

**TOWN OF BAY HARBOR ISLANDS  
DEVELOPMENT & REVIEW COMMITTEE MEETING**

**May 11, 2022**

**CALL TO ORDER:** Set for 11:30 AM

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

1. Review and discussion of Site Plan Review Application by 9700 W. Bay Harbor Dr LLC for a proposed project development / 8 Unit Multi-Family Dwelling located at 9700 West Bay Harbor Drive. Enclosed is a copy of the site plan, elevations and staff report prepared by Town Planner Michael Miller. (Item #1)
2. Review and discussion of Site Plan Review Application by Bay Harbor Islands Property Owner, LLC for a proposed project development / 57 Unit Multi-Family Dwelling located at 9461 East Bay Harbor Drive. Enclosed is a copy of site plans and staff report prepared by Town Planner Michael Miller. (Item #2)

**ADJOURNMENT:**





## AGENDA ITEM REPORT

May 11, 2022

### ITEM NUMBER: 1.

**ITEM:** Review and discussion of Site Plan Review Application by 9700 W. Bay Harbor Dr LLC for a proposed project development / 8 Unit Multi-Family Dwelling located at 9700 West Bay Harbor Drive. Enclosed is a copy of the site plan, elevations and staff report prepared by Town Planner Michael Miller. (Item #1)

### DESCRIPTION:

In April 2022, the Town received a formal Site Development Plan application for an 8 Multi-Family Dwelling Unit Development at 9700 West Bay Harbor Drive.

Property Address: 9700 West Bay Harbor Drive

Zoning District: RM-1 Multi Family District

Legal Description: Lot 28, Block 3

Enclosed are copies of the site development application, site plans and staff report prepared by Town Planner Michael Miller.

### RECOMMENDED ACTION:

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### FINANCIAL ANALYSIS:

### BUDGET IMPACT:

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Submitted By: Ayanidys Martinez

### ATTACHMENTS

|    |                                      |
|----|--------------------------------------|
| 1. | 9700 W BAY HARBOR - DRC - 05.11.2022 |
| 2. | SPR22-000009 DRC Application         |



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| C-03  | PAVING, GRADING & DRAINAGE |      |
| C-04  | UTILITIES                  |      |











1  
A-102

AERIAL VIEW - LOOKING S.W.  
NOT TO SCALE



3  
A-102

AERIAL VIEW - LOOKING N.E.  
NOT TO SCALE



2  
A-102

AERIAL VIEW - LOOKING N.W.

NOT TO SCALE



4  
A-102

AERIAL VIEW - LOOKING S.E.  
NOT TO SCALE

Seal of Project Architect

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AA26003207 - AR92820

Consultant:  
**Au design**  
WWW.AUDESIGN.US  
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**Project Owner:**  
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PH: 786-553-6407  
  
9700 W BAY HARBOR DR  
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL 33154

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**AERIAL VIEWS**

## AERIAL VIEWS



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Date Of Issue:  
04/25/2022

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| Revisions: |  |  |
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| Submittal Type: |
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## DESIGN REVIEW

COMMITTEE

Drawn By: J.O.

|             |        |
|-------------|--------|
| Checked By: | A.R.B. |
|-------------|--------|

Scale: AS SHOWN

Job Number: 2122

Sheet Number:

**A 100**

**A-102**

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## SITE DATA

LOT SIZE: 150'-0" x 75'-0" = 11,250 SF (0.26 ACRES)

## LEGAL DESCRIPTION:

LOT 28, BLOCK 3 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.

## ZONING DATA:

DISTRICT: RM-1 "MEDIUM HIGH DENSITY RESIDENTIAL"

COMPREHENSIVE PLAN FLUM DESIGNATION:  
MEDIUM HIGH DENSITY RESIDENTIAL: 34 DU/ACRE

DENSITY ALLOWED: (0.26 ACRES X 34 DU/ACRE) = 9 DU

PROPOSED DENSITY: (0.26 ACRES X 31 DU/ACRE) = 8 DU

BUILDING HEIGHT ALLOWED ABOVE BFE = 65 FT.

PROPOSED BUILDING HEIGHT ABOVE BFE = 65 FT.

## PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR)

REQUIRED (20% OF LOT AREA) (11,250 X 0.20) = 2,250.00 SF

PROVIDED (20% OF LOT AREA) (11,250 X 0.23) = 2,536.42 SF

## LANDSCAPE SPACE (ROOF DECK)

REQUIRED (15% OF ROOF DECK AREA) = 2,961 SF X 0.15 444 SF

PROVIDED (17% OF ROOF DECK AREA) = 2,961 SF X 0.17 500 SF

ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN:

AS 0'-0" B.F.E. = 9'-8" N.G.V.D.

FLOOD ZONE = AE - ELEV. +9'-8" N.G.V.D.

## STORAGE UNITS

REQUIRED: (1/UNIT) @ 25 SF MIN. 8

PROVIDED: SIZE VARIES SEE FLOOR PLANS 8

## PARKING DATA:

### PARKING REQUIRED

2 SPACES / UNIT (8 X 2) 16

1 SPACE VISITOR (DROP OFF) 1

TOTAL REQUIRED 17

### PARKING PROVIDED

2 SPACES / UNIT (8 X 2) 16

1 SPACE VISITOR (DROP OFF) (A.D.A.) 1

TOTAL PROVIDED 17

## UNIT BREAK DOWN:

### SECOND LEVEL

UNIT A 1 UNIT 4 BED 2,496.91 SF

UNIT A 1 UNIT 4 BED 2,496.91 SF

### THIRDLLEVEL

UNIT A 1 UNIT 4 BED 2,496.91 SF

UNIT A 1 UNIT 4 BED 2,496.91 SF

### FOURTH, FIFTH, SIXTH & SEVENTH LEVEL

UNIT PH 1 UNIT 4 BED 3,460.73 SF

TOTAL: 8 UNITS

## SETBACK CHART:

REQUIRED PROVIDED

### FRONT

LESS THAN 30' IN HT. = 20'-0" FROM 0'-0" TO 25'-4" IN HT. = 20'-4"

LESS THAN 45' IN HT. = 25'-0" FROM 25'-4" TO 65'-0" IN HT. = 30'-0"

LESS THAN 65' IN HT. = 30'-0"

### REAR

SETBACK = 20'-0" SETBACK = 22'-0"

### SIDES

LESS THAN 30' IN HT. = 10'-0" FROM 0'-0" TO 25'-4" IN HT. = 10'-0"

LESS THAN 45' IN HT. = 20'-0" FROM 25'-4" TO 65'-0" IN HT. = 20'-0"

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30', ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'. (SINGLE LOTS MAX. 20').

## FLEX SETBACK

REQUIRED PROVIDED

### SIDES

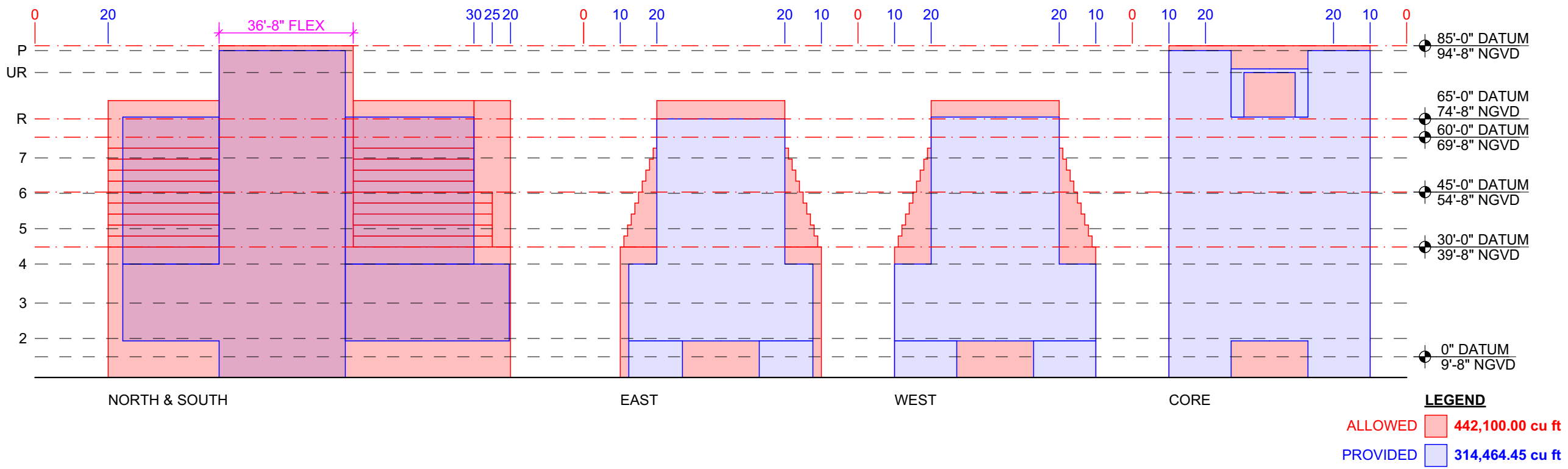
1/3 OF ALLOWABLE BUILDING LENGHT (110'-0" / 3) = 36'-8" 34'-8"

### FRONT

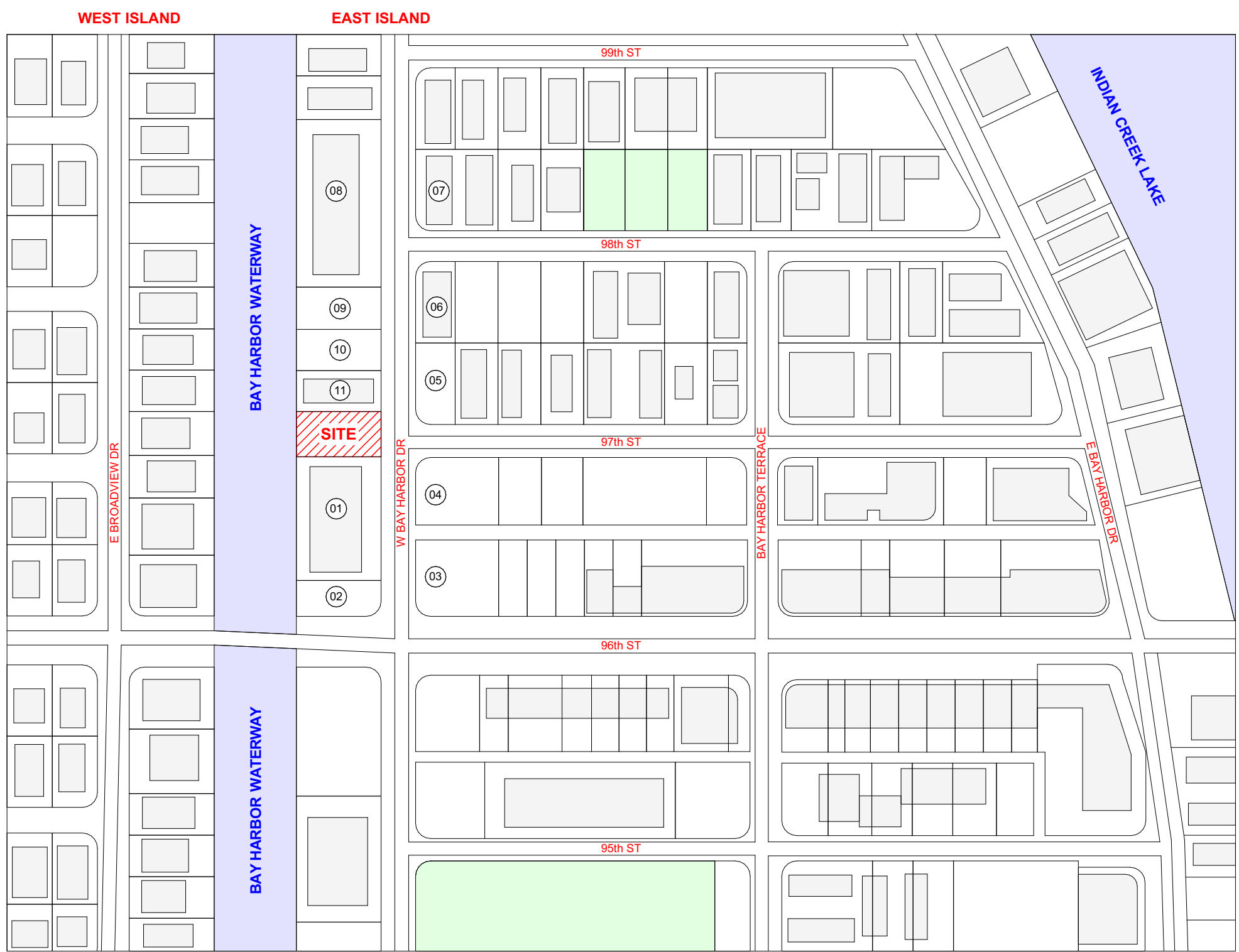
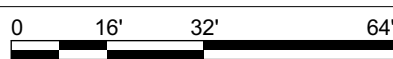
1/3 OF ALLOWABLE BUILDING LENGHT (55'-0" / 3) = 18'-4" 16'-10"

## LOCATION / LAND USE

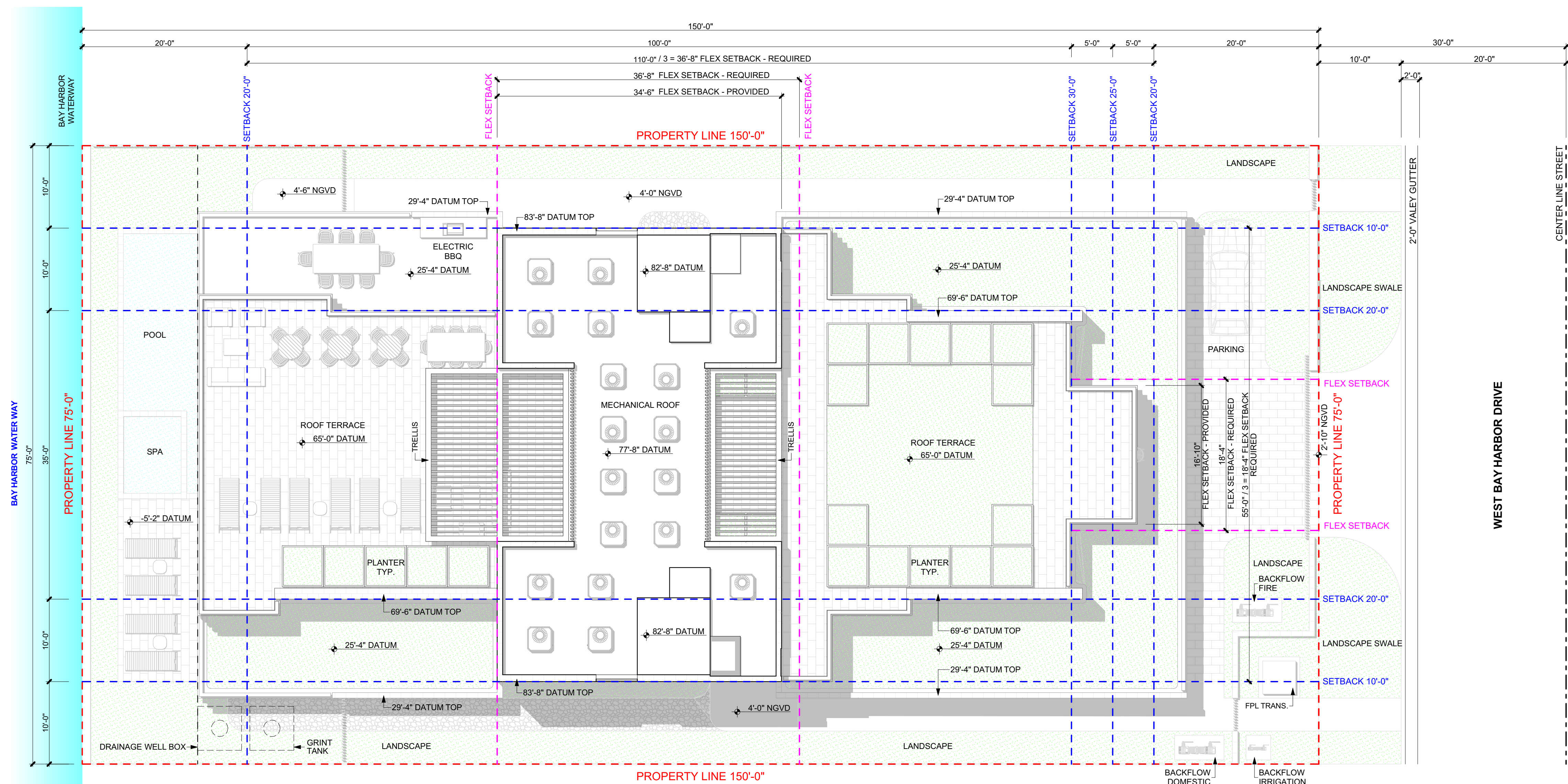
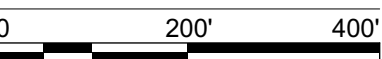
- 01 EXISTING 7 STORY MULTI - FAMILY
- 02 VACANT LAND
- 03 VACANT LAND
- 04 VACANT LAND
- 05 VACANT LAND
- 06 EXISTING 1 STORY MULTI - FAMILY
- 07 EXISTING 2 STORY MULTI - FAMILY
- 08 EXISTING 7 STORY MULTI - FAMILY
- 09 VACANT LAND
- 10 VACANT LAND
- 11 EXISTING 2 STORY MULTI - FAMILY



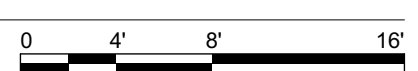
1  
A-103  
SETBACK / MASSING DIAGRAM  
SCALE: 1/32" = 1'-0"



2  
A-103  
LOCATION MAP  
SCALE: 1" = 200'



3  
A-103  
SITE PLAN  
SCALE: 1/8" = 1'-0"



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**SETBACK / MASSING DIAGRAM - LOCATION MAP - SITE PLAN**  
**9700**

Date of Issue:  
04/25/2022

Revisions:

Rev Revision ID Revision ID

Submitted Type:  
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Drawn By: J.O.

Checked By: A.R.B.

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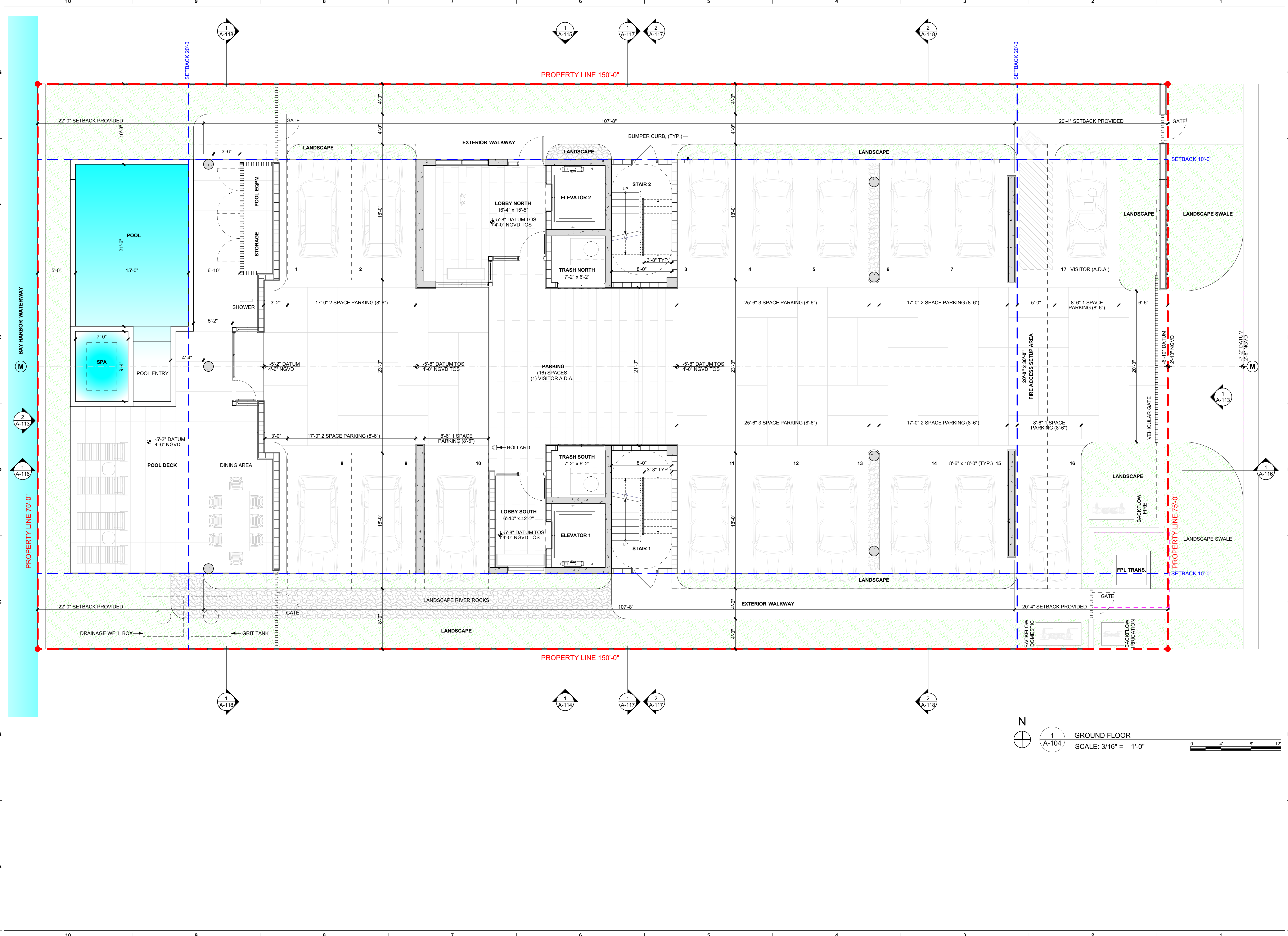
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**A-103**



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N  
1  
A-104  
GROUND FLOOR  
SCALE: 3/16" = 1'-0"  
0 4' 8' 12'

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**GROUND FLOOR - FLOOR PLAN**

9700

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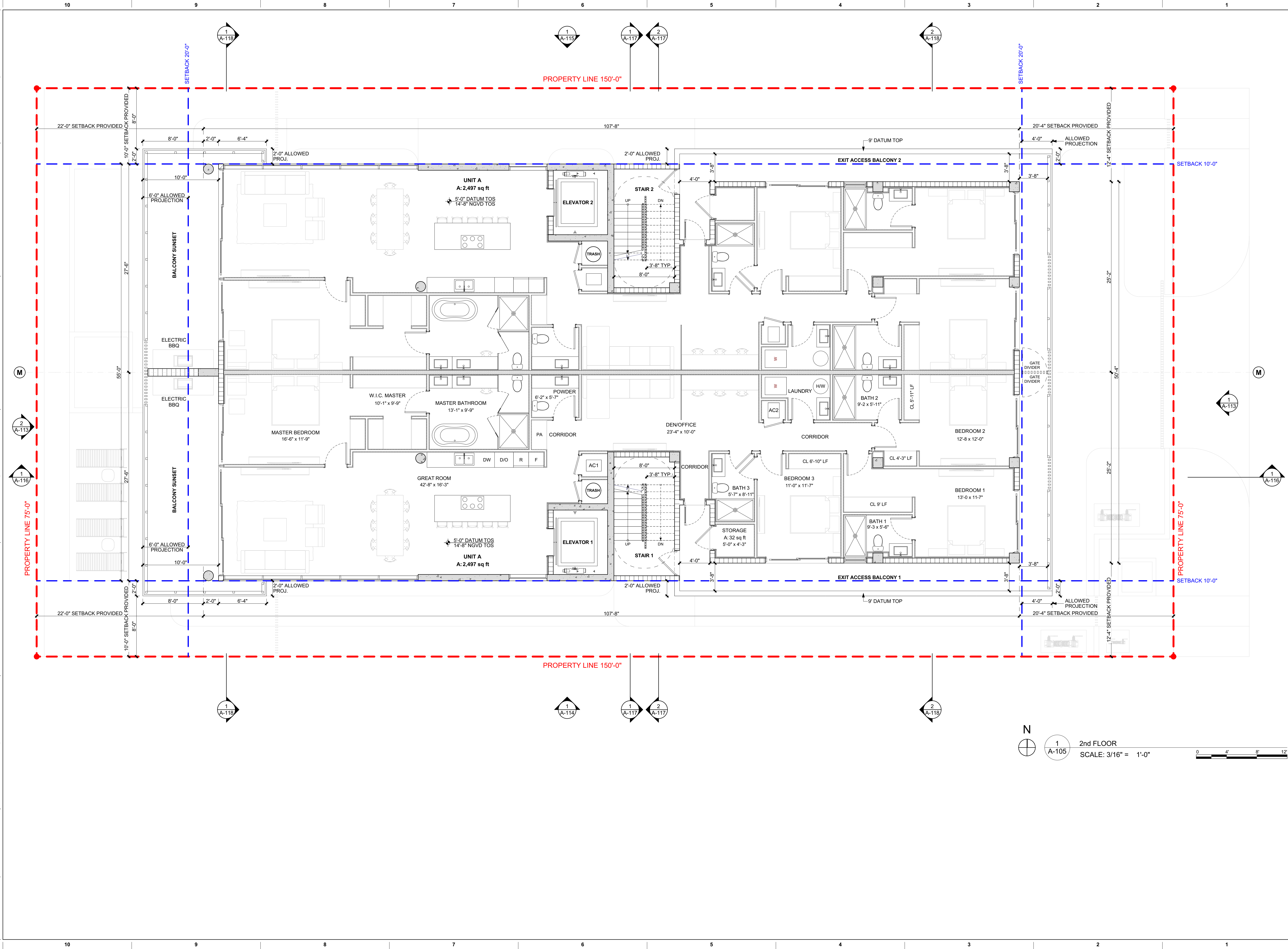
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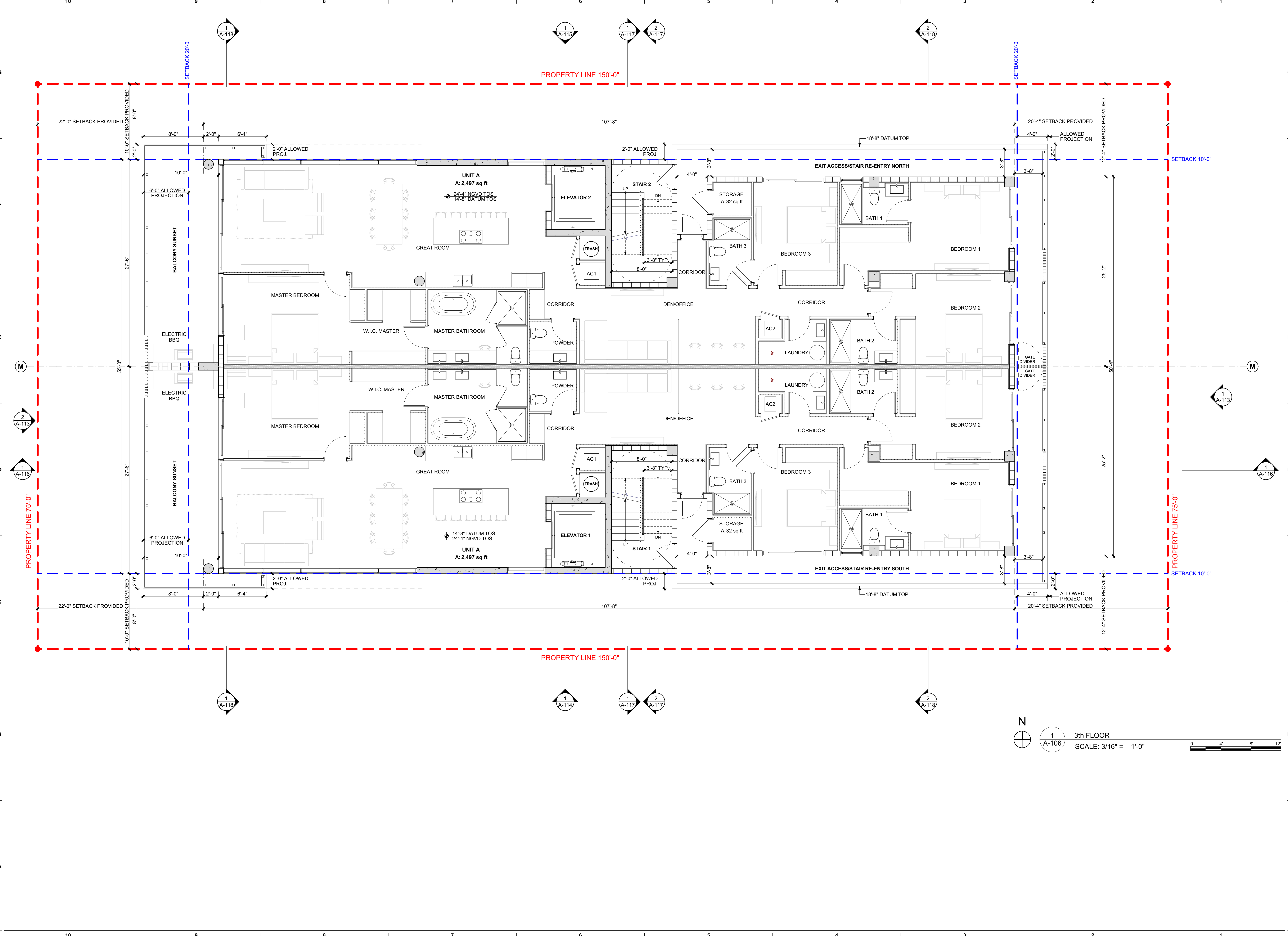
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**THIRD FLOOR - FLOOR PLAN**

9700

Date Of Issue:  
04/25/2022

Revisions:  
Rev Revision ID Revision ID

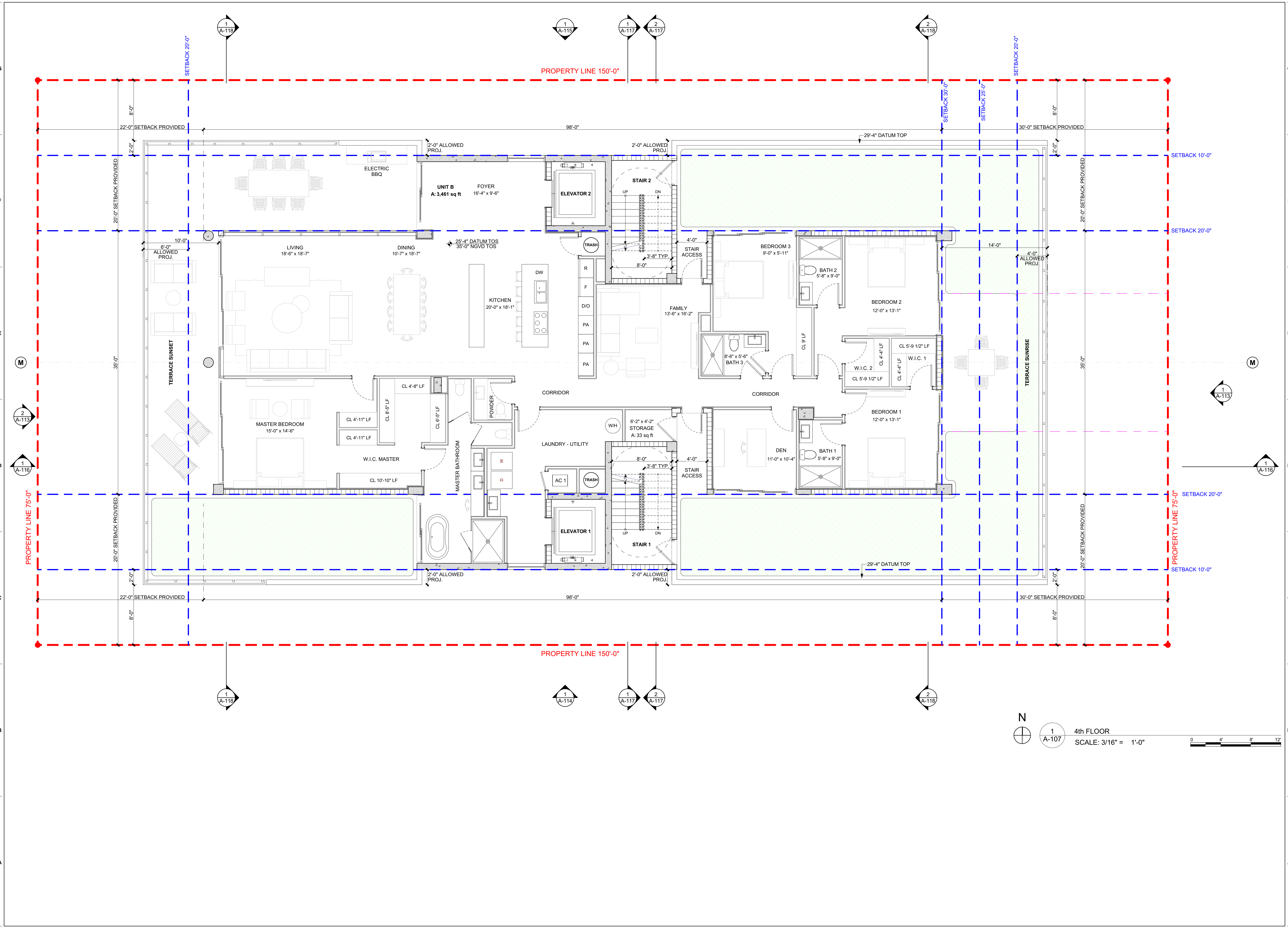
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**A-106**



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**FOURTH FLOOR - FLOOR PLAN**

9700

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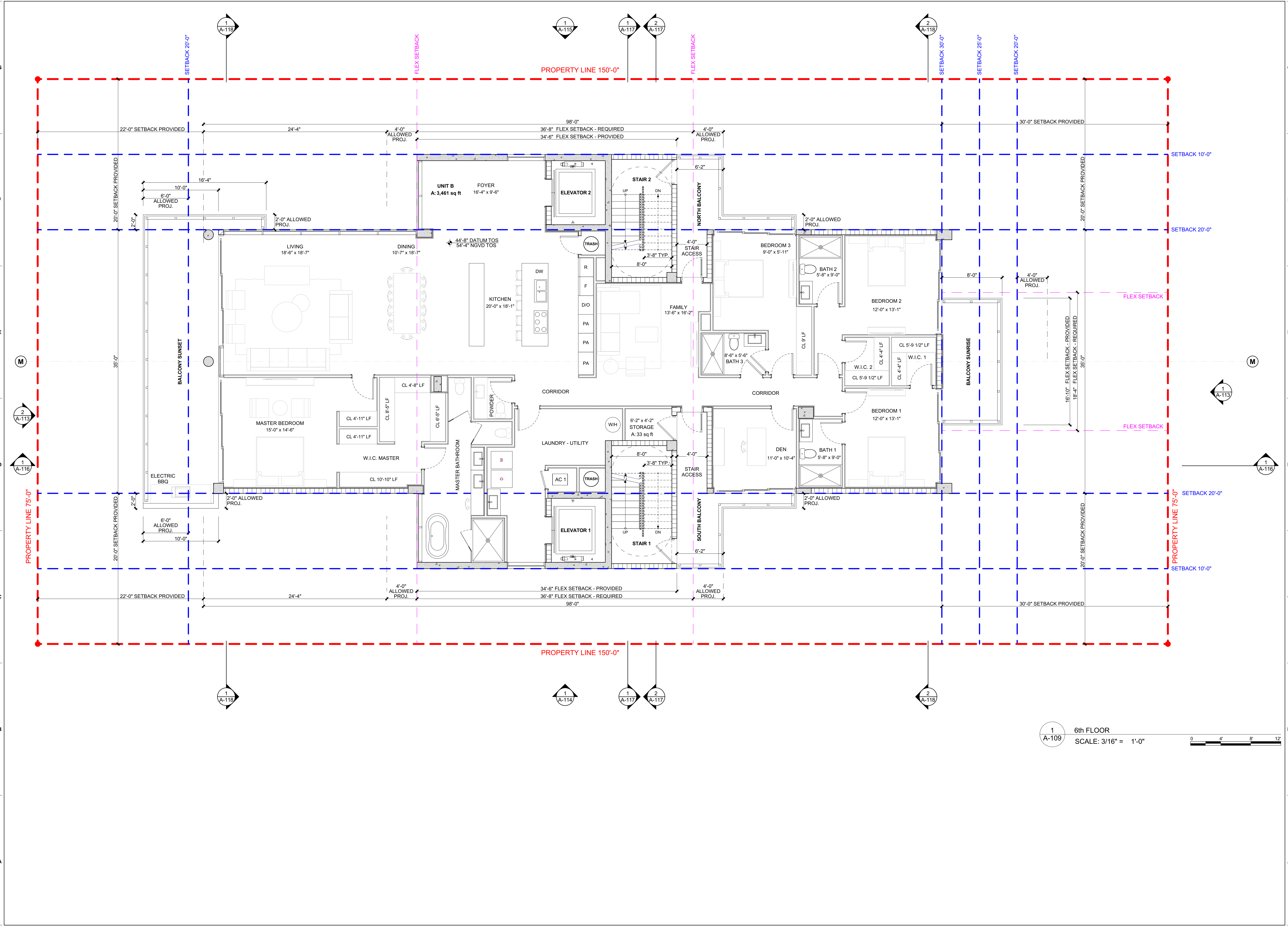
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1  
A-109 6th FLOOR  
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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9700 W BAY HARBOR DR BAY HARBOR FL. 33154  
**SIXTH FLOOR - FLOOR PLAN**

9700

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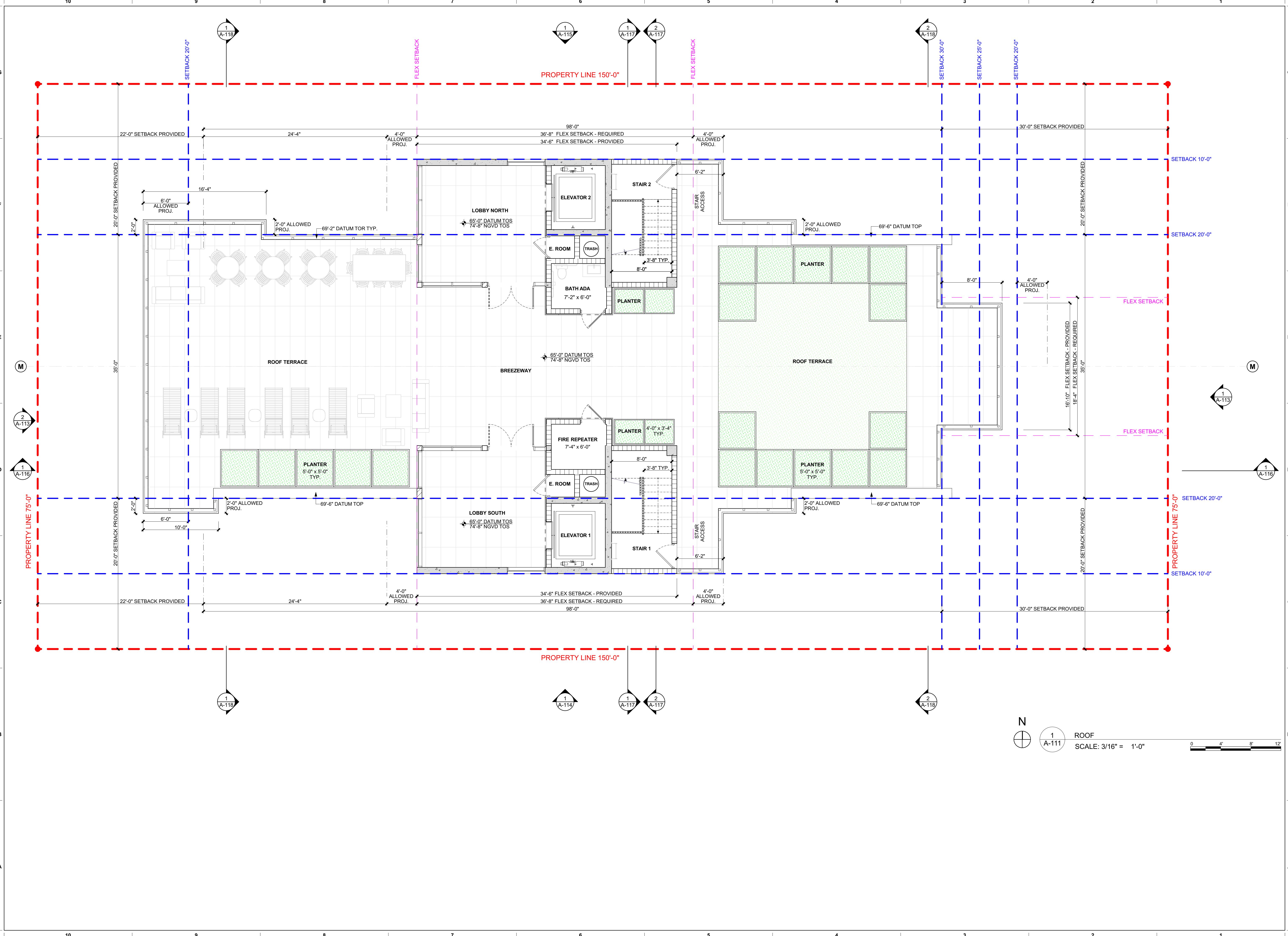
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**A-109**







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9700 W BAY HARBOR DR BAY HARBOR FL 33154  
**ROOF - FLOOR PLAN**

9700

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04/25/2022

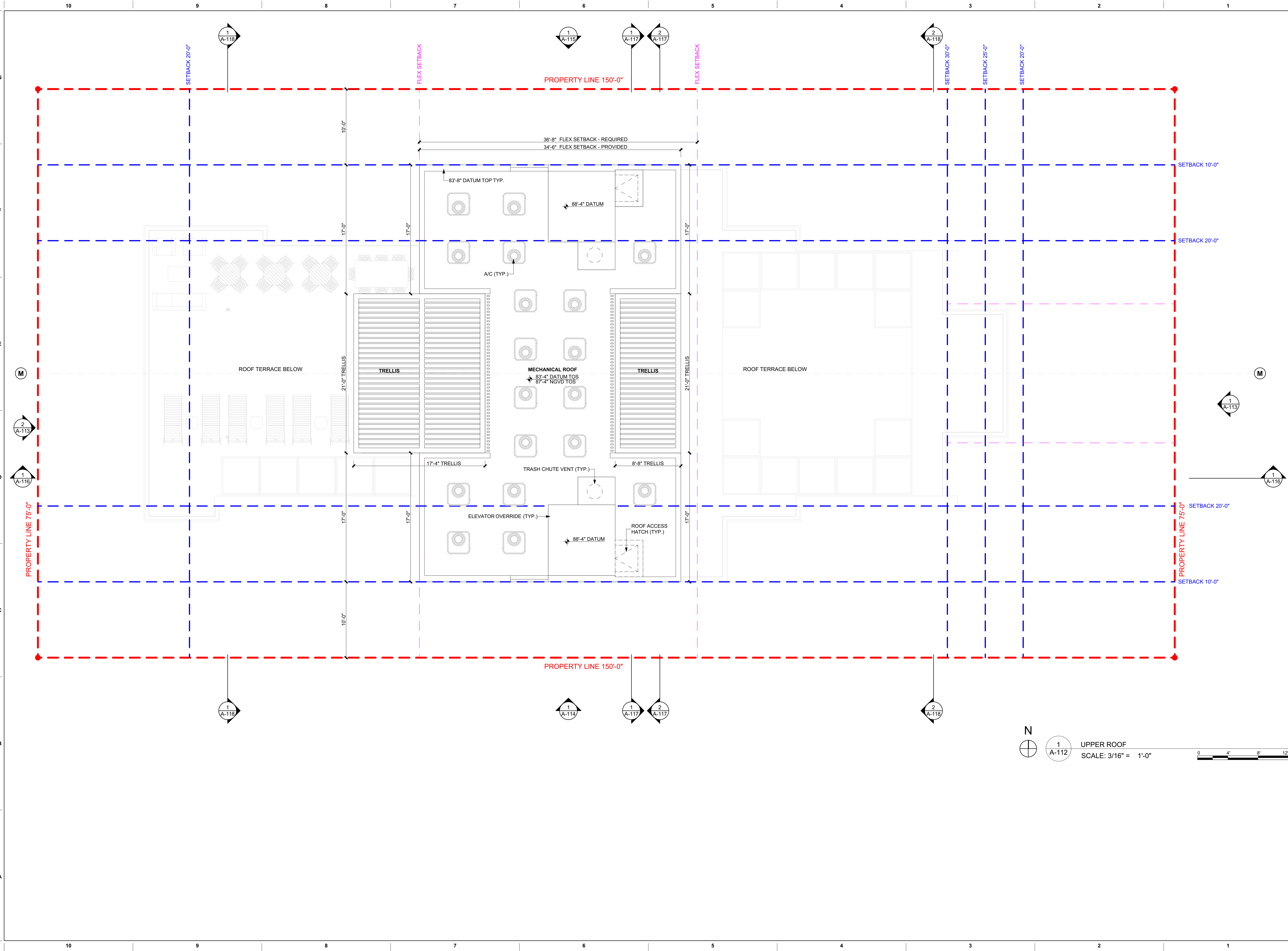
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**A-111**



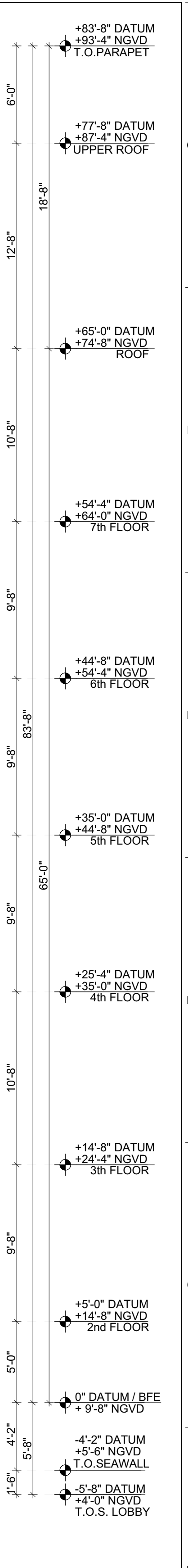
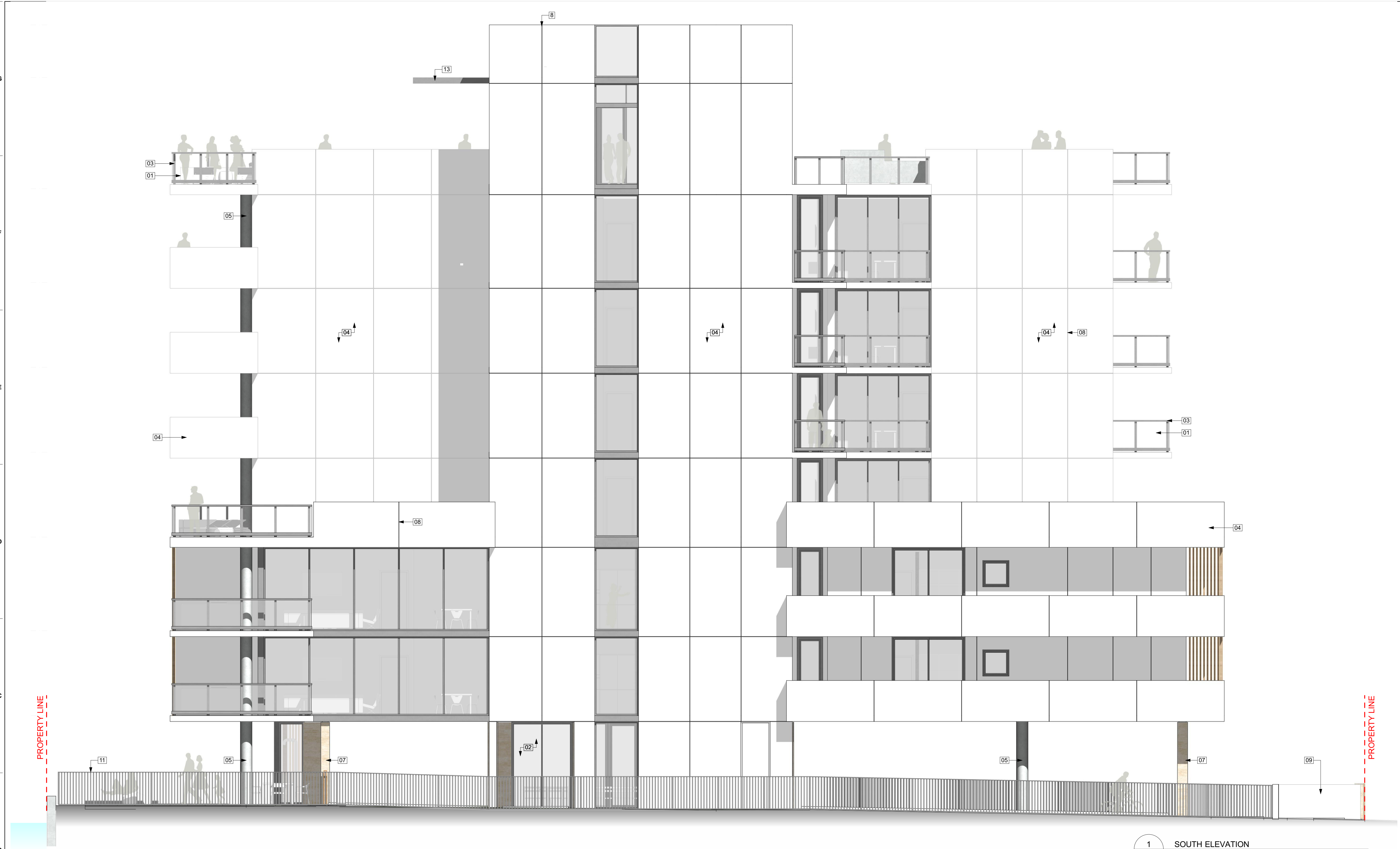








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01 CLEAR LAMINATED IMPACT GLASS TECNOGLOSS OR EQUAL RAILINGS

02 TINTED GRAY LAMINATED IMPACT GLASS TECNOGLOSS OR EQUAL GLAZING

03 ALUMINUM DARK SILVER, KYNAR FINISH SUNSTORM SILVERSTORM. GLAZING MULLIONS + RAILING POSTS + ROOF SCREEN / ROOF TRELLIS + SIDEYARD FENCES. PAINT AT STAIR METAL DOORS & EDGE OF SLAB COLOR TO MATCH ALUMINUM COLOR.

04 SMOOTH STUCCO LIGHT GRAY PAINT FINISH BENJAMIN MOORE BM 2126-60 - GRAY CLOUD SUNSTORM SILVERSTORM UC106685F CMU + CONCRETE SURFACES

05 SMOOTH EXPOSED ARCHITECTURAL CONCRETE ROUND COLUMNS

06 ALUMINUM FAUX WOOD POWDER COAT FINISH NATURAL RIFT OAK COLOR FRONT FENCE + GATES + SUN SCREEN

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15 CUSTOM PROJECT ADDRESS AND NAME SIGN, TYP.

16 A/C COMPRESSOR ON ROOF STANDS WITH HURRICANE STRAPS, TYP.

17 PRE FABRICATED PLANTER, TYP. SEE LANDSCAPE DWGS.

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**SOUTH ELEVATION**

Date Of Issue:  
**04/25/2022**

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Rev Revision ID Revision ID

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Checked By: A.R.B.

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Job Number: 2122

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**A-114**



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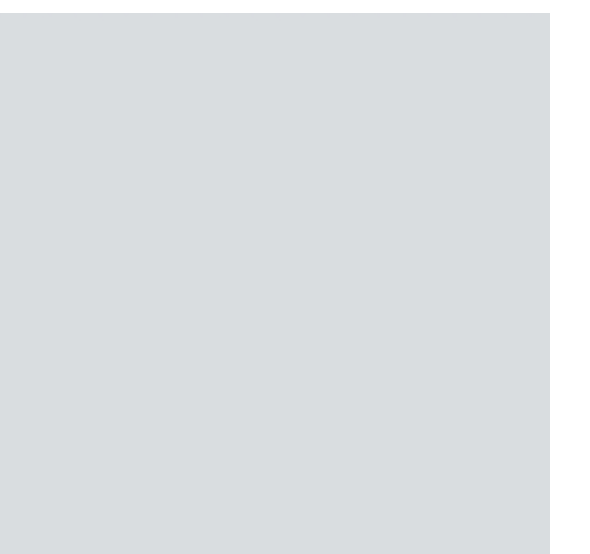
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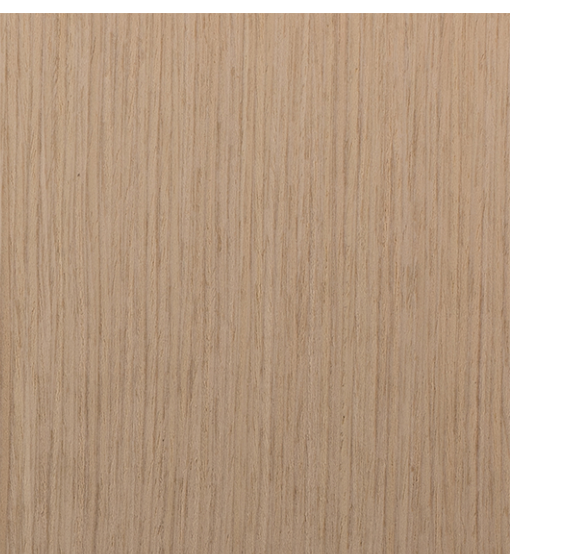
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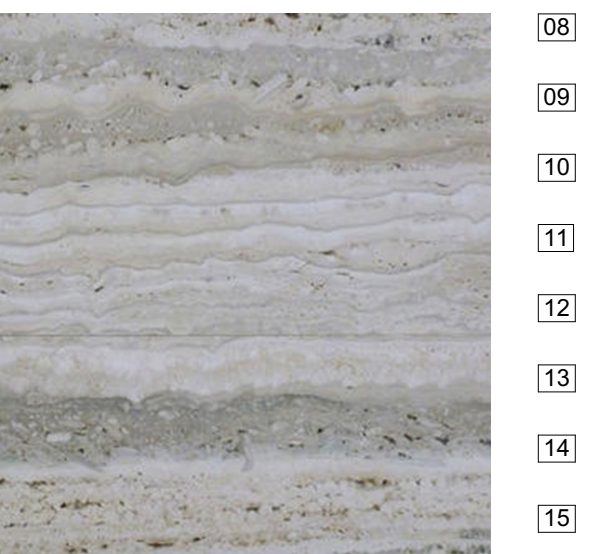
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**NORTH ELEVATION**

**9700**

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**04/25/2022**

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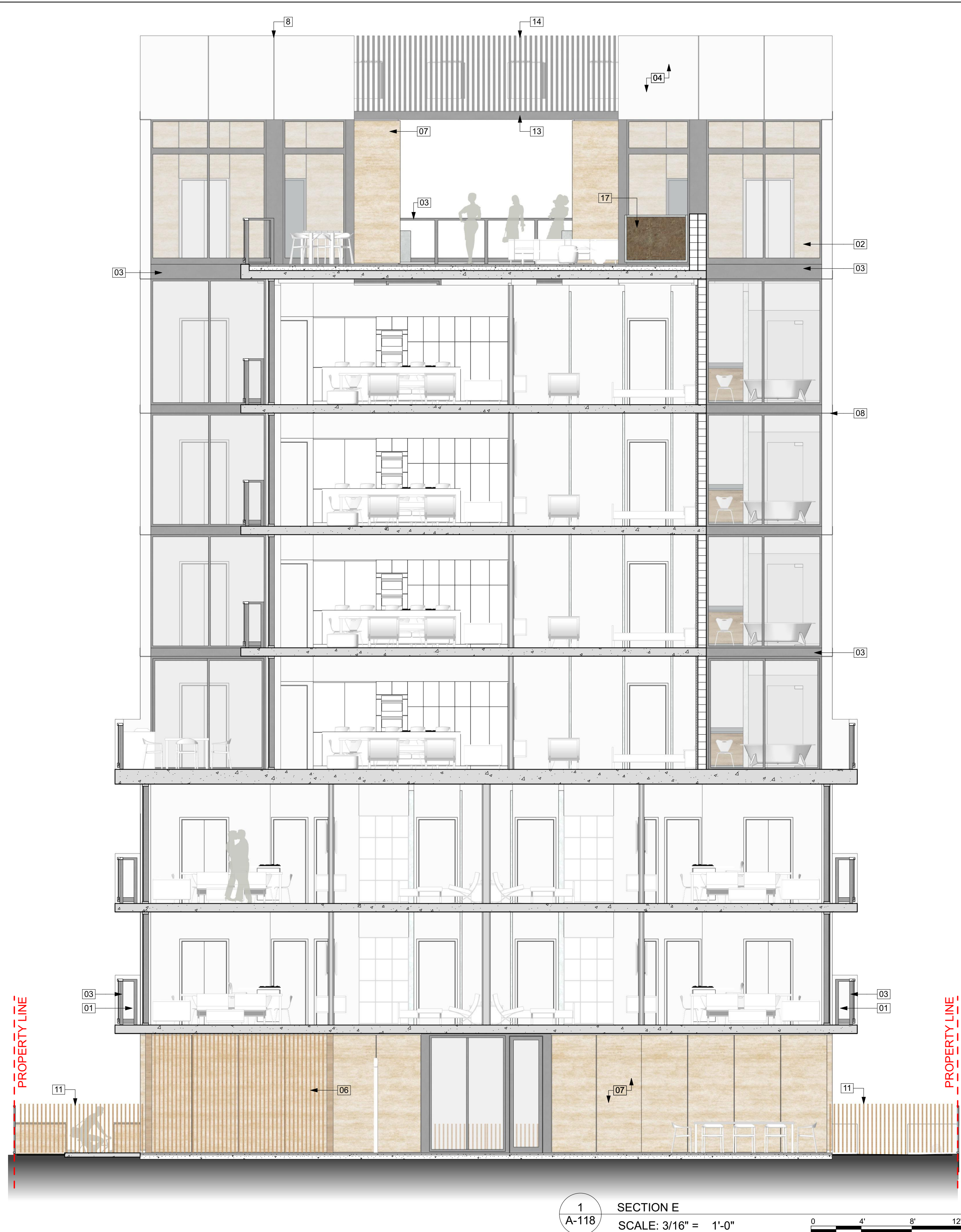








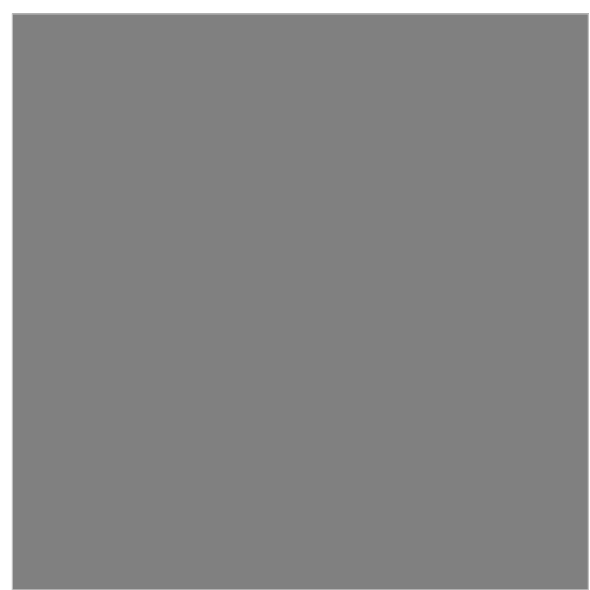
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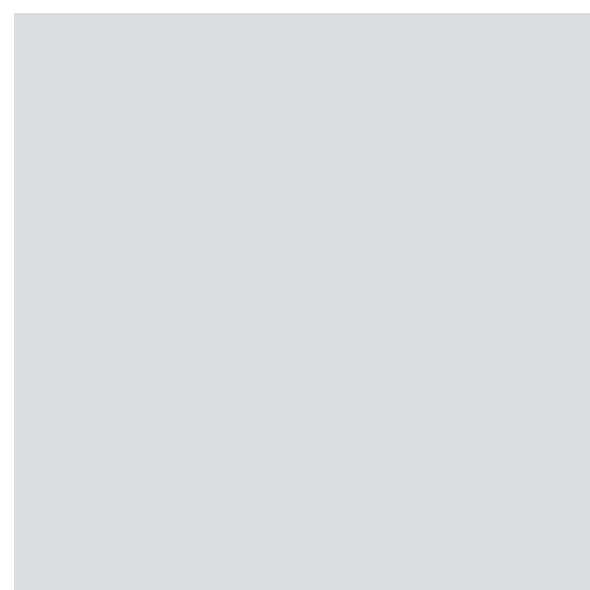
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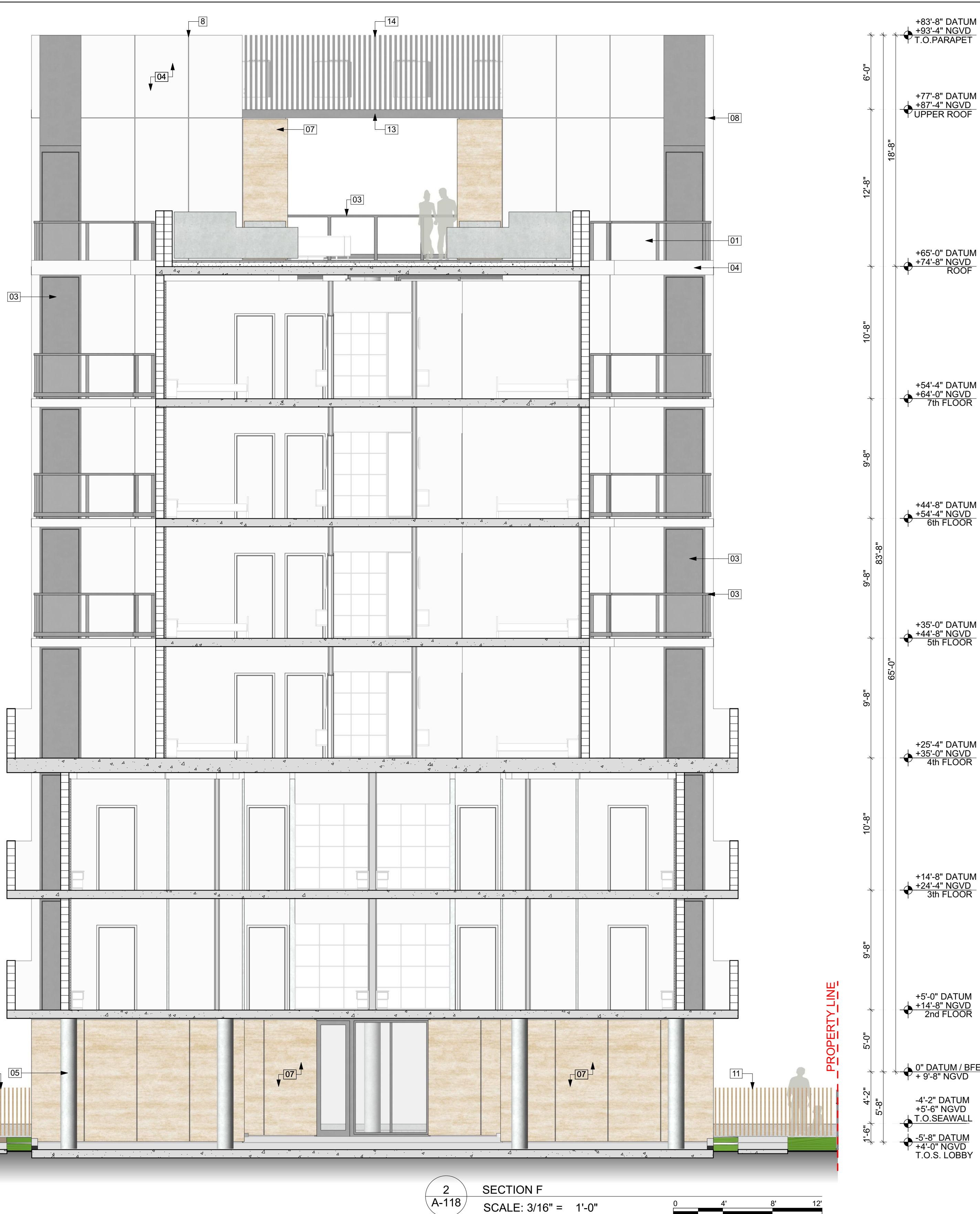


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- +83'-8" DATUM +93'-4" NGVD T.O. PARAPET
- +77'-8" DATUM +87'-4" NGVD UPPER ROOF
- +65'-0" DATUM +74'-8" NGVD ROOF
- +54'-4" DATUM +64'-0" NGVD 7th FLOOR
- +44'-8" DATUM +54'-4" NGVD 6th FLOOR
- +35'-0" DATUM +44'-8" NGVD 5th FLOOR
- +25'-4" DATUM +35'-0" NGVD 4th FLOOR
- +14'-8" DATUM +24'-4" NGVD 3th FLOOR
- +5'-0" DATUM +14'-8" NGVD 2nd FLOOR
- 0" DATUM / BFE +9'-8" NGVD
- 4'-2" DATUM +5'-6" NGVD T.O. SEAWALL
- 5'-8" DATUM +4'-0" NGVD T.O.S. LOBBY

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**SECTION E & F**

**9700**

Date of Issue:  
**04/25/2022**

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| Rev | Revision ID | Revision ID |
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Submittal Type:  
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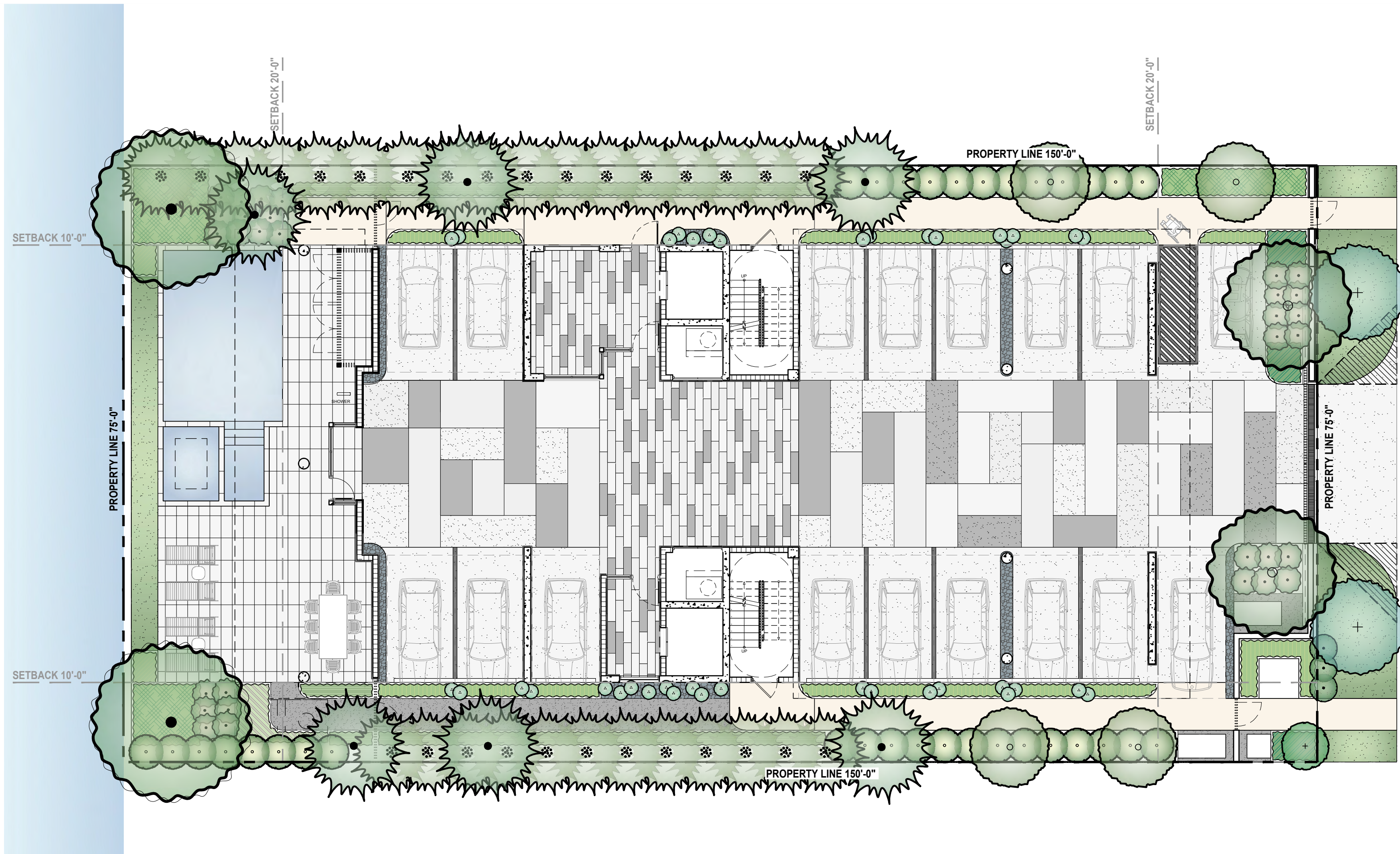
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Job Number: 2122

Sheet Number:

**A-118**





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CADD FILE:

DRAWING TITLE:  
**COVER & INDEX**

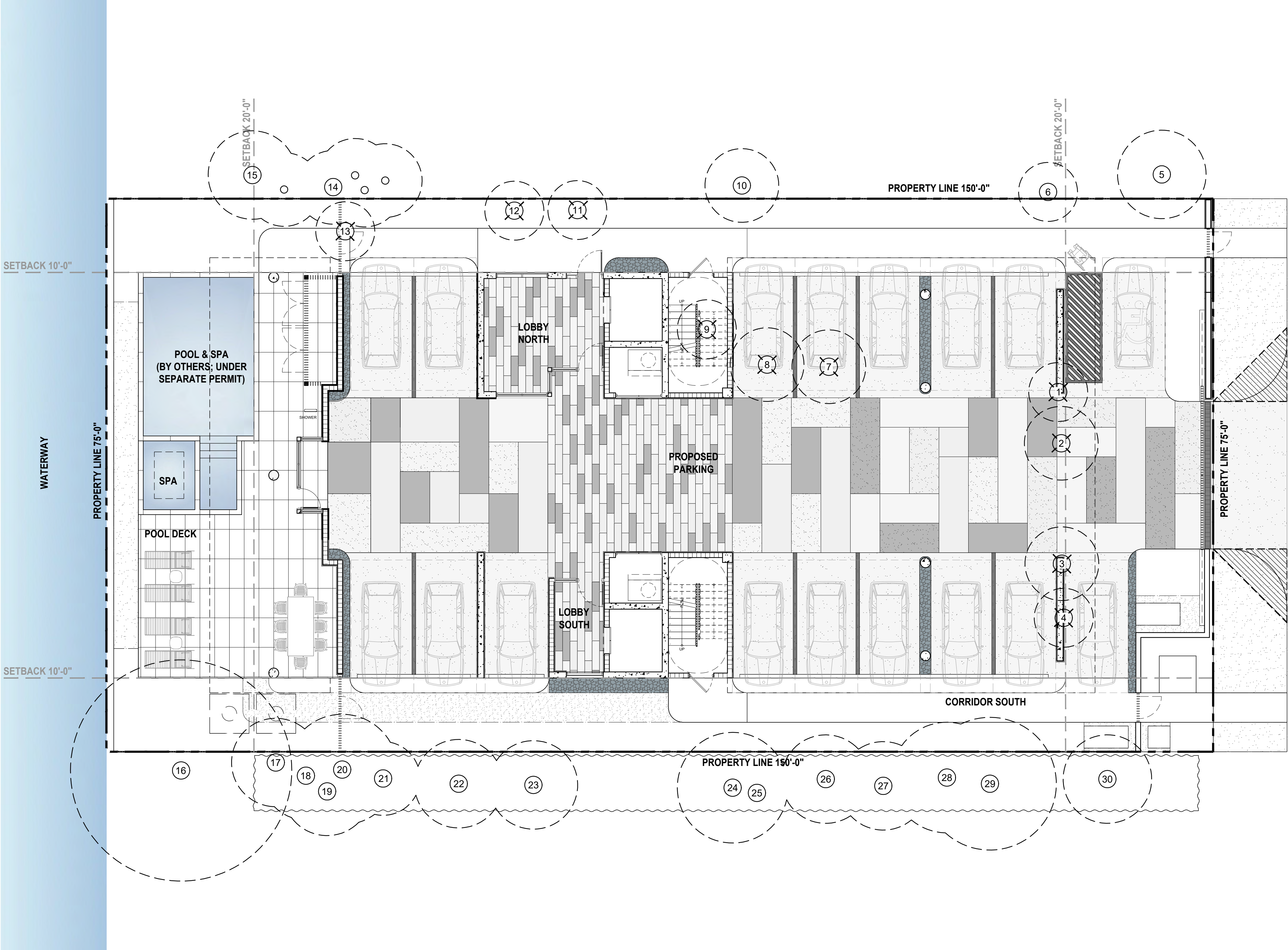
SHEET NO.  
**GI-100**



| EXISTING TREE DISPOSITION SCHEDULE (PROPERTY) |                 |                             |        |                   |             |             |         |           |             |                  |
|-----------------------------------------------|-----------------|-----------------------------|--------|-------------------|-------------|-------------|---------|-----------|-------------|------------------|
| TREE NUMBER                                   | COMMON NAME     | BOTANICAL NAME              | NATIVE | DIAMETER (INCHES) | HEIGHT (FT) | CANOPY (FT) | TRUNKS  | CONDITION | DISPOSITION | CANOPY LOSS (SF) |
| 1                                             | Pygmy Date Palm | <i>Phoenix roebelenii</i>   | No     | 5                 | 10          | 8           | Single  | Good      | Remove      | 50               |
| 2                                             | Christmas Palm  | <i>Adonidia merrillii</i>   | No     | 5,5,3             | 16          | 10          | Triple  | Good      | Remove      | 79               |
| 3                                             | Christmas Palm  | <i>Adonidia merrillii</i>   | No     | 5,5,3             | 16          | 10          | Triple  | Good      | Remove      | 79               |
| 4                                             | Pygmy Date Palm | <i>Phoenix roebelenii</i>   | No     | 5                 | 12          | 8           | Single  | Fair      | Remove      | 50               |
| 7                                             | Christmas Palm  | <i>Adonidia merrillii</i>   | No     | 5,3               | 16          | 10          | Double  | Good      | Remove      | 79               |
| 8                                             | Christmas Palm  | <i>Adonidia merrillii</i>   | No     | 5,5,5             | 12          | 10          | Triple  | Good      | Remove      | 79               |
| 9                                             | Alexander Palm  | <i>Ptychosperma elegans</i> | No     | 4                 | 22          | 8           | Single  | Fair      | Remove      | 50               |
| 11                                            | Alexander Palm  | <i>Ptychosperma elegans</i> | No     | 4 each            | 15          | 8           | Cluster | Good      | Remove      | 250              |
| 12                                            | Alexander Palm  | <i>Ptychosperma elegans</i> | No     | 4                 | 15          | 8           | Single  | Good      | Remove      | 50               |
| 13                                            | Alexander Palm  | <i>Ptychosperma elegans</i> | No     | 4                 | 18          | 8           | Single  | Fair      | Remove      | 50               |
| TOTAL CANOPY LOSS (SF)                        |                 |                             |        |                   |             |             |         |           |             | 816              |

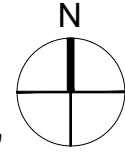
| EXISTING TREE DISPOSITION SCHEDULE (NEIGHBOR'S PROPERTY) |                   |                              |        |                   |             |             |         |           |             |                  |
|----------------------------------------------------------|-------------------|------------------------------|--------|-------------------|-------------|-------------|---------|-----------|-------------|------------------|
| TREE NUMBER                                              | COMMON NAME       | BOTANICAL NAME               | NATIVE | DIAMETER (INCHES) | HEIGHT (FT) | CANOPY (FT) | TRUNKS  | CONDITION | DISPOSITION | CANOPY LOSS (SF) |
| 5                                                        | Weeping Fig       | <i>Ficus benhamina</i>       | No     | 4,6,6             | 10          | 12          | Single  | Fair      | Remain      | -                |
| 6                                                        | Alexander Palm    | <i>Ptychosperma elegans</i>  | No     | 4,4               | 20          | 8           | Double  | Good      | Remain      | -                |
| 10                                                       | Christmas Palm    | <i>Adonidia merrillii</i>    | No     | 5                 | 12          | 10          | Single  | Good      | Remain      | -                |
| 14                                                       | Alexander Palm    | <i>Ptychosperma elegans</i>  | No     | 4 each            | 18          | 8           | Cluster | Good      | Remain      | -                |
| 15                                                       | Queen Palm        | <i>Syagrus romanzoffiana</i> | No     | 8                 | 25          | 12          | Single  | Fair      | Remain      | -                |
| 16                                                       | Royal Poinciana   | <i>Delonix regia</i>         | No     | 19                | 23          | 30          | Single  | Fair      | Remain      | -                |
| 17                                                       | Christmas Palm    | <i>Adonidia merrillii</i>    | No     | 6,6               | 25          | 12          | Double  | Fair      | Remain      | -                |
| 18                                                       | Sabal Palm        | <i>Sabal Palmetto</i>        | Yes    | 14                | 20          | 12          | Single  | Fair      | Remain      | -                |
| 19                                                       | Sabal Palm        | <i>Sabal Palmetto</i>        | Yes    | 10                | 16          | 12          | Single  | Fair      | Remain      | -                |
| 20                                                       | Washingtonia Palm | <i>Washingtonia robusta</i>  | No     | 13                | 35          | 15          | Single  | Fair      | Remain      | -                |
| 21                                                       | Christmas Palm    | <i>Adonidia merrillii</i>    | No     | 6                 | 18          | 10          | Single  | Fair      | Remain      | -                |
| 22                                                       | Foxtail Palm      | <i>Wodyetia bifurcata</i>    | No     | 8                 | 20          | 12          | Single  | Fair      | Remain      | -                |
| 23                                                       | Foxtail Palm      | <i>Wodyetia bifurcata</i>    | No     | 8                 | 16          | 12          | Single  | Fair      | Remain      | -                |
| 24                                                       | Sabal Palm        | <i>Sabal Palmetto</i>        | Yes    | 16                | 18          | 15          | Single  | Fair      | Remain      | -                |
| 25                                                       | Sabal Palm        | <i>Sabal Palmetto</i>        | Yes    | 14                | 8           | 6           | Single  | Fair      | Remain      | -                |
| 26                                                       | Foxtail Palm      | <i>Wodyetia bifurcata</i>    | No     | 7                 | 20          | 12          | Single  | Fair      | Remain      | -                |
| 27                                                       | Foxtail Palm      | <i>Wodyetia bifurcata</i>    | No     | 8                 | 16          | 12          | Single  | Fair      | Remain      | -                |
| 28                                                       | Sabal Palm        | <i>Sabal Palmetto</i>        | Yes    | 9                 | 18          | 15          | Single  | Good      | Remain      | -                |
| 29                                                       | Mahogany Tree     | <i>Swietenia mahagoni</i>    | Yes    | 11                | 35          | 18          | Single  | Fair      | Remain      | -                |
| 30                                                       | Foxtail Palm      | <i>Wodyetia bifurcata</i>    | No     | 8                 | 16          | 12          | Single  | Fair      | Remain      | -                |
| 31                                                       | Java Plum Hedge   | <i>Syzygium cumini</i>       | No     | 3 to 10           | 25          | 12          | Cluster | Good      | Remain      | -                |

| EXISTING TREE & PALM LEGEND |                            |
|-----------------------------|----------------------------|
|                             | = TREE OR PALM TO REMAIN   |
|                             | = TREE OR PALM TO RELOCATE |
|                             | = TREE OR PALM TO REMOVE   |



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

0 5' 10' 25' 50'



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PROJECT ADDRESS:

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DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
EXISTING TREE  
DISPOSITION PLAN  
AND SCHEDULE

SHEET NO.  
LR-100



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MEXICAN RIVER ROCK



ELONGATED CONCRETE PAVER 1'x4'



ELONGATED CONCRETE PAVER 1'x4'



CONCRETE-COLLABORATIVE TRAIL PAVERS



CONCRETE-COLLABORATIVE TRAIL PAVERS

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PROJECT NAME:  
PROJECT ADDRESS:

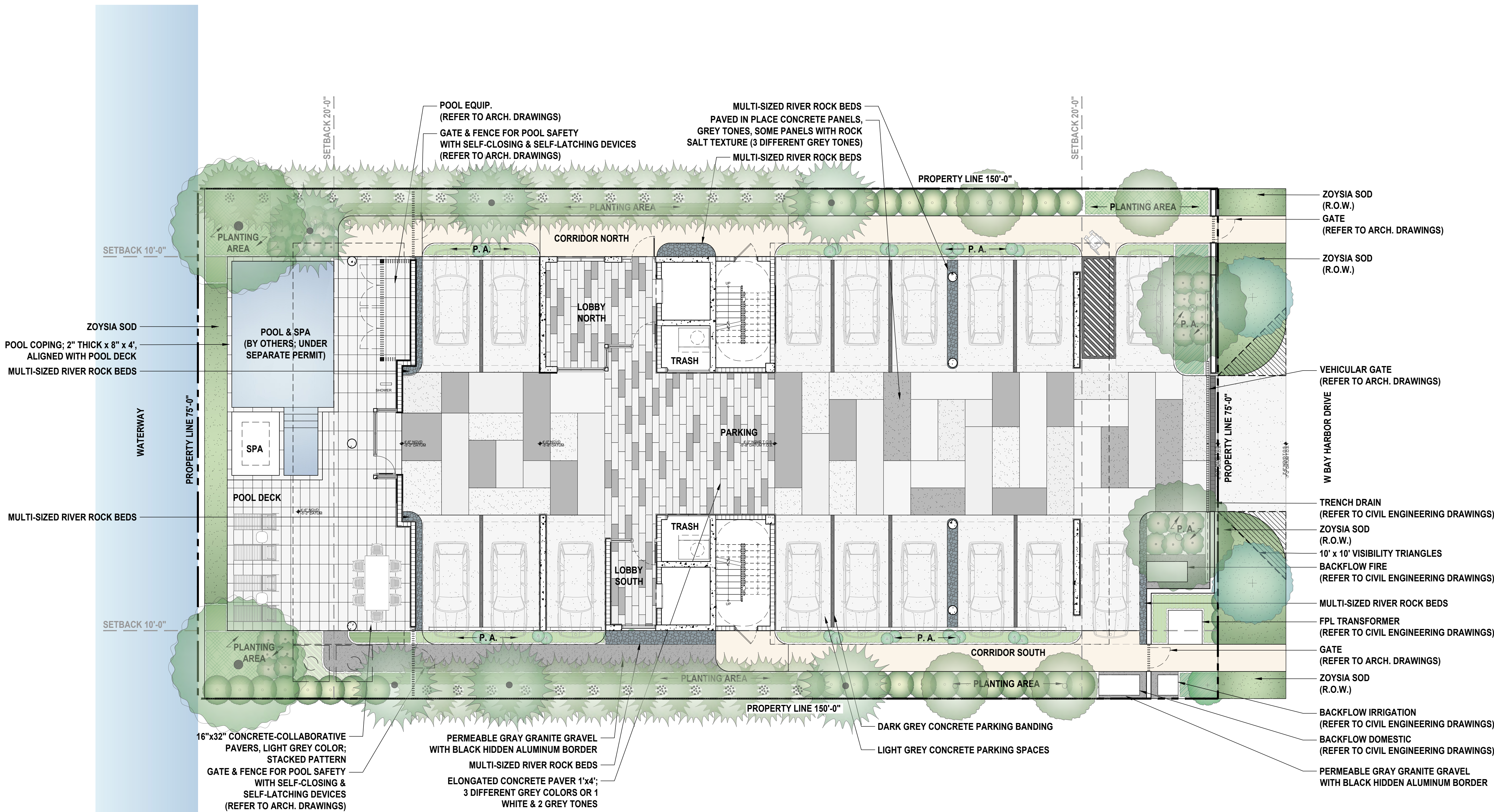
Revisions:  
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SEAL:

PROJECT NO:  
SCALE: 1/8" = 1'-0"  
DATE: 04/25/2022  
DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:

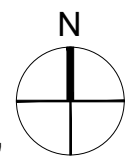
DRAWING TITLE:  
HARDSCAPE PLAN

SHEET NO.  
LH-100



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

0 5' 10' 25' 50'



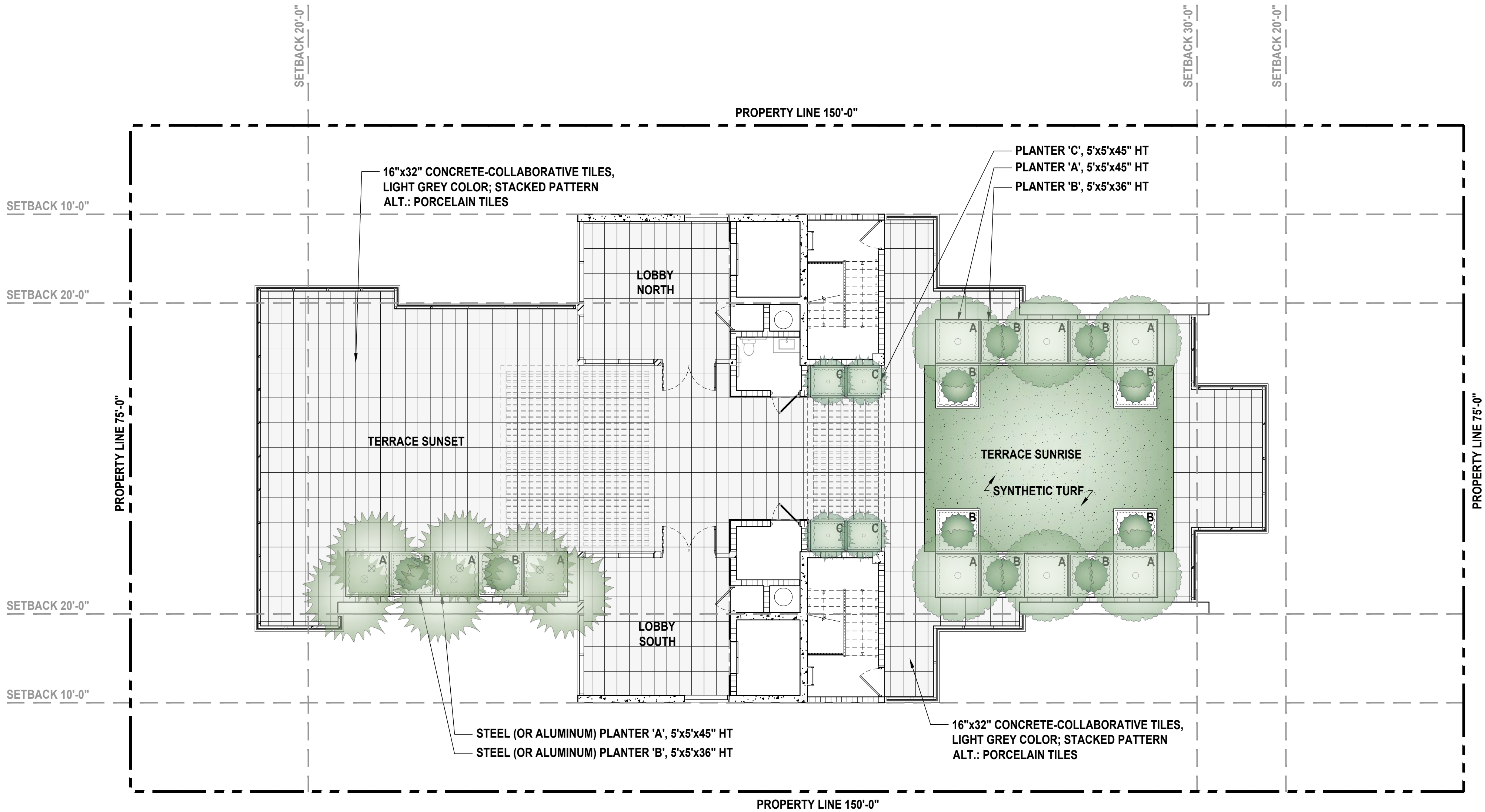




CONCRETE-COLLABORATIVE TILES

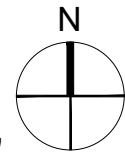


CONCRETE-COLLABORATIVE TILES



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

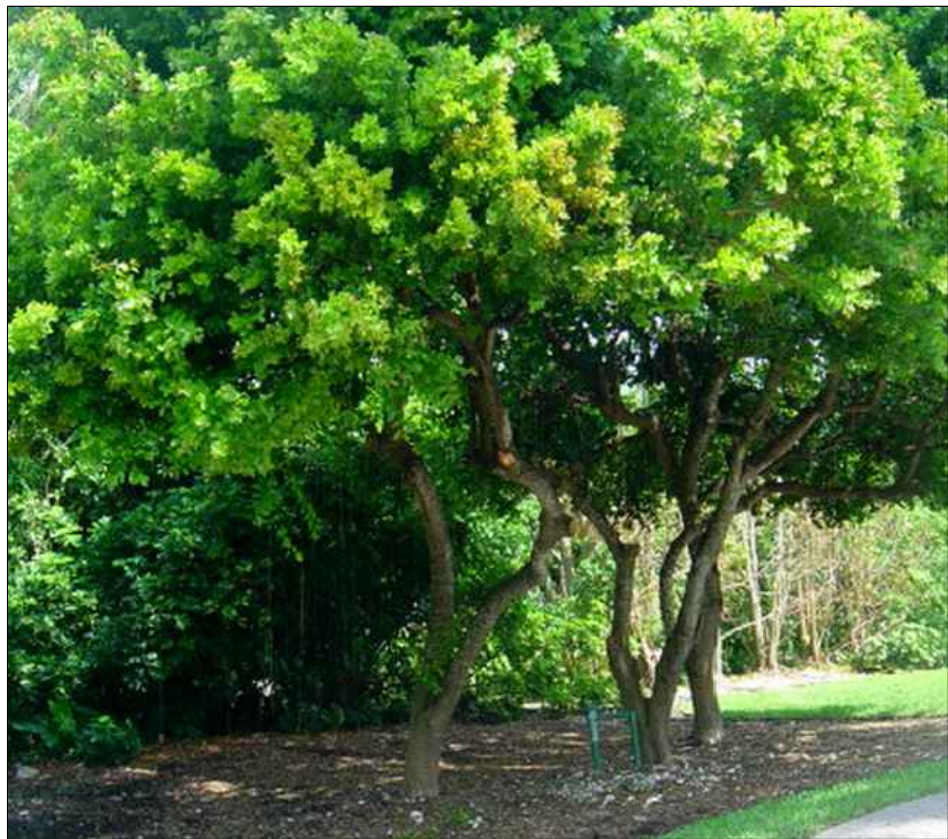
0 5' 10' 25' 50'







SEAGRAPE TREE (*COCCOLOBA UVIFERA*)



BLACK IRONWOOD (*KRUGIODENDRON FERREUM*)



SATINLEAF TREE (*CHRYSOPHYLLUM OLIVIFORME*)



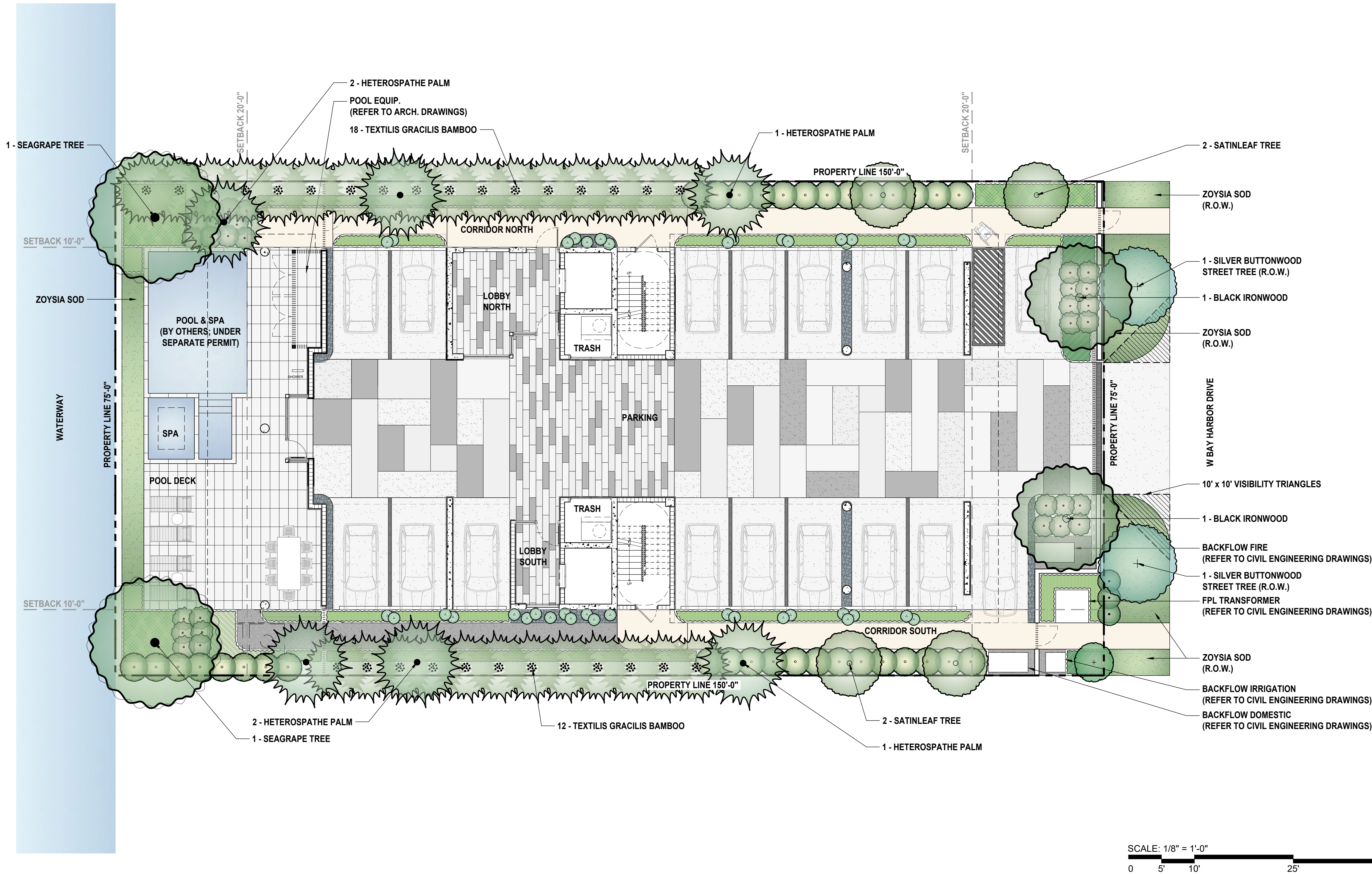
SILVER BUTTONWOOD TREE (*C. E. 'SERICEUS'*)



SAGISI PALM (*HETEROSPATHE ELATA*)



GRACEFUL BAMBOO  
(*BAMBUSA TEXTILIS 'GRACILIS'*)



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PROJECT ADDRESS:

Revisions:

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PROJECT NO:  
SCALE: 1/8" = 1'-0"  
DATE: 04/25/2022  
DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
**PLANTING PLAN  
CANOPY LEVEL**

SHEET NO.  
**LP-100**





WHALE FIN SNAKE PLANT  
(*DRACAENA MASONIANA*)



SPANISH STOPPER (*EUGENIA FOETIDA*)



BIG BLUE LIRIOPE (*LIRIOPE MUSCARI* 'BIG BLUE')



FAKAHATCHEE GRASS  
(*TRIPSACUM FLORIDANUM*)



PODOCARPUS HEDGE  
(*PODOCARPUS MACROPHYLLUS*)



FICUS GREEN ISLAND  
(*FICUS MICROCARPA* 'GREEN ISLAND')



BOSTON FERN (*NEPHROLEPSIS EXALTATA*)



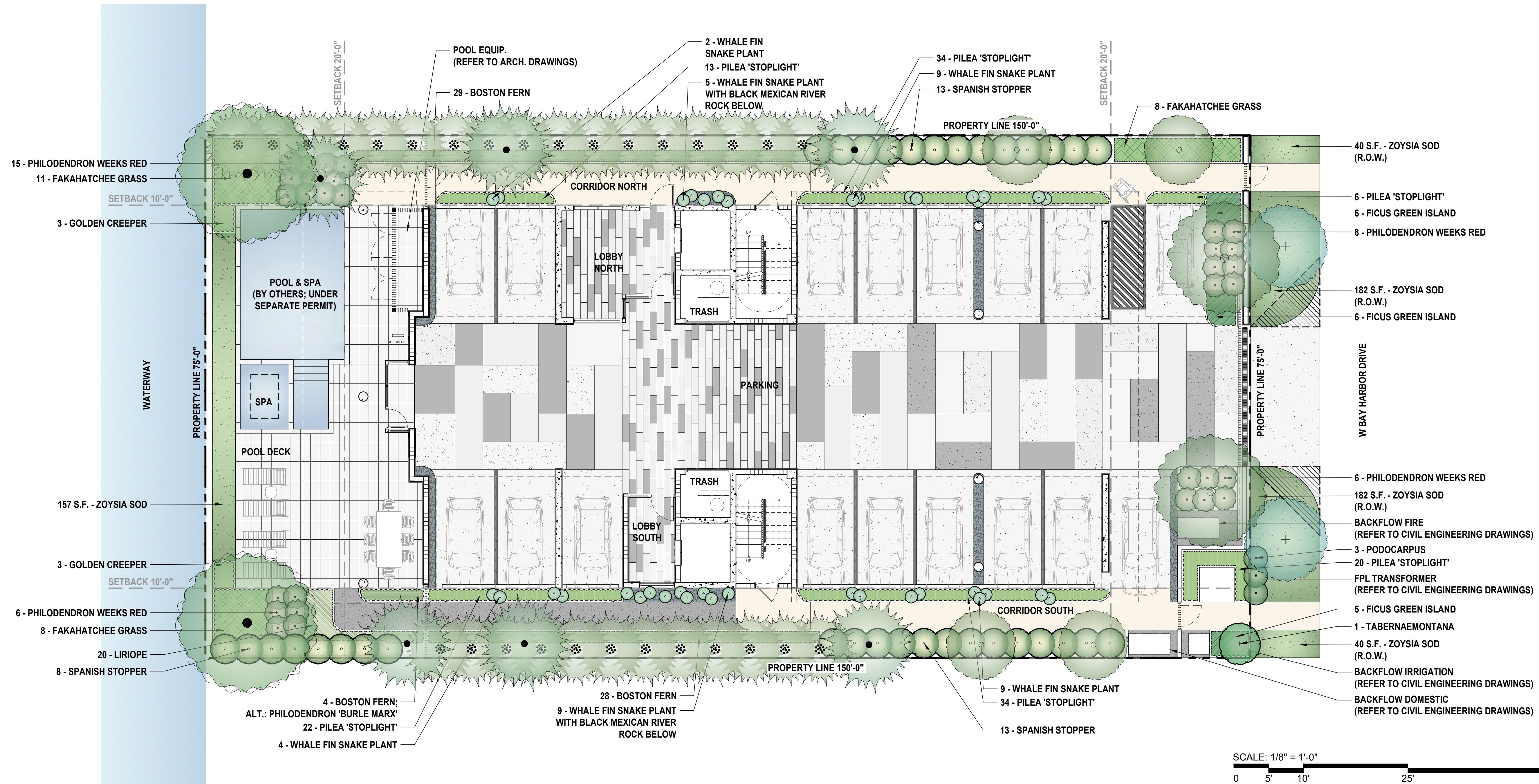
PHILODENDRON WEEKS RED  
(*PHILODENDRON* 'WEEKS RED' HYBRID)



STOPLIGHT PILEA  
(*PILEA SERPYLLACEA* 'STOPLIGHT')



GOLDEN CREEPER (*ERDONEA LITTORALIS*)







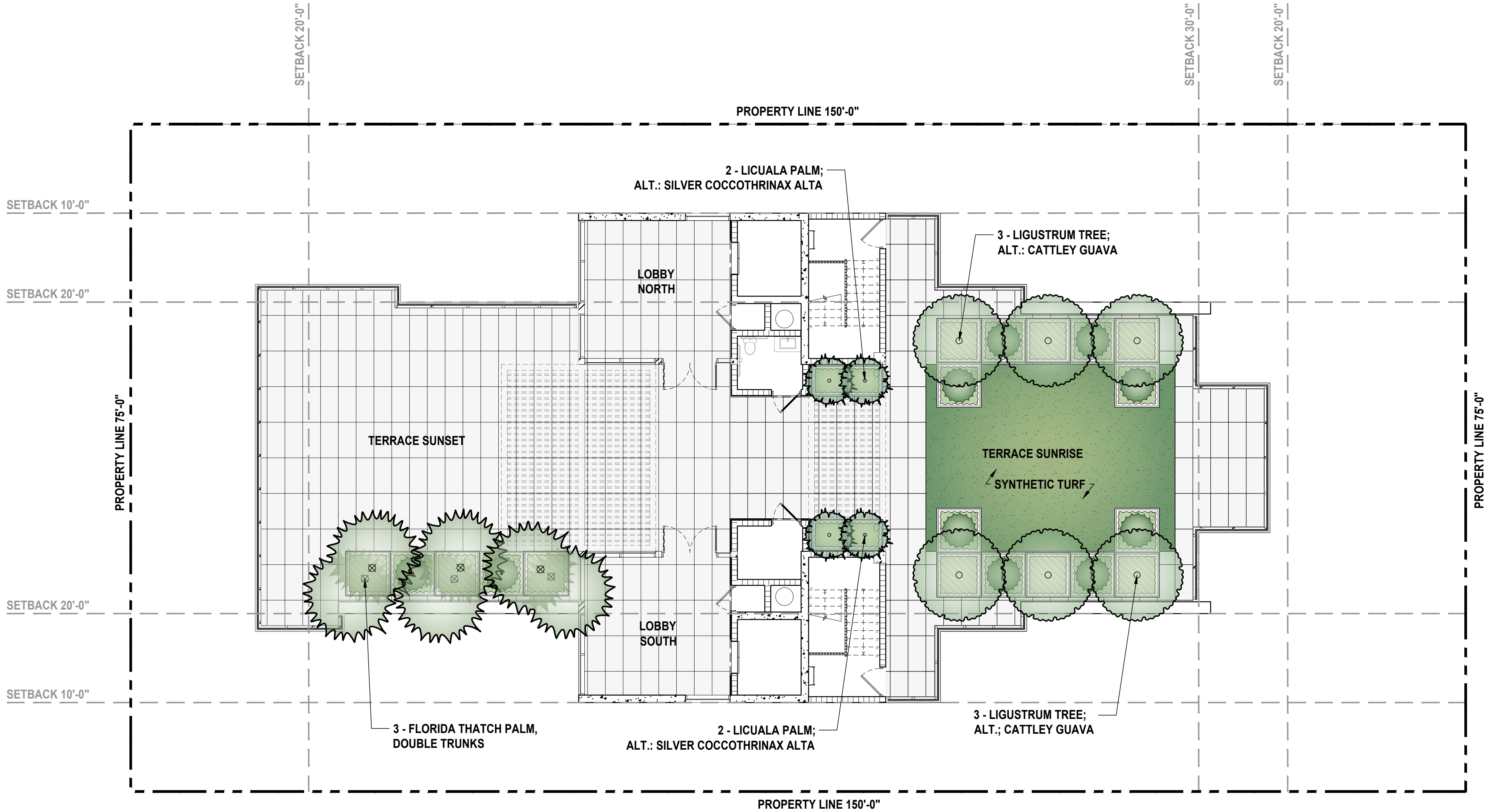
FLORIDA THATCH PALM (*THRINAX RADIATA*)



LICUALA PALM (*LICUALA GRANDIS*)

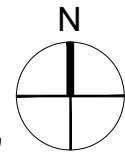


LIGUSTRUM TREE (*LIGUSTRUM JAPONICUM*)



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

0 5' 10' 25' 50'



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CONSULTANT:

DESIGN REVIEW COMMITTEE (DRC)

PROJECT NAME:  
**9700 RESIDENCES**  
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PROJECT ADDRESS:

Revisions:

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SEAL:

PROJECT NO:  
SCALE: 1/8" = 1'-0"  
DATE: 04/25/2022  
DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
**PLANTING CANOPY  
PLAN - ROOFTOP  
TERRACE**

SHEET NO.  
**LP-102**





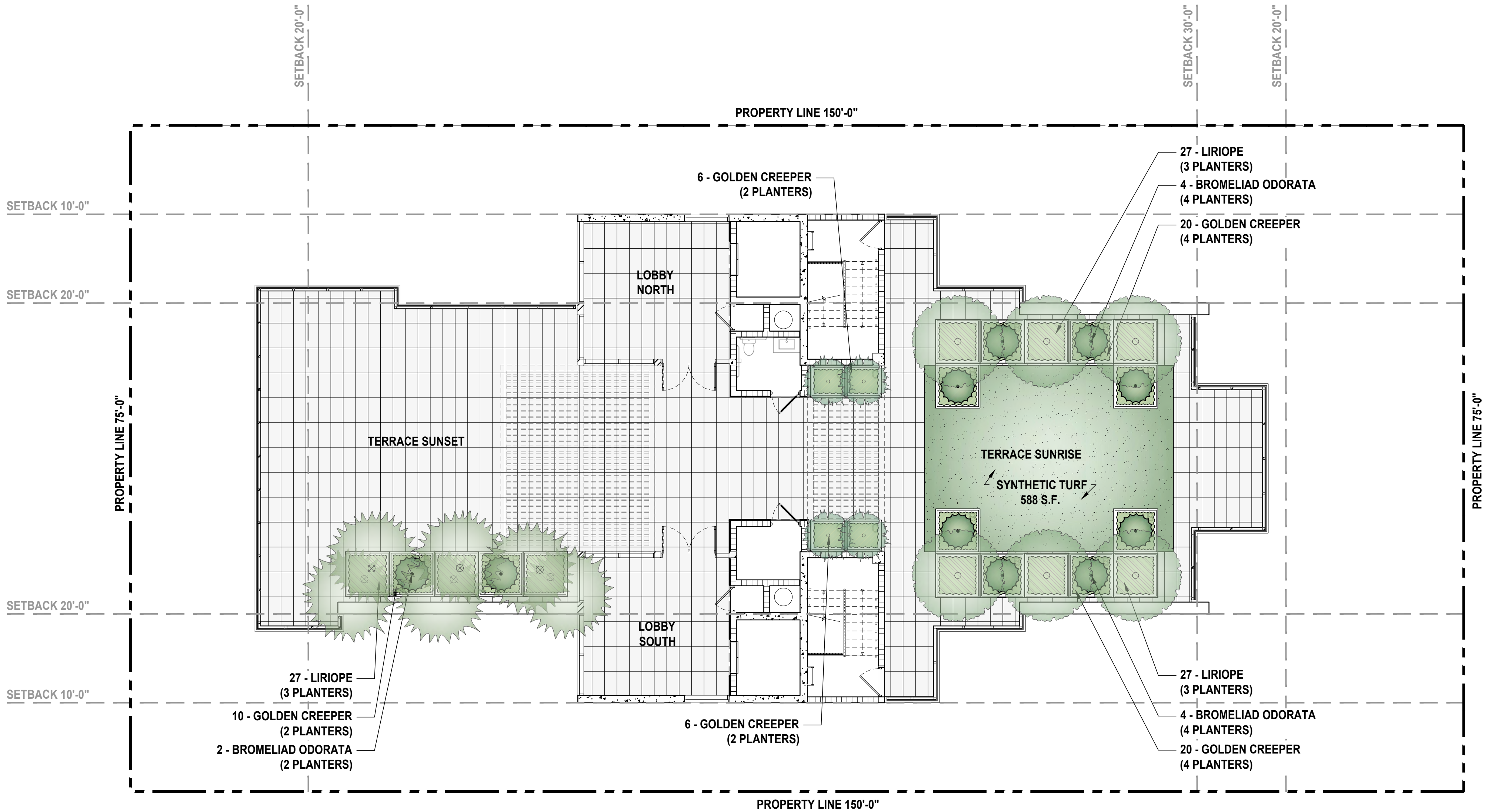
BROMELIAD ODORATA (*ALCANTAREA ODORATA*)



GOLDEN CREEPER (*ERDONEA LITTORALIS*)

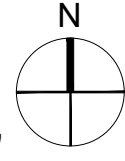


BIG BLUE LIRIOPE (*LIRIOPE MUSCARI 'BIG BLUE'*)



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

0 5' 10' 25' 50'



CONSULTANT:

DESIGN REVIEW COMMITTEE (DRC)  
**9700 RESIDENCES**  
9700 W BAY HARBOR DR,  
BAY HARBOR, FL 33154  
PROJECT NAME:  
PROJECT ADDRESS:

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| Revisions: |
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SEAL:

PROJECT NO:  
SCALE: 1/8" = 1'-0"  
DATE: 04/25/2022  
DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
**PLANTING CANOPY  
PLAN - ROOFTOP  
TERRACE**

SHEET NO.  
**LP-103**





CONSULTANT:

DESIGN REVIEW COMMITTEE (DRC)

PROJECT NAME:  
**9700 RESIDENCES**  
9700 W BAY HARBOR DR,  
BAY HARBOR, FL 33154  
PROJECT ADDRESS:

Revisions:

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SEAL:

PROJECT NO:  
SCALE: 1/8" = 1'-0"  
DATE: 04/25/2022  
DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:  
DRAWING TITLE:  
**SOUTH ELEVATION**

SHEET NO.  
**LP-200**



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PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:

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

DATE: 04/25/2022

DRAWN: C.P.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

**NORTH ELEVATION**

SHEET NO.

**LP-201**



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

0 5' 10' 25' 50'



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DESIGN REVIEW COMMITTEE (DRC)

PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:

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

DATE: 04/25/2022

DRAWN: C.P.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

**EAST & WEST  
ELEVATION**

SHEET NO.

**LP-202**



**EAST ELEVATION**



**WEST ELEVATION**

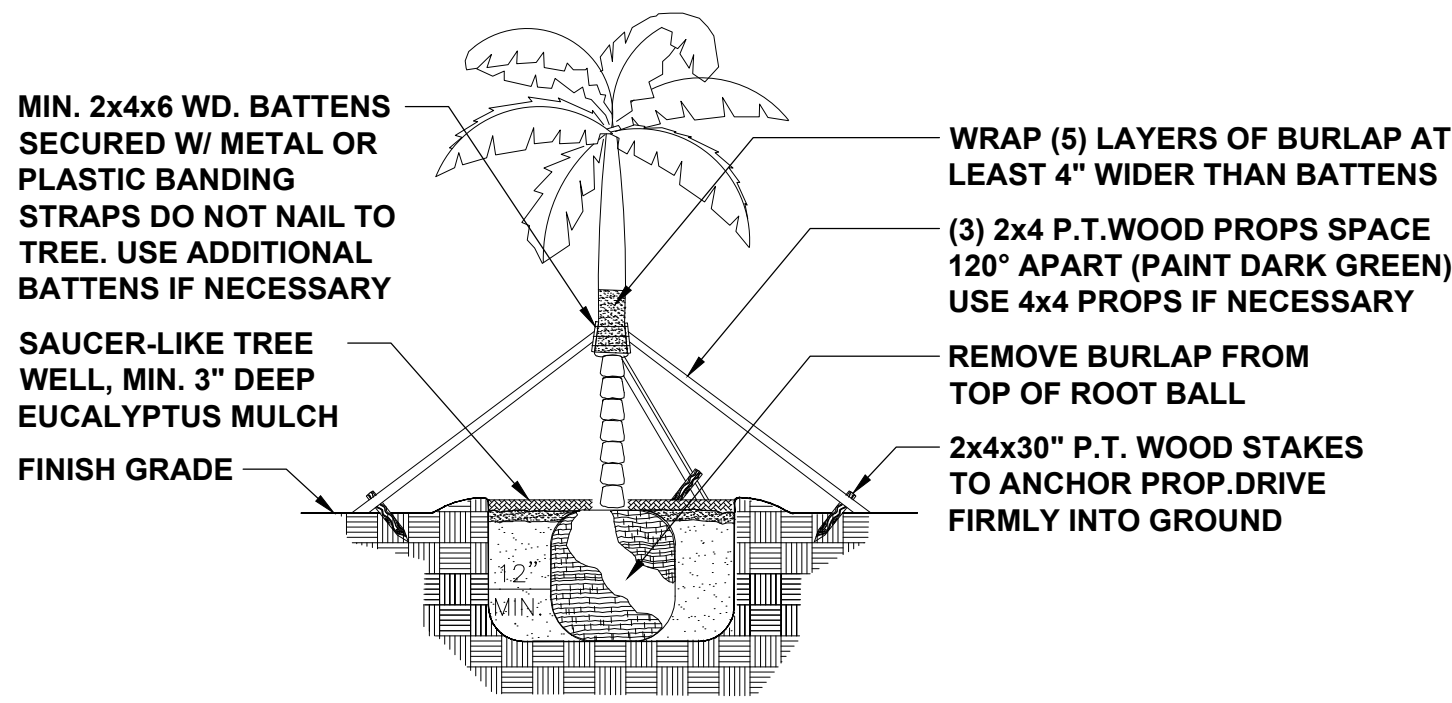
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0 5' 10' 25' 50'

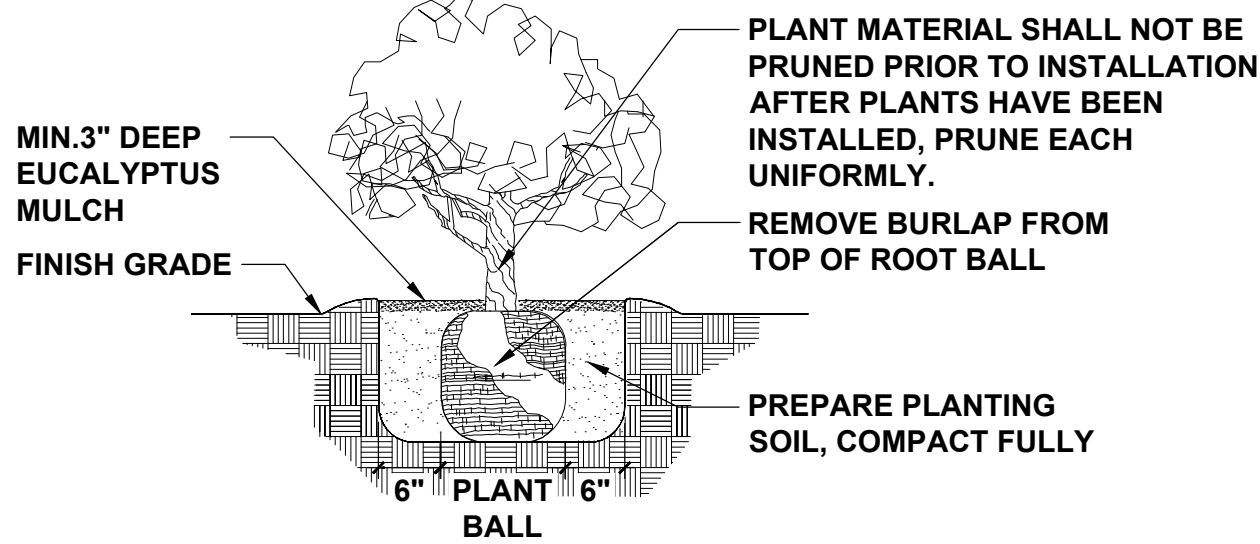






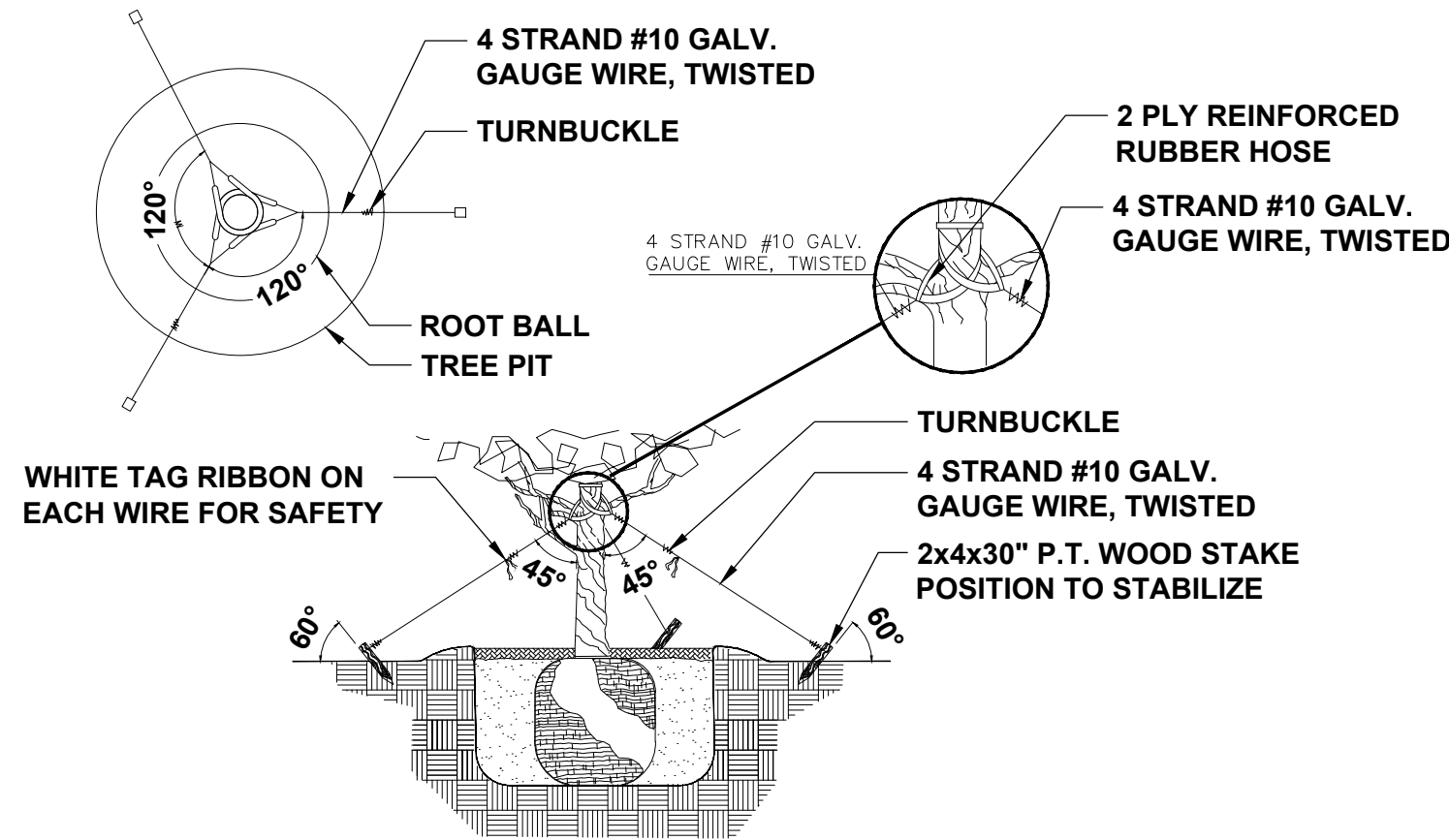
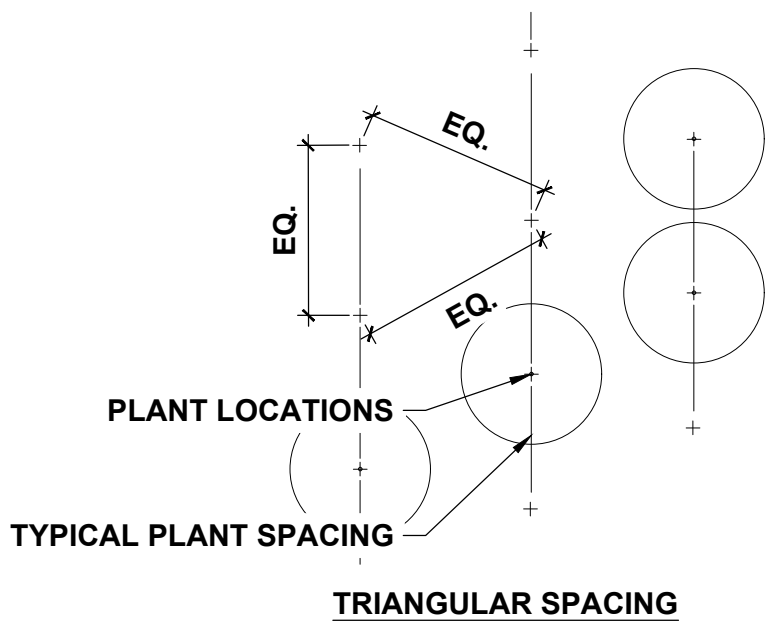
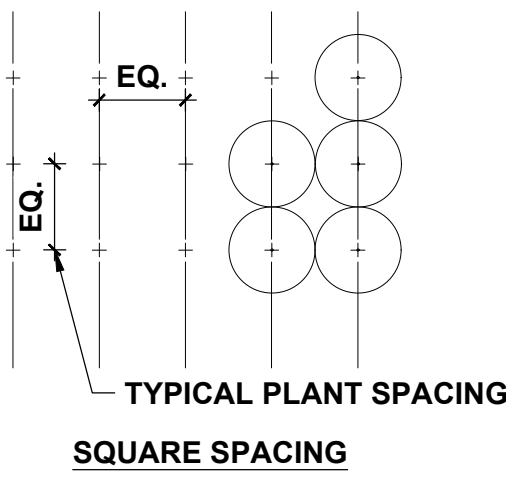


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

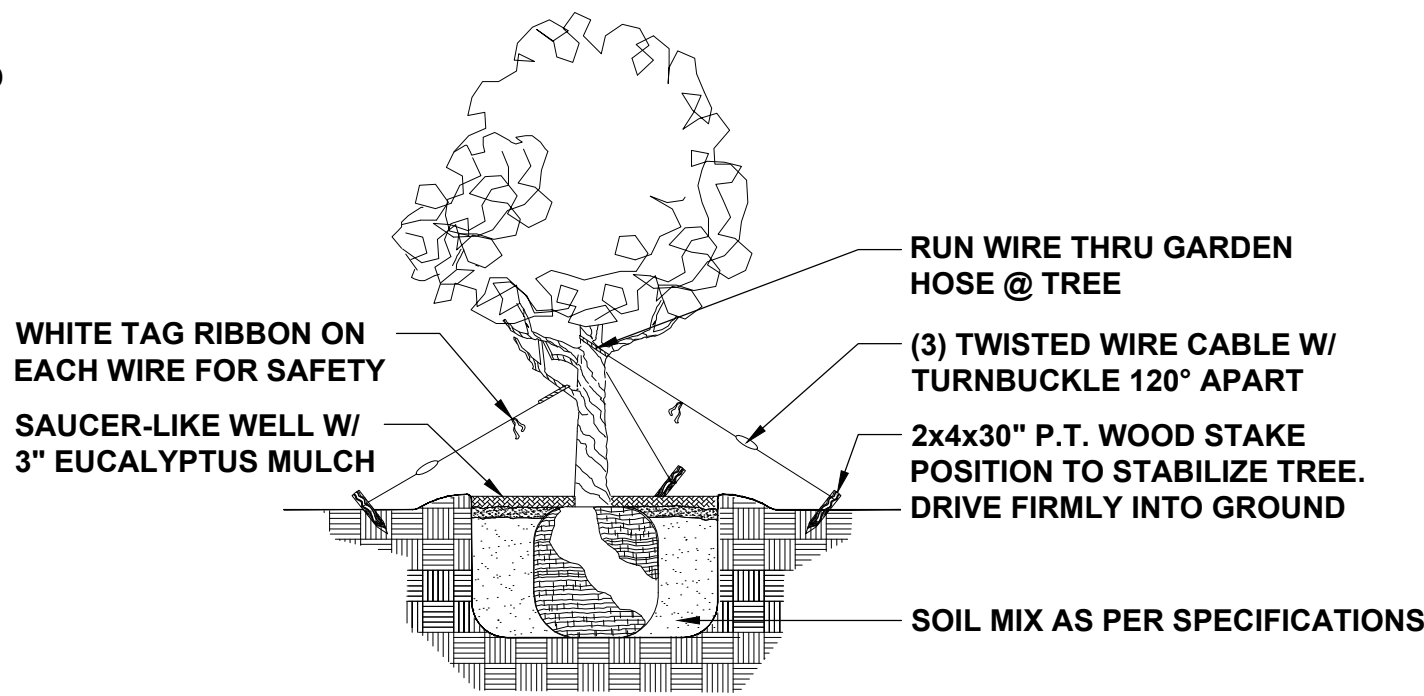


TYPICAL SHRUB PLANTING DETAIL

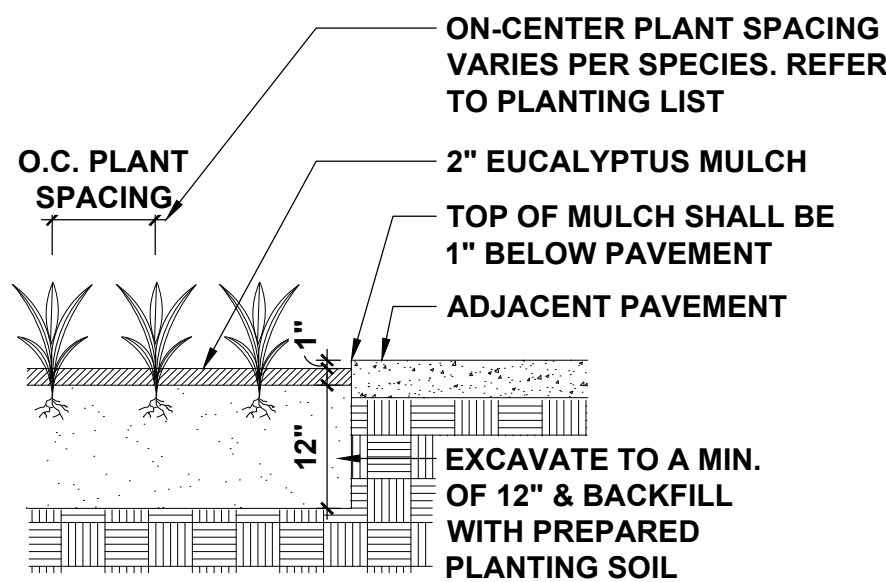
NOTE  
IN MOST CASES TRIANGULAR  
SPACING IS PREFERRED, USE  
SQUARE SPACING ONLY IN  
SMALL RECTILINEAR AREAS.



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
7. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

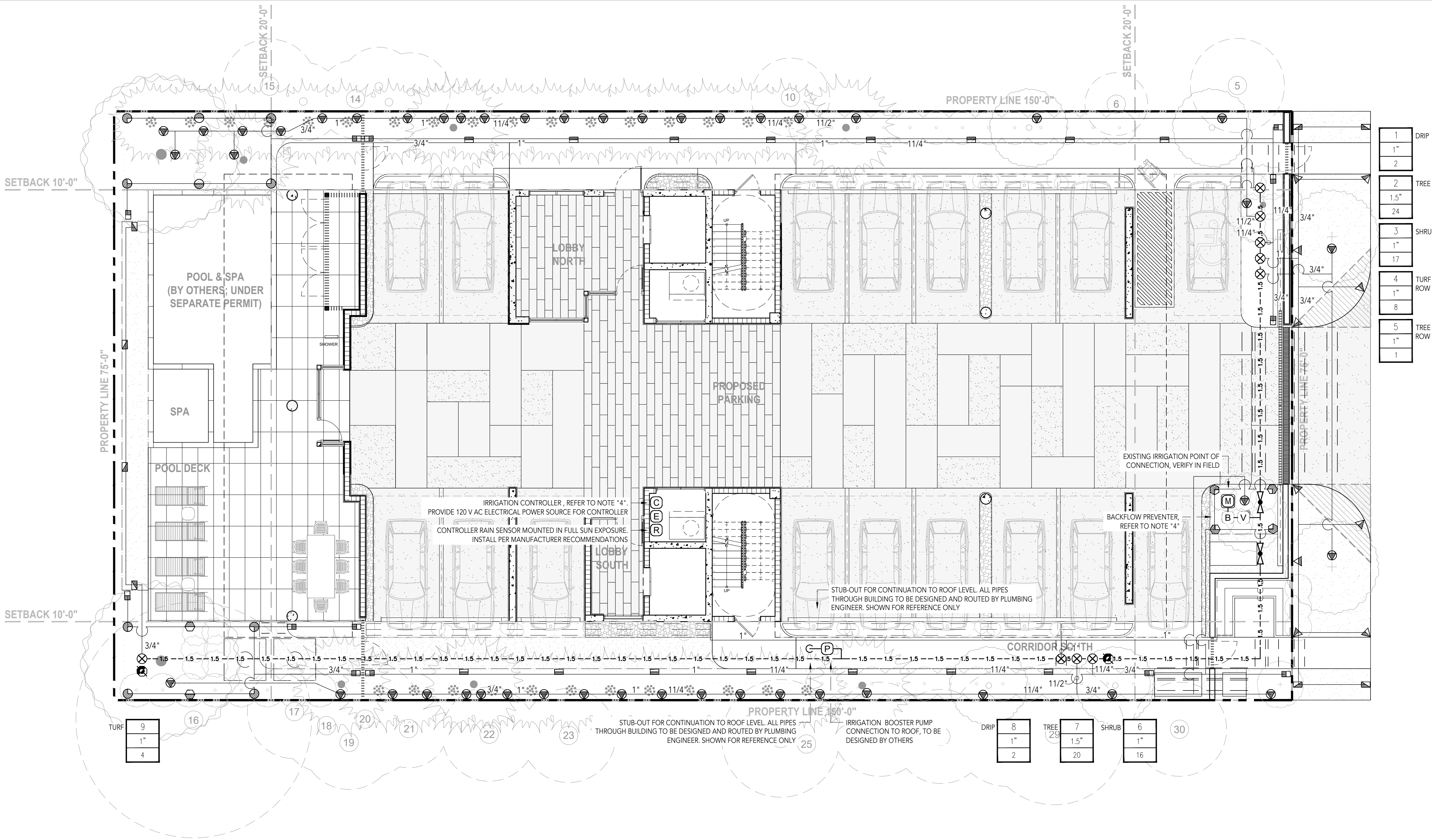
- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
  2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
  3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
  4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
  5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
  6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
  7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
  8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
  9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
  10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

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PROJECT NAME:  
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Revisions:  
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SCALE: 1/8" = 1'-0"  
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DRAWN: C.P.  
CHECKED: D.O.  
CADD FILE:  
DRAWING TITLE:  
PLANTING  
GENERAL NOTES  
SHEET NO.  
LP-301





IRRIGATION MATERIAL LEGEND

| SYMBOL<br>Q H | MANUFACTURER | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | FLOW RATE (GPM)  | PSI | RADIUS           |
|---------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----|------------------|
|               | RAIN BIRD    | RD-06-T-P30-F-NP 6" POP-UP HEAD WITH 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.45, 0.89, 1.78 | 30  | 10 FT            |
|               | RAIN BIRD    | RD-06-T-P30-F-NP 6" POP-UP HEAD WITH LCS/RCS/SS530 NOZZLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.21             | 30  | 4X30 FT          |
|               | RAIN BIRD    | RD-12-S-P30-F-NP 12" POP-UP HEAD WITH 8 SERIES HE-VAN ADJUSTABLE ARC NOZZLE                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.29, 0.59, 1.17 | 30  | 8 FT             |
|               | RAIN BIRD    | RD-12-S-P30-F-NP 12" POP-UP HEAD WITH 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.45, 0.89, 1.78 | 30  | 10 FT            |
|               | RAIN BIRD    | RD-12-S-P30-F-NP 12" POP-UP HEAD WITH LCS/RCS/SS530 NOZZLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.61, 1.21       | 30  | 4X15 FT, 4X30 FT |
|               | RAIN BIRD    | RD-06-S-P30-F-NP 6" POP-UP BUBBLER HEAD WITH A RAIN BIRD 5Q-B NOZZLE AND PCS-20 SCREEN, EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE PLACED ON OPPOSITE SIDES OF TREE                                                                                                                                                                                                                                                                                                                                                       | 0.50 EACH        | 30  | 2 FT             |
|               | RAIN BIRD    | XERI- BUBBLER UXB-360-SPYK, FULL CIRCLE UMBRELLA W/ 5" SPIKE, 2.2 FT RADIUS, 0.50 GPM @ 30 PSI                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |     |                  |
|               | NETAFIM      | TLHCVR6-12 SUBSURFACE DRIP TUBING WITH 0.53 GPH INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. EMITTERS SHALL BE PRESSURE COMPENSATING AND EQUIPPED WITH AN INTERNAL CHECK VALVE. USE TUBING IN SHRUB AND GROUND COVER AREAS JUST BELOW FINISHED SOIL GRADE AND AT A MAXIMUM TUBING SPACING OF 16" ON CENTER. INSTALL THE ROW ADJACENT TO PAVING OR CURB EDGE A MAXIMUM OF 4" OFF OF THE EDGE. INSTALL 6" GALVANIZED STEEL JUTE WIRE STAPLES A MAXIMUM OF FIVE FEET ON CENTER ALONG THE LENGTH OF THE TUBING. |                  |     |                  |
| NO SYMBOL     | HUNTER       | TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.                                                                                                                                                                                                                                                                                                                                                                                          |                  |     |                  |
| -----         | HUNTER       | PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.                                                                                                                                                                                                                                                                                                                                                                                            |                  |     |                  |
|               | NETAFIM      | AIR/VACUUM RELIEF VALVE (NETAFIM PART NO. 71000-016700). INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER. SEE PLANS FOR APPROXIMATE LOCATION AND QUANTITY OF ARV'S PER DRIP ZONE. USING AN AIR RELIEF LATERAL CONSTRUCTED OF "BLANK" TUBING, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S MAY BE REQUIRED PER DRIP TUBING ZONE. SEE PLANS. INSTALL INSIDE A 180MM ROUND VALVE BOX.                                                                             |                  |     |                  |
|               | P.O.C.       | EXISTING POTABLE SUB-METER, VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |     |                  |
|               | WILKINS      | 975XLS, 1-1/2" R/P BACKFLOW PREVENTION DEVICE WITH 1-1/2" WYE STRAINER                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |     |                  |
|               | HUNTER       | ICV-101G 1" NORMALLY CLOSED, PLASTIC MASTER CONTROL VALVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |     |                  |
|               | LASCO        | SLO-CLOSE SCH. 80 PVC TRUE-UNION BALL VALVE WITH SOLVENT WELD CONNECTIONS, LINE SIZE                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |     |                  |
|               | HUNTER       | HQ-33DLRC QUICK COUPLER VALVE, INSTALL WITHIN 10" ROUND VALVE BOX                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |     |                  |
|               | RAINBIRD     | PESB-R SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |     |                  |
|               | RAINBIRD     | PESB SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE W/ NETAFIM MANUAL DISC FILTER                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |     |                  |

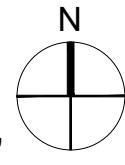
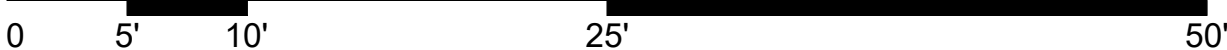
IRRIGATION MATERIAL LEGEND

| SYMBOL<br>Q H   | MANUFACTURER   | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | RAIN BIRD      | CONTROLLER SHALL BE A ESP-ME3 SERIES, 22-STATION BASE CONTROLLER WITH FLOW SMART MODULE. APPROXIMATELY 4'-6" ABOVE FINISH GRADE. COORDINATE FINAL LOCATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.                                                                                                                                                                                                      |
|                 | RAIN BIRD      | RSD-Bex SERIES RAIN SENSOR WITH METAL BRACKET, MOUNT TO TOP OF WALL IN FULL SUN EXPOSURE AND WIRE TO CONTROLLER                                                                                                                                                                                                                                                                                                                |
|                 | N/A            | 120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD                                                                                                                                                                                                                                                                                                                                            |
| -----           | AS APPROVED    | PVC PIPE 3/4" - 1-1/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE                                                                                                                                                                                                                                                                                                                                                                |
| ---1.5---1.5--- | AS APPROVED    | PVC PIPE 1-1/2" SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE, ALL FITTINGS SHALL RECEIVE THRUST BLOCKING                                                                                                                                                                                                                                                                                                                  |
| --- ---         | AS APPROVED    | PVC PIPE SCH. 40 AS SLEEVING, 2 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED<br>PLACE BELOW ALL PAVING, HARDSCAPE ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.                                                                                                                                                                                                                                              |
| NO SYMBOL       | LASCO          | ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE WITH MOLDED THREADS.                                                                            |
| NO SYMBOL       | PAIGE ELECTRIC | P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)                                                                                                                                                                                                                                                                                                          |
| NO SYMBOL       | GPH IRRIGATION | GDBRY6 DIRECT BURIAL WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS                                                                                                                                                                                                                                                                                                                                               |
| NO SYMBOL       | RAIN BIRD      | VB SERIES VALVE BOXES. BLACK BOXES AND BLACK LIDS WITH PENTA HEAD BOLT, WASHER AND CLIP                                                                                                                                                                                                                                                                                                                                        |
|                 |                | DESCRIPTION (BLACK BOXES AND BLACK LIDS)<br>7" ROUND BOXES VB-7RND (BOX) AND VB-7RNDBLK (LID)<br>10" ROUND BOXES VB-10RND (BOX) AND VB-10RNDBLK (LID)<br>STANDARD RECTANGULAR BOXES VB-STDB (BOX) AND VB-STDBLK (LID)<br>JUMBO RECTANGULAR BOXES VB-JMBB (BOX) AND VB-JMBBLK (LID)                                                                                                                                             |
|                 |                | VALVE CALLOUT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                           |
|                 |                | CONTROLLER LETTER AND STATION NUMBER                                                                                                                                                                                                                                                                                                                                                                                           |
|                 |                | VALVE SIZE IN INCHES                                                                                                                                                                                                                                                                                                                                                                                                           |
|                 |                | FLOW RATE IN G.P.M.                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 |                | NOTE:<br>A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SPWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD. |

IRRIGATION NOTE:

1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.
2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 16-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.
6. LATERAL LINE AND MAINLINE PIPING WITHIN BUILDING SHALL BE TYPE B COPPER AND IS SHOWN FOR CLARITY ONLY, ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH THE BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

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



9700 RESIDENCES

9700 W BAY HARBOR DR,  
BAY HARBOR, FL 33154

DESIGN REVIEW COMMITTEE (DRC)

PROJECT NAME:

Revisions:

SEAL:

PROJECT NO:

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

DATE: 04/25/2022

DRAWN: J.S.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

IRRIGATION PLAN -  
GROUND LEVEL

SHEET NO.

IR-100

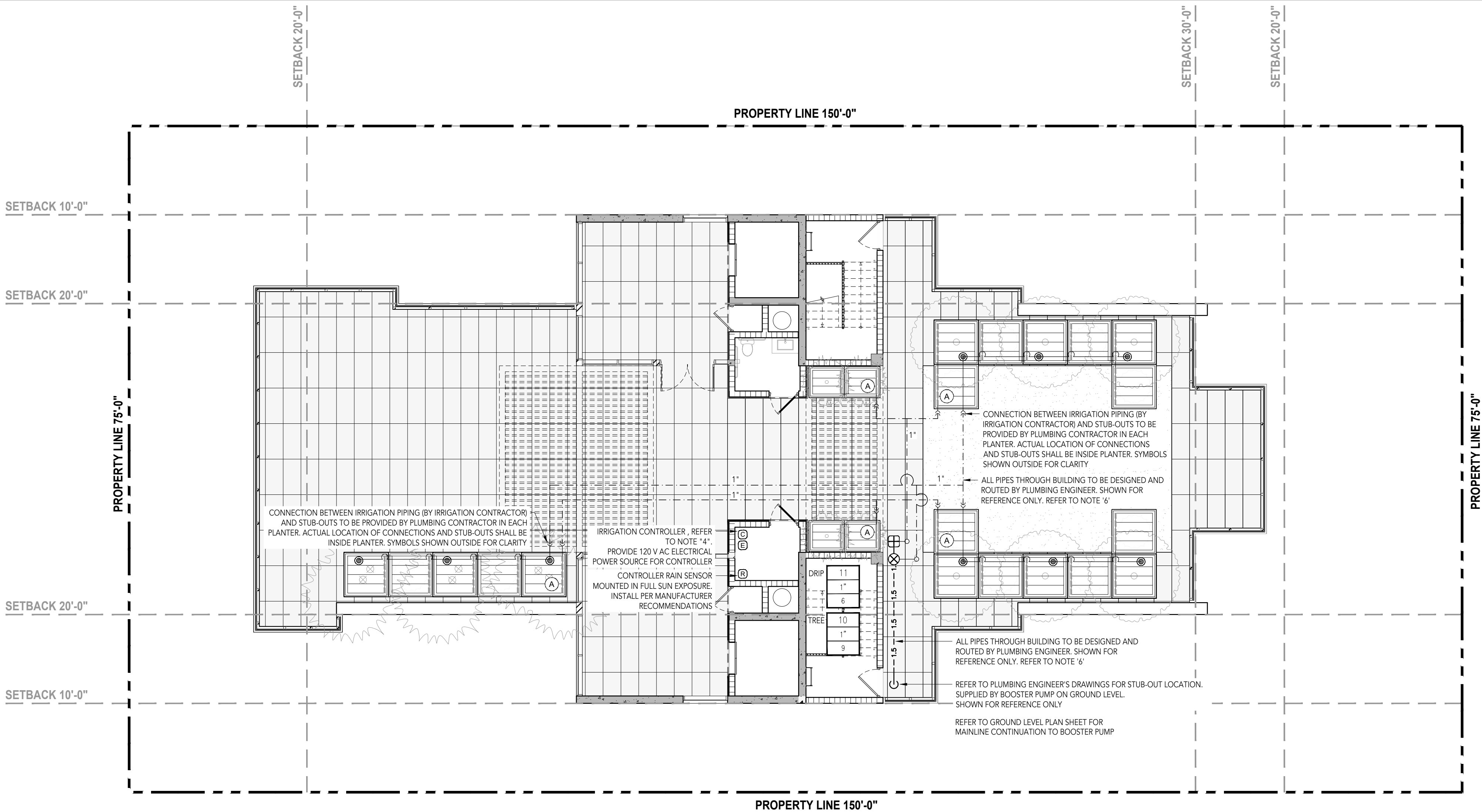
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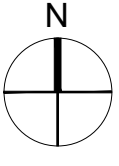
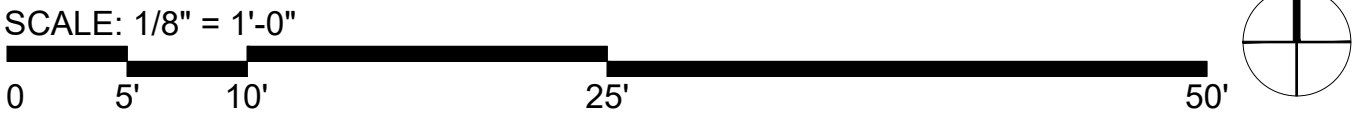
IRRIGATION MATERIAL LEGEND

| SYMBOL<br>Q H | MANUFACTURER | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | FLOW RATE (GPM)  | PSI | RADIUS           |
|---------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----|------------------|
|               | RAIN BIRD    | RD-06-T-P30-F-NP 6" POP-UP HEAD WITH 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.45, 0.89, 1.78 | 30  | 10 FT            |
|               | RAIN BIRD    | RD-06-T-P30-F-NP 6" POP-UP HEAD WITH LCS/RCS/SS530 NOZZLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.21             | 30  | 4X30 FT          |
|               | RAIN BIRD    | RD-12-S-P30-F-NP 12" POP-UP HEAD WITH 8 SERIES HE-VAN ADJUSTABLE ARC NOZZLE                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.29, 0.59, 1.17 | 30  | 8 FT             |
|               | RAIN BIRD    | RD-12-S-P30-F-NP 12" POP-UP HEAD WITH 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.45, 0.89, 1.78 | 30  | 10 FT            |
|               | RAIN BIRD    | RD-12-S-P30-F-NP 12" POP-UP HEAD WITH LCS/RCS/SS530 NOZZLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.61, 1.21       | 30  | 4X15 FT, 4X30 FT |
|               | RAIN BIRD    | RD-06-S-P30-F-NP 6" POP-UP BUBBLER HEAD WITH A RAIN BIRD 5Q-B NOZZLE AND PCS-20 SCREEN, EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE PLACED ON OPPOSITE SIDES OF TREE                                                                                                                                                                                                                                                                                                                                                       | 0.50 EACH        | 30  | 2 FT             |
|               | RAIN BIRD    | XERI- BUBBLER UXB-360-SPYK, FULL CIRCLE UMBRELLA W/ 5" SPIKE, 2.2 FT RADIUS, 0.50 GPM @ 30 PSI                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |     |                  |
|               | NETAFIM      | TLHCVR6-12 SUBSURFACE DRIP TUBING WITH 0.53 GPH INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. EMITTERS SHALL BE PRESSURE COMPENSATING AND EQUIPPED WITH AN INTERNAL CHECK VALVE. USE TUBING IN SHRUB AND GROUND COVER AREAS JUST BELOW FINISHED SOIL GRADE AND AT A MAXIMUM TUBING SPACING OF 16" ON CENTER. INSTALL THE ROW ADJACENT TO PAVING OR CURB EDGE A MAXIMUM OF 4" OFF OF THE EDGE. INSTALL 6" GALVANIZED STEEL JUTE WIRE STAPLES A MAXIMUM OF FIVE FEET ON CENTER ALONG THE LENGTH OF THE TUBING. |                  |     |                  |
| NO SYMBOL     | HUNTER       | TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.                                                                                                                                                                                                                                                                                                                                                                                          |                  |     |                  |
| -----         | HUNTER       | PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.                                                                                                                                                                                                                                                                                                                                                                                            |                  |     |                  |
| (A)           | NETAFIM      | AIR/VACUUM RELIEF VALVE (NETAFIM PART NO. 71000-016700). INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER. SEE PLANS FOR APPROXIMATE LOCATION AND QUANTITY OF ARV'S PER DRIP ZONE. USING AN AIR RELIEF LATERAL CONSTRUCTED OF "BLANK" TUBING, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S MAY BE REQUIRED PER DRIP TUBING ZONE, SEE PLANS. INSTALL INSIDE A 180MM ROUND VALVE BOX.                                                                             |                  |     |                  |
| (M)           | P.O.C.       | EXISTING POTABLE SUB-METER, VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |     |                  |
| (B)           | WILKINS      | 975XLS, 1-1/2" R/P BACKFLOW PREVENTION DEVICE WITH 1-1/2" WYE STRAINER                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |     |                  |
| (V)           | HUNTER       | ICV-101G 1" NORMALLY CLOSED, PLASTIC MASTER CONTROL VALVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |     |                  |
|               | LASCO        | SLO-CLOSE SCH. 80 PVC TRUE-UNION BALL VALVE WITH SOLVENT WELD CONNECTIONS, LINE SIZE                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |     |                  |
|               | HUNTER       | HQ-33DLRC QUICK COUPLER VALVE, INSTALL WITHIN 10" ROUND VALVE BOX                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |     |                  |
|               | RAINBIRD     | PESB-R SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |     |                  |
|               | RAINBIRD     | PESB SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE W/ NETAFIM MANUAL DISC FILTER                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |     |                  |

IRRIGATION MATERIAL LEGEND

| SYMBOL<br>Q H | MANUFACTURER   | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (C)           | RAIN BIRD      | CONTROLLER SHALL BE A ESP-ME3 SERIES, 22-STATION BASE CONTROLLER WITH FLOW SMART MODULE. APPROXIMATELY 4'-6" ABOVE FINISH GRADE. COORDINATE FINAL LOCATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.                                                                                                                                                                                                      |
| (R)           | RAIN BIRD      | RSD-Bex SERIES RAIN SENSOR WITH METAL BRACKET, MOUNT TO TOP OF WALL IN FULL SUN EXPOSURE AND WIRE TO CONTROLLER                                                                                                                                                                                                                                                                                                                |
| (E)           | N/A            | 120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD                                                                                                                                                                                                                                                                                                                                            |
| ---           | AS APPROVED    | PVC PIPE 3/4" - 1-1/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE                                                                                                                                                                                                                                                                                                                                                                |
| --1.5--1.5--  | AS APPROVED    | PVC PIPE 1-1/2" SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE, ALL FITTINGS SHALL RECEIVE THRUST BLOCKING                                                                                                                                                                                                                                                                                                                  |
| ---           | AS APPROVED    | PVC PIPE SCH. 40 AS SLEEVING, 2 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED<br>PLACE BELOW ALL PAVING, HARDSCAPE ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.                                                                                                                                                                                                                                              |
| NO SYMBOL     | LASCO          | ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE WITH MOLDED THREADS.                                                                            |
| NO SYMBOL     | PAIGE ELECTRIC | P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)                                                                                                                                                                                                                                                                                                          |
| NO SYMBOL     | GPH IRRIGATION | GDBRY6 DIRECT BURIAL WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS                                                                                                                                                                                                                                                                                                                                               |
| NO SYMBOL     | RAIN BIRD      | VB SERIES VALVE BOXES. BLACK BOXES AND BLACK LIDS WITH PENTA HEAD BOLT, WASHER AND CLIP                                                                                                                                                                                                                                                                                                                                        |
|               |                | DESCRIPTION (BLACK BOXES AND BLACK LIDS)<br>7" ROUND BOXES VB-7RND (BOX) AND VB-7RNDBLK (LID)<br>10" ROUND BOXES VB-10RND (BOX) AND VB-10RNDBLK (LID)<br>STANDARD RECTANGULAR BOXES VB-STDB (BOX) AND VB-STDBLK (LID)<br>JUMBO RECTANGULAR BOXES VB-JMBB (BOX) AND VB-JMBBLK (LID)                                                                                                                                             |
|               |                | VALVE CALLOUT LEGEND<br>CONTROLLER LETTER AND STATION NUMBER<br>VALVE SIZE IN INCHES<br>FLOW RATE IN G.P.M.                                                                                                                                                                                                                                                                                                                    |
|               |                | NOTE:<br>A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SPFMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD. |

- IRRIGATION NOTE:
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david o.

landscape  
architecture

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RLA #666969

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CONSULTANT:

DESIGN REVIEW COMMITTEE (DRC)

9700 RESIDENCES

9700 W BAY HARBOR DR,  
BAY HARBOR, FL 33154

PROJECT NAME:  
PROJECT ADDRESS:

Revisions:

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SEAL:

PROJECT NO:  
SCALE: 1/8" = 1'-0"  
DATE: 04/25/2022  
DRAWN: J.S.  
CHECKED: D.O.  
CADD FILE:  
DRAWING TITLE:  
IRRIGATION PLAN - ROOFTOP  
SHEET NO.  
IR-101

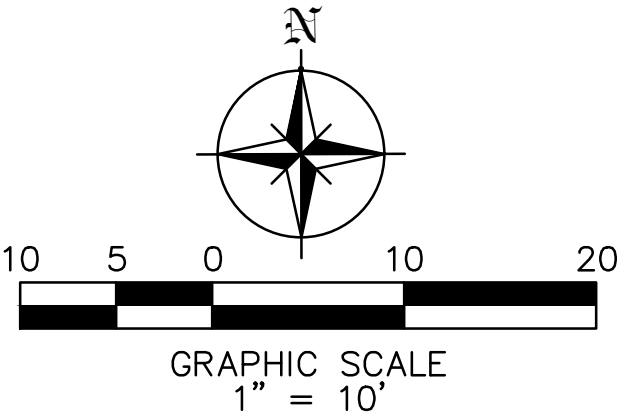
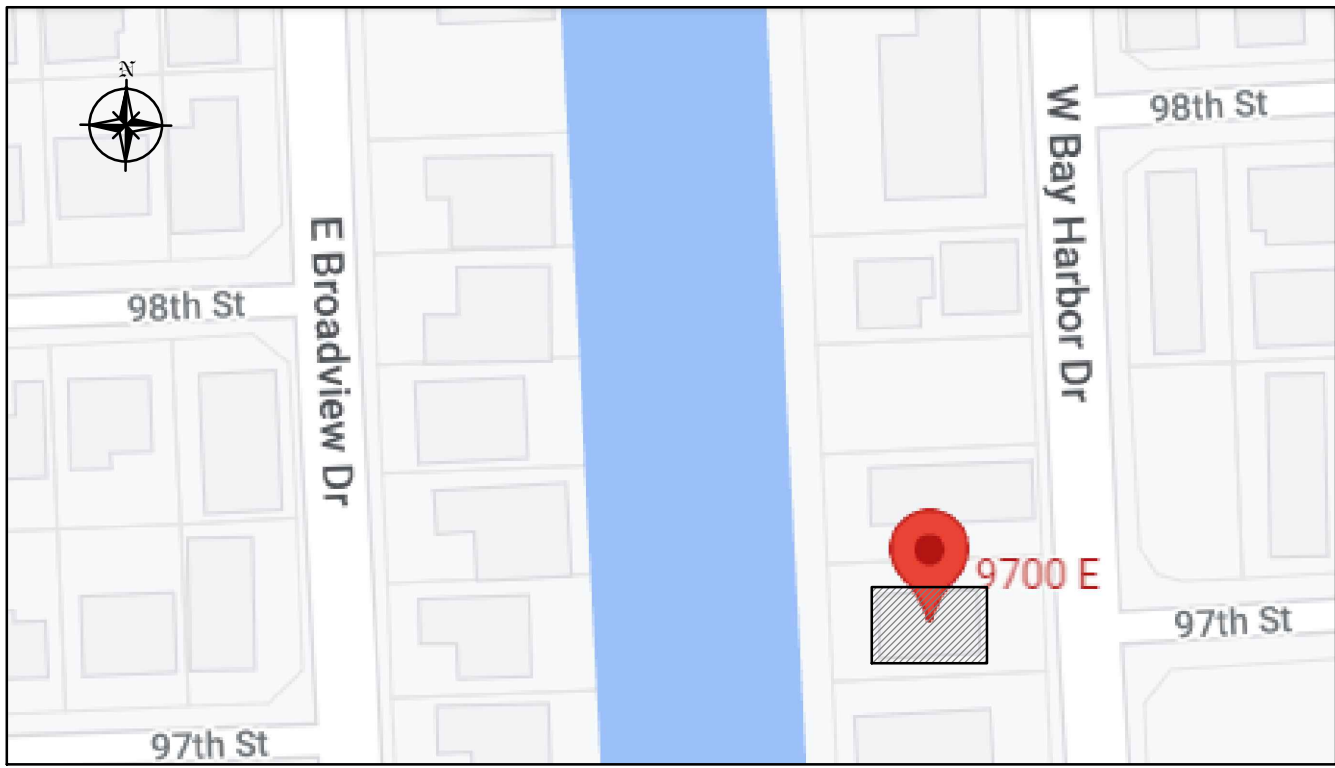
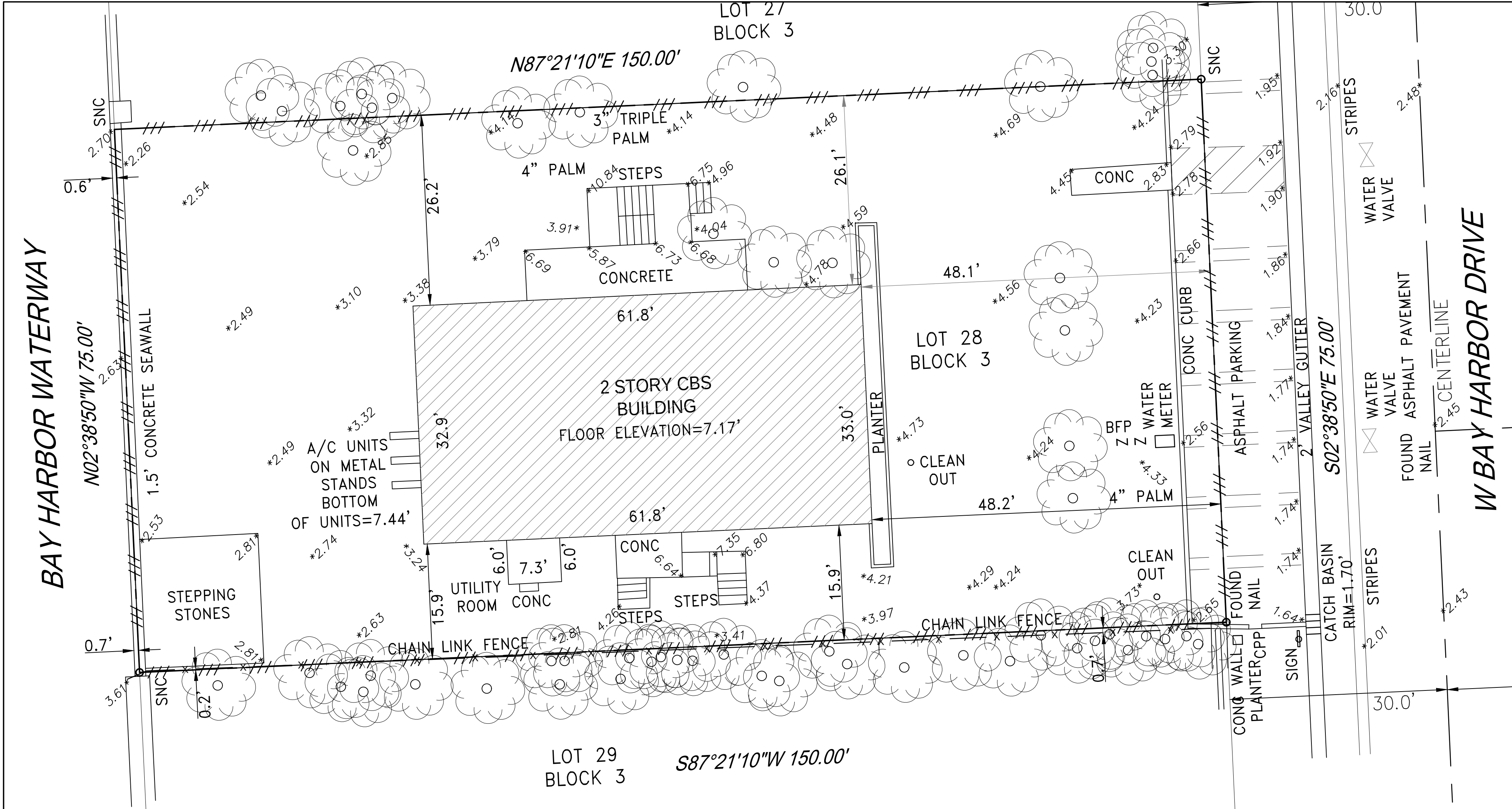












GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDED f BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

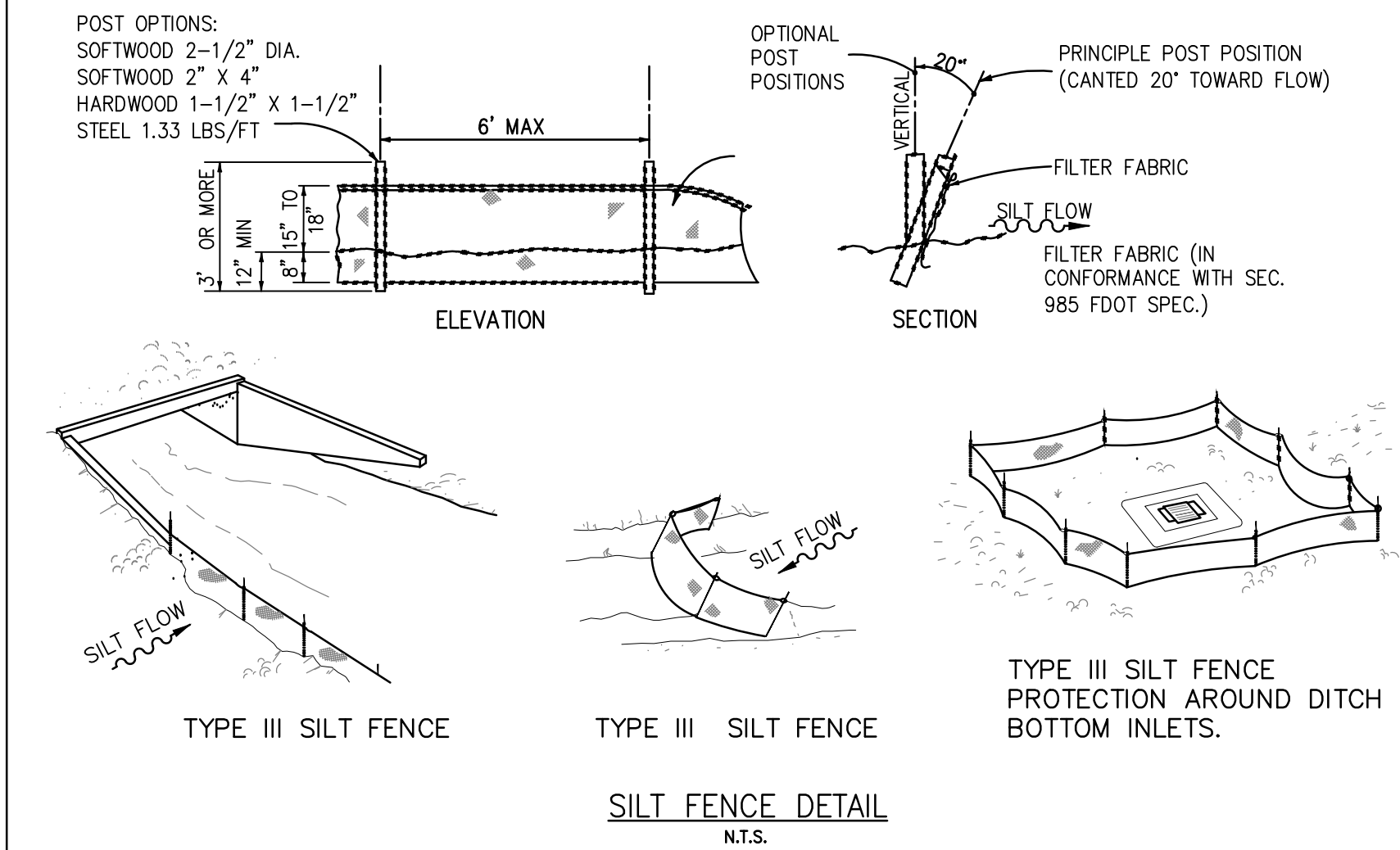
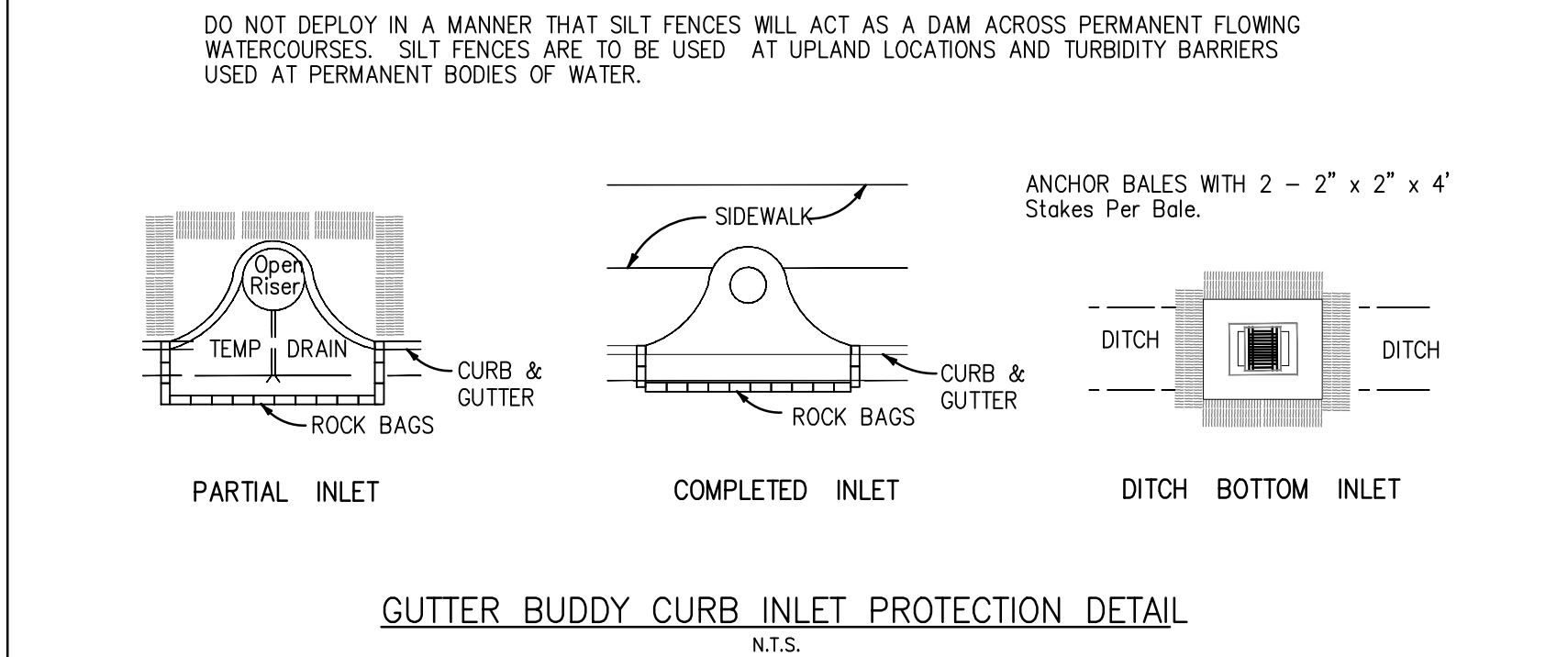
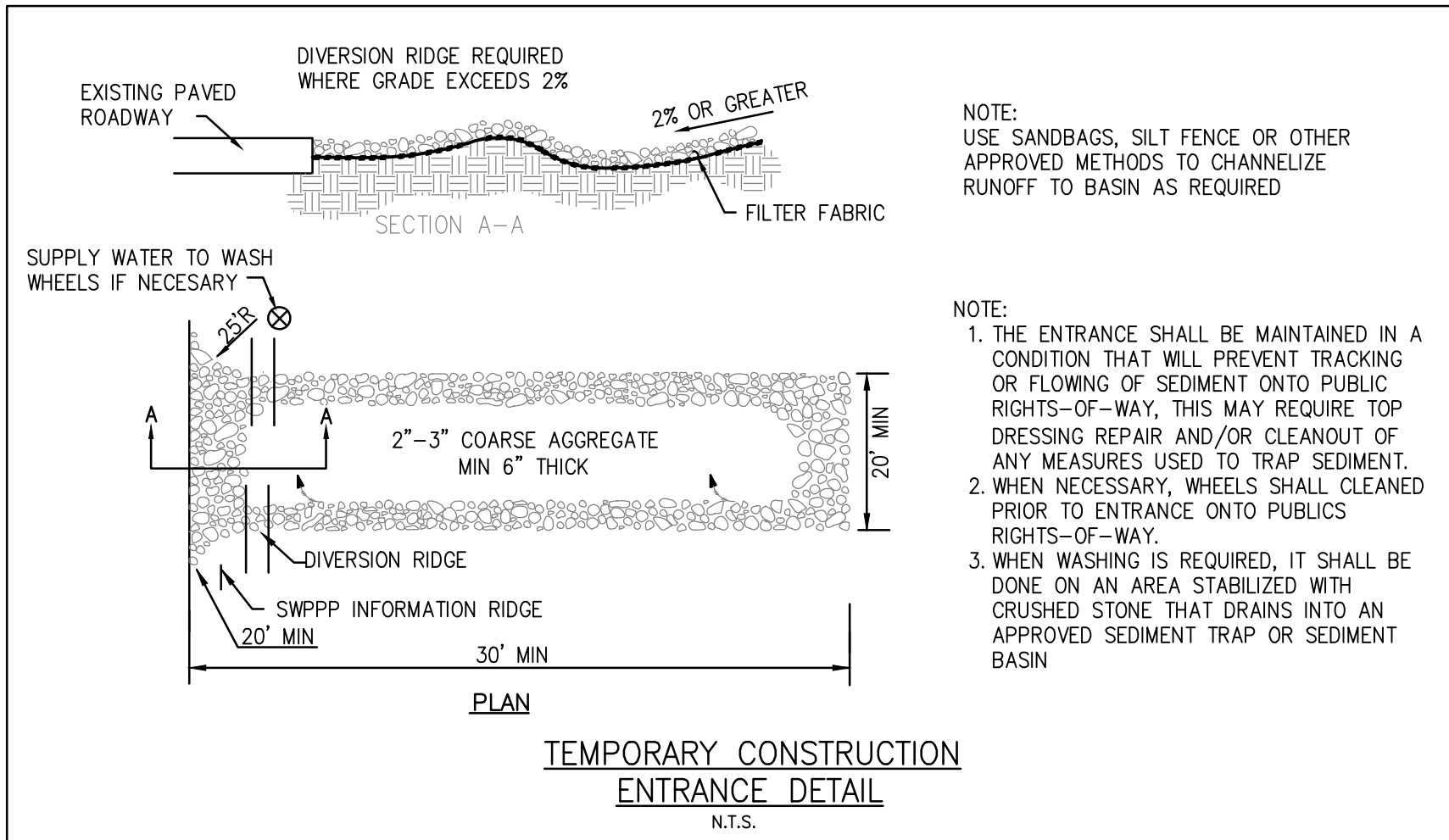
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// /// PROPOSED SILT FENCE



Szauer Engineers  
Civil Engineers  
7251 W Palmetto Park Road Suite 100  
Boca Raton, FL. 33433  
Phone: (561) 716-0159  
Certificate of Authorization Number 30129

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| Reviews: |
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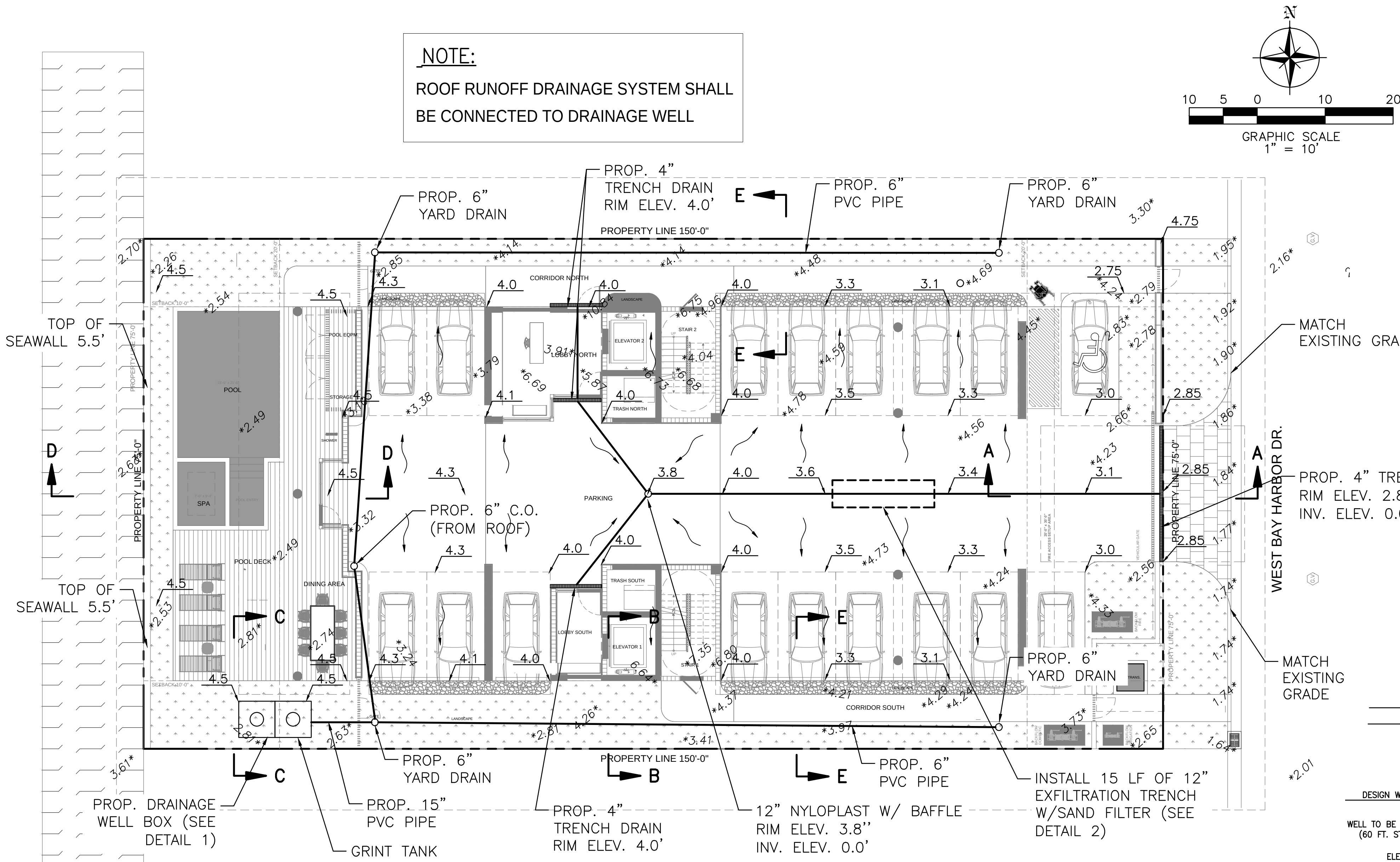
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| Plan Description: | EROSION CONTROL |
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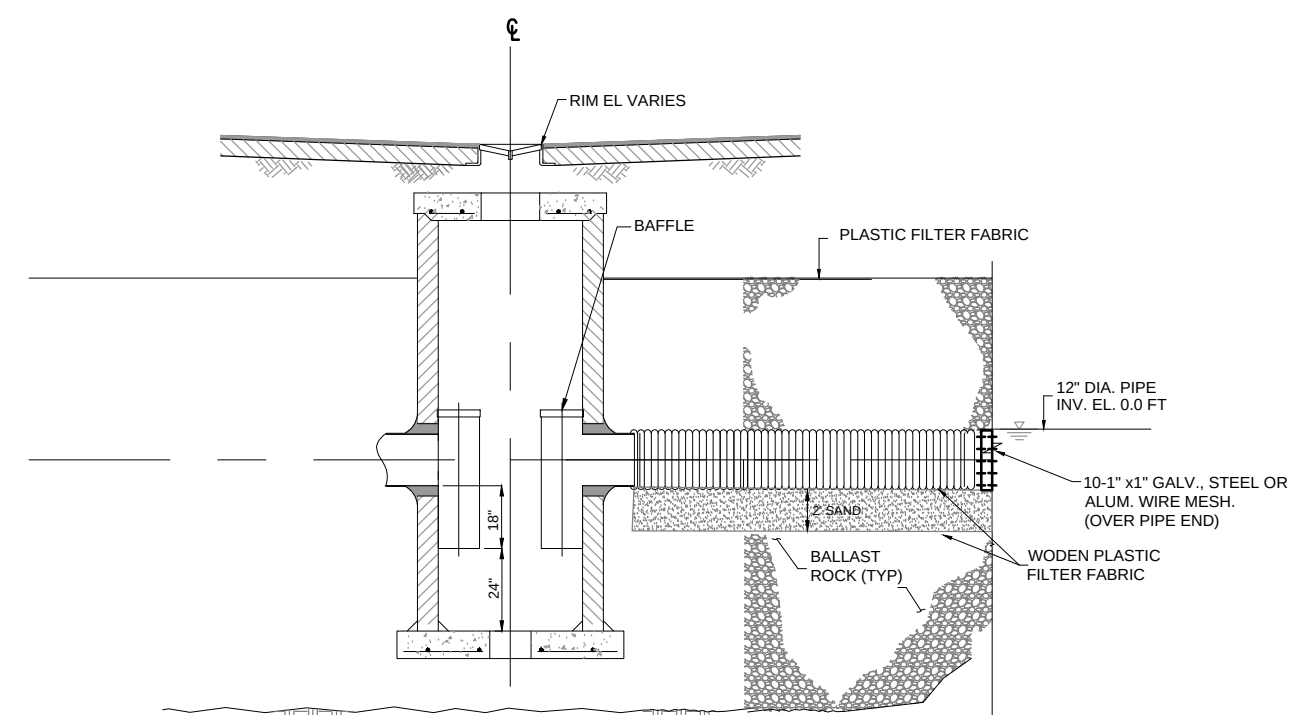
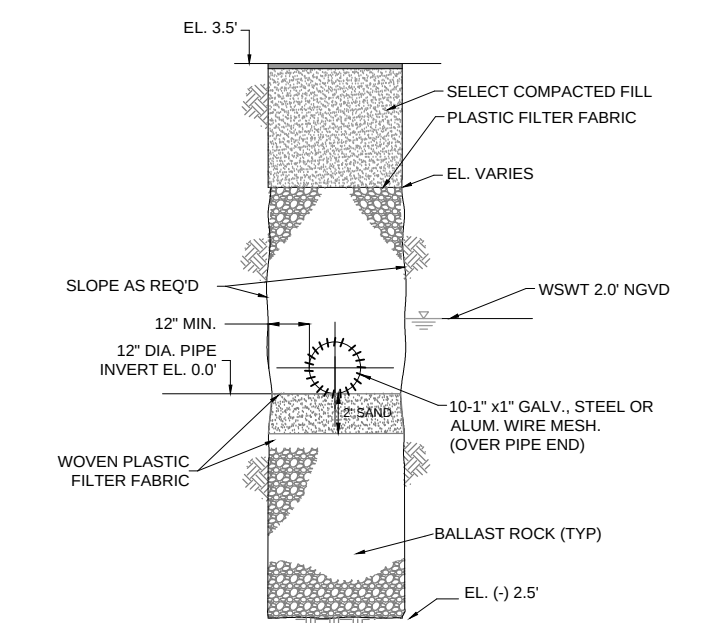
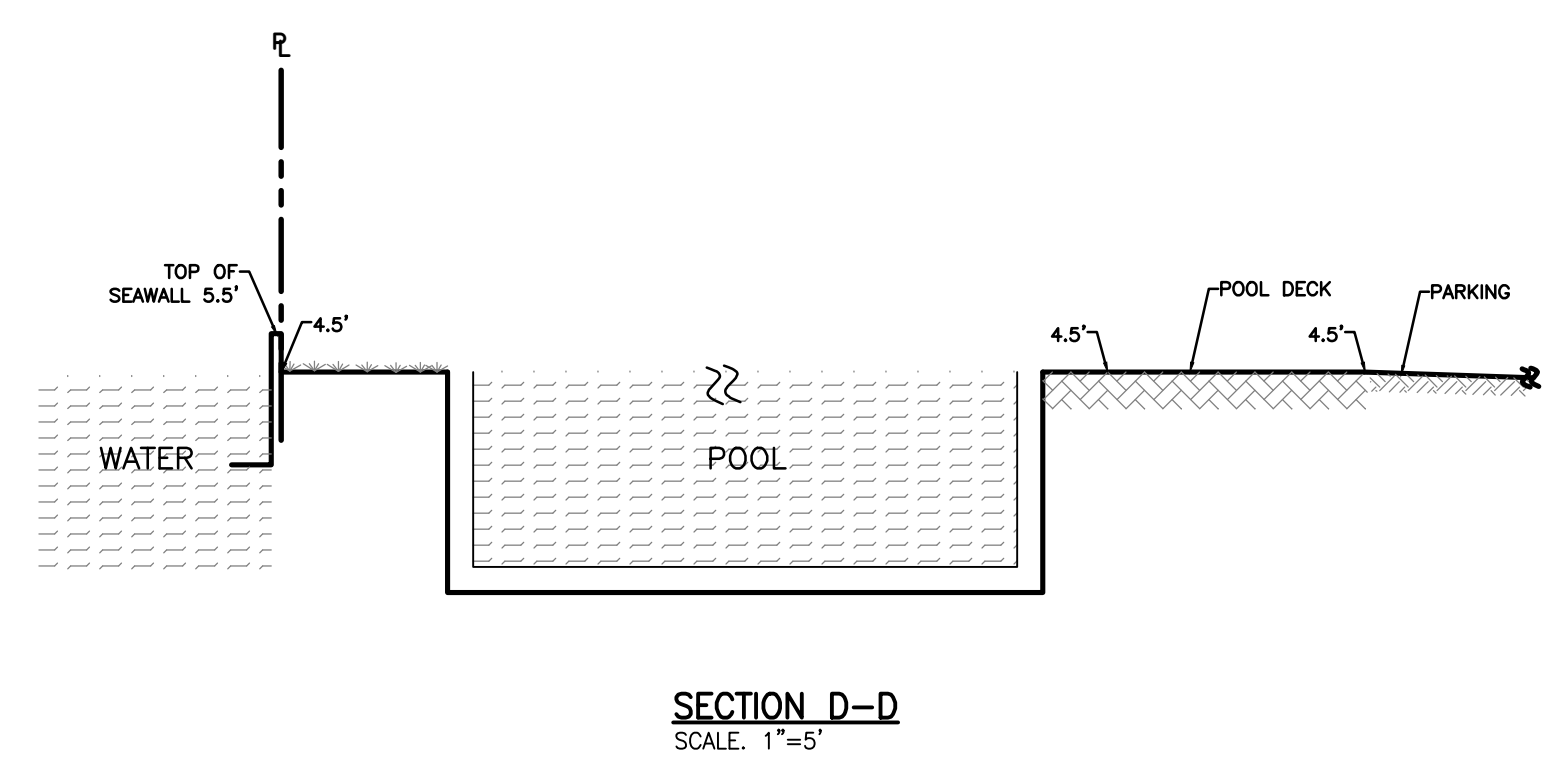
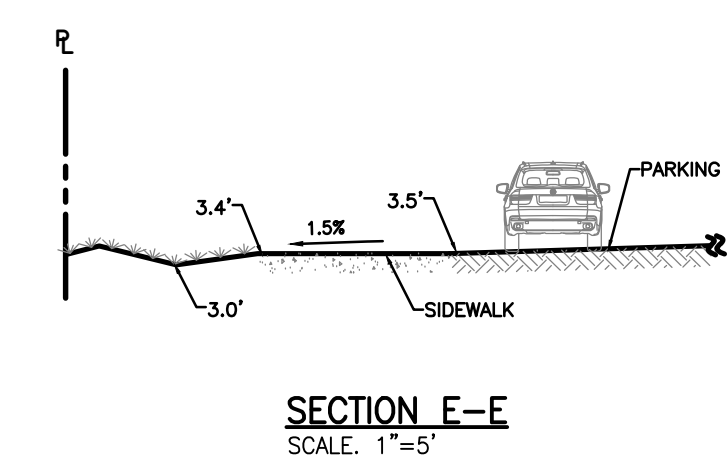
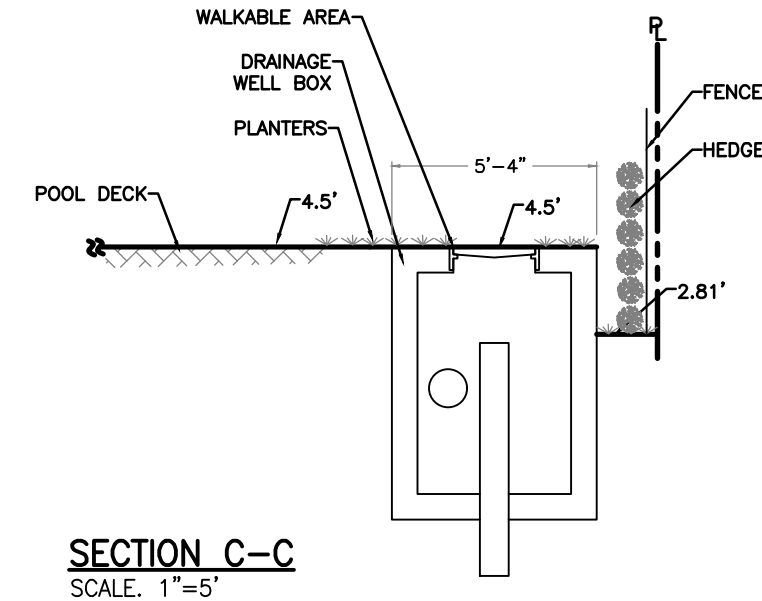
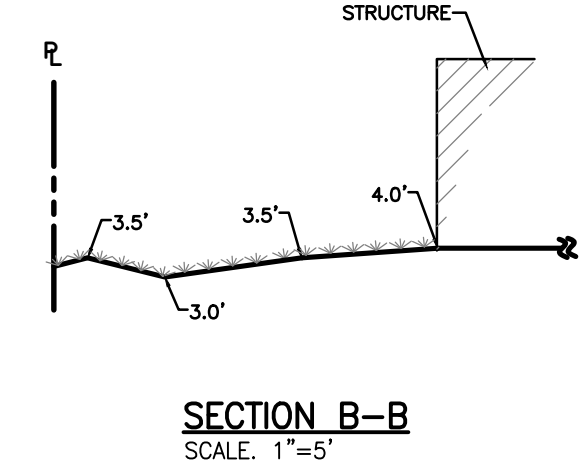
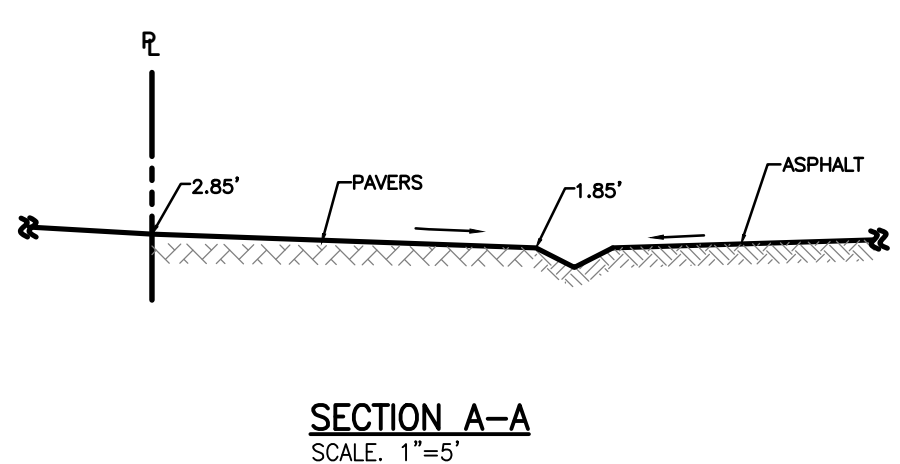
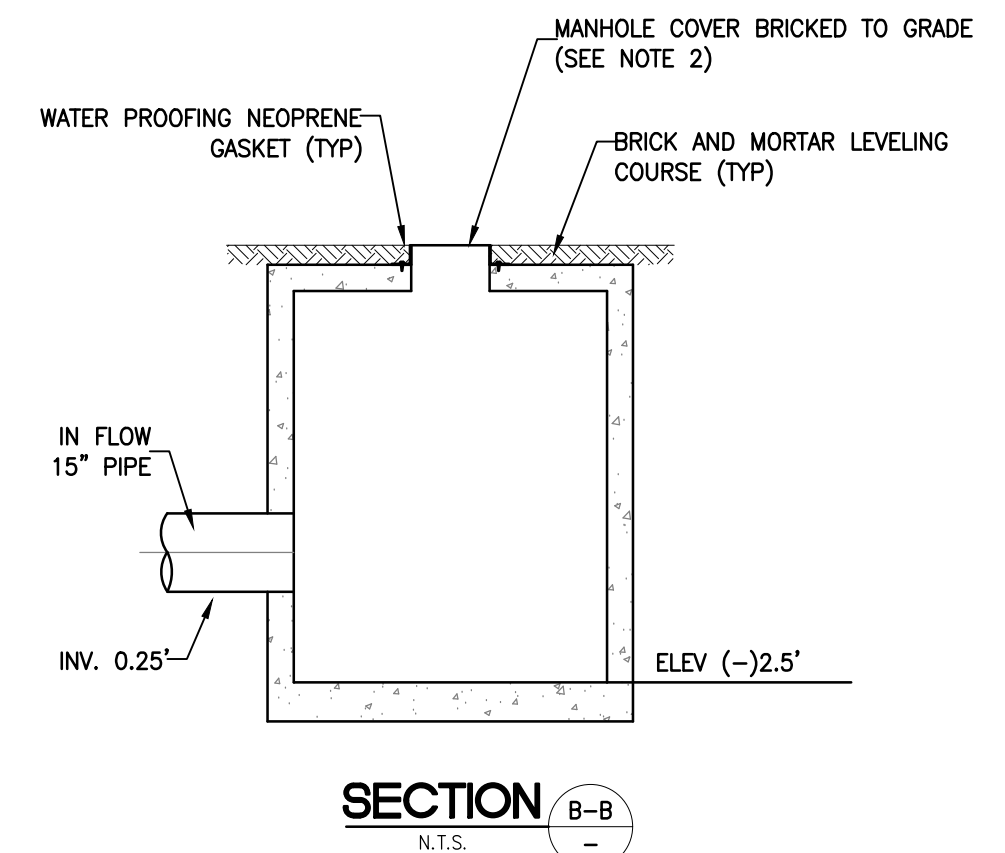
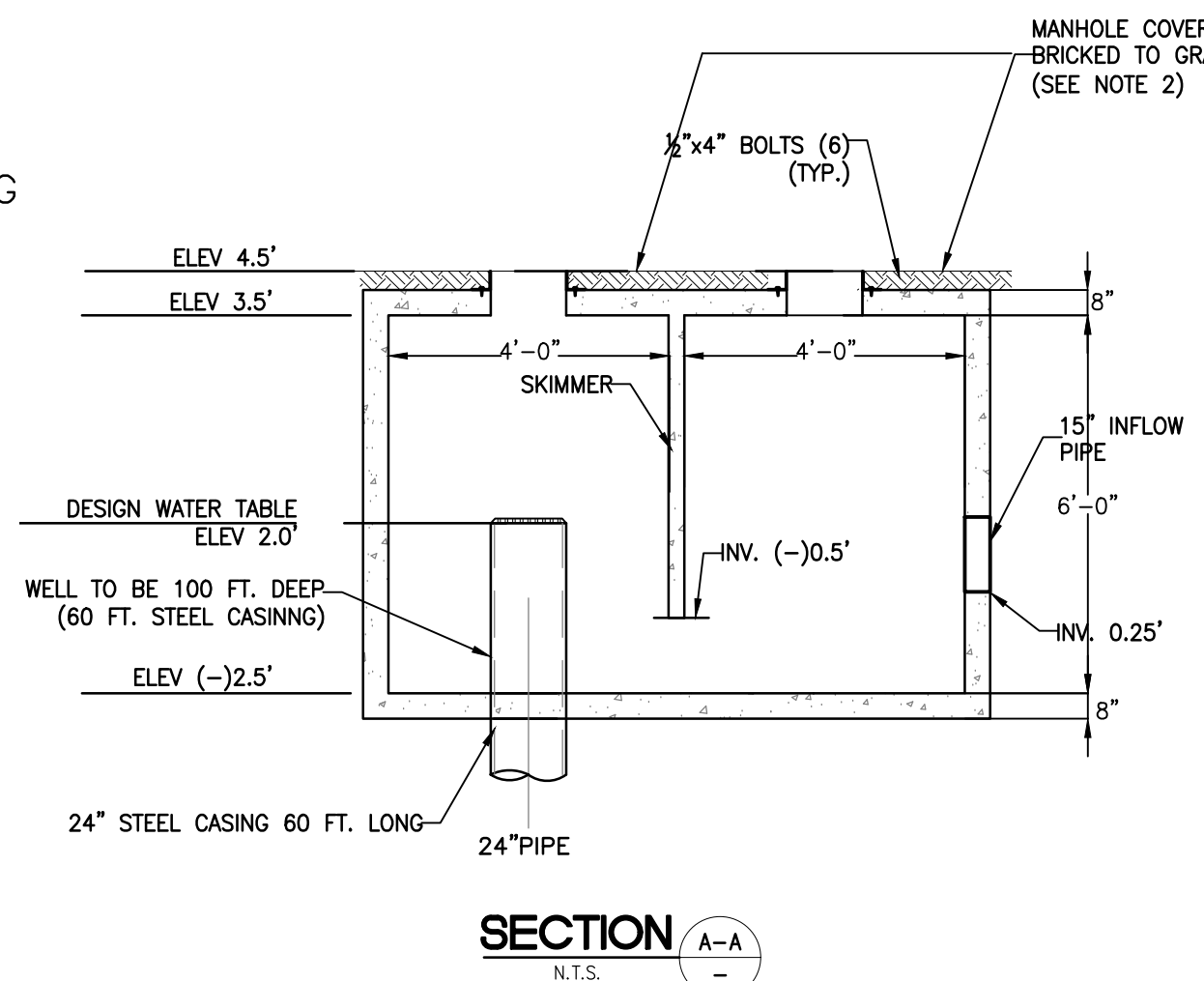
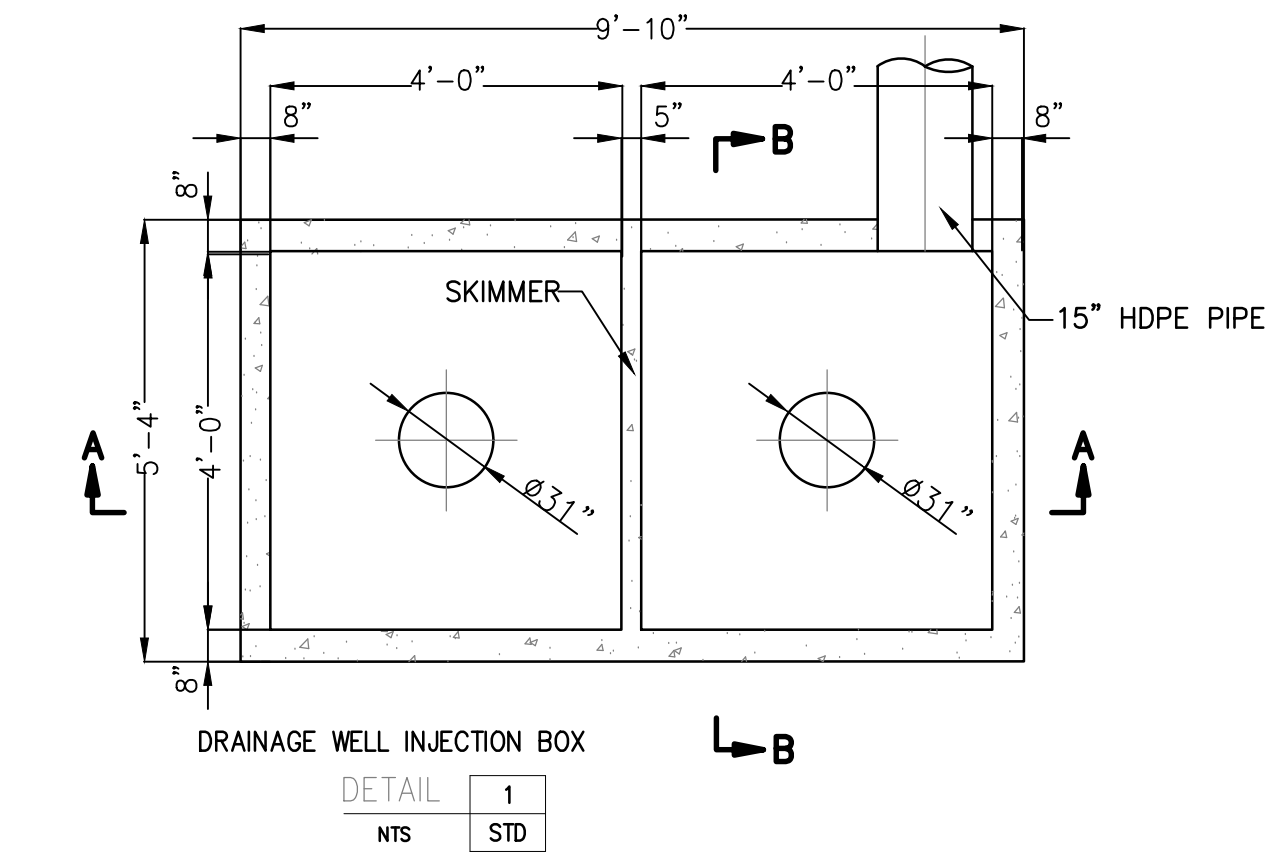
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| Designed by:       | JORGE M. SZAUER |
| Drawn by:          | M.CRESPO        |
| Reviewed & Sealed: | JORGE M. SZAUER |
| Date:              | APRIL 25, 2022  |
| Scale:             | AS SHOWN        |
| Job No.:           |                 |
| Sheet:             |                 |





FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STORM SEWER" CAST ON COVER



EXFILTRATION TRENCH W/ SAND FILTER

|        |     |
|--------|-----|
| DETAIL | 2   |
| NTS    | STD |

- NOTES:**
- CONTRACTOR MAY REFER TO FDOT DESIGN STANDARDS 2021-22 FOR MATERIALS, DIMENSIONS, AND CONSTRUCTION PROCEDURES THAT ARE NOT SHOWN HERE. WHERE THERE IS A CONFLICT BETWEEN THE FDOT DESIGN STANDARDS AND THIS DRAWING, THIS DRAWING SHALL SUPERCEDE.
  - 31" DIA. MANHOLE COVERS SHALL BE U.S. FOUNDRY MODEL 119-BM-BWT BOLTED WATERTIGHT OR EQUAL WITH LETTERING "STORM SEWER" CAST ON COVER.
  - WELL GRATE SHALL BE USF GRATE No. 5698 OR APPROVED EQUAL. WELL COVER SHALL HAVE OPENINGS OF MAXIMUM 1.5-IN O.C., AND BE SECURED AND TAMPERPROOF, BUT REMOVABLE IN THE EVENT OF WELL MAINTENANCE
  - WELL CASING SHALL BE 24" DIA. STEEL PIPE WITH A MIN. WALL THICKNESS OF  $\frac{3}{8}$ " CONFORMING TO ASTM A53, A120.
  - WELL CASING SHALL EXTEND TO DEPTH OF 110' BELOW GROUND SURFACE OR TO A DEPTH WHERE THE GROUNDWATER T.D.S. IS GREATER THAN 10,000 P.P.M., WHICHEVER IS DEEPER.
  - OPEN HOLE SHALL EXTEND TO A DEPTH SUCH THAT THE DESIGN DISCHARGE RATE OF 750 G.P.M./FT HEAD IS ACHIEVED. CONTRACTOR SHALL PERFORM A STEP DRAW DOWN TEST OR INJECTION TEST TO DEMONSTRATE CAPACITY.
  - COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED. IF USED FOR DEWATERING DURING CONSTRUCTION, WELL SHALL BE REDEVELOPED PRIOR TO BEING PLACED INTO SERVICE.
  - ALL NECESSARY PERMITS FROM F.D.E.P. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

- LEGEND**
- PROPERTY LINE
  - EXIST. ELEVATIONS
  - PROP. ELEVATIONS
  - GRASS
  - POOL DECK
  - PAVERS

**NOTE:**  
ALL ELEVATIONS ARE RELATIVE TO THE NGVD 29 DATUM

**Szauder Engineering**  
Civil Engineers  
7251 W Palmetto Park Road Suite 100  
Boca Raton, FL 33433  
Phone: (561) 716-0159  
Certificate of Authorization Number 30129

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| Reviews: |
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Client: 9700 RESIDENCES  
Project: 9700 W BAY HARBOR DR BAY HARBOR FL 33154

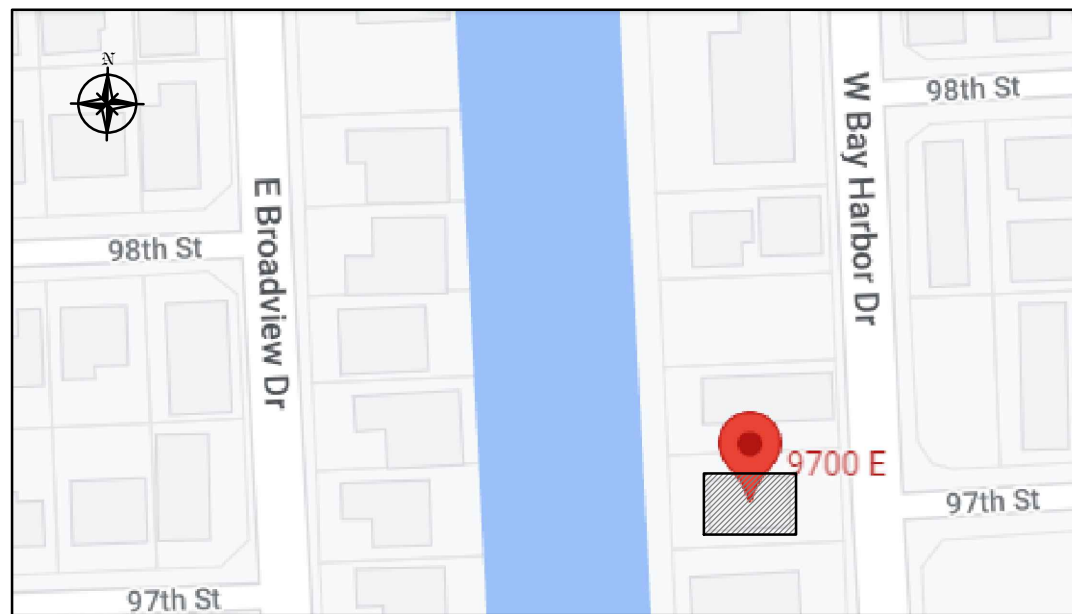
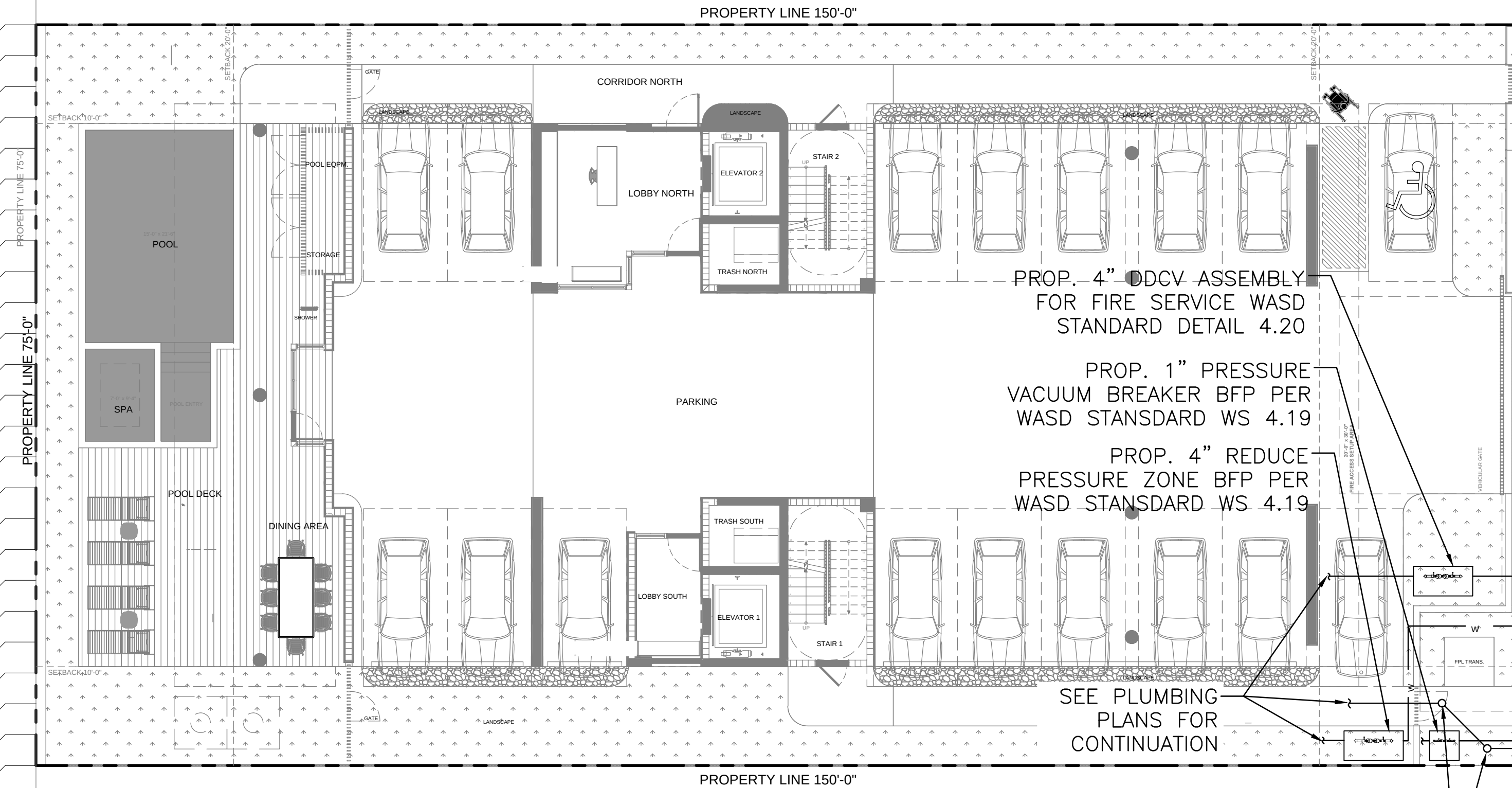
Plan Description: PAVING, GRADING & DRAINAGE

Seal: FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER  
Drawn by: M. CRESPO  
Reviewed & Sealed: JORGE M. SZAUDER  
Date: APRIL 25, 2022  
Scale: AS SHOWN  
Job No.:

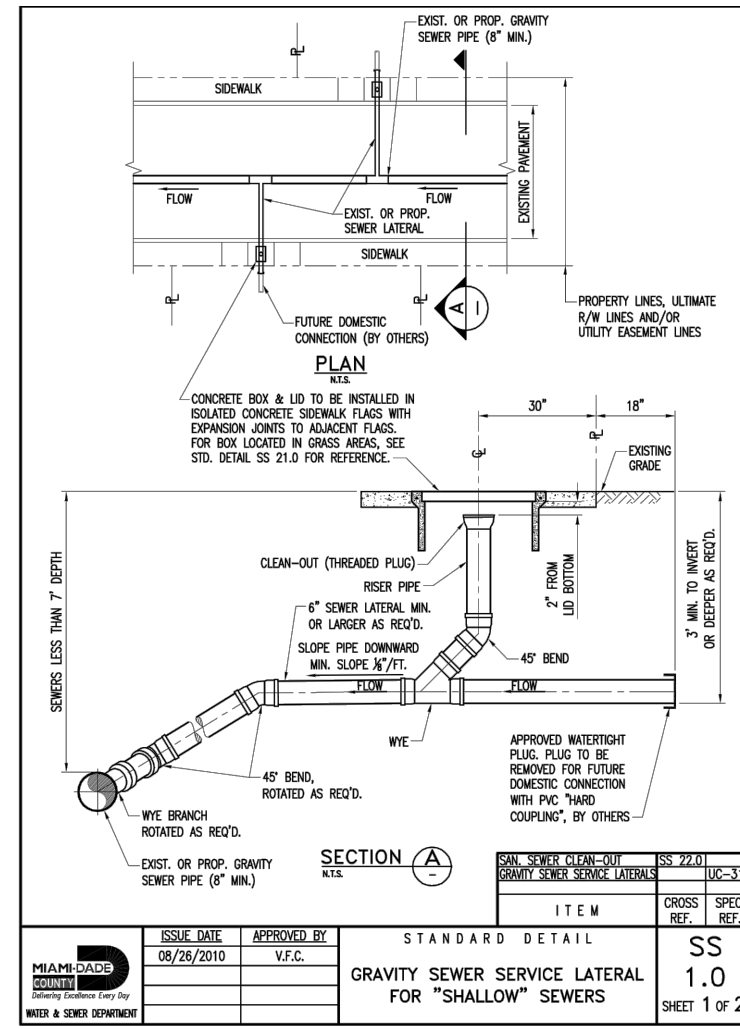
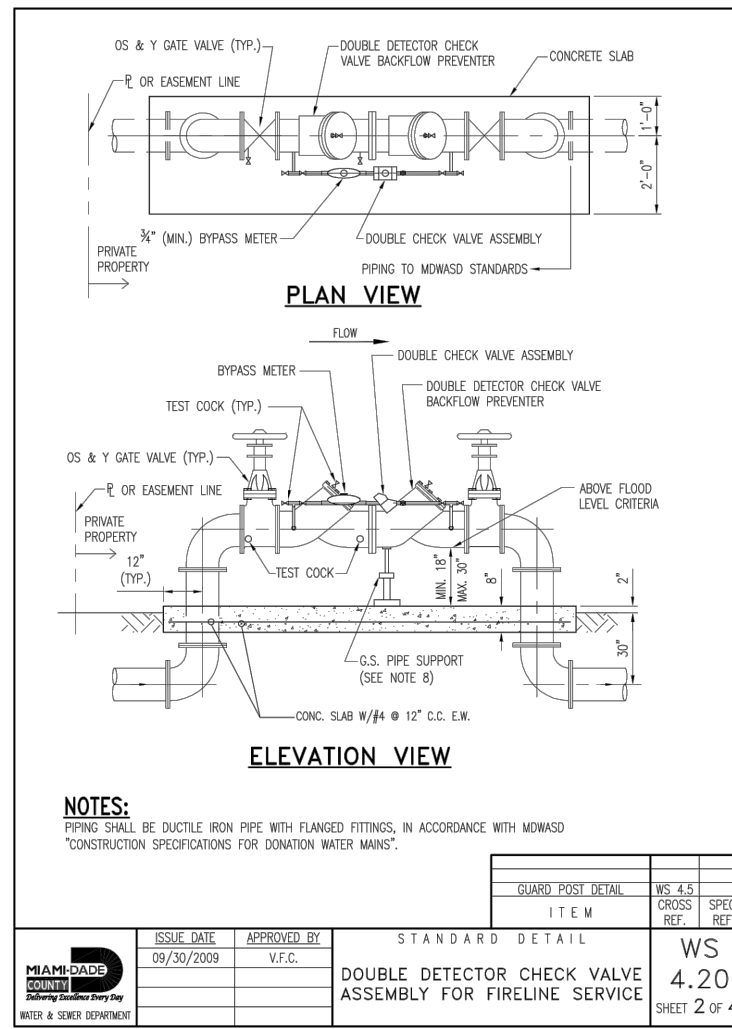
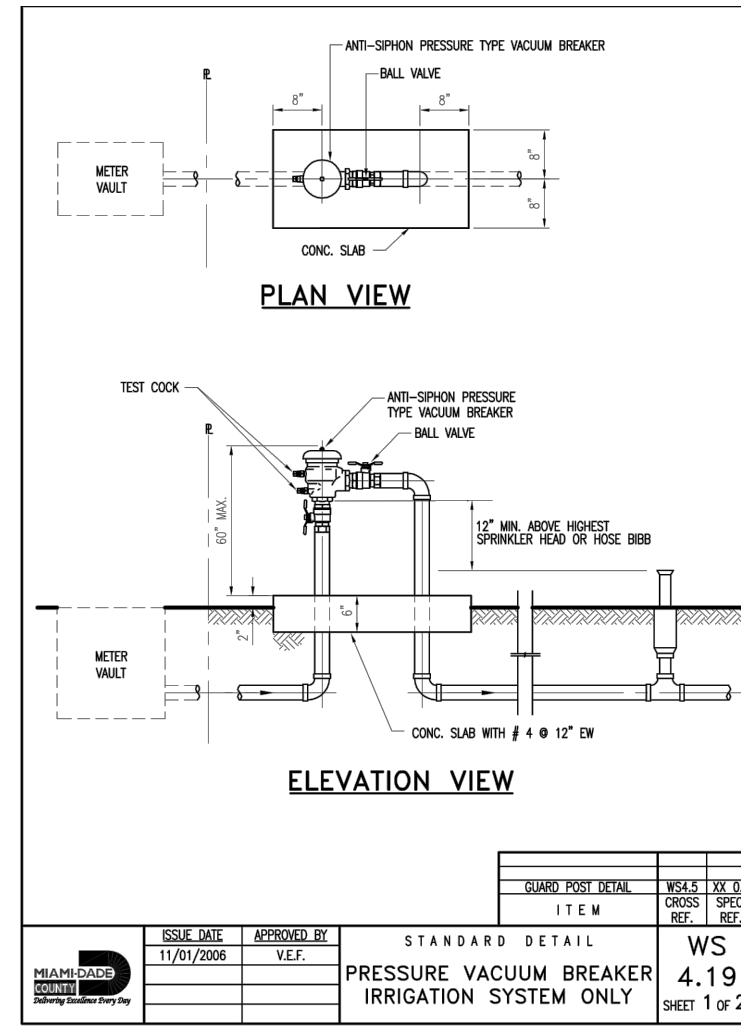
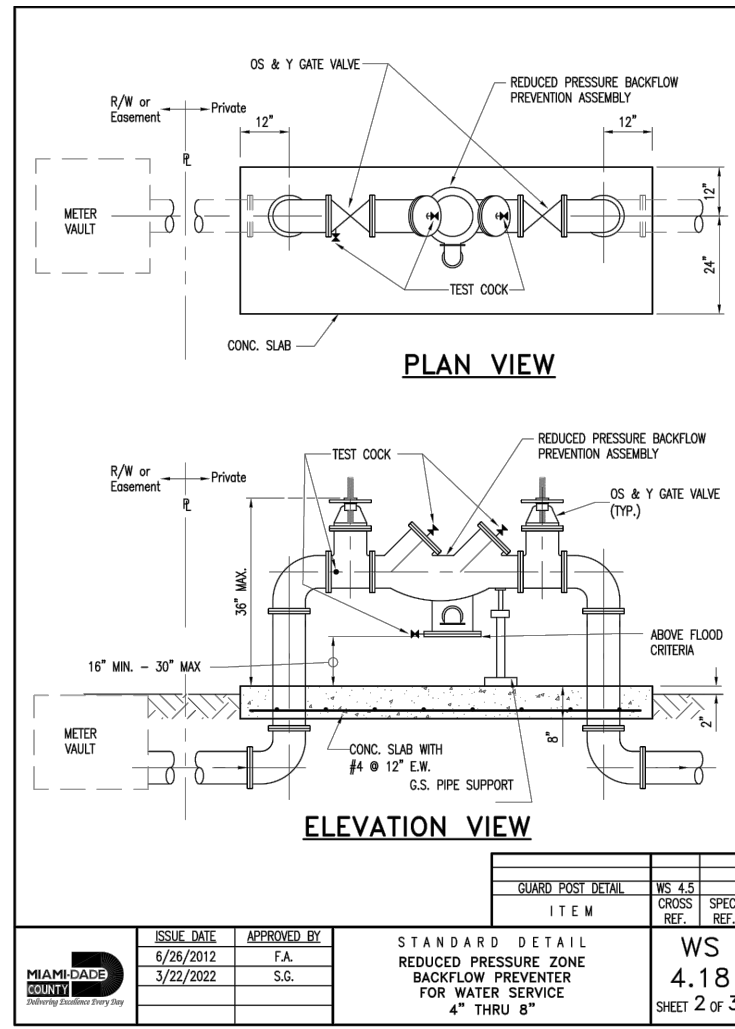
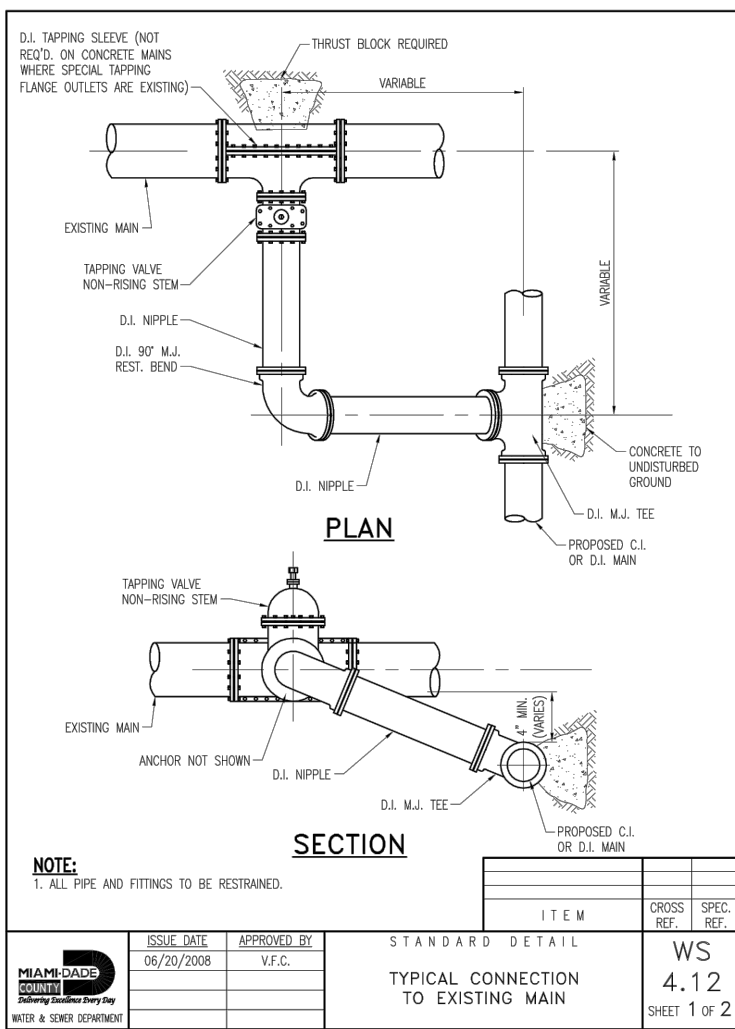
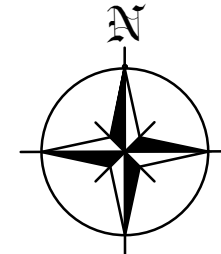
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#### LEGEND

- PROPERTY LINE
- GRASS
- POOL DECK
- PAVERS



#### 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 gravity 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 distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
  - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
  - The sewer is encased in a watertight carrier pipe or concrete.
  - The top of the sewer is at least 18 inches below the bottom of the water pipe.
- A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably 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:
  - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
  - The sewer is encased in a watertight carrier pipe or concrete.
- Air release valves shall be provided at high points of new force main sanitary sewers.
- 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:
  - Residential Land Uses: 1.5 (150) 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.
  - Non-Residential Land Uses: 1.0 (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.
- 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.
- Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
  - The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
    - Ductile Iron, C-900 PVC, HDPE and PVC Pipe: The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
    - Reinforced Concrete Pressure Pipe: Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
    - Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
  - The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
  - In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
  - 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:
    - All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    - Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    - 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 and may have requirements beyond those provided by herein. If disposal within 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) 546-6666 for information.
    - 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.
- Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
- 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 DEMM at (305) 372-6704 or via e-mail at: [tree@miamidade.gov](mailto:tree@miamidade.gov), or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
- Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos-cement pipes (ACP) 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 DEMM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP 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. 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](mailto:asbestos@miamidade.gov) or 305-372-6925.

#### WATER AND SEWER NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BAY HARBOR ISLANDS STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION.
- ALL WORK LOCATED IN ROADWAY RIGHT-OF-WAY SHALL BE PERFORMED BY CITY OF MIAMI BEACH FORCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUCH WORK WITH THE CITY AND SHALL PAY ALL CITY IMPOSED FEES.
- SEE GENERAL NOTES, SHEET C-1.
- CONTRACTOR'S ATTENTION IS DIRECTED TO GENERAL AND SPECIFIC CONDITIONS AND PERMIT PROVISIONS OF WATER SUPPLY AND SEWAGE SYSTEM PERMITS.
- CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS DETAILED IN
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52. WATER MAINS, INCLUDING PIPES, FITTINGS, VALVES AND HYDRANTS SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA STANDARD C-105.
- GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMASTIC GASKET JOINTS.
- CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS INDICATING ALL FINAL RIM ELEVATIONS, INVERT ELEVATIONS, TOP OF PIPE ELEVATIONS, AS APPLICABLE, AND ALL ELEVATIONS FROM THESE DRAWINGS. AS-BUILT DRAWINGS SHALL BE PREPARED BY, AND SIGNED AND SEALED BY, A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

#### HEALTH DEPARTMENT NOTES

##### WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS 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, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 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 MAINS 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 STORMWATER 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.

**Szauer Engineering**  
Civil Engineers  
7251 W Palmetto Park Road Suite 100  
Boca Raton, FL 33433  
Phone: (561) 716-0159  
Certificate of Authorization Number 30129

Reviews:

Client:

Project:

9700 RESIDENCES

Plan Description:

Seal:

FLA. REG. P.E. # 62579

Designed by:

JORGE M. SZAUER

Drawn by:

M.CRESPO

Revised & Sealed:

JORGE M. SZAUER

Date:

APRIL 25, 2022

Scale:

AS SHOWN

Job No.:

Sheet:

C-04

of Sheets



# APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

BAY HARBOR ISLAND PB 46-5, LOT 28 BLK 3, LOT SIZE 75.000 X 150,

COC 23401-3702 05 2005 6

Folio # 13-2227-001-0750

Town Council

Size of described property 11,250 Sq. Ft. Lot Size

Robert H. Yaffe  
Mayor

Project Description Condominium Development Units 8

Jordan W. Leonard  
Vice-Mayor

Owner(s) Name 9700 W BAY HARBOR DR LLC

Stephanie Bruder  
Council Member

Mailing Address 419 Sunset Dr

City Hallandale State FL Zip 33009

Joshua D. Fuller  
Council Member

Phone Number 786-553-6407 Email afeldman@indecocapital.com

Kelly Reid  
Council Member

Signature of Owner

Solange M. Rousselot  
Council Member

Name of Applicant (if different from owner)

Isaac Salver  
Council Member

INDECO DEVELOPMENT GROUP, LLC

419 SUNSET DR  
HALLANDALE BEACH, FL 33009-6539

1851

DATE

4/28/2022

9-32/720

Town Office

PAY TO THE  
ORDER OF

Town of Bay Harbor Islands

\$ 3,000.00

Ronald J. W.  
Town Manager

Three thousand with zero cents

DOLLARS



Security Features  
Included.  
Details on Back.

Marlene M.  
Town Clerk

CHASE

JPMorgan Chase Bank, N.A.  
www.Chase.com

Craig B. Sh.  
Town Attorney

MEMO

PRC Submittal Fee

MP

⑆072000326⑆

789221295⑈1851

## TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/28/22 By am

Process Number SPR22-000009 Fee Paid \$3,000 CL#1851

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER



## AGENDA ITEM REPORT

May 11, 2022

### ITEM NUMBER: 2.

**ITEM:** Review and discussion of Site Plan Review Application by Bay Harbor Islands Property Owner, LLC for a proposed project development / 57 Unit Multi-Family Dwelling located at 9461 East Bay Harbor Drive. Enclosed is a copy of site plans and staff report prepared by Town Planner Michael Miller. (Item #2)

### DESCRIPTION:

In April 2022 the Town received a formal Site Development Plan application a 57 Multi-Family Dwelling Unit Development at 9461 East Bay Harbor Drive.

Property Address: 9461 East Bay Harbor Drive

Zoning District: RM-1 Multi Family District

Legal Description: Lots 6-8, Block 1

Enclosed are copies of the site development application, site plans and staff report prepared by Town Planner Michael Miller.

### RECOMMENDED ACTION:

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### FINANCIAL ANALYSIS:

### BUDGET IMPACT:

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Submitted By: Ayanidys Martinez

### ATTACHMENTS

|    |                                            |
|----|--------------------------------------------|
| 1. | La Baia North Architectural Plans S&S      |
| 2. | SPR22-000010 DRC Application Resubmission  |
| 3. | La Baia North - DRC - LA full Set_04.27.22 |
| 4. | La Baia North Civil Plans                  |



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LANDSCAPE

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| L101 i  | - GROUND ILLUSTRATIVE CANOPY                |
| L101    | - GROUND CANOPY                             |
| L101 p  | - GROUND CANOPY PLANT BOARD                 |
| L102 i  | - GROUND UNDERSTORY ILLUSTRATIVE            |
| L102    | - GROUND UNDERSTORY                         |
| L102 p  | - GROUND UNDERSTORU PLANT BOARD             |
| L103    | - GROUND SCHEDULE, NOTES AND SPECIFICATIONS |
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| L107 i  | - ROOF ILLUSTRATIVE CANOPY                  |
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| LR01    | - LANDSCAPE RENDERING FRONT                 |
| LR02    | - LANDSCAPE RENDERING REAR                  |
| LR03    | - LANDSCAPE RENDERING ROOF 1                |
| LR04    | - LANDSCAPE RENDERING ROOF 2                |
| L101-PA | - GROUND LANDSCAPE PREVIOUSLY APPROVED      |
| L107-PA | - ROOF LANDSCAPE PREVIOUSLY APPROVED        |

LA BAIA NORTH

DEVELOPED BY  
CONTINUUM LLC  
9201 EAST BAY HARBOUR DR.  
BAY HARBOUR ISLANDS, FL. 33154

Luis O. Revuelta

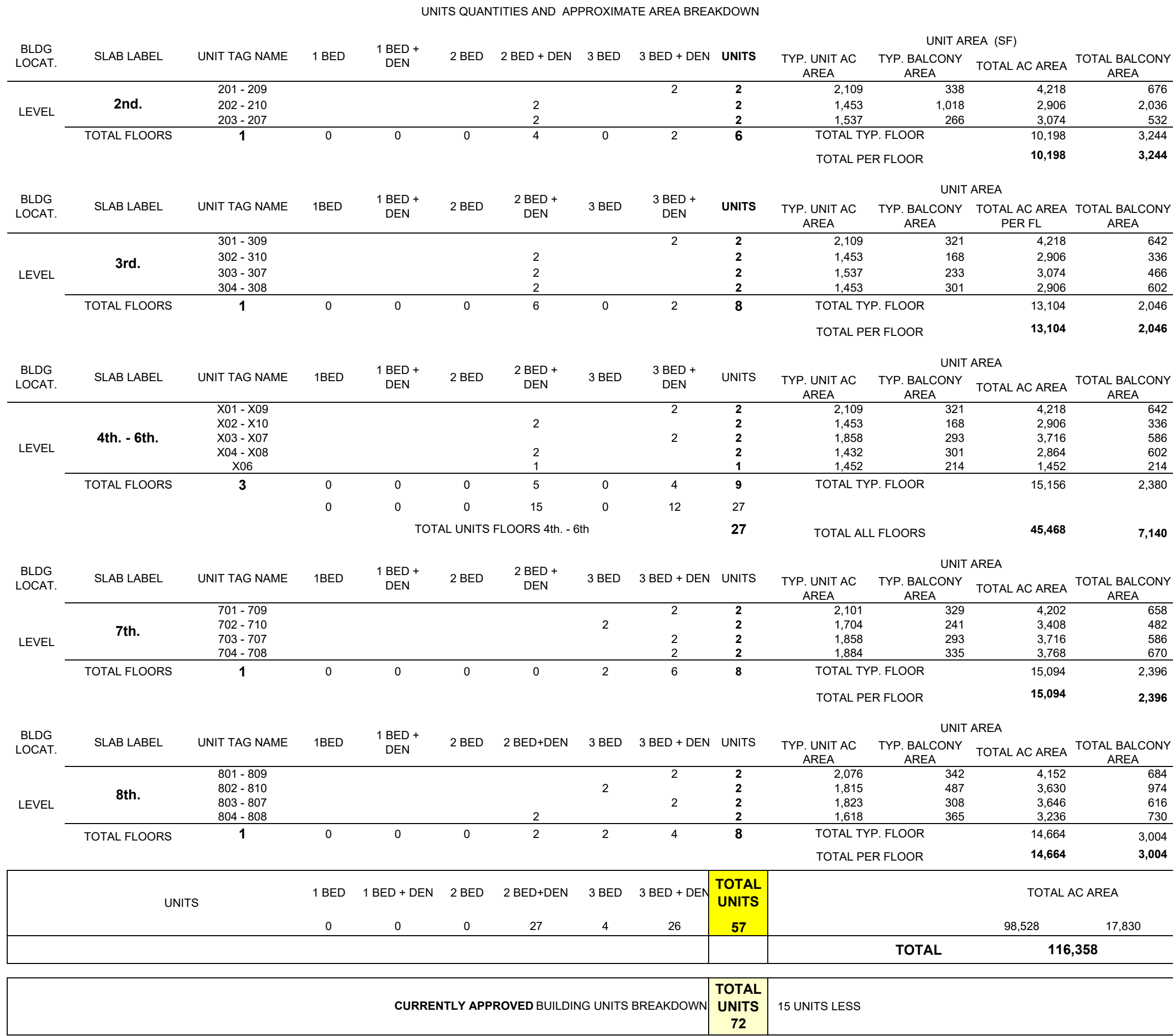
ARCHITECT  
REVUELTA ARCHITECTURE INTERNATIONAL  
2950 SW 27TH AVENUE  
SUITE No 110  
MIAMI, FLORIDA 33133

REVISION TO CURRENTLY APPROVED SITE PLAN  
APRIL 28, 2022

9461 EAST BAY HARBOUR DR.

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# 1 ZONING SUMMARY





MULTI-FAMILY, RM-1  
FLUM: MEDIUM HIGH DENSITY  
5 STORY



MULTI-FAMILY, RM-1  
FLUM: MEDIUM HIGH DENSITY  
2 STORY



OFFICE, BUSINESS DISTRICT  
FLUM: COMMERCIAL  
1 STORY



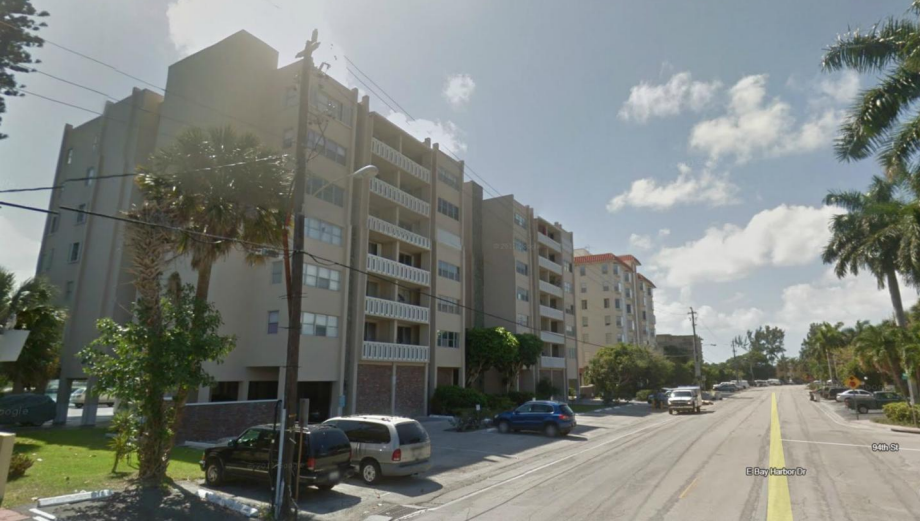
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2 STORY



COMMERCIAL, BUSINESS DISTRICT  
FLUM: COMMERCIAL  
1 STORY



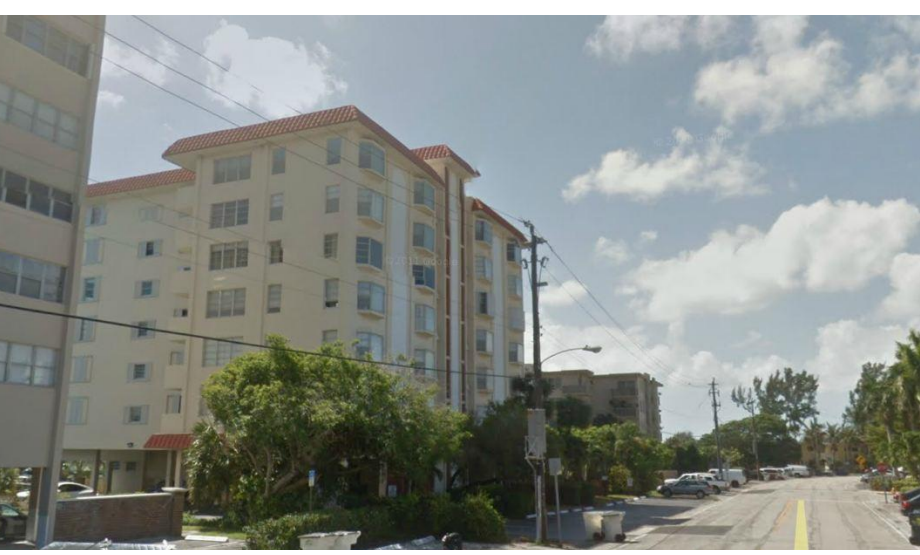
MULTI-FAMILY, RM-1  
FLUM: MEDIUM HIGH DENSITY  
7 STORY



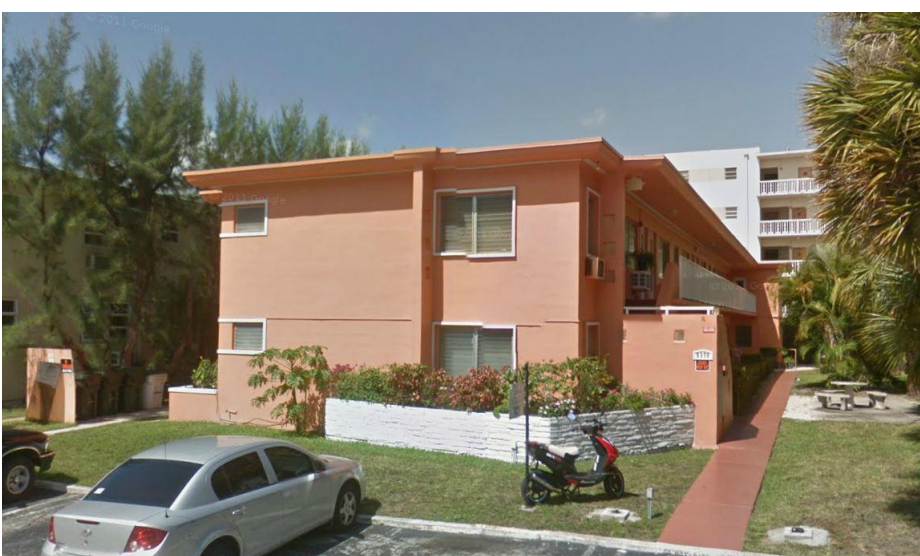
MULTI-FAMILY, RM-2  
FLUM: MEDIUM HIGH DENSITY  
3 STORY



MULTI-FAMILY, RM-1  
FLUM: MEDIUM HIGH DENSITY  
7 STORY



MULTI-FAMILY, RM-2  
FLUM: MEDIUM HIGH DENSITY  
2 STORY



MULTI-FAMILY, RM-2  
FLUM: MEDIUM HIGH DENSITY  
2 STORY



MULTI-FAMILY, RM-2  
FLUM: MEDIUM HIGH DENSITY  
5 STORY



MULTI-FAMILY, RM-2  
FLUM: MEDIUM HIGH DENSITY  
2 STORY



MULTI-FAMILY, RM-2  
FLUM: MEDIUM HIGH DENSITY  
2 STORY



## LAND USE PLAN DESIGNATION

NOT TO SCALE

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LA BAJA NORTH

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Revisions

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SITE PLAN REVISION

Date

04.21.22

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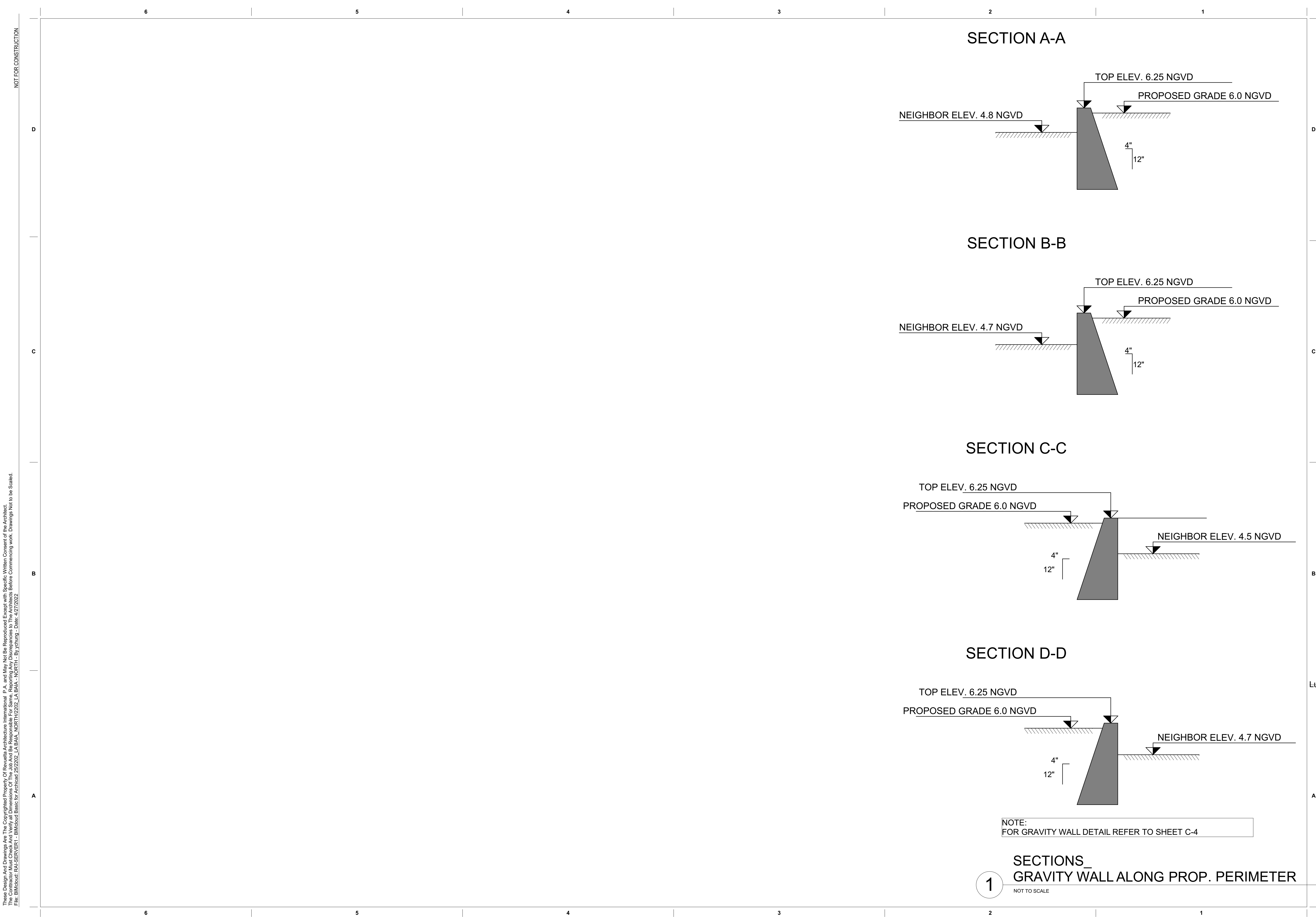
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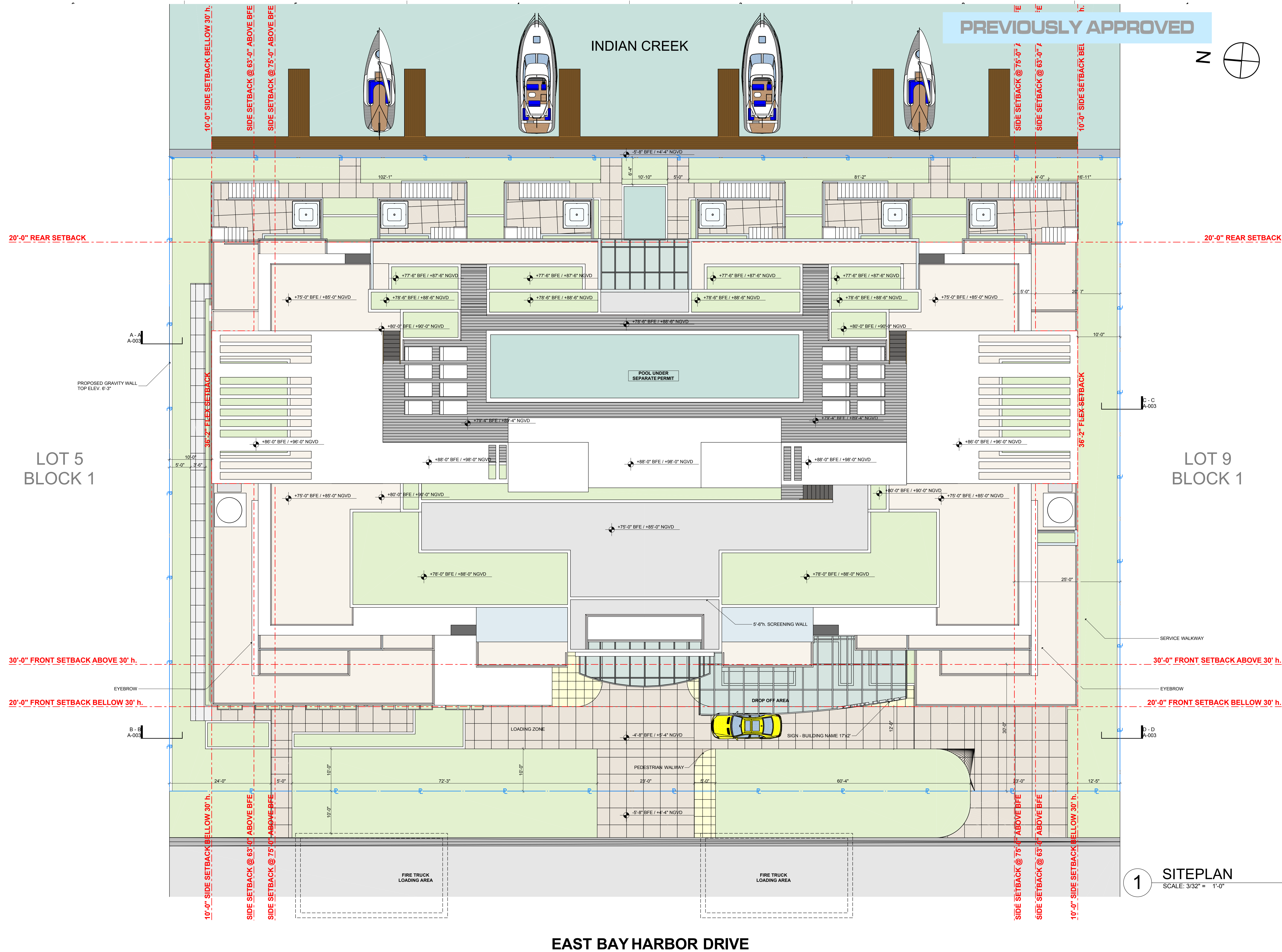
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SITE PLAN

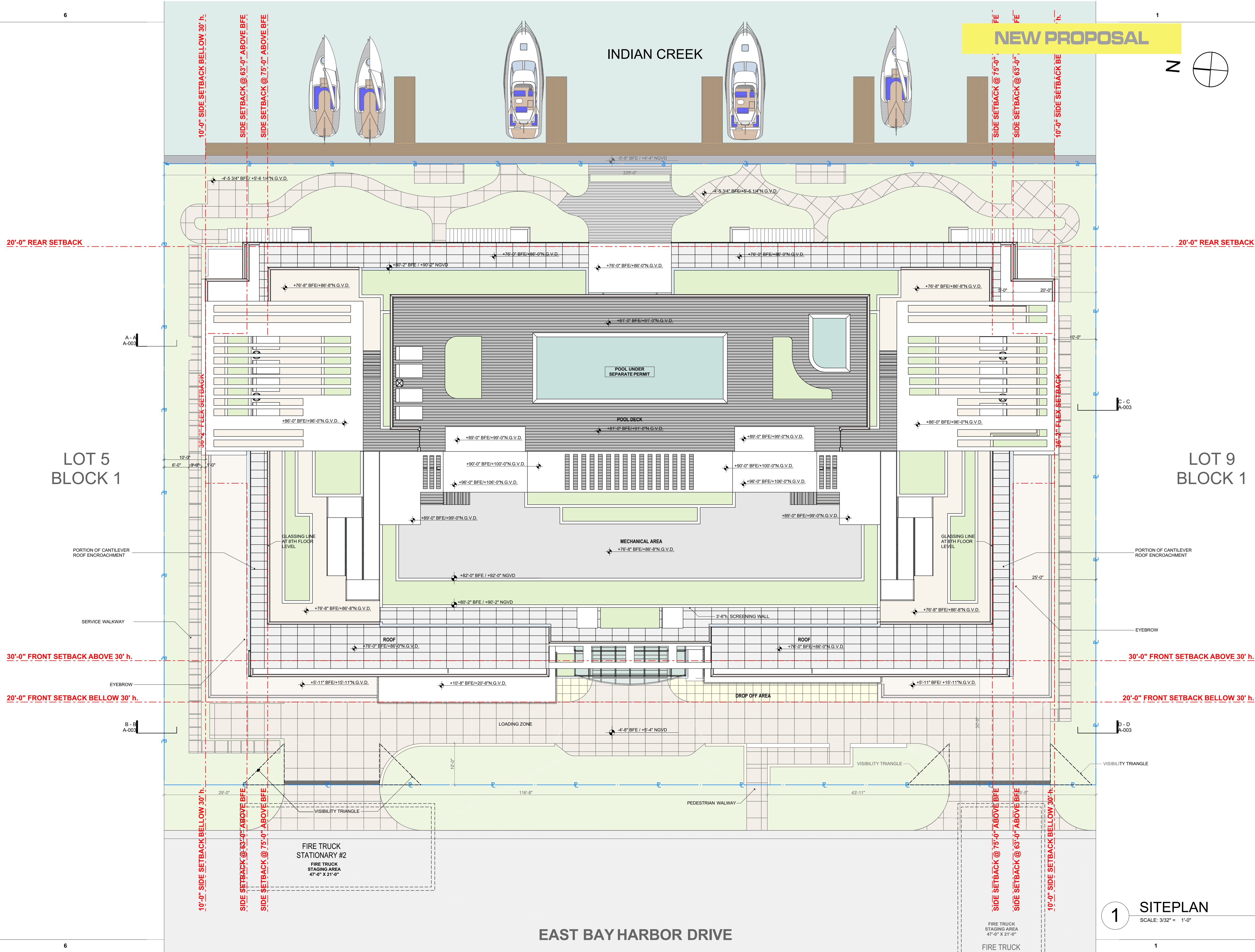
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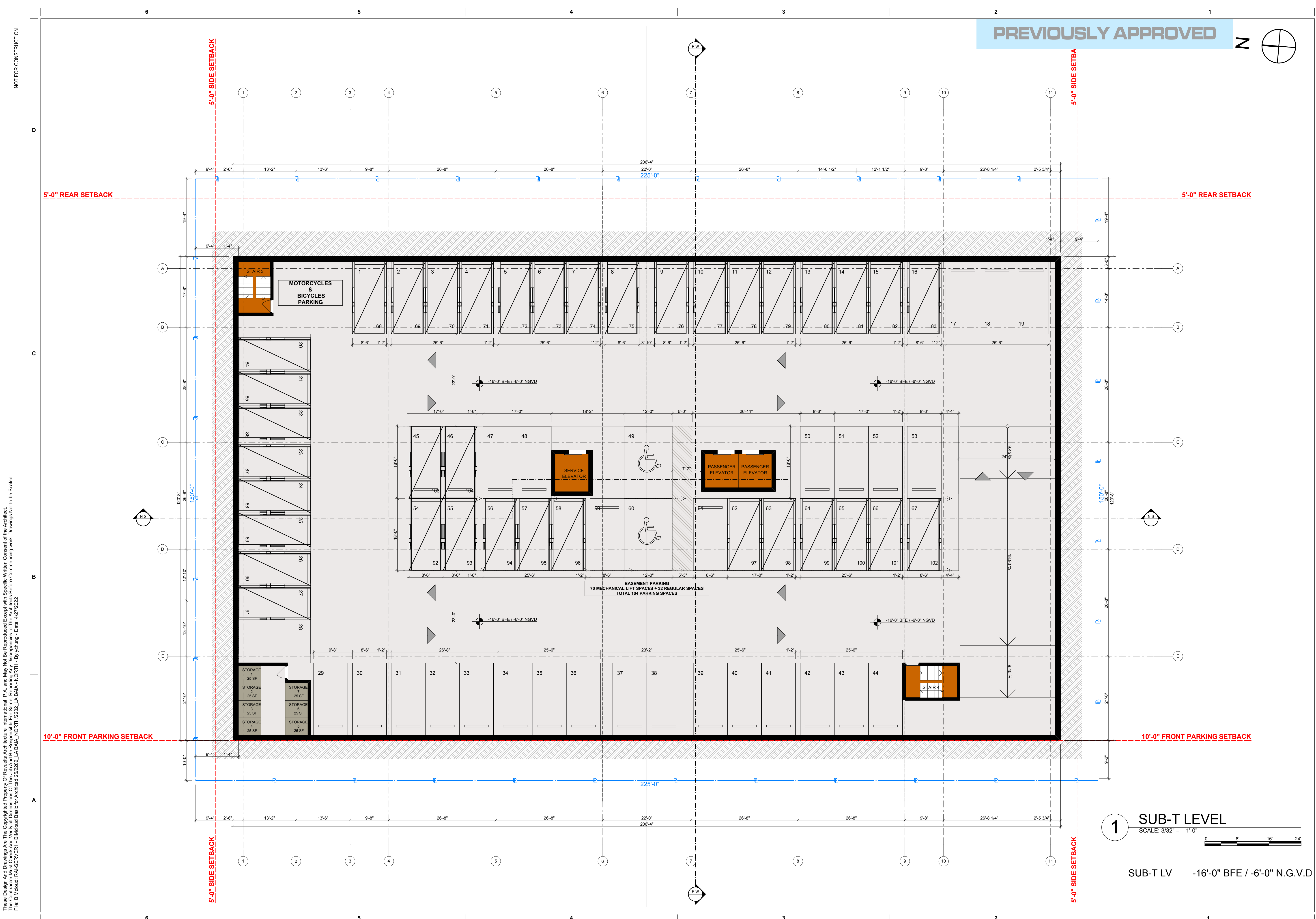
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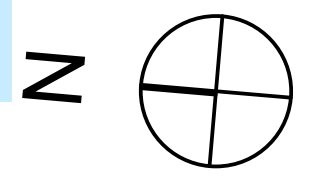
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1 SUB-T LEVEL  
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SUB-T LV -16'-0" BFE / -6'-0" N.G.V.D.

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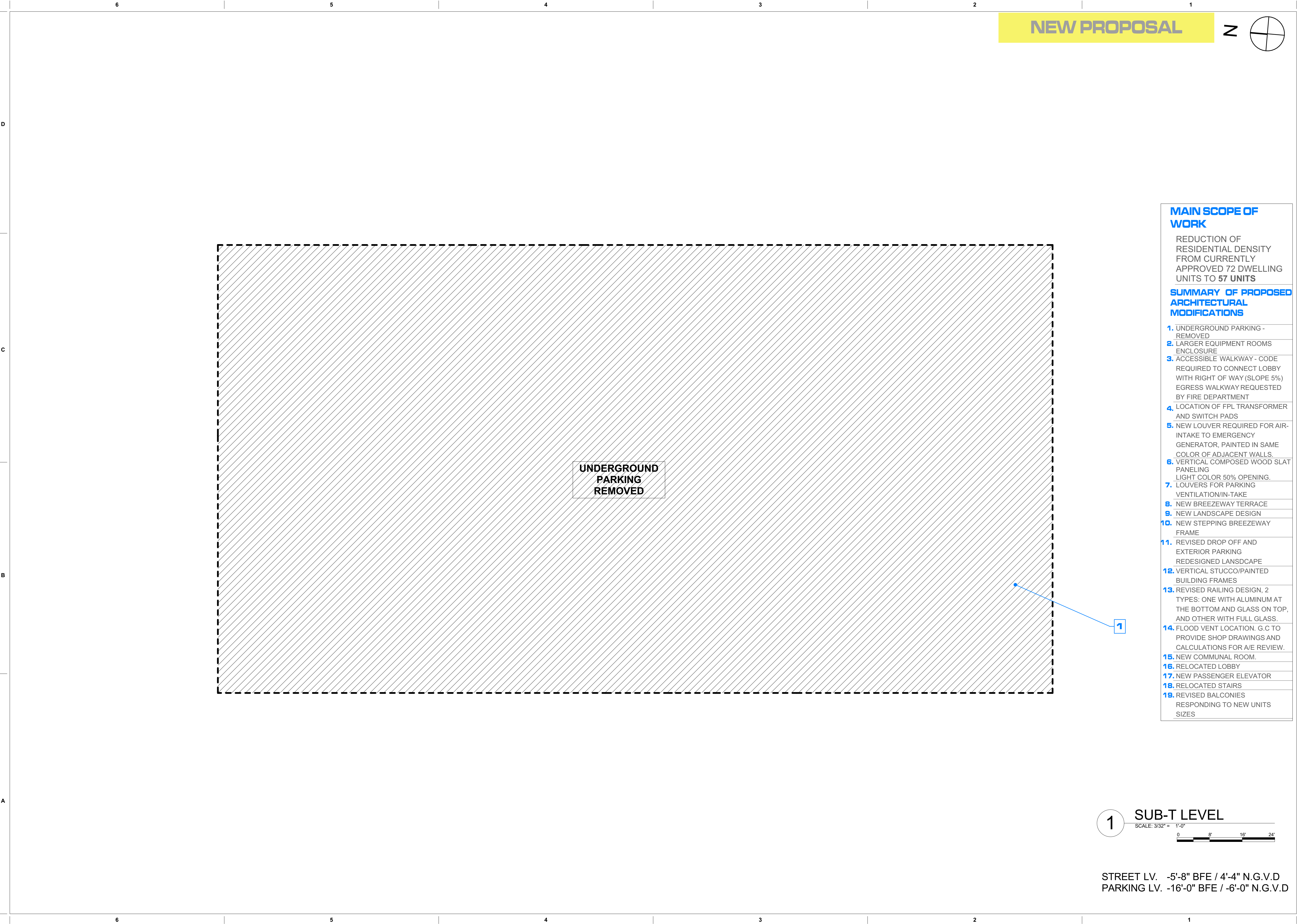
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STREET LV. -5'-8" BFE / 4'-4" N.G.V.D  
PARKING LV. -16'-0" BFE / -6'-0" N.G.V.D

|                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------|
| <b>MAIN SCOPE OF WORK</b>                                                                                                       |
| REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS                                          |
| <b>SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS</b>                                                                          |
| 1. UNDERGROUND PARKING - REMOVED                                                                                                |
| 2. LARGER EQUIPMENT ROOMS ENCLOSURE                                                                                             |
| 3. ACCESSIBLE WALKWAY - CODE REQUIRED TO CONNECT LOBBY WITH RIGHT OF WAY (SLOPE 5%) EGRESS WALKWAY REQUESTED BY FIRE DEPARTMENT |
| 4. LOCATION OF FPL TRANSFORMER AND SWITCH PADS                                                                                  |
| 5. NEW LOUVER REQUIRED FOR AIR-INTAKE TO EMERGENCY GENERATOR, PAINTED IN SAME COLOR OF ADJACENT WALLS.                          |
| 6. VERTICAL COMPOSED WOOD SLAT PANELING LIGHT COLOR 50% OPENING.                                                                |
| 7. LOUVERS FOR PARKING VENTILATION/IN-TAKE                                                                                      |
| 8. NEW BREEZEWAY TERRACE                                                                                                        |
| 9. NEW LANDSCAPE DESIGN                                                                                                         |
| 10. NEW STEPPING BREEZEWAY FRAME                                                                                                |
| 11. REVISED DROP OFF AND EXTERIOR PARKING REDESIGNED LANDSCAPE                                                                  |
| 12. VERTICAL STUCCO/PAINTED BUILDING FRAMES                                                                                     |
| 13. REVISED RAILING DESIGN, 2 TYPES: ONE WITH ALUMINUM AT THE BOTTOM AND GLASS ON TOP, AND OTHER WITH FULL GLASS.               |
| 14. FLOOD VENT LOCATION. G.C TO PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR A/E REVIEW.                                          |
| 15. NEW COMMUNAL ROOM.                                                                                                          |
| 16. RELOCATED LOBBY                                                                                                             |
| 17. NEW PASSENGER ELEVATOR                                                                                                      |
| 18. RELOCATED STAIRS                                                                                                            |
| 19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES                                                                             |

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SUB-T LEVEL\_ NEW PROPOSAL

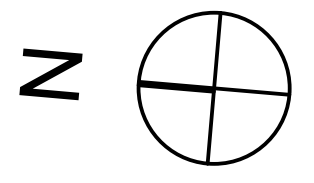
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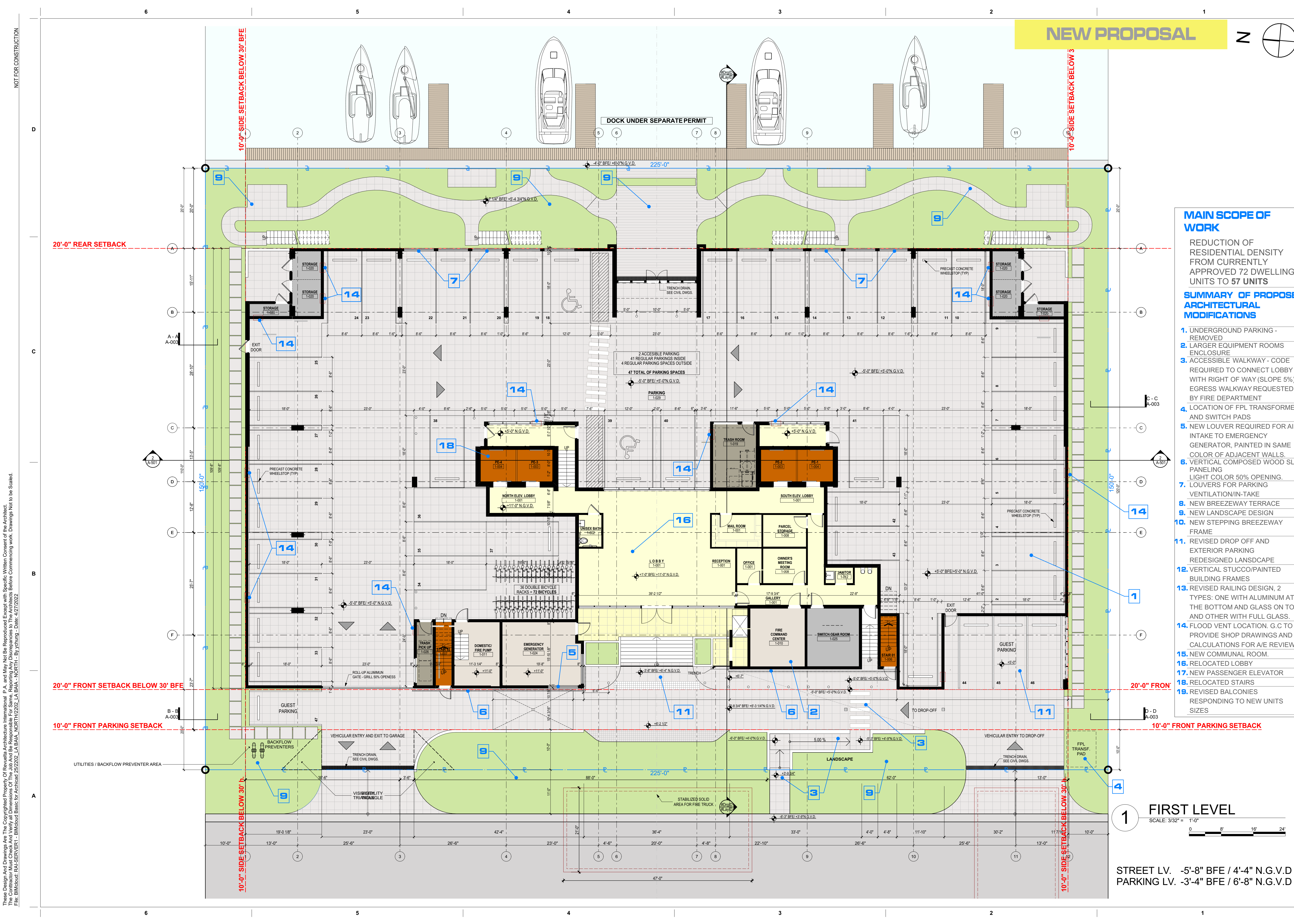
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Scale  
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Project No.  
2202  
Sheet Name  
FIRST LEVEL  
Sheet No.  
**A-103.1**





- ### MAIN SCOPE OF WORK
- REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS
- ### SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS
1. UNDERGROUND PARKING - REMOVED
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  18. RELOCATED STAIRS
  19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES

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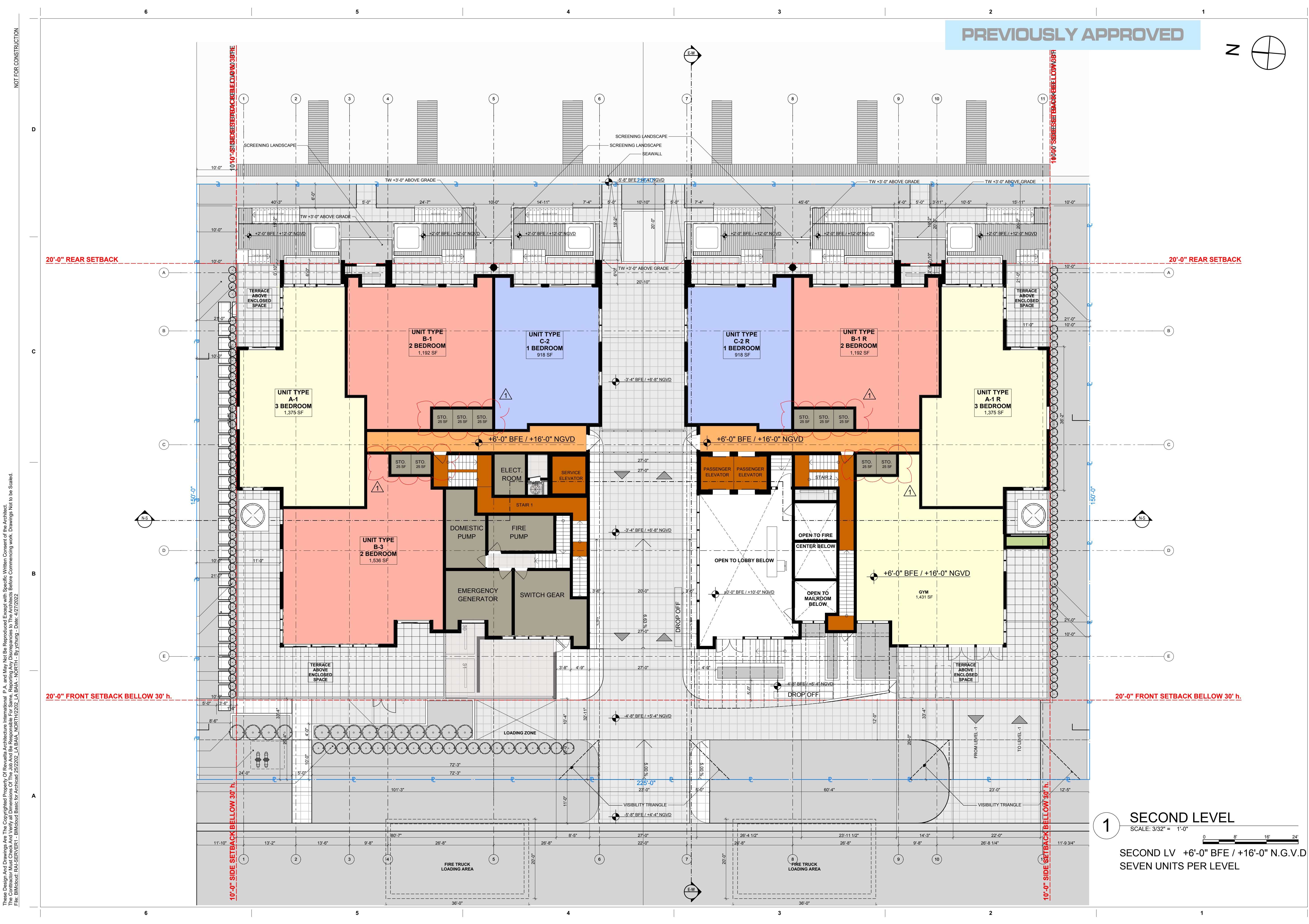
| Owner Information                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CONTINUUM LLC</b><br>9201 East Bay Harbour Dr<br>Bay Harbour Islands, FL 33154<br>305.861.8181                                                                                              |
| Consultant                                                                                                                                                                                     |
| Luis O. Revuelta<br>Digitally signed by Luis O. Revuelta<br>DN: cn=Luis O. Revuelta, o=Revuelta Architecture International, P.A., l=Miami, S=Florida, C=US<br>Date: 2022.04.27 17:45:32-04'00' |

Luis O. Revuelta  
AR-0007972

**SITE PLAN REVISION**

| Date                      |
|---------------------------|
| 04.21.22                  |
| Scale                     |
| AS SHOWN                  |
| Project No.               |
| 2202                      |
| Sheet Name                |
| FIRST LEVEL, NEW PROPOSAL |
| Sheet No.                 |
| <b>A-103.2</b>            |





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LA BAJA NORTH

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Revisions

Owner Information

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Date  
04.21.22

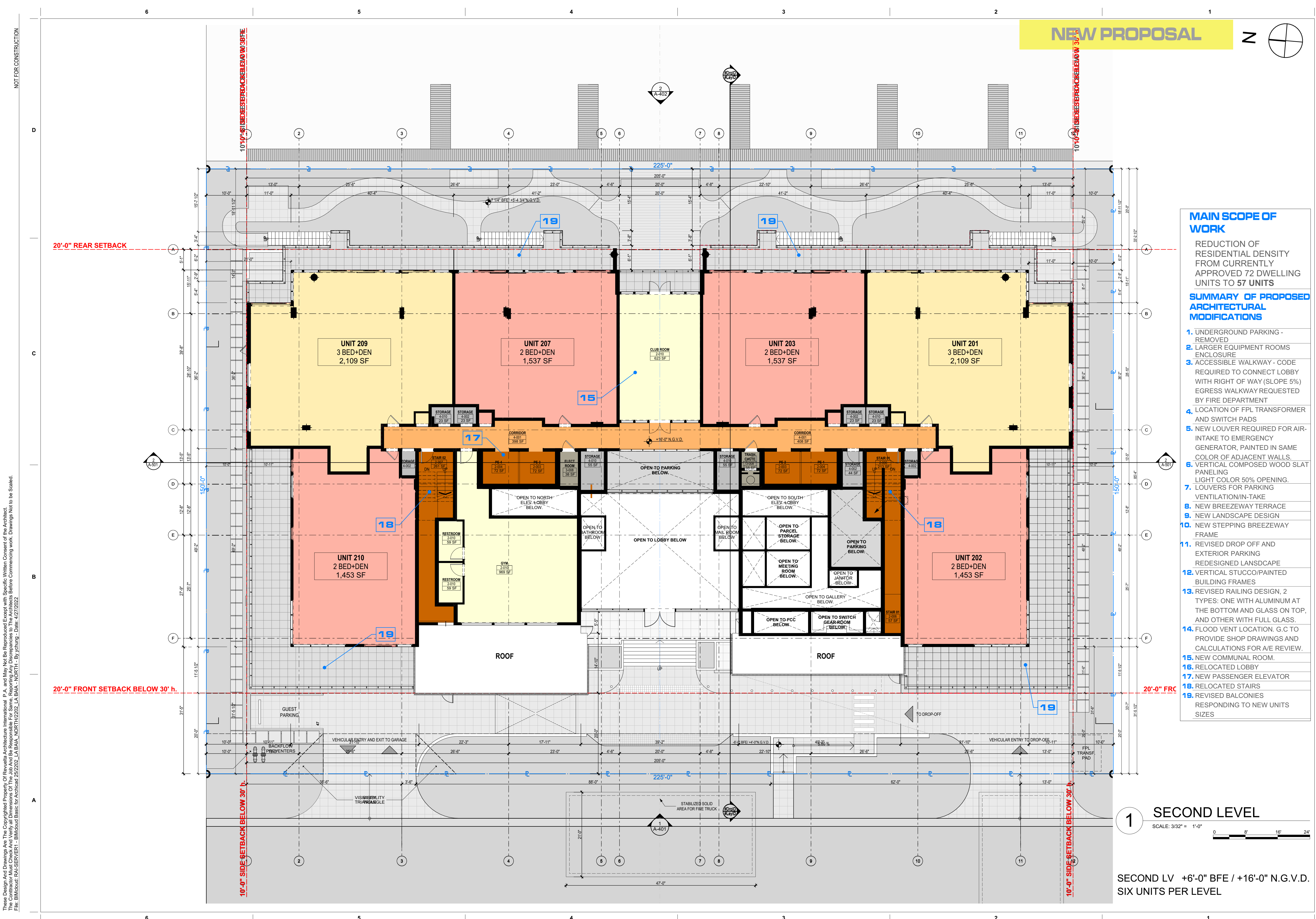
Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
SECOND LEVEL

Sheet No.  
A-104.1





- MAIN SCOPE OF WORK**
- REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS
- SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS**
1. UNDERGROUND PARKING - REMOVED
  2. LARGER EQUIPMENT ROOMS ENCLOSURE
  3. ACCESSIBLE WALKWAY - CODE REQUIRED TO CONNECT LOBBY WITH RIGHT OF WAY (SLOPE 5%) EGRESS WALKWAY REQUESTED BY FIRE DEPARTMENT
  4. LOCATION OF FPL TRANSFORMER AND SWITCH PADS
  5. NEW LOUVER REQUIRED FOR AIR-INTAKE TO EMERGENCY GENERATOR, PAINTED IN SAME COLOR OF ADJACENT WALLS.
  6. VERTICAL COMPOSED WOOD SLAT PANELING
  7. LOUVERS FOR PARKING VENTILATION/IN-TAKE
  8. NEW BREEZEWAY TERRACE
  9. NEW LANDSCAPE DESIGN
  10. NEW STEPPING BREEZEWAY FRAME
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  12. VERTICAL STUCCO/PAINTED BUILDING FRAMES
  13. REVISED RAILING DESIGN, 2 TYPES: ONE WITH ALUMINUM AT THE BOTTOM AND GLASS ON TOP, AND OTHER WITH FULL GLASS.
  14. FLOOD VENT LOCATION. G.C TO PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR A/E REVIEW.
  15. NEW COMMUNAL ROOM.
  16. RELOCATED LOBBY
  17. NEW PASSENGER ELEVATOR
  18. RELOCATED STAIRS
  19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES

**1 SECOND LEVEL**

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

0 8' 16' 24'

SECOND LV +6'-0" BFE / +16'-0" N.G.V.D.  
SIX UNITS PER LEVEL

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Date: 2022.04.27 17:45:50-04'00'

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**SITE PLAN REVISION**

Date  
04.21.22

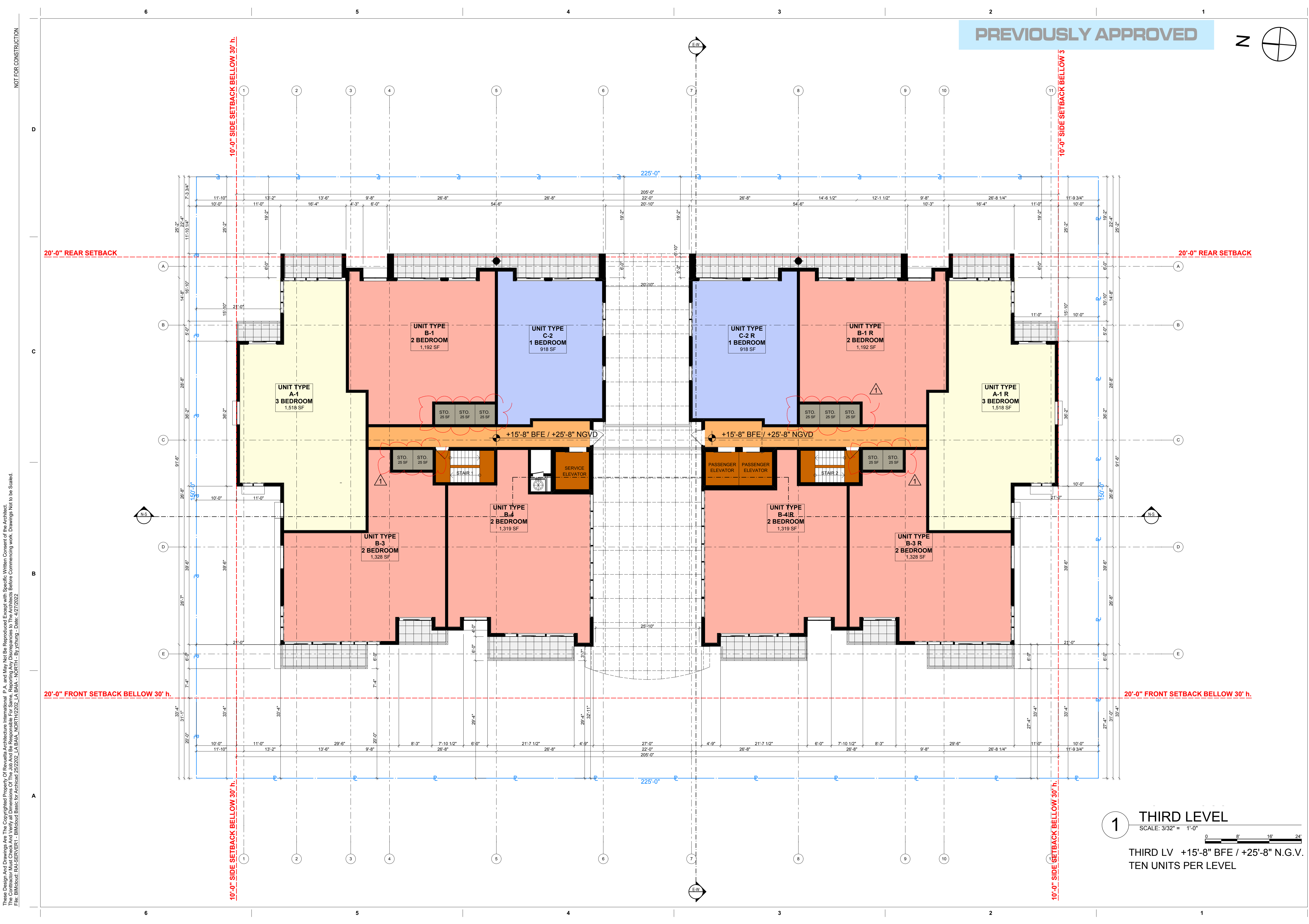
Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
SECOND LEVEL, NEW PROPOSAL

Sheet No.  
**A-104.2**





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**SITE PLAN REVISION**

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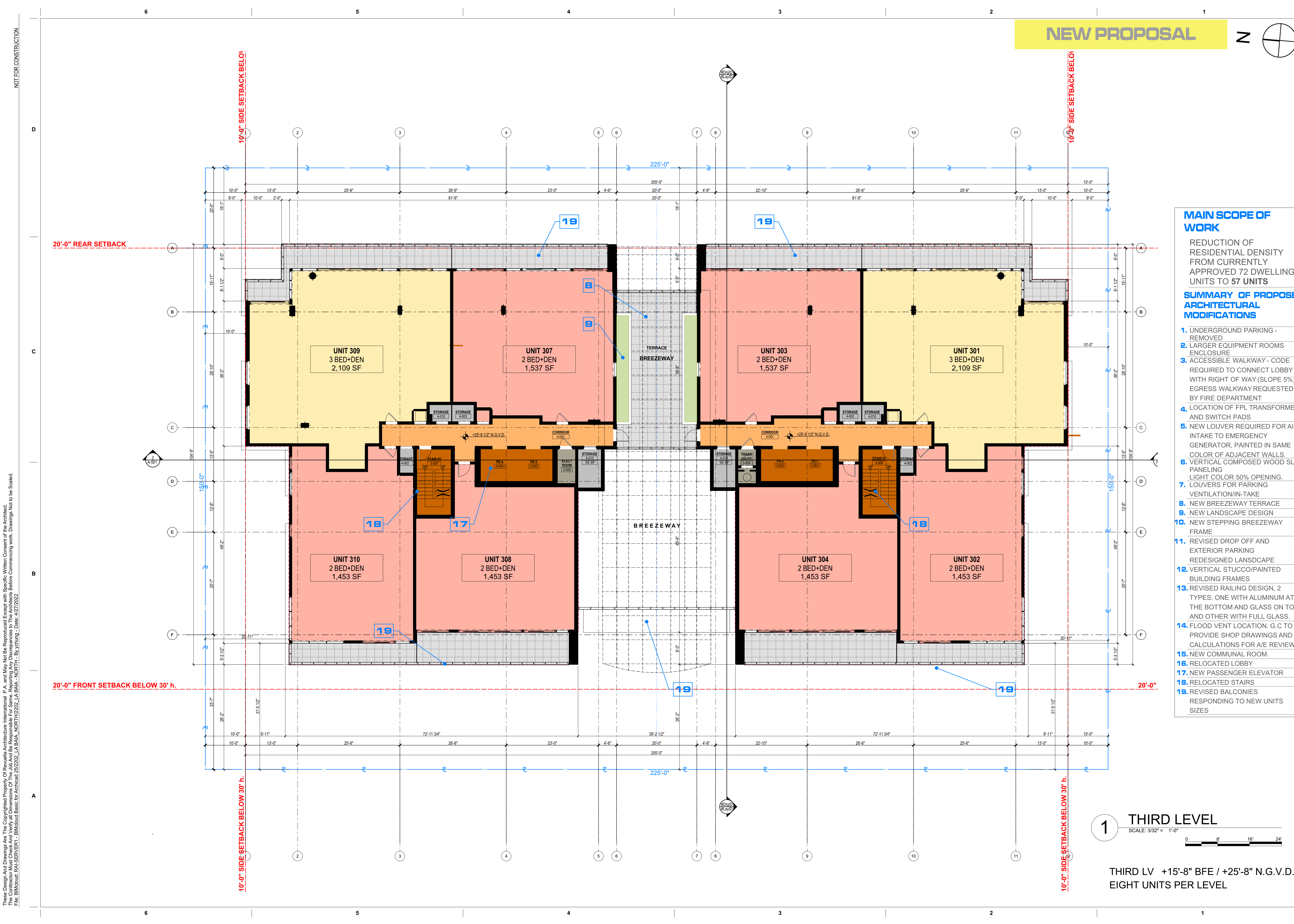
Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
THIRD LEVEL

Sheet No.  
**A-105.1**





- MAIN SCOPE OF WORK**
- REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS
- SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS**
1. UNDERGROUND PARKING - REMOVED
  2. LARGER EQUIPMENT ROOMS ENCLOSURE
  3. ACCESSIBLE WALKWAY - CODE REQUIRED TO CONNECT LOBBY WITH RIGHT OF WAY (SLOPE 5%) EGRESS WALKWAY REQUESTED BY FIRE DEPARTMENT
  4. LOCATION OF FPL TRANSFORMER AND SWITCH PADS
  5. NEW LOUVER REQUIRED FOR AIR-INTAKE TO EMERGENCY GENERATOR, PAINTED IN SAME COLOR OF ADJACENT WALLS.
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  7. LOUVERS FOR PARKING VENTILATION/IN-TAKE
  8. NEW BREEZEWAY TERRACE
  9. NEW LANDSCAPE DESIGN
  10. NEW STEPPING BREEZEWAY FRAME
  11. REVISED DROP OFF AND EXTERIOR PARKING REDESIGNED LANDSCAPE
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  18. RELOCATED STAIRS
  19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES

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| Consultant                                                                                        |

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Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
THIRD LEVEL, NEW  
PROPOSAL

Sheet No.  
**A-105.2**



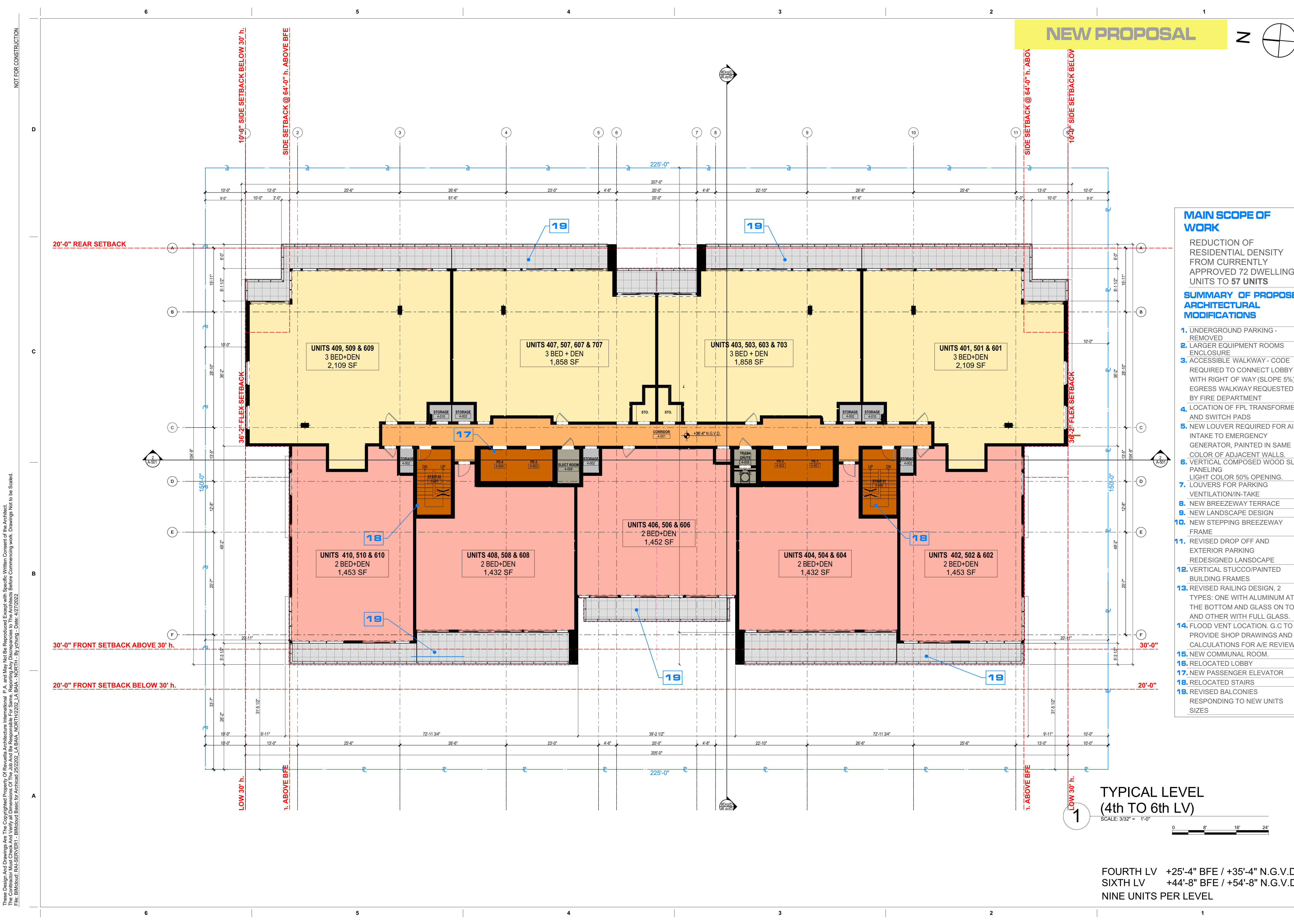
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## Project

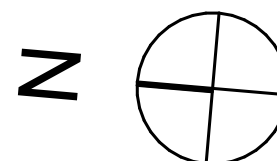
BAY HARBOR ISLANDS, FLORIDA 33154

**A-106.1**





NEW PROPOSAL



MAIN SCOPE OF WORK

REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS

SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS

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2. LARGER EQUIPMENT ROOMS ENCLOSURE
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15. NEW COMMUNAL ROOM.
16. RELOCATED LOBBY
17. NEW PASSENGER ELEVATOR
18. RELOCATED STAIRS
19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES

TYPICAL LEVEL  
(4th TO 6th LV)

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

FOURTH LV +25'-4" BFE / +35'-4" N.G.V.D.  
SIXTH LV +44'-8" BFE / +54'-8" N.G.V.D.  
NINE UNITS PER LEVEL

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SITE PLAN REVISION

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

TYPICAL LEVEL (4th to 6th  
LV)\_NEW PROPOSAL

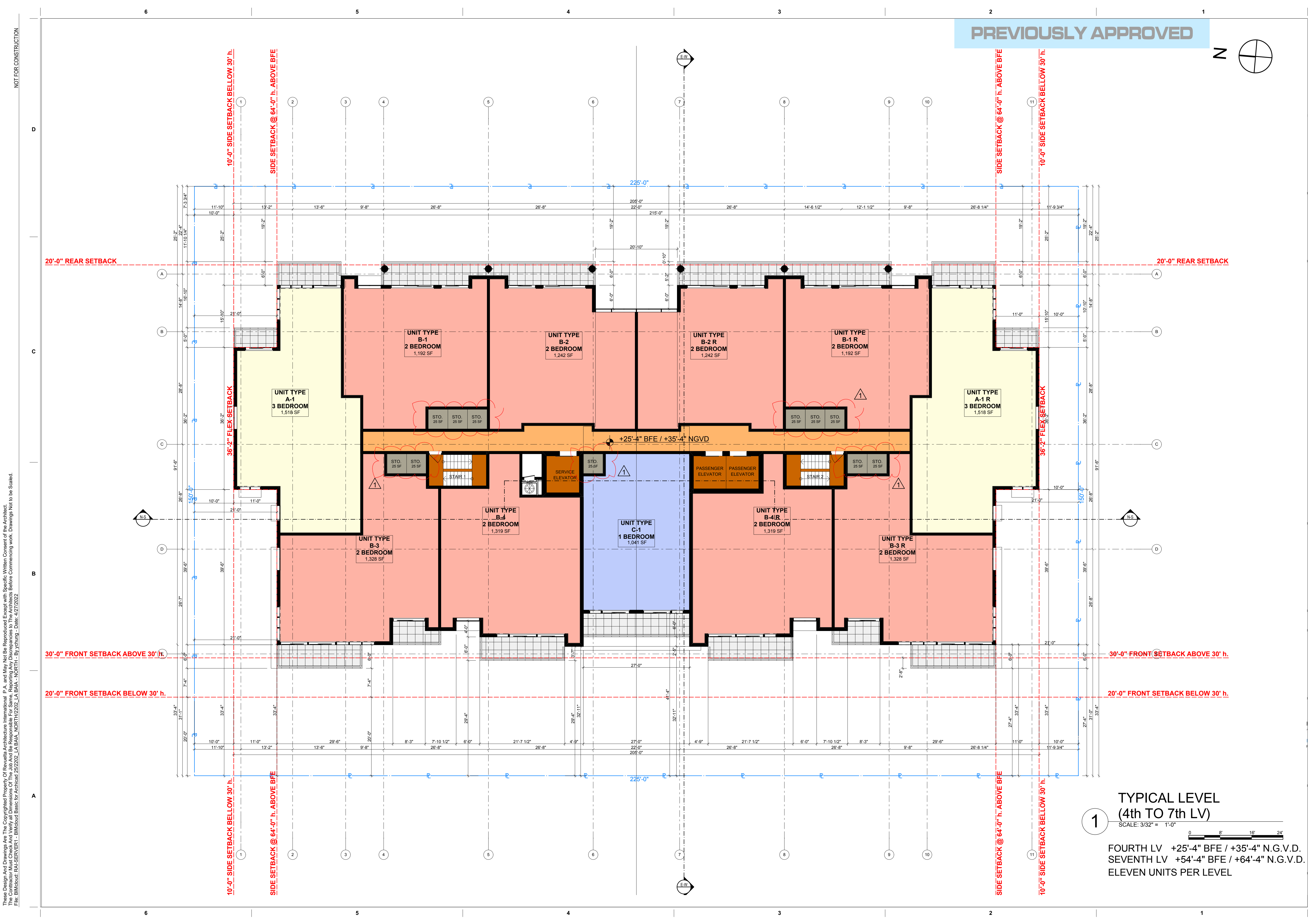
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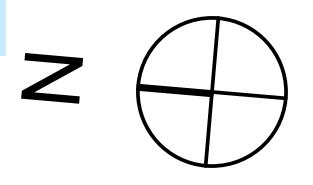
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**1** TYPICAL LEVEL  
(4th TO 7th LV)  
SCALE: 3/32" = 1'-0"  
FOURTH LV +25'-4" BFE / +35'-4" N.G.V.D.  
SEVENTH LV +54'-4" BFE / +64'-4" N.G.V.D.  
ELEVEN UNITS PER LEVEL

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**SITE PLAN REVISION**

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

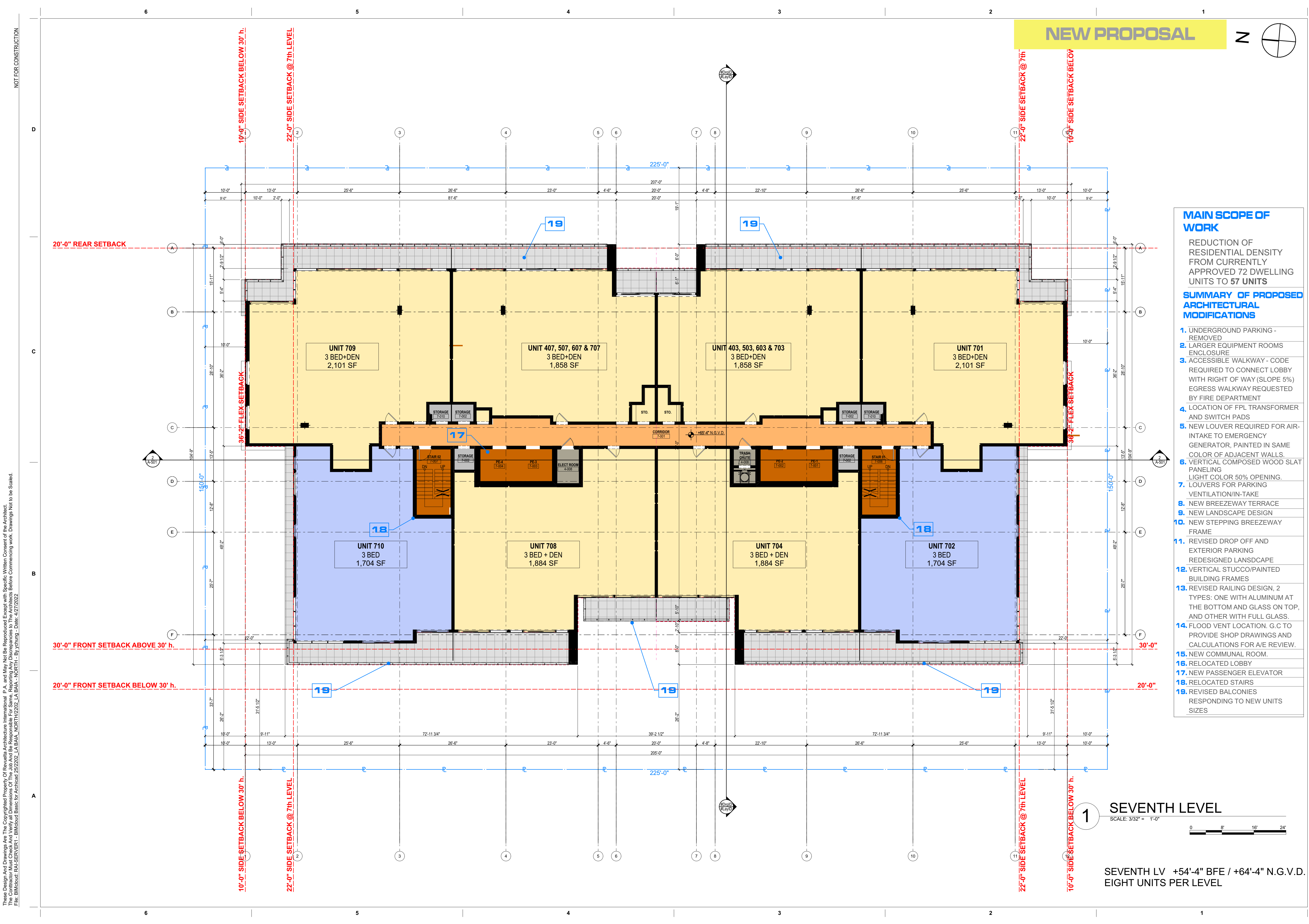
SEVENTH LEVEL

Sheet No.

**A-107.1**

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- MAIN SCOPE OF WORK**
- REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS
- SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS**
1. UNDERGROUND PARKING - REMOVED
  2. LARGER EQUIPMENT ROOMS ENCLOSURE
  3. ACCESSIBLE WALKWAY - CODE REQUIRED TO CONNECT LOBBY WITH RIGHT OF WAY (SLOPE 5%) EGRESS WALKWAY REQUESTED BY FIRE DEPARTMENT
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  18. RELOCATED STAIRS
  19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES

**SEVENTH LEVEL**

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

SEVENTH LV +54'-4" BFE / +64'-4" N.G.V.D.  
EIGHT UNITS PER LEVEL

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**SITE PLAN REVISION**

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

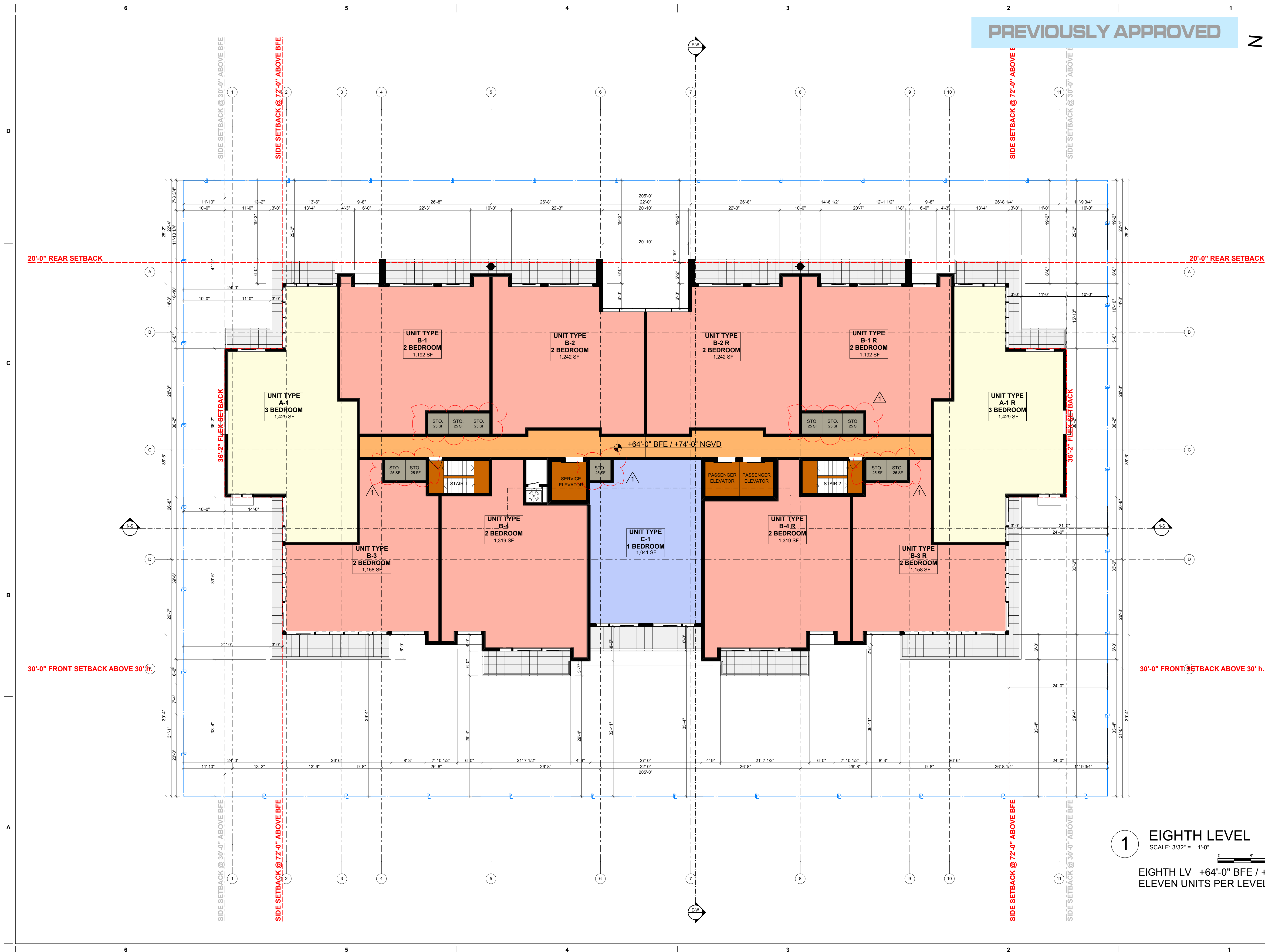
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SEVENTH LEVEL, NEW  
PROPOSAL

Sheet No.

**A-107.2**







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## SITE PLAN REVISION

Date \_\_\_\_\_

04.21.22

Scale

AS SHOWN

Project No. \_\_\_\_\_

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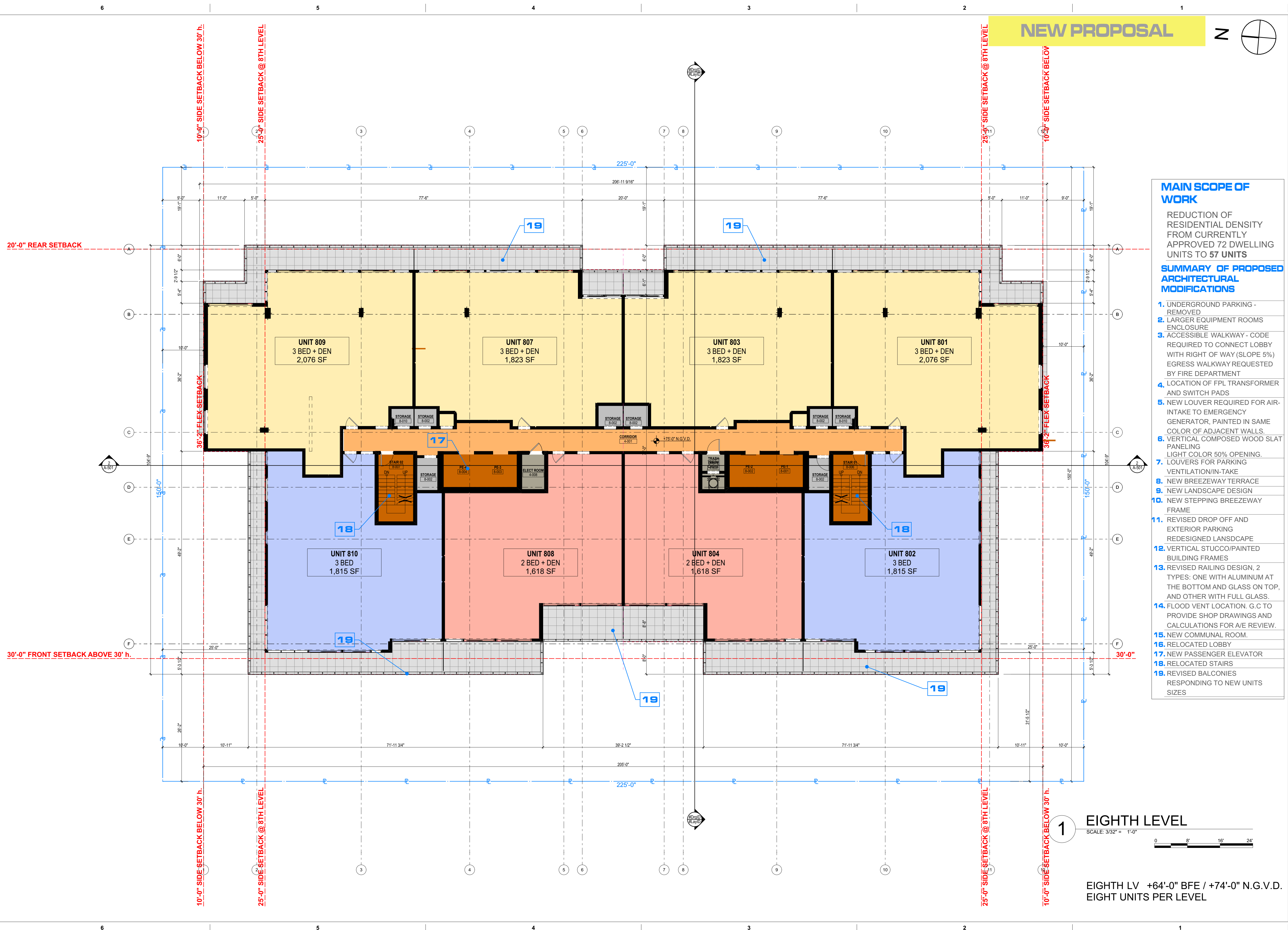
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EIGHTH LEVEL\_ NEW  
PROPOSAL

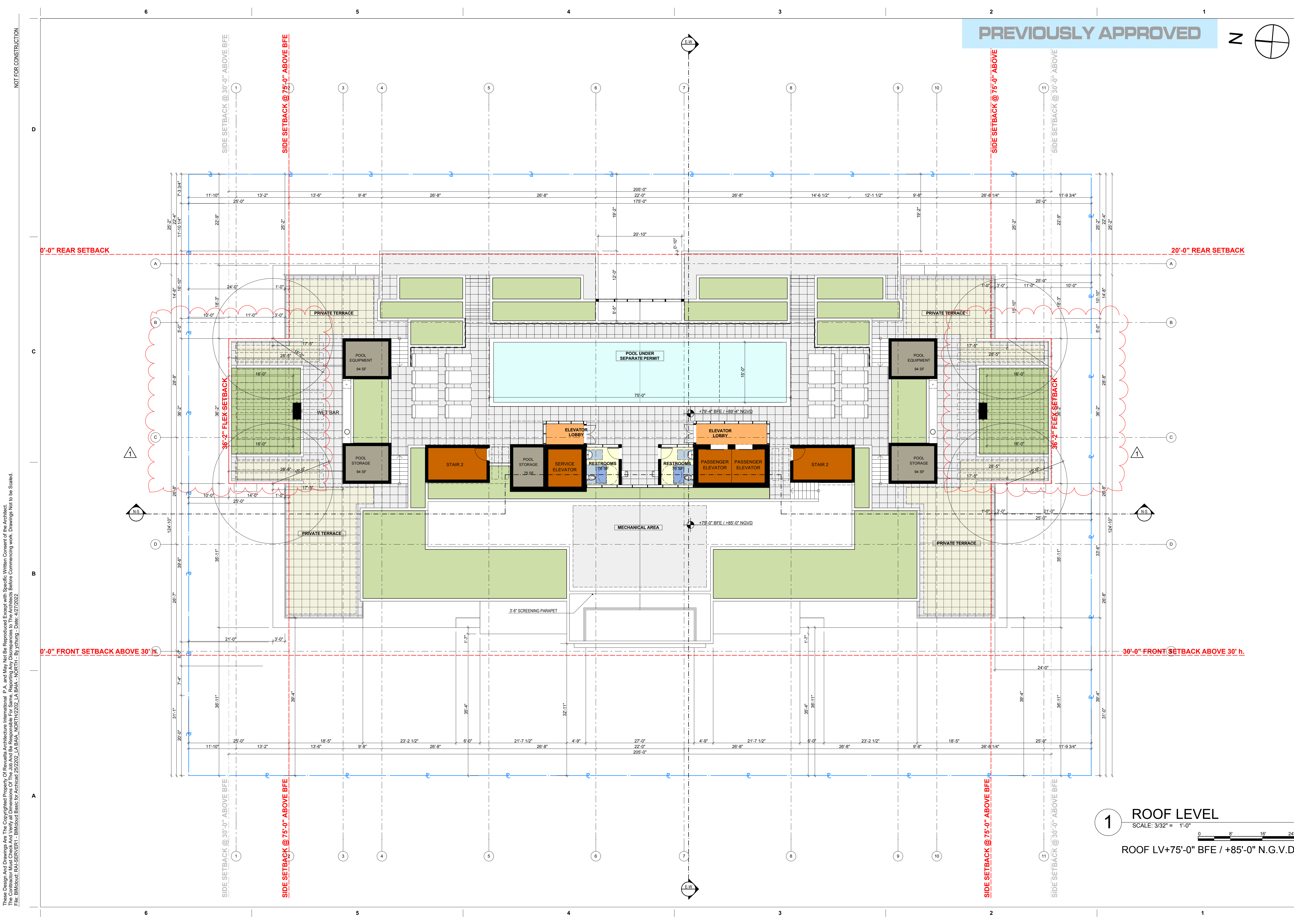
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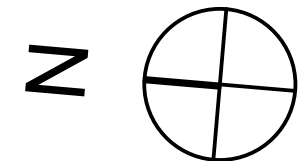
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Luis O. Revuelta  
AR-0007972

**SITE PLAN REVISION**

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

ROOF LEVEL

Sheet No.

**A-109.1**

**1 ROOF LEVEL**

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

0 8' 16' 24'

ROOF LV+75'-0" BFE / +85'-0" N.G.V.D.

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## A-109.2



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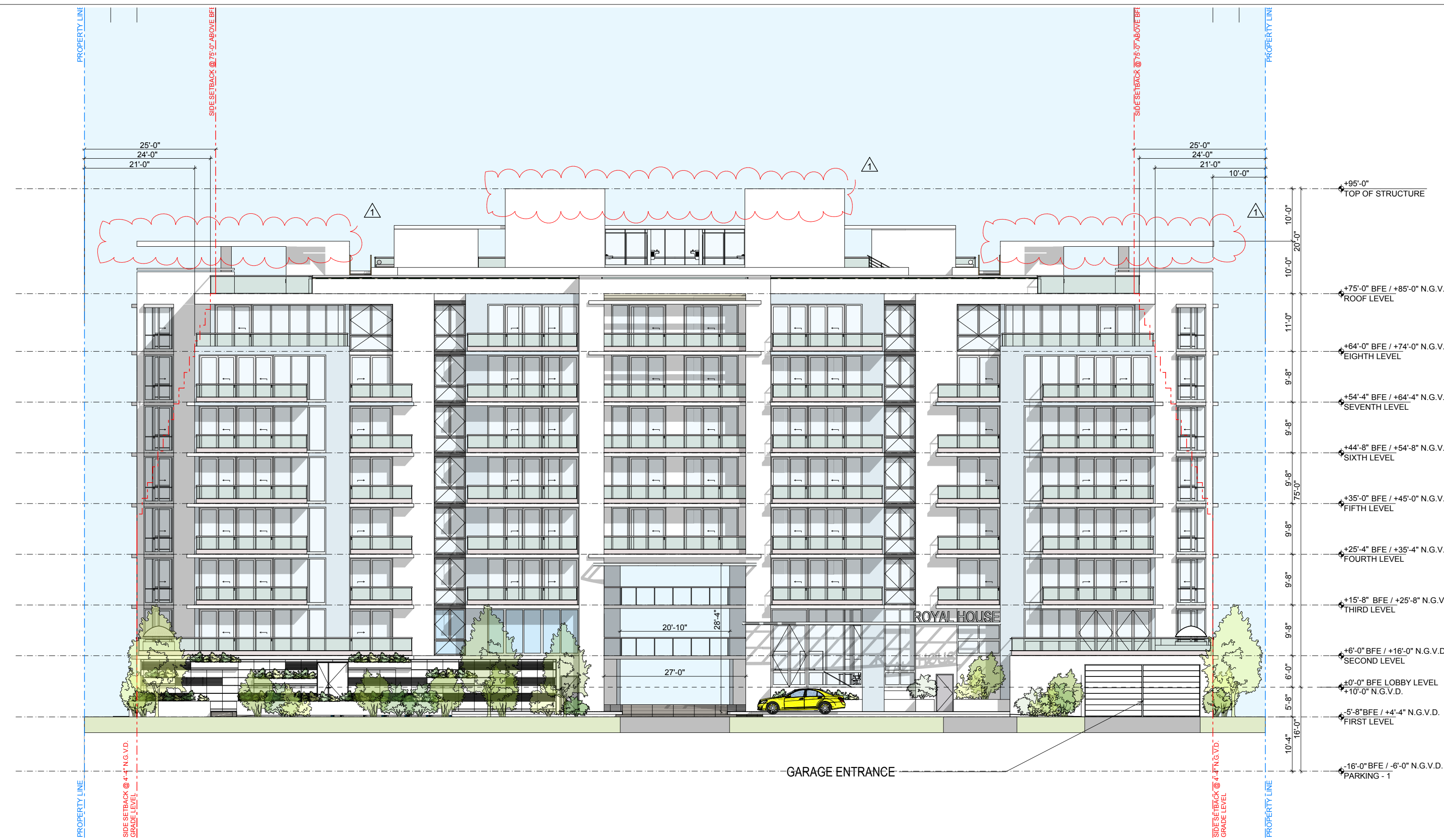
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## MAIN SCOPE OF WORK

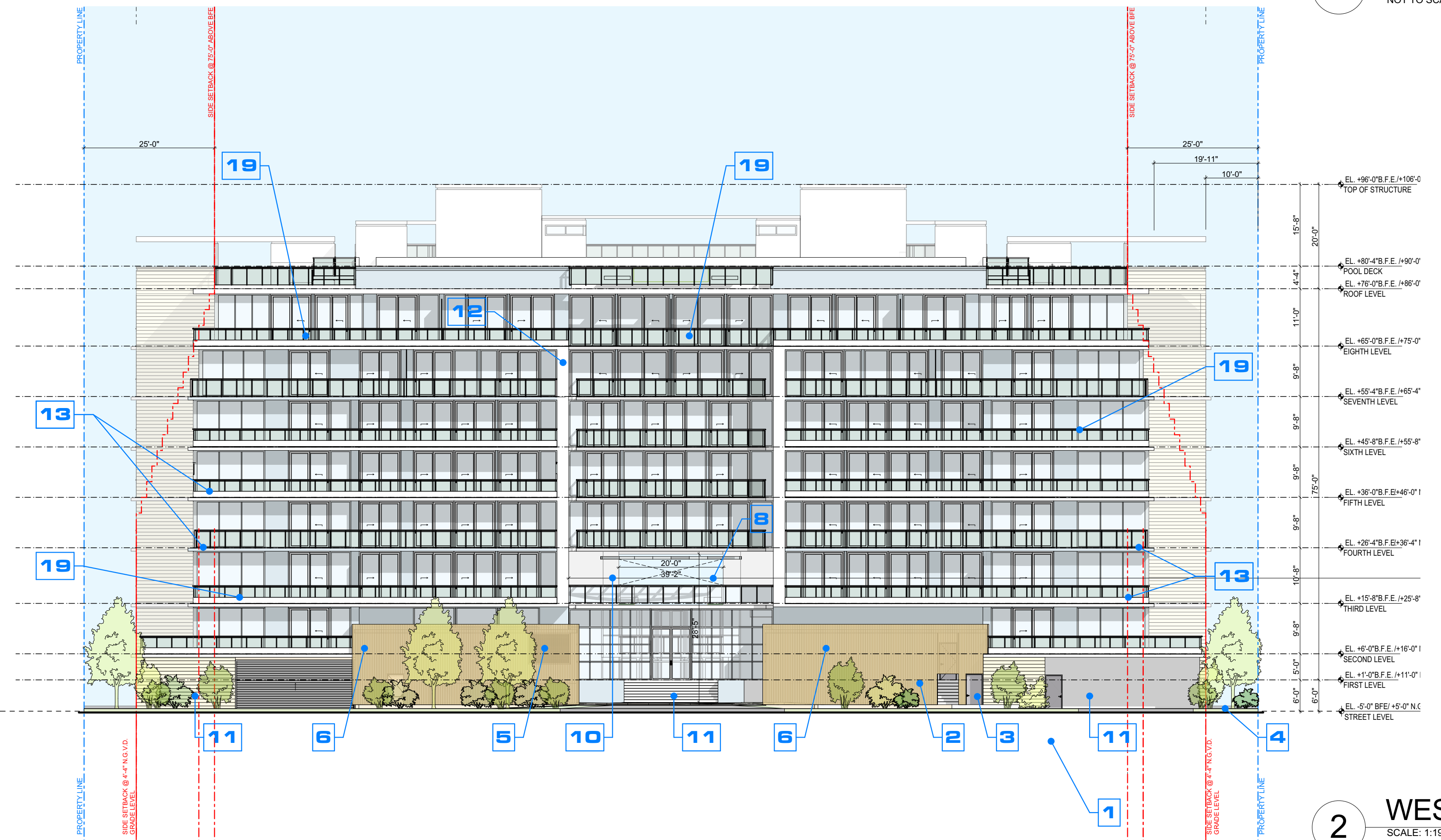
REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS

## SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS

1. UNDERGROUND PARKING - REMOVED
2. LARGER EQUIPMENT ROOMS ENCLOSURE
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6. VERTICAL COMPOSED WOOD SLAT PANELING LIGHT COLOR 50% OPENING.
7. LOUVERS FOR PARKING VENTILATION/IN-TAKE
8. NEW BREEZEWAY TERRACE
9. NEW LANDSCAPE DESIGN
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18. RELOCATED STAIRS
19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES



1 WEST ELEVATION  
NOT TO SCALE



2 WEST ELEVATION  
SCALE: 1:195.92

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Bay Harbour Islands, FL 33154  
305.861.8181

Consultant

Digitally signed by Luis O. Revuelta  
DN:  
E=INFO@Revuelta.com,  
CN=Luis O. Revuelta,  
O=Revuelta Architecture  
International, P.A.,  
L=Miami, S=Florida, C=US  
Date: 2022.04.27  
17:51:30-04'00'

Luis O. Revuelta

Luis O. Revuelta  
AR-0007972

SITE PLAN REVISION

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

WEST ELEVATION

Sheet No.

**A-401**



NOT FOR CONSTRUCTION

- MAIN SCOPE OF WORK
- REDUCTION OF RESIDENTIAL DENSITY FROM CURRENTLY APPROVED 72 DWELLING UNITS TO 57 UNITS
- SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS
1. UNDERGROUND PARKING - REMOVED

2. LARGER EQUIPMENT ROOMS ENCLOSURE

3. ACCESSIBLE WALKWAY - CODE REQUIRED TO CONNECT LOBBY WITH RIGHT OF WAY (SLOPE 5%) EGRESS WALKWAY REQUESTED BY FIRE DEPARTMENT

4. LOCATION OF FPL TRANSFORMER AND SWITCH PADS

5. NEW LOUVER REQUIRED FOR AIR-INTAKE TO EMERGENCY GENERATOR, PAINTED IN SAME COLOR OF ADJACENT WALLS

6. VERTICAL COMPOSED WOOD SLAT PANELING LIGHT COLOR 50% OPENING.

7. LOUVERS FOR PARKING VENTILATION/IN-TAKE

8. NEW BREEZEWAY TERRACE

9. NEW LANDSCAPE DESIGN

10. NEW STEPPING BREEZEWAY FRAME

11. REVISED DROP OFF AND EXTERIOR PARKING REDESIGNED LANDSCAPE

12. VERTICAL STUCCO/PAINTED BUILDING FRAMES

13. REVISED RAILING DESIGN, 2 TYPES: ONE WITH ALUMINUM AT THE BOTTOM AND GLASS ON TOP, AND OTHER WITH FULL GLASS.

14. FLOOD VENT LOCATION. G.C TO PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR A/E REVIEW.

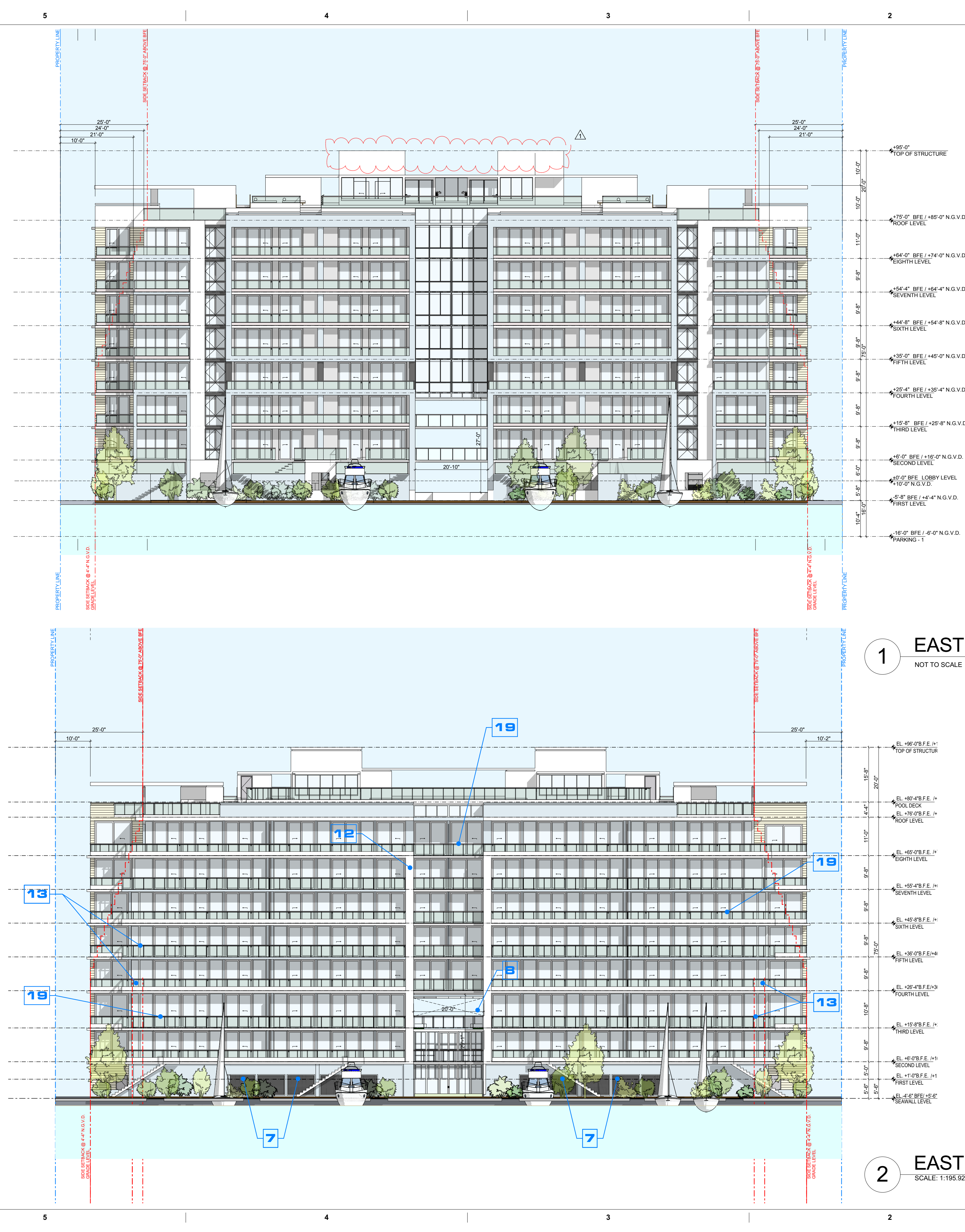
15. NEW COMMUNAL ROOM.

16. RELOCATED LOBBY

17. NEW PASSENGER ELEVATOR

18. RELOCATED STAIRS

19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES



PREVIOUSLY APPROVED

NEW PROPOSAL

1 EAST ELEVATION  
NOT TO SCALE

2 EAST ELEVATION  
SCALE: 1:195.92

Owner Information  
CONTINUUM LLC  
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SITE PLAN REVISION

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
EAST ELEVATION

Sheet No.  
A-402

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Project

Revisions

LA BAJA NORTH  
9461 EAST BAY HARBOR DR.  
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Owner Information  
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17:51:39 -0400

Luis O. Revuelta

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AR-0007972

SITE PLAN REVISION

Date  
04.21.22

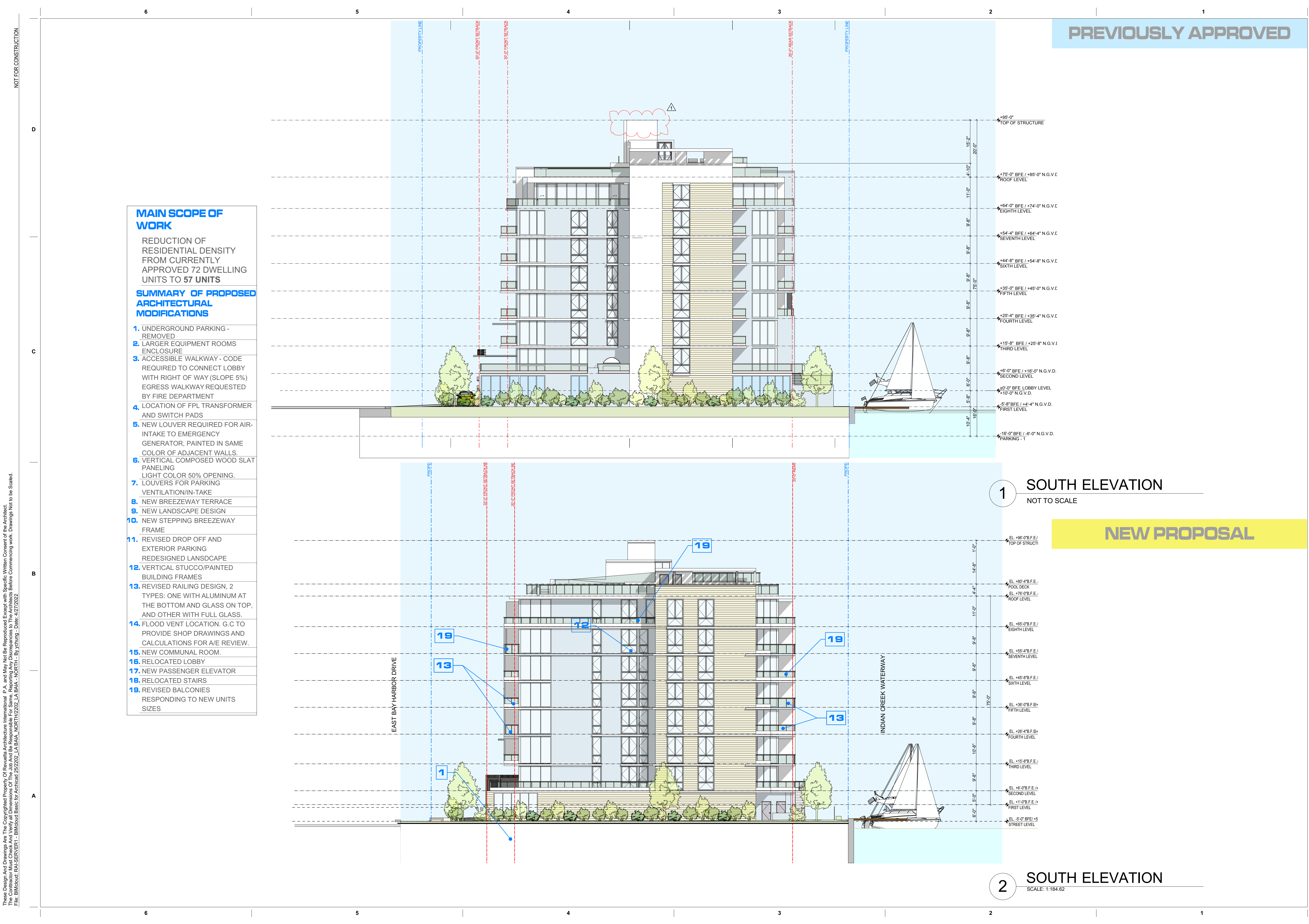
Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
EAST ELEVATION

Sheet No.  
A-402





- MAIN SCOPE OF WORK**
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  17. NEW PASSENGER ELEVATOR
  18. RELOCATED STAIRS
  19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES

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1 SOUTH ELEVATION  
NOT TO SCALE

NEW PROPOSAL

2 SOUTH ELEVATION  
SCALE: 1:184.62

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Project

**LA BAJA NORTH**  
9461 EAST BAY HARBOR DR.  
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Revisions

**Owner Information**  
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17:51:43 -04'00'

Luis O. Revuelta

Luis O. Revuelta  
AR-0007972

**SITE PLAN REVISION**

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

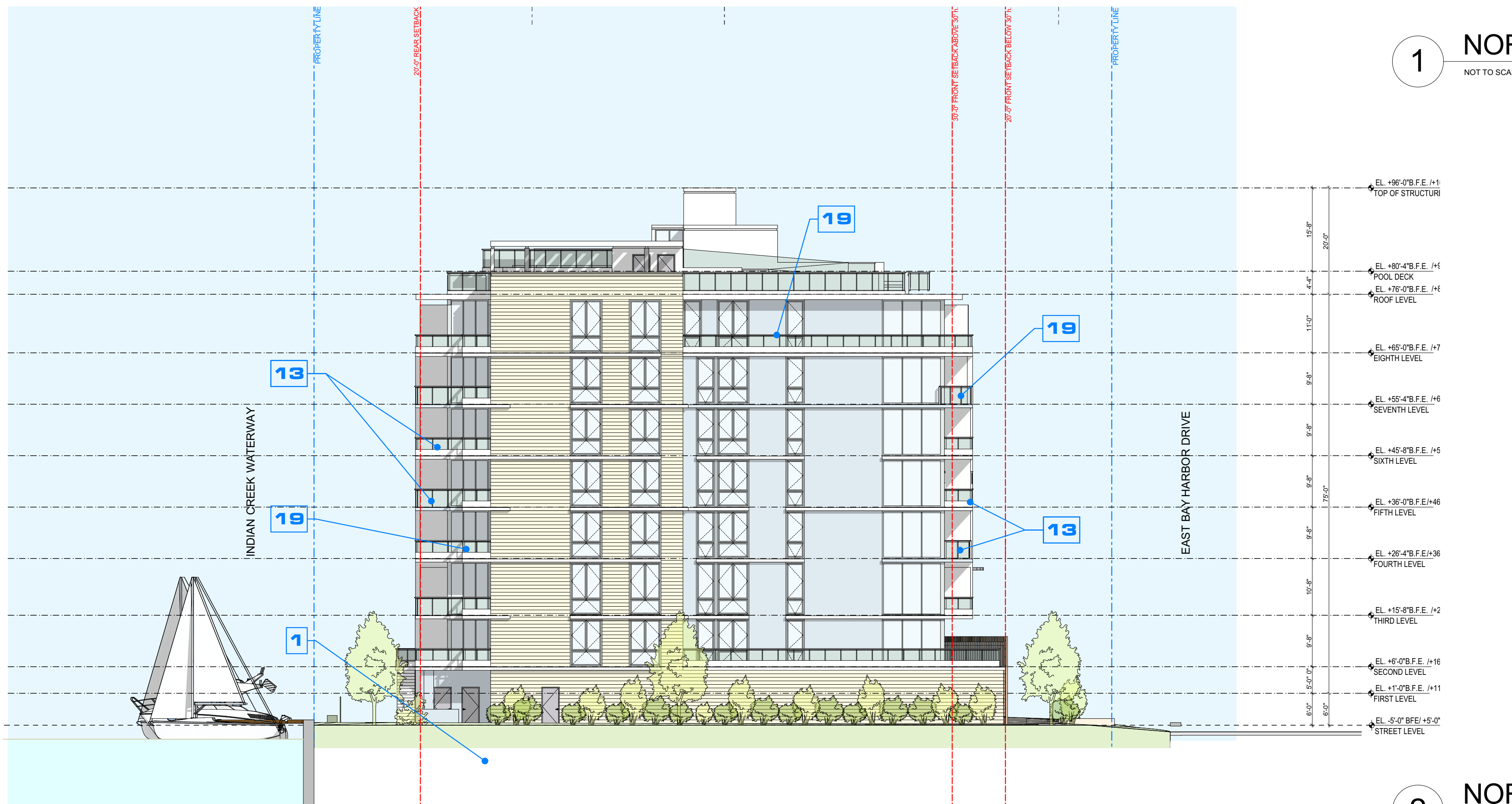
SOUTH ELEVATION

Sheet No.  
**A-403**

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2 NORTH ELEVATION  
NOT TO SCALE

## NEW PROPOSAL





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1 3D VIEW - STREET FRONT

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17:52:07-04'00'

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AR-0007972

SITE PLAN REVISION

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

3D VIEW - STREET FRONT

Sheet No.  
A-405





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1 3D VIEW - WATER FRONT

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SITE PLAN REVISION

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

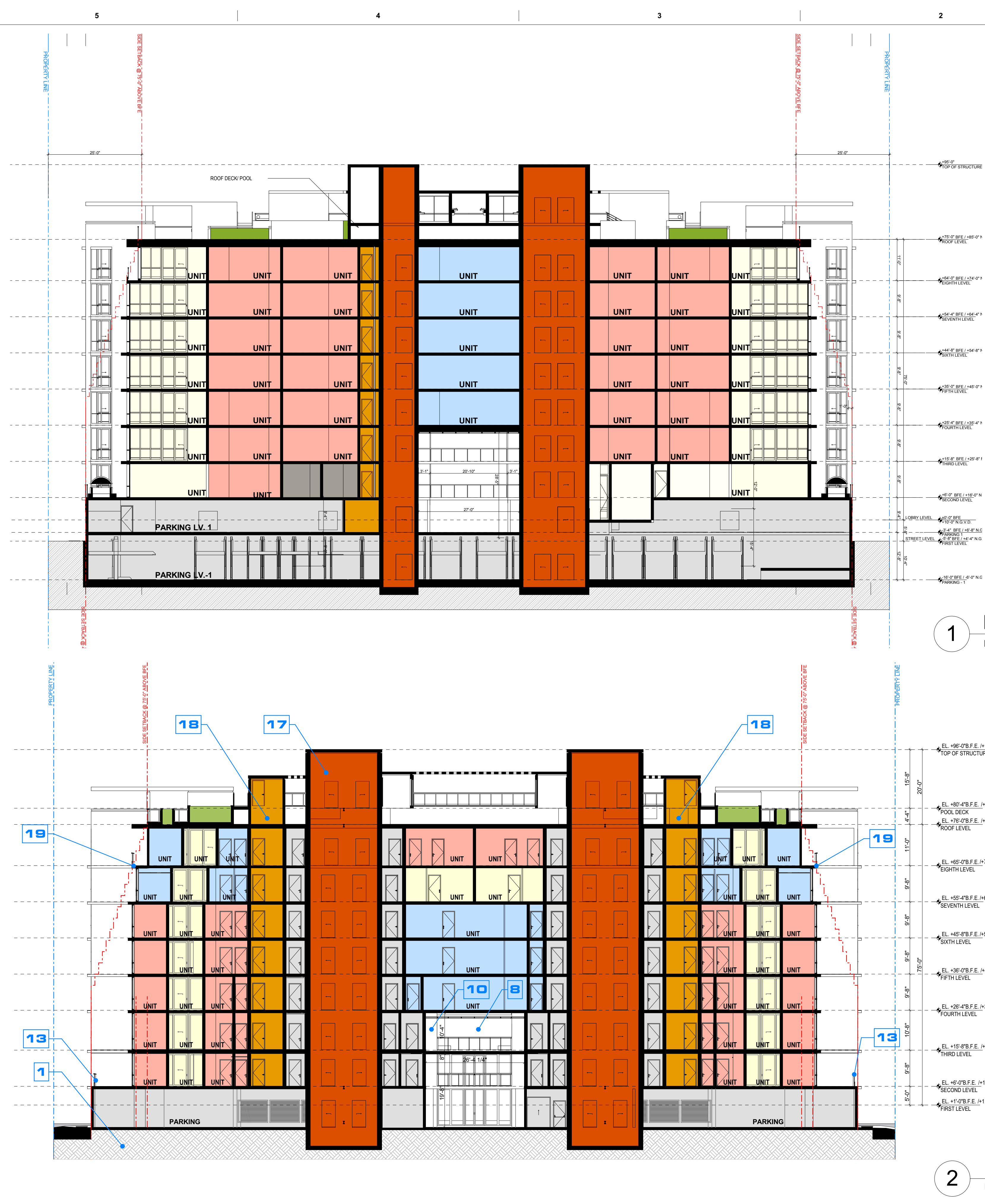
3D VIEW - WATER FRONT

Sheet No.  
A-406



NOT FOR CONSTRUCTION

- MAIN SCOPE OF WORK**
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  19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES



1 N-S SECTION  
NOT TO SCALE

2 N-S SECTION  
NOT TO SCALE

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NEW PROPOSAL

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Project

**LA BAJA NORTH**  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

**Owner Information**  
**CONTINUUM LLC**  
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17:52:25 -04'00'

Luis O. Revuelta  
AR-0007972

**SITE PLAN REVISION**

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

N-S SECTION

Sheet No.

**A-501**



# LA BAIA NORTH

APPENDIX A - VALET PARKING LAYOUT

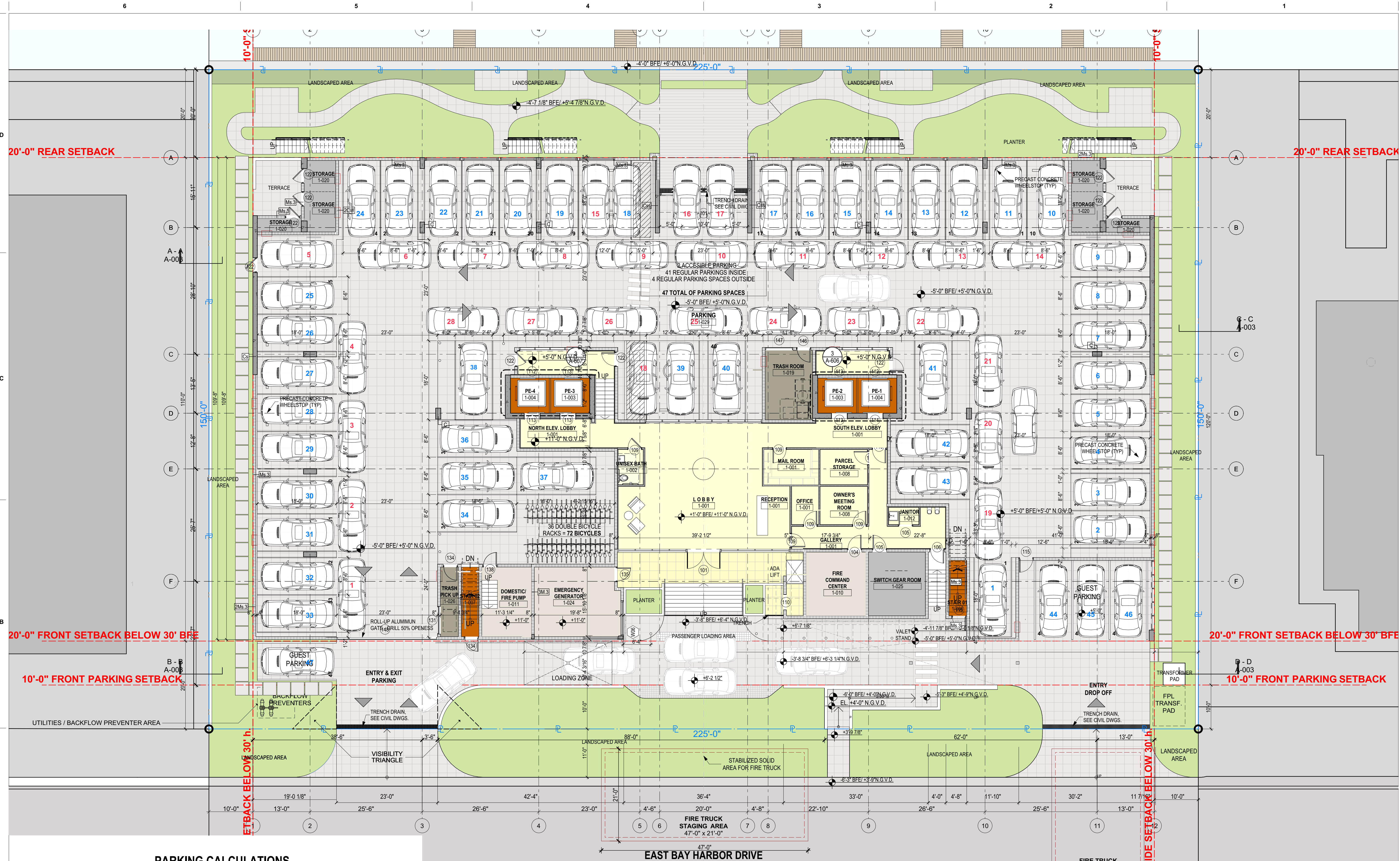
9461 EAST BAY HILL DR DR.

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**PARKING CALCULATIONS**  
57 UNITS x 2 = 114 UN

REGULAR PARKING PROVIDED = 47 UN  
VALET PARKING CALCULATED = 28 UN

**BALANCE PARKING TRUST = 39 UN**

**PARKING BREAKDOWN:**  
PARKING INTERIOR PROVIDED = 43 UN  
PARKING EXTERIOR PROVIDED = 4 UN  
SUB-TOTAL PARKING PROVIDED = 47 UN  
VALET PARKING CALCULATED = 28 UN  
**TOTAL PARKING PROVIDED = 75 UN**

LEGEND:  
REGULAR PARKING PROVIDED - BLUE  
VALET PARKING PROPOSED - RED

**VALET PARKING LAYOUT**  
**LOBBY LEVEL - FLOOR PLAN**

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

EL. +11'-0" N.G.V.D.



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Owner Information  
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Date: 2022.04.27  
17:52:45-04'00'

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AR-0007972

**SITE PLAN REVISION**

Date  
04.21.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
LOBBY LEVEL - FLOOR  
PLAN

Sheet No.

**A-601**



# APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Lot, 6, 7, and 8, Block 1 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.

Folio # 13-2227-001-0050, 13-2227-001-0060, 13-2227-001-0070

## Town Council

Jordan W. Leonard  
Mayor

Stephanie Bruder  
Vice Mayor

Joshua D. Fuller  
Council Member

Kelly Reid  
Council Member

Isaac Salver  
Council Member

Elizabeth Tricoche  
Council Member

Robert Yaffe  
Council Member

Size of described property 33,750 square feet (0.77 Acres)

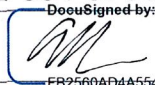
Project Description La Baia North (multifamily residential) Units 57

Owner(s) Name Bay Harbor Islands Property Owner II LLC

Mailing Address c/o The Continuum Company, 45 West 23rd Street, 4th Floor

City New York State NY Zip 10010

Phone Number 212-554-3700 Email allie@continuumllc.net

Signature of Owner   
FB2560AD4A55459...

Name of Applicant (if different from owner) -same as above-

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Signature of Applicant   
FB2560AD4A55459...

Name of Representative Matthew Amster

Mailing Address 200 South Biscayne Boulevard, Suite 300

City Miami State FL Zip 33131

Phone Number 305-374-5300 Email MAmster@BRZoningLaw.com

## TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received \_\_\_\_\_ By \_\_\_\_\_

Process Number \_\_\_\_\_ Fee Paid \_\_\_\_\_

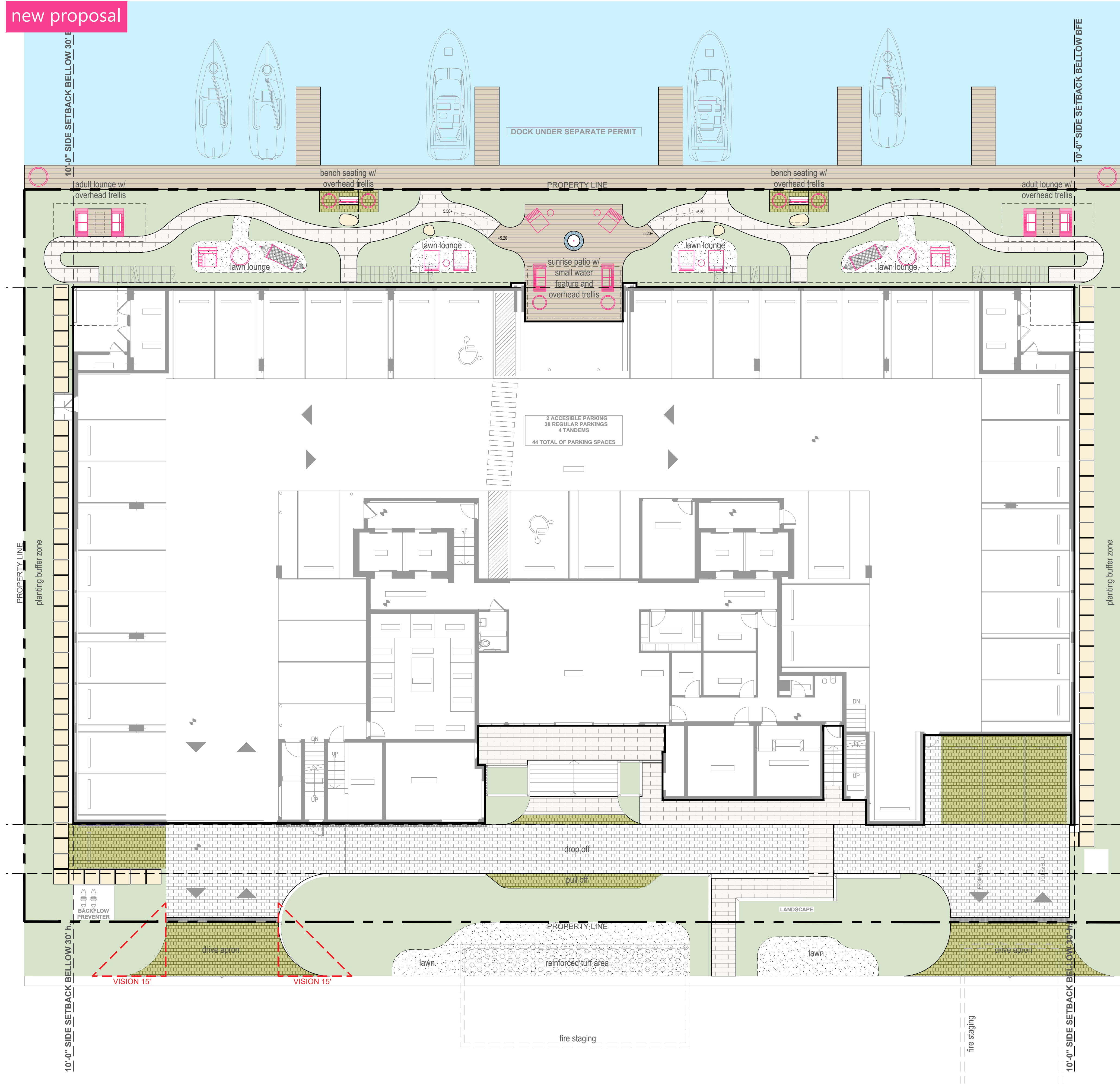
MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER



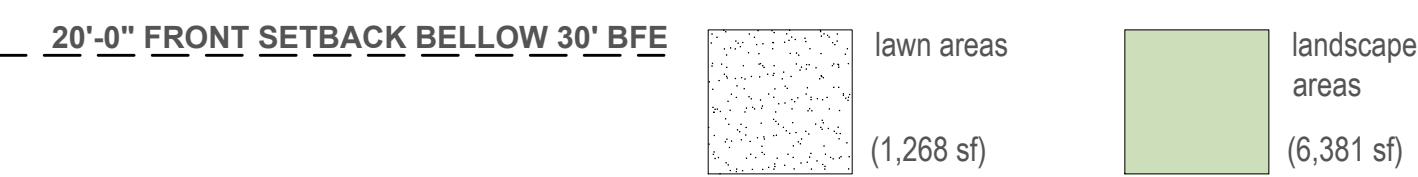
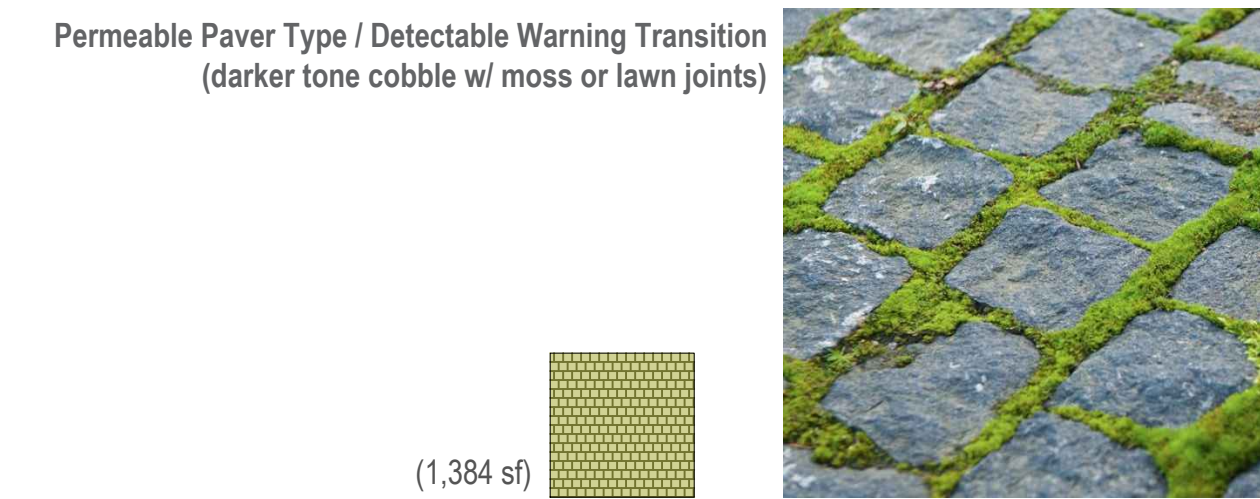
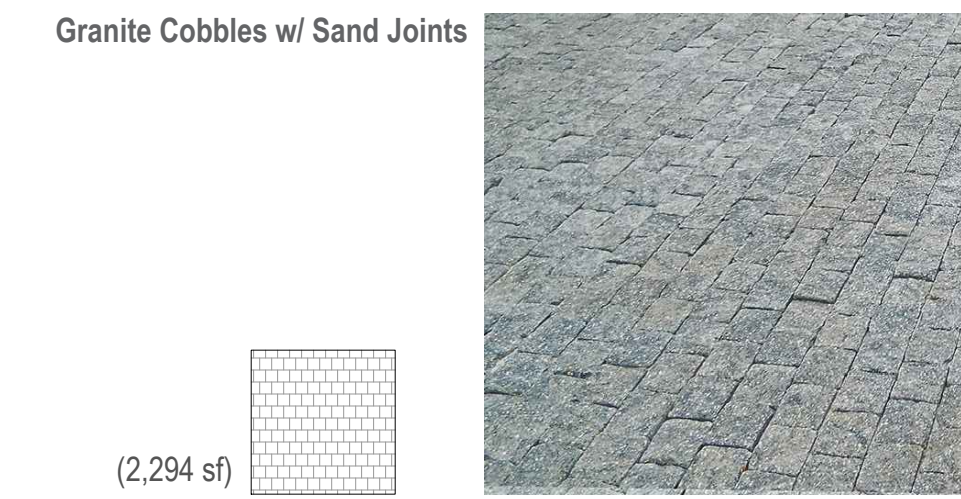
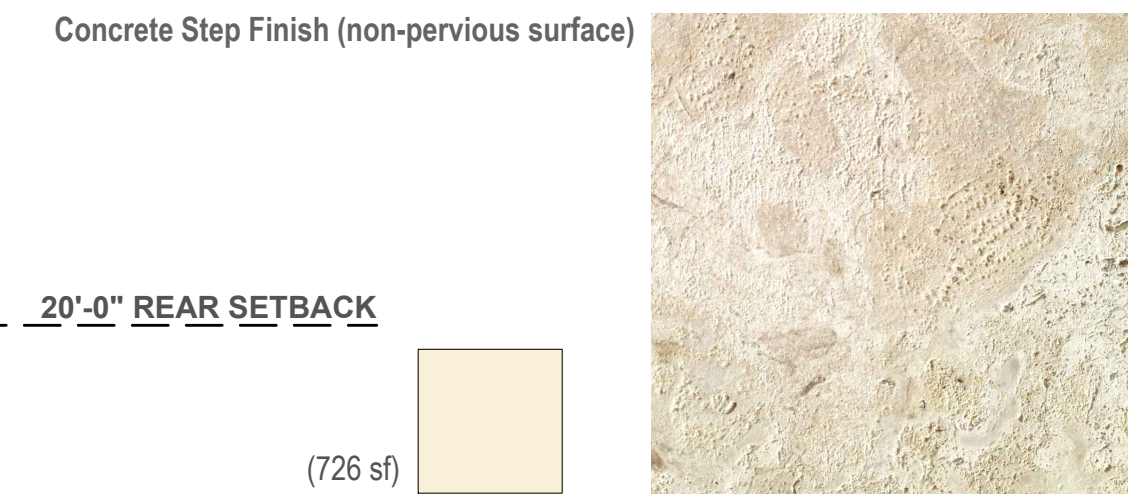
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new proposal



## MATERIAL LEGEND

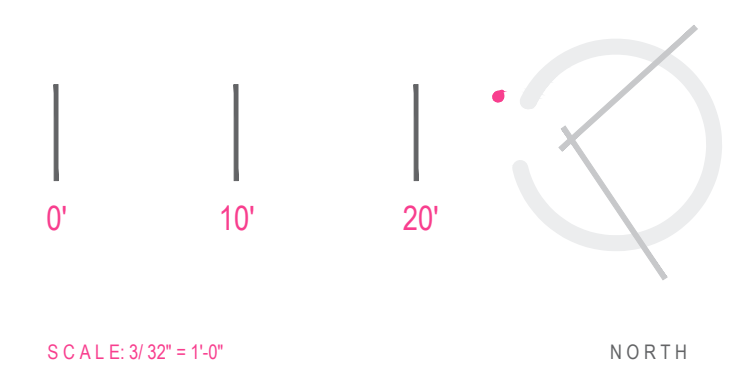


### LANDSCAPE SITE CALCULATIONS:

|                         |           |       |
|-------------------------|-----------|-------|
| total site              | 33,750 sf |       |
| required landscape area | 6,750 sf  | 20%   |
| provided landscape area | 7,649 sf  | 22.6% |

NOTE: Refer to sheet L-101 for landscape calculations. For additional materials above ground level refer to subsequent sheets

DRAWING SCALE AND NORTH ARROW:



LANDSCAPE DESIGNER:  
**C. Right Studios**  
1810 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com

LANDSCAPE ARCHITECT:  
**Patrick Hodges Land Studio**  
PO Box 611052  
Rosemary Beach  
FL 32461  
850.628.1925  
patrick@phlandstudio.com

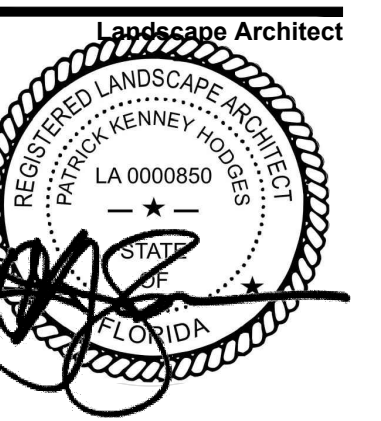
Project

**LA BAIA NORTH**  
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305.861.8181

Consultant



Patrick K. Hodges  
LA-0000850

### SITE PLAN REVISION

|             |                                   |
|-------------|-----------------------------------|
| Date        | 04.28.22                          |
| Scale       | AS SHOWN                          |
| Project No. | 2202                              |
| Sheet Name  | First Floor Site & Hardscape Plan |
| Sheet No.   |                                   |

**L-100**

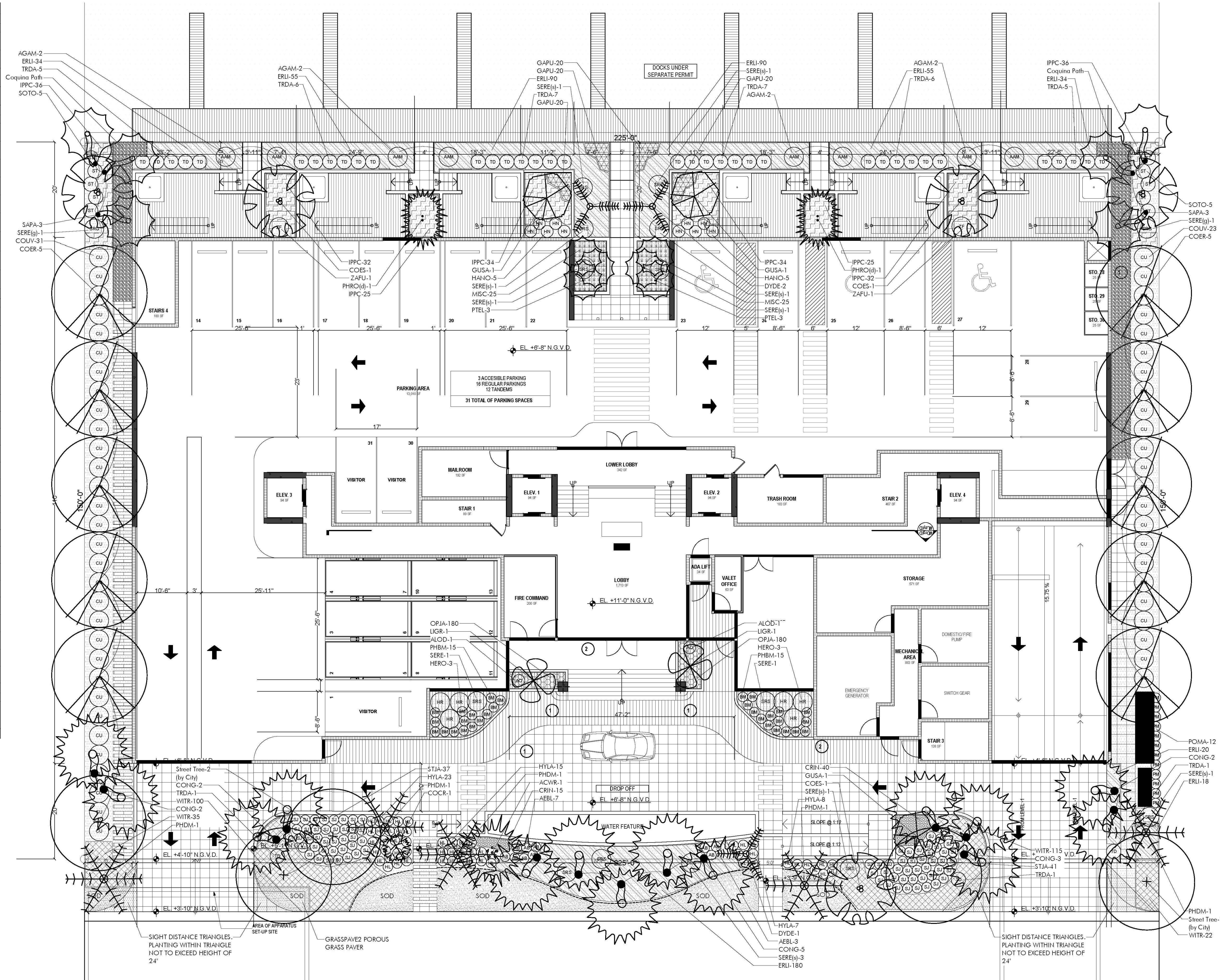


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previously approved

| PLANT LIST - GROUND FLOOR                            |                                                               |      |      |                                                                                          |
|------------------------------------------------------|---------------------------------------------------------------|------|------|------------------------------------------------------------------------------------------|
| TREES                                                |                                                               |      |      |                                                                                          |
| KEY                                                  | PLANT NAME                                                    | QTY. | UT.  | SIZE                                                                                     |
| COER                                                 | Conocarpus erectus<br>...Green Buttonwood                     | 10   | ea.  | 14' tall x 5' spread, 3' cal, 5' cl                                                      |
| COES                                                 | Conocarpus erectus 'Sericeus'<br>...Silver Buttonwood         | 5    | ea.  | 12' tall OA, multi-trunk, lifted to tree form 4' CT min.                                 |
| GUSA                                                 | Goussium vandum<br>...Lignum Vitae                            | 3    | ea.  | 8' tall x 8' spread, 2" DBH. Min                                                         |
| STREET TREES (Species to be selected by the Village) |                                                               |      |      |                                                                                          |
|                                                      |                                                               | 5    | ea.  | 16'-18' tall x 7' spread, 6 cl, 4" cal                                                   |
| PALMS                                                |                                                               |      |      |                                                                                          |
| KEY                                                  | PLANT NAME                                                    | QTY. | UT.  | SIZE                                                                                     |
| ACVR                                                 | Acrocalymma wrightii<br>...Pavane Palm                        | 1    | ea.  | 10' tall OA, 6 trunks min.                                                               |
| COCR                                                 | Coccothrinax clinita<br>...Old Man Palm                       | 1    | ea.  | 5' Tall OA                                                                               |
| CONG                                                 | Coccothrinax clinita<br>...Coconut Palm                       | 14   | ea.  | 30' tall OA, curved trunks, lean 5" where shown on plans                                 |
| DYDE                                                 | Dypsis decaryi<br>...Triangle Palm                            | 3    | ea.  | 16' tall OA                                                                              |
| UGR                                                  | Urolophora grandis<br>...Ruffled Fan Palm                     | 2    | ea.  | 5' Tall OA                                                                               |
| PHDM                                                 | Phoenix dactyloides 'Medjool'<br>...Medjool Date Palm         | 5    | ea.  | 15' GW, classic cut                                                                      |
| PHRO(4)                                              | Phoenix roebelinii<br>...Pygmy Date Palm                      | 2    | ea.  | 8' tall OA, double trunk                                                                 |
| PTEL                                                 | Phycosperma elegans<br>...Solitaire Palm                      | 6    | ea.  | 22' tall OA                                                                              |
| SAPA                                                 | Sabal palmetto<br>...Sabal Palm                               | 6    | ea.  | 24' tall OA, character trunks, leaning where shown on plans                              |
| SHRUBS AND GROUNDCOVERS                              |                                                               |      |      |                                                                                          |
| KEY                                                  | PLANT NAME                                                    | QTY. | UT.  | SIZE                                                                                     |
| AEBL                                                 | Aechmea blanchetiana<br>...Orange Bromeliad                   | 10   | ea.  | 24"x24", orange color                                                                    |
| AGAM                                                 | Agave americana<br>...Blue Agave                              | 8    | ea.  | 48"x48"                                                                                  |
| ALOD                                                 | Alcantarea odorata<br>...Fragrant Bromeliad                   | 2    | ea.  | 24" x 24"                                                                                |
| COUV                                                 | Coccoloba uvifera<br>...Seagrape                              | 54   | ea.  | 36"x36", install 48" o.c.                                                                |
| CRIN                                                 | Crotona indica/induratus<br>...Orange Marmalade               | 55   | ea.  | 1 gal cans, install 12" o.c.                                                             |
| ERU                                                  | Ernodea littoralis<br>...Golden Creeper                       | 576  | ea.  | 3 gallon cans, 18" o.c.                                                                  |
| GAPU                                                 | Gallardia pulchella<br>...Blanket Flower                      | 80   | ea.  | 1 gal cans, install 12" o.c.                                                             |
| HANO                                                 | Hamelia nodosa<br>...Dwarf Firebush                           | 10   | ea.  | 18" x 18"                                                                                |
| HERO                                                 | Heliconia rostrata<br>...Hanging Lobster Claw                 | 6    | ea.  | 5' Tall OA                                                                               |
| HYLA                                                 | Hymenocallis latifolia<br>...Spider Lily                      | 53   | ea.  | 3 gallon cans, full                                                                      |
| IPPC                                                 | Ipomoea pes-caprae<br>...Railroad Vine                        | 254  | ea.  | 3 gal cans, full, install 18" o.c.                                                       |
| MISC                                                 | Microsorium scolopendria<br>...Wart Fern                      | 50   | ea.  | 3 gal cans, full, install 18" o.c.                                                       |
| OPJA                                                 | Oplismenus japonicum<br>...Mondo Grass                        | 360  | ea.  | 6" pots, install 6" o.c.                                                                 |
| PHBM                                                 | Philodendron 'Burle Marx'<br>...Burle Marx Philodendron       | 30   | ea.  | 18"x18"                                                                                  |
| PCMA                                                 | Podocarpus macrophyllus<br>...Podocarpus                      | 12   | ea.  | 30"x18"                                                                                  |
| SERE(3)                                              | Serenoa repens<br>...Saw Palmetto                             | 2    | ea.  | 24" x 24", Green color                                                                   |
| SERE(5)                                              | Serenoa repens 'Silver'<br>...Saw Palmetto                    | 13   | ea.  | 24" x 24", Silver color                                                                  |
| SOTO                                                 | Sophora tomentosa<br>...Necklace Pod                          | 10   | ea.  | 24" x 24"                                                                                |
| STJA                                                 | Stachytarpheta jamaicensis<br>...Blue Portweed NATIVE VARIETY | 78   | ea.  | 18"x18", creeping NATIVE VARIETY                                                         |
| TRDA                                                 | Tripsacum dactyloides<br>...Fakahatchee Grass                 | 39   | ea.  | 3 gallon cans, full                                                                      |
| WITR                                                 | Widalia trilobata<br>...Widalia                               | 272  | ea.  | 1 gal cans, 18" o.c.                                                                     |
| ZAFU                                                 | Zamia furfuracea<br>...Cardboard Palm                         | 2    | ea.  | 36" x 36"                                                                                |
| MISCELLANEOUS                                        |                                                               |      |      |                                                                                          |
| sod                                                  | Celebration Bermuda Sod                                       | 650  | s.f. | solid sod                                                                                |
|                                                      | Planting Soil<br>80% Silica Sand<br>20% Florida Peat          | 410  | c.y. | excavate and backfill 12" in all sod areas, 18" in all shrub areas, and 24" in tree pits |
|                                                      | Shredded Mulch                                                | 40   | c.y. | 2" layer in all shrub beds                                                               |



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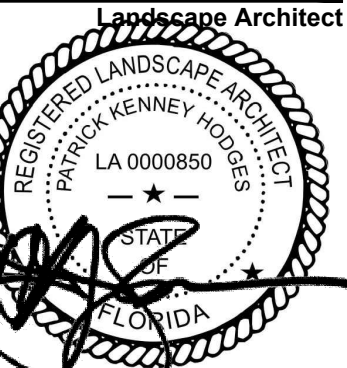
Project

**LA BAIA NORTH**  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information  
**CONTINUUM LLC**  
9201 East Bay Harbour Dr  
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305.861.8181

Consultant



Patrick K. Hodges  
LA-0000850

**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

Previously Approved  
Ground Landscape Plan

Sheet No.

**L-101-PA**



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# PLANT SCHEDULE

| TREES                     |     |                            |                             |
|---------------------------|-----|----------------------------|-----------------------------|
| QTY                       | SYM | Botanical Name             | Common Name                 |
| 4                         | CE  | Conocarpus erectus         | Green Buttonwood            |
| 8                         | CR  | Clusia rosea               | Autograph Tree              |
| 20                        | EF  | Myrciaria fragrans         | Simpson's Stopper           |
| TBD                       | GO  | Gualicum officinale        | Lignum Vitae (option)       |
| 4                         | U   | Ugustrum japonicum         | Japanese Privet             |
| 4                         | PP  | Plumeria "Pink" frangipani | Pink Frangipani Tree        |
| 2                         | TH  | Tabebuia heterophylla      | Pink Trumpet Tree           |
| PALMS                     |     |                            |                             |
| QTY                       | SYM | Botanical Name             | Common Name                 |
| 12                        | AM  | Adonidia Merrillii         | Christmas Palm              |
| 20                        | SP  | Sabal palmetto             | Sabal Palm                  |
| TREE and PALMS ALTERNATES |     |                            |                             |
| QTY                       | SYM | Botanical Name             | Common Name                 |
| 12                        | VM  | Veitchia Montgomeriana     | Montgomery Palm             |
| 4                         | QV  | Quercus virginiana         | Live Oak (columnar shape)   |
| 4                         | BS  | Bucida spinosa             | Thornless Spiny Black Olive |
| SHRUBS                    |     |                            |                             |

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag



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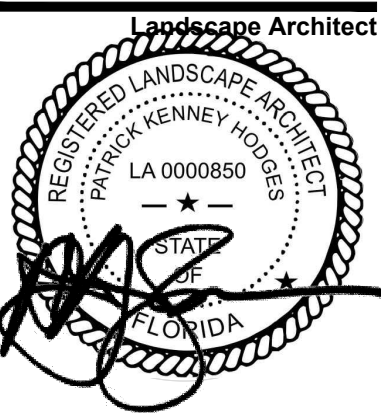
Project

**LA BAIA NORTH**  
9461 EAST BAY HARBOR DR.  
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Consultant



Patrick K. Hodges  
LA-0000850

## SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

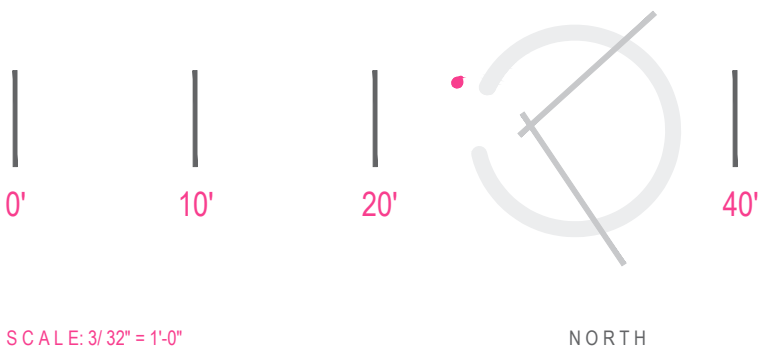
Project No.  
2202

Sheet Name  
First Floor Canopy  
Planting Plan

Sheet No.

**L-101 i**

DRAWING SCALE AND NORTH ARROW:





The site plan illustrates a proposed development with a central building complex, parking areas, and extensive landscaping. The building features a central courtyard and multiple entrances. The parking lot is located to the left of the building. The site is bordered by a 10'-0" side setback on all sides. Landscaping includes various trees (GO, EF, AM, CR, LJ, TH), lawn areas, and a reinforced turf area. A fire staging area is indicated at the bottom. The plan also shows a drop-off area, a drive apron, and a vision triangle. The property line is clearly marked, and the setbacks are indicated by dashed lines.

| TREES                     |     |                                   |                             |
|---------------------------|-----|-----------------------------------|-----------------------------|
| QTY                       | SYM | Botanical Name                    | Common Name                 |
| 4                         | CE  | <i>Conocarpus erectus</i>         | Green Buttonwood            |
| 8                         | CR  | <i>Cusia rosea</i>                | Autograph Tree              |
| 29                        | EF  | <i>Mycianthes fragrans</i>        | Simpson's Stopper           |
| TD                        | GO  | <i>Goualium officinale</i>        | Lignum Vitae (option)       |
| 4                         | U   | <i>Ligustrum japonicum</i>        | Japanese Privet             |
| 4                         | PP  | <i>Plumeria 'Pink' frangipani</i> | Pink Frangipani Tree        |
| 2                         | TH  | <i>Tabeaiba heterophylla</i>      | Pink Trumpet Tree           |
| PALMS                     |     |                                   |                             |
| QTY                       | SYM | Botanical Name                    | Common Name                 |
| 12                        | AM  | <i>Adonidia Merrillii</i>         | Christmas Palm              |
| 20                        | SP  | <i>Sabal palmetto</i>             | Sabal Palm                  |
| TREE and PALMS ALTERNATES |     |                                   |                             |
| QTY                       | SYM | Botanical Name                    | Common Name                 |
| 12                        | VM  | <i>Veitchia Montgomeryana</i>     | Montgomery Palm             |
| 4                         | QV  | <i>Quercus virginiana</i>         | Live Oak (columnar shape)   |
| 4                         | BQ  | <i>Bucida spinosa</i>             | Thornless Spiny Black Olive |
| SHRUBS                    |     |                                   |                             |

Alternation suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternation symbols above are placed next to options for alternates with corresponding letter tag

|                                                         |                           |                  |
|---------------------------------------------------------|---------------------------|------------------|
| INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS |                           |                  |
| Zoning District <u>RM-1</u>                             | Lot Area <u>33,750 sf</u> | Acres <u>.77</u> |

| OPEN SPACE                                                                                                                                    | REQUIRED        | PROVIDED        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| A. Square feet of required Open Space as indicated on site plan:<br>Lot Area = <u>33,750</u> s.f. x <u>.20</u> = <u>6,750</u> s.f.            | <u>6,750 SF</u> | <u>7,649 SF</u> |
| B. Square feet of parking lot open space required as indicated on site plan:<br>Number of parking spaces <u>N/A</u> x 10 s.f. parking space = | <u>N/A</u>      | <u>N/A</u>      |
| C. Total square feet of landscaped open space required: A+B=                                                                                  | <u>6,750 SF</u> | <u>7,649 SF</u> |

| LAWN AREA CALCULATION                                                   | REQUIRED        | PROVIDED        |
|-------------------------------------------------------------------------|-----------------|-----------------|
| A. Total Square feet of landscaped open space required by Chapter 33    | <u>6,750 SF</u> | <u>7,649 SF</u> |
| B. Maximum lawn area (sod) permitted= <u>.20%</u> % = <u>1,350</u> s.f. | <u>1,350 SF</u> | <u>1,268 SF</u> |

| TREES                                                                                                                                                                                      | REQUIRED  | PROVIDED  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:<br><u>28</u> trees x <u>.77</u> net lot acres = number of existing trees= | <u>22</u> | <u>39</u> |
| B. Street Trees (maximum average spacing of 35' o.c.):<br><u>225</u> linear feet along street divided by 35' =                                                                             | <u>7</u>  | <u>10</u> |
| Palms allowed as street trees (3:1 ratio)                                                                                                                                                  | <u>6</u>  | <u>0</u>  |
| Street tree species allowed directly beneath power lines:<br>(maximum average spacing of 25' o.c.):<br><u>225</u> linear feet along street divided by 25' =                                | <u>9</u>  | <u>4</u>  |

|                             |           |           |
|-----------------------------|-----------|-----------|
| TOTAL STREET TREES REQUIRED | <u>7</u>  | <u>10</u> |
| TOTAL TREES REQUIRED        | <u>29</u> | <u>39</u> |
| TOTAL NEW TREES REQUIRED    | <u>29</u> | <u>39</u> |

|                                                                                                |           |           |
|------------------------------------------------------------------------------------------------|-----------|-----------|
| C. 25% Palm species allowed (three palms = one tree) Palms provided:                           | <u>10</u> | <u>8</u>  |
| D. % Natives required: Number of trees provided x 50% =                                        | <u>15</u> | <u>24</u> |
| E. % Low maintenance / drought and salt tolerant required:<br>Number of trees provided x 50% = | <u>15</u> | <u>24</u> |

| SHRUBS                                                                                 | REQUIRED   | PROVIDED   |
|----------------------------------------------------------------------------------------|------------|------------|
| A. Total number of trees required x 10 = the number of shrubs required:                | <u>346</u> | <u>521</u> |
| B. The total number of trees required x 30% =<br>the number of native shrubs required: | <u>104</u> | <u>383</u> |

| IRRIGATION                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| REFER TO PERFORMANCE SPECIFICATIONS REQUIRED BY<br>LANDSCAPE ARCHITECT ON PLANTING SCHEDULE, NOTES<br>AND DETAILS SHEET WITHIN THIS SET |

**NOTE:** refer to L103 for complete tree specifications and L104 for comparison to previously approved submittals.

|                         |            |       |
|-------------------------|------------|-------|
| total site              | 33,750 sf  |       |
| required landscape area | 6,750 sf   | 20%   |
| provided landscape area | 7,649.2 sf | 22.6% |

0' 10' 20' 40'

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

NORTH



## Project

3401 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

## Revisions

## Consultant



**A-0000850**

## SITE PLAN REVISION

Date  
3.22

Scale  
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Project No.  
2202

Sheet Name  
First Floor Canopy  
Planting Plan

Sheet No.

**L-101**



new proposal

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ligustrum



pink plumeria (flower)



pink plumeria



green buttonwood



autograph tree (leaf , fruit)



autograph tree



pink trumpet tree



simpson stopper



christmas palm



lignum vitae



sabal palm



spiny black olive (thornless)



live oak (columnar shape)



montgomery palm

*right studios*

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Consultant

Landscape Architect

REGISTERED LANDSCAPE ARCHITECT  
PATRICK KENNEY HODGES  
LA 0000850  
FLORIDA

Patrick K. Hodges  
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**SITE PLAN REVISION**

Date  
04.28.22

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Project No.  
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Sheet Name  
First Floor Canopy  
Plant Image Board

Sheet No.

**L-101 p**



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PLANT SCHEDULE

| QTY                        | SYM | Botanical Name                | Common Name              |
|----------------------------|-----|-------------------------------|--------------------------|
| 233                        | FM  | Ficus microcarpa              | Green Island Ficus       |
| TBD                        | LT  | Ligustrum japonicum 'Texanum' | Waxleaf Privet           |
| 8                          | NB  | Nephrolepis biserrata         | Macho Fern               |
| 138                        | PM  | Podocarpus macrophyllus       | Japanese Yew             |
| 14                         | SRS | Serenoa repens 'silver'       | Silver Saw Palmetto      |
| 33                         | ZP  | Zamia pumila                  | Coontie                  |
| ACCENTS, VINES and GRASSES |     |                               |                          |
| QTY                        | SYM | Botanical Name                | Common Name              |
| 14                         | BA  | Bougainvillea 'Afterglow'     | After Glow Bougainvillea |
| 49                         | MC  | Muhlenbergia capillaris       | Pink Muhly Grass         |
| 11                         | MD  | Monstera deliciosa            | Swiss Cheese Plant       |
| 8                          | SL  | Salvia leucantha              | Mexican Sage             |
| 64                         | SP  | Spartina patens               | Saltmeadow Cordgrass     |
| 24                         | TD  | Tripsacum dactyloides         | Fakahatchee Grass        |
| GROUNDCOVERS               |     |                               |                          |
| QTY                        | SYM | Botanical Name                | Common Name              |
| 134                        | LM  | Liriope muscari               | Big Blue Lilyturf        |
| 73                         | LN  | Lysimachia nummularia         | Creeping Jenny           |
| 66                         | NC  | Neomarica caerulea 'Regina'   | Giant Apostrophe Iris    |
| 126                        | PB  | Philodendron Burle Marx       | Burle Marx Philodendron  |
| 405                        | TA  | Trachelospermum asiaticum     | Asiatic Jasmine          |
| 1,268                      | SOD | Zoysia japonica empire        | Empire Zoysia Grass      |



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Consultant



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SITE PLAN REVISION

Date  
04.28.22

Scale  
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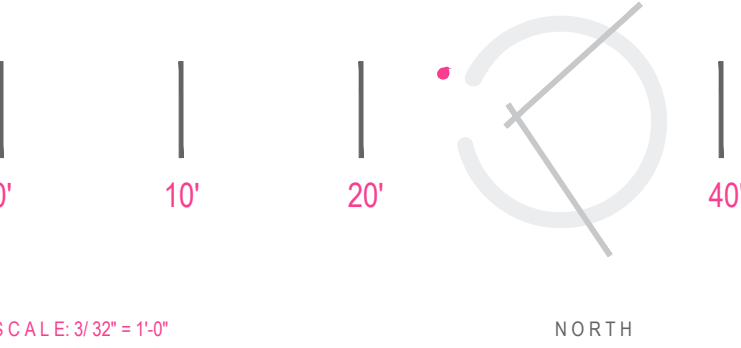
Project No.  
2202

Sheet Name  
First Floor Understory  
Planting Plan

Sheet No.

L-102 i

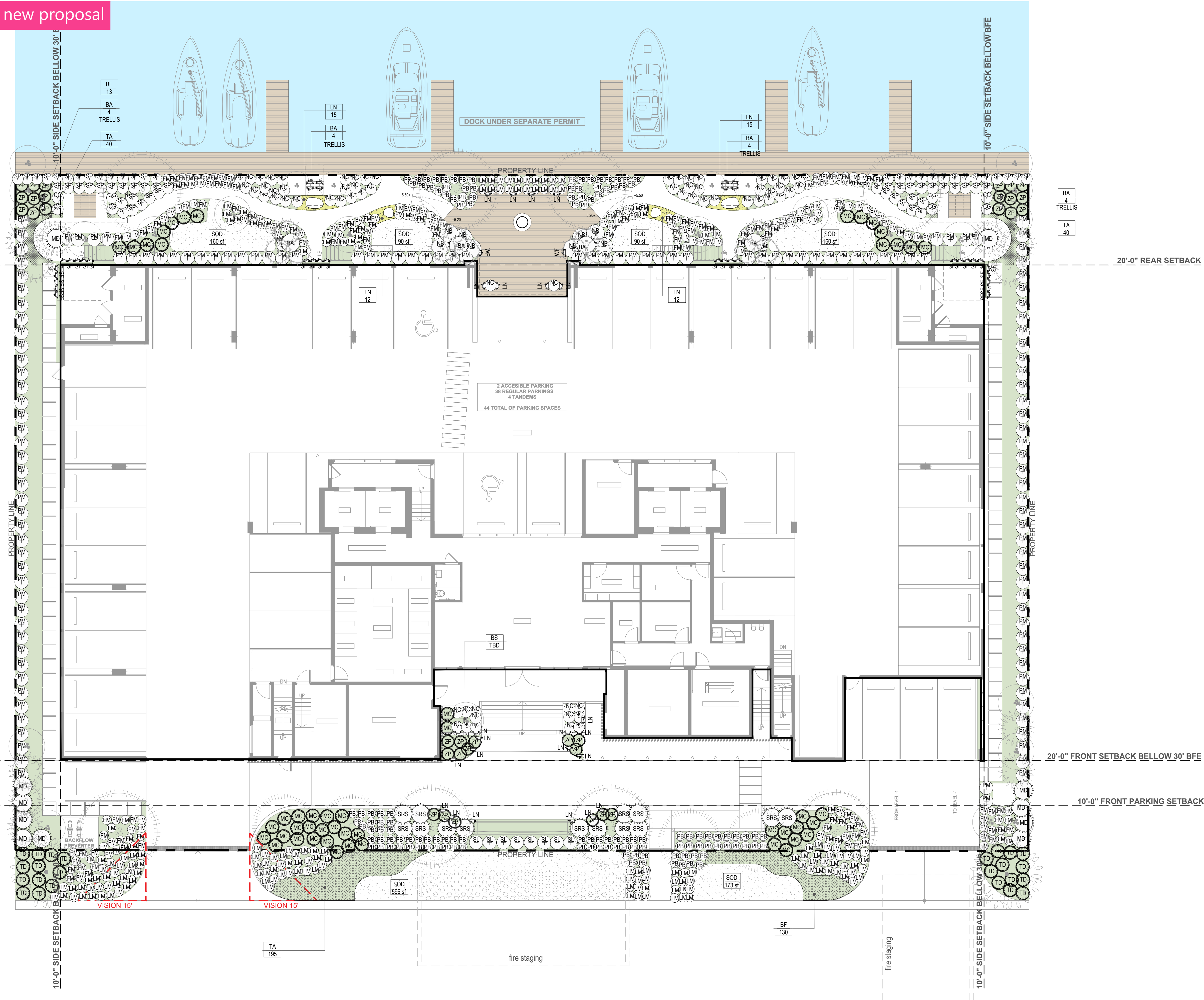
DRAWING SCALE AND NORTH ARROW:





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PLANT SCHEDULE

| QTY                        | SYM | Botanical Name                | Common Name              |
|----------------------------|-----|-------------------------------|--------------------------|
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| TBD                        | LT  | Ligustrum japonicum 'Texanum' | Waxleaf Privet           |
| 8                          | NB  | Nephrolepis biserrata         | Macho Fern               |
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| 405                        | TA  | Trachelospermum asiaticum     | Asiatic Jasmine          |
| 1,268                      | SOD | Zoysia japonica empire        | Empire Zoysia Grass      |

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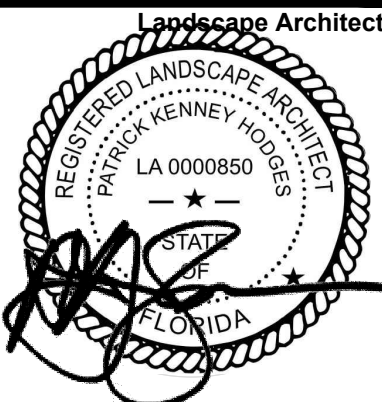
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Date  
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AS SHOWN

Project No.  
2202

Sheet Name  
First Floor Understory  
Planting Plan

Sheet No.

**L-102**



new proposal



green island ficus



waxleaf privet (tbd)



mach fern



podocarpus hedge



silver saw palmetto



coontie



bougainvillea



flax seed (tbd)



pink muhly grass



swiss cheese plant



mexican sage



saltmeadow cordgrass



fakahatchee grass



liriope



giant iris



philodendron burle marx



asiatic jasmine



clumping zoysia

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Sheet Name  
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Plant Image Board

Sheet No.

**L-102 p**



## IRRIGATION



right studios

LANDSCAPE ARCHITECT:  
**Patrick Hodges Land Studio**  
PO Box 611052  
Rosemary Beach  
FL 32461  
850.528.1925  
[patrick@phlandstudio.com](mailto:patrick@phlandstudio.com)

LA BAIJA NORTH

9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

S# = Street Tree designation and quantity

## Revisions

Owner Information  
CONTINUUM LLC

9201 East Bay Harbour Dr  
Bay Harbour Islands, FL 33154  
305.861.8181

## Consultant



Patrick K. Hodges

LA-0000850

## SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

### Planting Schedule, Notes & Specifications

Sheet No.



previously approved

LANDSCAPE LEGEND  
CITY OF BAY HARBOR

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RM-1 Lot Area 33,750 SF

Acres .77

| OPEN SPACE                                                                                                                                    | REQUIRED        | PROVIDED        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| A. Square feet of required Open Space as indicated on site plan:<br>Lot Area = <u>33,750</u> s.f.x <u>20</u> % = <u>6,750</u> s.f.            | <u>6,750 SF</u> | <u>8,494 SF</u> |
| B. Square feet of parking lot open space required as indicated on site plan:<br>Number of parking spaces <u>N/A</u> x 10 s.f. parking space = | <u>N/A</u>      | <u>N/A</u>      |
| C. Total square feet of landscaped open space required: A+B=                                                                                  | <u>6,750 SF</u> | <u>9,716 SF</u> |

| LAWN AREA CALCULATION                                                  |                 |                 |
|------------------------------------------------------------------------|-----------------|-----------------|
| A. Total Square feet of landscaped open space required by Chapter 33   | <u>6,750 SF</u> | <u>8,494 SF</u> |
| B. Maximum lawn area (sod) permitted= <u>20%</u> % = <u>1,350</u> s.f. | <u>1,350 SF</u> | <u>650</u>      |

| TREES                                                                                                                                                                                      |            |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=<br><u>28</u> trees x <u>.77</u> net lot acres - number of existing trees= | <u>22</u>  | <u>23</u>  |
| B. Street Trees (maximum average spacing of 35' o.c.)<br><u>225</u> linear feet along street divided by 35'=                                                                               | <u>7</u>   | <u>6</u>   |
| Palms allowed as street trees (3:1 ratio)                                                                                                                                                  | <u>6</u>   | <u>6</u>   |
| Street tree species allowed directly beneath power lines:<br>(maximum average spacing of 25' o.c.):<br><u>225</u> linear feet along street divided by 25'=                                 | <u>N/A</u> | <u>N/A</u> |
| TOTAL STREET TREES REQUIRED                                                                                                                                                                | <u>7</u>   | <u>7</u>   |
| TOTAL TREES REQUIRED                                                                                                                                                                       | <u>29</u>  | <u>44</u>  |
| TOTAL NEW TREES REQUIRED                                                                                                                                                                   | <u>29</u>  | <u>44</u>  |

|                                                                                               |                |           |
|-----------------------------------------------------------------------------------------------|----------------|-----------|
| C. 25% Palm species allowed (three palms = one tree) Palms provided:                          | <u>15 max.</u> | <u>15</u> |
| D. % Natives required: Number of trees provided x 50% =                                       | <u>15</u>      | <u>25</u> |
| E. % Low maintenance / drought and salt tolerant required:<br>Number of trees provided x 50%= | <u>15</u>      | <u>34</u> |

| SHRUBS                                                                                 |            |            |
|----------------------------------------------------------------------------------------|------------|------------|
| A. Total number of trees required x 10 = the number of shrubs required:                | <u>346</u> | <u>379</u> |
| B. The total number of trees required x 30% =<br>the number of native shrubs required: | <u>104</u> | <u>267</u> |

| IRRIGATION                    |            |            |
|-------------------------------|------------|------------|
| AUTOMATIC IRRIGATION REQUIRED | <u>YES</u> | <u>YES</u> |

new proposal

LANDSCAPE LEGEND  
CITY OF BAY HARBOR

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RM-1 Lot Area 33,750 SF

Acres .77

| OPEN SPACE                                                                                                                                    | REQUIRED        | PROVIDED        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| A. Square feet of required Open Space as indicated on site plan:<br>Lot Area = <u>33,750</u> s.f.x <u>20</u> % = <u>6,750</u> s.f.            | <u>6,750 SF</u> | <u>7,649 SF</u> |
| B. Square feet of parking lot open space required as indicated on site plan:<br>Number of parking spaces <u>N/A</u> x 10 s.f. parking space = | <u>N/A</u>      | <u>N/A</u>      |
| C. Total square feet of landscaped open space required: A+B=                                                                                  | <u>6,750 SF</u> | <u>7,649 SF</u> |

| LAWN AREA CALCULATION                                                  |                 |                 |
|------------------------------------------------------------------------|-----------------|-----------------|
| A. Total Square feet of landscaped open space required by Chapter 33   | <u>6,750 SF</u> | <u>7,649 SF</u> |
| B. Maximum lawn area (sod) permitted= <u>20%</u> % = <u>1,350</u> s.f. | <u>1,350 SF</u> | <u>1,268 SF</u> |

| TREES                                                                                                                                                                                      |           |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=<br><u>28</u> trees x <u>.77</u> net lot acres - number of existing trees= | <u>22</u> | <u>39</u> |
| B. Street Trees (maximum average spacing of 35' o.c.)<br><u>225</u> linear feet along street divided by 35'=                                                                               | <u>7</u>  | <u>10</u> |
| Palms allowed as street trees (3:1 ratio)                                                                                                                                                  | <u>6</u>  | <u>0</u>  |
| Street tree species allowed directly beneath power lines:<br>(maximum average spacing of 25' o.c.):<br><u>225</u> linear feet along street divided by 25'=                                 | <u>9</u>  | <u>4</u>  |
| TOTAL STREET TREES REQUIRED                                                                                                                                                                | <u>7</u>  | <u>10</u> |
| TOTAL TREES REQUIRED                                                                                                                                                                       | <u>29</u> | <u>39</u> |
| TOTAL NEW TREES REQUIRED                                                                                                                                                                   | <u>29</u> | <u>39</u> |

|                                                                                               |                |           |
|-----------------------------------------------------------------------------------------------|----------------|-----------|
| C. 25% Palm species allowed (three palms = one tree) Palms provided:                          | <u>15 max.</u> | <u>8</u>  |
| D. % Natives required: Number of trees provided x 50% =                                       | <u>15</u>      | <u>24</u> |
| E. % Low maintenance / drought and salt tolerant required:<br>Number of trees provided x 50%= | <u>15</u>      | <u>24</u> |

| SHRUBS                                                                                 |            |            |
|----------------------------------------------------------------------------------------|------------|------------|
| A. Total number of trees required x 10 = the number of shrubs required:                | <u>346</u> | <u>521</u> |
| B. The total number of trees required x 30% =<br>the number of native shrubs required: | <u>104</u> | <u>383</u> |

| IRRIGATION                    |            |            |
|-------------------------------|------------|------------|
| AUTOMATIC IRRIGATION REQUIRED | <u>YES</u> | <u>YES</u> |



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**C. Right Studios**  
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Project

LA BAIA NORTH  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information  
**CONTINUUM LLC**  
9201 East Bay Harbour Dr  
Bay Harbour Islands, FI 33154  
305.861.8181

Consultant

Landscape Architect



Patrick K. Hodges  
LA-0000850

| SITE PLAN REVISION      |
|-------------------------|
| Date<br>04.28.22        |
| Scale<br>AS SHOWN       |
| Project No.<br>2202     |
| Sheet Name              |
| Plant Legend Comparison |
| Sheet No.               |



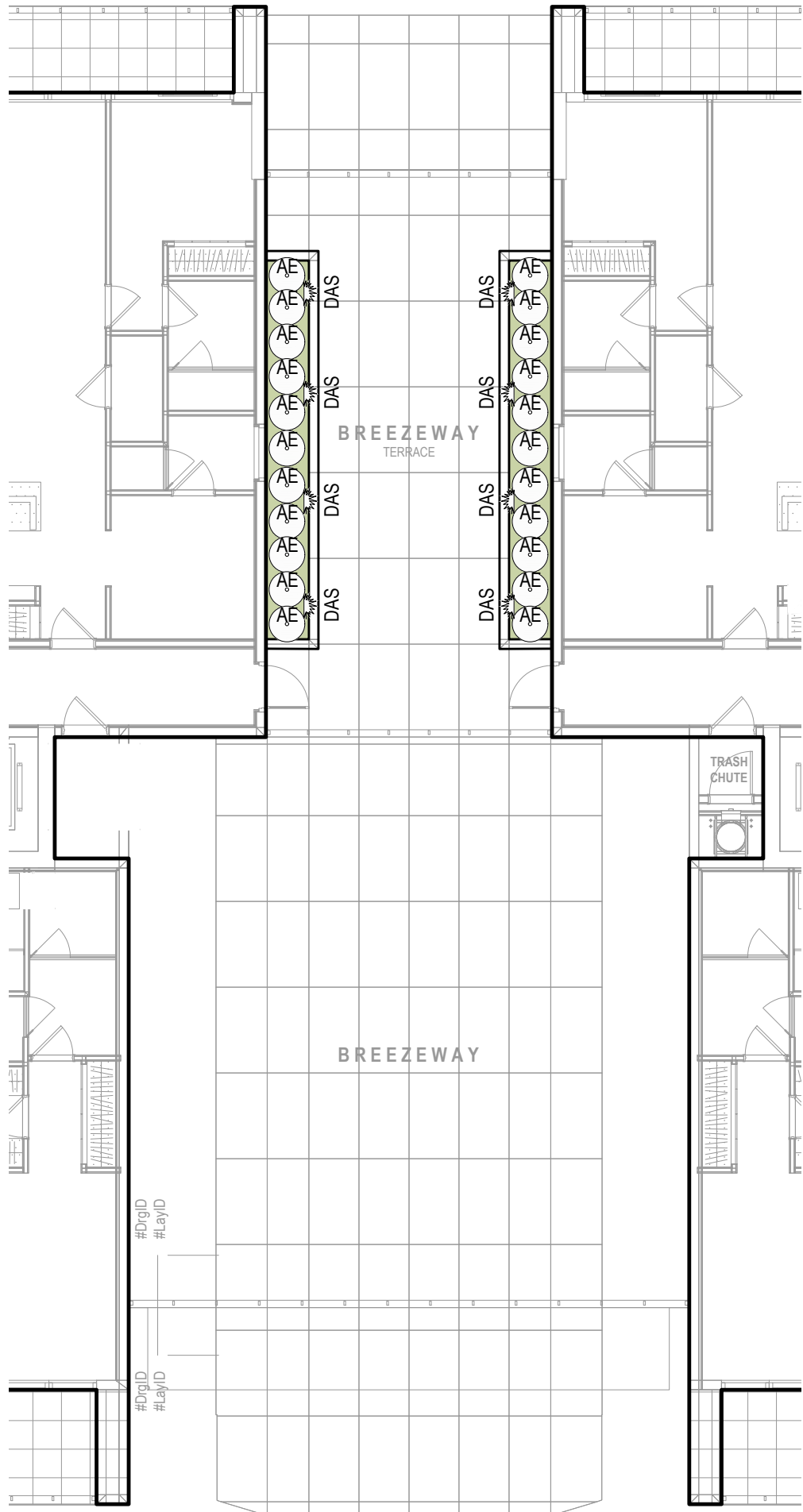
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NOT FOR CONSTRUCTION

previously approved

N/A

new proposal



PLANT SCHEDULE



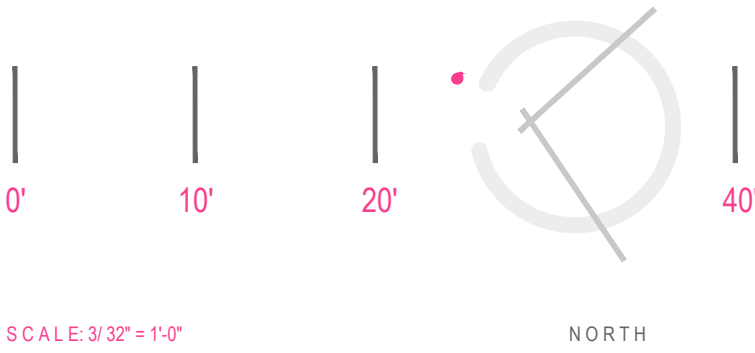
DAS / 8 - dichondra silver falls



AE / 22 - cast iron plant

NOTE: refer to plant specifications, notes and details on sheet L-XXX

DRAWING SCALE AND NORTH ARROW:



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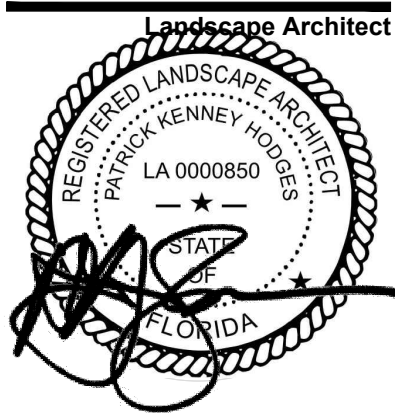
Project

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9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

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Patrick K. Hodges  
LA-0000850

SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
Third Floor Understory  
Planting Plan

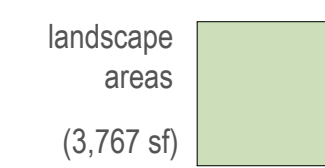
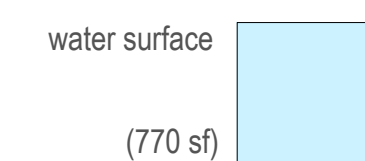
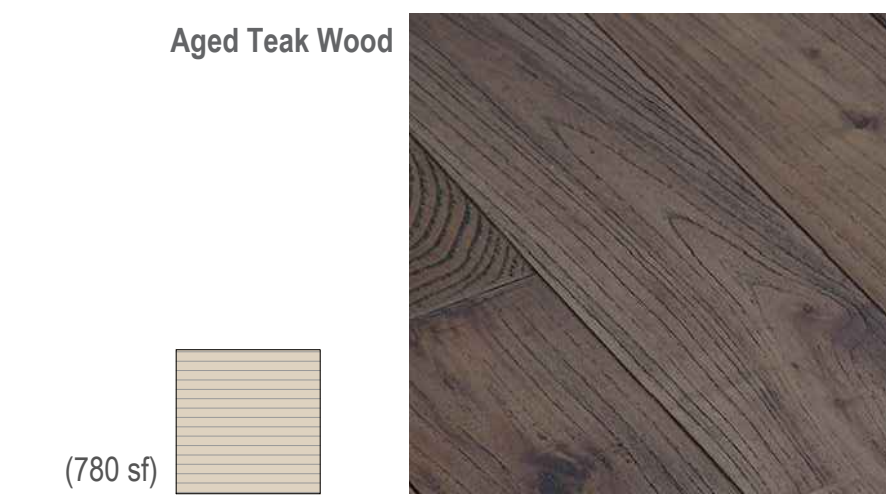
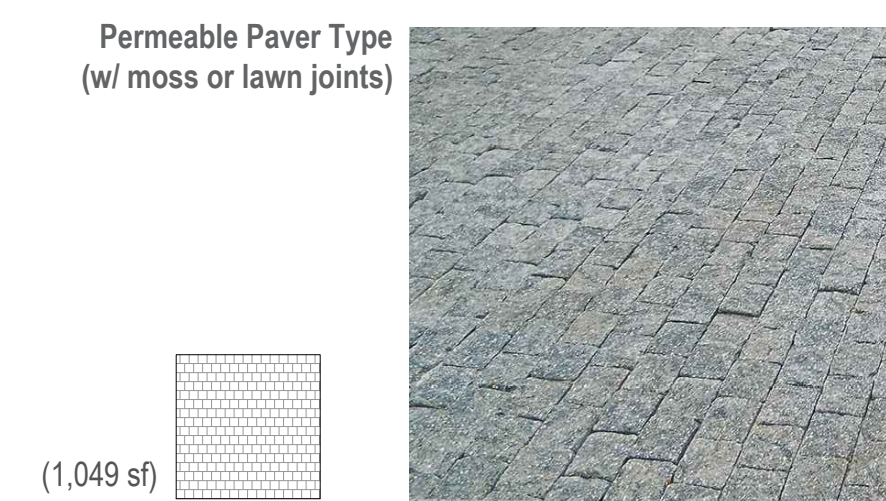
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L-105



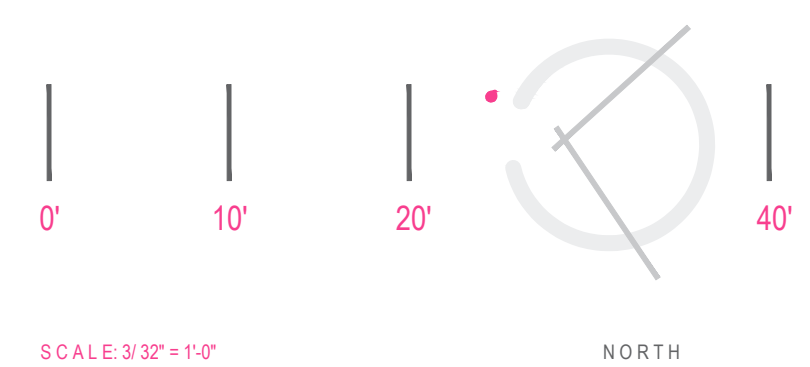
new proposal

## MATERIAL LEGEND



|                         |           |       |
|-------------------------|-----------|-------|
| total roof              | 16,125 sf |       |
| required landscape area | 2,419 sf  | 15%   |
| provided landscape area | 3,767 sf  | 23.3% |

DRAWING SCALE AND NORTH ARROW:



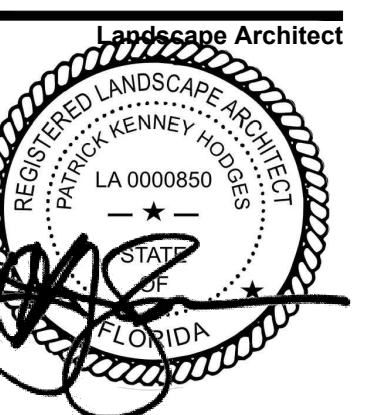
## project

**LA BAIJA NORTH**  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

## Revisions

**Owner Information**  
**CONTINUUM LLC**  
9201 East Bay Harbour Dr  
Bay Harbour Islands, FL 33154  
305.861.8181

consultant



LA-0000850

## SITE PLAN REVISION

Date  
28.22

Scale  
SHOWN

Project No.  
2202

Sheet Name  
Roof Site &  
scape Plan

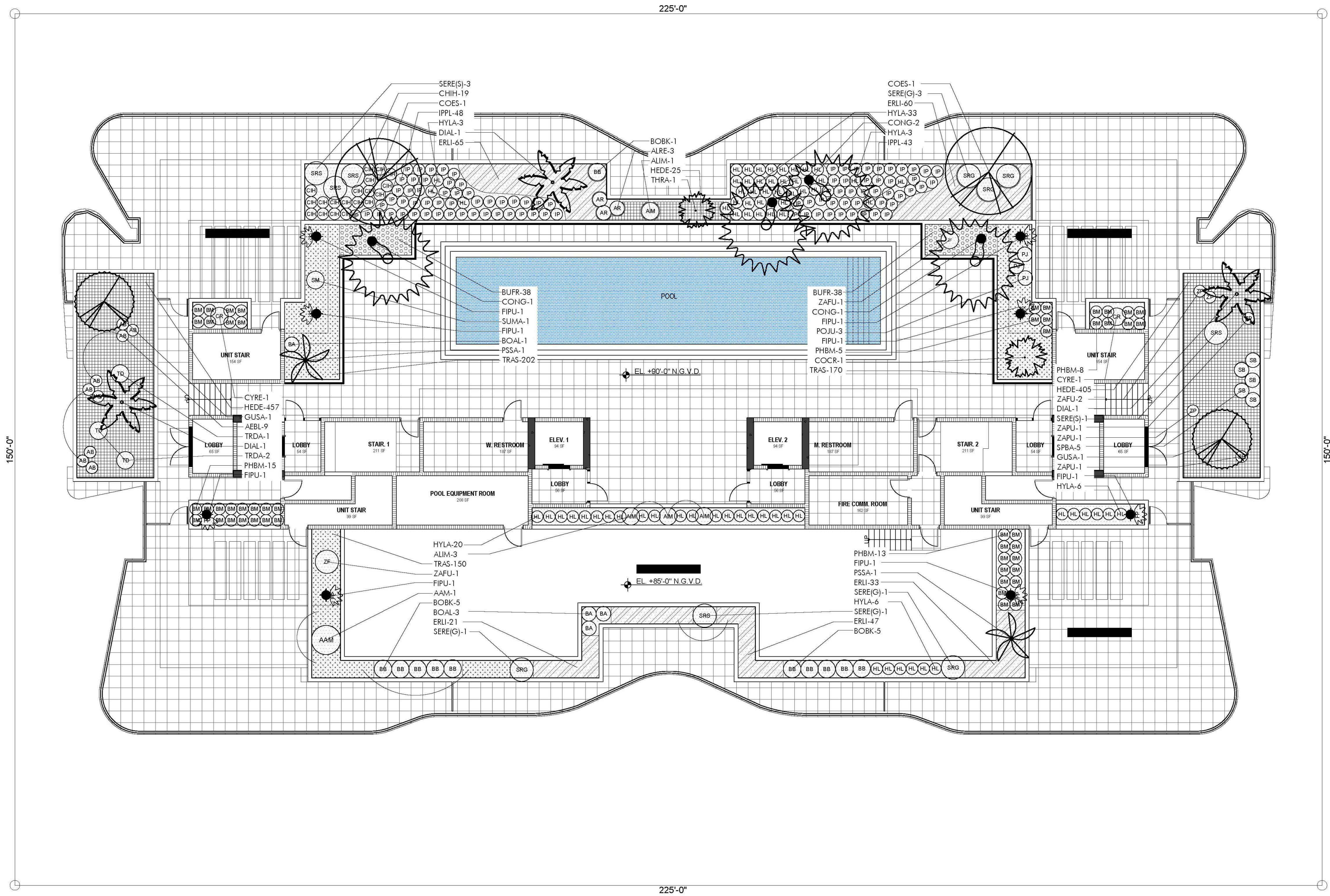
et No.

**-106**



previously approved

| PLANT LIST - ROOF LEVEL |                                                 |      |      |                                                    |
|-------------------------|-------------------------------------------------|------|------|----------------------------------------------------|
| TREES                   |                                                 |      |      |                                                    |
| KEY                     | PLANT NAME                                      | QTY. | UT.  | SIZE                                               |
| COES                    | Conocarpus erectus 'Sericous'                   | 2    | ea.  | 8' x 6', multi-trunk, lifted to tree form          |
| GUSA                    | Guaiacum sanctum<br>...Ugnum vitae              | 2    | ea.  | 7' tall x 5' spread                                |
| PALMS                   |                                                 |      |      |                                                    |
| KEY                     | PLANT NAME                                      | QTY. | UT.  | SIZE                                               |
| COING                   | Cocos nucifera 'Maypan'                         | 5    | ea.  | 6' GVW, curved trunks, lean 5° where shown on plan |
| COCR                    | Coccothrinax ornata<br>...Old Man Palm          | 1    | ea.  | 5' tall OIA                                        |
| DIAL                    | Dichaspermum album<br>...Hurricane Palm         | 3    | ea.  | 6-7' tall overall                                  |
| PSSA                    | Pseudophoenix sargentii<br>...Buccanier Palm    | 2    | ea.  | 6' Tall OIA                                        |
| THRA                    | Thrinax radiata<br>...Green Thatch Palm         | 1    | ea.  | 6-7' tall overall                                  |
| SHRUBS AND GROUNDCOVERS |                                                 |      |      |                                                    |
| KEY                     | PLANT NAME                                      | QTY. | UT.  | SIZE                                               |
| AEBL                    | Aschmea blanchetiana 'Orange Form'              | 9    | ea.  | 24'x24', Orange Color                              |
| AGAM                    | Agave americana<br>...Blue Agave                | 1    | ea.  | 36'x36'                                            |
| ALIM                    | Alcantarea imperialis<br>...Imperial Bromeliad  | 4    | ea.  | 30" x 30"                                          |
| ALRE                    | Alcantarea reginae<br>...Bromeliad              | 3    | ea.  | 24" x 24"                                          |
| BOAS                    | Bougainvillea 'Alabama Sunset'                  | 4    | ea.  | 24'x24"                                            |
| BOBK                    | Bougainvillea 'Barbara Kant'                    | 11   | ea.  | 24" x 24"                                          |
| BUFR                    | Bulbine frutescens 'Hallmark'                   | 76   | ea.  | 1 gallon cans, 12" o.c.                            |
| CHIH                    | Chrysobalanus icaya 'Horizontal'                | 19   | ea.  | 12" x 18"                                          |
| ERU                     | Erinacea littoralis<br>...Golden Creeper        | 226  | ea.  | 3 gallon cans, 18" o.c.                            |
| FIPU                    | Ficus pumila<br>...Creeping Fig                 | 8    | ea.  | 3 gal cans, full, install against columns          |
| HEDE                    | Heliopsis scabra<br>...Beach Sunflower          | 887  | ea.  | 1 gallon cans, 12" o.c.                            |
| HYLA                    | Hymenocallis latifolia<br>...Spider Lily        | 70   | ea.  | 3 gallon cans, full                                |
| IPPC                    | Ipomoea pes-caprae<br>...Railroad Vine          | 91   | ea.  | 3 gallon cans, 18" o.c.                            |
| PHBM                    | Philodendron 'Burlie Marx'                      | 49   | ea.  | 18'x18"                                            |
| POJU                    | Purpurea 'Jungle'                               | 3    | ea.  | 24'x24"                                            |
| SERE(G)                 | Serenia repens 'Green'                          | 5    | ea.  | 24" x 24", Green color                             |
| SERE(S)                 | Serenia repens 'Silver'                         | 5    | ea.  | 24" x 24", Silver color                            |
| SPBA                    | Spartina bakeri<br>...Card Grass                | 5    | ea.  | 3 gallon cans, full                                |
| SUMA                    | Suriana maritima<br>...Bay cedar                | 1    | ea.  | 30" x 30"                                          |
| TRAS                    | Trachelospermum asiaticum<br>...Asiatic Jasmine | 522  | ea.  | 1 gal cans, full, install 12" o.c.                 |
| TRDA                    | Tripsacum dactyloides<br>...Falschbitcher Grass | 3    | ea.  | 3 gallon cans, full                                |
| ZAFU                    | Zamia furfuracea<br>...Cardboard Palm           | 2    | ea.  | 36'x36'                                            |
| ZAPU                    | Zamia pumila<br>...Coastal                      | 5    | ea.  | 24'x24"                                            |
| MISCELLANEOUS           |                                                 |      |      |                                                    |
|                         | GSA Root Planter Soil Mix                       | 395  | c.y. |                                                    |
|                         | 25% Coarse Sand                                 |      |      |                                                    |
|                         | 25% Medium Sand                                 |      |      |                                                    |
|                         | 20% River Rock                                  |      |      |                                                    |
|                         | 30% Florida Peat                                |      |      |                                                    |
|                         | Shredded Mulch                                  | 21   | c.y. | 2" layer in all shrub beds                         |



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Project

**LA BAI NORTH**  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information  
**CONTINUUM LLC**  
9201 East Bay Harbour Dr  
Bay Harbour Islands, FL 33154  
305.861.8181

Consultant



Patrick K. Hodges  
LA-0000850

**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

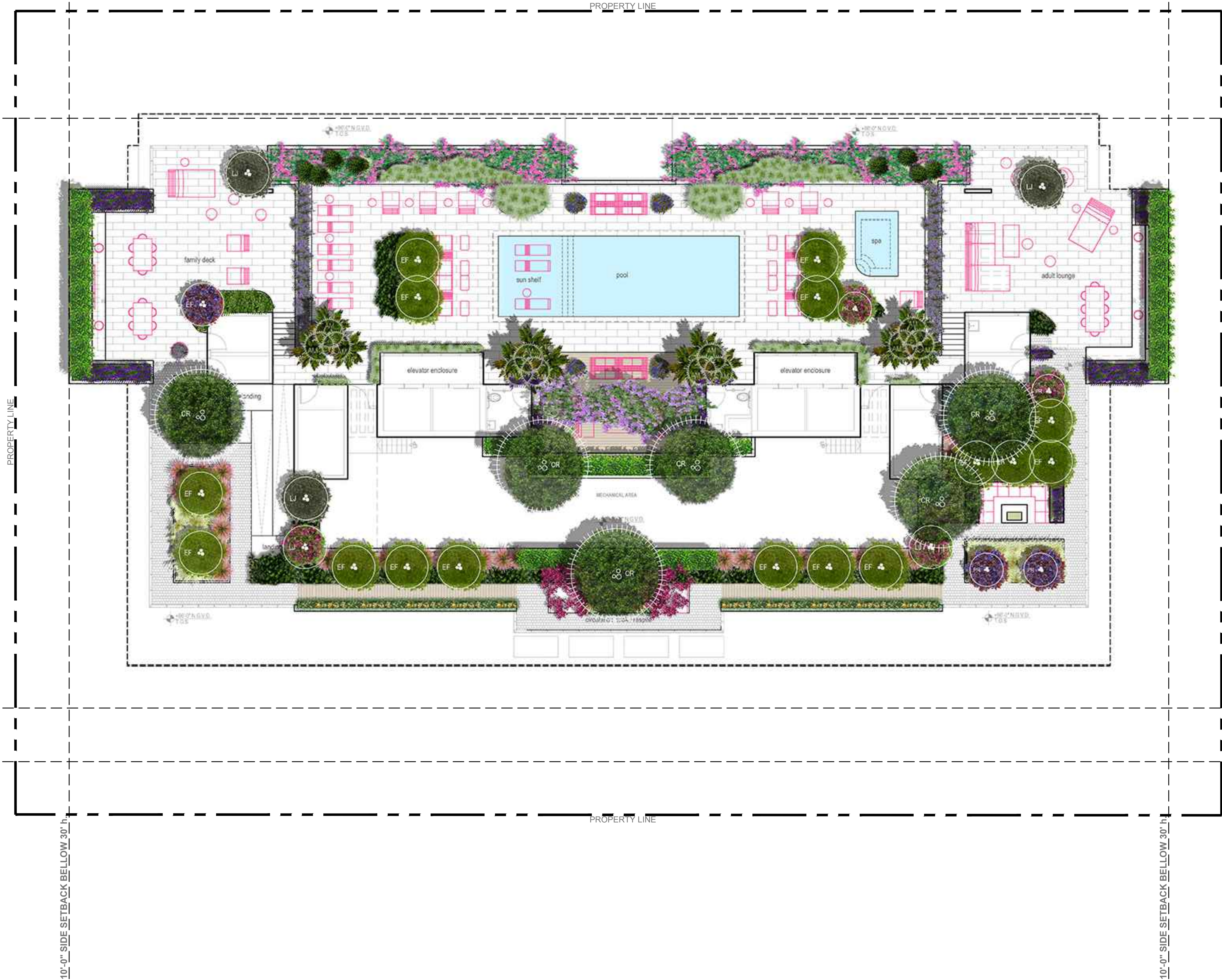
Project No.  
2202

Sheet Name  
Previously Approved  
Roof Landscape Plan

Sheet No.

**L-107-PA**



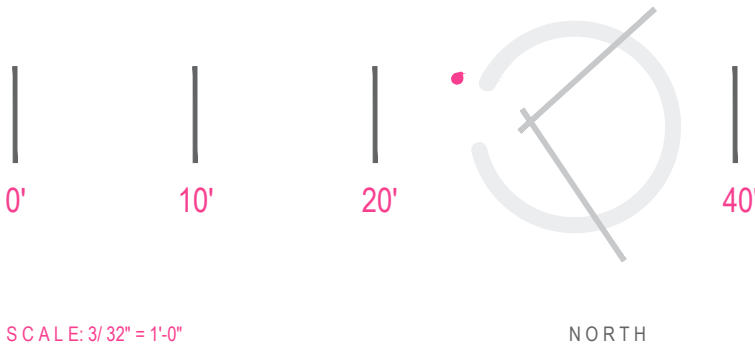


PLANT SCHEDULE

| TREES                     |     |                            |                       |
|---------------------------|-----|----------------------------|-----------------------|
| QTY                       | SYM | Botanical Name             | Common Name           |
| 6                         | CR  | Clusia rosea               | Autograph Tree        |
| 17                        | EF  | Myrcianthes fragrans       | Simpson's Stopper     |
| 5                         | U   | Ligustrum japonicum        | Japanese Privet       |
| 4                         | PP  | Plumeria 'Pink' frangipani | Pink Frangipani Tree  |
| PALMS                     |     |                            |                       |
| QTY                       | SYM | Botanical Name             | Common Name           |
| 12                        | AM  | Adonidia Merrillii         | Christmas Palm        |
| TREE and PALMS ALTERNATES |     |                            |                       |
| QTY                       | SYM | Botanical Name             | Common Name           |
| 12                        | VM  | Veitchia Montgomeriana     | Montgomery Palm       |
| TBD                       | GO  | Gualacum officinale        | Lignum Vitae (option) |

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

DRAWING SCALE AND NORTH ARROW:



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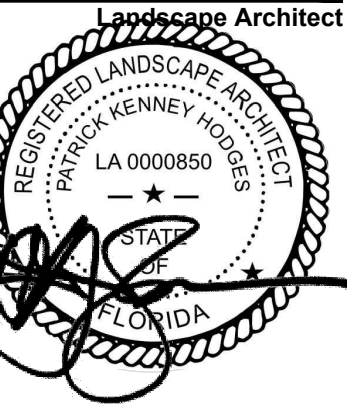
Project

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9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

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LA-0000850

SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
Roof Level Canopy  
Planting Plan

Sheet No.

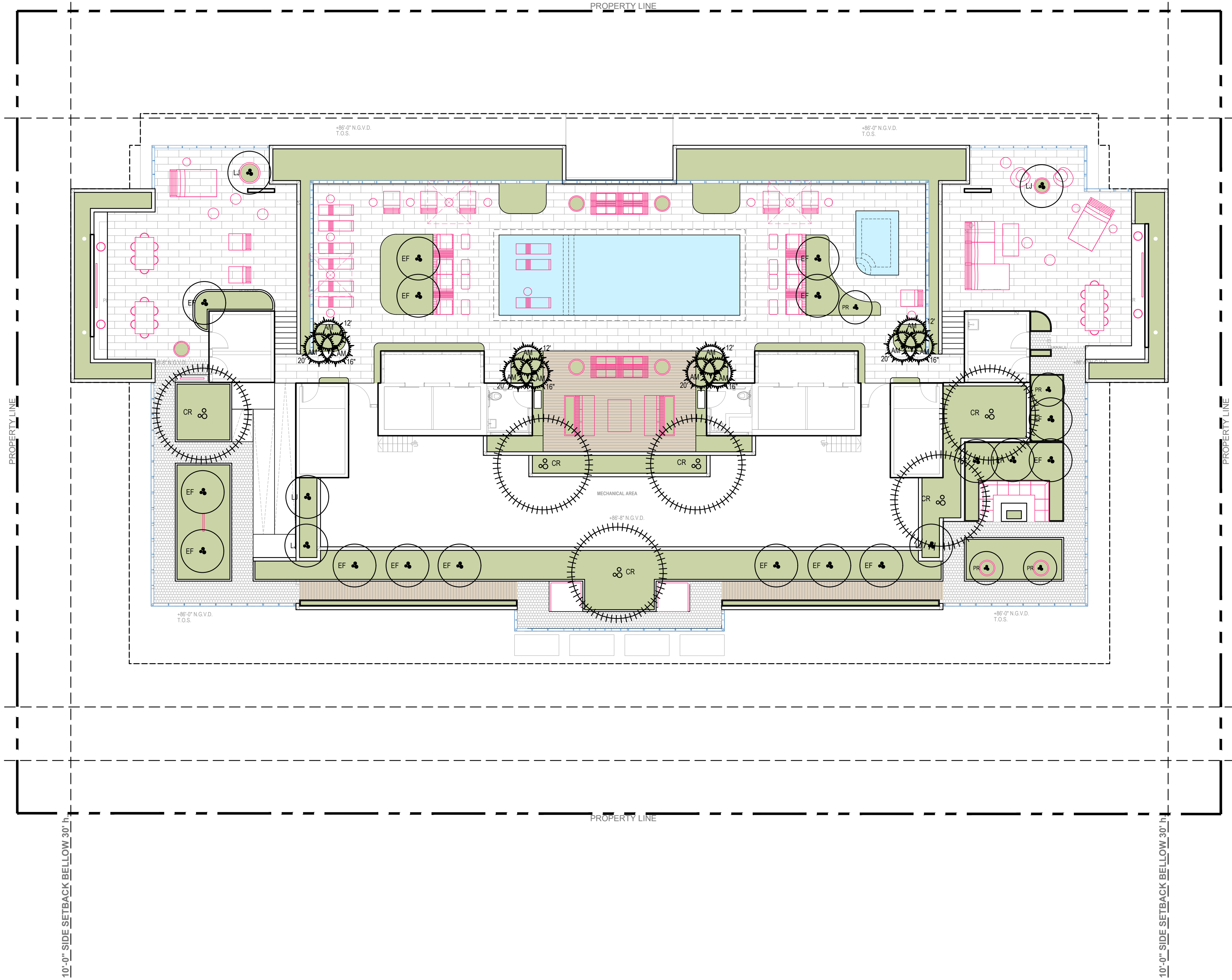
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new proposal

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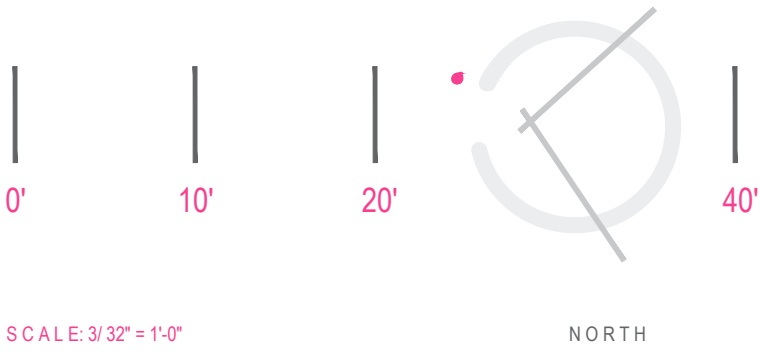


PLANT SCHEDULE

| TREES                     |     |                            |                       |
|---------------------------|-----|----------------------------|-----------------------|
| QTY                       | SYM | Botanical Name             | Common Name           |
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| 17                        | EF  | Myrcianthes fragrans       | Simpson's Stopper     |
| 5                         | U   | Ligustrum japonicum        | Japanese Privet       |
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| PALMS                     |     |                            |                       |
| QTY                       | SYM | Botanical Name             | Common Name           |
| 12                        | AM  | Adonidia Merrillii         | Christmas Palm        |
| TREE and PALMS ALTERNATES |     |                            |                       |
| QTY                       | SYM | Botanical Name             | Common Name           |
| 12                        | VM  | Veitchia Montgomeriana     | Montgomery Palm       |
| TBD                       | GO  | Gualacum officinale        | Lignum Vitae (option) |

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

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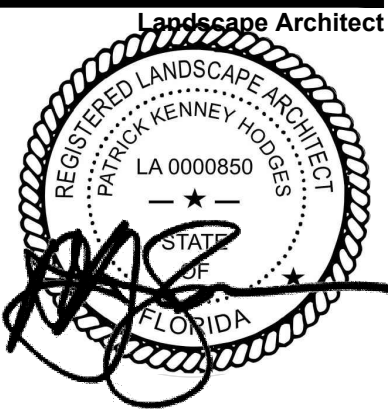
Project

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LA-0000850

SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
Roof Level Canopy  
Planting Plan

Sheet No.

**L-107**



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new proposal



autograph tree (leaf , fruit)



autograph tree



simpson stopper



lignum vitae



ligustrum



pink plumeria (flower)



pink plumeria



christmas palm



montgomery palm



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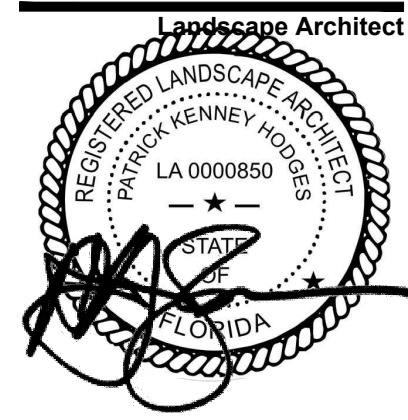
Project

**LA BAIA NORTH**  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

**Owner Information**  
**CONTINUUM LLC**  
9201 East Bay Harbour Dr  
Bay Harbour Islands, FL 33154  
305.861.8181

Consultant



Patrick K. Hodges  
LA-0000850

**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

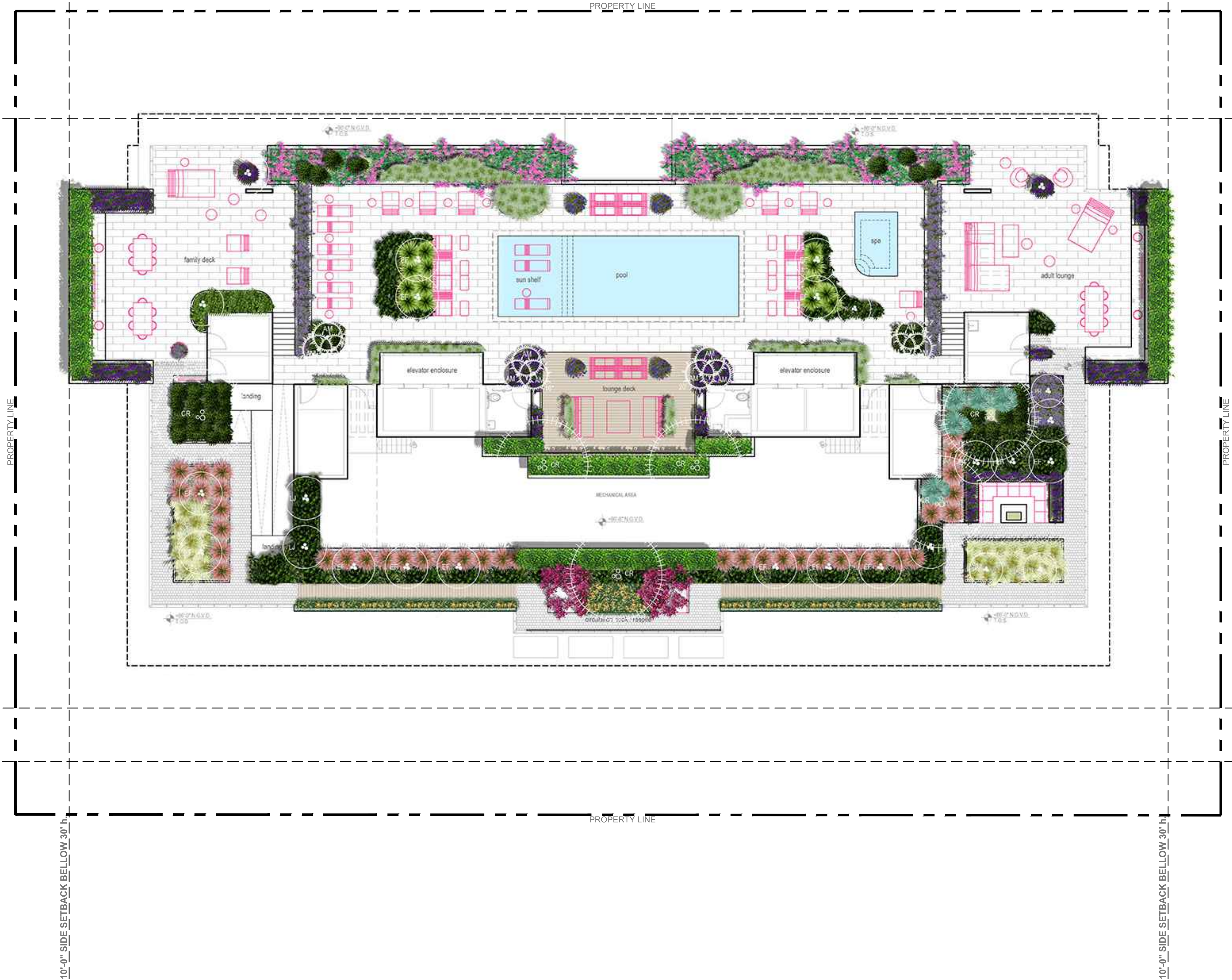
Project No.  
2202

Sheet Name  
Roof Level Canopy  
Plant Image Board

Sheet No.

**L-107 p**





PLANT SCHEDULE

| SHRUBS                     |     |                             |                          |
|----------------------------|-----|-----------------------------|--------------------------|
| QTY                        | SYM | Botanical Name              | Common Name              |
| 56                         | CG  | Clusia Guttifera            | Clusia hedge             |
| 164                        | FM  | Ficus microcarpa            | Green Island Ficus       |
| 5                          | SRS | Serenoa repens 'silver'     | Silver Saw Palmetto      |
| 43                         | ZP  | Zamia pumila                | Coontie                  |
| ACCENTS, VINES and GRASSES |     |                             |                          |
| QTY                        | SYM | Botanical Name              | Common Name              |
| 4                          | BA  | Bougainvillea 'Afterglow'   | After Glow Bougainvillea |
| 500                        | IP  | Ipomoea Pes-caprae          | Rail Road Vine           |
| 49                         | MC  | Muhlenbergia capillaris     | Pink Muhly Grass         |
| 6                          | SL  | Salvia leucantha            | Mexican Sage             |
| 41                         | SP  | Spartina patens             | Saltmeadow Cordgrass     |
| 13                         | TD  | Tripsacum dactyloides       | Fakahatchee Grass        |
| GROUNDCOVERS               |     |                             |                          |
| QTY                        | SYM | Botanical Name              | Common Name              |
| 135                        | BF  | Bulbine frutescens 'orange' | Orange Bulbine           |
| 92                         | LM  | Liriope muscari             | Big Blue Lilyturf        |
| 20                         | LN  | Lysimachia nummularia       | Creeping Jenny           |
| 39                         | NC  | Neomarica caerulea 'Regina' | Giant Agostie Iris       |
| 334                        | OJ  | Ophiopogon japonicus        | Mondo Grass              |
| 17                         | PB  | Philodendron Burle Marx     | Burle Marx Philodendron  |



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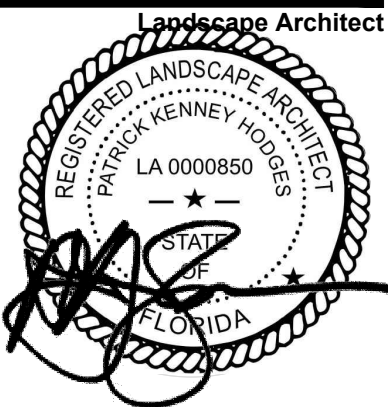
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SITE PLAN REVISION

Date  
 04.28.22

Scale  
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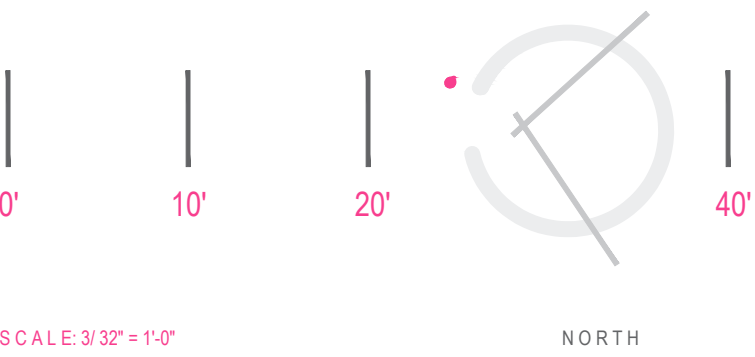
Project No.  
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Sheet Name  
 Roof Level Understory  
 Planting Plan

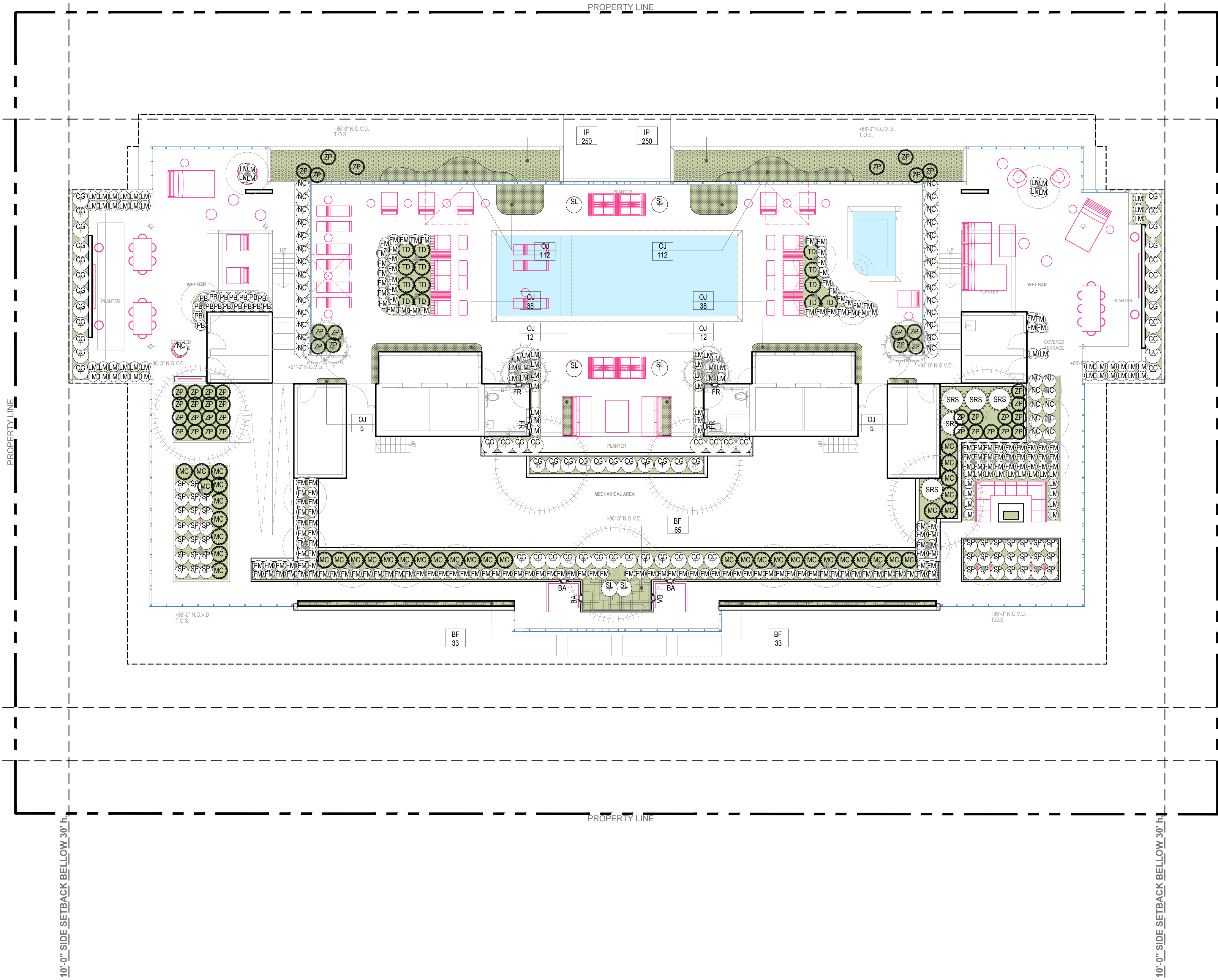
Sheet No.

L-108 i

DRAWING SCALE AND NORTH ARROW:



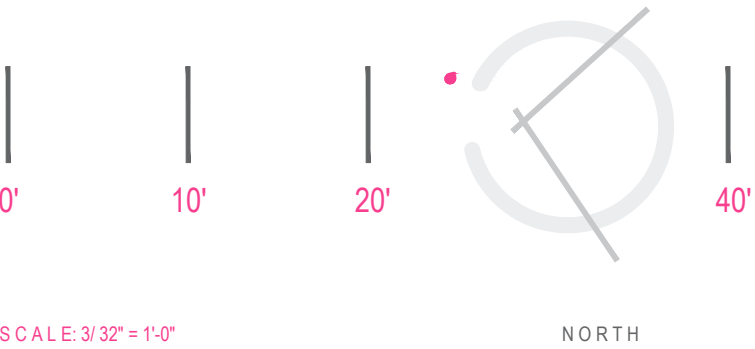




PLANT SCHEDULE

| SHRUBS                     |     |                             |                          |
|----------------------------|-----|-----------------------------|--------------------------|
| QTY                        | SYM | Botanical Name              | Common Name              |
| 56                         | CG  | Clusia Guttifera            | Clusia hedge             |
| 164                        | FM  | Ficus microcarpa            | Green Island Ficus       |
| 5                          | SRS | Serenoa repens 'silver'     | Silver Saw Palmetto      |
| 43                         | ZP  | Zamia pumila                | Coontie                  |
| ACCENTS, VINES and GRASSES |     |                             |                          |
| QTY                        | SYM | Botanical Name              | Common Name              |
| 4                          | BA  | Bougainvillea 'Afterglow'   | After Glow Bougainvillea |
| 500                        | IP  | Ipomoea Pes-caprae          | Rail Road Vine           |
| 49                         | MC  | Muhlenbergia capillaris     | Pink Muhly Grass         |
| 6                          | SL  | Salvia leucantha            | Mexican Sage             |
| 41                         | SP  | Spartina patens             | Saltmeadow Cordgrass     |
| 13                         | TD  | Tripsacum dactyloides       | Fakahatchee Grass        |
| GROUNDCOVERS               |     |                             |                          |
| QTY                        | SYM | Botanical Name              | Common Name              |
| 135                        | BF  | Bulbine frutescens 'orange' | Orange Bulbine           |
| 92                         | LM  | Liriope muscari             | Big Blue Lilyturf        |
| 10                         | LN  | Lysimachia nummularia       | Creeping Jenny           |
| 39                         | NC  | Neomannia oerulesa 'Regina' | Giant Apostle Iris       |
| 334                        | OJ  | Ophiopogon japonicus        | Mondo Grass              |
| 17                         | PB  | Philodendron Burle Marx     | Burle Marx Philodendron  |

DRAWING SCALE AND NORTH ARROW:



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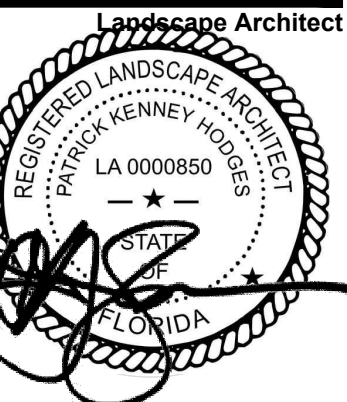
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Consultant



Patrick K. Hodges  
LA-0000850

**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
Roof Level Understory  
Planting Plan

Sheet No.

**L-108**



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green island ficus



silver saw palmetto



coontie



bougainvillea



pink muhly grass



mexican sage



saltmeadow cordgrass



fakahatchee grass



liriope



purple iris



orange bulbine



mondo grass



variegated mondo grass (tbd option)



philodendron burly marx



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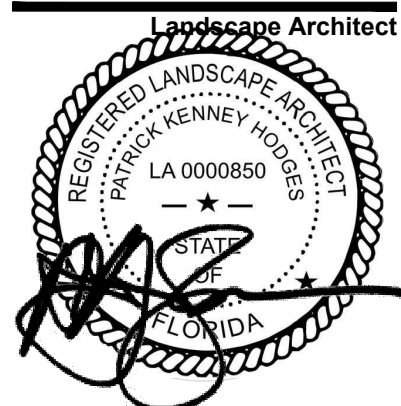
Project

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Revisions

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Consultant



Patrick K. Hodges  
LA-0000850

**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

Roof Level Understory  
Plant Image Board

Sheet No.

**L-108 p**



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NOT FOR CONSTRUCTION

new proposal

## GENERAL NOTES AND REQUIREMENTS

- The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
- Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
- Stake out all tree & large shrub locations for la and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the la.
- The contractor shall install an irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
- Install only plants graded florida no.1 or better as set forth in the florida department of agriculture 'grades and standards for nursery plants" second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
- Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container,. Place plants with best "face" forward.
- Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
- Backfill all planting pits with the following mixture ; 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
- Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
- Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
- Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
- Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
- Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
- Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilizer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
- Fertilize palms with palmgain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommened rate.
- Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
- Guarantee all plants for one year.
- All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
- Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
- Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.
- Non-woven geo-textile product installation per manufacturers specifications. Any alternates to the specified products shall be submitted to landscape architect for approval prior to procurement.

## IRRIGATION

### IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

## PLANT SCHEDULE

| TREES                      |     |                             |                          |                                                |
|----------------------------|-----|-----------------------------|--------------------------|------------------------------------------------|
| QTY                        | SYM | Botanical Name              | Common Name              | Specifications                                 |
| 6                          | CR  | Clusia rosea                | Autograph Tree           | 100 gal, 14'-16' ht, 10' sp, 4" min. cal       |
| 17                         | EF  | Myrcianthes fragrans        | Simpson's Stopper        | 30 gal, Multi-trunk, 6-8 ft ht, 4'-6' sp       |
| 5                          | LJ  | Ligustrum japonicum         | Japanese Privet          | 65 gal, 8' ht, 6' spr                          |
| 4                          | PP  | Plumeria 'Pink' frangipani  | Pink Frangipani Tree     | 65 gal, 8' ht, 6' spr                          |
| PALMS                      |     |                             |                          |                                                |
| QTY                        | SYM | Botanical Name              | Common Name              | Specification                                  |
| 12                         | AM  | Adonidia Merrillii          | Christmas Palm           | FG, singles 12'-20' hts (see plan) 4" min. cal |
| TREE and PALMS ALTERNATES  |     |                             |                          |                                                |
| QTY                        | SYM | Botanical Name              | Common Name              | Specification                                  |
| 12                         | VM  | Veitchia Montgomeryana      | Montgomery Palm          | FG, singles 12'-20' hts (see plan) 4" min. cal |
| TBD                        | GO  | Guaiaacum officinale        | Lignum Vitae (option)    | 30 gal, 4'-6' ht x 4'-6' sp                    |
| SHRUBS                     |     |                             |                          |                                                |
| QTY                        | SYM | Botanical Name              | Common Name              | Specification                                  |
| 56                         | CG  | Clusia Guttifera            | Clusia hedge             | 15 gal 3x3 full                                |
| 164                        | FM  | Ficus microcarpa            | Green Island Ficus       | 15 gal 3x3 full                                |
| 5                          | SRS | Sereinoa repens 'silver'    | Silver Saw Palmetto      | 25 gal, 3x3 full                               |
| 43                         | ZP  | Zamia pumila                | Coontie                  | 3 gal, 2x2                                     |
| ACCENTS, VINES and GRASSES |     |                             |                          |                                                |
| QTY                        | SYM | Botanical Name              | Common Name              | Specifications                                 |
| 4                          | BA  | Bougainvillea 'Afterglow'   | After Glow Bougainvillea | 15 gal, 7'-8' ht trellis                       |
| 500                        | IP  | Ipomoea Pes-caprae          | Rail Road Vine           | 1 gal                                          |
| 49                         | MC  | Muhlenbergia capillaris     | Pink Muhly Grass         | 3 gal                                          |
| 6                          | SL  | Salvia leucantha            | Mexican Sage             | 7 gal                                          |
| 41                         | SP  | Spartina patens             | Saltmeadow Cordgrass     | 3 gal                                          |
| 13                         | TD  | Tripsacum dactyloides       | Fakahatchee Grass        |                                                |
| GROUNDCOVERS               |     |                             |                          |                                                |
| QTY                        | SYM | Botanical Name              | Common Name              | Specifications                                 |
| 135                        | BF  | Bulbine frutescens 'orange' | Orange Bulbine           | 1 gal                                          |
| 92                         | LM  | Liriope muscari             | Big Blue Lilyturf        | 3 gal                                          |
| 10                         | LN  | Lysimachia nummularia       | Creeping Jenny           | 1 gal                                          |
| 39                         | NC  | Neomarica caerulea 'Regina' | Giant Apostle Iris       | 7 gal                                          |
| 334                        | OJ  | Ophiopogon japonicus        | Mondo Grass              | 3 gal                                          |
| 17                         | PB  | Philodendron Burle Marx     | Burle Marx Philodendron  | 7 gal                                          |

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

SB = Street Tree designation and quantity



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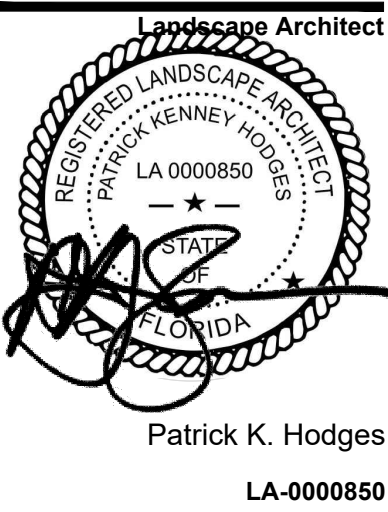
Project

LA BAIA NORTH  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information  
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9201 East Bay Harbour Dr  
Bay Harbour Islands, FI 33154  
305.861.8181

Consultant



Patrick K. Hodges

LA-0000850

### SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

Roof Level Plant Schedule,  
Notes and Specifications

Sheet No.

L-109



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## SITE PLAN REVISION

Sheet No.

**-110**

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REAR ELEVATION



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Project

LA BAIA NORTH  
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BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

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SITE PLAN REVISION

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name  
Illustrative  
East Elevation

Sheet No.

L-111

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new proposal



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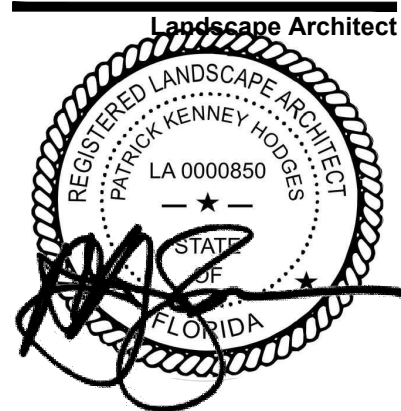
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BAY HARBOR ISLANDS, FLORIDA 33154

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**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

Rendering

Sheet No.

**LR-01**



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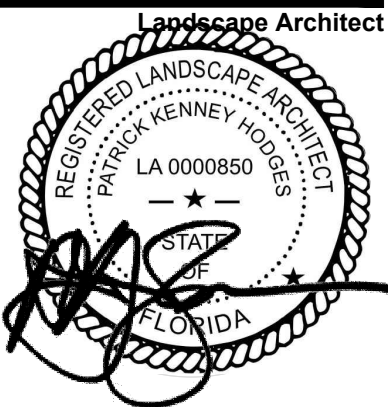
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Date  
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Project No.  
2202

Sheet Name

Rendering

Sheet No.

**LR-02**



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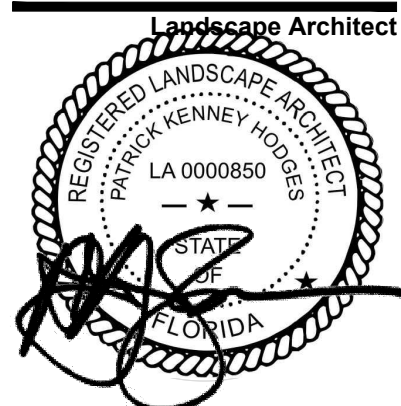
Project

**LA BAIA NORTH**  
9461 EAST BAY HARBOR DR.  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information  
**CONTINUUM LLC**  
9201 East Bay Harbour Dr  
Bay Harbour Islands, FI 33154  
305.861.8181

Consultant



Patrick K. Hodges  
LA-0000850

**SITE PLAN REVISION**

Date  
04.28.22

Scale  
AS SHOWN

Project No.  
2202

Sheet Name

Rendering

Sheet No.

**LR-03**



new proposal



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Project

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**LR-04**



LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0060

Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0070

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NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

GENERAL NOTES:

1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

FLOOD INFORMATION:

Control panel number: 12086C0144L  
Flood zone: "AE"  
Base flood elevation: 8.00' NGVD

REFER TO LANDSCAPE PLANS FOR WALKWAY AND DRIVEWAY MATERIALS AND FINISHES

ALL STORMWATER IS TO BE RETAINED ONSITE

NEW PROPOSAL



LOCATION MAP

N.T.S.

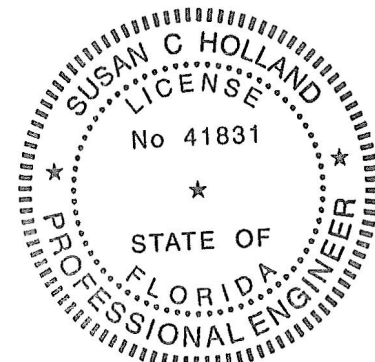
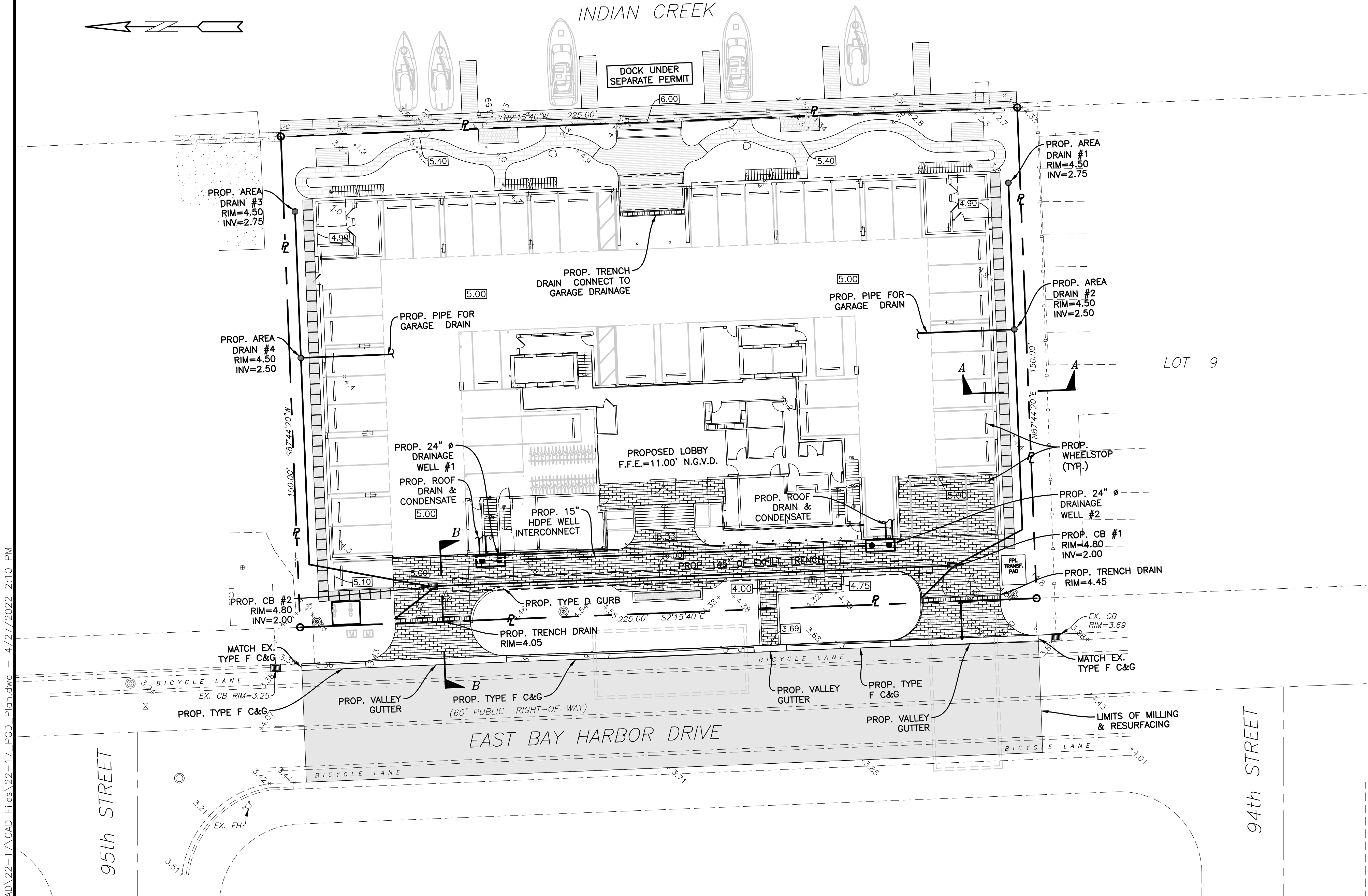
SEC 35, TWSP 52S, RNG 42E

NOTE:

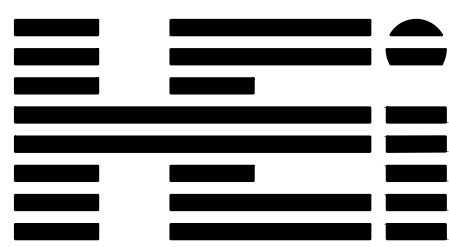
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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Certificate of Authorization 7325



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

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SUITE 110  
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Project

LA BAIA NORTH  
9461 EAST BAY HARBOR DRIVE  
BAY HARBOR ISLANDS, FLORIDA 33154

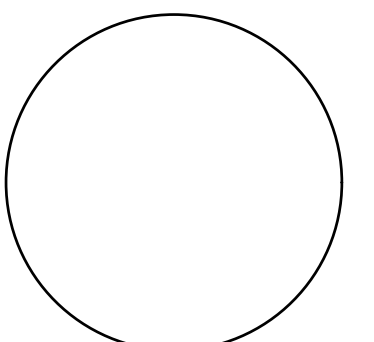
Revisions

Owner Information

**CONTINUUM LLC**

9201 East Bay Harbour Dr  
Bay Harbour Islands, FL 33154  
305.861.8181

Consultant



Luis O. Revuelta

AR-0007972

NEW PROPOSAL

Date

04.21.22

Scale

1"=20'

Project No.

2202

Sheet Name

PAVING, GRADING &  
DRAINAGE PLAN

Sheet No.

C-1



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Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

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GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.
6. SEWER LATERAL TO BE CAPPED, IS TO BE INSPECTED BY CITY INSPECTOR

SEWAGE VOLUME

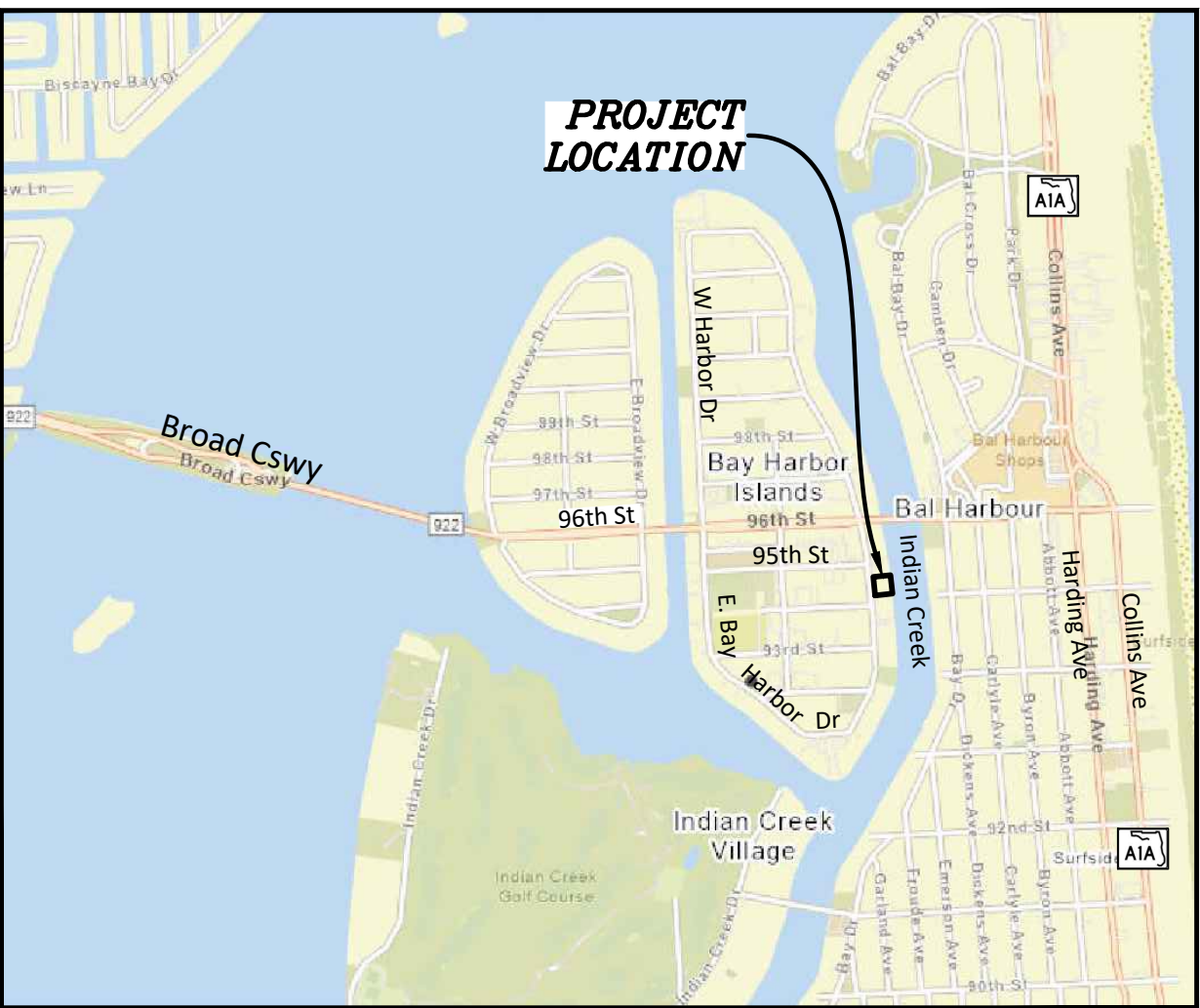
57 UNITS AT 300 GPD PER UNIT= 17,100 GPD

FLOOD INFORMATION:

Control panel number: 12086C0144L  
Flood zone: "AE"  
Base flood elevation: 8.00' NGVD

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

NEW PROPOSAL



LOCATION MAP

N.T.S.

SEC 35, TWSP 52S, RNG 42E

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGEND

- PROPOSED CONCRETE
- PAYMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
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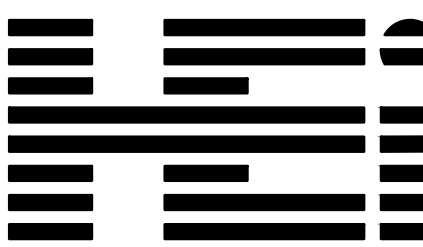
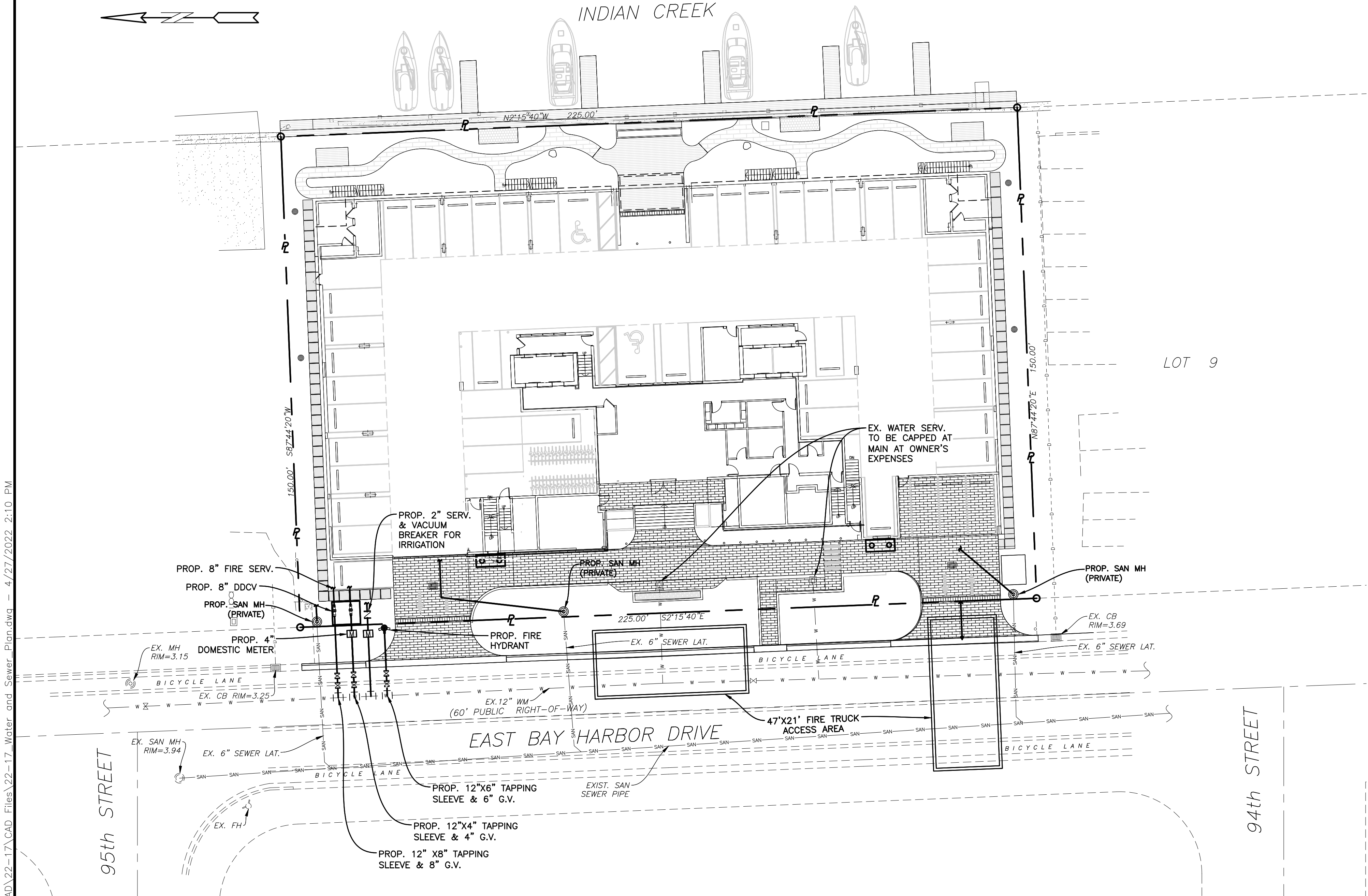
WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L \text{ (GALLONS PER HOUR)} = \frac{S \cdot D \cdot (P)^{0.5}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)  
S = LENGTH OF PIPE TESTED IN FEET  
D = NOMINAL DIAMETER OF PIPE  
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90' INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.



**HOLLAND ENGINEERING**  
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SUSAN C. HOLLAND  
STATE OF FLORIDA PROFESSIONAL ENGINEER  
LICENSE No. 41831



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WATER & SEWER PLAN

SCALE: 1"=20'

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WATER & SEWER PLAN

Sheet No.

C-2



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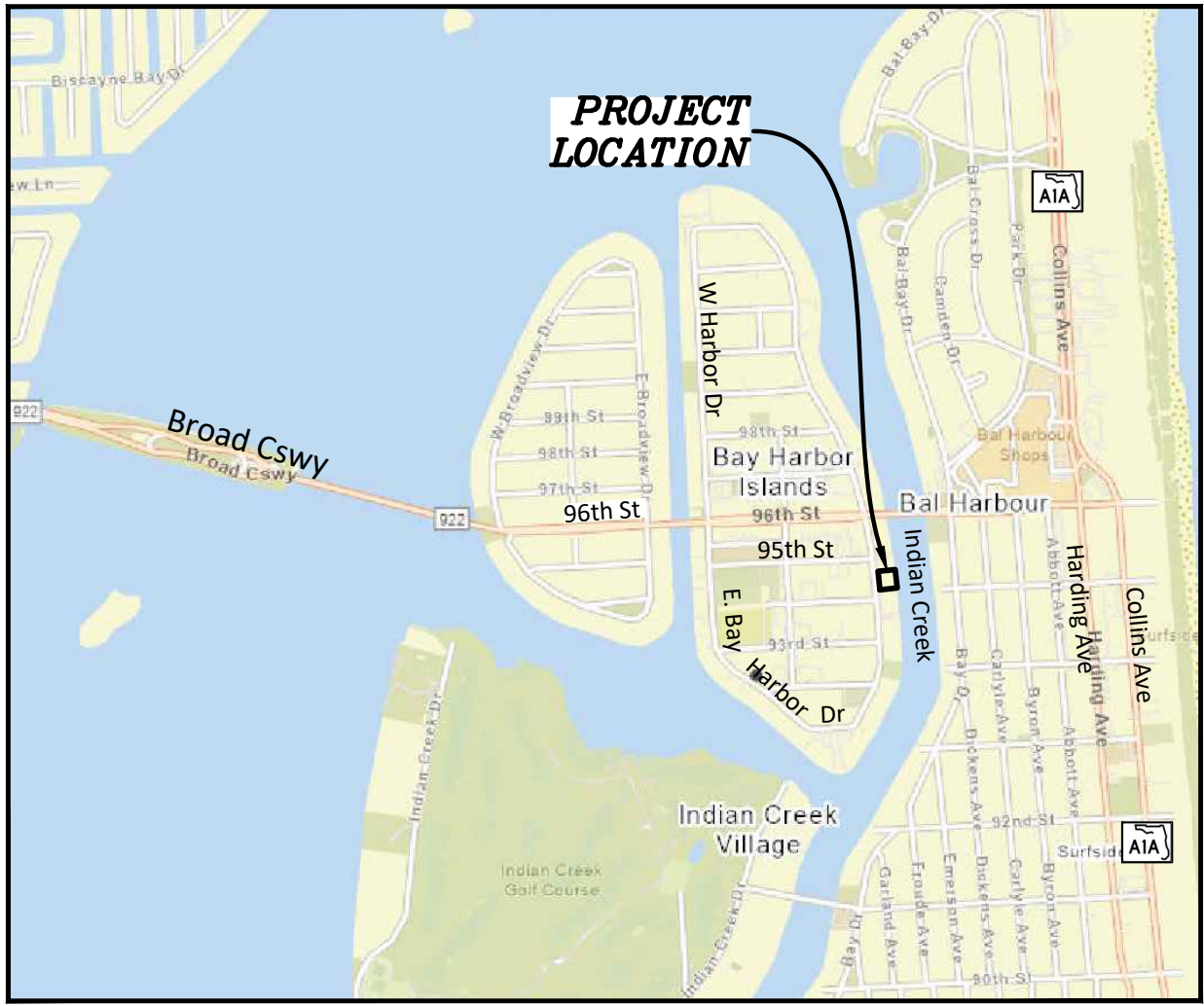
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Base flood elevation: 8.00' NGVD

NEW PROPOSAL

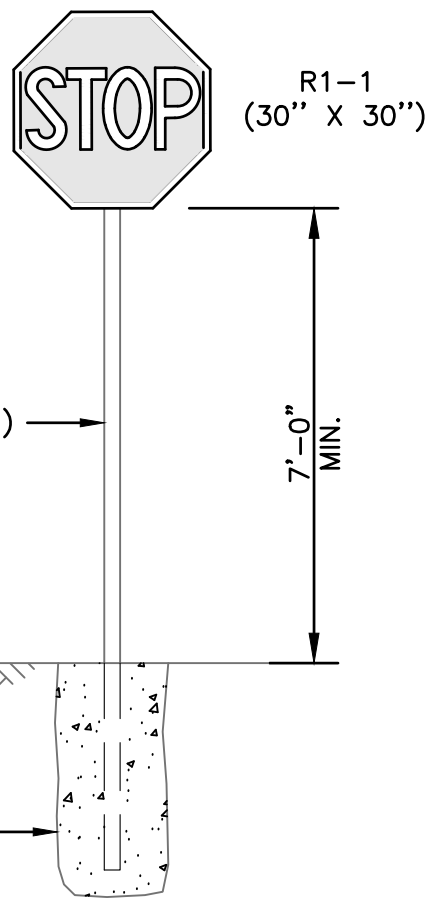


LOCATION MAP

SEC 35, TWSP 52S, RNG 42E  
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED GREEN COLORED PAVEMENT
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
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- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



STOP SIGN DETAIL

N.T.S.

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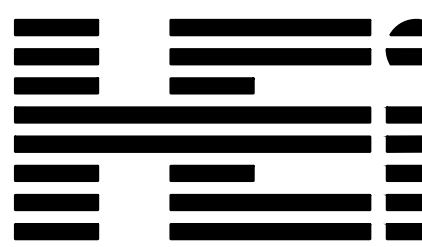
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2202

Sheet Name

PAVEMENT MARKING  
& SIGNAGE PLAN

Sheet No.

C-3



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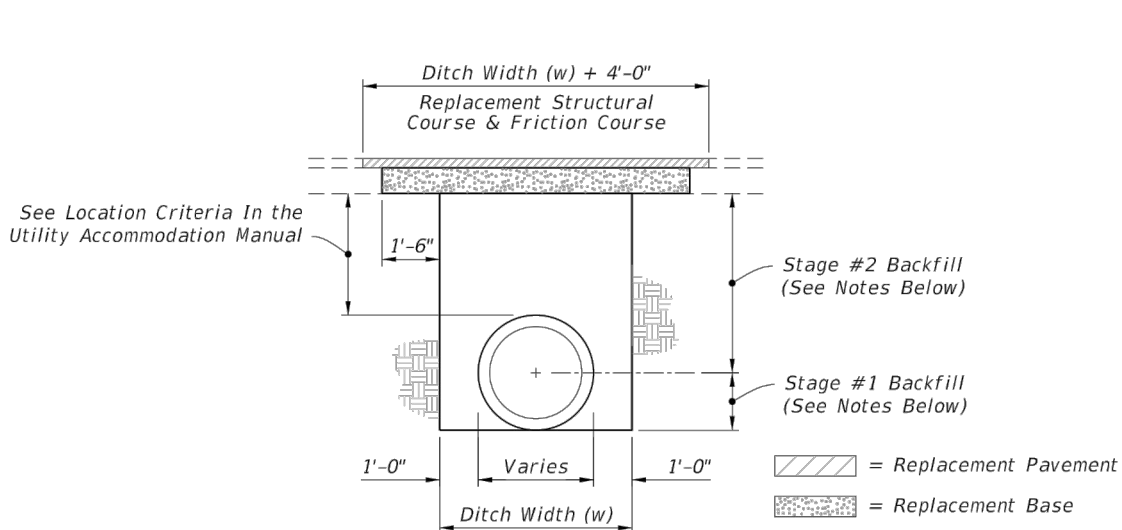
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=20'



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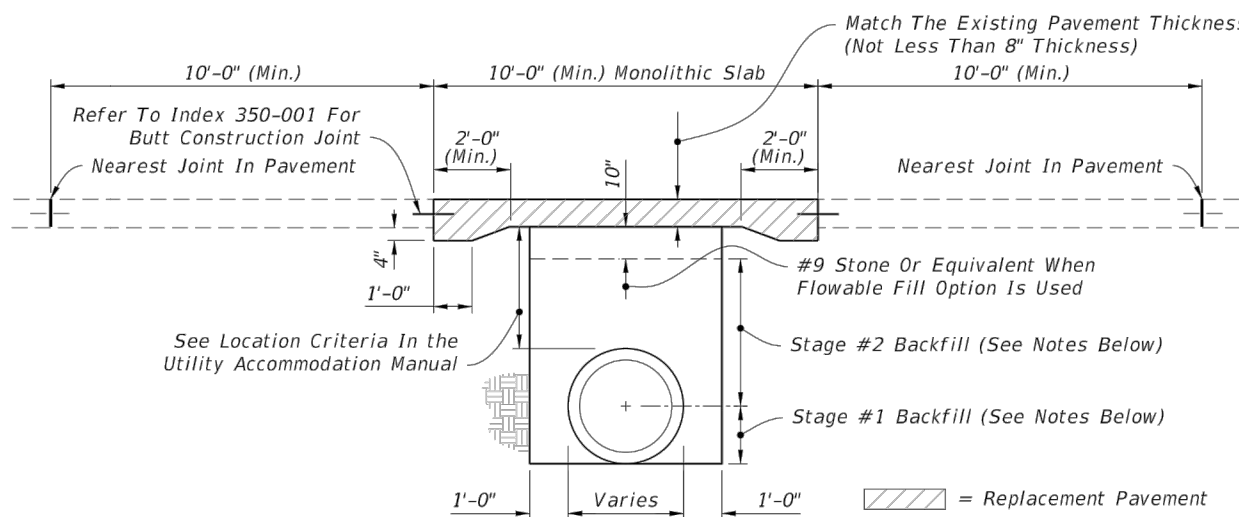
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- NOTES:**  
**PAVEMENT REMOVAL AND REPLACEMENT**
- Pavement shall be mechanically sawed.
  - The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
  - The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

- BACKFILL OPTION**
- 1. COMPACTED AND STABILIZED FILL**
    - Place backfill material in accordance with Specification 125.
    - In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical lamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
    - In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.
  - 2. FLOWABLE FILL**
    - If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
    - Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
    - Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
    - In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
    - In Stage #2, place flowable fill to the bottom of the existing base course.

**FLEXIBLE PAVEMENT CUT**



- NOTES:**  
**PAVEMENT REMOVAL AND REPLACEMENT**
- High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
  - Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

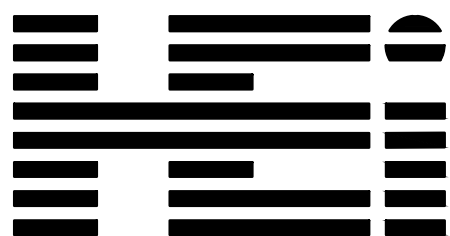
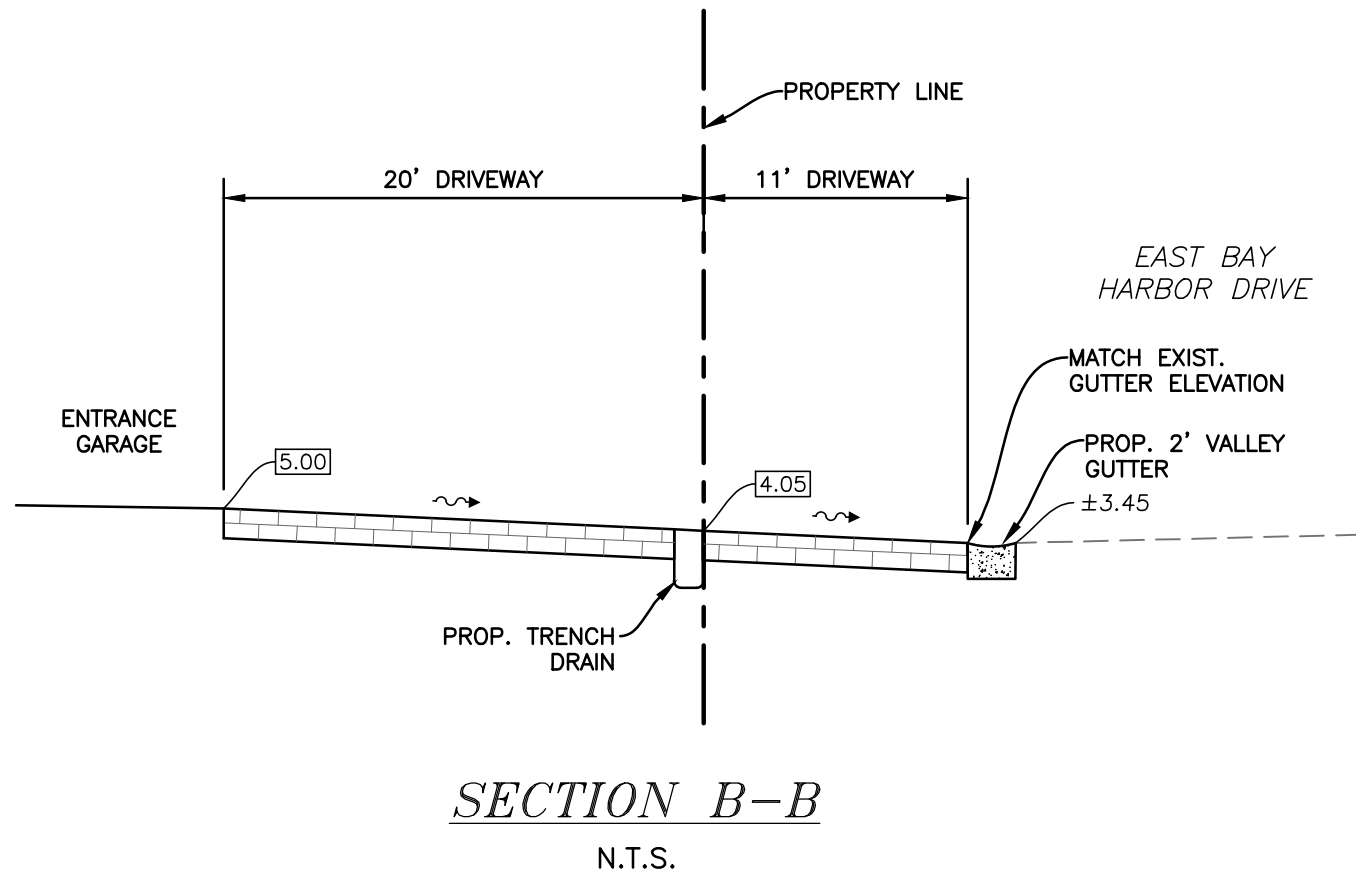
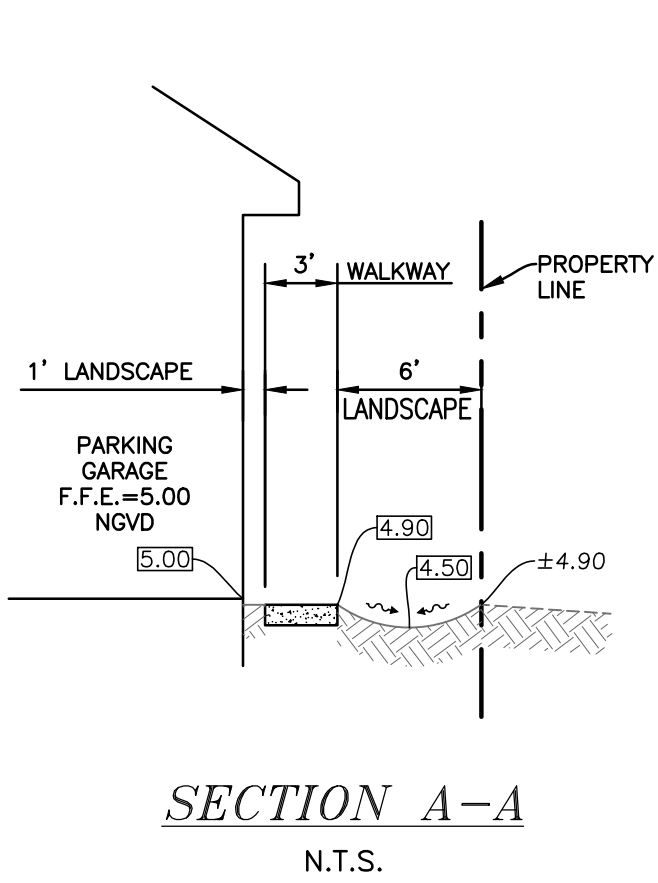
- BACKFILL OPTION**
- 1. GRANULAR BACKFILL**
    - Any edg drain system that is removed shall be replaced with the same type materials. Any edg drain system that is damaged shall be repaired with methods approved by the Engineer.
    - Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
    - In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical lamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
    - In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
  - 2. FLOWABLE FILL**
    - If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
    - Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
    - Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
    - In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
    - In Stage #2, place flowable fill to the bottom of the stone layer.

**RIGID PAVEMENT CUT**

- GENERAL NOTES**
- The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
  - Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
  - These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
  - Method of construction must be approved by the Engineer.
  - Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
  - Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
  - All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
  - The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
  - Excavatable flowable fill is to be used when the Flowable fill option is selected.

**TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS**

| LAST REVISION | DESCRIPTION: | FY 2022-23 STANDARD PLANS | UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT | INDEX   | SHEET  |
|---------------|--------------|---------------------------|--------------------------------------------|---------|--------|
| 11/01/17      | REVISION     |                           |                                            | 125-001 | 1 of 2 |



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STATE OF FLORIDA PROFESSIONAL ENGINEER  
LICENSE No. 41831

**SECTIONS & DETAILS**

SCALE: N.T.S.

**NEW PROPOSAL**

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Santiago, Chile

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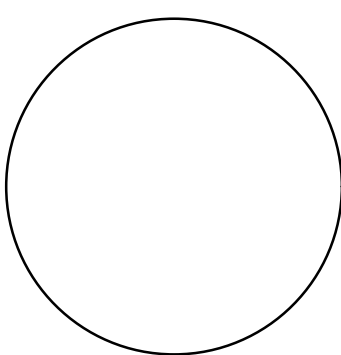
Project

**LA BAIA NORTH**  
9461 EAST BAY HARBOR DRIVE  
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

**Owner Information**  
**CONTINUUM LLC**  
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Bay Harbour Islands, FL 33154  
305.861.8181

Consultant



Luis O. Revuelta  
AR-0007972

**NEW PROPOSAL**

Date  
**04.21.22**

Scale  
1"=20'

Project No.  
2202

Sheet Name  
**SECTIONS & DETAILS**

Sheet No.

**C-4**



GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

FLORIDA POWER & LIGHT CO., CONSTRUCTION  
SOUTHERN BELL TELEPHONE & TEL. CO.  
CABLE CONSTRUCTION BUREAU  
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS  
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE  
UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA  
(S.U.N.S.H.I.N.E.)

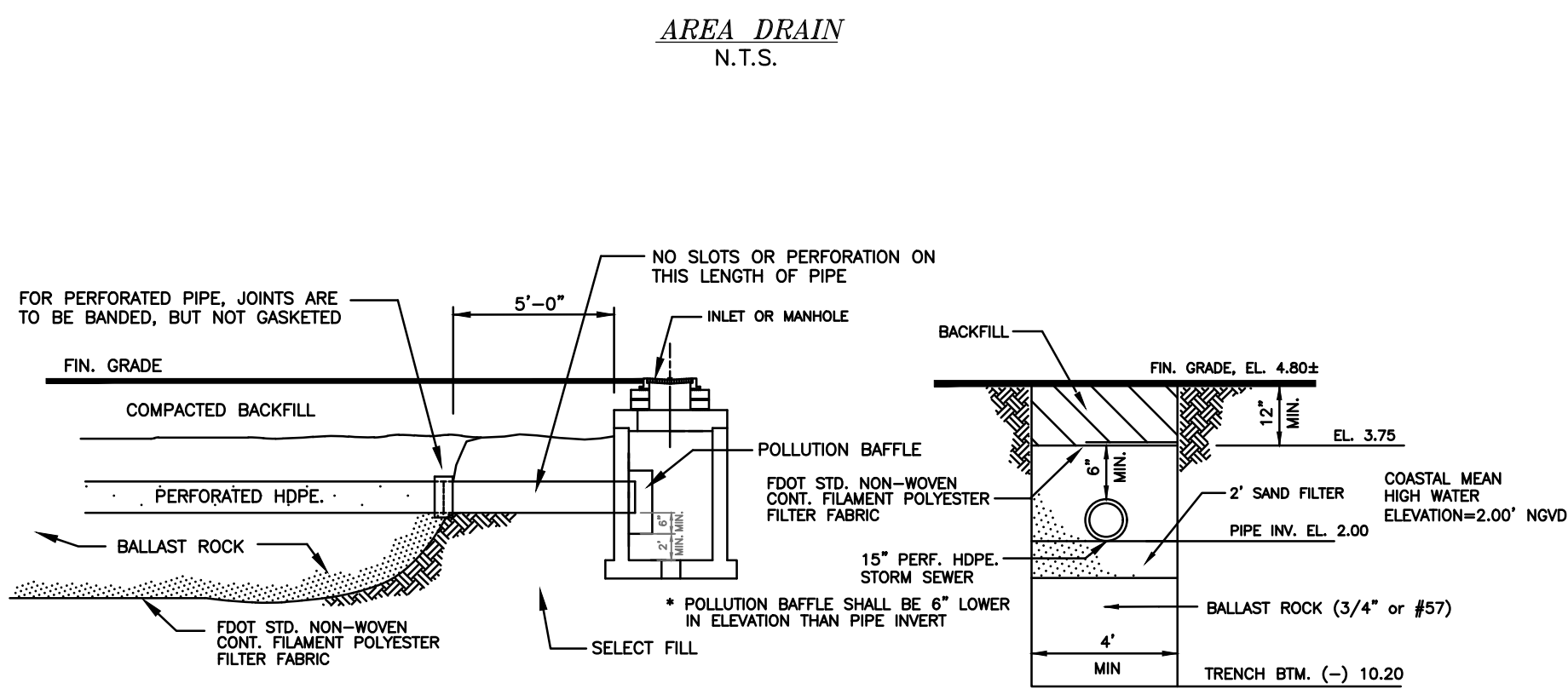
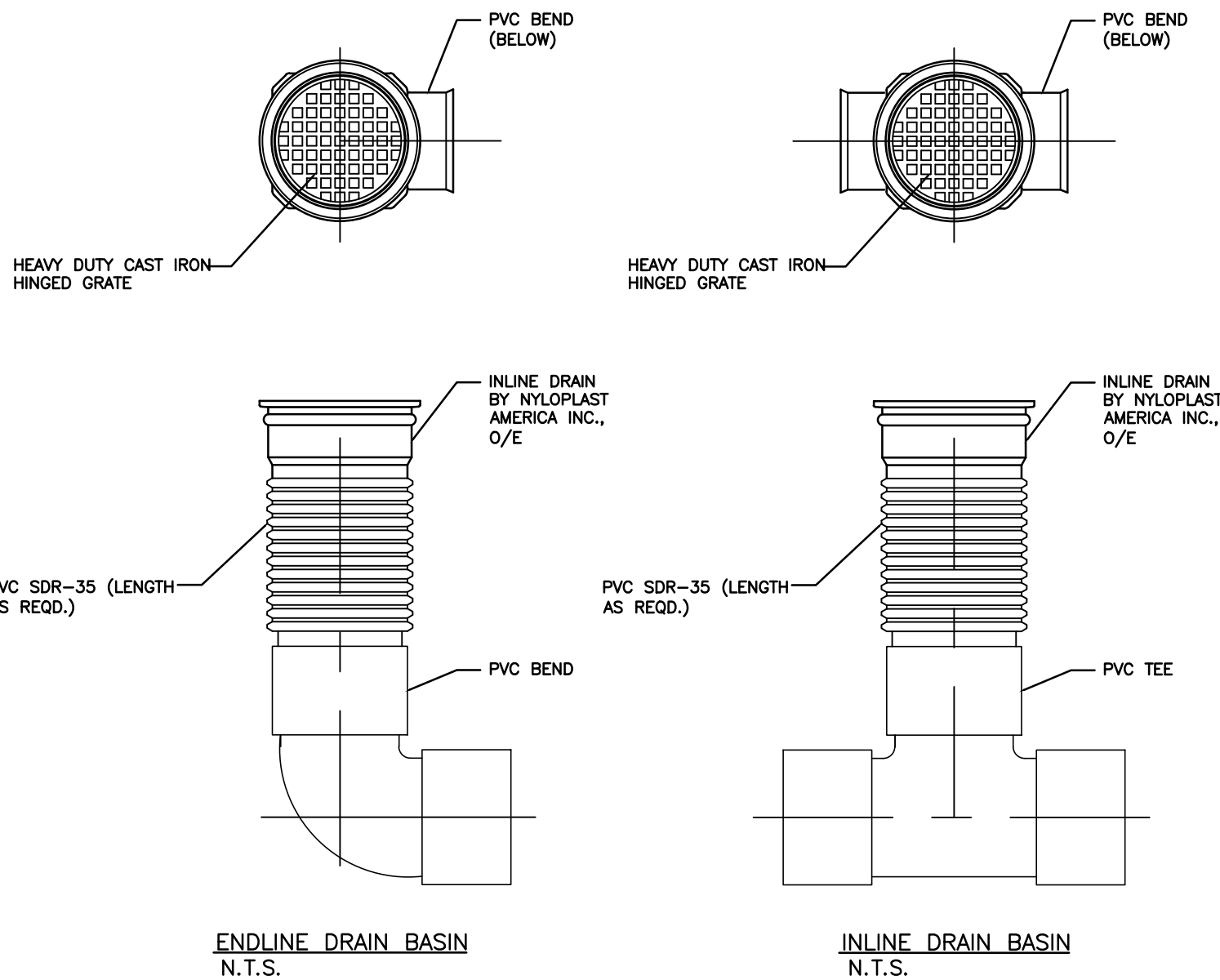
PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196  
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
PVC = POLYVINYLCHLORIDE PIPE  
PCMP = PERFORATED CMP, FDOT SECTION 945  
DIP = DUCTILE IRON PIPE  
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

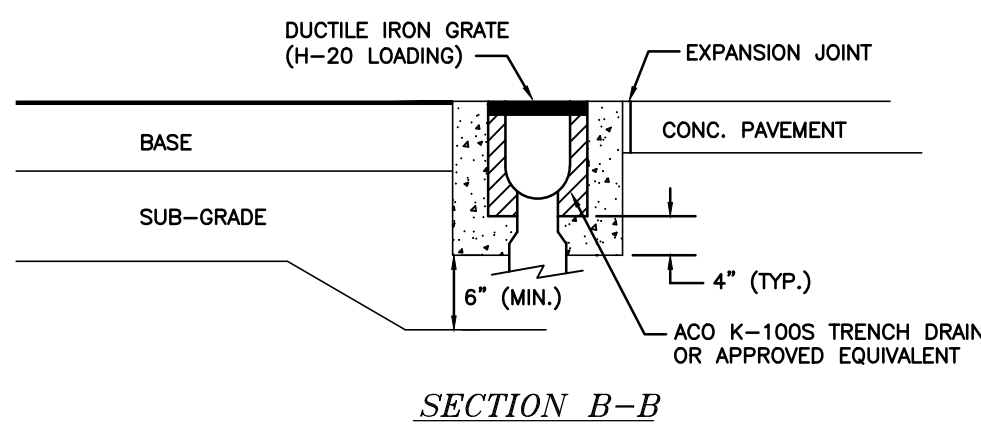
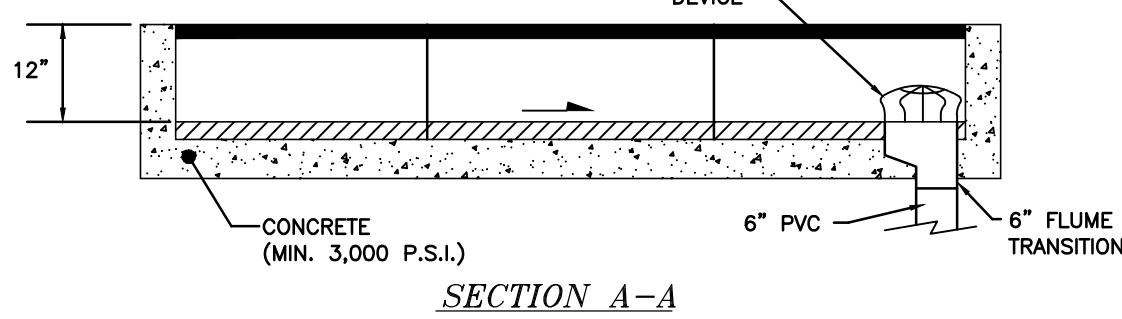
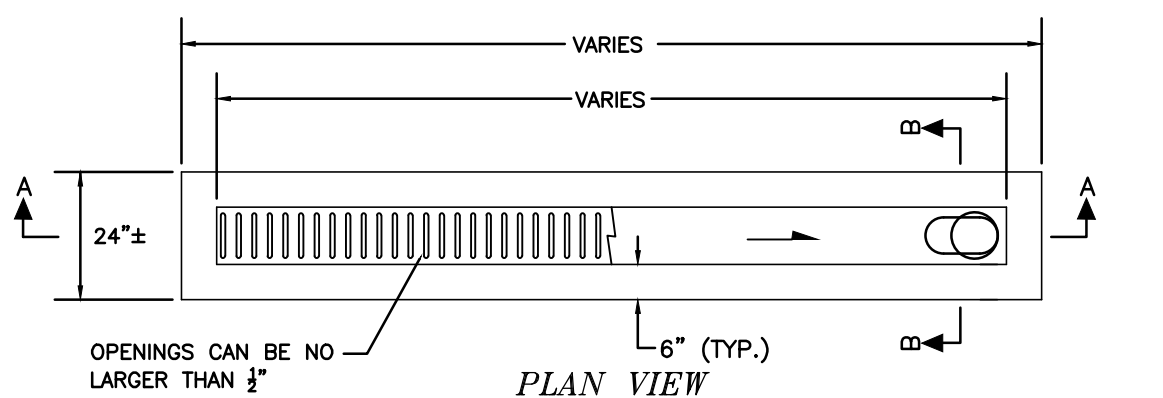
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOT) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK - 3/4" or #57)

EXFILTRATION TRENCH WITH SAND FILTER  
N.T.S.



TRENCH DRAIN  
N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NEW PROPOSAL

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Santiago, Chile

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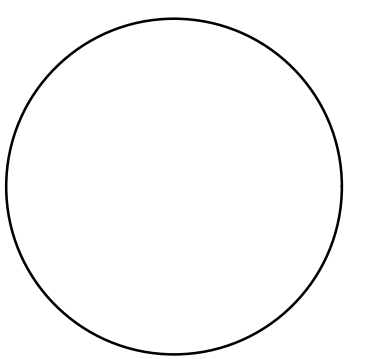
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Revisions

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NEW PROPOSAL

Date  
04.21.22

Scale  
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Project No.  
2202

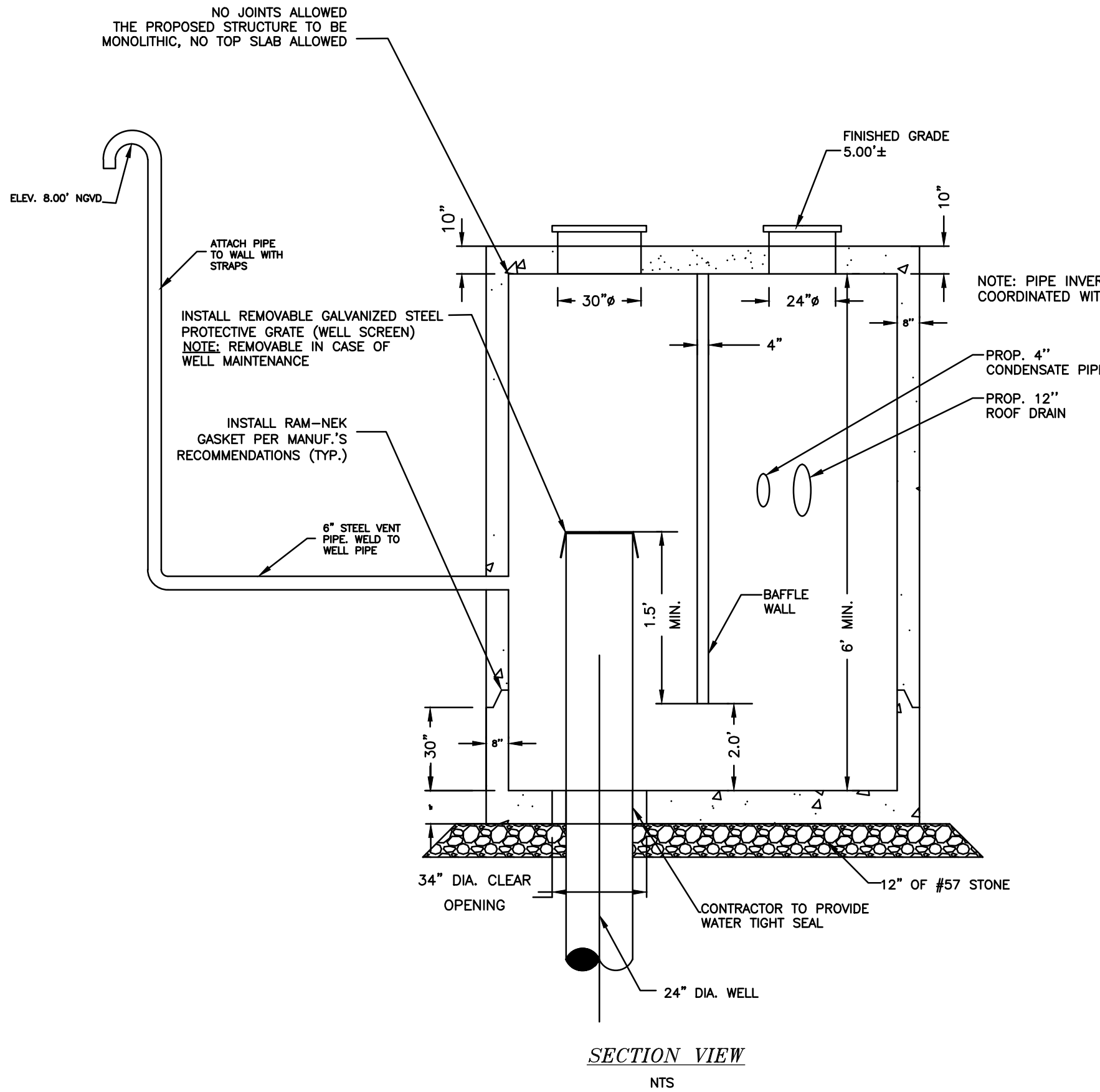
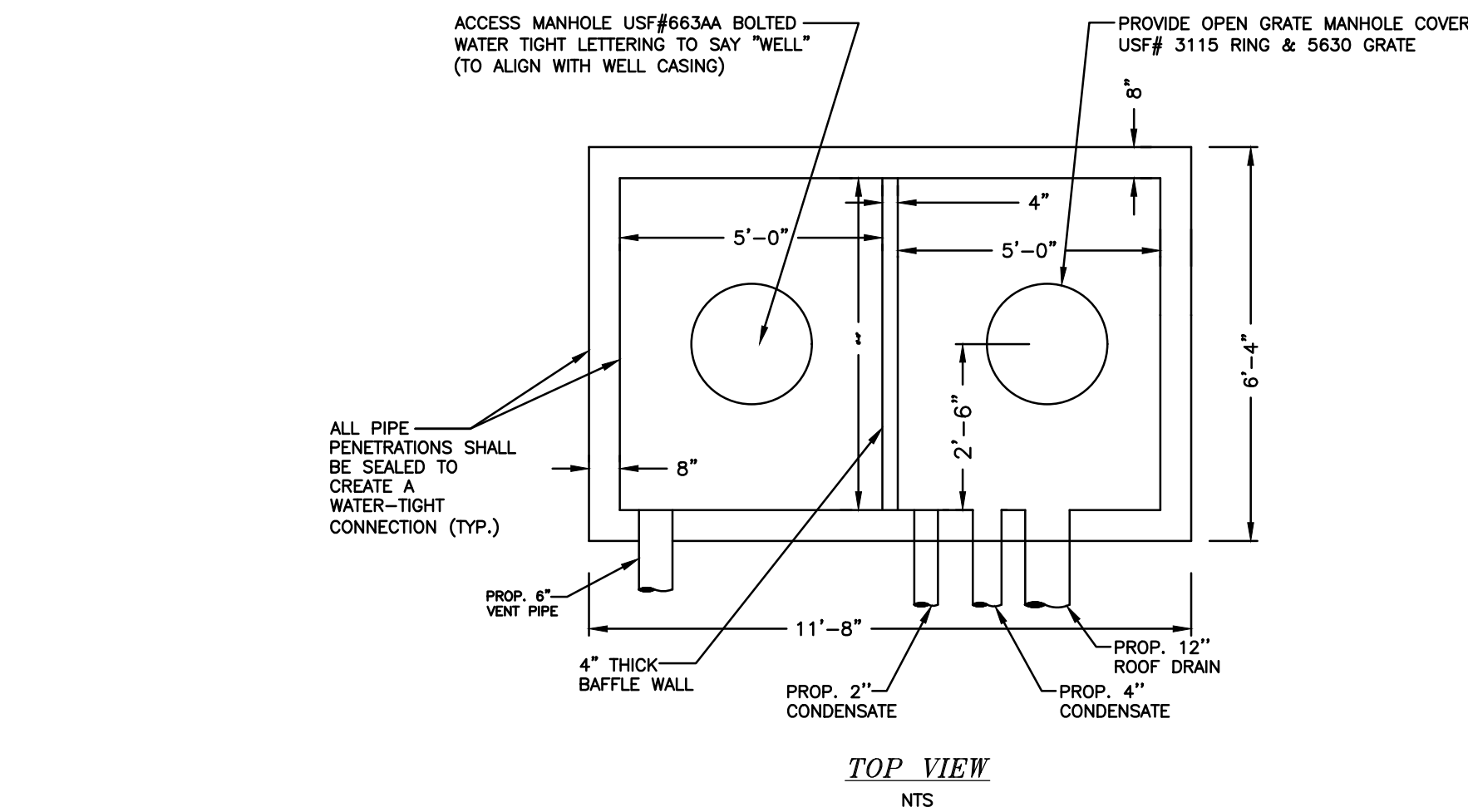
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SECTIONS & DETAILS

Sheet No.

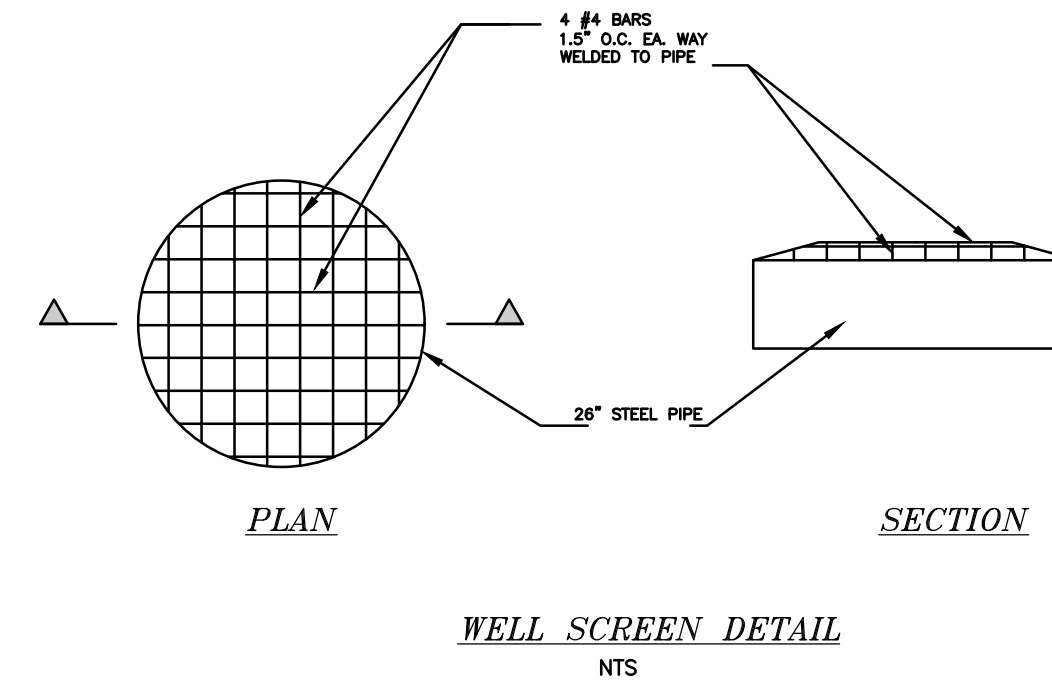
C-5

DRAINAGE WELLS  
NTS



NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



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STATE OF FLORIDA PROFESSIONAL ENGINEER  
LICENSE No. 41831

DRAINAGE DETAILS

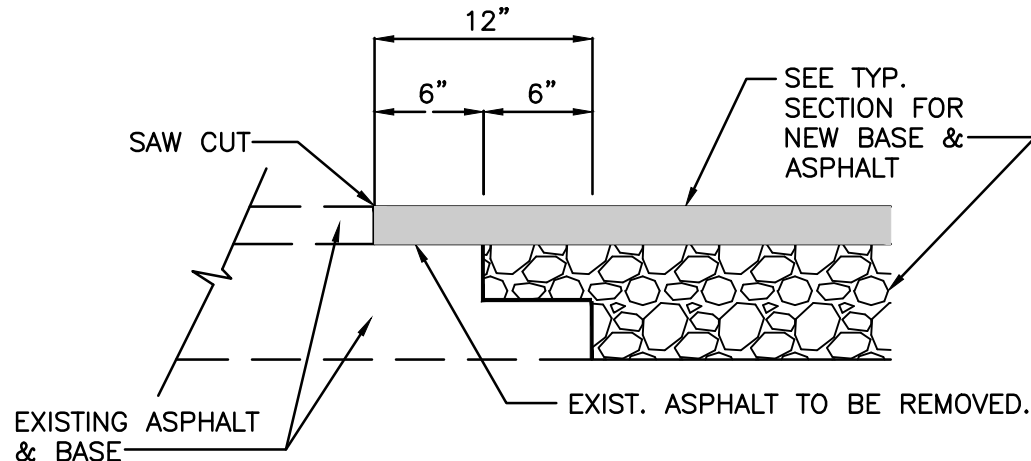
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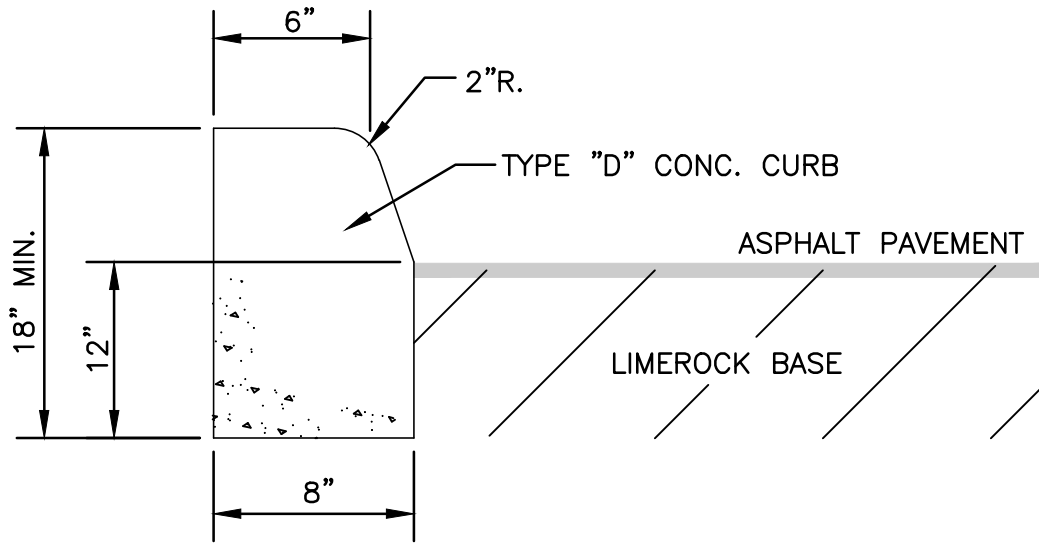
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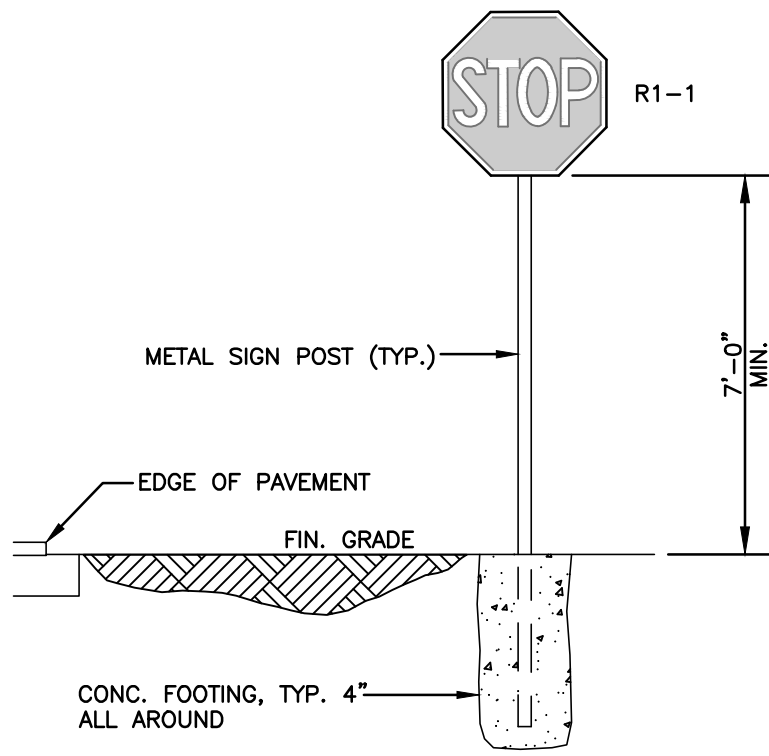
NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL  
NTS



TYPE "D" CONCRETE CURB  
NTS



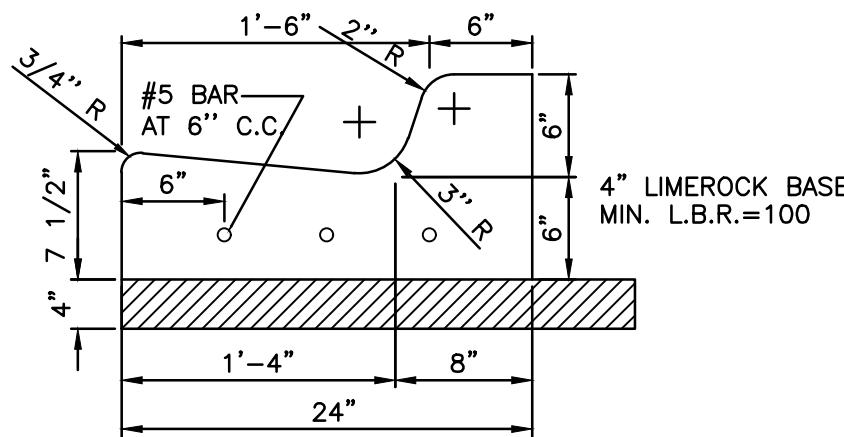
TYPICAL SIGN INSTALLATION  
NTS

CURB NOTE:

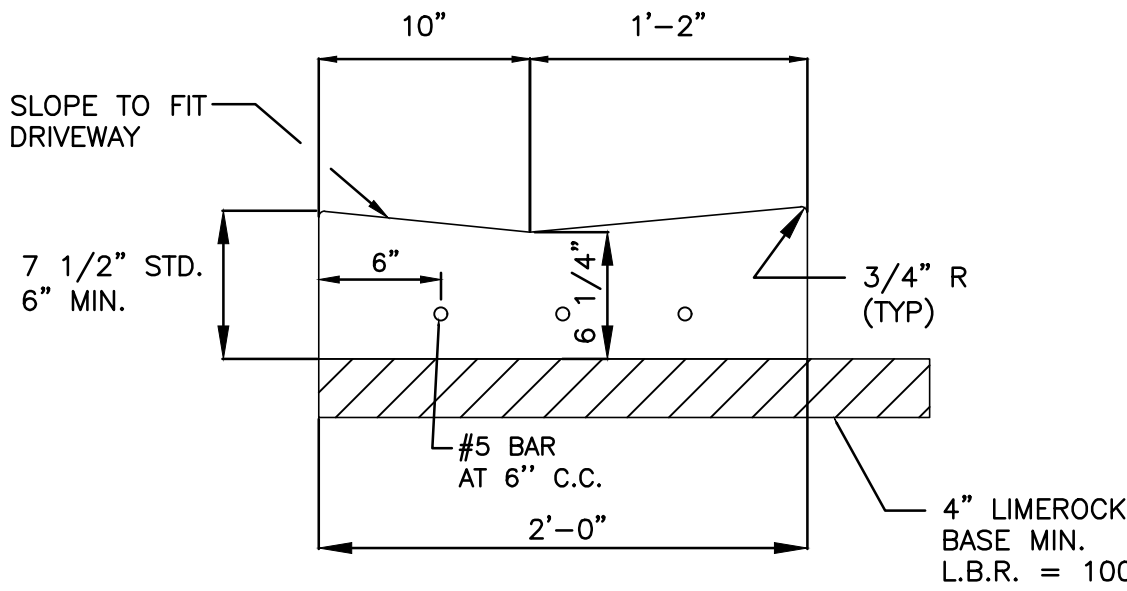
1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

CURB NOTE:

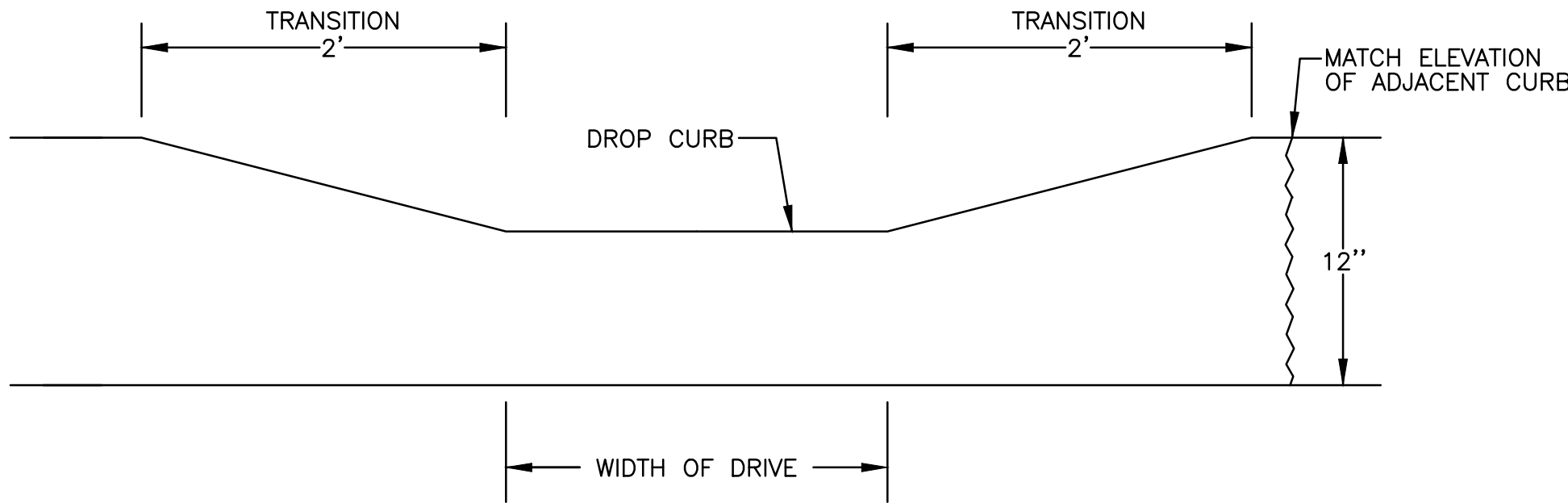
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXISTING CURB.



TYPE "F" CONCRETE CURB AND GUTTER  
PER FDOT STANDARD INDEX 300  
DETAIL  
NTS

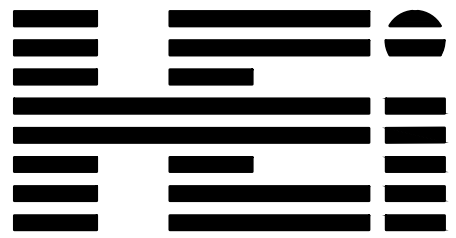


STANDARD DROP CURB (VALLEY GUTTER)  
PER FDOT STANDARD INDEX 300  
DETAIL  
NTS



TRANSITION FROM DROP CURB  
TO TYPE "F" CURB DETAIL  
NTS

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CIVIL DETAILS

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NEW PROPOSAL

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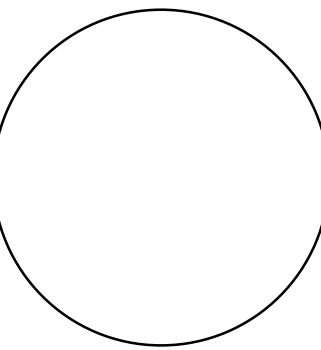
Revisions

Owner Information

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Consultant



Luis O. Revuelta  
AR-0007972

NEW PROPOSAL

Date

04.21.22

Scale

1"=20'

Project No.

2202

Sheet Name

SECTIONS & DETAILS

Sheet No.

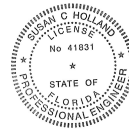
C-7

22-17



9461 E. Bay Harbor Dr., Bay Harbor Islands  
Elevations are referenced to NGVD  
Post-Development Calculations

Prepared by Susan C Holland, P.E.  
Lic. No. 41831



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

### General Information

|                                     |            |          |
|-------------------------------------|------------|----------|
| Total Project Area =                | 0.77 Acres |          |
| Paved Area =                        | 0.12 Acres |          |
| Building Area =                     | 0.50 Acres |          |
| Lake Area =                         | 0.00 Acres |          |
| Recreation Area =                   | 0.00 Acres |          |
| Landscape Area =                    | 0.15 Acres |          |
| Total Impervious Area =             | 0.62 Acres | ( 80.5%) |
| Total Pervious Area (TPA) =         | 0.15 Acres | ( 19.5%) |
| Prop. Min. Floor Elevation =        | 11.00 '    |          |
| Prop. Min. Crown of Road =          | NA         |          |
| Prop. Average Finished Grade =      | 5.00 '     |          |
| Lake Control Stage =                | 0.00 '     |          |
| Flood Criteria (Dade County only) = | 0.00 '     |          |
| October Water Table =               | 2.00 '     |          |
| (Wet season water table)            |            |          |
| Credit (Dade County only) =         | 0.00 "     |          |
| Discharge Off-site =                |            |          |

### Storm Event Information

10 year - 1 day event = 7.00 "



9461 E. Bay Harbor Dr., Bay Harbor Islands  
Post-Development

**SCS Curve Number**

Design Water Table Elevation = 2.00 '  
Average Finished Grade = 5.00 '  
Average Depth Water Table = 3.00 '

Compacted Water Storage - (CWS) = 4.95 "

Ground Storage Under Pervious Area  
(CWS/12 in/ft) x (TMPA) = 0.06 AC-FT

Soil Storage (S) = 0.96 "

SCS Curve Number (CN) = 91.21



9461 E. Bay Harbor Dr., Bay Harbor Islands  
Post-Development

### Stage / Storage

Area of Developed Site Grading = 0.27 Acres

(Linear from 4.5' - 6.5')

| <b>Stage</b> | <b>Lake</b> | <b>Site<br/>Storage</b> | <b>Exfil. Trench<br/>Storage</b> | <b>Not Used</b> | <b>Not Used</b> | <b>Not Used</b> | <b>Total</b> |
|--------------|-------------|-------------------------|----------------------------------|-----------------|-----------------|-----------------|--------------|
| 2.00 '       | 0.00 AC-FT  | 0.00 AC-FT              | 0.00 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT   |
| 3.00 '       | 0.00 AC-FT  | 0.00 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.71 AC-FT   |
| 4.00 '       | 0.00 AC-FT  | 0.00 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.71 AC-FT   |
| 5.00 '       | 0.00 AC-FT  | 0.07 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.78 AC-FT   |
| 5.50 '       | 0.00 AC-FT  | 0.14 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.85 AC-FT   |
| 6.00 '       | 0.00 AC-FT  | 0.20 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.91 AC-FT   |
| 6.50 '       | 0.00 AC-FT  | 0.27 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.98 AC-FT   |
| 7.00 '       | 0.00 AC-FT  | 0.41 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 1.12 AC-FT   |
| 7.50 '       | 0.00 AC-FT  | 0.54 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 1.25 AC-FT   |
| 8.00 '       | 0.00 AC-FT  | 0.68 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 1.39 AC-FT   |
| 8.50 '       | 0.00 AC-FT  | 0.81 AC-FT              | 0.71 AC-FT                       | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 1.52 AC-FT   |



9461 E. Bay Harbor Dr., Bay Harbor Islands  
Post Development

### **Retention / Detention Requirements for Water Quality**

First 1" of runoff

$$\text{Volume} = 1" \times 1\text{ft}/12" \times 0.77 \text{ Acres} = 0.06 \text{ AC-FT}$$

3 Year - 1 Hour event = 2.5"

Total project area - roof area = 0.77 acres - 0.50 acres = 0.27 acres

0.27 acres - 0.15 acres (pervious area) = 0.12 acres (impervious)

0.12 acres / 0.27 acres X 100% = 44% impervious

2.5" X 0.44 = 1.11" to be treated

1.11" X 0.77 acres = 0.86 acre-inches (0.07 acre-feet)

**Water quality provided in the exfiltration trench**



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**10 Year - 1 Day**

$$\begin{aligned}
 & \text{10 year - 1 Day Event} = 7.00 \text{ "} \\
 Q = & \frac{\left[ \frac{7.00}{7.00} - 0.20 + \frac{(0.96)^2}{(0.96)} \right]}{5.96 \text{ "}} = 5.96 \text{ "} \\
 & 5.96 \text{ "} - 0.00 \text{ " (Dade Co. Credit)} = 5.96 \text{ "}
 \end{aligned}$$

$$\text{Volume} = \frac{5.96 \text{ "}}{12 \text{ in/ft}} (0.77) = 0.38 \text{ AC-FT}$$

$$\text{Corresponding Stage} = 2.25 \text{ '}$$



## Exfilt Trench Lenght

La Baia North

4/26/2022

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### **Exfiltration Trench Length**

C Pervious = 0.60

C Impervious = 0.90

Weighted C Factor = 0.84

Trench width = 4.00

H2 (depth to water table) = 2.80

Du (non-saturated trench depth) = 2.80

Ds (saturated trench depth) = 12.20

Capacity of existing system = 8.50 AC-IN (0.71 AC-FT)

$$L = \frac{8.50}{0.000657 \times [(2.8 \times 4) + (2 \times 2.8 \times 2.8) - (2.8)^2 + (2 \times 2.8 \times 12.2)] + [(0.000139 \times 4 \times 2.8]}$$

$$L = 144.18'$$

Length of exfiltration system provided = 145 feet



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Elevations are referenced to NGVD

Pre-Development Calculations

Prepared by Susan C Holland, P.E.

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**General Information**

|                                     |            |          |
|-------------------------------------|------------|----------|
| Total Project Area =                | 0.77 Acres |          |
| Paved Area =                        | 0.03 Acres |          |
| Building Area =                     | 0.00 Acres |          |
| Lake Area =                         | 0.00 Acres |          |
| Recreation Area =                   | 0.00 Acres |          |
| Landscape Area =                    | 0.74 Acres |          |
| Total Impervious Area =             | 0.03 Acres | ( 3.9%)  |
| Total Pervious Area (TPA) =         | 0.74 Acres | ( 96.1%) |
| Exist. Min. Floor Elevation =       | NA         |          |
| Exist. Min. Crown of Road =         | NA         |          |
| Exist. Average Finished Grade =     | 5.00'      |          |
| Lake Control Stage =                | 0.00'      |          |
| Flood Criteria (Dade County only) = | 0.00'      |          |
| October Water Table =               | 2.00'      |          |
| (Wet season water table)            |            |          |
| Credit (Dade County only) =         | 0.00 "     |          |
| Discharge Off-site =                |            |          |

**Storm Event Information**10 year - 1 day event = 7.00 "



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**SCS Curve Number**

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & \underline{2.00 \text{ '}} \\ \text{Average Finished Grade} & = & \underline{5.00 \text{ '}} \\ \text{Average Depth Water Table} & = & \underline{3.00 \text{ '}} \end{array}$$

$$\text{Compacted Water Storage - (CWS)} = 4.95 \text{ ''}$$

$$\begin{array}{l} \text{Ground Storage Under Pervious Area} \\ \text{(CWS/12 in/ft) x (TMPA)} = 0.31 \text{ AC-FT} \end{array}$$

$$\text{Soil Storage (S)} = 4.76 \text{ ''}$$

$$\text{SCS Curv Number (CN)} = 67.76$$



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### Stage / Storage

*Area of Developed Site Grading = 0.77 Acres*

(Linear from 4.5' - 5.5')

| <b>Site</b>  |             |                |                 |                 |                 |                 |              |
|--------------|-------------|----------------|-----------------|-----------------|-----------------|-----------------|--------------|
| <b>Stage</b> | <b>Lake</b> | <b>Storage</b> | <b>Not Used</b> | <b>Not Used</b> | <b>Not Used</b> | <b>Not Used</b> | <b>Total</b> |
| 2.00 '       | 0.00 AC-FT  | 0.00 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT   |
| 3.00 '       | 0.00 AC-FT  | 0.00 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT   |
| 4.00 '       | 0.00 AC-FT  | 0.00 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT   |
| 5.00 '       | 0.00 AC-FT  | 0.19 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.19 AC-FT   |
| 5.50 '       | 0.00 AC-FT  | 0.39 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.39 AC-FT   |
| 6.00 '       | 0.00 AC-FT  | 0.78 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.78 AC-FT   |
| 6.50 '       | 0.00 AC-FT  | 1.16 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 1.16 AC-FT   |
| 7.00 '       | 0.00 AC-FT  | 1.55 AC-FT     | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 0.00 AC-FT      | 1.55 AC-FT   |



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**10 Year - 1 Day**

10 year - 1 Day Event = 7.00 "

$$Q = \frac{\left[ \frac{7.00}{7.00} - 0.20 + 0.80 \right] (4.76)^2}{(4.76)} = 3.39 "$$

$$3.39 " - 0.00 " (Dade Co. Credit) = 3.39 "$$

$$\text{Volume} = \frac{3.39 "}{12 \text{ in/ft}} (0.77) = 0.22 \text{ AC-FT}$$

Corresponding Stage = 5.09 '