

TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT REVIEW BOARD MEETING
MARCH 10, 2022

CALL TO ORDER: 11:00 a.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by Bal Bay Inc. LLC regarding an existing 46 Room Hotel & Restaurant located at 9650-9660 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

2. Review and discussion of Site Plan Application by 9201 West LLC to construct a 6 unit, 3- Story Multi-Family Development to be located at 9201 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

March 10, 2022

ITEM NUMBER:

ITEM: 1. Review and discussion of Site Plan Application by Bal Bay Inc. LLC regarding an existing 46 Room Hotel & Restaurant located at 9650-9660 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

On January 21, 2022 the Town received a Site Development Application for renovation of an existing 46 room hotel/restaurant located at 9650-9660 East Bay Harbor Drive.

Owner's Name: Bal Bay Inn LLC

Folio: 13-2227-001-2190

Property Address: 9650-9660 East Bay Harbor Drive

Zoning District: RM-2 Medium High Density

Legal Description: Lots 1& 2 Block 11

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

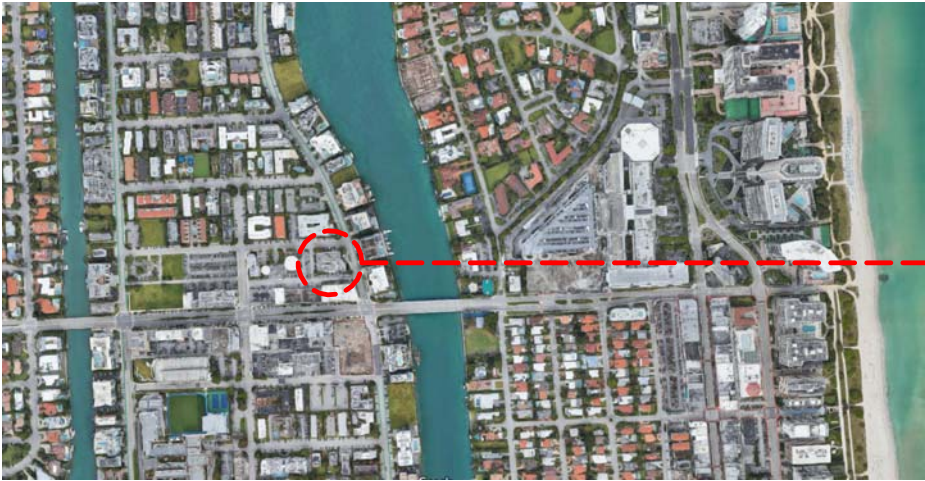
Submitted By: Yvonne Hamilton, Deputy Town Clerk

ATTACHMENTS

1.	DRC Set SPR22-000001 Landon Hotel 9650 2.10.22
----	--

The Landon HOTEL

9650/9660 E BAY HARBOR DRIVE,
BAY HARBOR ISLANDS
FLORIDA, 33154



SITE



Location Map
N.T.S.

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
GENERAL	
A0.00	COVER
A0.01	EXISTING SITE PHOTOGRAPHY
A0.02	EXISITNG SITE PHOTOGRAPHY
A0.03	AJOINING LOTS PHOTOGRAPHY
A0.04	AJOINING LOTS PHOTOGRAPHY
A0.05	AJOINING LOTS PHOTOGRAPHY
A0.06	RENDERS
A0.07	RENDERS
A0.08	RENDERS
A0.09	RENDERS
A0.10	RENDERS
A0.11	RENDERS
SURVEY	
V0.00	SURVEY
ARCHITECTURE	
A1.00	PROPOSED SITE PLAN
A1.01	PROPOSED FLOOR PLAN
A1.02	ROOF PLAN
A2.00	PROPOSED ELEVATIONS
A2.01	PROPOSED ELEVATIONS
A2.02	RENDERED ELEVATIONS



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

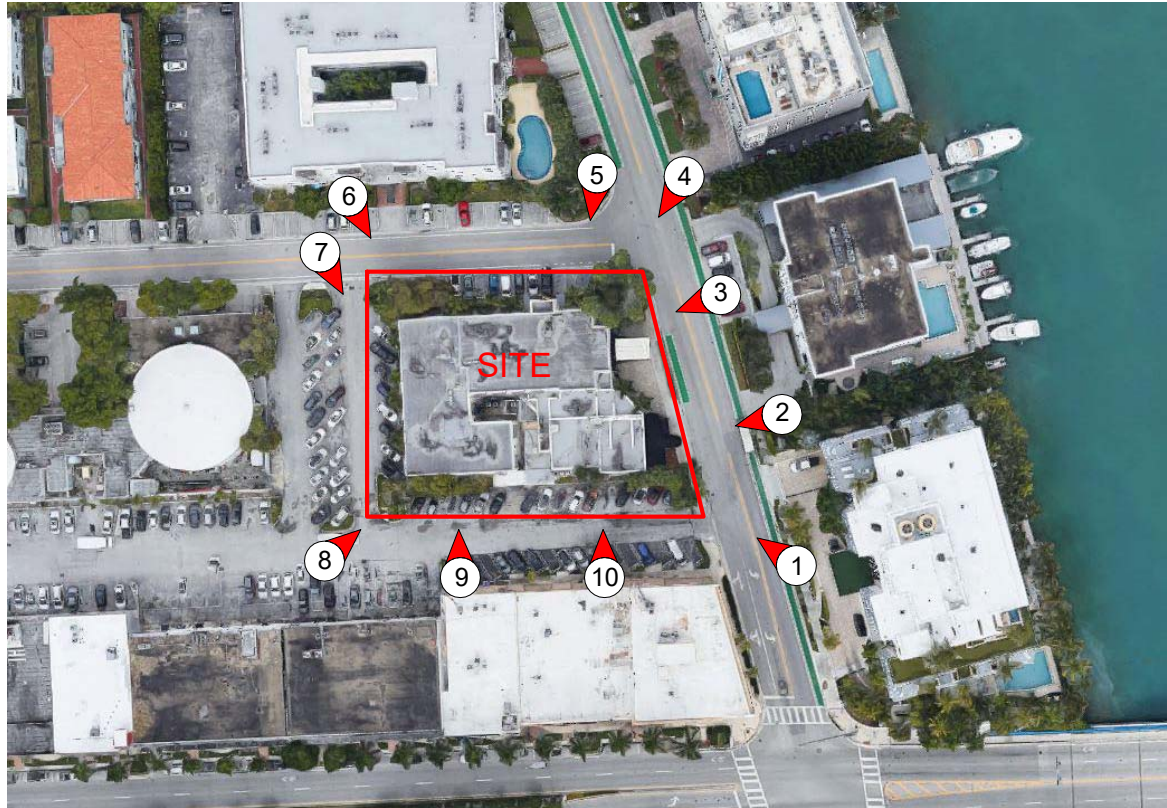


CONCEPT DESIGN

COVER

STUDIO MCG+ ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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SCALE: 1/2" = 1'-0"
DRAWN BY: Author
CHECK: JMcG
DATE 03/31/21
SHEET NUMBER

A0.00



 **KEY PLAN - SITE**
N.T.S.



2. VIEW OF SITE FACING EAST (RESTAURANT)



3. VIEW OF SITE FACING EAST (ENTRANCE)



1. VIEW OF SITE FACING SOUTH / EAST



4. VIEW OF SITE FACING NORTH / EAST

**THE LANDON
HOTEL**

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

**EXISTING
SITE
PHOTOGRAPHY**

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DATE 04/01/21

SHEET NUMBER



5. VIEW OF SITE FACING NORTH (SIDE)



8. VIEW OF SITE WEST (REAR) FROM SOUTH SIDE



6. VIEW OF SITE FACING NORTH / WEST



9. VIEW OF SITE FACING WEST



7. VIEW OF SITE FACING EAST (REAR)



10. VIEW OF SITE WEST (SIDE)

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

EXISTING
SITE
PHOTOGRAPHY

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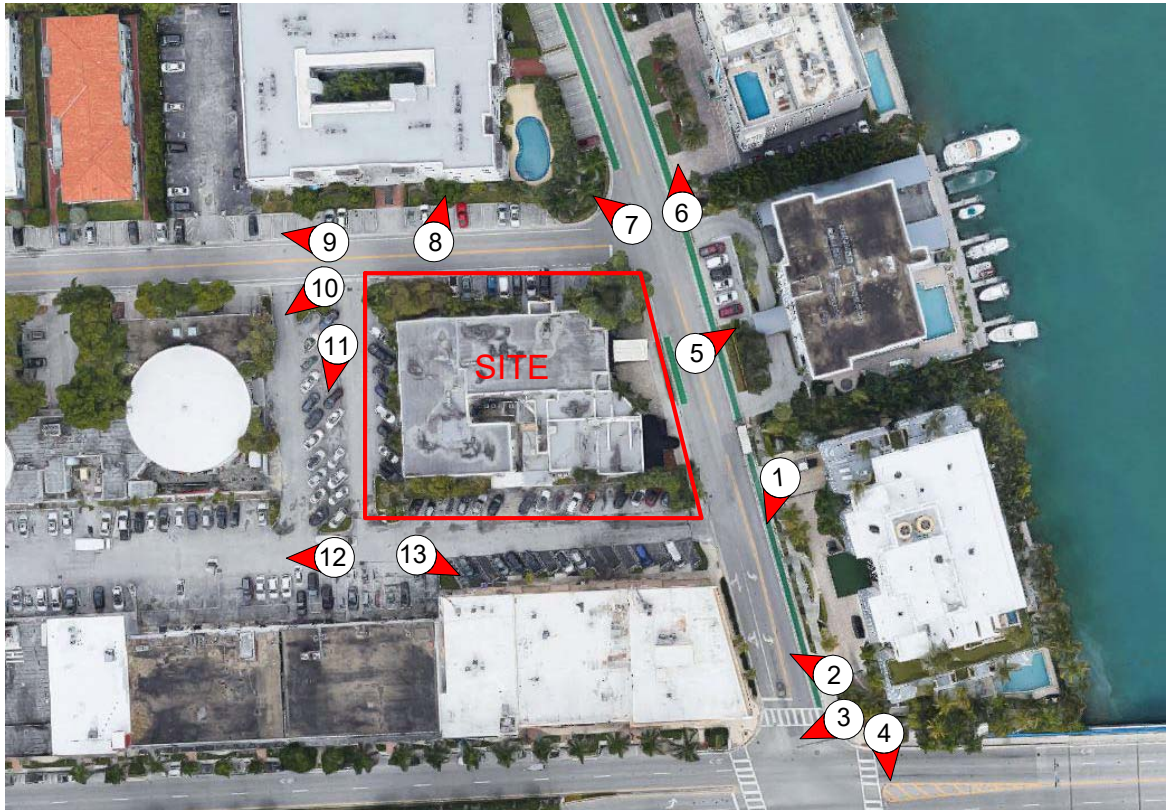
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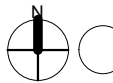
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CHECK: JMcG

DATE 12/09/21

SHEET NUMBER



 KEY PLAN - AJJOINING LOTS
N.T.S.



2. VIEW OF SITE FROM 96TH STREET



3. VIEW OF BUILDINGS SOUTH OF THE SITE



1. VIEW OF BUILDINGS ON THE SOUTH SIDE



4. VIEW OF CLOSEST INTERSECTION (96TH ST)

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

AJOINING
LOTS
PHOTOGRAPHY

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DATE 04/01/21

SHEET NUMBER



5. VIEW OF BUILDINGS ACROSS EAST SIDE (ENTRANCE)



8. VIEW OF BUILDINGS ON NORTH (SIDE)



6. VIEW OF BUILDINGS ACROSS EAST SIDE



9. VIEW OF BUILDINGS ON NORTH (SIDE)



7. VIEW OF BUILDINGS ON NORTH (SIDE)



10. VIEW OF BUILDINGS ON WEST (REAR)

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

AJOINING
LOTS
PHOTOGRAPHY



11. VIEW OF BUILDINGS ON WEST (REAR)



12. VIEW OF BUILDINGS ON SOUTH (SIDE)



13. VIEW OF BUILDINGS ON SOUTH (SIDE)

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

AJOINING
LOTS
PHOTOGRAPHY



FRONT COURTYARD TOP VIEW

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

RENDERS



FRONT COURTYARD INTERIOR VIEW

THE LONDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

RENDERS

STUDIO MCG ARCHITECTURE
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SHEET NUMBER



FRONT COURTYARD INTERIOR VIEW

THE LONDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

RENDERS



INTERIOR COURTYARD TOP VIEW

THE LONDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

RENDERS



THE LANDON HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154



CONCEPT DESIGN

RENDERS

STUDIO MCG ARCHITECTURE
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SCALE:
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DATE 01/06/22

SHEET NUMBER

INTERIOR COURTYARD POOL SIDE

A0.10



THE LONDON
HOTEL

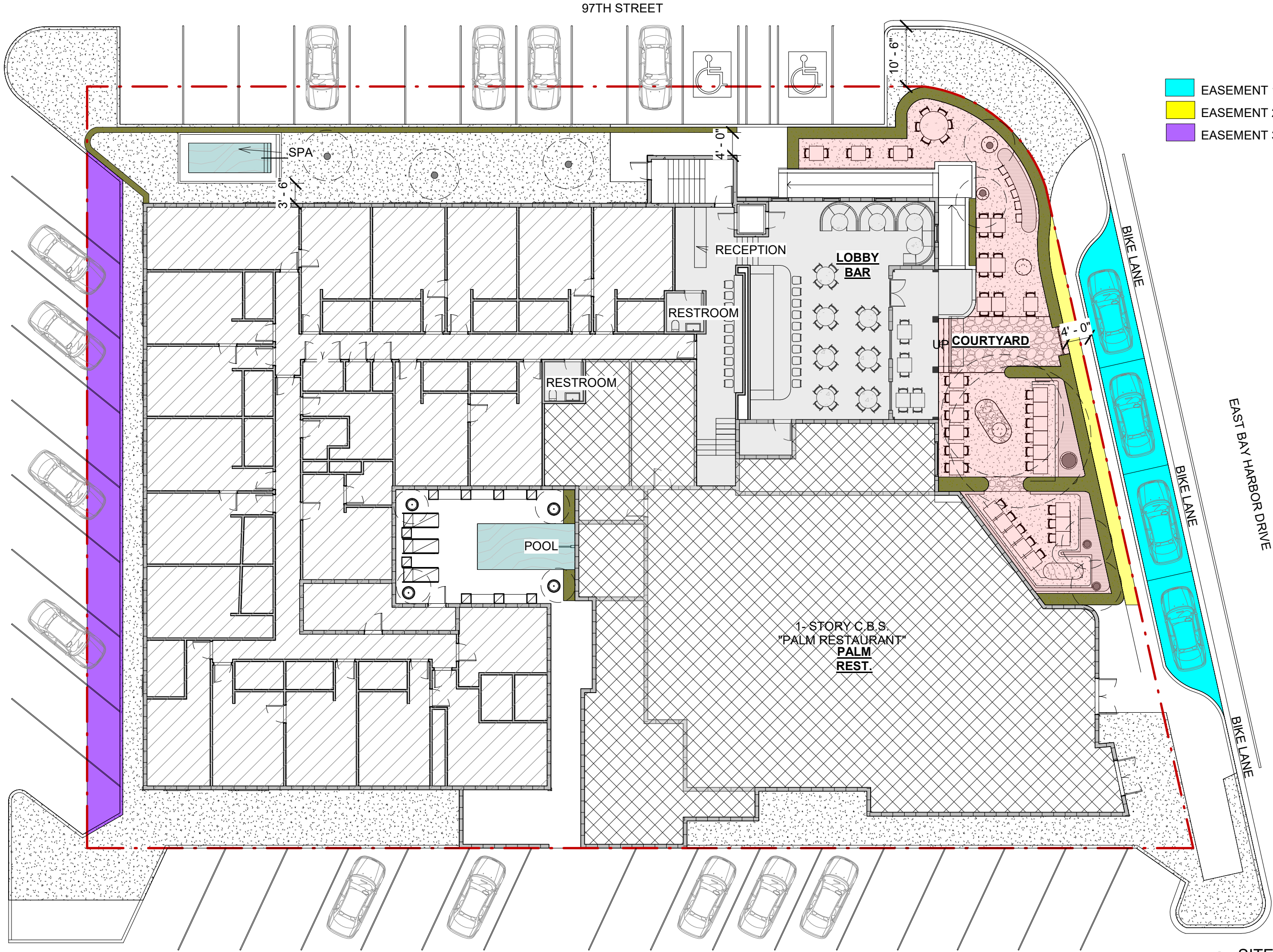
9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER

FINVARB
GROUP

CONCEPT DESIGN

RENDERS



THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

PROPOSED
SITE PLAN

STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR93044

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DATE 04/01/21

SHEET NUMBER

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

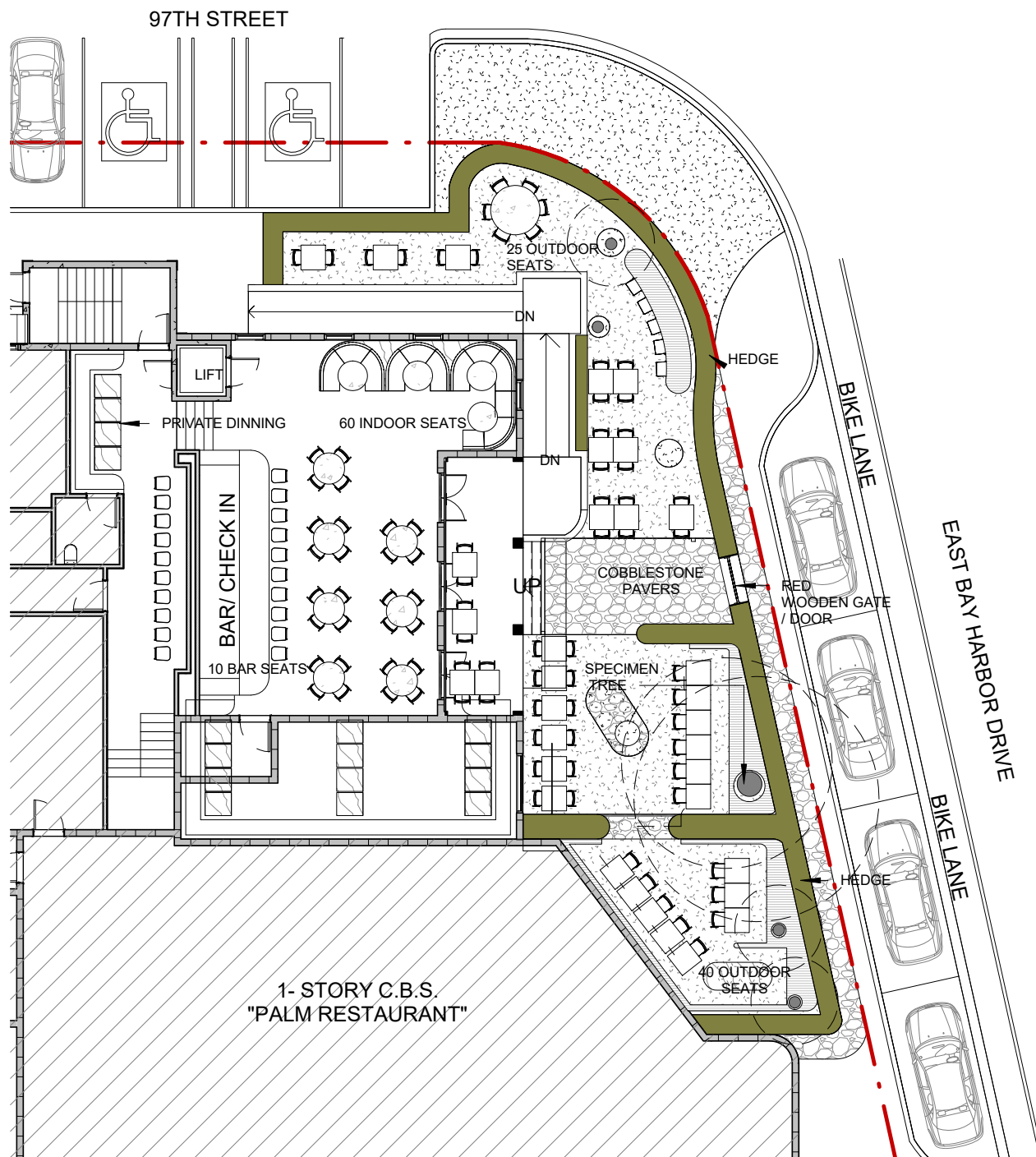
PROPOSED
FLOOR
PLAN

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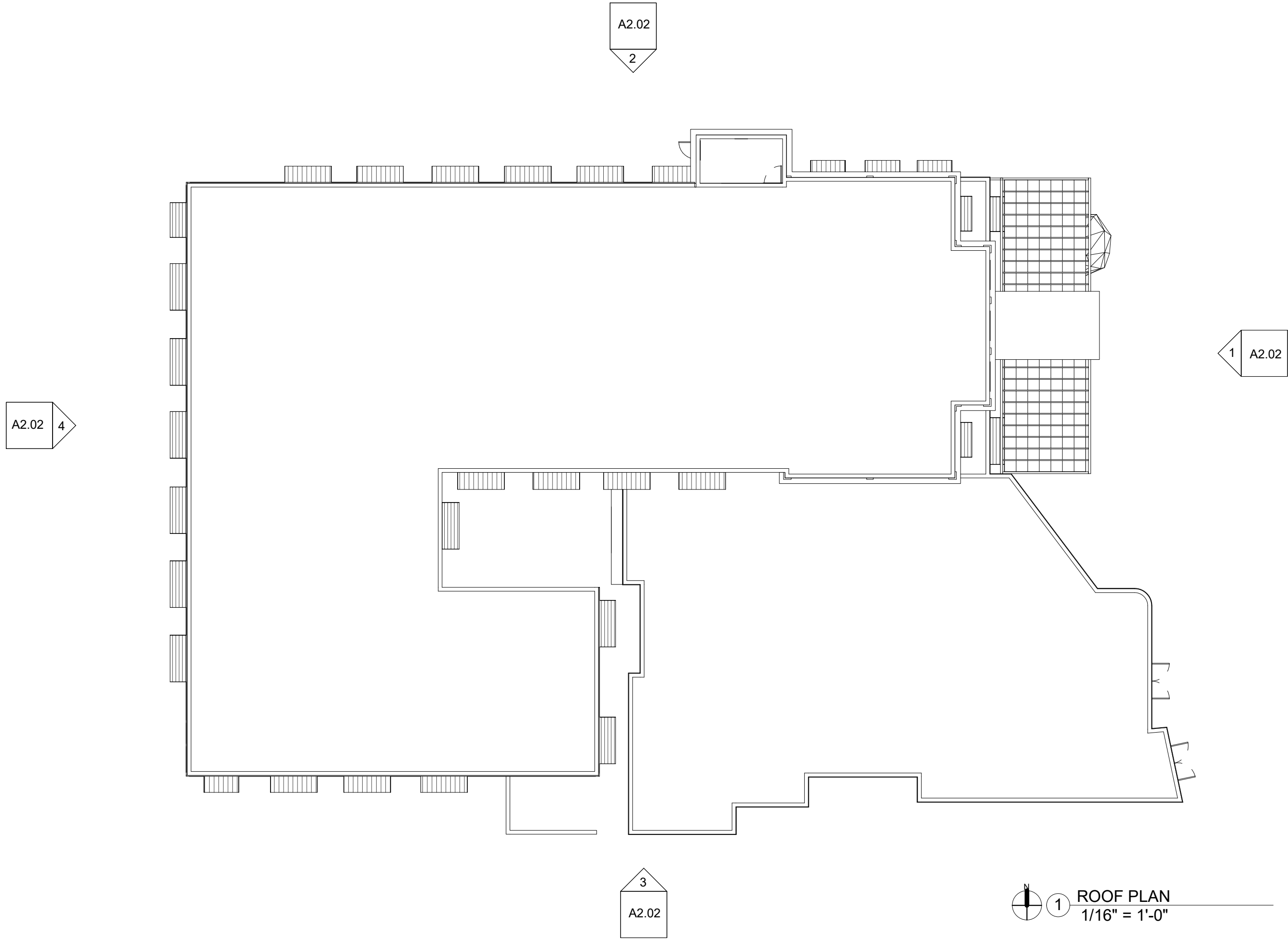
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DATE: 04/01/21

SHEET NUMBER



1 ENTRANCE & LOBBY
1/16" = 1'-0"

A1.01



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154



CONCEPT DESIGN

ROOF PLAN

STUDIO MCG+ ARCHITECTURE
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DATE 04/01/21

SHEET NUMBER

A1.02

THE LANDON
HOTEL

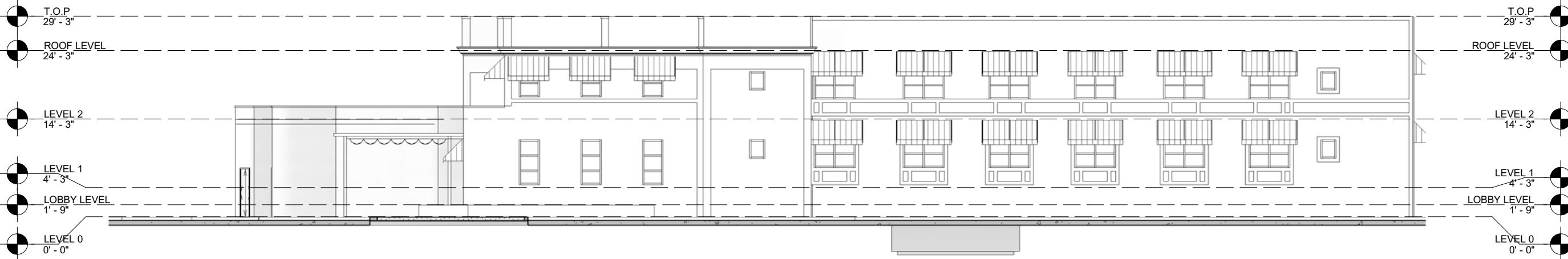
9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154
OWNER



CONCEPT DESIGN

PROPOSED
ELEVATIONS

STUDIO MCG ARCHITECTURE
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DATE 04/01/21
SHEET NUMBER



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

THE LANDON
HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154

OWNER



CONCEPT DESIGN

PROPOSED
ELEVATIONS

STUDIO MCG ARCHITECTURE
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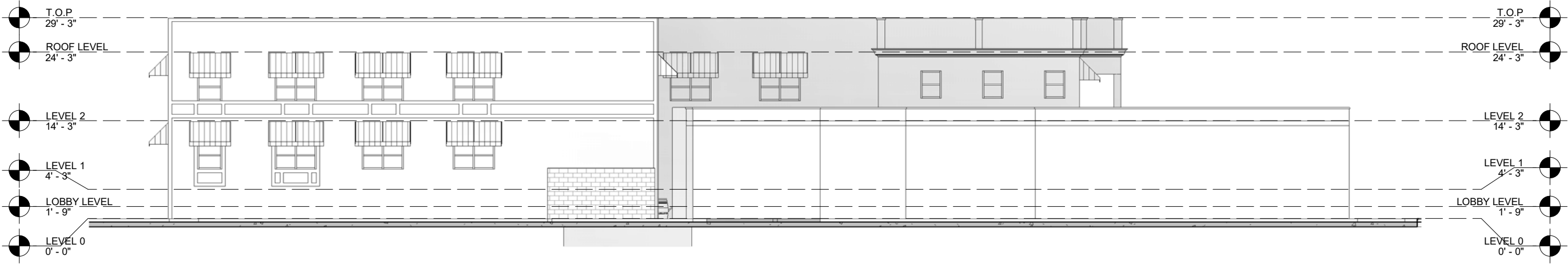
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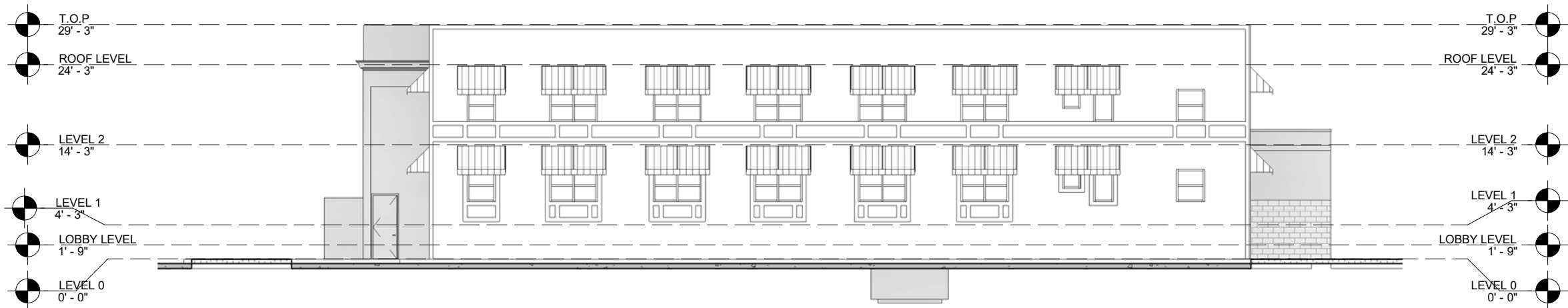
CHECK: JMcG

DATE 04/01/21

SHEET NUMBER



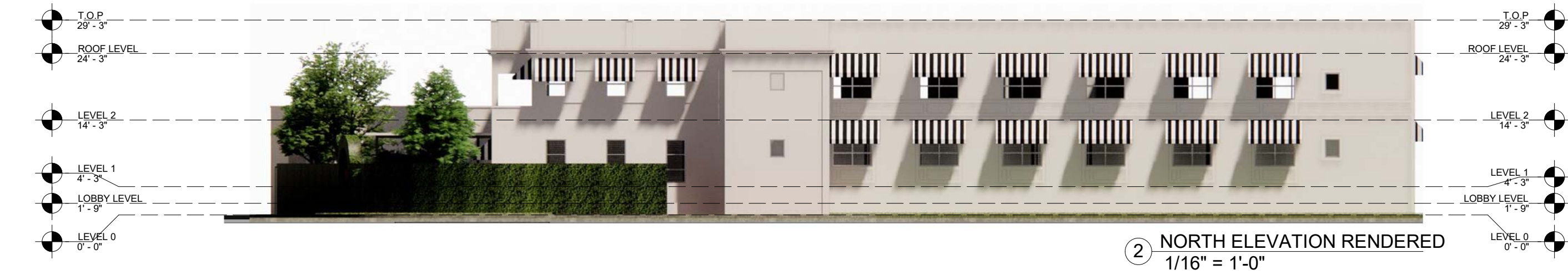
1 SOUTH ELEVATION
1/16" = 1'-0"



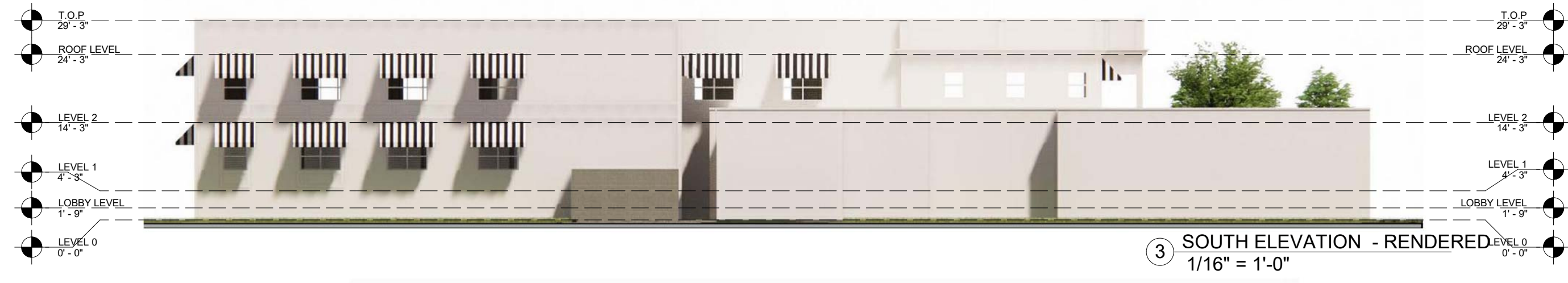
2 WEST ELEVATION
1/16" = 1'-0"



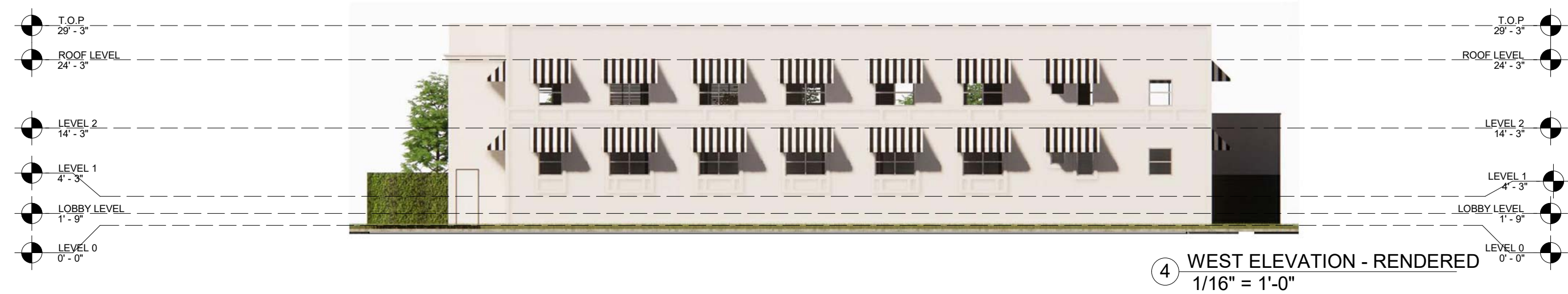
① EAST ELEVATION RENDERED
1/16" = 1'-0"



② NORTH ELEVATION RENDERED
1/16" = 1'-0"



③ SOUTH ELEVATION - RENDERED
1/16" = 1'-0"



④ WEST ELEVATION - RENDERED
1/16" = 1'-0"

THE LANDON HOTEL

9650/9660 E BAY HARBOR
DRIVE, BAY HARBOR
ISLANDS Florida, 33154



CONCEPT DESIGN

RENDERED ELEVATIONS

STUDIO MCG ARCHITECTURE
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CHECK: JMcG
DATE: 04/01/21

SHEET NUMBER

AGENDA ITEM REPORT

March 10, 2022

ITEM NUMBER:

ITEM: 2. Review and discussion of Site Plan Application by 9201 West LLC to construct a 6 unit, 3- Story Multi-Family Development to be located at 9201 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

On January 21, 2022 the Town received a formal Site Development Application from 9201 West LLC for a 6 Dwelling Unit Multi-Family Development to be located at 9201 West Bay Harbor Drive.

Owner's Name: 9201 West LLC

Folio: 13-2227-001-3180

Property Address: 9201 West Bay Harbor Drive

Zoning District: RM-2 Medium High Density

Legal Description: Lot 7, Block 17

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Yvonne Hamilton, Deputy Town Clerk

ATTACHMENTS

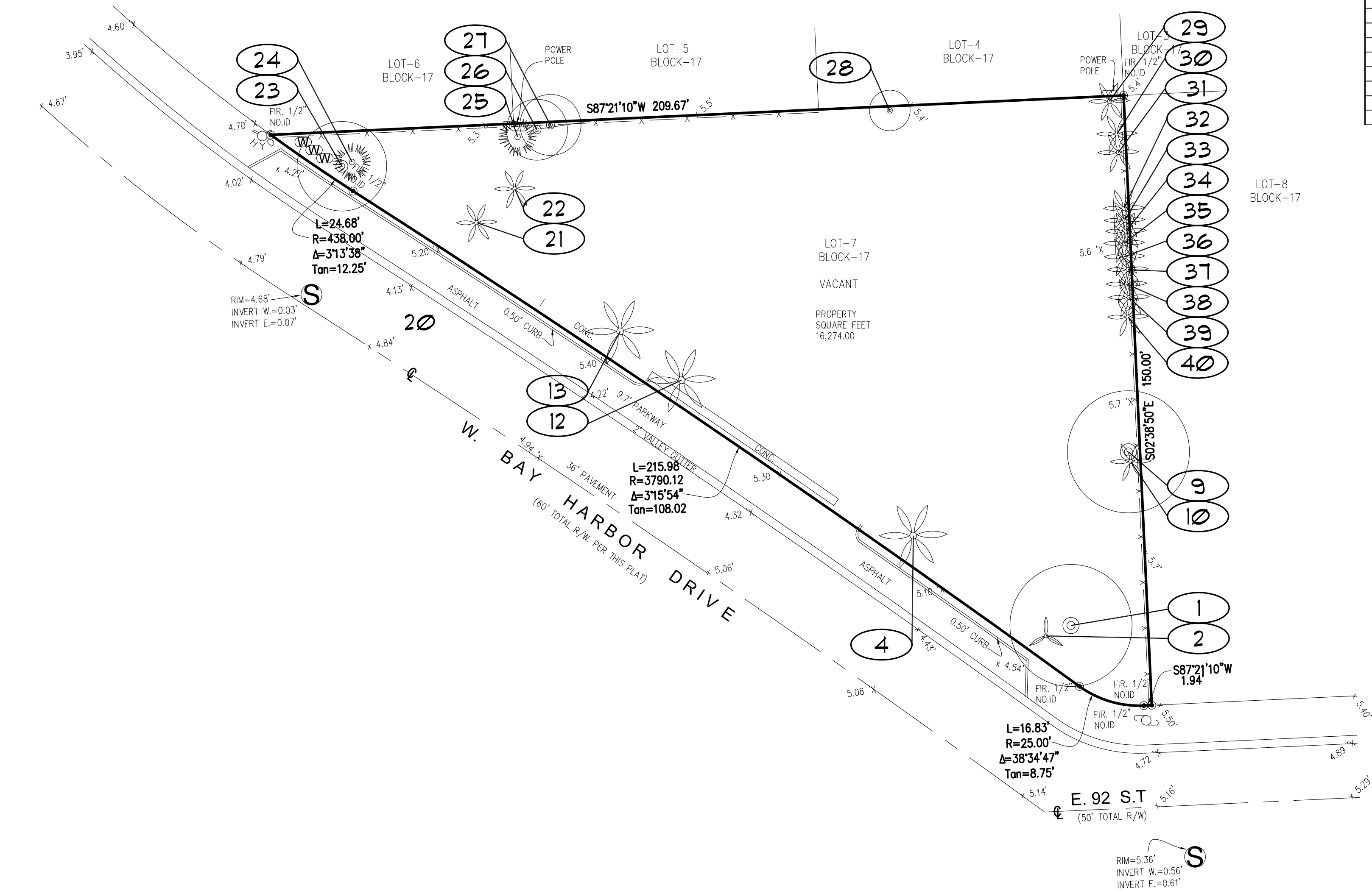
1.	DRC Set SPR22-000002 9201 DRC SET 2.10.22
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Abbreviations

ADJ. -ADJACENT
A/C -AIR CONDITIONER
A -ARC
BM -BENCHMARK
B. C. R. -BROWARD COUNTY RECORDS
(C) -CALCULATED
CFT -CALCULATED FIELD TRAVERSE
C. E. -CANAL EASEMENT
C. M. E. -CANAL MAINTENANCE EASEMENT
C/L -CENTERLINE
CH -CHORD
C. B. S. -CONCRETE BLOCK STRUCTURE
COL. -COLUMN
CONC. -CONCRETE
D -DELTA
D. E. -DRAINAGE EASEMENT
D. M. E. -DRAINAGE MAINTENANCE EASEMENT
ESMT. -EASEMENT
E/P -EDGE OF PAVEMENT
E. D. W. -EDGE OF WATER
EL. -ELEVATION
F. D. H. -FOUND DRILL HOLE
FFE. -FINISH FLOOR ELEVATION
FIP. -FOUND IRON PIN/PIPE
FIR. -FOUND REBAR
F. N. D. -FOUND NAIL & DISC
FND. -FOUND
GAR. -GARAGE
G. E. -GARAGE ELEVATION
INV. -INVERT
I. R. -IRON ROD
L -ARC LENGTH
L. M. E. -LAKE MAINTENANCE EASEMENT
L. A. E. -LIMITED ACCESS EASEMENT
L. F. -LOWEST FLOOR
MAINT. -MAINTENANCE
M. E. -MAINTENANCE EASEMENT
(M) -MEASURED
N/D. -NAIL AND DISC
N. G. V. D. -NATIONAL GEODETIC VERTICAL DATUM
N. T. S. -NOT TO SCALE
O/S -OFFSET
O/V. -ON LINE
OPT. -OPTIONAL
PG. -PAGE
PAV. MT. -PAVEMENT
P. C. P. -PERMANENT CONTROL POINT
P. R. M. -PERMANENT REFERENCE MONUMENT
(P) -PLAT
P. B. -PLAT BOOK
P. C. -POINT OF CURVATURE
P. I. -POINT OF INTERSECTION
P. O. B. -POINT OF BEGINNING
P. O. C. -POINT OF COMMENCE
P. R. C. -POINT OF REVERSE CURVATURE
P. T. -POINT OF TANGENCY
P/L -PROPERTY LINE
R -RADIUS
(R) -RECORD
R/W -RIGHT OF WAY
R. E. E. -ROOF ENCROACHMENT EASEMENT
(R) -RECORD
S/W -SIDEWALK
STY. -STORY
T -TANGENT
T. O. B. -TOP OF BANK
U. E. -UTILITY EASEMENT
U. E. A. -UTILITY EASEMENT ACCESS
U & M. E. -UTILITY AND MAINTENANCE EASEMENT

SYMBOL LEGEND

LIGHT POLE
 PHONE BOX
 CABLE BOX
 POWER POLE
 WATER METER
 WATER VALVE
 FIRE HYDRANT
 MANHOLE
 CATCH BASIN
 HANDICAP
 GRADE ELEVATIONS
 CHAIN LINK FENCE
 WOOD FENCE
 ALUMINUM FENCE
 OVERHEAD ELECTRIC
 DELTA



9201 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154										
TREE NUM	SYM	COMMON NAME 11-Aug-14	BOTANICAL NAME	HEIGHT	SPREAD	CBH inches	STATUS	CANOPY LOSS	CANOPY MITIGATION	REMARKS
1	FA	STRANGLER FIG	<i>Ficus aurea</i>	20	30	24		707		NATIVE STRANGLER FIG
2	DD	TRIANGLE PALM	<i>Dypsis decaryi</i>	8	8	8		50		
4	CN	COCONUT PALM	<i>Cocos nucifera</i>	20	20	8		314		
9	FIC	BANYAN FIG	<i>Ficus sp.</i>	30	30	54		707		NON-NATIVE FICUS SPECIES
10	VM	MONTGOMERY PALM	<i>Veitchia montgomeryana</i>	20	10	6		113		
12	CN	COCONUT PALM	<i>Cocos nucifera</i>	22	20	9		314		
13	CN	COCONUT PALM	<i>Cocos nucifera</i>	18	20	8		314		
21	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	10	8	3		50		
22	PE2	SOLITAIRE PALM	<i>Pythosperma elegans</i>	14	8	3.3		50		
23	FIC	BANYAN FIG	<i>Ficus sp.</i>	18	22	24		380		NON-NATIVE FICUS SPECIES
24	SP	SABAL PALM	<i>Sabal palmetto</i>	10	10	12		79		
25	SP	SABAL PALM	<i>Sabal palmetto</i>	18	12	12		113		
26	CR	PITCH APPLE	<i>Clusia rosea</i>	15	15	multi		177		
27	FA	STRANGLER FIG	<i>Ficus aurea</i>	15	15	multi		177		NATIVE STRANGLER FIG
28	FB	BENJAMIN FIG	<i>Ficus benjamina</i>	10	10	5		79		NON-NATIVE FICUS SPECIES
29	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	16	10	4		79		
30	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	10	8	4		50		
31	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	12	8	4		50		
32	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	20	8	4		50		
33	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	20	8	4		50		
34	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	24	8	4		50		
35	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	20	8	4		50		
36	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	24	8	4		50		
37	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	20	8	4		50		
38	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	20	8	4		50		
39	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	20	8	4		50		
40	PE	SOLITAIRE PALM	<i>Pythosperma elegans</i>	16	10	4		79		

Address:
9201-9241 W. BAY HARBOR DRIVE
BAL HARBOR , FLORIDA 33154

Legal Description:

Parcel 1:
Lot 7, of Block 17, 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.

Surveyor's Notes:

- Unless otherwise noted record and measured data are in substantial agreement.
- The Street Right-of-Way abutting this property are physically open unless otherwise noted.
- Elevations shown relative to The National Geodetic Vertical Datum of 1929.
- Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- No underground installations or improvements have been located.
- Benchmark of Origin: Miami-Dade County Benchmark R-243 Elevation 6.59'.
- This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper.
- Flood Zone AE; Base Flood Elevation=8.00' per map 120637, Suffix L, Panel 0144 Dated 9-11-09.
- Identification of trees by JFS DESIGN, INC. LANDSCAPE ARCHITECTURE.
- Title Commitment: Old Republic National Title Insurance Company Dated February 18-2021 11 pm., Commitment Number 1022655 All items shown on Schedule B-11 that affects this property and is of a Land Survey Nature is shown on this Survey. (There are none)

Surveyor's Certificate

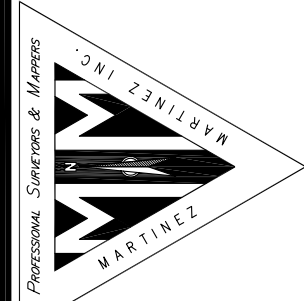
This Survey Certified to:
9201 West LLC
Gustavo Carbonell

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes items 1, 2, 3, 4, 8, 9, 18 and 20 of Table A thereof.

03-09-2021
PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5443
STATE OF FLORIDA
This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

9201 WEST, LLC

ALTANSPS LAND
TITLE SURVEY



MARTINEZ & MARTINEZ ENTERPRISES, INC.
7179 WEST 13th AVENUE, HIALEAH, FLORIDA 33014
Phone: 786-277-4851 plpsm@gmail.com
Business License # 7702

PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5443
STATE OF FLORIDA
This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: P.L.M.

CHECKED BY: P.L.M.

DATE: 03-09-2021

SHEET:

BAY HARBOR III

AT

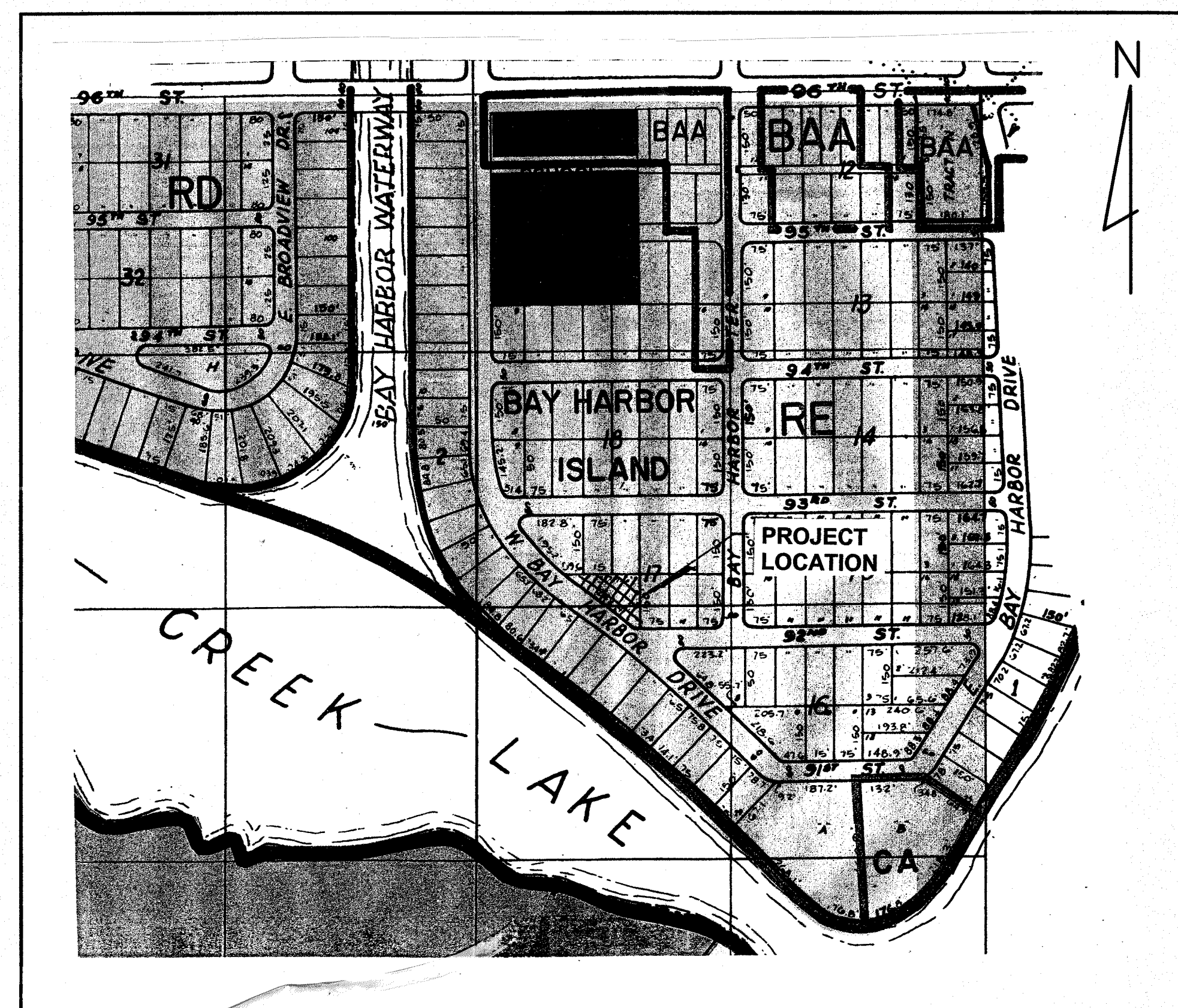
9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

9201 WBH, LLC

2645 NE 207H STREET
AVENTURA, FLORIDA 33180
()



LOCATION MAP

LEGAL DESCRIPTION:

LOT 7, BLOCK 17, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

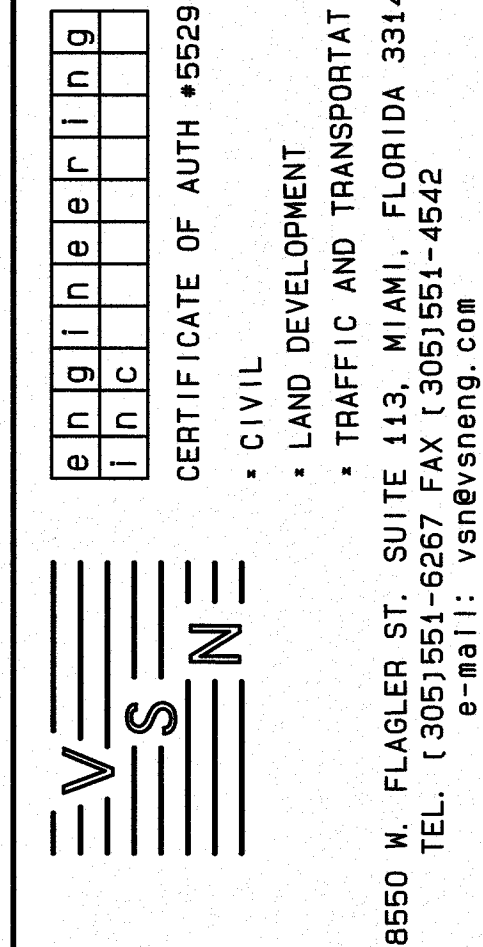
ENGINEERS:

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

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

LIST OF DRAWINGS:

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



BAY HARBOR III
AT
9201 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FL

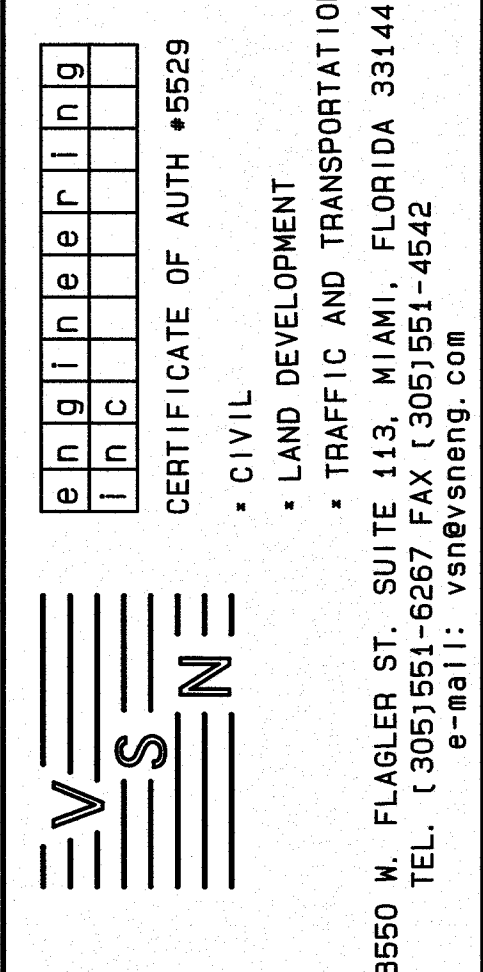
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designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	1" = 10'
date	SEPT 22, 2018
cad ref	14013-11

RODOLFO J. VARGAS
PE # 35648

drawing

C-1



BAY HARBOR III
AT
9201 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

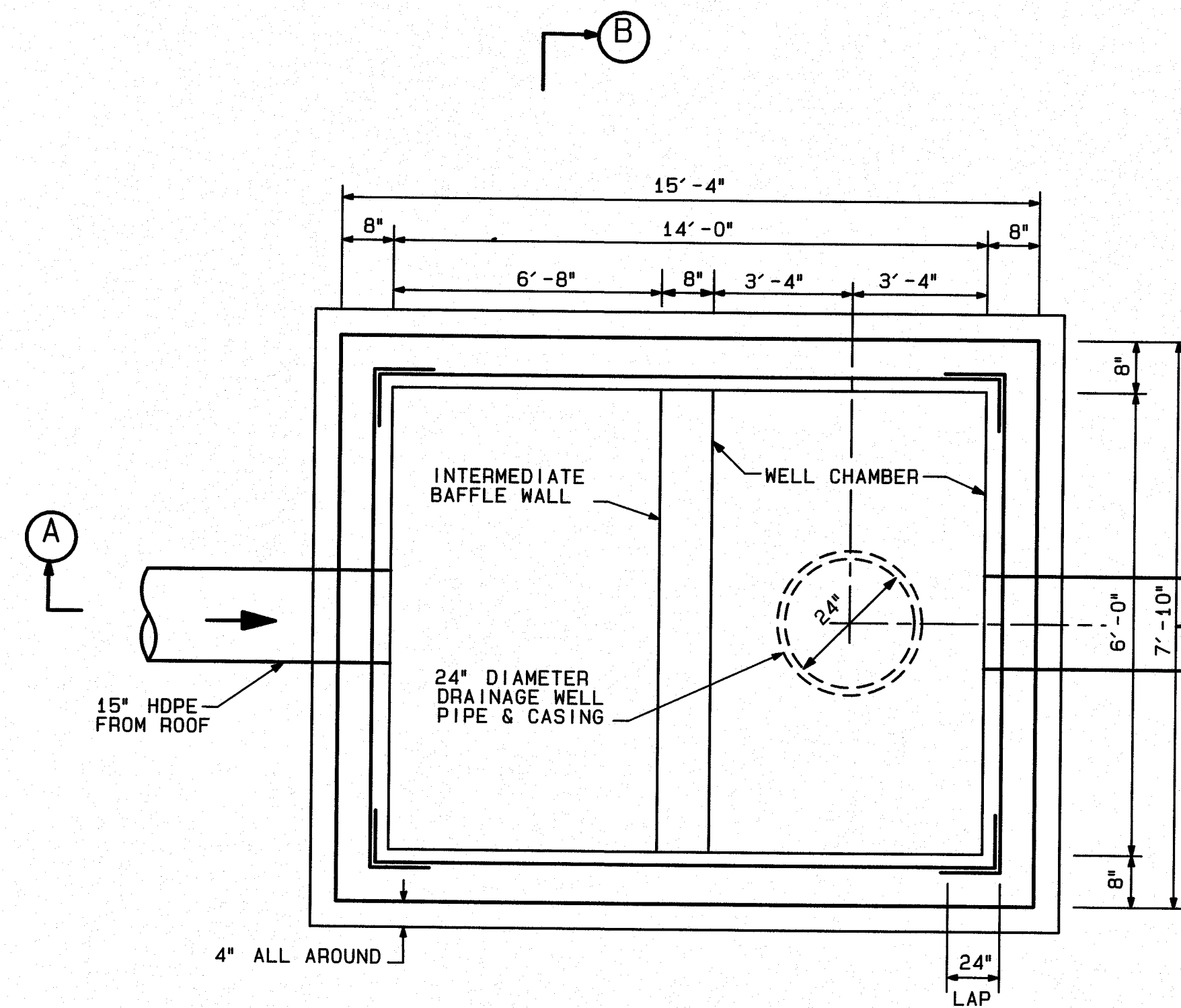
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designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	1" = 10'
date	SEPT 22, 2018
cad ref	14013-13

RODOLFO J. VARGAS
PE # 35648

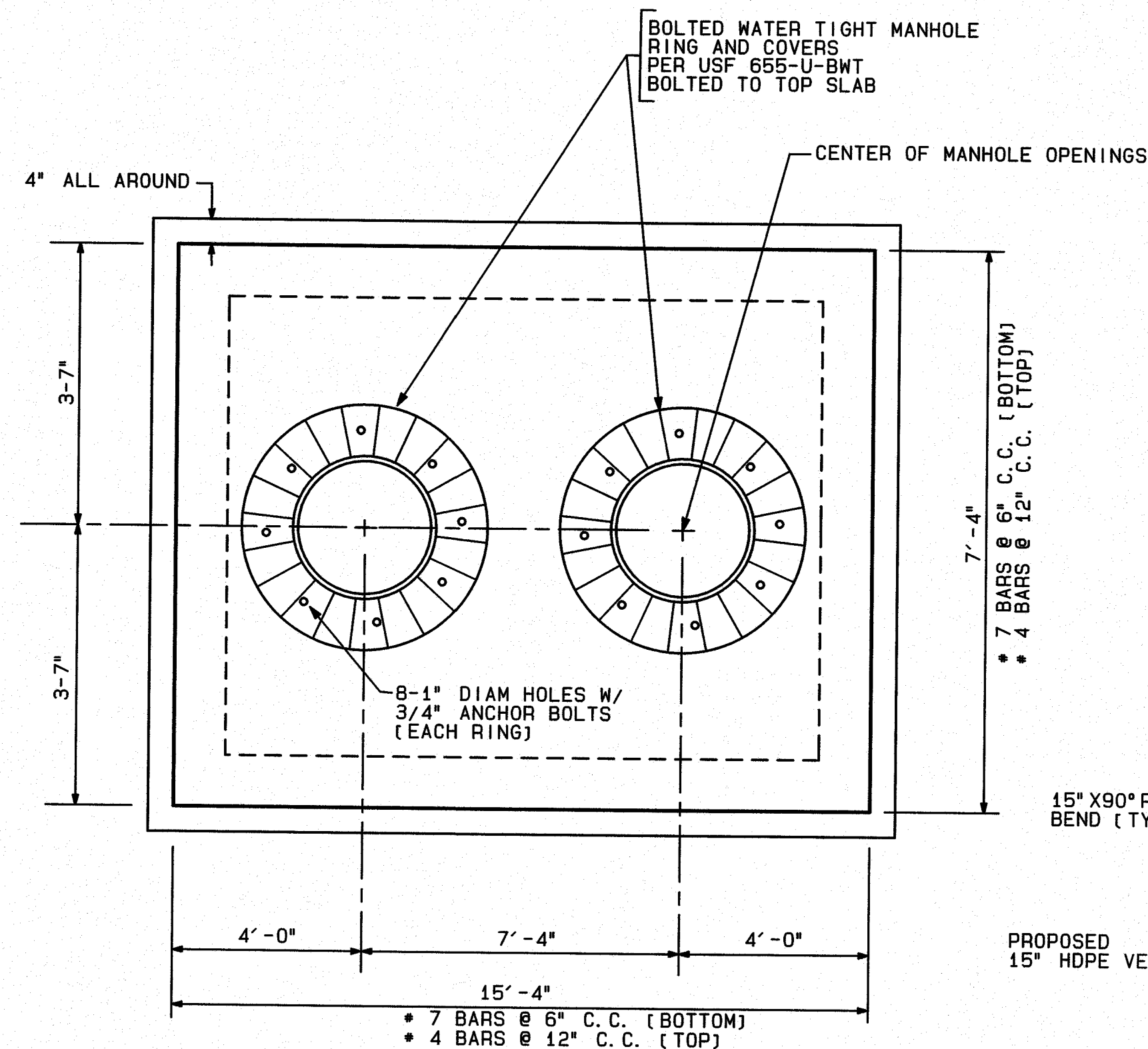
drawing

C-3



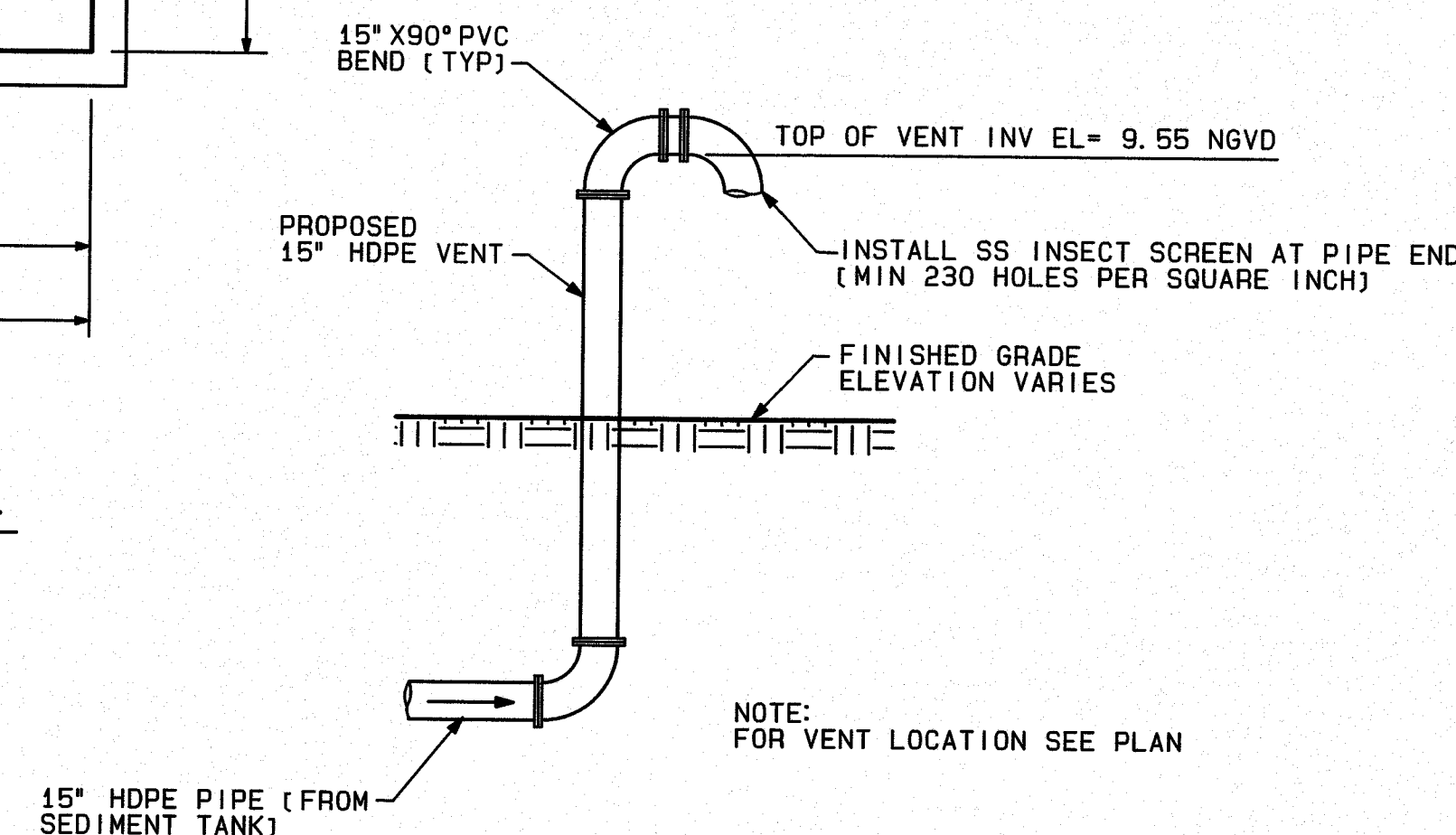
PLAN VIEW

N. T. S.



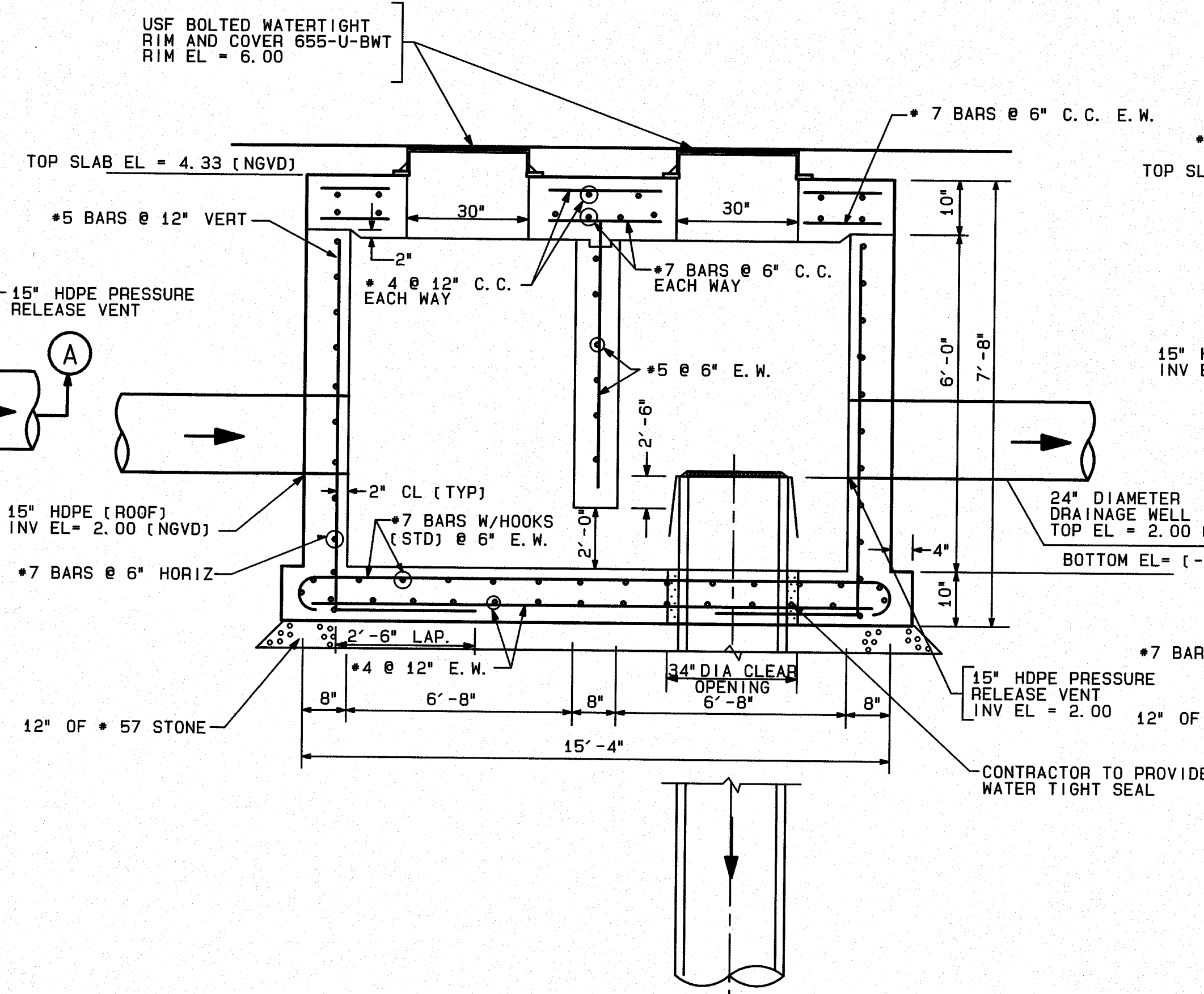
TOP SLAB REINFORCING DETAIL

N. T. S.



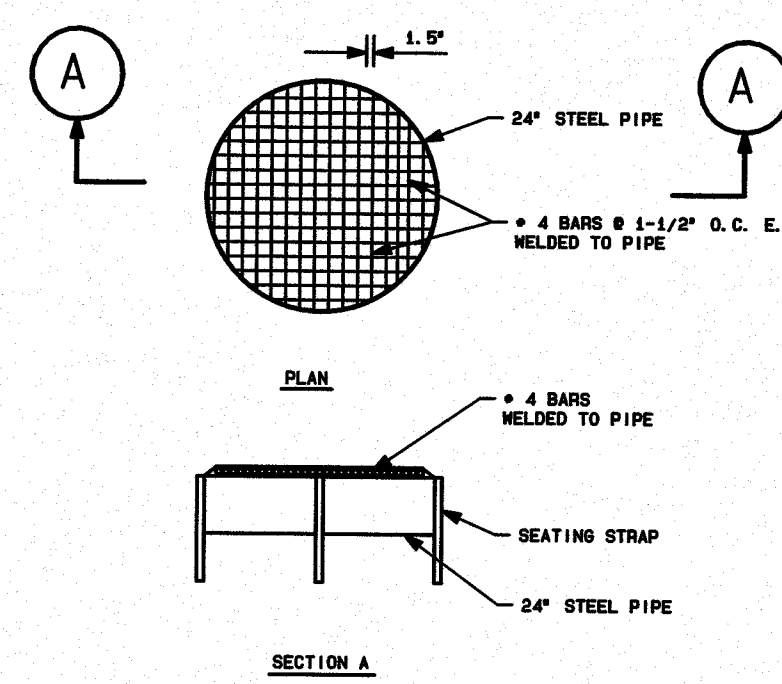
VENT ELEVATION DETAIL

NOTE: FOR VENT LOCATION SEE PLAN



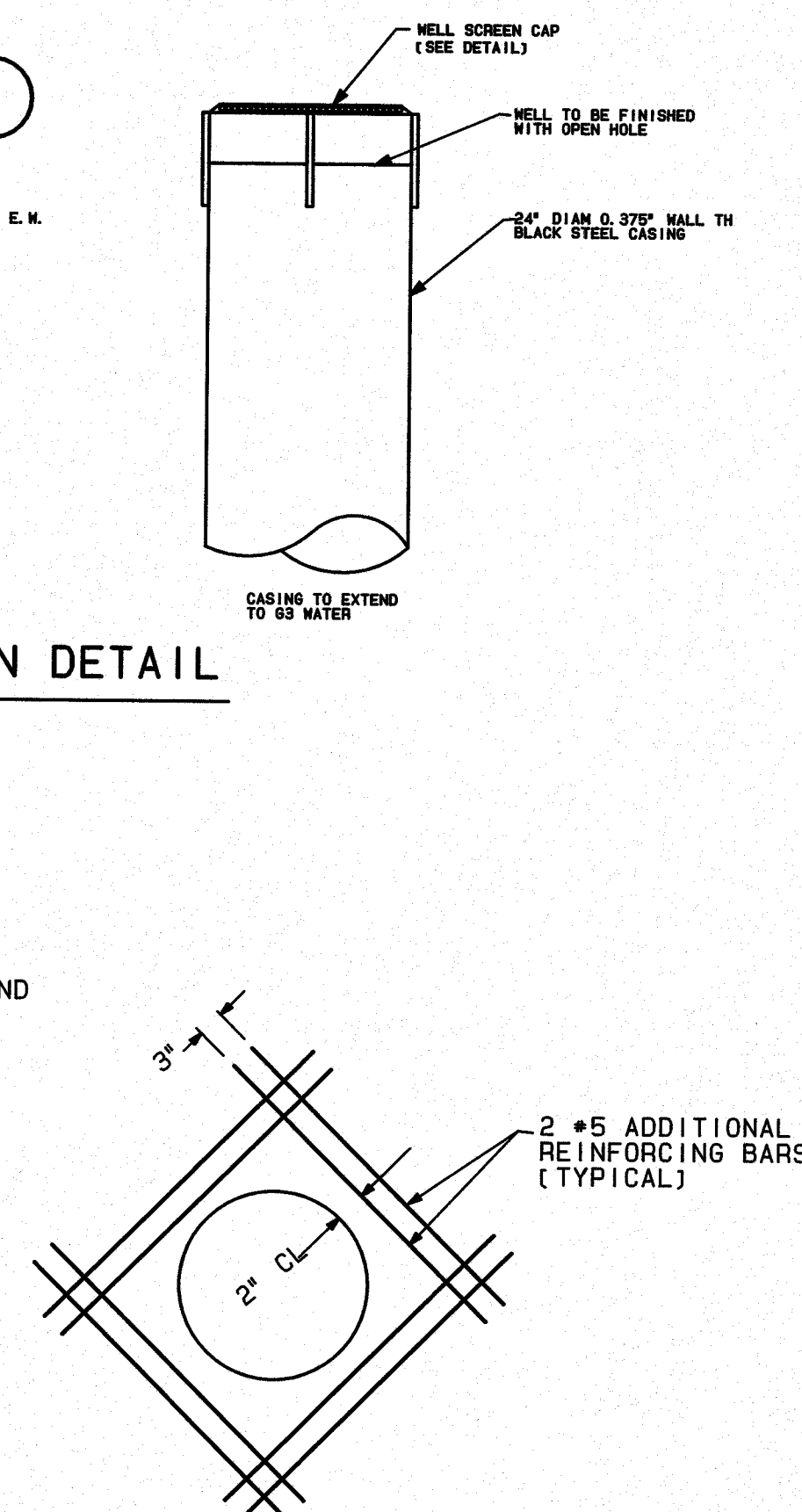
SECTION A-A

N. T. S.



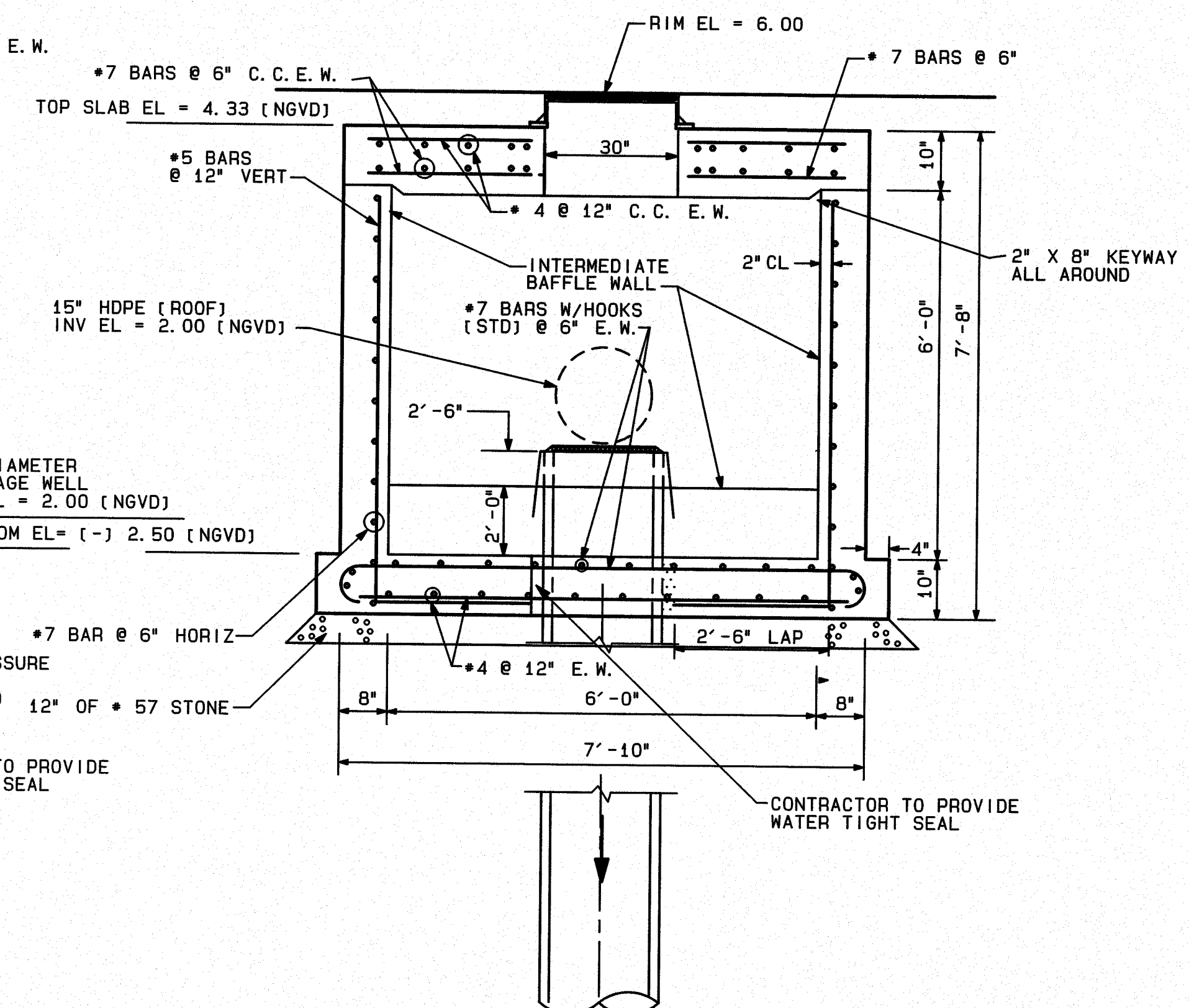
WELL SCREEN DETAIL

N. T. S.



TYPICAL OPENING REINFORCING DETAIL

N. T. S.



SECTION B-B

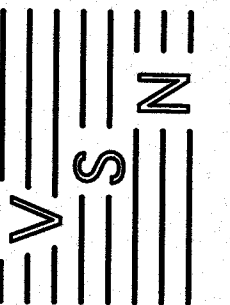
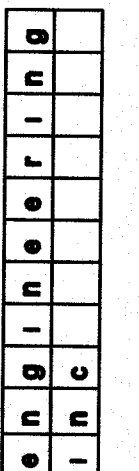
N. T. S.

NOTES:

- CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CHLORIDES ARE PERMITTED IN CONCRETE.
- STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
- NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
- PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
- PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
- SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
- CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF 2,800 GPM AT 4.00 FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OBTAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN SEDIMENT TANK CLEAN OF ANY DEBRIS FOR THE LENGTH OF THE PROJECT. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE.
- PROPOSED DRAINAGE WELLS ARE NOT INTENDED TO BE USED FOR DEWATERING OPERATIONS DURING CONSTRUCTION.
- In order for VSN to recommend acceptance of the Storm Drainage Well system for this project the following information is required:
 - Copy of the original Well Drilling Logs reflecting the initial well capacities at the time of installation.
 - Copy of a recent Report reflecting the Well Capacities after construction.

VSN will review these reports and determine if the wells meet the design capacities and whether or not there has been a loss of capacity due to contamination during the construction activities, in which case, VSN will provide recommendations to restore the wells to the initial capacities. If the capacities can not be restored to meet the design requirement, additional wells may be required. Failure of ownership/contractor to provide this information to VSN in a timely manner will indicate that ownership is accepting the Storm Drainage Wells in an as-is condition and that he waives any opportunity to remediate the lack of performance before the project is turned over by the contractor.

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS



BAY HARBOR III

AT

9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	AS SHOWN
date	SEPT 22, 2018
cad ref	14013-16

RODOLFO J. VARGAS
PE # 35648

drawing

C-6

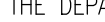
CIVIL
LAND DEVELOPMENT
TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 413 MIAMI, FLORIDA 33144
TEL. (305) 551-5857 FAX (305) 551-4542
e-mail: vsm@vsneng.com

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWSD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT.
 - a. EASEMENTS, IF REQUIRED.
 - b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
 - c. ABSOLUTE BILL OF SALE
 - d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT).
ii. DEVIATION/ERRATA CONTRACT BOND (I.F., CONTRACT AGREEMENT).
 - e. "RECORD DRAWING" PRINTS (24"x36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PLUM STATION PROJECTS). Submittal of final CAD Files required.
 - f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
 - g. BILL OF SALE SKETCH (8 1/2"x11") FOR WATER AND SEWER, SEPARATELY.
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWSD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANCE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.				
			ITEM	CROSS REF.
				SPEC. REF.
			STANDARD DETAIL	
			STANDARD REQUIREMENTS	
			WATER AND SEWER	
			CONSTRUCTION	
			GS	
			0.5	
			SHEET 1 OF 2	

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
 - a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
 - a. 24"x 36" PRINTS
 - b. PDF FILE
 - c. CAD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
 - d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
 - e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
 - f. PREFERRED SCALE TO BE 1" = 40' HORIZONTALLY AND 1" = 4' VERTICALLY*
 - g. STREET NOMENCLATURE
 - h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
 - i. SEPARATE WATER AND SEWER PROFILE
 - j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. $\odot$, $\otimes$, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
 - k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
 - l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
 - m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
 - b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
 - b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
 - c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

		I T E M	CROSS REF.	SPEC. REF.	
		S T A N D A R D D E T A I L			GS 0.5 Sheet 2 of 2
		"RECORD DRAWING" REQUIREMENTS			



**MIAMI-DADE
COUNTY**
Solidarity. Endorsing a Better Day

WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.



 LOCATION MAP
SCALE 1" = 300' S27-T52-R42

LEGAL DESCRIPTION

LOT 7, BLOCK 17, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 13-2227-001-3180

SCOPE OF WORK

PROPOSED CLEAN OUT FOR EXISTING SANITARY SEWER LATERALS, FIRE LINE, IRRIGATION SERVICE AND WATER SERVICE
FOR PROPOSED THREE STORY RESIDENTIAL BUILDING (5 TOWNHOMES)

BAL HARBOUR VILLAGE NOTES

1. OWNER SHALL HIRE A LICENSED PLUMBER AT TIME OF CITY INSTALLATION OF 10" WATERMAIN IN RIGHT OF WAY AND REMOVE EXISTING WATER METERS AS INDICATED IN PLANS.
2. 12" MINIMUM VERTICAL SEPARATION REQUIRED AT ALL CROSSINGS OF VILLAGE UTILITIES AND ALL OTHER UTILITIES SHALL BE MAINTAINED.
3. AS INDICATED ON 811 LOGO, CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED, R/W EASEMENTS, PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN 12" MINIMUM SEPARATION BETWEEN BHV AND ALL OTHER UTILITIES.
5. CONTRACTOR SHALL PROVIDE PRE CONSTRUCTION PHOTOS TO FIELD INSPECTOR AND POST CONSTRUCTION PHOTOS PRIOR TO FINAL INSPECTION
6. EROSION CONTROL METHODS SHALL BE MAINTAINED THE DURATION OF THE PROJECT
7. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES WITHIN BAL HARBOUR VILLAGE RIGHT OF WAY. IF ANY STRUCTURE OR UTILITY IS IMPACTED IN THE RIGHT OF WAY, THEN CONTRACTOR SHALL RESTORE IT TO EXISTING CONDITIONS OR BETTER AT THE CONTRACTORS EXPENSE
8. ELEVATIONS REFER TO NGVD

SALTWATER INTRUSION AREA. ALL PROP.
D.I.P. PIPES AND FITTINGS TO BE
ZINC COATED AND HAVE POLYETHYLENE
ENCASEMENT PER M-DWASD DETAIL A 9.0.

ALL EXISTING MAINS BEING IMPACTED
BY THIS PROJECT AND ALL PROP. WATER
& FORCE MAINS AND FITTINGS TO BE
RESTRAINED PER GS 2.0

ALL ELEVATIONS REFER
TO M.S.L. 1988



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig:

INDEX OF SHEETS:

- | | |
|------|-----------------------------------|
| WS-1 | CIVIL COVER SHEET AND NOTES |
| WS-2 | PROPOSED WATER AND SEWER PLAN |
| WS-3 | PROPOSED WATER AND SEWER PROFILES |
| WS-4 | STANDARD WATER AND SEWER DETAILS |
| WS-5 | STANDARD WATER AND SEWER DETAILS |

RER-DERM WATER-SEWER GENERAL NOTES

- a. Horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside) shall be maintained between any water or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal separation criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - b) The sewer is encased in a watertight carrier pipe or concrete.
 - c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes freely crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
 - a) 1 inch per 100 gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Force main sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
 - a) The maximum allowable exfiltration/leakage rate of force main sanitary sewers shall be:
 - a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standards (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWAS C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
7. The contractor shall verify nature, date, and character of existing underground utilities prior to start of construction.
8. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench near an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
 - a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
 - b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
 - c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal on disposal of excavated materials and those provided thereon. If those materials are a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
 - d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at trf@miamidade.gov, or contact the municipality with tree ordinance jurisdiction to obtain any required permits. All trees not in compliance with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos-containing pipes (ACIP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61.145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACIP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151, a year after project completion. All existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

(NOT PART OF M-WASD NOTES NOR APPROVAL)

THE FOLLOWING ARE REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS.
SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO
OUTSIDE EDGE
BETWEEN WATER MAIN AND, STORM SEWERS,
STORMWATER FORCE MAINS, OR RECLAIMED WATER
LINES, SHALL BE 3 FT MINIMUM.
BETWEEN WATER MAINS AND VACUUM TYPE SEWER
PREFERABLY 10 FT AND AT LEAST 3 FT MINIMUM.
GRAVITY OR PRESSURE SANITARY SEWERS,
WASTEWATERS OR FORCE MAINS OR RECLAIMED
WATER MAINS, 10 FT AND AT LEAST 3 FT. MAY BE
REDUCED TO 3 FT, WHERE BOTTOM OF WATER MAINS
IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
10 FT TO ANY PART OF ON-SITE SEWER TREATMENT
OR DISPOSAL SYSTEM

WATER MAIN VERTICAL SEPARATIONS
SEPARATIONS BETWEEN WATER MAIN AND GRAVITY
SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO
BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES
ABOVE, OR AT LEAST 12 INCHES IF BELOW.
PRESSURE SANITARY SEWER, WASTEWATER OR STORM
WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST
12 INCHES ABOVE OR BELOW.

NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

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SERGIO C. LABISTE P.E. #61733

Date: 10/15/21

Scale: AS SHOWN

Drawn: L.M.M.

Checked: S.C.L

Designed: R.M.M.

Project No. 21-1770

Sheet No:

Sheet Title:

**CIVIL
COVER SHEET
AND NOTES**

FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

CARL AB, INC.

CERTIFICATE OF AUTHORIZATION 6419

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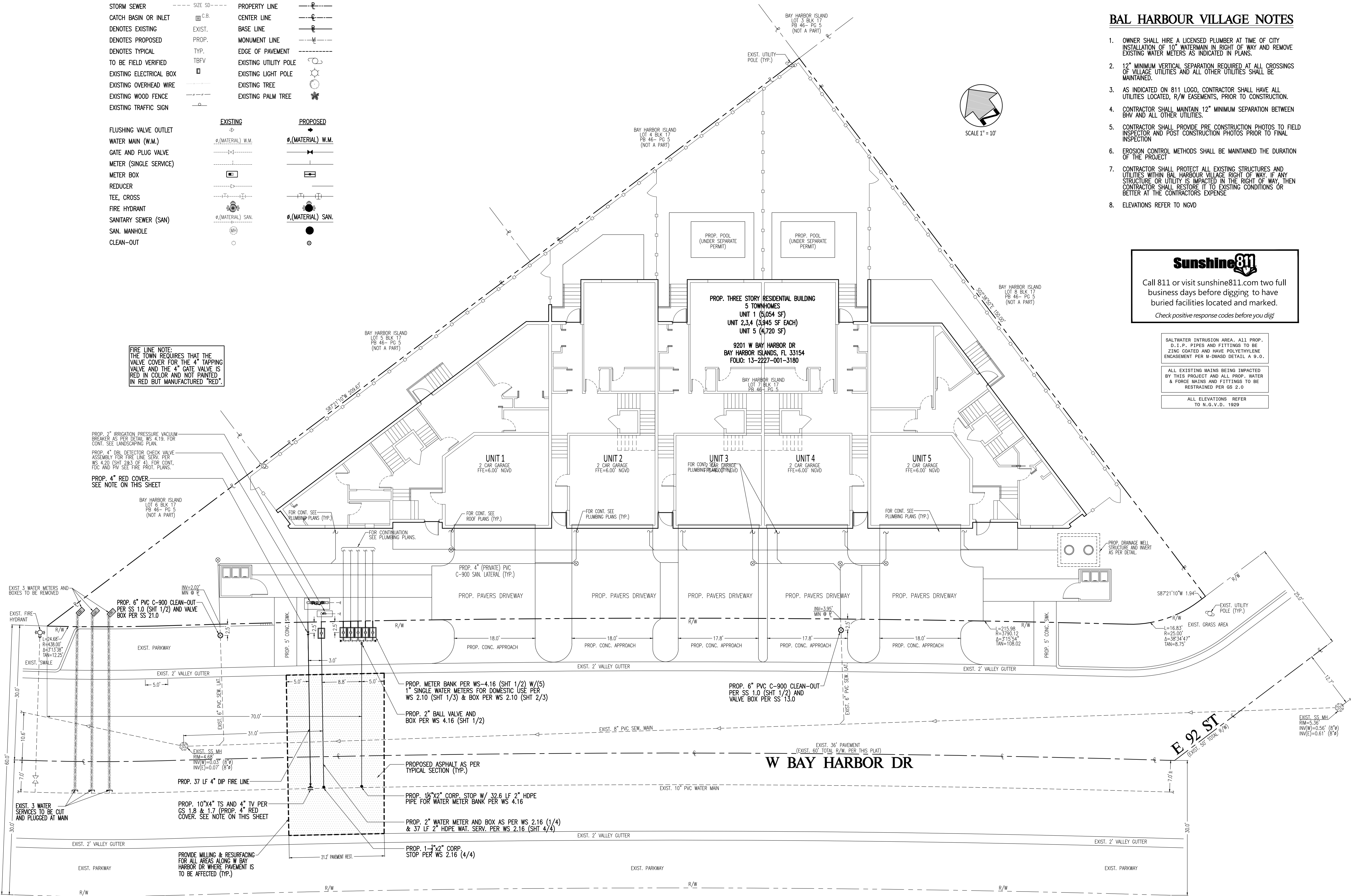
FAX: 305 226-0438

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSIDERED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DINGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

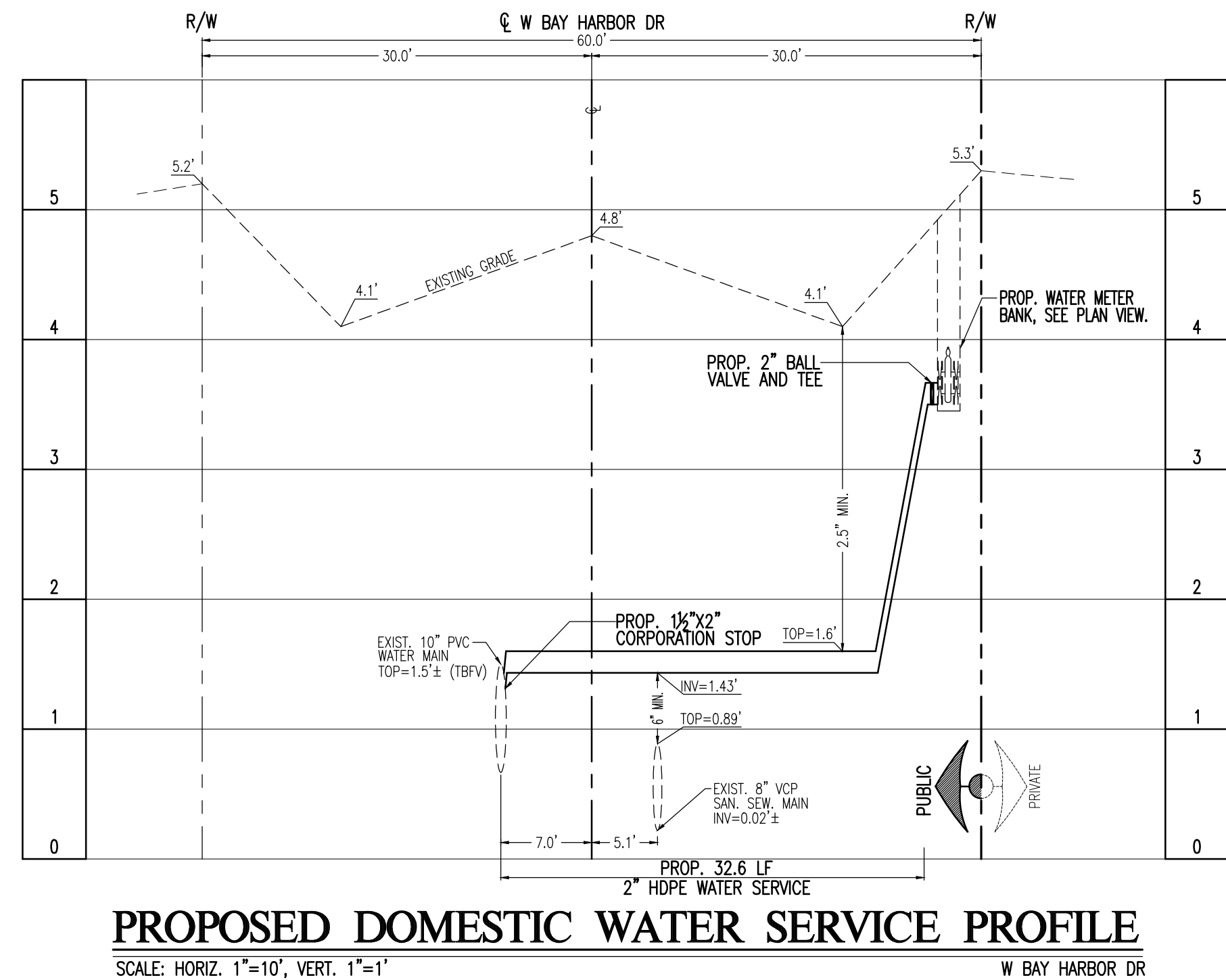
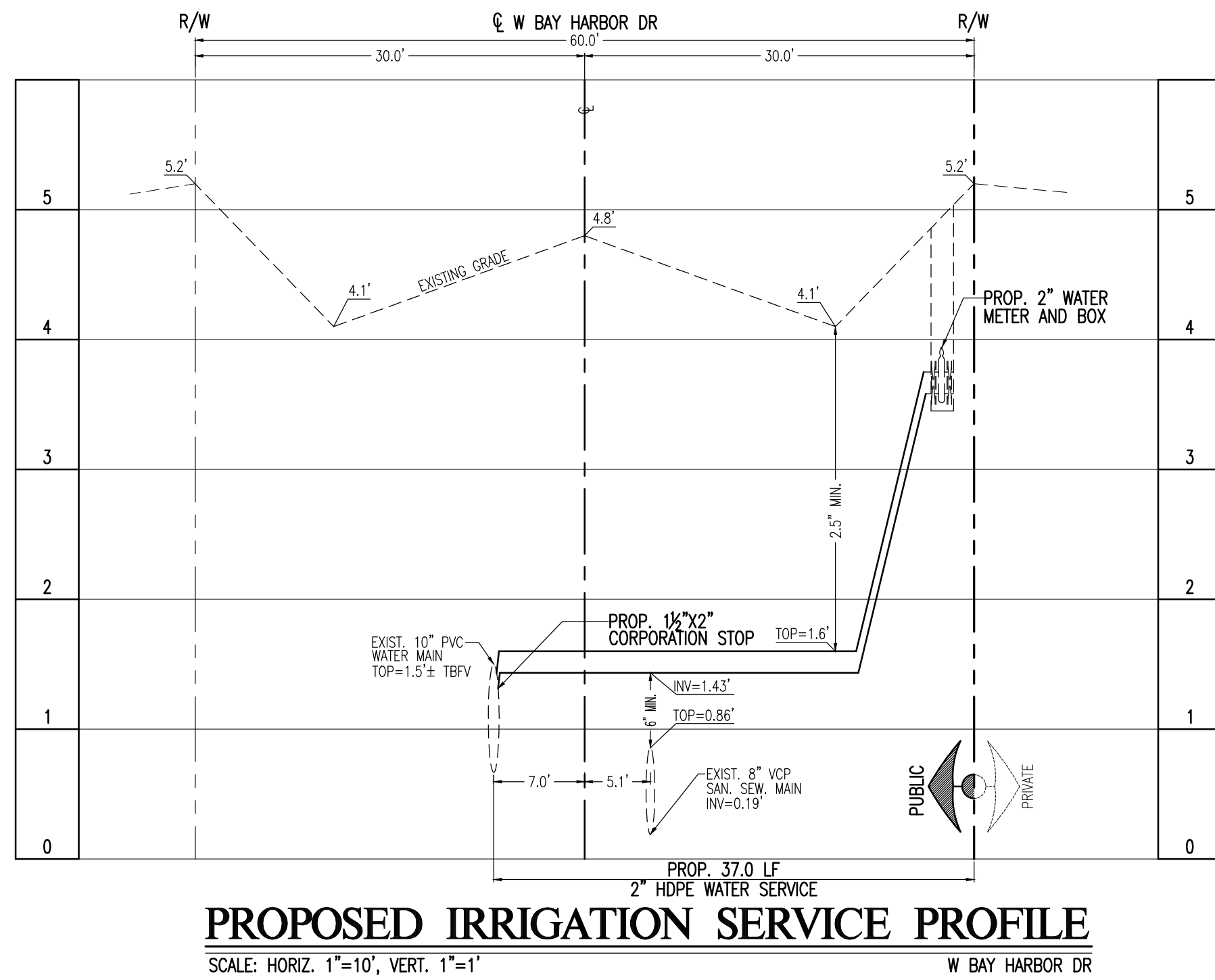
LEGEND

GAS MAIN	--- SIZE G ---	RIGHT-OF-WAY	--- R/W ---
STORM SEWER	--- SIZE SD ---	PROPERTY LINE	--- P ---
CATCH BASIN OR INLET	--- C.B. ---	CENTER LINE	--- C ---
DENOTES EXISTING	EXIST.	BASE LINE	--- B ---
DENOTES PROPOSED	PROP.	MONUMENT LINE	--- M ---
DENOTES TYPICAL	TYP.	EDGE OF PAVEMENT	--- EOP ---
TO BE FIELD VERIFIED	TBFV	EXISTING UTILITY POLE	--- U ---
EXISTING ELECTRICAL BOX	--- E.B. ---	EXISTING LIGHT POLE	--- L ---
EXISTING OVERHEAD WIRE	--- O.W. ---	EXISTING TREE	--- T ---
EXISTING WOOD FENCE	--- W.F. ---	EXISTING PALM TREE	--- P.T. ---
EXISTING TRAFFIC SIGN	--- T.S. ---		
FLUSHING VALVE OUTLET	--- F.V.O. ---		
WATER MAIN (W.M.)	--- W.M. ---		
GATE AND PLUG VALVE	--- G.P.V. ---		
METER (SINGLE SERVICE)	--- M ---		
METER BOX	--- M.B. ---		
REDUCER	--- R ---		
TEE, CROSS	--- T.C. ---		
FIRE HYDRANT	--- F.H. ---		
SANITARY SEWER (SAN)	--- SAN ---		
SAN. MANHOLE	--- M.H. ---		
CLEAN-OUT	--- C.O. ---		

FIRE LINE NOTE:
THE TOWN REQUIRES THAT THE VALVE COVER FOR THE 4" TAPPING VALVE AND THE 4" GATE VALVE IS RED IN COLOR AND NOT PAINTED IN RED BUT MANUFACTURED "RED".



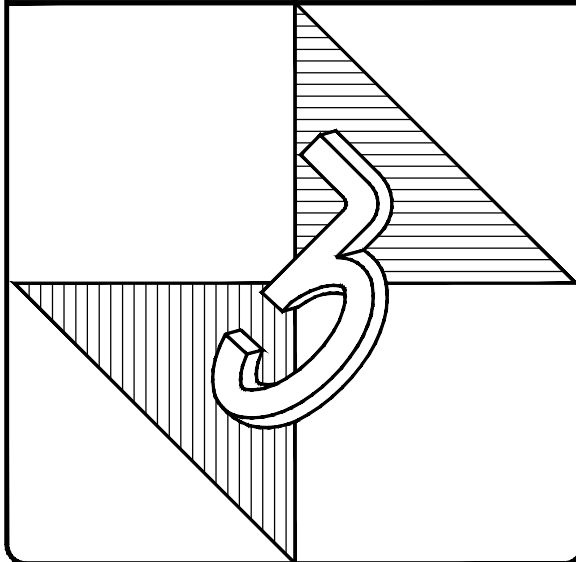
Check positive response codes before you dig!



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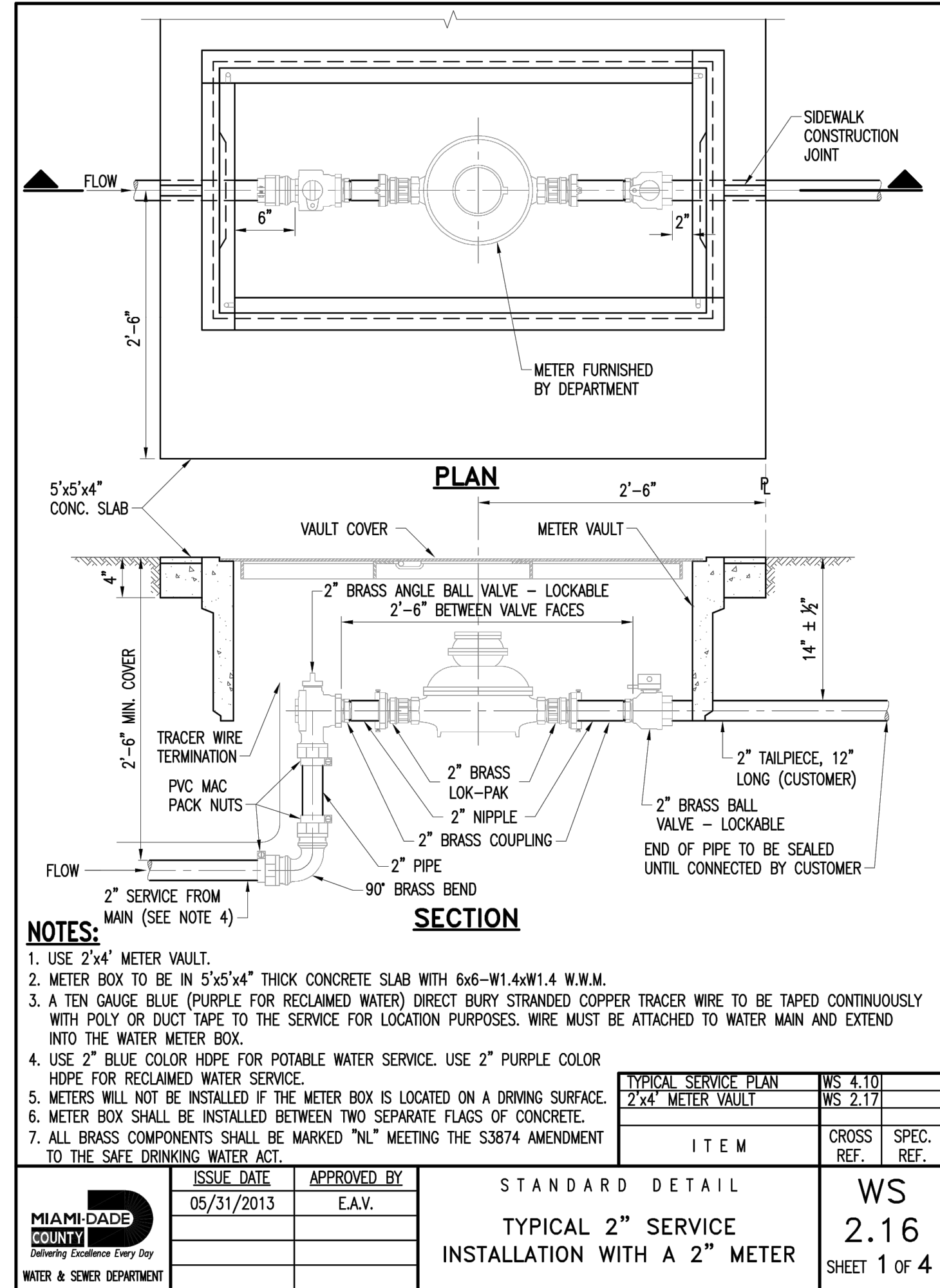
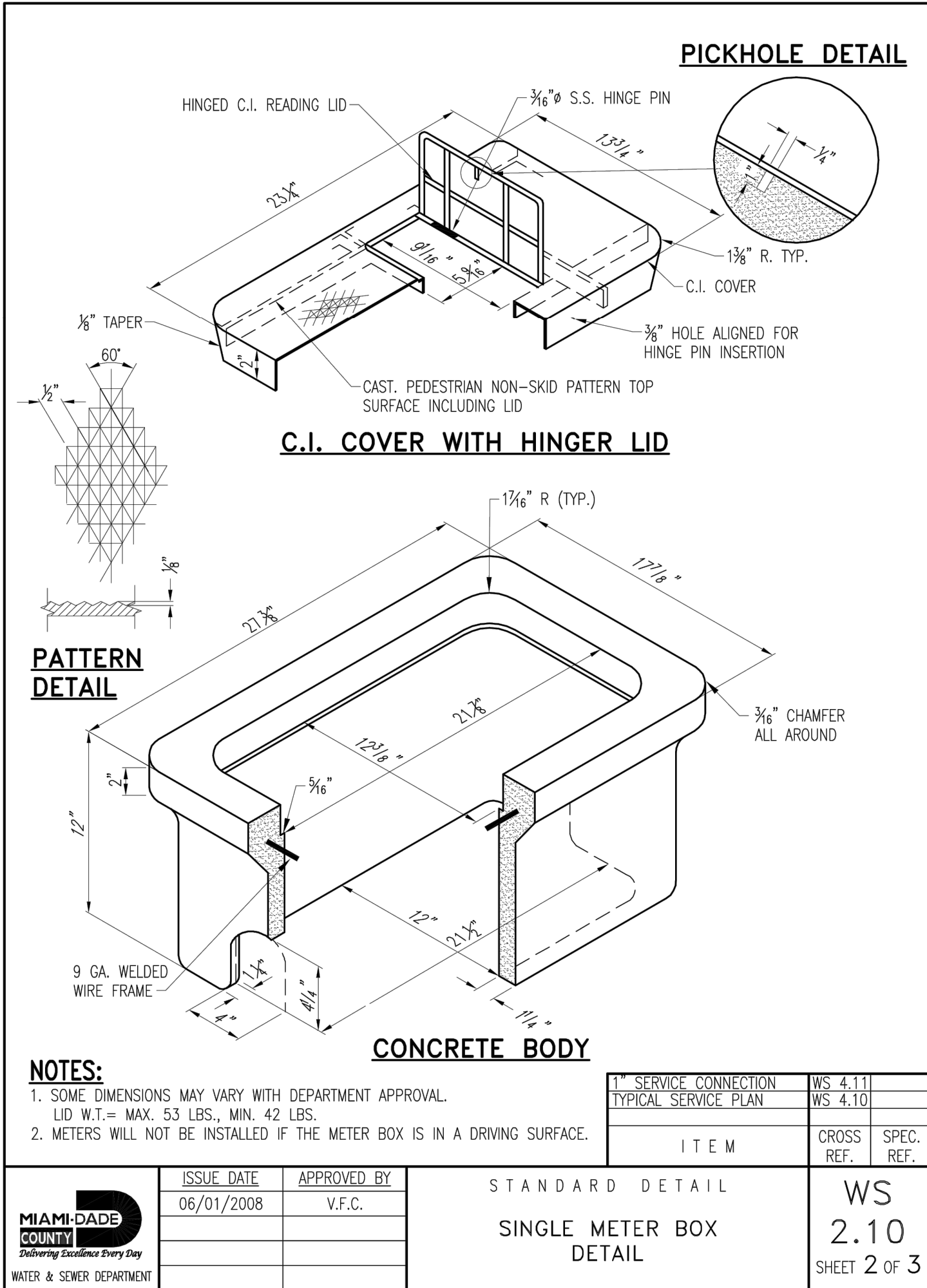
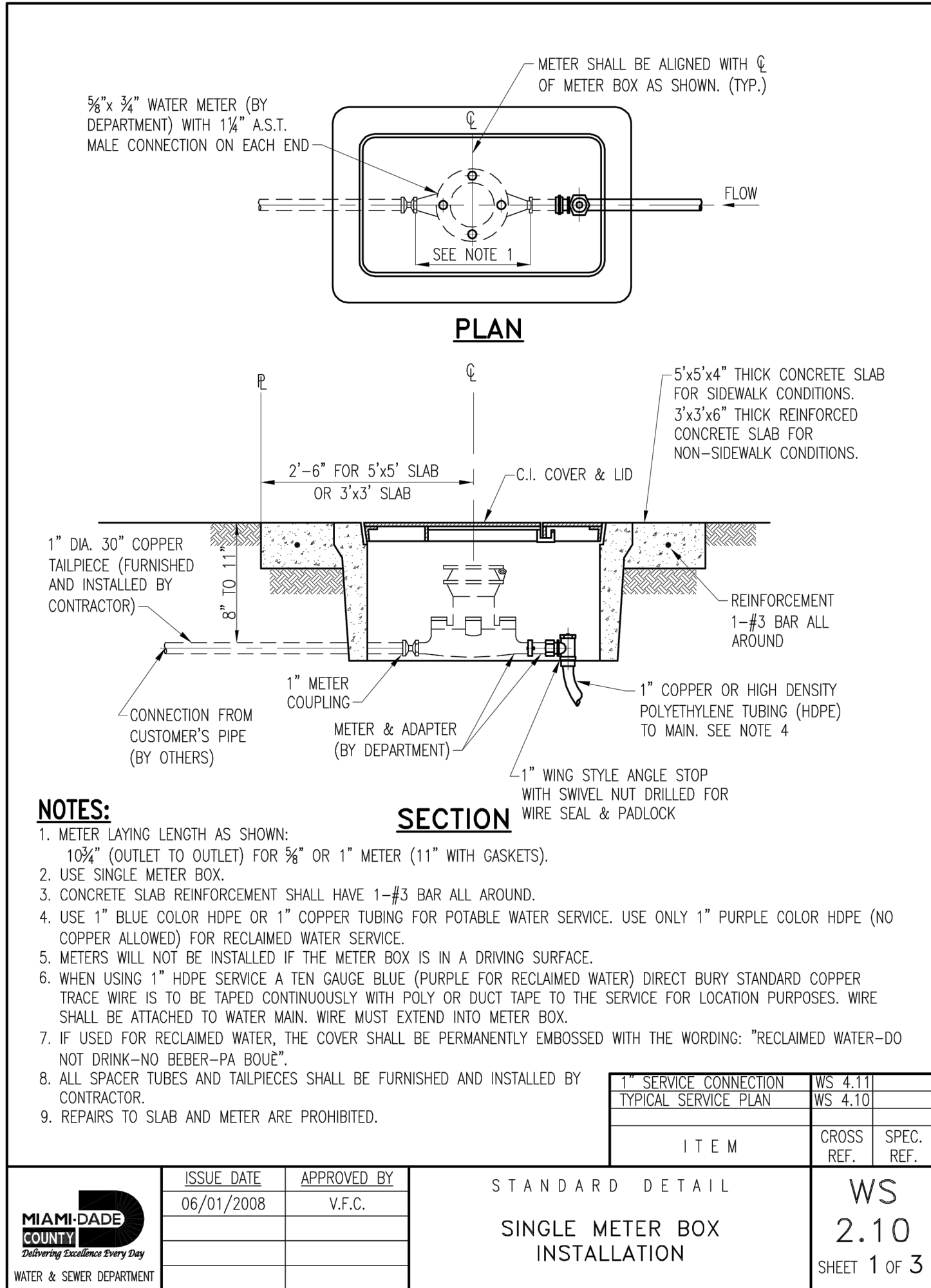
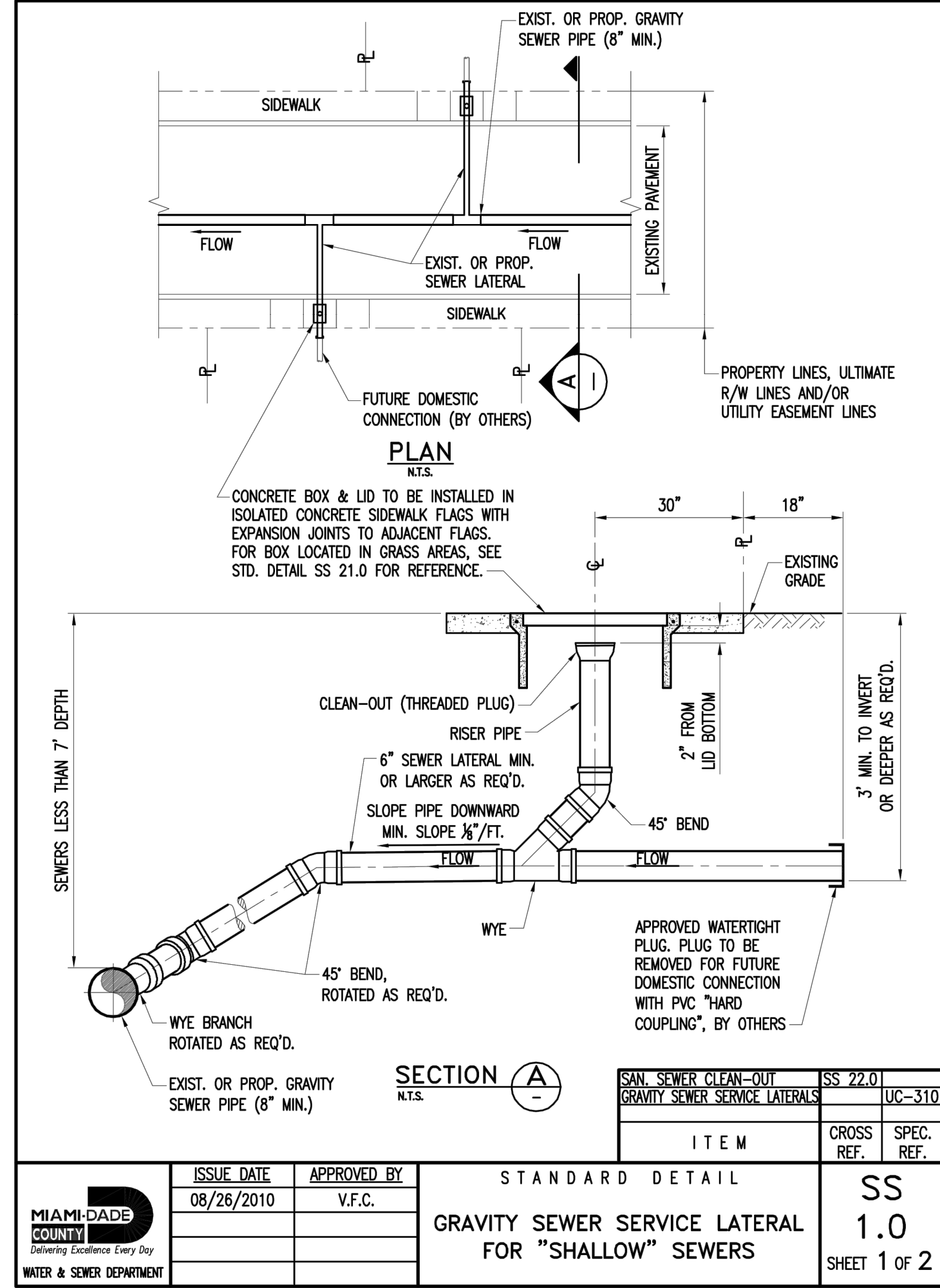
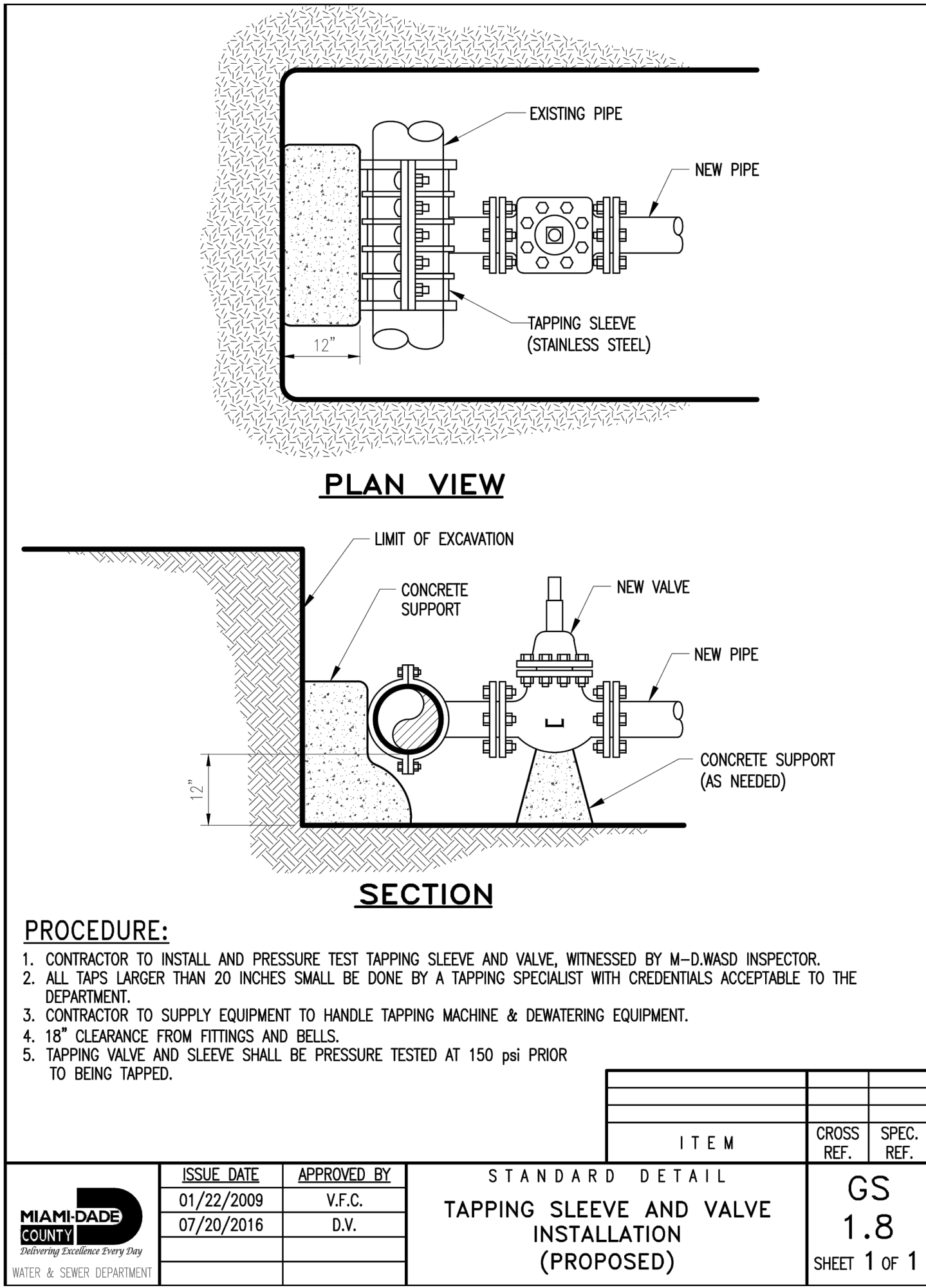
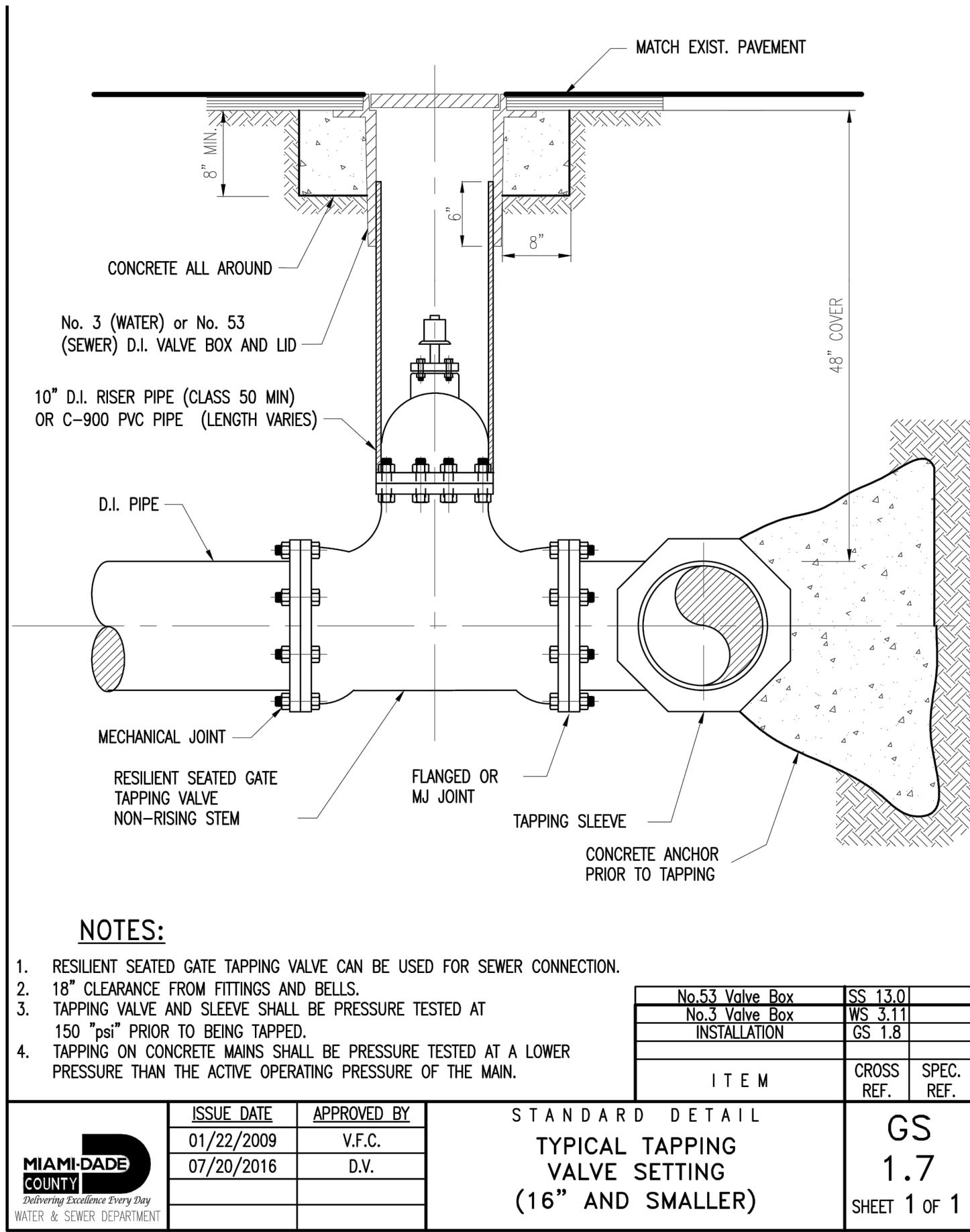
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Sheet No:

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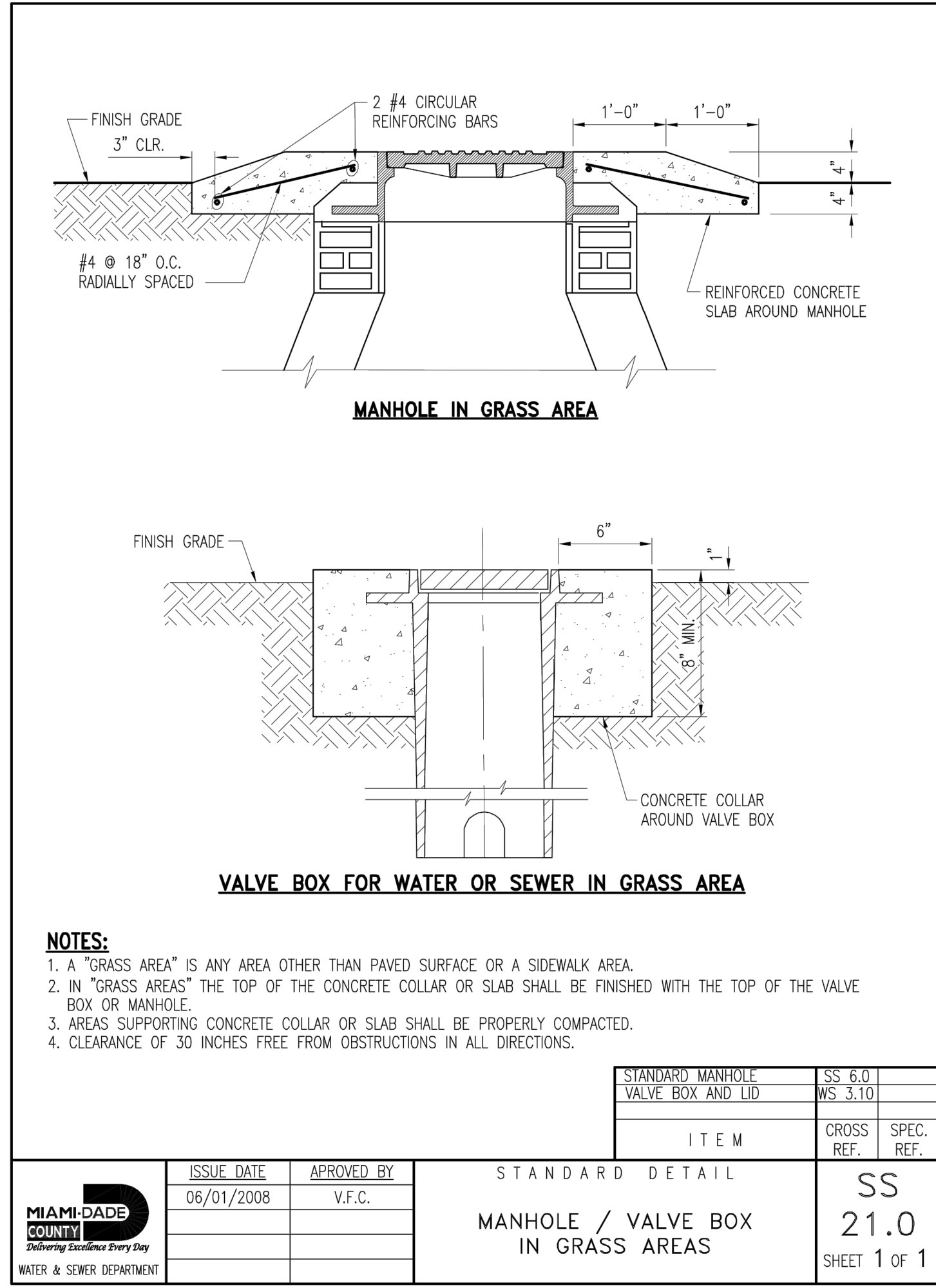
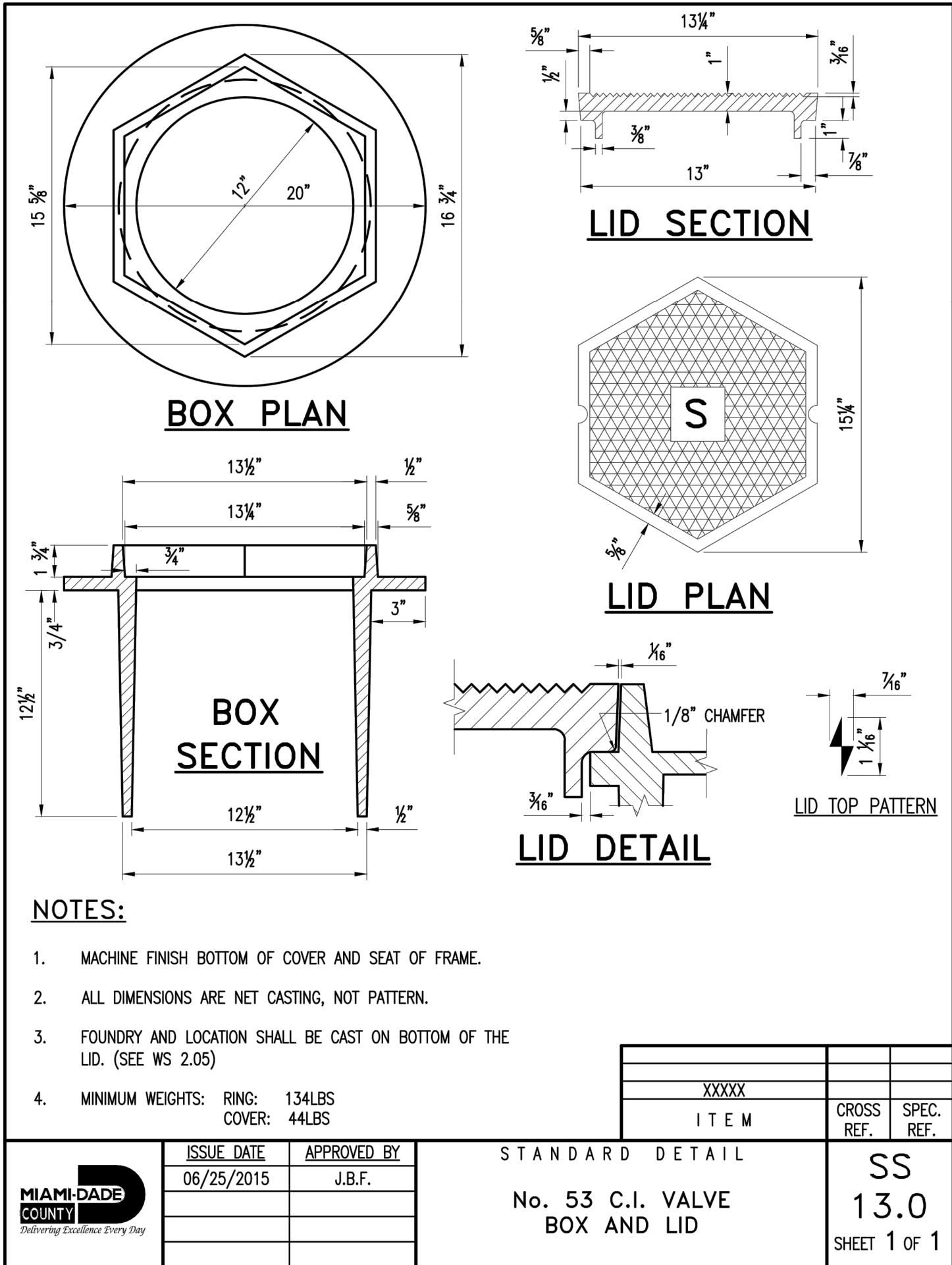
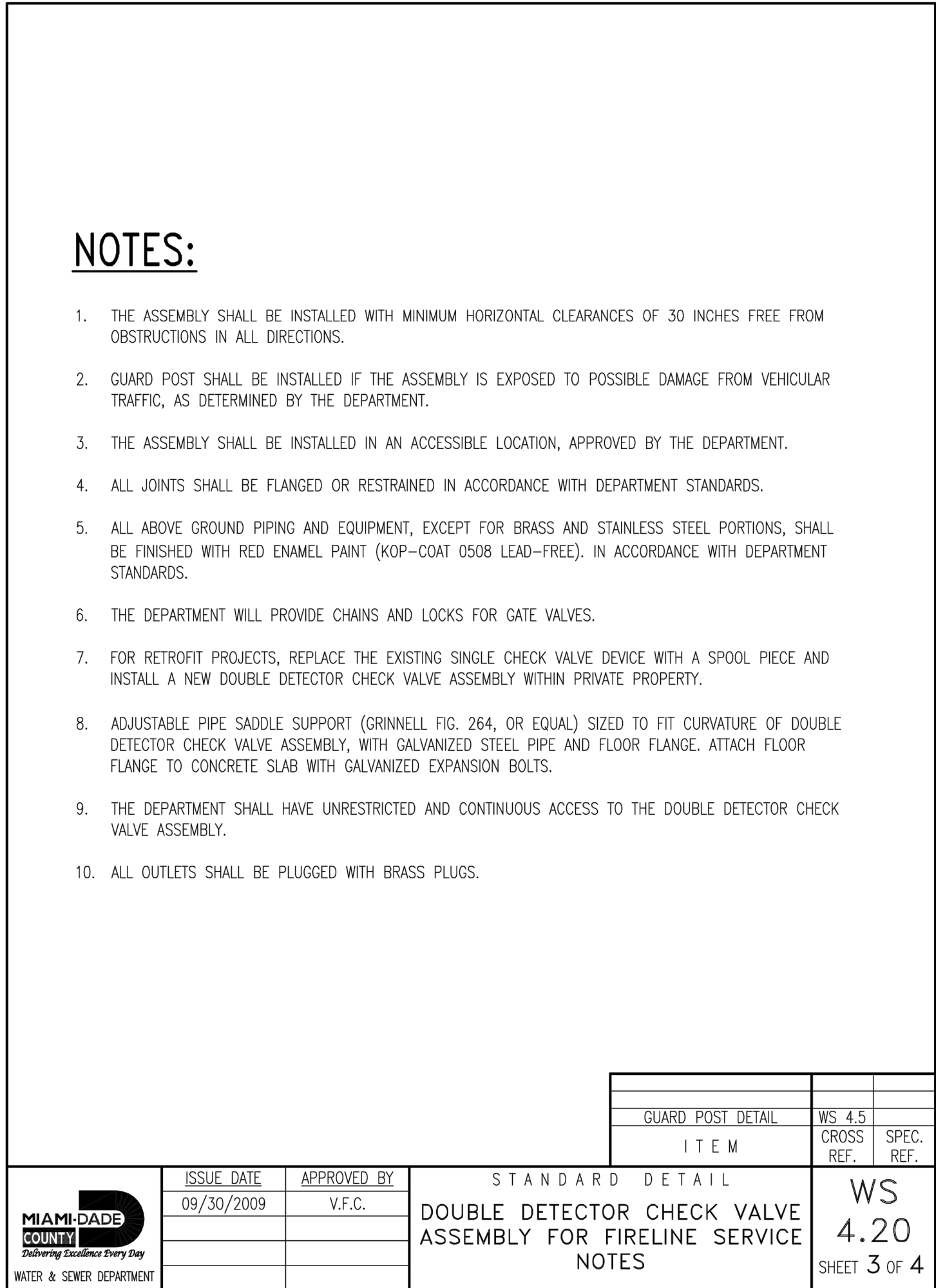
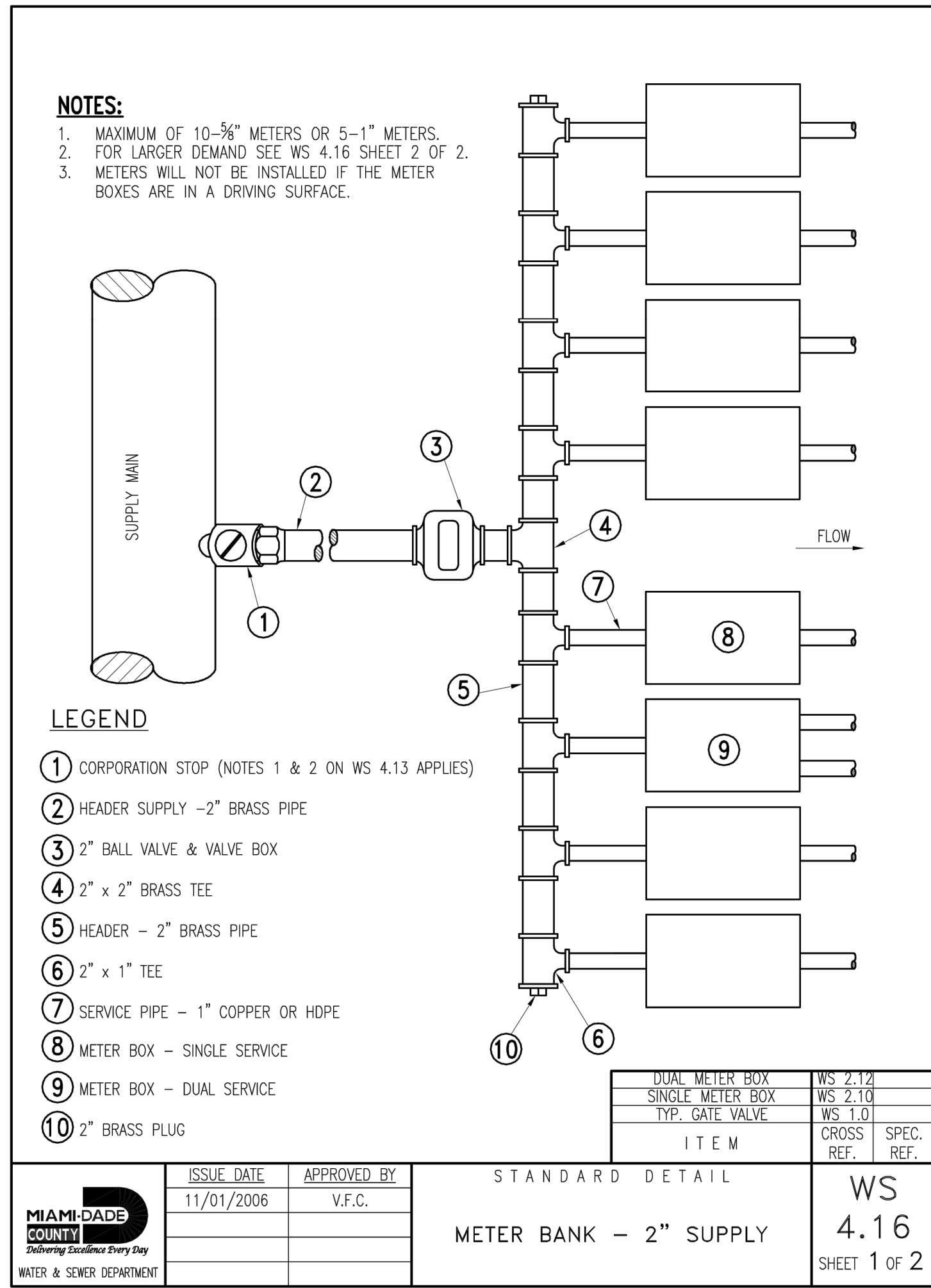
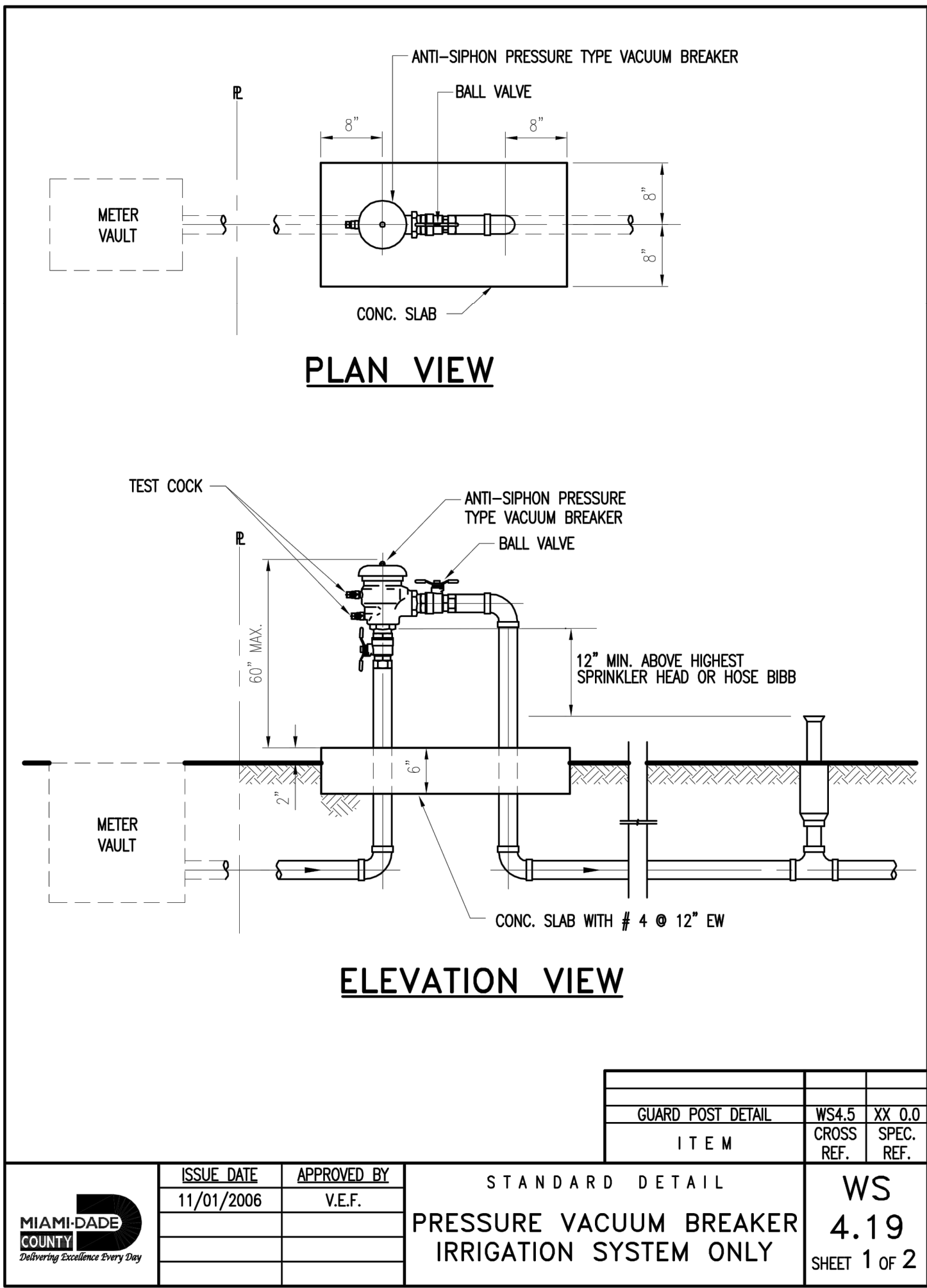
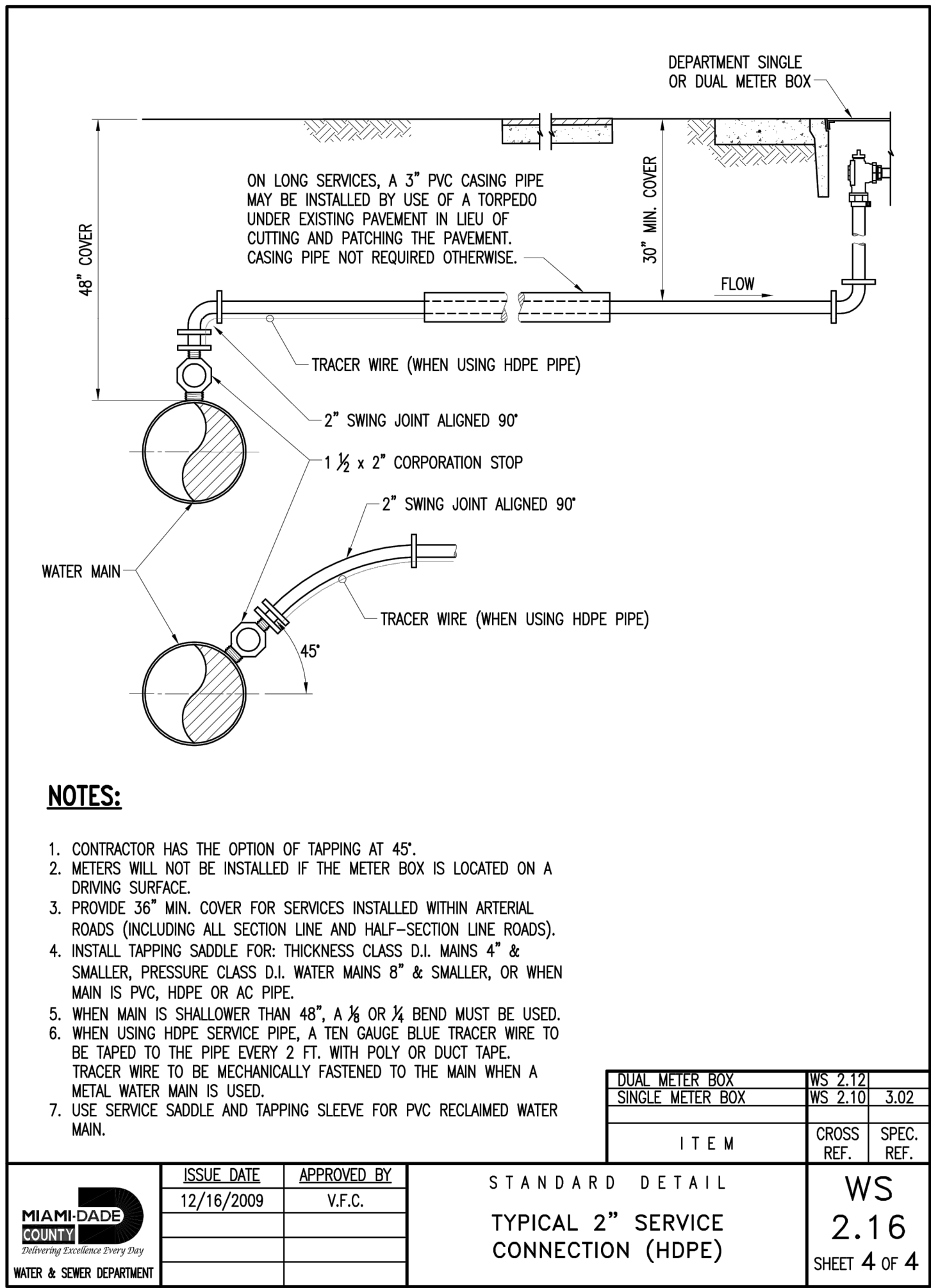
Sheet Title:
**PROPOSED WATER
AND SEWER
PROFILES**



FIVE TOWNHOMES FOR BAY HARBOR III

9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

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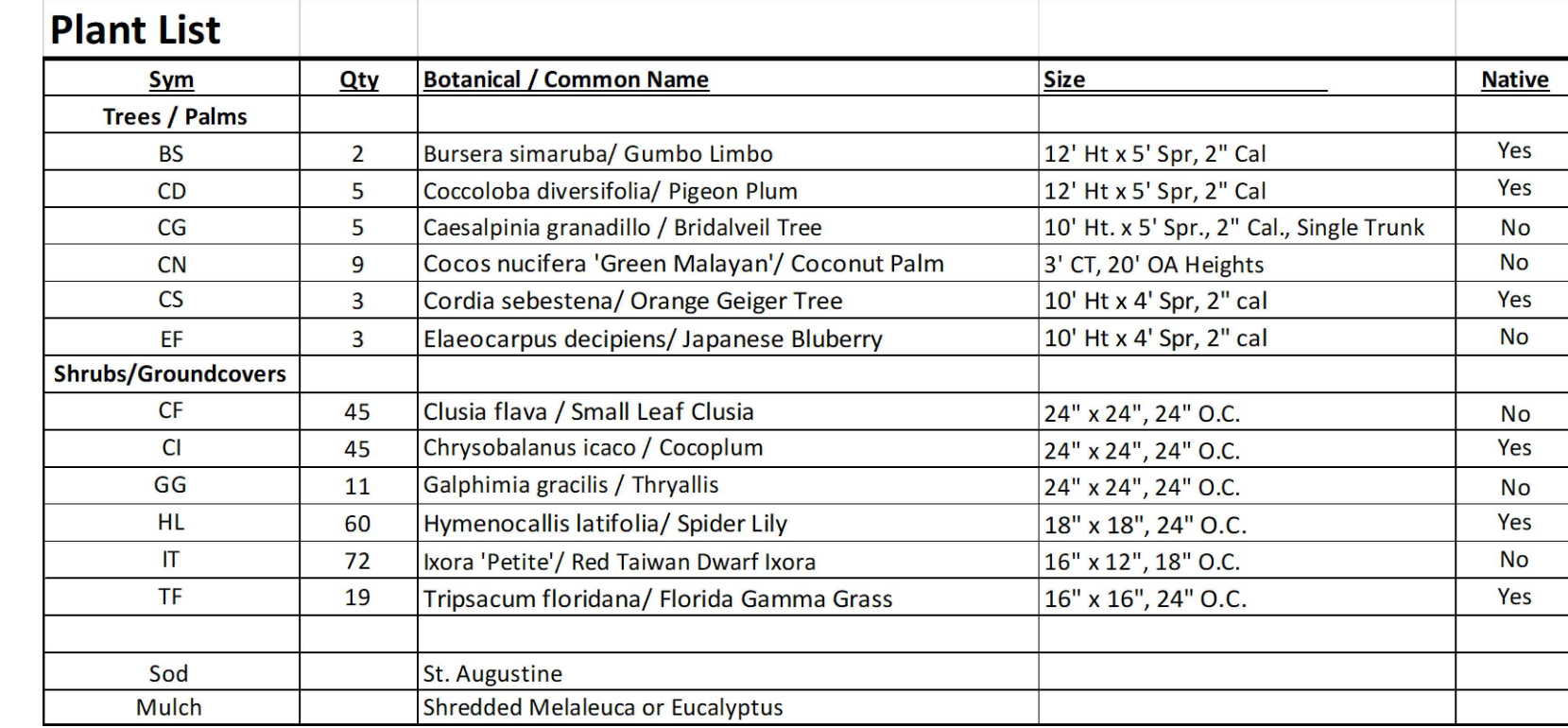
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Designed: R.M.M.
Project No. 21-1770

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WS-5

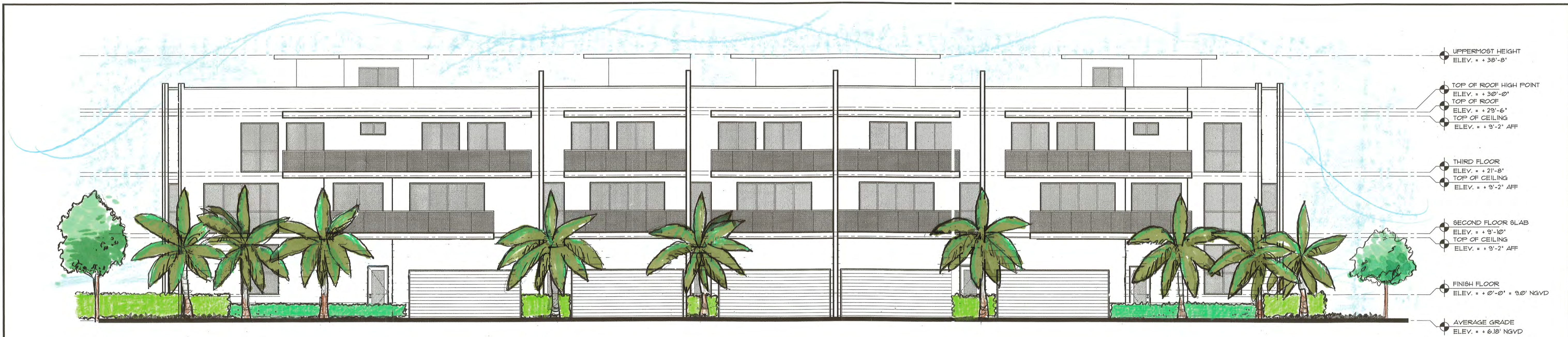
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STANDARD WATER AND SEWER DETAILS



Plant List				
Sym	Qty	Botanical / Common Name	Size	Native
Trees / Palms				
BS	2	Bursera simaruba/ Gumbo Limbo	12' Ht x 5' Spr, 2" Cal	Yes
CD	5	Coccoloba diversifolia/ Pigeon Plum	12' Ht x 5' Spr, 2" Cal	Yes
CN	5	Caesalpinia granadillo/ Bridalvee Tree	10' Ht. x 5' Spr., 2" Cal., Single Trunk	No
CG	9	Cocos nucifera 'Green Malayan' / Coconut Palm	3' CT, 20' OA Heights	No
CS	3	Cordia sebestena/ Orange Geiger Tree	10' Ht x 4' Spr, 2" cal	Yes
EF	3	Elaeocarpus decipiens/ Japanese Blueberry	10' Ht x 4' Spr, 2" cal	No
Shrubs/Groundcovers				
CF	45	Clusia flava / Small Leaf Clusia	24" x 24", 24" O.C.	No
CI	45	Chrysobalanus icaco / Cocoplum	24" x 24", 24" O.C.	Yes
GL	11	Galphimia gracilis / Thyrallis	24" x 24", 24" O.C.	No
HL	60	Hymenocallis latifolia / Spider Lily	18" x 18", 24" O.C.	No
IT	72	Ixora 'Petite' / Red Taiwan Dwarf Ixora	16" x 12", 18" O.C.	Yes
TF	19	Tripsacum floridana/ Florida Gamma Grass	16" x 16", 24" O.C.	Yes
Sod		St. Augustine		
Mulch		Shredded Maleleuca or Eucalyptus		

L-1



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154
LANDSCAPE ELEVATIONS

LANDSCAPE

Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

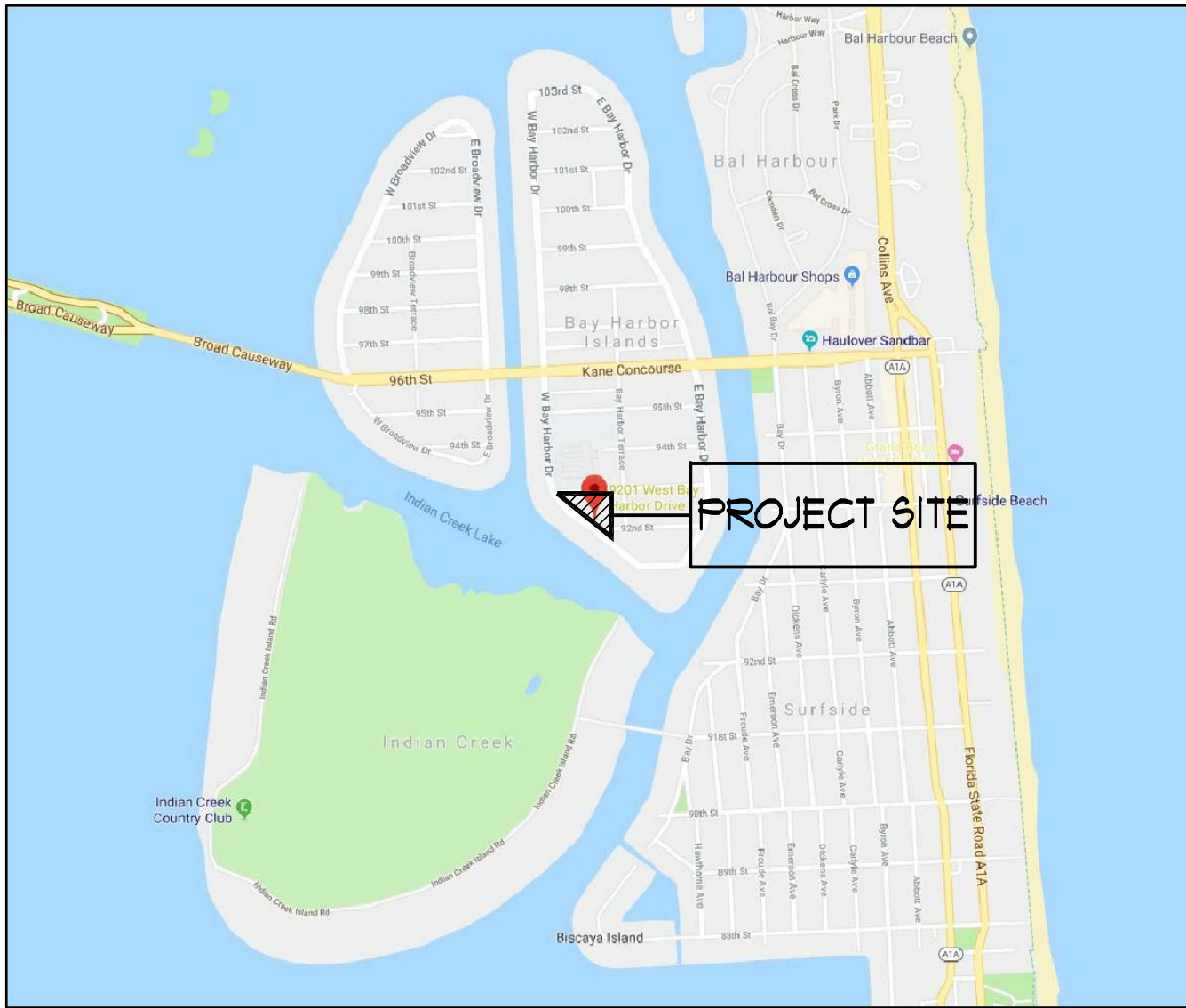
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L-2

[illegible]



1 LOCATION MAP

SCALE: N.T.S.



SITE DATA

PROPERTY ADDRESS: 9201-9241 W. BAY HARBOR DR. BAY HARBOR ISLANDS FL. 33154
BLDG PERMIT #:
LEGAL DESCRIPTION:

Lot 7, in Block 17, 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.

ZONING AND PROPERTY INFORMATION:
CURRENT USE: VACANT LOT
LAND USE DESIGNATION: MEDIUM HIGH DENSITY (6-34 DU / AC)
ZONING DESIGNATION: RM-2 - Multiple Family Residential Distric
SITE AREA: 16,274 S.F. 0.3735 ACRES

RESIDENTIAL DEVELOPMENT DATA:
DWELLING UNITS: 5 UNITS - 4 BEDROOM - 3 STORIES
TYPE OF DWELLING UNIT: FEE SIMPLE TOWNHOUSES
DENSITY ALLOWED PER SITE AREA: 34 DU/AC UNITS ALLOWED = 12
DENSITY PROVIDED PER SITE AREA: UNITS/ACRE / = 13.40 U/A

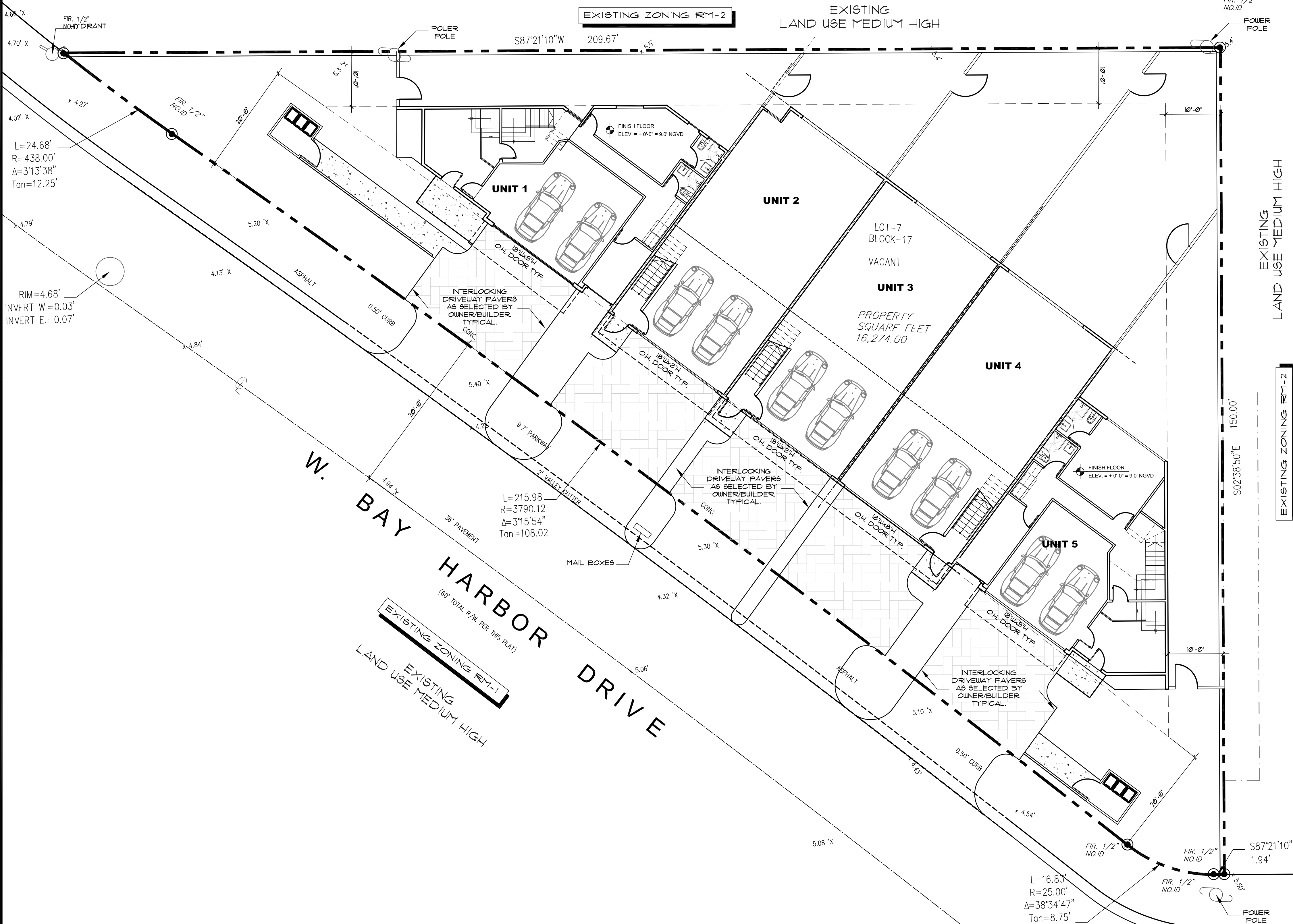
PARKING DATA:
PARKING SPACES REQUIRED: 2 PER UNIT X 5 UNITS + 1 GUEST = 11 SPACES
TOTAL PARKING SPACES PROVIDED: 20 SPACES
LOADING ZONE REQUIRED: NONE

SITE AND BUILDING DATA:
BUILDING FOOT PRINT: 6,380.00 S.F. 42.74%
VEHICULAR USE AREA (V.U.A.): 12,415.43 S.F. 28.87%
PEDESTRIAN WALKS / SIDEWALKS: 2,159.32 S.F. 5.02%
PERVIOUS LANDSCAPE AREA: 5,108.24 S.F. 11.88%
ENTRIES / PATIOS / POOL DECKS: 4,943.57 S.F. 11.49%
TOTAL LOT AREA: 16,274 S.F. 100%
BUILDING HEIGHT: 30'-0" FT. TO TOP OF ROOF
NUMBER OF STORIES: THREE STORIES
FLOOR AREA RATIO: 19,420.00 S.F. / 16,274 = 1.19

FLOODING ZONE: AE 8'-0" ELEVATION

2 SITE & BUILDING DATA

SCALE: N.T.S.

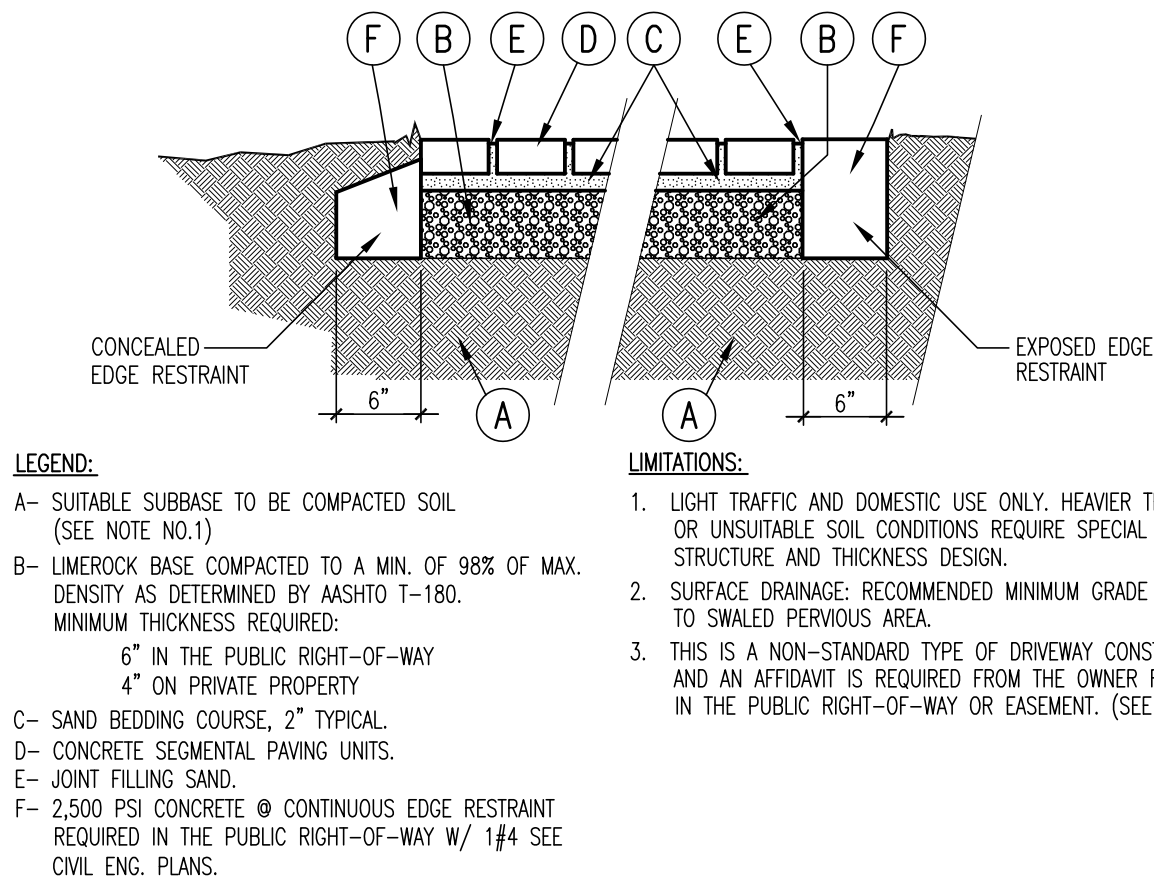


3 SITE PLAN

SCALE: 1" = 10'

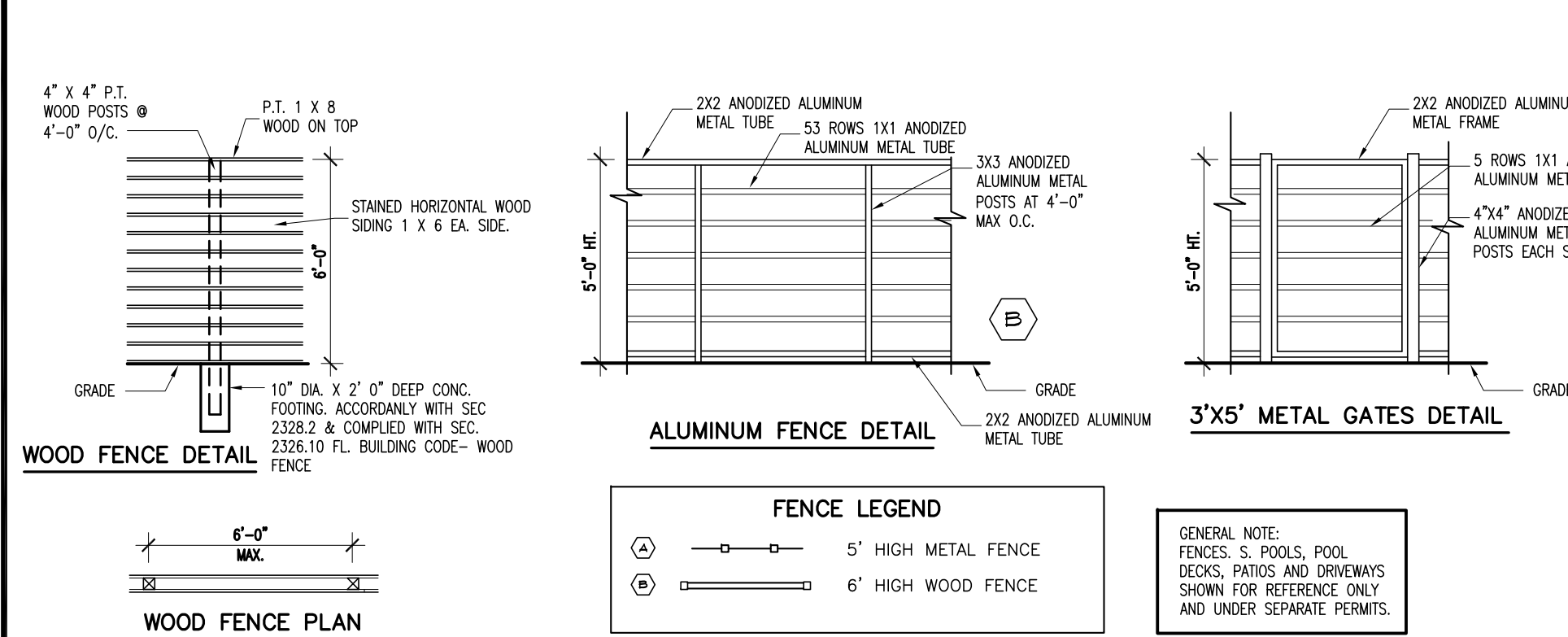


SETBACK TABLE		
SIDE	REQUIRED	PROVIDED
FRONT SW	20'-0"	20'-0"
REAR N	10'-0"	10'-0"
EAST SIDE	10'-0"	10'-0" TO BLDG.



5 TYP. PAVER INSTALLATION DETAIL

SCALE: N.T.S.



6 TYP. PVC FENCE DETAIL

SCALE: N.T.S.

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DATE AND DESCRIPTION OF REVISION

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Five Townhouses for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154
SITE PLAN & DETAILS

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
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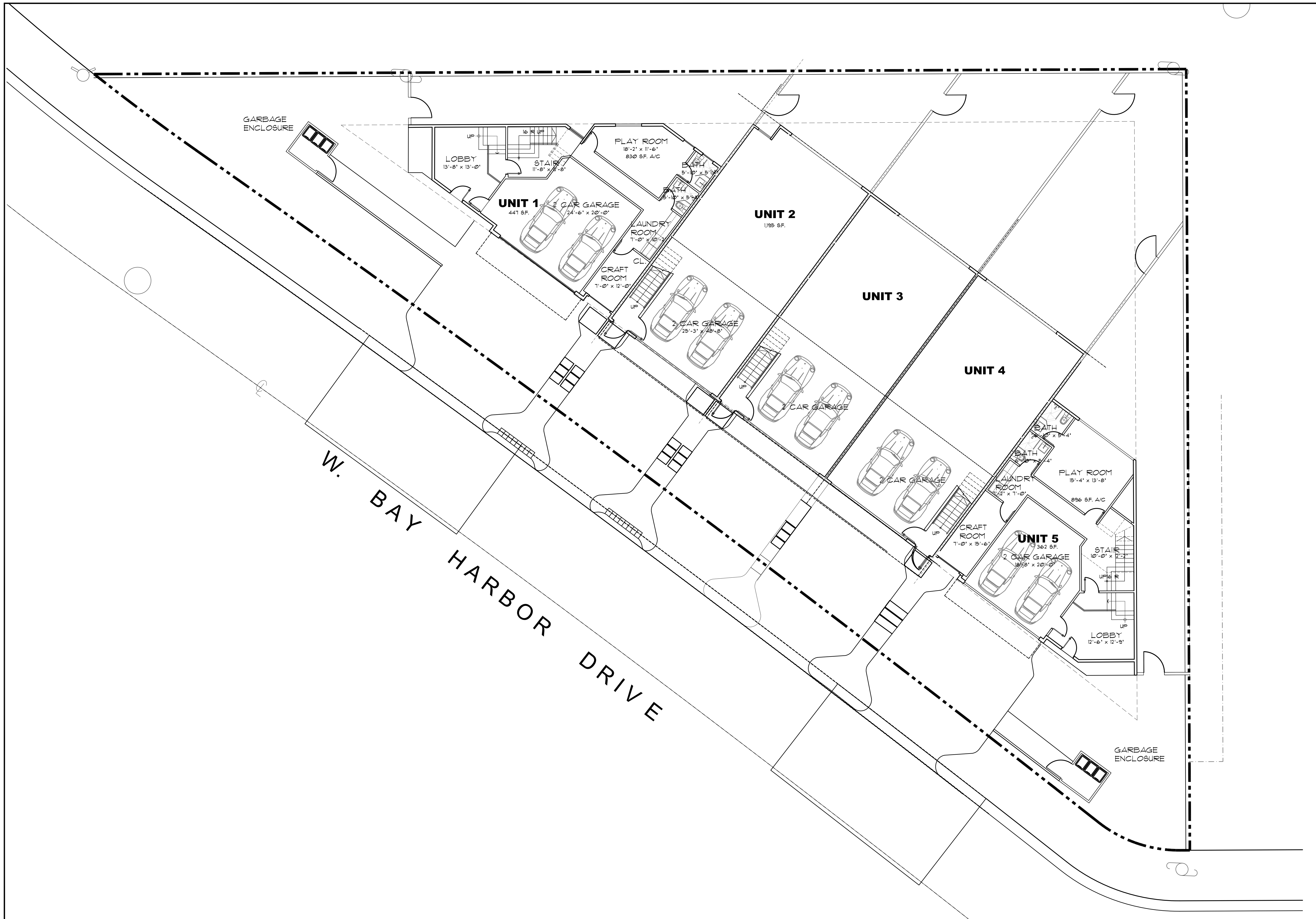
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SP-1



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Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

2ND. FLOOR PLAN

GUSTAVO J. CARBONELL
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FLORIDA REGISTRATION
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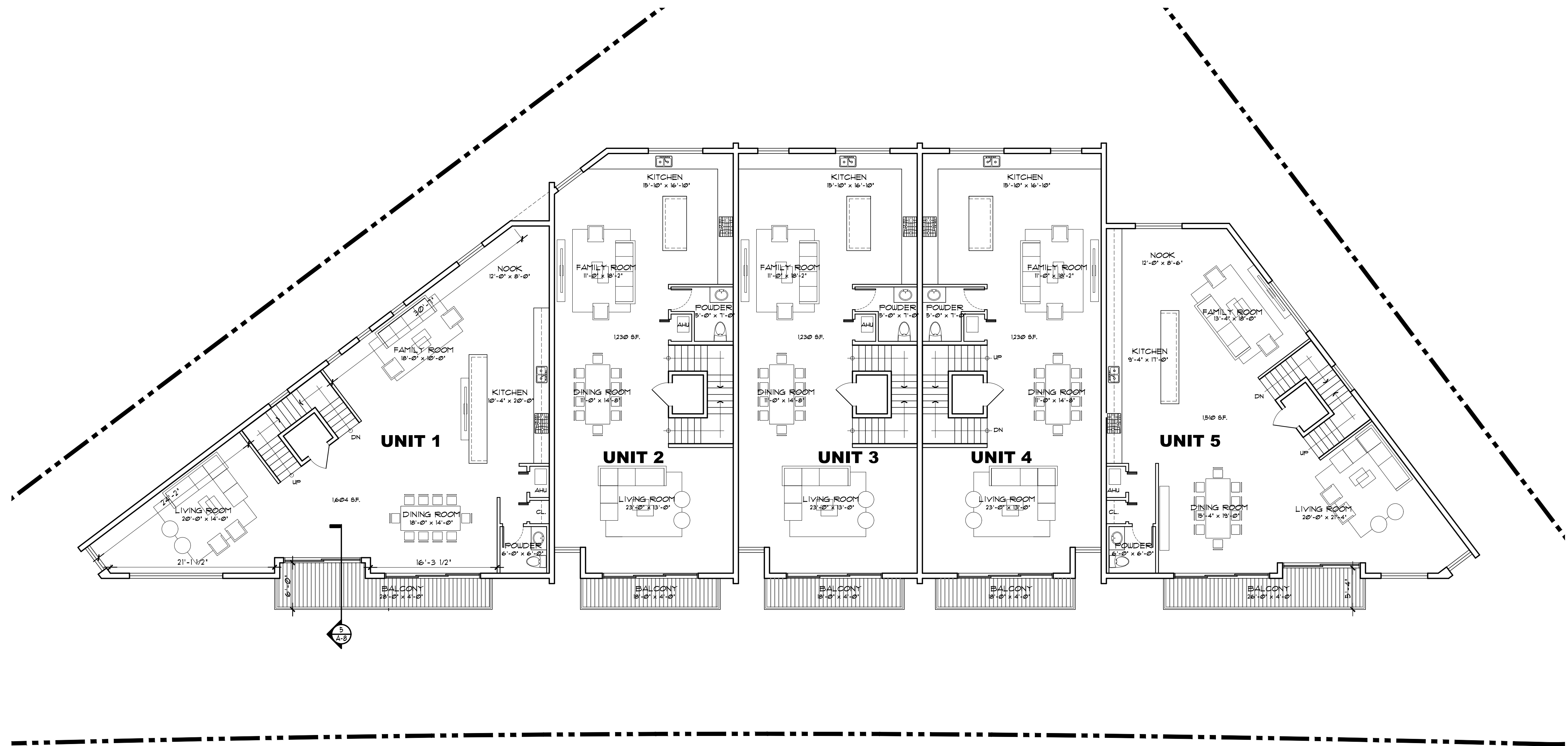
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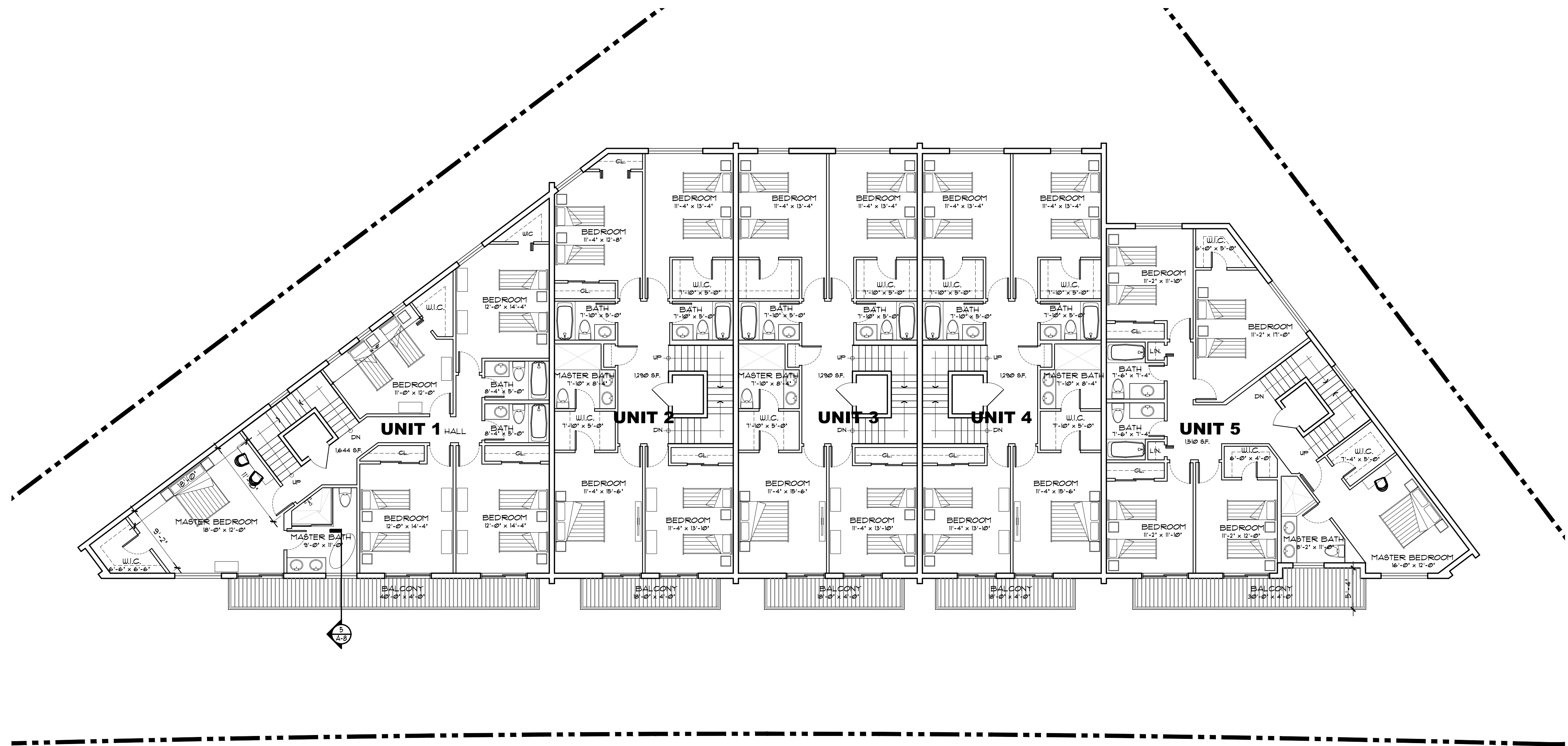
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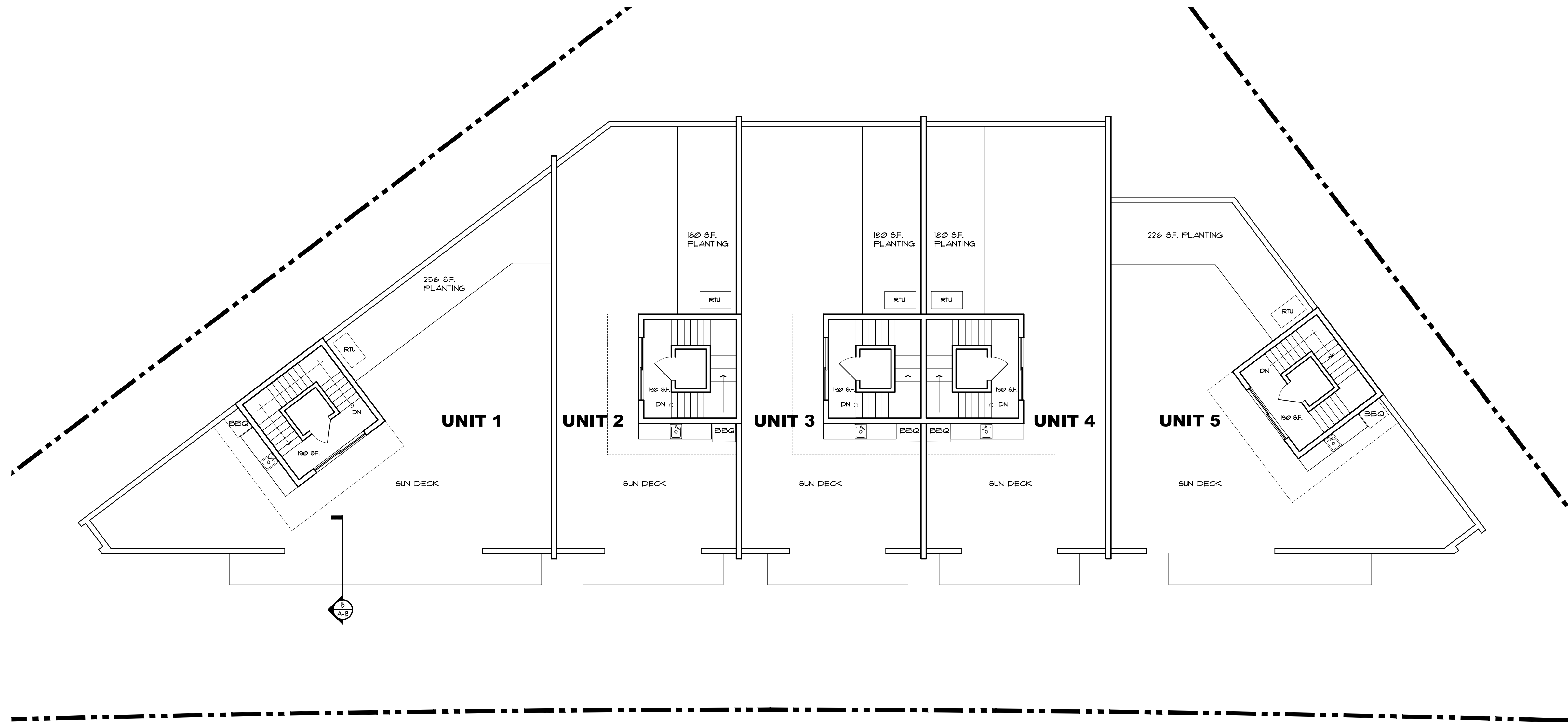
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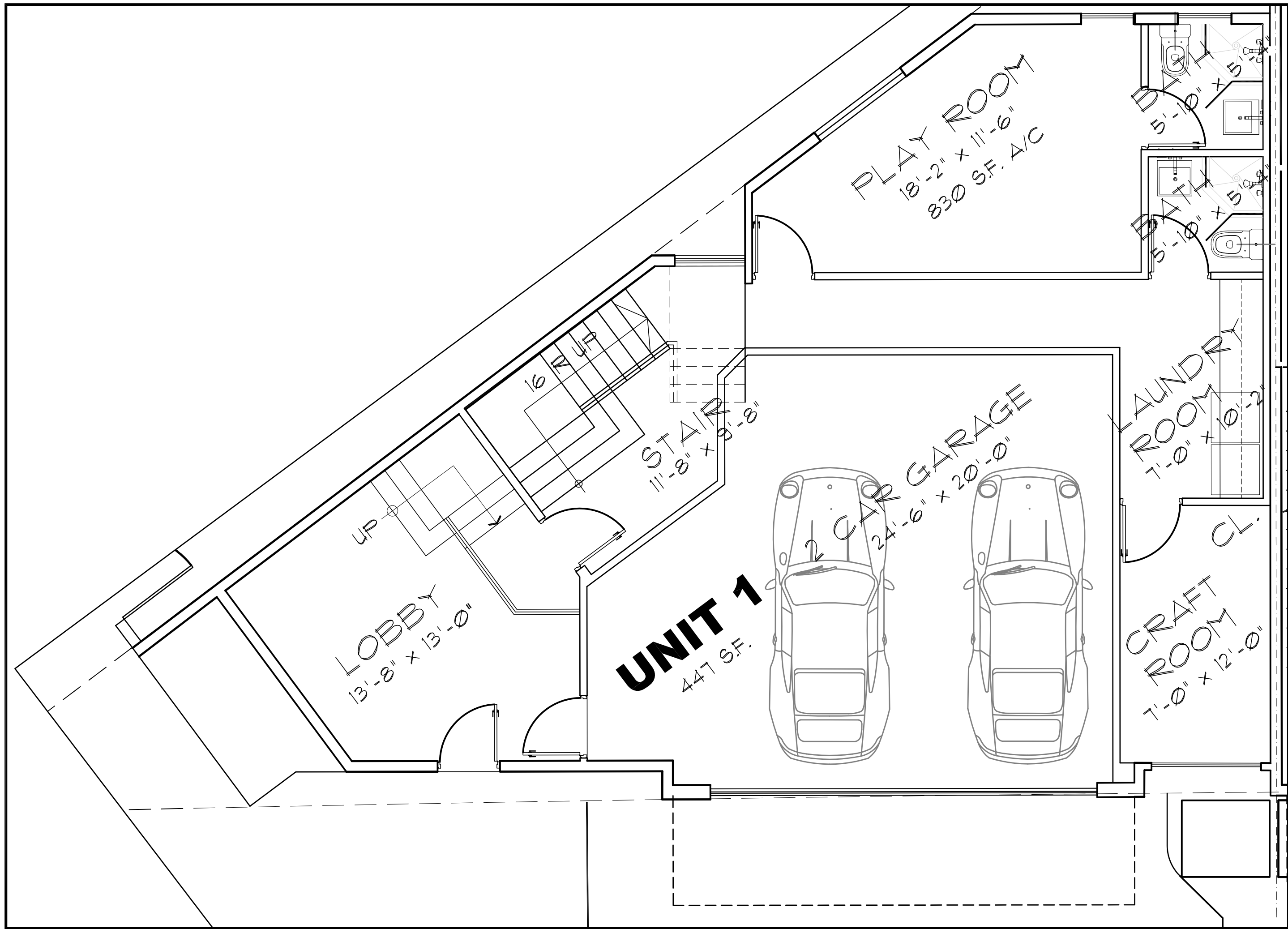
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A-2

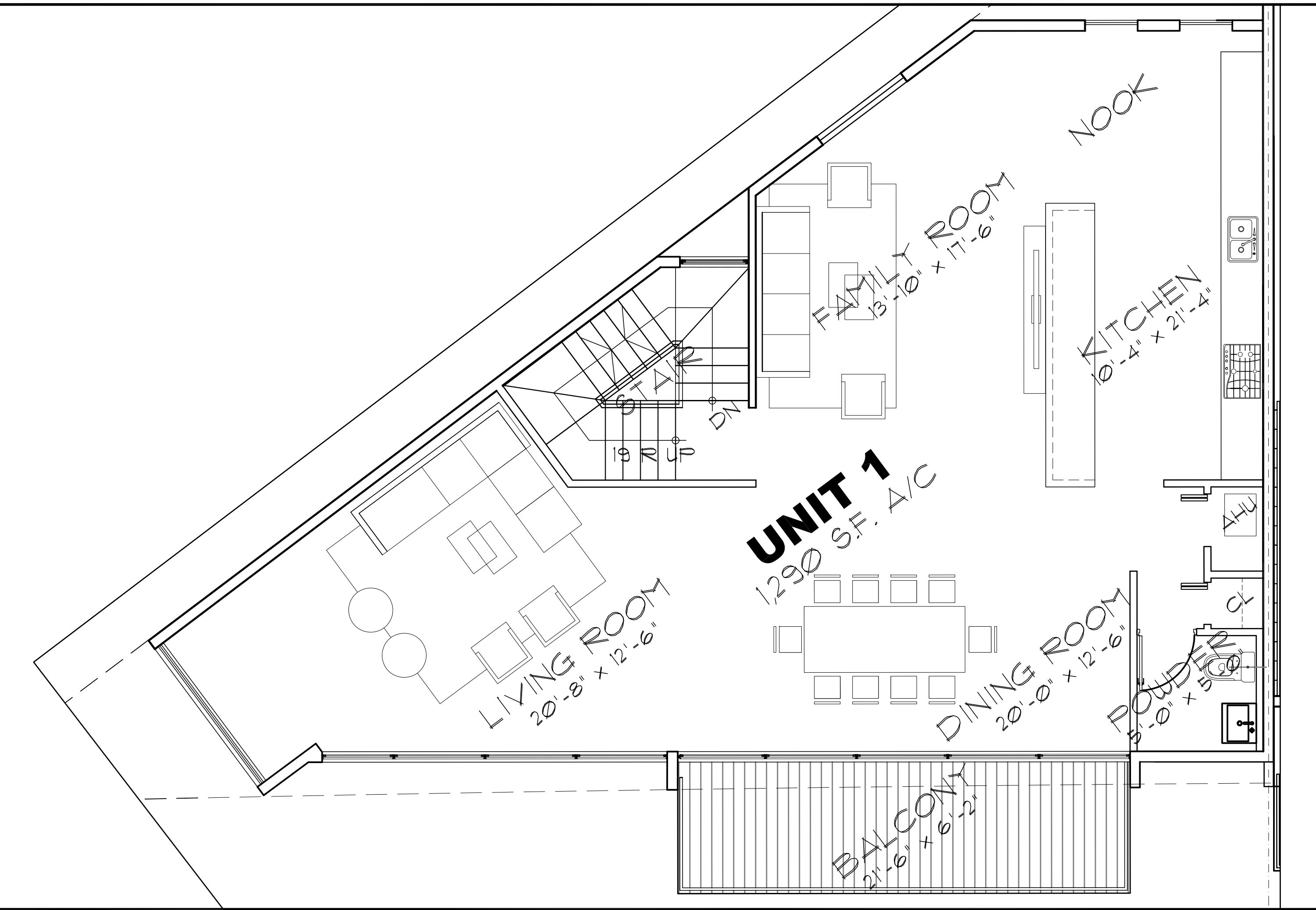




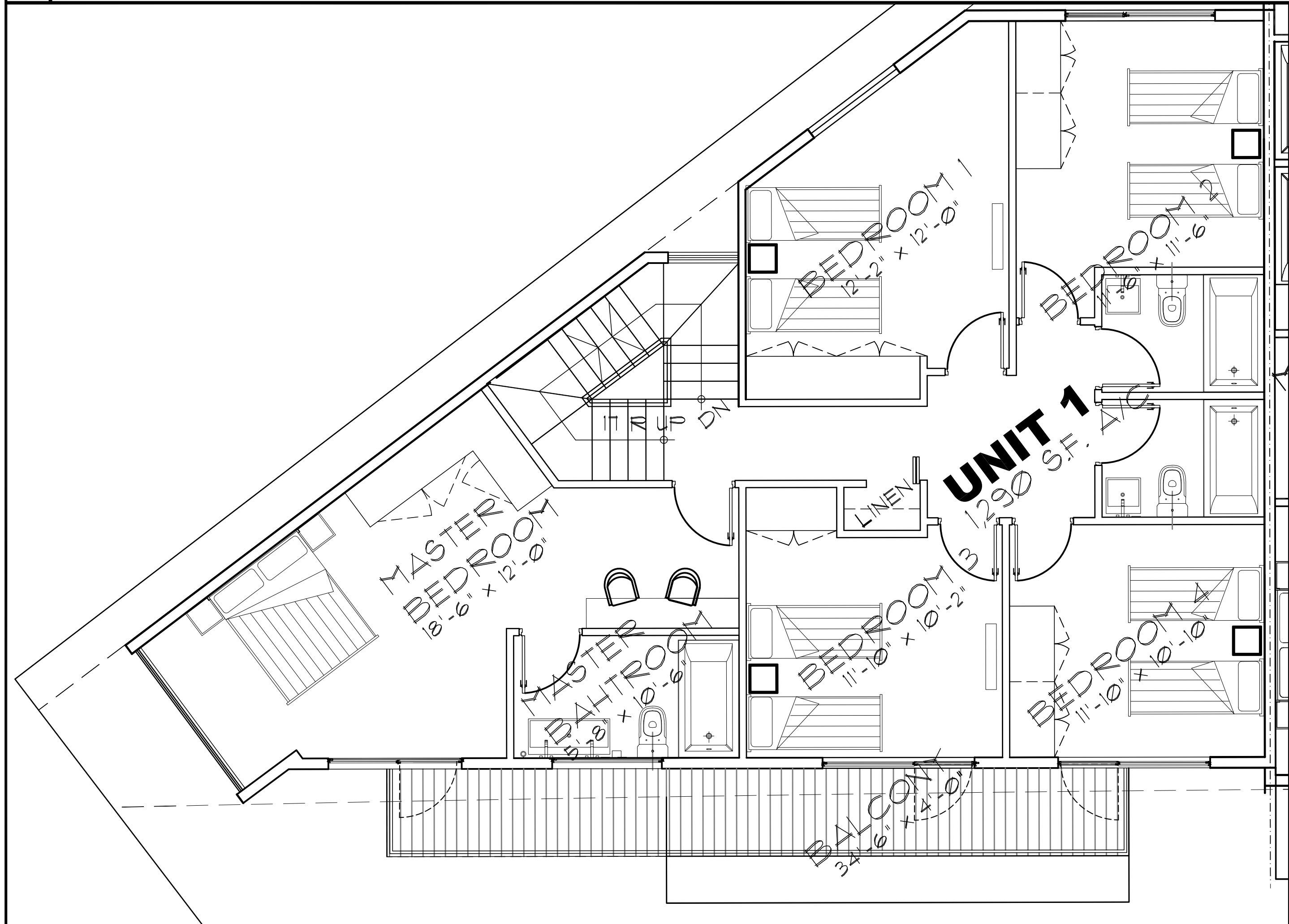




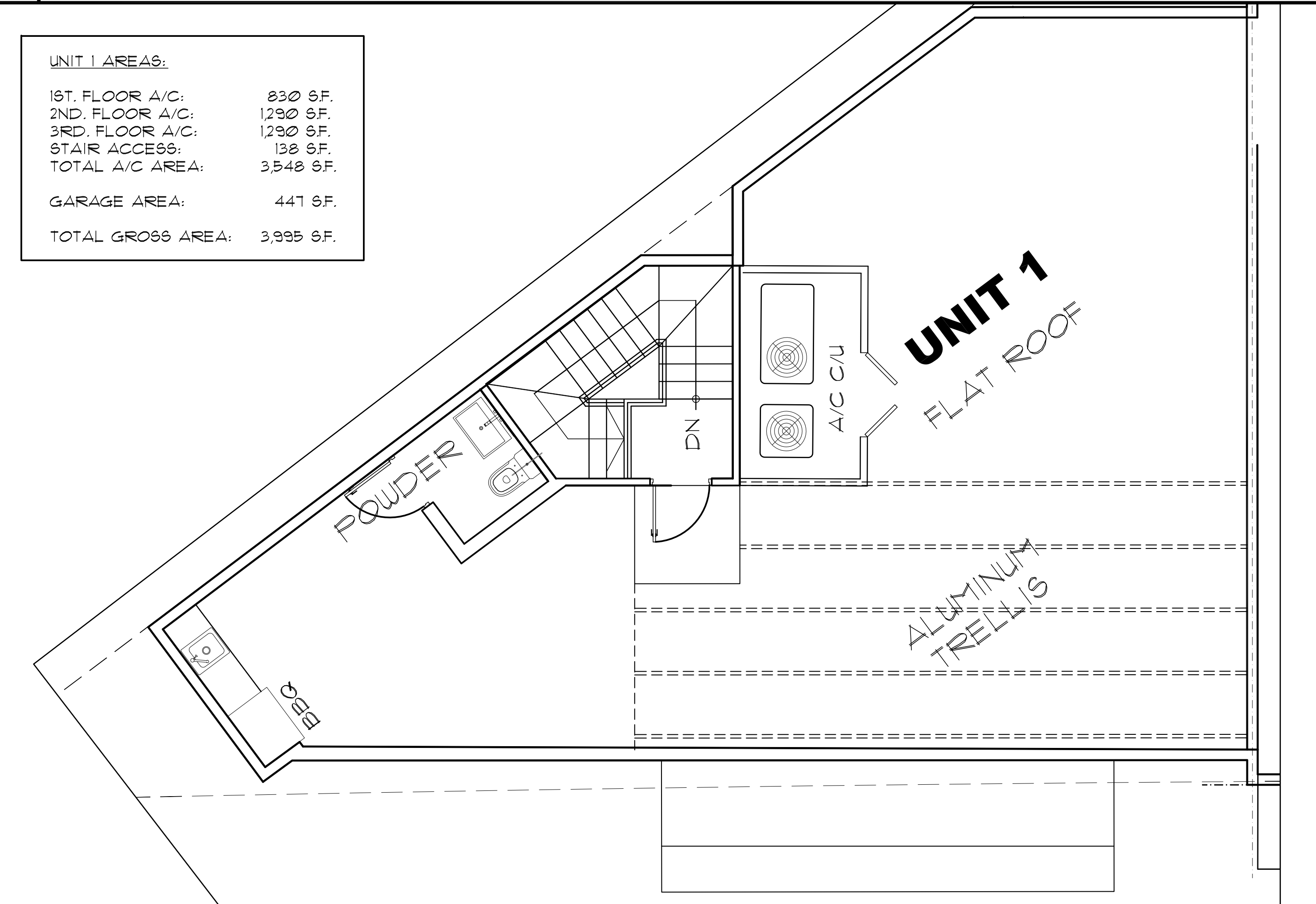
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SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



UNIT 1 AREAS:	
1ST. FLOOR A/C:	830 S.F.
2ND. FLOOR A/C:	1,290 S.F.
3RD. FLOOR A/C:	1,290 S.F.
STAIR ACCESS:	130 S.F.
TOTAL A/C AREA:	3,540 S.F.
GARAGE AREA:	441 S.F.
TOTAL GROSS AREA:	3,981 S.F.

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Five Townhouses for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154
FLOOR PLAN UNIT 1

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

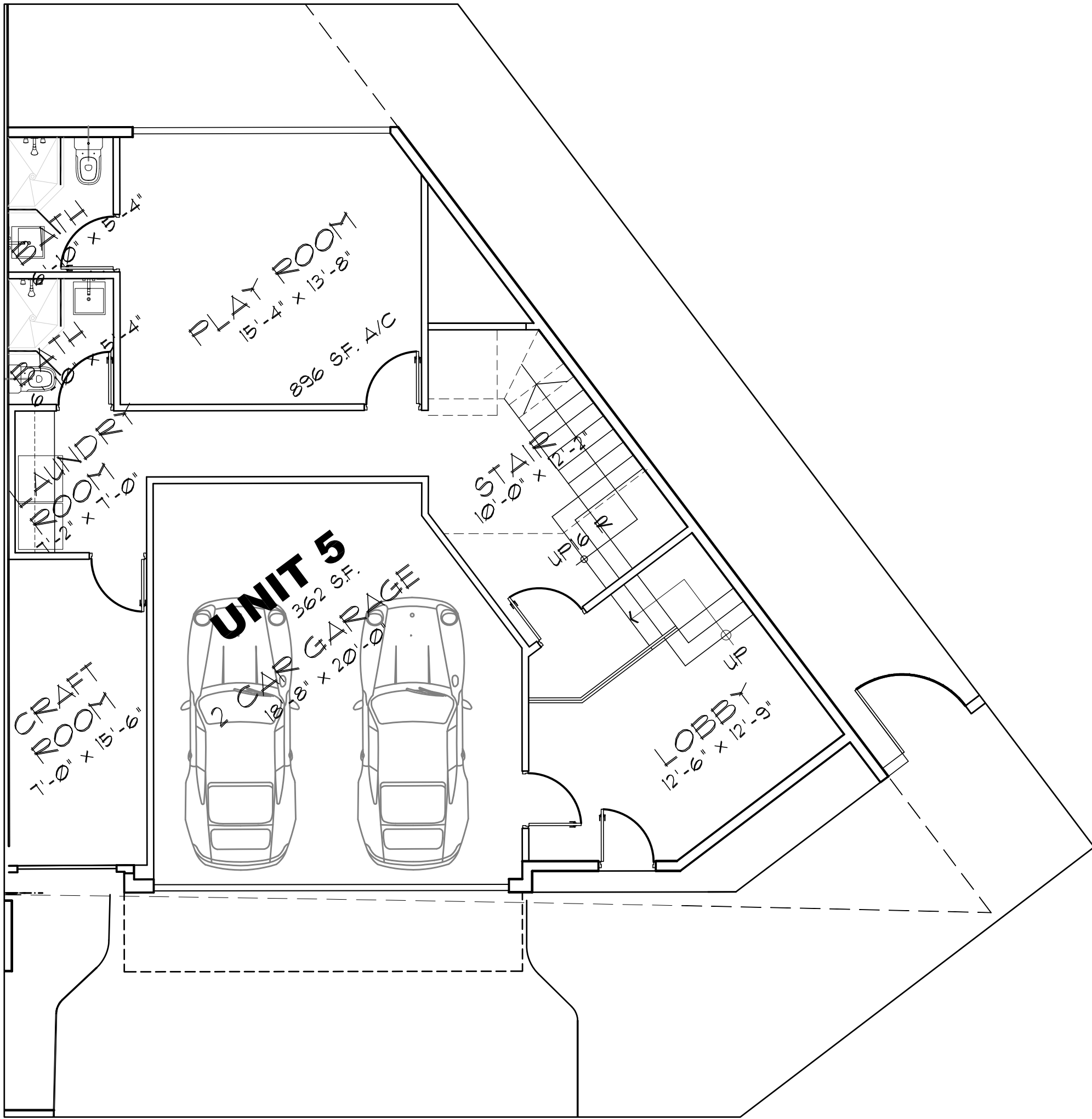
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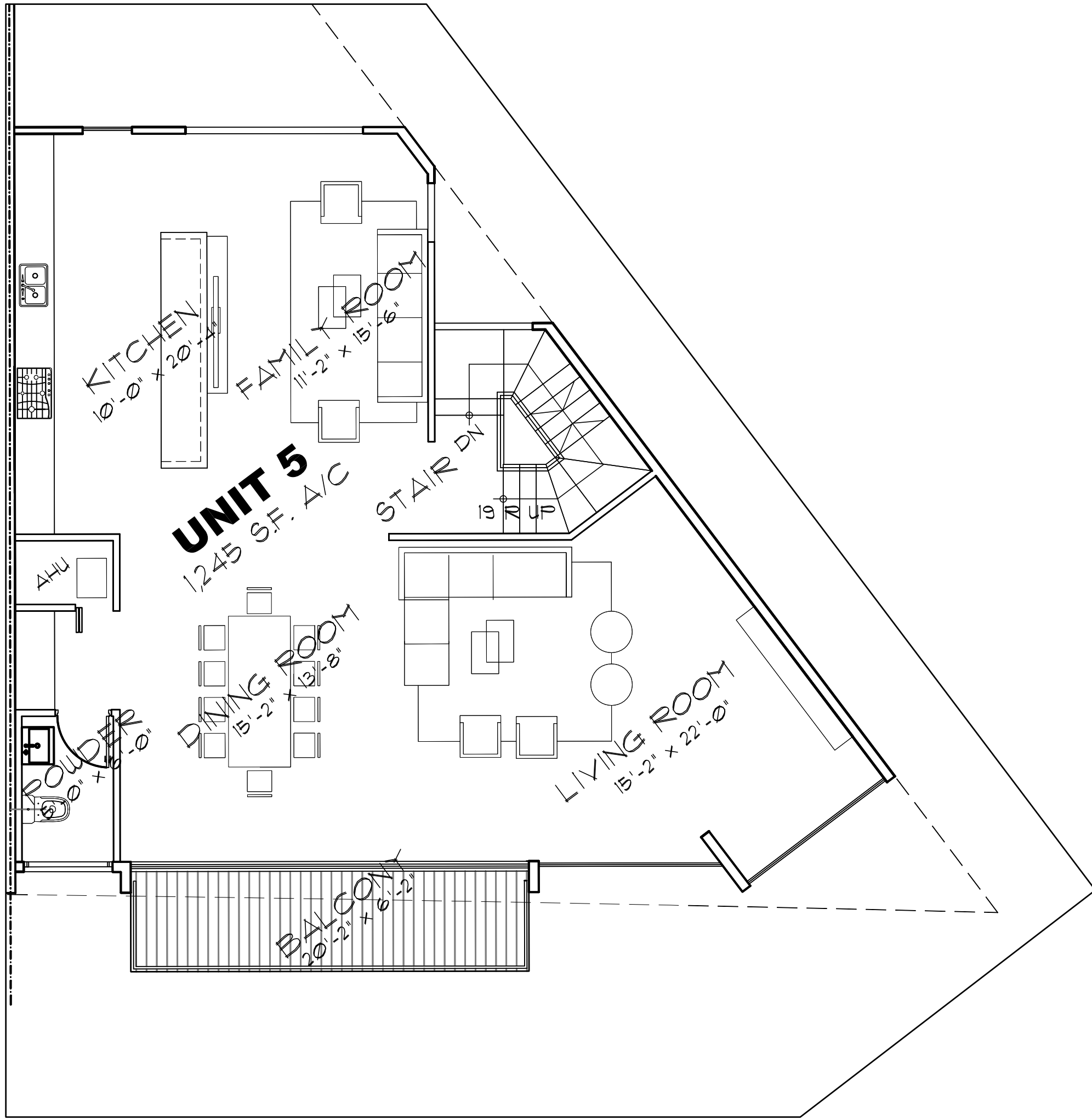
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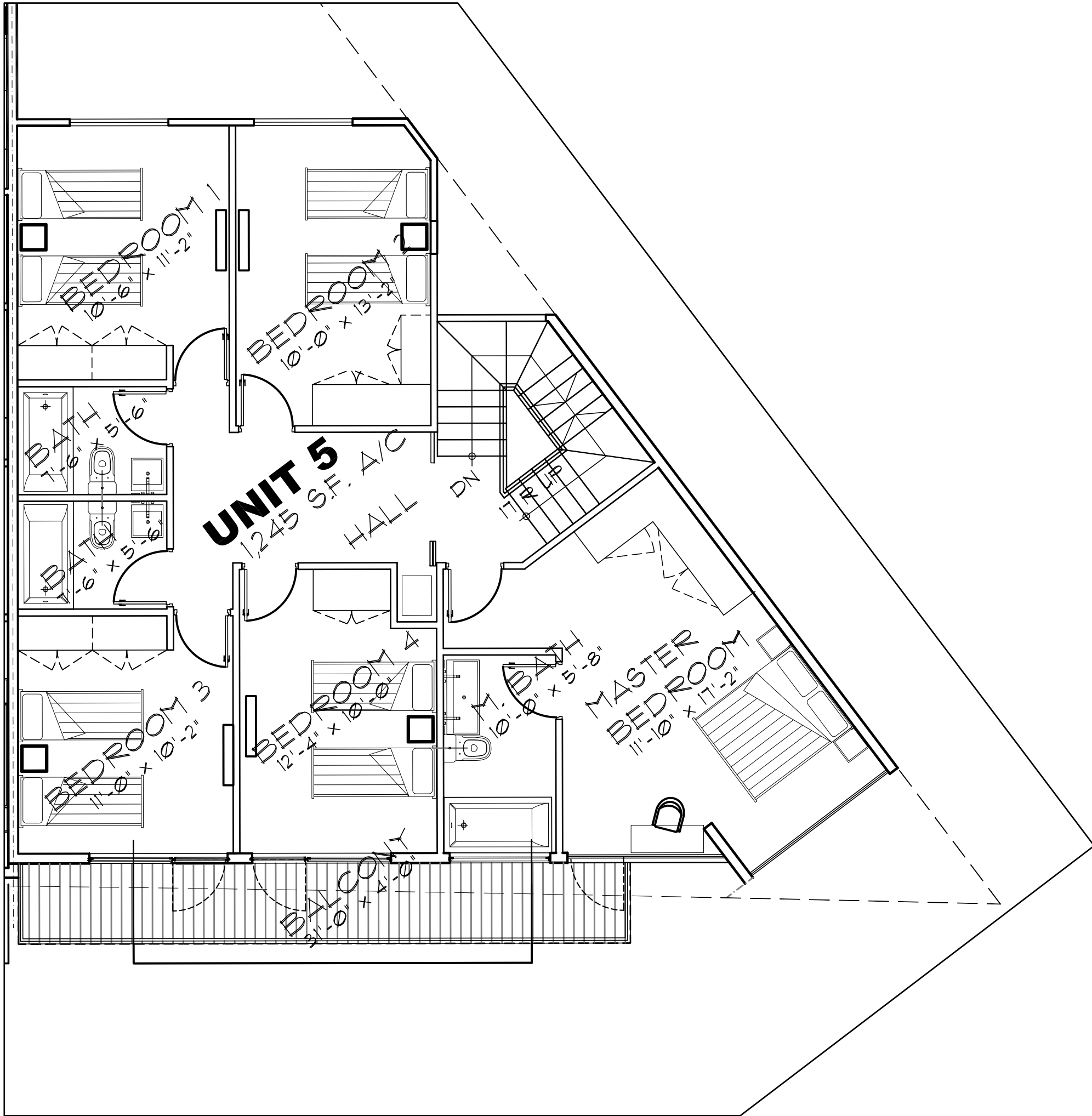
A-5



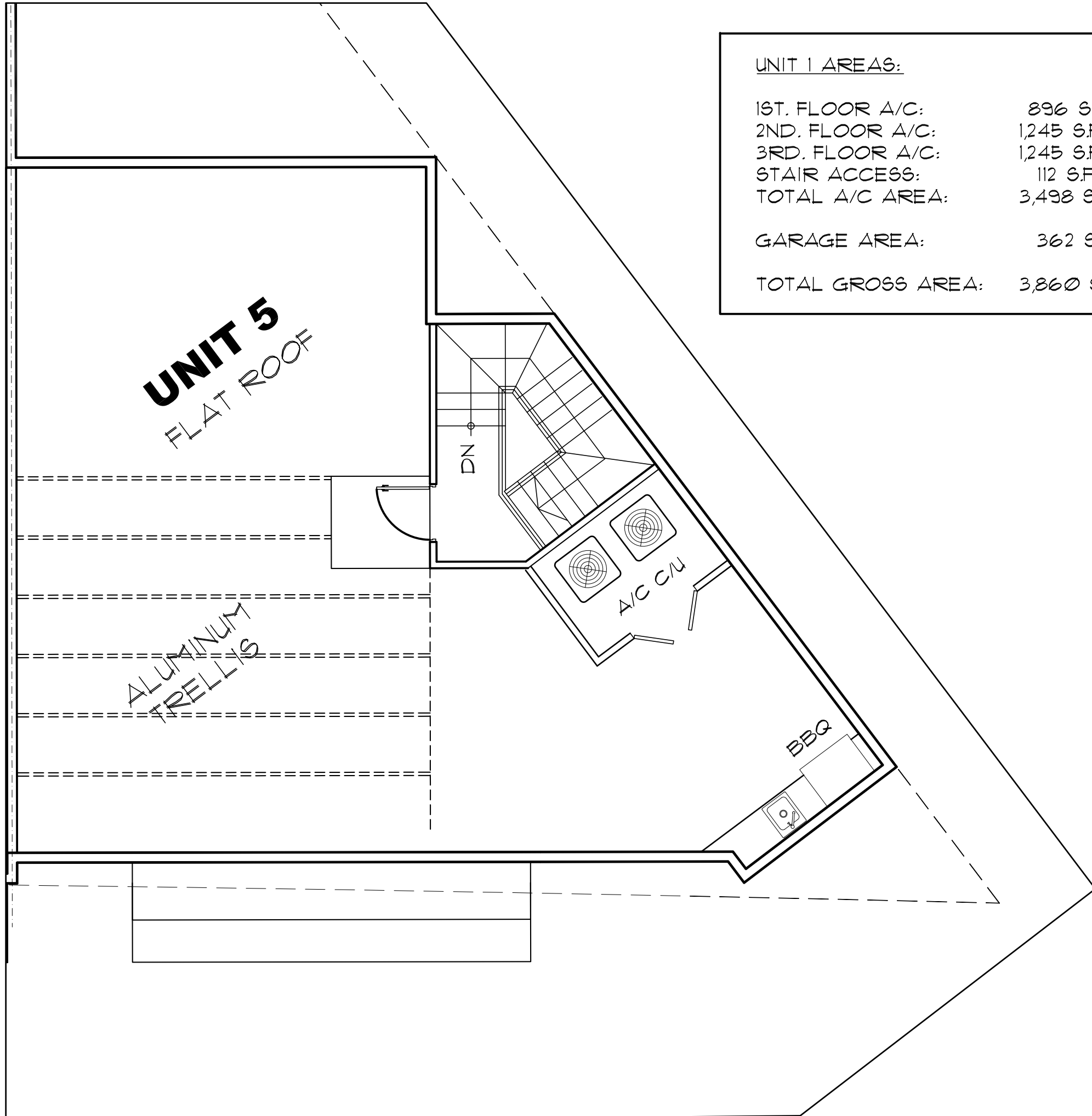
1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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



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



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



UNIT 5 AREAS:	
1ST. FLOOR A/C:	896 S.F.
2ND. FLOOR A/C:	1245 S.F.
3RD. FLOOR A/C:	1245 S.F.
STAIR ACCESS:	112 S.F.
TOTAL A/C AREA:	3,498 S.F.
GARAGE AREA:	362 S.F.
TOTAL GROSS AREA:	3,860 S.F.

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BAY HARBOR ISLANDS FL. 33154
FLOOR PLAN UNIT 5

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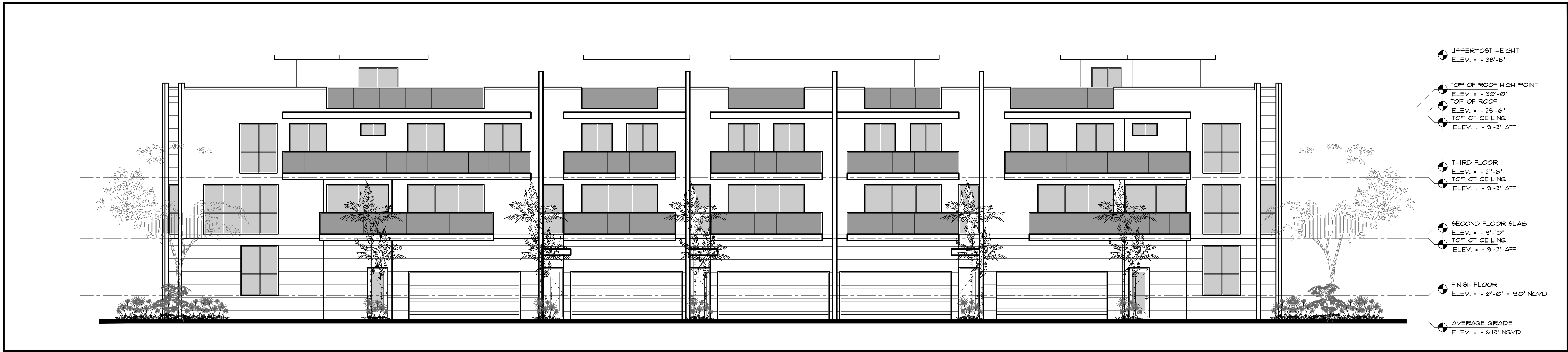
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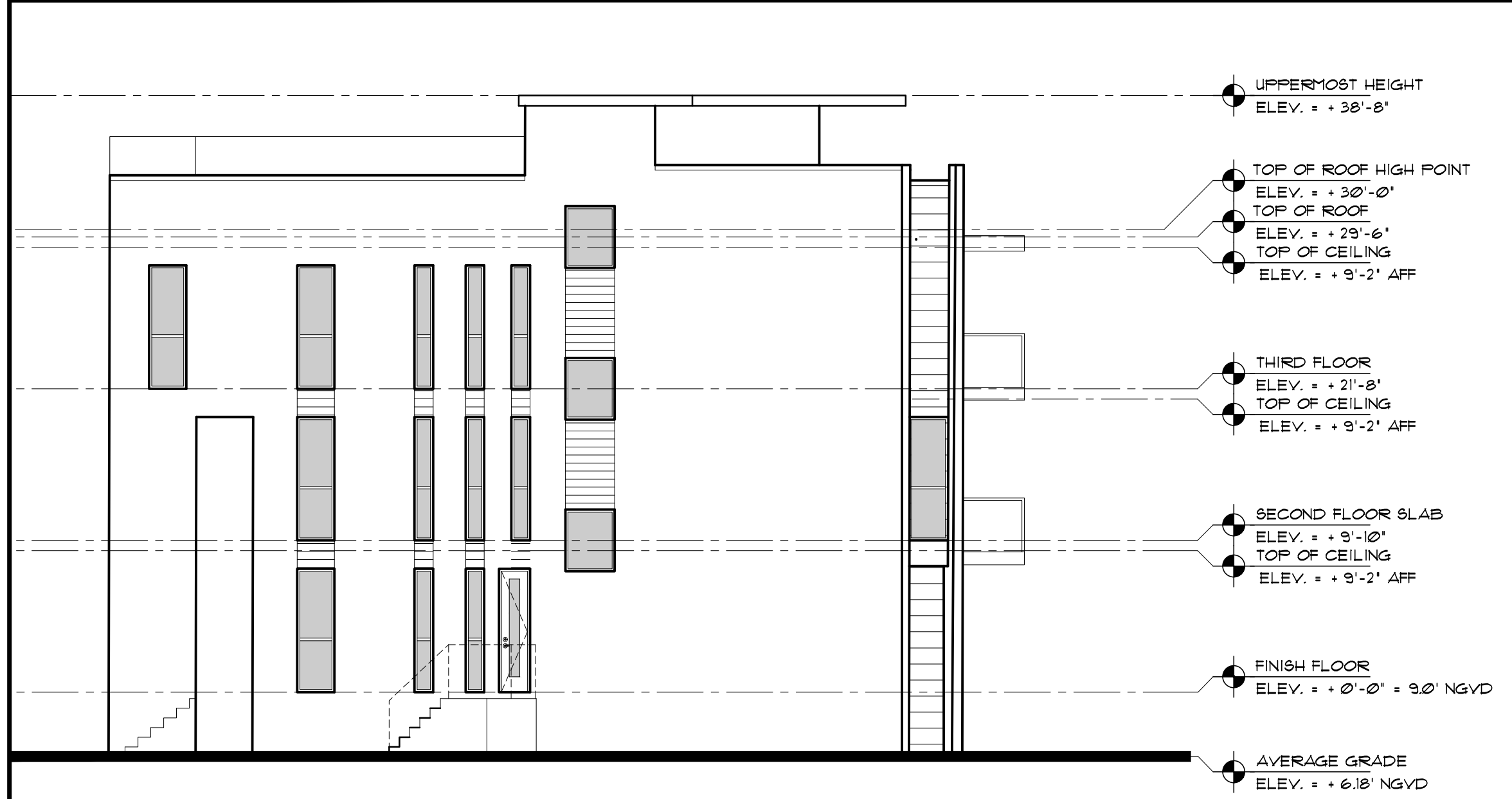
DATE ISSUED: **03.20.18**

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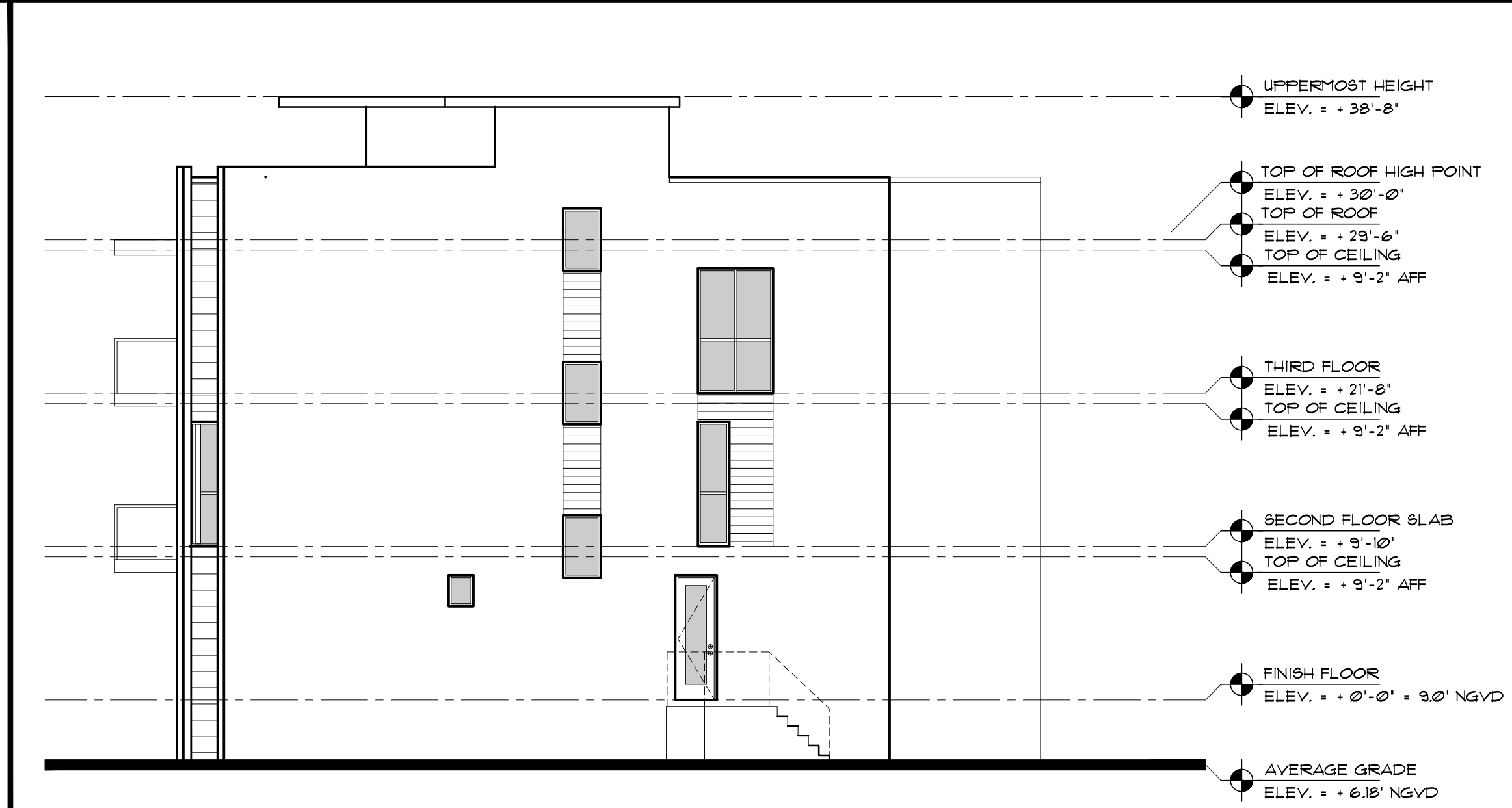
A-7



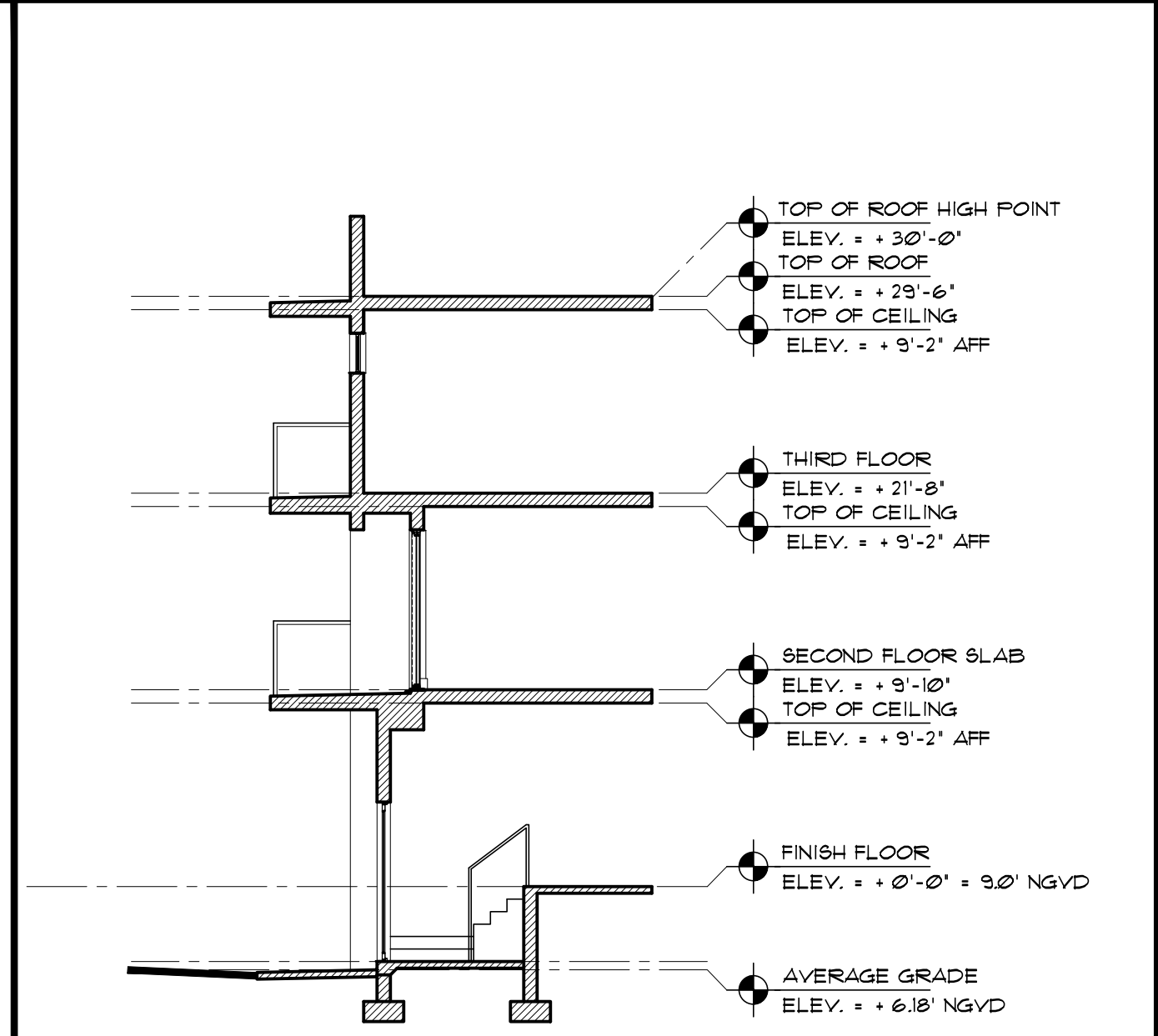
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



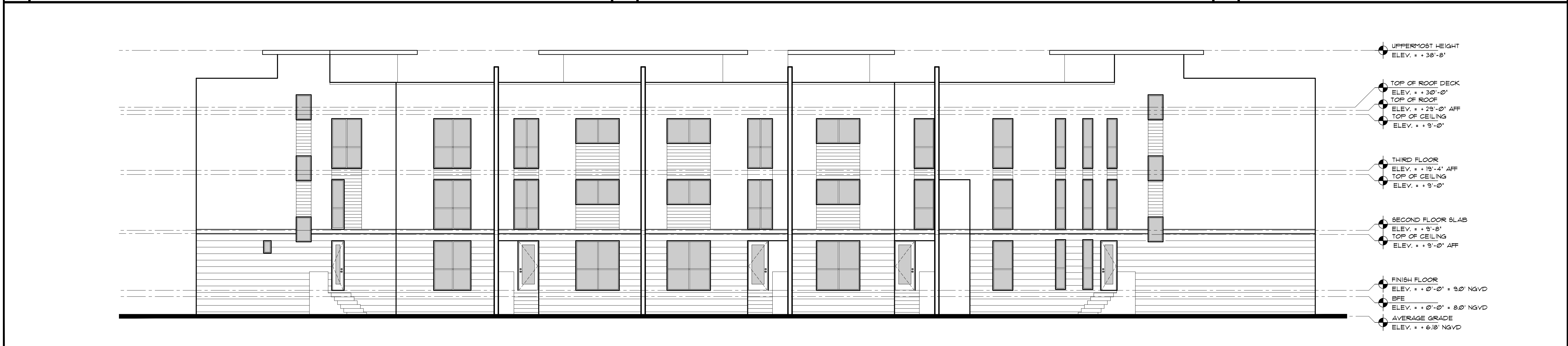
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 TYP. WALL SECTION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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DATE AND DESCRIPTION OF REVISION

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ELEVATIONS

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