When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

MEETING OF THE

DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

June 7, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval of a revision for a new multi-family dwelling for "La Baia North" formerly (Royale House) located at 9431-9481 East Bay Harbor Drive, Lots 6-8 of Block 1. On December 18, 2012, the site development plan approval was granted by the Town's Planning and Zoning Board (Now DRB) for a 72 dwelling unit multiple-family complex. The project has received several approval timeframe extensions over the years thru Town and State Code allowances. The former Royale House site at 9431-9481 East Bay Harbor Drive was sold. The new developer is planning to decrease the dwelling unit quantity from 72 DU to 57 DU. The proposed now enlarged dwelling units range from 1,434 to 2,109 square feet of a/c space plus balconies. In October, the Developer was informed the previously approved (2012) underground parking garage was not going to get approved due to FEMA / FBC limitations. Most of the project parking was planned in their underground parking garage. The Developer is seeking to delete the underground parking garage and redesign the grade level parking garage for onsite parking. Also, valet parking is proposed which could allow them (attendants) to park additional vehicles in drive isles / etc. to achieve more on-site parking. The remainder of the required parking is proposed to be purchased through the Town Parking Trust. Enclosed please find the revised site plan, elevations, and traffic statement. (Item #1)

   * *Staff Review:* The design meets the Town Code and was approved by Michael Miller, Town Planner.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9431 thru 9481 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Rafael Egozi" located at 9700 West Broadview Drive, Lot 66 of Block 23. On November 5, 2019, the Board approved the original site plan. Due to Covid, the project was put on hold by the owner. The owner is now moving forward with the project and has resubmitted new plans. The owner is proposing to demolish the

existing 3,598 sq. ft. home (built in 1956) and replace it with a new two-story single family home. The proposed two-story home has approximately 6,433 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #2)

***** *Staff Review:* The design meets the Town Code and was approved by Michael Miller, Planning Associate, Mr. Edward Ploski, Community Planner.

3. Request for approval for a new single family home for "Moshe Greenwald" located at 10140 West Broadview Drive, Lot 43-44 of Block 23. The owner is proposing to demolish the existing 5,962 sq. ft. home (built in 1951) and replace it with a new two-story single family home. The proposed two-story home has approximately 11,760 square feet of a/c living. The residence will have 6 bedrooms, 7 full baths, 1 1/2 baths and a four-car garage. Enclosed please find the site plan and elevations. (Item #3)

***** *Staff Review:* The design meets the Town Code and was approved by Michael Miller, Planning Associate, Mr. Edward Ploski, Community Planner.

4. Administration of oath of office to Re-Appointed Board Member, Wesley Kean. (The oath will be administered by Interim Town Clerk, Yvonne Hamilton).

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
June 7, 2022

ITEM NUMBER: 1.

ITEM: Request for approval of a revision for a new multi-family dwelling for “La Baia North" formerly (Royale House) located at 9431-9481 East Bay Harbor Drive, Lots 6-8 of Block 1. On December 18, 2012, the site development plan approval was granted by the Town's Planning and Zoning Board (Now DRB) for a 72 dwelling unit multiple-family complex. The project has received several approval timeframe extensions over the years thru Town and State Code allowances. The former Royale House site at 9431-9481 East Bay Harbor Drive was sold. The new developer is planning to decrease the dwelling unit quantity from 72 DU to 57 DU. The proposed now enlarged dwelling units range from 1,434 to 2,109 square feet of a/c space plus balconies. In October, the Developer was informed the previously approved (2012) underground parking garage was not going to get approved due to FEMA / FBC limitations. Most of the project parking was planned in their underground parking garage. The Developer is seeking to delete the underground parking garage and redesign the grade level parking garage for onsite parking. Also, valet parking is proposed which could allow them (attendants) to park additional vehicles in drive isles / etc. to achieve more on-site parking. The remainder of the required parking is proposed to be purchased through the Town Parking Trust. Enclosed please find the revised site plan, elevations, and traffic statement. (Item #1)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9431 thru 9481 East Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	La Baia North - Plans Rev DRB 6.7.2022
2.	La Baia North - Letter of Intent
3.	La Baia North - Post Development Drainage

4.	La Baia North - Pre Development Drainage
5.	La Baia North - Traffic and Parking Statement

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A-003 -PERIMETER SECTIONS
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A-103.1 -FIRST LEVEL - PREVIOUSLY APPROVAL
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L103 - GROUND SCHEDULE, NOTES AND SPECIFICATIONS
L104 - GROUND LANDSCAPE LEGEND COMPARISON
L105 - LEVEL 3 UNDERSTORY
L106 - ROOF MATERIALS
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LR04 - LANDSCAPE RENDERING ROOF 2
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L107-PA - ROOF LANDSCAPE PREVIOUSLY APPROVED

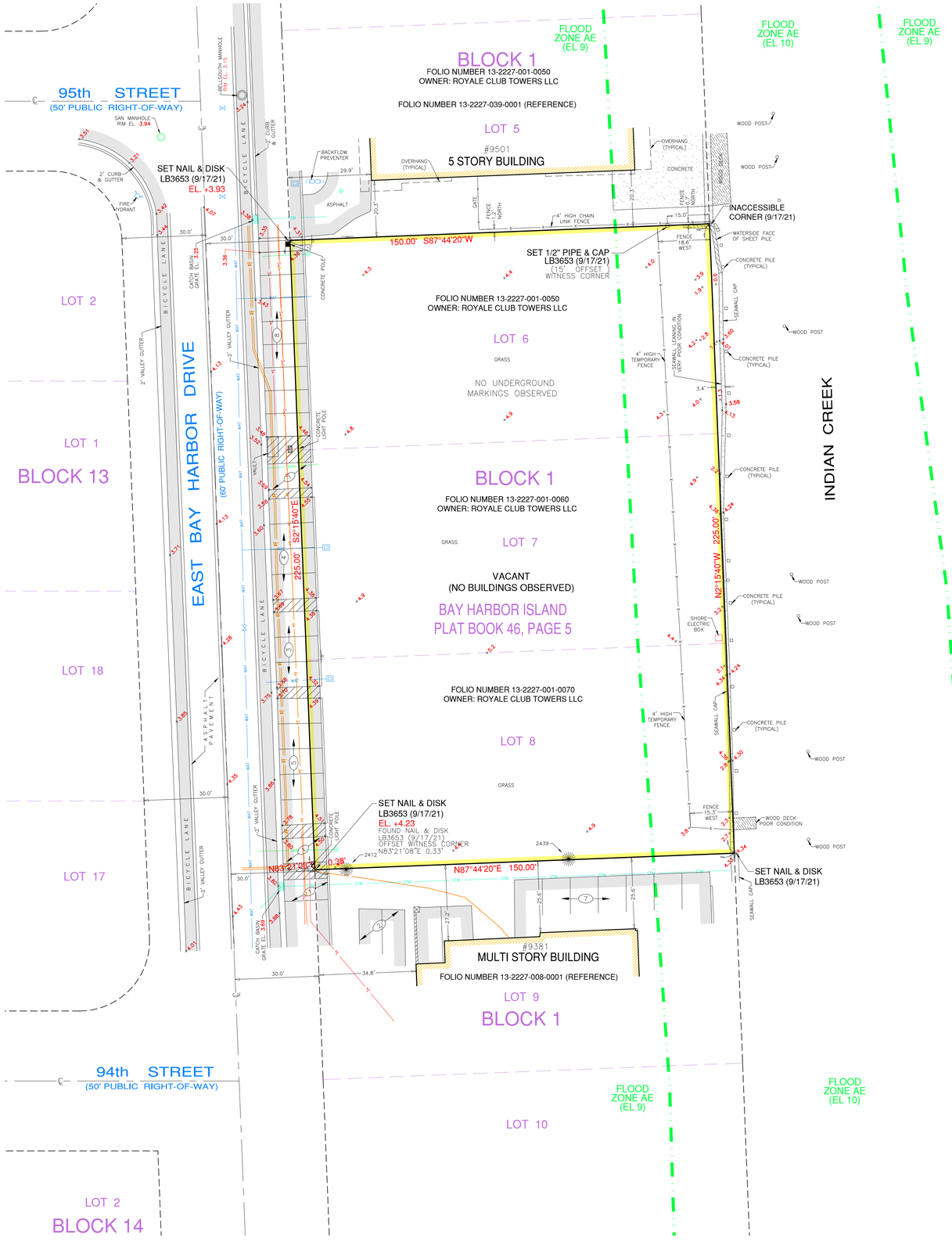
LA BAIA NORTH

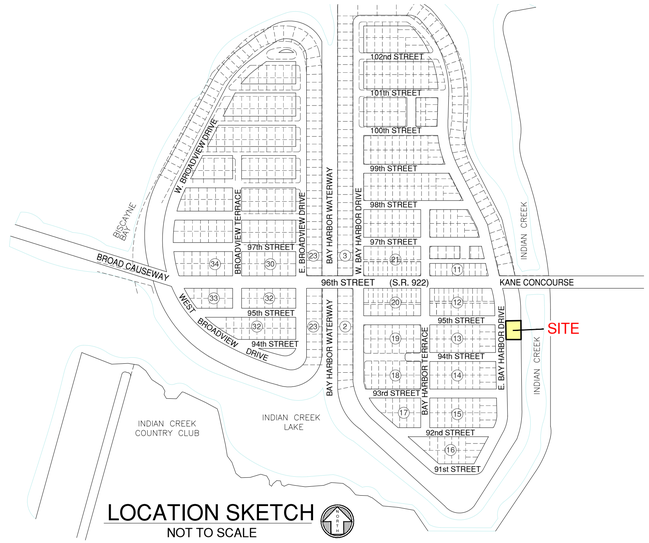
DEVELOPED BY
CONTINUUM LLC
9201 EAST BAY HARBOUR DR.
BAY HARBOUR ISLANDS, FL. 33154

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 HARBOR DR.





LOCATION SKETCH
NOT TO SCALE

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

Lot 8, 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.

SURVEYOR'S NOTES:

- This site lies in Section 27, Township 52 South, Range 42 East, Town of Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S02°15'40"E for the East Right of Way line of East Bay Harbor Drive.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. S-243, Elevation +11.77 Located in at 96th Street and Bal Bay Drive.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9 & 10) by the Federal Emergency Management Agency (FEMA), an Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
- There is no visible observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- There is no visible evidence or knowledge of any location of wetlands, as delineated by the proper authorities.

N O R T H

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

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TREE TABLE

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
2412	CABBAGE PALM	15	30	18
2439	CABBAGE PALM	22	20	12

LEGEND

- CB = CATCH BASIN
- CBI = CATCH BASIN INLET
- MH = MANHOLE
- LP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE
- UP = UTILITY POLE
- R = RISER
- FH = FIRE HYDRANT
- HH = HANDHOLE
- SGV = SEWER/GAS VALVE
- C = CLEANOUT
- W = WELL
- D = DRAIN
- GE = GRADE ELEVATION
- B = BOLLARD
- OHW = OVERHEAD UTILITY WIRE
- X = CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- B.O.S. = BOTTOM OF STRUCTURE
- T.O.B. = TOP OF BAFFLE
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE
- M = MONUMENT LINE
- S = SIGN

UNDERGROUND UTILITY LEGEND

- E = ELECTRIC LINES
- T = COMMUNICATION LINES
- SAN = SANITARY LINES
- WAT = WATER LINES
- STORM = STORM SEWER LINES

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 17, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on September 16, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410D0000017402A2BF420004295B, cn=Daniel C Fortin
Date: 2021.10.11 16:11:11 -04'00'

Certificate of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
tel. 305-653-4493 fax. 305-653-2233

ALTA/NSPS LAND TITLE SURVEY
9431, 9461 & 9481 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE, FLORIDA

Original Date	8/17/21
Scale	1" = 20'
Drawn By	KTF
CAD No.	210611
Plotted	8/23/21 1:27p
Ref. Dwg.	2021-036
Field Book	FLD. SHEET-RLI
Job No.	210611
Dwg. No.	2021-088



UNITS QUANTITIES AND APPROXIMATE AREA BREAKDOWN

BLDG LOCAT.	SLAB LABEL	UNIT TAG NAME	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	3 BED + DEN	UNITS	UNIT AREA (SF) TYP. UNIT AC AREA	TYP. BALCONY AREA	TOTAL AC AREA	TOTAL BALCONY AREA
		201 - 209						2	2	2,109	338	4,218	676
LEVEL	2nd.	202 - 210				2			2	1,453	1,018	2,906	2,036
		203 - 207				2			2	1,537	266	3,074	532
	TOTAL FLOORS	1	0	0	0	4	0	2	6	TOTAL TYP. FLOOR		10,198	3,244
										TOTAL PER FLOOR		**10,198**	**3,244**

BLDG LOCAT.	SLAB LABEL	UNIT TAG NAME	1BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	3 BED + DEN	UNITS	UNIT AREA TYP. UNIT AC AREA	TYP. BALCONY AREA	TOTAL AC AREA PER FL	TOTAL BALCONY AREA
		301 - 309						2	2	2,109	321	4,218	642
LEVEL	3rd.	302 - 310				2			2	1,453	168	2,906	336
		303 - 307				2			2	1,537	233	3,074	466
		304 - 308				2			2	1,453	301	2,906	602
	TOTAL FLOORS	1	0	0	0	6	0	2	8	TOTAL TYP. FLOOR		13,104	2,046
										TOTAL PER FLOOR		**13,104**	**2,046**

BLDG LOCAT.	SLAB LABEL	UNIT TAG NAME	1BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	3 BED + DEN	UNITS	UNIT AREA TYP. UNIT AC AREA	TYP. BALCONY AREA	TOTAL AC AREA	TOTAL BALCONY AREA
		X01 - X09						2	2	2,109	321	4,218	642
		X02 - X10				2			2	1,453	168	2,906	336
LEVEL	4th. - 6th.	X03 - X07						2	2	1,858	293	3,716	586
		X04 - X08				2			2	1,432	301	2,864	602
		X06				1			1	1,452	214	1,452	214
	TOTAL FLOORS	3	0	0	0	5	0	4	9	TOTAL TYP. FLOOR		15,156	2,380
			0	0	0	15	0	12	27				
						TOTAL UNITS FLOORS 4th. - 6th			27	TOTAL ALL FLOORS		**45,468**	**7,140**

BLDG LOCAT.	SLAB LABEL	UNIT TAG NAME	1BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	3 BED + DEN	UNITS	UNIT AREA TYP. UNIT AC AREA	TYP. BALCONY AREA	TOTAL AC AREA	TOTAL BALCONY AREA
		701 - 709						2	2	2,101	329	4,202	658
	7th.	702 - 710					2		2	1,704	241	3,408	482
LEVEL		703 - 707						2	2	1,858	293	3,716	586
		704 - 708						2	2	1,884	335	3,768	670
	TOTAL FLOORS	1	0	0	0	0	2	6	8	TOTAL TYP. FLOOR		15,094	2,396
										TOTAL PER FLOOR		**15,094**	**2,396**

BLDG LOCAT.	SLAB LABEL	UNIT TAG NAME	1BED	1 BED + DEN	2 BED	2 BED+DEN	3 BED	3 BED + DEN	UNITS	UNIT AREA TYP. UNIT AC AREA	TYP. BALCONY AREA	TOTAL AC AREA	TOTAL BALCONY AREA
		801 - 809						2	2	2,076	342	4,152	684
	8th.	802 - 810					2		2	1,815	487	3,630	974
LEVEL		803 - 807						2	2	1,823	308	3,646	616
		804 - 808				2			2	1,618	365	3,236	730
	TOTAL FLOORS	1	0	0	0	2	2	4	8	TOTAL TYP. FLOOR		14,664	3,004
										TOTAL PER FLOOR		**14,664**	**3,004**

UNITS							TOTAL UNITS	TOTAL AC AREA	
	1 BED	1 BED + DEN	2 BED	2 BED+DEN	3 BED	3 BED + DEN	57		
	0	0	0	27	4	26		98,528	17,830
								TOTAL	**116,358**

CURRENTLY APPROVED BUILDING UNITS BREAKDOWN	TOTAL UNITS 72	15 UNITS LESS

ZONING & SHORELINE SUMMARY - ROYAL HOUSE — **revuelta architecture international p.a.**

9461 EAST BAY HARBOR DRIVE — 04.21.2022

	SF	Acres
Lot Area	**33,750**	0.77

LEGAL DESCRIPTION
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 Dade County, Florida.

FLOOD INFORMATION

Flood Zone AE	**10'**	**Base Flood Elevation**	**10.0' FT NGVD**	**Design Flood Elevation**	**11.0' FT NGVD**
FIRM Map Number	12086C0144L	Lowest Floor Top of Slab Elevation	5.0 FT NGVD	Lowest Elev. of Equip. Servicing Building	11.0 FT NGVD
Next Lower Floor Elevation	4'-4" FT NGVD	Next Higher Floor Elevation	4'-11 1/2" FT NGVD	Crown of Road Elevation	4'-4" NGVD
Garage Top Elevation	5.0 FT NGVD	Lowest Floor Top of Habitable Space	11.0 FT NGVD	Risk Category per FBC	II
Lowest Elevation of Equipment Servicing the Buildir (sump pit pumps)	-2.0 FT NGVD				

Zoning Classification — **RM1 - MULTIPLE FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)**

				CURRRENTLY APPROVED
FLR (Determined by the setbacks)			**Allowable** N/A / **Proposed** N/A	Currently Approved N/A
Maximum Density			**Allowable** / **Proposed**	Currently Approved
34 units per net Acre	34	0.77	**26** / **57**	72
Proposed Density			**74.02 (units/acre)**	93.5 (units/acre)
Setbacks			**Required** / **Proposed**	Currently Approved
Principal Frontage (E. Bay Harbor Dr.)			Buildings less than 30 feet in height. 20 feet Buildings less than 45 feet in height. 25 feet Buildings less than 75 feet in height. 30 feet / 20'-0" Below 30 feet.30'-0" Above 30 feet.	20'-0" Below 30 feet.30'-0" Above 30 feet.
Side Setback			Buildings less than 30 feet in height. 10 feet maximum setback shall be 25 feet / 10'-0" Below 30 feet.25'-0" Above 30 feet.	10'-0" Below 30 feet.25'-0" Above 30 feet.
Rear Setback (Waterfront)			20'-0" / 20'-0"	20'-0"
Flex Setback (side only)		side building length	**Allowable (Feet)** / **Proposed (Feet)**	Currently Approved (Feet)
maximum allowed 1/3 of length of building		110	36.67 / 36.5	36.5
Maximum Height			**Allowable** / **Proposed**	Currently Approved
Maximum Building Height			75 feet above BFE + 1ft FBC Freeboard / **75'-0" above BFE**	75'-0" above BFE
Open Space Requirements			**Required** / **Proposed**	Currently Approved
20% of Lot Area Minimum	33,750	0.20	6,750 SF / **7,649 SF (22.6%)**	8,064 SF (23%)
Roof Deck Landscape Requirements			**Required** / **Proposed**	Currently Approved
15% of Roof Area Minimum	13,813	0.15	2,072 SF / **2,900 SF (18.4%)**	3,869 SF (28%)
Lot Coverage (Perimiter determined by the setbacks)			**Allowable** Determined by Setbacks / **Proposed** **22,380 SF**	Currently Approved 22,380 SF
Building Length The maximum overall length of any single building in a linea shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet			≤ 205 feet without breaks / 205 feet in length	205 feet in length
Breezeway A building may exceed 120 feet in length if breezeways divide such building. Such breezeways shall have a minimum unobstructed width, completely through the building, of 20 feet.			205'-0" with a 20'-0" breezeway	205'-0" with a 20'-0" breezeway
Parking Space Requirements			**Required** / **Proposed**	Currently Approved
Residential - 2 per Dwelling Unit Minimum	57	2.0	114 / 47	
Guest Parking - (included in parking count)			4 / 3	
Total Parking Spaces **(including 2 handicap spaces)**			/ **47**	
Valet Parking - (All parking will be Valet)			/ 28	
Parking Trust - (TC Approval required due to loss underground parking)			/ 39	
Total Parking Spaces **(including 2 handicap spaces)**			/ **114**	145
Storage Requirements			**Required** / **Proposed**	Currently Approved
A minimum of 25 SF of area with at least seven feet of headroom must be added for each apartment and shall be located outside the apartment			57 / 57	96
Loading Zone				
Residential Loading Berths (660 SF)	1 per 1st 100 Units	100 Units	N/A / N/A	
Commercial Loading Berths (420 SF)	1 for 25k-50k commercial		N/A / N/A	

1 A-001 ZONING SUMMARY
SCALE: 1:0.23

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIM/cloud: RAI-SERVER1 - BIM/cloud Basic for Archicad 25/2202_LA BAIA_NORTH/2202_LA BAIA_NORTH - By:ythung - Date: 5/13/2022
NOT FOR CONSTRUCTION

revuelta
architecture international

Miami
Santiago, Chile

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2950 SW 27th AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000

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

1

Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
DATA SHEET

Sheet No.
A-001

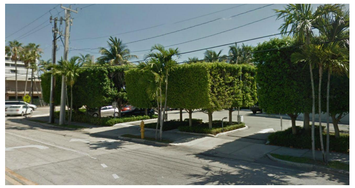
MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
5 STORY



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



OFFICE, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY



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



COMMERCIAL, BUSINESS DISTRICT
FLUM: COMMERCIAL
1 STORY

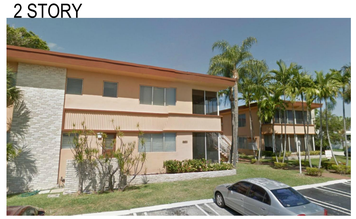


MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY





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



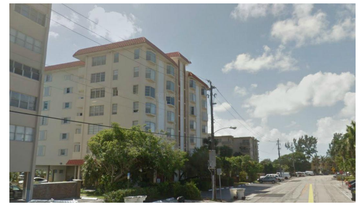
MULTI-FAMILY, RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



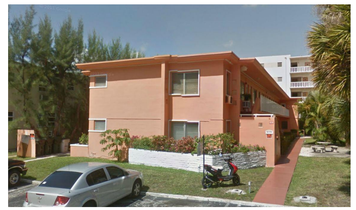
MULTI-FAMILY, RM-2
FLUM: MEDIUM HIGH DENSITY
3 STORY



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



1 LAND USE PLAN DESIGNATION
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Date
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Project No.
2202

Sheet Name
CONTEXT STUDY

Sheet No.
A-002

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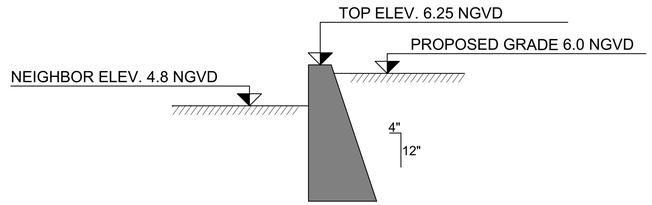
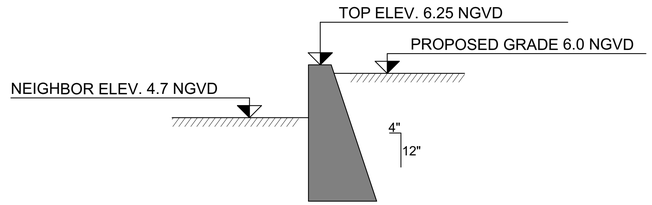
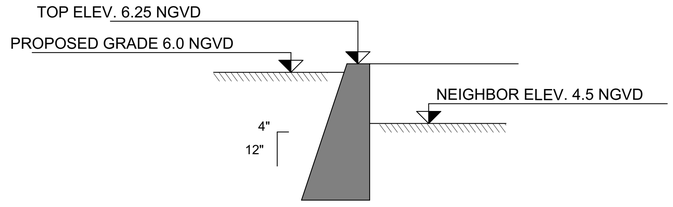
SECTION A-A



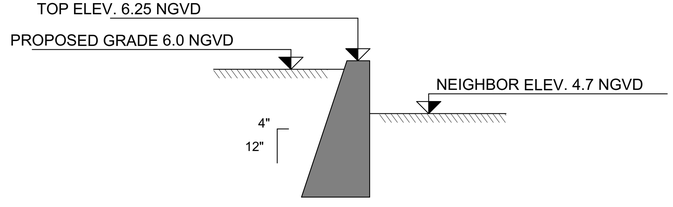
SECTION B-B



SECTION C-C



SECTION D-D



NOTE:
FOR GRAVITY WALL DETAIL REFER TO SHEET C-4

1 SECTIONS_
GRAVITY WALL ALONG PROP. PERIMETER
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Date
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Scale
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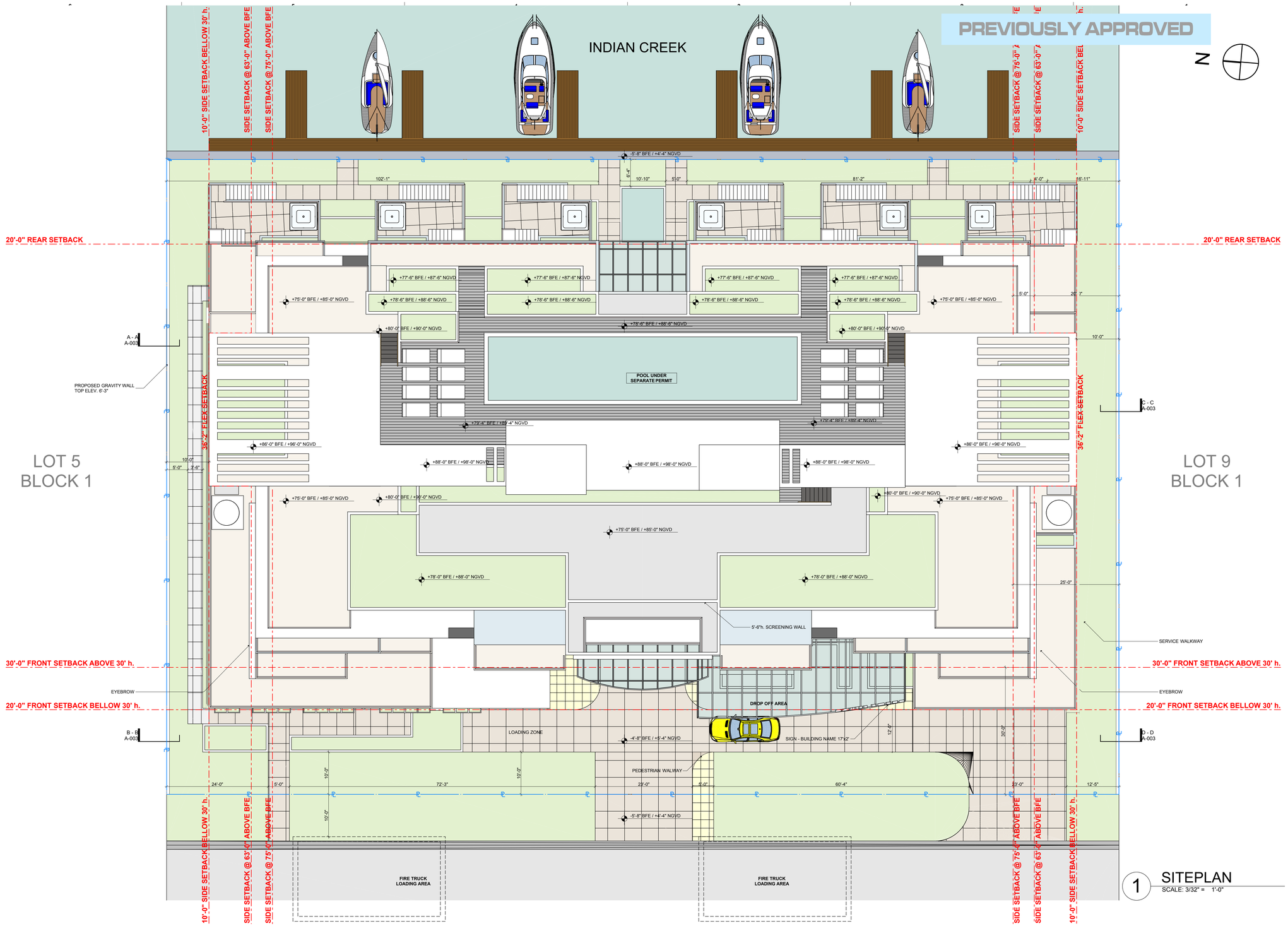
Project No.
2202

Sheet Name
PERIMETER SECTIONS

Sheet No.
A-003



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

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2202

Sheet Name
SITE PLAN

Sheet No.
A-101.1

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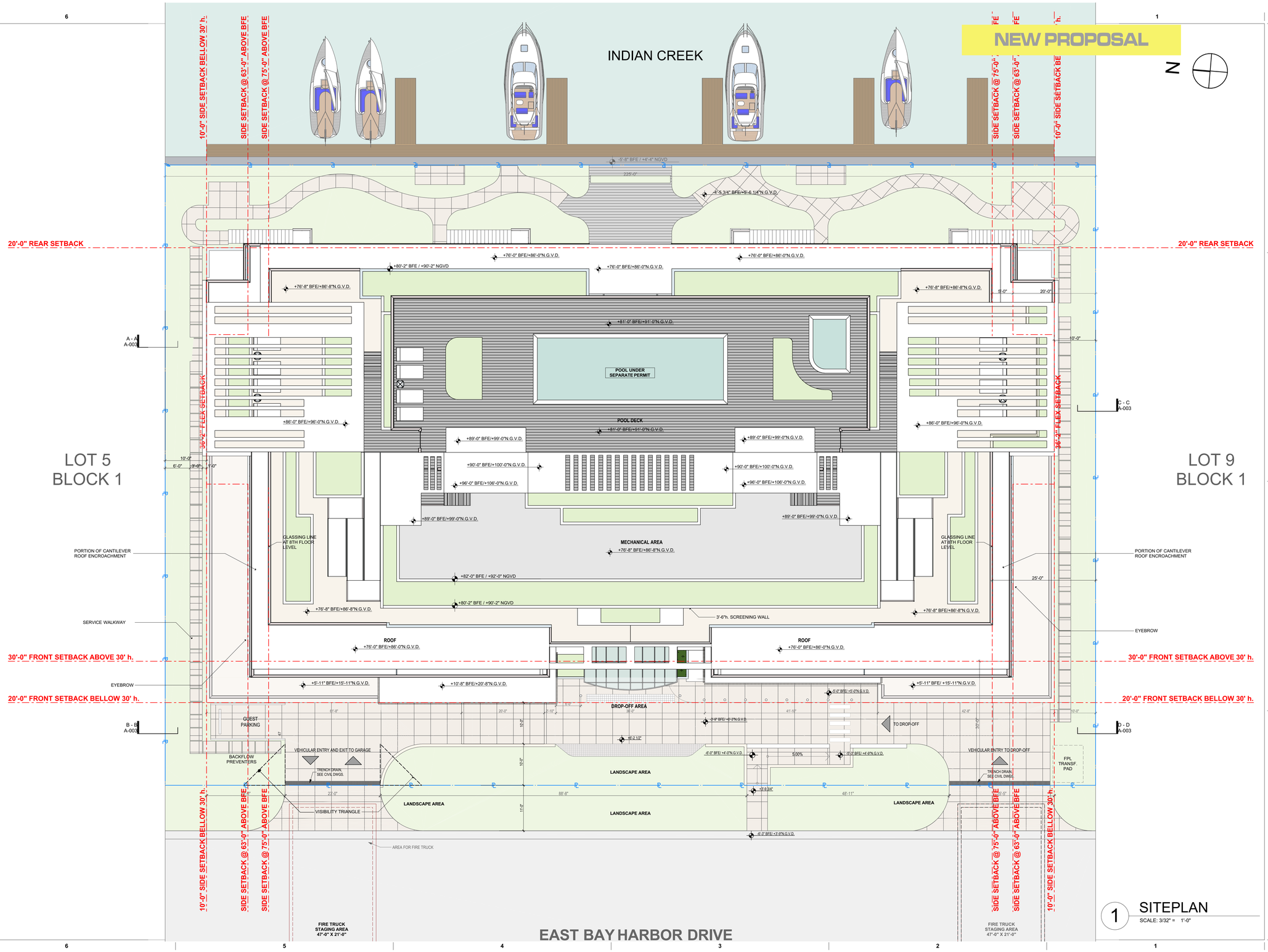

1 SITEPLAN
SCALE: 3/32" = 1'-0"

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Date
04.21.22

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Project No.
2202

Sheet Name
SITE PLAN

Sheet No.
A-101.2

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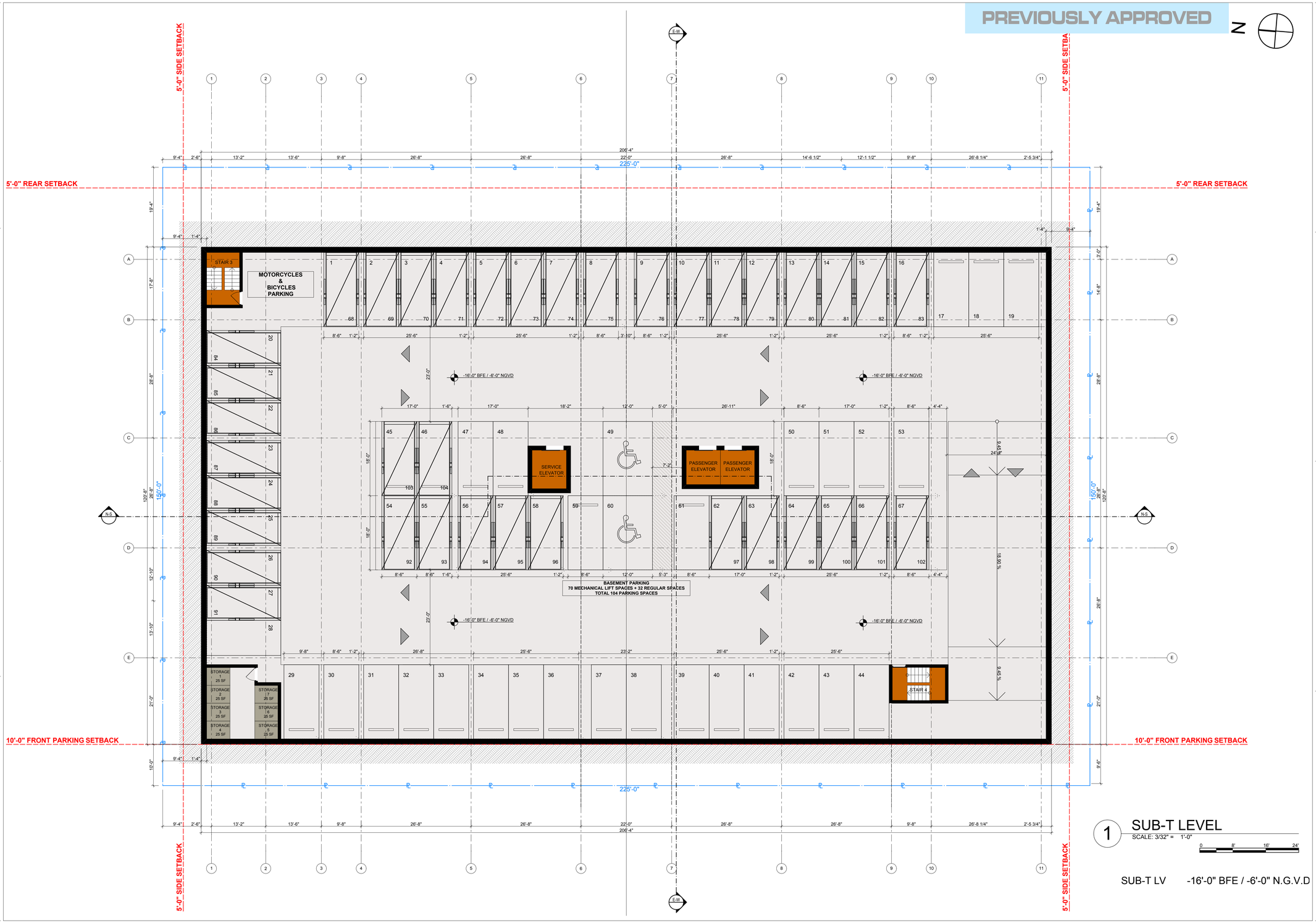

1 SUB-T LEVEL
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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

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Project No.
2202

Sheet Name
SUB-T LEVEL

Sheet No.
A-102.1

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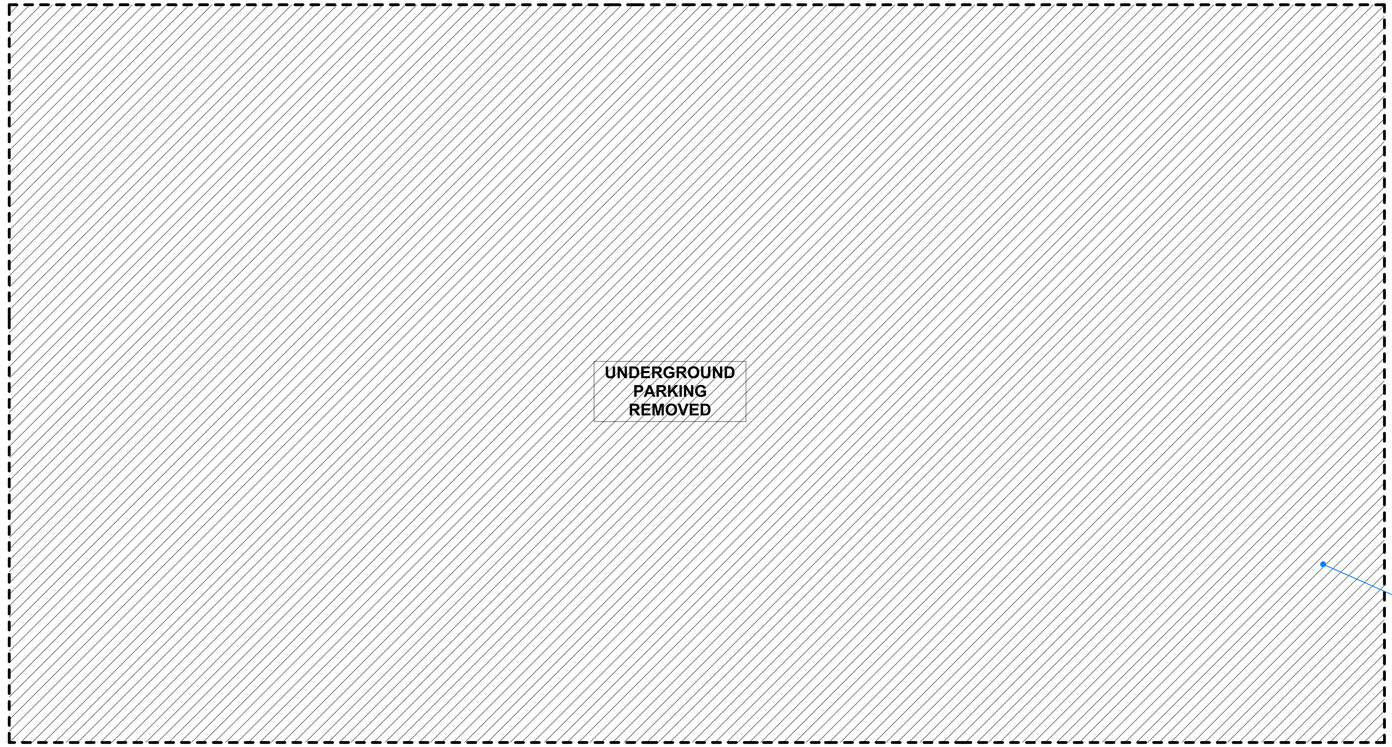
NEW PROPOSAL

N



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 LANSDCAPE
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 SUB-T LEVEL
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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

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Project

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SITE PLAN REVISION

Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
SUB-T LEVEL_ NEW PROPOSAL

Sheet No.
A-102.2

PREVIOUSLY APPROVED

N

10'-0" SIDE SETBACK BELLOW 30' BFE

10'-0" SIDE SETBACK BELLOW

DOCK UNDER SEPARATE PERMIT

SCREENING LANDSCAPE

SCREENING LANDSCAPE

SCREENING LANDSCAPE

SEAWALL

E-W

20'-0" REAR SETBACK

20'-0" REAR SETBACK

TW +3'-0" ABOVE GRADE

-5'-8" BFE / +4'-4" NGVD

+2'-0" BFE / +12'-0" NGVD

STORAGE 1 25 SF

STORAGE 2 25 SF

STAIR 3

SERVICE WALKWAY

SCREENING HEDGE

A - A A-003

PROPOSED GRAVITY WALL TOP ELEV. 6'-3"

-3'-4" BFE / +6'-8" NGVD

43 PARKING SPACES OF WHICH 3 ARE FOR GUEST

TRASH ROOM

SERVICE ELEVATOR

SERVICE STAIRS

BREEZE WAY -3'-4" BFE / +6'-8" NGVD

PASSENGER ELEVATOR

PASSENGER ELEVATOR

GUEST PARKING

GUEST PARKING

GUEST PARKING

MAIL ROOM 106 SF

STAIR

LOBBY 857 SF

±0'-0" BFE / +10'-0" NGVD

FIRE COMMAND CENTER 203 SF

OPEN TO GARAGE BELOW

STAIR 1

DROP OFF

TRANSFORMER VAULT

-4'-8" BFE / +5'-4" NGVD

DROP OFF

STAIR

SCREENING HEDGE

SERVICE WALKWAY

SCREENING LANDSCAPE

SOLID WASTE PICK-UP AREA

SCREENING LOUVERS

20'-0" FRONT SETBACK BELLOW 30' BFE

TRASH PICK UP

B - B A-003

10'-0" FRONT PARKING SETBACK

BACKFLOW PREVENTER

LOADING ZONE

TW +3'-0" ABOVE GRADE

UTILITIES / BACKFLOW PREVENTER AREA

SCREENING LANDSCAPE

LANDSCAPE

LANDSCAPE

VISIBILITY TRIANGLE

VISIBILITY TRIANGLE

-5'-8" BFE / +4'-4" NGVD

FROM LEVEL - 1

TO LEVEL - 1

SCREENING HEDGE

PROPOSED GRAVITY WALL TOP ELEV. 6'-3"

C - C A-003

SCREENING HEDGE

SCREENING HEDGE

SCREENING HEDGE

D - D A-003

20'-0" FRONT SETBACK BELLOW 30' BFE

10'-0" FRONT PARKING SETBACK

10'-0" SIDE SETBACK BELLOW 30' h.

10'-0" SIDE SETBACK BELLOW 30' h.

FIRE TRUCK LOADING AREA

FIRE TRUCK LOADING AREA

1 FIRST LEVEL

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

0 8' 16' 24'

STREET LV. -5'-8" BFE / 4'-4" N.G.V.D

PARKING LV. -3'-4" BFE / 6'-8" N.G.V.D

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Scale
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Project No.
2202

Sheet Name
FIRST LEVEL

Sheet No.
A-103.1

NEW PROPOSAL

N

10'-0" SIDE SETBACK BELOW 30' BFE

10'-0" SIDE SETBACK BELOW 3

DOCKED BOAT (TYP.)

DOCK UNDER SEPARATE PERMIT

225'-0"

-4'-0" BFE/ +8'-0"N.G.V.D.

-4'-1 1/4" BFE/ +5'-4 3/4"N.G.V.D.

20'-0" REAR SETBACK

STORAGE 1-020

FLOOD VENTS.

TRENCH DRAIN, SEE CIVIL DWGS.

PRECAST CONCRETE WHEELSTOP (TYP)

EXIT DOOR

2 ACCESIBLE PARKING
41 REGULAR PARKINGS INSIDE
4 REGULAR PARKING SPACES OUTSIDE
47 TOTAL OF PARKING SPACES

-5'-0" BFE/ +5'-0"N.G.V.D.

PARKING 1-009

-5'-0" BFE/ +5'-0"N.G.V.D.

PRKG. ELEVATOR LOBBY

+5'-0" N.G.V.D.

PIT-4 1-004

PIT-3 1-003

PIT-2 1-002

PIT-1 1-001

TRASH ROOM 1-019

NORTH ELEV. LOBBY 1-001

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

SOUTH ELEV. LOBBY 1-001

UNISEX BATH 1-002

MAIL ROOM 1-001

PARCEL STORAGE 1-008

LOBBY 1-001

+11'-0" BFE/ +11'-0" N.G.V.D.

RECEPTION 1-001

OFFICE 1-001

OWNER'S MEETING ROOM 1-008

JANITOR 1-052

36 DOUBLE BICYCLE RACKS = 72 BICYCLES

GALLERY 1-021

+5'-0" BFE/ +5'-0" N.G.V.D.

ACCESSIBLE PATH

HDCP. LIFT

ENTRY TERRACE

FIRE COMMAND CENTER 1-010

SWITCH GEAR ROOM 1-025

STAIR #1 1-006

TRASH PICK UP 1-026

DOMESTIC/ FIRE PUMP 1-011

EMERGENCY GENERATOR 1-024

PLTR

TRENCH

-3'-8" BFE/ +6'-4" N.G.V.D.

-3'-9" BFE/ +6'-3"N.G.V.D.

DROP-OFF AREA

TO DROP-OFF

-5'-0" BFE/ +5'-0"N.G.V.D.

-5'-0" BFE/ +4'-0"N.G.V.D. 5.00 %

-5'-3" BFE/ +4'-9"N.G.V.D.

-5'-3 1/4" BFE/ +5'-8 3/4" N.G.V.D.

-5'-3" BFE/ +5'-0"N.G.V.D.

GUEST PARKING

+5'-0"

20'-0" FRONT SETBACK BELOW 30' BFE

20'-0" FRONT

10'-0" FRONT PARKING SETBACK

ROLL-UP ALUMINUN GATE - GRILL 50% OPENESS

BACKFLOW PREVENTERS

UTILITIES / BACKFLOW PREVENTER AREA

VEHICULAR ENTRY AND EXIT TO GARAGE

VISIBILITY TRIANGLE

LANDSCAPE AREA

AREA FOR FIRE TRUCK

VEHICULAR ENTRY TO DROP-OFF

FPL TRANSF. PAD

10'-0" SIDE SETBACK BELOW 30' BFE

A - A
A-003

B - B
A-003

C - C
A-003

D - D
A-003

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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SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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

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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

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

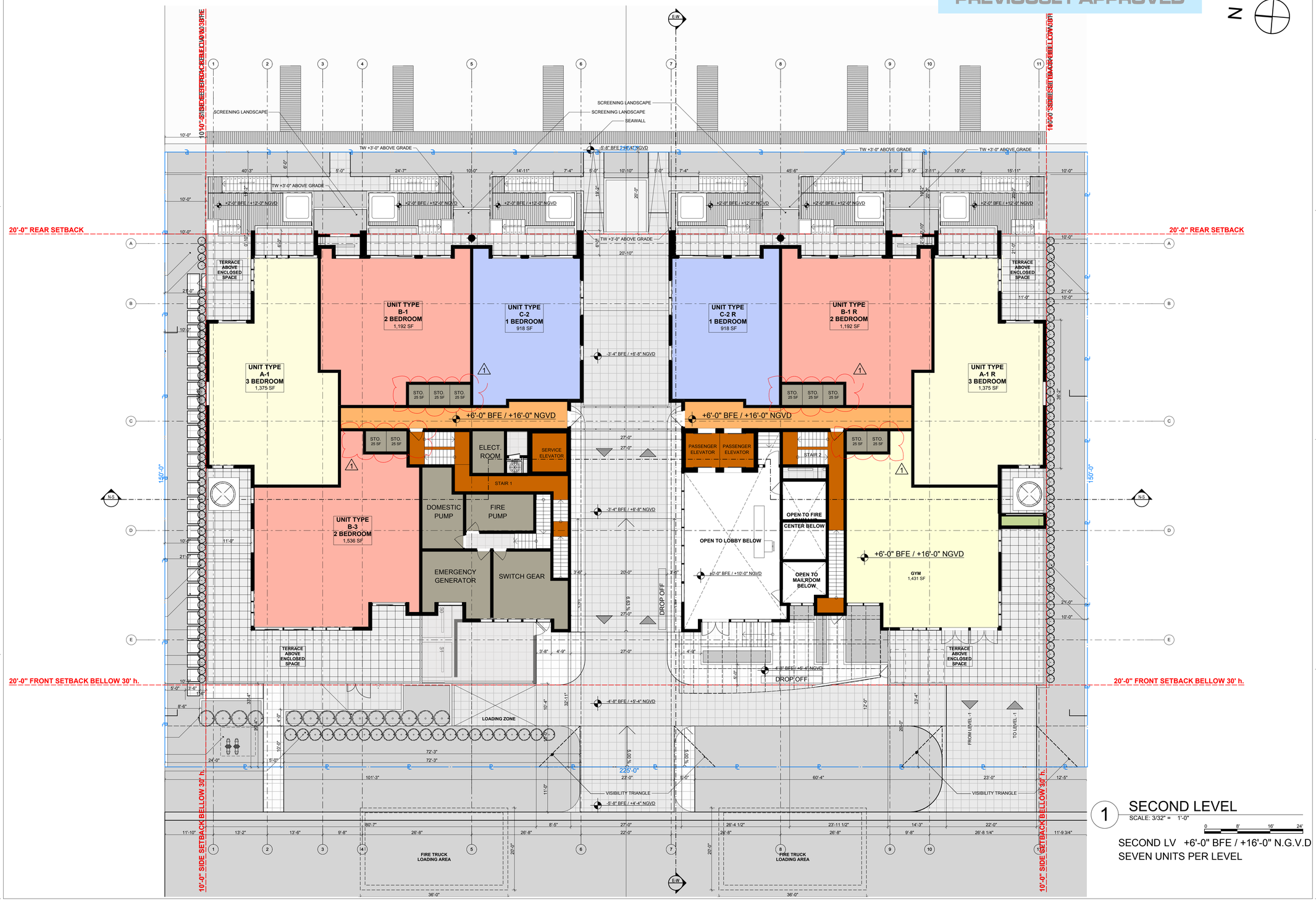
Scale
AS SHOWN

Project No.
2202

Sheet Name
FIRST LEVEL_ NEW PROPOSAL

Sheet No.
A-103.2

PREVIOUSLY APPROVED



1 SECOND LEVEL

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

0 8' 16' 24'

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

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Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
SECOND LEVEL

Sheet No.
A-104.1

NOT FOR CONSTRUCTION

NEW PROPOSAL

N

20'-0" REAR SETBACK

20'-0" FRONT SETBACK BELOW 30' h.

10'-0" SIDE SETBACK BELOW 30' h.

UNIT 209
3 BED+DEN
2,109 SF

UNIT 207
2 BED+DEN
1,537 SF

CLUB ROOM
2-010
623 SF

UNIT 203
2 BED+DEN
1,537 SF

UNIT 201
3 BED+DEN
2,109 SF

UNIT 210
2 BED+DEN
1,453 SF

UNIT 202
2 BED+DEN
1,453 SF

CORRIDOR
4-001
398 SF

CORRIDOR
4-001
408 SF

STORAGE
4-010
23 SF

STAIR 02
2-006

STAIR 01
2-005

PE-4
2-004

PE-3
2-003

PE-2
2-003

PE-1
2-004

ELECT ROOM
3-008
36 SF

TRASH CHUTE
2-007

STORAGE
4-009
55 SF

STORAGE
4-003
44 SF

STORAGE
4-002

RESTROOM
2-010
59 SF

GYM
2-010
969 SF

OPEN TO PARKING BELOW.

OPEN TO NORTH ELEV. 4-OBBY BELOW.

OPEN TO SOUTH ELEV. 4-OBBY BELOW.

OPEN TO BATHROOM BELOW.

OPEN TO LOBBY BELOW

OPEN TO MAIL ROOM BELOW.

OPEN TO MAIL ROOM BELOW.

OPEN TO PARCEL STORAGE BELOW.

OPEN TO PARKING BELOW.

OPEN TO OFFICE ROOM BELOW.

OPEN TO MEETING ROOM BELOW.

OPEN TO JANITOR BELOW.

OPEN TO GALLERY BELOW.

OPEN TO FCC BELOW.

OPEN TO SWITCH GEAR ROOM BELOW.

ROOF

ROOF

DROP-OFF AREA

GUEST PARKING

TO DROP-OFF

VEHICULAR ENTRY AND EXIT TO GARAGE

VEHICULAR ENTRY TO DROP-OFF

BACKFLOW PREVENTERS

FPL TRANSF. PAD

VISIBILITY TRIANGLE

AREA FOR FIRE TRUCK

+16'-0" N.G.V.D.

+6'-0" BFE/ +6.67'N.G.V.D.

+6'-0" BFE/ +5'-4 3/4"N.G.V.D.

10'10"-SIDE SETBACK BELOW 30' h.

225'-0"

205'-0"

150'-0"

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

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Project

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Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
SECOND LEVEL_ NEW PROPOSAL

Sheet No.
A-104.2

NOT FOR CONSTRUCTION

PREVIOUSLY APPROVED

N

10'-0" SIDE SETBACK BELLOW 30' h.

10'-0" SIDE SETBACK BELLOW 30' h.

20'-0" REAR SETBACK

20'-0" REAR SETBACK

20'-0" FRONT SETBACK BELLOW 30' h.

20'-0" FRONT SETBACK BELLOW 30' h.

225'-0"

205'-0"

UNIT TYPE A-1
3 BEDROOM
1,518 SF

UNIT TYPE B-1
2 BEDROOM
1,192 SF

UNIT TYPE C-2
1 BEDROOM
918 SF

UNIT TYPE C-2 R
1 BEDROOM
918 SF

UNIT TYPE B-1 R
2 BEDROOM
1,192 SF

UNIT TYPE A-1 R
3 BEDROOM
1,518 SF

UNIT TYPE B-3
2 BEDROOM
1,326 SF

UNIT TYPE B-4
2 BEDROOM
1,319 SF

UNIT TYPE B-4 R
2 BEDROOM
1,319 SF

UNIT TYPE B-3 R
2 BEDROOM
1,326 SF

STO. 25 SF

STAIR 1

STAIR 2

SERVICE ELEVATOR

PASSENGER ELEVATOR

+15'-8" BFE / +25'-8" NGVD

N-S

E-W

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

0 8' 16' 24'

THIRD LV +15'-8" BFE / +25'-8" N.G.V.
TEN UNITS PER LEVEL

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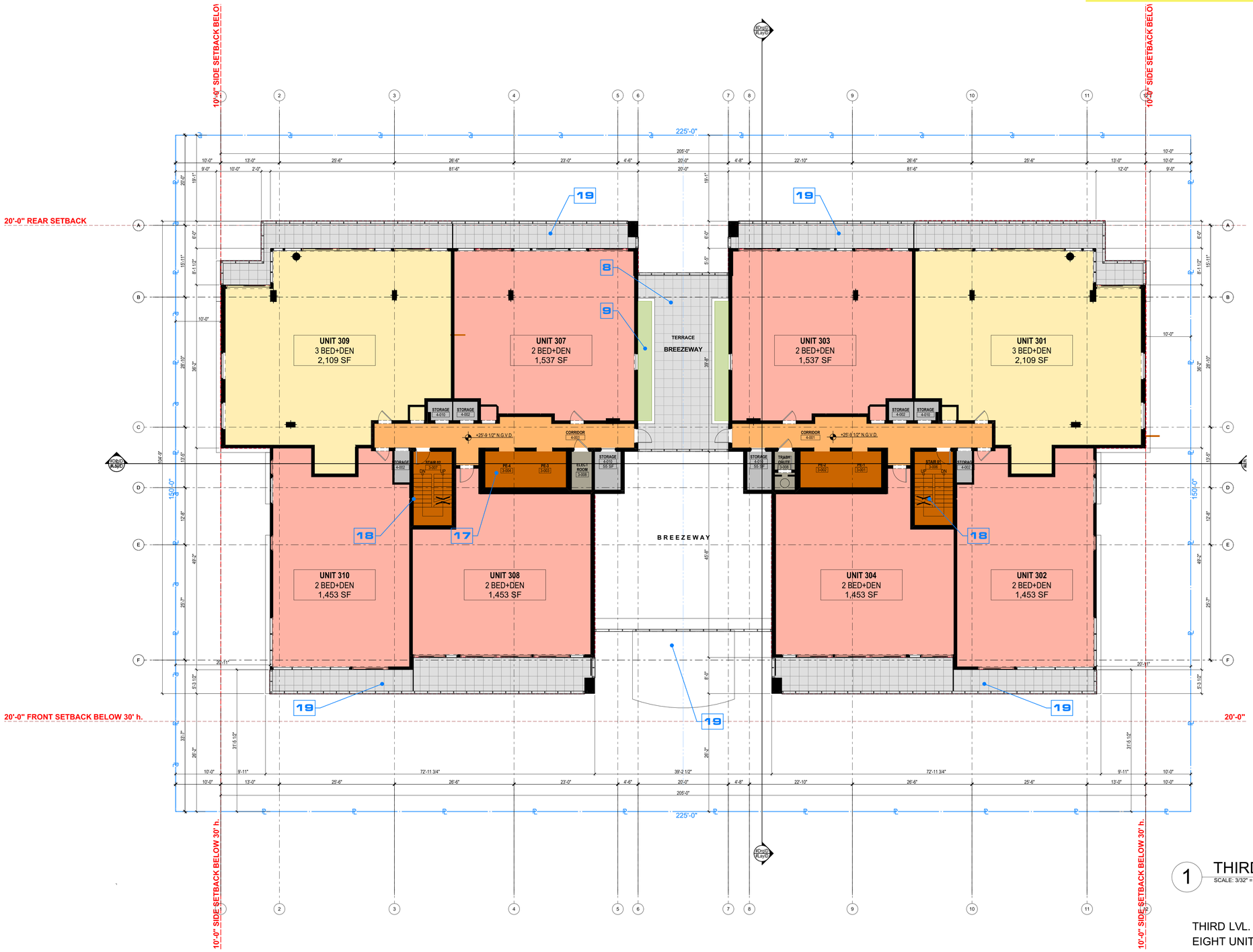
2202

Sheet Name
THIRD LEVEL

Sheet No.
A-105.1

NOT FOR CONSTRUCTION

NEW PROPOSAL



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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16. RELOCATED LOBBY
17. NEW PASSENGER ELEVATOR
18. RELOCATED STAIRS
19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES.

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

THIRD LVL. +15'-8" BFE / +25'-8" N.G.V.D.
EIGHT UNITS PER LEVEL

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SITE PLAN REVISION

Date
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Project No.
2202

Sheet Name
THIRD LEVEL_ NEW PROPOSAL

Sheet No.
A-105.2

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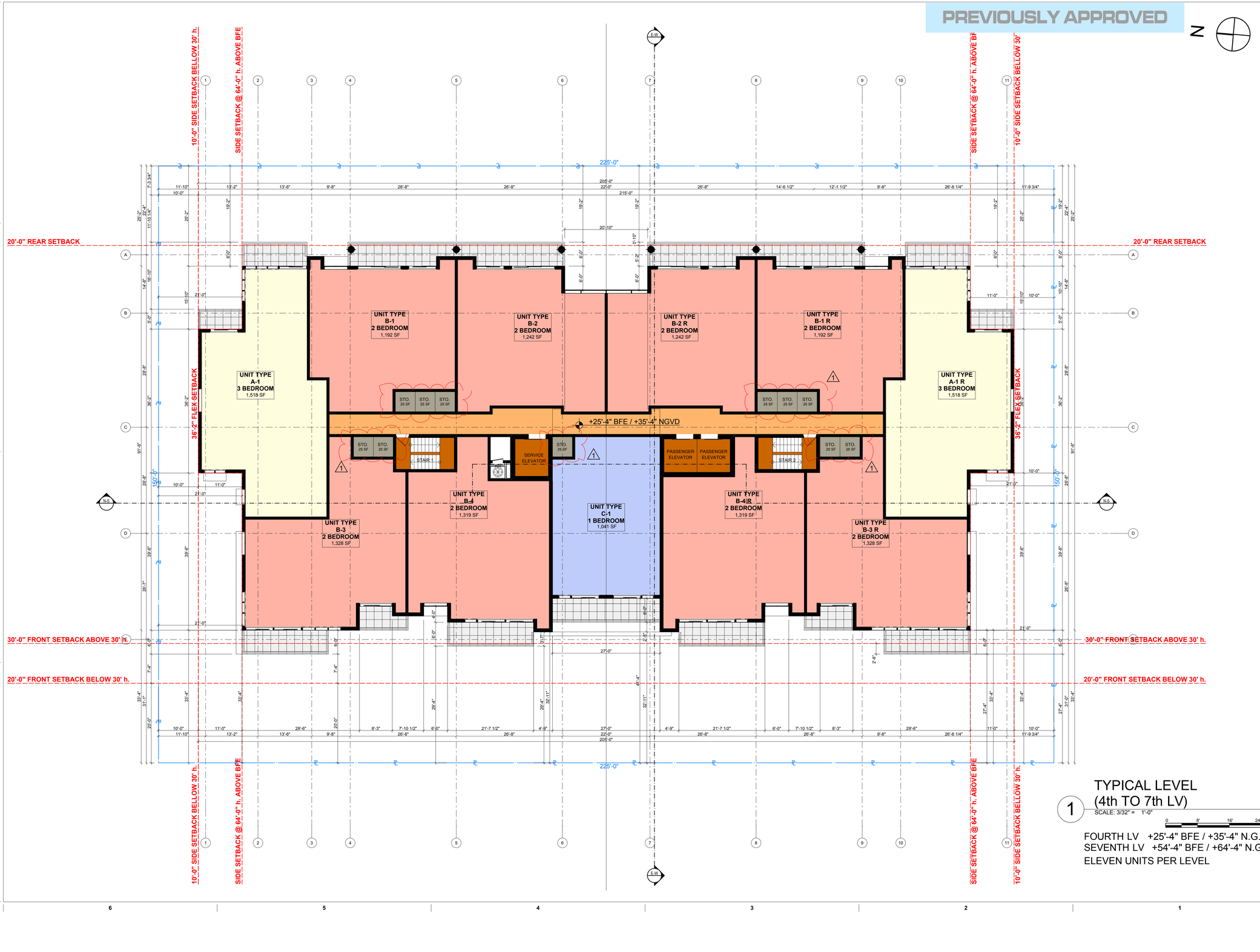

TYPICAL LEVEL (4th TO 7th LV)

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

0 8' 16' 24'

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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Project No.
2202

Sheet Name
TYPICAL LEVEL (4th to 7th LV)

Sheet No.
A-106.1

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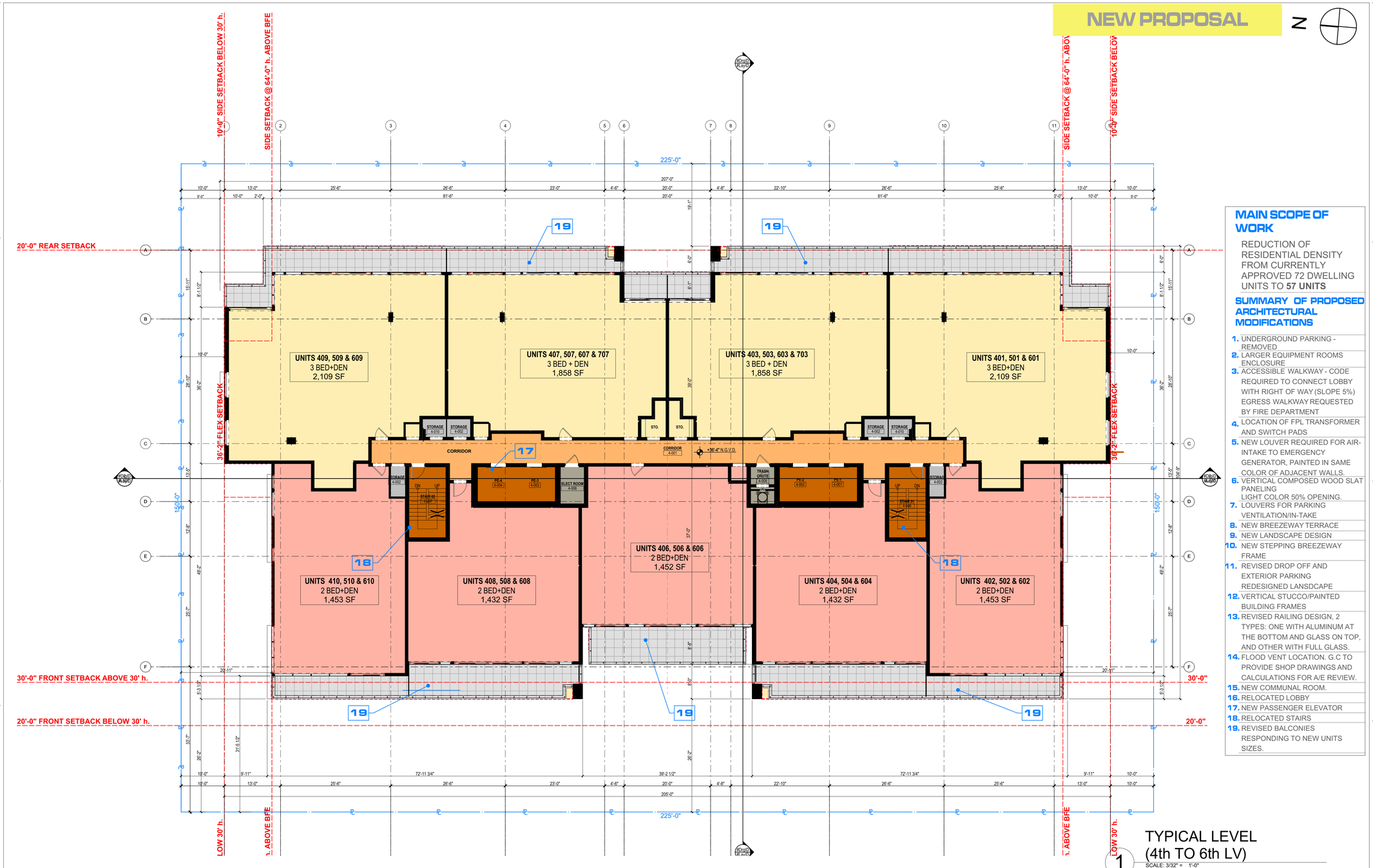

MAIN SCOPE OF WORK

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

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18. RELOCATED STAIRS
19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES.

TYPICAL LEVEL (4th TO 6th LV)

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

0 8' 16' 24'

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

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SITE PLAN REVISION

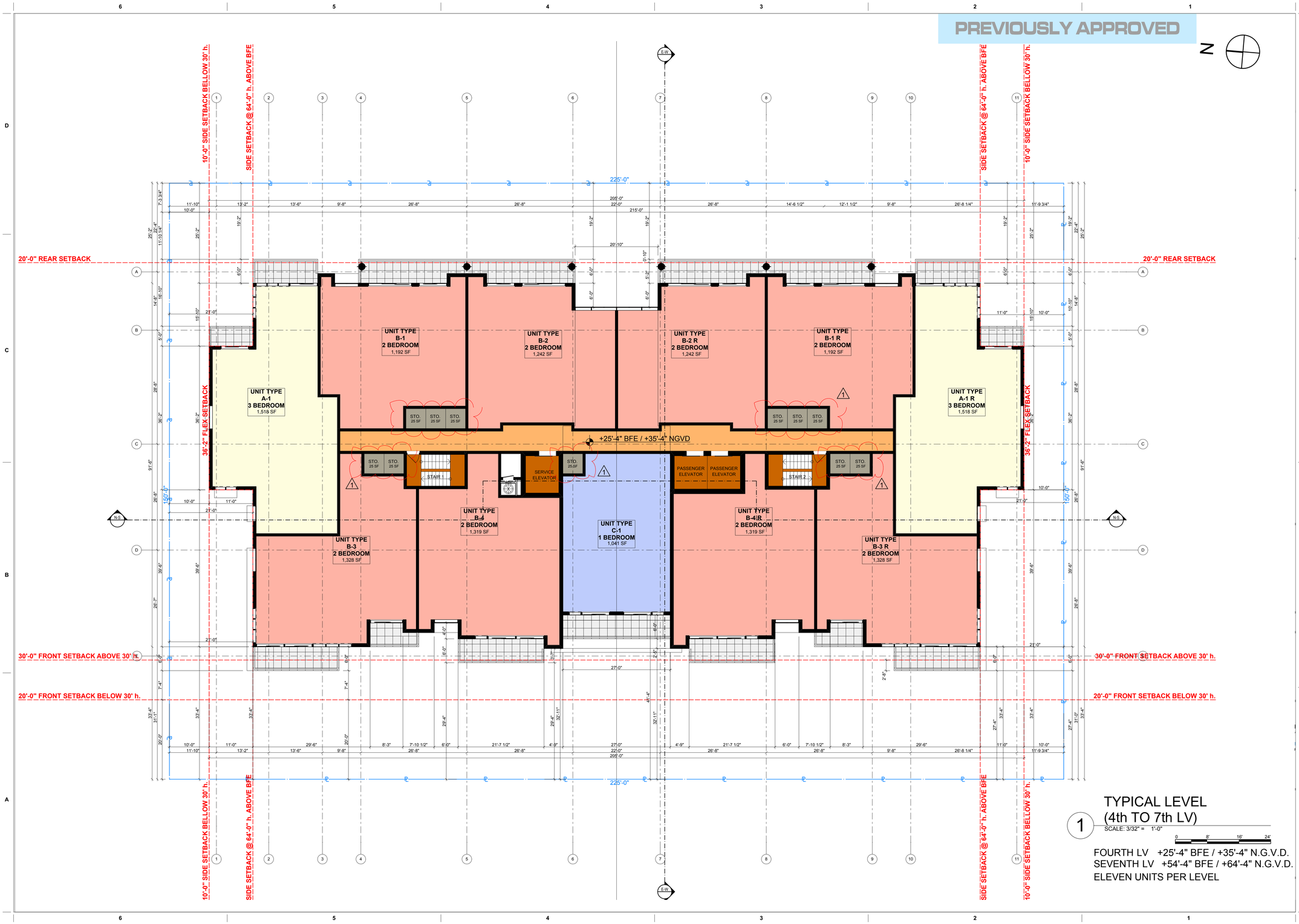
Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
TYPICAL LEVEL (4th to 6th LV)_NEW PROPOSAL

Sheet No.
A-106.2



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SITE PLAN REVISION

Date
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Scale
AS SHOWN

Project No.
2202

Sheet Name
SEVENTH LEVEL

Sheet No.
A-107.1

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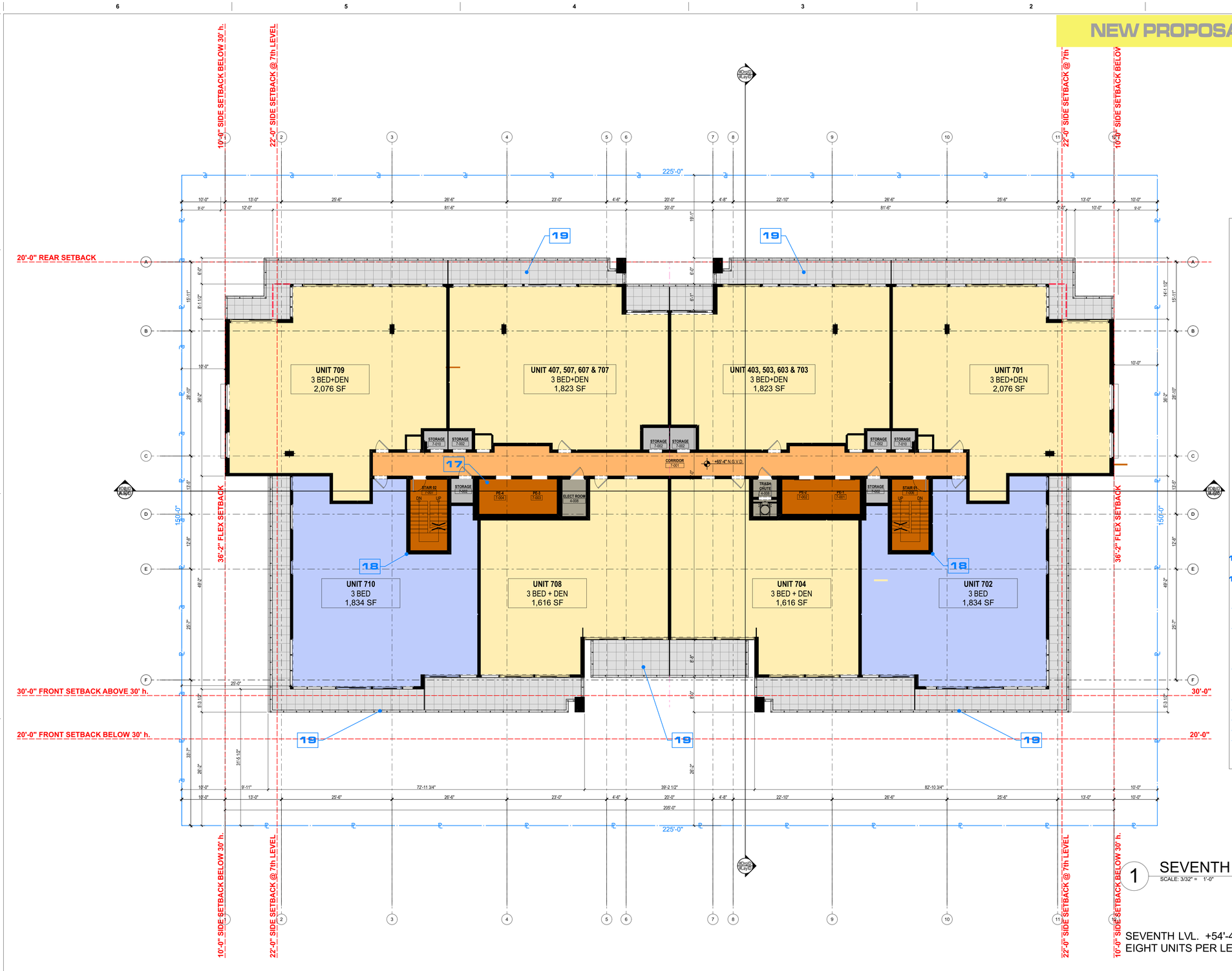
NEW PROPOSAL

MAIN SCOPE OF WORK

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18. RELOCATED STAIRS
19. REVISED BALCONIES RESPONDING TO NEW UNITS SIZES.

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

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

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Project No.
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Sheet Name
SEVENTH LEVEL_ NEW PROPOSAL

Sheet No.
A-107.2

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PREVIOUSLY APPROVED

N

SIDE SETBACK @ 30'-0" ABOVE BFE

SIDE SETBACK @ 72'-0" ABOVE BFE

20'-0" REAR SETBACK

30'-0" FRONT SETBACK ABOVE 30' h.

36'-2" FLEX SETBACK

UNIT TYPE B-1 2 BEDROOM 1,192 SF

UNIT TYPE B-2 2 BEDROOM 1,242 SF

UNIT TYPE B-2 R 2 BEDROOM 1,242 SF

UNIT TYPE B-1 R 2 BEDROOM 1,192 SF

UNIT TYPE A-1 3 BEDROOM 1,429 SF

UNIT TYPE A-1 R 3 BEDROOM 1,429 SF

UNIT TYPE B-4 2 BEDROOM 1,319 SF

UNIT TYPE B-4 R 2 BEDROOM 1,319 SF

UNIT TYPE C-1 1 BEDROOM 1,041 SF

UNIT TYPE B-3 2 BEDROOM 1,158 SF

UNIT TYPE B-3 R 2 BEDROOM 1,158 SF

STO. 25 SF

STAIR 1

STAIR 2

SERVICE ELEVATOR

PASSENGER ELEVATOR

+64'-0" BFE / +74'-0" NGVD

1 EIGHTH LEVEL

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

EIGHTH LV +64'-0" BFE / +74'-0" N.G.V.D.
ELEVEN UNITS PER LEVEL

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LA BAIA NORTH

9461 EAST BAY HARBOR DR.
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Revisions

Owner Information

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Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

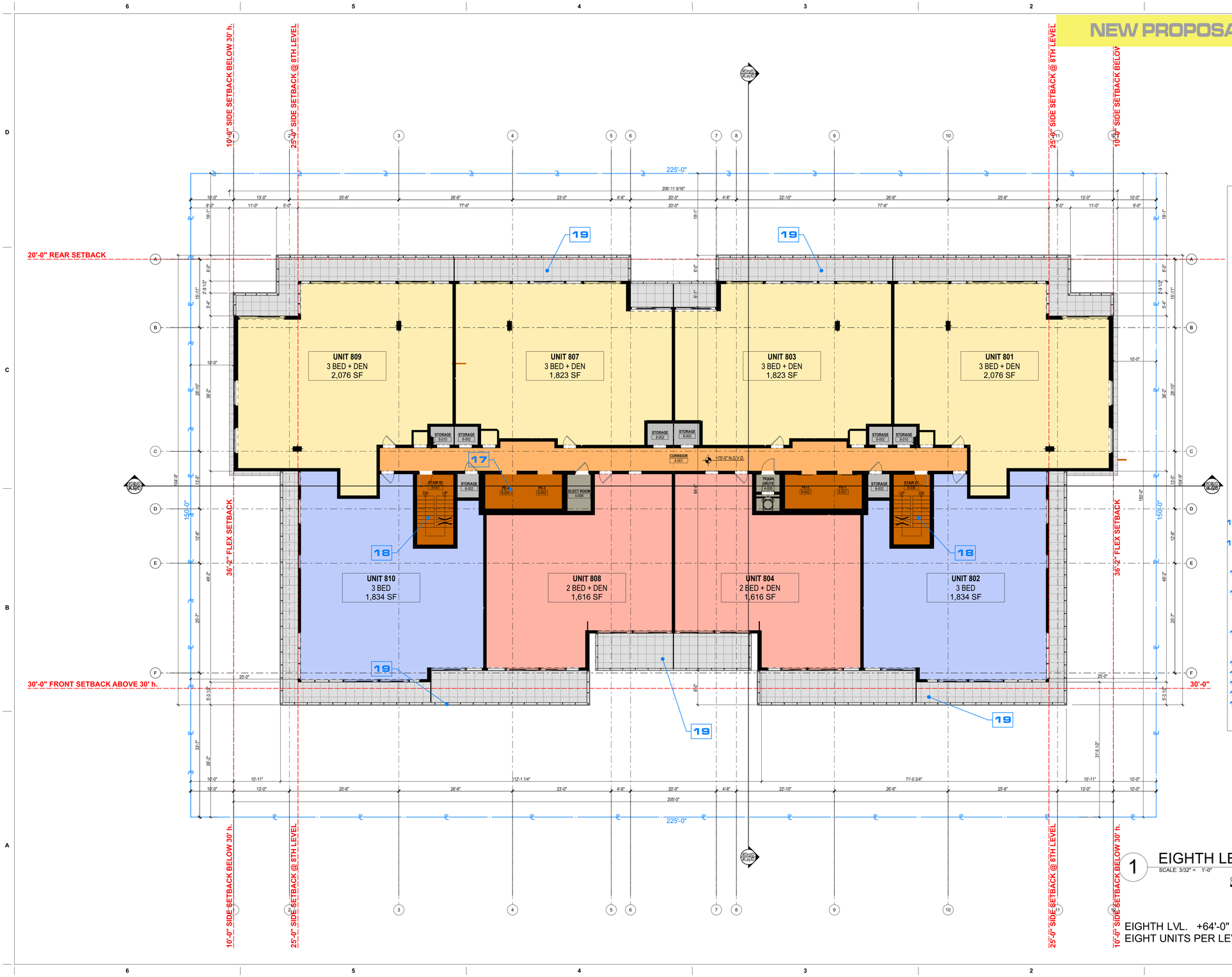
Scale
AS SHOWN

Project No.
2202

Sheet Name
EIGHTH LEVEL

Sheet No.
A-108.1

NOT FOR CONSTRUCTION


NEW PROPOSAL

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

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

EIGHTH LVL. +64'-0" BFE / +74'-0" N.G.V.D.
EIGHT UNITS PER LEVEL

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Scale
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Project No.
2202

Sheet Name
EIGHTH LEVEL_ NEW PROPOSAL

Sheet No.
A-108.2

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PREVIOUSLY APPROVED

N

E-W

N-S

SIDE SETBACK @ 30'-0" ABOVE BFE

SIDE SETBACK @ 75'-0" ABOVE BFE

SIDE SETBACK @ 75'-0" ABOVE

SIDE SETBACK @ 30'-0" ABOVE

0'-0" REAR SETBACK

20'-0" REAR SETBACK

0'-0" FRONT SETBACK ABOVE 30' h.

30'-0" FRONT SETBACK ABOVE 30' h.

36'-2" FLEX SETBACK

PRIVATE TERRACE

POOL EQUIPMENT
94 SF

POOL UNDER SEPARATE PERMIT

WET BAR

POOL STORAGE
94 SF

STAIR 2

ELEVATOR LOBBY

SERVICE ELEVATOR

RESTROOMS
76 SF

PASSENGER ELEVATOR

+79'-4" BFE / +89'-4" NGVD

+75'-0" BFE / +85'-0" NGVD

MECHANICAL AREA

3'-6" SCREENING PARAPET

205'-0"

175'-0"

75'-0"

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

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

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ROOF LEVEL

Sheet No.
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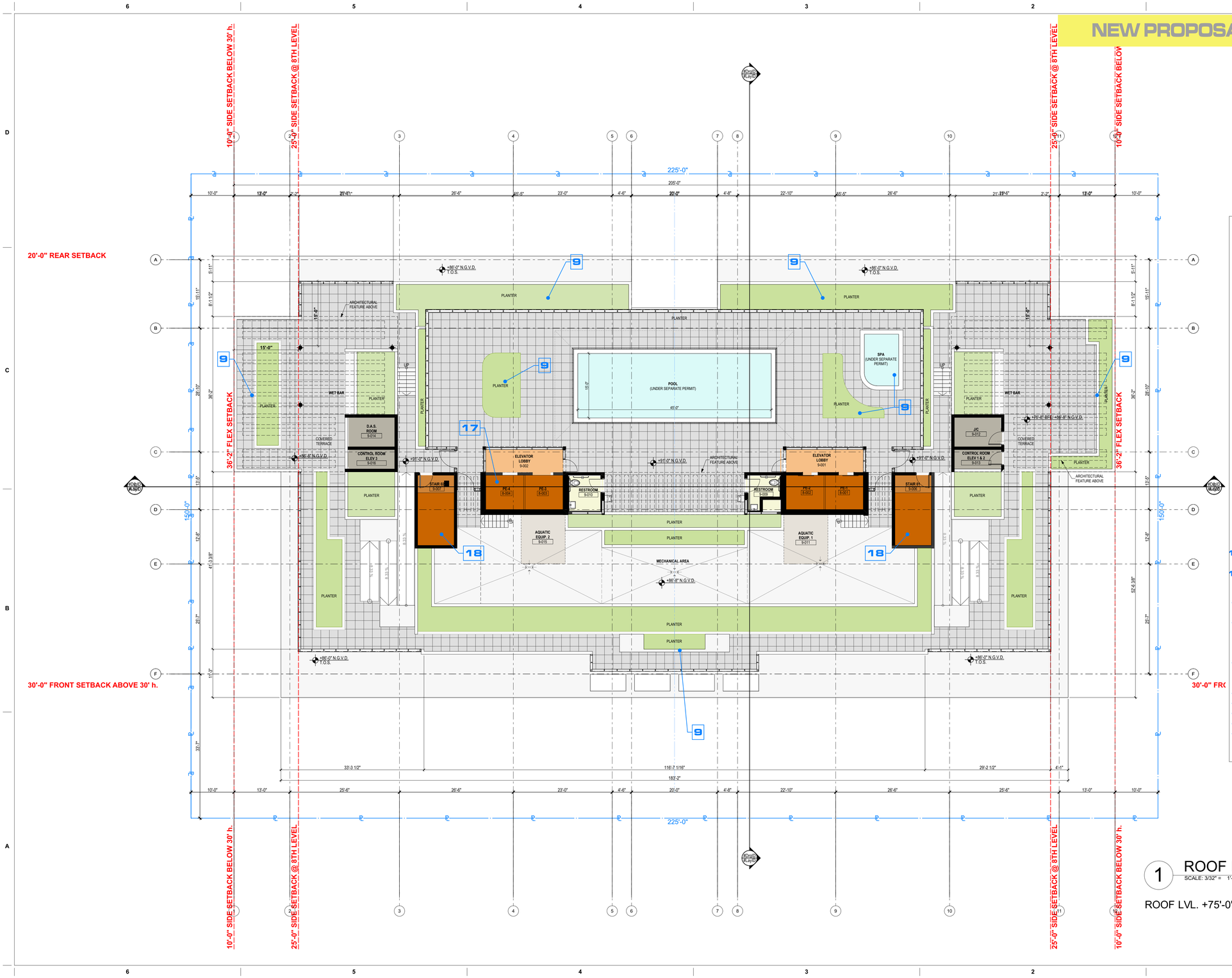

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1 ROOF LEVEL

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

0 8' 16' 24'

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

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ROOF LEVEL_ NEW PROPOSAL

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20. ARCHITECTURAL FEATURE. FRAME CONNECTING STAIRS AND ELEVATOR TOWERS.

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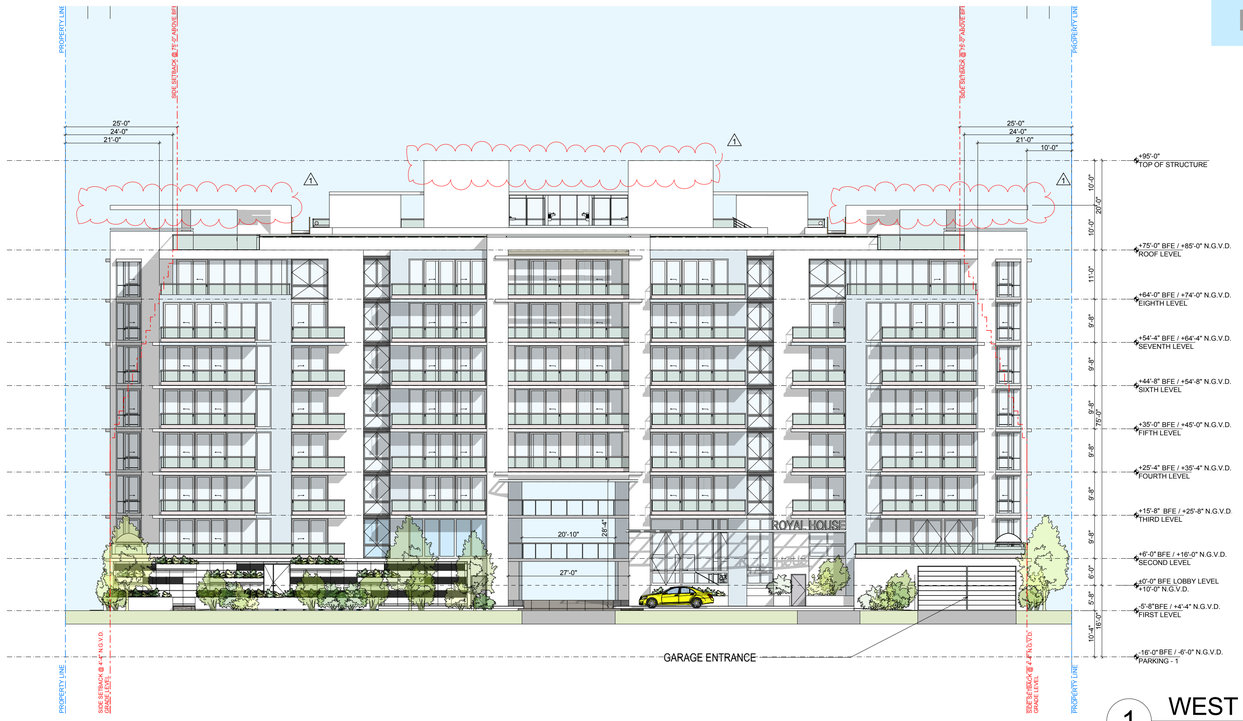
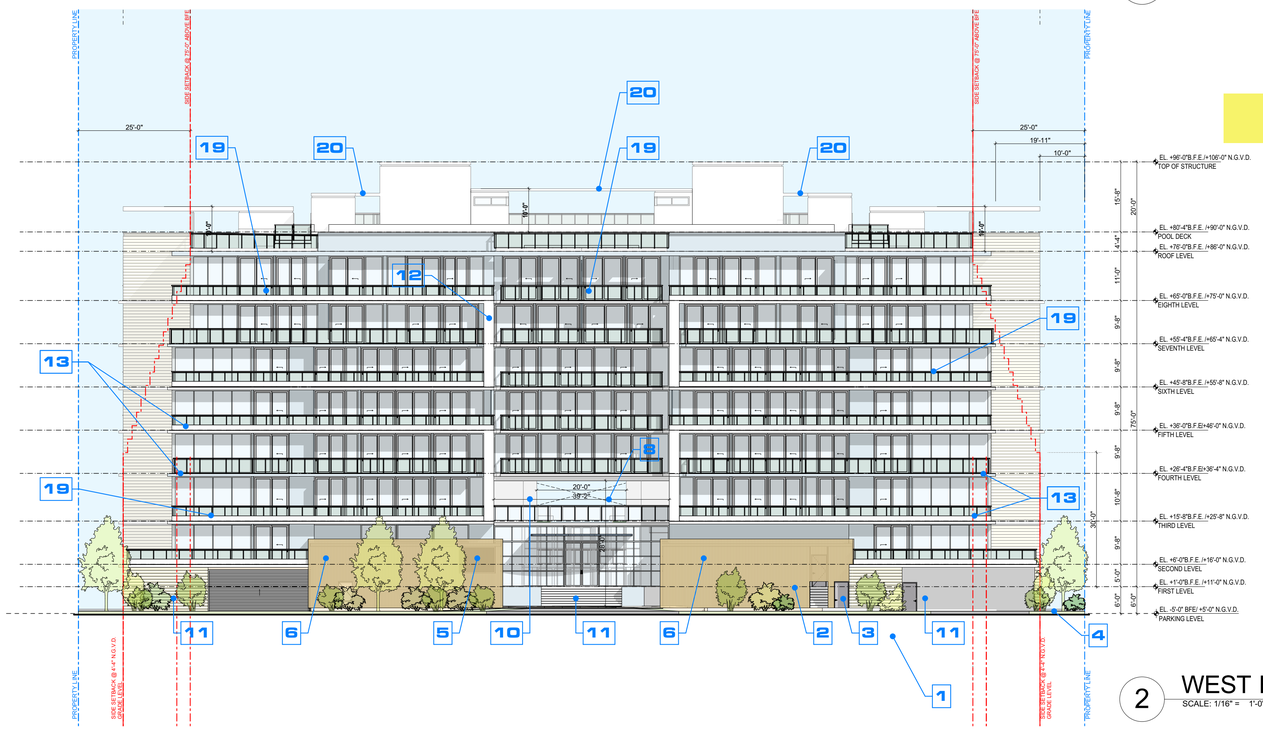


1 WEST ELEVATION

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

NEW PROPOSAL



2 WEST ELEVATION

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

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Consultant

Luis O. Revuelta
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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

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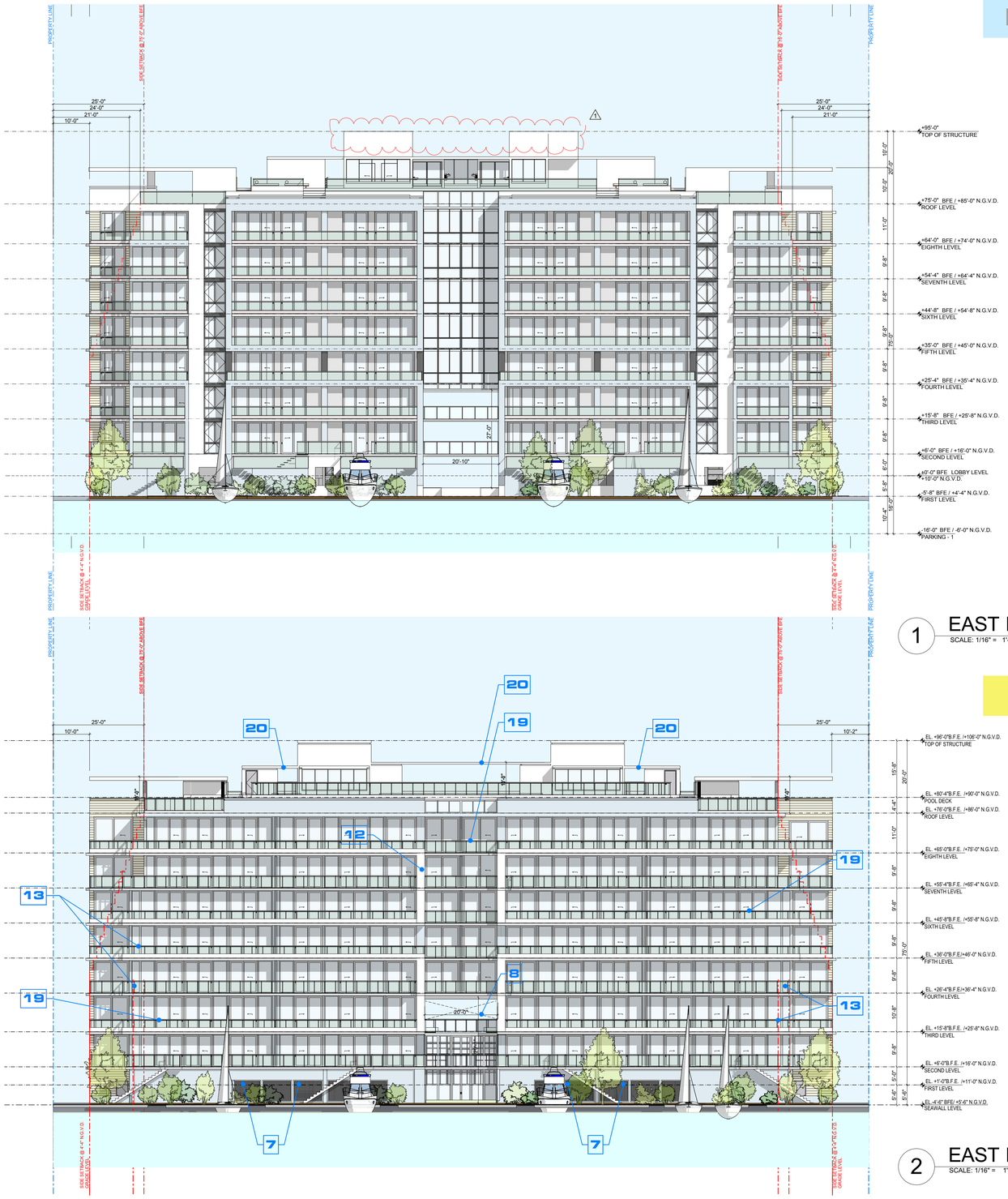

1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

NEW PROPOSAL

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

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SITE PLAN REVISION

Date
04.21.22

Scale
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Project No.
2202

Sheet Name
EAST ELEVATION

Sheet No.
A-402

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MAIN SCOPE OF WORK

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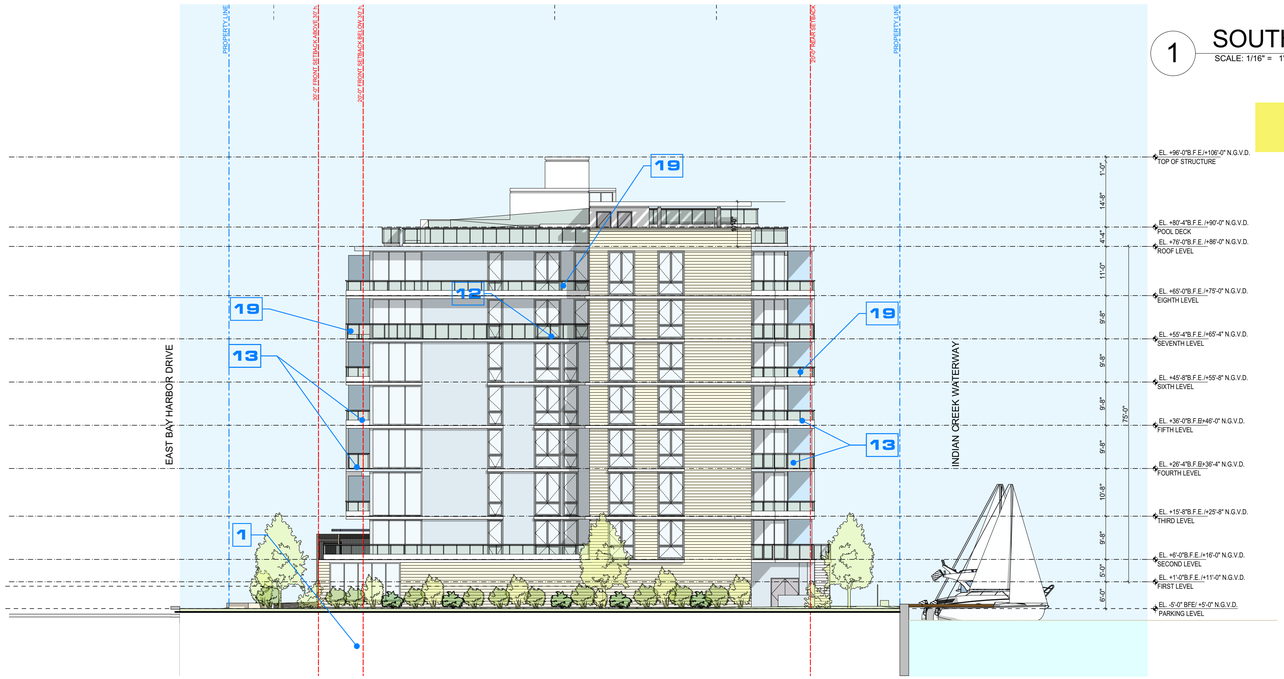
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NEW PROPOSAL



2 SOUTH ELEVATION
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SITE PLAN REVISION

Date
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Scale
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Project No.
2202

Sheet Name
SOUTH ELEVATION

Sheet No.
A-403

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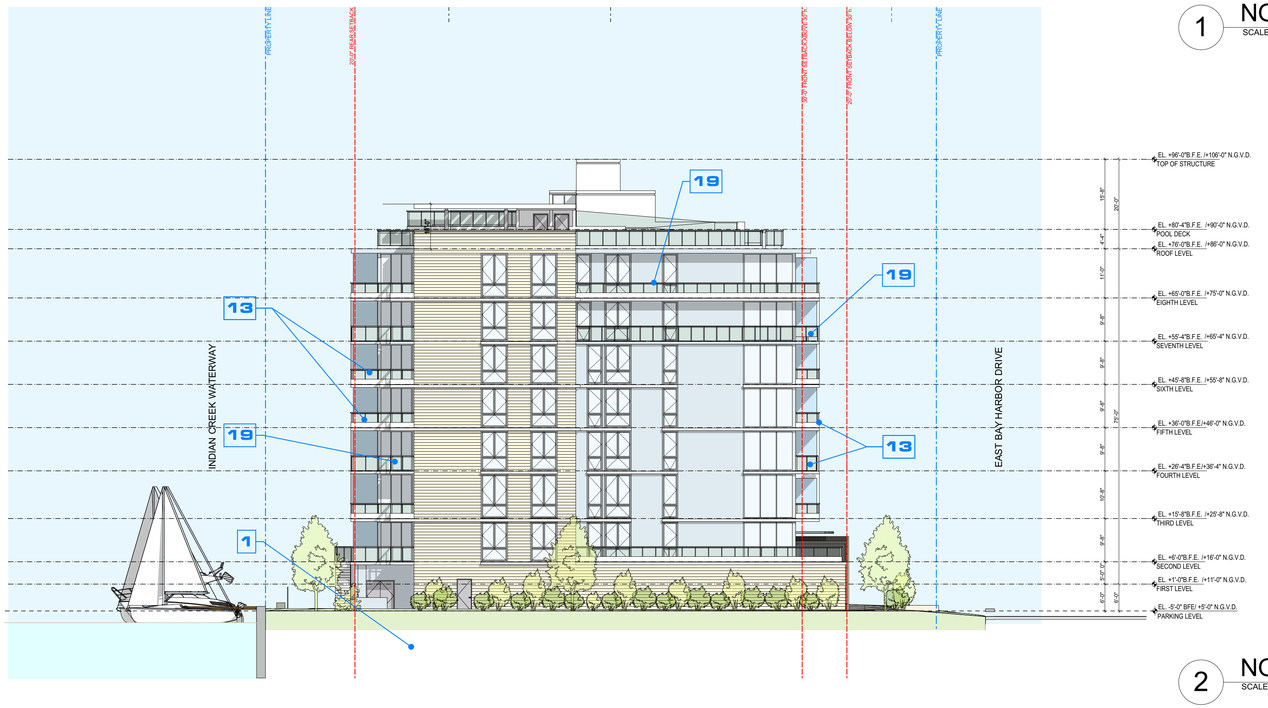
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

NEW PROPOSAL



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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SITE PLAN REVISION

Date
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Scale
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Project No.
2202

Sheet Name
NORTH ELEVATION

Sheet No.
A-404

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1 3D VIEW - STREET FRONT

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3D VIEW - STREET FRONT

Sheet No.
A-405

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1 3D VIEW - WATER FRONT

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Sheet Name

3D VIEW - WATER FRONT

Sheet No.
A-406

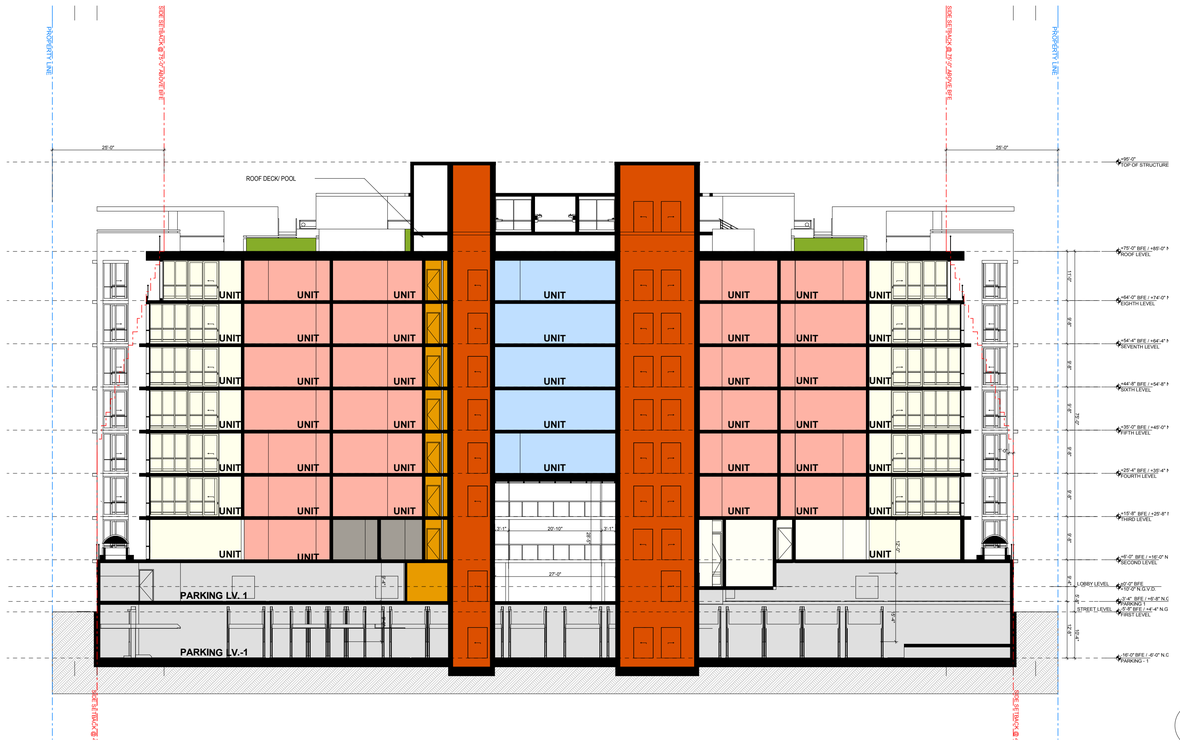
PREVIOUSLY APPROVED

MAIN SCOPE OF WORK

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

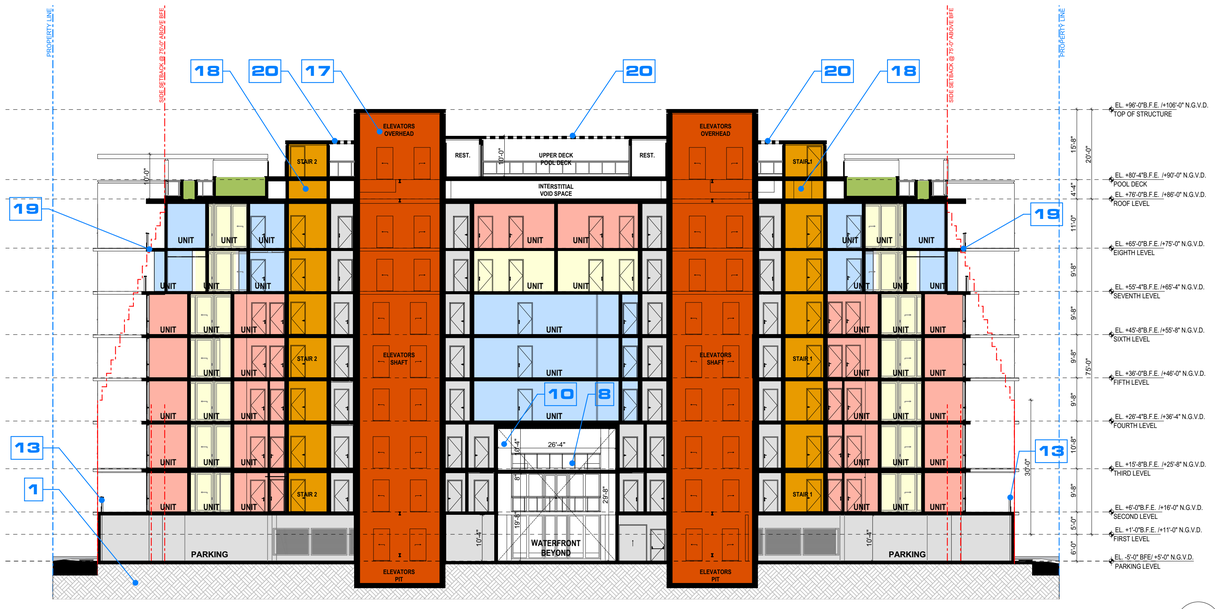
SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS

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 LANSDCAPE
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.
20. ARCHITECTURAL FEATURE. FRAME CONNECTING STAIRS AND ELEVATOR TOWERS.



1 N-S SECTION
SCALE: 1/16" = 1'-0"

NEW PROPOSAL



2 N-S SECTION
SCALE: 1/16" = 1'-0"

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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

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

Scale
AS SHOWN

Project No.
2202

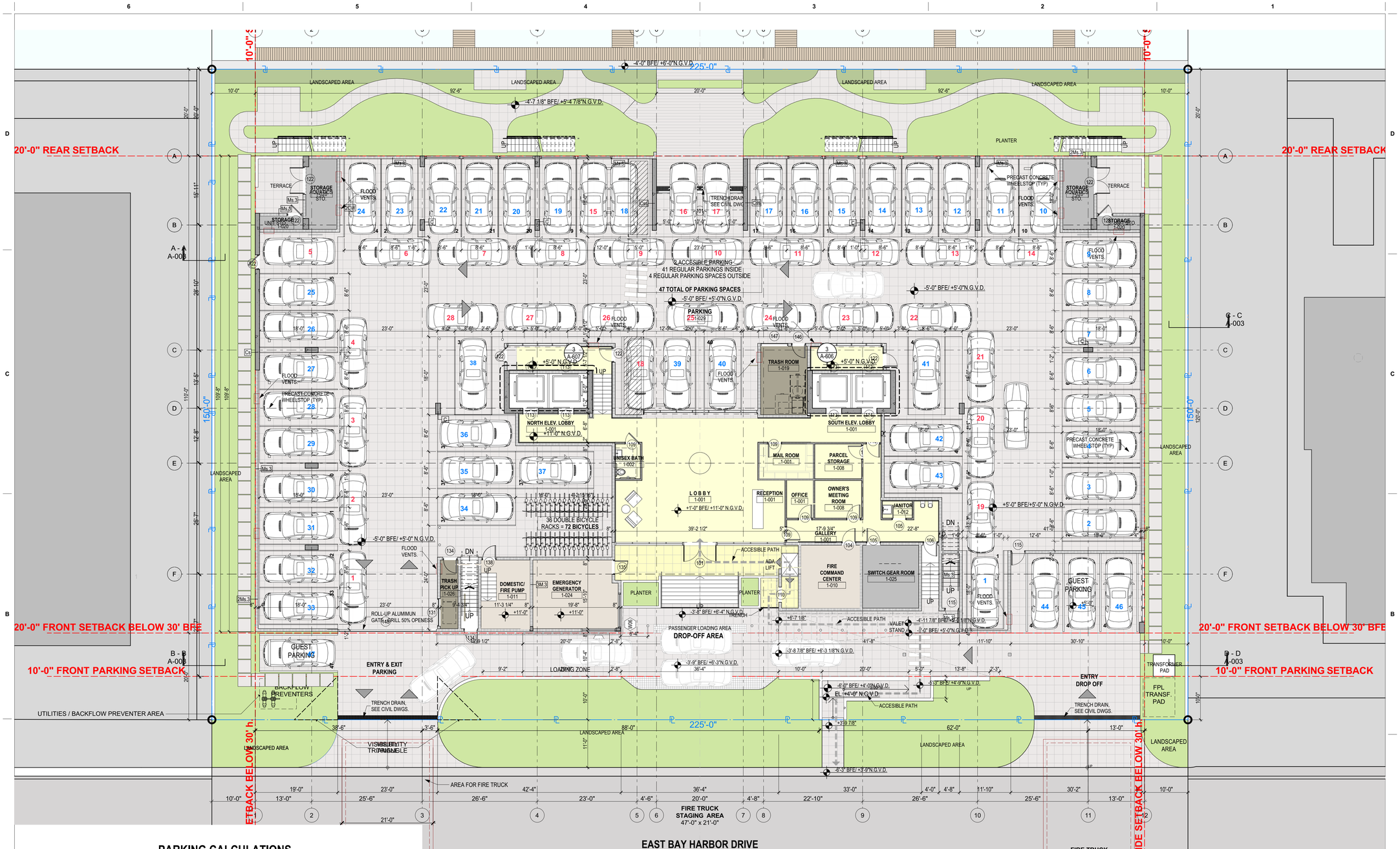
Sheet Name
N-S SECTION

Sheet No.
A-501

LA BAIA NORTH

APPENDIX A - VALET PARKING LAYOUT

9461 EAST BAY HARBOR DR.



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

1 LOBBY LEVEL - FLOOR PLAN
SCALE: 3/32" = 1'-0"

N

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File: BIMcloud: RAI-SERVER1 - BIMcloud Basic for Archicad 25/2202_LA BAIA_NORTH/2202_LA BAIA - NORTH - By:ychung - Date: 5/13/2022

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Consultant

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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

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

Lot 8, 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.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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.

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% (⅛ 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.

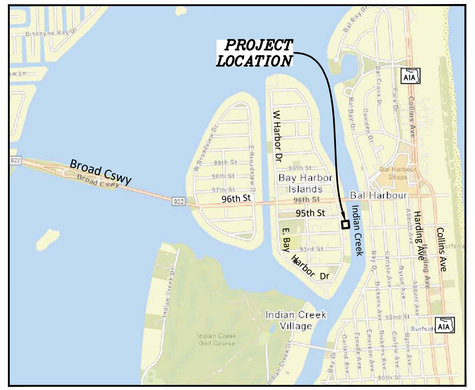
FLOOD INFORMATION:

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

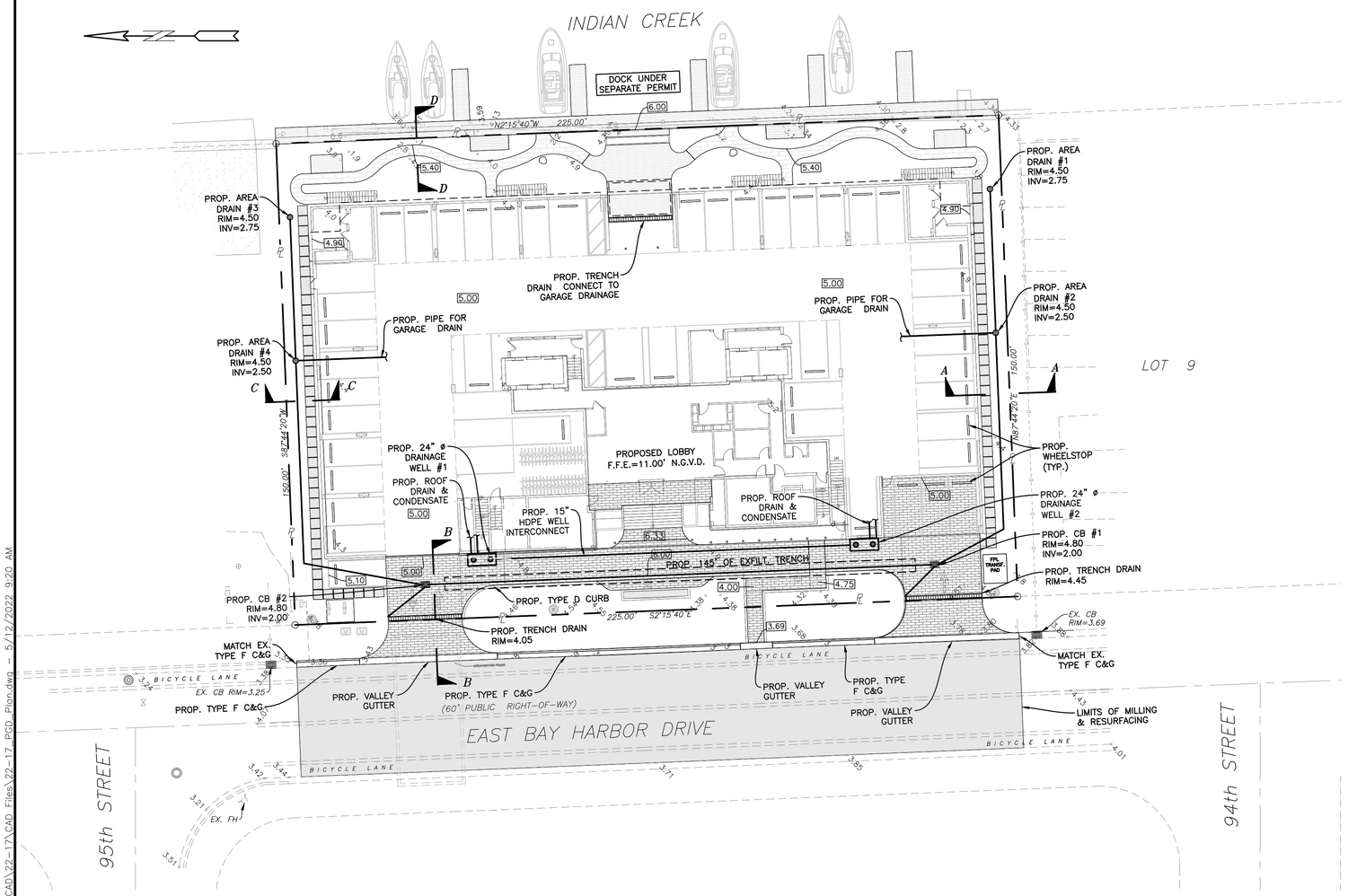


LOCATION MAP

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
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- WM 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
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- WM EXISTING WATER METER
- —X— EXISTING FENCE

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Fort Lauderdale, Florida 33315
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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

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Project

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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

22-17

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NEW PROPOSAL

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.

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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

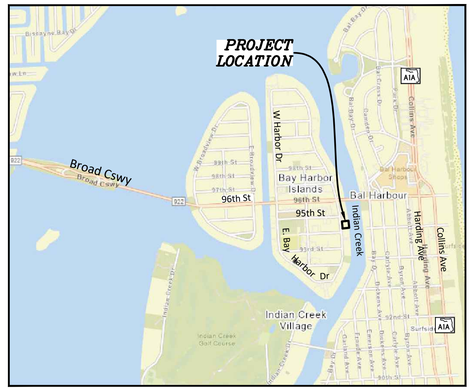
SEWAGE VOLUME

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.

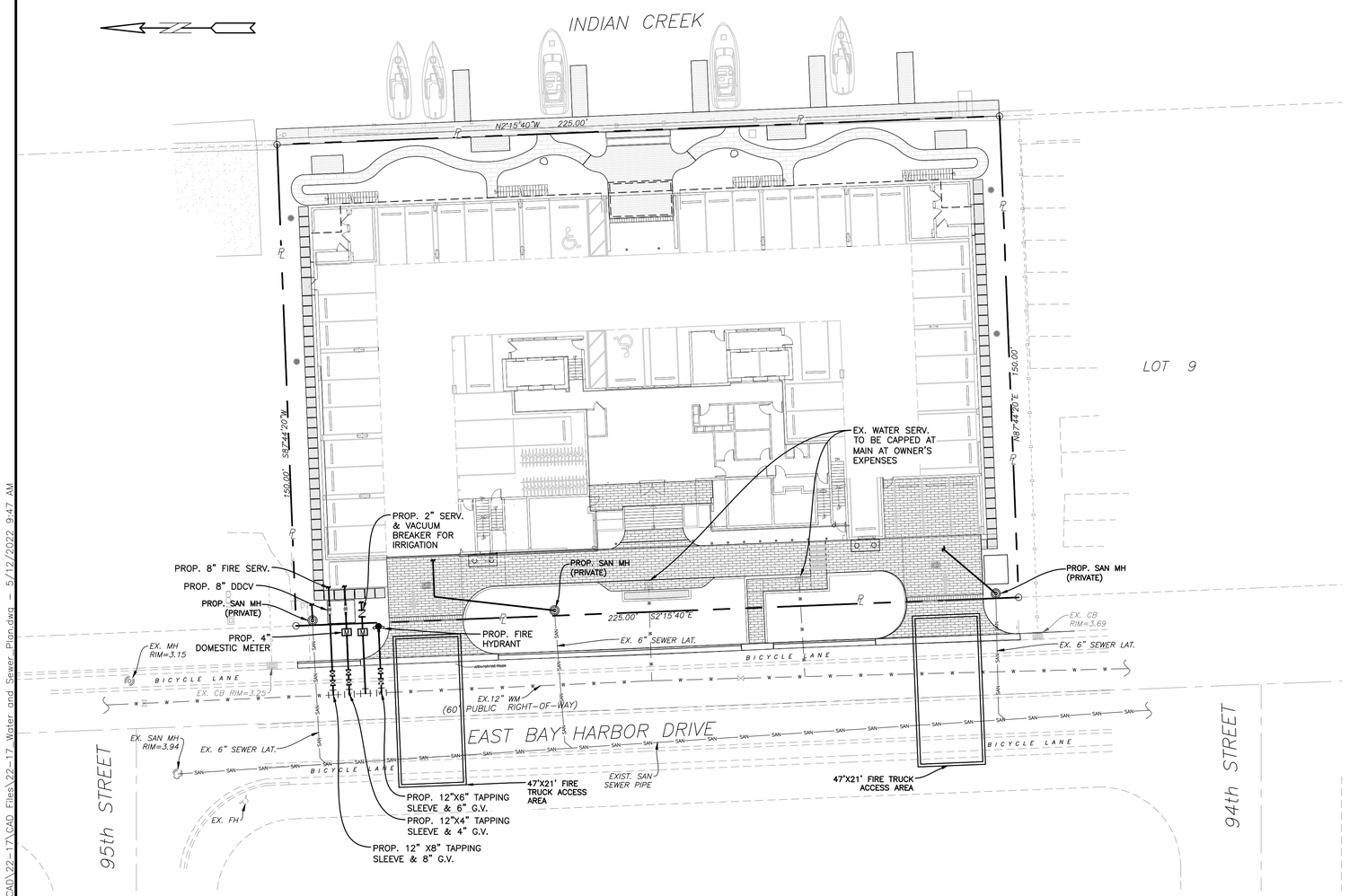


LOCATION MAP

N.T.S.

SEC 35, TWSP 52S, RNG 42E

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



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:

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

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.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
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- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

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Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
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WATER & SEWER PLAN

SCALE: 1"=20'

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Project

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Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

Project No.
2202

Sheet Name
WATER & SEWER PLAN

Sheet No.
C-2

22-17

J:\CAD\22-17\CAD Files\22-17 Water and Sewer Plan.dwg - 5/12/2022 9:47 AM

NEW PROPOSAL

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.

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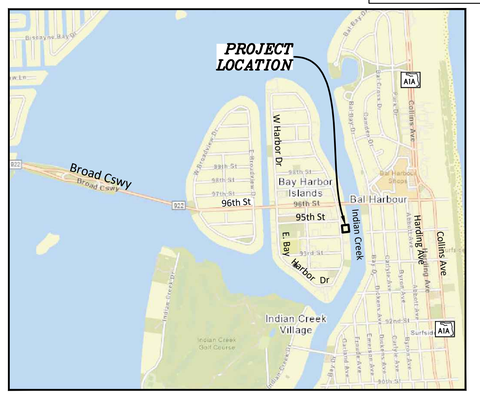
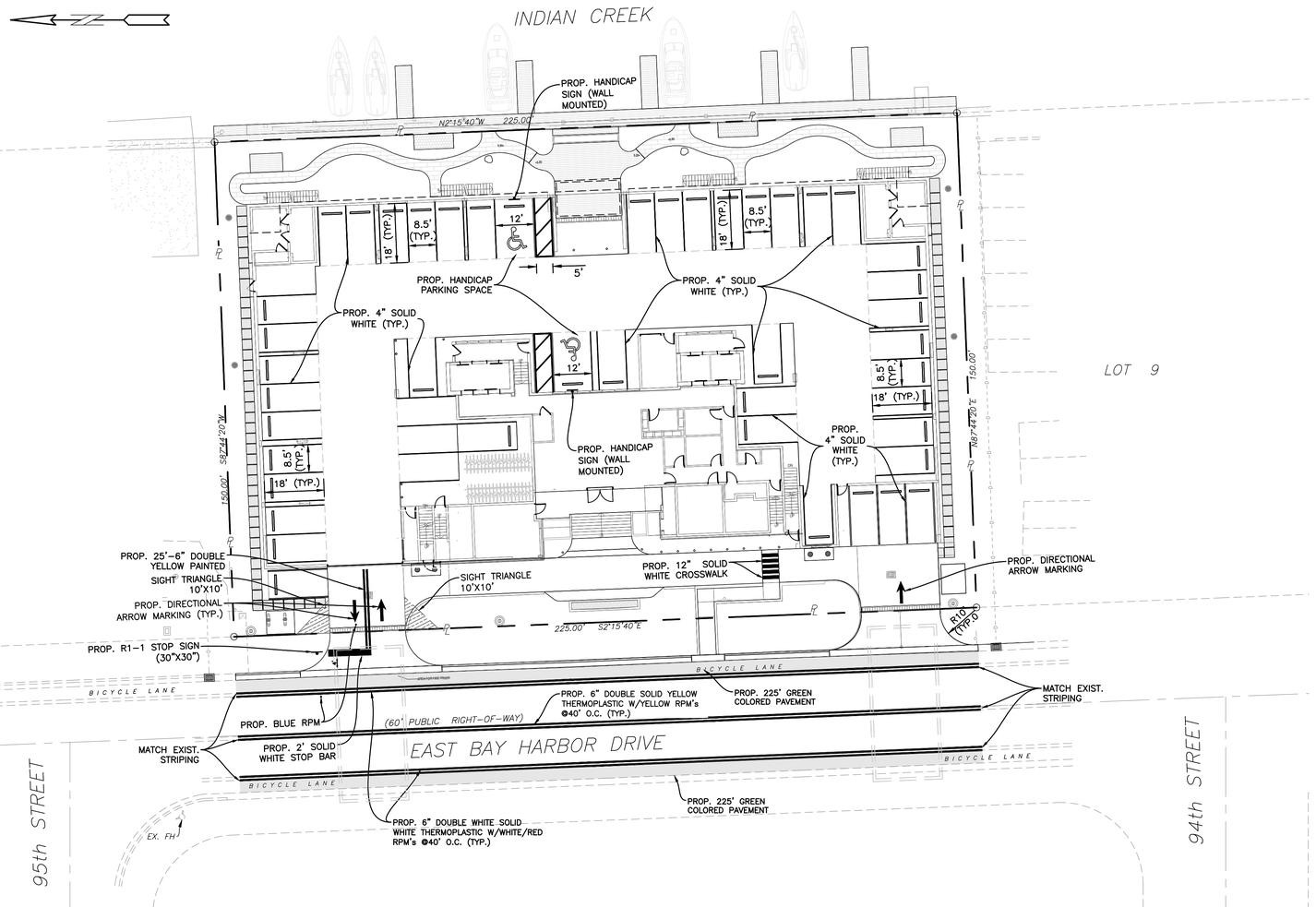
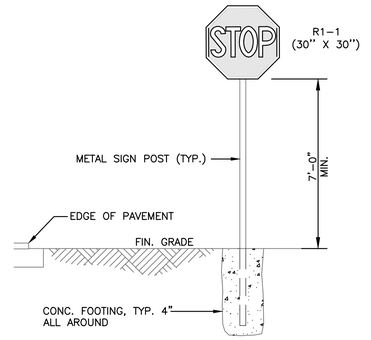
FLOOD INFORMATION:

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



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





STOP SIGN DETAIL
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED GREEN COLORED PAVEMENT
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- W 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
- X 3.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

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

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=20'

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27th. AVE.
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305.590.5000

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
PAVEMENT MARKING & SIGNAGE PLAN

Sheet No.
C-3

22-17

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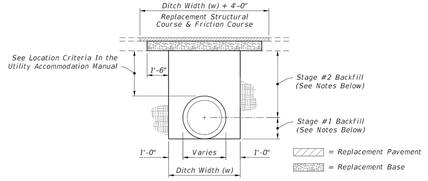


NOTES:

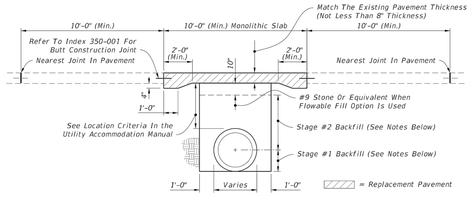
PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. 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
   - A. Place backfill material in accordance with Specification 125.
   - B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - C. 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
   - A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. 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.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. 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
   - A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.
   - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
   - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
2. FLOWABLE FILL
   - A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. 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.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the stone layer.

RIGID PAVEMENT CUT

GENERAL NOTES

1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. 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.
3. 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.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. 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.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. 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.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

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

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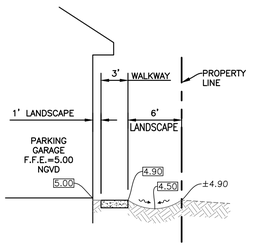

SECTION A–A
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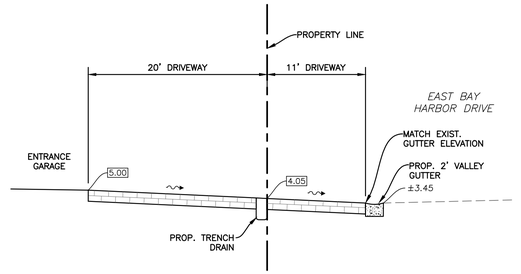

SECTION B–B
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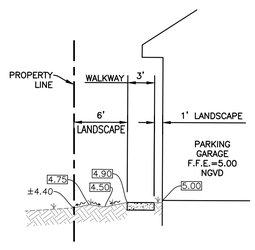

SECTION C–C
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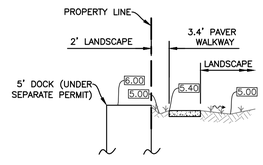

SECTION D–D
N.T.S.

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STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SECTIONS & DETAILS

SCALE: N.T.S.

NEW PROPOSAL

revuelta
architecture international

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Santiago, Chile

revuelta-architecture.com

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NEW PROPOSAL

Date
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Scale
1"=20'

Project No.
2202

Sheet Name
SECTIONS & DETAILS

Sheet No.
C-4

22-17

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NEW PROPOSAL

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.)

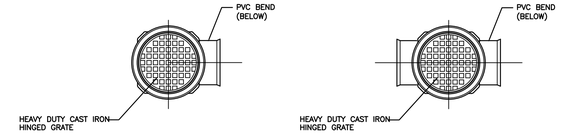
PAVING, GRADING & DRAINAGE NOTES:

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 :

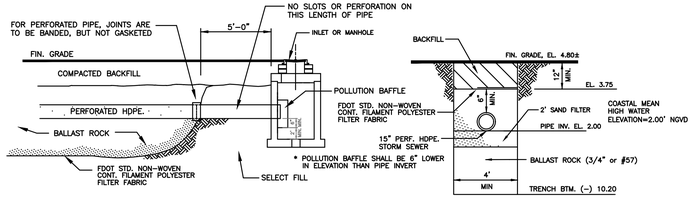
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT 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.



ENDLINE DRAIN BASIN
N.T.S.

INLINE DRAIN BASIN
N.T.S.

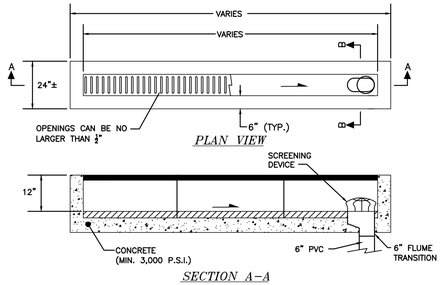
AREA DRAIN
N.T.S.



EXFILTRATION NOTES:

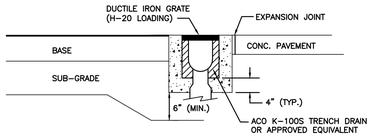
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR.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

EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.



PLAN VIEW

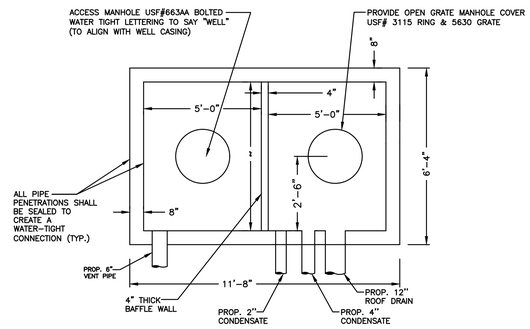
SECTION A–A



SECTION B–B

TRENCH DRAIN
NTS

DRAINAGE WELLS
NTS



TOP VIEW
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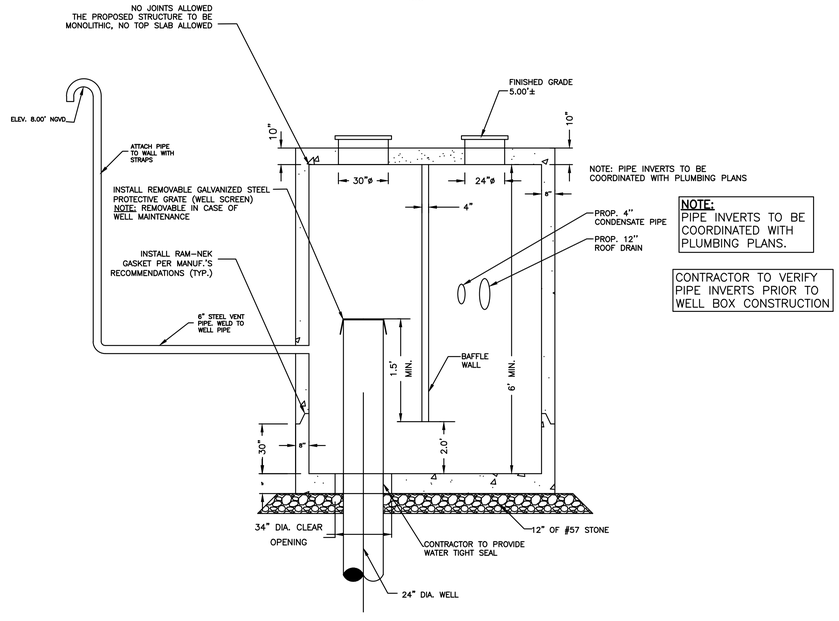


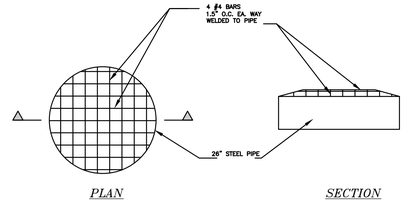
NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

SECTION VIEW
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



PLAN *SECTION*

WELL SCREEN DETAIL
NTS

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.

DRAINAGE DETAILS

SCALE: N.T.S.

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Consultant

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AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

Project No.
2202

Sheet Name
SECTIONS & DETAILS

Sheet No.
C-5

22-17

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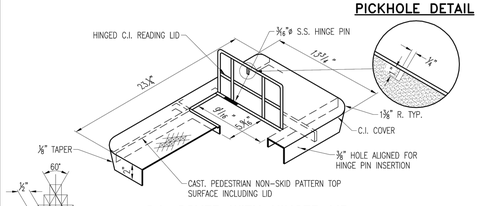
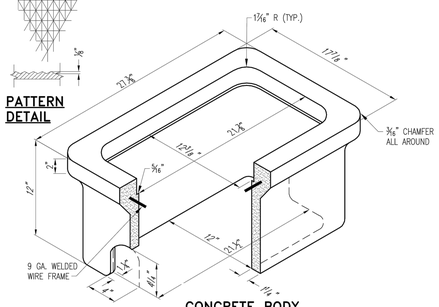
PICKHOLE DETAIL



C.I. COVER WITH HINGER LID



PATTERN DETAIL

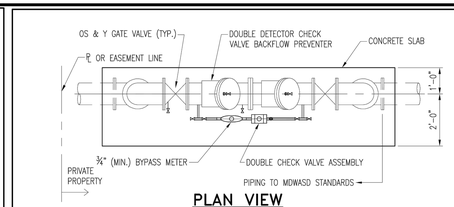
CONCRETE BODY

NOTES:

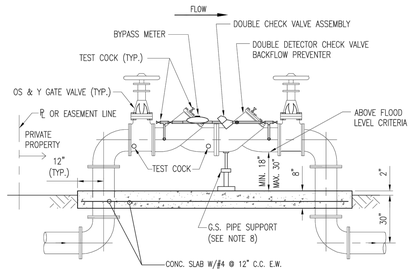
1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL. I/O W.T.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY	STANDARD DETAIL	WS 2.10
WATER & SEWER DEPARTMENT	06/01/2008	V.F.C.	SINGLE METER BOX DETAIL	SHEET 2 OF 3



PLAN VIEW



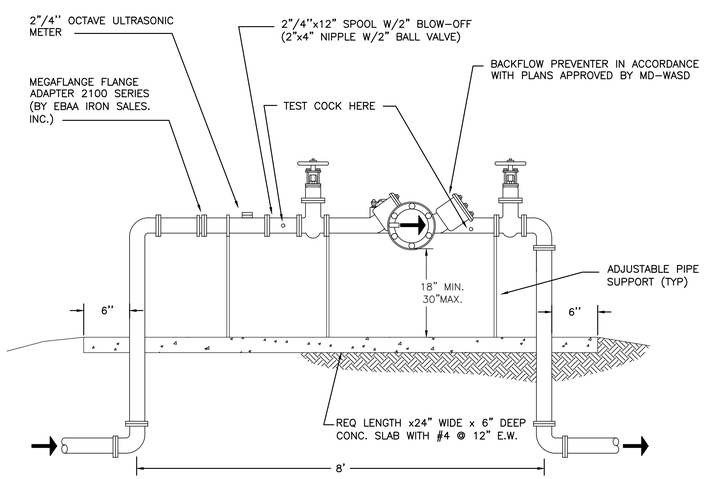
ELEVATION VIEW

NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY	STANDARD DETAIL	WS 4.20
WATER & SEWER DEPARTMENT	09/30/2009	V.F.C.	DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	SHEET 2 OF 4



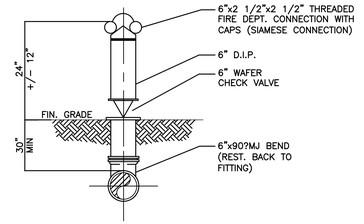
NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE:
2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

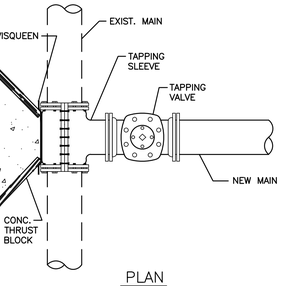
2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.



FIRE DEPARTMENT CONNECTION

NTS



HORIZONTAL THRUST BLOCK DETAILS

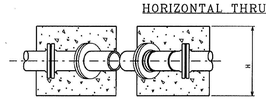
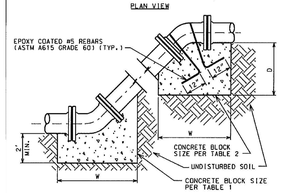


TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.7
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.2

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25



VERTICAL THRUST BLOCK DETAILS

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

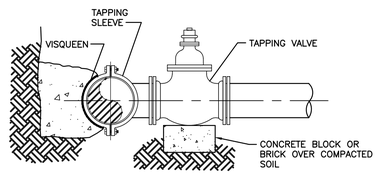
NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS. CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

REV:04.07

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS D-11

PLAN



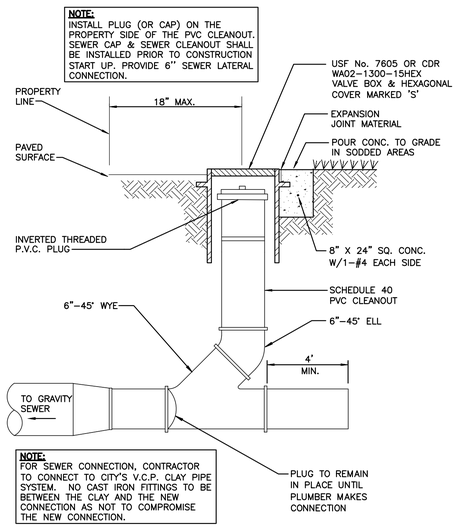
ELEVATION

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

NTS



NOTE:
INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

NTS

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.

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NEW PROPOSAL

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27th. AVE.
SUITE 110
MIAMI, FL. 33133

305.590.5000

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
SECTIONS & DETAILS

Sheet No.
C-6

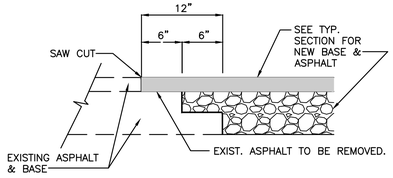
22-17

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

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

UTILITY DETAILS

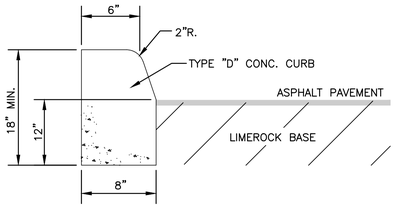
SCALE: N.T.S.



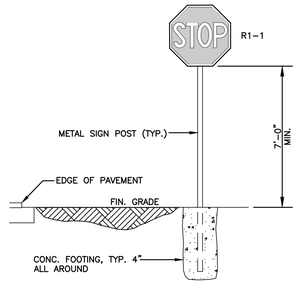
NOTE:

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



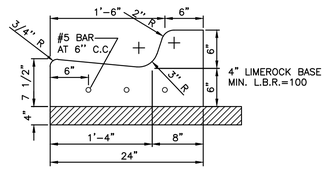
TYPE "D" CONCRETE CURB
NTS



TYPICAL SIGN INSTALLATION
NTS

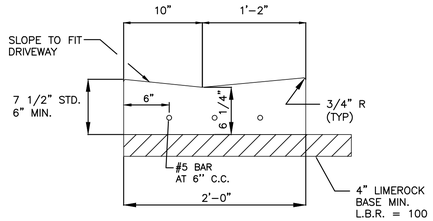
CURB NOTE:

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.

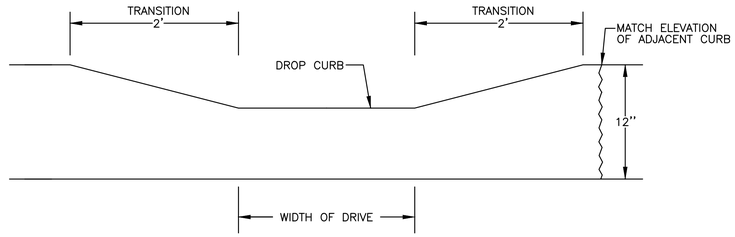


TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL
NTS

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



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

SCALE: N.T.S.

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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

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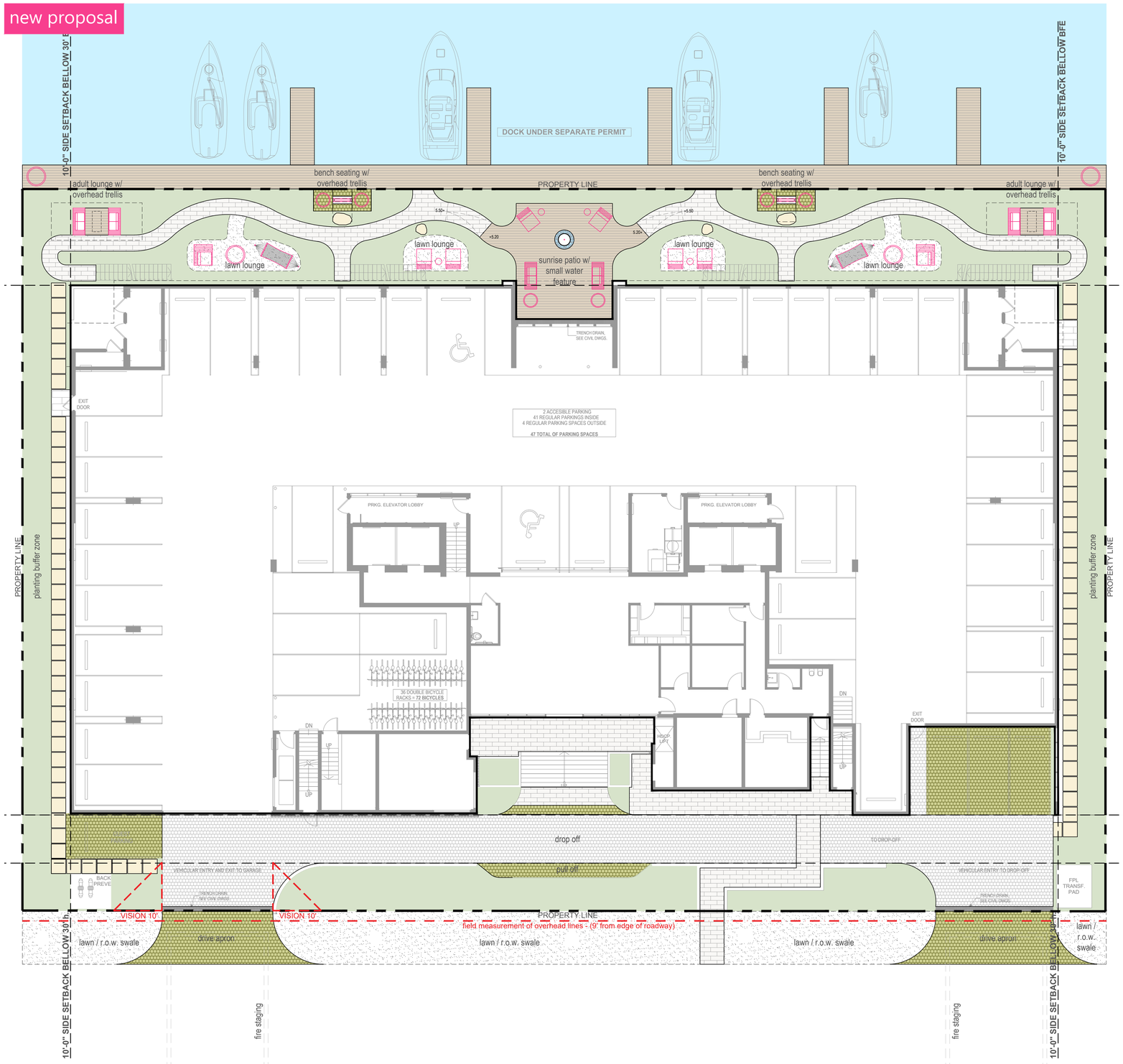
new proposal



MATERIAL LEGEND

Porcelain Tile on Slab



Concrete Step Finish (non-pervious surface)



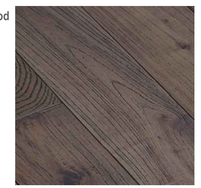
Granite Cobbles w/ Sand Joints



Permeable Paver Type / Detectable Warning Transition (darker tone cobble w/ moss or lawn joints)



Aged Teak Wood



lawn areas

landscape areas

NOTE: Refer to sheet L-103 for landscape calculations. For additional materials above ground level refer to subsequent sheets

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

right studios

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

+

LANDSCAPE ARCHITECT:
Patrick Hodges Land Studio
PO Box 611052
Rosemary Beach
FL 32461
850.528.1925
patrick@phlandstudio.com

Project

LA BAIA NORTH

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

Revisions

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Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

REGISTERED LANDSCAPE ARCHITECT PATRICK KENNEY HODGES LA 0000850 STATE OF FLORIDA

Patrick K. Hodges
LA-0000850

SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
First Floor Site & Hardscape Plan

Sheet No.
L-100

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previously approved

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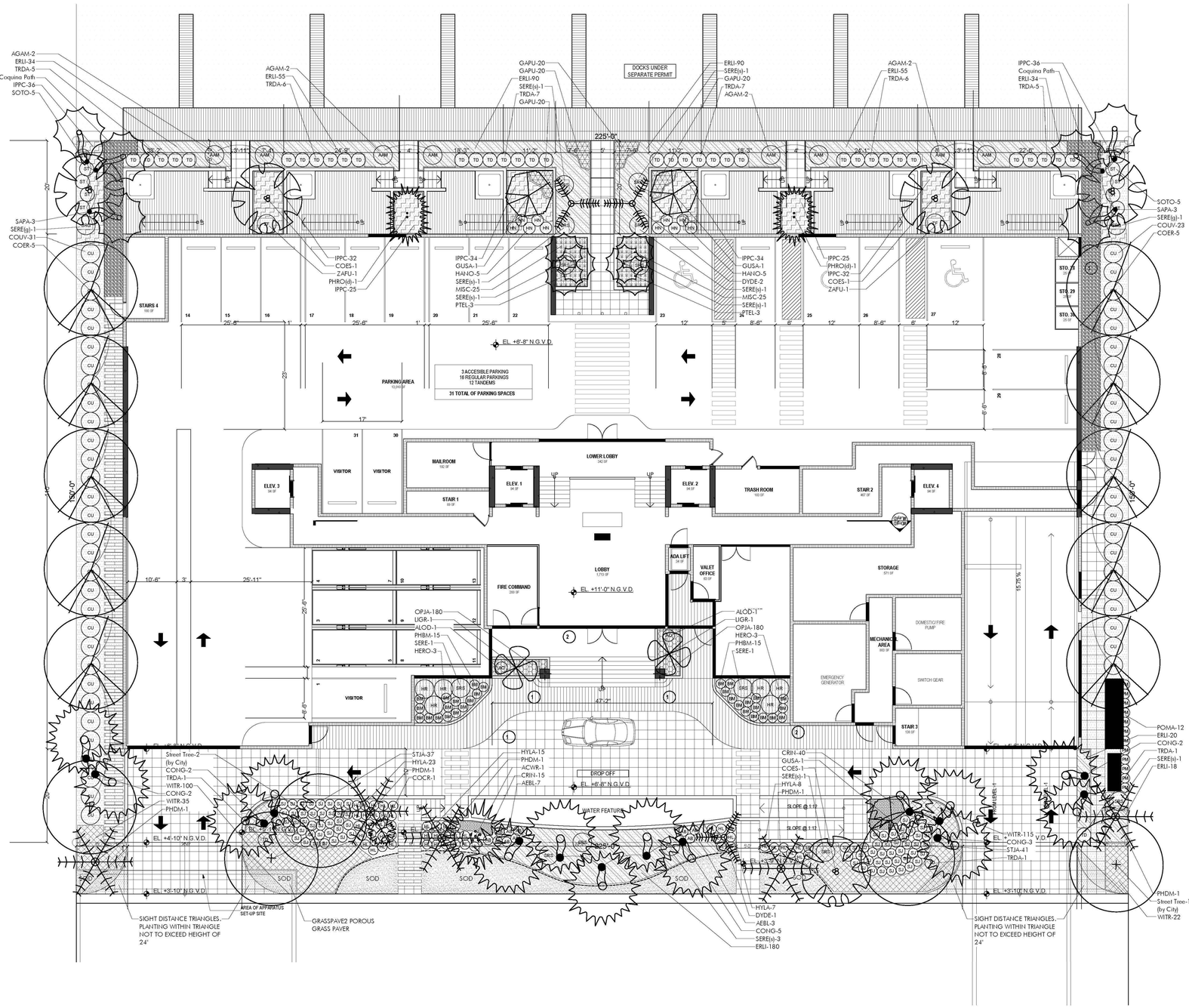
PLANT LIST - GROUND FLOOR				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
COER	Conocarpus erectus ...Green Buttonwood	10	ea.	14' tall x 5' spread, 3" cal, 5' ct
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	5	ea.	12' tall OA, multi-trunk, lifted to tree form 4' CT min.
GUSA	Guaiaum sanctum ...Lignum Vitae	3	ea.	8' tall x 6' spread, 2" DBH. Min
STREET TREES (Species to be selected by the Village)		5	ea.	16-18' tall x 7' spread, 6 ct. 4" cal
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWR	Acoelorrhaphe wrightii ...Paurotis Palm	1	ea.	10' tall OA, 6 trunks min.
COCR	Coccothrinax crinita ...Old Man Palm	1	ea.	5' Tall OA
CONG	Cocos nucifera "Maypan" ...Coconut Palm	14	ea.	30' tall OA, curved trunks, lean 5° where shown on plans
DYDE	Dypsis decaryi ...Triangle Palm	3	ea.	16' tall OA
LIGR	Licuala grandis ...Ruffled Fan Palm	2	ea.	5' Tall OA
PHDM	Phoenix dactylifera 'Medjool' ...Medjool Date Palm	5	ea.	15' GW, classic cut
PHRO(d)	Phoenix roebellini ...Pygmy Date Palm	2	ea.	8' tall OA, double trunk
PTEL	Ptychosperma elegans ...Solitare Palm	6	ea.	22' tall OA
SAPA	Sabal palmetto ...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 ...Orange Bromeliad	10	ea.	24"x24", orange color
AGAM	Agave americana ...Blue Agave	8	ea.	48"x48"
ALOD	Alcantarea odorata ...Fragrant Bromeliad	2	ea.	24" x 24"
COUV	Coccoloba uvifera ...Seagrape	54	ea.	36"x36", install 48" o.c.
CRIN	Crossandra indiliformis ...Orange Marmalade	55	ea.	1 gal cans, install 12" o.c.
ERLI	Ernodea littoralis ...Golden Creeper	576	ea.	3 gallon cans, 18" o.c.
GAPU	Gaillardia pulchella ...Blanket Flower	80	ea.	1 gal cans, install 12" o.c.
HANO	Hamelia nodosa ...Dwarf Firebush	10	ea.	18" x 18"
HERO	Heliconia rostrata ...Hanging Lobster Claw	6	ea.	5' Tall OA
HYLA	Hymenocallis latifolia ...Spider Lily	53	ea.	3 gallon cans, full
IPPC	Ipomea pes-caprae ...Railroad Vine	254	ea.	3 gal cans, full, install 18" o.c.
MISC	Microsorum scolopendria ...Wart Fern	50	ea.	3 gal cans, full, install 18" o.c.
OPJA	Ophiopogon japonicum ...Mondo Grass	360	ea.	6" pots, install 6" o.c.
PHBM	Philodendron 'Burle Marx' ...Burle Marx Philodendron	30	ea.	18"x18"
POMA	Podocarpus macrophyllus ...Podocarpus	12	ea.	30"x18"
SERE(G)	Serenoa repens ...Saw Palmetto	2	ea.	24" x 24", Green color
SERE(S)	Serenoa repens 'Silver' ...Saw Palmetto	13	ea.	24" x 24", Silver color
SOTO	Sophora tomentosa ...Necklace Pod	10	ea.	24" x 24"
STJA	Stachytarpheta jamaicensis ...Blue Porterweed NATIVE VARIETY	78	ea.	18"x18", creeping NATIVE VARIETY
TRDA	Tripsacum dactyloides ...Fakahachee Grass	39	ea.	3 gallon cans, full
WITR	Widelia trilobata ...Widelia	272	ea.	1 gal cans, 18" o.c.
ZAFU	Zamia furfuracea ...Cardboard Palm	2	ea.	36" x 36"
MISCELLANEOUS				
sod	Celebration Bermuda Sod	650	s.f.	solid sod
	Planting Soil 80% Silica Sand 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 Melaluca Mulch	40	c.y.	2" layer in all shrub beds


AGAM-2
ERLI-34
TRDA-5
Coquina Path
IPPC-36
SOTO-5
AGAM-2
ERLI-55
TRDA-6
GAPU-20
GAPU-20
ERLI-90
SERE(s)-1
TRDA-7
GAPU-20
DOCKS UNDER SEPARATE PERMIT
ERLI-90
SERE(s)-1
GAPU-20
TRDA-7
AGAM-2
AGAM-2
ERLI-55
TRDA-6
IPPC-36
Coquina Path
ERLI-34
TRDA-5
225'-6"
SAPA-3
SERE(g)-1
COUV-31
COER-5
SOTO-5
SAPA-3
SERE(g)-1
COUV-23
COER-5
IPPC-32
COES-1
ZAFU-1
PHRO(d)-1
IPPC-25
IPPC-34
GUSA-1
HANO-5
SERE(s)-1
MISC-25
SERE(s)-1
PTEL-3
IPPC-34
GUSA-1
HANO-5
DYDE-2
SERE(s)-1
MISC-25
SERE(s)-1
PTEL-3
IPPC-25
PHRO(d)-1
IPPC-32
COES-1
ZAFU-1
STAIRS 4
STO. 28
STO. 29
STO. 30
EL. +6'-8" N.G.V.D.
PARKING AREA
3 ACCESIBLE PARKING
16 REGULAR PARKINGS
12 TANDEMS
31 TOTAL OF PARKING SPACES
LOWER LOBBY
MAILROOM
ELEV. 3
VISITOR
VISITOR
ELEV. 1
STAIR 1
ELEV. 2
TRASH ROOM
STAIR 2
ELEV. 4
FIRE COMMAND
EL. +11'-0" N.G.V.D.
LOBBY
ADA LIFT
VALET OFFICE
STORAGE
MECHANICAL AREA
DOMESTIC FIRE PUMP
SWITCH GEAR
EMERGENCY GENERATOR
STAIR 3
VISITOR
OPJA-180
LIGR-1
ALOD-1
PHBM-15
SERE-1
HERO-3
ALOD-1
LIGR-1
OPJA-180
HERO-3
PHBM-15
SERE-1
47'-2"
150'-0"
150'-0"
Street Tree-2
(by City)
CONG-2
TRDA-1
WITR-100
CONG-2
WITR-35
PHDM-1
STJA-37
HYLA-23
PHDM-1
COCR-1
HYLA-15
PHDM-1
ACWR-1
CRIN-15
AEBL-7
DROP OFF
EL. +6'-8" N.G.V.D.
WATER FEATURE
CRIN-40
GUSA-1
COES-1
SERE(s)-1
HYLA-8
PHDM-1
SLOPE @ 1:12
SLOPE @ 1:12
EL. +4'-10" N.G.V.D.
EL. +3'-10" N.G.V.D.
EL. +3'-10" N.G.V.D.
EL. +WITR-115 V.D
CONG-3
STJA-41
TRDA-1
SOD
SOD
SOD

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new proposal



PLANT SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
2	QV	Quercus virginiana	Live Oak
2	CR	Clusia rosea	Autograph Tree
6	CS	Cordia sebestena	Orange Gieger Tree
13	EF	Myrcianthes fragrans	Simpson's Stopper
8	CD	Coccoloba diversifolia	Pigeon Plum
6	MC	Myrica cerifera	Florida Privet
4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree
2	TC	Tabebuia chrysotricha	Golden Trumpet Tree

PALMS			
QTY	SYM	Botanical Name	Common Name
12	AM	Adonidia Merrillii	Christmas Palm
14	SP	Sabal palmetto	Sabal Palm
12	VM	Veitchia montgomeryana	Montgomery Palm

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

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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

Landscape Architect

REGISTERED LANDSCAPE ARCHITECT
PATRICK KENNEY HODGES
LA 0000850
STATE OF FLORIDA

Patrick K. Hodges
LA-0000850

SITE PLAN REVISION

Date
05.17.22

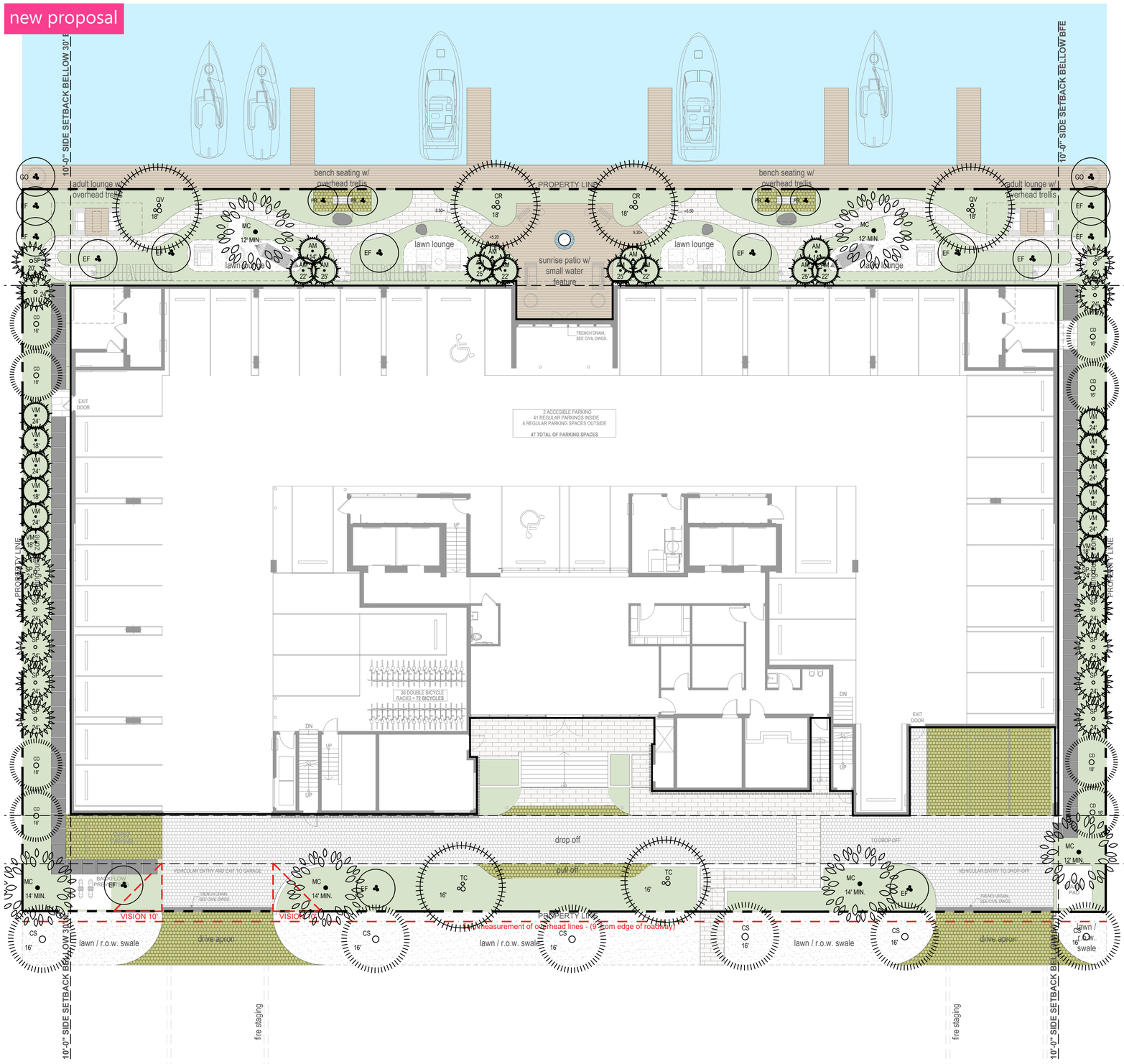
Scale
AS SHOWN

Project No.
2202

Sheet Name
First Floor Canopy
Planting Plan

Sheet No.
L-101 i

new proposal



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QTY	SYM	Botanical Name	Common Name
12	AM	Adonidia Merrillii	Christmas Palm
14	SP	Sabal palmetto	Sabal Palm
12	VM	Veitchia montgomeryana	Montgomery Palm

NOTES: REFER TO SHEET L-103 FOR FULL SPECIFICATIONS AND SHEET L-104 FOR LANDSCAPE LEGEND AND PLANT CALCULATIONS

Per town code; 22 required trees, requires 6 variable tree species on site which is provided above and in plan. Street trees shall have 3' diameter of mulch around base of tree. No sod shall be allowed over tree roots until the roots have been established as to maximize growth rate and ensure survival for guarantee period

SHRUBS

REFER TO SHEETS L-102 AND L-104

IRRIGATION

REFER TO PERFORMANCE SPECIFICATIONS REQUIRED BY LANDSCAPE ARCHITECT ON PLANTING SCHEDULE, NOTES AND DETAILS SHEET WITHIN THIS SET

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

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

right studios

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SITE PLAN REVISION

Date
05.17.22

Scale
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Project No.
2202

Sheet Name
First Floor Canopy Planting Plan

Sheet No.
L-101

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new proposal


pigeon plum


live oak


autograph tree (leaf , fruit)


autograph tree


simpson stopper


southern wax myrtle


pink plumeria (flower)


pink plumeria


pink trumpet tree


christmas palm


sabal palm


montgomary palm


lignum vitae (GO) - potential potted plant


orange geiger (street tree)

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Sheet Name
First Floor Canopy
Plant Image Board

Sheet No.
L-101 p

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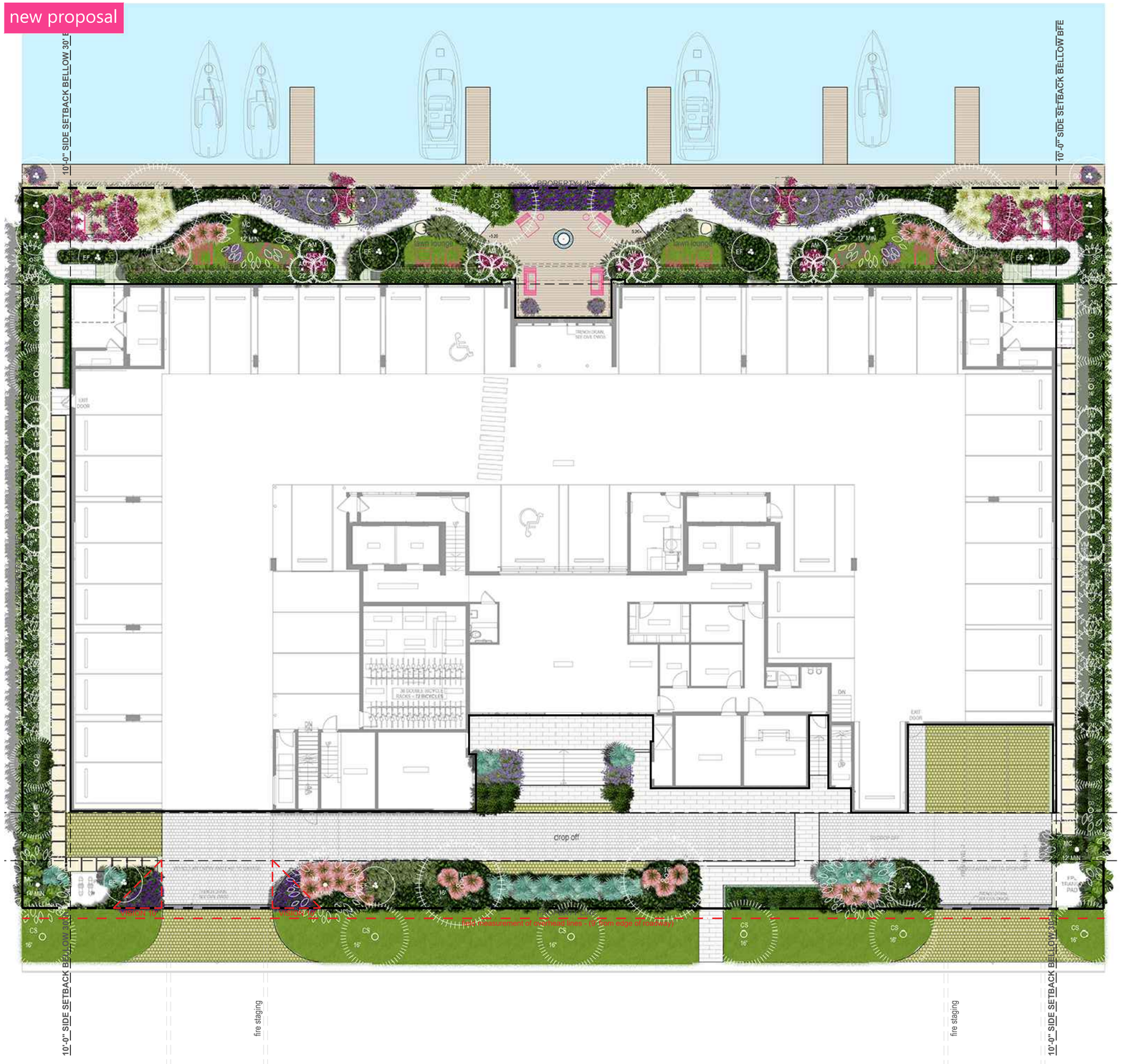
new proposal



PLANT SCHEDULE

SHRUBS			
QTY	SYM	Botanical Name	Common Name
245	FM	Ficus microcarpa	Green Island Ficus
37	NB	Nephrolepis biserrata	Sword Fern
99	GL	Gymnanthes lucida	Crabwood
9	SRC	Serenoa repens 'silver'	Silver Saw Palmetto
13	SRS	Serenoa repens	Green Saw Palmetto
53	ZP	Zamia pumila	Coontie
ACCENTS, VINES and GRASSES			
QTY	SYM	Botanical Name	Common Name
14	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea
29	MC	Muhlenbergia capillaris	Pink Muhly Grass
107	SP	Spartina patens	Saltmeadow Cordgrass
83	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
64	LM	Liriope muscari	Big Blue Lilyturf
73	LN	Lysimachia nummularia	Creeping Jenny
42	PB	Philodendron Burle Marx	Burle Marx Philodendron
125	TA	Trachelospermum asiaticum	Asiatic Jasmine
500	SOD	Stenotaphrum secundatum	St. Agustine
1,780	SOD	Stenotaphrum secundatum	St. Agustine

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Patrick K. Hodges
LA-0000850

SITE PLAN REVISION

Date
05.17.22

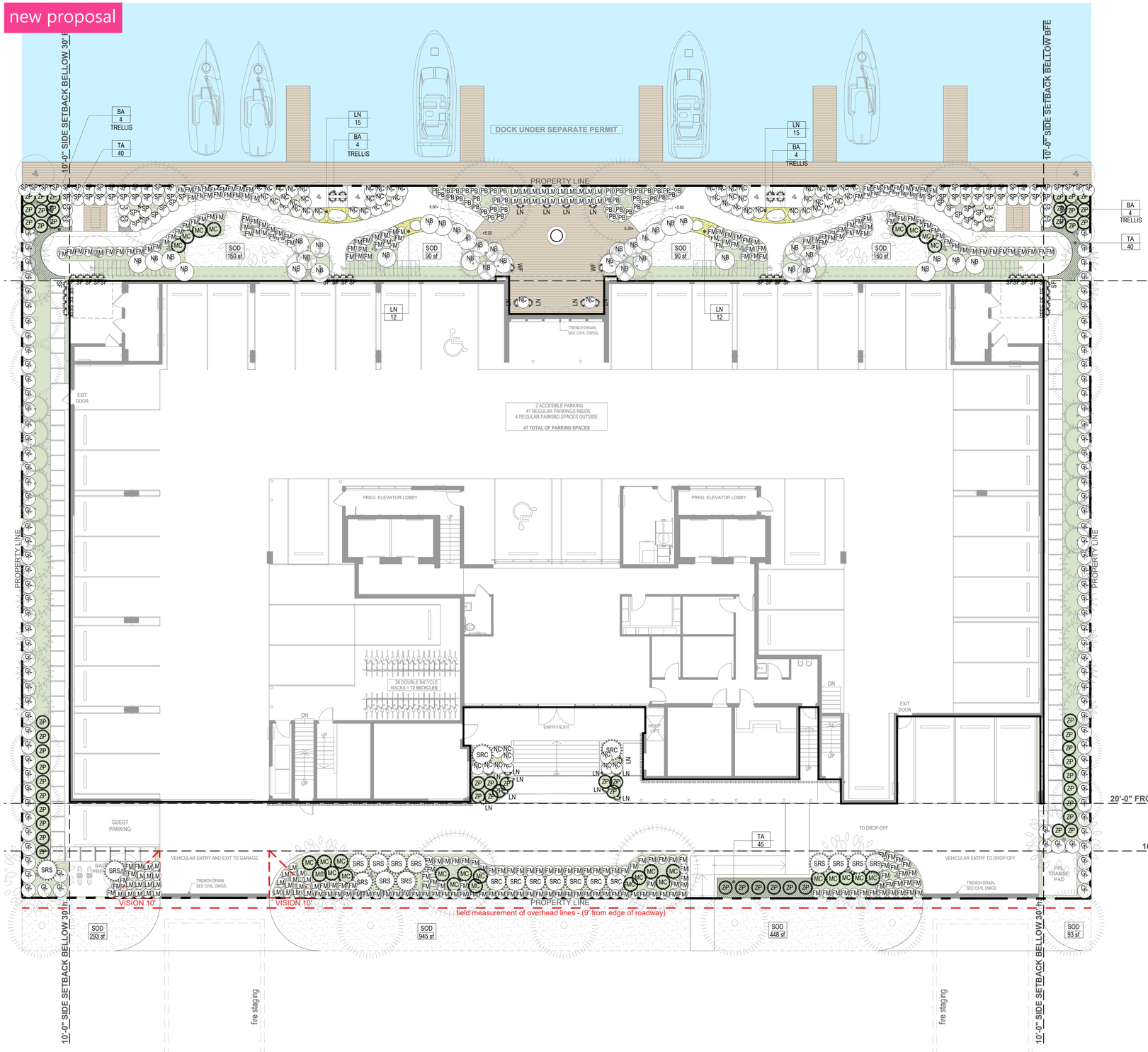
Scale
AS SHOWN

Project No.
2202

Sheet Name
First Floor Understory Planting Plan

Sheet No.
L-102 i

new proposal



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QTY	SYM	Botanical Name	Common Name
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QTY	SYM	Botanical Name	Common Name
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Sheet Name
First Floor Understory Planting Plan

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L-102

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new proposal


green island ficus

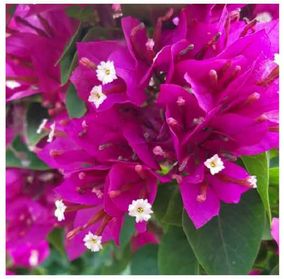

sword fern


crabwood (hedge)


silver saw palmetto


green saw palmetto


coontie


bougainvillea


pink muhly grass


saltmeadow cordgrass


giant iris


big blue liriope


creeping jenny


philodendron burle marx


asiatic jasmine

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Project No.
2202

Sheet Name
First Floor Understory
Plant Image Board

Sheet No.
L-102 p

NOT FOR CONSTRUCTION

GENERAL NOTES AND REQUIREMENTS

1. 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.
2. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
3. 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.
4. 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.
5. 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.
6. 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.
7. Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
8. 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.
9. 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
10. 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.
11. Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
12. Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
13. 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.
14. 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, fertilzer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
15. Fertilize palms with palmgain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommened rate.
16. 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.
17. Guarantee all plants for one year.
18. All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
19. Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
20. Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.
23. 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 provied 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

QTY	SYM	Botanical Name	Common Name		Specifications
TREES					
2	QV	Quercus virginiana	Live Oak	N	FG, 8" min. cal, 18' ht min. 12' sp min. 6' min. CT
2	CR	Clusia rosea	Autograph Tree	N	FG, 8" min. cal, 18' ht min. 12' sp min. 6' min. CT
6	CS	Cordia sebestena	Orange Gieger Tree	N	FG, 3" min. cal, 12'-14' ht min. 6' min. sp, 6' min. CT (street tree)
13	EF	Myrcianthes fragrans	Simpson's Stopper	N	45 gal, Multi-trunk, 8-10 ft ht, 4'-6' sp (accent non-tree count)
8	CD	Coccoloba diversifolia	Pigeon Plum	N	FG, 4" min. cal, (2) 18' ht min. 8' sp (6) 14'-16'ht 6' sp, 6' min. CT
6	MC	Myrica cerifera	Florida Privet	N	FG, Multi-trunk, 12'-14' ht min. 12' sp 6' min CT
4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree		65 gal, 8' ht, 6' spr (accent non-tree count)
2	TC	Tabebuia chrysotricha	Golden Trumpet Tree	N	FG, Grade #1, 5" min. cal, 16'-18' ht x 6'-8' sp, 6' min. CT
PALMS					
QTY	SYM	Botanical Name	Common Name		Specification
12	AM	Adonidia Merrillii	Christmas Palm		FG, singles 14'-20' hts (see plan) 4" min. cal
14	SP	Sabal palmetto	Sabal Palm	N	FG, 14'-24' hts (see plan) 12" min. cal (booted)
12	VM	Veitchia montgomeryana	Montgomery Palm		FG, singles 18'-24' hts (see plan) 4" min. cal
SHRUBS					
QTY	SYM	Botanical Name	Common Name		Specification
245	FM	Ficus microcarpa	Green Island Ficus		7 gal 24"x24" full
37	NB	Nephrolepis biserrata	Sword Fern	N	7 gal 30"x 30" full
99	GL	Gymnanthes lucida	Crabwood	N	15 gal, 5'-6' ht, 24" min. spr (36" o.c. spacing max.)
9	SRC	Serenoa repens 'silver'	Silver Saw Palmetto	N	25 gal, 3'x3' full
13	SRS	Serenoa repens	Green Saw Palmetto	N	25 gal, 3'x3' full
53	ZP	Zamia pumila	Coontie	N	7 gal, 30"x30" full
ACCENTS, VINES and GRASSES					
QTY	SYM	Botanical Name	Common Name		Specifications
14	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea		15 gal, 7'-8' ht trellis
29	MC	Muhlenbergia capillaris	Pink Muhly Grass		7 gal 30"x30" full
107	SP	Spartina patens	Saltmeadow Cordgrass		7 gal 24" x 24"
83	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris		7 gal 24"x24" full
GROUNDCOVERS					
QTY	SYM	Botanical Name	Common Name		Specifications
64	LM	Liriope muscari	Big Blue Lilyturf		7 gal 24"x24" full
73	LN	Lysimachia nummularia	Creeping Jenny		1 gal 12"x12" full
42	PB	Philodendron Burle Marx	Burle Marx Philodendron		7 gal 24"x24" full
125	TA	Trachelospermum asiaticum	Asiatic Jasmine		1 gal 12"x12" full
500	SOD	Stenotaphrum secundatum	St. Agustine		REAR LOT - solid sod, butt jointed, no gaps
1,780	SOD	Stenotaphrum secundatum	St. Agustine		ROW - solid sod, butt jointed, no gaps, not within 3' dia of tree trunks

N = Native Species

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STATE OF FLORIDA

Patrick K. Hodges

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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Planting Schedule, Notes & Specifications

Sheet No.

L-103

NOT FOR CONSTRUCTION

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

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 33,750 s.f.x 20 % = 6,750 s.f.	6,750 SF	8,494 SF
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	6,750 SF	9,716 SF
LAWN AREA CALCULATION		
A. Total Square feet of landscaped open space required by Chapter 33	6,750 SF	8,494 SF
B. Maximum lawn area (sod) permitted= 20% % = 1,350 s.f.	1,350 SF	650
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x .77 net lot acres - number of existing trees=	22	23
B. Street Trees (maximum average spacing of 35' o.c.) 225 linear feet along street divided by 35'=	7	6
Palms allowed as street trees (3:1 ratio)	6	6
Street tree species allowed directly beneath power lines: (maximum average spacing of 25' o.c.): 225 linear feet along street divided by 25'=	N/A	N/A
TOTAL STREET TREES REQUIRED	7	7
TOTAL TREES REQUIRED	29	44
TOTAL NEW TREES REQUIRED	29	44
C. 25% Palm species allowed (three palms = one tree) Palms provided:	15 max.	15
D. % Natives required: Number of trees provided x 50% =	15	25
E. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	15	34
SHRUBS		
A. Total number of trees required x 10 = the number of shrubs required:	346	379
B. The total number of shrubs required x 30% = the number of native shrubs required:	104	267
C. The total number of shrubs required x 50% = the number of drought shrubs required:	not provided	not provided
IRRIGATION		
AUTOMATIC IRRIGATION REQUIRED	YES	YES
REQUIRED TREE SIZES FOR 5+ STORY BUILDING		
25% Trees @ 18'-20' x 7' or Palms @ 22'-28':	10	15
50% Trees @ 16'-18' x 7' or Palms @ 22'-28':	19	16
25% Trees @ 12'-5' (min. req.) or Palms @ 14'-18':	10	31

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new proposal

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLAND

LANDSCAPE CODE (SEC. 24-16) REQUIREMENTS LEGEND (WORKSHEET)
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)
Site Address 9461 East Bay Harbor Drive

Net Lot Area 33,750 SF Acres .77

	REQUIRED	PROVIDED
A. Open Space Requirement: Lot Area = 33,750 SF sf x 20 % = 6,750 sf	6,750 SF	8,851 SF
B. Maximum Lawn Area Allowed allowed open space _____ sf x 60%= _____ sf	5,310 SF	500 SF
C. Shade Trees Required 1. 28 trees / acre x .77 acers = 22	22	12 palms = (4 trees) + 20 trees (24 total)
2. Native Species Required - 50% # of Trees req. 22 x 50% = 11	11	20
3. Drought Tolerant and Low Maintenance Species Required - 50% # of Trees req. 22 x 50% = 11	11	20
D. Street Trees Required Measured @ 1:35 lineal feet of frontage Width of lot 225 / 35' = 6 Note: Street trees do not count towards required on-site lot trees Note: Street tree species determined by Town Street Tree Master Plan.	6	6
E. Shrubs Required 1. 10 shrubs x required trees	220	456
2. Native Species Required - 30%	66	211
3. Drought Tolerant and Low Maintenance Species Required - 50%	110	456
F. Parking Lot Landscaping (N/A)		
		(per provided trees required above in C-1)
REQUIRED TREE SIZES FOR 5+ STORY BUILDING		
25% Trees @ 18'-20' x 7' or Palms @ 22'-28':	6	6
50% Trees @ 16'-18' x 7' or Palms @ 22'-28':	12	12
25% Trees @ 12'-5' (min. req.) or Palms @ 14'-18':	6	6

right studios
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LA BAIA NORTH
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Consultant

Landscape Architect
REGISTERED LANDSCAPE ARCHITECT PATRICK KENNEY HODGES LA 0000850 STATE OF FLORIDA
Patrick K. Hodges
LA-0000850

SITE PLAN REVISION

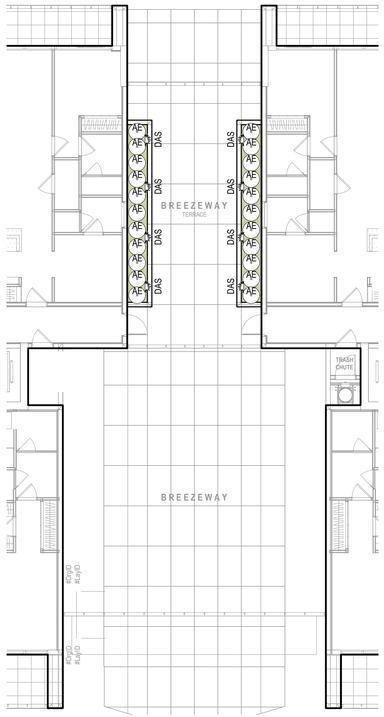
Date 05.17.22
Scale AS SHOWN
Project No. 2202
Sheet Name
Plant Legend Comparison
Sheet No.
L-104

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:

0' 10' 20' 40'

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

NORTH

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LA 0000850
STATE OF FLORIDA

Patrick K. Hodges
LA-0000850

SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Third Floor Understory Planting Plan

Sheet No.
L-105

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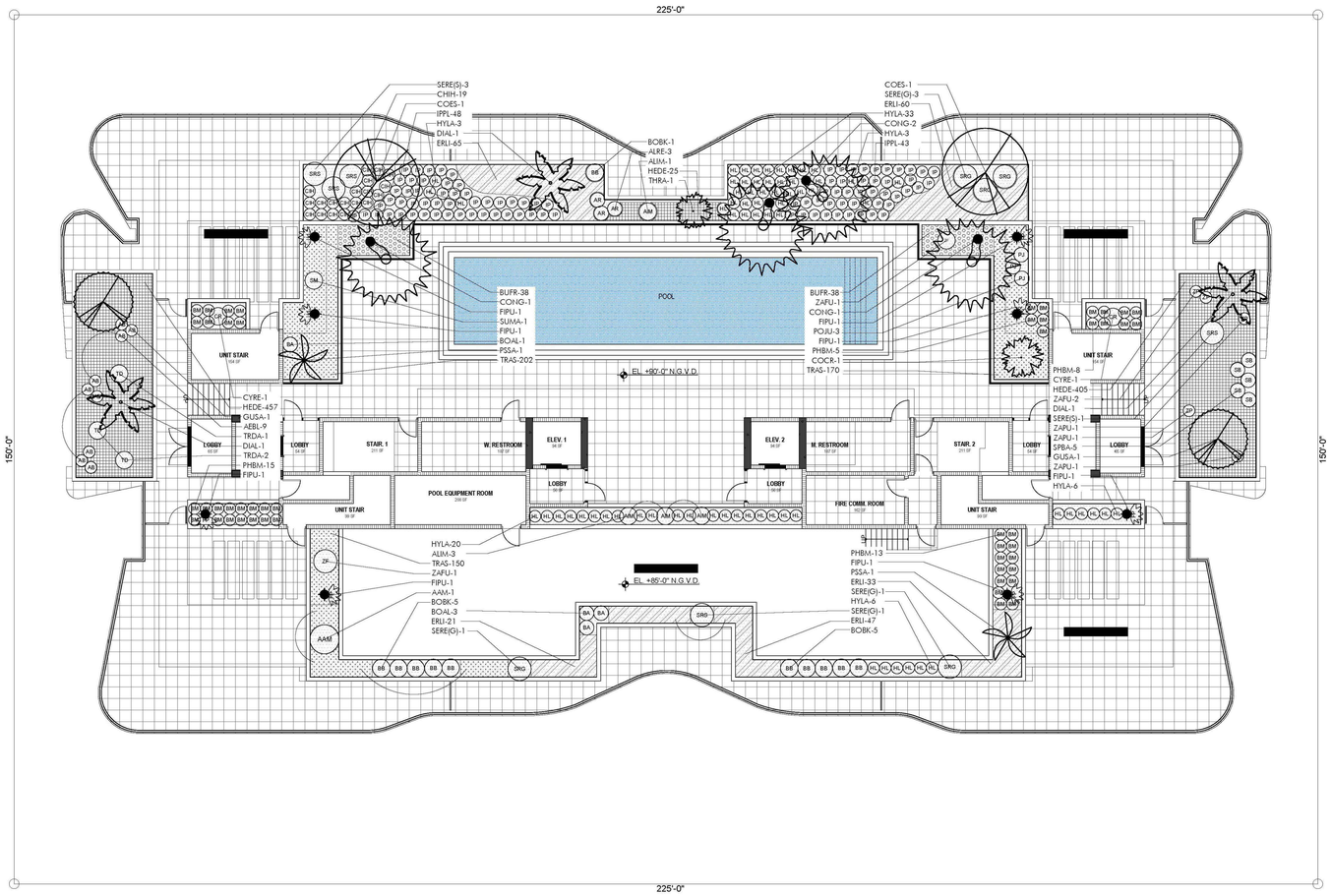
previously approved

NOT FOR CONSTRUCTION

PLANT LIST - ROOF LEVEL				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	2	ea.	8' x 6', multi-trunk, lifted to tree form
GUSA	Guaiacum sanctum ...Lignum vitae	2	ea.	7' tall x 5' spread
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CONG	Cocos nucifera 'Maypan' ...Coconut Palm	5	ea.	6' GW, curved trunks, lean 5° where shown on plan
COCR	Coccothrinax crinata ...Old Man Palm	1	ea.	5' tall OA
DIAL	Dictyosperma album ...Hurricane Palm	3	ea.	6'-7' tall overall
PSSA	Pseudophoenix sargentii ...Buccaneer Palm	2	ea.	6' Tall OA
THRA	Thrinax radiata ...Green Thatch Palm	1	ea.	6'-7' tall overall
SHRUBS AND GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
AEBL	Aechmea blanchetiana 'Orange Form' ...Bromeliad	9	ea.	24'x24', Orange Color
AGAM	Agave americana ...Blue Agave	1	ea.	36'x36'
ALIM	Alcantarea imperialis ...Imperial Bromeliad	4	ea.	30" x 30"
ALRE	Alcantarea reginae ...Bromeliad	3	ea.	24" x 24"
BOAS	Bougainvillea 'Alabama Sunset' ...Bougainvillea 'Alabama Sunset'	4	ea.	24'x24"
BOBK	Bougainvillea 'Barbara Karst' ...Barbara Karst Bougainvillea	11	ea.	24" x 24"
BUFR	Bulbine frutescens 'Hallmark' ...Orange Stalked Bulbine	76	ea.	1 gallon cans, 12" o.c.
CHIH	Chrysobalanus icaco 'Horizontal' ...Horizontal Cocoplum	19	ea.	12" x 18"
ERLI	Ernodea littoralis ...Golden Creeper	226	ea.	3 gallon cans, 18" o.c.
FIPU	Ficus pumila ...Creeping Fig	8	ea.	3 gal cans, full, install against columns
HEDE	Helianthus debilis ...Beach Sunflower	887	ea.	1 gallon cans, 12" o.c.
HYLA	Hymenocallis latifolia ...Spider Lily	70	ea.	3 gallon cans, full
IPPC	Ipomoea pes-caprae ...Railroad Vine	91	ea.	3 gallon cans, 18" o.c.
PHBM	Philodendron 'Burle Marx' ...Burle Max Philodendron	49	ea.	18'x18"
POJU	Portea 'Jungles' ...Bromeliad	3	ea.	24'x24"
SERE(G)	Serenoa repens 'Green' ...Silver Saw Palmetto	5	ea.	24" x 24", Green color
SERE(S)	Serenoa repens 'Silver' ...Silver Saw Palmetto	5	ea.	24" x 24", Silver color
SPBA	Spartina bakeri ...Cord Grass	5	ea.	3 gallon cans, full
SUMA	Suriana maritima ...Bay cedar	1	ea.	30" x 30"
TRAS	Trachelospermum asiaticum ...Asiatic Jasmine	522	ea.	1 gal cans, full, install 12" o.c.
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	3	ea.	3 gallon cans, full
ZAFU	Zamia furfuracea ...Cardboard Palm	2	ea.	36'x36"
ZAPU	Zamia pumila ...Coontie	5	ea.	24'x24"
MISCELLANEOUS				
	GSLA Roof Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Rice Rock 30% Florida Peat	395	c.y.	
	Shredded Melaluca Mulch	21	c.y.	2" layer in all shrub beds



PLANTING PLAN - ROOF LEVEL

SCALE: 1" = 10'

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LA BAIA NORTH
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Consultant

Landscape Architect

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STATE OF FLORIDA

Patrick K. Hodges

LA-0000850

SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

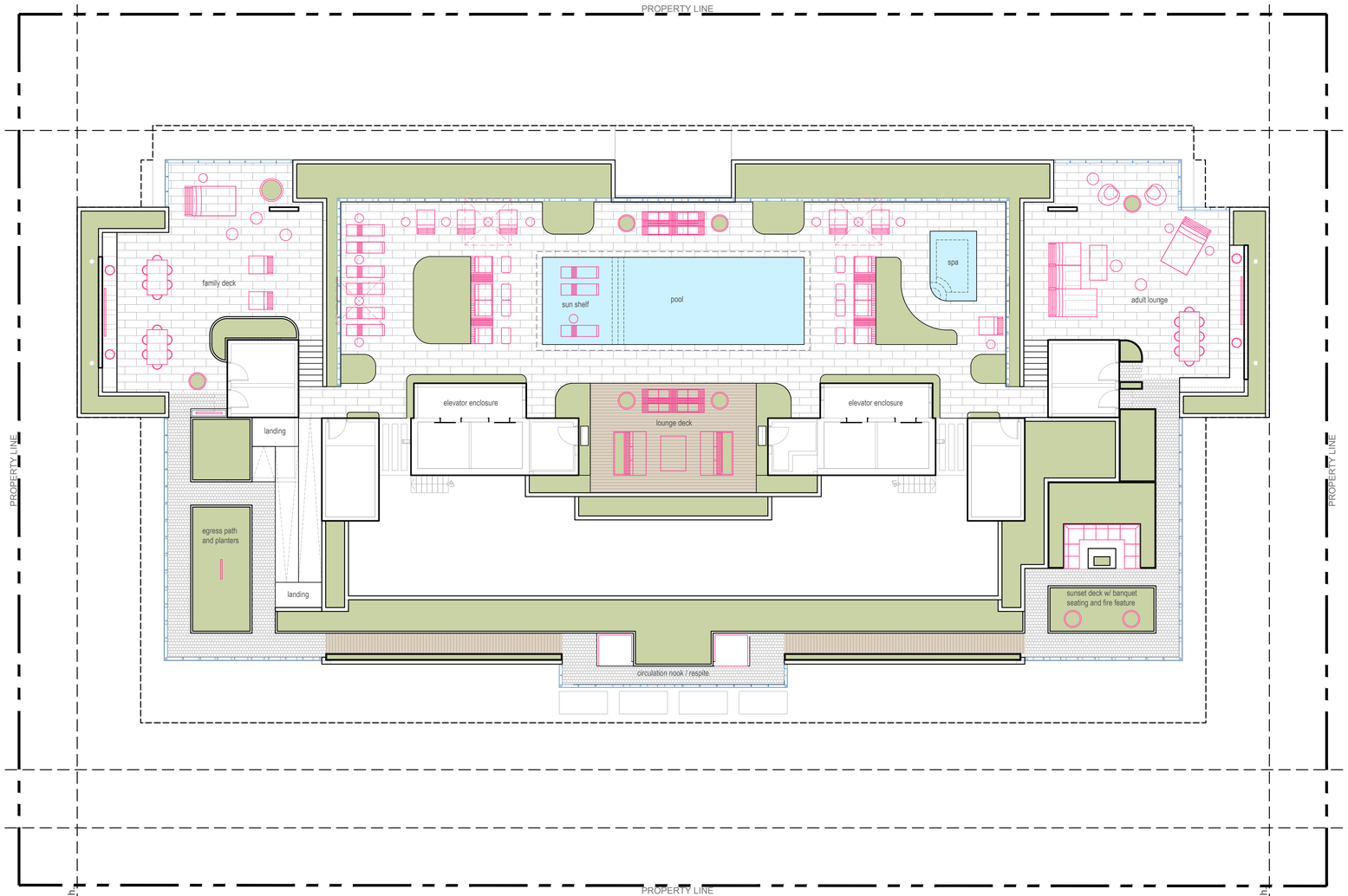
Sheet Name
Previously Approved
Roof Landscape Plan

Sheet No.

L-107-PA

NOT FOR CONSTRUCTION

new proposal



MATERIAL LEGEND

Porcelain Tile on Slab



(4,685 sf)

Permeable Paver Type
(w/ moss or lawn joints)



(1,049 sf)

Aged Teak Wood



(780 sf)

water surface

(770 sf)

landscape
areas

(3,767 sf)

LANDSCAPE SITE CALCULATIONS:

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:

0' 10' 20' 40'

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

NORTH

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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Site &
Hardscape Plan

Sheet No.
L-106

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new proposal

PLANT SCHEDULE



TREES				
	QTY	SYM	Botanical Name	Common Name
	6	CR	Clusia rosea	Autograph Tree
	17	EF	Myrcianthes fragrans	Simpson's Stopper
b	5	LJ	Ligustrum japonicum	Japanese Privet
b	4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree
PALMS				
	QTY	SYM	Botanical Name	Common Name
a	12	AM	Adonidia Merrillii	Christmas Palm
TREE and PALMS ALTERNATES				
	QTY	SYM	Botanical Name	Common Name
a	12	VM	Veitchia Montgomeryana	Montgomery Palm
b	TBD	GO	Guaiacum 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 ARCHITECT:

0' 10' 20' 40'

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

NORTH

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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Canopy
Planting Plan

Sheet No.
L-107 i

new proposal

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PLANT SCHEDULE

TREES			
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17	EF	Myrcianthes fragrans	Simpson's Stopper
5	LJ	Ligustrum japonicum	Japanese Privet
4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree

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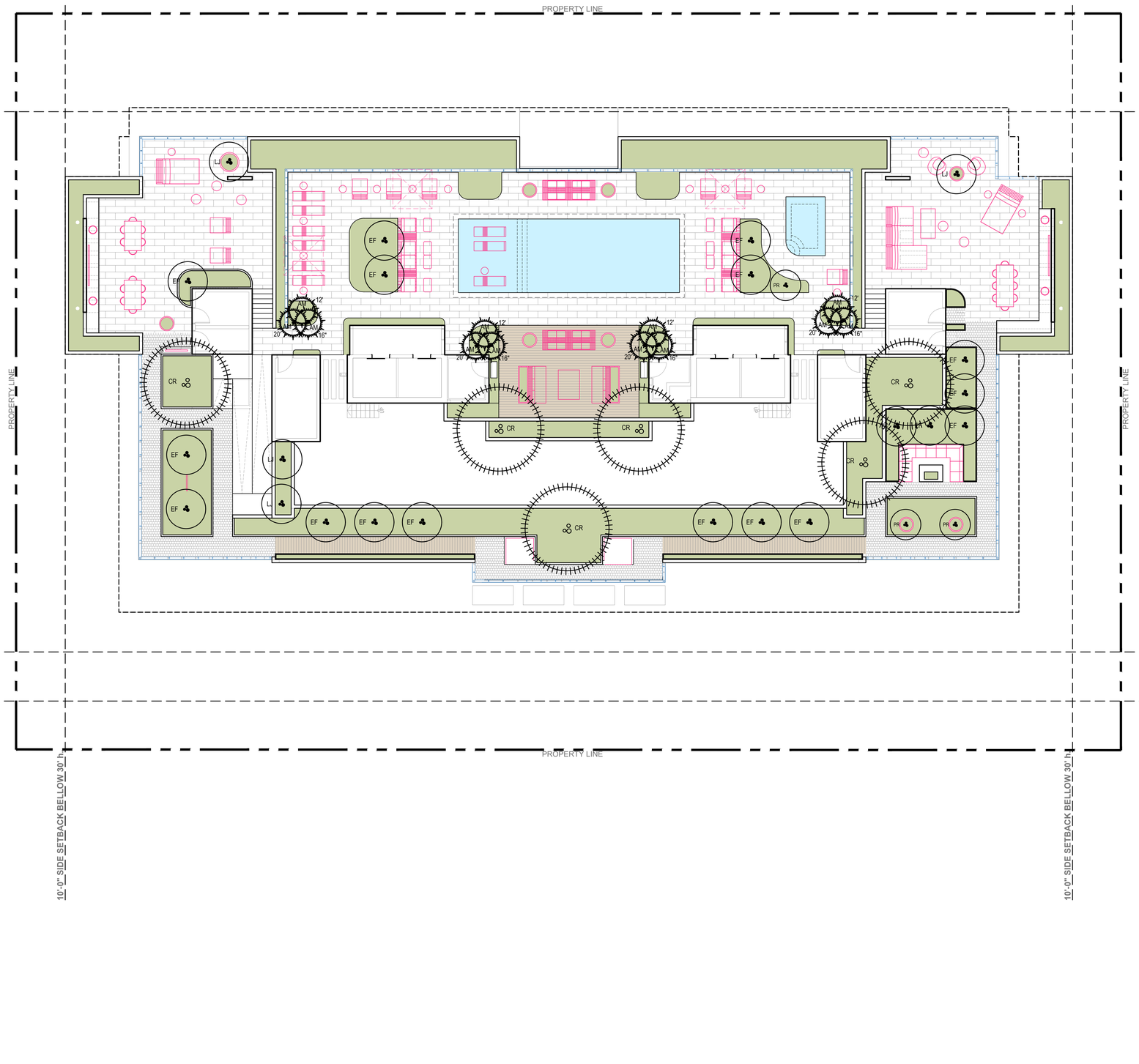

DRAWING SCALE AND NORTH ARROW:

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

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Patrick K. Hodges
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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Canopy
Planting Plan

Sheet No.
L-107

NOT FOR CONSTRUCTION

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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STATE OF FLORIDA

Patrick K. Hodges

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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Canopy
Plant Image Board

Sheet No.
L-107 p

new proposal

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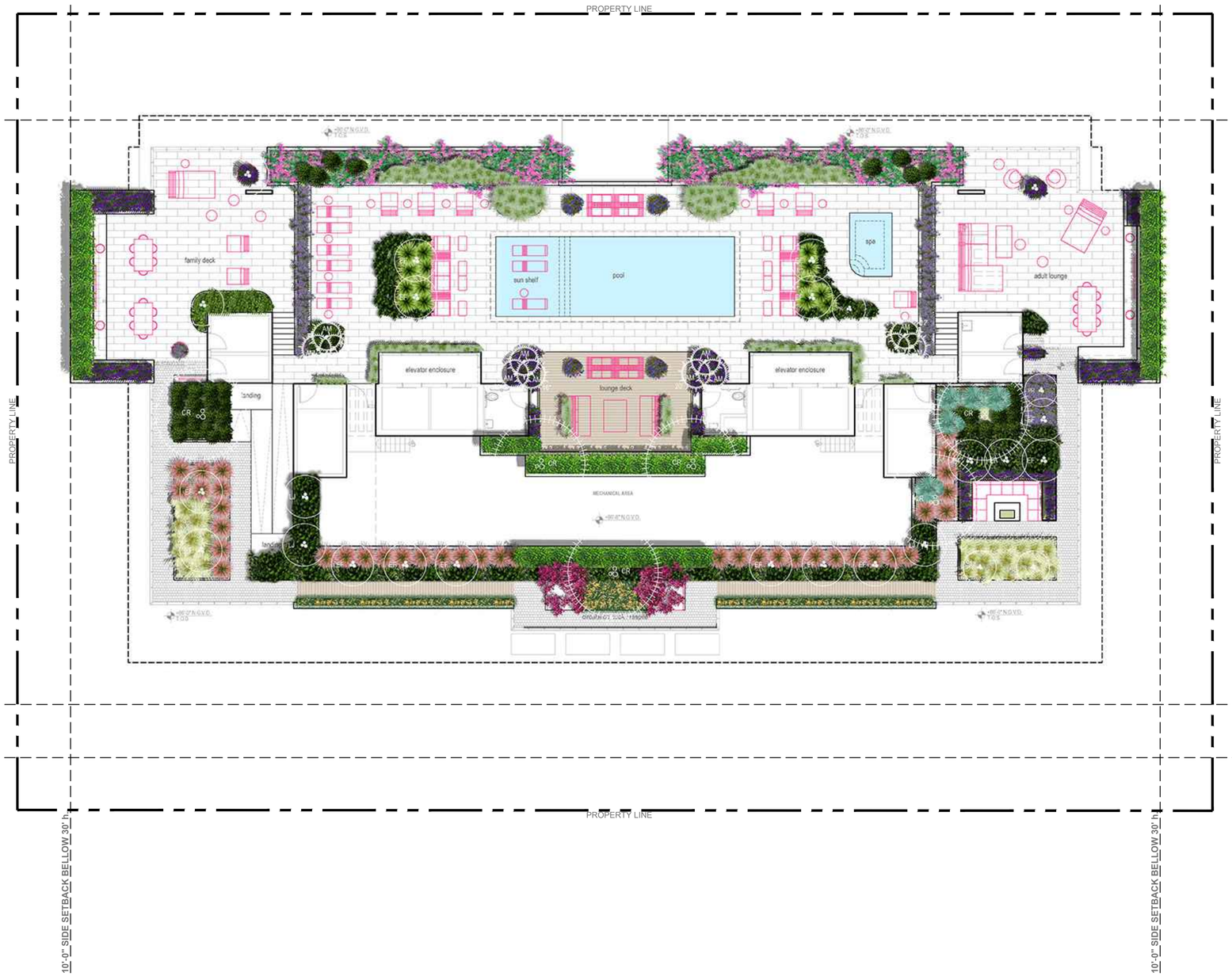

PLANT SCHEDULE

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	Neomarica caerulea 'Regina'	Giant Apostle Iris
334	OJ	Ophiopogon japonicus	Mondo Grass
17	PB	Philodendron Burle Marx	Burle Marx Philodendron

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Patrick K. Hodges
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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

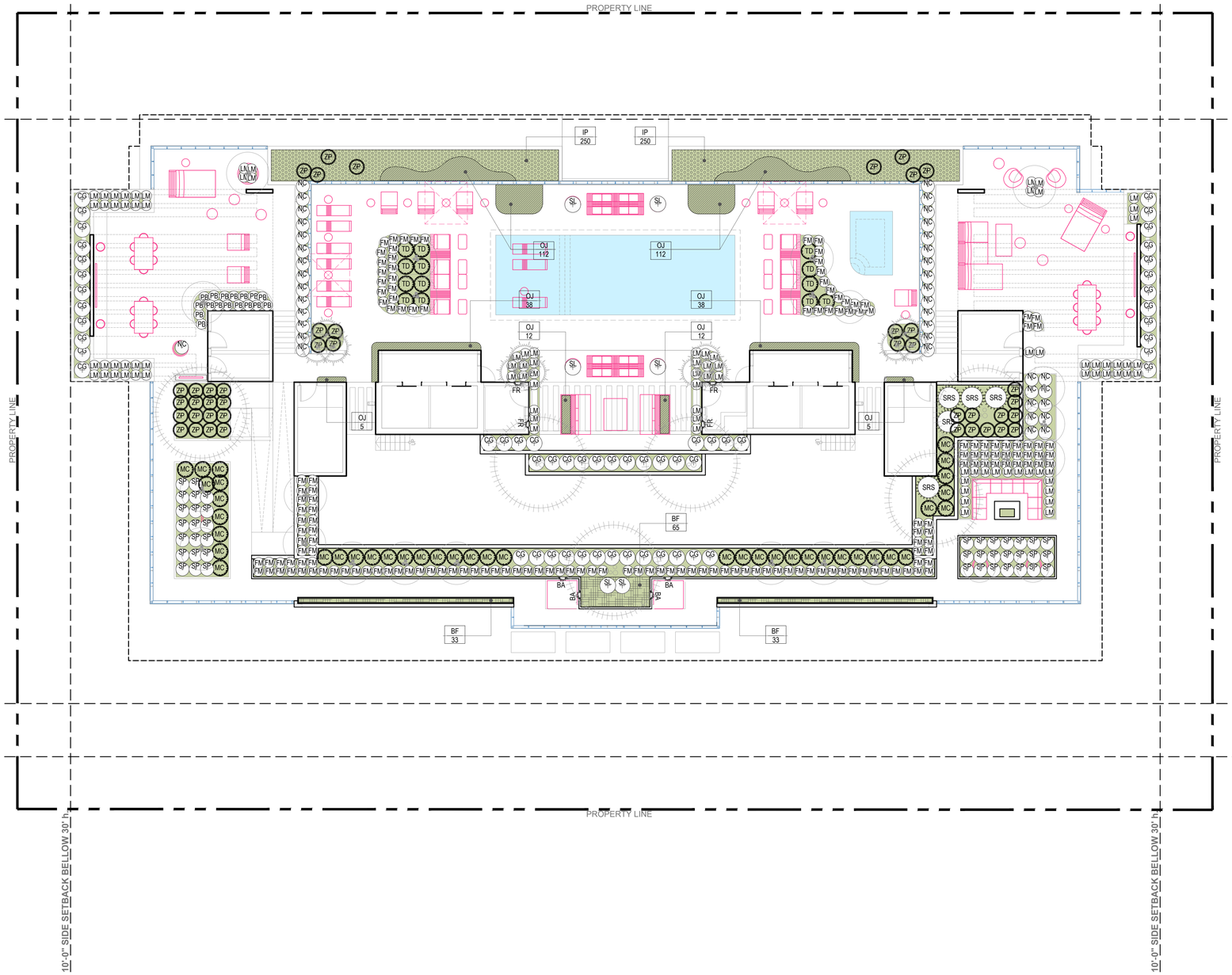
Project No.
2202

Sheet Name
Roof Level Understory Planting Plan

Sheet No.
L-108 i

new proposal

PLANT SCHEDULE



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0' 10' 20' 40'

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

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NOT FOR CONSTRUCTION

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Consultant

Landscape Architect

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Patrick K. Hodges
LA-0000850

SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Understory Planting Plan

Sheet No.
L-108

NOT FOR CONSTRUCTION

new proposal



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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Patrick K. Hodges
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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Understory
Plant Image Board

Sheet No.
L-108 p

NOT FOR CONSTRUCTION

new proposal

GENERAL NOTES AND REQUIREMENTS

1. 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.
2. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
3. 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.
4. 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.
5. 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.
6. 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.
7. Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
8. 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.
9. 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
10. 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.
11. Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
12. Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
13. 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.
14. 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, fertilzer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
15. Fertilize palms with palmgain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommened rate.
16. 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.
17. Guarantee all plants for one year.
18. All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
19. Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
20. Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.
23. 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 provied 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
b	5	LJ	Ligustrum japonicum	Japanese Privet		65 gal, 8' ht, 6' spr
b	4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree		65 gal, 8' ht, 6' spr

PALMS

	QTY	SYM	Botanical Name	Common Name		Specification
a	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
a	12	VM	Veitchia Montgomeryana	Montgomery Palm		FG, singles 12'-20' hts (see plan) 4" min. cal
b	TBD	GO	Guaiacum 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	Serenoa 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

S# = Street Tree designation and quantity

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SITE PLAN REVISION

Date
05.17.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Plant Schedule, Notes and Specifications

Sheet No.

L-109

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FRONT ELEVATION



DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Date
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Scale
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Project No.
2202

Sheet Name
Illustrative Elevation West

Sheet No.
L-110

new proposal

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REAR ELEVATION



DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Date
05.17.22

Scale
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Project No.
2202

Sheet Name
Illustrative
East Elevation

Sheet No.
L-111

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Project No.
2202

Sheet Name
Rendering

Sheet No.

LR-01

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Project No.
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Sheet Name
Rendering

Sheet No.
LR-02

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Sheet Name
Rendering

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LR-03

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Project No.
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Sheet Name
Rendering

Sheet No.
LR-04

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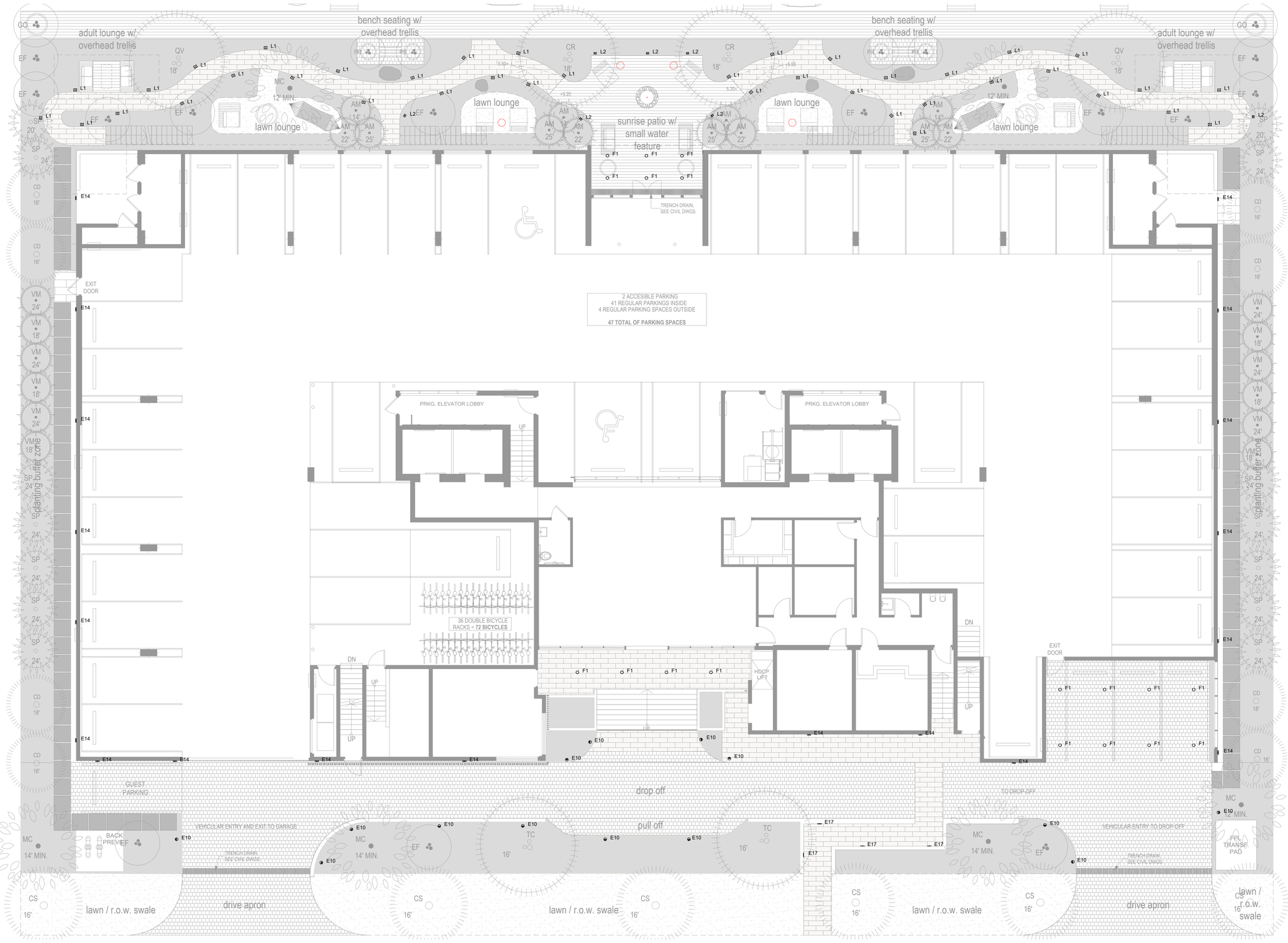

LANDSCAPE LIGHTING PLAN LEVEL 1

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SITE PLAN REVISION

Date
04.21.22

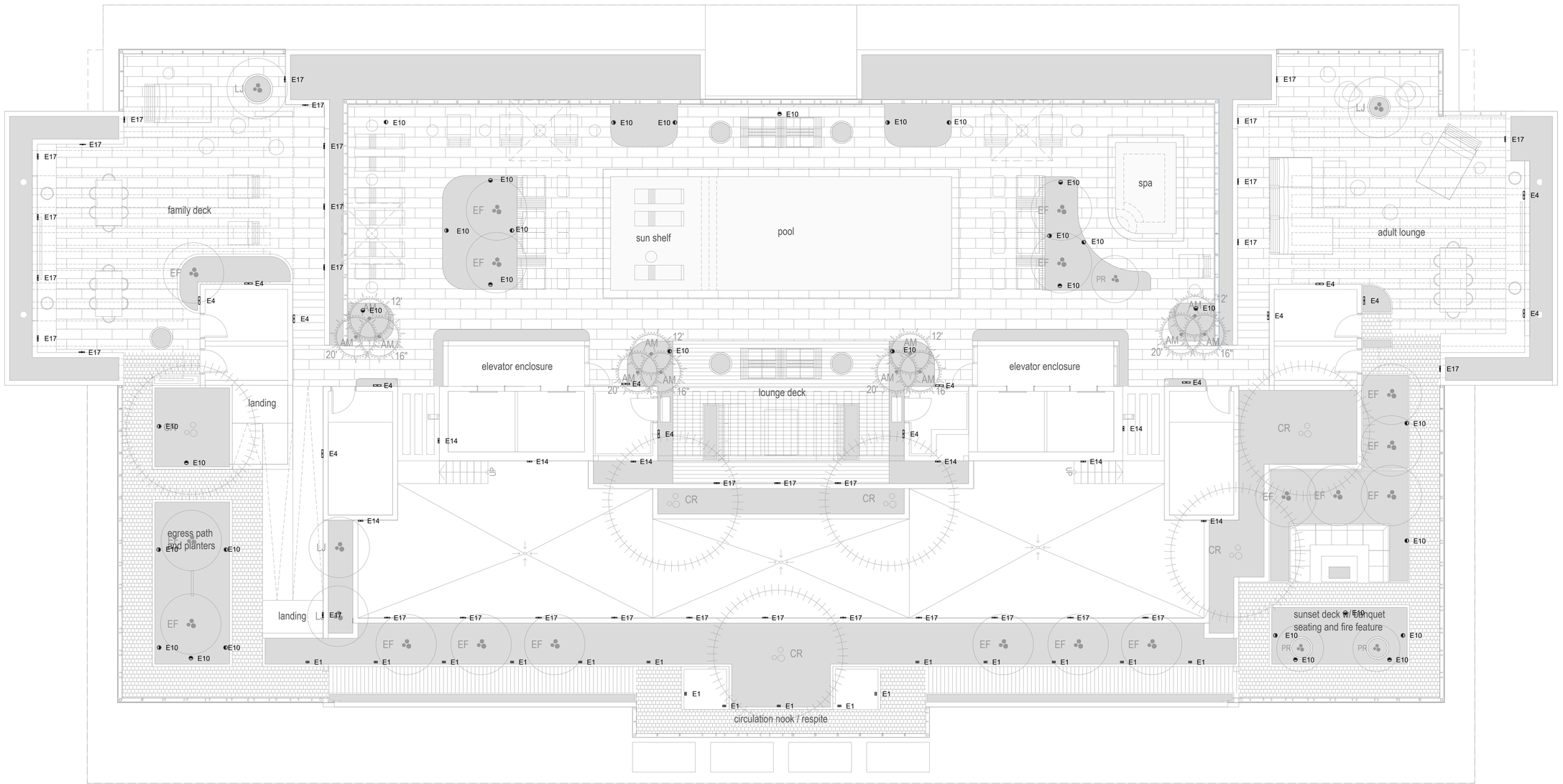
Scale
AS SHOWN

Project No.
2202

Sheet Name
LEVEL 1_
Landscape Lighting Plan

Sheet No.
LD-109

NOT FOR CONSTRUCTION



LANDSCAPE LIGHTING PLAN ROOF LEVEL

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Date
04.21.22

Scale
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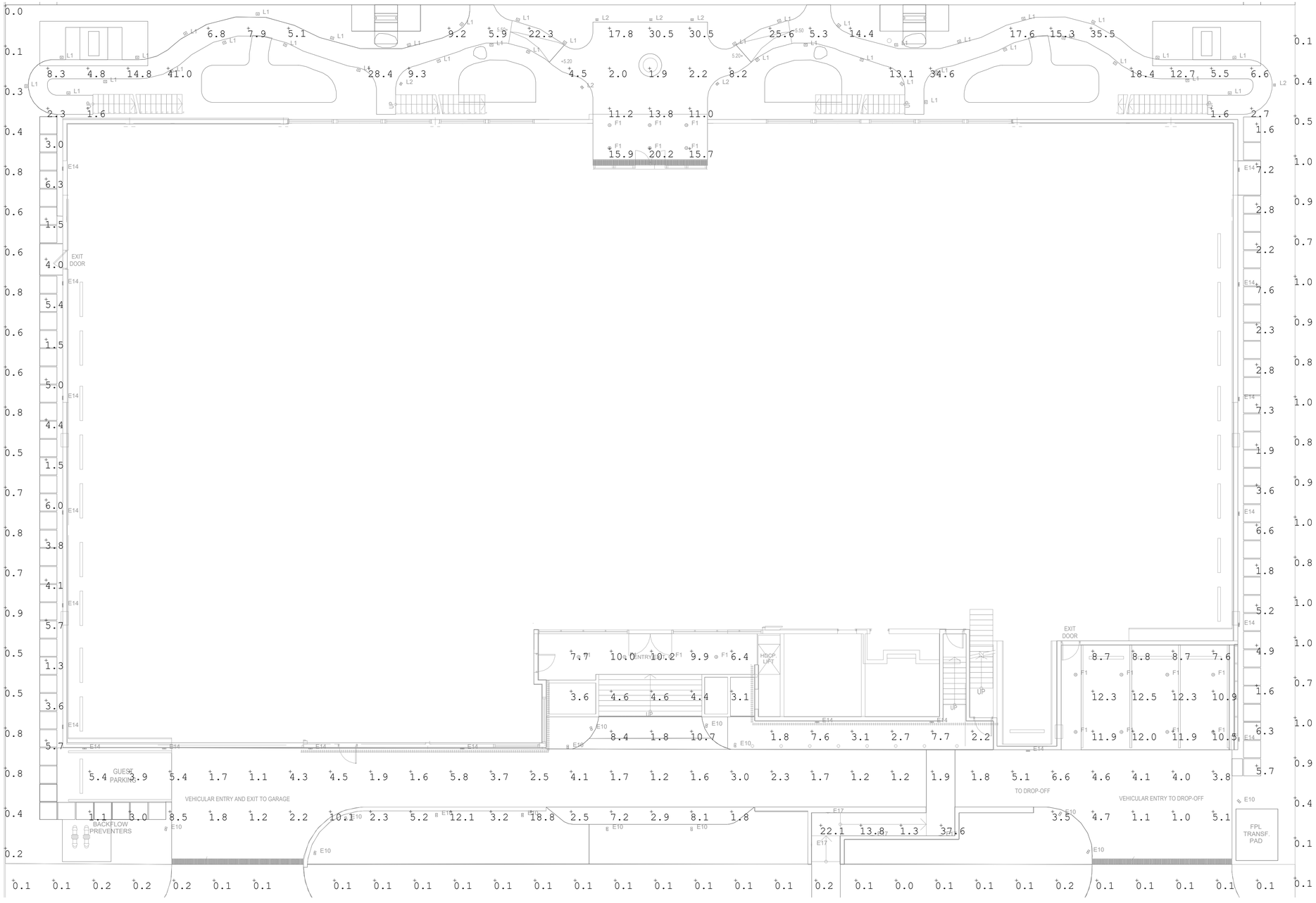
2202

Sheet Name
ROOF LEVEL_
Landscape Lighting Plan

Sheet No.
LD-110



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	14	E10	Single	US_Light_Measurement_FLINDT_B		0.980	579	15	210
	4	E17	Single	33046_BEGA_IES		1.000	463	8	32
	19	E14	Single	7075-08-C13-35K		0.980	1207	12.0199	228.378
	18	F1	Single	DRD2M10930-DRD2TR6SWH		1.000	1046	13.5	243
	7	L2	Single	303-P1-LEDB1-3000-UNV-T4-DIM10		0.980	636	8.2	57.4
	39	L1	Single	303-P1-LEDB1-3000-UNV-T2-DIM10		0.980	642	8.2	319.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PATH WAY	Illuminance	Fc	13.38	41.0	1.6	8.36	25.63
NORTH PATHWAY	Illuminance	Fc	3.93	6.3	1.3	3.02	4.85
PROPERTY LINE	Illuminance	Fc	0.39	1.0	0.0	N.A.	N.A.
SOUTH PATHWAY	Illuminance	Fc	4.20	7.6	1.6	2.63	4.75
WEST RAMP	Illuminance	Fc	18.70	37.6	1.3	14.38	28.92
WEST SIDE	Illuminance	Fc	5.44	18.8	1.0	5.44	18.80

LANDSCAPE EMERGENCY PHOTOMETRICS LEVEL 1

SCALE: NTS

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Date
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Scale
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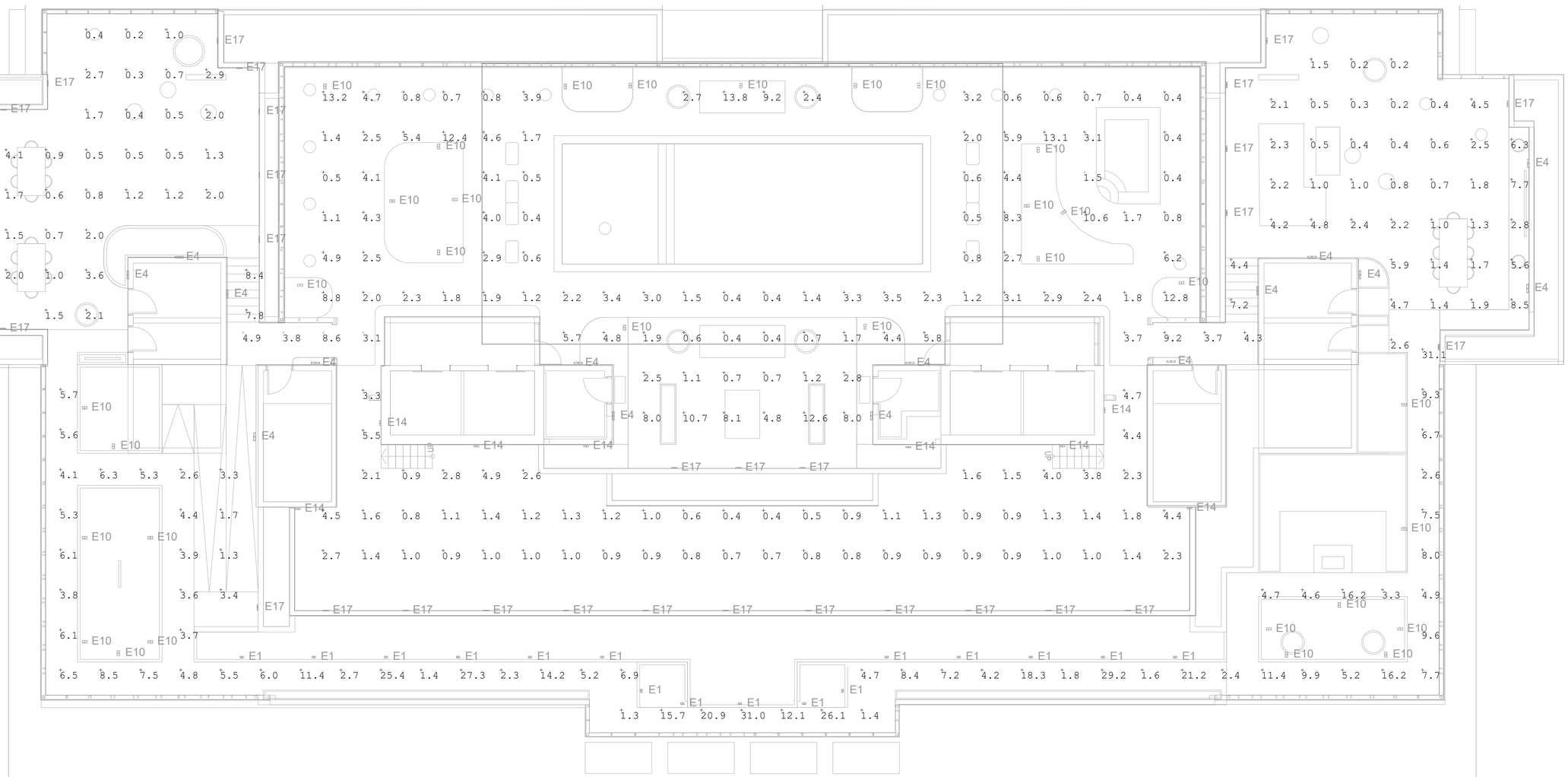
Project No.
2202

Sheet Name
LEVEL 1_
Landscape Emergency Photometrics

Sheet No.
LD-407



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	E14	Single	7075-08-C13-35K		1.000	1207	12.0199	96.159
	16	E1	Single	303-P1-LEDB1-3000-UNV-T2-DIM10		1.000	642	8.2	131.2
	33	E17	Single	33046_BEGA_IES		1.000	463	8	264
	15	E4	Single	S7250W_14		0.980	888	24.2	363
	32	E10	Single	US_Light_Measurement_FLINDT_B		0.980	579	15	480

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADULT LOUNGE AREA	Illuminance	Fc	2.49	8.5	0.2	12.45	42.50
FAMILY DECK AREA	Illuminance	Fc	1.78	8.4	0.2	8.90	42.00
MECHANICAL AREA	Illuminance	Fc	1.69	5.5	0.4	4.23	13.75
POOL DECK AREA	Illuminance	Fc	3.52	13.8	0.4	8.80	34.50
WEST SIDE	Illuminance	Fc	8.29	31.1	1.3	6.38	23.92

LANDSCAPE EMERGENCY PHOTOMETRICS ROOF LEVEL

SCALE: NTS

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIMcloud: RAI-SERVER1 - BIMcloud Basic for Archicad 25/2202_LA BAIA_NORTH/2202_LA BAIA - NORTH - By:ychung - Date: 5/13/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27th. AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000

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

Lighting Consultant
MIAMI LIGHTING DESIGN
2550 South Bayshore Dr
Suite 206
Miami, FL 33178
P: 305.443.2004

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
ROOF LEVEL_
Landscape Emergency Photometrics

Sheet No.
LD-408

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

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305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA HAND-DELIVERY & ELECTRONIC MAIL

May 19, 2022

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: Site Development Plan Modification for La Baia North at Property Located at 9431, 9461 & 9481 East Bay Harbor Drive, Bay Harbor, Islands, FL

Dear Ms. Lasday,

Our law firm represents Bay Harbor Islands Property Owner I, LLC (the "Applicant"). The Applicant owns the properties located at 9431, 9461 & 9481 East Bay Harbor Drive, Bay Harbor Islands (collectively the "Property"). The Property contains 3 waterfront lots located on the east side of East Bay Harbor Drive between 94th and 95th Streets and is zoned Multiple Family Residential (RM-1) District. The prior owner received approval to develop a multifamily residential project, previously entitled "Royal House." The purpose of this letter is to request site plan development modification from the Design Review Board (formerly known as the Planning and Zoning Board) for the Applicant's proposed development, currently referred to as "La Baia North" (the "Project").

Development Approvals. On December 18, 2012, the Town's Planning and Zoning Board approved a site plan for the Property consisting of a 72-unit condominium building, with 7 stories of habitable units over 1-level of a partial subterranean parking garage, known as the Royal House Project (the "Development Approval"). See Exhibit A – Resolution No. 1147-B. This approval was subsequently followed by an amended site plan approved by the Planning and Zoning Board on August 20, 2013 (the "Amended Development Approval"). See Exhibit B – Resolution No. 1175.

The prior owner submitted a building permit for the Project and kept it and the Amended Development Approval alive through processing the permit and various State of Emergency extensions as allowed through State Statute. As verified by the Town, the present expiration date of the permit is June 7, 2022. However, the Applicant has already filed an additional notification pursuant to an active State of Emergency that extends the permit and associated Amended Development Approval through December 27, 2023. We are seeking confirmation of this new date from the Town Administration. See composite Exhibit C.

Notably, through the conditions in the Amended Development Approval, the Royal House Project is required to (1) obtain 46 TDR dwelling units and (2) record a Unity of Title, or Covenant in Lieu of Unity of Title, binding the Property together as one plot of land. First, the prior owner of the Property previously purchased 46 TDR dwelling units from the Town on March 22, 2013, and the Applicant executed an Assignment and Assumption of TDR Contract on May 17, 2021 to obtain the right, title, and interest to the TDR units.[1] See Exhibit D – Assignment and Assumption of TDR Contract. Second, the Applicant obtained approval of the Unity of Title from Town staff and is in the process of recording it.

Proposed Modifications. The Applicant, as new owner of the Property, has taken a comprehensive review of the existing approvals to improve the Project and bring it into alignment with today's market. Specifically, the Applicant wishes to modify the Amended Development Approval by reducing the residential units to 57, which significantly lowers the density by 15 units, and increases the size per unit. The initial Royal House Project in the Amended Development Approval was planned as a rental building with smaller units. However, the currently proposed design is planned as a family-oriented condominium building.

Notably, the Applicant's design maintains the 3-story tall alternative breezeway, which is highly transparent through the building from front to rear. The front entry area has been expanded north-south to create greater openness and visibility. The Applicant also proposes changes to the façades to reflect the proposed reorganization for the larger units, and to maximize the interior/exterior views with revised balconies that are compatible to the unit sizes. For instance, the Applicant proposes new railing designs which incorporate a combination of aluminum at the bottom and glass on top, as well as railing designs with full glass. There is also a proposed addition of wood slat paneling along the west elevation which vertically extends from street level and toward the second floor level. The Applicant's proposed plan also includes an additional passenger elevator, for a total of four passenger elevators, that connect the first floor level with the rooftop level of the building.

[1] Due to the reduction by 15 units as discussed below, the Applicant will work with the Town Administration to amend the TDR contract to 31 TDRs to ensure that the Applicant is not obtaining more TDRs than required for the project. The unneeded 15 TDRs will return to the Town Bank for the Town's use for other projects.

The aforementioned new image of the condominium building will be supplemented with a fresh landscape design and enhanced amenities. The lobby will be conveniently relocated to the center of the first floor and a new communal room will be included on the second floor. Moreover, a new breezeway terrace will be included on the third floor with a new stepping breezeway frame along the west elevation.

Importantly, due to FEMA restrictions for residential buildings, the Applicant must eliminate the previously approved basement parking level. The prior approval consisted of 2 levels of parking, including a basement, with 102 spaces (at -16' BFE / -6' NGVD), as well as an additional 43 parking spaces at the ground floor level. For appropriate resiliency and sustainability, the Applicant's current plan proposes all parking at the ground level above 5'-0" NGVD. The parking will include 43 standard interior parking spaces, 4 exterior spaces, and 28 valet parking spaces for efficient parking, with a total of 75 parking spaces. The valet operation will be 24/7 and access to the valet drop-off /pick-up area will be provided at the front entrance to the building on the private driveway. The proposed drop-off design includes an ADA compliant accessible walkway, which will connect the lobby with the right-of-way. The Applicant's proposed plan will also maintain 36 double bicycle racks which will accommodate 72 bicycles.

Parking Requirements. Based on the Applicant's proposed reduction to 57 residential units, the Applicant is required to provide 114 parking spaces. The Applicant's proposal accommodates 75 parking spaces. Pursuant to Section 23-29.1 of the Bay Harbor Code of Ordinances (the "Code"), which establishes a Town Parking Trust, subject to approval by the Town Council a property owner can pay a fee for each of the required on-site parking spaces that are not provided on-site.

In order to be eligible to pay the Parking Trust Fee in lieu of providing required parking, the property owner must provide a minimum of 40 percent of all required parking spaces and meet certain criteria. Specifically, the property owner must demonstrate that,

(1) adequate off-street parking is available within 500 feet of the subject site;

(2) the Council determines that the surrounding area will not be adversely impacted by the granting of the deviation;

(3) the Town Manager or his/her designee, in conjunction with the chief of police, issues a written recommendation in support of the application; and

(4) appropriate mitigation is provided in the form of the Parking Trust Fee or other equivalent mitigation.

The proposed plan provides more than 40 percent of required parking. Particularly, the Project provides approximately 65 percent of required parking. The Project also meets the Code criteria. First, there is adequate off-street parking within 500 feet of the Property because there is a public parking lot located west of the Project on 95th Street. See Exhibit E. Second, the reduction of units is beneficial and reduces traffic. Moreover, the elimination of the subterranean basement parking avoids flooding impacts to the Property and the surrounding area and, therefore, allows for a more resilient Project. Third, there have been multiple discussions with the Town Administration to address the proposed reduction in parking and the Applicant's proposal has been met with support. Fourth, the Applicant is willing to pay the Parking Trust Fee for each of the remaining 39 required on-site parking spaces.

Additionally, the Applicant anticipates several mitigating factors above participation in the Town Parking Trust, such as greater than 50% seasonal occupancy and low expected turnover with no short-term rentals, the preference of ride-sharing services over driving, the convenience of nearby transit including Miami Dade Transit Route 107-G, and both the Property and the surrounding community's compatibility with walking and bicycling. The Applicant further mitigates required parking by providing for and ensuring the following:

- Electric carsharing platform allowing for on-demand guest/resident access and operation of 2 electronic vehicles with dedicated parking spots
- Only 1 guaranteed parking space for 1- and 2-bedroom units
- Additional 72 spaces for bicycle parking
- 24-hour Valet Parking System managing all 75 parking spaces
- Adequate drop-off/pick-up queuing space at the front of the building to ensure no spillover of vehicles onto the street

Notably, a parking generation analysis for the Project was conducted by David Plummer & Associates, Inc., a reputable consulting firm specializing in transportation and civil engineering, and included with the application materials. Overall, the analysis concluded that the 75 parking spaces provided by the Project would satisfy the parking demand and notes that the Town has a higher than average parking requirements for multifamily buildings compared to nearby municipalities. Additionally, a separate queuing analysis revealed that the proposed valet station

will be able to accommodate up to five vehicles in the queue, and that during the worst-case scenario of the AM peak hour, the valet station would have an average of no vehicles on queue. Thus, the valet parking system proposed will ensure that the average queue at the valet station will not extend past the provided valet storage and Project entrance.

Summary. La Baia North is a well-designed project and improvement over the prior approval that is compatible with the surrounding development in both scale and appearance. The submitted plans are consistent with the RM-1 regulations and satisfy the Town Code criteria for site plan modification without need for any variance. Moreover, the Project meets the criteria for the Parking Trust Fund.

We look forward to your favorable recommendation and the Planning and Zoning Board's approval of this application. Should you have any questions or wish to discuss further you can reach me at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Michael Miller, Town Planner
Mike Mesa, Building Official
Bruce Eichner
Maritza Haro, Esq.
Shakeyla Flores, Esq.

EXHIBIT A

RESOLUTION NO. 1147 - B

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR THE ROYAL HOUSE PROJECT.

WHEREAS, on November 20, 2012, Royale Club Towers, LLC ("Applicant"), filed an application for Site Plan approval for a 72-unit condominium building, with one (1) story of below grade parking, and ~~five~~ seven (7) stories of habitable units (the "Royal House") located at 9431/9461/9481 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

Lots 6, 7 and 8 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County; and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances; and

WHEREAS, on December 18, 2012, the Town's Planning and Zoning Board approved the Site Plan for the ROYAL HOUSE Project, pursuant to Sections 5-23.1(a) and 23-11(B1)(6) of the Town's Code of Ordinances with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Finding. The Planning and Zoning Board finds that the ROYAL HOUSE Project is consistent with the criteria in Sections of 5-23.1 23-11(B1)(6) and approves the site plan titled "ROYAL HOUSE", dated December 18, 2012, subject to the below conditions for approval.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. Conditions of Approval.

A. The Royal House Project is required to obtain 46 TDR dwelling units prior to the issuance of a building permit.

B. Prior to the issuance of a building permit, approval by the Town Manager and recordation by the Applicant in the Public Records of Miami-Dade County of a Unity of Title, or Covenant in Lieu of Unity of Title, binding the Property together as one plot of land.

C. Prior to the issuance of a building permit, the Applicant shall obtain and present a concurrency determination demonstrating that the Royal House Project meets school concurrency requirements.

D. The Applicant shall submit final working plans within 180 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. The Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the site plan, except and unless this Resolution is extended pursuant to the Town's Code of Ordinances or other valid extension as prescribed by Florida law.

E. The existing overhead power lines adjoining the site shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant.

F. The plans show pedestrian walkways on both the north and south sides of the building from the front yard parking area to the area near the Indian Creek Waterway. The pedestrian walkways shall be restricted to only residents and their guests.

G. The applicant shall (1) revise the plan to show the actual location of the East Bay Harbor Drive road right-of-way line, (2) revise the plan to show five or six at most generic "tree stamps" showing where the Street Trees will be planted with (3) a note stating "Species per Town Master Street Tree Plan". There should be two (2) Street Trees shown in each of the swales between the side property lines and the driveways and one (1) or two (2) Street Trees shown in the center swale area between the driveways. Staff shall review and approve such revision.

H. The applicant shall revise Sheet LA-2, which does not show any on-site trees in the front yard area at the north end of the site between the loading area and right-of-way line. Two (2) trees must be placed in this area. Further, the proposed Dwarf Coco Plum shrubs are not tall enough to provide sufficient screening for the loading area or driveways. Shrubs used to screen parking spaces / on-site vehicular areas must be at least twenty-four (24) inches at height at time of planting and be maintained at least thirty (30) inches within a year. Staff shall review and approve such revision.

I. The applicant shall revise its plans to provide that the breezeway is enlarged by one floor and that on the east elevation the center portion is pushed back to match the depth of the west side. Staff shall review and approve such revision.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 18 day of December, 2012.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Chair Person

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

EXHIBIT B

RESOLUTION NO. 1175

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE AMENDED SITE DEVELOPMENT PLAN APPLICATION FOR THE ROYAL HOUSE PROJECT.

WHEREAS, on November 20, 2012, Royale Club Towers, LLC ("Applicant"), filed an application for Site Plan approval for a 72-unit condominium building, with one (1) story of below grade parking, and seven (7) stories of habitable units (the "Royal House Project") located at 9431/9461/9481 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

Lots 6, 7 and 8 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County; and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances; and

WHEREAS, on December 18, 2012, the Town's Planning and Zoning Board approved the Site Plan for the Royal House Project, pursuant to Sections 5-23.1(a) and 23-11(B1)(6) of the Town's Code of Ordinances with certain conditions.

WHEREAS, The Town's Planning and Zoning Board's December 18, 2012 approval with conditions was codified as Resolution No. 1147-B;

WHEREAS, on or about August 13, 2013, the Applicant submitted an amended site plan for the Royal House Project ("Amended Site Plan");

WHEREAS, on August 20, 2013, the Town's Planning and Zoning Board approved the Amended Site Plan for the Royal House Project pursuant to Sections 5-23.1(a) and 23-11(B1) (6) of the Town's Code of Ordinances with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Finding. The Planning and Zoning Board finds that the Amended Site Plan for the Royal House Project is consistent with the criteria in Sections of 5-23.1 and 23-11(B1)(6) and approves the Amended Site Plan titled Royal House, dated August 13, 2013, subject to the below conditions for approval.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. Conditions of Approval.

A. This approval is based on the revised Site Development Plans dated August 13th, 2013. Any changes thereto shall require separate approvals from either staff or the Planning and Zoning Board, as specified in the code.

B. Prior to the issuance of a building permit, the Applicant shall obtain and present a concurrency determination demonstrating that the Royal House Project meets school concurrency requirements. Applicant shall coordinate with Miami-Dade County School Board staff through the Town staff (Building Dept.) to provide calculations and address any deficiencies at the public schools that serve the. If mitigation is required an agreement/payment must be finalized prior to the issuance of building permits.

C. The Royal House Project is required to obtain 46 TDR dwelling units prior to the issuance of a building permit, and the TDR's must be approved by the Town Council.

D. Prior to the issuance of a building permit, approval by the Town Manager and recordation by the Applicant in the Public Records of Miami-Dade County of a Unity of Title, or Covenant in Lieu of Unity of Title, binding the Property together as one plot of land.

E. The Applicant shall submit final working plans within 180 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. The Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the site plan, except and unless this Resolution is extended pursuant to the Town's Code of Ordinances or other valid extension as prescribed by Florida law.

F. The existing overhead power lines adjoining the site shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant.

G. The plans show pedestrian walkways on both the north and south sides of the building from the front yard parking area to the area near the Indian Creek Waterway. The pedestrian walkways shall be restricted to only residents and their guests.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED and ADOPTED this 20th day of August, 2013.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Chair Person

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

EXHIBIT C

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

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VIA ELECTRONIC MAIL

March 18, 2022

Ayanidys J. Martinez, Building and Zoning Supervisor
Building and Code Compliance Department
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: Notification and Clarification of Statutory Tolling and Extension for BP2015-251 for Property Located at 9431, 9461 and 9481 East Bay Harbor Drive, Bay Harbor Islands, Florida

Dear Mrs. Martinez:

This firm represents Bay Harbor Islands Property Owner I (the "Applicant"), the Applicant and holder of Building Permit No. BP2015-251 (See Exhibit A) concerning the properties located at 9431, 9461 and 9481 East Bay Harbor Drive, Bay Harbor Islands, Florida (collectively the "Property"). Please consider this letter the Applicant's notification and clarification of its intent to exercise State Statutory tolling and extension for the Applicant's Building Permit approval pursuant to (1) the State of Emergency for COVID-19 and (2) the State of Emergency for the Surfside Building Collapse.

In 2011, the Florida Legislature enacted Florida Statute Section 252.363, which serves to toll and extend permits and other government authorizations when the Governor issues a declaration of state of emergency. Section 252.363 of the Florida Statutes provides, in relevant part, that development orders issued by local governments, building permits, Department of Environmental Property or water management district permits issued pursuant to Part IV of Chapter 373, and DRI buildout dates are tolled during the declaration of a state of emergency issued by the Governor and are extended for a period of six (6) months following the end of the state of emergency.

COVID-19. On March 9, 2020, Governor DeSantis issued Executive Order No. 20-52, which declared a State of Emergency regarding COVID-19, the Coronavirus Disease 2019, for sixty (60) days.

Then, on May 8, 2020, July 7, 2020, September 5, 2020, and November 3, 2020, December 29, 2020, February 26, 2021, and April 27, 2021 Governor DeSantis issued Executive Order Nos. 20-114, 20-166, 20-213, 20-276, 20-316, 21-45, and 21-94 respectively, which extended the State of Emergency regarding COVID-19 for an additional sixty (60) days. The State of Emergency for COVID-19 ended on June 26, 2021 (474 days from March 9, 2020). Permits and development orders are therefore tolled during the State of Emergency by 474 days and extended for six (6) months following the end of the State of Emergency for COVID-19. Pursuant to Section 252.363(1)(b), the deadline to file an extension notification is presently September 24, 2021 for COVID-19 Extension Notifications (90 days from the expected end date of the State of Emergency). As discussed further below, the prior owner filed a timely notification, which the Town confirmed. However, this State of Emergency continued for many months after, therefore the Applicant is clarifying the extension to be for the full duration of the Emergency.

Surfside Building Collapse. On June 24, 2021, Governor DeSantis issued Executive Order No. 21-148, which declared a State of Emergency regarding the Surfside Building Collapse. Then, on July 22, 2021, September 20, 2021, November 19, 2021, and January 18, 2022, Governor DeSantis issued Executive Order Nos. 21-174, 21-210, 21-247, and 22-15 respectively, which extended the State of Emergency for the Surfside Building Collapse for an additional sixty (60) days. As such, the State of Emergency for the Surfside Building Collapse in Miami-Dade County is set to end on March 19, 2022 (268 days from June 24, 2021), unless further extended by the Governor. Permits and development orders are therefore tolled during the State of Emergency by 268 days (or as applicable based on date of approval) and extended for six (6) months following the end of the State of Emergency for Surfside Building Collapse. Pursuant to Section 252.363(1)(b), the deadline to file an extension notification is presently June 17, 2022 for Surfside Building Collapse Extension Notifications (90 days from the expected end date of the State of Emergency).

Notification and Clarification of Extension. Please consider this letter to be our notification that the Applicant will be availing themselves of the statutory tolling and extensions for the approval under Building Permit No. BP2015-251. The Applicant's predecessor in interest previously filed an extension notification pursuant to the State of Emergency for COVID-19 with respect to Executive Order Nos. 20-52, 20-114, 20-166, 20-213, 20-276, and 20-316, which the Town confirmed on April 21, 2021. See Composite Exhibit B. The Applicant's previously granted extension accounted for 355 tolling days of the total 474 tolling days for the COVID-19 State of Emergency. Thus, the Applicant clarifies that due to the continuation of the COVID-19 State of Emergency, the extension includes the remaining 119 tolling days.

Additionally, the Applicant is exercising the extension for the State of Emergency for the Surfside Building Collapse which provides for a total of 268 tolling days. However, the end date of the last COVID-19 Executive Order No. 21-94 was on June 26, 2021 and the start date of the first Surfside Building Collapse Executive Order No. was on June 24, 2021, thus, there is a tolling overlap of 2 days, which are not counted. The Applicant reserves the right to amend this notification in the

event that the Governor further extends the State of Emergency and/or to notify the City of any other valid extensions.

Building and Code Compliance Department	**BP2015-251**
Current Expiration Date (See Exhibit B, attached)	6/7/2022
Section 252.363 – Clarification of additional extension for COVID-19 Tolling – 474 days minus 355 days = **119 days**	10/4/2022
Section 252.363 – Surfside Building Collapse Tolling - 268 days minus 2 overlap days= **266 days**	6/27/2023
Plus 6 months	12/27/2023
New Expiration Date	**12/27/2023**

The Applicant intends to use the tolling and extensions to extend the time period in which to obtain a full building permit, pursuant to the requirements of the above-noted Permit and associated State and City regulations. The Applicant expects to act on the above approval and have the building permit issued within the period of extensions. Thank you for your attention to this matter. If you have any questions or concerns, please contact me at (305) 377-6236.

Sincerely,

Matthew Amster

Enclosures

cc: Maritza Haro, Esq.
Shakeyla Flores, Esq.

EXHIBIT A

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786

Plan Review Report

Permit Number: **BP2016-35**

Applicant:
Name: ROYALE CLUB TOWERS LLC Phone:

Project Description:
Construction of a new MF 72 dwelling unit

Parcel:
Parcel Number: 1322270010070 Zoning:
Address: 9431 East BAY HARBOR Drive
Lot(s): 6-8 Block: 1

Owner:
Name: ROYALE CLUB TOWERS LLC Phone:

Contractor:
Contractor Type:
Name: Phone:

Approvals:

Building Inspector Review: Eliezer Palacio, Status: Disapproved Start Date: Completed Date: 12/20/2019

1. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC...) AS PER FBC 107.3.5, 1612.3.1. & AS PER. ASCE-24.
2. PROVIDE SURVEY AND ELEVATION CERTIFICATE (CONSTRUCTION DRAWINGS) LESS THAN 1 YEAR OLD. THE SURVEY AND ELEVATION CERTIFICATE SHALL COMPLY WITH THE REQUIREMENTS OF FEMA ASCE-24(ORIGINAL, (NEED SURVEYOR ORIGINAL SIGNATURE ON SURVEY AND ELEVATION CERTIFICATE). AS PER F.S. 472.025.). (NEED TO COORDINATE SURVEY, ELEVATION CERTIFICATE, AND PLANS).
3. NEED TO SHOW BUILDING COMPLIES WITH F.B.C. 1612.4 DESIGN AND CONSTRUCTION, 1612.5 FLOOD HAZARDS DOCUMENTATION ITEM (1) & AS PER F.B.C. 105.4.1, 110.1 & ASCE 24 SECTIONS TABLE 2-1 B.F.E. (BASE FLOOD ELEVATION) + 1 MINIMUM REQUIREMENTS & ASCE 24 SECTIONS 2.7, 2.7.2.2 ENGINEERED OPENINGS, 2.7.3 INSTALLATION OF OPENINGS & ASCE 24 SECTION 7.5 ELEVATORS & ASCE 24 SECTION 8.1.
4. NEED DESIGN CRITERIA SHOW OCCUPANCY TYPE, OCCUPANCY LOAD, CONSTRUCTION TYPE AS PER F.B.C. CH. 107.3.5 & MIAMI DADE COUNTY CODE SECTION 8-10.
5. FLORIDA BUILDING CODE - BUILDING, 5TH EDITION (2014) AND ALL REFERENCE STANDARDS. NEED TO UPDATE ALL PLANS TO REFLECT CORRECT CODE VERSION AS PER APPLICATION DATE FEB. 12, 2016.
6. NEED A THRESHOLD INSPECTION PLAN AS PER F.B.C. 110.8.
7. REQUIRED MEETING WITH THRESHOLD INSPECTOR PRIOR TO APPROVAL OF BUILDING REVIEW. AS PER F.B.C. 107.
8. NEED TO SHOW COMPLIANCE WITH F.B.C. 1029.1 GENERAL. IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH TABLES 1021.2(1) AND 1021.2(2). SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL

HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION.

9. NEED TO SHOW COMPLIANCE WITH F.B.C. 1029.2 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
10. NEED TO SHOW COMPLIANCE WITH F.B.C. 1029.2.1 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
11. NEED TO SHOW COMPLIANCE WITH F.B.C. 1029.2.1 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
12. NEED TO SHOW COMPLIANCE WITH F.B.C. 1029.3 MAXIMUM HEIGHT FROM FLOOR. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
13. NEED TO CLARIFY A-004 NOT AS PER INDEX SHEET.
14. FLOOD PANELS (STORAGE) AS PER ASCE-24 (6.2.1) DRY FLOOD PROOFING IS NOT PERMITTED RESIDENTIAL USE BUILDINGS.
15. NEED TO SPECIFY AT EACH ROOM BELOW BASE FLOOD AND BELOW BASE + 1 AS PER FBC 107.3.5.
16. PROVIDE NOTE ON PLANS: WALKING SURFACES OF THE MEAN OF EGRESS SHALL HAVE A SLIP-RESISTANCE SURFACE AND SECURELY ATTACHED, AS PER F.B.C. 1003.4. SHOW COMPLIANCE WITH ASTM D2047 OR ANSI A137.1. ALSO AROUND THE POOL AREA.
17. NEED TO REMOVE INFORMATION "NOT FOR CONSTRUCTION" ALL STRUCTURAL PAGES.
18. FLORIDA ADMINISTRATIVE CODE SECTION 61G15-23. ORIGINAL SIGNATURE, DATE AND SEAL ARE REQUIRED ON BOTH SETS. ARCH. PAGES.
19. F.B.C. 1816.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: ï¿½??THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.ï¿½?? -F.B.C. 1816.1.7 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS 1816.1.1 THROUGH 1816.1.6 DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM FOR A MINIMUM OF 5 YEARS FROM THE ISSUE OF THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.
20. DO NOT REMOVE VOID SHEETS. CLOUD-IN ALL CHANGES. PROVIDE RESPONSE SHEET ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION IS FOUND. ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.

Civil Engineer Plan Review: Luis E. Rodriguez, P.E., Status: Disapproved Start Date: Completed Date: 12/12/2019

1. C-3-1 Coordinate FFE with sheet A-101
2. C-3-2 There seems to be a discrepancy in the proposed elevation around the driveway. See sheet A-101 and coordinate
3. C-3-3 Provide invert elevations for yard drains between building and seawall
4. C-3-4 Please use 18 diameter pipe as minimum size associated with french drain
5. C-3-5 Provide calculations/justification for length of french drain / wells
6. C-4-1 Use minimum size pipe 18" for F.D.
7. C-5-1 Coordinate with sheet C-3 plans views appears to be missing a 12" HDPE from area drain. Revise accordingly
8. C-6-1 Coordinate with C-3 is it 12" or 15". Revise accordingly
9. C-8-1 Provide invert elevation for proposed sewer laterals
10. C-8-2 Provide information for proposed sewer lateral @ property line west side
11. C-8-3 Coordinate location of sewer lateral with P-0.00 (west P/L) is it needed?
12. C-9-1 Please verify pipe size for detail "A" is it 6" or 8" pipe?

13. C-9-2 Coordinate with P-0.00 is the domestic waterline 3" or 4"
14. C-9-4 Plumbing plans call for 8" pipe existing building. Existing civil plans show 6" lateral. Please confirm pipe size.

Electrical Review: Darrell De Young, Status: Disapproved Start Date: Completed Date: 04/12/2019

1. The electrical plans have made many corrections but three problems remain: 1. Many balconies are still missing required W/P GFI receptacle. NEC210.52(e)(3) 2. Several kitchen counters missing GFI on both sides of sink. NEC210.52(c) 3. The generator's ATS may not be in the same room as the normal power switchgear. 4. (909.11.1) Equipment room. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switch gears and ventilated directly to and from the exterior. The room shall be enclosed with not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Second Review - 4 hours review

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Mechanical Review: Juan Zuniga, Status: Disapproved Start Date: Completed Date: 04/05/2019

1. Review#: 2, Denied (FBC 107.2) The following comments have not yet been addressed for this high rise as noted on the first plan review: 1. Provide narrative of responses for the following: 2. Miami Dade Fire Department Approval Required 3. Although a copy of the Special Life Safety Engineer Report was provided in the architectural drawings, Submit Smoke Control Rational Analysis and Sequence of Operation signed and sealed by Life Safety Engineer of record Mike Sheehan from SLS. 4. Show stairs pressurization risers drawing and stairs pressurization fans schedule, include barometric relief dampers and motorized relief dampers. 5. Show elevator hoist way pressurization risers drawing and elevator hoist way pressurization fans schedule, include motorized relief dampers and louvers. 6. Provide fireman's smoke control graphic panel drawing 7. Show VFD's and static P.S. for life safety fans. 8. Missing main RTU-1 and all roof mounted equipment RTU-1 schedule and other life safety fans on plans 9. All Roof mounted equipment shall have wind load calculations, NOA and shall be approved by structural reviewer 10. Separate Trash Chute Permit required 11. Provide note for all apartment units to have stove ventilation hood and add note if recirculating type or ducted 12. Make up air required for laundry room closets. 13. Add note: All outside air louvers shall meet AMCA 550 rating or equivalent. 14. Provide UL listing/reference detail for all fire stopping systems 15. Ground Level Equipment shall be at or above base flood elevation 16. Show refrigerant lines location and risers 17. Add note for condensate drain lines to be 1 if CPVC 18. Add note on all life safety components, fans, equipment and related to life safety shall be connected to emergency power. M-100 1. Provide Storage Rooms Ventilation. 2. Provide Garage Ventilation exhaust fans and CO Detection System, Garage minimum ventilation requirements and CO ventilation calculations. 3. Show garage ventilation ducts/location of fans M-101 1. Provide Garage CO Detection System, Garage minimum ventilation requirements and CO ventilation requirement calculations. 2. Provide storage rooms ventilation. 3. Supply and transfer air duct penetration through rated walls are missing in lobby commercial office. 4. Exhaust fan missing in lobby bathroom and janitor closet mop sink. 5. Lobby ac unit outside air intake shall not be taken from inside parking garage. 6. Generator room

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Plumbing Review: Johnny Lindgren, Status: Pending Start Date: Completed Date:

Structural Review: Ayanidys Martinez , Status: Disapproved Start Date: Completed Date: 07/31/2019

1. Indicate where above comments are answered

Town Clerk Review: Marlene Siegel, Status: Start Date: Completed Date:

Town Planner Review: Ayanidys Martinez , Status: Disapproved Start Date: Completed Date: 04/18/2019

1. See comments attached under documents tab

EXHIBIT B

Town Council

Stephanie Bruder
Mayor

Joshua D. Fuller
Vice Mayor

Jordan W. Leonard
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Town Officials

Maria D. Lasday
Town Manager

Marlene Marante Siegel
Town Clerk

Frank C. Simone
Town Attorney

April 21, 2021

Matthew Amster
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 200
Miami, Florida 33131

RE: ***Royal Club Towers, LLC***
9431 E. BAY HARBOR DRIVE
PERMIT APPLICATION BP2016-35
FOLIO # 13-2227-001-0060
LOTS 6-8 BLOCK 1

Island Club Towers, LLC
9201 E. BAY HARBOR DRIVE
PERMIT APPLICATION BP2016-34
FOLIO # 13-2227-001-0170
LOTS 19-22 BLOCK 1

Dear Mr. Amster:

We are in receipt of your email dated April 14, 2021, requesting clarification of the extension for the two above mentioned projects in acknowledgment to the Town issued letter on January 12, 2021.

(1) The current Property Owner has continued good faith efforts to process their building permit applications (see below); (2) these efforts kept the development approvals pursuant to Resolution (see below) alive; (3) the State of Emergency notifications submitted properly extended the validity of building permit application (see below); and (4) as a result, the State of Emergency extensions also serve to extend the validity of the underlying development approvals pursuant to Resolution (see below).

For reference:

Project	Development Approvals	Permit Application
Royal House	Resolution No. 1147-B as modified and approved by PZB on 8/20/2013	BP2016-35
Island House	Resolution No. 1170-A as approved by PZB on 7/16/2013	BP2016-34

Pursuant to the authorized extension, the state statute provides for an extension of your clients new expiration date of June 7, 2022.

After that time, no further extensions will be granted and project will expire.

If the project expires your client will have to start the process and approvals all over again.

If you have any further question, please do not hesitate to contact me at 305-993-1786.

Sincerely,

Mrs. Ayanidys J. Martinez, CEP
Building and Zoning Supervisor
Town of Bay Harbor Islands

AM/am

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6220 office
305.377.6222 fax
jbercow@brzoninglaw.com

VIA ELECTRONIC MAIL

April 14, 2021

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Request for Confirmation - Royal House Project Located at 9431, 9461 and 9481 East Bay Harbor Drive, Bay Harbor Islands, Florida

Dear Ms. Lasday:

Our firm represents The Continuum Company, LLC ("The Continuum"), an affiliate of the contract purchaser of the properties located at 9431, 9461 and 9481 East Bay Harbor Drive, Bay Harbor Islands (the "Town"), Florida (collectively the "Property"). As part of The Continuum's due diligence efforts in connection with the purchase of the Property, we seek confirmation that: (1) the current Property owner has continued good faith efforts to process the building permit application; (2) these efforts kept the development approvals alive; (3) the State of Emergency notifications submitted properly extended the validity of the building permit application; and (4) as a result, the State of Emergency extensions also serve to extend the validity of the underlying development approvals as further discussed below.

Development Approvals. On December 18, 2012, the Town's Planning and Zoning Board (PZB) approved a site plan for the Property consisting of an 8-story building with 72 units in 7 stories of habitable units over one level of a partial subterranean parking garage, known as the Royal House Project (the "Development Approval"). See Exhibit A - Resolution No. 1147-B. The current owner requested a few design modifications to the Development Approval, specifically refinements to portions of the exterior of the building and improvements to the parking level that provide a safer and more efficient parking and circulation plan. On

August 20, 2013, the PZB approved the modified project. See Exhibit B.

Based on the Town Code in effect at the time of the Development Approval, the current owner was required to submit the building permit application to the Town by June 16, 2013, within in 180 days of the original approval date. Florida Statutes Section 252.363 provides tolling and extension of permits and other government authorizations in cases, specifically "the expiration of a development order issued by a local government" and "the expiration of a building permit," where the Governor has issued a declaration of a State of Emergency. The tolling is for the duration of the State of Emergency plus an extension of 6 months. Pursuant to this Florida Statute, the current owner properly notified the Town multiple times and extended the deadline to submit the building permit through February 14, 2018. See Exhibit C.

Building Permit Application. On February 17, 2016, the current owner filed Building Permit No. BP2016-35 (the "Building Permit Application") with the Town for the construction of 72 dwelling units. Based on the extensions of the Development Approval and the filing of the Building Permit Application while the Development Approval remained valid, the Code requirement for submittal was satisfied. At that time, the Development Approval merged with the Building Permit Application, meaning that as long as the Building Permit Application and subsequent issuance of the Building Permit remained active, the Development Approval remains valid.

Currently, the Building Permit Application is on the 3rd round of comments and has not been issued. See Exhibit D, Last Set of Comments Issued. Notably, using State of Emergency extensions, the current owner of the Property secured a letter from the Town dated January 12, 2021 confirming the extension of the Building Permit Application through June 7, 2022[1] based on the end date of further processing the Building Permit Application of June 17, 2020[2] (the "Extension Letter"). See Exhibit E.

June 17, 2020 is 6 months after the end date of the issuance of the Last Set of Comments, which is the maximum allowed processing time. In accordance with Section [A]105.3.2 of the Florida Building Code ("FBC"), an application for a permit for any proposed work will be deemed to have been abandoned 180 days after the date of filing, unless such application: (1) has been pursued in good faith or a permit has been issued; or (2) the building official has granted one or

[1] We note the since the issuance of the Extension Letter, the Governor has further extended the State of Emergency for Corona Virus by another 60 days.

[2] There appears to be a slight discrepancy of the date of the Last Set of Comments Issued. The Extension Letter is based on December 17, 2019 but the comments themselves indicate December 20, 2019.

more extensions of time for additional periods not exceeding 90 days each[3]. Based on our review of the records available, the Town, by issuing the Last Set of Comments, acknowledged the validity of the Building Permit Application because the current owner had pursued it in good faith in accordance with Section [A]105.3.2 of the Florida Building Code.

Based on the foregoing, we respectfully request confirmation that: (1) the current owner has continued good faith efforts to process the Building Permit Application; (2) these efforts kept the Development Approval alive; (3) the properly submitted State of Emergency notifications extend the validity of the Building Permit Application; and (4) as a result, the State of Emergency extensions also serve to extend the validity of the underlying Development Approval.

Should you have any questions or wish to discuss further you can reach me at 305-377-6220 or Matthew Amster at 305-377-6236.

Sincerely,



Jeffrey Bercow

Attachments

cc: Eliezer Palacio, Chief Building Official
Matthew Amster, Esq.
Maritza Haro, Esq.

[3] The extension must be requested in writing and justifiable cause demonstrated.

January 12, 2021

Laura Tauber, Principal
Taubco
1801 NE 123rd Street, Suite 300
North Miami, Florida 33181

RE: **Royal Club Towers, LLC**
9431 E. Bay Harbor Drive
Permit Application BP2016-35
Folio # 13-2227-001-0060
Lots 6-8 Block 1

Dear Ms. Tauber:

We are in receipt of your letter dated January 6, 2021, requesting an extension for the above mentioned project. This extension has been approved by Florida Statutes Section 252.363 under Governor's DeSantis Executive Order No. 20-52, No. 20-114, No. 20-166, No. 20-213 and No. 20-276. Pursuant to the authorized extension, the state statute provides for an extension of your clients new expiration date of June 7, 2022.

After that time, no further extensions will be granted and project will expire.

If the project expires your client will have to start the process and approvals all over again.

If you have any further question, please do not hesitate to contact me at 305-993-1786.

Sincerely,

Mrs. Ayanidys J. Martinez, CBP
Building and Zoning Supervisor
Town of Bay Harbor Islands

AM/am

Town Council

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Robert Yaffe
Council Member

Town Officials

Maria D. Lasday
Town Manager

Marlene Marante Siegel
Town Clerk

Frank C. Simone
Town Attorney

TAUBCO

January 6, 2021

VIA EMAIL: FRANK@FRANKSIMONE.COM;
MSLADAY@BAYHARBORISLANDS-FL.GOV;
AND ACHANG@BAYHABORISLANDS-FL.GOV

Mr. Frank Simone
Town Attorney
TOWN OF BAY HARBOR ISLANDS
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: Royal Club Towers, LLC
Folio Number: 13-2227-001-0060
Process Number: BP2015-251

Dear Mr. Simone:

Royal Club Towers, LLC, the owners of the property located at 9461 East Bay Harbor Drive previously submitted a building permit application for the Royal House project under process number **BP2015-251**. Please see enclosed document entitled in part "plan review report" which shows comments from the Town through December 17, 2019. Subsequently, Royal Club Towers, LLC had additional communications with the previous Town Manager, JC Jimenez, wherein he assured Royal Club Towers, LLC that the entitlements and the Building Permit for the Royal House properties would remain valid and in full force and effect due to the COVID public health emergency and the Governor Orders mandating same.

This letter serves to notify the Town of Royal Club Towers, LLC's intent to exercise the tolling and extension of Building Permit no. **BP2015-251 (the "Building Permit")**, pursuant to Section 252.363, *Florida Statutes,* and **Executive Order Nos. 20-52, 20-114, 20-166, 20-213, 20-276, and 20-316 (COVID-19 Public Health Emergency), and 20-277 (Tropical Storm Eta) (collectively the "Executive Orders").** The total tolling period for the COVID Executive Orders is at least 355 days (March 9, 2020 through February 27, 2021) + 6 months. The tolling period for Tropical Storm Eta is wholly encompassed by the tolling period related to the COVID Executive Orders; however, the six-month extension pursuant to Tropical Storm Eta is still applicable. The last activity on the Building Permit was December 10, 2019; therefore the Building Permit would have expired on June 10, 2020 without the above mentioned Executive Orders. Given the Executive Orders, the new expiration date of the building permit is no sooner than **June 7, 2022** (June 17, 2020 + 355 + 12 months).

Sincerely,
ROYAL CLUB TOWERS, LLC.

Laura Tauber
Principal

cc: Maria Lasday
Town Manager

Alba Chang
Town Clerk

TELEPHONE 305 861 8181 FACSIMILE 305 861 9736
1801 NE 123RD STREET SUITE 300 NORTH MIAMI FLORIDA 33181

Town Council

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Marlene Marante Siegel
Town Clerk

Frank C. Simone
Town Attorney

April 21, 2021

Matthew Amster
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 200
Miami, Florida 33131

RE: ***Royal Club Towers, LLC***
9431 E. BAY HARBOR DRIVE
PERMIT APPLICATION BP2016-35
FOLIO # 13-2227-001-0060
LOTS 6-8 BLOCK 1

Island Club Towers, LLC
9201 E. BAY HARBOR DRIVE
PERMIT APPLICATION BP2016-34
FOLIO # 13-2227-001-0170
LOTS 19-22 BLOCK 1

Dear Mr. Amster:

We are in receipt of your email dated April 14, 2021, requesting clarification of the extension for the two above mentioned projects in acknowledgment to the Town issued letter on January 12, 2021.

(1) The current Property Owner has continued good faith efforts to process their building permit applications (see below); (2) these efforts kept the development approvals pursuant to Resolution (see below) alive; (3) the State of Emergency notifications submitted properly extended the validity of building permit application (see below); and (4) as a result, the State of Emergency extensions also serve to extend the validity of the underlying development approvals pursuant to Resolution (see below).

For reference:

Project	Development Approvals	Permit Application
Royal House	Resolution No. 1147-B as modified and approved by PZB on 8/20/2013	BP2016-35
Island House	Resolution No. 1170-A as approved by PZB on 7/16/2013	BP2016-34

Pursuant to the authorized extension, the state statute provides for an extension of your clients new expiration date of June 7, 2022.

After that time, no further extensions will be granted and project will expire.

If the project expires your client will have to start the process and approvals all over again.

If you have any further question, please do not hesitate to contact me at 305-993-1786.

Sincerely,

Mrs. Ayanidys J. Martinez, CEP
Building and Zoning Supervisor
Town of Bay Harbor Islands

AM/am

EXHIBIT D

ASSIGNMENT AND ASSUMPTION OF TDR CONTRACT

THIS ASSIGNMENT AND ASSUMPTION OF TDR CONTRACT (this "**Assignment**") is entered into on as of May 17 2021, between **CASA CAPRI – NORTH, LLC**, a Florida limited liability company ("**Assignor**"), and **BAY HARBOR ISLANDS PROPERTY OWNER II LLC**, a Delaware limited liability company ("**Assignee**").

1. Reference to Sale Agreement. Reference is made to a Purchase and Sale Agreement effective as of March 19, 2021, between Assignor and Casa Capri – South, LLC, a Florida limited liability company ("**South Owner**"; together with Assignor, collectively "**Sellers**"), collectively as seller, and Assignee and Bay Harbor Islands Property Owner I LLC, a Delaware limited liability company ("**Bay Harbor I**"; together with Assignee, collectively "**Purchasers**"), as purchaser, pursuant to which Sellers agreed to sell to Purchasers, and Purchasers agreed to purchase from Sellers, the improved real property and other assets described therein (as amended, the "**Purchase Agreement**"). Capitalized terms used herein and not otherwise defined herein shall have the meanings set forth in the Purchase Agreement.

2. Assignment. For good and valuable consideration received by Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby grants, transfers and assigns to Assignee all right, title and interest of Assignor, as buyer, in and to the Agreement for Purchase and Sale of Transferable Development Rights (the "**TDR Contract**") attached hereto as Exhibit A to this Assignment, including all deposits thereunder, and Assignee has agreed to reimburse Assignor with respect to the deposits under the TDR Contract that Assignor has paid.

3. Assumption. Assignee hereby assumes, and agrees to be bound by, all of the covenants, agreements and obligations of Assignor, as buyer, under the TDR Contract which shall arise or be incurred, or which are required to be performed, on and after the date of this Assignment, and Assignee further assumes all liability of Assignor under and/or required by the TDR Contract or otherwise by law.

4. Indemnity. Assignor hereby agrees to defend, indemnify and hold Assignee harmless from and against any and all claims, losses, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees and costs at trial and appellate levels) asserted against or incurred by Assignee due to, following, or arising out of any default on the part of Assignor to perform said terms, covenants and conditions of the TDR Contract occurring or alleged to have occurred prior to the Closing Date (as defined in the Purchase Agreement). Assignee hereby agrees to defend, indemnify and hold Assignor harmless from and against any and all claims, losses, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees and costs at trial and appellate levels) asserted against or incurred by Assignor due to, following, or arising out of any default on the part of Assignee to perform said terms, covenants and conditions of the TDR Contract occurring or alleged to have occurred from and after the Closing Date (as defined in the Purchase Agreement).

5. Binding Effect. This Assignment shall inure to the benefit of, and be binding upon, each of the parties hereto and their respective successors and assigns.

[Signature Page Follows]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment on the day and year first above written.

ASSIGNOR

CASA CAPRI – NORTH, LLC,
a Florida limited liability company

By: _____
Name: Irwin Tauber
Title: Manager

[Signatures continue on following page]

BAY HARBOR ISLANDS PROPERTY OWNER II LLC,
a Delaware limited liability company

By: _____
Name: Ian Bruce Eichner
Title: Authorized Signatory

EXHIBIT A

TDR CONTRACT

See attached.

AGREEMENT FOR PURCHASE AND SALE OF TRANSFERABLE DEVELOPMENT RIGHTS

THIS AGREEMENT FOR PURCHASE AND SALE OF TRANSFERABLE DEVELOPMENT RIGHTS (the "Agreement") is made and entered into as of the 22nd day of March, 2013 (the "Effective Date") by and between ROYALE CLUB TOWERS, LLC, a Florida limited liability company (the "Purchaser"), and TOWN OF BAY HARBOR ISLANDS (the "Seller"). Purchaser and Seller are referred to herein individually as a "Party" and collectively as the "Parties".

RECITALS:

A. Purchaser is the owner of that certain real property located in Miami-Dade County, Florida more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property") and seeks to purchase forty-six (46) transferable development rights (collectively, the "TDRs") from Seller for and in connection with the development and construction of the Property.

B. Seller has agreed to sell the TDRs to Purchaser, and Purchaser has agreed to purchase the TDRs from Seller, upon the terms and conditions contained hereinafter.

NOW, THEREFORE, for and in consideration of Ten and No/100 ($10.00) Dollars and other good and valuable consideration in hand paid by each Party to the other, the receipt, sufficiency and adequacy of which is hereby acknowledged, the Parties, intending to be legally bound, do hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Agreement to Sell and Purchase. Seller hereby agrees to sell to Purchaser, and Purchaser hereby agrees to purchase from Seller, upon the terms and conditions set forth herein, the TDRs.

3. Purchase Price; Deposit.

(a) Subject to the credits set forth in this Agreement, Purchaser shall pay Seller $1,380,000.00 (the "Purchase Price") for the TDRs at "Closing" (as hereinafter defined) in good and immediately available United States funds by wire transfer to an account designated by Seller.

(b) Purchaser shall deliver to GrayRobinson, P.A. (the "Escrow Agent"), within three (3) business days after the Effective Date, a "Deposit" in the amount of $10,000.00 to be held in escrow by the Escrow Agent. The Escrow Agent shall hold and disburse the Deposit in and from escrow pursuant to the terms and provisions of this Agreement. Provided this Agreement is not earlier terminated, the Escrow Agent shall hold the Deposit in escrow until Closing, and at Closing: (i) the Escrow Agent shall deliver the Deposit to Seller in good and immediately available United States funds by wire transfer to an account designated by Seller; and (B) Purchaser shall receive a credit against the Purchase Price in the amount of the Deposit.

4. Fees, Costs, Expenses, Credits and Prorations. The Parties agree that:

(a) Seller shall pay all fees, costs, expenses and other charges payable to the consultants, attorneys and other third parties retained by Seller in connection with the transaction contemplated by this Agreement; and (ii) the cost of all documentary stamp tax, surtaxes and other governmental impositions due on the "Deed" (as hereinafter defined)

(b) Purchaser shall pay: (i) all fees, costs, expenses and other charges payable to the consultants, attorneys and other third parties retained by Purchaser in connection with the transaction contemplated by this Agreement; and (ii) the cost to record the Deed.

5. As-Is, Where-Is; No Representations. Purchaser acknowledges that it is purchasing the TDRs in their "AS-IS, WHERE-IS" condition. Purchaser also acknowledges that, except only for the specific representations, warranties, covenants, statements and agreements expressly made by Seller in this Agreement and in the documents executed and delivered by it at Closing, Seller has not made, does not make, and specifically

negates and disclaims any and all other representations, warranties, covenants, statements and agreements of any kind, nature or character whatsoever, whether express or implied, oral or written, concerning or relating to the TDRs.

6. Representations, Warranties, Covenants and Agreements of Seller. Seller hereby represents, warrants, covenants, agrees and states to and with Purchaser as follows:

(a) Seller shall convey to Purchaser good and marketable fee simple title to the TDRs free and clear of any and all claims, liens, mortgages, security agreements, financing statements and other encumbrances.

(b) Seller has the full right, power and authority to enter into and perform under this Agreement and to consummate the transaction contemplated herein. Seller does not need any further consent, joinder or other authorization from any governmental/quasi-governmental entity or authority, court, corporation, partnership, company, entity, trust, person or individual to: (i) execute and deliver this Agreement or any agreement, document or instrument executed or to be executed in connection herewith; or (ii) perform any of its obligations under this Agreement or any agreement, document or instrument executed or to be executed in connection herewith. The person executing this Agreement on behalf of Seller is duly authorized to execute and bind Seller to this Agreement and all other agreements, documents and instruments executed and to be executed in connection with the transaction contemplated herein, and upon such execution and delivery, this Agreement and such other agreements, documents and instruments shall be valid, binding and enforceable against Seller.

(c) Neither the entering into of this Agreement, nor the performance any obligation under this Agreement, nor the consummation of the transaction contemplated herein, will: (i) constitute a violation or breach by Seller of (A) any agreement, document or instrument to which Seller is a party or by which Seller or the TDRs is subject or bound, or (B) any judgment, order, writ, injunction or decree issued against or imposed upon Seller or the TDRs; or (ii) result in the violation of any law, rule, regulation, ordinance, code or order promulgated or issued by any governmental/quasi-governmental entity or authority or court of competent jurisdiction that is applicable to Seller or the TDRs.

All of the representations, warranties, covenants, agreements and statements of Seller set forth in this Section shall be true and correct at all times from the Effective Date through and including the "Closing Date" (as hereinafter defined) and shall survive Closing.

7. Representations, Warranties, Covenants and Agreements of Purchaser. Purchaser hereby represents, warrants, covenants, agrees and states to and with Seller as follows:

(a) Purchaser is a validly formed business entity in good standing in the state of its formation and is duly authorized to conduct and transact business in the State of Florida. Purchaser has the full right, power and authority to enter into and perform under this Agreement and consummate the transaction contemplated herein. Purchaser does not need any further consent, joinder or other authorization from any governmental/quasi-governmental entity or authority, court, corporation, partnership, company, entity, trust, person or individual to: (i) execute and deliver this Agreement or any agreement, document or instrument executed or to be executed in connection herewith; or (ii) perform any of its obligations under this Agreement or any agreement, document or instrument executed or to be executed in connection herewith. The person executing this Agreement on behalf of Purchaser is duly authorized to execute and bind Purchaser to this Agreement and all other agreements, documents and instruments executed and to be executed in connection with the transaction contemplated herein, and upon such execution and delivery, this Agreement and such other agreements, documents and instruments shall be valid, binding and enforceable against Purchaser.

(b) Neither the entering into of this Agreement, nor the performance any obligation under this Agreement, nor the consummation of the transaction contemplated herein, will: (i) constitute a violation or breach by Purchaser of (A) any agreement, document or instrument to which Purchaser is a party or by which Purchaser is subject or bound, or (B) any judgment, order, writ, injunction or decree issued against or imposed upon Purchaser; or (ii) result in the violation of any law, rule, regulation, ordinance or order promulgated or issued by any governmental/quasi-governmental entity or authority or court of competent jurisdiction that is applicable to Purchaser.

All of the representations, warranties, covenants, agreements and statements of Seller set forth in this Section shall be true and correct at all times from the Effective Date through and including the Closing Date and shall survive Closing.

8. Closing Conditions.

(a) Notwithstanding anything to the contrary contained in this Agreement, it shall be a condition precedent (each, a "Condition Precedent") to Purchaser's obligation to close on the transaction contemplated by this Agreement that as of the "Closing Date" (as hereinafter defined): (i) Seller shall not be in default of any term, covenant, condition or other provision of this Agreement; (ii) all of the representations, warranties, covenants, agreements and statements of Seller set forth in Section 6 above shall be true and correct in all respects; and (iii) the Town Council of Seller adopts a resolution approving this Agreement and the transaction contemplated herein (the "TDR Approval"), and all appeal periods to the TDR Approval have expired with no appeal to the TDR Approval having been filed.

(b) If there is a failure of a Condition Precedent at any time prior to the Closing Date, then Purchaser shall have the right (in addition to, and not in lieu of, any other right or remedy Purchaser may have as the result of such failure), in its sole and absolute discretion, to: (i) terminate this Agreement by delivering a written notice of termination to Seller on the Closing Date, whereupon this Agreement shall terminate, the Escrow Agent shall promptly return the Deposit to Purchaser and the Parties shall be released from all terms, provisions, obligations and liabilities of this Agreement, except from those that expressly survive its termination; or (ii) extend the Closing Date for a reasonable period of time (as determined by Purchaser in its sole and absolute discretion) to allow Seller an opportunity to cure such failure. Should Purchaser elect to extend the Closing Date under (ii) above and Seller either fails or refuses to cure such failure within the cure period given by Purchaser, Purchaser shall then have the right to elect (i) above.

9. Documents to be Delivered at Closing. At Closing: (a) Seller shall execute and deliver to Purchaser a Warranty Deed for Transfer of Development Rights (the "Deed"), in recordable form, conveying the TDRs to Purchaser in fee simple free and clear of any and all claims, liens, mortgages, security agreements, financing statements and other encumbrances; (b) Seller shall execute and deliver to Purchaser a resolution evidencing its authority to execute and deliver the Deed; and (c) each Party shall execute and deliver to the other Party a closing statement in usual and customary form.

10. Closing. The "Closing", subject to the terms and provisions of this Agreement, shall take place at the offices of the Escrow Agent commencing at 11:00 AM on the date that is the last to occur of (the "Closing Date"): (a) the date that is twenty (20) days after the date on which the TDR Approval becomes final and non-appealable with no appeals to the TDR Approval having been filed; and (b) the date on which Purchaser obtains a building permit for vertical construction on the Property.

11. Default.

(a) If Purchaser defaults on any term, covenant, condition or other provision of this Agreement, then Seller shall have as its sole and exclusive remedy for such default the right to terminate this Agreement by giving a written notice of termination to Purchaser and retain the Deposit as full and agreed upon liquidated damages in full and final settlement of any and all claims for damages Seller has or may have against Purchaser and, upon the giving of such termination notice and the delivery of the Deposit to Seller, this Agreement shall terminate and the Parties shall be released from all terms, provisions, obligations and liabilities of this Agreement, except from those that expressly survive its termination. The Parties acknowledge and agree that this provision for liquidated damages is a fair and reasonable measure of the damages to be suffered by Seller in the event of Purchaser's default under this Agreement based on the fact that the exact amount of damages that Seller may incur is incapable of ascertainment. Notwithstanding the foregoing, Purchaser shall not be in default under this Agreement unless (i) Seller shall have first provided written notice of the default to Purchaser, and (ii) Purchaser shall have failed to cure the default within a period of fifteen (15) days after receiving notice of such default.

(b) If Seller defaults on any term, covenant, condition or other provision of this Agreement, then Purchaser shall have the following remedies: (i) to terminate this Agreement by giving a written notice of

termination to Seller and receive the return of the Deposit, and upon the giving of such termination notice and the delivery of the Deposit to Purchaser, this Agreement shall terminate and the Parties shall be released from all terms, provisions, obligations and liabilities of this Agreement, except from those that expressly survive its termination; and/or (ii) to commence an action for specific performance against Seller to compel Seller to perform in accordance with the terms and provisions of this Agreement. Notwithstanding the foregoing, Seller shall not be in default under this Agreement unless (xi) Purchaser shall have first provided written notice of the default to Seller, and (xii) Seller shall have failed to cure the default within a period of fifteen (15) days after receiving notice of such default.

12. Notices. All notices to be given under this Agreement shall be in writing and sent to the Parties at the addresses set forth below, by hand delivery; by email with any attachment thereto in PDF format, provided that the Party receiving such email confirms receipt thereof by return email or the Party sending such email notice also delivers a second form of notice by hand delivery or overnight mail that is received the following day; or by a nationally recognized overnight courier service. Any such notice shall be deemed received upon the earlier of receipt or refusal by the addressee.

Notices to Purchaser shall be sent to 9551 East Bay Harbor Drive, Bay Harbor, Florida 33154 Attn: Irwin Tauber, Phone No. (305) 861-8181, email address itauber@taubco.com; together with a copy to GrayRobinson, P.A., Attn: Michael S. Sheitelman, Esq., 401 East Las Olas Boulevard, Suite 1850, Fort Lauderdale, Florida 3301, Phone No. (954) 761-8111, email address michael.sheitelman@gray-robinson.com.

Notices to Seller shall be sent to 9665 Bay Harbor Terrace, Bay Harbor Islands, Florida 33154, Attn: Ronald Wasson, Phone No. 305-866-6241, email address rwasson@bayharborislands.net

Notices to Escrow Agent shall be sent to GrayRobinson, P.A., Attn: Michael S. Sheitelman, Esq., 401 East Las Olas Boulevard, Suite 1850, Fort Lauderdale, Florida 3301, Phone No. (954) 761-8111, email address michael.sheitelman@gray-robinson.com; together with a copy to the other Party and any person designated by such other Party to receive notice on its behalf.

The place to which any Party, or person designated to receive any notice on behalf of any Party, is entitled to receive any notice may be changed by such Party by giving notice thereof in accordance with the foregoing provisions. The attorneys for the Parties are authorized to send and receive notices and demands for and on behalf of their respective clients under this Agreement.

13. Broker. Each Party represents and warrants to the other that there are and have been no real estate brokers, agents or finders involved with respect to this Agreement or the transaction contemplated herein. Each Party (the "Indemnifying Party) shall indemnify, defend and hold the other Party (the "Indemnified Party") harmless from and against any claim, cause of action, loss, damage, liability, fee, cost or expense incurred by the Indemnified Party (including reasonable attorneys' fees and costs through all trial, appellate and post-judgment levels and proceedings) as a result of any breach by the Indemnifying Party of the foregoing representation and warranty. This Section shall survive Closing or any earlier termination of this Agreement.

14. Escrow Agent. The Escrow Agent shall hold in and disburse from escrow any monies and documents delivered to it by the Parties in accordance with the terms and provisions of this Agreement. The Escrow Agent is authorized and directed to place the Deposit in a non-interest bearing escrow account with any financial institution having branches in Miami-Dade County, Broward County and/or Palm Beach County. The Escrow Agent shall not be liable for any actions taken by it in good faith, but only for its gross negligence or willful misconduct. Each Party agrees to indemnify and hold the Escrow Agent harmless from and against any and all claims, demands, losses, liabilities, damages, fees, costs and expenses (including reasonable attorneys' fees and costs through all trial, appellate and post-judgment levels and proceedings) which the Escrow Agent may incur in its capacity as escrow agent under this Agreement, except for any such claim, demand, loss, liability, damage, fee, cost and/or expense incurred as a result of the Escrow Agent's gross negligence or willful misconduct. If there is any dispute as to the disposition of any monies or documents held by the Escrow Agent, then the Escrow Agent is hereby authorized to interplead such monies and/or documents into any court of competent jurisdiction and thereby be released from all obligations and liabilities hereunder. Seller hereby acknowledges that the Escrow Agent

represents Purchaser in the transaction contemplated by this Agreement and hereby consents to and approves of such representation.

15. Miscellaneous.

(a) This Agreement shall be governed by, enforced and construed under the laws of the State of Florida. Venue for all actions, litigation and/or other proceedings arising out of this Agreement shall be exclusively in Miami-Dade County, Florida. The Parties hereby knowingly and voluntarily waive the right to a trial by jury of any claim, controversy or disputed matter between them. The prevailing Party in any action, litigation or other proceeding that is based on any claim, controversy or other disputed matter arising under, out of or in connection with this Agreement (or any agreement, document or instrument executed or contemplated to be executed in conjunction herewith) shall recover from the non-prevailing Party all fees, costs and expenses (including, without limitation, reasonable attorneys' fees and costs through all trial, appellate and post-judgment levels and proceedings) incurred by the prevailing Party in such action, litigation or other proceeding. This Section shall survive Closing or any earlier termination of this Agreement.

(b) The Parties hereby acknowledge and agree that each has had an opportunity to be represented by or consult with independent legal counsel and that any rule of construction which provides that ambiguities are to be construed against the drafter shall not apply in the interpretation or construction of this Agreement. If any term, provision or portion of this Agreement is for any reason held to be invalid, illegal or unenforceable by a court of competent jurisdiction, then such term, provision or portion of this Agreement shall be given it nearest valid, legal and enforceable meaning, or construed as deleted, whichever such court may determine, and the same shall not invalidate the remaining terms, provisions and/or portions of this Agreement, which remaining terms, provisions and portions of this Agreement will remain in full force and effect.

(c) This Agreement includes all exhibits and amendments that are executed in connection herewith, whether executed simultaneously with or subsequent to the execution of this Agreement. This Agreement, together with all such now or hereafter existing exhibits and amendments, contains the entire agreement and understanding between the Parties relating to the subject matter of this Agreement, and all prior or contemporaneous terms, covenants, conditions, representations, warranties, statements, agreements and understandings made by or on behalf of the Parties, whether oral or written, are merged herein. This Agreement may not be amended or modified except by a written instrument executed by the Party against whom enforcement of such amendment or modification is sought. This Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective successors and assigns.

(d) No default, term, covenant, condition or other provision of this Agreement may be waived by a Party, except by a written instrument executed by the Party against whom enforcement of such waiver is sought.

(e) Time is of the essence with respect to each and every term, covenant and condition of this Agreement and the Parties' performance of the same; provided, however (i) any reference in this Agreement to a time period of less than six (6) days shall, in the computation thereof, exclude Saturdays, Sundays and legal holidays, (ii) any reference in this Agreement to a time period of six (6) days or more shall, in computation thereof, include Saturdays, Sundays and legal holidays, and (iii) if the last day of any time period is a Saturday, Sunday or legal holiday, then such period shall be extended to 5:00 PM. Eastern Standard Time on the next day that is not a Saturday, Sunday or legal holiday.

(f) Purchaser shall have the right to assign this Agreement to any entity that purchases or otherwise acquires the Property from Purchaser provided such assignment is made pursuant to a written assignment and assumption agreement wherein Purchaser assigns all of its right, title and interest in and to this Agreement (including the Deposit) to the assignee and the assignee accepts such assignment and agrees to be bound by and to perform the terms, conditions, covenants, agreements and other provisions of this Agreement; and, upon any such assignment: (i) Purchaser shall be released from all obligations and liabilities under this Agreement, and (ii) Seller shall close on the transaction contemplated by this Agreement with the assignee as if the assignee was the original party to this Agreement. This Section shall survive Closing.

(g) Wherever appropriate in this Agreement, the singular shall be deemed to refer to the plural and the plural to the singular, and pronouns of each gender shall be deemed to comprehend either or both of the other genders. The Section and paragraph headings in this Agreement are for convenience only and shall not affect the meaning, interpretation or scope of the terms or provisions set forth therein.

(i) This Agreement may be executed in multiple counterparts, each of which individually shall be deemed an original, but when taken together shall be deemed to be one and the same Agreement. The signature of any Party on copies of this Agreement (or any exhibit or amendment hereto) may be signed by electronic signature, such as facsimile transmission or electronic mail by PDF format, and any such electronic signature shall be deemed to be an original for all purposes.

[signatures follow on next page]

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals as of the date first set forth above.

Signed, sealed and delivered
in the presence of:

Print Name: Deborah M. Powers

Print Name: Rebecca DeVille

Print Name: Patsy A. Gibbs

Print Name: Marlene Mavarte

PURCHASER:

ROYALE CLUB TOWERS, LLC, a Florida limited liability company

By: _____
Irwin E. Tauber, Manager

Date: March 19, 2013

SELLER:

TOWN OF BAY HARBOR ISLANDS

By: _____
Name: Ronald J. Wasson
Title: Town Manager

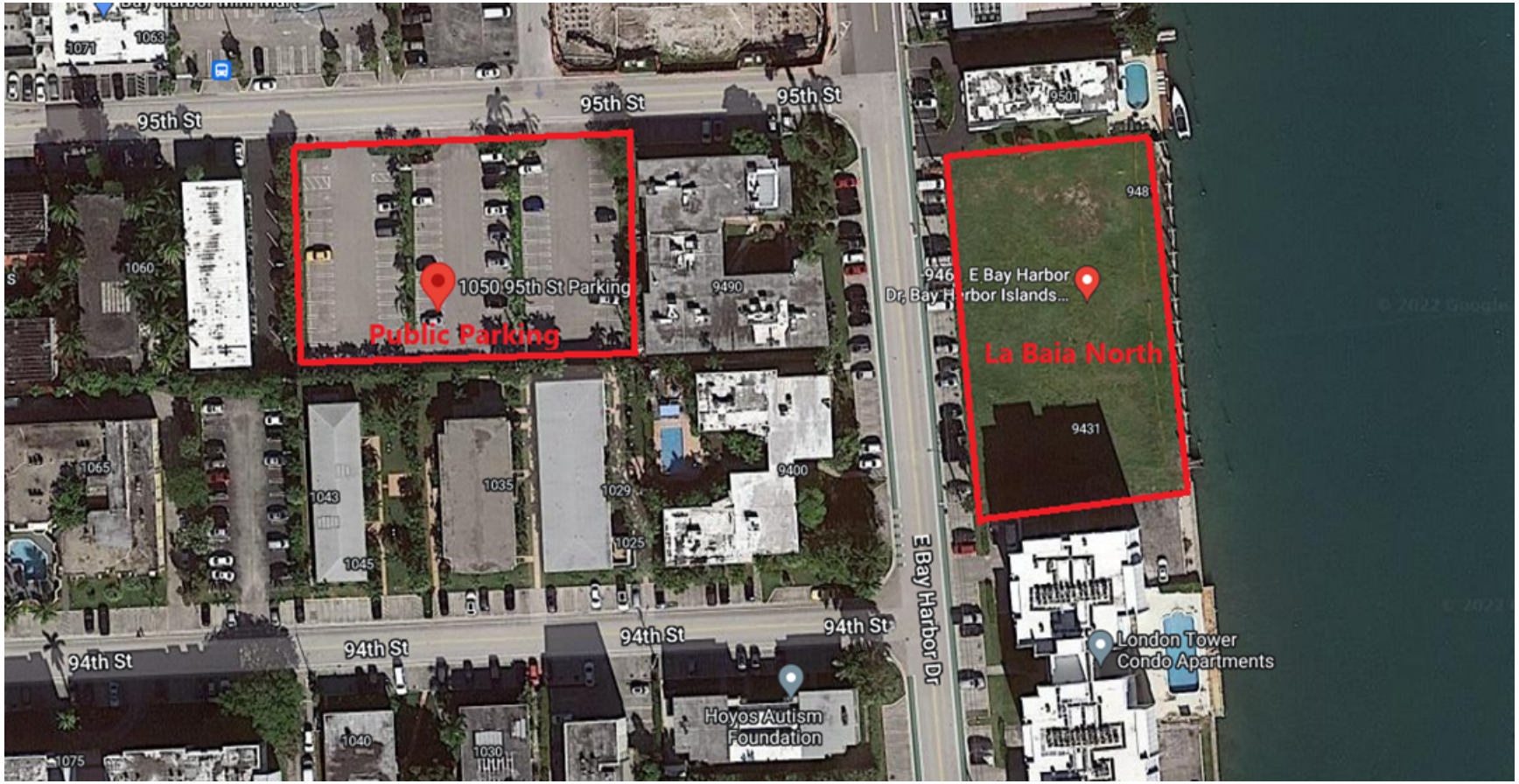
Date: March 22, 2013

EXHIBIT "A"

The Legal Description of the Property

Lots 6, 7 and 8, Block 1, 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.

EXHIBIT E


95th St
95th St
95th St
1050 95th St Parking
Public Parking
E Bay Harbor
Dr, Bay Harbor Islands...
La Baia North
9431
94th St
94th St
94th St
94th St
E Bay Harbor Dr
London Tower
Condo Apartments
Hoyos Autism
Foundation

La Baia North

04/26/22

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.

Susan C Holland

Digitally signed by Susan C Holland
Date: 2022.04.27 13:54:02 -04'00'

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 Curv 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')					
		Site	***Exfil. Trench***				
Stage	***Lake***	***Storage***	***Storage***	***Not Used***	***Not Used***	***Not Used***	***Total***
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

Volume = 1" x 1ft/12" x 0.77 Acres = 0.06 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

9461 E. Bay Harbor Dr., Bay Harbor Islands

Post-Development

10 Year - 1 Day

10 year - 1 Day Event = 7.00 "

$$Q = \frac{[\,7.00 \quad -- \,0.20 \quad (\,0.96\,)]^{2}}{7.00 \quad + \,0.80 \quad (\,0.96\,)} = 5.96\,"$$

5.96 " - 0.00 " *(Dade Co. Credit)* = 5.96 "

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

Corresponding Stage = 2.25 '

La Baia North 4/26/2022

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

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)

$$L = \frac{8.50}{0.000657 \times [(2.8 \times 4) + (2 \times 2.8 \times 2.8) - (2.8)^2 + (2 \times 2.8 \times 12.2)] + [(.000139 \times 4 \times 2.8]}$$

L = 144.18 '

Length of exfiltration system provided = 145 feet

La Baia North

04/26/22

9461 E. Bay Harbor Dr., Bay Harbor Islands
Elevations are referenced to NGVD
Pre-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.

Susan C Holland Digitally signed by Susan C Holland Date: 2022.04.27 13:52:41 -04'00'

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 "

9461 E. Bay Harbor Dr., Bay Harbor Islands
Pre-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) = 0.31 AC-FT

Soil Storage (S) =	4.76 "
SCS Curv Number (CN) =	67.76

La Baia North

4/26/2022

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

Stage / Storage

Area of Developed Site Grading = 0.77 Acres

(Linear from 4.5' - 5.5')

Stage	*Lake*	*Site Storage*	*Not Used*	*Not Used*	*Not Used*	*Not Used*	*Total*
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

9461 E. Bay Harbor Dr., Bay Harbor Islands

Pre-Development

10 Year - 1 Day

10 year - 1 Day Event = 7.00 "

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

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 '

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

April 27, 2022

Mr. Ian Bruce Eichner
Bay Harbour Islands Property Own I, LLC
c/o The Continuum Company LLC
49 West 23 Street, 4 Floor
New York, NY 10010

RE: La Baia North Traffic Statement - #21258

Dear Mr. Eichner,

The proposed project is located at 9461 E. Bay Harbor Drive in Bay Harbor Islands, Florida (See Attachment A for the site plan). The project is a proposing a residential building with 57 units. The project is providing 43 interior parking spaces and four exterior parking spaces for a total of 47 spaces. The project parking will be all valet, therefore by utilizing all the available space in the parking area, the project can accommodate 28 additional spaces. Access to the valet drop-off / pick-up area will be provided along E. Bay Harbor Drive, just south of the valet parking entrance.

Parking Analysis

A parking analysis was conducted for the project to determine if the proposed number of parking spaces (75) is sufficient to satisfy the anticipated peak parking demand. To determine the required number of parking spaces, data from the Institute of Transportation Engineers (ITE), **Parking Generation, 5th Edition** was obtained. Parking requirement from several municipalities in South Florida were also researched to compare them against the requirements from the Town of Bay Harbor Islands.

A parking calculation for the proposed project was performed using the parking rates published by ITE, for the cities of North Miami Beach, North Bay Village, and Sunny Isles Beach. Exhibit 1 shows the results of the parking analysis.

Exhibit 1
Parking Analysis

Land Use	Units		Bay Harbor Islands		ITE		North Bay Village		North Miami Beach		Sunny Isles Beach	
			Rate	Parking Required	Rate	Parking Required	Rate	Parking Required	Rate	Parking Required	Rate	Parking Required
Residential (1 Bdr/Studio)	0	Dwelling Units	2	0	1.47	0	1.5	0	1.5	0	1.5	0
Residential (2 Bdr)	27	Dwelling Units	2	54	1.47	40	1.5	41	1.5	41	1.5	41
Residential (3 or more Bdr)	30	Dwelling Units	2	60	1.47	44	1.5	45	2	60	1.5	45
Residential - Visitors	57	Dwelling Units	0	0	0	0	0.1	6	0	0	0.05	3
Total			114		84		92		101		89	

The results of the parking analysis show that based on parking rates published by ITE, the project will require 84 parking spaces. The analysis also shows that the residential parking requirement from the Town of Bay Harbor Islands is on average 24% higher than those required by similar municipalities in South Florida. It should be noted that the ITE rates are based on actual parking demand by the individual land uses.

Parking rates assume 100% occupancy for all land uses. It is understood that an additional 10% - 20% vacancy rate reduction may apply to residential utilization as a factor of seasonal occupancy and expected turnover. This will reduce the parking requirement for the project to 91 parking spaces based on the Town's rate and 67 parking spaces based on ITE rates.

Parking Reduction Strategies

Ride-sharing - Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that 21% of adults personally use ride-sharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in

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metropolitan areas use ride-sharing on a weekly or daily basis. Parking represents the top reason (37%) that ride-sharing users substitute a ride-sharing service in place of driving themselves.

Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ride-sharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ride-sharing services on parking, there is evidence that ride-sharing services have created an alternative for consumers who would otherwise drive and park.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit (Miami Dade Transit Route 107-G). The use of transit is another effective way to reduce the need for off-street parking.

Trip Generation

The proposed project trip generation was calculated based on the rates / equations published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 11th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveway. (Trip generation worksheets are available in Attachment B.)

The US Census Bureau provides data on other means of transportation. Census survey data shows a 6.2% use of other modes of transportation (2.3% public transportation and 3.9% walking) for Census tract 38.01. A 6.2% reduction factor was used in the study to account for other modes of transportation. Trip generation calculations were performed for a typical weekday, as well as, AM

and PM peak hours of the adjacent street (see Attachment B). The proposed project trip generation calculations are summarized in Exhibit 2.

Exhibit 2
Project Trip Generation Summary

Proposed ITE Land Use Designation[1]	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) *Land Use Code: 221*	57 DU	168	3	17	20	7	3	10
Total Gross Trips		**168**	**3**	**17**	**20**	**7**	**3**	**10**
Other Modes of Transportation[2]		6.2%	0	-1	-1	0	0	0
Net Proposed Trips			**3**	**16**	**19**	**7**	**3**	**10**

[1] Based on ITE Trip Generation Manual, 11th Edition.

[2] Based on US Census Tract 38.01 and local characteristics.

Valet Queuing Analysis

A queuing analysis was performed to determine if there is sufficient storage to accommodate the anticipated queue at the valet drop-off / pick-up area during the AM peak hour of the adjacent street (worst case scenario) so that the queue does not extend past the project entrance (95% confidence level analysis). The queuing analysis was performed based on the methodology outlined in the *Institute of Transportation Engineers (ITE) Transportation and Land Development*. The potential queue was calculated based on the peak hour traffic published by the Institute of Transportation Engineers (ITE) trip generation rates and/or equations for the proposed land use. The peak of the adjacent street (worst case scenario) was used for the purpose of calculating the expected queue. The proposed AM and PM peak of generator trip generation is summarized in Exhibit 3. Support documentation is provided in Attachment C.

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Exhibit 3
Project Peak Hour Trip Generation

Proposed ITE Land Use Designation[1]	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) *Land Use Code: 221*	57 DU	168	3	17	20	7	3	10
Total Gross Trips		**168**	**3**	**17**	**20**	**7**	**3**	**10**
Other Modes of Transportation[2]		6.2%	0	-1	-1	0	0	0
Net Proposed Trips			**3**	**16**	**19**	**7**	**3**	**10**

[1] Based on ITE Trip Generation Manual, 11th Edition.

[2] Based on US Census Tract 38.01 and local characteristics.

The queuing analysis used the single-channel waiting line model with Poisson arrivals and exponential service times. The analysis is based on the coefficient of utilization (ρ) which is the ratio of the average arrival rate of vehicles to the average service rate.

$$\rho = \frac{Average\ Demand\ Rate}{Average\ Sevice\ Rate}$$

The average service rate corresponds to the time it will take a valet attendant to park or retrieve a vehicle. If the coefficient of utilization is greater than 1, then the calculation will yield an infinite queue length.

The required queue storage (M) is determined using the following equation:

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho}\right] - 1$$

In this equation, *P(x > M)* is set at 5% to yield a 95% confidence that the queue will not back-up onto the adjacent street.

The processing rates were calculated by adding the time it will take a valet attendant to process the vehicles (**processing time**), the time it will take the valet attendant to circulate to the parking space (**driving time)**, the time it will take the valet to maneuver into the parking space (**park processing** time), and the time it will take the valet attendant to walk to/from the parking area (**walking time**).

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A processing time of 60 seconds per vehicle was used in the analysis. The driving time for the valet attendant was calculated on a speed of 15 mph, and the walking time for the valet attendant was calculated on a jogging speed of 5 ft / sec. Since the distance from the valet drop-off / pick-up area differs for inbound and outbound trips, a weighted average was taken of the inbound / outbound valet processing times. The weighted average was based on the inbound / outbound trip distribution, which is 16% inbound and 84% outbound. The valet processing rate for the standard parking can be seen in Exhibit 4.

Exhibit 4
Standard Parking Processing Rate
Valet Drop-off / Pick-up

Valet Time (Inbound)	
***Processing time*:**	60 sec / 60 sec / 1 min = ***1 min***
***Driving time*:**	360 ft * 1 mile / 5280 ft * 1hr / 15 miles * 60 min / hr = ***0.27 min***
***Park Processing Time*:**	= ***1.05 min***
Walking time:	245 ft / 5 ft / sec / 60 sec / min = ***0.82 min***
Total	**= 3.14 min**
Valet Time (Outbound)	
***Processing time*:**	60 sec / 60 sec / 1 min = ***1 min***
***Driving time*:**	360 ft * 1 mile / 5280 ft * 1hr / 15 miles * 60 min / hr = ***0.27 min***
***Park Processing Time*:**	= ***1.05 min***
Walking time:	245 ft / 5 ft / sec / 60 sec / min = ***0.82 min***
Total	**= 3.14 min**
Weighted (Standard Parking) Valet Time	
16% Inbound:	0.16*3.14 min = ***0.50 min***
84% Outbound:	0.84*3.14 min = ***2.64 min***
Total	**= 3.14 min**

An iterative approach was used to determine the minimum number of valet attendants required during the AM peak hour of the adjacent street (worst case scenario) to serve both the entering and exiting vehicles that will ensure that the average queue at the valet station will not extend past the provided valet storage. Exhibit 5 shows the calculations for the inbound / outbound valet (drop-off /pick-up area) during the AM peak hour.

Exhibit 5

Valet Station Queuing Calculations

Q = Processing rate = $\frac{60\ min/hr}{3.14\ min/process} = 19.11\ process/hr$

q = Demand Rate = $19\ \frac{veh}{hr}$

N = Service Positions = 3 Attendants

ρ = Utilization factor = $\frac{q}{(NQ)} = \frac{19\ veh/hr}{3 \times 19.11\ process/hr} = 0.3314$

Q_m = Table Value = 0.0923

M = queue length which is exceeded 5% of the time [P(x>M)]

$M = \frac{\ln P(x>M) - \ln(Q_m)}{\ln(\rho)} - 1 = \frac{\ln(0.05) - \ln(0.0923)}{\ln(0.3314)} - 1 = -0.44$ say, no vehicles on queue

The results of the analysis show that a total of 3 valet attendants would be able to handle the demand during the AM peak hour of the adjacent street (worst case scenario) at the valet station with an average of no vehicles on queue. Based on the site plan, the valet station has approximately 110 feet of storage; this distance is enough to accommodate five vehicles in the queue. It should be noted that the queuing analysis considers the worst-case scenario during the peak hours to make sure that the queue does not spill onto the public right-of-way or interferes with site operations. Once operational, the development can assess the actual need for valet attendants at different times of the day.

Conclusions

Based on the parking generation analysis, comparison of parking rates from other municipalities, seasonal vacancies, transit availability, and walking/bicycling opportunities it is our professional opinion that the 75 parking spaces provided by the project should satisfy their parking demand.

The results of the valet analysis show that a total of 3 valet attendants would be able to handle the demand at the drop-off / pick-up area during the AM peak of the adjacent street (worst case scenario) with an average of no vehicles on queue. It is also our professional opinion that the operations of the valet station, will not have an adverse impact on the operations of E Bay Harbor Drive.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE
Vice-President – Transportation

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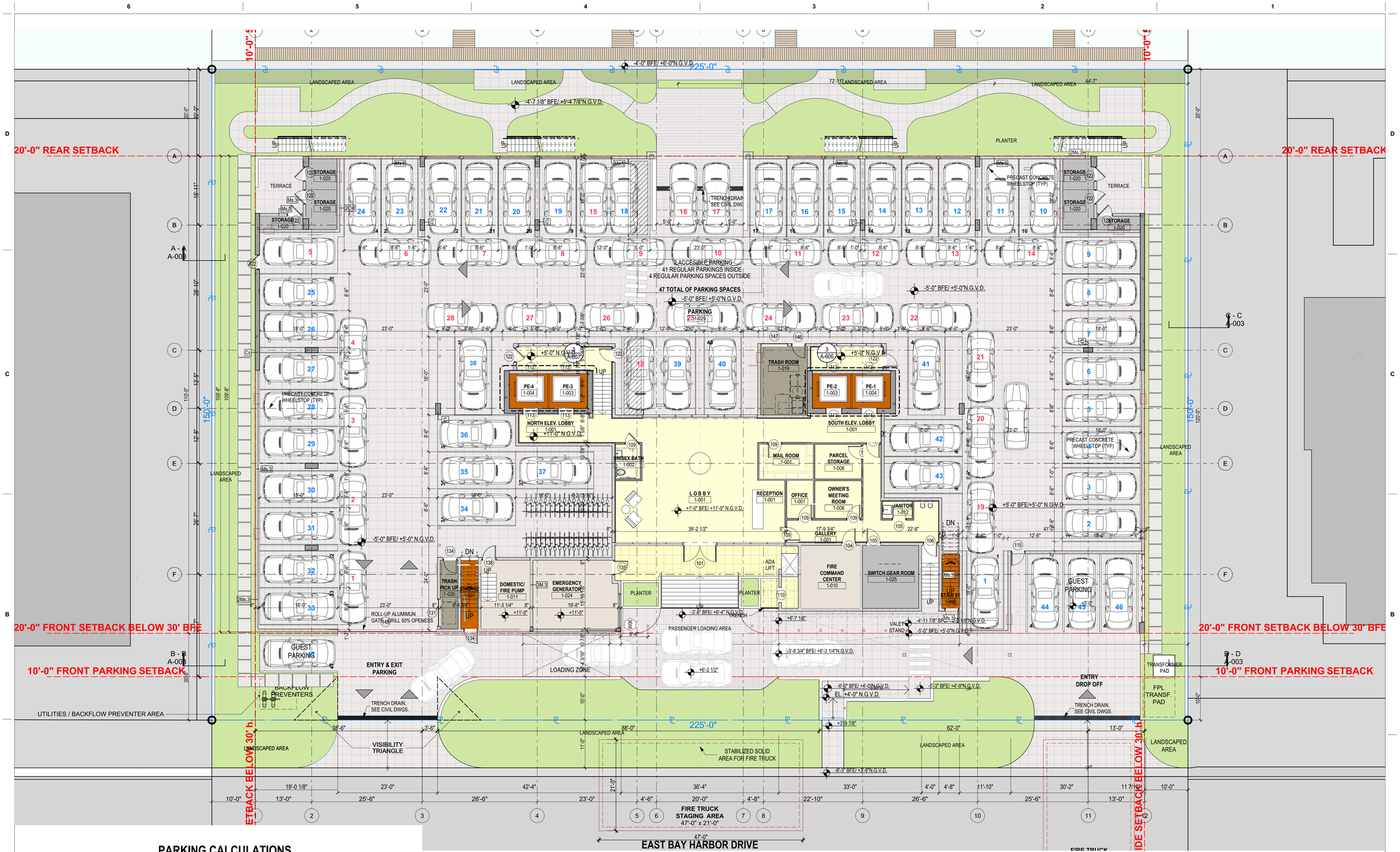
Attachment A

NOT FOR CONSTRUCTION



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

1 LOBBY LEVEL - FLOOR PLAN
SCALE: 3/32" = 1'-0"

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

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File: BIMcloud: RAI-SERVER1 - BIMcloud Basic for Archicad 25/2202_LA BAIA_NORTH/2202_LA BAIA - NORTH - By:ychung - Date: 4/26/2022

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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

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
04.21.22

Scale
AS SHOWN

Project No.
2202

Sheet Name
LOBBY LEVEL - FLOOR PLAN

Sheet No.
.1

Attachment B

Scenario - 3

Scenario Name: Proposed North
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise) - Not Close	Dense Multi-Use Urban	Dwelling Units	57	Weekday	Average	84	84	168
Data Source: Trip Generation Manual, 11th Ed					2.93	50%	50%	
221(1) - Multifamily Housing (Mid-Rise) - Not	Dense Multi-Use Urban	Dwelling Units	57	Weekday, Peak Hour of	Best Fit (LIN)	3	17	20
Data Source: Trip Generation Manual, 11th Ed				Adjacent Street Traffic,	T = 0.25(X) + 5.35	15%	85%	
221(2) - Multifamily Housing (Mid-Rise) - Not	Dense Multi-Use Urban	Dwelling Units	57	Weekday, Peak Hour of	Best Fit (LIN)	7	3	10
Data Source: Trip Generation Manual, 11th Ed				Adjacent Street Traffic,	T = 0.29(X) - 6.26	73%	27%	

An official website of the United States government Here's how you know

COMMUTING CHARACTERISTICS BY SEX

United States® Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 38.01, Miami-Dade County, Florida		
	Total	Male	Female
Label	Estimate	Estimate	Estimate
Workers 16 years and over	2,726	1,389	1,337
MEANS OF TRANSPORTATION TO WORK			
Car, truck, or van	82.8%	89.7%	75.6%
Drove alone	71.5%	85.6%	56.9%
Carpooled	11.3%	4.1%	18.7%
In 2-person carpool	11.3%	4.1%	18.7%
In 3-person carpool	0.0%	0.0%	0.0%
In 4-or-more person carpool	0.0%	0.0%	0.0%
Workers per car, truck, or van	1.07	1.02	1.14
Public transportation (excluding taxicab)	2.3%	3.4%	1.1%
Walked	3.9%	1.9%	5.9%
Bicycle	0.0%	0.0%	0.0%
Taxicab, motorcycle, or other means	0.5%	0.0%	1.0%
Worked from home	10.6%	5.0%	16.4%
PLACE OF WORK			
Workers 16 years and over who did not work from home	2,438	1,320	1,118
VEHICLES AVAILABLE			

Table Notes

COMMUTING CHARACTERISTICS BY SEX

Survey/Program: American Community Survey
Year: 2019
Estimates: 5-Year
Table ID: S0801

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 12 selected states are Connecticut, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, and Wisconsin.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Attachment C

Scenario - 3

Scenario Name: Proposed North
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise) - Not Close	Dense Multi-Use Urban	Dwelling Units	57	Weekday	Average	84	84	168
Data Source: Trip Generation Manual, 11th Ed					2.93	50%	50%	
221(1) - Multifamily Housing (Mid-Rise) - Not	Dense Multi-Use Urban	Dwelling Units	57	Weekday, Peak Hour of	Best Fit (LIN)	3	17	20
Data Source: Trip Generation Manual, 11th Ed				Adjacent Street Traffic,	T = 0.25(X) + 5.35	15%	85%	
221(2) - Multifamily Housing (Mid-Rise) - Not	Dense Multi-Use Urban	Dwelling Units	57	Weekday, Peak Hour of	Best Fit (LIN)	7	3	10
Data Source: Trip Generation Manual, 11th Ed				Adjacent Street Traffic,	T = 0.29(X) - 6.26	73%	27%	

location, a 5% probability of back-up onto the adjacent street is judged to be acceptable. Demand on the system for design is expected to be 110 vehicles in a 45-minute period. Average service time was expected to be 2.2 minutes. Is the queue storage adequate?

Such problems can be quickly solved using Equation (8–9b) given in Table 8-10 and repeated below for convenience.

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho}\right] - 1$$

where:

M = queue length which is exceeded p percent of the time
N = number of service channels (drive-in positions)
Q = service rate per channel (vehicles per hour)
$\rho = \dfrac{\text{demand rate}}{\text{service rate}} = \dfrac{q}{NQ}$ = utilization factor
q = demand rate on the system (vehicles per hour)
Q_M = tabled values of the relationship between queue length, number of channels, and utilization factor (see Table 8.11)

TABLE 8-11
Table of Q_M Values

ρ	$N = 1$	2	3	4	6	8	10
0.0	0.0000	0.0000	0.0000	0.0000			
0.1	.1000	.0182	.0037	.0008	.0000	0.0000	0.0000
.2	.2000	.0666	.0247	.0096	.0015	.0002	.0000
.3	.3000	.1385	.0700	.0370	.0111	.0036	.0011
.4	.4000	.2286	.1411	.0907	.0400	.0185	.0088
.5	.5000	.3333	.2368	.1739	.0991	.0591	.0360
.6	.6000	.4501	.3548	.2870	.1965	.1395	.1013
.7	.7000	.5766	.4923	.4286	.3359	.2706	.2218
.8	.8000	.7111	.6472	.5964	.5178	.4576	.4093
.9	.9000	.8526	.8172	.7878	.7401	.7014	.6687
1.0	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

$\rho = \dfrac{q}{NQ} = \dfrac{\text{arrival rate, total}}{(\text{number of channels})(\text{service rate per channel})}$
N = number of channels (service positions)

Solution

Step 1: $Q = \dfrac{60 \text{ min/hr}}{2.2 \text{ min/service}} = 27.3$ services per hour

Step 2: $q = (110 \text{ veh}/45 \text{ min}) \times (60 \text{ min/hr}) = 146.7$ vehicles per hour

Step 3: $\rho = \dfrac{q}{NQ} = \dfrac{146.7}{(6)(27.3)} = 0.8956$

Step 4: $Q_M = 0.7303$ by interpolation between 0.8 and 0.9 for $N = 6$ from the table of Q_M values (see Table 8-11).

Step 5: The acceptable probability of the queue, M, being longer than the storage, 18 spaces in this example, was stated to be 5%. $P(x > M) = 0.05$, and:

$$M = \left[\frac{\ln 0.05 - \ln 0.7303}{\ln 0.8956}\right] - 1 = \left[\frac{-2.996 - (-0.314)}{-0.110}\right] - 1$$
$$= 24.38 - 1 = 23.38, \text{ say } 23 \text{ vehicles.}$$

AGENDA ITEM REPORT
June 7, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Rafael Egozi" located at 9700 West Broadview Drive, Lot 66 of Block 23. On November 5, 2019, the Board approved the original site plan. Due to Covid, the project was put on hold by the owner. The owner is now moving forward with the project and has resubmitted new plans. The owner is proposing to demolish the existing 3,598 sq. ft. home (built in 1956) and replace it with a new two-story single family home. The proposed two-story home has approximately 6,433 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller, Planning Associate, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI DRB Staff Report 9700 WBVD SFR Re-App Apr 29 2022
2.	1901-9700 W BROADVIEW DR-DRB

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 29th, 2022

Subject: Single-Family Residence – New Construction (Re-Application)
9700 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR22-000008
MMPA Acct. No.: 01-0702-1086

RECOMMENDED ACTION

MMPA recommends the Design Review Board (formerly Planning & Zoning Board) review the contents of this staff report, the latest revised Site Development Plans (dated 4/26/22) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9700 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9700 West Broadview Drive
Legal Description: Lot 66 of Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, CMA Design Studio, as agent for the property owner, Rafael Egozi, has submitted an application to construct a new single-family residence on a waterfront lot located at 9700 West Broadview Drive. The existing 3,598 sq. ft. single-story home (built in 1956) and will be demolished and replaced with a new two-story 6,433 sq. ft. home that has 4 bedrooms / 4½

baths and a two (2) car garage. The proposed new "U-shaped" home design is somewhat unusual as to massing (two-story structures front / rear with one-story connection) with sloped / tiled roofs and it has extensive glazing that is oriented towards outdoor living with a pool, spa, outdoor kitchen, covered terrace and 2nd level open terrace. The overall height of the proposed structure is 31'-4" above the Base Flood Elevation (BFE), which complies with the 35' maximum height permitted for roofs with slopes. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical. The Town's 2006 Historic Structure Survey described the current home design features as Masonry Vernacular (Ranch).

PROJECT HISTORY

In late 2019 the almost exact same new single-family design was submitted to the Town, was reviewed, and approved by the former Planning and Zoning Board on November 5th, 2019. Under Town Code Sec. 5-23 once the Board approves a project, construction plans must be submitted within one (1) year, or the project approval expires (so-called "sunset" provisions). The Town Code also allows for a project approval timeframe extension of up to 6 months. Finally, due to COVID-19 and several disasters that affected South Florida, either via state law or the Governor's Executive Orders would have allowed even more building permit submittal timeframe extensions. Due to unknown reasons the owners did not submit a Building Permit application or request any timeframe extensions within the specified timeframes, so the project approval has totally expired. The owners now wish to proceed with the construction of a new house, but due to the above situation, they are required to re-apply to the Town for a new Site Development Plan approval. As to the new updated application, the applicant submitted a set of revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. MMPA has confirmed the new updated plans are a near match (minor adjustments) to the previously approved November 2019 plans approve by the Town. The current updated plans comply with all minimum Code requirements.

COMPREHENSIVE PLAN / ZONING

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

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

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

In late 2019 the almost exact same new single-family design was submitted to the Town, was reviewed, and approved by the former Planning and Zoning Board on November 5th, 2019. Under Town Code Sec. 5-23 once the Board approves a project, construction plans must be submitted within one (1) year, or the project approval expires (so-called "sunset" provisions). The Town Code also allows for a project approval timeframe extension of up to 6 months. Finally, due to COVID-19 and several disasters that affected South Florida, either via state law or the Governor's Executive Orders would have allowed even more building permit submittal timeframe extensions. Due to unknown reasons the owners did not submit a Building Permit application or request any timeframe extensions within the specified timeframes, so the project approval has totally expired.

The latest updated Site Development Plans submitted for the construction of a new single-family home located at 9700 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements.

The following condition of approval is recommended:

1) This approval is based on the updated plans prepared by CMA Design Studio dated April 26th, 2022, with any modifications required by the Design Review Board (DRB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

EGOZI RESIDENCE

9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

DESIGN REVIEW BOARD
MAY 2022

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue • Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200 • F: 305.448.4215

INDEX OF DRAWINGS

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1 ENTRY PERSPECTIVE

R1.0 N.T.S.

NOT FOR CONSTRUCTION

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NO.	REVISION	DATE

JOB NO.	1901
DRAWN BY	CM, FF, CP
DATE	04-22-22
CHECKED	CM

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: ENTRY PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0



1 FRONT VIEW

R2.0 N.T.S.

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TITLE: FRONT VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR90059
AA26000730

SHEET NO.:

R2.0



1 WATER FEATURE PERSPECTIVE
R3.0 N.T.S.

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JOB NO.	1901
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BAY HARBOR, FL 33154

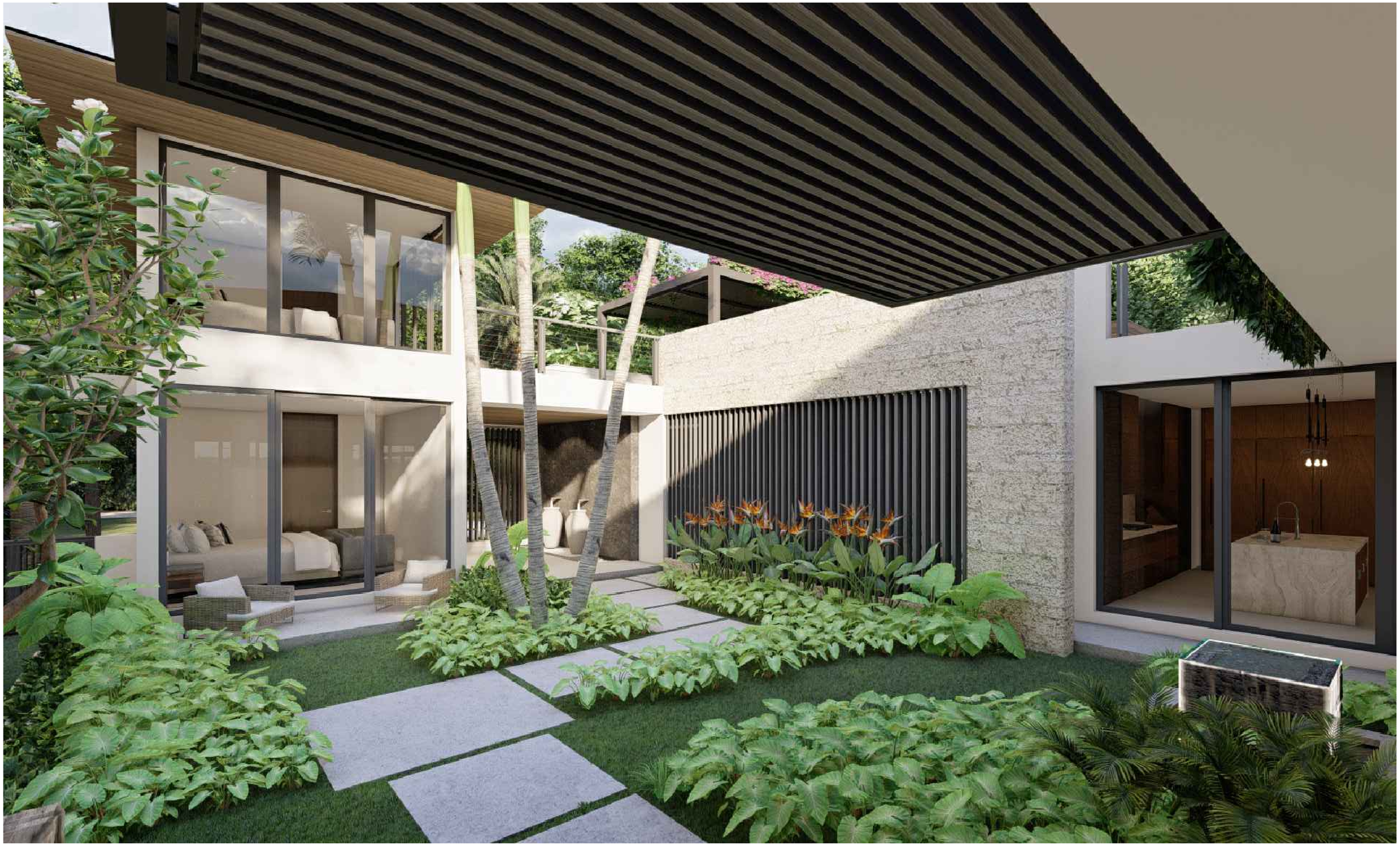
TITLE WATER FEATURE PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R3.0



1 GARDEN PERSPECTIVE

R4.0 N.T.S.

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EGOZI RESIDENCE
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TITLE: GARDEN PERSPECTIVE

SEAL

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FL Architect
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AA26000730

SHEET NO.:

R4.0



1 GARDEN PERSPECTIVE
R5.0 N.T.S.

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TITLE: GARDEN PERSPECTIVE

SEAL

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AA26000730

SHEET NO.:

R5.0



1 TERRACE PERSPECTIVE
R6.0 N.T.S.

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EGOZI RESIDENCE
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TITLE: TERRACE PERSPECTIVE

SEAL

Lynsie Christine Conn
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AA26000730

SHEET NO.:
R6.0



1 REAR PERSPECTIVE

R7.0 N.T.S.

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TITLE: REAR PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R7.0



1 REAR PERSPECTIVE

R8.0 N.T.S.

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TITLE: REAR PERSPECTIVE

SEAL

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SHEET NO.:

R8.0

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1 REAR VIEW

R9.0 N.T.S.

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TITLE: REAR VIEW

SEAL

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AA26000730

SHEET NO.:

R9.0



1 REAR VIEW

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TITLE: REAR VIEW

SEAL

Lynsie Christine Conn
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AR99059
AA26000730

SHEET NO.:

R10.0



1 SIDE VIEW

R11.0 N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

JOB NO.	1901
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DATE	04-22-22
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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
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TITLE: SIDE VIEW

SEAL

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AA26000730

SHEET NO.:

R11.0

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1 SIDE VIEW

R12.0 N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

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EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
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TITLE: SIDE VIEW

SEAL

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SHEET NO.:

R12.0

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1 FRONT AERIAL VIEW

R13.0 N.T.S.

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TITLE: FRONT AERIAL VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R13.0



1 REAR AERIAL VIEW

R14.0 N.T.S.

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JOB NO.	1901
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TITLE: REAR AERIAL VIEW

SEAL

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AA26000730

SHEET NO.:

R14.0

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1355 N.W. 97th AVE SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 7-0002419-5

DRAWN BY: AL.(LG.)

SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE

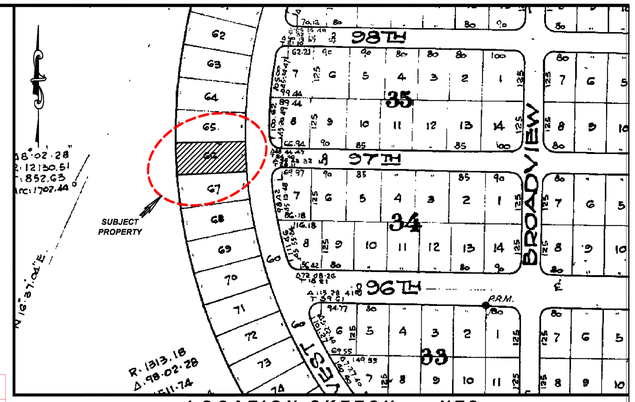
-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET



TREE TABLE

No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	PINK TROMPET TREE	12.00	25.00	15.00
2	PINK TROMPET TREE	1.00	30.00	20.00
3	DRAGON TREE	0.80	40.00	20.00
4	DRAGON TREE	0.80	40.00	20.00
5	DRAGON TREE	0.80	40.00	20.00
6	DRAGON TREE	0.80	40.00	20.00
7	DRAGON TREE	0.80	40.00	20.00
8	DRAGON TREE	0.80	40.00	20.00
9	PALMETTO TREE	0.90	15.00	5.00
10	PALMETTO TREE	0.90	15.00	5.00
11	PALM	0.70	20.00	10.00
12	PALMETTO TREE	0.80	20.00	10.00
13	PALMETTO TREE	0.50	20.00	10.00
14	PALMETTO TREE	0.80	12.00	10.00
15	PALMETTO TREE	0.80	12.00	10.00
16	BUSHES	0.30	8.00	——
17	QUEEN PALM	0.60	20.00	5.00
18	ALEXANDER PALM	0.60	25.00	15.00
19	ALEXANDER PALM	0.60	20.00	10.00
20	COCONUT	0.70	30.00	20.00
21	COCONUT	0.70	25.00	10.00
22	COCONUT	0.70	30.00	10.00
23	COCONUT	0.70	30.00	10.00
24	COCONUT	0.70	25.00	10.00
25	COCONUT	0.70	20.00	10.00
26	COCONUT	0.70	25.00	15.00
27	COCONUT	0.70	20.00	15.00
28	COCONUT	0.70	20.00	15.00
29	BUSHES	0.30	8.00	——
30	OAK	0.20	9.00	10.00



LEGAL DESCRIPTION:

SURVEY OF LOT 66, BLOCK 23, OF BAYHARBOUR ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 46,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9700 W BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

CERTIFICATIONS:

RAFAEL EGOZI

SURVEYOR'S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # A-17.LOCATOR NO. 2235 ELEVATION 7.67 FEET OF N.G.V.D. OF 1929
4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 05/29/2018
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 05-29-2018 SURVEY, CONSTRUCTION ELEVATION & TREE SURVEY

REVISED ON: 07-22-2019 SURVEY & CONSTRUCTION ELEVATIONS

REVISED ON: 08-14-2019 CONSTRUCTION ELEVATIONS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120637C/0144/J DATE OF FIRM: 09-11-2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E.= ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH.= ASPHALT.
B.C.= BLOCK CORNER.
BLDG.= BUILDING.
B.M.= BENCH MARK
B.O.B.= BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH.= CHORD.
CH.B.= CHORD BEARING.
CL = CLEAR
C.L.F.= CHAIN LINK FENCE.
C.M.E.= CANAL MAINTENANCE EASEMENTS.
CONC.= CONCRETE.
C.P.= CONC. PORCH.
C.S.= CONCRETE SLAB.
D.E.= DRAINAGE EASEMENT.
D.M.E.= DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
E.T.P.= ELECTRIC TRANSFORMER PAD.
ELEV.= ELEVATION.
ENCR.= ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
PROP. COR.= PROPERTY CORNER
FNIP.= FEDERAL NATIONAL INSURANCE
F.N.= FOUND NAIL.
H.= HIGH (HEIGHT)
IN.& EG.= INGRESS AND EGRESS EASEMENT.
L.P.= LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L.= OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT.= PAVEMENT.
PL.= PLANTER.
P/L = PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.C.= POINT OF CURVE.
PT.= POINT OF TANGENCY.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.R.C.= POINT OF REVERSE CURVE
P.B.= PLAT BOOK.
PG.= PAGE.
PWY.= PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR.= RAIL ROAD.
RES.= RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P.= RADIUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
SWK.= SIDEWALK.
S.I.P.= SET IRON PIPE L.B. #6044.
S.= SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.S.= WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.
= WOOD FENCE.
= CHAIN LINK FENCE.
= C.B.S. WALL.(C.B.W.)
0.00 = EXISTING ELEVATIONS.
0.00 = PROPOSED ELEVATIONS.
= TRAFFIC FLOW
Ⓓ = DRAINAGE MH

E:\ACAD\dwf\esTest.dwt 7/29/2005 3:36:46 PM EST

N W E S NOTA SURVEYORS SEAL

SEAL

1 SURVEY
G1.0 N.T.S.

NOT FOR CONSTRUCTION

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PLANNING
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CHECKED	CM

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: SURVEY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
G1.0

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1 9640 W BROADVIEW DR

G1.1 | G1.1 N.T.S.



2 9710 W BROADVIEW DR

G1.1 | G1.1 N.T.S.



3 9701 W BROADVIEW DR

G1.1 | G1.1 N.T.S.

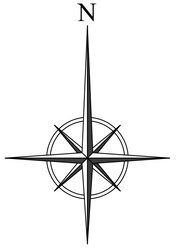


4 9655 W BROADVIEW DR

G1.1 | G1.1 N.T.S.



N





5 97TH STREET

G1.1 | G1.1 N.T.S.



6 9700 W BROADVIEW DR

G1.1 | G1.1 N.T.S.



7 9700 W BROADVIEW DR

G1.1 | G1.1 N.T.S.



8 9700 W BROADVIEW DR

G1.1 | G1.1 N.T.S.



9 9700 W BROADVIEW DR

G1.1 | G1.1 N.T.S.

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TITLE: NEIGHBORHOOD CONTEXTUAL STUDY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.1



1 SUPERIMPOSED LOCATION MAP

G2.0 | G2.0 N.T.S.



2 SUPERIMPOSED SITE PLAN

G2.0 | G2.0 N.T.S.

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TITLE: SUPERIMPOSED PLANS

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

G2.0

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1 FRONT PERSPECTIVE

G2.0 | G2.2 N.T.S.



2 FRONT PERSPECTIVE

G2.0 | G2.2 N.T.S.



3 FRONT PERSPECTIVE

G2.0 | G2.2 N.T.S.

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TITLE: SUPERIMPOSED PERSPECTIVES

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G2.1



FLAT CONCRETE ROOF TILE



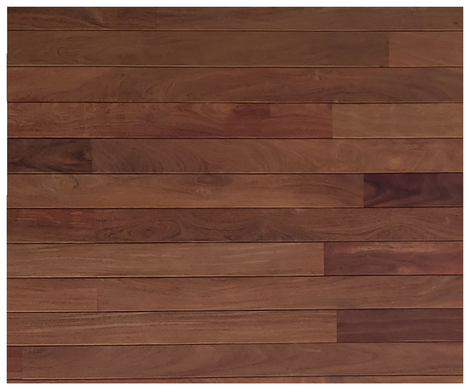
CORAL STONE



OOLITE STONE



ALUMINUM EXTERIOR
DOORS AND WINDOWS,
ANODIZED DARK BRONZE FINISH



EXTERIOR CUMARU WOOD T&G

SMOOTH STUCCO FINISH
IN WHITE PAINT



ALUMINUM SCREENS, WITH
WOOD GRAIN PAINT FINISH,
COLOR T.B.D.

NOT FOR
CONSTRUCTION

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TITLE: EXTERIOR COLOR SCHEME

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G3.0

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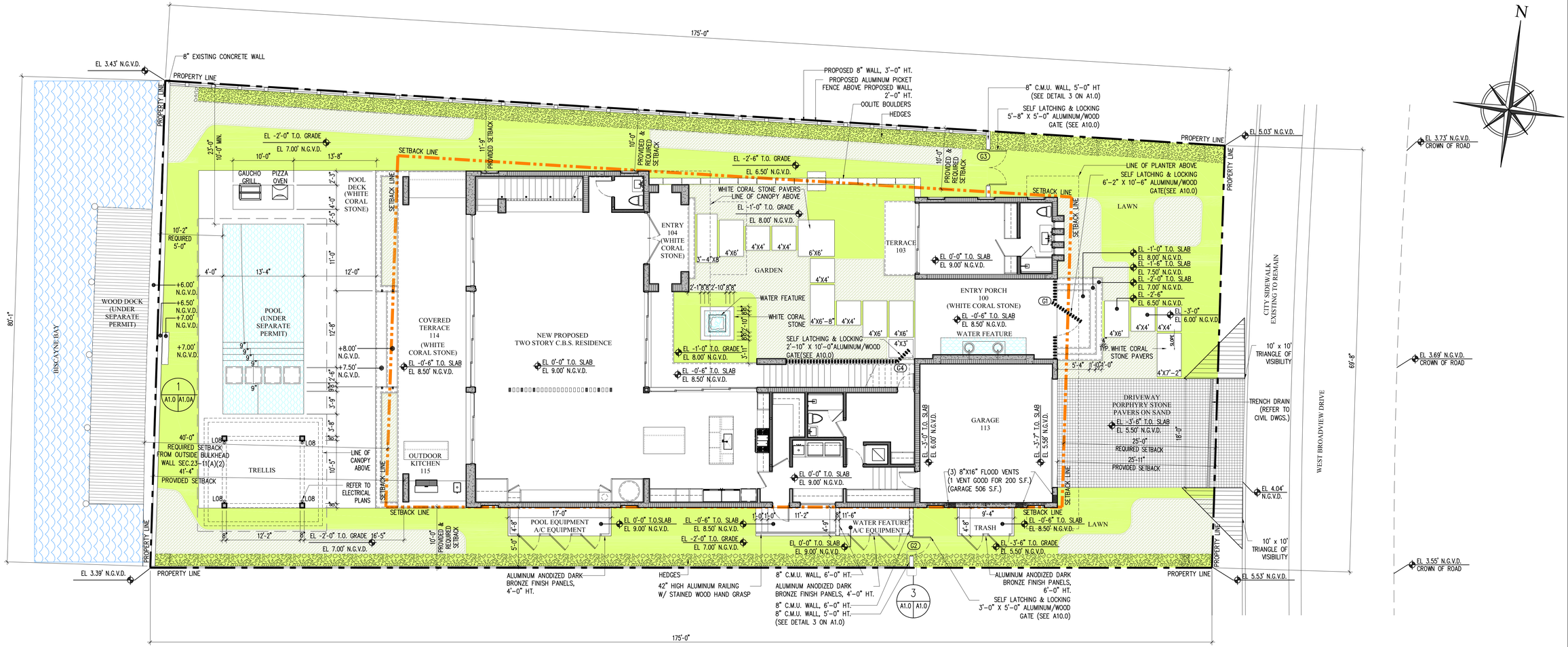


1 SITE PLAN

A1.0 | A1.0 — 1/8" = 1'-0"

PROPERTY ADDRESS

9700 W BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOT 66 BLK 23
LOT SIZE 75.000 X 175
OR 19250-1000 05 2000 1
COC 25687-0236 06 2007 1

FOLIO NUMBER

13-2227-001-4500

OCCUPANCY TYPE

0100 SINGLE FAMILY - GENERAL

FEMA FIRM ZONE

"AE" - BASE FLOOD ELEVATION 8'-0"

ZONING LEGEND

NET SITE AREA (LOT SIZE): 13,125 S.F.

TOTAL SITE ACREAGE		0.30 ACRES
SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK:	25'-0"	25'-11"
SIDE SETBACK:	10'-0"	10'-0"
SIDE SETBACK:	10'-0"	10'-0"
REAR SETBACK:	40'-0"	41'-4"
SIZE OF LIVING (EXCLUSIVE OF GARAGE & COVERED TERRACES)	2,000 S.F. MIN.	4,410 S.F.
PARKING SPACES	2 MIN.	2 (GARAGE)
PERVIOUS AREA (MIN. 40%)	5,250 S.F.	5,368 S.F. (41%)
IMPERVIOUS AREA		7,757 S.F. (59%)
HEIGHT OF RESIDENCE (MAX. 35' ABOVE BASE FLOOD ELEV.)	35'-0"	31'-4"

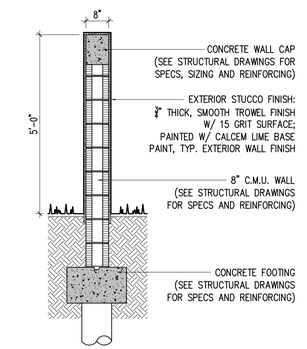
AREAS PROVIDED

	PROVIDED
-FIRST FLOOR	
A/C AREA :	2,595 S. F.
NON A/C AREA : (INLCUDES COVERED TERRACES)	823 S. F.
GARAGE NON A/C AREA :	506 S. F.
TOTAL FIRST FLOOR AREA :	3,924 S. F.
-SECOND FLOOR	
A/C AREA :	1,815 S. F.
NON A/C AREA : (INLCUDES COVERED TERRACES)	694 S. F.
TOTAL SECOND FLOOR AREA :	2,509 S. F.
TOTAL A/C AREAS:	4,410 S. F.
TOTAL NON A/C AREAS:	2,023 S. F.
TOTAL AREAS:	6,433 S. F.
TOTAL ADJUSTED:	5,421 S. F.

2ND FLOOR 80% CALCULATION (from inside walls)

FIRST FLOOR = 2,595 S.F., SECOND FLOOR = 1,815 S.F.
(70% OF FIRST FLOOR) (SEE A1.1 FOR GRAPHICS)

NOTES:
-ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
-ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
-MUST MEET SECTION R1001.5 F.B.C.
-NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.
-FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)
-THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
-REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND GROUND COVER LOCATION.
-REFER TO LANDSCAPE LIGHTING INFORMATION.
-REFER TO LANDSCAPE DRAWGINS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS
-THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE ESTABLISHED GRADE



3 SITE WALL DETAIL

A1.0 | A1.0 — 1/2"=1'-0"



2 LOCATION MAP

A1.0 — N.T.S.

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9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: SITE PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.: A1.0

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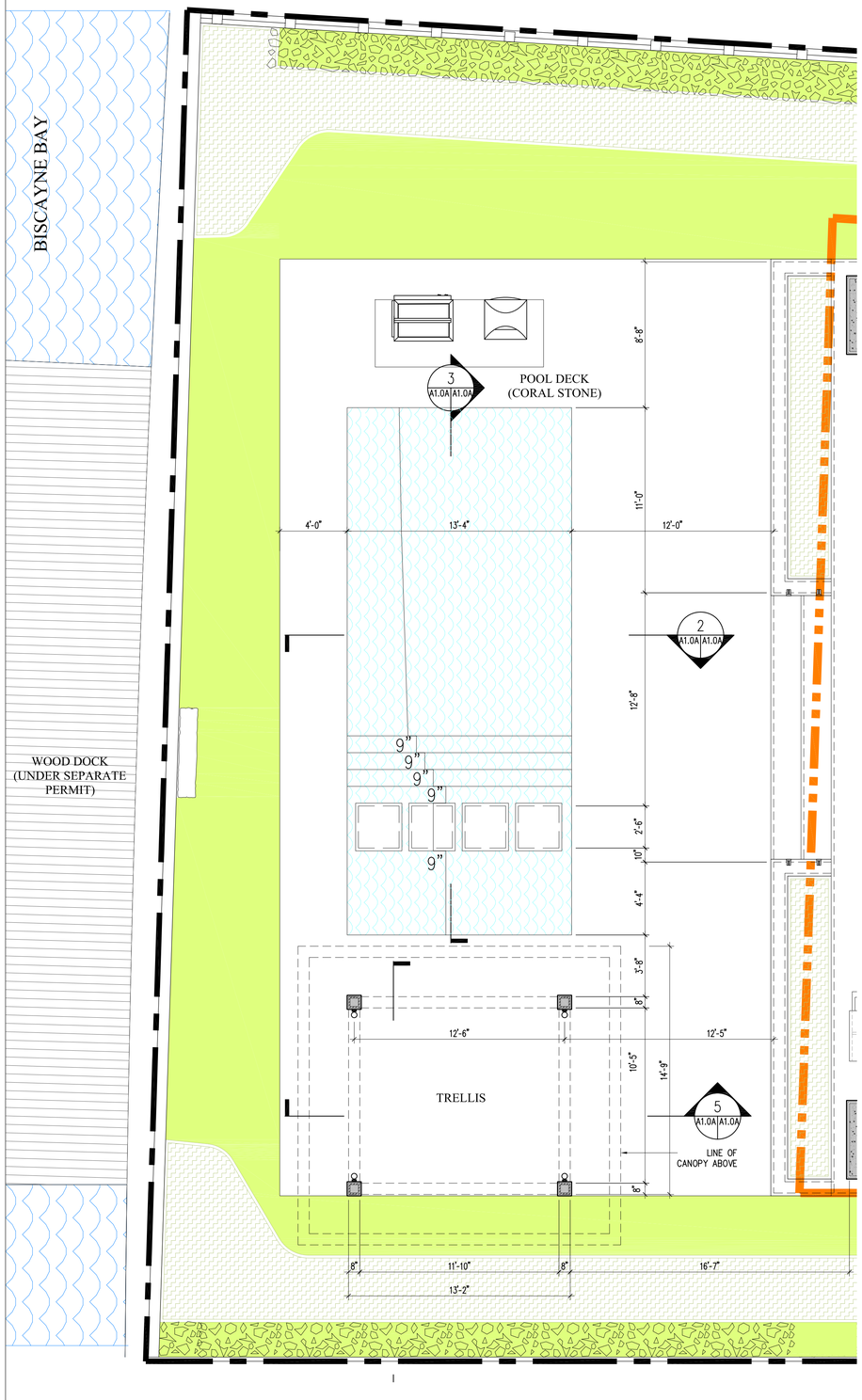
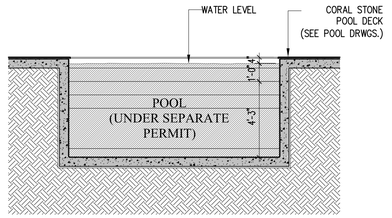
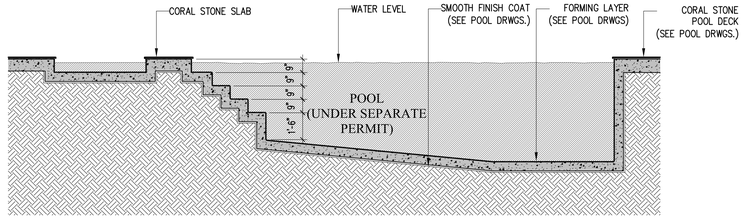


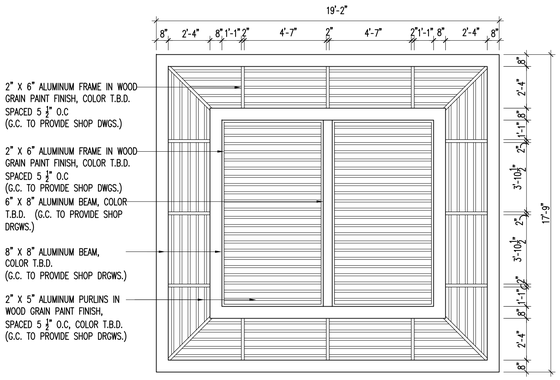
1 POOL AREA PLAN
A1.0 | A1.0A 1/4" = 1'-0"



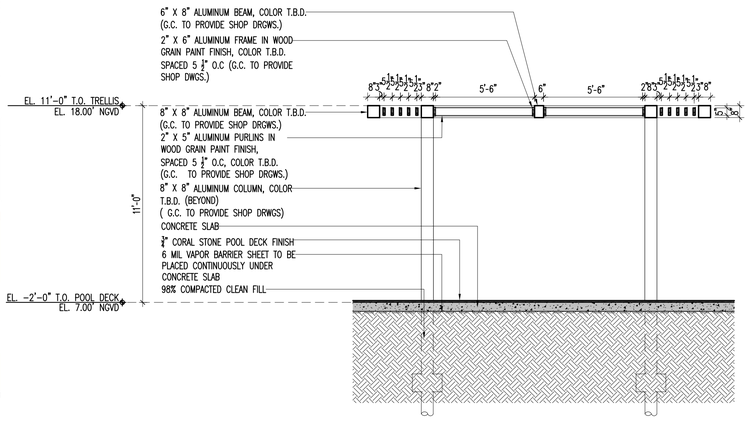
2 POOL SECTION
A1.0 | A1.0A 1/4" = 1'-0"



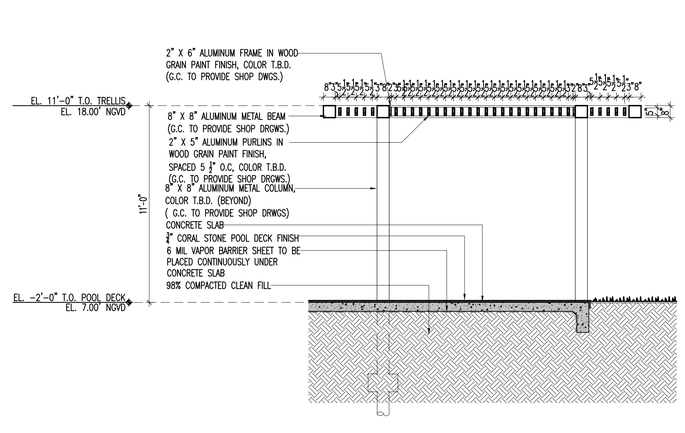
3 POOL SECTION
A1.0 | A1.0A 1/4" = 1'-0"



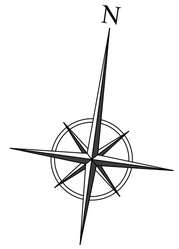
4 TRELLIS ROOF PLAN
A1.0 | A1.0A 1/4" = 1'-0"



5 TRELLIS SECTION
A1.0 | A1.0A 1/4" = 1'-0"



6 TRELLIS SECTION
A1.0 | A1.0A 1/4" = 1'-0"



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BAY HARBOR, FL 33154

TITLE: POOL AREA

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0A

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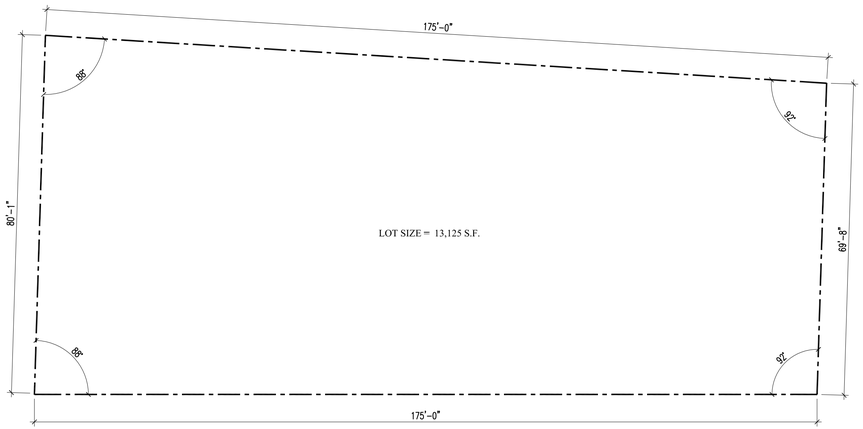
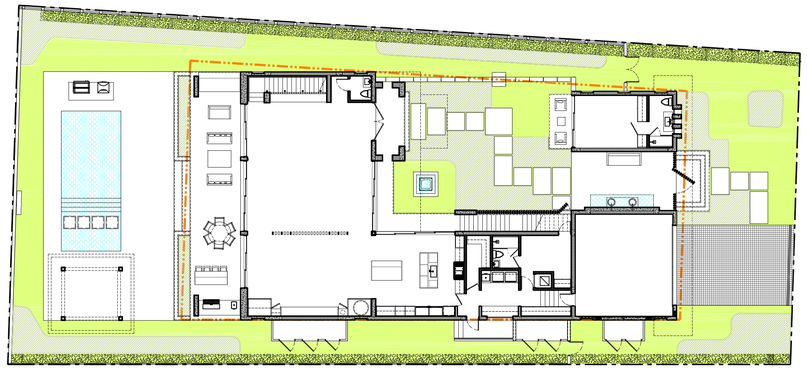


SITE BOUNDARIES
LOT SIZE 13,125 S.F.

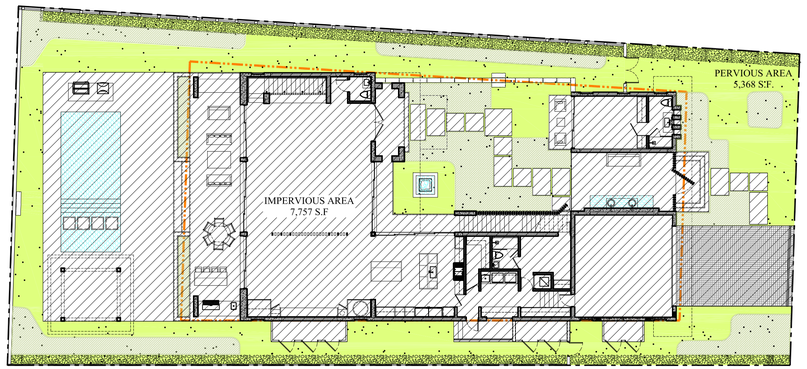
1 SITE BOUNDARIES
A1.0 | A1.1 1/16" = 1'-0"



GREEN AREA
40% MIN. REQUIRED
13,125 S.F. X 40% = 5,250 S.F.

GREEN AREA
PROVIDED 5,380 S.F. (41%)

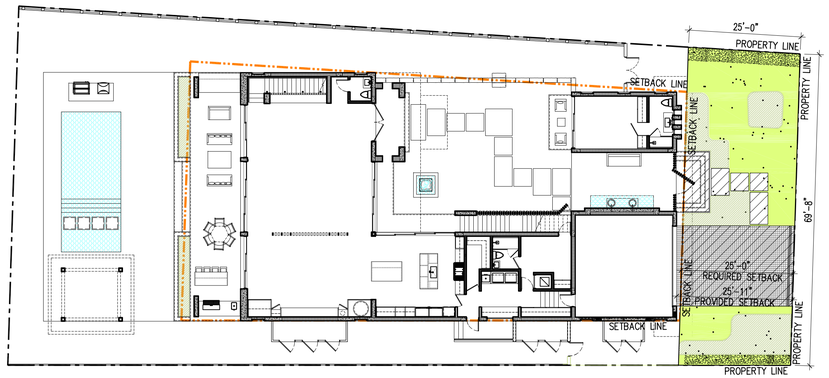
2 GREEN AREA
A1.0 | A1.1 1/16" = 1'-0"



SITE PERVIOUS & IMPERVIOUS AREA
LOT SIZE 13,125 S.F. (100%)

PERVIOUS AREA 5,380 S.F. (41%)
IMPERVIOUS AREA 7,745 S.F. (59%)

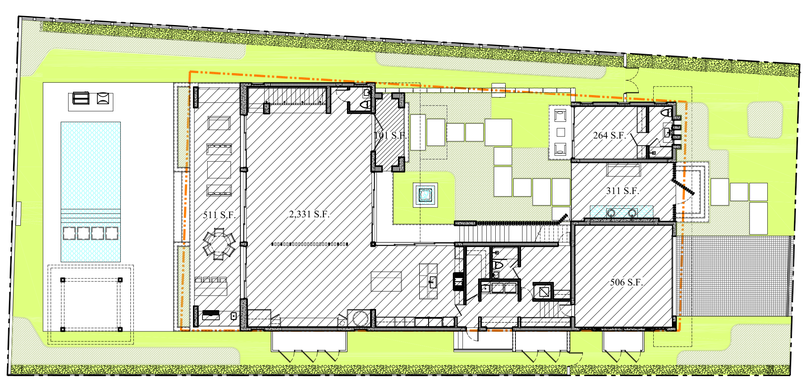
3 SITE PERVIOUS & IMPERVIOUS AREA
A1.0 | A1.1 1/16" = 1'-0"



FRONT YARD PERVIOUS & IMPERVIOUS AREA
FRONT YARD 1,761 S.F. (100%)

PERVIOUS AREA 1,153 S.F. (66%)
IMPERVIOUS AREA 608 S.F. (34%)

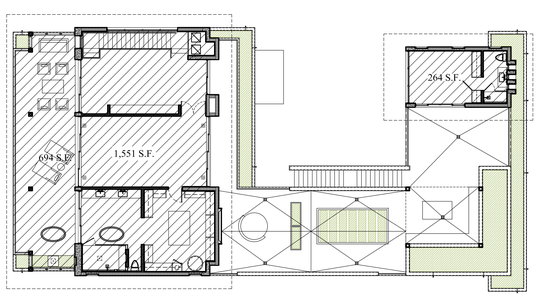
4 FRONT YARD PERVIOUS & IMPERVIOUS AREA
A1.0 | A1.1 1/16" = 1'-0"



FIRST FLOOR AREA
FIRST FLOOR A/C AREA 2,595 S.F.
FIRST FLOOR NON A/C AREA 823 S.F.
GARAGE 506 S.F.

AREA PROVIDED 3,924 S.F.

5 FIRST FLOOR AREA
A1.0 | A1.1 1/16" = 1'-0"



SECOND FLOOR AREA
SECOND FLOOR A/C AREA 1,815 S.F.
(70% OF FIRST FL.)
SECOND FLOOR NON A/C AREA 694 S.F.

AREA PROVIDED 2,509 S.F.

6 SECOND FLOOR AREA
A1.0 | A1.1 1/16" = 1'-0"

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9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154
TITLE: AREA CALCULATIONS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

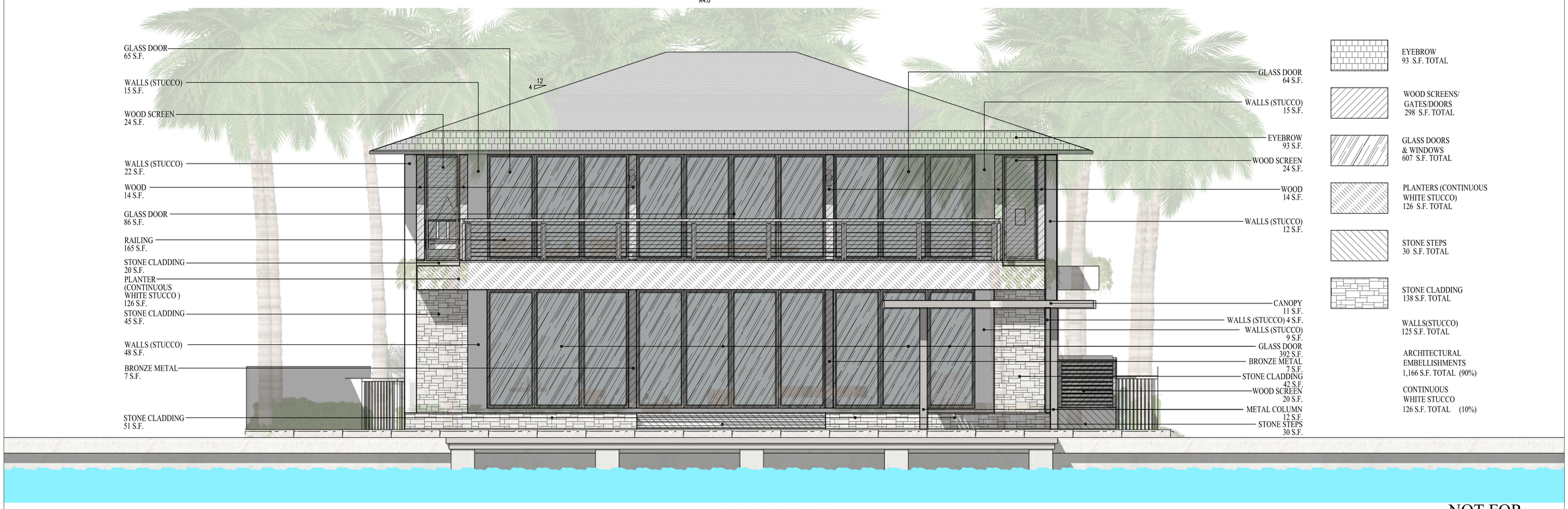
SHEET NO.:
A1.1



1 FRONT ELEVATION

A2.0 | A1.2 | A2.1 | A4.0

1/4" = 1'-0"



2 REAR ELEVATION

A2.0 | A1.2 | A2.1 | A4.0

1/4" = 1'-0"

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BAY HARBOR, FL 33154

TITLE: BUILDING ARTICULATION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.2

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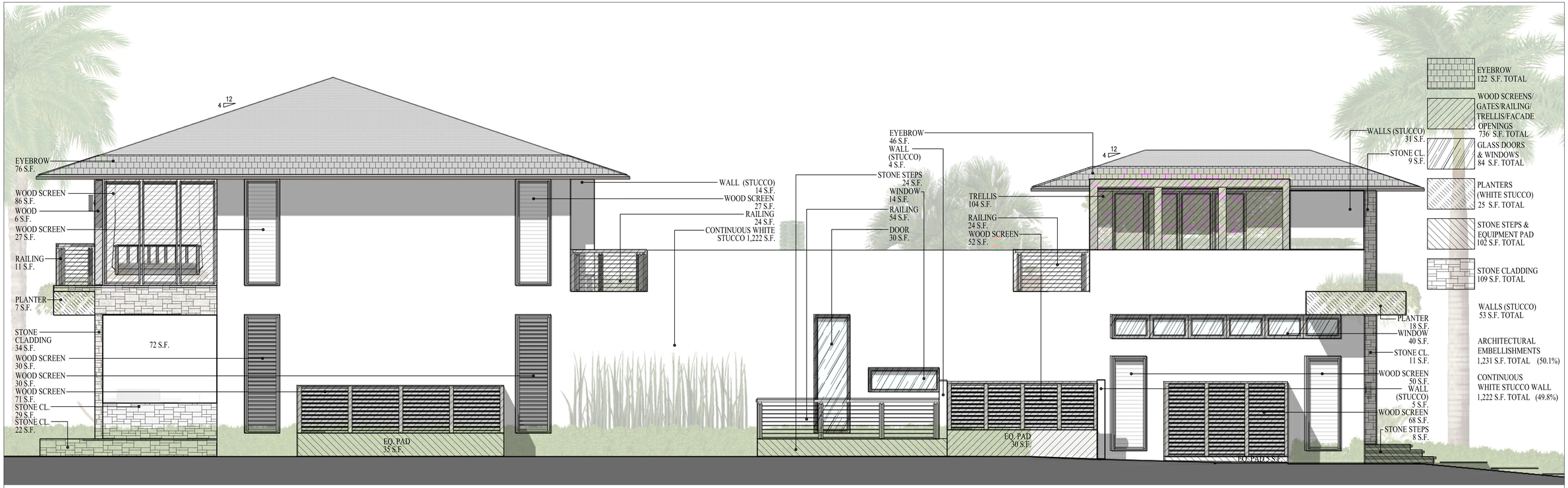
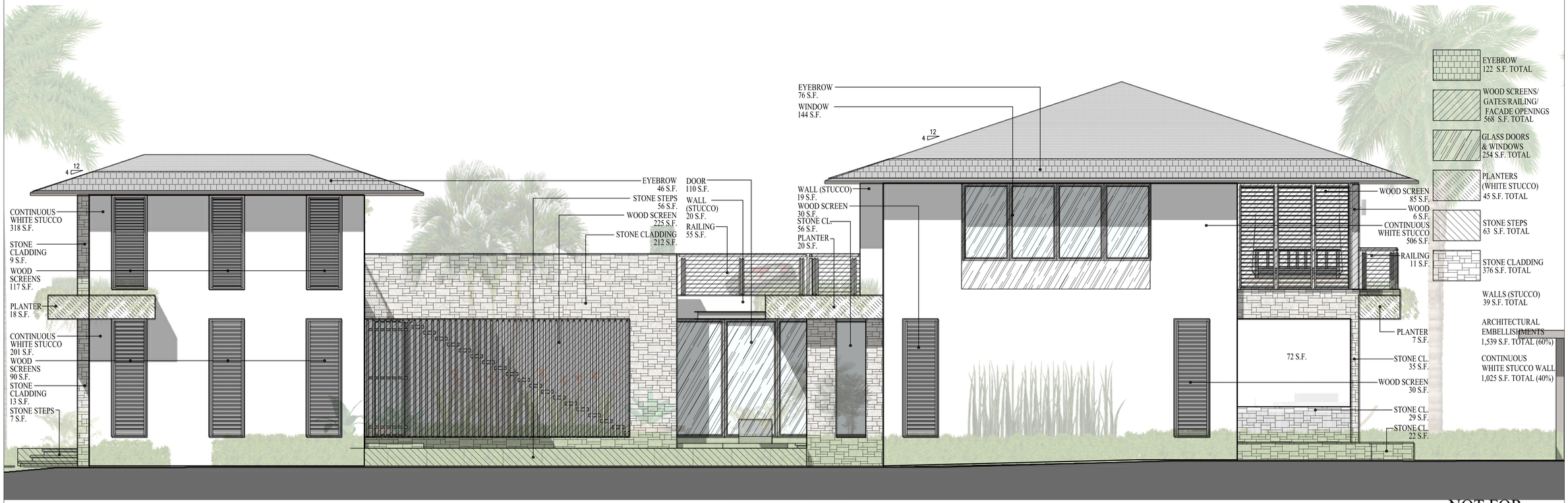


1 SIDE ELEVATION

A2.0 | A1.2A | A2.1 | A4.0 — 1/4" = 1'-0"



2 SIDE ELEVATION

A2.0 | A1.2A | A2.1 | A4.0 — 1/4" = 1'-0"

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9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: BUILDING ARTICULATION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.2A

GENERAL NOTES:

-ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.
-ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R320.1.1 FBC.
-SHOWER/ TUB SHALL HAVE FLOOR/WALLS TO 6' OF NON-ABSORV. FBC, R307.2 FBC.
-THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.7.6 FBC.
-LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.
-A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER B2508.5.2.
-BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R318.1 FBC.
-ALL INTERIOR PARTITIONS:3 1/2" SOUND ATTENUATION BLANKET.
-NO FILL WILL BE INTRODUCED TO THE SITE.
-ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY.
-LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.

-ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBCR 302.10.1.
-FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8 FT AS PER FBCR R302.11.
-ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBCR R307.2.
-WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS.
-SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBCR - R302.14

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:
A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC B2406.4.1
B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC B2406.4.2

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC B2406.4.3
D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC B2406.4.5
E-GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS.
MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC B2406.2

GLAZING NOTES:
1. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER B2406.4.6 & SHALL COMPLY W/ TABLE B2406.2 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.
2. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR,TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER B2406.4.3
3. GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ B2406.4.4, GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

SHALL COMPLY WITH FBC:
-R4501.17.1.9 ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET.
-ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

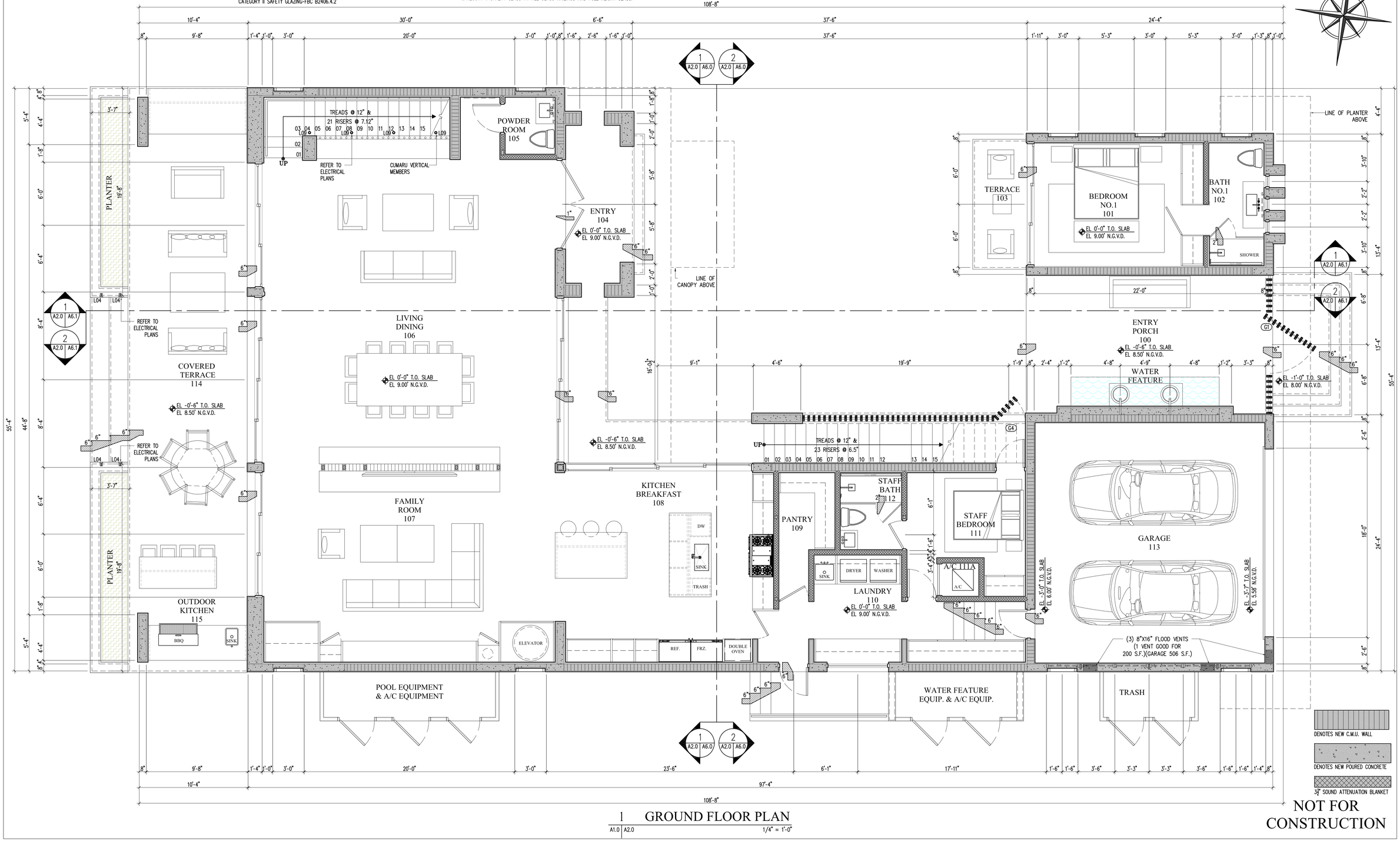
HANDRAIL NOTES:
-ALL HANDRAILS TO COMPLY W/ R311.7.8.2: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
-HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
-HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

-ALL HANDRAILS TO COMPLY W/ R311.7.8.3: TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).
-ALL HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 P.L.F APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO STRUCTURE AS REQUIRED BY CODE. •MANUFACTURER TO PROVIDE ENGINEER CALCULATIONS AND CONSTRUCTION DETAILS IN SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL.

FLOOD NOTES:
-ENCLOSED AREAS BELOW THE DFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (ASCE 24-14 4.6.2)

-ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL, PLUMBING) SERVICING THE BUILDIGN SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE+1 FT: 9.0' NGVD) (ASCE 24-14 CH. 7.0)
-ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE+1 FT: 9.0' NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL". (ASCE 21-14 CH. 5.0)

FEMA FLOOD VENT NOTES:
-FLOOD VENT REQUIREMENTS AS PER FEMA AND NFIP: SECTION 44CFR60.3 AND ASCE 24-14 SECTION 2.7.
-THE BOTTOM OF THE OPENINGS MUST BE NO HIGHER THAN ONE FOOT ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.
-THE MINIMUM OPENING FOR THE FLOOD VENTS SHALL BE 3" IN ANY DIRECTION OF THE PLANE OF THE WALL.
-ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.



1 GROUND FLOOR PLAN
A1.0 | A2.0 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

JOB NO.	1901
DRAWN BY	CM, FP, CP
DATE	04-22-22
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE INTERIOR DESIGN
PLANNING
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EGOZI RESIDENCE
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BAY HARBOR, FL 33154

TITLE: GROUND FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
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A2.0

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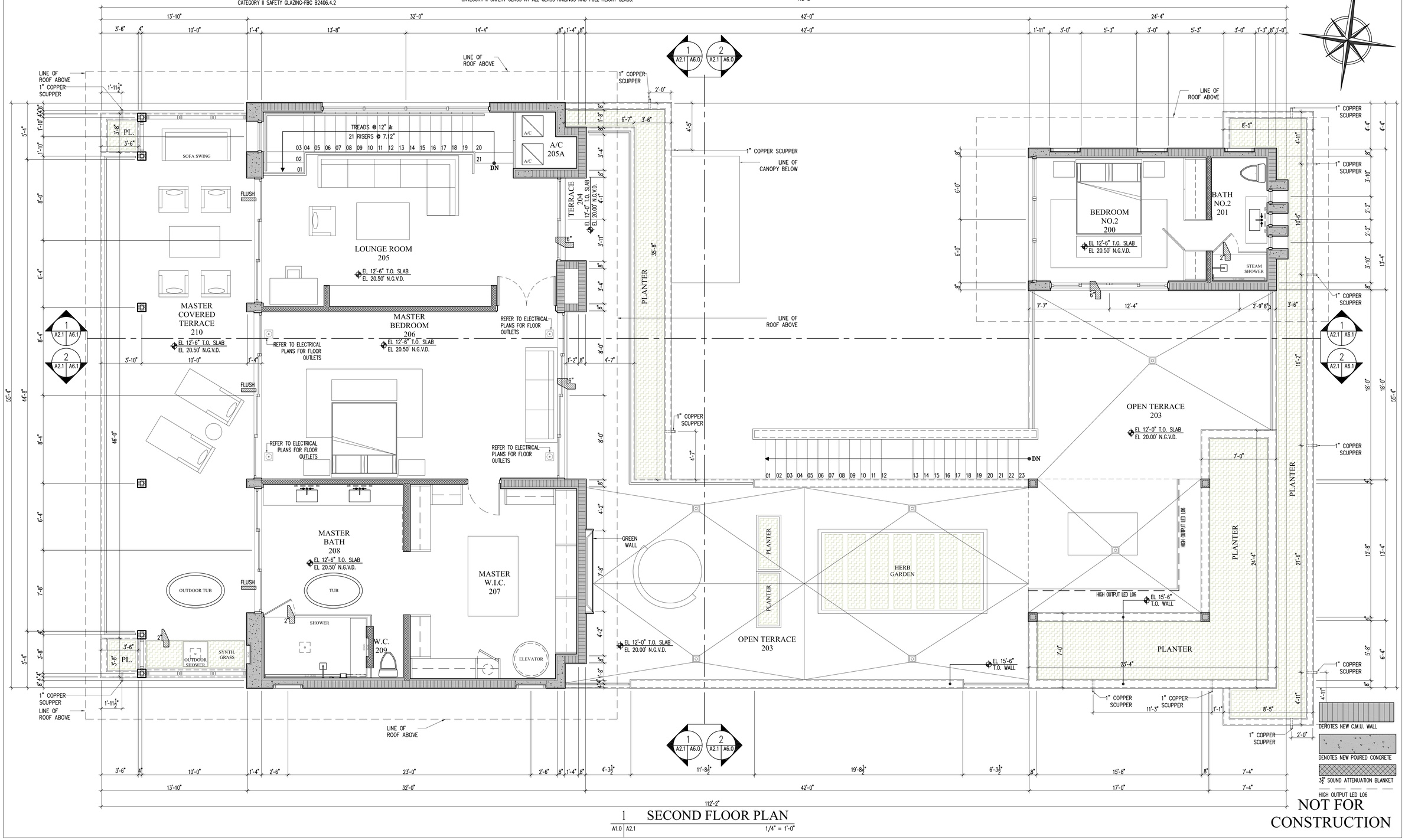

1 SECOND FLOOR PLAN
A1.0 | A2.1 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

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DRAWN BY	CM, FP, CP
DATE	04-22-22
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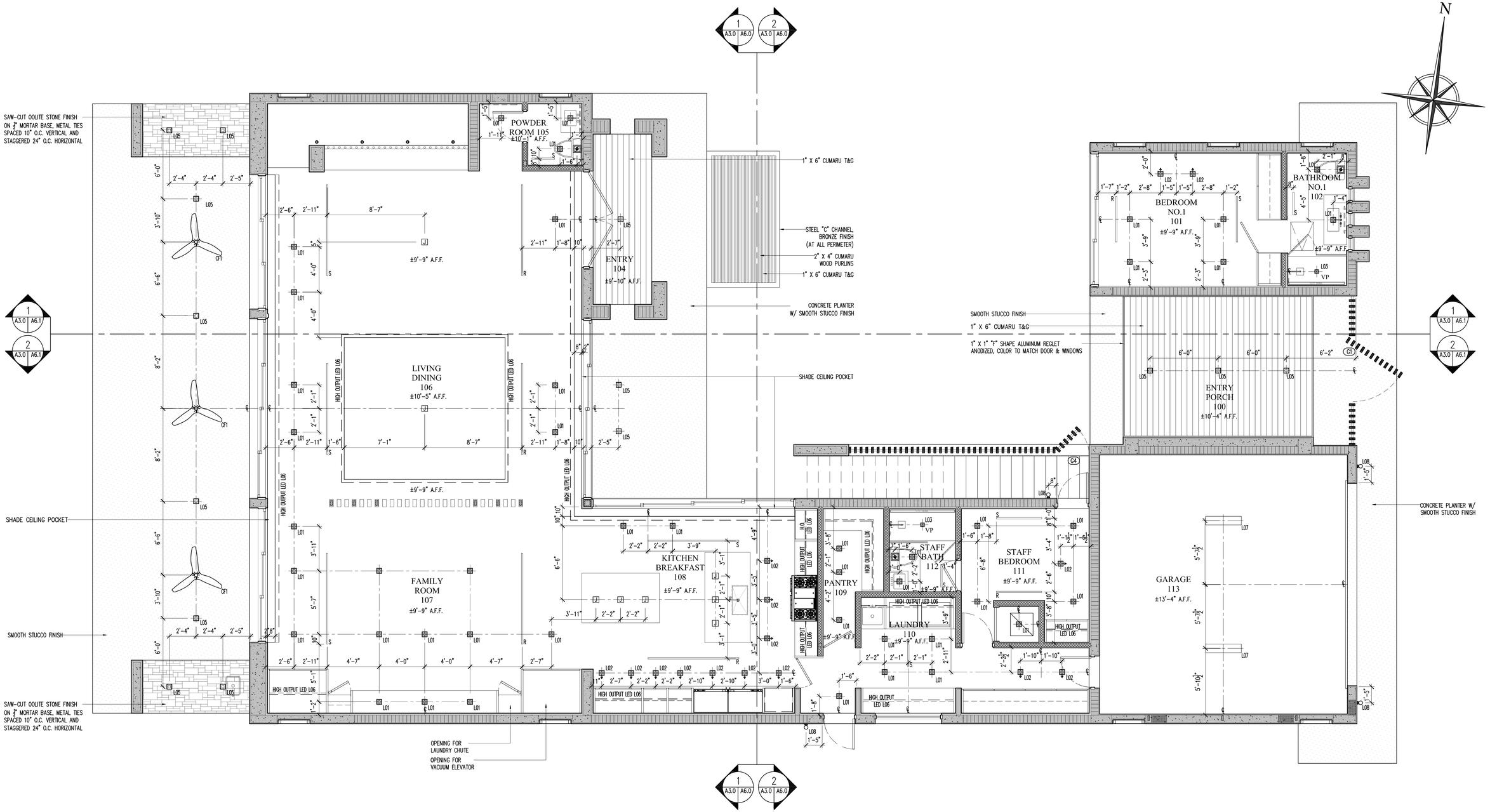
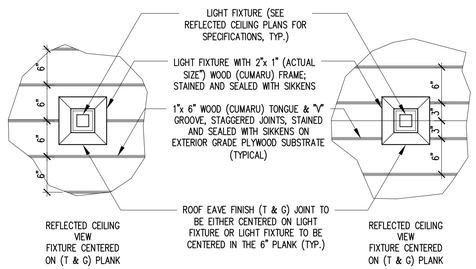


1 GROUND FLOOR PLAN RCP

A2.0 | A3.0 — 1/4" = 1'-0"



2 TONGUE & GROOVE LIGHT PLACEMENT

A3.0 | A3.0 — 1" = 1'-0"

RCP LEGEND

MARK	SYMBOL	TYPE	DESCRIPTION
L01		LED	RECESSED INDOOR FIXTURE, 3" SQUARE LED DOWNLIGHT
L02		LED	4" LED WALL WASH DOWNLIGHT, FLANGELESS SQUARE
L03	VP	LED	3" SQUARE LED FIXED DOWNLIGHT, FLANGELESS BEVELED, VAPOR PROOF, LV HOUSING
L04		LED	SMALL LOW GLARE RECESSED WALL JSTEP LIGHT FIXTURE, ANODIZED SILVER
L05		LED	RECESSED OUTDOOR FIXTURE 3" SQUARE LED DOWNLIGHT

MARK	SYMBOL	TYPE	DESCRIPTION
L06		LED	MILLWORK LIGHTING CHANNEL, HIGH OUTPUT, PREMIUM CRI, SATIN ALUMINUM
L07		LED	12" X 48" SURFACE MOUNT LED FIXTURE, LOW PROFILE
L08		LED	DECORATIVE OUTDOOR WALL SCONCES
L09		LED	ADJUSTABLE IN-GROUND UPLIGHT, PENDING SELECTION (REFER TO FLOOR PLAN)
DEC		DECORATIVE WALL SCONCES	PENDING SELECTION
JB	J	JUNCTION BOX	FOR DECORATIVE FIXTURES. PENDING SELECTION

MARK	SYMBOL	TYPE	DESCRIPTION
CF1		CEILING FAN	PENDING SELECTION
LD		A/C LINEAR DIFFUSER	REFER TO MECHANICAL DRAWINGS
SP		SPEAKER	REFER TO A/V DRAWINGS
EX		EXHAUST FAN	REFER TO MECHANICAL DRAWINGS

NOTE:

ALL CEILING DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE WALLS.

CONTRACTOR TO COORDINATE LOCATIONS OF ALL REMOTE MOUNTED TRANSFORMERS WITH OWNER AND LOW VOLTAGE CONSULTANT.

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN AS PER R807.1 FBC. PROVIDE LIGHT FIXTURES IN EVERY ATTIC SPACE.

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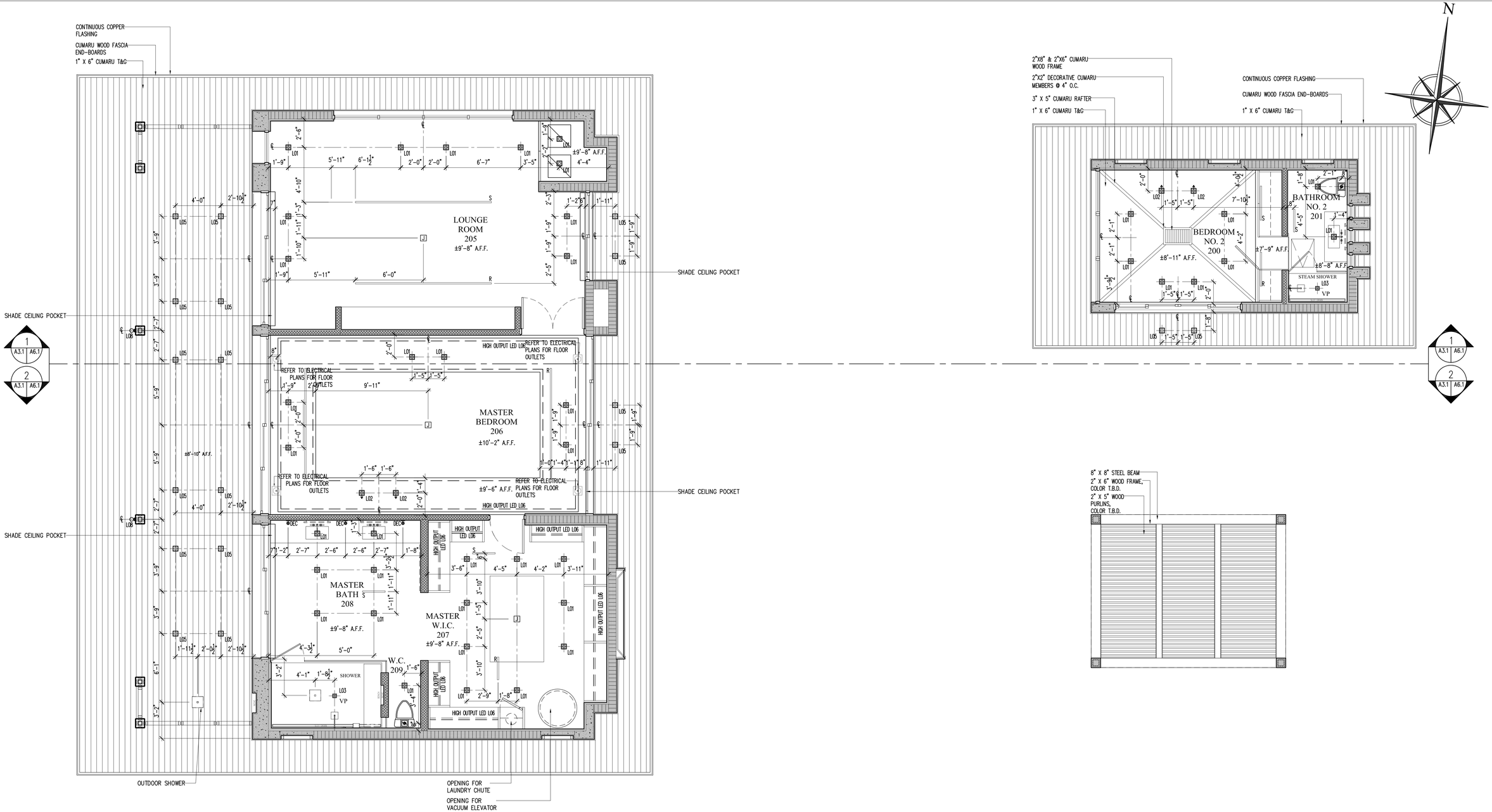

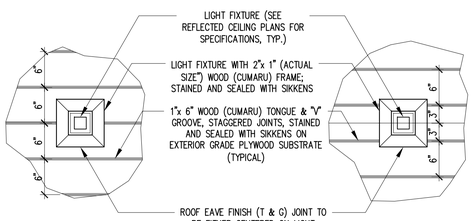

2 TONGUE & GROOVE LIGHT PLACEMENT

A3.1 | A3.1 — 1" = 1'-0"

1 SECOND FLOOR PLAN RCP

A2.1 | A3.1 — 1/4" = 1'-0"

RCP LEGEND

MARK	SYMBOL	TYPE	DESCRIPTION
L01		LED	RECESSED INDOOR FIXTURE, 3" SQUARE LED DOWNLIGHT
L02		LED	4" LED WALL WASH DOWNLIGHT, FLANGELESS SQUARE
L03	VP	LED	3" SQUARE LED FIXED DOWNLIGHT, FLANGELESS BEVELED, VAPOR PROOF, LV HOUSING
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DEC		DECORATIVE WALL SCONCES	PENDING SELECTION
JB	J	JUNCTION BOX	FOR DECORATIVE FIXTURES. PENDING SELECTION

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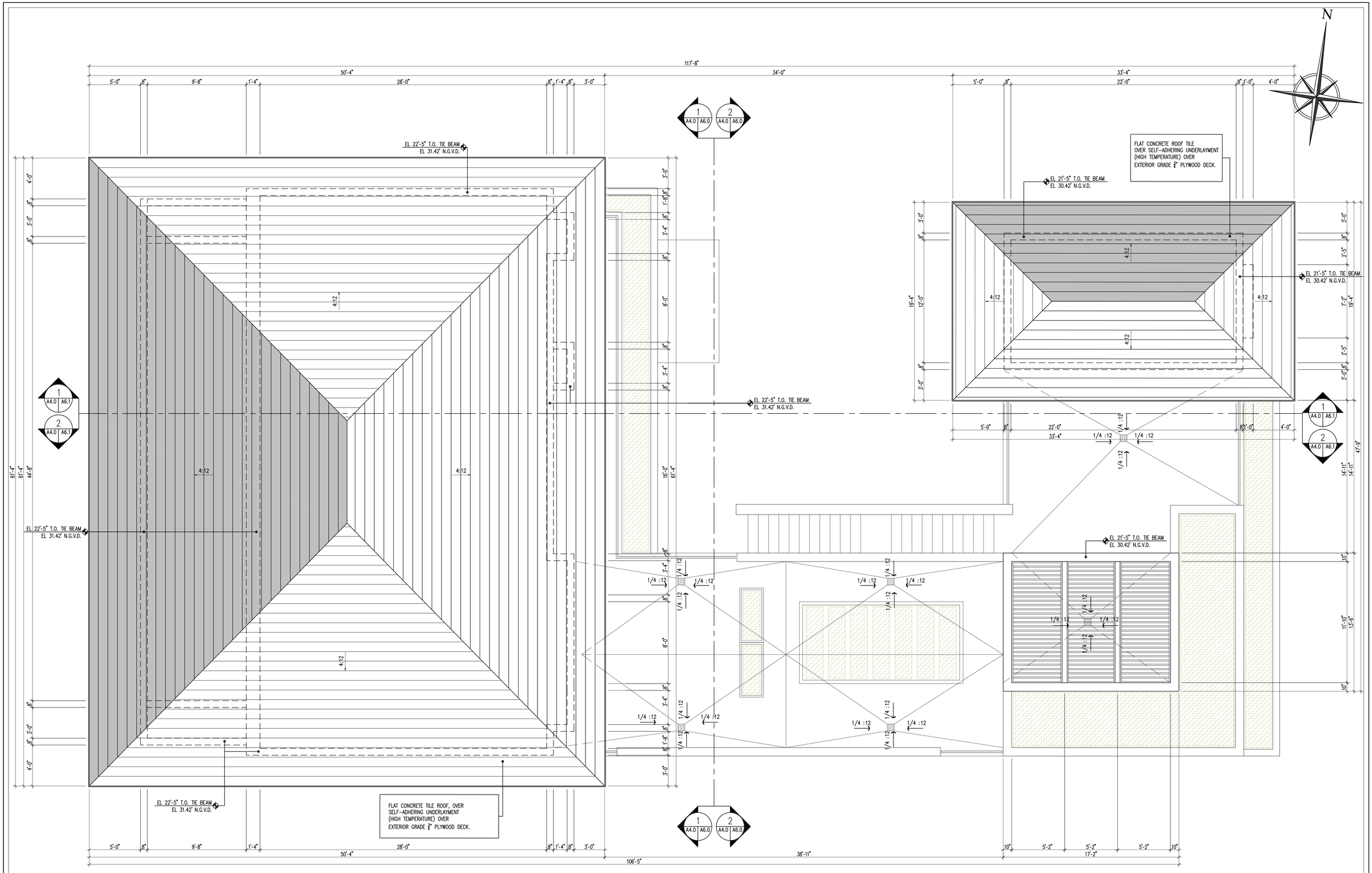

1 ROOF PLAN

A1.0 | A4.0 1/4" = 1'-0"

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TITLE: ROOF PLAN

SEAL

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FL Architect
AR990059
AA26000730

SHEET NO.:

A4.0

1 FLAT CONCRETE ROOF TILE
2 CUMARU WOOD FASCIA BOARD (STAINED) W/ CONTINUOUS COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH
4 SAW CUT OOLITE STONE
5 WOOD/ GLASS MAIN ENTRY DOOR
6 ALUMINUM WOOD CLAD ROLL UP GARAGE DOOR, COLOR T.B.D.
7 PLANTER, SMOOTH STUCCO FINISH, COLOR T.B.D.
8 ALUMINUM RAILING W/ STAINED WOOD HAND GRASP, COLOR T.B.D.
9 ALUMINUM LOUVERED SCREENS IN WOOD GRAIN PAINT FINISH, COLOR T.B.D.
10 STEEL COLUMN WRAP IN WOOD GRAIN PAINT FINISH, COLOR T.B.D.
11 ALUMINUM METAL COLUMN, ANODIZED DARK BRONZE FINISH
12 CONCRETE COLUMN, ANODIZED DARK BRONZE METAL FINISH
13 ALUMINUM SLIDING GLASS DOOR, ANODIZED DARK BRONZE FINISH, IMPACT GLAZING
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19 ALUMINUM METAL CANOPY, DARK BRONZE
20 GREEN WALL
21 CONCRETE CANOPY
22 LAVA STONE SPLITFACE FINISH

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

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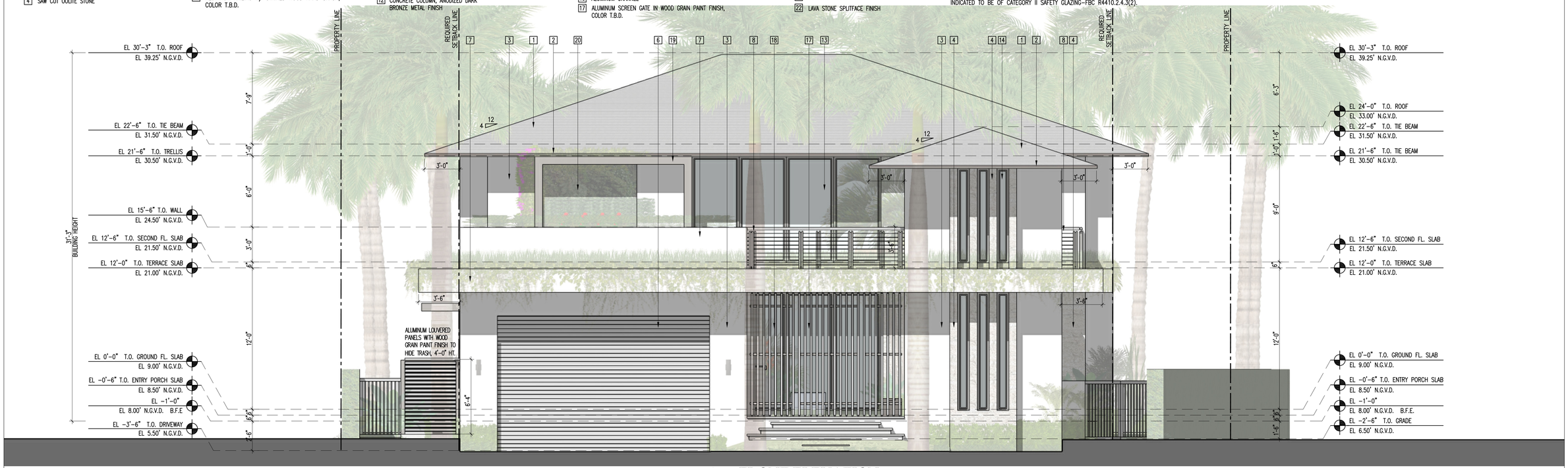
D–GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING–FBC 4410.2.3.1.3.2.

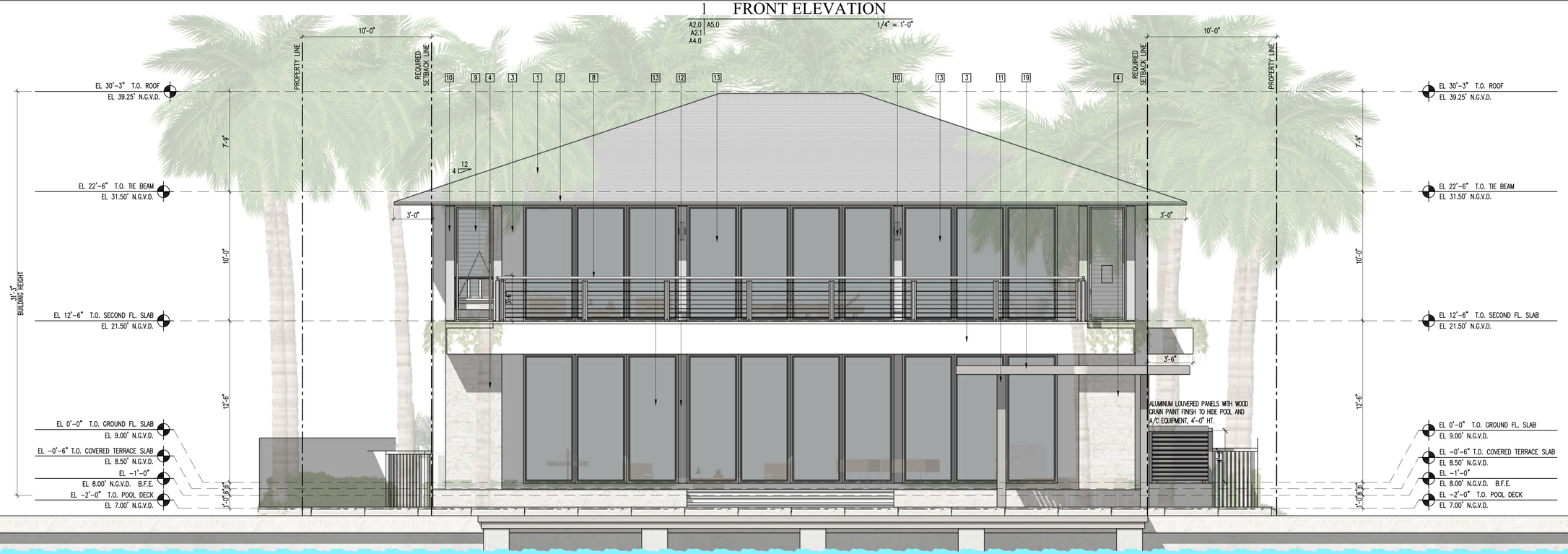
COMPLIANCE WITH FEMA:

2 CAR GARAGE: 510 SQ. FT
PROVIDED: 10" X 20" (4) = 800 SQ. IN



1 FRONT ELEVATION

A2.0 A2.1 A4.0 | A5.0 | 1/4" = 1'-0"



2 REAR ELEVATION

A2.0 A2.1 A4.0 | A5.0 | 1/4" = 1'-0"

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NO.	REVISION	DATE

JOB NO.	1901
DRAWN BY	CM, FP, CP
DATE	04-22-22
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE INTERIOR DESIGN PLANNING
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: FRONT & REAR ELEVATIONS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.0

1 FLAT CONCRETE ROOF TILE
2 CUMARU WOOD FASCIA BOARD (STAINED) W/ CONTINUOUS COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH
4 SAW CUT OOLITE STONE 40"-0"
5 WOOD/ GLASS MAIN ENTRY DOOR
6 ALUMINUM WOOD CLAD ROLL UP GARAGE DOOR, COLOR T.B.D.
7 PLANTER, SMOOTH STUCCO FINISH, COLOR T.B.D.
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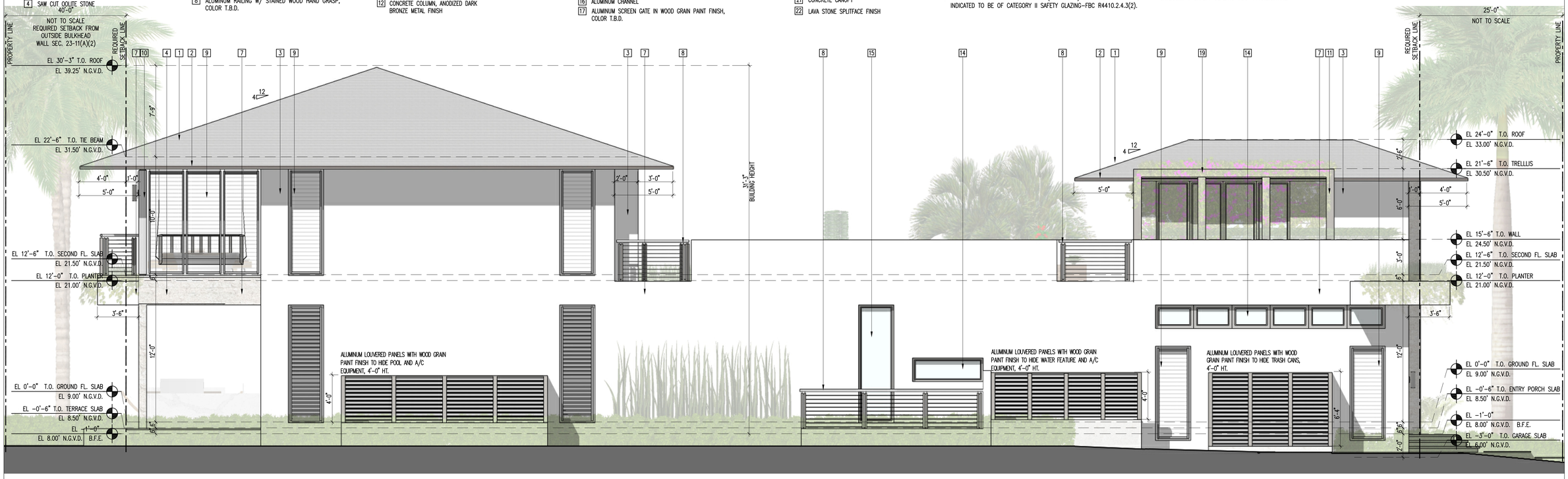

1 SIDE ELEVATION
A2.0 | A5.1 | A2.1 | A4.0 — 1/4" = 1'-0"



2 SIDE ELEVATION
A2.0 | A5.1 | A2.1 | A4.0 — 1/4" = 1'-0"

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1 BUILDING SECTION

A2.0 | A6.0
A2.1
A4.0

1/4" = 1'-0"



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A2.0 | A6.0
A2.1
A4.0

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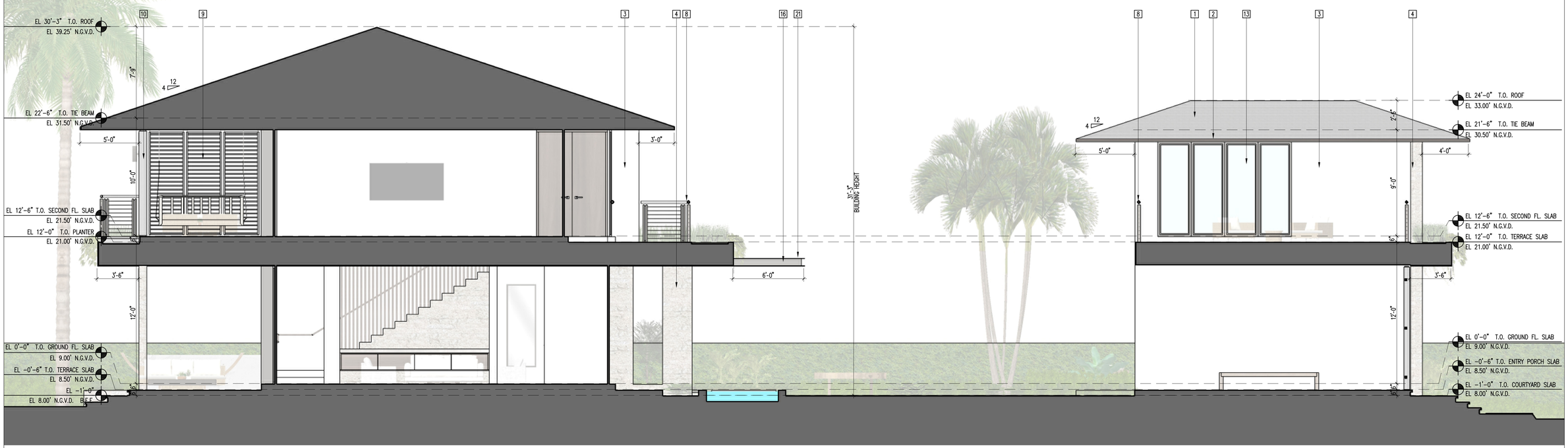

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A2.0 A2.1 A4.0 | A6.1 | 1/4" = 1'-0"



2 BUILDING SECTION

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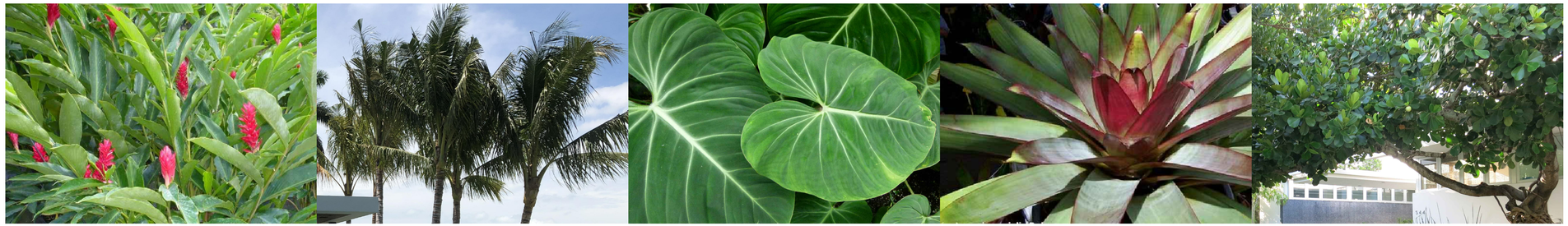

TOWN OF BAY HARBOR ISLANDS PZB SUBMITTAL - 04.11.22

EGOZI RESIDENCE | 9700 WEST BROADVIEW DRIVE | BAY HARBOR ISLAND, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
9700 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of one specimen screw pine tree, two pink trumpet trees, palms, shrubs and groundcovers.The Landscape Architect is proposing to remove all existing vegetation on site, with the exception of two coconut palms in the rear garden and the two 8' height podocarpus hedges running the length of both side property lines. Please note that the Landscape Architect intends to create a new lush and improved tropical landscape design that of which shall incorporate new native canopy trees onto the site.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New tropical landscape design to complement new residence
- Irrigation Plans
- Landscape Lighting Plan

INDEX OF SHEETS

L0.0 Landscape Cover Page + Sheet Index
L0.1 Landscape Notes
L1.0 Existing Tree Survey + Disposition Plan
L1.1 Existing Tree Chart, Mitigation Summary + Details
L2.0 Landscape Plan Ground Level
L2.1 Landscape Plan Second Level
L3.0 Landscape Details, Plant List + Landscape Code
L4.0 Elevations
L4.1 Elevations
L5.0 Plant Material Images
L6.0 Irrigation Plan Ground Level
L6.1 Irrigation Plan Second Level
L7.0 Landscape Lighting Plan
L7.1 Landscape Lighting Details

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PZB SET

NO.	REVISION	DATE

JOB NO.	1901
DRAWN BY	PP
DATE	04-06-22
CHECKED	CC

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: LANDSCAPE COVER + SHEET INDEX

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SHEET NO.:

L0.0

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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING IN ANY AREA. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER WATERING AND MAINTENANCE OF NEW AND RELOCATED PLANT MATERIALS DURING THE ONE YEAR WARRANTY PERIOD.
3. CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
5. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.
6. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION, WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.
7. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS WITH RECOMMENDATIONS FOR SOIL TREATMENT IN THE CONSTRUCTION AREA.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL OR FIELD STAKE THE PLANTS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. NOTE: NO PLANTING SHALL COMMENCE UNTIL THERE IS A FUNCTIONAL IRRIGATION SYSTEM IN THE AREA TO BE PLANTED. NO TREES SHALL BE PLANTED ON TOP OF IRRIGATION LINES.
9. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/ OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
10. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO MODIFICATION OF THE CONTRACT, PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE BY THE TOWN OF BAY HARBOR ISLAND
11. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
12. CONTRACTOR + LANDSCAPE ARCHITECT TO MEET ON SITE PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATIONS. CONTRACTOR TO PROVIDE IMAGES OF ALL PROPOSED TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR PURCHASING AND INSTALLATION.
13. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
14. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE OR IN AN APPROVED DISPOSAL AREA DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
15. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO (72) INCHES, TREE TRUNKS ARE EXCLUDED AS SPECIFIED IN APPROPRIATE MUNICIPAL CODES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
17. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
6. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
7. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.
9. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
10. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
11. ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SPERARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
12. ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
13. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE..
14. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING O THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
15. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
5. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
6. CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

   GROUNDCOVER PLANTING BEDS:
   6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

   SHRUB AND HEDGE PLANTING AREAS:
   12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

   TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
   REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
7. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
11. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
12. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
14. A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
16. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY STAFF TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNIING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
17. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

18. PLANTING SOIL SPECIFICATION FOR UPPER LEVEL PLANTERS

1. A MIX OF COARSE SAND, FLORIDA PEAT AND PINE BARK. THE APPROXIMATE RATIO SHALL BE
   COARSE SAND 70%
   FLORIDA PEAT 20%
   PINE BARK 10%
2. FINAL TESTED ORGANIC MATTER BETWEEN 1.5 AND 2.0% (BY DRY WEIGHT)
3. THE FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE 115 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR
4. PLANTING SOIL SHALL BE THOROUGHLY MIXED PRIOR TO DELIVERY AND INSTALLATION
5. ADD NUTRICOTE FERTILIZER TO THE PLANTING MIX AT THE TIME MIXING AND BLENDING AT A RATE OF 3 POUNDS PER CUBIC YARD
6. PLANTING SOIL SHALL BE SUPPLIED BY ATLAS PEAT AND SOIL INC BOYTON BEACH FLORIDA 561-734-7300
7. PROVIDE A TWO GALLON SAMPLE WITH TESTING DATA THAT INDICATES THE MATERIAL MEETS REQUIREMENTS OF THIS SPECIFICATION INCLUDING RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME

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LANDSCAPE NOTES

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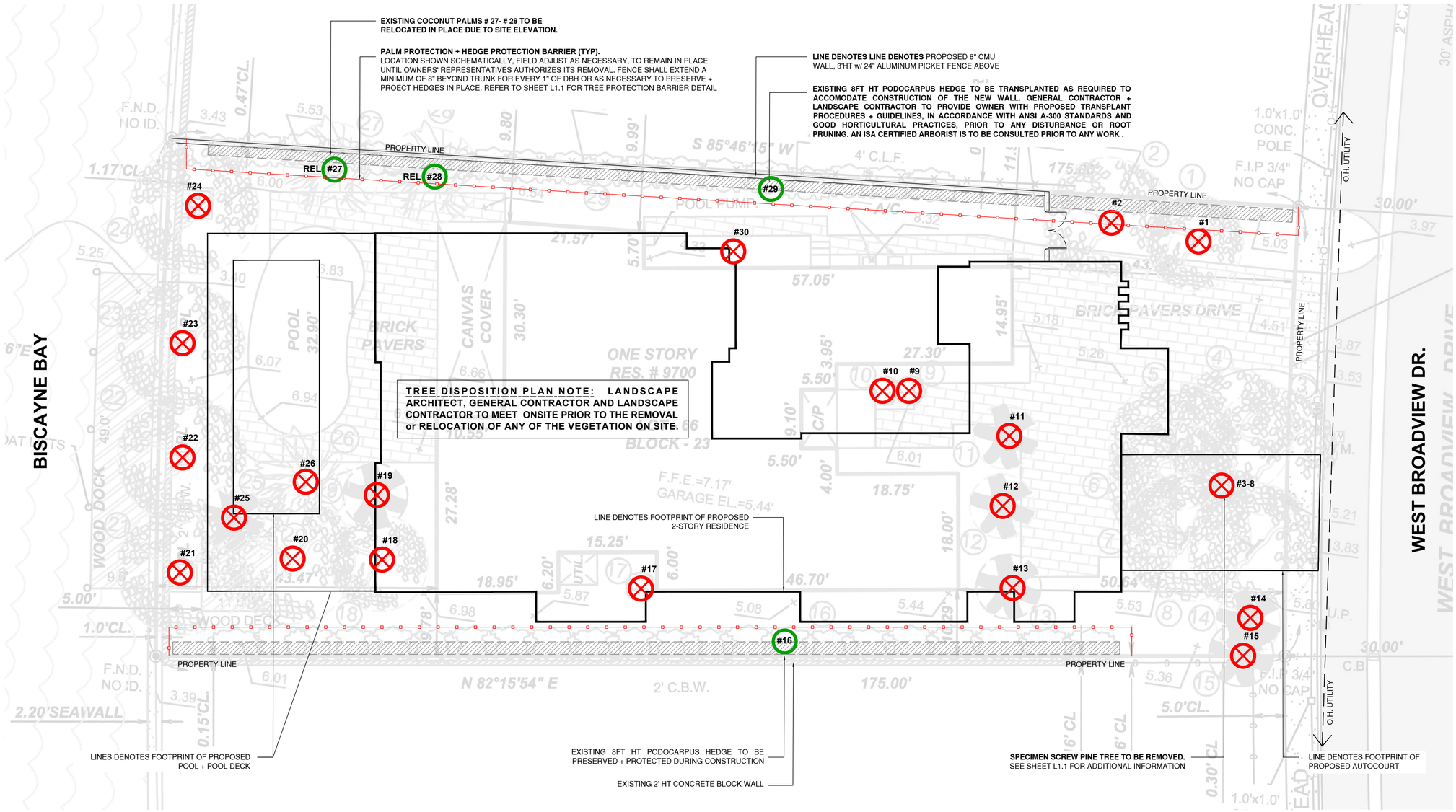

TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS **'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE DERM DIVISION 2 Sec. 24-49 ENVIRONMENTAL TREE PRESERVATION and PROTECTION ORDINANCE**.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY **NOVA SURVEYORS. DATED 08.14.19**
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **05.16.19**

EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED
- PALM OR SHRUB PROTECTION FENCE
- # PALM or SHRUB TO REMAIN. PRESERVE + PROTECT
- REL # PALM TO BE RELOCATED

1/8" = 1'-0"
0' 8' 16' 24'

N

EXISTING TREE SURVEY + DISPOSITION PLAN

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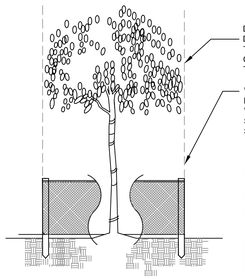


DRIPLINE - PRTECTION FENCE TO EXTEND BEYOND THE DRIPLINE or TO THE **'CRITICAL ROOT ZONE AREA'** OF ALL TREES / PALMS TO REMAIN OR BE PROTECTED. CRITICAL ROOT ZONE AREA IS 10' RADIUS FROM THE TRUNK

WOOD POSTS (4" X 4" X 5' MIN.) 5' MAXIMUM O.C. SPACING FOR TOTAL LENGTH OF PROTECTION AREA AS REQUIRED WOOD POSTS TO EXTEND 24" INTO EX. GRADE MINIMUM. **SECURELY ATTACH 'BRIGHT ORANGE ALL WEATHER SAFETY BARRIER MATERIAL'** TO POSTS AS REQUIRED

TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

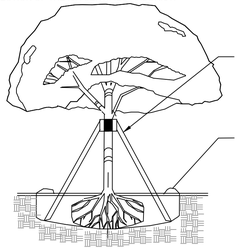
PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES OR PALMS TO REMAIN AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM **MIAMI DADE ERM.**

TREE / PALM PROTECTION DETAIL

N.T.S.

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.



WOOD BRACES PROVIDED- A MININUM OF THREE- TO BRACE AND SUPPORT TREE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADD BRACING AS NECESSARY TO PROVIDE FULL SUPPORT AND CHECK REGULARLY / RE-BRACE AS NEEDED. PROVIDE 4" X 4" AS NEEDED FOR LARGE TREES.

PROVIDE WOOD BATTENS FOR SUPPORT. DO NOT NAIL BATTENS TO TREE.

SAUCER ALL AROUND FOR WATER RETENTION AND PROVIDE - 3" DEPTH MULCH AS REQUIRED

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION AND BACKFILL WITH A MIXTURE OF 50% NATIVE SOIL AND 50% TOPSIOL / SAND MIXTURE.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

TRANSPLANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING

TREE TRANSPLANT DETAIL

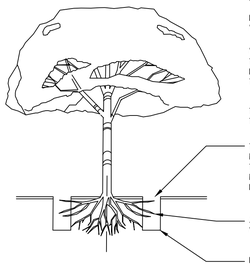
N.T.S.

WORK TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST OR A COMPANY WITH A CERTIFIED ISA ARBORIST ON STAFF.

ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO TRANSPLANTING.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. ONCE A WEEK OR MORE ACCORDING TO CONDITIONS.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.



TRENCH TO BE LIGHTLY FILLED WITH FIBROUS MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. TRENCH SHALL USE SHARP INSTRUMENTS OR MACHINERY. RIPPING OR TEARING OF THE ROOTS IS STRICLY PROHIBITED.

ALL TORN ROOTS MUST BE TRIMMED TO SOLID WOOD WITH CLEAN, SHARP INSTRUMENTS

DEPTH TO BE 18" MIN. TO 36" -VARIES WITH SIZE OF TREE

ROOT PRUNING DETAIL

N.T.S.

MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	Pink Trumpet Tree	Tabebuia rosea	+/- 25' x 15'	12"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#2	Pink Trumpet Tree	Tabebuia rosea	+/- 30' x 20'	12"	FAIR	REMOVE	314 SF	IN CONFLICT WITH SITE DESIGN
#3-8	Screw Pine (all one tree)	Pandanus utilis	+/- 30' x 30'	60"	GOOD	REMOVE	707SF	IN CONFLICT WITH SITE DESIGN
#9-10	Chinese Fan Palm (dbl)	Livistona chinensis	+/- 15' x 5'	9"	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN
#11	Reclinata Date Palm	Phoenix reclinata	+/- 20' x 15'	8"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#12	Chinese Fan Palm (triple)	Livistona chinensis	+/- 20' x 10'	9"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#13	Reclinata Date Palm	Phoenix reclinata	+/- 20' x 10'	6"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#14	Chinese Fan Palm	Livistona chinensis	+/- 12' x 10'	9"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#15	Chinese Fan Palm	Livistona chinensis	+/- 12' x 10'	9"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#16	Podocarpus Hedge	Podocarpus	+/- 8' height	n/a	GOOD	REMAIN	0 SF	NOT A TREE. PRESERVE + PROTECT
#17	Queen Palm	Syagrus romanzoffiana	+/- 20' x 5'	7"	POOR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN
#18	Christmas Palms (cluster)	Adonidia merrillii	+/- 25' x 15'	7"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#19	Alexander Palm	Ptychosperma elegans	+/- 20' x 10'	7"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#20	Coconut Palm	Cocos nucifera	+/- 30' x 18'	8"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#21	Coconut Palm	Cocos nucifera	+/- 25' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#22	Coconut Palm	Cocos nucifera	+/- 30' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#23	Coconut Palm	Cocos nucifera	+/- 30' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#24	Coconut Palm	Cocos nucifera	+/- 25' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#25	Coconut Palm	Cocos nucifera	+/- 20' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#26	Coconut Palm	Cocos nucifera	+/- 25' x 15'	8"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN
#27	Coconut Palm	Cocos nucifera	+/- 20' x 15'	8"	FAIR	RELOCATE	0 SF	TO BE RELOCATED IN PLACE.
#28	Coconut Palm	Cocos nucifera	+/- 20' x 15'	8"	FAIR	RELOCATE	0 SF	TO BE RELOCATED IN PLACE.
#29	Podocarpus Hedge	Podocarpus	+/- 8' height	n/a	GOOD	REMAIN	0 SF	NOT A TREE. PRESERVE + PROTECT
#30	Live Oak Tree	Quercus virginiana	+/- 9' x 10'	2.5"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN

TOTAL MITIGATION REQUIRED: 2,892 SF
TOTAL MITIGATION PROVIDED : 9,700 SF

MD ERM CANOPY MITIGATION SUMMARY

THE CANOPY MITIGATION OF 2,892 SF AS REQUIRED BY THE CITY OF BAY HARBOR HAS BEEN MET AND EXCEEDED.
A TOTAL 9,700 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (1) NATIVE CLUSIA ROSEA TREE: 500 SF (**Shade Tree I @ 500 SF each**)
- (8) BRAZILIAN BEAUTYLEAF TREES: 4,000 SF (**Shade Tree I @ 500 SF each**)
- (1) SIMPSON STOPPER TREES: 500 SF (**Shade Tree I @ 500 SF each**)
- (1) SWEET ACACIA TREE: 500 SF (**Shade Tree I @ 500 SF each**)
- (3) CRAPE MYRTLE TREES: 1,500 SF (**Shade Tree I @ 500 SF each**)
- (8) COCONUT PALMS: 2,400 SF (**Palm Tree I @ 300 SF each**)
- (1) SATAKENTIA PALMS: 300 SF (**Palm Tree I @ 300 SF each**)

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EXISTING TREE CHART, MITIGATION SUMMARY + DETAILS

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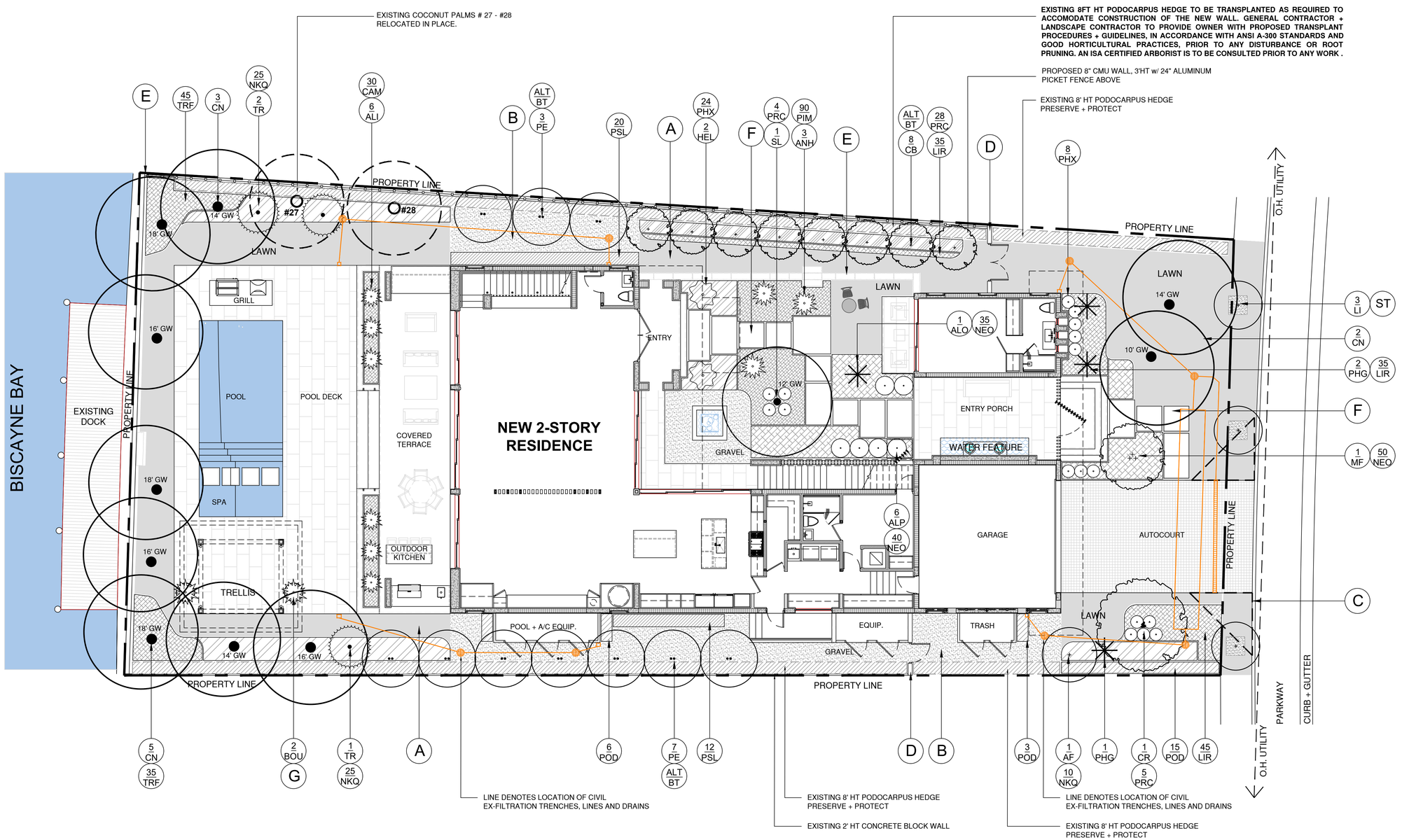

LANDSCAPE PLAN LEGEND

- A — NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS, +/- 1,955 SF
- B — 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC, +/- 765 SF
- C — 10' VISIBILITY TRIANGLES
- D — 5'-0" HIGH, 8" C.M.U. WALL. REFER TO ARCHITECTURE
- E — OOLITE BOULDERS
- F — WHITE CORAL STONE PAVERS, REFER TO ARCHITECTURE FOR MORE INFO
- G — 30" DIA ROUND CONTEMPORARY POTS, TO BE SELECTED BY CLIENT
- ST — STREET TREE

1/8" = 1'-0"
0' 8' 16' 24'

N

LANDSCAPE PLAN GROUND LEVEL

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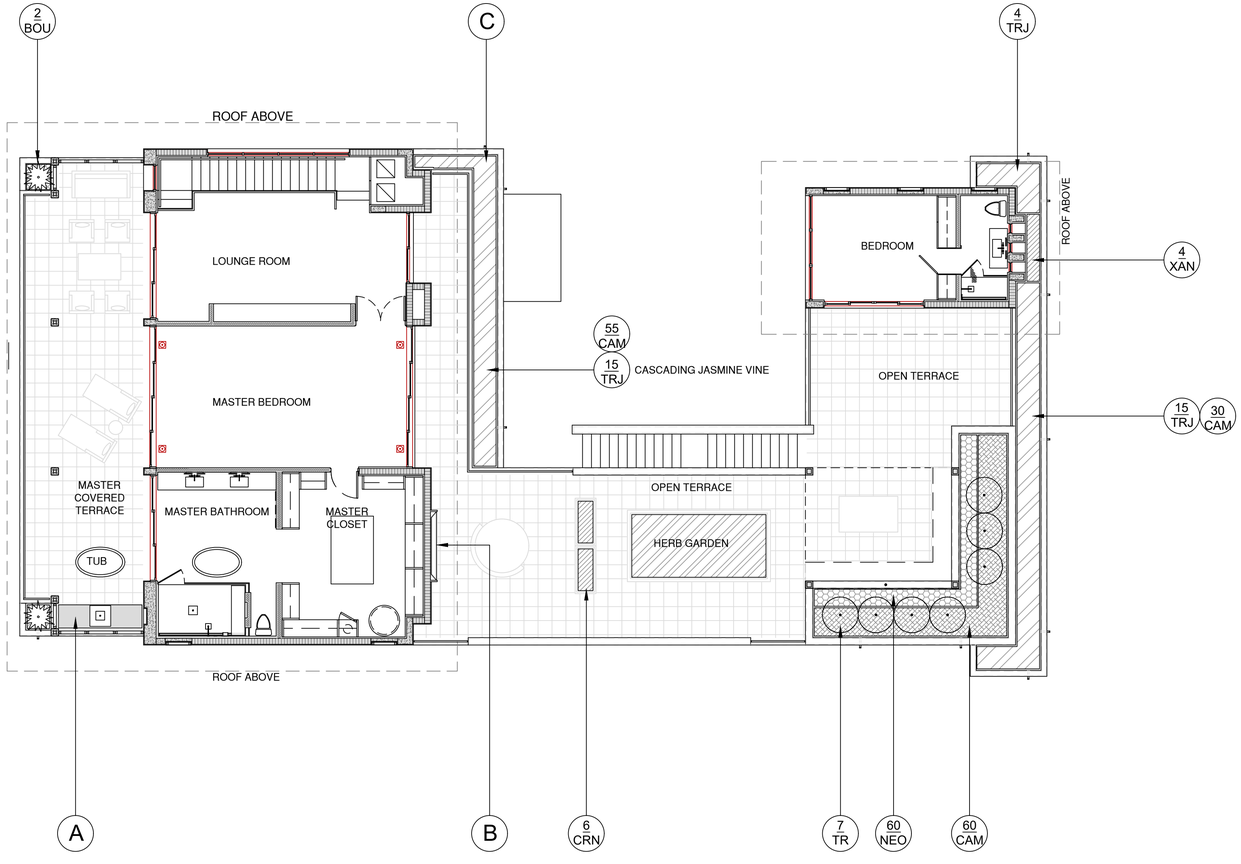

LANDSCAPE PLAN LEGEND

A — ARTIFICIAL LAWN +/- 20 SF

B — GREEN WALL or JAKOBS TRELLIS w/ VINES TBD

C — UPPER LEVEL PLANTER, REFER TO ARCHITECTURE

1/8" = 1'-0"
0' 8' 16' 24'

N

LANDSCAPE PLAN SECOND LEVEL

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SEAL

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY
LA 6666786
STATE OF FLORIDA

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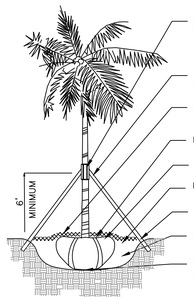


3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2' X 4" BRACE TO BATTENS. MINIMUM 3 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM. BRACES SHALL BE CLEARLY MARKED WITH FLOURESCET OUTDOOR FLAGGING RIBBON.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL

PLANTING PIT TO BE TWICE THE DIAM. OF ROOTBALL

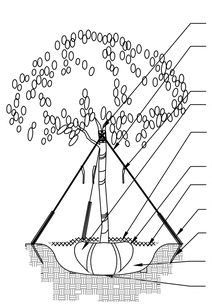
PROVIDE 2" X 4" X 18" LENGTH WOOD BATTENS AS NECESSARY TO SUPPORT WOOD BRACES

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

WELLINGTON TAPE OR GUYS TO BE CLEARLY MARKED W/ FLOURESCENT OUTDOOR FLAGGING RIBBON

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

PLANTING PIT TO BE TWICE THE DIAM. OF ROOTBALL

PROTECT STAKED END OF WELLINGTON TAPE W/ A 12" LONG SECTION OF PVC PIPE (TYP.)

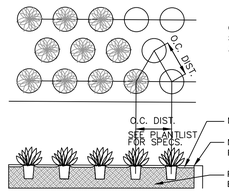
PROVIDE 2" X 4" X 18" LENGTH WOOD BATTENS AS NECESSARY TO SUPPORT WOOD BRACES

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

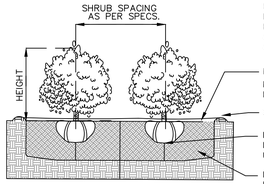
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

2" MIN. SAUCER COLLAR FOR WATER RETENTION

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.

PLANT LIST - 9700 WEST BROADVIEW DR. / GROUND LEVEL

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
AF	1	YES	SWEET ACACIA	Acacia farnesiana	65 gallon, 14' height, 6-8' spread, 3" dbh, 4' ct, standard, equal to Treeworld Wholesale
CB	8	NO	BRAZILIAN BEAUTYLEAF TREE	Calophyllum brasiliensis	65 gallon, 14' height min, 6'-8' spread, 3" dbh, 5' ct, equal to Treeworld Wholesale
CR	1	YES	PITCH APPLE TREE	Clusia rosea	14'-16' height minimum, specimen w/ character, to be approved by Landscape Architect
LI	3	NO	CREPE MYRTLE STREET TREES	Lagerstroemia indica 'Muskogee'	65 gallon, 12' ht min, 6' spread, standard, 5' ct, 2.5" dbh, equal to Treeworld Wholesale
MF	1	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' o.a. height min, 6' spread min, multi, tree form
PALMS + BAMBOO					
BT	ALT	NO	SLENDER WEAVER BAMBOO	Bambusa textilis gracilis	Field grown, 18'-22' overall height, full
CN	10	NO	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Field grown, full heads, character trunks, see landscape plans for grey wood
PE	10	NO	ALEXANDER PALM	Ptychosperma elegans	Field grown, 18'-22' overall height, double trunks
TR	3	YES	THATCH PALM	Thrinax radiata	6' oa height, 3' clear trunk, boots on, full heads
SL	1	NO	SATEKENTIA PALM	Satakentia liukiuensis	8' clear trunk, full heads, Florida fancny
SHRUBS					
BOU	2	NO	BOUGAINVILLEA 'BARBARA KARST'	Same	25 gallon, 6' height, trellis
POD	24	NO	PODOCARPUS	Podocarpus macrophyllus	25 gallon, 8' height, full to base, 2' o.c. or as required to create a full screen
PSL	32	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
ALI	6	NO	BROMELIAD 'IMPERIALIS'	Alcantarea imperialis	7 gallon, 24" height x 24" spread min, full
ALO	1	NO	BORNEO GIANT ALOCASIA	Alocasia macrorrhiza	7 gallon, 4' height, full, green, shade grown
ALP	6	NO	RED GINGER	Alpinia purpurata	7 gallon, 3' height x 3' spread, 36" on center, shade grown
ANH	3	NO	BIRDS NEST ANTHURIUM	Anthurium hookeri	7 gallon, 3' height x 3' spread, 36" on center, shade grown
CAM	30	NO	CARISSA MACROCARPA	Carissa macro 'Emerald blanket'	3 gallon, full, 18" on center
HEL	2	NO	HELICONIA	Heliconia caribaea x bihai 'Jacquinii'	5-6' height x 4' spread, full
LIR	115	NO	LILYTURF	Liriope muscari 'Super Blue'	3 gallon, full, 18" on center
NEO	125	NO	NEOREGELIA BOSSA NOVA	Neoregelia Bossa Nova	3 gallon, full, 18" on center
NKQ	60	NO	KIMBERLY QUEEN FERN	Nephrolepis obliterata 'Kimberly Queen'	3 gallon, full, 30" on center
PHG	2	NO	PHILODENDRON 'GLORIOSUM'	Same	7 gallon, full, 36" ht min.
PIM	90	NO	ARTILLERY FERN	Pilea microphylla	1 gallon, full, 18" on center
PHX	32	NO	PHILODENDRON 'XANADU'	Same	7 gallon, full, 24" on center
PRC	37	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 24" on center
TRF	80	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full 18" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				
SOD	NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF $5,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

PLANT LIST - 9700 WEST BROADVIEW DR. - SECOND LEVEL

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
PALMS					
TR	7	YES	THATCH PALM	Thrinax radiata	7 gallon, 3-4' ht, space 42" on center
SHRUBS + GROUNDCOVER					
BOU	2	NO	BOUGAINVILLEA 'BARBARA KARST'	Same	3 gallon, full, bush form
CAM	145	NO	CARISSA MACROCARPA	Carissa macro 'Emerald blanket'	3 gallon, full, 18" on center
CRN	6	NO	CLUSIA ROSEA 'NANA'	Same	7 gallon, 24" ht x 24" spread, full, space 24" on center
NEO	60	NO	NEOREGLIA BOSSA NOVA	Same	1 gallon, full 10" on center
TRJ	34	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	3 gallon, full 30" on center
XAN	4	NO	PHILODENDRON 'XANADU'	Same	3 gallon, full 24" on center
HERBS: PROVIDE 1 GALLON ASSORTED HERBS AS REQUIRED FOR 110 SF PLANTER					
SOD, AGGREGATE & MULCH					
TURF	ARTIFICIAL TURF				

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

Residential - Single-Family and Two-Family Home Sites

	Required	Provided
A. Shade Trees Required*		
1. Single-Family Non-Waterfront Lot	5	**N/A**
2. Single-Family Waterfront Lot	6	11
3. Two-Family Lot	5	**N/A**
4. Number of Shade Trees in Front Yard	2	4
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	3
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	**N/A**
2. Single-Family Waterfront Lot	60	> 60
3. Two-Family Lot	50	**N/A**
4. Native Species Required - 30%	15 / 18	32
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	32
C. Maximum Lawn Area Allowed* 50% of Net Lot Area**	**6,562.5 SF (Max)**	1,955 SF

GREATER THAN 60 EXISTING PODOCARPUS SHRUBS SHRUB REQUIREMENT MET + EXCEEDED.

Notes **NET LOT AREA = 13,125 SF**
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

Sunshine State One Call of Florida, Inc. 811

LANDSCAPE DETAILS, PLANT LIST + LANDSCAPE CODE

PZB SET

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NO.	REVISION	DATE

JOB NO.	1901		
DRAWN BY	PP	DATE	04-06-22
		CHECKED	CC

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TITLE: LANDSCAPE DETAILS, PLANT LIST + LANDSCAPE CODE

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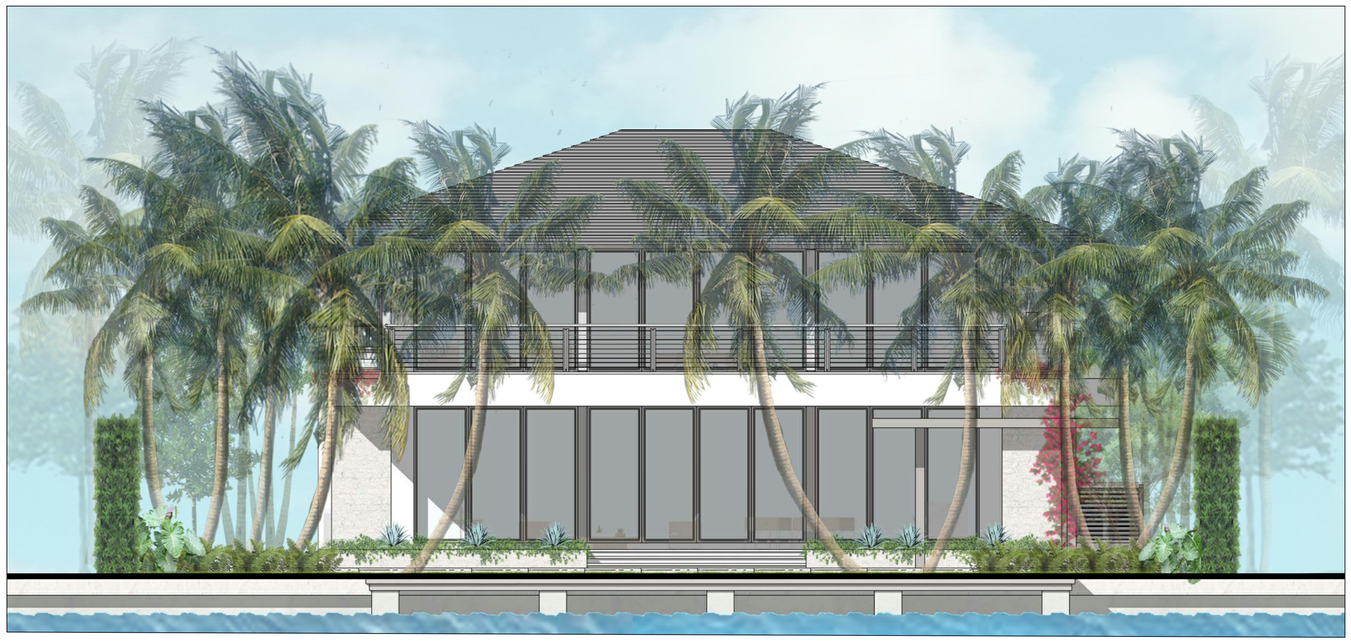
FRONT ELEVATION | WEST FACING



REAR ELEVATION | EAST FACING

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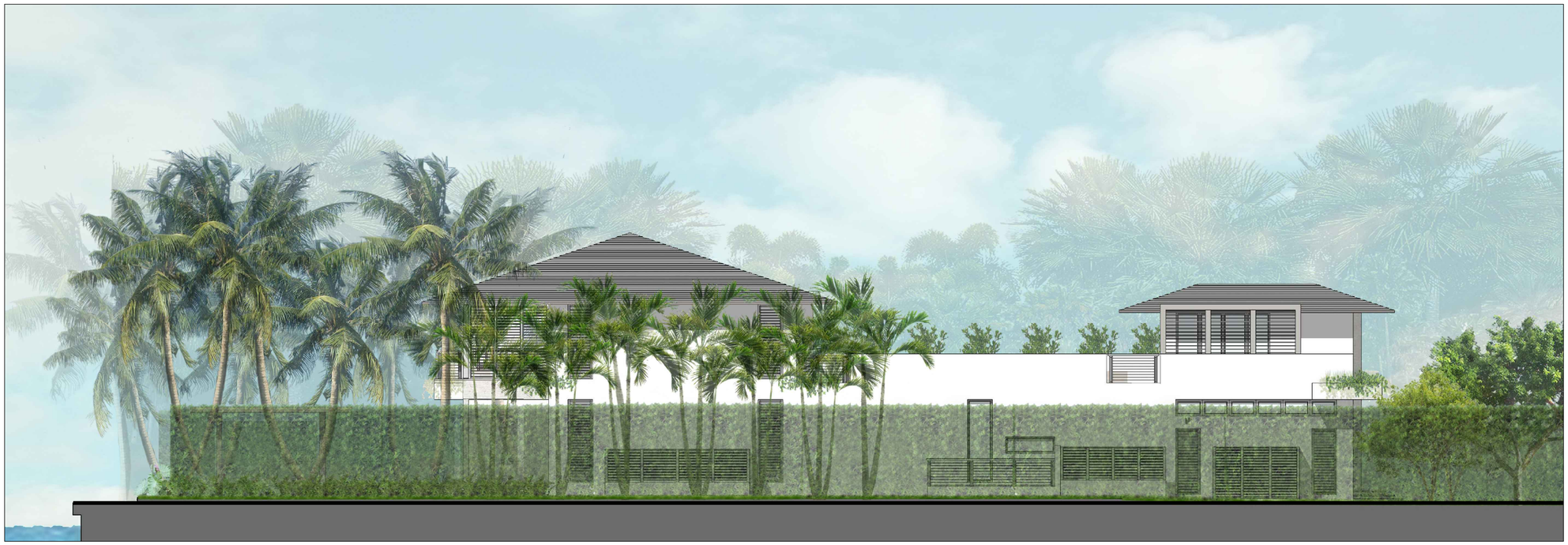

SOUTH SIDE ELEVATION | NORTH FACING



NORTH SIDE ELEVATION | SOUTH FACING

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MF | SIMPSON STOPPER TREE



CR | CLUSIA ROSEA TREE



CB | BRAZILIAN BEAUTYLEAF TREE



PE | ALEXANDER PALM



CN | MAYPAN COCONUT PALM



SL | SATAKENTIA PALM



MOD | MONSTERA DELICIOSA



ALO | ELEPHANT EAR



PBM | PHILODENDRON BURLE MARX



PGC | PHILODENDRON GREEN CONGO



AGA | AGAVE



HEL | HELICONIA



CAM | CARISSA 'EMERALD BLANKET'



PSL | DWARF BAHAMA COFFEE



BOU | BOUGAINVILLEA VINE



FGI | FICUS GREEN ISLAND

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TITLE: PLANT MATERIAL IMAGES

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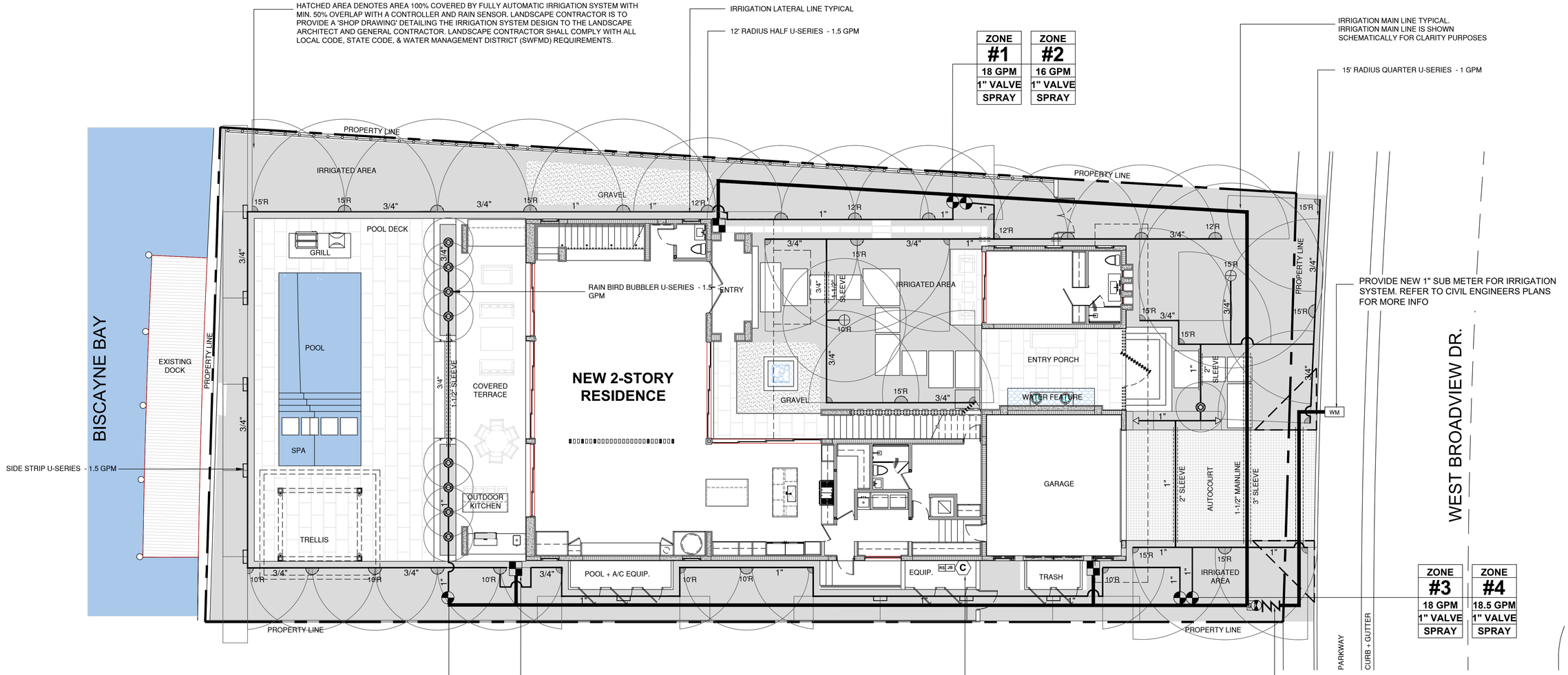

PIPE INSTALLATION + SLEEVE NOTES

FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE - APPENDIX F SLEEVE SIZES - PART V A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS. BACKFILL AND COMPACTION PER APPENDIX F

IRRIGATION PLAN NOTES

ALL MAIN LINES, LATERAL LINES and IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY. AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPES AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM with RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 'SHOP DRAWING' DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

A ROUGH INSPECTION IS REQUIRED BY THE **TOWN OF BAY HARBOR ISLANDS** PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION with CONTRACTOR and/or OWNER TO ASSUME RESPONSIBILITY AFTER 60 DAY PERIOD.

USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS & VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONAL. TRENCHING THRU ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING VEGETATION

IRRIGATION LEGEND

- 1" IRRIGATION SUBMETER — REFER TO CIVIL ENGINEER'S PLANS
- RPZ — NEW RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEER'S PLANS
- 1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX w/ WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS
- 1 1/2" PVC Main Supply Line - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING

ZONE #1 — ZONE DESIGNATION & INFORMATION
25 GPM — GALLONS PER MINUTE
1" VALVE — VALVE SIZE
SPRAY — IRRIGATION TYPE

- RAINBIRD 1800 PRS - U SERIES NOZZE 10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED
- RAINBIRD 1800 SERIES STRIP-TYPE 15EST (END STRIP), 15 CST (CENTER STRIP) 1.5 GPM
- RAINBIRD -5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

1/8" = 1'-0" (0' 8' 16' 24')

N

IRRIGATION PLAN GROUND LEVEL

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TITLE: IRRIGATION PLAN GROUND LEVEL

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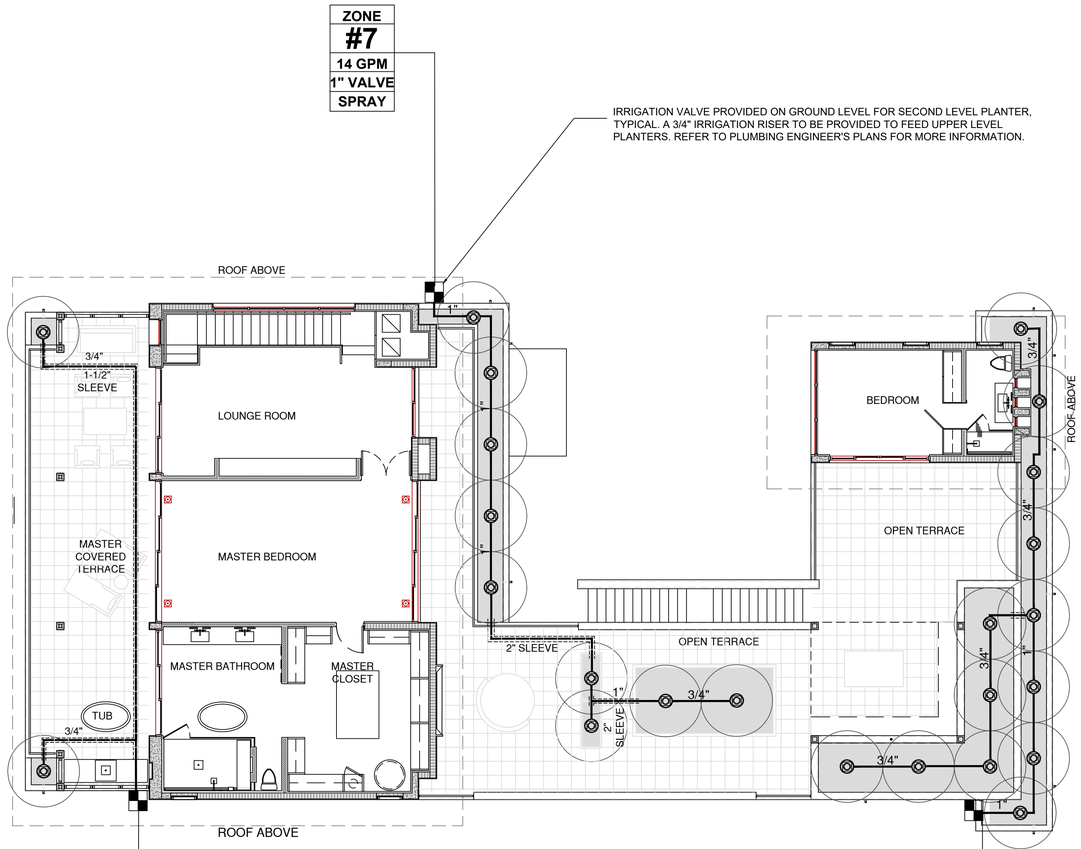

IRRIGATION INSTALLATION NOTES

1. ALL SECOND LEVEL PLANTER ZONES ARE SHOWN SCHEMATICALLY AND ARE TO BE INSTALLED AT THE GROUND FLOOR.
2. REFER TO ARCHITECTURAL, ENGINEERING AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. ALL CONSTRUCTION DETAILING, WATERPROOF, GRADING AND DRAINAGE TO BE BY OTHERS.

SECOND LEVEL IRRIGATION LEGEND

ZONE #1	ZONE DESIGNATION & INFORMATION
25 GPM	GALLONS PER MINUTE
1" VALVE	VALVE SIZE
SPRAY	IRRIGATION TYPE

UPPER LEVEL PLANTER VALVE. 1.5" ELECTRIC VALVES RAINBIRD PEB SERIES OR APPROVED EQUAL IN 10" VALVE BOX, INSTALLED ON GROUND LEVEL

1/8" = 1'-0"
0' 8' 16' 24'

N

IRRIGATION PLAN SECOND LEVEL

PZB SET

NO.	REVISION	DATE

JOB NO.	1901
DRAWN BY	PP
DATE	04-06-22
CHECKED	CC

CMA Design Studio, Inc.
ARCHITECTURE INTERIOR DESIGN PLANNING
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

EGOZI RESIDENCE
9700 WEST BROADVIEW DRIVE
BAY HARBOR, FL 33154

TITLE: IRRIGATION PLAN SECOND LEVEL

SEAL

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LA 6666786 STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SHEET NO.:
L6.1

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

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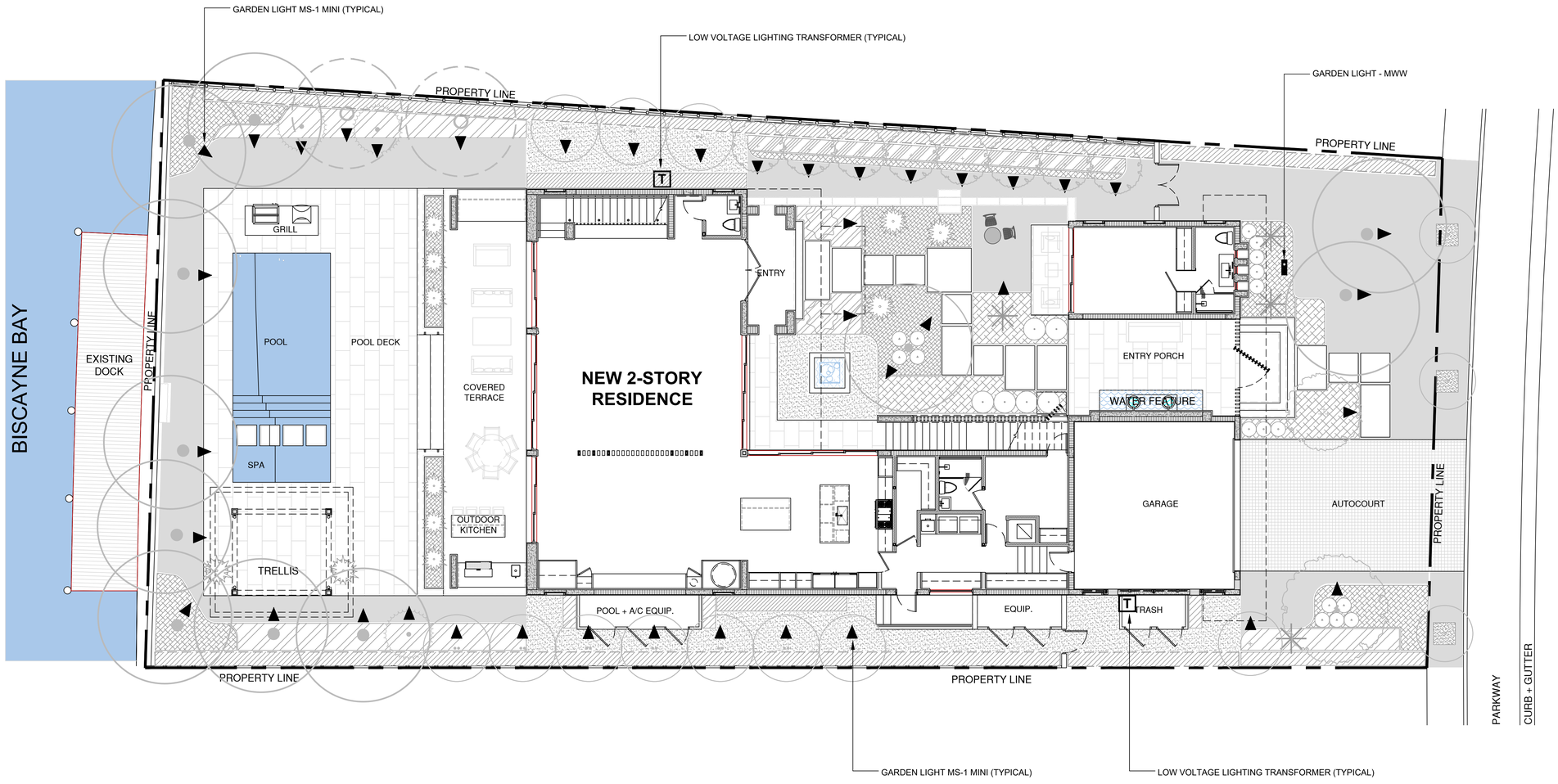

LANDSCAPE LIGHTING NOTES

LAYOUT
LIGHTING FIXTURE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO FIELD VERIFY FIXTURE LOCATIONS DURING INSTALLATION AND OBSERVE FIXTURE ADJUSTMENT DURING NIGHT-TIME HOURS. OWNER AND LANDSCAPE ARCHITECT ARE TO APPROVE ALL FIXTURES AND FINISH SELECTIONS PRIOR TO PURCHASE AND INSTALLATION

INSTALLATION
LIGHTING CONTRACTOR TO CONNECT TRANSFORMERS TO ANY EXISTING INTERIOR CONTROL PANELS, (Lutron, etc..),
OR AS PER GENERAL CONTRACTOR'S INSTRUCTION.
LIGTHING CONTRACTOR MAY ADD AN ADDITIONAL TRANSFORMER IN THE INTEREST OF REDUCING THE LENGTH OF A PARTICULAR WIRING CIRCUIT.
ALLOW 25W LOAD PER FIXTURE LEAVING 25% OPEN FOR FUTURE FIXTURES.
SOME FIXTURES MAY REQUIRE AN ADDITIONAL 18" MOUNTING STAKE AS ADJACENT PLANTING MAY DICTATE.
USE TAN COLOR WIRING + BROWN STAPLES AT ALL EXPOSED APPLICATIONS AND TREE+ PALM MOUNTED FIXTURES.
LANDSCAPE ARCH. WILL LOCATE HEIGHTS OF FIXTURES IN TREES + PALMS ON SITE AT TIME OF INSTALLATION.
LANDSCAPE LIGHTING SHOULD BE REEVALUATED AFTER 6 MONTHS TO CHECK FOR VOLTAGE DROP IN CIRCUITS.

ELECTRICAL / LANDSCAPE CONTRACTOR:PROVIDE CUT SHEETS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE AND INSTALLATION \ GFCI OUTLETS FOR LOW VOLTAGE TRANSFORMERS TO BE CONNECTED TO MAIN RESIDENCE LIGHTING CONTROLS

LIGHTING LEGEND

SYM.	TYPE	QTY.	MODEL NO.	BULB/WATTS
▼	GARDEN LIGHT LED - MS 1 MINI SPOT - ARCH. BRONZE or BLACK	41	MS	LED/ 3 WATT
■	GARDEN LIGHT LED - MWW MINI WALL WASHER - ARCH. BRONZE or BLACK	1	MWW	LED/ 2WATT
T	GARDEN LIGHT LED - 150 VA LOW VOLTAGE TRANSFORMER	2	600 W - SS PLUG	

NOTE: ELECTRICAL / LANDSCAPE CONTRACTOR TO PROVIDE CUT SHEETS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE AND INSTALLATION. GFCI OUTLETS FOR LOW VOLTAGE TRANSFORMERS TO BE CONNECTED TO MAIN RESIDENCE LIGHTING CONTROLS

CONTACT LIGHTING REPRESENTATIVE DEREK SULLIVAN OF YARD SENTRY LANDSCAPE LIGHTING FOR ALL INFORMATION AND PRICING REGARDING THE FIXTURES AS SPECIFIED. WWW.YARDSENTRY.COM / PHONE: 305.387.9158

1/8" = 1'-0"
0' 8' 16' 24'

N

LANDSCAPE LIGHTING PLAN

PZB SET

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TITLE: LANDSCAPE LIGHTING PLAN

SEAL

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY
LA 6666786
STATE OF FLORIDA

CHRISTOPHER CAWLEY, RLA
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MINI SPOT LIGHT

MS | SPOT LIGHT

A FIXTURE FOR LIFE





CATEGORY

LED Spot Light

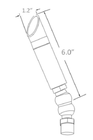
LED LIFE EXPECTANCY | WARRANTY

TM-21 data: Greater than **80,000 hours** (20+ years at 8 hours a day)
20 Year Warranty
We run our fixtures **40%** cooler than LM-80 testing standards

SPECIFICATIONS

APPLICATION	CONSTRUCTION	DRIVER SYSTEM	INPUT POWER	INSTALLATION	LEAD WIRES	CRI	CERTIFICATION
Up Light Shadowing Wall Wash Silhouette Architectural Accents	6061 Aluminum C360 Solid Brass	Internal Driver	10.5-18 VAC	LV180 Ground Stake Included	ULECC 18 AWG Tinned Copper Wire 39 Inch Length	80	UL1838 Low Voltage Landscape Lighting

PRODUCT DIMENSIONS



BE - WATTS / VA / LUMENS

BE - WATTS / VA / LUMENS
20 - 2W/5VA - 230lm

BEAM SPREAD & FINISH

BEAM SPREAD	FINISH
12° 25° 40° 60°	Architectural Bronze (AB) Black (BLK) C360 Solid Brass (BR) Stainless Aluminum (SSA)

POWER CONSUMPTION

COLOR TEMPERATURE	VA
3000K	5
2700K	5
5000K	5
AMB*	6
BLU	5
RBL	5
GRN	5
RED*	4
INDICATES STOCKED ITEMS	

PHOTOMETRICS

*Complete IES files furnished upon request

FEATURES

- Overdesigned heat sink and thermal management for longevity and consistency
- Dedicated LED fixtures
- Machined Metal Ingot, not Cast Material
- Proprietary design-enhanced and robust driver technology
- Remarkably tight binning process. 2-step MacAdam ellipse to ensure consistent light output and no variant light
- Surge protection built into every driver
- Lumen levels- fixtures tested with shrouds

ADDITIONAL INFO

- Built in USA | Tampa, FL
- For custom light output, contact your sales associate
- *Color Temperature Amber and Red are not Turtle Friendly; see our Turtle Friendly fixtures for more information

CLUTRON · BUILT IN USA · 2 YEARS · CREE LED

MINI WALL WASHER

MWW | WALL WASHER

A FIXTURE FOR LIFE





CATEGORY

LED Wall Washer

LED LIFE EXPECTANCY | WARRANTY

TM-21 data: Greater than **80,000 hours** (20+ years at 8 hours a day)
20 Year Warranty
We run our fixtures **40%** cooler than LM-80 testing standards

SPECIFICATIONS

APPLICATION	CONSTRUCTION	DRIVER SYSTEM	INPUT POWER	INSTALLATION	LEAD WIRES	CRI	CERTIFICATION
Up Light Shadowing Wall Wash Silhouette Architectural Accents	6061 Aluminum C360 Solid Brass	External Driver	10.5-18 VAC	LV180 Ground Stake Included	ULECC 18 AWG Tinned Copper Wire 45 Inch Length	80	UL1838 Low Voltage Landscape Lighting

PRODUCT DIMENSIONS



BE - WATTS / VA / LUMENS

BE - WATTS / VA / LUMENS
20 - 2W/5VA - 160lm

BEAM SPREAD & FINISH

BEAM SPREAD	FINISH
Flood	Architectural Bronze (AB) Black (BLK) C360 Solid Brass (BR) Stainless Aluminum (SSA)

POWER CONSUMPTION

COLOR TEMPERATURE	VA
3000K	5
2700K	5
5000K	5
AMB*	6
BLU	5
RBL	5
GRN	5
RED*	4
INDICATES STOCKED ITEMS	

PHOTOMETRICS

*Complete IES files furnished upon request

FEATURES

- Overdesigned heat sink and thermal management for longevity and consistency
- Dedicated LED fixtures
- Machined Metal Ingot, not Cast Material
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- Remarkably tight binning process. 2-step MacAdam ellipse to ensure consistent light output and no variant light
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CLUTRON · BUILT IN USA · 2 YEARS · CREE LED

TRANSFORMERS

300, 600, 900, 1200W | LOW VOLTAGE

CATEGORY

Transformers

LED LIFE EXPECTANCY | WARRANTY

Lifetime Warranty



SPECIFICATIONS

APPLICATION	CONSTRUCTION	FEATURES	INPUT POWER	OUTPUT POWER	CERTIFICATION
Medium to Large Island Runs	100% Stainless Steel housing High-Quality magnetic secondary breakers	4 Standard 3/4" or 1" knockouts for wire access 1 standard 3/4" knockout for optional photocell Adjustable primary breakers for different voltage Key Components are field serviceable and easily replaceable Magnetic breakers Standard NEMA 5-15 receptacle for optional Plug-in timer 5' grounded power cord	110-120 Volts AC 60Hz	12V, 13V, 14V, 15V Output on all models	ETL 1838 Low Voltage Landscape Lighting

POWER CONSUMPTION

OUTPUT	DIMENSIONS (AXBXC)	FINISH
300W	5.25"x 5.25x17"	Stainless Steel (SS)
600W	6.50"x 5.50x 17"	Stainless Steel (SS)
900W	6.50"x 5.50x 17"	Stainless Steel (SS)
1200W	6.50"x 5.50x 17"	Stainless Steel (SS)

ADDITIONAL INFO

- Built in USA | Tampa, FL
- Surge Protection on Primary and Secondary

300W



600W



900W



1200W



CLUTRON · BUILT IN USA · 2 YEARS · CREE LED

REGISTERED LANDSCAPE ARCHITECT · CHRISTOPHER CAWLEY · LA 6666786 · STATE OF FLORIDA · 2021

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PZB SET

LANDSCAPE LIGHTING DETAILS

NO.	REVISION	DATE

JOB NO.	1901		
DRAWN BY	PP	DATE	04-06-22
		CHECKED	CC

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1. APPLICABLE CODES

1.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD AND SPECIFICATIONS OF CITY OF BAY HARBOR, FL AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE EXCEPT WITHIN DEPARTMENT OF TRANSPORTATION (D.O.T.) R/W WHERIN FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T) GOVERNS.

1.2. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

1.3. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD) UNLESS OTHERWISE NOTED.

1.4. CITY OF BAY HARBOR, FL WATER AND SEWER DEPARTMENT WATER AND SEWER SPECIFICATIONS SHALL DICTATE WHEN IN CONFLICT WITH ANY OF THE FOLLOWING SPECIFICATIONS.

1.5. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (2015) AND "STANDARD SPECIFICATIONS" (2015).

1.6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE MAINTENANCE OF TRAFFIC (M.O.T) PLAN PRIOR TO CONSTRUCTION. THE CONSULTANT'S ENGINEER SHALL ENSURE THAT THE M.O.T PLAN FOR THE PROJECT CONFORMS WITH STANDARD INDEX SERIES 600, APPLICABLE INDEX FOR WORK BEING PERFORMED. THE CONTRACTOR SHALL ENSURE THE M.O.T. PLAN IS IMPLEMENTED EXACTLY AS APPROVED.

2. PRECONSTRUCTION RESPONSIBILITIES

2.5. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

2.6. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA, INC. CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION, CALL 1-800-432-4770.

2.7. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED).

2.8. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. THE CONTRACTOR SHALL VERIFY, IF POSSIBLE, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION UPON EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

2.9. THE CONTRACTOR MUST CALL CITY OF BAY HARBOR, FL AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE R/W TO DETERMINE THE LOCATION TO OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.

3. INSPECTIONS

3.1. THE CONTRACTOR SHALL NOTIFY CITY OF BAY HARBOR, FL, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

3.1.1. CLEARING AND FILLING
3.1.2. STORM DRAINAGE SYSTEM
3.1.3. SANITARY SEWER SYSTEM
3.1.4. WATER DISTRIBUTION SYSTEM
3.1.5. SUBGRADE
3.1.6. LIMEROCK BASE
3.1.7. ASPHALTIC CONCRETE
3.1.8. SIDEWALK
3.1.9. FINAL

4. SHOP DRAWINGS

4.1. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND CITY OF BAY HARBOR, FL FOR THE FOLLOWING: SANITARY MANHOLES, STORM DRAIN MANHOLES, CATCH BASINS, FIRE HYDRANTS, PIPING, VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

5. TEMPORARY FACILITIES

5.1. TEMPORARY FACILITIES:

5.1.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

5.2. TRAFFIC REGULATION:

5.2.1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH MANUAL TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

5.2.2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

5.2.3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF CITY OF BAY HARBOR, FL.

5.2.4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

6. WATER DISTRIBUTION SYSTEM

6.1. SEPARATION OF WATER AND SEWER MAINS:

6.1.1. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12" INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

6.1.2. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 12" INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

6.1.3. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

6.1.4. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 12" INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

6.1.5. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

6.1.6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

6.1.7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 12" INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

6.1.8. CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING FACILITIES DURING CONSTRUCTION.

6.2. MATERIALS:

6.2.1. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE DR 18 ANSI / AWWA C900-97 OR LATEST REVISION.

6.2.2. ALL PIPE LARGER THAN 12" DIAMETER MUST BE DUCTILE IRON (MIN. CLASS 50). 8" AND 10" DIP (MIN. CLASS 50) 4" AND 6" DIP (MIN. CLASS 52). ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-96 AND CEMENT MORTAR LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.

6.2.3. FITTINGS SHALL BE DUCTILE IRON MEETING ANSI/AWWA C-153/A21.53-00 SPECIFICATIONS. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.

6.2.4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-94 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

6.2.4.1. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2380-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 80 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500-93.

6.2.4.2. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.

6.2.4.3. GATE VALVES 3" OR LESS SHALL HAVE THE SAME REQUIREMENTS AS LARGER GATE VALVES. THEY SHALL BE 2" RSW VALUE WITH 2" OPERATING NUT.

6.2.5. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F-2505 OR APPROVED EQUAL.

6.2.6. VALVE BOXES SHALL BE TYLER OR APPROVED EQUAL.

6.2.7. RETAINER GLANDS SHALL BE MEGA-LUG AND CONFORM TO ANSI / AWWA C111/A21.11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING.

6.2.8. NO DRESSER COUPLINGS SHALL BE ALLOWED ON DISTRIBUTION SYSTEM.

6.2.9. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. MAIN VALVE OPENING TO BE DETERMINED BY THE WATER DEPARTMENT. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE OR CENTERLINE OF ADJACENT ROADWAY WHICHEVER IS GREATER. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-94.

6.2.10. FIRE HYDRANTS SHALL BE PAINTED YELLOW. (RUSTOLEUM #944 SAFETY YELLOW OR APPROVED EQUAL)

6.3. SERVICE CONNECTION:

6.3.1. SERVICE SADDLES SHALL BE STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ASTM A-588.

6.3.2. SERVICE LINES SHALL BE POLYETHYLENE (3408), 250 PSI RATED, SDR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT WITH STAINLESS STEEL INSERTS.

6.3.3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER H10046 OR APPROVED EQUAL.

6.3.4. CURB STOPS SHALL BE MUELLER H10203 OR APPROVED EQUAL.

6.3.5. METER STOPS SHALL BE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

6.4. INSTALLATION:

6.4.1. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM."

6.4.2. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.

6.4.3. ALL WATER MAINS SHALL BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" FOR DIP.

6.4.4. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO CITY OF BAY HARBOR, FL AND THE HEALTH DEPARTMENT.

6.4.5. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

6.4.6. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.

6.4.7. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER. U.S.F. OR APPROVED EQUAL.

6.4.8. ALL FITTINGS TO BE RESTRAINED WITH MEGALUG OR APPROVED EQUAL.

6.4.9. LOCATOR TAPE AND WIRE MUST BE INSTALLED 12" ABOVE NEW WATER MAINS. TAPE WILL BE 3" WIDE AND COLOR CODED. LOCATE WIRE WILL SHALL BE NO.14 STRAND AND COLOR CODED.

6.4.10. R.P.M.'S TO BE INSTALLED, PRIOR TO C/O, AT CENTER OF NEAREST DRIVE AISLE ADJACENT TO ALL HYDRANTS (BLUE) AND GATE VALVES (WHITE). FOR HYDRANTS AT CORNERS (2) TWO R.P.M.'S SHALL BE INSTALLED, ONE AT EACH ROADWAY.

6.5. TESTING:

6.5.1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST.

6.5.2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF CITY OF BAY HARBOR, FL UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.

6.5.3. ALL NEW WATER MAINS SHALL BE PIGGED AND CANON FLUSHED PRIOR TO DISINFECTION.

6.5.4. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-99; 150 PSI MINIMUM STARTING TEST PRESSURE. METER RECONNECTIONS MAY BE MADE TO NEW LINES AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN RECEIVED BY THE ENGINEER, CITY OF BAY HARBOR, FL, AND HRS.

6.5.5. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1200' MAXIMUM FOR LINES GREATER THAN 2000' IN LENGTH.

6.5.6. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA: $L=\frac{(P-0.2\,S)^{1/2}}{P-0.8\,S}$ IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR. S EQUALS LENGTH OF PIPE (LINEAR FEET), D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND P EQUALS THE SQUARE ROOT OF THE AVE PRESSURE.

7. GRAVITY SEWER COLLECTION SYSTEM

7.1. GENERAL

7.1.1. DISTANCE AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

7.2. MATERIALS:

7.2.1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC SDR35 PIPE CONFORMING TO ANSI/AWWA STANDARD C900-89, CLASS 150. WITH PUSH-ON RUBBER GASKET JOINTS OR DUCTILE IRON PIPE WITH EPOXY COATING, PROTECTED 401 (MIN.CLASS 52), AS INDICATED ON THE DRAWINGS.

7.2.2. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4,000 PSI CONCRETE AND GRADE 60 STEEL. MONOLITHICALLY POURED BASES ONLY.

7.2.3. MANHOLES ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL - NO MOULDING PLASTER.

7.3. INSTALLATION:

7.3.1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI- BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."

7.3.2. DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.

7.3.3. SAND COLLAR SHALL BE GROUTED IN PLACE AT EACH PIPE CONNECTION INTO A MANHOLE WALL.

7.3.4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.

7.3.5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.

7.3.6. THE ENTIRE INSIDE AND OUTSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS: FIRST COAT RED, SECOND COAT BLACK (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.

7.3.7. EXISTING SEWER SYSTEM MUST REMAIN SEPERATE FROM NEW SEWER SYSTEM WITH A WING-NUT TYPE MECHANICAL PLUG UNTIL CERTIFICATION.

7.4. TESTING:

7.4.1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.

7.4.2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.

7.4.3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.

7.4.4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

8. STORM DRAINAGE

8.1. GENERAL:

8.1.1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

8.2. MATERIALS:

8.2.1. HIGH-DENSITY POLYETHYLENE (H.D.P.E.) SHALL MEET THE REQUIREMENTS OF ASTM F2619 / F2619M, LATEST REVISION.

8.2.2. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.

8.2.3. CORRUGATED ALUMINUM PIPE (C.A.P.) SHALL BE HELICAL TYPE, CONFORMING TO ASTM B209 AND AASHTO M196, AS MANUFACTURED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL. THE CORRUGATION PATTERN AND GAUGE SHALL BE AS FOLLOWS:

DIA.	CORRUGATION	GAUGE
12" to 21"	2 2/3" x 1/2"	16
24" to 27"	2 2/3" x 1/2"	16
30"	2 2/3" x 1/2"	14
36" to 54"	3" x 1"	14
60" to 78"	3" x 1"	12

8.2.4. PIPE COUPLINGS FOR C.A.P. SHALL BE 12" WIDE (MINIMUM) 24" FOR 60" DIAMETER OR LARGER. SPLIT BANDS OF THE SAME ALLOY AS THE PIPE MAY BE ONE GAUGE LIGHTER THAN THE PIPE. POLYURETHANE OR OTHER MANUFACTURER SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS.

8.2.5. FIELD JOINTS IN THE PIPE SHALL BE MADE WITH ALUMINUM SPIRAL RIB PIPE FORMED FROM COILED ALUMINUM SHEETS AND SHALL CONFORM TO ASTM B2-09 AND AASHTO M196, AS APPROVED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL.

8.2.6. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, UNLESS OTHERWISE NOTED ON THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER.

8.3. INSTALLATION:

8.3.1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.

8.3.2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS. TAMPING TO BE DONE IN LAYERS NOT TO EXCEED 12 INCHES.

8.3.3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

8.3.4. THE CONTRACTOR SHALL NOTIFY CITY OF BAY HARBOR, FL ENGINEERING DIVISION AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

9. PAVING AND SIDEWALKS

9.1. GENERAL:

9.1.1. ALL MUCK AND YIELDING MATERIAL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. COMPACTED AREAS, AS SHOWN ON THE PLANS AND OR AS DETERMINED BY THE ENGINEER, SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY AASHTO T-180, LATEST REVISION. AREAS TO BE STABILIZED, AS DETERMINED BY THE ENGINEER, SHALL HAVE A MINIMUM LBR-40.

9.1.2. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

9.1.3. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

9.1.4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

9.2. MATERIALS:

9.2.1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.

9.2.2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, TWO (2) SHALL BE A MINIMUM OF 1-1/2" THICK, A AND SHALL BE APPLIED IN (2) 3/4" LIFTS.

9.2.3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE, MINIMUM 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 5 FOOT O.C. WITHIN 48 HOURS OF PLACING, EXPANSION JOINTS SHALL BE 20 FOOT O.C.

9.2.4. CURBS AND GUTTERS: CONCRETE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 10 FOOT O.C. WITHIN 48 HOURS OF PLACING.

9.2.5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 10 GAUGE WIRE MESH.

9.3. INSTALLATION:

9.3.1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(c)), AND SHALL HAVE A MINIMUM LBR 40.

9.3.2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE AS SHOWN ON PLANS FOR VARIOUS LOCATIONS.

9.3.3. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.

9.3.4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100.

9.3.5. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-3 ASPHALTIC CONCRETE.

9.4. TESTING:

9.4.1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

9.4.2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.

9.4.3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.

9.4.4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.

9.4.5. DENSITY TESTS AND AS-BUILTS ON THE FINISHED LIMEROCK BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

10. PROJECT CLOSEOUT

10.1. CLEANING UP:

10.1.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

10.1.2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

10.1.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

10.2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

10.3. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

11. ENGINEER'S AS-BUILT REQUIREMENTS

11.1. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

11.1.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

11.1.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.

11.1.3. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILT.

11.1.4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE AS-BUILT OR WHERE THE WATER SERVICE TERMINATES.

11.2. AS-BUILTS OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

11.2.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.

11.2.2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS THEN THE INVERT ELEVATION OF THESE CLEANOUTS SHALL BE OBTAINED.

11.2.3. LIFT STATION AS-BUILTS SHALL CONSIST OF TOP OF WET WELL ELEVATION, INVERT ELEVATION OF THE INCOMING LINE, BOTTOM OF THE WET WELL AND AS-BUILTS OF THE COMPOUND AREA.

11.3. AS-BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

11.3.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.

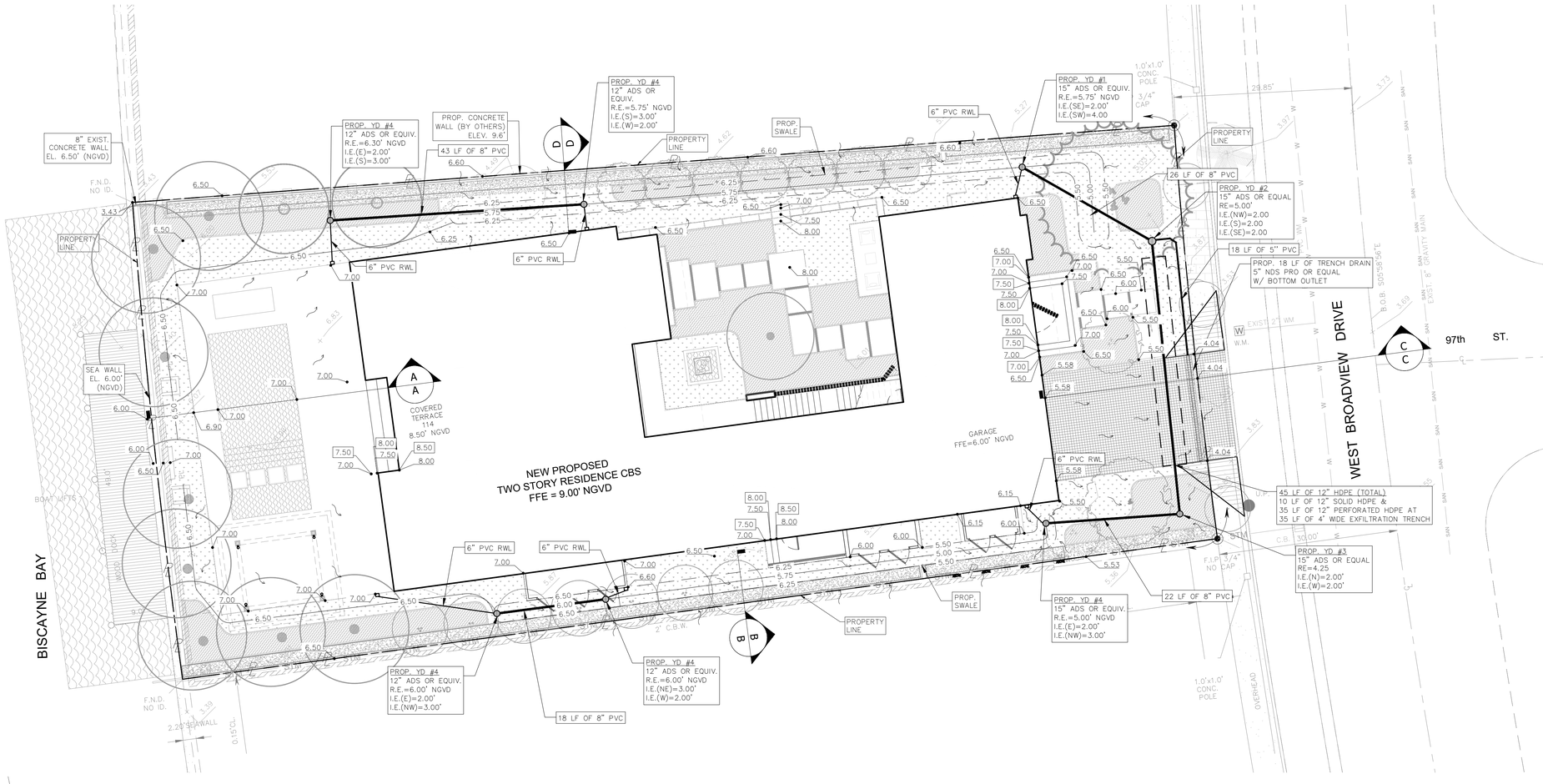
11.3.2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.

11.3.3. DRAINAGE WELL STRUCTURE AS-BUILTS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

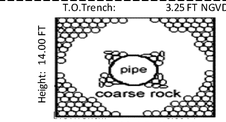
11.4. ALL ROCK AS-BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:

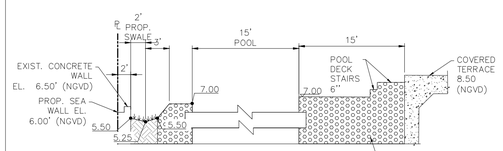
11.4.1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

11.4.2. ROCK AS-BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEV

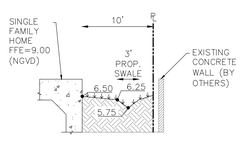


Exfiltration Trench Dimensions Detail (N.T.S.)





SECTION "A-A"
NTS



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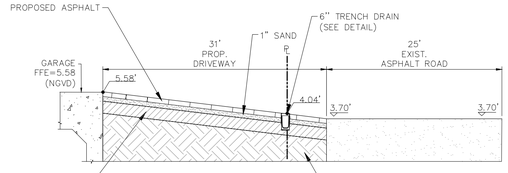

SECTION "C-C"
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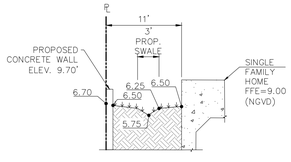


SECTION "D-D"
NTS

Land Use Breakdown (Post-Development)

Land Use	Area			Grade				Capacity at High Elevation		Runoff Coefficient (C)	
	sf	ac	%	Low	High	Average	Wtd. Avg.	ac-ft	ac-in	C	Weighted C
Impervious Areas	**8,759**	**0.201**	**66.7%**			**7.37**	**4.92**	**0.006**	**0.072**		**0.62**
Building (roofed)	4,964	0.114	37.8%	8.50		8.50	3.21			0.95	**0.36**
Pool	524	0.012	4.0%	4.50		4.50	0.18	0.006	0.072	0.9	**0.04**
Pool Deck	947	0.022	7.2%	7.00	7.50	7.25	0.52			0.9	**0.06**
Sidewalk/Driveway	861	0.020	6.6%	4.20	6.50	5.35	0.35			0.9	**0.06**
Granite Aggregate	1,463	0.034	11.1%	5.20	6.50	5.85	0.65			0.9	**0.10**
										0.9	
Pervious Areas	**4,366**	**0.100**	**33.3%**			**5.79**	**1.93**	**0.0056**	**0.067**		**0.10**
Retention 1 (L)	290	0.007	2.2%	5.50	6.50	6.00	0.13	0.003	0.040	0.3	**0.01**
Retention 2 (L)	390	0.009	3.0%	5.75	6.25	6.00	0.18	0.002	0.027	0.3	**0.01**
Green	3,686	0.08	28.1%	5.00	6.50	5.75	1.61			0.3	**0.08**
Total Site	**13,125**	**0.301**	**100.0%**			**6.85**	**6.85**	**0.012**	**0.139**	**Composite C→**	0.72

Soil Storage (Post-Development)

Average Finished Grade	5.79 ft NGVD
Average Water Table	2.00 ft NGVD
Depth to Water Table	3.79 ft = (5.79 ft) - (2. ft)
Soil Storage SFWMD (S*)	7.50 in
%Total Pervious Area (%Ap)	33.3%
Site Specific Soil Storage (S)	**2.49 in = (S*) x (%Ap)**
Curve Number (CN)	**80 = 1000 / (10 + S)**

S = Soil Storage (SFWMD Table)*

Runoff (Post-Development)

Rational Formula	Intensity (i)	Runoff: Q = C i A	
		ac-in ~ cfs / hr	ac-in x 1ft / hr 12 in
Storm Event			
10 yr 1 hr	3.17 in/hr	0.69 ac-in/hr	0.06 ac-ft/hr

Area (A) = 0.30 ac
Composite C = 0.72

Runoff Volume Management

Total Volume Required	*0.687 ac-in*	0.057 ac-ft
Volume Managed by Retention	0.067 ac-in	0.006 ac-ft
Min. Vol. Managed by Trench	0.620 ac-in	0.05 ac-ft

Reverse Trench Calcs (Post-Development)

Check for Governing Equation	
Ds>Du	True
W>2(Ds+Du)	False
Use Standard Equation unless either statement is True. If True, then use Conservative Equation.	
Reverse Conservative Equation	
*V = L(K{2H2DU-DU2+2H2DS}+1.39x10-4(WDU)}	
*V = FS[%WQ(Vwq)+Vadd]	
L	**35.00 ft**
W	4 ft
K	2.93E-04 CFS/SF-ft head
H_2	2.25 ft
D_u	1.25 ft
D_s	12.75 ft
***V**	**0.654 ac-in**
***V**	**0.0545 ac-ft**
FS	1
%WQ	100%

NOTES:

1. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
4. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
5. ALL EXISTING AND PROPOSED ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

ZT	4/8/22		
DESIGNED BY	DATE		
ZT	4/8/22		
DRAWN BY	DATE		
RR	4/8/22		
CHECKED BY	DATE		
RR	4/8/22		
APPROVED BY	DATE	No.	DATE REVISIONS

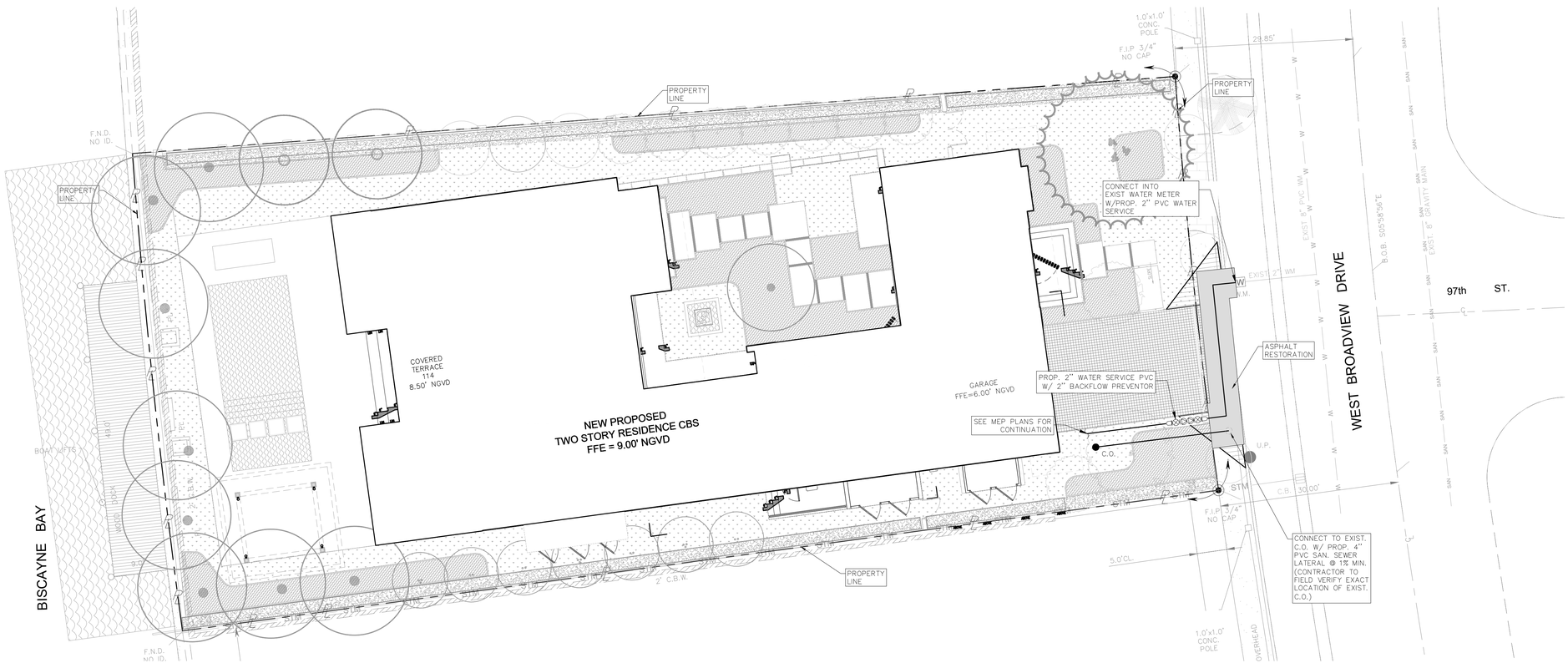
EGOZI RESIDENCE
9700 W BROADVIEW DRIVE
BAY HARBOR, FL 33154

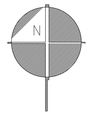
ROSS ENGINEERING, INC.
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FLORIDA 33015
(786)468-8304 (305)392-1019 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE: 4/8/2022

PAVING GRADING AND DRAINAGE PLAN

SCALE: 1"=10' | SHEET No. C-2





SCALE 1"=10'

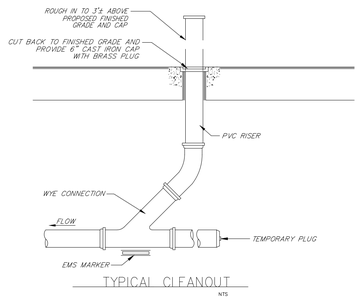
Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

LEGEND

	PROPERTY LINE
	PROPOSED WATER SERVICE
	PROPOSED SANITARY LATERAL
STM	EXISTING DRAINAGE
SAN	EXISTING SANITARY SEWER
W	EXISTING WATER
	PROPOSED BUILDING
	ASPHALT RESTORATION
	PROPOSED SOD
W	EXIST. WATER METER
	PROPOSED CLEAN OUT
	PROPOSED BACKFLOW PREVENTOR



TYPICAL CLEANOUT

NTS

NOTES:

1. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
4. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.

ZT	4/8/22			
DESIGNED BY	DATE			
ZT	4/8/22			
DRAWN BY	DATE			
RR	4/8/22			
CHECKED BY	DATE			
RR	4/8/22			
APPROVED BY	DATE	No.	DATE	REVISIONS

EGOZI RESIDENCE
9700 W BROADVIEW DRIVE
BAY HARBOR, FL 33154

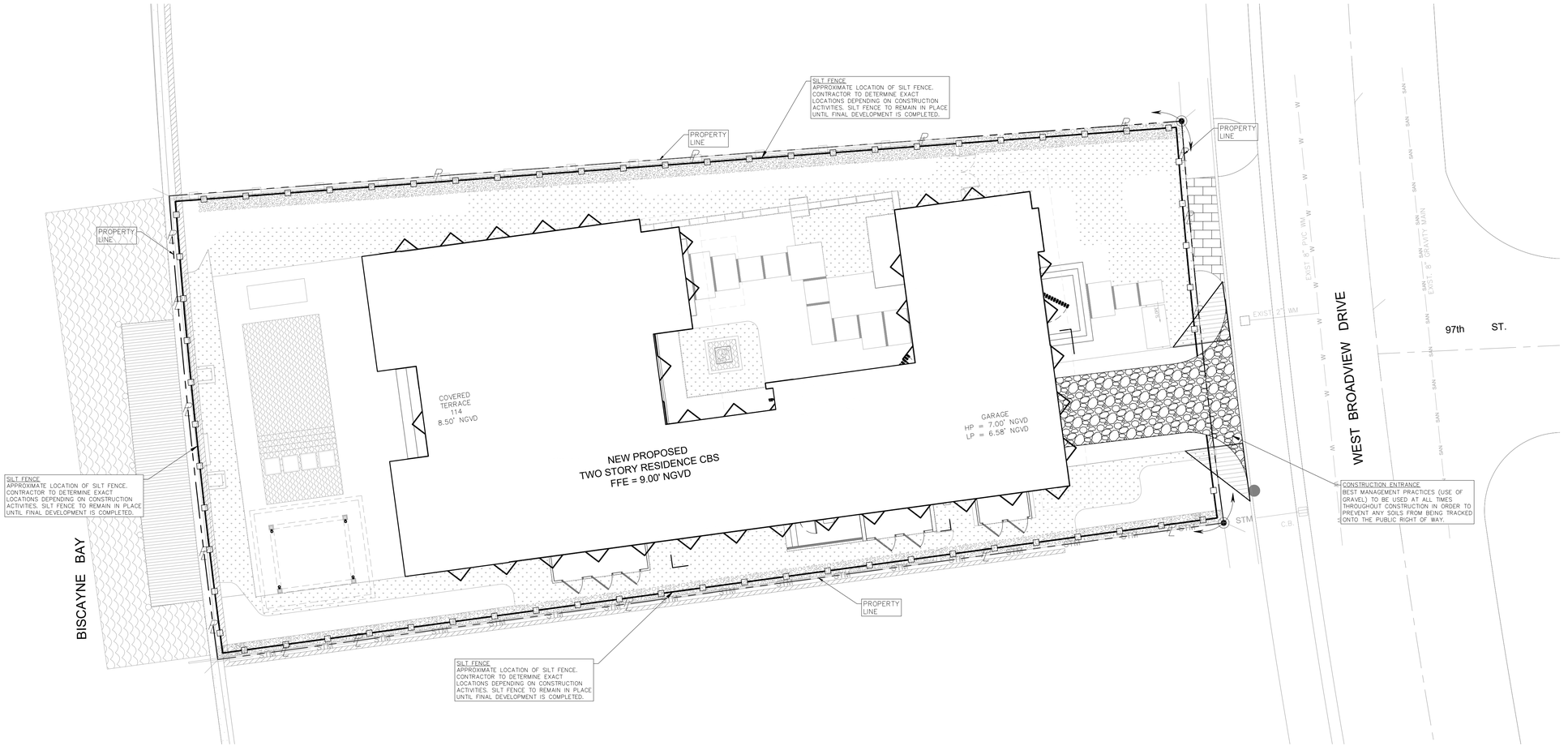
RE ROSS ENGINEERING, INC.
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FLORIDA 33015
(786)468-8304 (305)392-1019 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

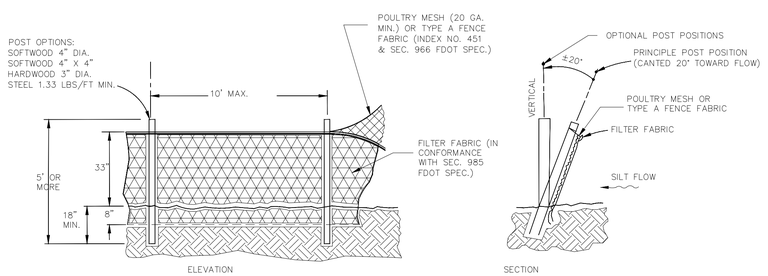
ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE: 4/8/2022

WATER AND SANITARY SEWER PLAN

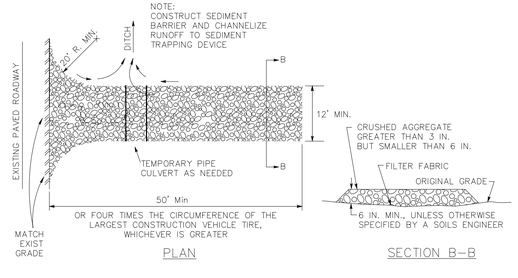
SCALE: 1"=10'

SHEET No. C-3

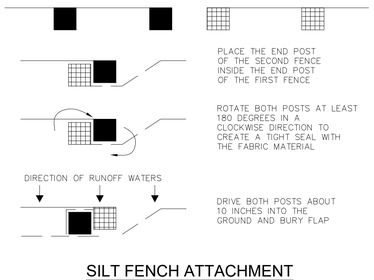




TYPE IV SILT FENCE
NTS



CONSTRUCTION ENTRANCE (TYPICAL)
NTS



SILT FENCH ATTACHMENT
PLAN VIEW NTS

ZT	4/8/22			
DESIGNED BY	DATE			
ZT	4/8/22			
DRAWN BY	DATE			
RR	4/8/22			
CHECKED BY	DATE			
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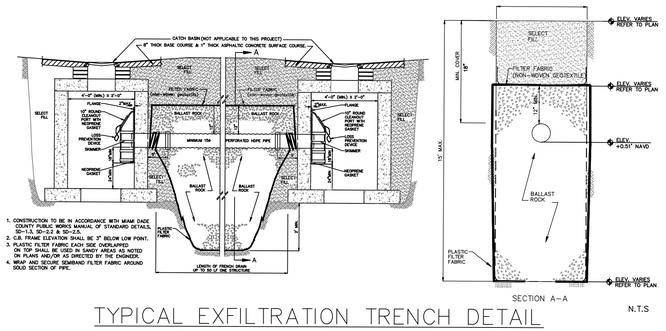
ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE: 4/8/2022

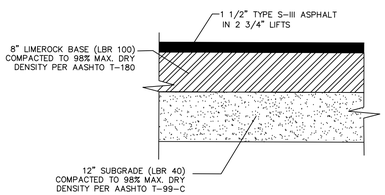
POLLUTION PREVENTION CONTROL PLAN

SCALE: 1"=10' | SHEET No. C-4



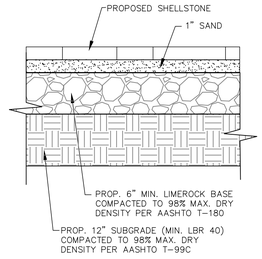
TYPICAL EXFILTRATION TRENCH DETAIL

N.T.S



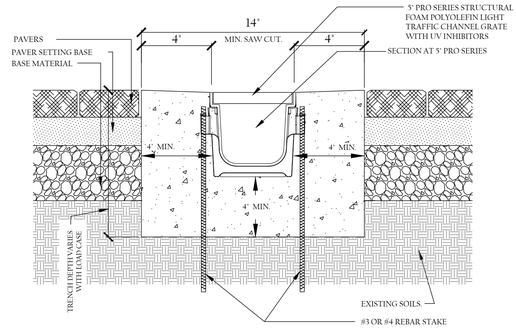
TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.



PAVER SECTION (DRIVE AREAS)

NTS

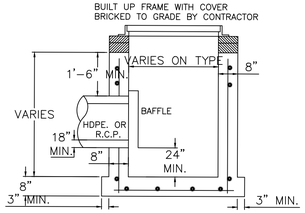


NOTE:

- CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
- SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I. AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

5" NDS PRO SERIES INSTALLATION (TYPICAL)

CLASS B INSTALLATION, NDS PRODUCT #864 NTS



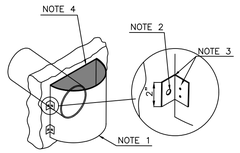
CATCH BASIN (USP 3-3.0)

NOTES

1) MINIMAL CONC. STRENGTH FOR ALL CATCH BASINS AND MANHOLE STRUCTURES SHALL BE 4000 PSI.

2) CONTRACTOR IS RESPONSIBLE FOR FINAL ELEVATION AND LOCATION ADJUSTMENTS OF CATCH BASINS, GRATES, MANHOLES DUE TO FIELD CONSTRAINTS.

3) THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELLOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.



BAFFLE DETAIL BRACKET DETAIL

NOTES

1) BAFFLE SHALL BE C.M.P. OR C.A.P. SECTION (OUTFALL DIAMETER PLUS 6").

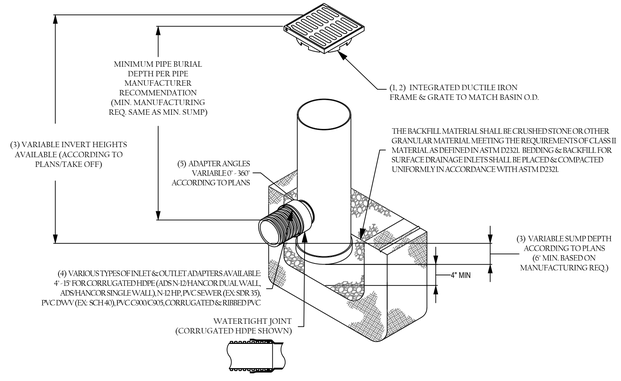
2) 1/2" GALV. WEDGE ANCHORS (ULT. PULLOU 6000, ULT. SHEAR 5900.)

3) WELD OR 2-3/8" THRU BOLTS

4) BOLTED TO WALL WITH TOP CAPPED. (WATER TIGHT)

POLLUTION RETARDANT BASIN & BAFFLE DETAIL FOR NEW STORM SEWER

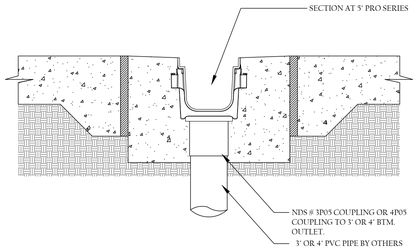
N.T.S



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4 - DRAINAGE CONNECTIONS/SUBJOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS

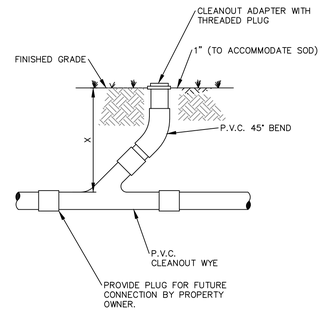
12" NYLOPLAST YARD DRAIN (TYPICAL)

NTS



5" NDS PRO SERIES BTM. OUTLET (TYPICAL)

NTS



NOTES:

1. PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
2. CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.
3. X=3'0" MIN. OR 4'0" MAX. FOR RESIDENTIAL SERVICE UNLESS OTHERWISE SHOWN.

SANITARY SEWER CLEANOUT (TYPICAL)

NTS

ZT	4/8/22			
DESIGNED BY	DATE			
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CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS, P.E.
FLORIDA P.E. No. 59485
DATE: 4/8/2022

PAVING GRADING AND DRAINAGE DETAILS

SCALE:

SHEET No. C-5

AGENDA ITEM REPORT
June 7, 2022

ITEM NUMBER: 3.

ITEM: Request for approval for a new single family home for "Moshe Greenwald" located at 10140 West Broadview Drive, Lot 43-44 of Block 23. The owner is proposing to demolish the existing 5,962 sq. ft. home (built in 1951) and replace it with a new two-story single family home. The proposed two-story home has approximately 11,760 square feet of a/c living. The residence will have 6 bedrooms, 7 full baths, 1 1/2 baths and a four-car garage. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller, Planning Associate, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10140 W Broadview DRB Set 6.7.2022
2.	BHI 10140 WBVD SFR DRB Staff Report May 20 2022

10140 W. BROADVIEW DR

BAY HARBOR ISLANDS, FL 33154

NEW RESIDENCE CONSTRUCTION

PROJECT LOCATION



BUILDING KEY PLAN NORTH



FRONT VIEW

PROPERTY ADDRESS

10140 WEST BROADVIEW DR,
BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION

Lot Forty-Four(44) and Lot Forty-Three(43), less the North One-Half (N 1/2) of and Lot Forty-Three(43), in Block Twenty-Three(23), 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, said North One-Half (N 1/2) of said Lot Forty-Three(43)

PROJECT DATA

SCOPE OF WORK:

NEW 2 STORY, CBS SINGLE FAMILY RESIDENCE.
DEMOLITION OF THE EXISTING BUILDING.

ZONING:

R-3

OCCUPANCY:

SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE:

TYPE V-B

FLOOD DESIGN CLASS:

TYPE II

RISK CATEGORY TYPE:

TYPE II

EXPOSURE CATEGORY:

D (AS PER ASCE 7)

GRADE (SIDEWALK ELEVATION):

+4.57 NGVD

FOLIO: 13-2227-001-4300
YEAR BUILT: 1951

Zoning District (RD) & FLUM DESIGNATION (Residential Low Density)

	REQUIRED	PROVIDED
Design Flood Elevation	+9.00 NGVD	+9.00 NGVD
Base Flood Elevation (FEMA) (FLOOD ZONE AE)	+8.00 NGVD	+8.00 NGVD
GRADE	+4.54 NGVD	+4.54 NGVD
MAX. ADJUSTED GRADE	+6.27 NGVD	+6.27 NGVD
LOT AREA	10,000 SQ.FT.	19,688 SQ.FT. (0.45ACRES)
LOT DEPTH	N/A	175'-0"
MINIMUM LOT WIDTH	50'-0"	100.49"
MINIMUM SETBACKS: -FRONT -REAR (WATER FRONT) -SIDES	 25'-0" 40'-0" 10'-0"	 25'-0" 40'-6" 10'-0"
MAXIMUM BLDG HEIGHT (Roof with slope exceeding 2 ½"/foot)	35'-0" (WATER FRONT)	35'-0" (WATER FRONT)
MAXIMUM LOT COVERAGE	N/A	7,310 SQ. FT.
TOTAL FLOOR AREA	N/A	11,812 SQ. FT.
GROUND FLOOR AREA	N/A	7,310 SQ. FT.
SECOND STORY BLDG. AREA Restriction	80% (of ground floor)	60.8 % (4,450 SQ.FT.)
MINIMUM OPEN SPACE At Ground Level (PERVIOUS)	40% (7,876 SQ.FT.)	40.02% (7,878 SQ.FT.)
FRONT YARD PERVIOUS AREA	50% (2,640.2 SQ.FT.)	76% (2,026 SQ.FT.)
PARKING SPACES	2 PARKING SPACES	4 PARKING SPACES

FLOOD MANAGEMENT DATA

A. FLOOD ZONE	AE
B. BASE FLOOD ELEVATION	+8.00' NGVD
C. DESIGN FLOOD ELEVATION	+9.00' NGVD
C. CRAWL SPACE GRADE ELEVATION	N/A
D. TOP OF THE BOTTOM FLOOR (INC. BASEMENT OR ENCLOSED FLOOR)	+6.27' NGVD
E. TOP OF NEXT HIGHER FLOOR	+9.00' NGVD
F. LOWEST TOP OF SLAB (OF HABITABLE SPACE)	+9.00' NGVD
G. NEXT HIGHER FLOOR ELEVATION	+23.00' NGVD
H. TOP OF SLAB AT CABANA	N/A
I. LOWEST GRADE ELEVATION (ADJACENT TO BLDG.)	+6.27' NGVD
J. HIGHEST GRADE ELEVATION (ADJACENT TO BLDG.)	+8.5' NGVD
K. LOWEST ELEVATION OF EQUIPMENTS (SERVICING BLDG.)	+9.0' NGVD
L. CROWN OF ROAD ELEVATION	+4.54' NGVD
M. ADJUSTED GRADE	+6.27' NGVD
N. FIRM MAP NUMBER	1208600144L

BRG STUDIO

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

1 03/17/2022 RESP. #1

ARCHITECT
BRG STUDIO
605 Lincoln Road #302
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rudolf@ULUStudio.com

M.E.P ENGINEER
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martdesign@bellsouth.net

CIVIL ENGINEER
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STRUCTURAL ENGINEER
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ijcpe@bellsouth.net

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C2.0 Paving Grading and Drainage Plan
C3.0 Water and Sanitary Sewer Plan
C4.0 Pollution Prevention Control Plan
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C5.02 Water and Sanitary Sewer Details
C5.03 Pollution Prevention Control Details

MEP

STRUCTURE

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LICENSE #: AA26003219

Project Name

BROADVIEW RESIDENCE

10140 W. BROADVIEW DR
Bay Harbor, FL 33154

BRG STUDIO LLC, HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS,IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO BRG STUDIO LLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND BRG HOMES LLC BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2016.

Issue

No.	Date	Description
1	03/17/2022	RESP. #1

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

DRAWING INDEX

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.1



B 10200 W. BROADVIEW DR.



C 10215 W. BROADVIEW DR.

A PROJECT LOCATION





G 10130 W. BROADVIEW DR.



D 10155 W. BROADVIEW DR.



F 10120 W. BROADVIEW DR.



E 10125 W. BROADVIEW DR.

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LICENSE #: AA26003219

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AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

PHOTOGRAPHS "ADJOINING LOTS"

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Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2

A PROJECT SITE - FRONT VIEWS





1 ROOF PLAN



2 FRONT VIEW



3 FRONT VIEW - LEFT

4 FRONT VIEW - RIGHT

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LIC#AR0017394

Sheet title

PHOTOGRAPHS "EXISTING SITE"

Drawn by	LEG
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Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.1

A PROJECT SITE - NEAR VIEWS



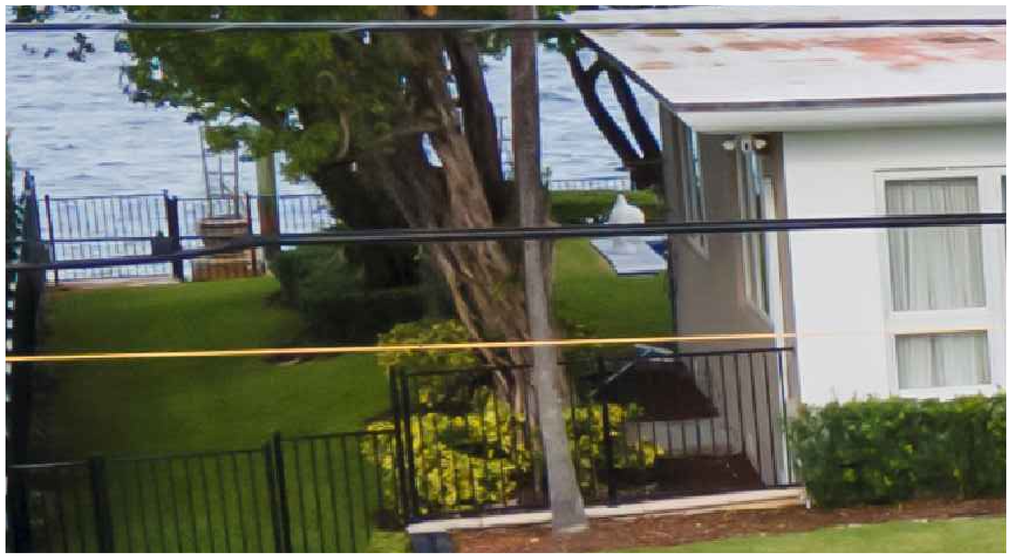
1 NEAR VIEW - LEFT



3 NEAR VIEW - BAY



2 NEAR VIEW - RIGHT



4 SIDE VIEW - LEFT

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Bay Harbor, FL 33154

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

PHOTOGRAPHS "EXISTING SITE"

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.1.2

B 10215 W. BROADVIEW DR.



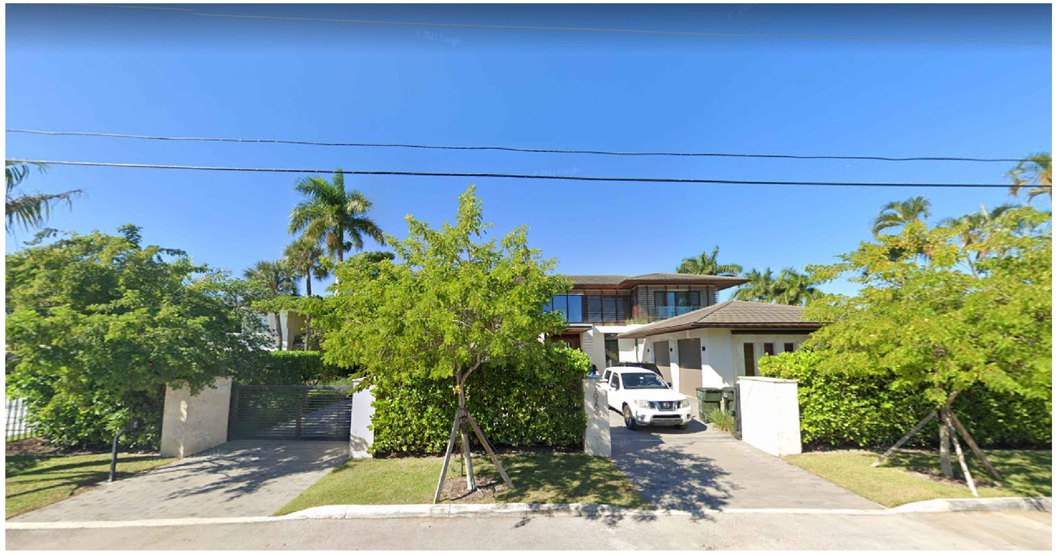
1 ROOF PLAN



3 FRONT VIEW - LEFT



2 REAR VIEW



4 FRONT VIEW

BRG STUDIO

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH , FL 33139

T: 305.397.8788

F: 305.397.8469

MA@BRG.STUDIO

WWW.BRG.STUDIO

LICENSE #: AA26003219

Project Name

BROADVIEW RESIDENCE

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Bay Harbor, FL 33154

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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

PHOTOGRAPHS "ADJOINING LOTS"

Drawn by	LEG
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Project Number	2104
Issued for	PERMIT
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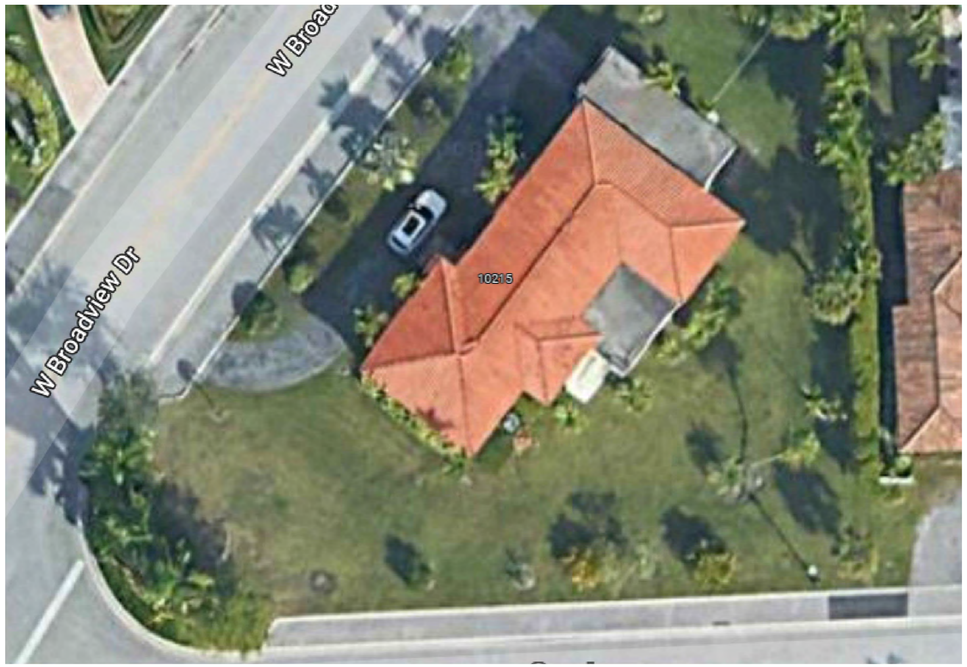
Scale	AS SHOW
Sheet #	G0.2.2

C 10215 W. BROADVIEW DR.



1 ROOF PLAN



2 REAR/SIDE VIEW



3 FRONT VIEW



4 FRONT VIEW - RIGHT

BRG STUDIO

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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

PHOTOGRAPHS "ADJOINING LOTS"

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.3

D 10155 W. BROADVIEW DR.



1 ROOF PLAN



2 FRONT VIEW



3 SIDE VIEW - LEFT



4 CORNER VIEW

BRG STUDIO

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AR0017394
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Sheet title

PHOTOGRAPHS "ADJOINING LOTS"

Drawn by	LEG
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Project Number	2104
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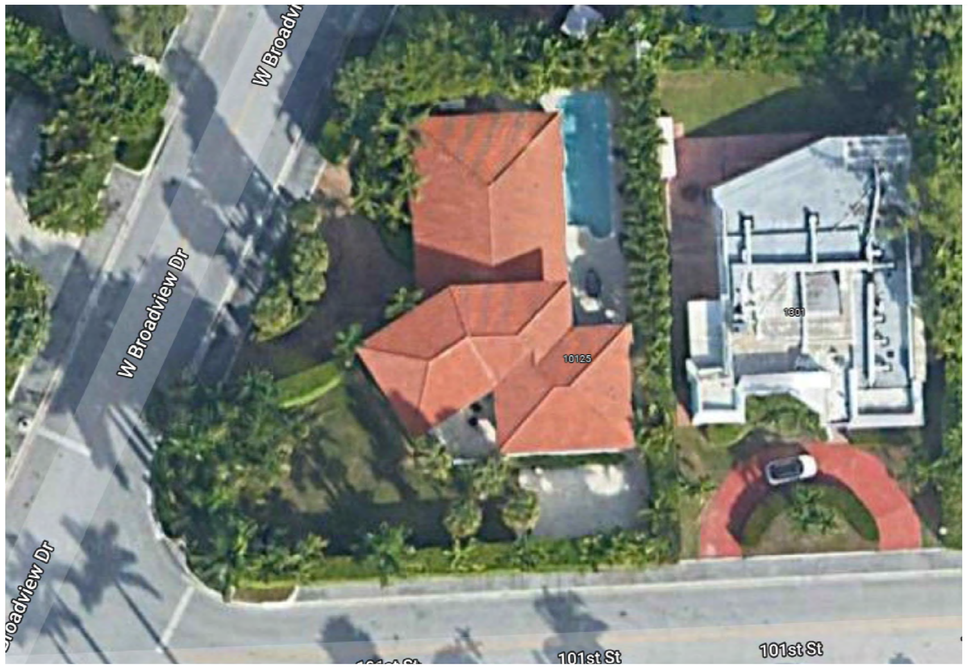
Scale	AS SHOW
Sheet #	G0.2.4

E 10125 W. BROADVIEW DR.



1 ROOF PLAN



2 FRONT VIEW



3 SIDE VIEW - RIGHT



4 CORNER VIEW

BRG STUDIO

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WWW.BRG.STUDIO

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AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

PHOTOGRAPHS "ADJOINING LOTS"

Drawn by	LEG
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Project Number	2104
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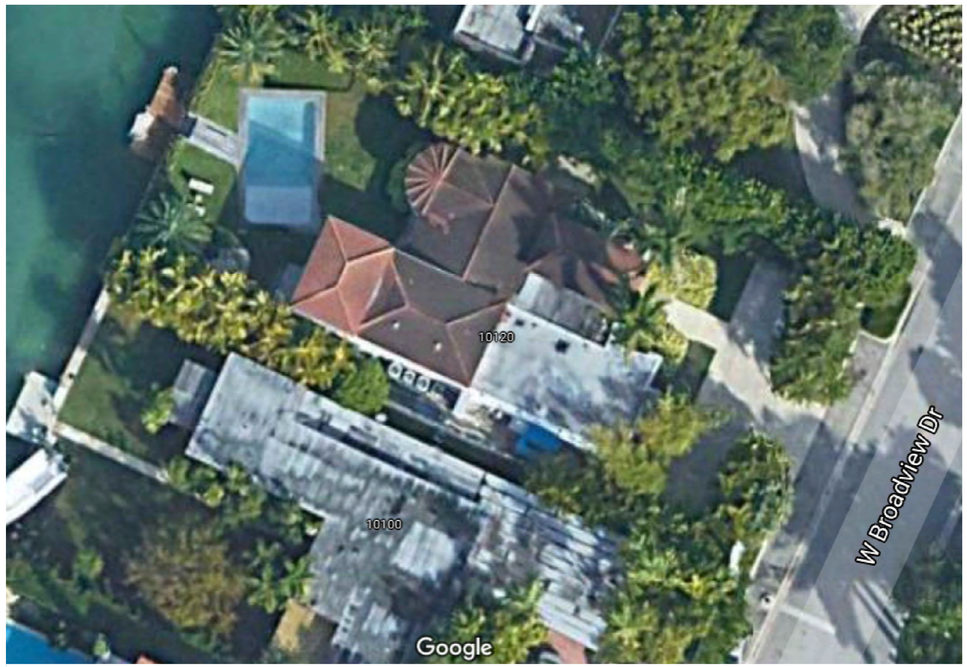
Sheet #	G0.2.5

F 10120 W. BROADVIEW DR.



1 ROOF PLAN



2 FRONT VIEW



3 SIDE VIEW - LEFT



4 WATER FRONT VIEW

BRG STUDIO

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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

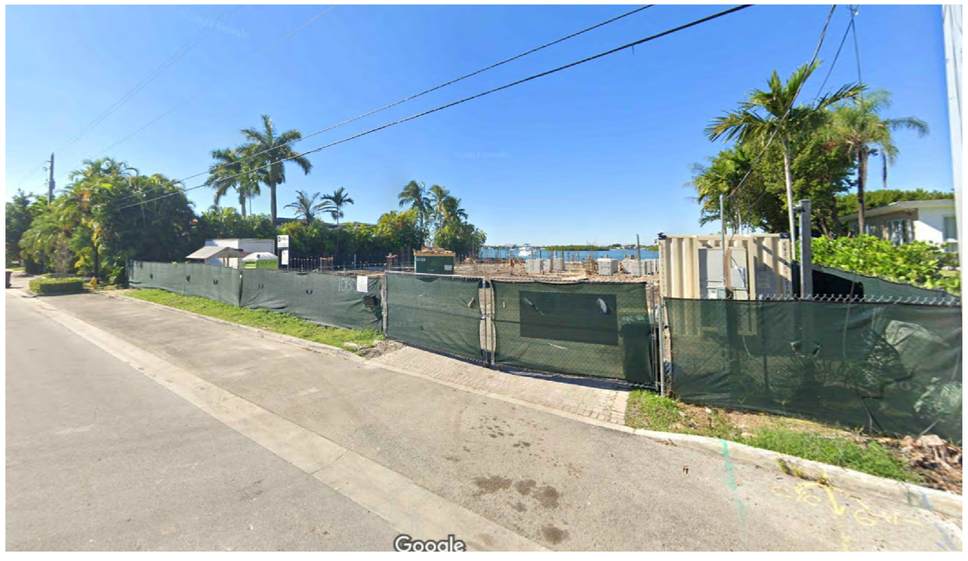
PHOTOGRAPHS "ADJOINING LOTS"

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.6

G 10120 W. BROADVIEW DR.



1 ROOF PLAN



3 SIDE VIEW - LEFT



4 WATER FRONT VIEW



2 FRONT VIEW

BRG
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LICENSE #: AA26003219

Project Name

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Bay Harbor, FL 33154

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Issue

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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

PHOTOGRAPHS "ADJOINING LOTS"

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.7

1

A PROJECT SITE - ROOF VIEW



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Bay Harbor, FL 33154

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Issue

No.	Date	Description
1	03/17/2022	RESP. #1

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

SUPERIMPOSED
BIRD VIEW

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.1.3

1

A PROJECT SITE - PERSPECTIVE VIEW



BRG
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LICENSE #: AA26003219

Project Name

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Bay Harbor, FL 33154

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Issue

No.	Date	Description
1	03/17/2022	RESP. #1

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

SUPERIMPOSED PERSPECTIVE

Drawn by	LEG
Checked by	AG
Project Number	2104
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Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G0.2.1.4

1

A PROJECT SITE - PERSPECTIVE VIEW



BRG
STUDIO

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SUITE 302
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WWW.BRG.STUDIO

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Bay Harbor, FL 33154

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SIGN & SEAL

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Sheet title

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1

A PROJECT SITE - PERSPECTIVE VIEW



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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
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J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

SUPERIMPOSED PERSPECTIVE

Drawn by	LEG
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1

A PROJECT SITE - PERSPECTIVE VIEW



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SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
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J. ALFREDO GAMARRA
LIC# AR0017394

Sheet title

SUPERIMPOSED PERSPECTIVE

Drawn by	LEG
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DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

NOTES: APPLICABLE CODE:

FBC 2020 BUILDING AND RESIDENTIAL, 7th edition.

All plans and calculations have been elaborated in compliance with the FBC 2020 (BUILDING and RESIDENTIAL) 7th edition.

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Issue

No.	Date	Description
1	04/28/2022	RESP. #2

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

RENDERINGS

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Sheet #	R1.0
Scale	AS SHOW



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JORGE A. GAMARRA
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J. ALFREDO GAMARRA
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Sheet title

RENDERINGS

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

RENDERINGS

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Sheet #	R2.0
Scale	As shown



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RENDERINGS

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Sheet #	R4
Scale	AS SHOW

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Scale	AS SHOW
Sheet #	R8.0

DEFINITION

1.0 The Contractor is the person or entry identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contract's authonzed representative.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

2.0 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner and shall at once report to the architect errors, inconsistencies or omissions discovered prior to submitting his bid. If the Contractor performs any construction activity involving an error, inconsistency or omission in the appropriate responsibility for such performance and shall bear appropriate amount of the attributable costs for correction.

3.0 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the Architect at once, The Contractor shall issue full A/E sets of drawings to all trades bidding on this project.

4.0 Contractor shall verify equipment size/voltage location and all hookup requirements with equipment suppliers and shall make field adjustments as required to comply with equipment supplier and all codes, and shall report such changes at once to the Architect.

5.0 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved through shop drawings, product data, and samples.

6.0 For zoning and site data, existing conditions, building structure etc., refer to original Architectural drawings prepared by the following project design firm

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7.0 Contractor shall comply with all requirements of the Landlord and its agents and shall indemnify the Owner in any costs resulting from actions of the Contractor or his agents.

8.0 Written dimensions govern; the contractor shall not scale plans

SUPERVISION AND CONSTRUCTION PROCEDURES

8.0 The Contractor shall supervise and direct the Work, using the Contractor's best skills and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

9.0 The Contractor shall be responsible to the Owner for acts and omission of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.

10.0 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

11.0 The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

LABOR AND MATERIALS

12.0 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools construction equipment and machinery, water, heat, utilities, transportation, and other facilities and other services necessary or proper execution and completion of the work.

13.0 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

14.0 All materials furnished on the job site shall be new and stored in such a manner as to protect them from elements. All work must be done in strict accordance with the best practiced of the construction trade, and must be performed in a professional and workmanlike. Any work completed in a nonprofessional manner shall be rejected and must be redone by the contractor at no extra cost. These drawings are instruments of construction and remain the property of the Architect. Any reproductions of said drawings without the expressed written consent of the Architect is prohibited. Do not scale these drawings as written dimensions and text specifications on these sheets shall govern.

15.0 The Contractor must provide and install materials as required to construct temporary facilities and code required fire ratings shall be the standard for these temporary facilities and protection.

WARRANTY

16.0 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contractor will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform with the requirements of the Contract Documents. Work not confirming to these requirements, including substitutions not properly approved and authonzed, may be considered defective. The Contractor's warranty excludes remedy for damaged or defect caused by abuse, modifications not executed by the Contractor, improperly or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

CONTRACTORS CONSTRUCTION SCHEDULE

32.0 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the owner's and Architects information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the condition of the Work and Project, shall be related to the entire project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

33.0 The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittal which is coordinated with the Contractor's construction schedule and allows the Architect reasonable time to review submittal.

34.0 The Contractor shall confirm to the most recent schedules.

DOCUMENTS AND SAMPLES AT THE SITE

35.0 The Contractor shall maintain at the side of the owner one record copy of the Drawings, Specifications, addenda, Change Orders and other Modifications, in good order and marked. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

36.0 Shop drawings are drawings, diagrams, scheduled and other data specially prepared for the work by the contractor or a subcontractor, sub-subcontractor, manufacturer, supplier or distributor to illustrate some portions of the work.

37.0 Product data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the contractor to illustrate materials or equipment for some portion of the work.

37.1 After contractor and architect approvals, shop drawings will require city approval.

38.0 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the work will be judged.

39.0 Shop drawings, product data, samples and similar submittal are not contract documents. The purpose of the submittal is to demonstrate for those portions of the work for which submittal are required the way the contractor proposes to confirm to the formation given and the design concept expressed in the contract document.

40.0 The contractor shall review, approve and submit to the architect shop drawings, product data, samples and similar submittal in legible triplicate require by the contract documents with reasonable promptness and in such sequence as to cause no delay in the work or in the activities of the owner or separate contractors. submittals made by the contractor which are not required by the contract documents may be returned without action.

41.0 The contractor shall perform no portions of the work requiring submittal and review of shop drawings, product data, samples or similar submittal until the respective submittal has been approved by the architect. such work shall be in accordance with approval submittal.

42.0 By approving and submitting shop drawings, product data, samples or similar submittal, the contractor represents that the contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained with such submittal with the requirements of the work and of the contract documents.

43.0 The contractor shall not be relieved of responsibility for deviations from requirements of the contract documents by the architect's approval of shop drawings, product data, samples or similar submittals unless the contractor has specifically informed the architect in writing of such deviation at the time of submittals and the architect has given written approval for the specified deviation. the contractor shall not shall not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittal by the architect's approval thereof.

44.0 The contractor shall direct specific attention, in writing or on resubmitted shop drawings, product data, samples or similar submittals, to revisions other than those requested by the architect on previous submittals.

USE OF SITE

45.0 Informational submittals upon which the architect is not expected to take responsive actions may be so identified in the contractors documents.

46.0 When professional certification of performance criteria of materials, systems or equipment is required by the contract documents, the architect shall be entitled to reply upon the accuracy and completeness of all calculations and certifications.

USE OF SITE

47.0 The contractor shall confine operations on the site to areas permitted by law, ordinances, permits and the contract documents and shall not unreasonable encumber the site with materials or equipment.

CUTTING AND PATCHING

48.0 The contractor shall be responsible for cutting, fitting or patching required to complete the work or to make its parts fit together properly.

49.0 The contractor shall not damage or endanger a portion of the work or fully or partially completed construction of the owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. the contractor shall not cut or consent of the owner and of such separate contractor, such consent shall be unreasonably withheld. the contractor shall not unreasonably withhold from the owner or a separate contractor the contractor's consent to cutting or otherwise altering the work.

CLEANING UP

50.0 The Contractor shall keep the premises and surroundings area free from accumulation of waste materials or rubbish caused by operations daily under the Contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.

51.0 The Contractor shall be responsible for all protection of outside work with respect to adjacent properties, such that no trash, dust or other fine particulate matters will encroach on said adjacent properties. Any costs associated with such protection will be borne by the Contractor.

52.0 The Contractor shall present the building to the owner for acceptance, clean and ready for occupancy. All glass shall be clean and polished. Floors swept broom clean, carpets vacuumed, fixtures washed with all labels removed and exteriors free from trash and debris.

53.0 If the Contractor fails to clean up as provided in the Contracts Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

ACCESS TO WORK

54.0 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

SAFETY

A. The general contractor and various consultants retained by the general contractor and subcontractors, are responsible for compliance with the safety requirements of all local, state and federal laws. the architect engineer shall not be responsible for construction means, methods, techniques or procedures, or the safety precautions incident thereto.

B. Provide all required shoring and bracing and other required methods to ensure safety and proper execution of work.

C. The design, erection and removal of framework including shoring and reshoring shall meet the specifications of a.c.i.-301 and recommendations of a.c.i.-347, latest editions.

TAXES

17.0 The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the contractor which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

PERMITS, FEES AND NOTES

18.0 Unless otherwise provided in the Contract Documents the Contractor shall secure and pay for all required building permits and other governing agencies permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received and negotiations concluded. This will be done before commencing work.

19.0 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the Work.

20.0 If the Contractor observes that portions of the Contract Documents are at variance there with, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modifications.

21.0 If the Contractor performs Work knowing it to be contrary to laws, statues, ordinance, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume full responsibility for such Work and shall bear the attribual costs.

22.0 All work shall conform with the latest requirements of the Florida Building Code, National Electrical Code, National Fire Protection Association, O.S.H.A., and all other codes having control over the project.

23.0 All work performed under this contract shall comply with City of Miami and Dade County codes having Jurisdiction and with the requirements of the utility companies whose service shall be used. All modifications required by these codes shall be made by the contractor without any additional charge as the contractor has agreed that they have raised any and all questions related to the authorities requirements.

24.0 Coordinate all new electrical services with existing service and panels and with Florida Power and Light Company. Verify location of sanitary and water mains before construction is started. Contractor shall field verify all utility conditions prior to beginning construction and shall notify the Architect immediately if any discrepancies occur.

25.0 Refer all soil bearings to soil engineer/laboratory (95% modified proctor, ASTMD-1557). Compaction to be verified by soil engineer/laboratory in writing.

26.0 Refer to structural engineer for all structural details.

27.0 The Contractor, when required, shall provide all necessary framing and blocking above the finished ceiling and within walls. All anchorage through the ceiling must be carried to the structure above.

28.0 The Contractor shall be responsible for all utilities, connection, and payment of all utility charges incurred during construction.

ADDITIONAL NOTES

29.0 For any related Fire Suppression System change (sprinklers, lighting, ductwork, diffusers, exhaust fans, fire alarms / strobes, exit signs etc.) see MEP Drawings. All existing lighting to be demolished.

30.0 Existing walls to remain. See Finish Schedule for Future applications and patch, repair accordingly.

31.0 3D is for illustrative use only and not to be used for construction purposes.

32.0 Facilities shall be 100% ADA compliant.

DEMOLITION GENERAL NOTES

32.0 This drawing is only to assist in showing the scope of demolition work and is not intended to indicate all demolition. Contractor shall remove all existing items as required to complete the job.

33.0 Not all items to be demolished are shown on the plan. Contractor shall be responsible for performing a walk-thru of the project with the intent of identifying possible items, not or incorrectly addressed, which require removal and / or relocation.

34.0 General contractor to provide permits and notices authorizing demolition.

35.0 Contractor shall coordinate demolition work with administration, prior to start of demolition work contractor shall notify administration of intent to start and provide sufficient advance notice for approval.

36.0 Cut, remove, patch, alter and refinish existing construction as result of demolition and as required to leave work complete and in satisfactory condition.

37.0 Provide safety features during work as per required by specifications, applicable codes, rules and regulations.

38.0 General contractor shall cease operations and notify the Architect / Engineer immediately, if safety of structure appears to be endangered take precautions to properly support structure. Do not resume operation until safety is restored.

39.0 General contractor shall demolish, in an orderly and careful manner, as required to accommodate new work, including that required for connection to the existing building, protect existing supporting structural members.

40.0 Contractor shall inspect ceilings and chases t assure proper identification of utilities (Mechanical, Plumbing, and / or Electrical).

41.0 Patch and repair all existing surfaces damaged by demolition and / or new work as required to match adjacent surfaces and / or as required for new scheduled finishes.

42.0 All demolition is denoted by broken line.

43.0 General contractor shall perform demolition in accordance with applicable authorities having jurisdiction.

44.0 Fixtures, doors and frames, etc. to be removed shall be coordinated with the owner for destination of existing equipment.

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Issue

No.	Date	Description

SIGN & SEAL

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

GENERAL NOTES

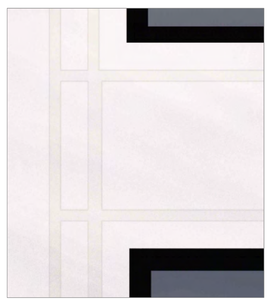
Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G1.0



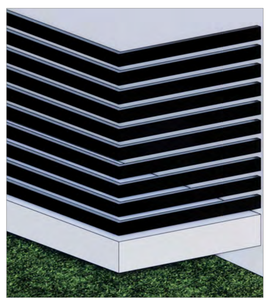
1 EAST VIEW



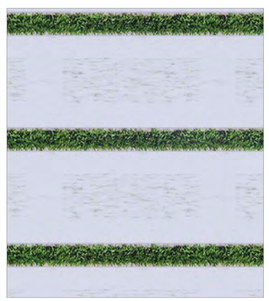
1 MULTI-SPECIES LANDSCAPING



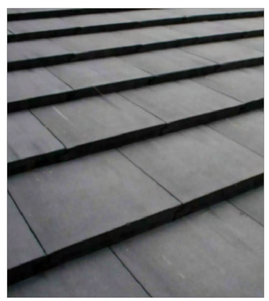
2 PAINTED WHITE STUCCO WITH MOLDING PATTERN



3 BLACK ALUMINUM LOUVER 5' HEIGHT



4 WHITE CONCRETE DRIVEWAY



5 SLATE DARK CHARCOAL



6 FRAMES BLACK METAL FINISH



7 WHITE ARAN GRANITE

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

NOTES: APPLICABLE CODE:

FBC 2020 BUILDING AND RESIDENTIAL, 7th edition.

All plans and calculations have been elaborated in compliance with the FBC 2020 (BUILDING and RESIDENTIAL) 7th edition.

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LICENSE #: AA26003219

Project Name

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Sheet title

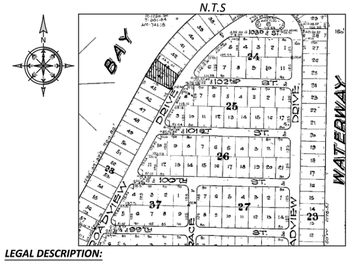
MATERIAL BOARD

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	G2.0

BOUNDARY SURVEY

LOCATION MAP

N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:
Lot Forty-Four(44) and Lot Forty-Three(43), less the North One-Half (N 1/2) of and Lot Forty-Three(43), in Block Twenty-Three(23), 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, said North One-Half (N 1/2) of said Lot Forty-Three(43) being more particularly described as follows:

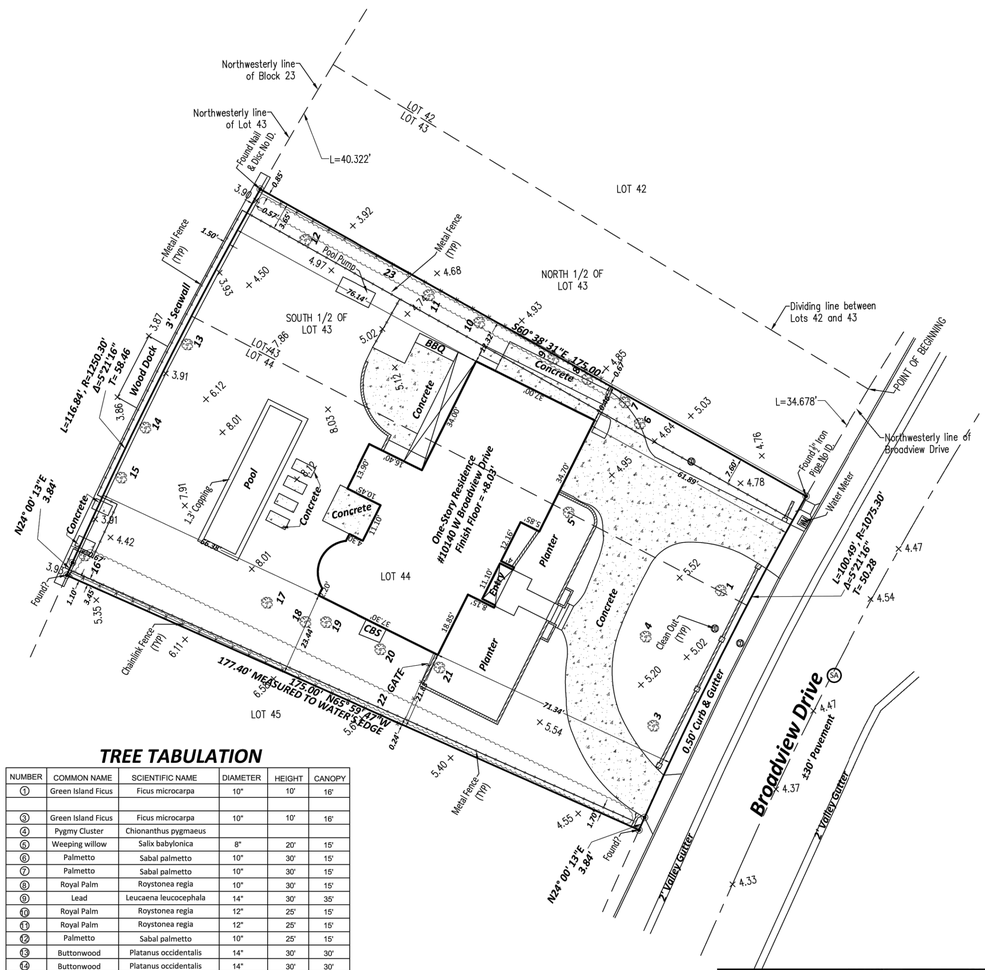
Begin at a point where the dividing line between Lots 42 and 43, in Block 23, BAY HARBOR ISLAND, aforesaid, Intersects Northwesterly line of Broadview Drive; thence southwesterly along the Northwesterly line of Broadview Drive a distance of 34.678 feet to a point ; thence Northwesterly 175 feet more or less to a point on the Northwesterly boundary line of said Lot 43, said point being 40.322 feet Southwesterly from a point where the dividing line of said Lots 42 and 43 intersects the Northwesterly line of said Block 23; thence Northwesterly along the Northwesterly boundary of said Lot 43 a distance of 40.322 feet to a point of intersection with the dividing line between Lots 42 and 43 and the Northwesterly line of said Block 23; thence Southwesterly along the dividing line between Lots 42 and 43, a distance of 175 feet, more or less, to the point of beginning.

SURVEY FOR:

Eve Kolakowaski

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the Northeasterly of the North line of the South line of ***Lot 43,*** being ***S 60°38'31" E.***



TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	Green Island Ficus	Ficus microcarpa	10"	10'	16'
③	Green Island Ficus	Ficus microcarpa	10"	10'	16'
④	Pygmy Cluster	Chionanthus pygmaeus			
⑤	Weeping willow	Salix babylonica	8"	20'	15'
⑥	Palmetto	Sabal palmetto	10"	30'	15'
⑦	Palmetto	Sabal palmetto	10"	30'	15'
⑧	Royal Palm	Roystonea regia	10"	30'	15'
⑨	Lead	Leucaena leucocephala	14"	30'	35'
⑩	Royal Palm	Roystonea regia	12"	25'	15'
⑪	Royal Palm	Roystonea regia	12"	25'	15'
⑫	Palmetto	Sabal palmetto	10"	25'	15'
⑬	Buttonwood	Platanus occidentalis	14"	30'	30'
⑭	Buttonwood	Platanus occidentalis	14"	30'	30'
⑮	Buttonwood	Platanus occidentalis	14"	30'	30'
⑯	Buttonwood	Platanus occidentalis	14"	30'	30'
⑰	Buttonwood	Platanus occidentalis	14"	30'	30'
⑱	Buttonwood	Platanus occidentalis	14"	30'	30'
⑲	Buttonwood	Platanus occidentalis	14"	30'	30'
⑳	Buttonwood	Platanus occidentalis	14"	30'	30'
㉓	X-Mas Palm	Adonidia merrillii	6"	25'	15
㉒	Ficus Hedge	Ficus benjamina			
㉔	Ficus Hedge	Ficus benjamina			

LEGEND

WM	WATER METER
CB	CATCH BASIN
FH	FIRE HYDRANT
CO	CLEAN OUT
SN	SANITARY MANHOLE
ST	STORM MANHOLE
FPL	FPL MANHOLE
BS	BELL SOUTH MANHOLE
IN	INLET
WV	WATER VALVE
GV	GAS VALVE
UP	UTILITY POLE
■	CONCRETE UTILITY POLE
TB	TRAFFIC BOX
TREE	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
ℳ	CITY OF MIAMI MONUMENT LINE
ℙ	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
OHP	OVERHEAD POWER LINES
W	WATER MAIN
S	SEWER MAIN
T	TELEPHONE LINE
G	GAS LINE
CF	CHAIN LINK FENCE
BF	BACKFLOW PREVENTER
	HANDICAP PARKING
EB	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: A-17. DESCRIPTION: BRASS BAR IN TOP OF EAST END OF THE NORTH CONC WALKWAY. LOCATION: BROAD CAUSEWAY BRIDGE --- NEAR WEST END OF BAY HARBOUR ISLAND, INTRACOASTAL WATERWAY ---. ELEVATION: +7.67'

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SURVEY	21-0012		UP-DATE ADDITIONAL ELEV.	21-0018	3-9-2022
UP-DATE	21-0018		Revised Tree Tabulation	21-0018	3-16-2022
UP-DATE	22-0012				

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON MARCH 16, 2022 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON MARCH 16, 2022.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS DONE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez
DN: c=US, o=Florida, ou=Florida Surveyor and Mapper, cn=Waldo F Paez, 0.9.2342.19200300.100.1.1=A01410D000001800E0E0A0A0A0A0A0A0, 0.9.2342.19200300.100.1.3=3284
Date: 2022.03.16 15:29:13 -04'00'

BY: Waldo F Paez — DATE SIGNED:
FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - LAND PLANNERS
13301 S.W. 132 Avenue, Suite 117
Miami, Florida 33186
L.B. No. 7826
PHONE: (786) 429-1024 FAX: (786) 592-1152

CHECKED BY: Waldo F Paez
DRAWN BY: V.C
SCALE: 1" = 20'
Delta Mapping & Surveying, Inc

ADDRESS: 10140 W Broadview Drive, Bay Harbor, FL 33154
FOLIO NO.: 13-2227-001-4300

FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER: CITY OF BAY HARBOR - 120051
MAP/PANEL NUMBER: 12086C0144 L
EFFECTIVE/REVISED DATE: 09-11-2009
FLOOD ZONE(S): AE
BASE FLOOD ELEVATION: 8.0'

SHEET: 1 OF 1 SHEET(S)

SURVEY DATE: 03-09-2022

JOB NO.: 22-0055

BRG STUDIO

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH , FL 33139

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LICENSE #: AA26003219

Project Name

BROADVIEW RESIDENCE

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Bay Harbor, FL 33154

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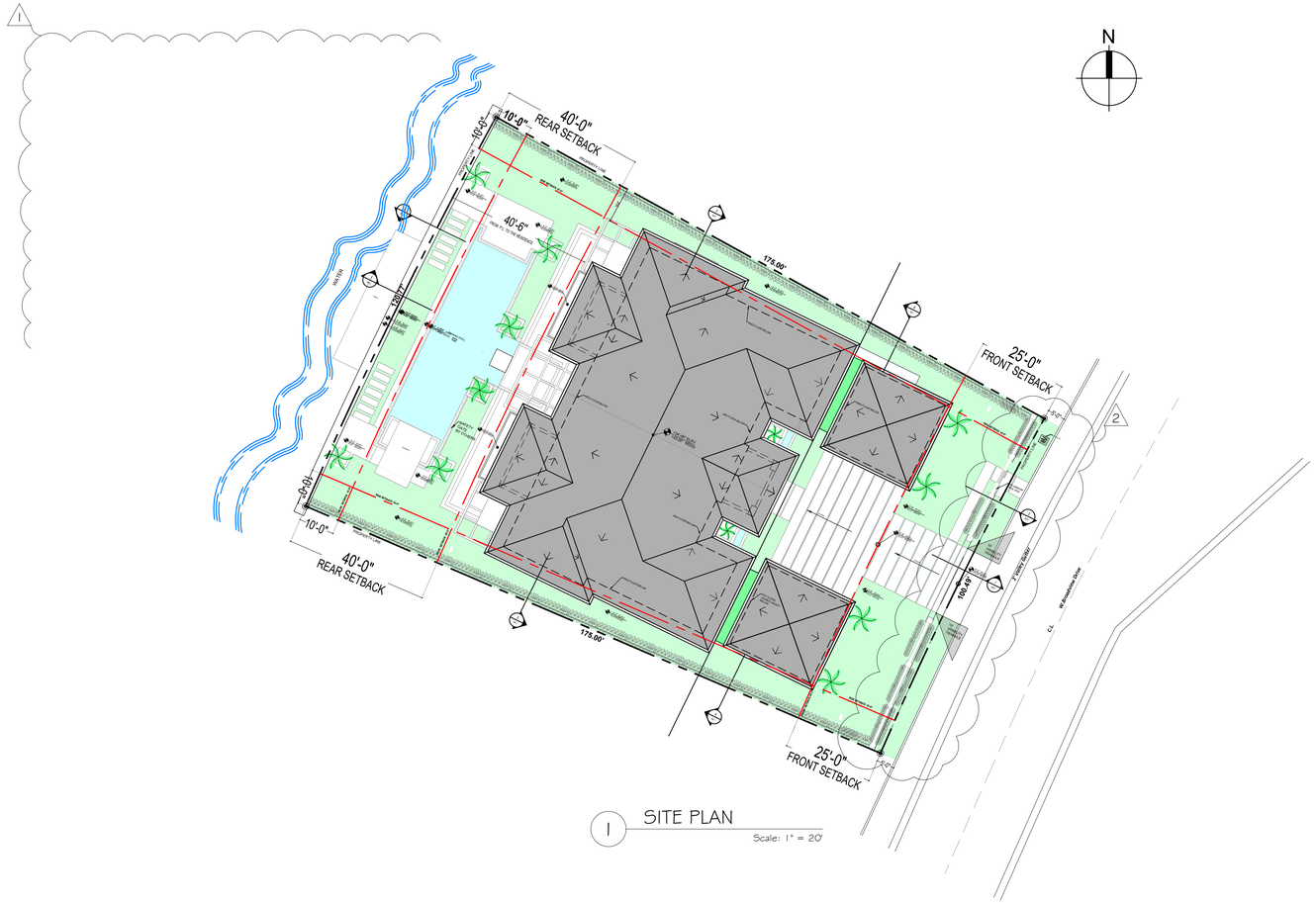
Issue

No.	Date	Description
1	03/17/2022	RESP. #1

Sheet title

SURVEY

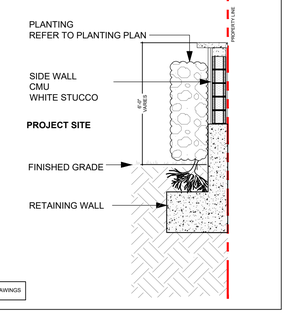
Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Sheet #	G3.0
Scale	AS SHOW



1 SITE PLAN

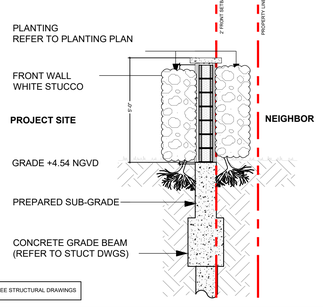
Scale: 1" = 20'

SIDE-RETAING WALL DETAIL



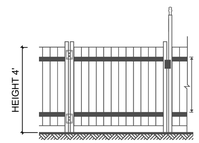
NOTE: SEE STRUCTURAL DRAWINGS

FRONT WALL DETAIL



NOTE: SEE STRUCTURAL DRAWINGS

SAFETY POOL GATE DETAIL



NOTE: SAFETY POOL GATE BY OTHERS

SURVEYORS NOTES:

Contractor shall field verify, prior to construction, that all setback are met per Site Plan and that the residence and its amenities Sit on the Site Plan exactly as on this Site Plan.
Any and all discrepancies shall be reported to the Architect prior to commencement of construction.
Upon placement of the lowest floor and prior to further vertical construction, an Elevation certificated shall be submitted a per FBC 2020 section 110.3.
A final Elevation Certificate for finished construction must submitted prior to issuance of C.O., T.C.O., or building final inspection.

DRAINAGE NOTES:

All drainage shall be contain on the property and shall not drain onto the neighboring property.
Slope grade away from property lines.
Slope grade away from new construction.

FLOOD ELEVATION NOTES:

* Design Flood Elevation = BFE + 1'-0"=9.00' NGVD.
  All utilities, equipments and accessories (electrical, mechanical, and plumbing) servicing the building, shall be installed above.
* Design Flood Elevation (9.00' NGVD).
* All construction and finish materials below the Design Flood Elevation are to be Flood Manage Resistant.

TERMITES PROTECTION NOTES:

Termite protection shall be provided by a Florida registered Termiticide or other approved method of termite protection labeled for use as a preventive treatment to new construction a per section FBCR 318.

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

NOTES: APPLICABLE CODE:

FBC 2020 BUILDING AND RESIDENTIAL, 7th edition.
All plans and calculations have been elaborated in compliance with the FBC 2020 (BUILDING and RESIDENTIAL) 7th edition.

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Issue

No.	Date	Description
1	03/17/2022	RESP. #1
2	04/28/2022	RESP. #2

SIGN & SEAL

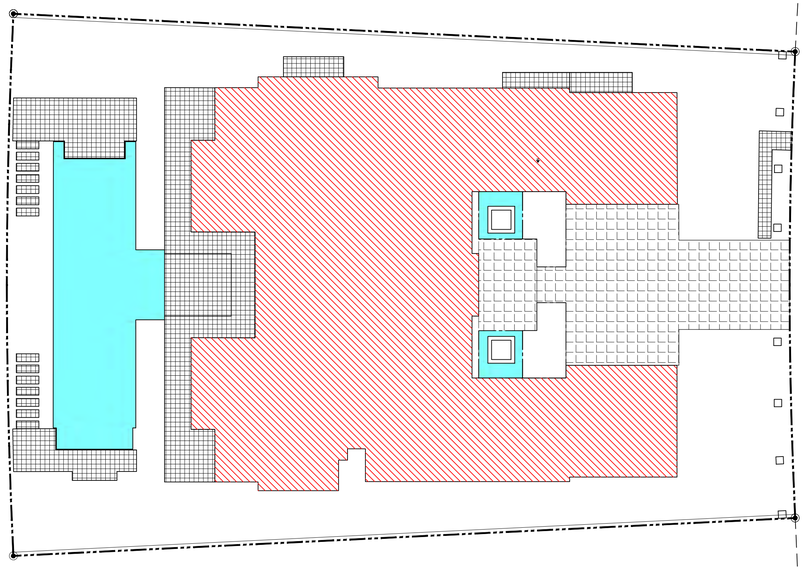
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

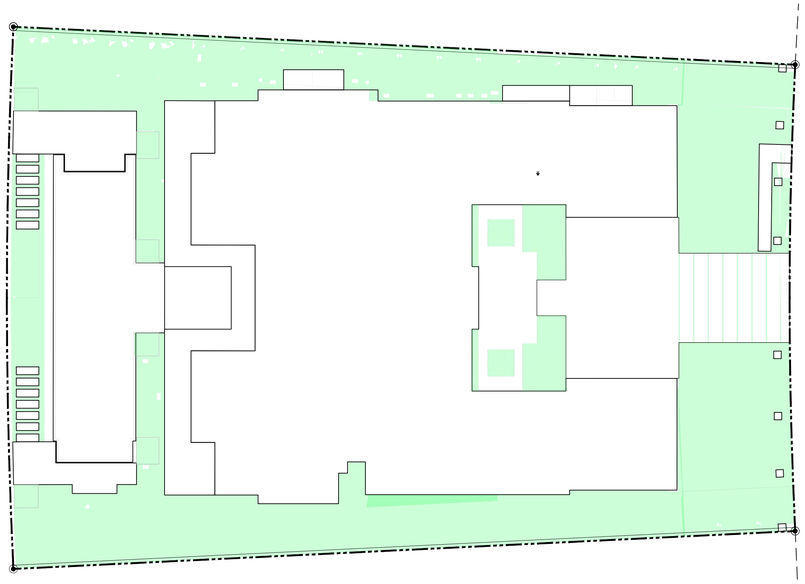
SITE PLAN

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	A1.0



1 Impervius Calculation 60% - First Floor

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



2 Pervius Calculation 40% - First Floor

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

LOTE SIZE: 19,688 S.F.

GROUND FLOOR AREA: 7,310 S.F.
(37 % of lot size)

EXTERIOR FLOORING: 1,535 SF.

DRIVEWAY: 1,555 SF.

WATER/POOL: 1,410 SF.

TOTAL IMPERVIOUS AREA: 11,810 SF. (59.98%)

PERVIOUS AREA: 7,878 SF. (40.02%)

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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LIC#AR0017394

Sheet title

Lot Coverage Plan "PERVIOUS/IMPERVIOUS"

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
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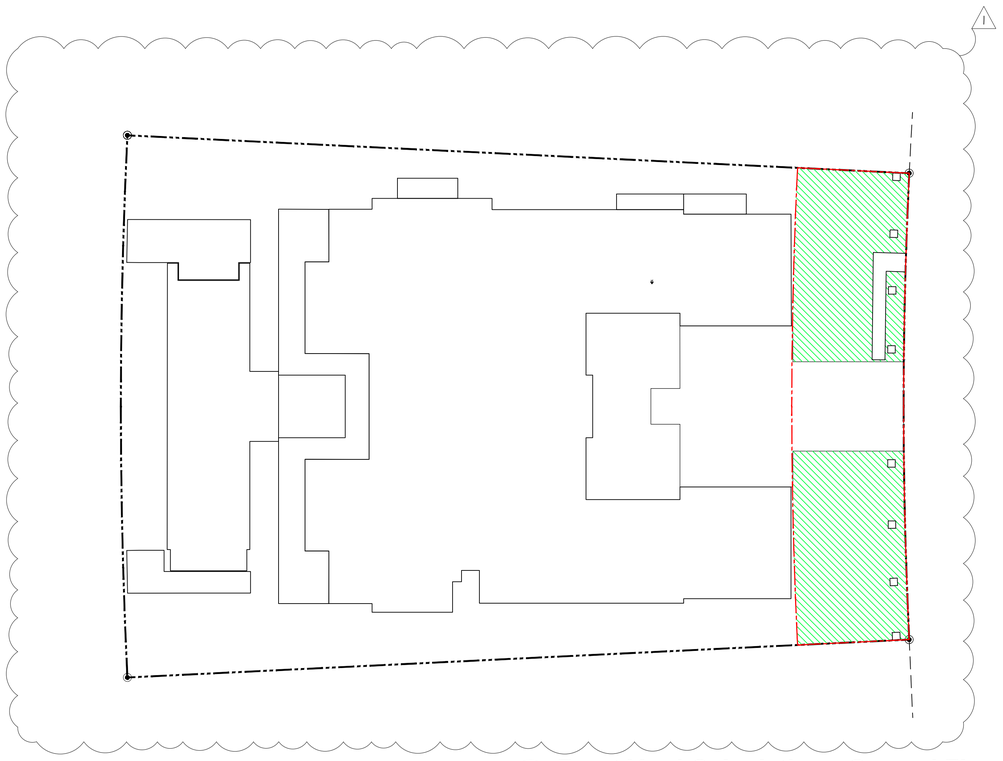

1 **Front Yard Calculation - Ground Floor**
Scale: 1/16" = 1'-0"

1

FRONT YARD AREA: 2,640 S.F.

PERVIUS FRONT YARD AREA: 2,026 S.F. (76%)

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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Issue

No.	Date	Description
1	03/17/2022	RESP. #1

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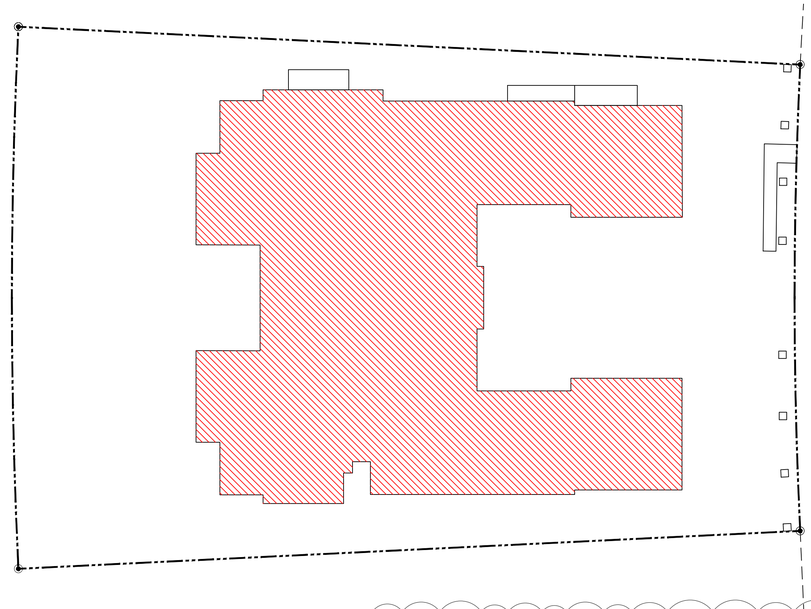
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

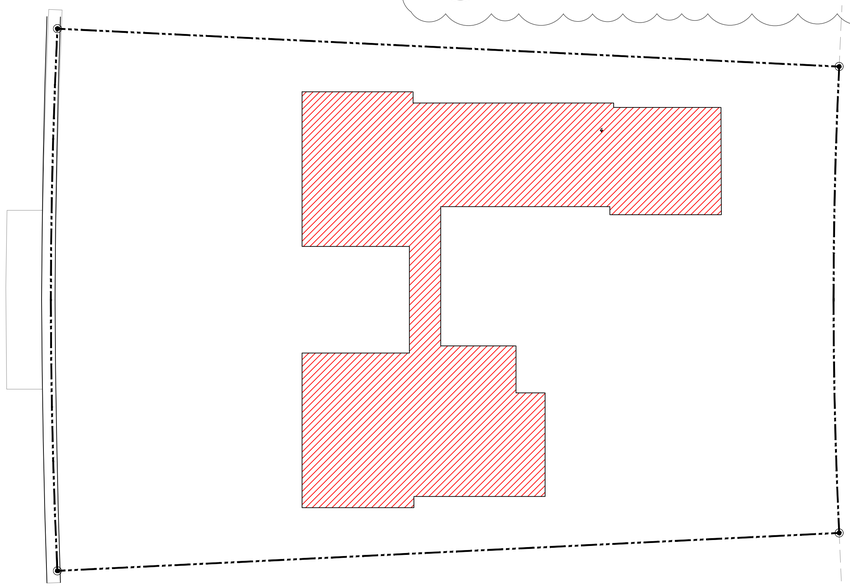
Sheet title

Zoning Data & Diagrams "FRONT YARD"

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	A0.2



1 Unit Size Diagram - Ground Floor
Scale: 1/16" = 1'-0"



2 Unit Size Diagram - Second Floor
Scale: 1/8" = 1'-0"

GROUND FLOOR AREA: 7,310 S.F.
(37 % of lot size)

2ND FLOOR AREA: 4,450 S.F.
(60 % area of Ground floor)

TOTAL AREA UNDER A/C: **11,760 S.F.**

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

NOTES: APPLICABLE CODE:
FBC 2020 BUILDING AND RESIDENTIAL, 7th edition.
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Project Name

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Zoning Data & Diagrams "A/C AREAS"

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Project Number	2104
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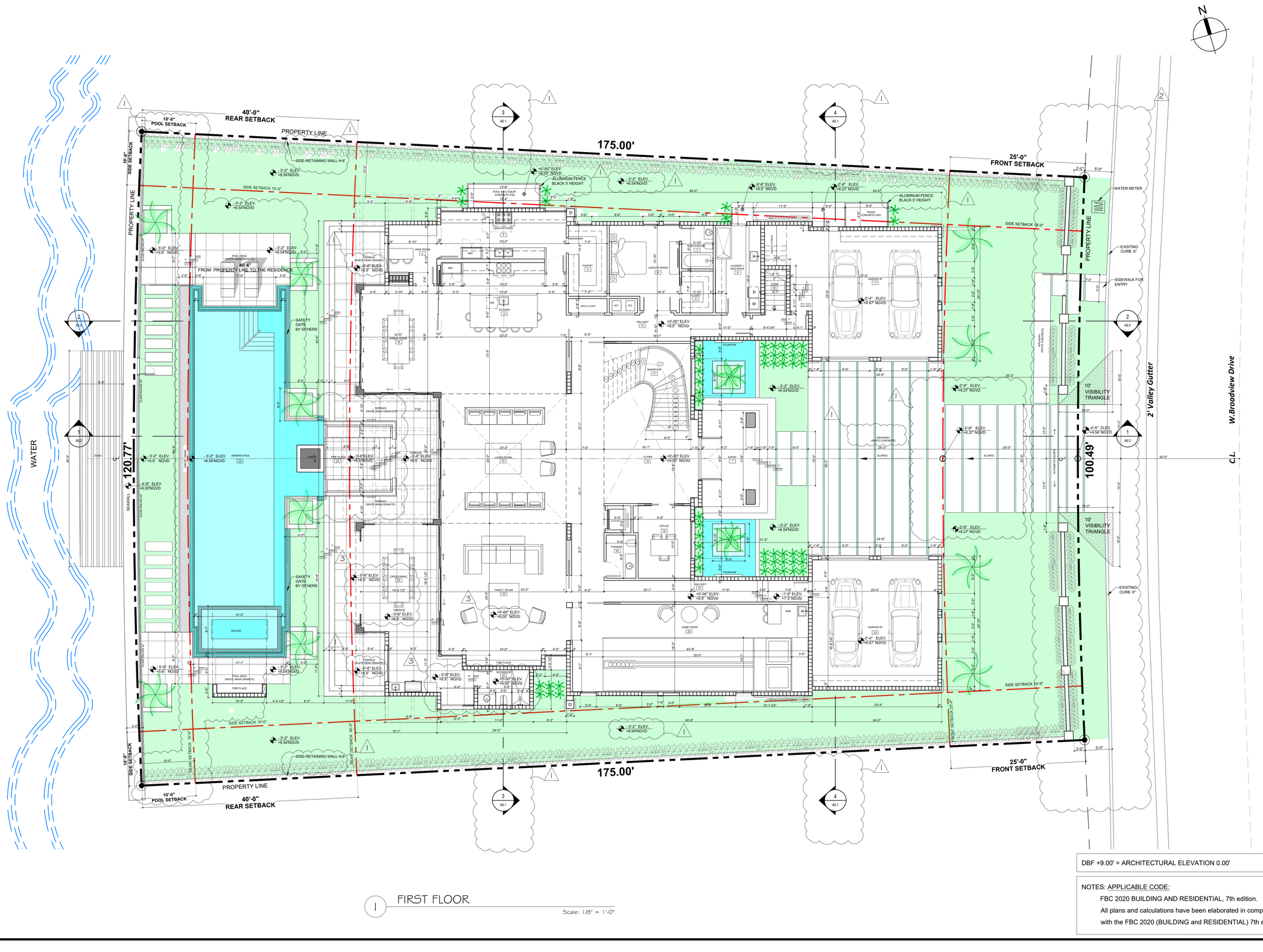
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	A0.3



1 FIRST FLOOR

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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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1	03/17/2022	RESP. #1
2	04/28/2022	RESP. #2
3	05/19/2022	RESP. #3

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GROUND FLOOR PLAN

Drawn by	LEG
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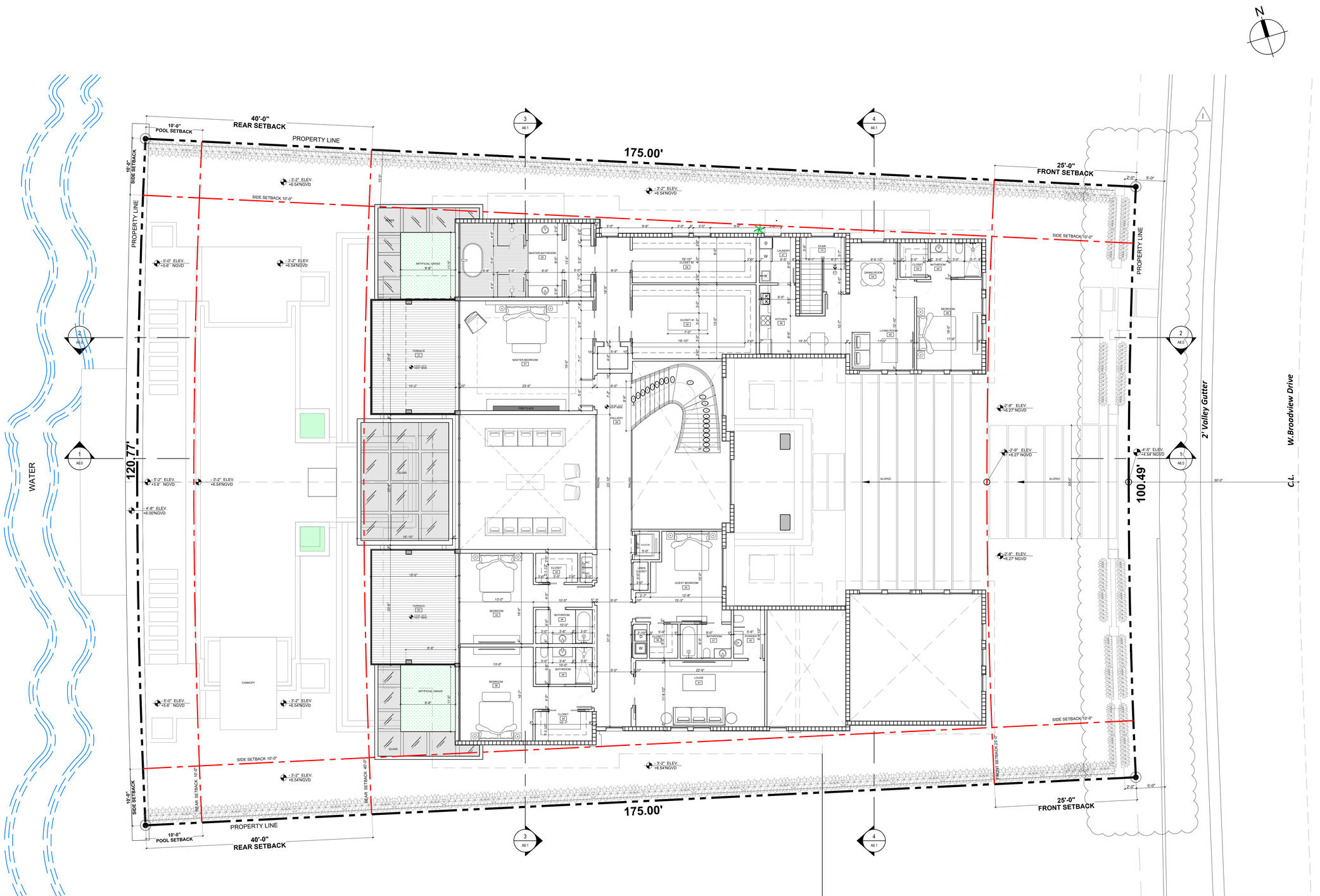
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	A2.0



1 SECOND FLOOR

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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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SECOND FLOOR PLAN

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
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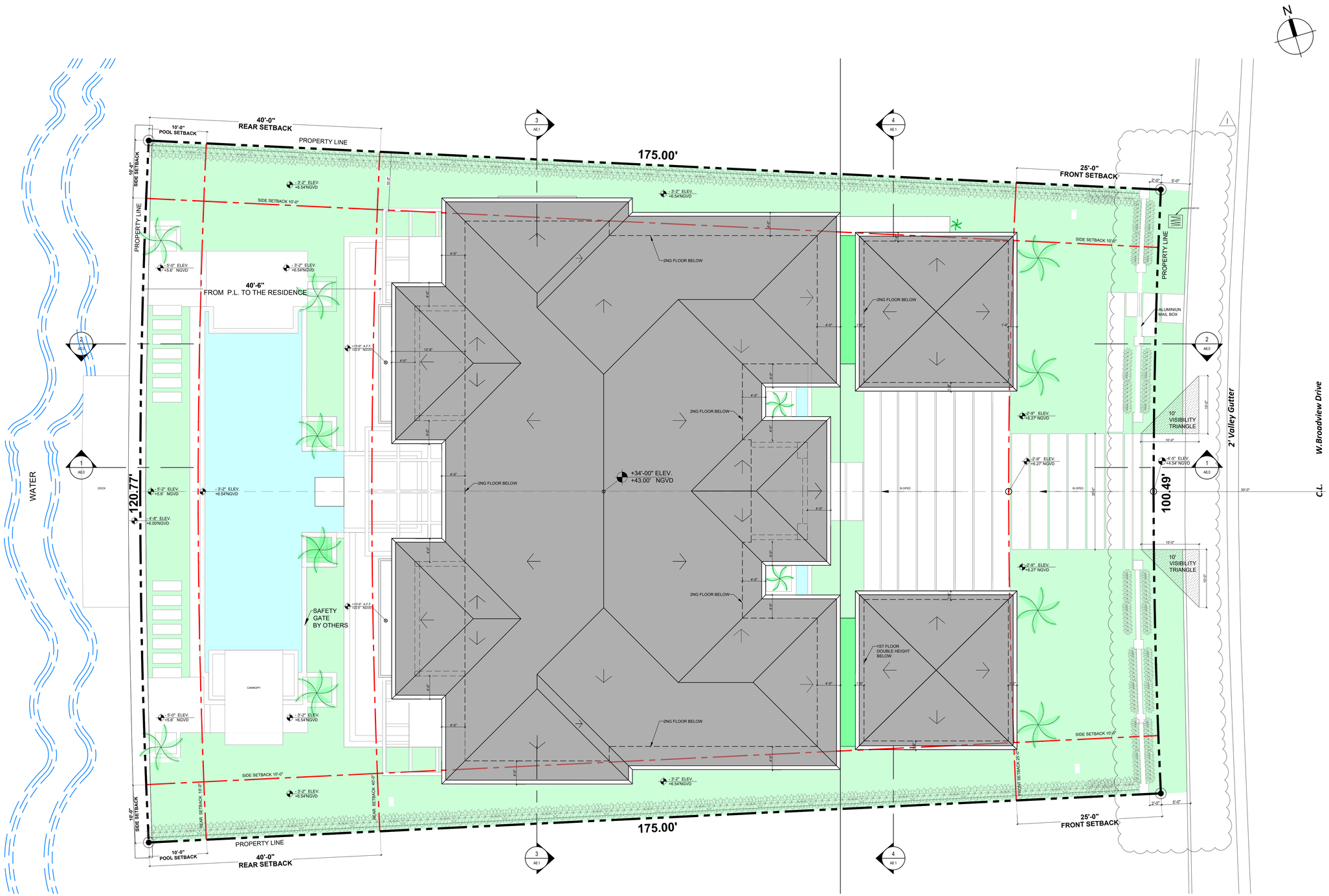
Sheet #	A3.0
Scale	AS SHOW



1 ROOF PLAN

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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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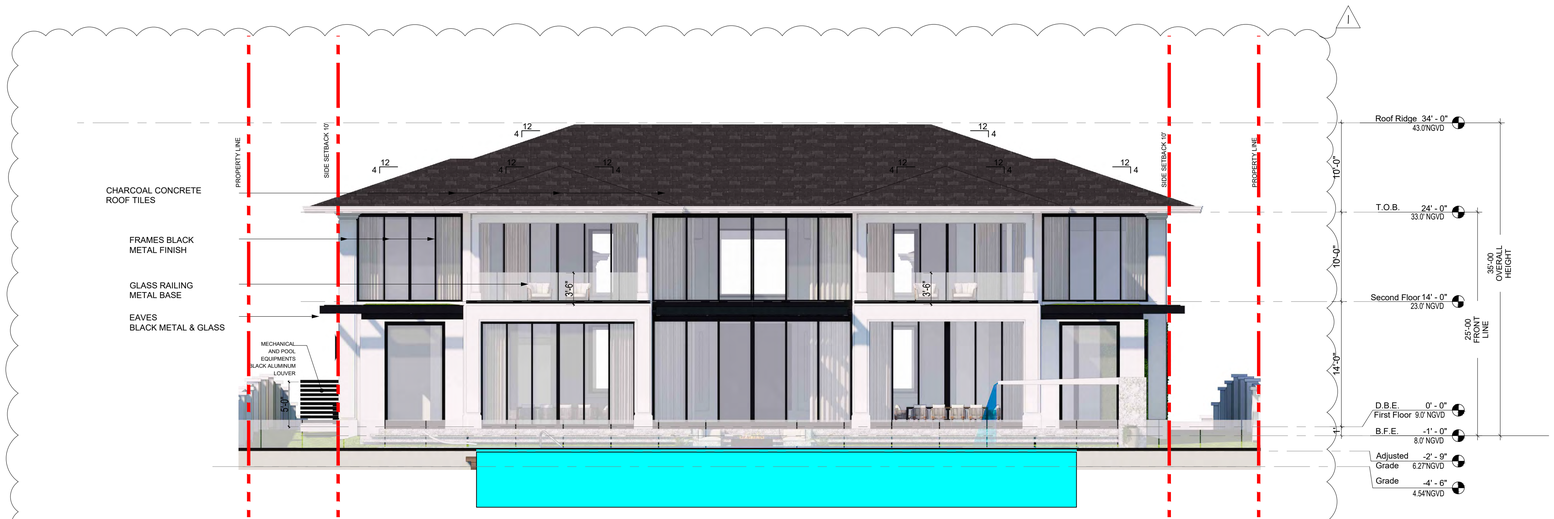
ROOF PLAN

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	A4.0



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



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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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Sheet title

BUILDING ELEVATIONS

Drawn by	LEG
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Project Number	2104
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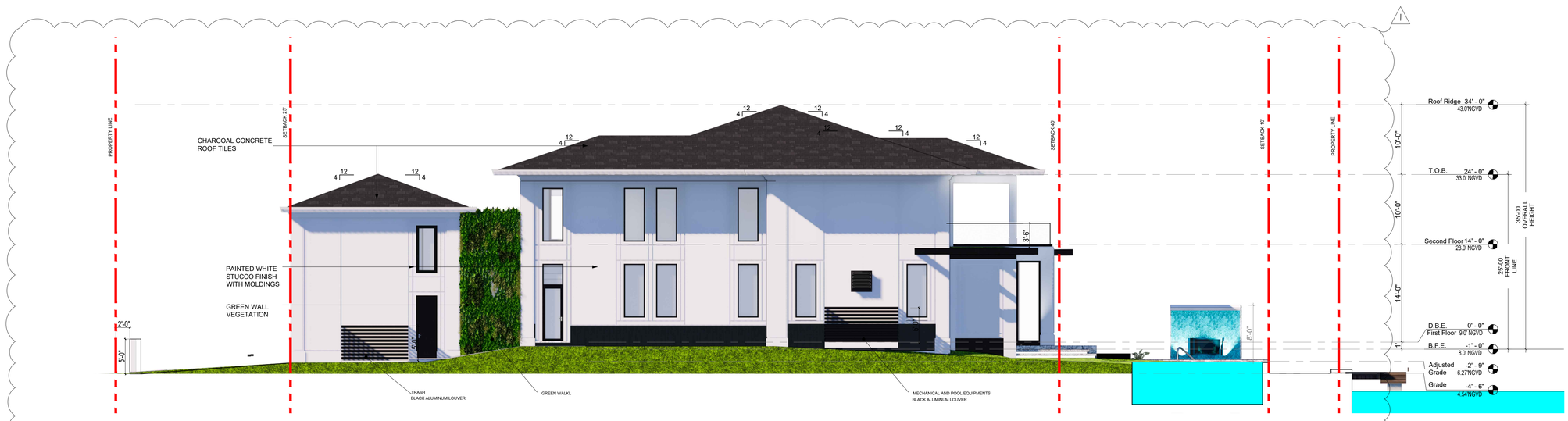
Scale	AS SHOW
Sheet #	A5.0



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



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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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Sheet title

BUILDING ELEVATIONS

Drawn by	LEG
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Scale	AS SHOW
Sheet #	A5.1



50 % MIN. COMPLIANCE WITH EMBELLISHMENTS CODE

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

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 3,200 SF.

ARCHITECTURAL "EMBELLISHMENTS" - CHARCOAL TILES
PROVIDED: 820 SF
820 SF X 100% / 3,200 SF = 25.6 %

ARCHITECTURAL "EMBELLISHMENTS" - OPENINGS
PROVIDED: 560 SF
560 SF X 100% / 3,200 SF = 17.5 %

ARCHITECTURAL "EMBELLISHMENTS" - RAISED STUCCO W/ REVEALS
PROVIDED: 1,550 SF
1,550 SF X 100% / 3,200 SF = 48.3 %

TOTAL AREA OF EMBELLISHMENT ON ELEVATION:
820 SF(25.6 %) + 560 SF(17.5 %) + 1,550 SF(48.3 %)=
2930 SF(91.52%) >50%



50 % MIN. COMPLIANCE WITH EMBELLISHMENTS CODE

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

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 3,050 SF.

ARCHITECTURAL "EMBELLISHMENTS" - CHARCOAL TILES
PROVIDED: 820 SF
650 SF X 100% / 3,050 SF = 21.3 %

ARCHITECTURAL "EMBELLISHMENTS" - OPENINGS
PROVIDED: 560 SF
1,630 SF X 100% / 3,050 SF = 50.9 %

ARCHITECTURAL "EMBELLISHMENTS" - RAISED STUCCO W/ REVEALS
PROVIDED: 420 SF
420 SF X 100% / 3,050 SF = 13.77 %

ARCHITECTURAL "EMBELLISHMENTS" - GLASS RAILINGS
PROVIDED: 152 SF
152 SF X 100% / 3,050 SF = 4.98 %

TOTAL AREA OF EMBELLISHMENT ON ELEVATION:
650 SF(21.3 %)+ 1,630 SF(50.9 %)+ 420 SF(13.77 %)+ 152 SF(4.98%)=
2,700 SF (90.95%) >50%

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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Sheet title

BUILDING EMBELLISHMENT "CALCULATIONS"

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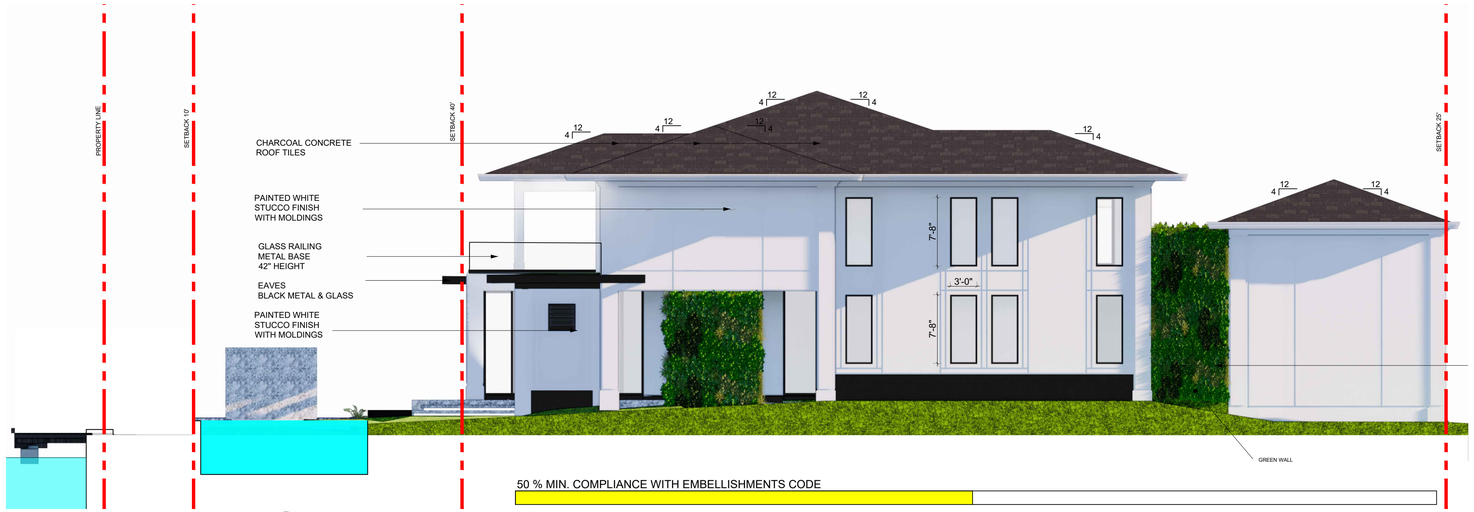
Sheet #	A5.2



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

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,995 SF.

ARCHITECTURAL "EMBELLISHMENTS" - CHARCOAL TILES
PROVIDED: 440 SF
440 SF X 100% / 2,995 SF = 14.7 %

ARCHITECTURAL "EMBELLISHMENTS" - OPENINGS
PROVIDED: 280 SF
280 SF X 100% / 2,995 SF = 9.3 %

ARCHITECTURAL "EMBELLISHMENTS" - WALL VEGETATION
PROVIDED: 310 SF
310 SF X 100% / 2,995 SF = 10.3 %

ARCHITECTURAL "EMBELLISHMENTS" - RAISED STUCCO W/ REVEALS
PROVIDED: 520 SF
520 SF X 100% / 2,995 SF = 17.7 %

TOTAL AREA OF EMBELLISHMENT ON ELEVATION:
440 SF(14.7 %)+280 SF(9.3 %)+310 SF(10.3 %)+520 SF(17.7%)=
1,550 SF(51.75%)>50%



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

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,995 SF.

ARCHITECTURAL "EMBELLISHMENTS" - CHARCOAL TILES
PROVIDED: 440 SF
440 SF X 100% / 2,995 SF = 14.7 %

ARCHITECTURAL "EMBELLISHMENTS" - OPENINGS
PROVIDED: 380 SF
380 SF X 100% / 2,995 SF = 12.7 %

ARCHITECTURAL "EMBELLISHMENTS" - WALL VEGETATION
PROVIDED: 180 SF
180 SF X 100% / 2,995 SF = 6.1 %

ARCHITECTURAL "EMBELLISHMENTS" - RAISED STUCCO W/ REVEALS
PROVIDED: 460 SF
460 SF X 100% / 2,995 SF = 17.7 %

TOTAL AREA OF EMBELLISHMENT ON ELEVATION:
440 SF(14.7 %)+380 SF(12.7 %)+180 SF(6.1 %)+460 SF(17.7%)=
1,460 SF(51.2%)>50%

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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BUILDING ARTICULATION "CALCULATIONS"

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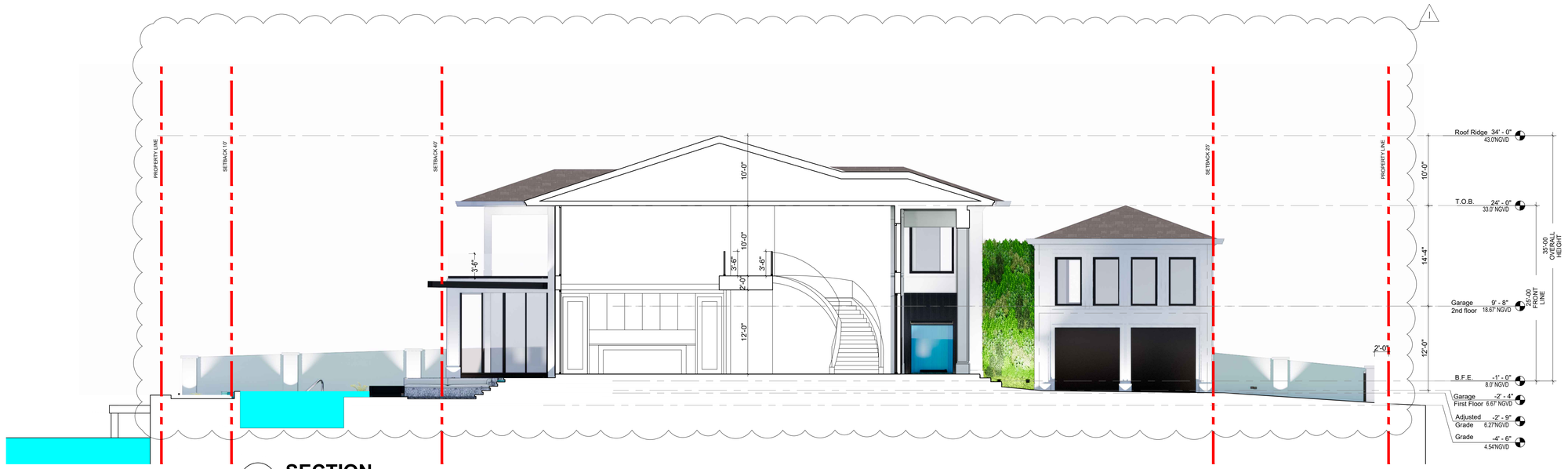
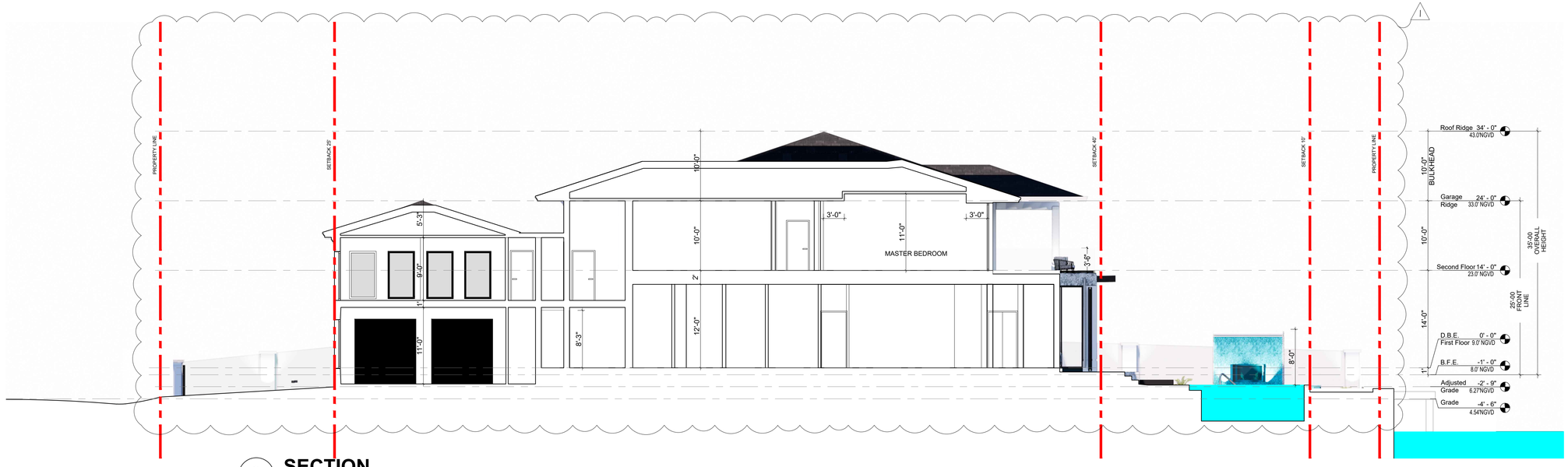
Scale	AS SHOW
Sheet #	A5.3



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



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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

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Issue

No.	Date	Description
1	03/17/2022	RESP. #1

SIGN & SEAL

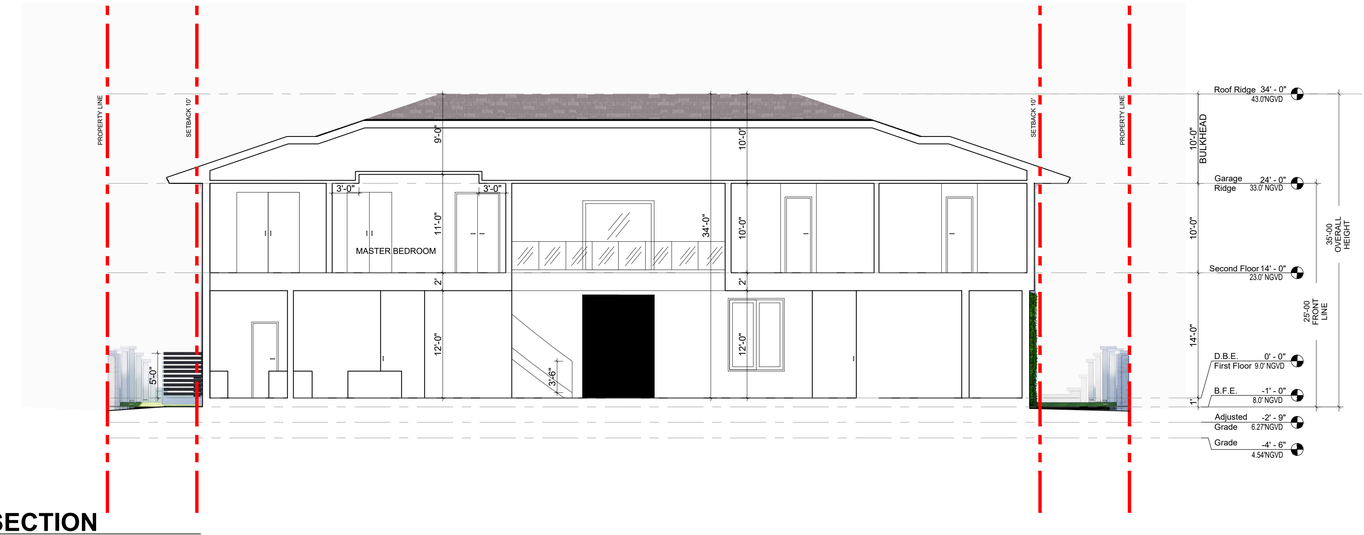
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

J. ALFREDO GAMARRA
LIC#AR0017394

Sheet title

LONGITUDINAL SECTION

Drawn by	LEG
Checked by	AG
Project Number	2104
Issued for	PERMIT
Issue date	SEP 2021
Scale	AS SHOW
Sheet #	A6.0



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



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

DBF +9.00' = ARCHITECTURAL ELEVATION 0.00'

NOTES: APPLICABLE CODE:
FBC 2020 BUILDING AND RESIDENTIAL, 7th edition.
All plans and calculations have been elaborated in compliance with the FBC 2020 (BUILDING and RESIDENTIAL) 7th edition.

BRG STUDIO

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LICENSE #: AA26003219

Project Name

BROADVIEW RESIDENCE

10140 W. BROADVIEW DR
Bay Harbor, FL 33154

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GENERAL LANDSCAPE NOTES:

1. SUMMARY
   A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.

2. VERIFICATION
   A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
   B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

3. PERMITS AND REGULATIONS
   A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions.
   B. The contractor shall perform all work in accordance with all local, state and federal regulations. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

4. PROTECTION OF WORK, PROPERTY AND PERSON
   A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

5. CHANGES IN THE WORK
   A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

6. CORRECTION OF WORK
   A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

7. OBSERVATION OF WORK
   A. Contractor shall provide digital photographic documentation during installation for Owner's Representative review, daily.
   B. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
   C. Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
   D. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.
      1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
      2. COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant layout.
      3. PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.
      4. INSTALLATION OF TREES: Oversee tree installation to specify desired rotation and tilt of each tree.
      5. COMPLETION OF THE PLANTING: Review the completed planting.

8. PRE-CONSTRUCTION CONFERENCE
   A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

9. QUALITY ASSURANCE
   A. Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period:
      1. Once the Contractor completes the installation of all items in this section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date of the observation.
      2. Substantial Completion Acceptance by the Owner's Representative shall be for general conformance to specified size, character and quality and not relieve the Contractor of responsibility for full conformance to the contract documents, including correct species.
      3. Any plants that are deemed defective as defined under the provisions below shall not be accepted.
   B. The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial Completion Acceptance and the beginning of the warranty period.
   C. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work, including the handling and planting of large specimen trees in urban areas. The same firm shall install planting soil (where applicable) and plant material.
      1. The bidders list for work under this section shall be approved by the Owner's Representative.
      2. Installer Field Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative.
      3. Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing plants and trees of the quality and scale of the proposed project, and can communicate in English with the Owner's Representative.
      4. The installer's crew shall have a minimum of 3 years experienced in the installation of Planting Soil, Plantings, and Irrigation (where applicable) and interpretation of soil plans, planting plans and irrigation plans.
      5. Submit references of past projects, employee training certifications that support that the Contractors meets all of the above installer qualifications and applicable licensures.

10. PLANT WARRANTY
   A. Plant Warranty:
      1. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
      2. The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that plants are defective.
      3. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.

11. SELECTION AND OBSERVATION OF PLANTS
   A. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
   B. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.
   C. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.
      1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
      2. Corrections are to be undertaken at the nursery prior to shipping.
   D. The Contractor shall bear all cost related to plant corrections.
   E. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.
   F. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

12. PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE
   A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

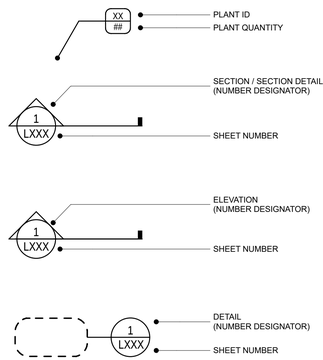
13. SITE CONDITIONS
   A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings ie., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, insufficient rooting space. Do not proceed with work until unsatisfactory conditions have been corrected.
   B. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.
   C. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

14. PLANTING AROUND UTILITIES
   A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.
   B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

ABBREVIATIONS LIST

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CY	CUBIC YARD
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DET	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EI	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FI	FLOW LINE
FOC	FACE OF CURB
FT	FOOT(FEET)
FTG	FOOTING
G	GALLON
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLY VINYL CHOLRIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TBC	TOP OF BACK OF CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FABRIC
YD	YARD
@	AT

SYMBOLS AND LEGENDS



W Broadview Residence

10140 W Broadview Dr
Bay Harbor Islands, FL

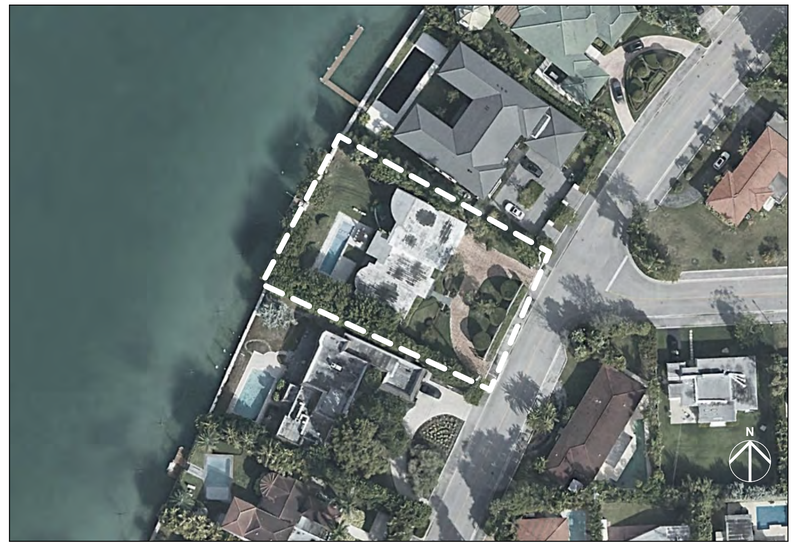
SUBMITTAL TYPE:

Schematic Design

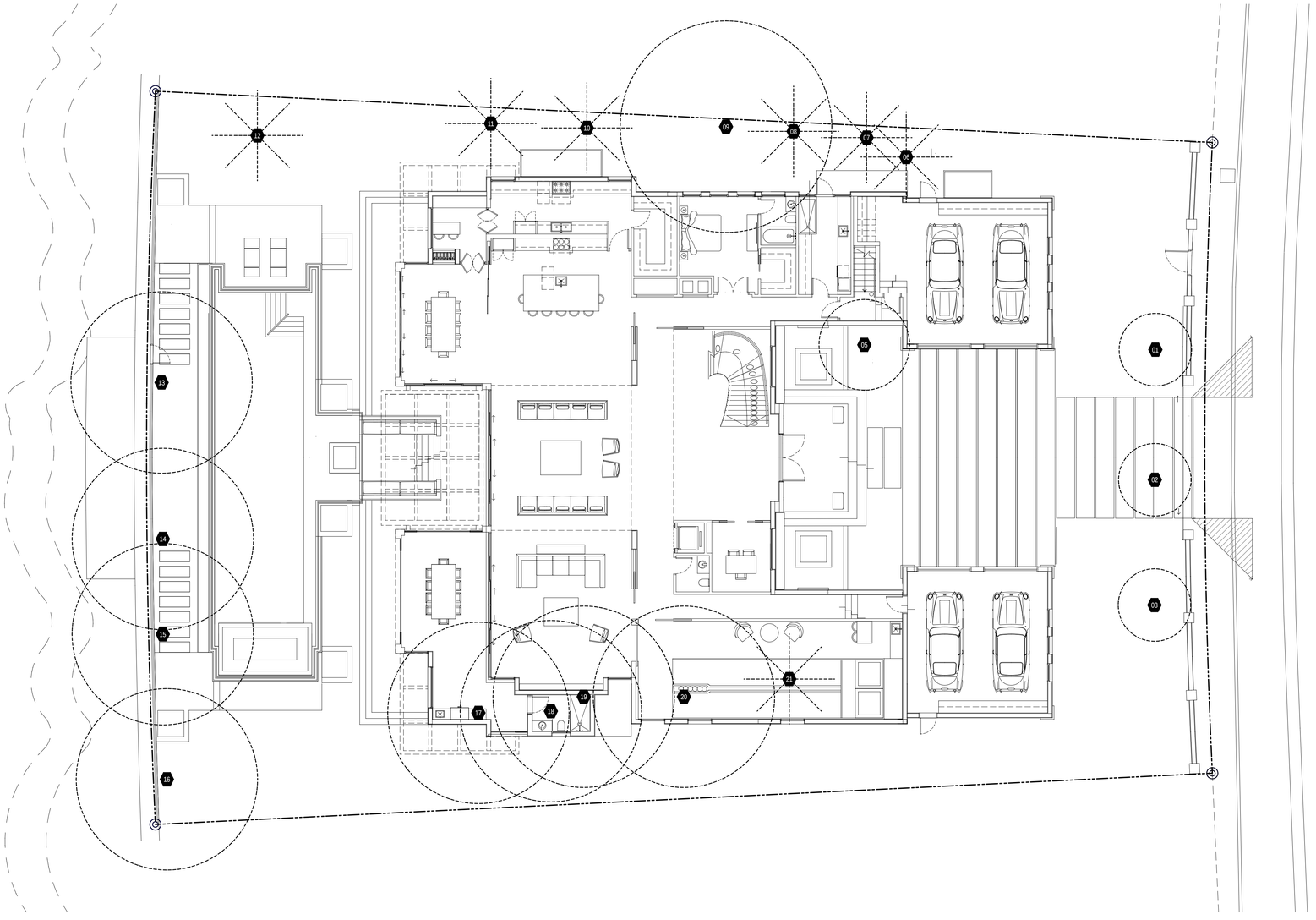
PREPARED BY:

1621 Bay RD
Miami Beach FL, 33139
(786) 564 - 5337

ULU STUDIO LLC



SHEET INDEX		REV #
L-0	COVER SHEET	
L-1	TREE PROTECTION & REMOVAL PLAN	
L-2	PLANTING PLAN	
L-3	PLANTING DETAILS	
L-4	PLANTING PALETTE	
L-5	PLANTING PALETTE	
L-6	EAST/WEST ELEVATION	
L-7	NORTH/SOUTH ELEVATION	

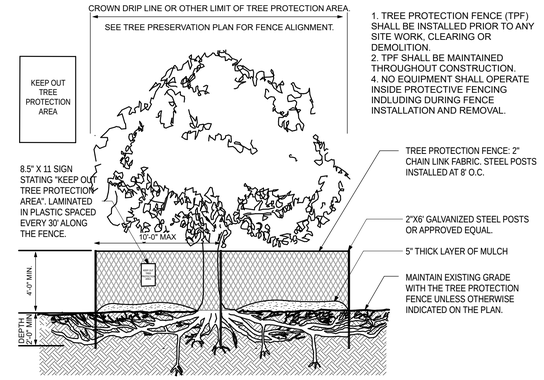


4 TREE PROTECTION & REMOVAL PLAN

SCALE: 1" = 10'

N

0 5' 10' 20'



1 Planting Details

NOT TO SCALE

TREE DISPOSITION KEY						
EX TREE TO BE REMOVED	EX TREE TO RELOCATE	EX TREE RELOCATED	EX TREE TO REMAIN	EX PALM TO BE REMOVED	EX PALM TO REMAIN	TREE PROTECTION FENCE
##	##	##	##	##	##	

Tree Disposition Schedule

ID	Botanical Name	Common Name	DBH	Height	Sprd.	Disposition	Mitigation Required
01	Ligustrum japonicum	Japanese Privet	12"	15'	12'	Remove	113.04 sq ft
02	Ligustrum japonicum	Japanese Privet	12"	15'	12'	Remove	113.04 sq ft
03	Ligustrum japonicum	Japanese Privet	12"	15'	12'	Remove	113.04 sq ft
05	Salix babylonica	Weeping willow	8"	20'	15'	Remove	176.62 sq ft
06	Sabal palmetto	Sabal palm	10"	30'	15'	Remove	176.62 sq ft
07	Sabal Palmetto	Sabal Palm	10"	30'	15'	Remove	176.62 sq ft
08	Roystonea regia	Royal Palm	10"	30'	15'	Remove	176.62 sq ft
09	Leucaena leucocephala	Lead	14"	30'	35'	Remove	0 sq ft (invasive species)
10	Roystonea regia	Royal palm	12"	25'	15'	Remove	176.62 sq ft
11	Roystonea regia	Royal Palm	12"	25'	15'	Remove	176.62 sq ft
12	Sabal palmetto	Sabal Palm	10"	25'	15'	Remove	176.62 sq ft
13	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
14	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
15	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
16	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
17	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
18	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
19	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
20	Conocarpus erectus	Green Buttonwood	14"	30'	30'	Remove	706.5 sq ft
21	Adonidia merrillii	Christmas Palm	6"	25'	15'	Remove	176.62 sq ft

TREE MITIGATION	
Number of trees proposed for removal	21
Total tree canopy square footage to be removed	7,404
Total tree canopy square footage replacement proposed	16,800
MITIGATION PLANTING BREAKDOWN	
Quantity of large shade tree at 500 sqft credit each (Minimum 12' OA height)	**28** = 14,000 sq ft
Quantity of Palm trees at 300 sqft credit each (Minimum 10' clear trunk)	**8** = 2,400 sq ft
Quantity of Palm tree at 100 sqft credit each (Minimum 3' clear trunk)	**4** = 400 sq ft

ULU
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www.ulustudio.com
ULU STUDIO LLC

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Permit Set

PROJECT NUMBER: Project No.

SEAL

REGISTERED LANDSCAPE ARCHITECT
RUDOLF UHLEMANN
LA6667213
STATE OF FLORIDA

RUDOLF UHLEMANN - LA 6667213

ISSUE DATE: 4/27/22

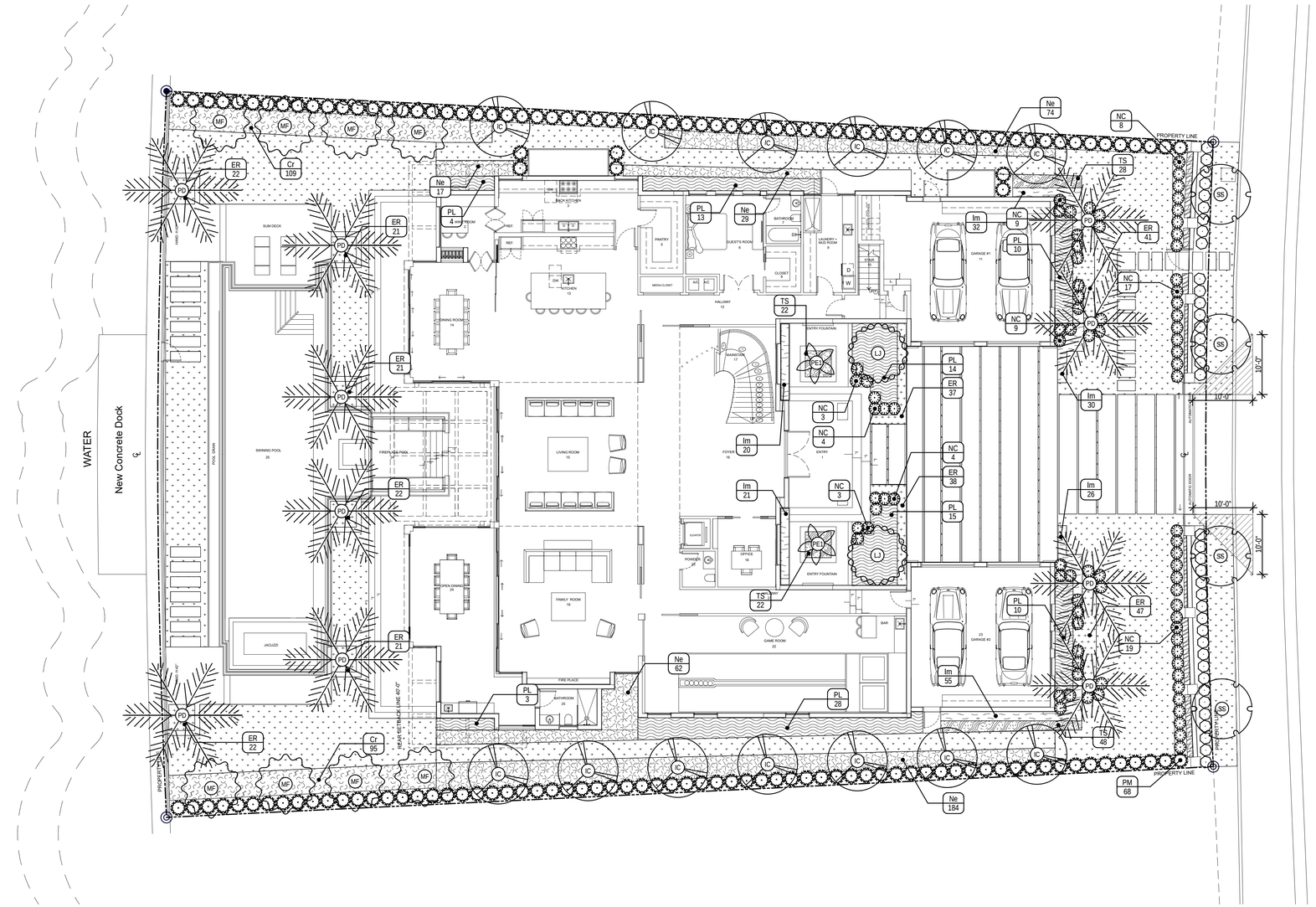
REVISIONS:

ID	DATE	DESCRIPTION

DRAWN/CHECKED: RU

TREE PROTECTION & REMOVAL PLAN

L-1



1 PLANTING PLAN

SCALE: 1" = 10'

N 0 5' 10' 20'

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	
2. Single-Family Waterfront Lot	6	24
3. Two-Family Lot	5	
4. Number of Shade Trees in Front Yard	2	
5. Native Species Required - 50%	3	22
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	22
7. Street trees required = 104' / 35 = 2.97	3	4

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	
2. Single-Family Waterfront Lot	60	312
3. Two-Family Lot	50	
4. Native Species Required - 30%	15 / 18	103
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	312

C. Maximum Lawn Area Allowed* 9,844 sq ft (Max) 2,163 sq ft
50% of Net Lot Area

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

Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Sprd.	Native	Remarks
	IC	13	Ilex cassine	Dahoon Holly	3"	12'	8'	Y	
	LJ	2	Ligustrum Japonicum	Japanese Privet	2"	12'	10'	N	
	MF	8	Myrthianthes fragrans	Simpson's Stopper	4"	12'	10'	Y	Multitrunk
	PD	10	Phoenix dactylifera 'Medjool'	Date Palm	18"	30'	20'	N	
	PE1	2	Ptychosperma elegans	Solitaire Palm	2"	16'	12'	Y	Single Trunk
	SS	4	Senna surattensis	glaucous cassia	4"	12'	8'	Y	Street trees

Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spr.	Spac.	Native	Remarks
	GL	38	Gymanthes lucida	Crabwood	7g	36"	24"	24"	Y	
	NC	86	Neomarica caerulea 'Regina'	Giant Apostle's Iris	3g	3'	1'		N	
	PM	142	Podocarpus macrophyllus	Japanese Yew	15g	5'	2.5'	30" o.c.	N	

Site Groundcover Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spr.	Spac. (in)	Native	Remarks
	Cr	204	Clusia rosea 'nana'	Dwarf Clusia	3g	6"	18"	18	Y	
	ER	290	Ernodea littoralis	Golden Beach Creeper	3g	6"	12"	12	Y	
	Fp	26	Ficus pumila	Creeping Fig	1g	6"	12"	18	N	
	Ne	366	Nephrolepsis exaltata	Boston Fern	1g	12"	12"	18	Y	
	PL	97	Psychotria ligustrifolia	Bahama Wild Coffee	7g	3'	2.5'	30	Y	
	TS	119	Tradescantia spathacea'Dwarf'	Dwarf Oyster Plant	1g	6"	12"	12	N	
	Im	182	Liriope muscari 'Emerald Goddess'	Lilyturf	1g	6"	12"	12	N	

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STATE OF FLORIDA

RUDOLF UHLEMANN - LA 6667213

ISSUE DATE: 4/27/22

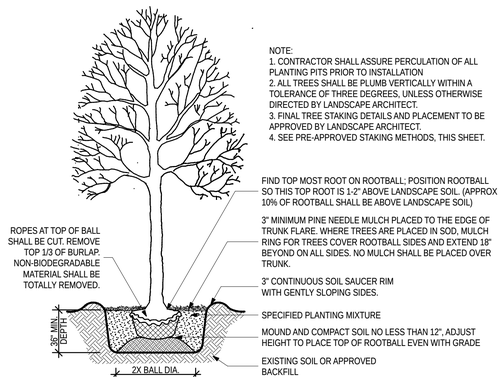
REVISIONS:

ID	DATE	DESCRIPTION

DRAWN/CHECKED: RU

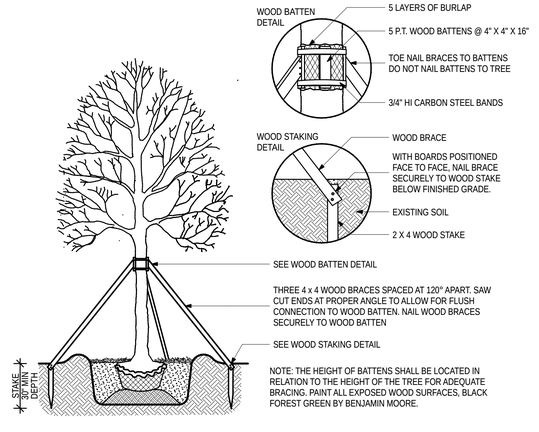
PLANTING PLAN

L-2



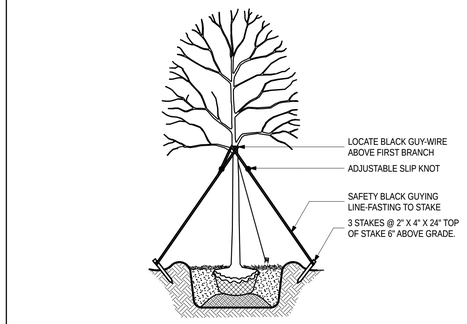
1 TREE PLANTING

NOT TO SCALE



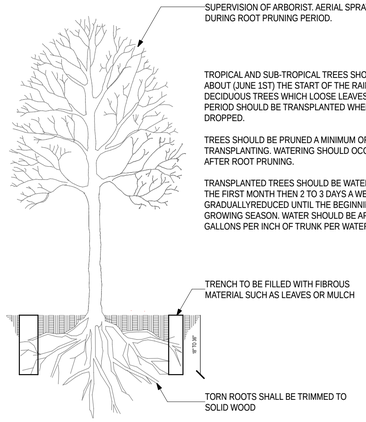
2 LARGE TREE PLANTING

NOT TO SCALE



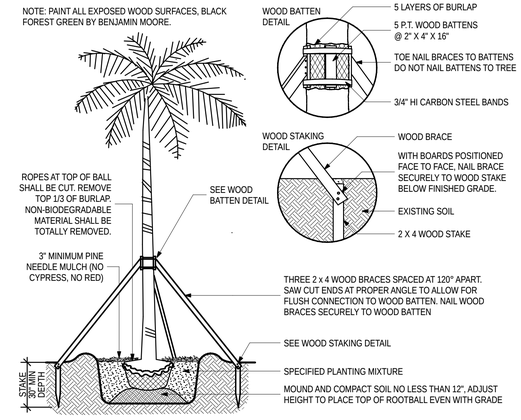
3 SMALL TREE PLANTING

NOT TO SCALE



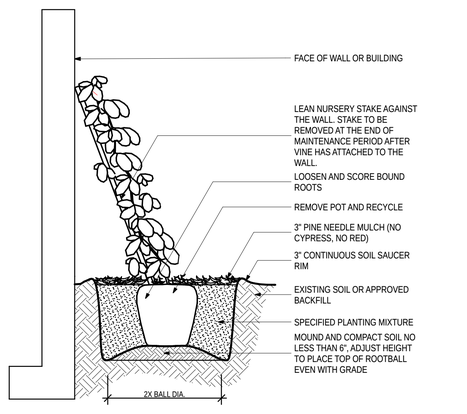
4 TREE ROOT PRUNING

NOT TO SCALE



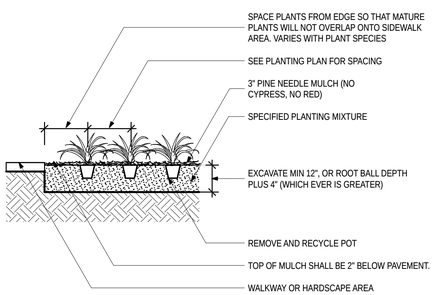
5 PALM PLANTING & STAKING

NOT TO SCALE



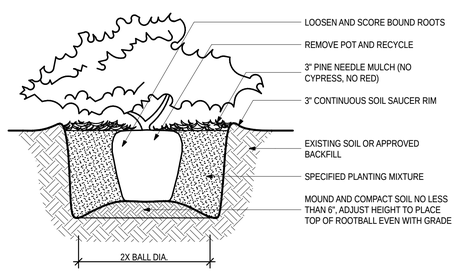
6 VINE PLANTING

NOT TO SCALE



7 GROUND COVER PLANTING

NOT TO SCALE

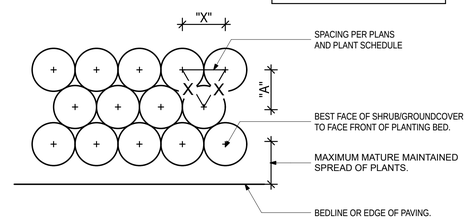


8 SHRUB PLANTING

NOT TO SCALE

TRIANGULAR PLANT SPACING CHART

PLANT SPACING "X"	ROW OFFSET "A"
12" O.C.	10" O.C.
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.



9 SHRUB & GROUND COVER SPACING

NOT TO SCALE

PLANTING + SOIL + MULCH SPECIFICATIONS

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.

2. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.

3. All sizes specified for plant material on the plan and plant list shall be considered minimum.

4. All plant material must meet or exceed the specified minimum requirements for both height and spread.

5. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

6. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.

7. Contractor to flag all proposed tree and palm locations for owner and landscape architect's approval prior to excavation or installation. Plan locations are subject to field adjustments by the landscape architect.

8. Landscape architect to approve all shrub and groundcover planting location and layout prior to installation

9. All trees must be guyed or staked as shown in the details.

10. All planting installation shall comply with the ANSI A300 (Part 6) – 2018: Planting and Transplanting Standards. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

11. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.

12. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.

13. Contractor to replace rejected plant material within one (1) week of written notice.

14. Contractor shall mulch all plant material except beach planting, to a three inch (3") depth of loose, weed free, organic mulch as specified.

15. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

IRRIGATION

1.All planting areas within the limits of work shall receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise directed by owner. See irrigation plans for additional specifications.

2. Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be hard wired on completion - responsibility of irrigation contractor. Landscape contractor shall hand water or arrange for watering during planting until irrigation system is 100% operable. This is the responsibility of the landscape contractor.

SOIL PREPARATION AND SOIL MIX

1. All planting areas shall be excavated to a minimum of 3' for groundcover and more than 3' for shrubs, trees and palms, and should receive soil mix specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.

2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.

3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

4. Scarify subsoil to a depth of six inches (6").

5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.

6. Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:
Planting Soil Mixture B:
a.) 80% clean silica sand
b.) 20% everglades muck

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
Planting Soil Mixture C:
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
a.) Coarse Stallite, 3/8" Expanded Slate 50%
b.) Fine Stallte Expanded Slate 10%
c.) USGA Root Zone Sand 25%
d.) Approved Compost 15%

7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas.

8. Remove all rocks and other objects over one inch (1") in diameter.

9. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.

10. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

14. All trees, palms, shrubs and ground cover plants shall be fertilized at installation, with long lasting fertilizer, according to manufacturers' recommendations and based on soil tests of existing on-site soils.

15. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH SPECIFICATIONS

1. All planting areas shall be mulched with a loose, weed free, sterilized Pine needle mulch to a minimum of 3"; with the exception of beach planting. Mulch to be approved by landscape architect prior to purchase and/ or installation. Do not use cypress or red mulch.

2. All trees on sod area shall receive a pine needle mulch mix ring 2' in diameter typical

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ULU STUDIO LLC

W Broadview Residence

10140 W Broadview Dr
Bay Harbor Islands, FL

Permit Set
PROJECT NUMBER: Project No.

SEAL

REGISTERED LANDSCAPE ARCHITECT
RUDOLF UHLEMANN
LA6667213
STATE OF FLORIDA

RUDOLF UHLEMANN - LA 6667213

ISSUE DATE: 4/27/22

REVISIONS:

ID	DATE	DESCRIPTION

DRAWN/CHECKED: RU

PLANTING DETAILS

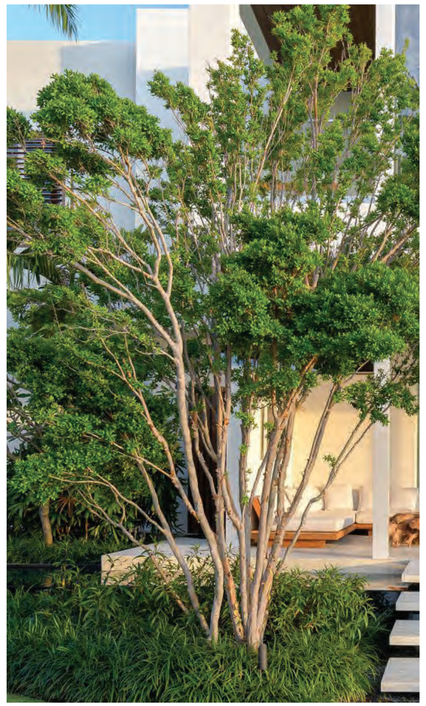
L-3



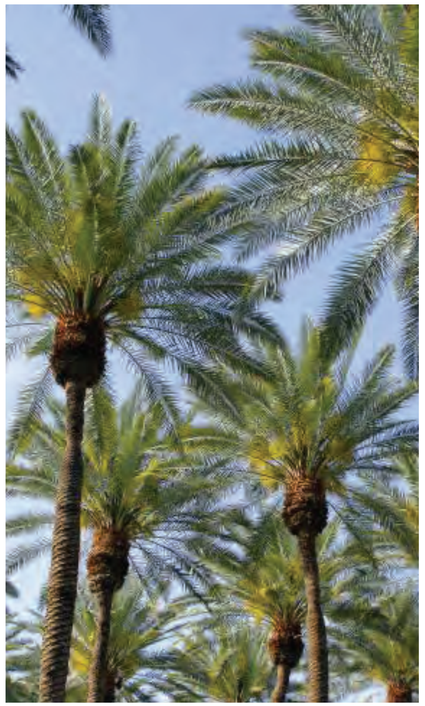
DAHOON HOLLY
(Ilex cassine)



JAPANESE PRIVET
(Ligustrum japonicum)



SIMPSON'S STOPPER
(Myrcianthes fragrans)



MEJOOL DATE PALM
(Phoenix dactylifera 'medjool')



SOLITAIRE PALM
(Ptychosperma elegans)

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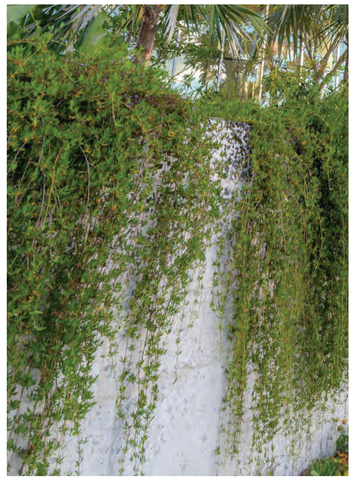
PLANTING PALETTE

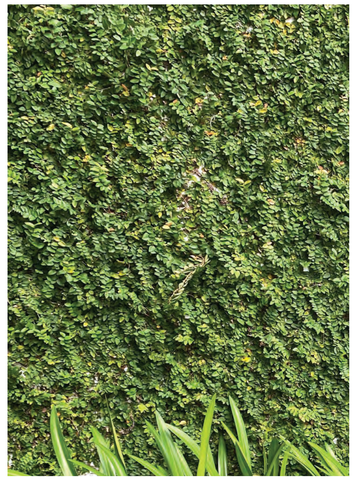
L-4



SMALL LEAF CLUSIA
(Clusia guttifera 'nana')



GOLDEN CREEPER
(Ernodia littoralis)



CREEPING FIG
(Ficus pumila)



LILYTURF
(Liriope muscari 'Emerald Goddess)



GIANT APOSTLE IRIS
(Neomarica caerulea 'Regina')



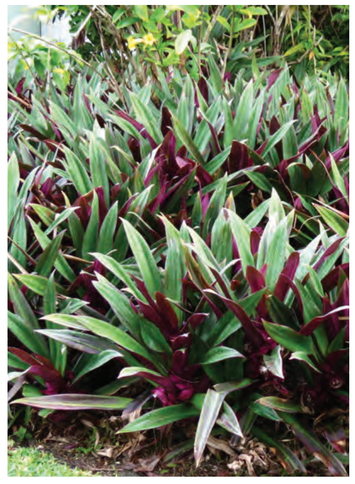
BOSTON FERN
(Nephrolepsis exaltata)



JAPANESE YEW
(Podocarpus macrophyllus)



BAHAMA WILD COFFEE
(Psychotria ligustrifolia)



DWARF OYSTER PLANT
(Tradescantia spathacea 'Dwarf')

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PLANTING PALETTE

L-5



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



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

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EAST/WEST ELEVATION

L-6



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



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

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NORTH/SOUTH ELEVATION

L-7

12" INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

6.1.5. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

6.1.6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

6.1.7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 12" INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

6.1.8. CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING FACILITIES DURING CONSTRUCTION.

6.2. MATERIALS:

6.2.1. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE DR 18 ANSI / AWWA C900-97 OR LATEST REVISION.

6.2.2. ALL PIPE LARGER THAN 12" DIAMETER MUST BE DUCTILE IRON (MIN. CLASS 50). 8" AND 10" DIP (MIN. CLASS 50) 4" AND 6" DIP (MIN. CLASS 52). ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-96 AND CEMENT MORTAR LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.

6.2.3. FITTINGS SHALL BE DUCTILE IRON MEETING ANSI/AWWA C-153/A21.53-00 SPECIFICATIONS. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.

6.2.4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-94 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

6.2.4.1. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2380-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 80 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500-93.

6.2.4.2. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.

6.2.4.3. GATE VALVES 3" OR LESS SHALL HAVE THE SAME REQUIREMENTS AS LARGER GATE VALVES. THEY SHALL BE 2" RSW VALUE WITH 2" OPERATING NUT.

6.2.5. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F-2505 OR APPROVED EQUAL.

6.2.6. VALVE BOXES SHALL BE TYLER OR APPROVED EQUAL.

6.2.7. RETAINER GLANDS SHALL BE MEGA-LUG AND CONFORM TO ANSI / AWWA C111/A21.11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING.

6.2.8. NO DRESSER COUPLINGS SHALL BE ALLOWED ON DISTRIBUTION SYSTEM.

6.2.9. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. MAIN VALVE OPENING TO BE DETERMINED BY THE WATER DEPARTMENT. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE OR CENTERLINE OF ADJACENT ROADWAY WHICHEVER IS GREATER. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-94.

6.2.10. FIRE HYDRANTS SHALL BE PAINTED YELLOW. (RUSTOLEUM #944 SAFETY YELLOW OR APPROVED EQUAL)

6.3. SERVICE CONNECTION:

6.3.1. SERVICE SADDLES SHALL BE STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ASTM A-588.

6.3.2. SERVICE LINES SHALL BE POLYETHYLENE (3408), 250 PSI RATED, SDR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT WITH STAINLESS STEEL INSERTS.

6.3.3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER H10046 OR APPROVED EQUAL.

6.3.4. CURB STOPS SHALL BE MUELLER H10203 OR APPROVED EQUAL.

6.3.5. METER STOPS SHALL BE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

6.4. INSTALLATION:

6.4.1. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM."

6.4.2. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.

6.4.3. ALL WATER MAINS SHALL BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" FOR DIP.

6.4.4. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE VILLAGE OF BAY HARBOR AND THE HEALTH DEPARTMENT.

6.4.5. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

6.4.6. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.

6.4.7. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER. U.S.F. OR APPROVED EQUAL.

6.4.8. ALL FITTINGS TO BE RESTRAINED WITH MEGALUG OR APPROVED EQUAL.

6.4.9. LOCATOR TAPE AND WIRE MUST BE INSTALLED 12" ABOVE NEW WATER MAINS. TAPE WILL BE 3" WIDE AND COLOR CODED. LOCATE WIRE WILL SHALL BE NO.14 STRAND AND COLOR CODED.

6.4.10. R.P.M.'S TO BE INSTALLED, PRIOR TO C/O, AT CENTER OF NEAREST DRIVE AISLE ADJACENT TO ALL HYDRANTS (BLUE) AND GATE VALVES (WHITE). FOR HYDRANTS AT CORNERS (2) TWO R.P.M.'S SHALL BE INSTALLED, ONE AT EACH ROADWAY.

6.5. TESTING:

6.5.1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST.

6.5.2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE VILLAGE OF BAY HARBOR UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.

6.5.3. ALL NEW WATER MAINS SHALL BE PIGGED AND CANON FLUSHED PRIOR TO DISINFECTION.

6.5.4. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-99; 150 PSI MINIMUM STARTING TEST PRESSURE. METER RECONNECTIONS MAY BE MADE TO NEW LINES AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN RECEIVED BY THE ENGINEER, THE VILLAGE OF BAY HARBOR, AND HRS.

6.5.5. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1200' MAXIMUM FOR LINES GREATER THAN 2000' IN LENGTH.

6.5.6. SINCE THE ALLOWABLE LEAKAGE IS DEFINED IN GALLONS PER HOUR, TESTING SHALL BE CONDUCTED IN, AT A MINIMUM, TWO INDEPENDENT 1 HOUR TEST PERIODS.

6.5.7. THE MAXIMUM ALLOWABLE LEAKAGE FOR DUCTILE IRON MAINS SHALL BE DETERMINED BY THE FOLLOWING FORMULA FROM THE ANSI/AWWA STANDARD C600 "INSTALLATION OF DUCTILE-IRON WATER MAINS AND THEIR APPURTENANCES," LATEST EDITION:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE:
L IS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S IS THE LENGTH OF PIPE (LINEAR FEET)
D IS THE NOMINAL DIAMETER OF PIPE (INCHES)
P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAGE.

7. GRAVITY SEWER COLLECTION SYSTEM

7.1. GENERAL

7.1.1. DISTANCE AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

7.2. MATERIALS:

7.2.1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC SDR35 PIPE CONFORMING TO ANSI/AWWA STANDARD C900-89, CLASS 150, WITH PUSH-ON RUBBER GASKET JOINTS OR DUCTILE IRON PIPE WITH EPOXY COATING, PROTECTED 401 (MIN.CLASS 52), AS INDICATED ON THE DRAWINGS.

7.2.2. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4,000 PSI CONCRETE AND GRADE 60 STEEL. MONOLITHICALLY POURED BASES ON I.Y.

7.2.3. MANHOLES ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL - NO MOULDING PLASTER.

7.3. INSTALLATION:

7.3.1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI- BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."

7.3.2. DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.

7.3.3. SAND COLLAR SHALL BE GROUTED IN PLACE AT EACH PIPE CONNECTION INTO A MANHOLE WALL.

7.3.4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.

7.3.5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.

7.3.6. THE ENTIRE INSIDE AND OUTSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS: FIRST COAT RED, SECOND COAT BLACK (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.

7.3.7. EXISTING SEWER SYSTEM MUST REMAIN SEPERATE FROM NEW SEWER SYSTEM WITH A WING-NUT TYPE MECHANICAL PLUG UNTIL CERTIFICATION.

7.4. TESTING:

7.4.1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.

7.4.2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.

7.4.3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.

7.4.4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

8. SEWAGE FORCEMAIN

8.1. GENERAL:

8.1.1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE VILLAGE OF BAY HARBOR.

8.1.2. INITIAL BACK FILL (WITHIN 12" OF PIPE) FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 3" IN DIAMETER.

8.2. MATERIALS:

8.2.1. DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 50, CLASS 57 IN PAVED AREAS, EPOXY LINED AND BITUMINOUS COATED OUTSIDE, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-95 AND C151/A21.51-96 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 250 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE.

8.2.2. FITTING FOR MAINS 4" AND LARGER SHALL BE D.I.P. MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-98 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS.

8.2.3. VALVES SHALL BE GATE VALVES (FOR WATER) OR PLUG VALVES (FOR SEWER), IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-94 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

8.3. INSTALLATION:

8.3.1. VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "SEWER" CAST IN THE COVER.

9. STORM DRAINAGE

9.1. GENERAL:

9.1.1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

9.2. MATERIALS:

9.2.1. HIGH-DENSITY POLYETHYLENE (H.D.P.E.) SHALL MEET THE REQUIREMENTS OF ASTM F2619 / F2619M, LATEST REVISION.

9.2.2. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.

9.2.3. CORRUGATED ALUMINUM PIPE (C.A.P.) SHALL BE HELICAL TYPE, CONFORMING TO ASTM B209 AND AASHTO M196, AS MANUFACTURED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL. THE CORRUGATION PATTERN AND GAUGE SHALL BE AS FOLLOWS:

DIA.	CORRUGATION	GAUGE
12" to 21"	2 2/3" x 1/2"	16
24" to 27"	2 2/3" x 1/2"	16
30"	2 2/3" x 1/2"	14
36" to 54"	3" x 1"	14
60" to 78"	3" x 1"	12

9.2.4. PIPE COUPLINGS FOR C.A.P. SHALL BE 12" WIDE (MINIMUM) 24" FOR 60" DIAMETER OR LARGER, SPLIT BANDS OF THE SAME ALLOY AS THE PIPE MAY BE ONE GAUGE LIGHTER THAN THE PIPE. POLYURETHANE OR OTHER MANUFACTURER SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS.

9.2.5. FIELD JOINTS IN THE PIPE SHALL BE MADE WITH ALUMINUM SPIRAL RIB PIPE FORMED FROM COILED ALUMINUM SHEETS AND SHALL CONFORM TO ASTM B2-09 AND AASHTO M196, AS APPROVED BY KAISER ALUMINUM, INC., OR APPROVED EQUAL.

9.2.6. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, UNLESS OTHERWISE NOTED ON THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER.

9.3. INSTALLATION:

9.3.1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.

9.3.2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS. TAMPING TO BE DONE IN LAYERS NOT TO EXCEED 12 INCHES.

9.3.3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

9.3.4. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF BAY HARBOR ENGINEERING DIVISION AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

10. PAVING AND SIDEWALKS

10.1. GENERAL:

10.1.1. ALL MUCK AND YIELDING MATERIAL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. COMPACTED AREAS, AS SHOWN ON THE PLANS AND OR AS DETERMINED BY THE ENGINEER, SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY AASHTO T-180, LATEST REVISION. AREAS TO BE STABILIZED, AS DETERMINED BY THE ENGINEER, SHALL HAVE A MINIMUM LBR-40.

10.1.2. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

10.1.3. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

10.1.4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

10.2. MATERIALS:

10.2.1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.

10.2.2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, TWO (2) SHALL BE A MINIMUM OF 1-1/2" THICK, A AND SHALL BE APPLIED IN (2) 3/4" LIFTS.

10.2.3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE, MINIMUM 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 5 FOOT O.C. WITHIN 48 HOURS OF PLACING, EXPANSION JOINTS SHALL BE 20 FOOT O.C.

10.2.4. CURBS AND GUTTERS: CONCRETE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT O.C. WITHIN 48 HOURS OF PLACING.

10.2.5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 10 GAUGE WIRE MESH.

10.3. INSTALLATION:

10.3.1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(c)), AND SHALL HAVE A MINIMUM LBR 40.

10.3.2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE AS SHOWN ON PLANS FOR VARIOUS LOCATIONS.

10.3.3. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.

10.3.4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100.

10.3.5. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-3 ASPHALTIC CONCRETE.

10.4. TESTING:

10.4.1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

10.4.2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.

10.4.3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.

10.4.4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.

10.4.5. DENSITY TESTS AND AS-BUILTS ON THE FINISHED LIMEROCK BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

11. PROJECT CLOSEOUT

11.1. CLEANING UP:

11.1.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

11.1.2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

11.1.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

11.2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

11.3. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

12. ENGINEER'S AS-BUILT REQUIREMENTS

12.1. AS-BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

12.1.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

12.1.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.

12.1.3. ALL TIE INS TO EXISTING LINES SHALL BE AS-BUILT.

12.1.4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE AS-BUILT OR WHERE THE WATER SERVICE TERMINATES.

12.2. AS-BUILTS OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

12.2.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.

12.2.2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS THEN THE INVERT ELEVATION OF THESE CLEANOUTS SHALL BE OBTAINED.

12.2.3. LIFT STATION AS-BUILTS SHALL CONSIST OF TOP OF WET WELL ELEVATION, INVERT ELEVATION OF THE INCOMING LINE, BOTTOM OF THE WET WELL AND AS-BUILTS OF THE COMPOUND AREA.

12.3. AS-BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

12.3.1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.

12.3.2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.

12.3.3. DRAINAGE WELL STRUCTURE AS-BUILTS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

12.4. ALL ROCK AS-BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:

12.4.1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

12.4.2. ROCK AS-BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

12.4.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.

12.4.4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.

12.4.5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK AS-BUILTS WILL BE REQUIRED AS INDICTED ABOVE AS WELL AS AS-BUILTS ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS. F AS-BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

12.5. RETENTION AREA AS-BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE AS-BUILTED AS WELL.

12.6. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" x 36" REPRODUCIBLE MATERIAL WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE AS-BUILT BY STATION AND OFFSET UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICAL TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTE BASELINE MAY BE CHOSEN. ALL RECORD DRAWING, "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLUE OR BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2014.

PRIVATE RESIDENCE
10140 WEST BROADVIEW DRIVE
BAY HARBOR | FLORIDA

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DRIVE, SUITE 111
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(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

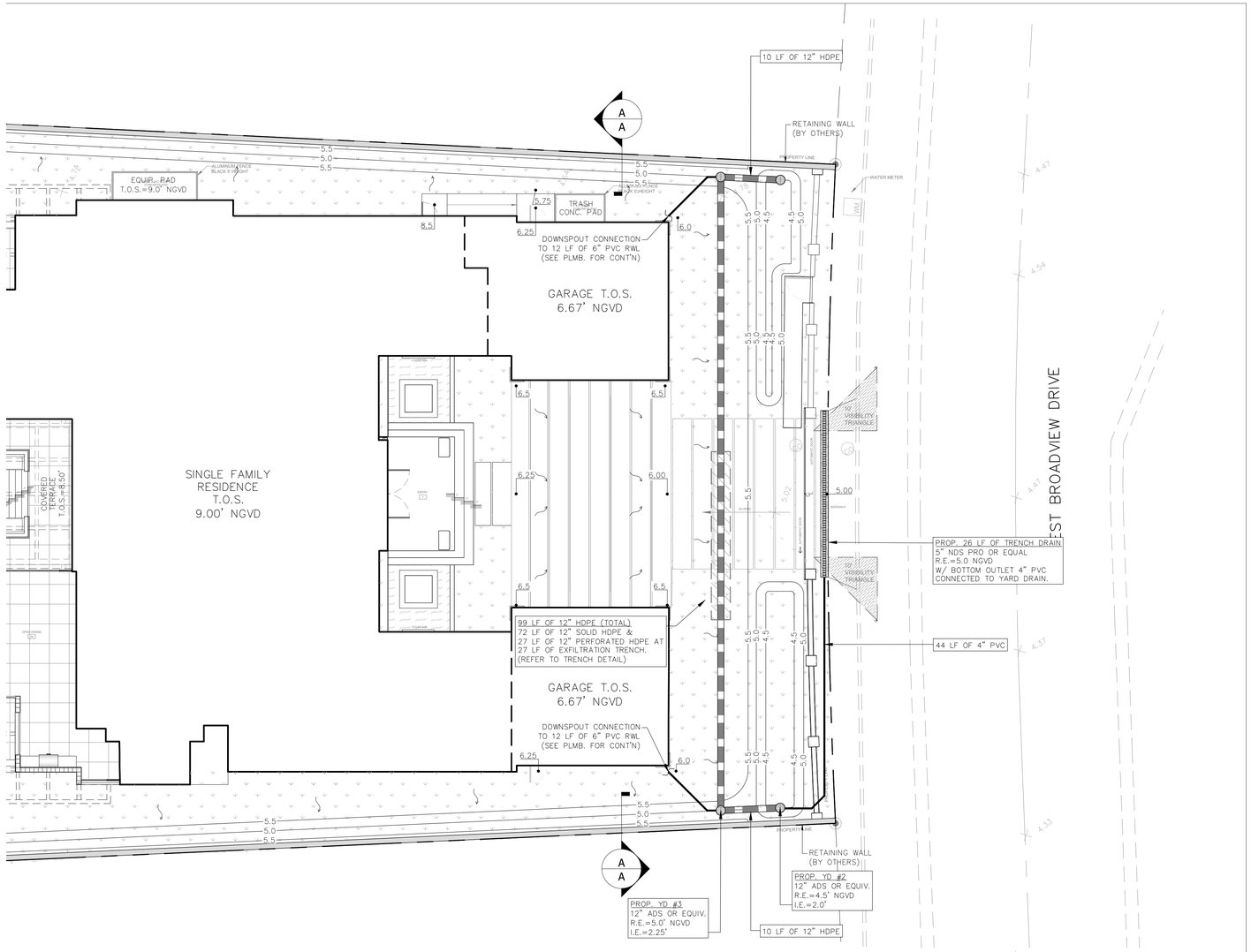
Date:3/21/2022

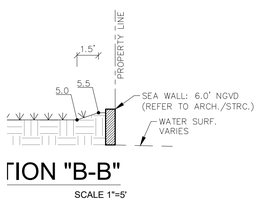
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT J. ROSS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL NOTES AND SPECIFICATIONS

SCALE:

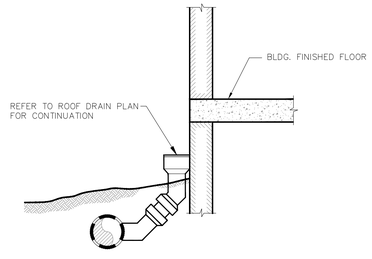
SHEET No. C-1





TION "B-B"

SCALE 1"=5'



DOWNSPOUT TO GROUND CONNECTION DETAIL

NTS

N

Sunshine811

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Check positive response codes before you dig!

LEGEND

- PROPERTY LINE
- W — W — EXISTING WATER LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- PROPOSED SOD
- 5.50 PROPOSED CONTOUR LINE
- 5.00 PROPOSED GRADE
- FLOW ARROW
- PROPOSED YARD DRAIN (YD)
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE W/ EXFILTRATION TRENCH

NOTES:

1. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS AND HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
4. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.
5. ALL EXISTING AND PROPOSED ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD).

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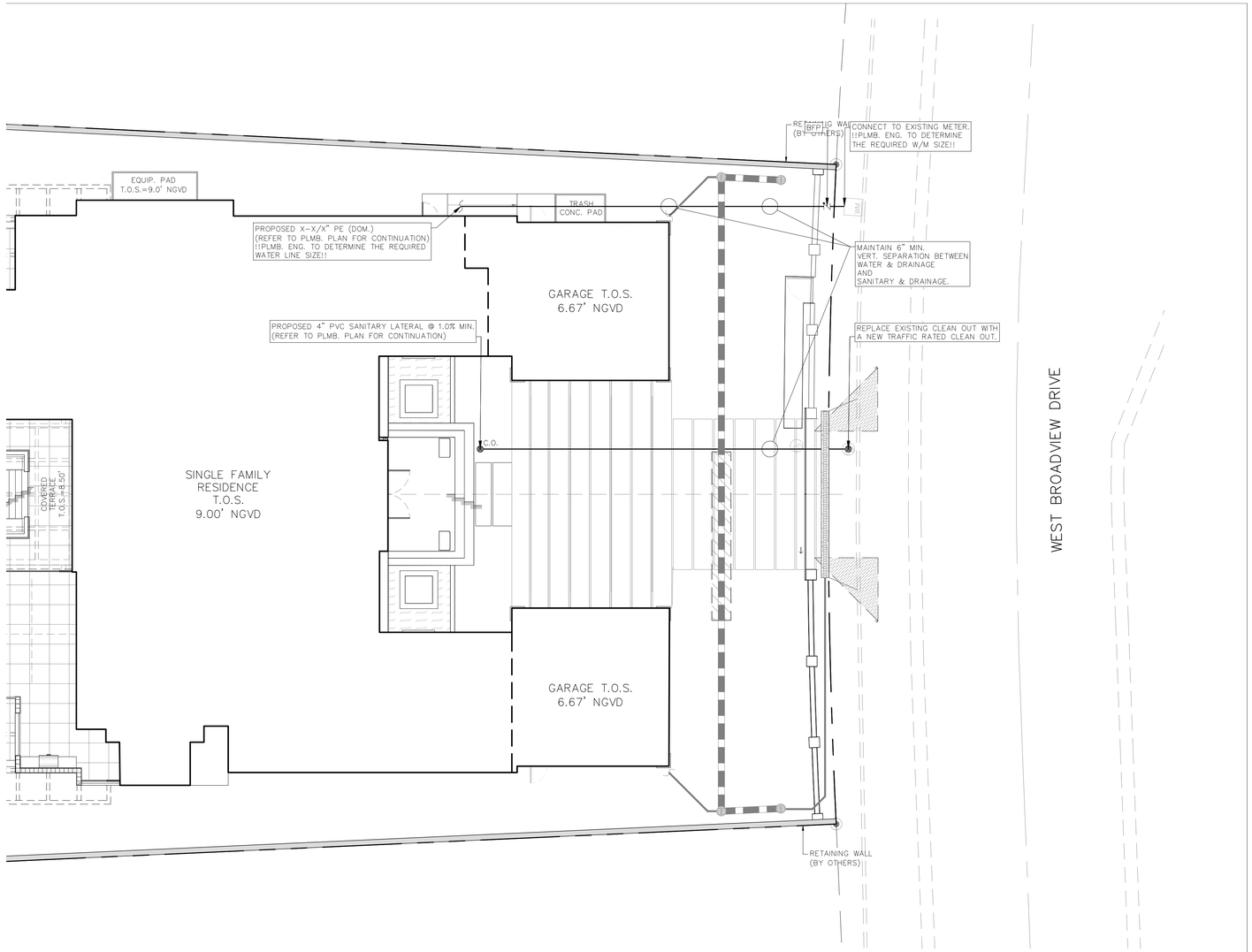
PAVING GRADING AND DRAINAGE PLAN

SCALE: 1"=10'

SHEET No. C-2



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Check positive response codes before you dig!

LEGEND

	PROPERTY LINE
	EXISTING BUILDING
OH OH	EXISTING OVERHEAD LINE
W W	EXISTING WATER LINE
SAN SAN	EXISTING SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED SANITARY LINE
C.O.	PROPOSED CLEAN OUT

NOTES:

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2. CONTRACTOR TO FIELD VERIFY ANY CONFLICTS WITH TREES AND/OR UTILITIES AND DRAINAGE. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING WITH ANY SOLUTION TO THE CONFLICT.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES, ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NOT EXPENSE TO THE SUBJECT UTILITY. CALL "SUNSHINE" 48 HOURS BEFORE DIGGING.
4. CONTRACTOR IS TO RESTORE ANY CURB, LANDSCAPE, ASPHALT, ETC. (NOT SCHEDULED FOR DEMOLITION) DAMAGED DURING CONSTRUCTION TO A CONDITION EQUAL TO WHAT IS EXISTING.

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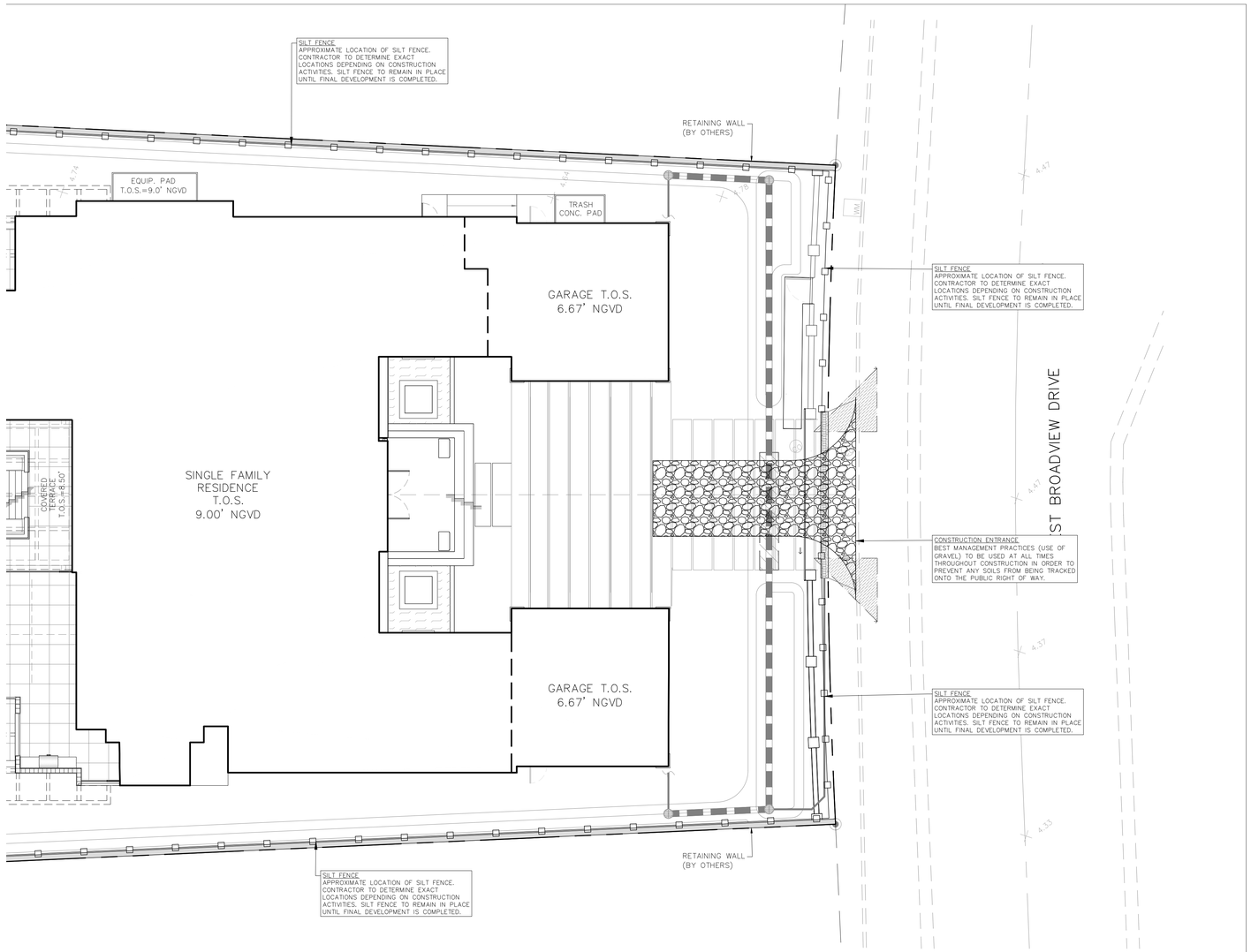
WATER AND SANITARY SEWER PLAN

SCALE: 1"=10'



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LEGEND

- PROPERTY LINE
- SILT FENCE
- CONSTRUCTION ENTRANCE (GRAVEL)

PRIVATE RESIDENCE
10140 WEST BROADVIEW DRIVE
BAY HARBOR | FLORIDA

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ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

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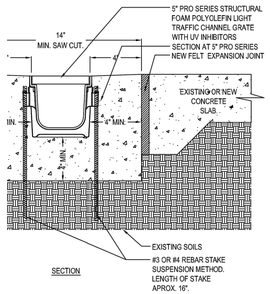
POLLUTION PREVENTION CONTROL PLAN

SCALE: 1"=10'

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



SECTION

GRATE TO BE PROTECTED FROM CONCRETE POUR
RDANCE WITH MANUFACTURER'S SPECIFICATIONS.

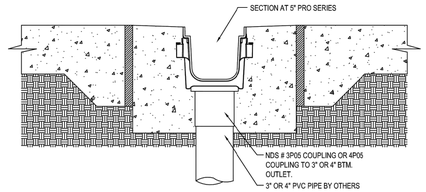
RCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN
S ONLY.
CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED
CONSIDERED ACCURATE.

HANNEL DRAIN SYSTEM

TAIL - LOAD CLASS 'A' & 'B' - 4" ENCASEMENT REBAR SUSPENSION

REVISION DATE 3-5-2015

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



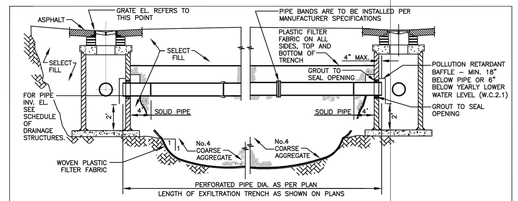
SECTION

NOTES:
1. CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

PRO SERIES CHANNEL DRAIN SYSTEM

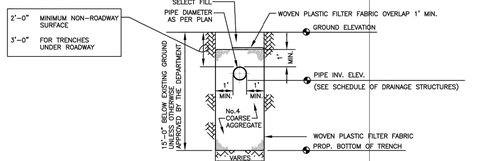
5" PRO SERIES PLUMBING DETAIL - 3" OR 4" PVC COUPLING TO BTM. OUTLET CONNECTION

REVISION DATE 3-5-2015

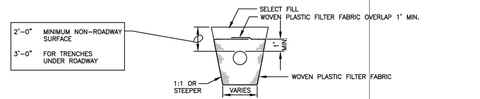


LONGITUDINAL SECTION

NOTE
1.–AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.



TRANSVERSE SECTION



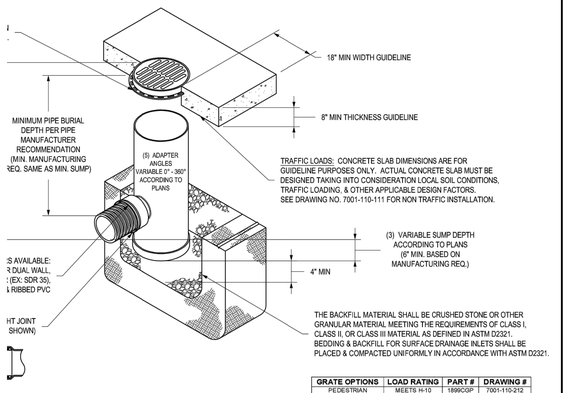
ALT. TRANS. SECTION*

* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE–IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES (CONTINUED ON NEXT PAGE)
1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/ft.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015.	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

S AVAILABLE:
R DUAL WALL,
(EX: SDR 35),
RIBBED PVC

HT JOINT
SHOWN)

ADE 70-50-05.

N DETAILS.
TRUCTIONS.

TO
ALL).

RMINE MINIMUM

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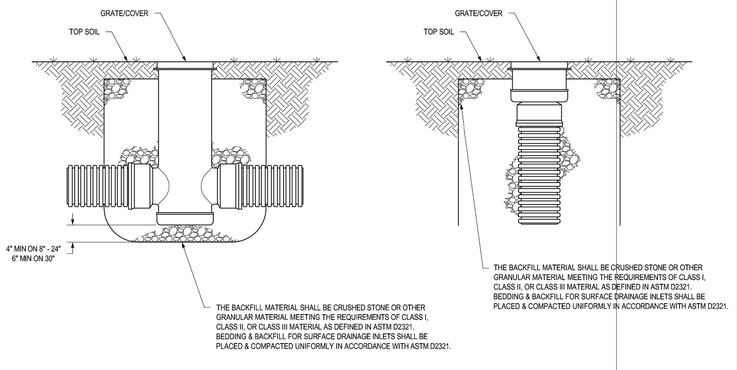
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-191 REV E

NON TRAFFIC INSTALLATION



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DRAWN BY	CJA	MATERIAL	
DATE	9-30-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV E

PRIVATE RESIDENCE
10140 WEST BROADVIEW DRIVE
BAY HARBOR | FLORIDA

RE ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
(954)318–0624 (954)358–0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

ROBERT J. ROSS LICENSE No. 59485 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date:3/21/2022

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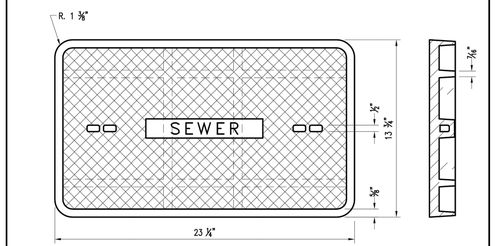
PAVING GRADING AND DRAINAGE DETAILS

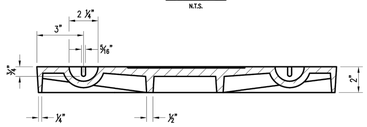
SCALE:

SHEET No. C–5.01



TOP VIEW
N.T.S.

SIDE VIEW
N.T.S.



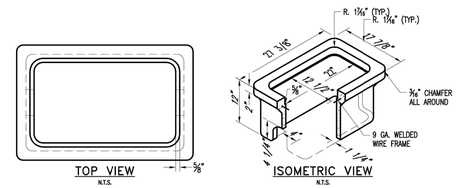
FRONT SECTION
N.T.S.

NOTES:

1. CAST IRON LID TO BE A MODIFIED VERSION OF USF No. 7715 (OR EQUIVALENT) WITHOUT BOLT HOLES, MARKED "SEWER" AND A.D.A. COMPLIANT FOR USE IN SIDEWALKS.
   LID WT.: APPROX. 55 LBS.

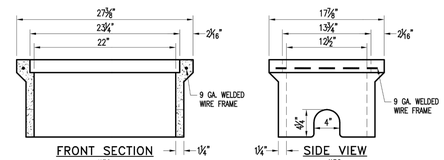
WYE BRANCH CONNECTION	SS 1.0	
ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	01/14/2010	V.F.C.	SANITARY SEWER CLEAN-OUT LID DETAIL	SS 22.0 SHEET 1 OF 2



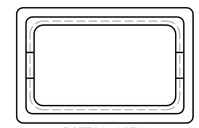
TOP VIEW
N.T.S.

ISOMETRIC VIEW
N.T.S.



FRONT SECTION
N.T.S.

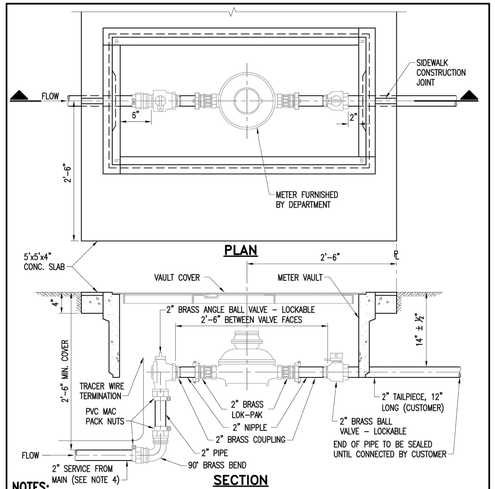
SIDE VIEW
N.T.S.



BOTTOM VIEW
N.T.S.

WYE BRANCH CONNECTION	SS 1.0	
ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	01/14/2010	V.F.C.	SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL	SS 22.0 SHEET 2 OF 2



PLAN

SECTION

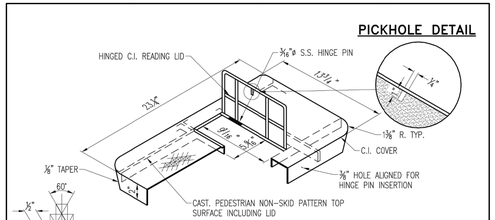
NOTES:

1. USE 2'x4' METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6–W1.4xW1.4 W.W.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

TYPICAL SERVICE PLAN	WS 4.10	
2'x4' METER VAULT	WS 2.17	
ITEM	CROSS REF.	SPEC. REF.

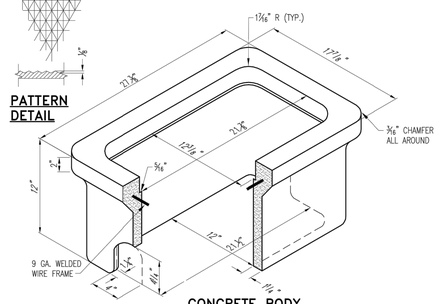
MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	05/31/2013	E.A.V.	TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER	WS 2.16 SHEET 1 OF 4

PICKHOLE DETAIL



C.I. COVER WITH HINGER LID

PATTERN DETAIL



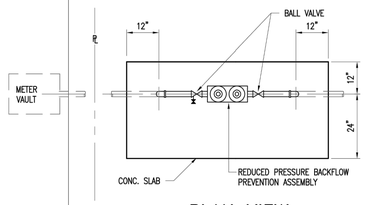
CONCRETE BODY

NOTES:

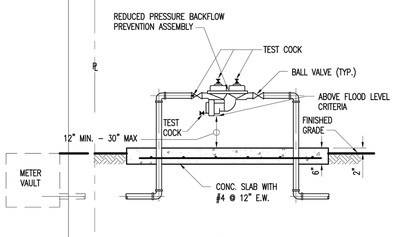
1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL.
   LID W.T.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	
ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	06/01/2008	V.F.C.	SINGLE METER BOX DETAIL	WS 2.10 SHEET 2 OF 3



PLAN VIEW



ELEVATION VIEW

GUARD POST DETAIL	WS 4.5	
ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day	ISSUE DATE	APPROVED BY	STANDARD DETAIL	
	6/26/2012	F.A.	REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"	WS 4.18 SHEET 1 OF 5

PRIVATE RESIDENCE
10140 WEST BROADVIEW DRIVE
BAY HARBOR | FLORIDA

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

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Date:3/21/2022

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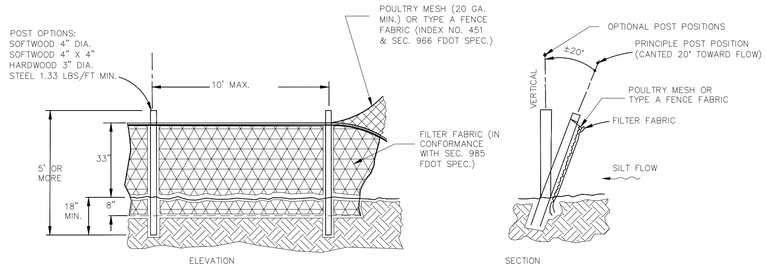
WATER AND SANITARY SEWER DETAILS

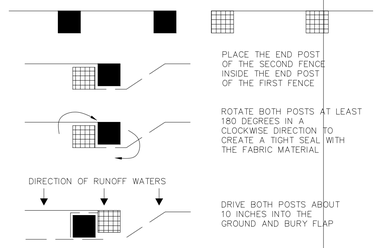
SCALE:

SHEET No. C-5.02



TYPE IV SILT FENCE

NTS



SILT FENCH ATTACHMENT

PLAN VIEW NTS

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10140 WEST BROADVIEW DRIVE
BAY HARBOR | FLORIDA

ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
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POLLUTION PREVENTION CONTROL DETAILS

SCALE:

SHEET No. C-5.03

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: May 20th, 2022

Subject: Single-Family Residence – New Construction
10140 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR22-000005
MMPA Acct. No.: 01-0702-1125

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated 5/05/22) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 10140 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10140 West Broadview Drive
Legal Description: Lot 44 & Lot 43, less the north ½ of Lot 43 in Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, BRG Studio, as agent for the property owner, Moshe Greenwald has submitted an application to construct a new single-family residence on a waterfront lot located at 10140 West Broadview Drive. The existing 5,962 sq. ft. one-story home (built in 1951) will be demolished and replaced with a new two-story 11,760 sq. ft. home that has 6 bedrooms / 7 full baths, 1 ½ bath and a four (4) car garage. The site fronts directly onto Biscayne Bay. This proposed new "U-shaped" home has a more traditional design oriented toward a waterfront

outdoor living area with a pool, outdoor dining, jacuzzi and outdoor fireplace. The overall height of the proposed structure is 35' above the current Base Flood Elevation (BFE), which complies with the 35' maximum height permitted for waterfront property with specified sloped roofs. It is noted the Zoning Code was amended by the Town Council on March 9th, 2022, to now measure building height from BFE + 1' FBC freeboard, which will assist designers with a little more interior space. If the Building Permit plans for this house chose to include the new height measurement staff will handle this change administratively. The proposed landscaping design exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING - The site will not require re-platting; however, as the site is comprised of more than one lot, a Unity of Title in a form acceptable to the Town Attorney will be required to tie the multiple lot areas together prior to the issuance of a Building Permit. The Unity of Title must be recorded in the public records of Miami-Dade County and a copy provided to the Town at the time of permit.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 10140 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the plans prepared by BRG Studio with a last revision date of April 28th, 2022, dated received by the Town May 5th, 2022, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

2) The Design Review Board finds the proposed waterfront shade canopy structure to be acceptable as to design and location (meets 5' setback) per Sec. 23-15(15)(e)(iii).

3) Prior to the issuance of building permits a Unity of Title document to tie the multiple lot areas together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.