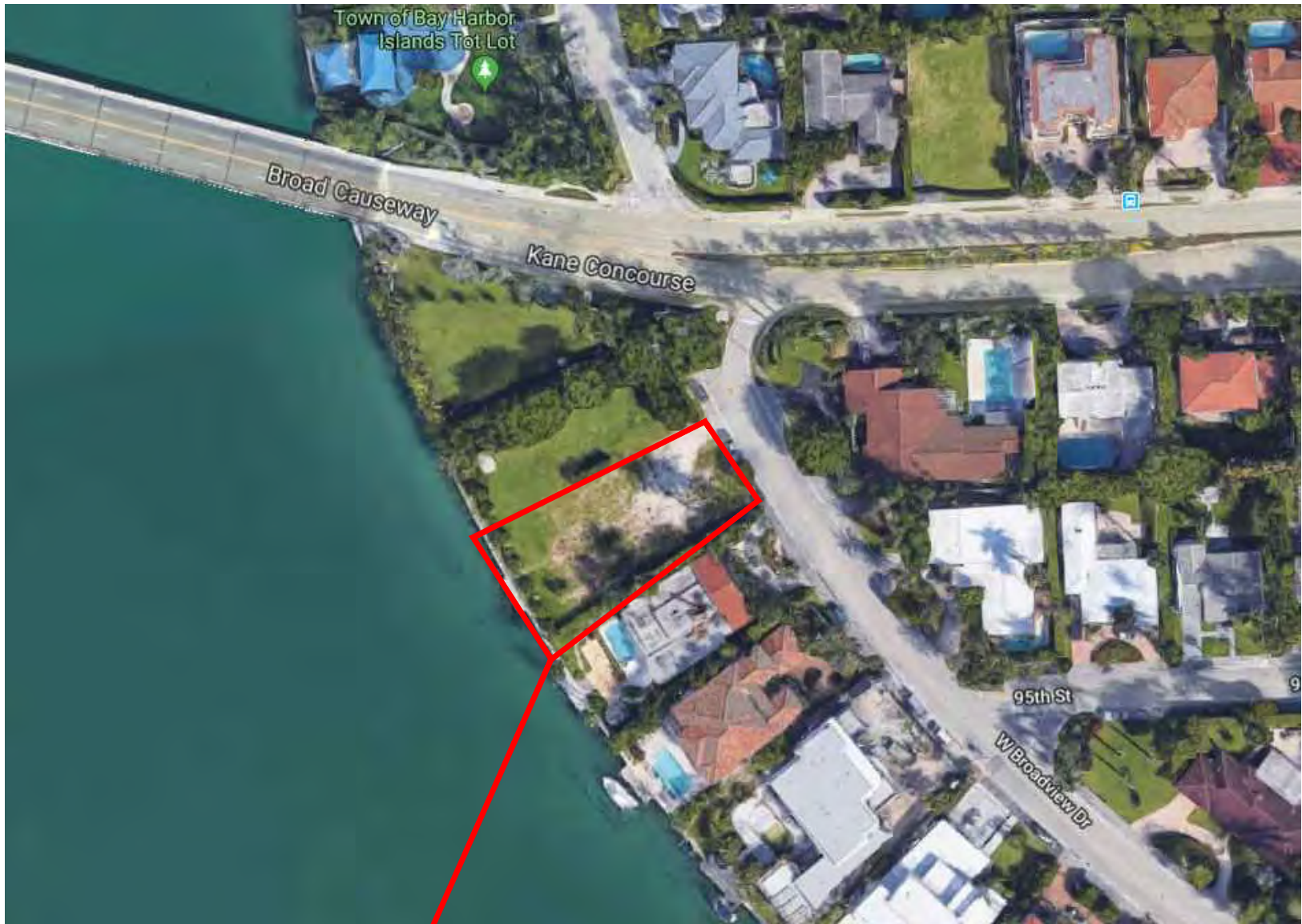
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A-0.0

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 892-5292
www.clarchitects.com

9530 WEST BROADVIEW RESIDENCE

9530 WEST BROADVIEW DRIVE

BAY HARBOR ISLAND, FLORIDA 33154



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L-202	TREE DETAILS
L-203	LANDSCAPE LIGHTING PLAN
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NEW SINGLE FAMILY RESIDENCE
9530 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

seal

Responsible Supervisor
registered architect
AR00000
AA26003009

comm no.

1847

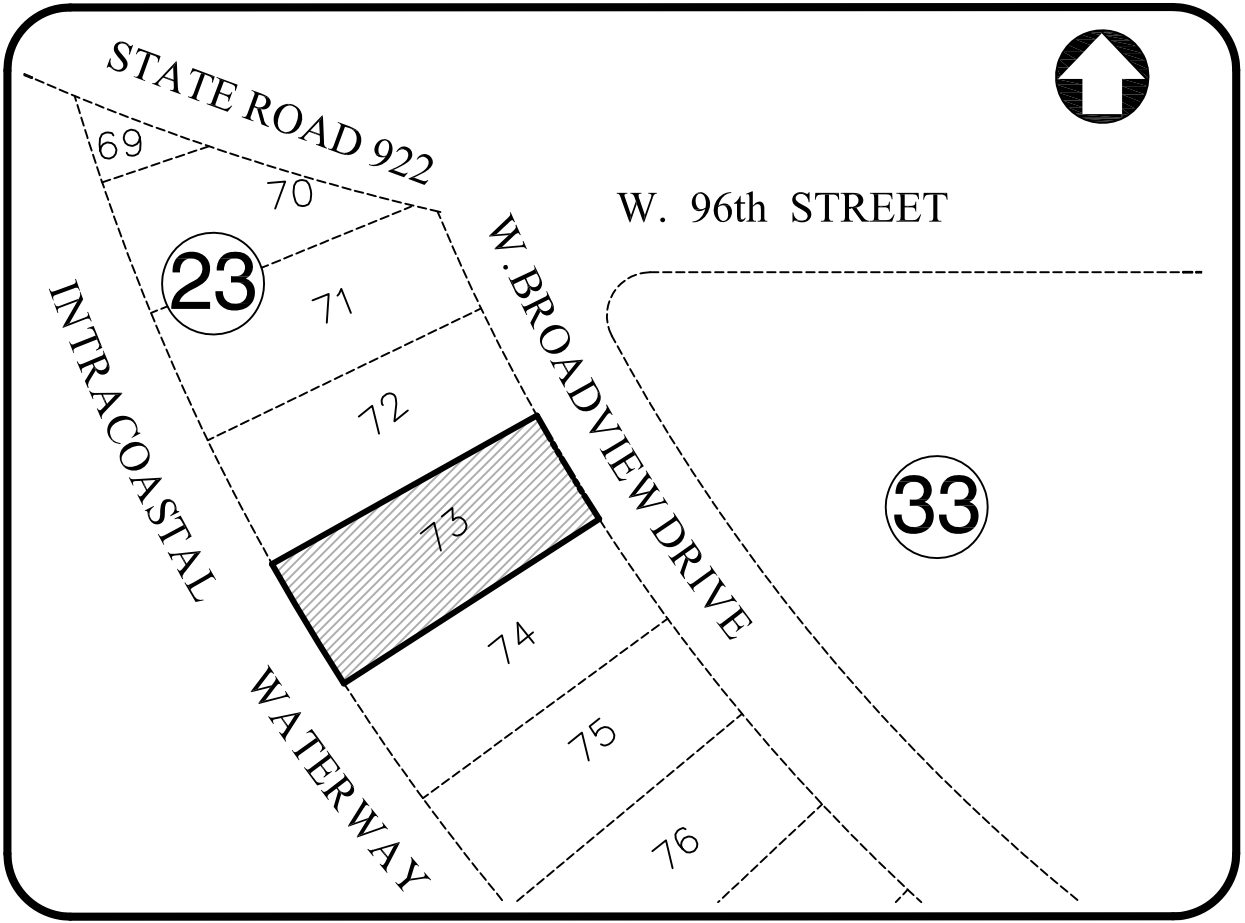
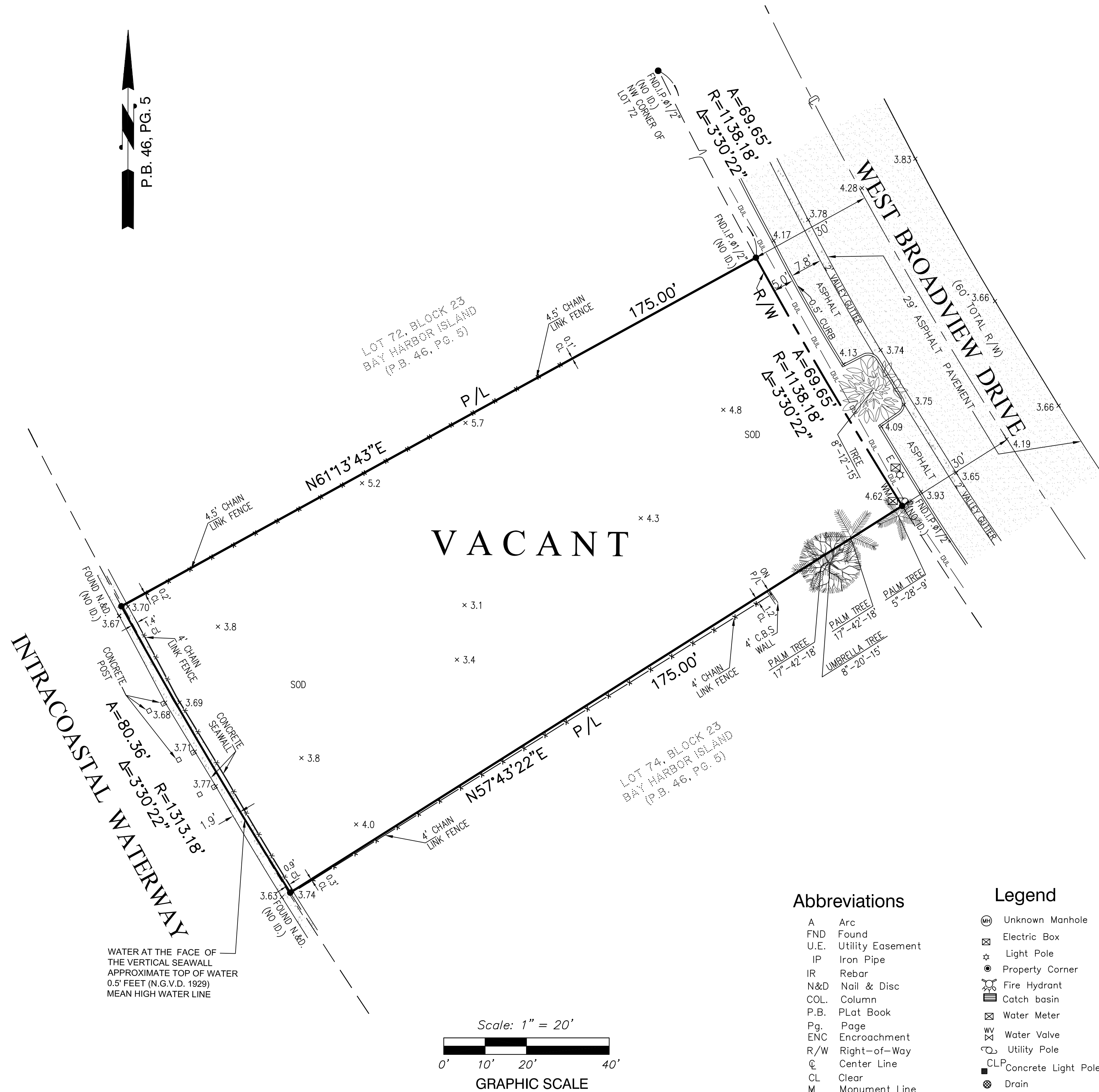
date:

revised:

sheet no.

A-0.1

MAP OF BOUNDARY SURVEY
9530 W. Broadview Drive, Bay Harbor Islands
Miami-Dade County, FL 33154
Folio# 13-2227-001-4530



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: June 18th, 2019.
2. LEGAL DESCRIPTION:
- Lot 73, Block 23, of 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.
3. AREA:
- Containing 13,126 Square Feet or 0.30 Acres more or less by calculations.
4. ACCURACY:
- The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.
5. DATA OF SOURCES:
- HORIZONTAL CONTROL:
- The Legal Description was furnished by client.
—North Arrow and Bearings refer to an assumed value of S57°43'22"W, along the Southeasterly Subject Property as per Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.
- VERTICAL CONTROL:
- Elevations are referred to N.G.V.D. 1929.
Benchmark used: Miami-Dade County Benchmark No. A-17, Elevation=7.67' (N.G.V.D. 1929) located @ Broad Causeway bridge near West end of Bay Harbour Island and Intracoastal Waterway.
6. FLOOD INFORMATION:
- By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: Town of Bay Harbor Islands and Community Number 120637 Map/Panel Number 12086C0144, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client. No determination was made as to how the site can be served with utilities. Fences and walls ownership by visual means only; legal ownership not determined. No underground utilities and/or structures (foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

Abbreviations

- A Arc
FND Found
U.E. Utility Easement
IP Iron Pipe
IR Rebar
N&D Nail & Disc
COL. Column
P.B. Plat Book
Pg. Page
ENC Encroachment
R/W Right-of-Way
CL Center Line
CL Clear
M Monument Line
TBM Temporary Benchmark
W/P Water Pump
PWY Parkway
M Measured
R Record Plat
C.S. Concrete slab

Legend

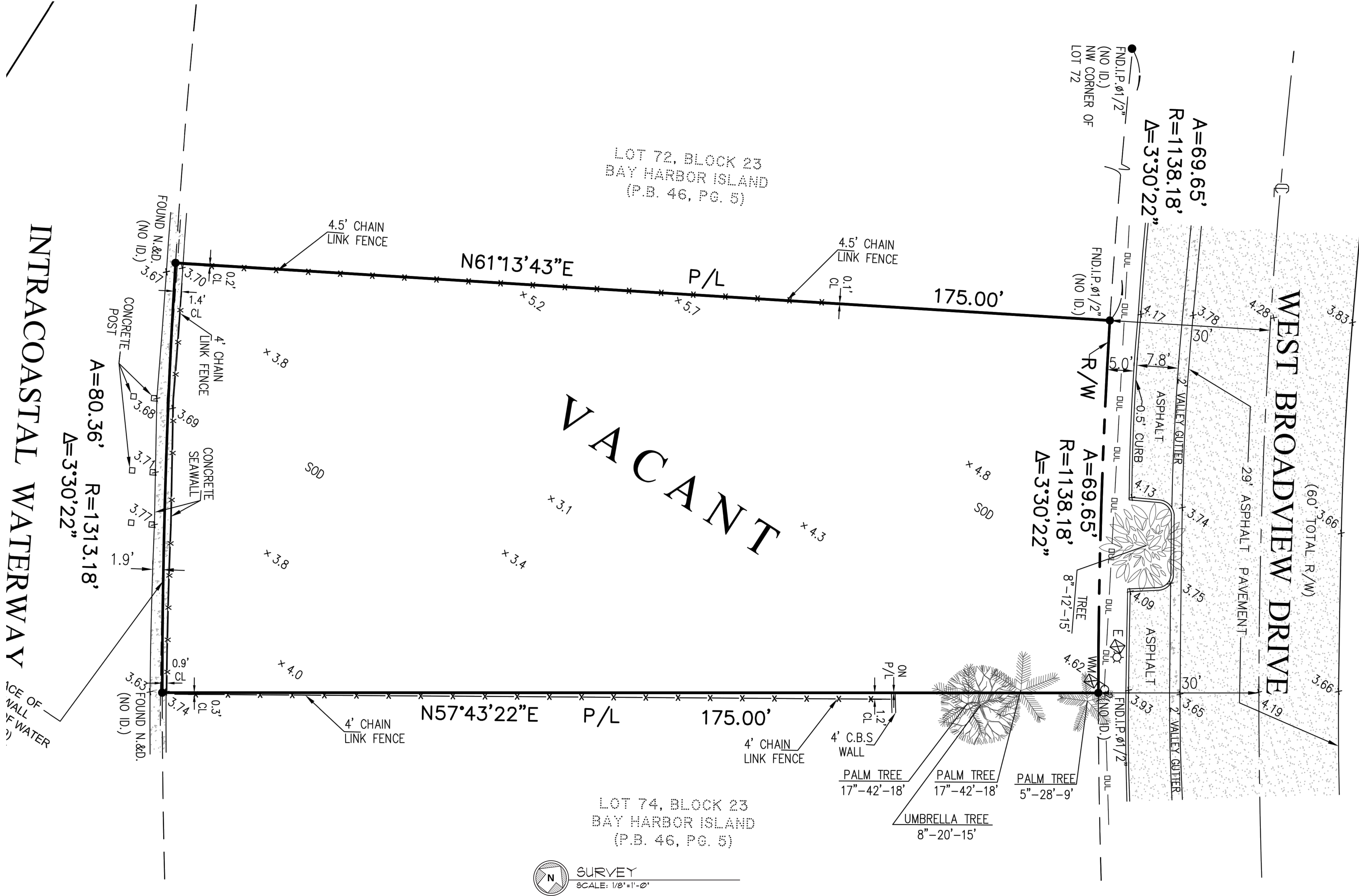
- Unknown Manhole
Electric Box
Light Pole
Property Corner
Fire Hydrant
Catch basin
Water Meter
Water Valve
Utility Pole
Concrete Light Pole
Drain
Control Valve
Gasoline Valve
Back Flood Preventer
Chain Link Fence
Wood Fence
Metal Fence
Overhead Utility line



FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12209 S.W. 129th Court, Miami, Florida, 33186
Ph: (786)429-3034 (786)443-0285 (786)443-0678
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal: 
Date: 06-18-2019
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

Project # 18-12024
Job # 18-12024-1
Page 1 of 1





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



SITE (9530 WEST BROADVIEW DRIVE)



RESIDENCE 1



RESIDENCE 2



PHOTOGRAP 3



PHOTOGRAPH 4



PHOTOGRAPH 5 (STREET VIEW)

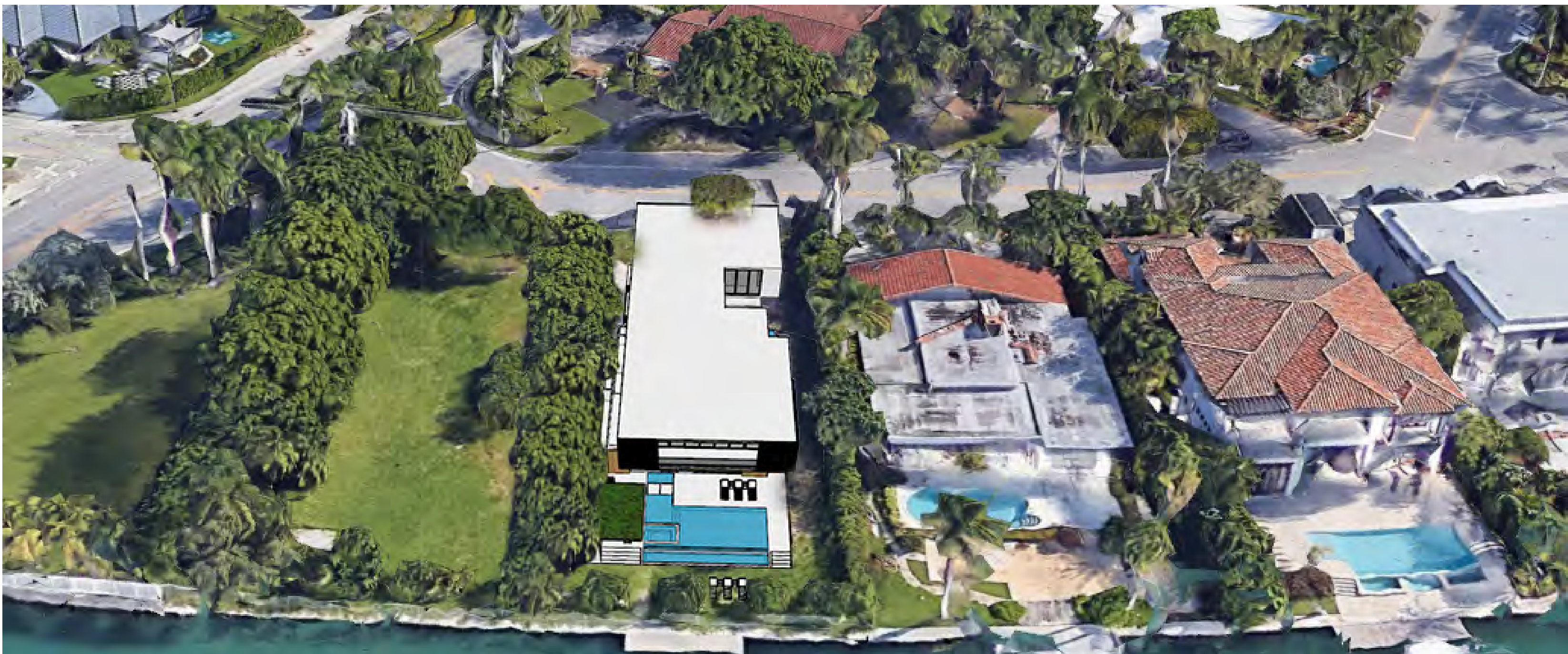




EAST (FRONT) AERIAL VIEW



NORTH (RIGHT) AERIAL VIEW



WEST (REAR) AERIAL VIEW



SOUTH (LEFT) AERIAL VIEW

LEGAL DESCRIPTION:

LOT 13 IN BLOCK 23, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

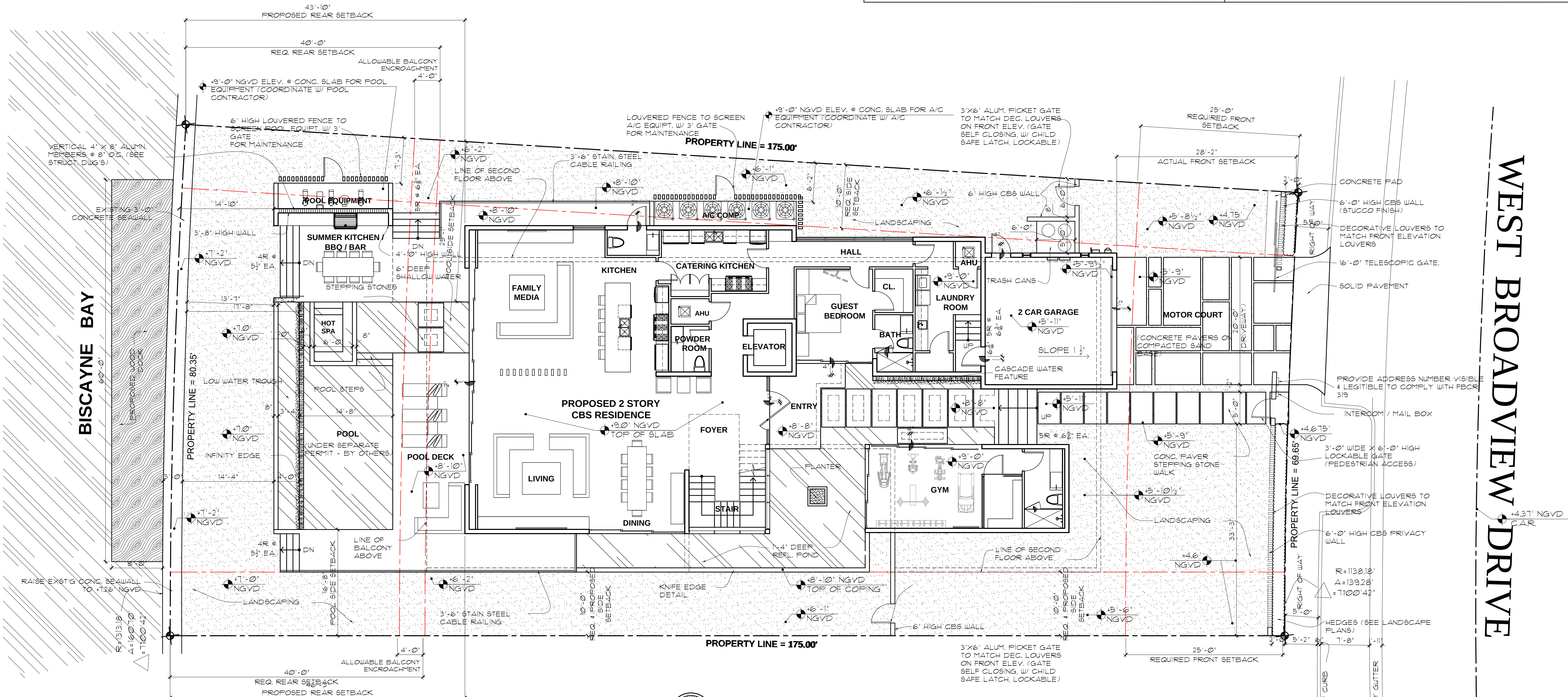
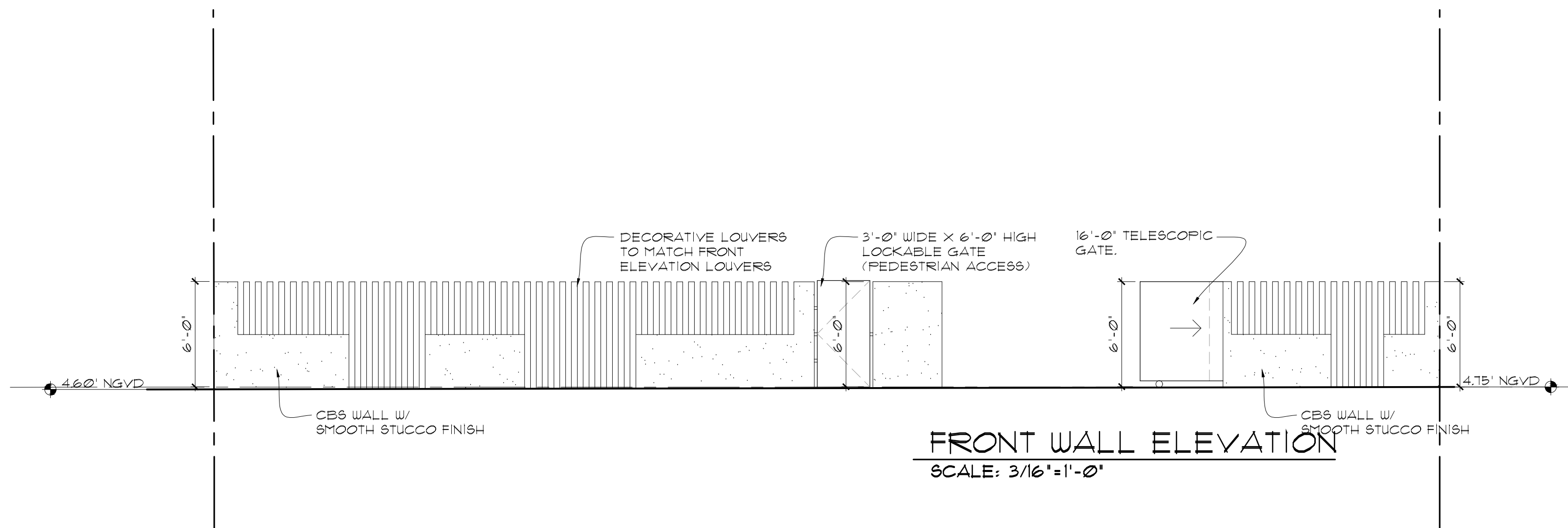
PROPERTY ADDRESS :
9530 WEST BROADVIEW DRIVE, BAY HARBOR ISLAND 33154.

ZONING DATA:

LOT SIZE: 13,126 SQ. FT.
(40.4%)
PERVIOUS AREA: 5,296.5 SQ. FT.
(40% MIN)
IMPERVIOUS AREA: 7,829.5 SQ. FT.
(59.6%)
60% MAX
FRONT YARD PERVIOUS VS. IMP.
TOTAL: 1,760.4 SQ. FT.
100%
PERVIOUS AREA: 1,134.9 SQ. FT.
(64.5%)
50% MIN
IMPERVIOUS AREA: 625.5 SQ. FT.
(35.5%)
50% MAX
PARKING SPACES PROVIDED: 4
PARKING SPACES IN GARAGE: 2
PARKING SPACES IN DRIVEWAY: 2

ZONING: RD
LOT WIDTH: 75'-0"
FLOOR AREA:
(INC. NON-A/C GARAGE)
PROPOSED: 8,196 SQ. FT.
BUILDING HEIGHT:
PROPOSED: 25'-0"
MAX ALLOWED: 25'-0"

REQUIRED		PROVIDED	
FRONT :	25'-0"	FRONT :	28'-2"
REAR :	40'-0"	REAR :	46'-7"
SIDE SETBACKS :	10'-0"	SIDE SETBACKS :	10'-0"
POOL/ POOL DECK		POOL/ POOL DECK	
SIDE 1:	10'-0"	SIDE 1:	16'-8"
SIDE 2:	10'-0"	SIDE 2:	25'-1"
REAR:	5'-0"	REAR:	17'-8"
EQUIPMENT:		EQUIPMENT:	
SIDE:	10'-0"	SIDE:	7'-3"
WALKWAYS:		WALKWAYS:	
SIDE:	3'-0"	ENTRY WALK:	33'-3"
		SIDE POOL DECK:	10'-0"

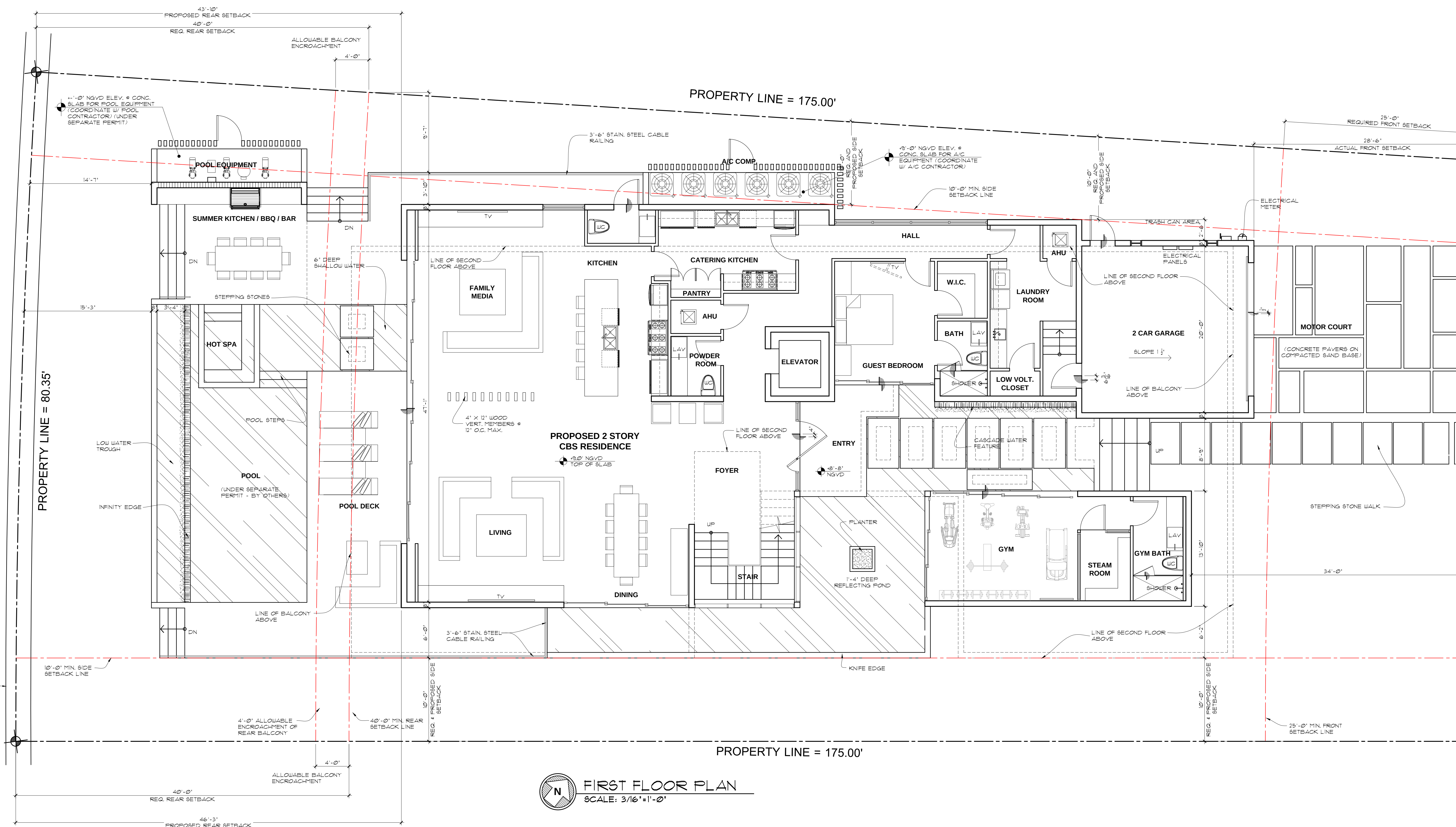


SITE PLAN
SCALE: 1/8"=1'-0"

seal

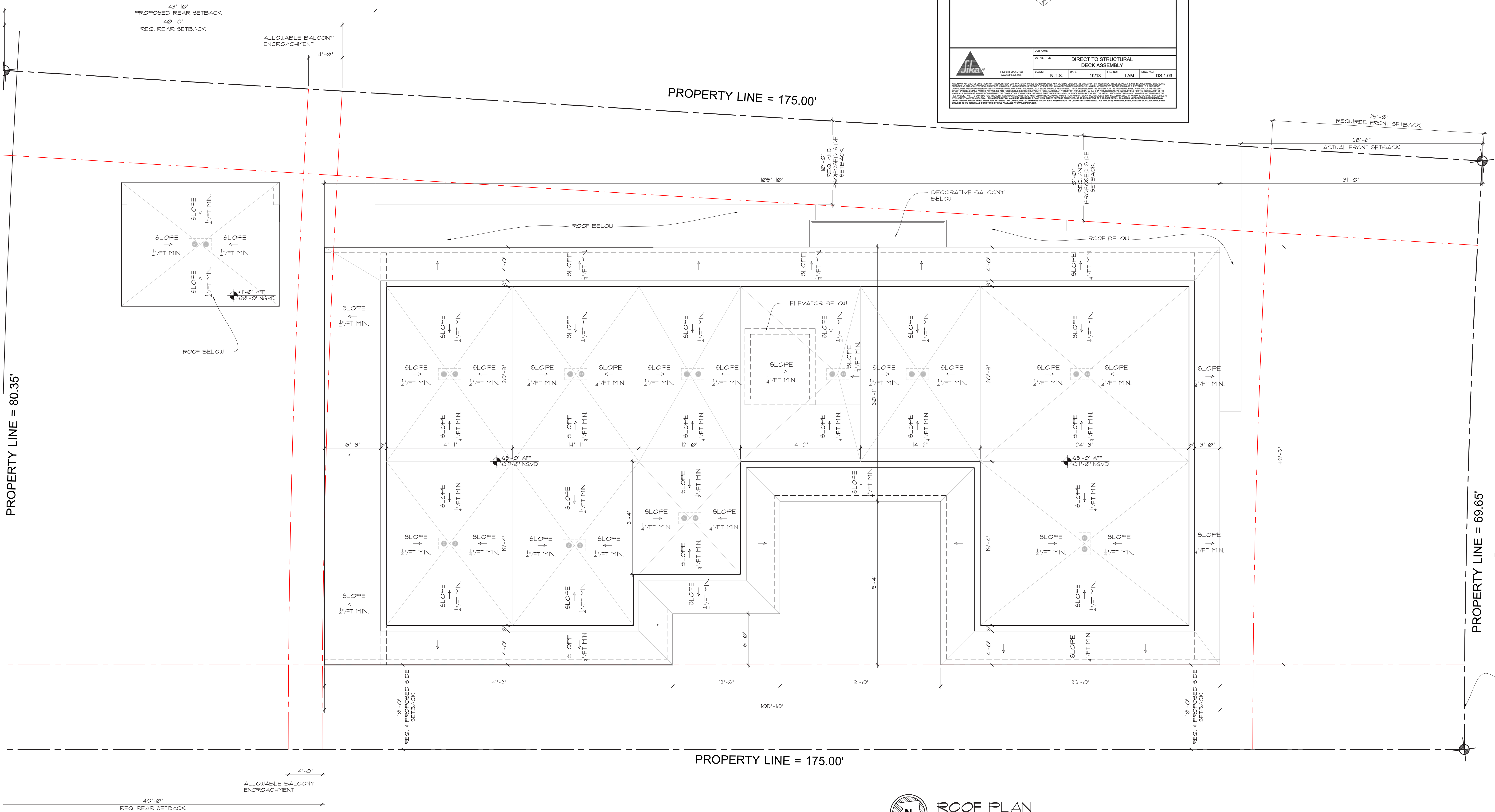
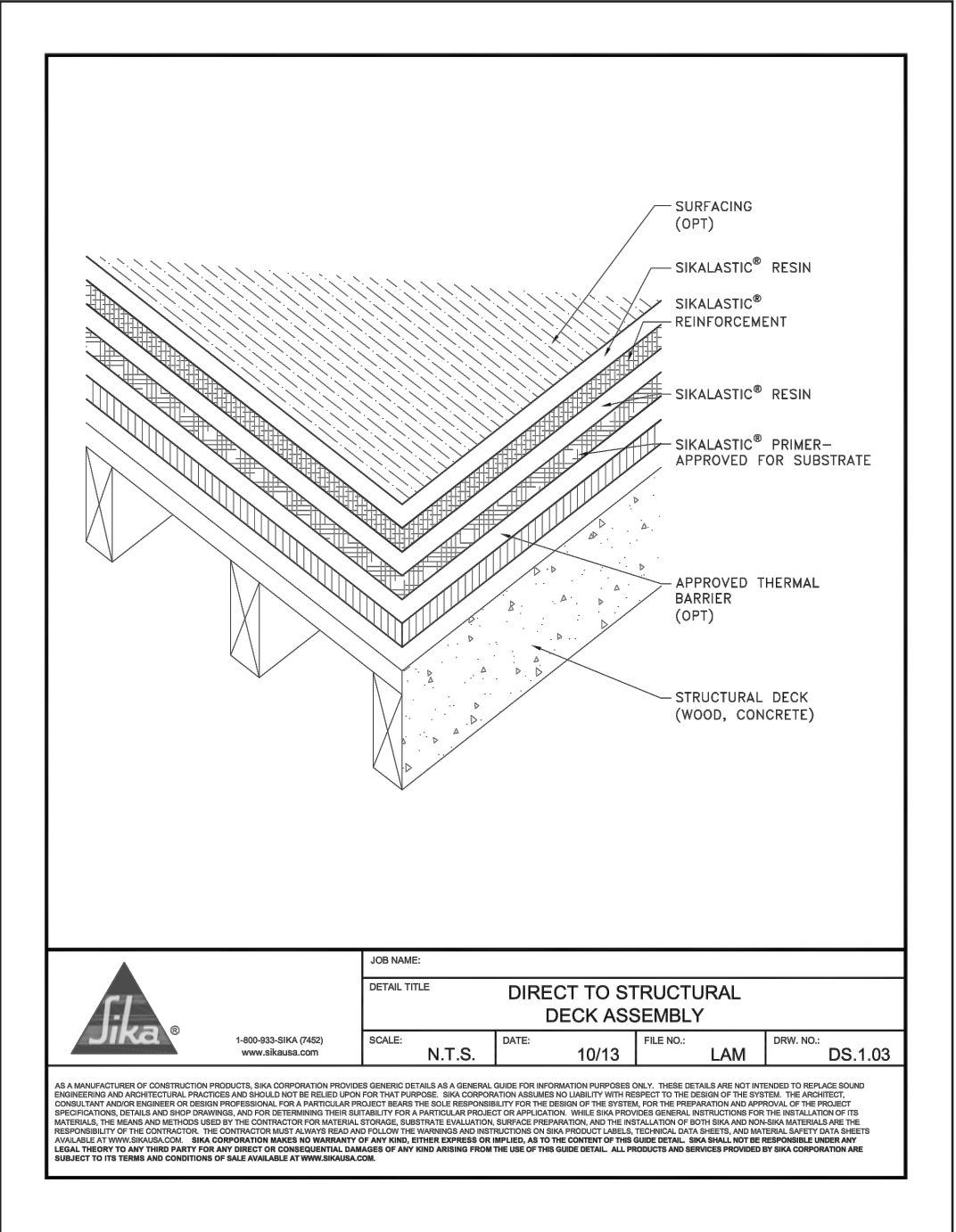
Responsible Supervisor
registered architect
AR00000
AA26003009
comm no.
1847
date:
revised:

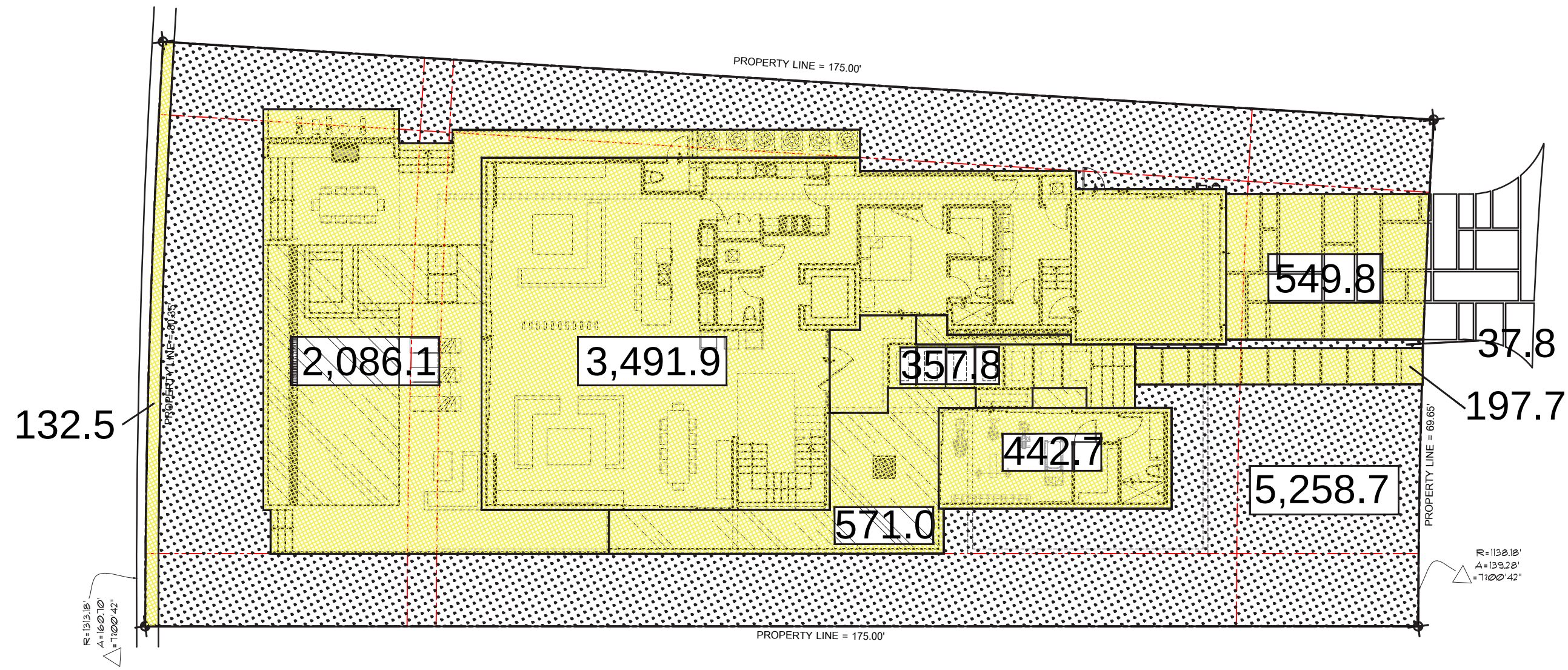
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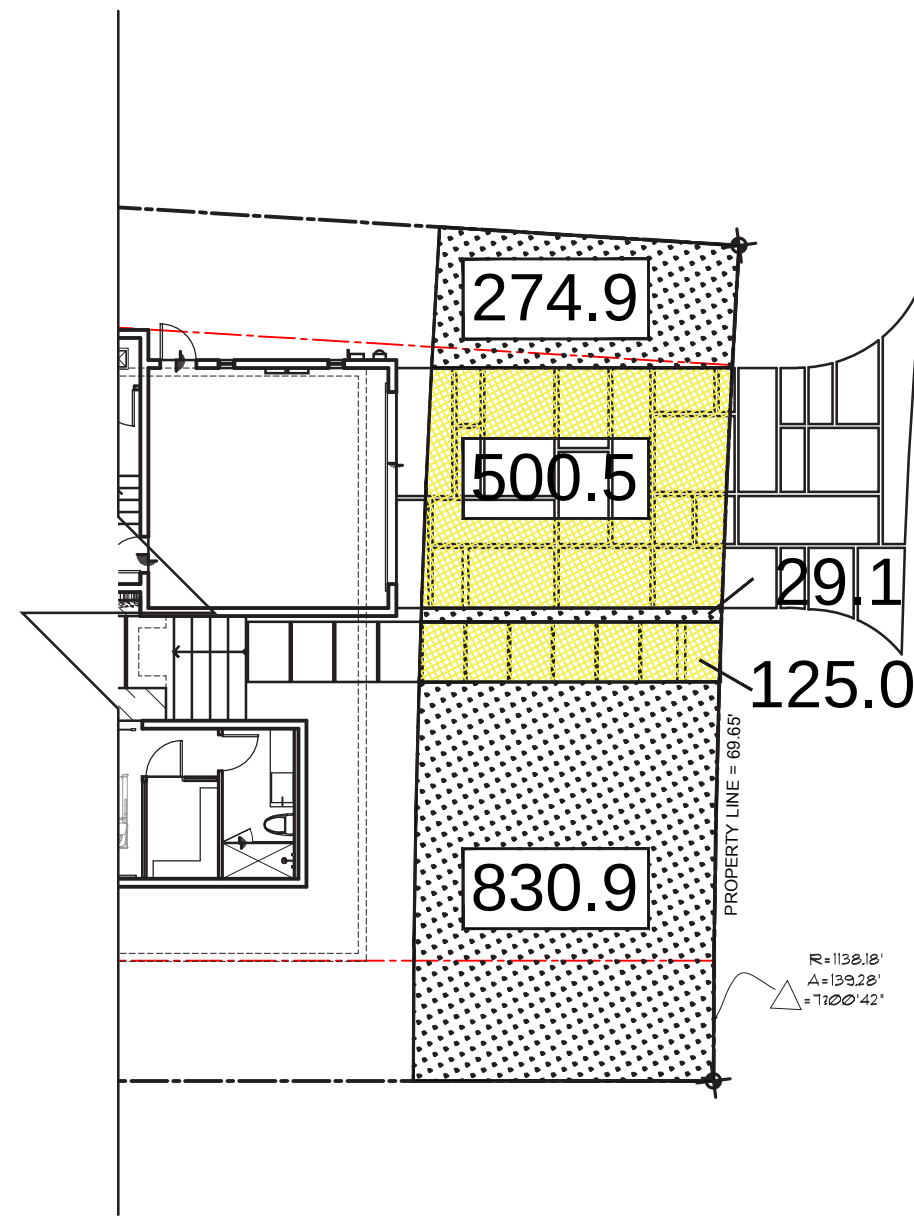


ROOF DECK MATERIAL





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



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

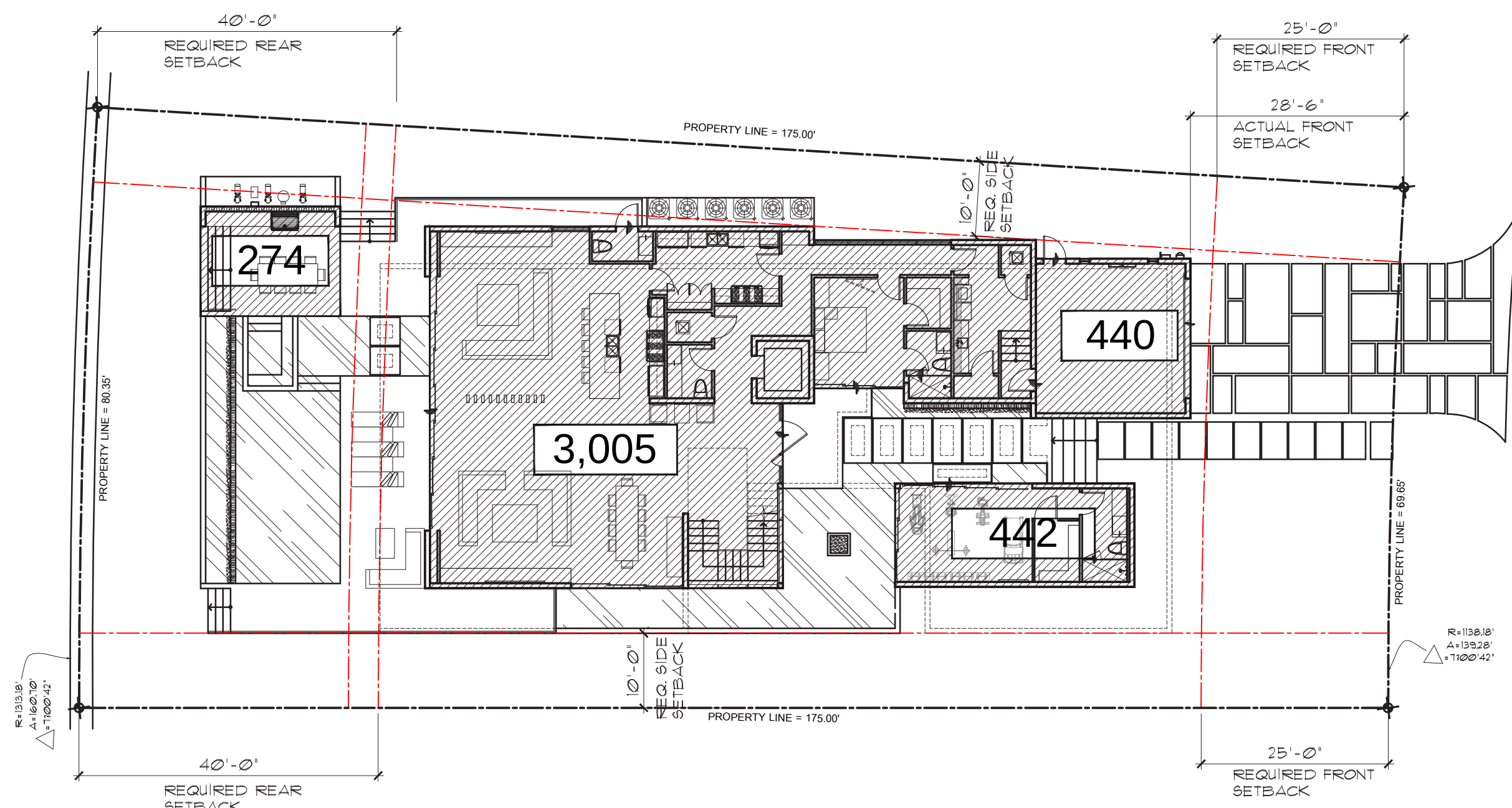
IMPERVIOUS AREA CALCULATIONS		
TOTAL LOT SIZE	13,126 SQ. FT.	100%
RESIDENCE FOOTPRINT:	3,934.6 SQ. FT.	
WALKS & DRIVEWAY:	1,105.3 SQ. FT.	
POOL / POOL DECK:	2,086.1 SQ. FT.	
SEAWALL:	132.5 SQ. FT.	
REFLECTING PONDS:	5,110 SQ. FT.	
TOTAL:	12,264.5 SQ. FT.	(93.4%)
	60% MAXIMUM	

PERVIOUS AREA CALCULATIONS		
TOTAL LOT SIZE	13,126 SQ. FT.	100%
GREENSPACE:	5,296.5 SQ. FT.	(40.4%)
	40% MINIMUM	

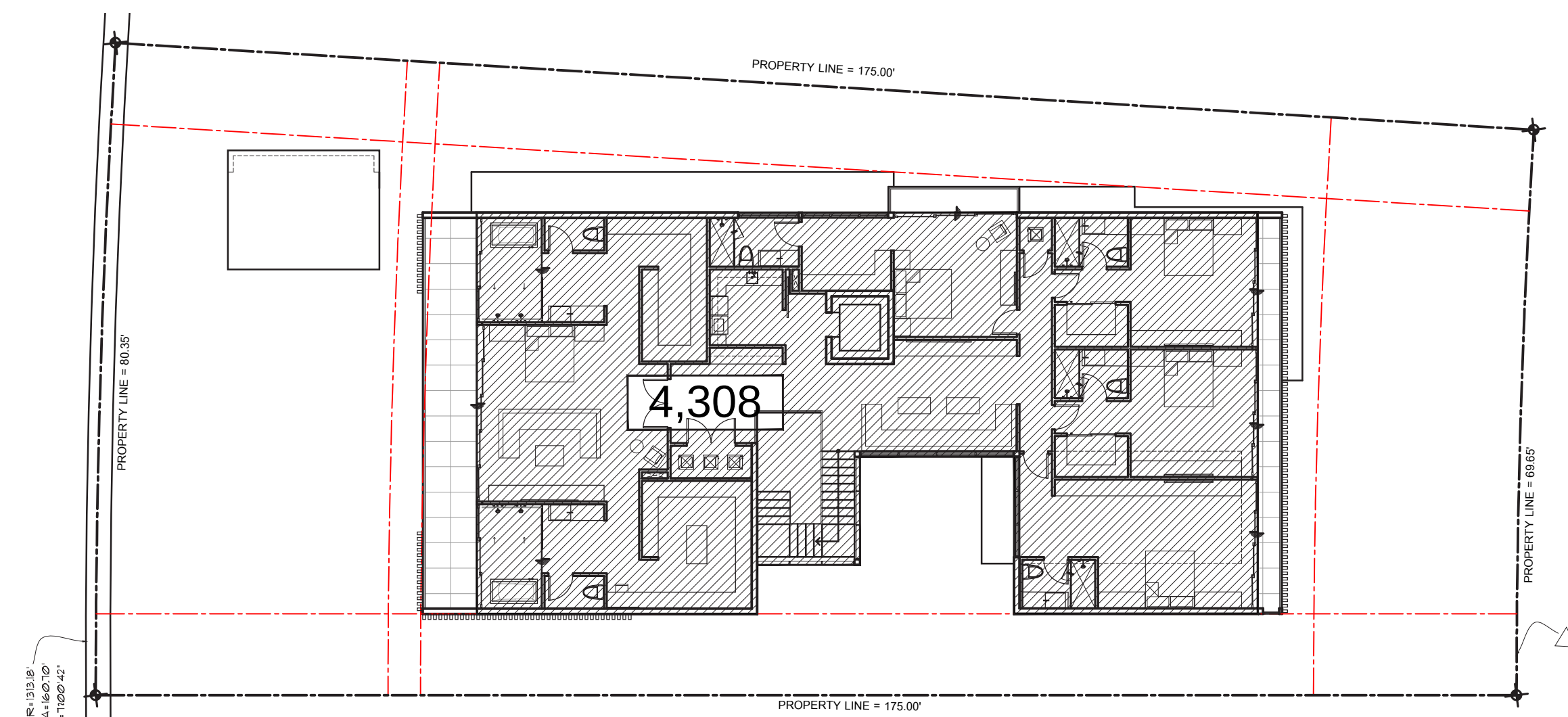
FRONT YARD PERVIOUS VS. IMPERVIOUS AREA CALCULATIONS		
TOTAL LOT SIZE	13,126 SQ. FT.	100%
IMPERVIOUS:		
DRIVEWAY:	500.5 SQ. FT.	
PEDESTRIAN WALK:	125.0 SQ. FT.	
TOTAL:	625.5 SQ. FT.	(4.8%)
	50% MAXIMUM	
PERVIOUS:		
GREENSPACE:	1,134.9 SQ. FT.	
TOTAL:	1,134.9 SQ. FT.	(8.7%)
	50% MINIMUM	

LEGEND:	
	BUILDING LOT COVERAGE
	PERVIOUS AREA
	IMPERVIOUS AREA

UNIT SIZE		
TOTAL LOT SIZE	13,126 SQ. FT.	100%
FIRST FLOOR:	3,448 SQ. FT.	
SECOND FLOOR:	4,308 SQ. FT.	
TOTAL A/C SPACE:	7,756 SQ. FT.	
GARAGE (NON-A/C SPACE):	440 SQ. FT.	
TOTAL A/C + NON-A/C SPACE:	8,196 SQ. FT.	



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



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

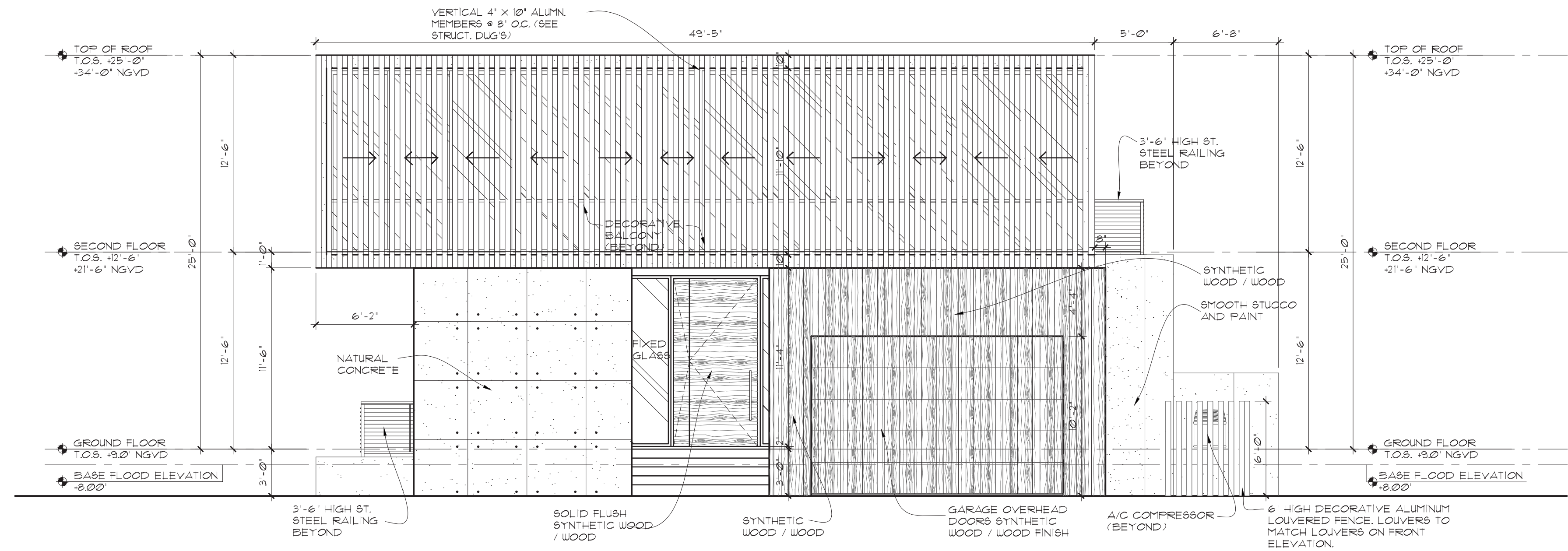
REAR

FRONT

KEY MAP

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

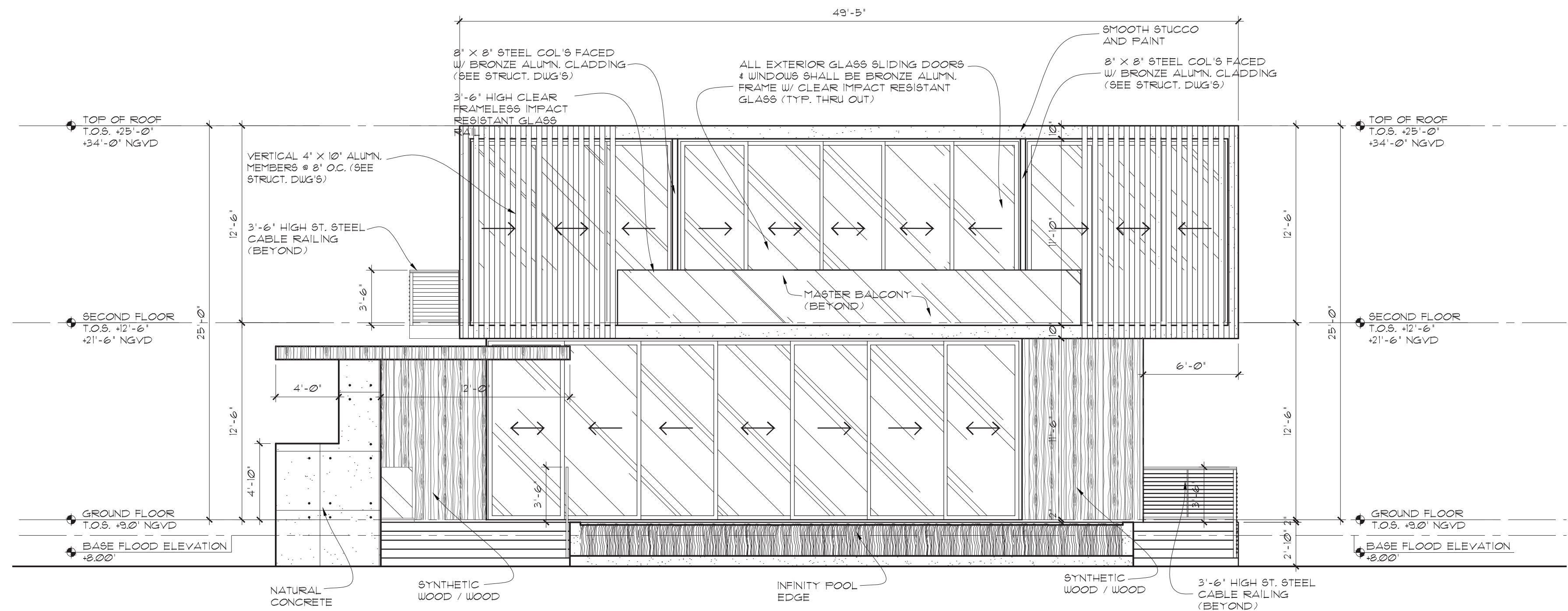
FRONT ELEVATION ARTICULATION CALCULATION
2ND FL. FRONT ELEVATION WALL LENGTH = 49'-5" - 50% = 24'-8 1/2" MIN. REQUIRED
TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, STONE, WOOD, LOUVERS, AND CONCRETE)
LOUVERS: 49'-5" - 100% THIS IS GREATER THAN THE 24'-8 1/2" REQUIRED



FRONT ELEVATION (EAST)

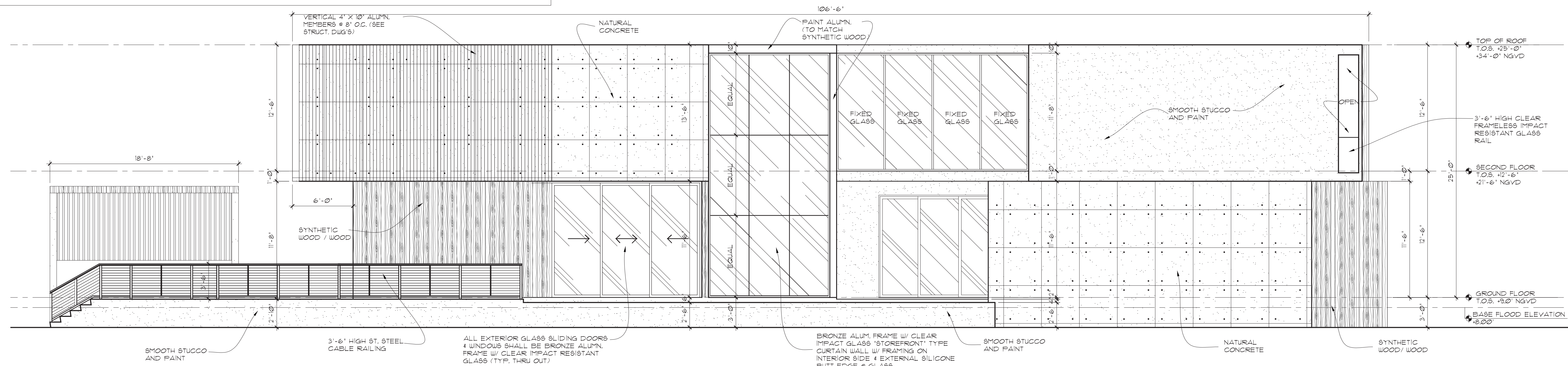
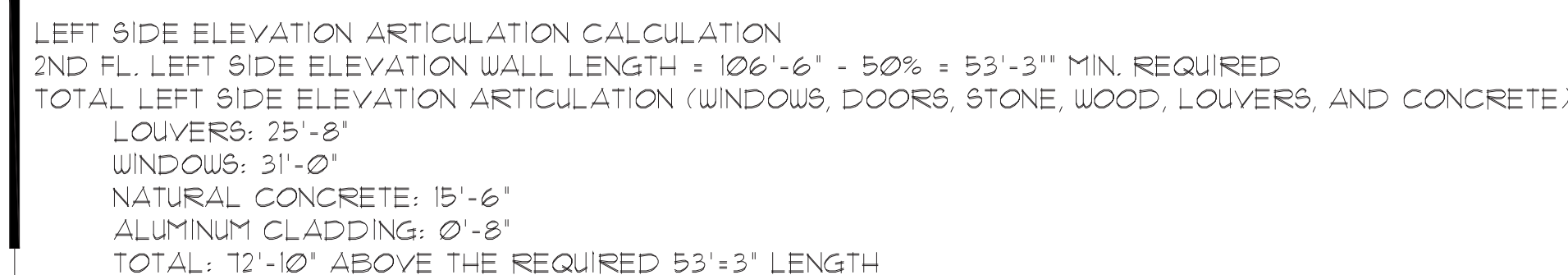
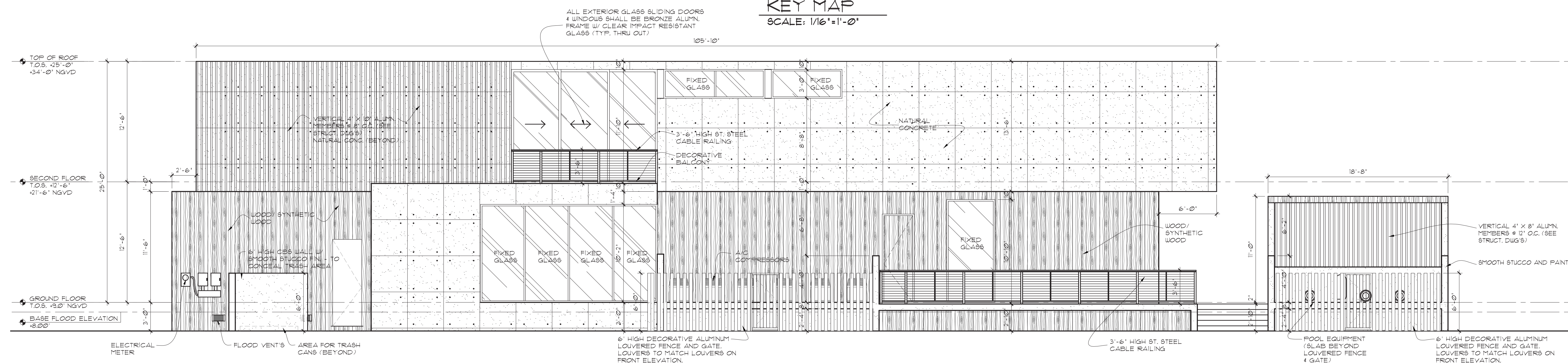
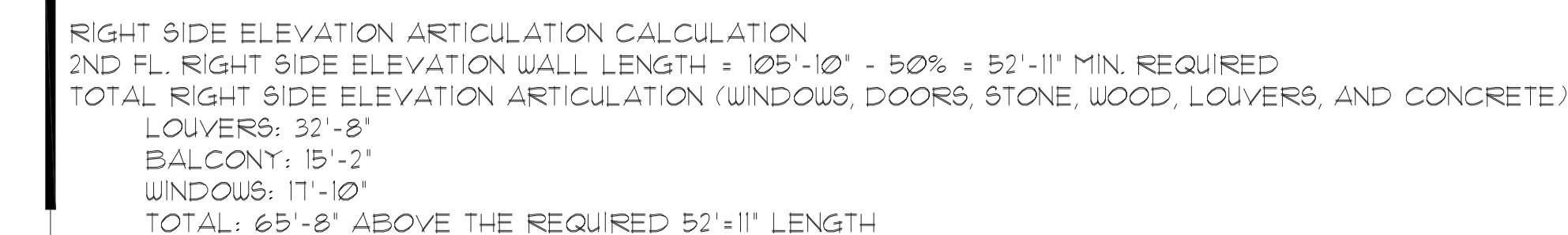
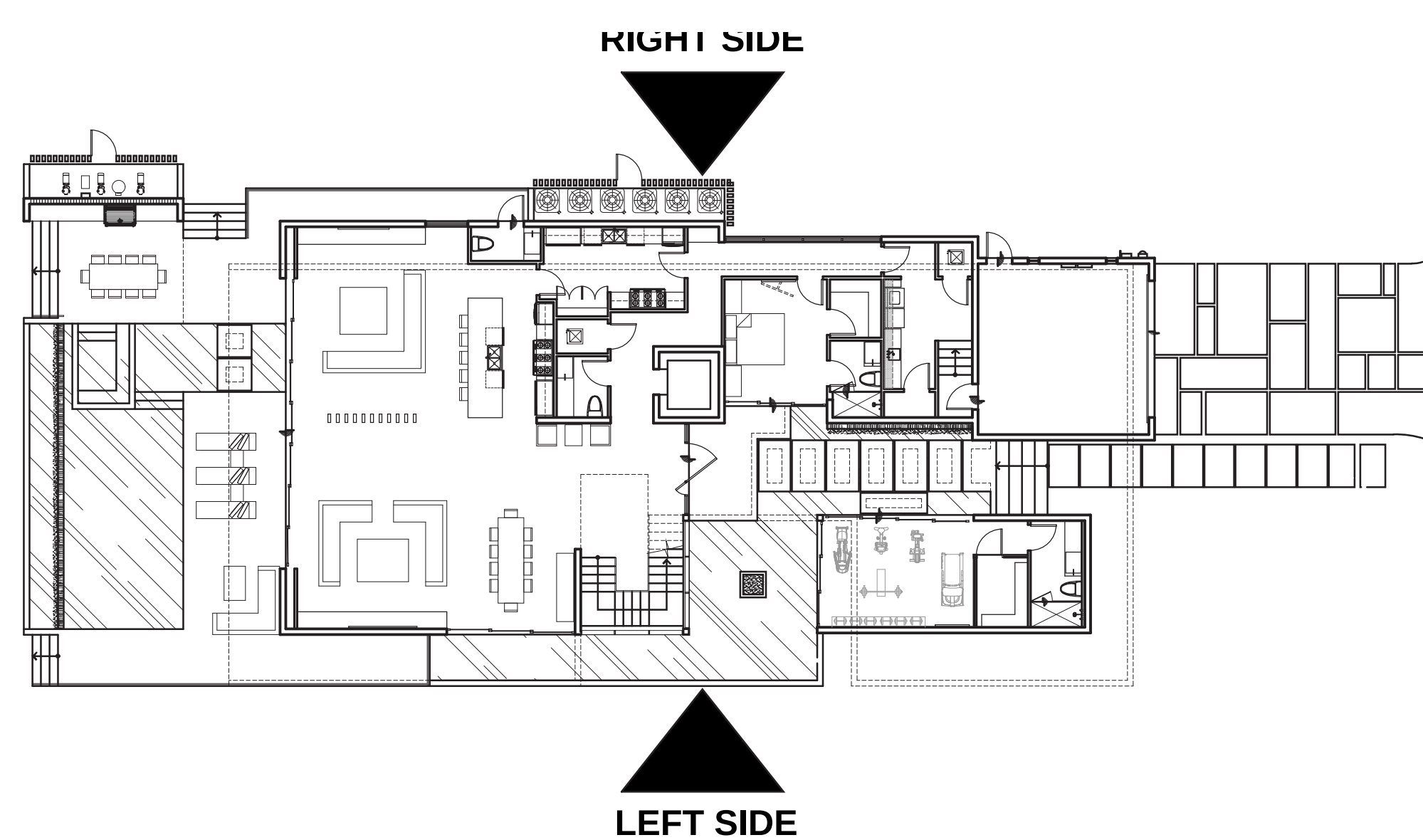
SCALE: 3/16"=1'-0"

REAR ELEVATION ARTICULATION CALCULATION
2ND FL. REAR ELEVATION WALL LENGTH = 49'-5" - 50% = 24'-8 1/2" MIN. REQUIRED
TOTAL REAR ELEVATION ARTICULATION (WINDOWS, DOORS, STONE, WOOD, LOUVERS, AND CONCRETE)
LOUVERS: 19'-10"
BALCONY: 49'-5"
WINDOWS & SLIDING DOORS (BEYOND): 41'-5"
TOTAL ARTICULATION: 116'-8" WHICH IS GREATER THAN THE 24'-8 1/2" REQUIRED.



REAR ELEVATION (WEST)

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





FRONT RENDERING

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

sheet no.
G-1.0



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

FRONT RENDERING

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

sheet no.
G-1.1



FRONT ENTRY RENDERING



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

ENTRY INTERIOR COURTYARD

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

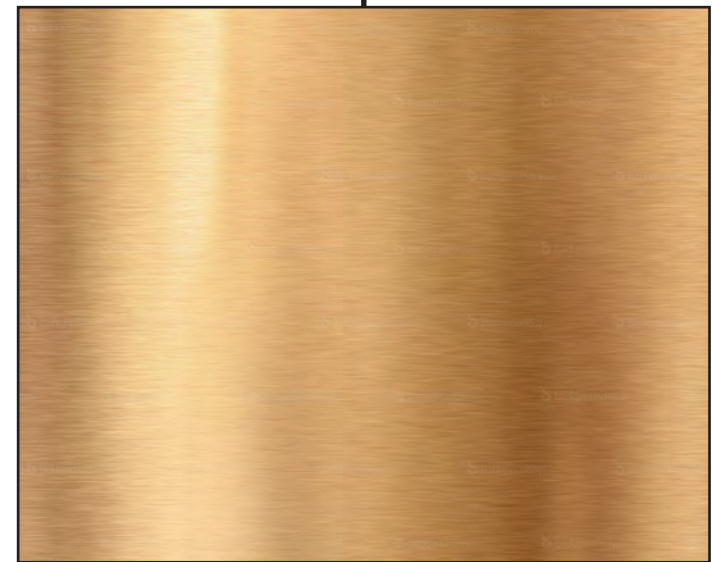
INTERIOR COURTYARD RENDERING

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

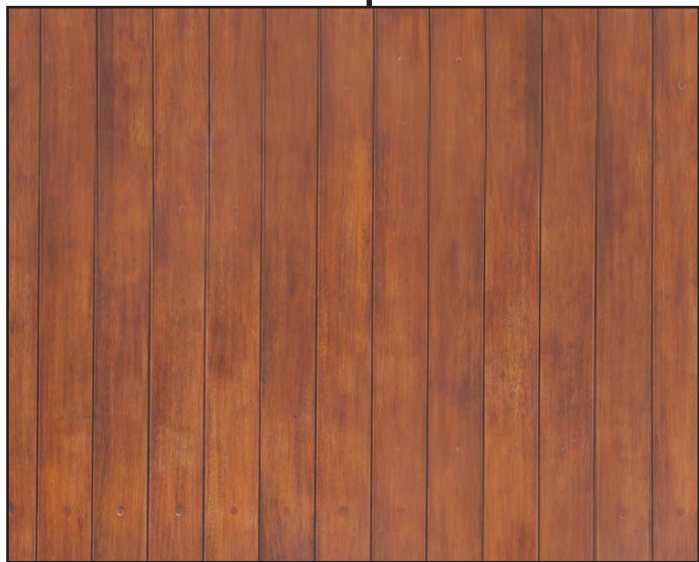
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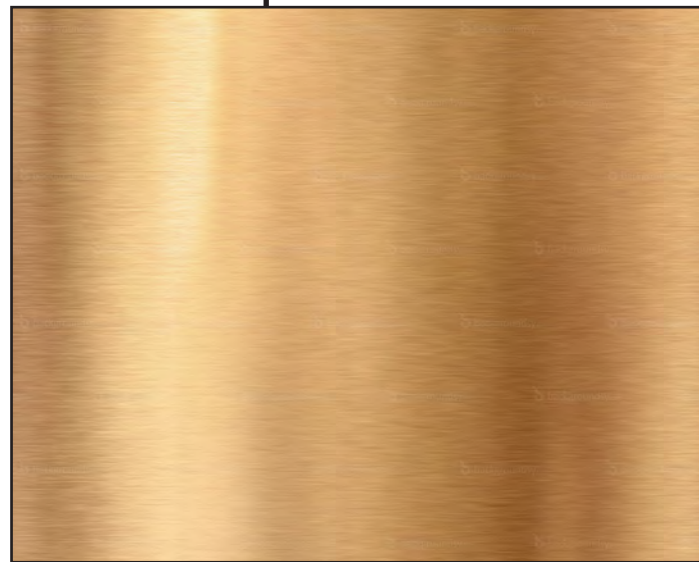
SIDE ELEVATION RENDERING



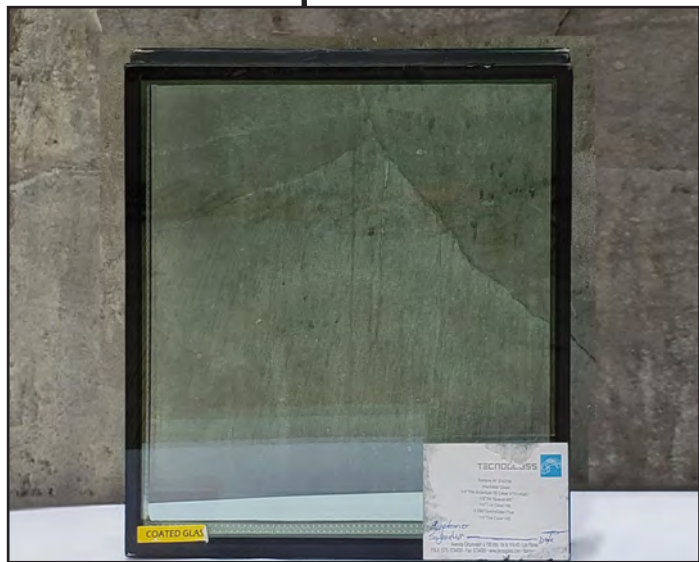
VERTICAL LOUVERS
ALUMINUM CLAD
TO MATCH WINDOW
FRAMES



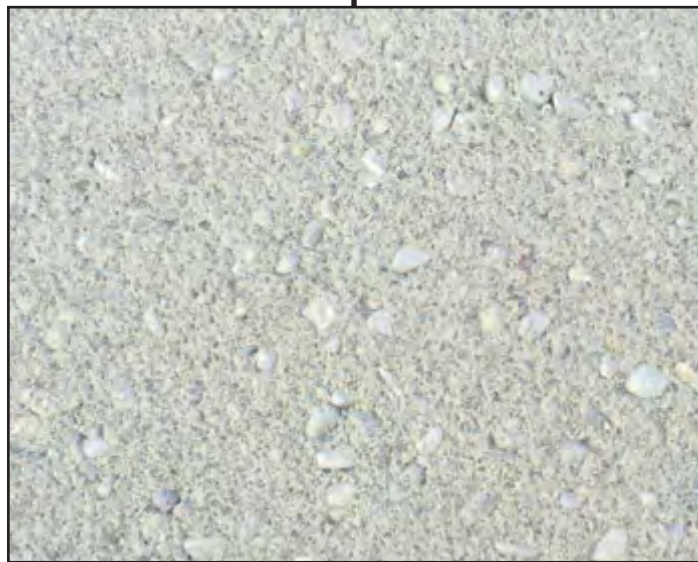
SYNTHETIC WOOD/
WOOD



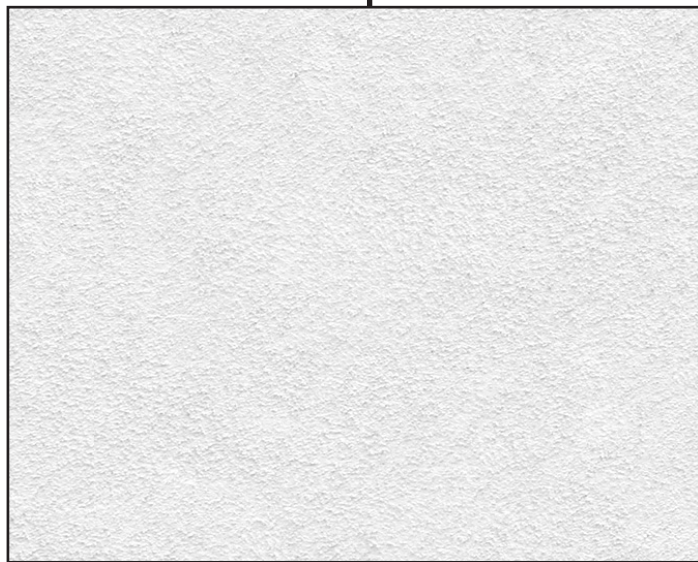
BRASS COLORED
ALUMINUM WINDOW AND
DOOR FRAMES



CLEAR LOW-E GLASS
WINDOWS & DOORS

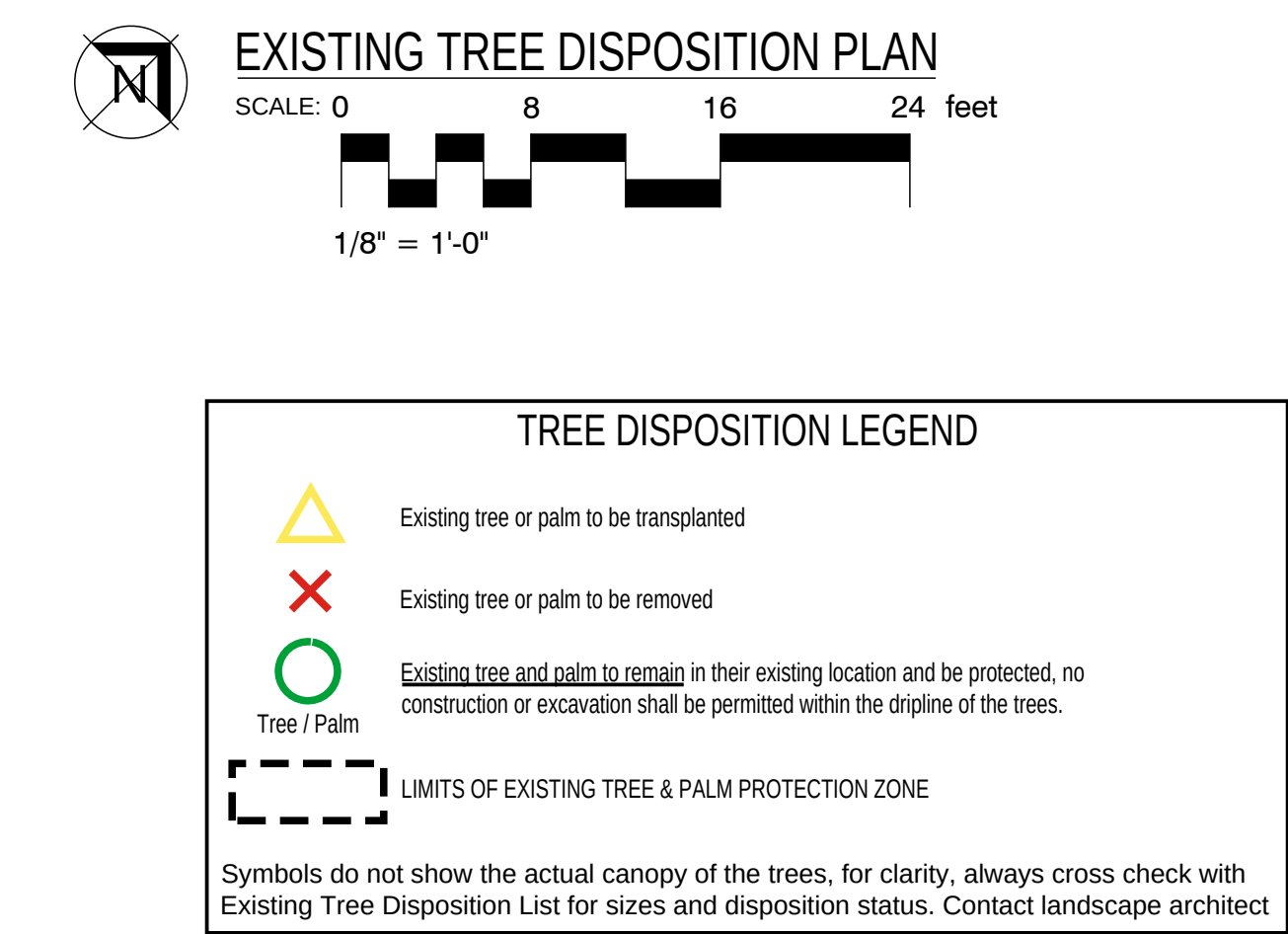
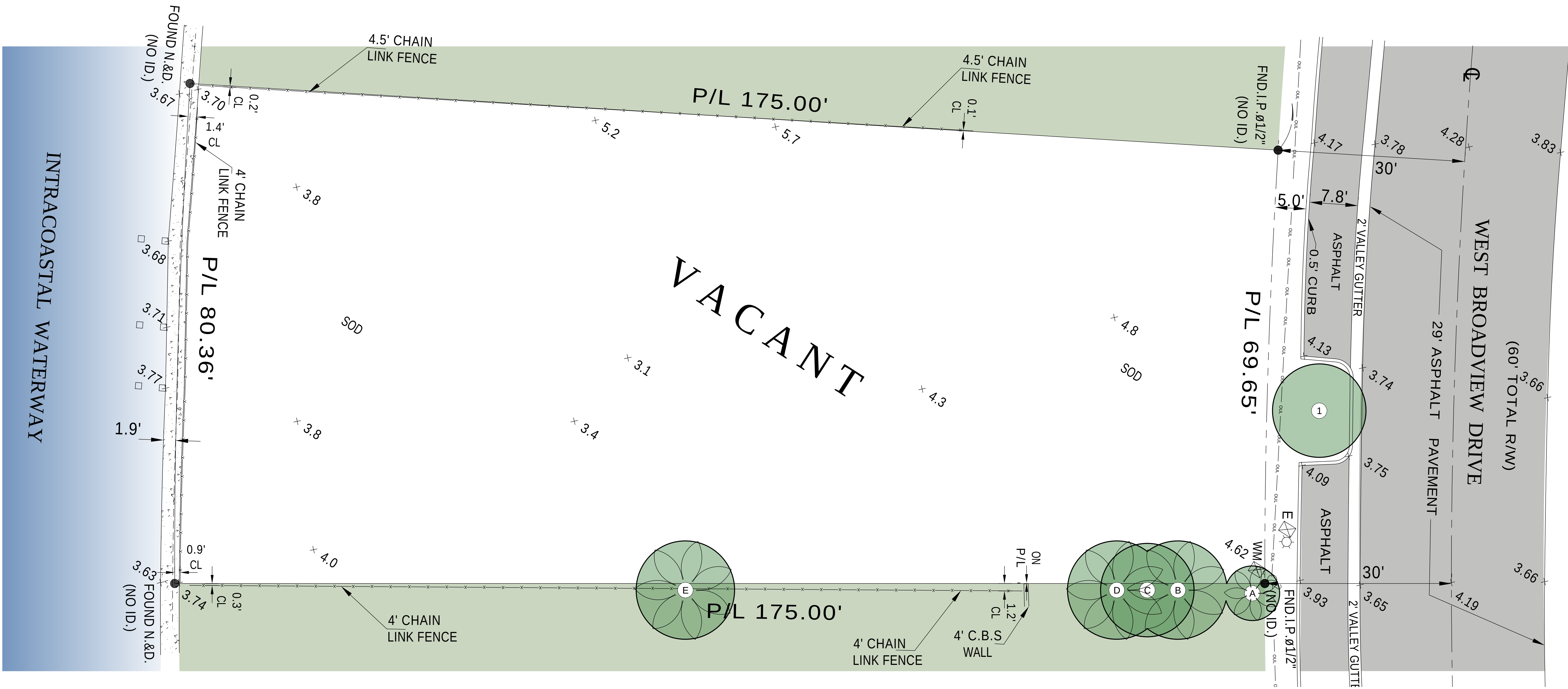


NATURAL CONCRETE

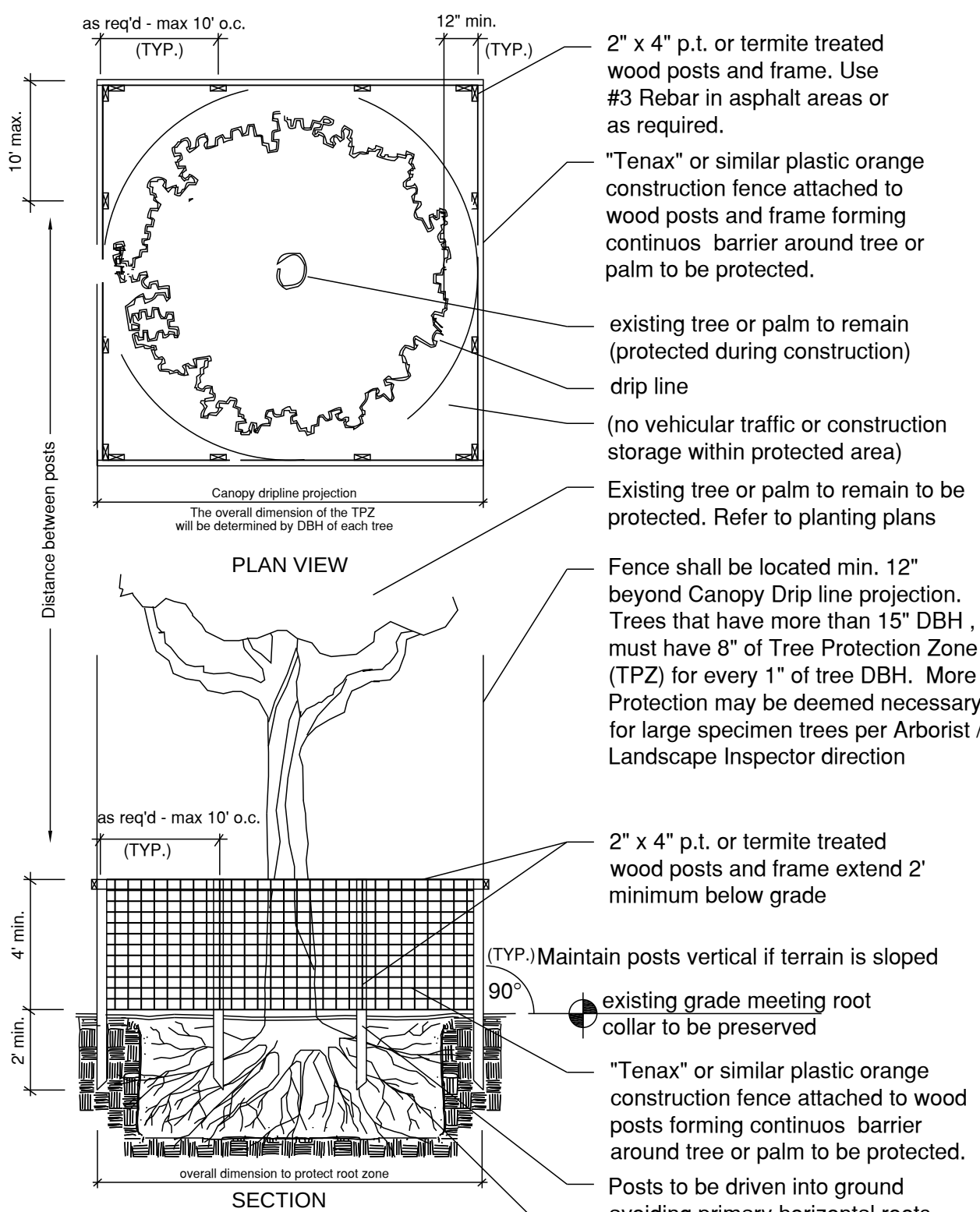


SMOOTH WHITE STUCCO
EXTERIOR WALL
MATERIAL

MATERIAL PALETTE



EXISTING TREE DISPOSITION CHART									
NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION	COMMENTS
1	Brazil Beautyleaf	Calophyllum brasiliense	12	15	8	177		Remain	ROW Tree
A	Veitchia montgomeryana	Montgomery Palm	28	9	5	64		Remain	Adjacent Property
B	Royal Palm	Roystonea regia	42	18	17	254		Remain	Adjacent Property
C	Umbrella Tree	Schefflera actinophylla	20	15	8	177		Remain	Adjacent Property
D	Royal Palm	Roystonea regia	42	18	17	254		Remain	Adjacent Property
E	Royal Palm	Roystonea regia	42	18	17	254		Remain	Adjacent Property
TOTAL PROPOSED CANOPY LOSS (in square feet)							0		
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.									



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

- TREE PROTECTION NOTES
1.

Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.

2.

The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.

3.

Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.

4.

Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

5.

All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.

6.

No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).

7.

Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.

8.

Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

9.

If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.

10.

In any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.

11.

All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.

12.

All trees to remain on-site shall be fertilized three times per year using a granular 6-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in.

13.

Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.

14.

Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.

15.

Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

16.

If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.

17.

Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.

18.

No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.

19.

Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

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comm no.
1847
date:

revised:

sheet no.

L-100

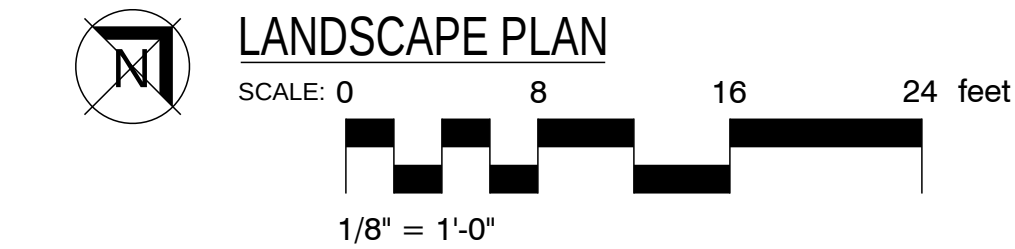
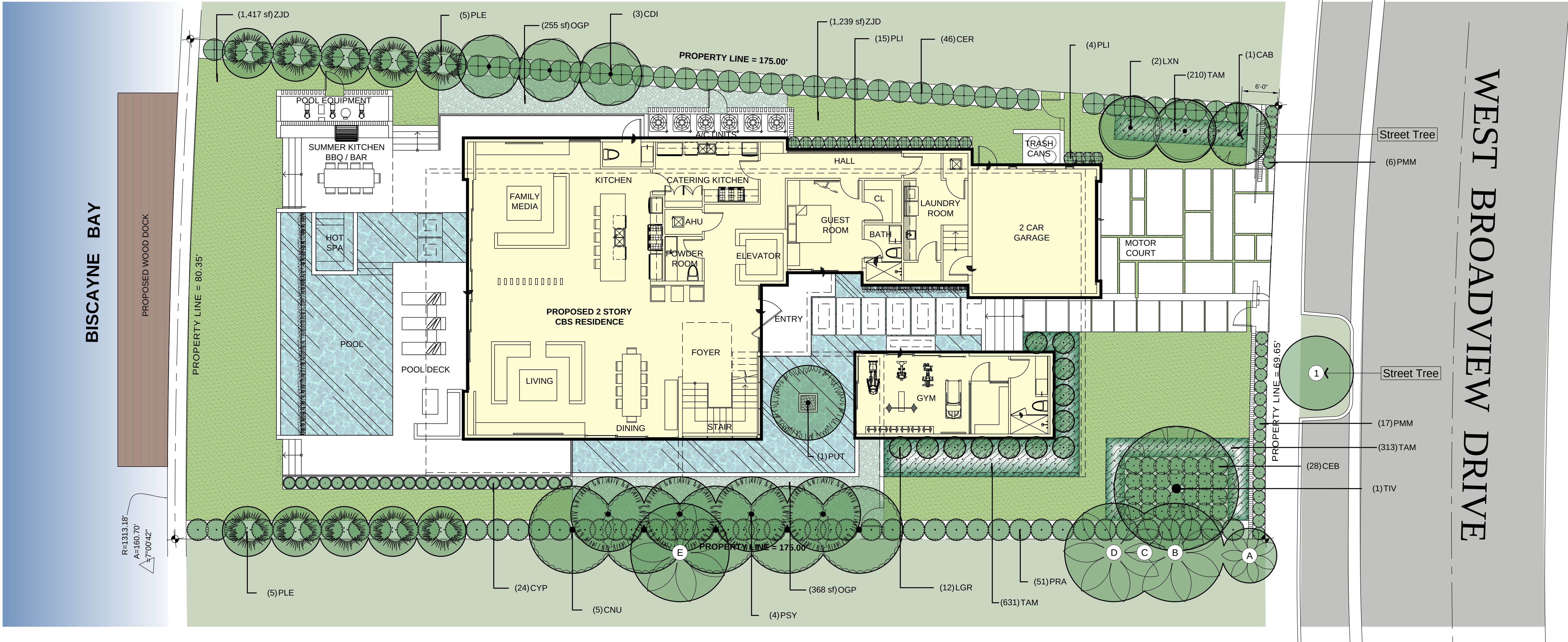
CHOEFFEVALE
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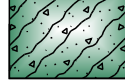
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seal



PLANT SCHEDULE															
ACCENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH/CAL	HGT	SRD	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	
 	LGR	12	Licuala grandis	Licuala Palm	4"	3` & 5`	5`-6`		CEB	28	Colocasia esculenta 'Black Magic'	Elephant Ear	4` OA	2`	
	PUT	1	Pandanus utilis Miami-Dade Landscape Manual - Drought Tolerant - Specimen - Character	Screw Pine	4"-6"	20` OA	8`-10`		CER	46	Conocarpus erectus Shrub Type - Florida Native	Green Buttonwood	6` OA	3`	
									CYP	24	Cyperus papyrus	Giant Egyptian Papyrus	4` OA	2`	
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH/CAL	HGT	SRD	 <td>PRA</td> <td>51</td> <td>Pimenta racemosa Drought Tolerant</td> <td>Bay Rum</td> <td>6` OA</td> <td>3`</td> <td></td>	PRA	51	Pimenta racemosa Drought Tolerant	Bay Rum	6` OA	3`	
 	CNU	5	Cocos nucifera 'Green Malayan' Miami-Dade Landscape Manual - Drought Tolerant	Coconut Palm	14"	12` GW	20`		PMM	23	Podocarpus macrophyllus 'Maki'	Japanese Yew	6` OA	3`-4`	
	PSY	4	Phoenix sylvestris Miami-Dade Landscape Manual - DroughtTolerant	Wild Date Palm	18"	8` GW	14`		PLI	19	Psychotria ligustrifolia Florida Native - Miami-Dade Landscape Manual	Bahama Coffee	2`	1.5`	
	PLE	10	Ptychosperma elegans Miami-Dade Landscape Manual - Triple	Alexander Palm	3"	14`-16` OA	8`	GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING
									OGP	623 sf	Ocean Green Pebbles	Pebbles 1/2" - 1"			
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH/CAL	HGT	SRD		TAM	1,154	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	0.5`	8"	8" o.c.
	CDI	3	Coccoloba diversifolia STD 4` CT - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant	Pigeon Plum	2.5"	12` OA	5`		ZJD	2,655 sf	Zoysia japonica 'Diamond' 6" Sand beneath	Korean Grass			
 	LXN	2	Lagerstroemia x 'Natchez' Drought Tolerant / Listed in the Miami Dade Landscape Manual / Standard - 4` CT	White Crape Myrtle	3"	12`-14` OA	6`-8`								
	TIV	1	Terminalia ivorensis Specimen / Character	Ivory Coast almond	6"-8"	30` OA	12`								
	STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH/CAL	HGT	SRD							
	CAB	1	Calophyllum brasiliense Miami-Dade Landscape Manual	Brazilian Beautyleaf	3"	12`-14` OA	6`-8`								

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	7
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	5
7. Street Trees Required: Linear street frontage 69.65' / 35 = 2	2	2
B. Shrubs Required**	Required	Provided
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	191
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	65
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	51
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	6,564 (Max)	2,625

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

seal



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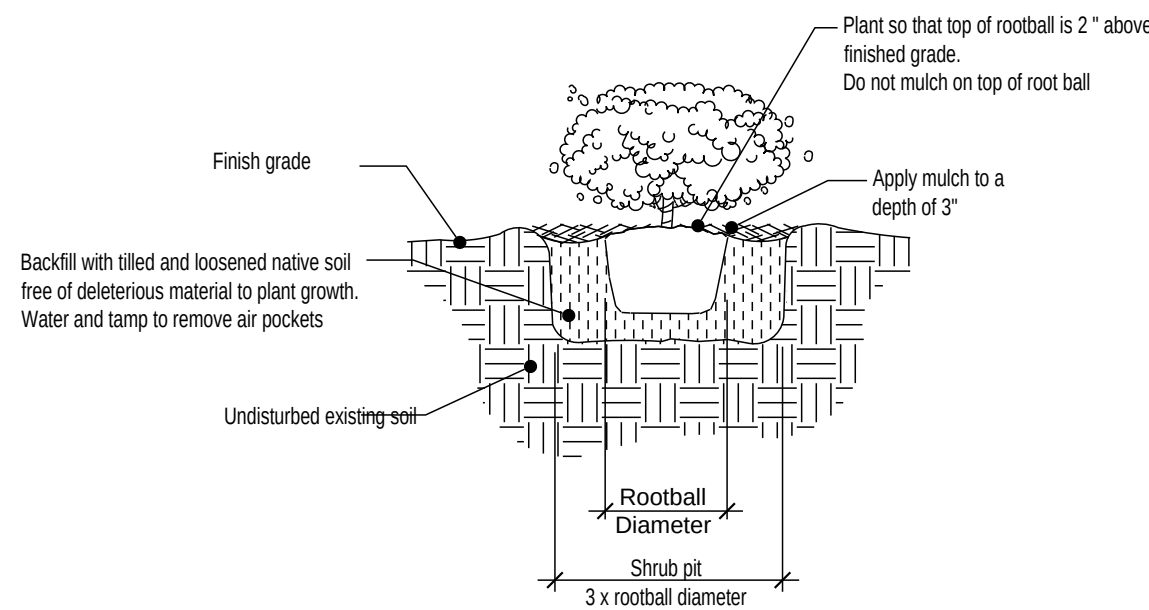
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

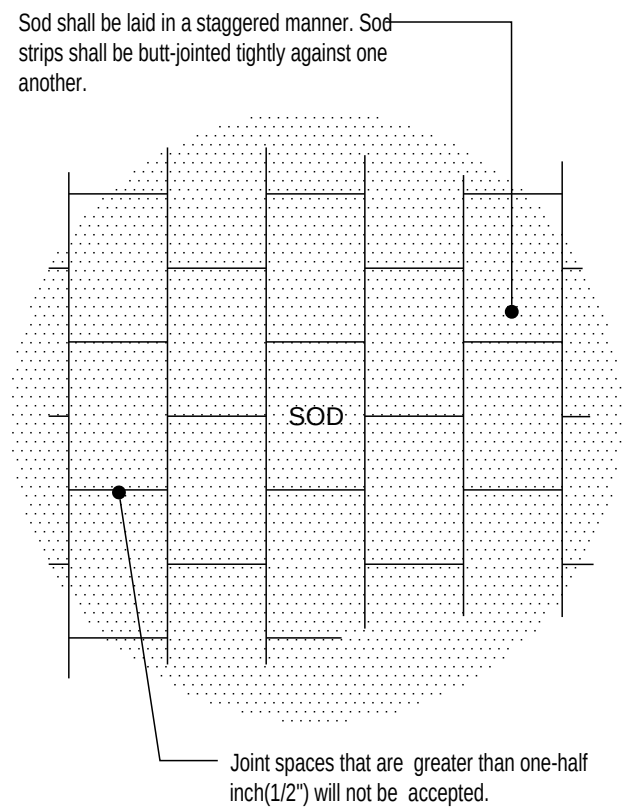
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

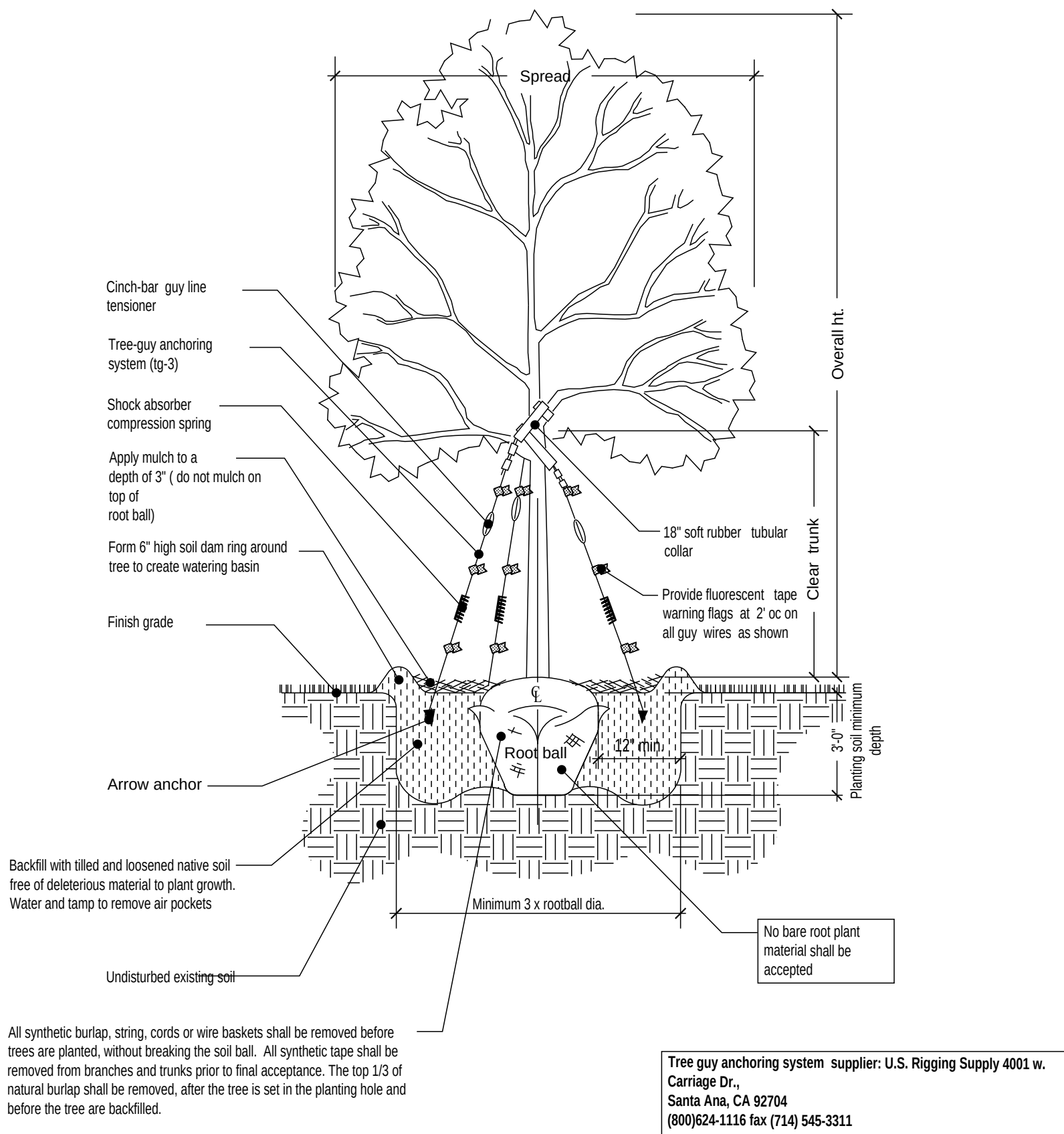
1 General Planting Notes
SCALE: N.T.S.



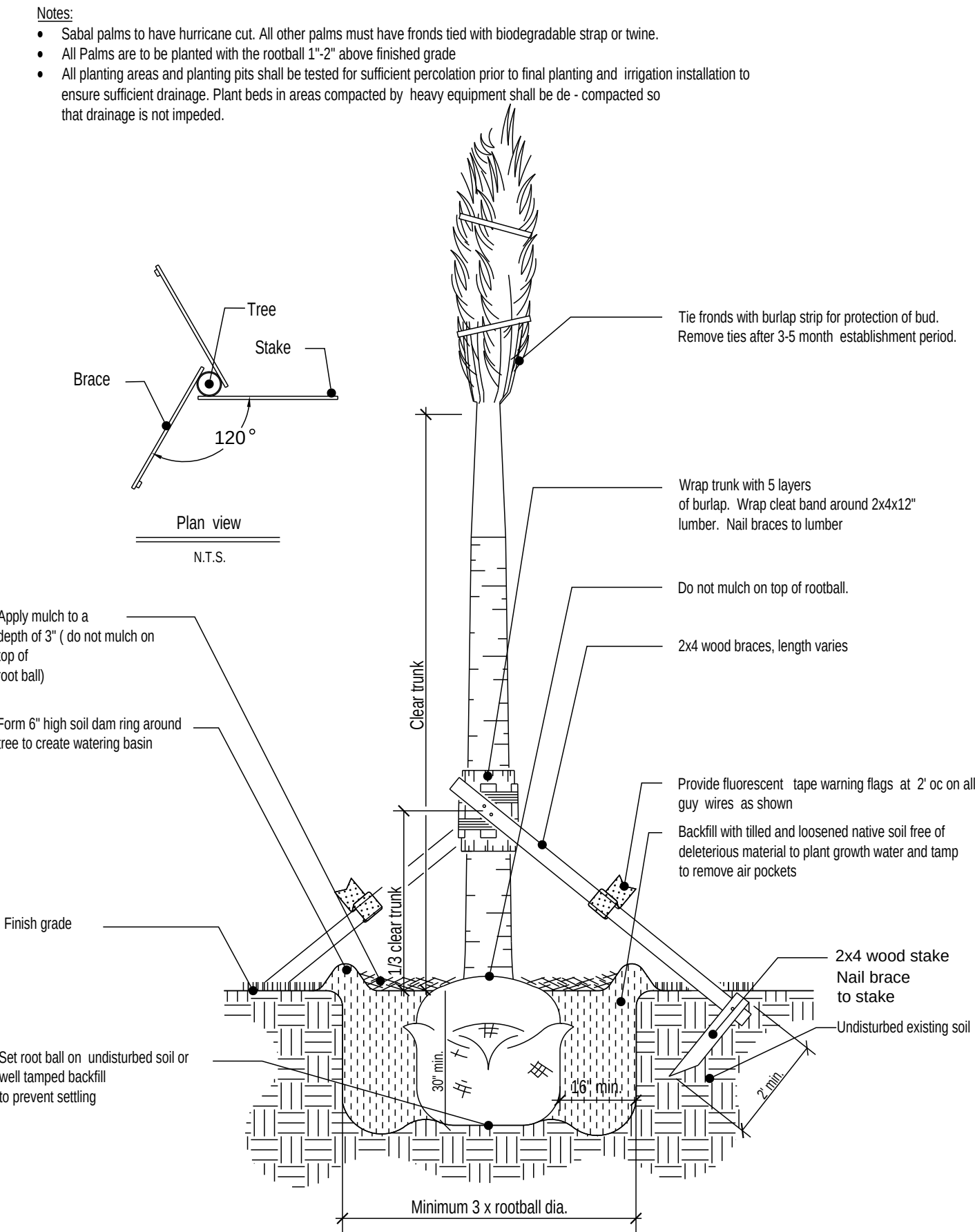
2 Shrubs Planting Detail
SCALE: N.T.S.



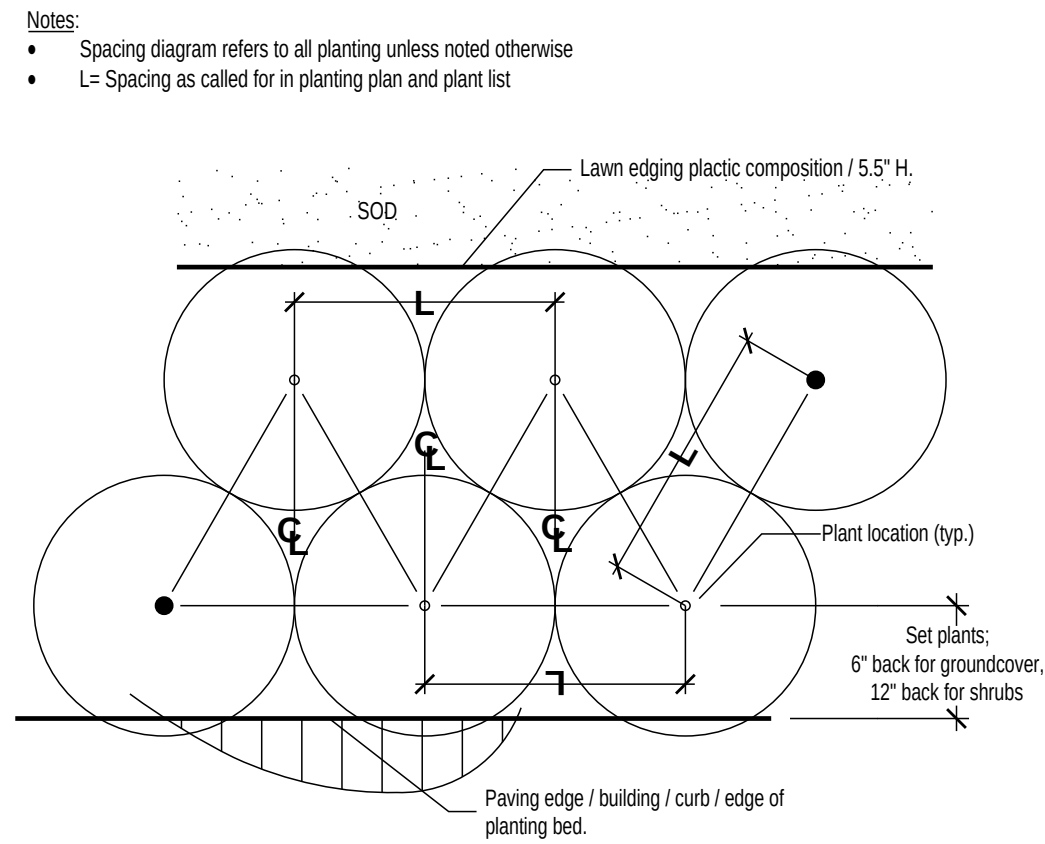
3 Sod Planting Detail
SCALE: N.T.S.



4 Tree Planting Detail
SCALE: N.T.S.



5 Palm Planting Detail
SCALE: N.T.S.



6 Shrubs Planting Detail
SCALE: N.T.S.

ACCENTS:



LGR - Licuala Palm



PUT - Screwpine

PALMS:



CNU - Coconut Palm



PSY - Wild Date Palm



PLE - Alexander Palm

STREET TREES:



PLE - Alexander Palm

SHADE TREES:



CDI - Pigeon Plum



LXN - White Crape Myrtle



TIV - Ivory Coast almond

SHRUBS:



CEB - Elephant Ear



CER - Green Buttonwood



CYP - Giant Egyptian Papyrus

SHRUBS:



PRA - Bay Rum



PMM - Japanese Yew



PLI - Bahama coffee

GROUND COVERS:



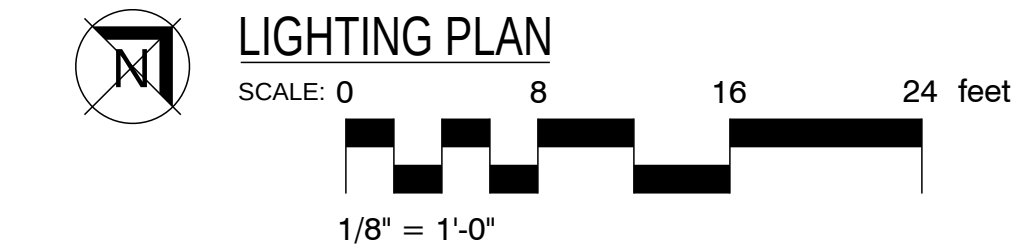
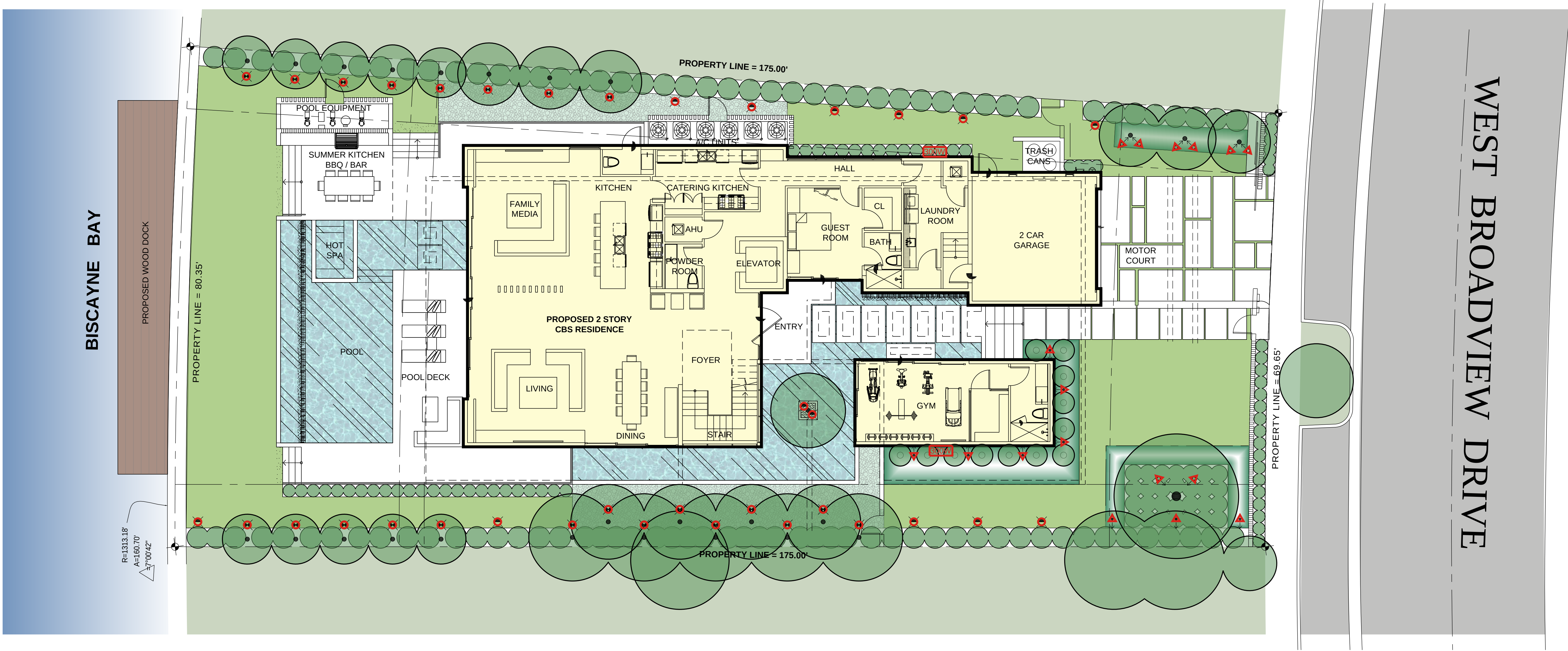
OGP - Ocean Green Pebbles



TAM - Asiatic Jasmine



ZJD - Korean Grass



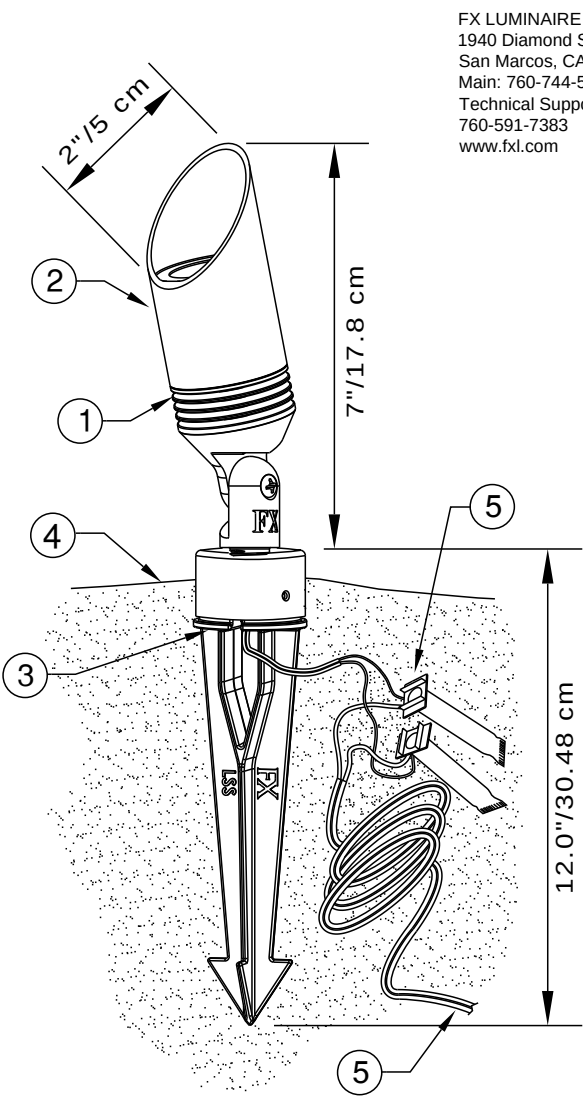
FXLuminaire.

DETAIL LEGEND

- FX Luminaire VS fixture. See plan legend for wattage, beam spread and accessories.
- Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap.
- FX Luminaire Super J-Box mount.
- Finished grade.
- Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

NOTES

- Installation to be completed in accordance with manufacturer's specifications.
- Accepts 10-15 volts - AC or DC
- See plan legend for LED board option, beam spreads, and accessories.
- Always refer to FX product installation notes prior to installation.



FX LUMINAIRE
1940 Diamond Street
San Marcos, CA 92078
Main: 760-744-5240
Technical Support:
760-591-7383
www.fxli.com

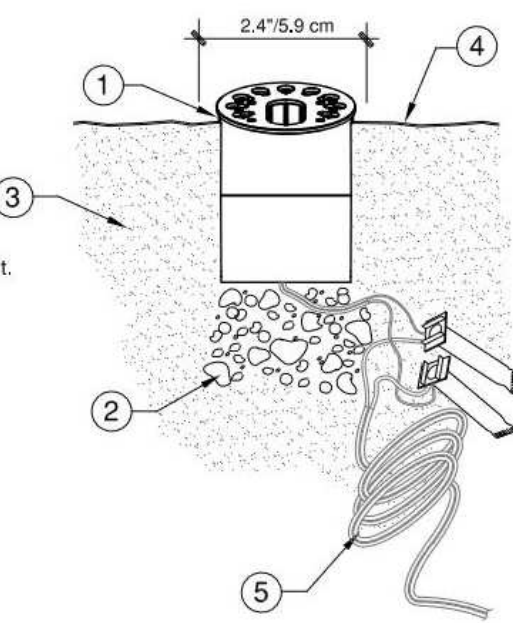
FXLuminaire.

DETAIL LEGEND

- FX Luminaire KG fixture. See plan legend for wattage, beam spread and accessories.
- 4" pea gravel for drainage.
- Existing soil profile.
- Finished grade.
- Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

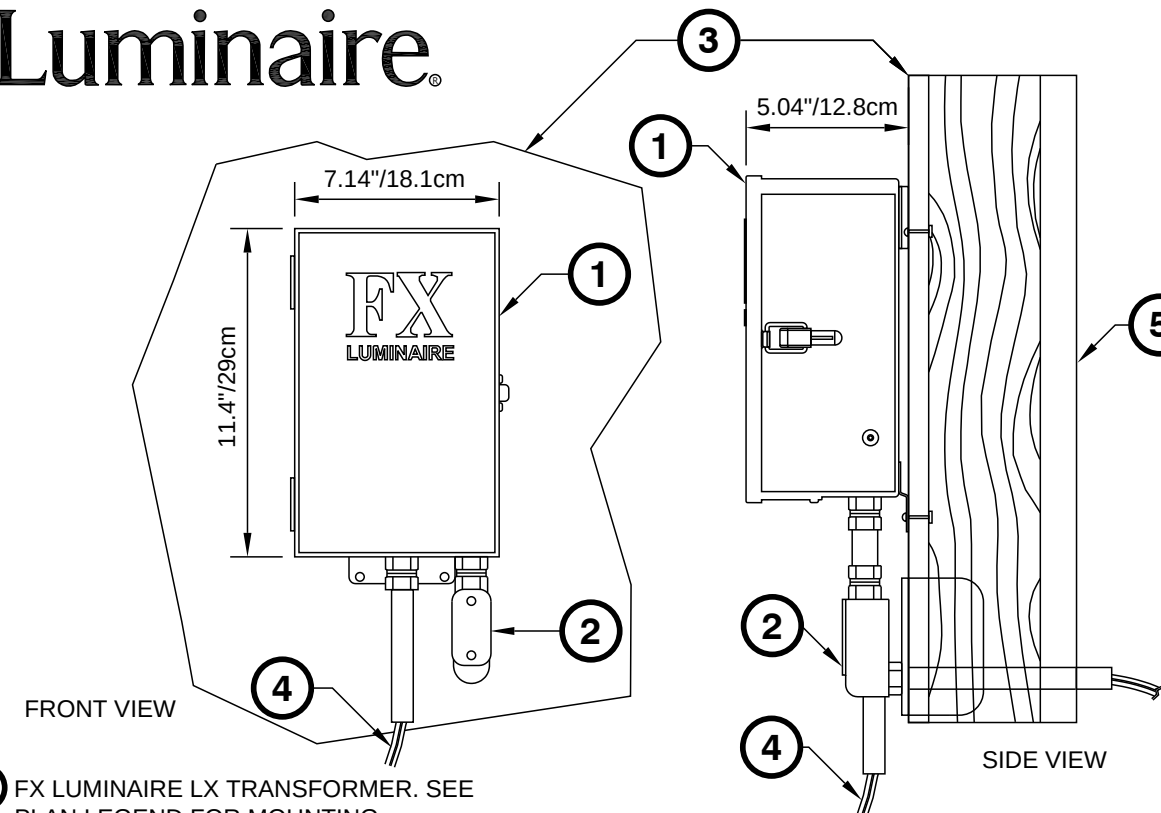
NOTES

- Installation to be completed in accordance with manufacturer's specifications.
- Accepts 10-15 volts - AC or DC
- See plan legend for LED board and accessories.
- Always refer to FX product installation notes prior to installation.



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FXLuminaire.



- FX LUMINAIRE LX TRANSFORMER. SEE PLAN LEGEND FOR MOUNTING INSTRUCTIONS.
- FX AVAILABLE ELECTRIC HARDWARE TO 120 VOLT POWER SOURCE.
- OUTDOOR STUCCO MOUNTING SURFACE.
- LENGTH OF WIRE AND JUNCTION BOX TO BE DETERMINED. USE DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBR/Y-6 DIRECT BURY SPLICE KIT.
- SEE PLAN LEGEND FOR TYPE OF MATERIAL FOR INSIDE WALL SURFACE.

NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
C. THIS DETAIL SHOWS DIMENSIONS FOR BOTH THE LX-150 AND LX-300

LX-TRANSFORMER OUTDOOR STUCCO

NTS

FX-LT-FXL-TRAN-34

LIGHTING SCHEDULE				
	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
		FX Luminaire VS 9.1W Brass / Nickel Plate / 12 V / 9 LED / 10 to 15 Volts / 2700K warm white / (F) Frosted / (Sj) SuperJ-Box / ZDC	8	#1
		FX Luminaire VS 4.2W Brass / (NP) Nickel Plate / 12 V / 3 LED / 10 to 15 Volts / 2700K warm white / (F) Frosted / (Sj) SuperJ-Box / ZD	9	#1
		FX Luminaire KG - 9.1W Brass / (NP) Nickel Plate / 12 V / 9 LED / 10 to 15 Volts / 2700K warm white / (F) Frosted / In-ground / ZDC	22	#2
		FX Luminaire KG - 4.2W Brass / (NP) Nickel Plate / 12 V / 3 LED / 10 to 15 Volts / 2700K warm white / (F) Frosted / In-ground / ZD	13	#2
		FX Luminaire Luxor LUX - SS Stainless Steel / 120 V / 300W	2	#3

seal

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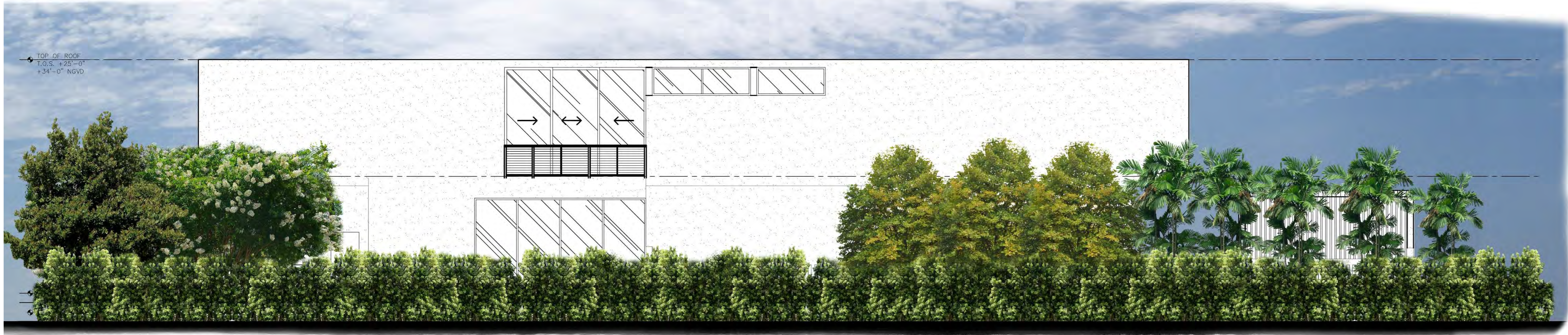
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L-203



FRONT ELEVATION (N.E.)
SCALE: 0 5 10 16 feet
3/16" = 1'-0"



SIDE ELEVATION (N.W.)
SCALE: 0 5 10 16 feet
3/16" = 1'-0"

seal

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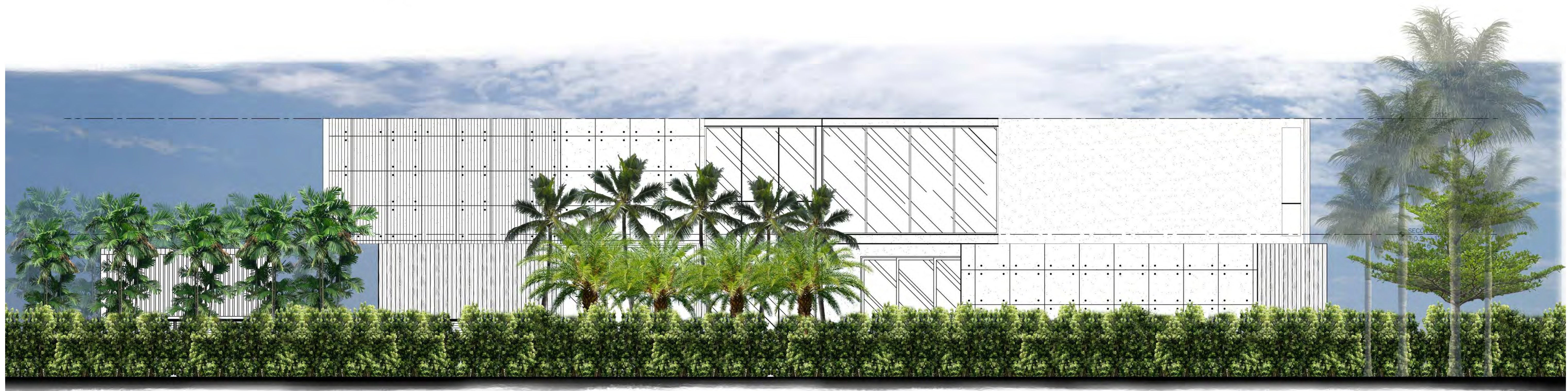
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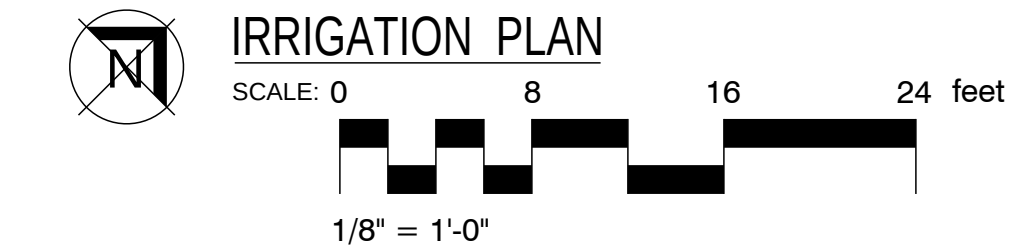
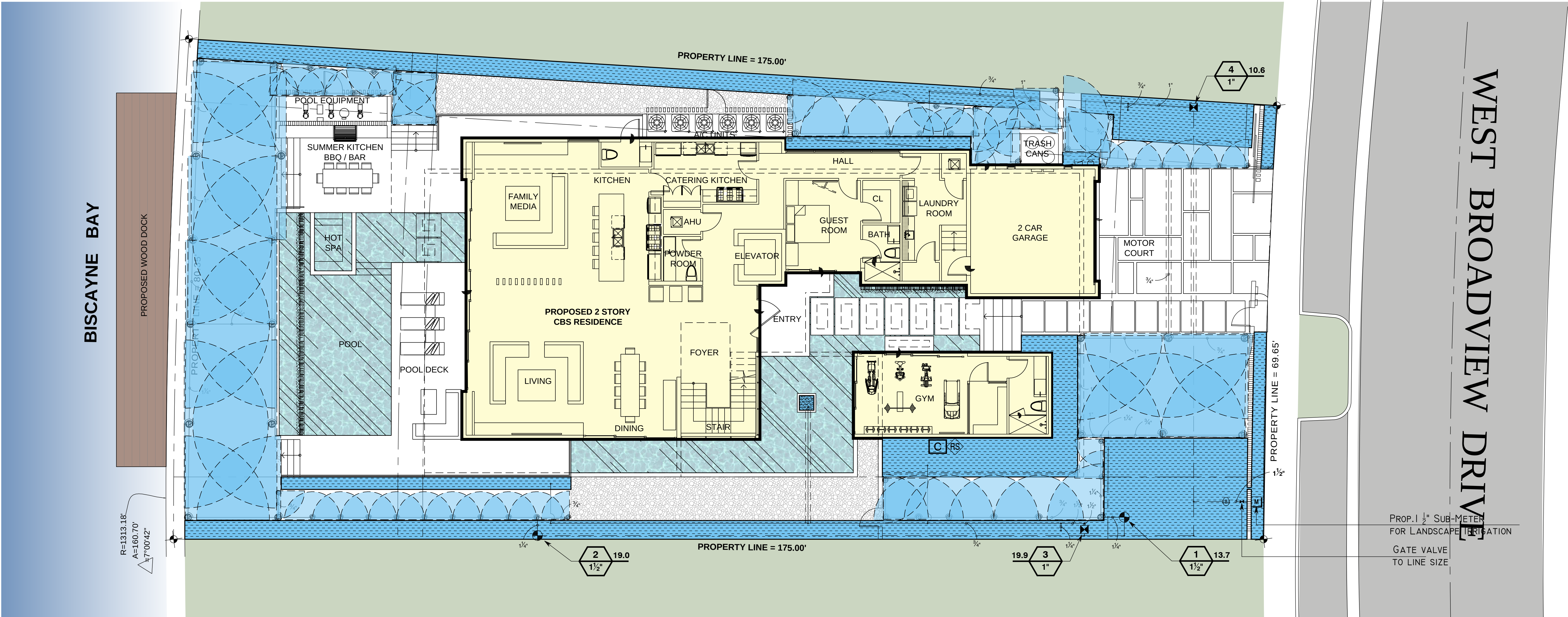
REAR ELEVATION (S.W.)

SCALE: 0 5 10 16 feet
3/16" = 1'-0"



SIDE ELEVATION (S.E.)

SCALE: 0 5 10 16 feet
3/16" = 1'-0"



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

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

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

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

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

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

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE. THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

2 IRRIGATION NOTES
N.T.S.

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

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

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

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

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

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

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

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

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

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

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

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

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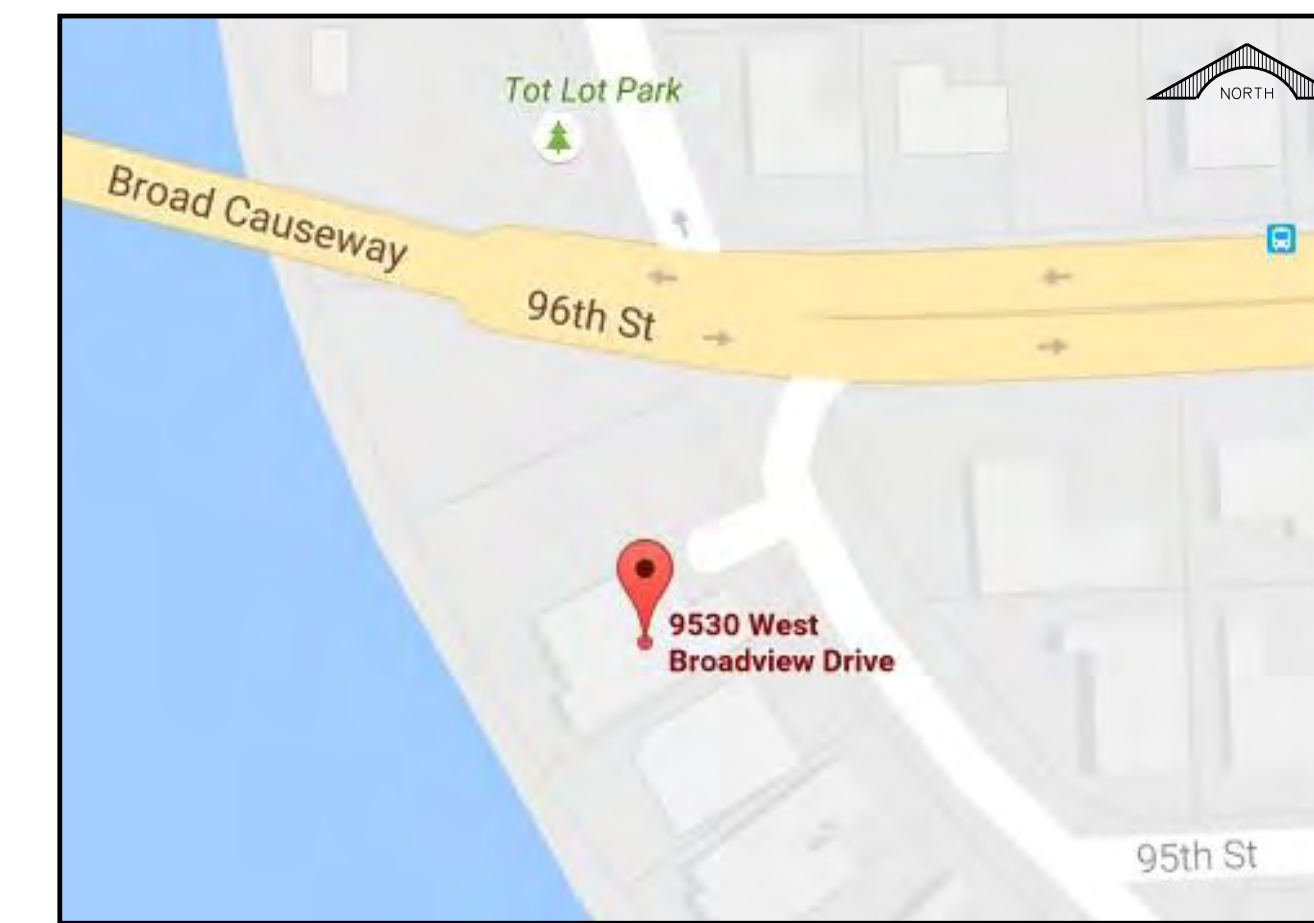
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WEST BROADVIEW DRIVE

PROP. 1 1/2" SUB-METER
FOR LANDSCAPE IRRIGATION
GATE VALVE
TO LINE SIZE



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

GENERAL :

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAINAGE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK:

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

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

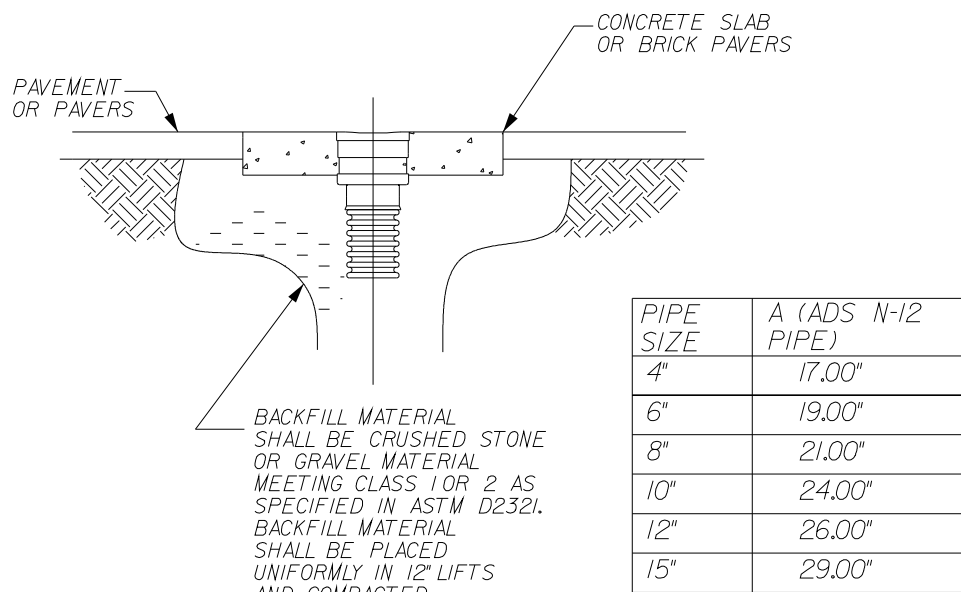
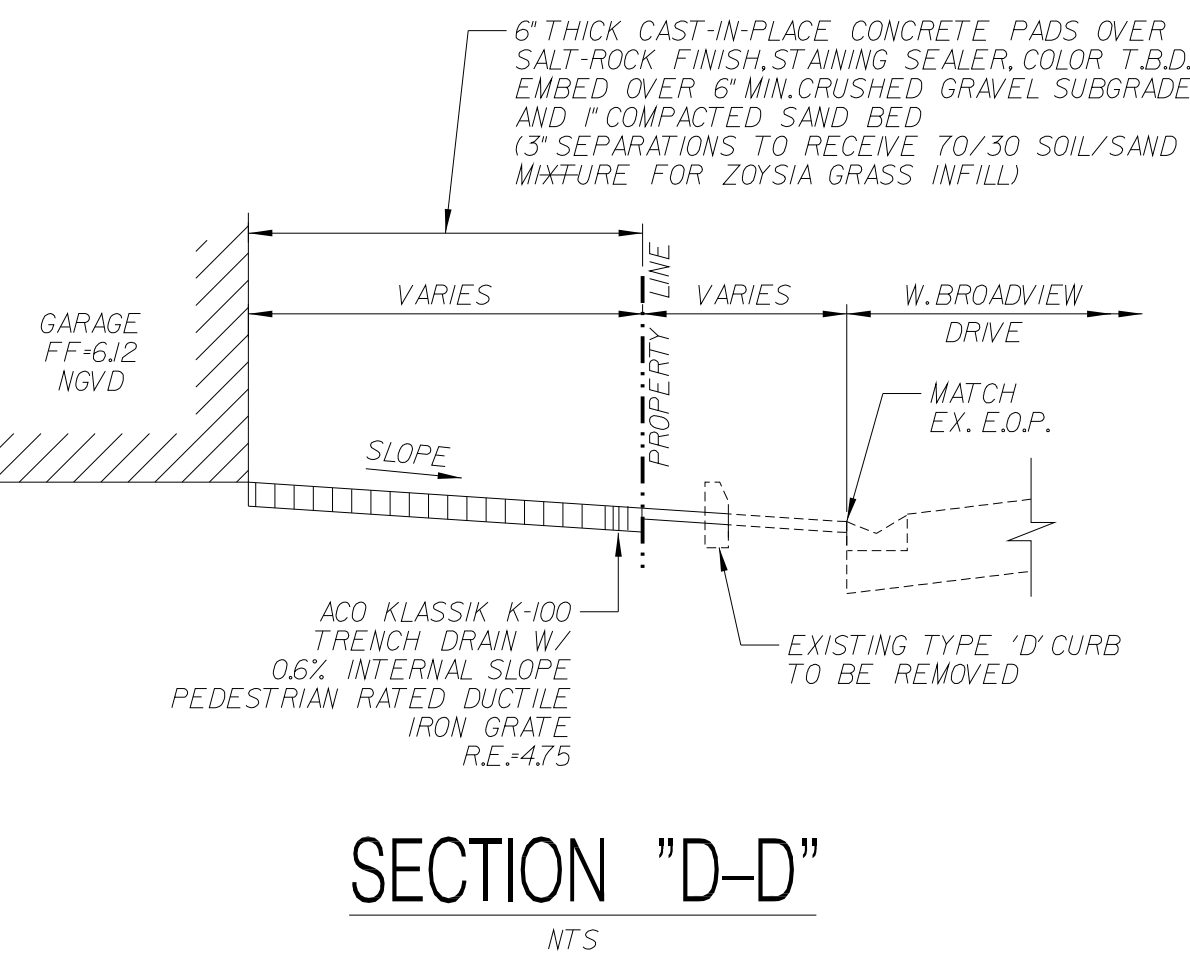
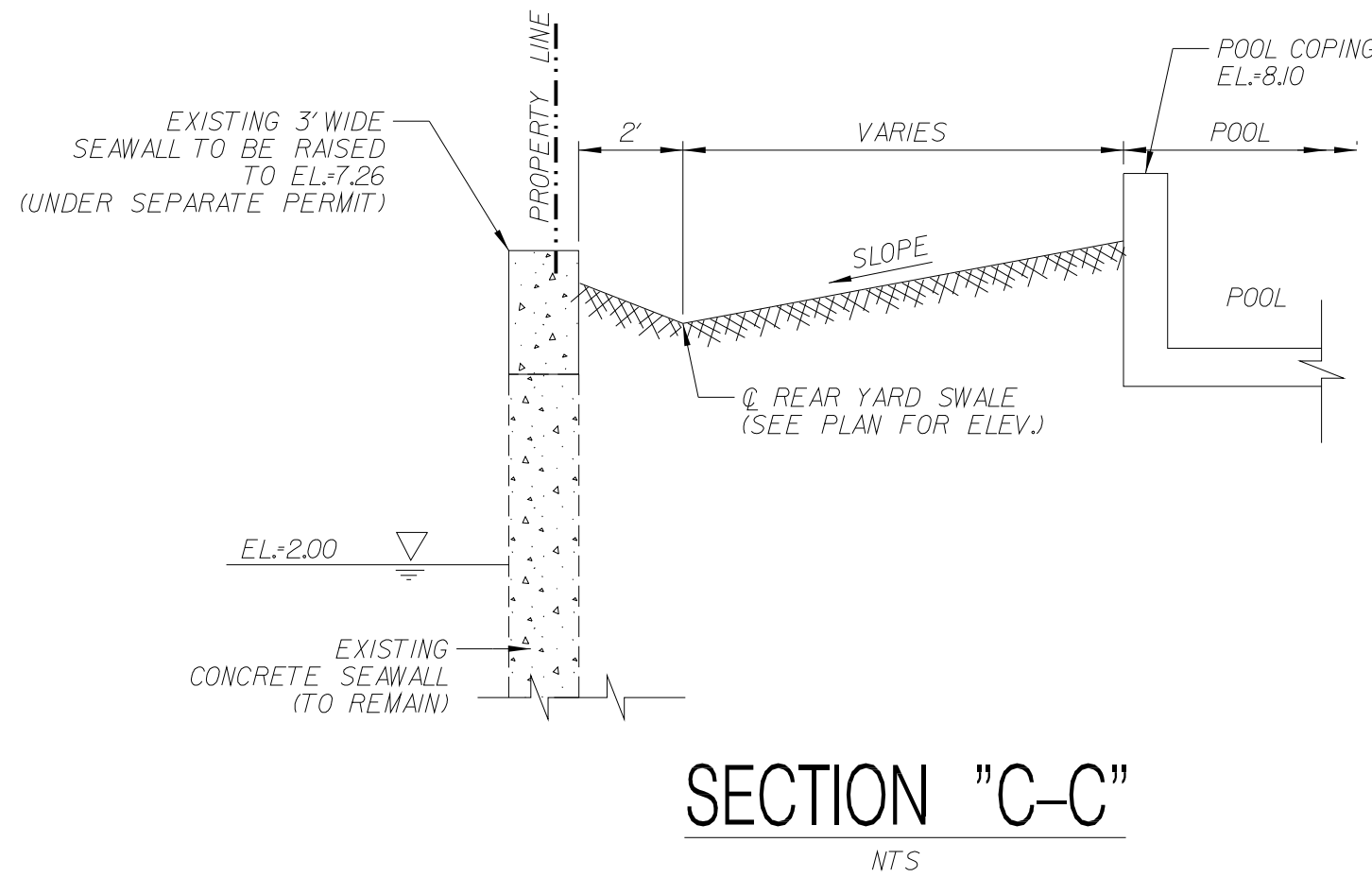
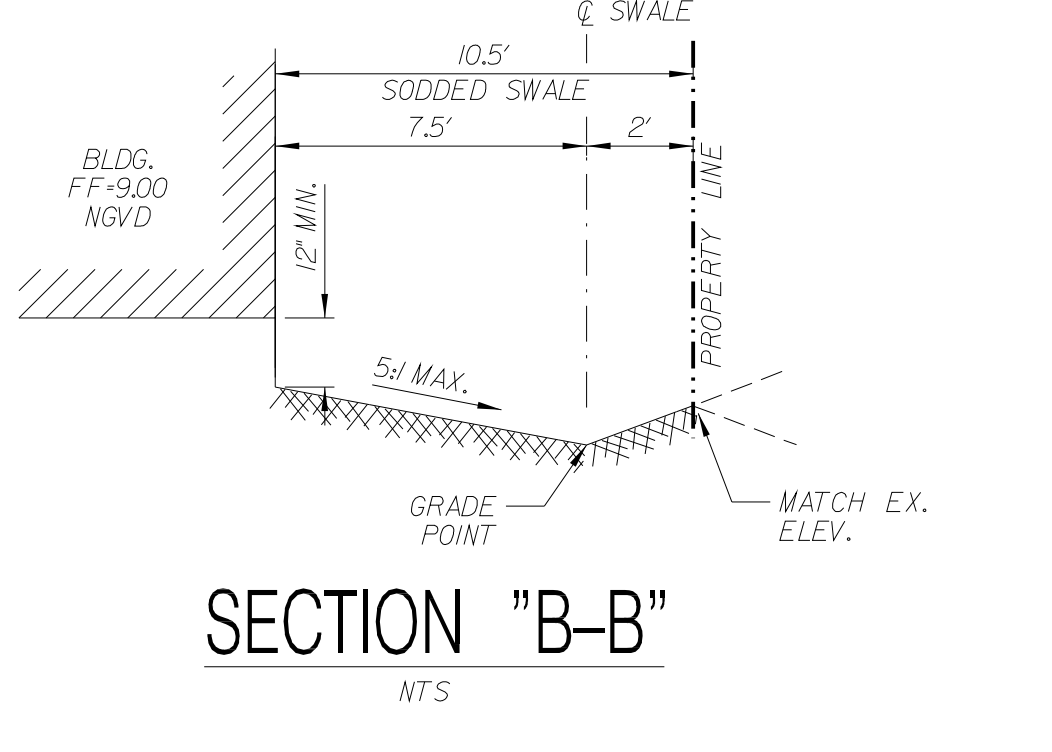
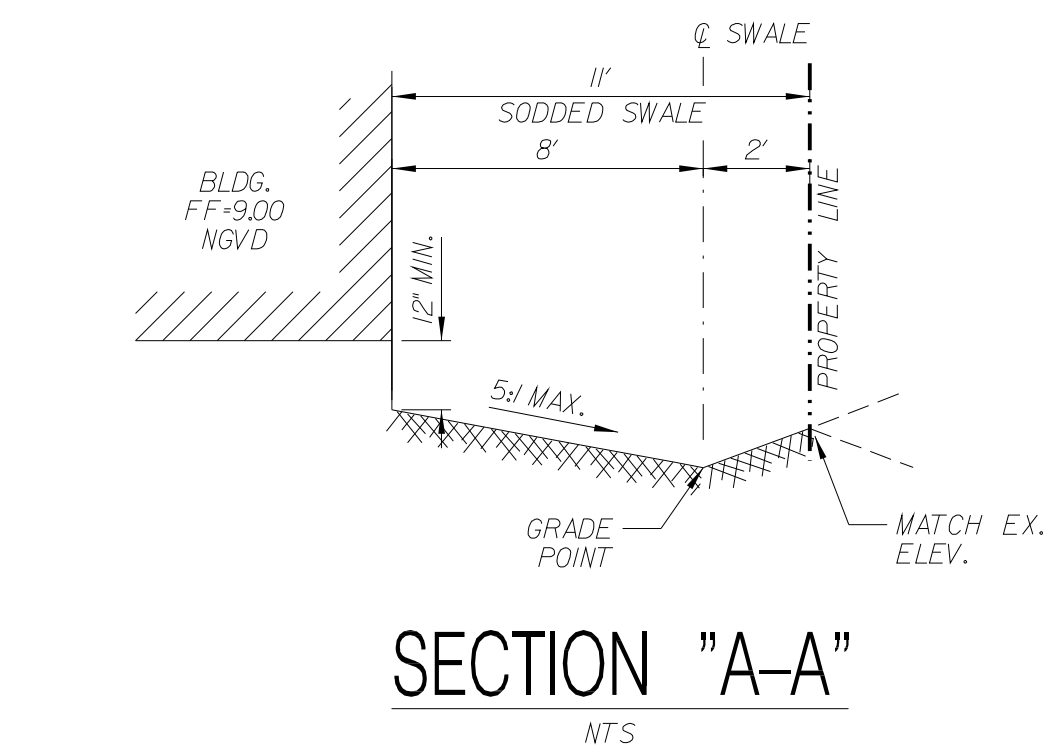
THE ENTIRE SITE SHALL BE COMPLETELY DEMUCKED BEFORE CONSTRUCTION BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99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

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

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

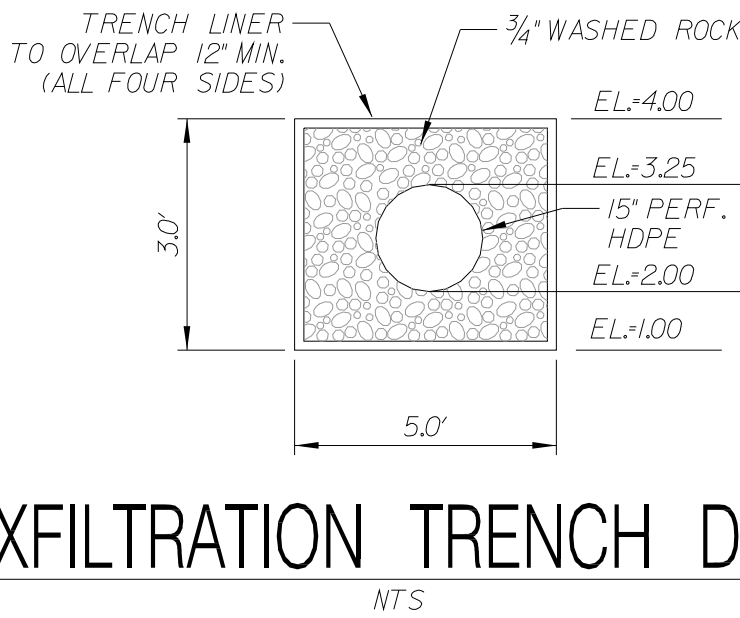
PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

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



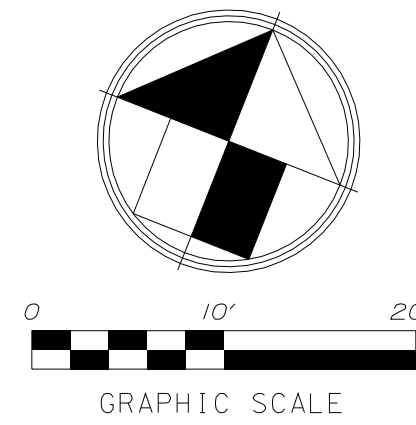
NYLOPLAST DRAIN

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



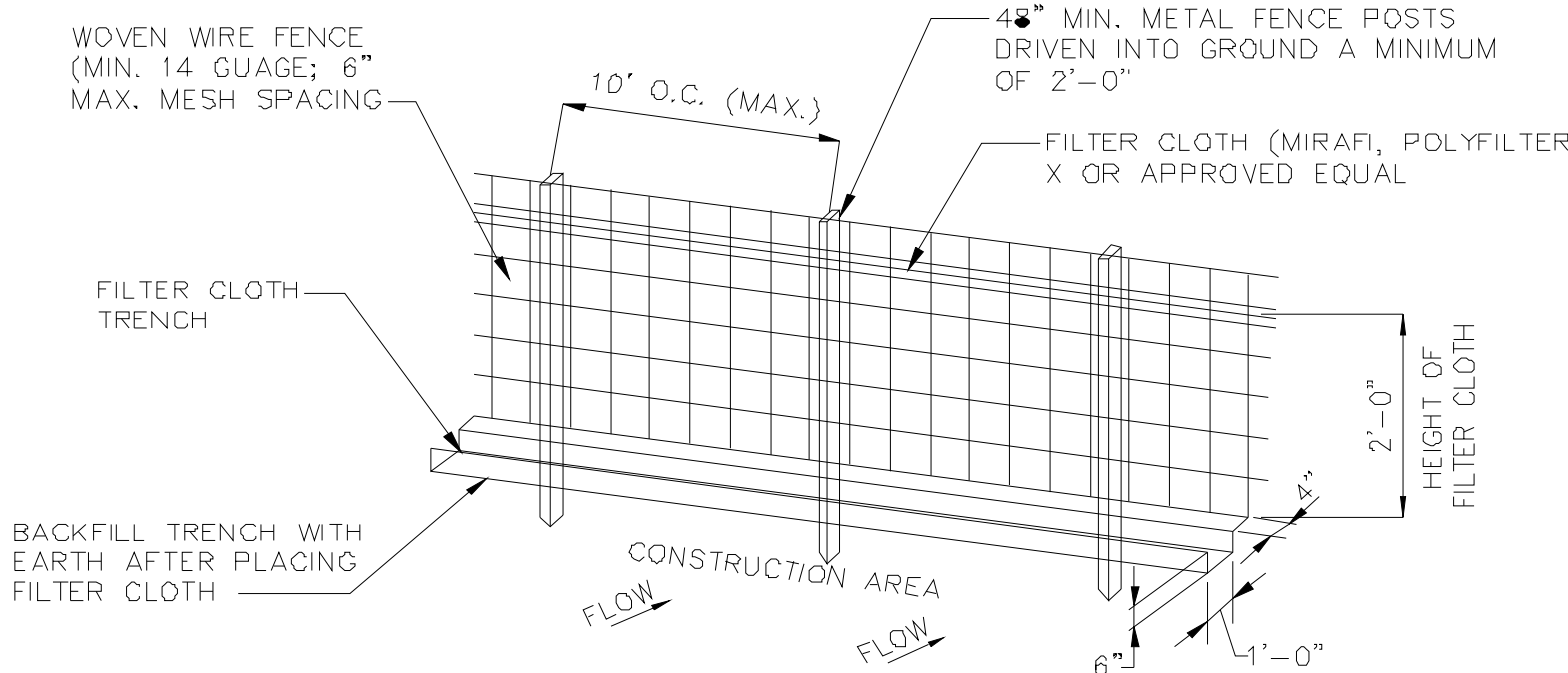
EXFILTRATION TRENCH DETAIL

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Miami, Florida 33138							
Phone: 305-434-8338							
PROJECT: Residence				FLORIDA			
9530 W. Broadview Drive				BAY HARBOR ISLANDS			
TASK: GENERAL NOTES AND CONSTRUCTION DETAILS							
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312 Phone: (954) 986-9899 Fax: (954) 986-8655							
DATE: 7/20/19				SCALE: N.T.S.			
DESIGNED BY: C.G.B.				DRAWN BY: M.M.			
PROJECT NO. 19-0715							
SHEET C-2							
GARY G. BLOOM, P.E. FLA. LIC. NO. 19832 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER							



LOCATION SKETCH

	REVISIONS: 	CLIENT: Choeff + Levy P.A. 8425 Biscayne Blvd., Suite 201 Miami, Florida 33138 Phone: 305-434-8338 PROJECT: Residence 9530 W. Broadview Drive BAY HARBOR ISLANDS FLORIDA TASK: STORMWATER POLLUTION PREVENTION PLAN DATE: 7/20/19 DESIGNED BY: G.G.B. SCALE: 1"=10' PROJECT NO. 19-0715 DRAWN BY: M.M. SHEET C-3 F.L.A. Lic. No. 19832 C-3
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CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24"
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE

FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

3. ADDITIONAL PROTECTION $\frac{1}{2}$ ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.

4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH $\frac{3}{8}$ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.

7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.

14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO $\frac{1}{2}$ THE FLORIDA DEVELOPMENT MANUAL $\frac{1}{2}$ A GUIDE TO SOUND LAND AND WATER MANAGAEMENT $\frac{1}{2}$ FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE

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25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
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