

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by 9201 West LLC to construct a 6 unit, 3- Story Multi-Family Development to be located at 9201 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of Site Plan Review Application by 9700 W. Bay Harbor Dr LLC for a proposed project development / 8 Unit Multi-Family Dwelling located at 9700 West Bay Harbor Drive. Enclosed is a copy of the site plan, elevations and staff report prepared by Town Planner Michael Miller.
3. Review and discussion of Site Plan Review Application by CHBH 100 Street LLC for a proposed project development / 45 Unit Multi-Family Dwelling located at 1155 100 Street. Enclosed is a copy of the site plan, elevations and staff report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

June 8, 2022

ITEM NUMBER: 1.

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

DESCRIPTION:

On May 16, 2022, the Town received a formal Site Development Application from 9201 West LLC for a 6 Dwelling Unit Multi-Family Development to be located at 9201 West Bay Harbor Drive.

Owner's Name: 9201 West LLC

Folio: 13-2227-001-3180

Property Address: 9201 West Bay Harbor Drive

Zoning District: RM-2 Medium High Density

Legal Description: Lot 7, Block 17

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

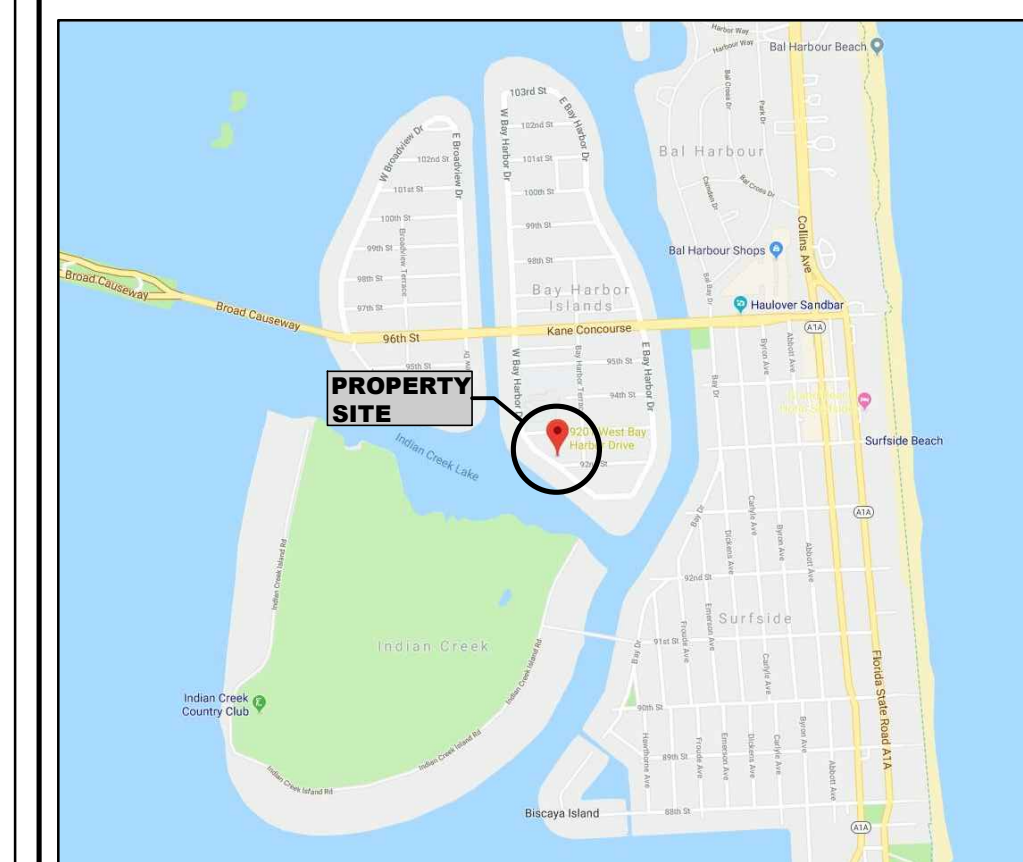
ATTACHMENTS

1.	9201-9241 WBH Drive DRC 6.9.2022
2.	BHI DRC Staff Report #2 9201 WBHD TH June 3 2022

Proposed Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, Florida 33154



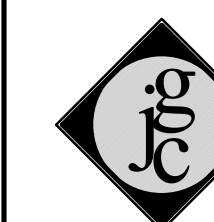
LOCATION MAP



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C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK & DRAINAGE WELL No. 1 DTLS.
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LA.03	IRRIGATION PLAN
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A-7	FLOOR PLAN UNIT 5 DETAILED
A-8	BUILDING ELEVATIONS

ARCHITECT:



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Five Townhomes for:

BAY HARBOR III

9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

RENDERINGS

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

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DATE ISSUED: **03.20.18**

GJC PROJECT: **18-0** ©

A-0



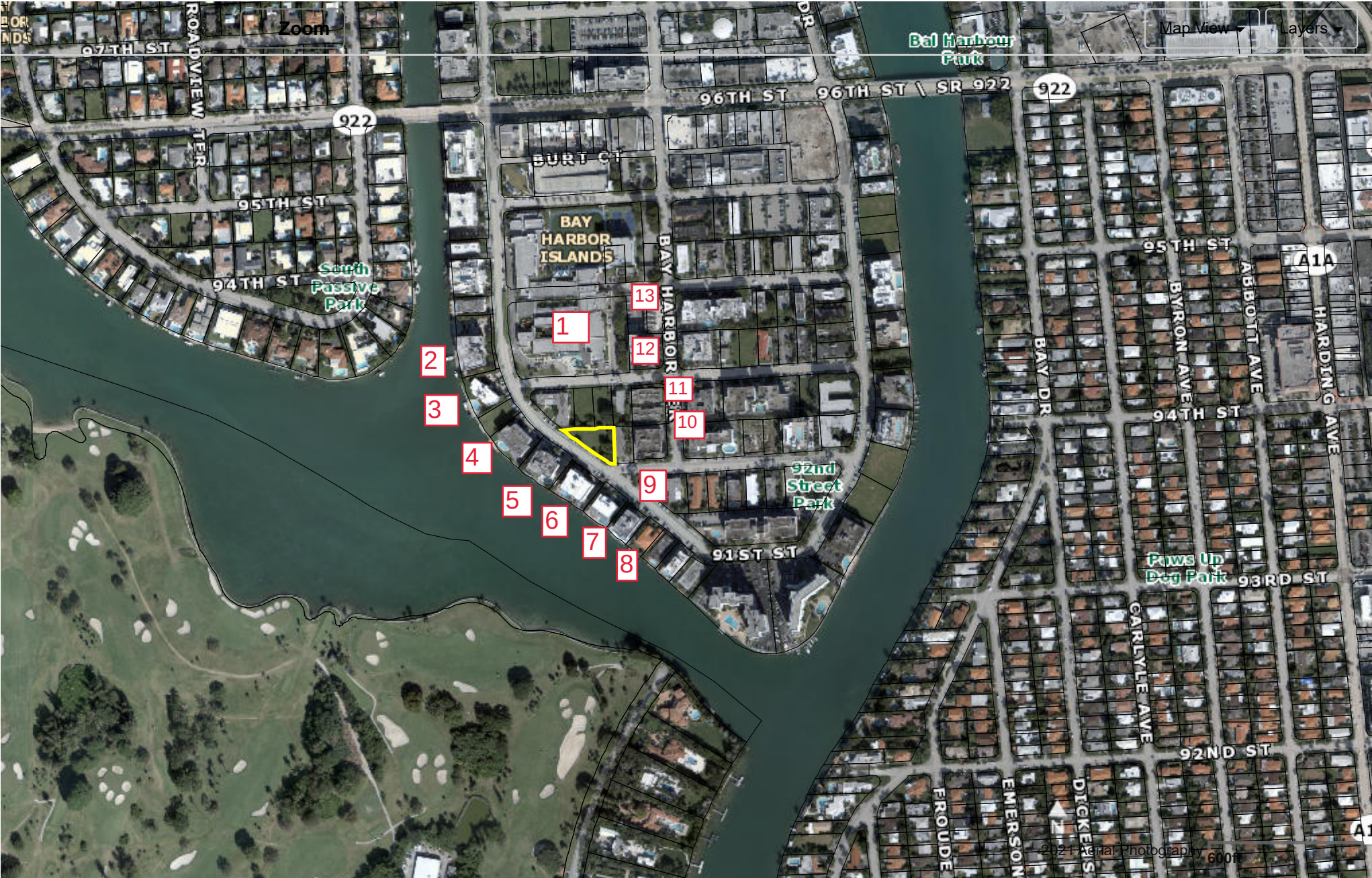












PROPERTY ADDRESS:

9201-9241 W. BAY HARBOR DRIVE, BAL HARBOR, FL. 33154

LEGAL DESCRIPTION:

LOT 1, IN BLOCK 17, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

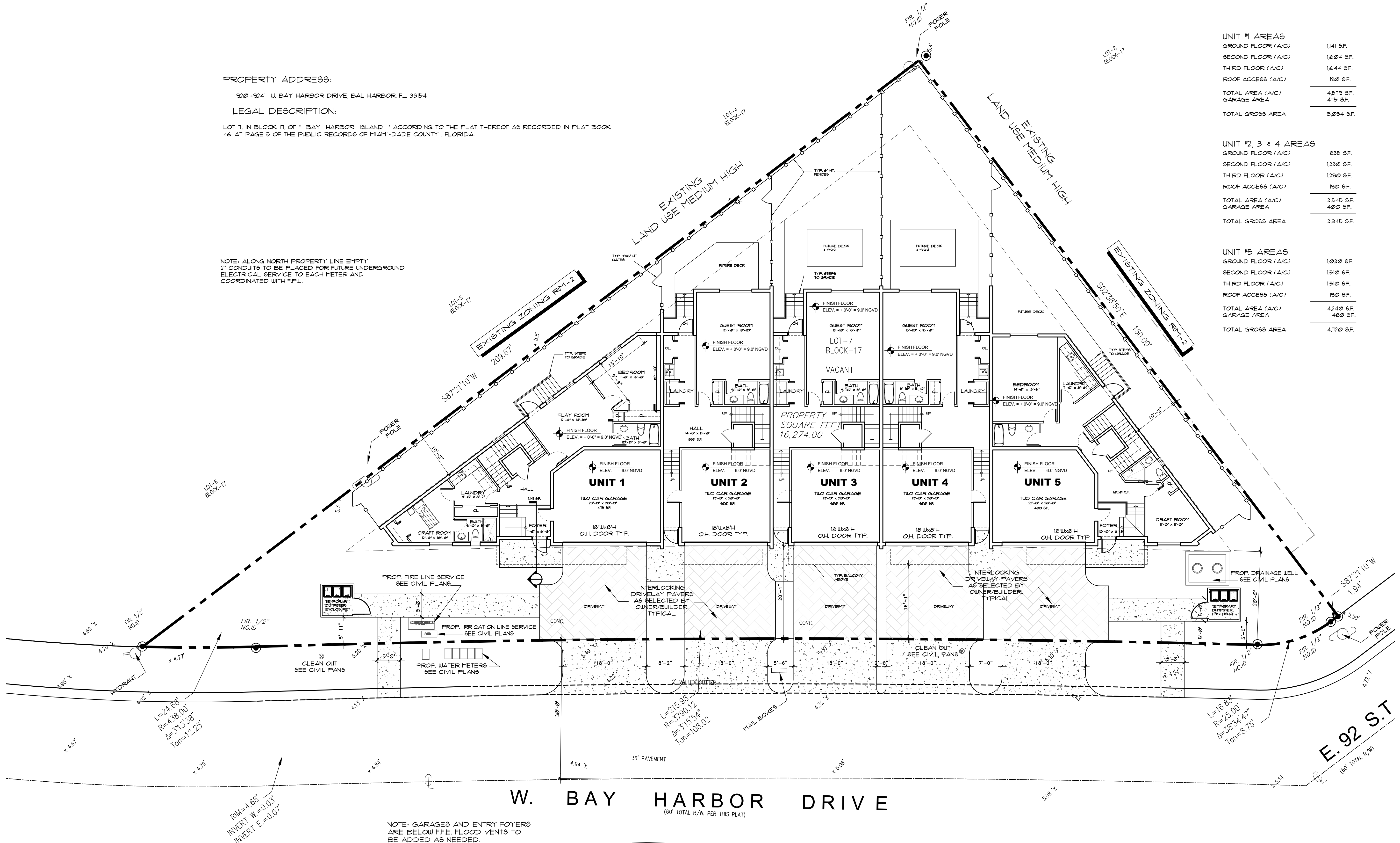
NOTE: ALONG NORTH PROPERTY LINE EMPTY 2" CONDUITS TO BE PLACED FOR FUTURE UNDERGROUND ELECTRICAL SERVICE TO EACH METER AND COORDINATED WITH F.P.L.

SITE DATA			
LOT AREA	16,213 S.F.		100%
BLDG. COVERAGE AREA	6,966 S.F.		42.80%
VIA AREA	1,880 S.F.		11.6%
CONC. WALKS & ENTRY AREA	918 S.F.		5.6%
WOOD DECK & STAIRS	1,030 S.F.		6.34%
SANITARY CARTS AREA	104 S.F.		0.64%
LANDSCAPE AREA	5,315 S.F.		32.64%

UNIT #1 AREAS	
GROUND FLOOR (A/C)	1,141 S.F.
SECOND FLOOR (A/C)	1,604 S.F.
THIRD FLOOR (A/C)	1,644 S.F.
ROOF ACCESS (A/C)	130 S.F.
TOTAL AREA (A/C)	4,519 S.F.
GARAGE AREA	475 S.F.
TOTAL GROSS AREA	5,054 S.F.

UNIT #2, 3 & 4 AREAS	
GROUND FLOOR (A/C)	835 S.F.
SECOND FLOOR (A/C)	1,230 S.F.
THIRD FLOOR (A/C)	1,290 S.F.
ROOF ACCESS (A/C)	130 S.F.
TOTAL AREA (A/C)	3,545 S.F.
GARAGE AREA	420 S.F.
TOTAL GROSS AREA	3,945 S.F.

UNIT #5 AREAS	
GROUND FLOOR (A/C)	1,030 S.F.
SECOND FLOOR (A/C)	1,510 S.F.
THIRD FLOOR (A/C)	1,510 S.F.
ROOF ACCESS (A/C)	130 S.F.
TOTAL AREA (A/C)	4,240 S.F.
GARAGE AREA	480 S.F.
TOTAL GROSS AREA	4,720 S.F.





BUILDING CODE DATA
1- BUILDING CODE FBC 2020 RESIDENTIAL & FFPC 2020
2- OCCUPANCY = R-2
3- TYPE OF CONSTRUCTION III B

SITE DATA	
PROPERTY ADDRESS: 9201-9241 W. BAY HARBOR DR. BAY HARBOR ISLANDS FL. 33154 BUILDING PERMIT #: LEGAL DESCRIPTION:	
Lot 7, in Block 17, of " BAY HARBOR ISLAND " according to the plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County , Florida.	
ZONING AND PROPERTY INFORMATION: CURRENT USE: LAND USE DESIGNATION: ZONING DESIGNATION: SITE AREA: VACANT LOT MEDIUM HIGH DENSITY (6-34 DU / AC) RM-2 : Multiple Family Residential Distric 16,274 S.F. 0.3735 ACRES	
RESIDENTIAL DEVELOPMENT DATA: DWELLING UNITS: TYPE OF DWELLING UNIT: DENSITY ALLOWED PER SITE AREA: 34 DU/AC DENSITY PROVIDED PER SITE AREA: DENSITY ALLOWED : 5 UNITS - 4 BEDROOM - 3 STORIES ATTACHED MULTIFAMILY ADU ALLOWED = 12.70 / 3 U UNITS/ACRE / = 13.40 U/A TDR WERE SOLD IN 2015 = 5 NET DU ALLOWED	
PARKING DATA: PARKING SPACES REQUIRED: PARKING SPACES PROVIDED: LOADING ZONE REQUIRED: 2 PER UNIT X 5 UNITS = 10 SPACES 10 SPACES NONE	
SITE AND BUILDING DATA: BUILDING FOOT PRINT: VEHICULAR USE AREA (V U.A.): PEDESTRIAN WALKS / SIDEWALKS: PERVIOUS LANDSCAPE AREA: PATIOS/ POOL DECKS: TOTAL LOT AREA: BUILDING HEIGHT: NUMBER OF STORIES: FLOOR AREA RATIO: 6,966.00 S.F. 42.80% 1,622.00 S.F. 9.97% 805.00 S.F. 4.95% 5,858.00 S.F. 36.00% 1,023.00 S.F. 6.28% 16,274 S.F. 100% 30'-0" FT. TOP OF ROOF DECK THREE STORIES 19,420.00 S.F. / 16,274 = 1.19	
FLOODING DATA: AE 6'-0" ELEVATION	

NOTE:
ALL DWELLING UNITS TO BE SOLD TO INDIVIDUALS. ALL
EXTERIOR AREAS TO BE UNDER A COMMON H.O.A. ENTITY

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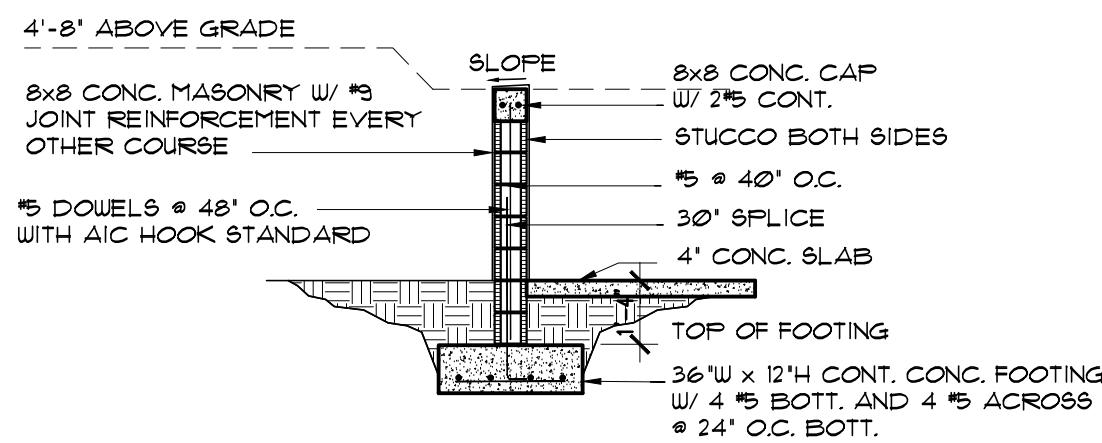
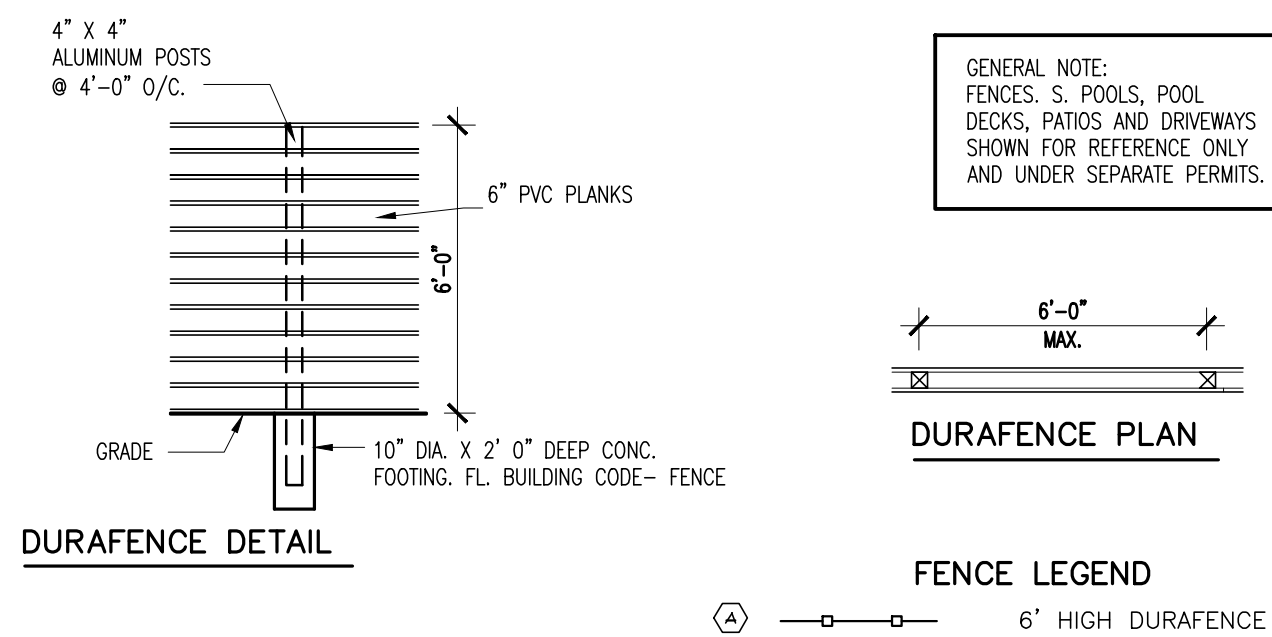
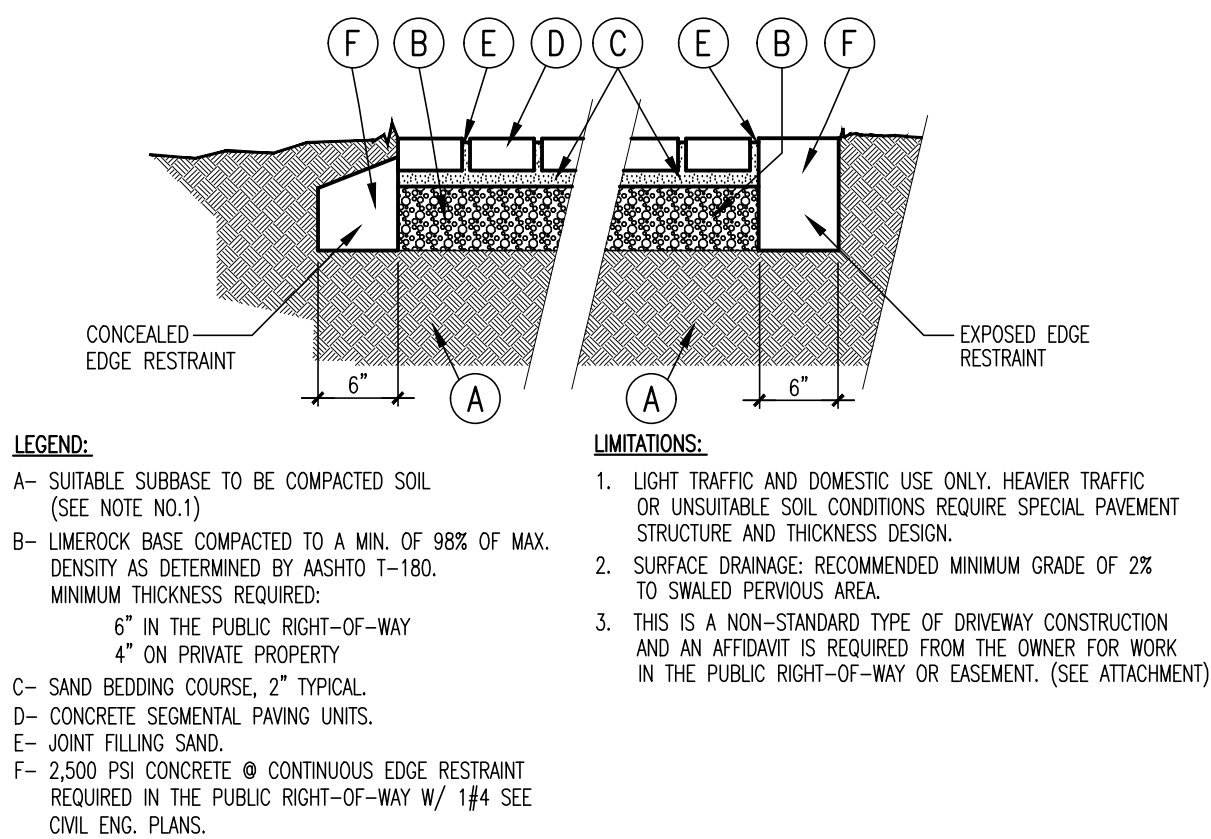


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Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154
SITE DATA & DETAILS

SETBACK TABLE		
SIDE	REQUIRED	PROVIDED
FRONT SOUTH	20'-0"	20'-1" TO BLDG.
REAR NORTH	10'-0"	10'-2" TO BLDG.
REAR EAST	10'-0"	10'-2" TO BLDG.



NOTE: TEMPORARY DUMPSTER ENCLOSURE TO BE USED ONLY ON PICK UP DAY - SANITATION CARTS TO BE MAINTAINED INSIDE GARAGES.

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

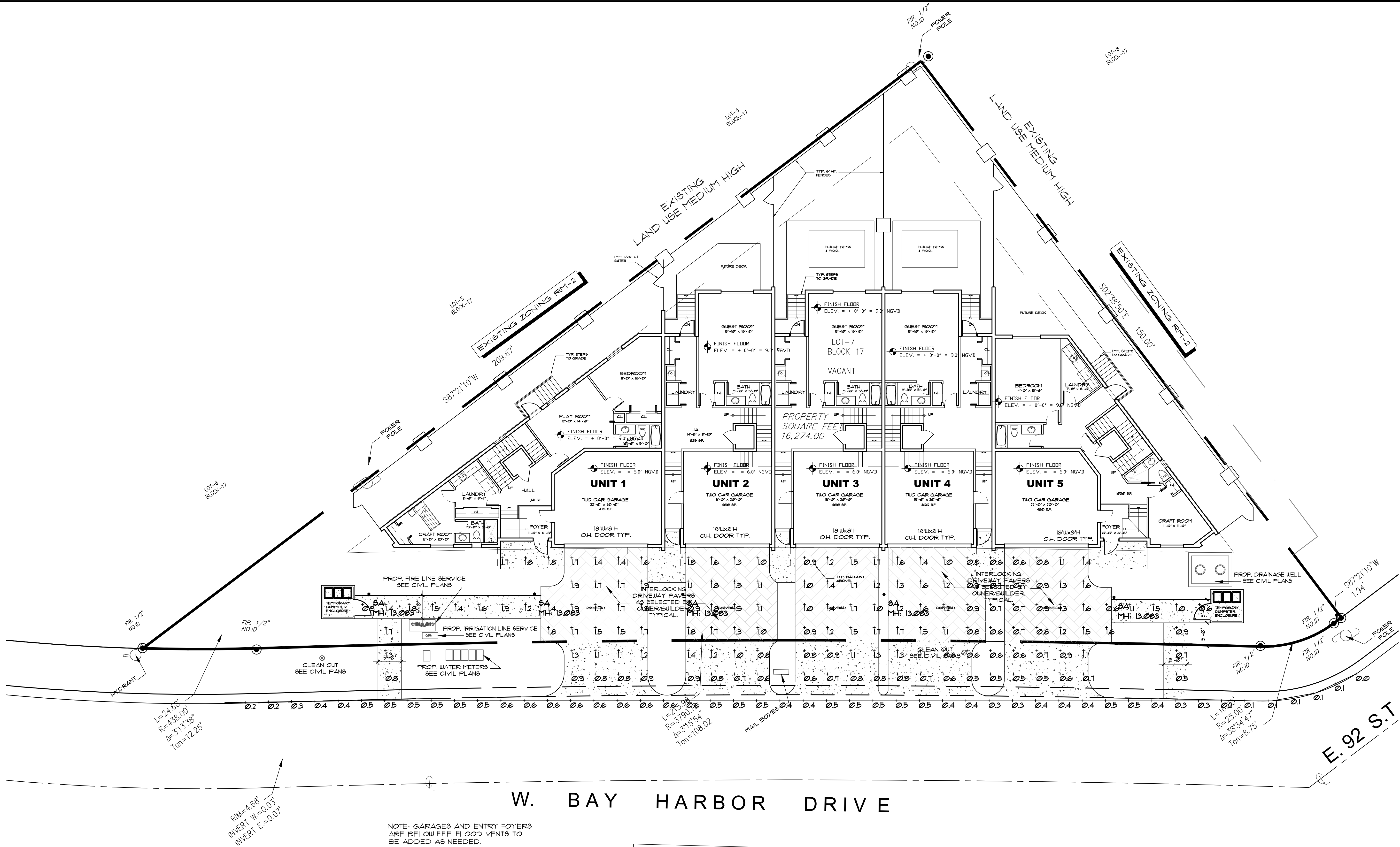
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NO. 0007957

**ISSUED FOR
DRC**

DRAWN/CK'D: **COA/GJC**
DATE ISSUED: **03.20.18**

GJC PROJECT: **18-0** (

SP-2



Luminaire Schedule: BAY HARBOR III - SITE BAY HARBOR ISLANDS, FL 04/05/2022										
Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	5	SA	Single	Bega US	84 991	157" BUILDING ELEMENT	0.855	7352	54	54

Calculation Summary: BAY HARBOR III - SITE BAY HARBOR ISLANDS, FL 04/05/2022							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
SPILL	Illuminance	Fc	0.41	0.6	0.0	N.A.	N.A.
DRIVEWAYS	Illuminance	Fc	1.19	1.9	0.5	2.38	3.80
WALKWAYS	Illuminance	Fc	1.21	1.9	0.5	2.42	3.80

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Remodeling for:

NORTH ANDREWS QOZ LLC.
700 N ANDREWS AVENUE
FT. LAUDERDALE FL. 33311

PHOTOMETRIC PLAN

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AA 26001132

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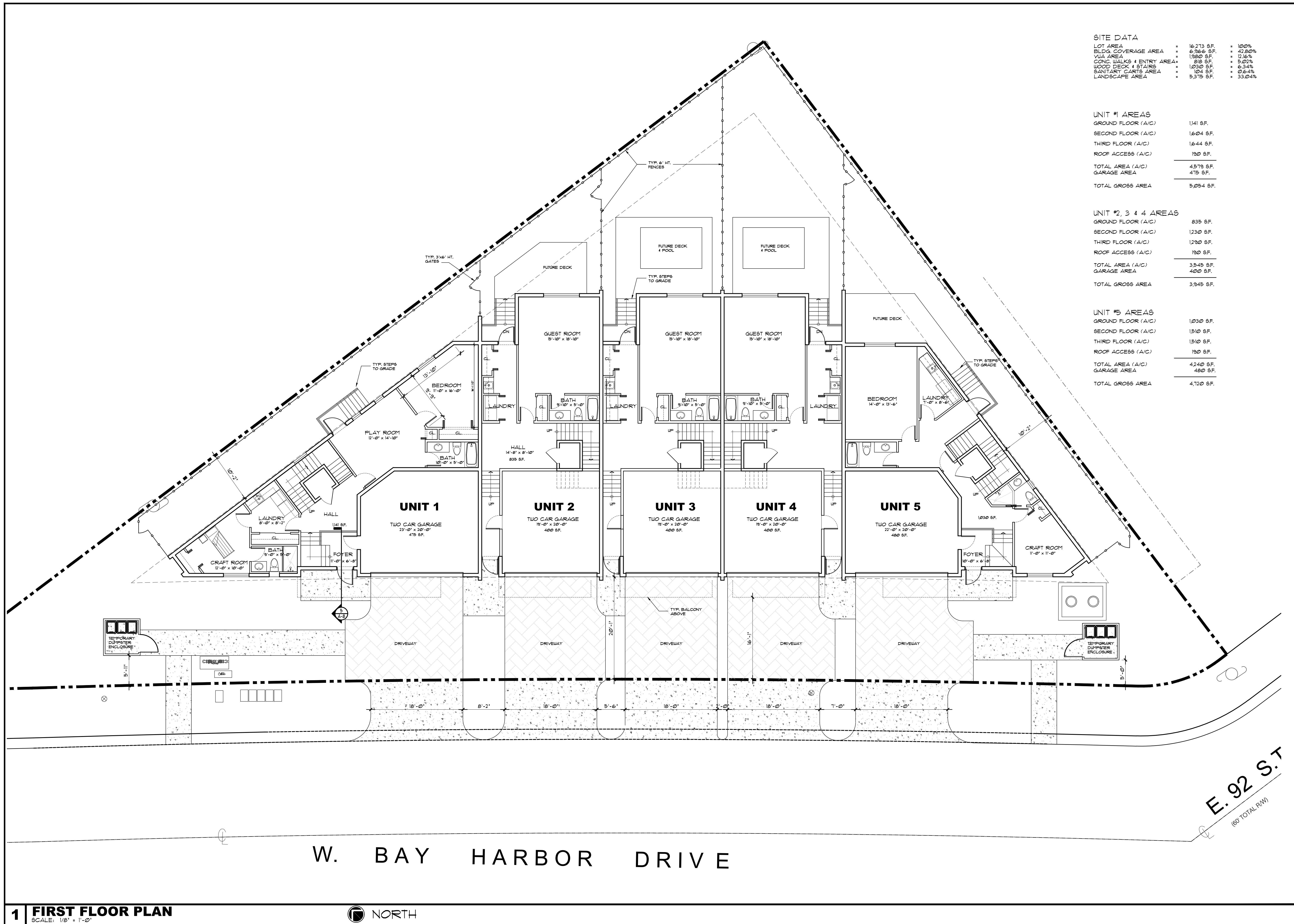
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PH-1



SITE DATA			
LOT AREA	= 16,213 S.F.	= 100%	
BLDG. COVERAGE AREA	= 6,366 S.F.	= 42.80%	
VIA AREA	= 1,980 S.F.	= 12.16%	
CONC. WALKS & ENTRY AREA	= 818 S.F.	= 5.02%	
WOOD DECK & STAIRS	= 1,030 S.F.	= 6.34%	
SANITARY CATCH AREA	= 104 S.F.	= 0.64%	
LANDSCAPE AREA	= 5,315 S.F.	= 33.04%	

UNIT #1 AREAS	
GROUND FLOOR (A/C)	1,141 S.F.
SECOND FLOOR (A/C)	1,604 S.F.
THIRD FLOOR (A/C)	1,644 S.F.
ROOF ACCESS (A/C)	130 S.F.
TOTAL AREA (A/C)	4,519 S.F.
GARAGE AREA	475 S.F.
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UNIT #2, 3 & 4 AREAS	
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SECOND FLOOR (A/C)	1,230 S.F.
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ROOF ACCESS (A/C)	130 S.F.
TOTAL AREA (A/C)	3,545 S.F.
GARAGE AREA	400 S.F.
TOTAL GROSS AREA	3,945 S.F.

UNIT #5 AREAS	
GROUND FLOOR (A/C)	1,030 S.F.
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TOTAL AREA (A/C)	4,240 S.F.
GARAGE AREA	480 S.F.
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Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154
1ST. FLOOR PLAN

GUSTAVO J. CARBONELL
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FLORIDA REGISTRATION
NO. 0007957

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Five Townhomes for:

BAY HARBOR III

9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

2ND. FLOOR PLAN

GUSTAVO J. CARBONELL
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FLORIDA REGISTRATION
NO. 0007957

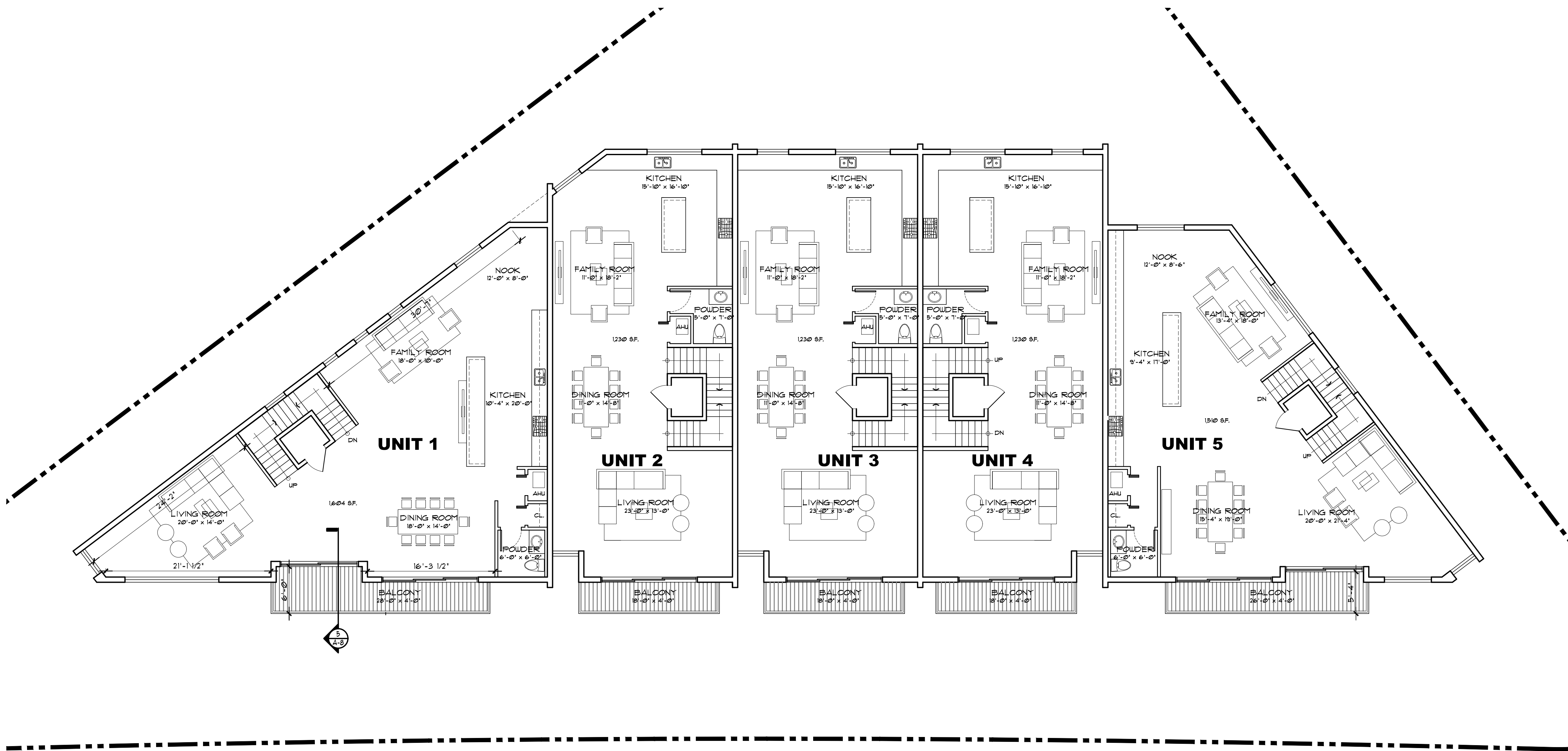
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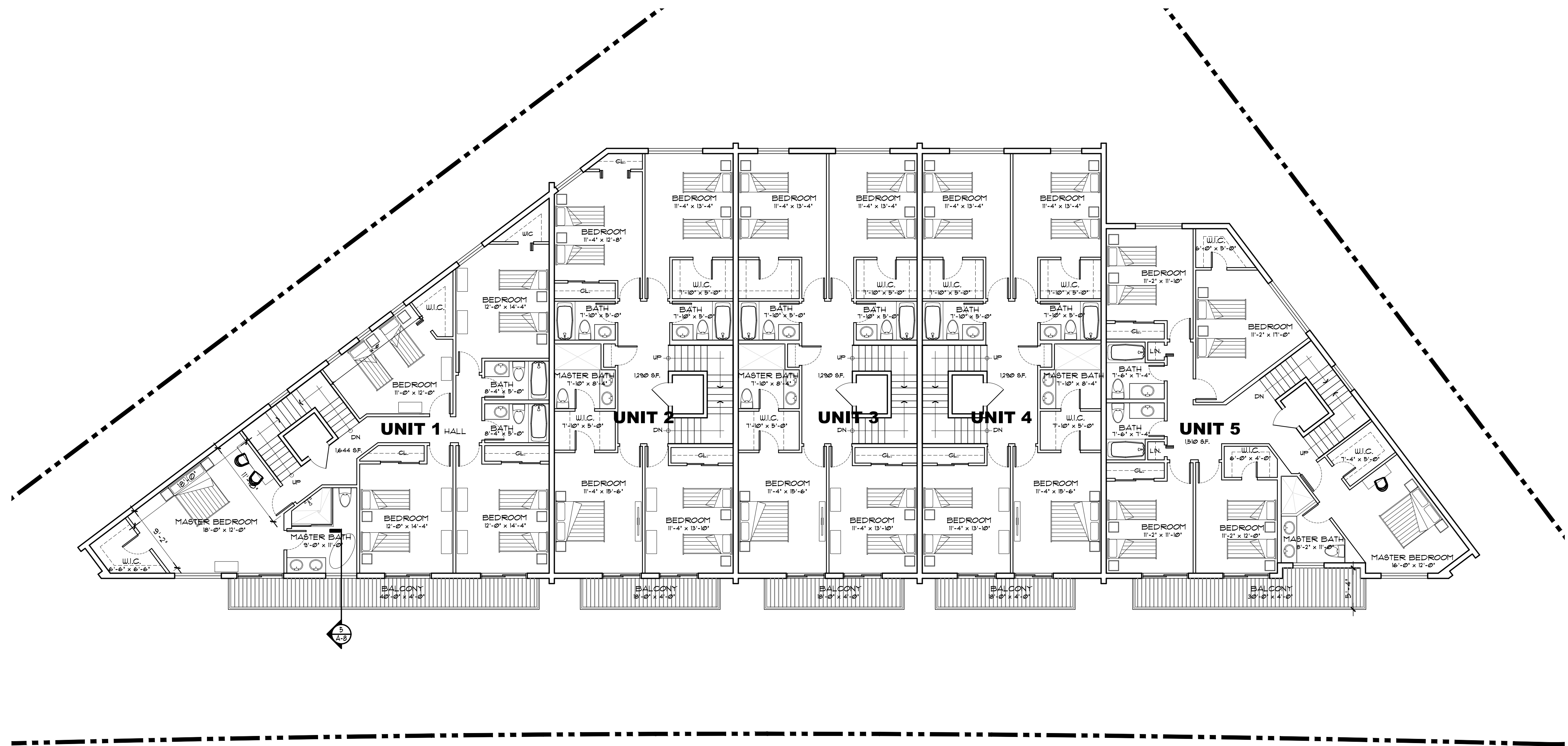
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A-2





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Five Townhomes for:

BAY HARBOR III

9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154

3RD. FLOOR PLAN

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FLORIDA REGISTRATION
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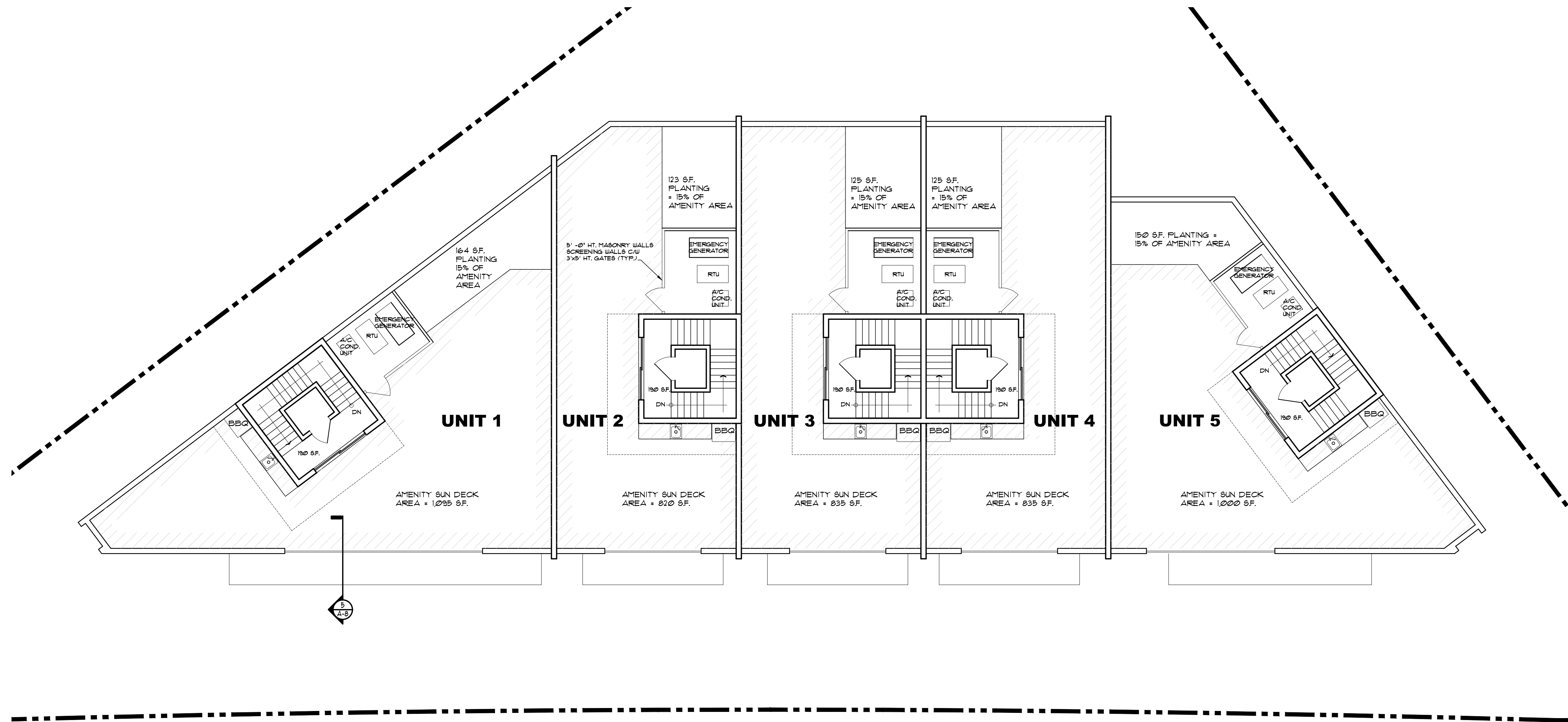
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Five Townhomes for:
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BAY HARBOR ISLANDS FL. 33154
ROOF PLAN

GUSTAVO J. CARBONELL
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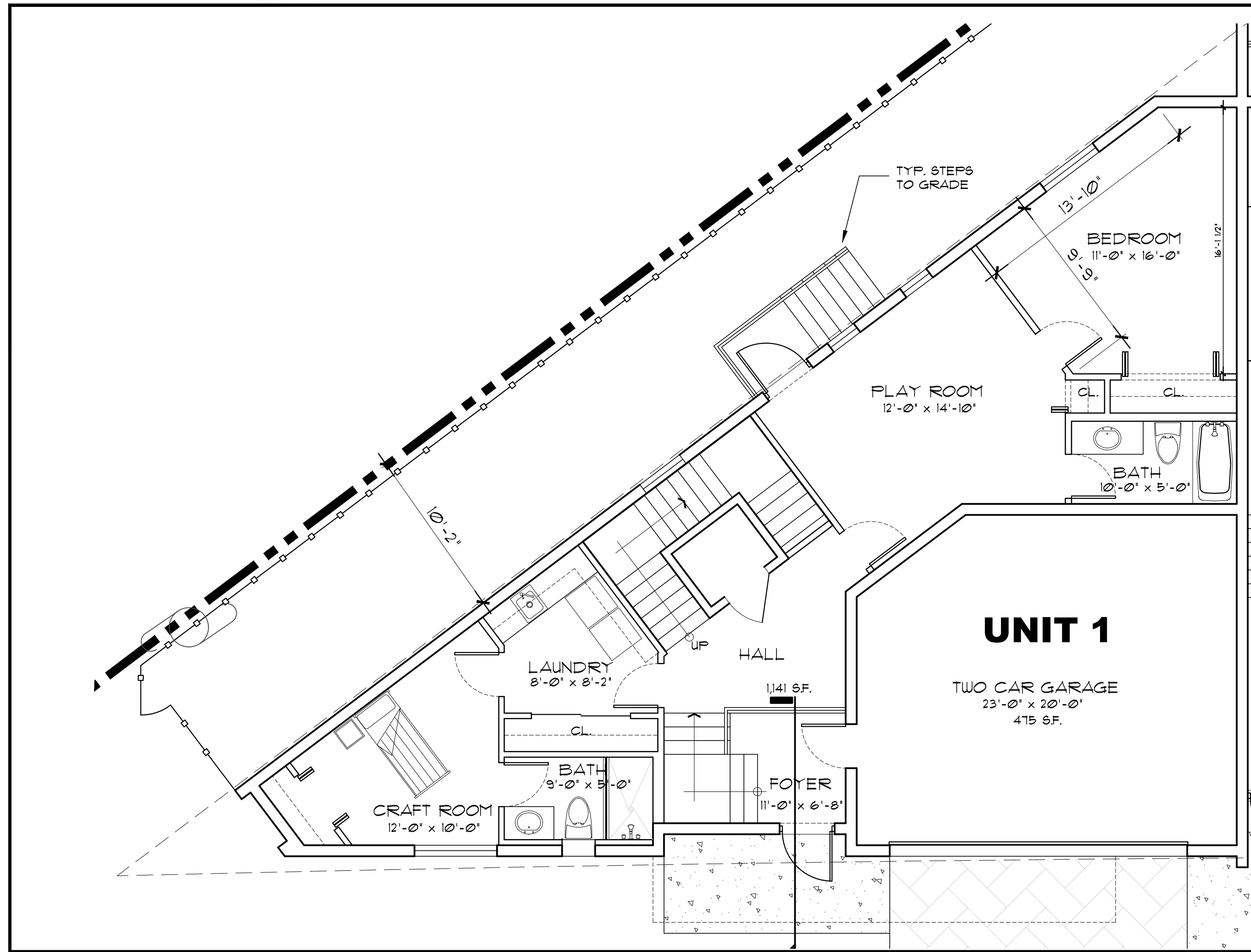
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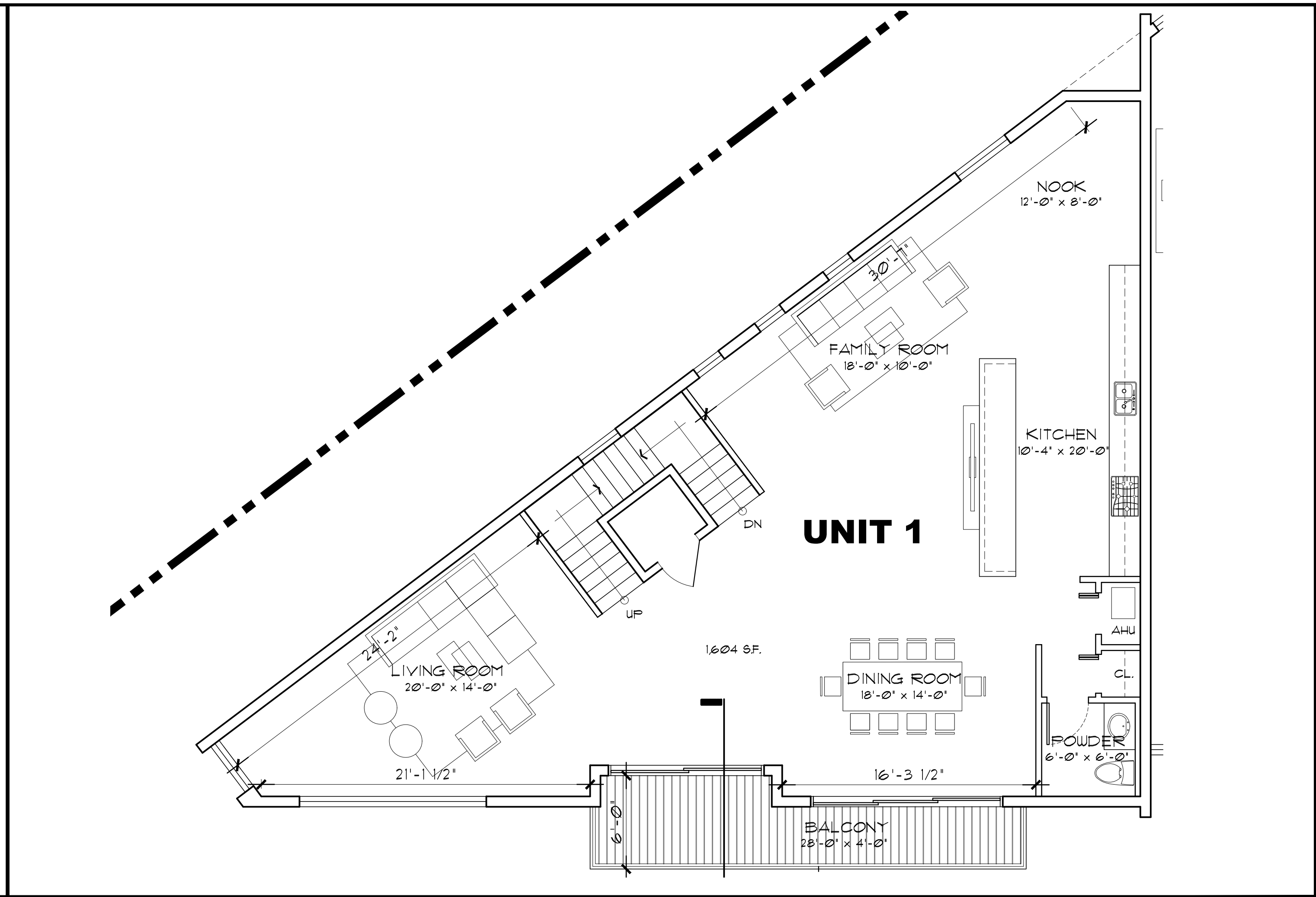
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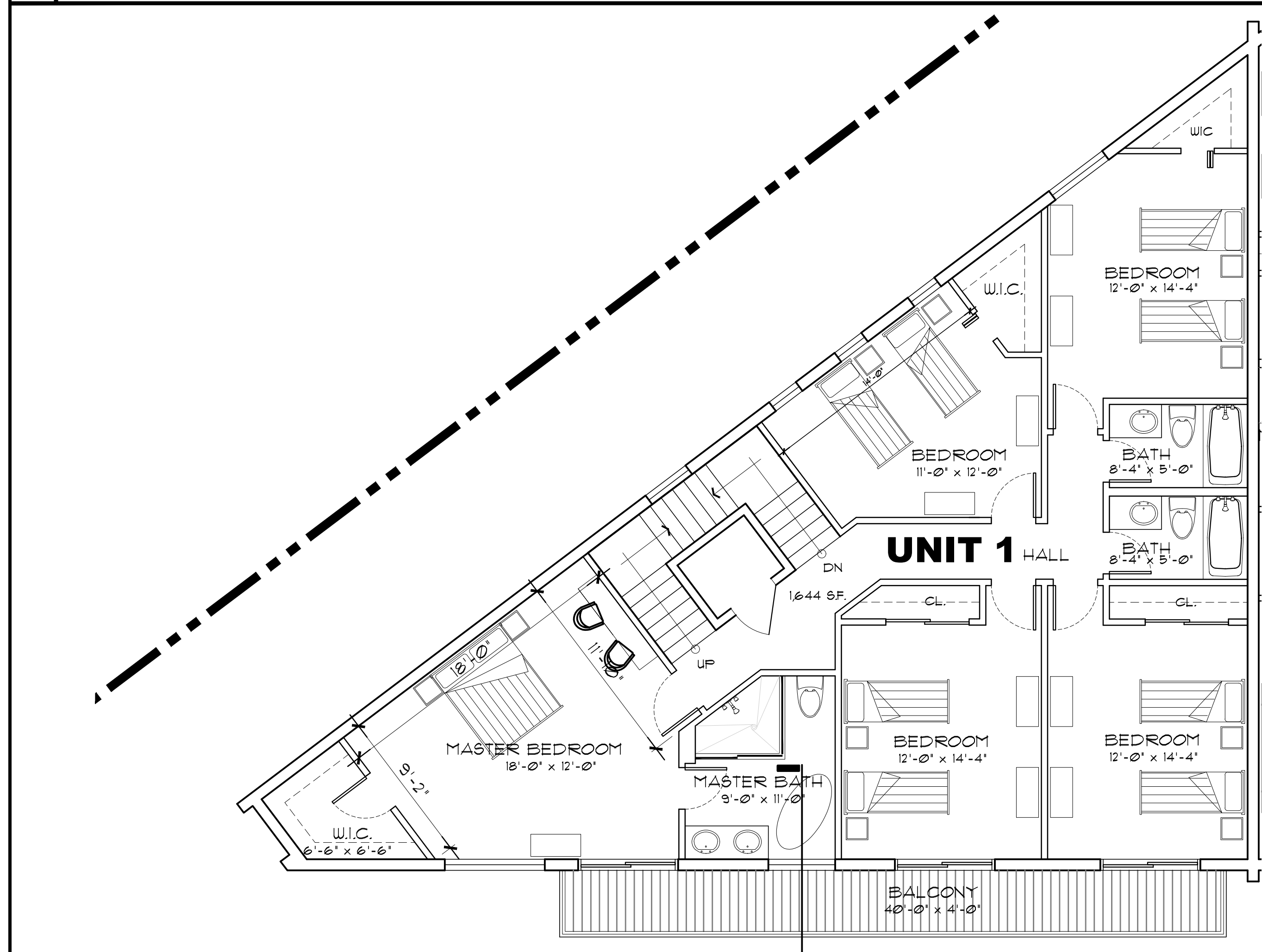
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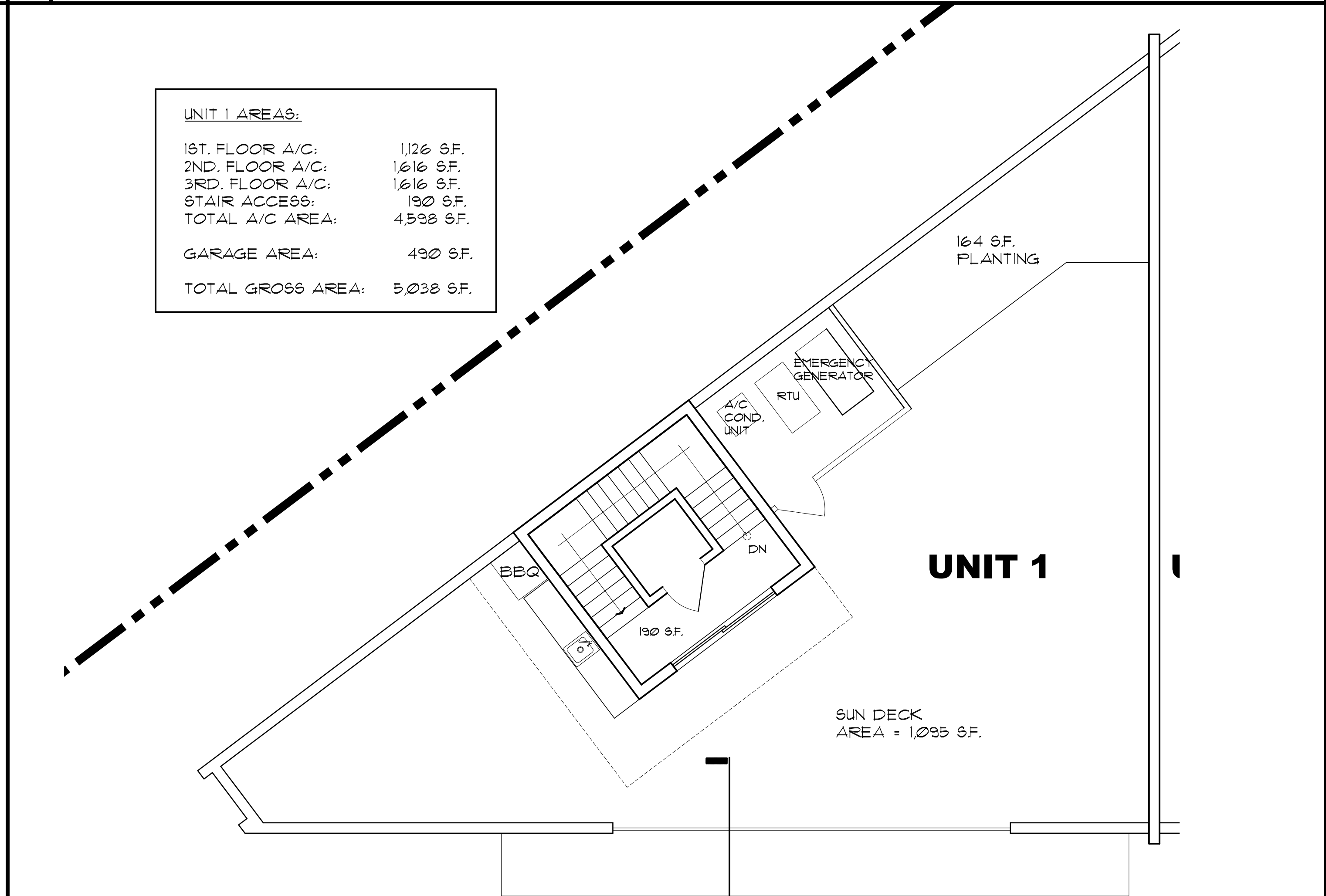
1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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



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



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

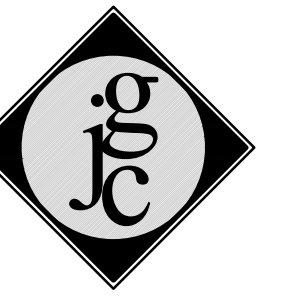


UNIT 1 AREAS:	
1ST. FLOOR A/C:	1,126 S.F.
2ND. FLOOR A/C:	1,616 S.F.
3RD. FLOOR A/C:	1,616 S.F.
STAIR ACCESS:	190 S.F.
TOTAL A/C AREA:	4,598 S.F.
GARAGE AREA:	490 S.F.
TOTAL GROSS AREA:	5,098 S.F.

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

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

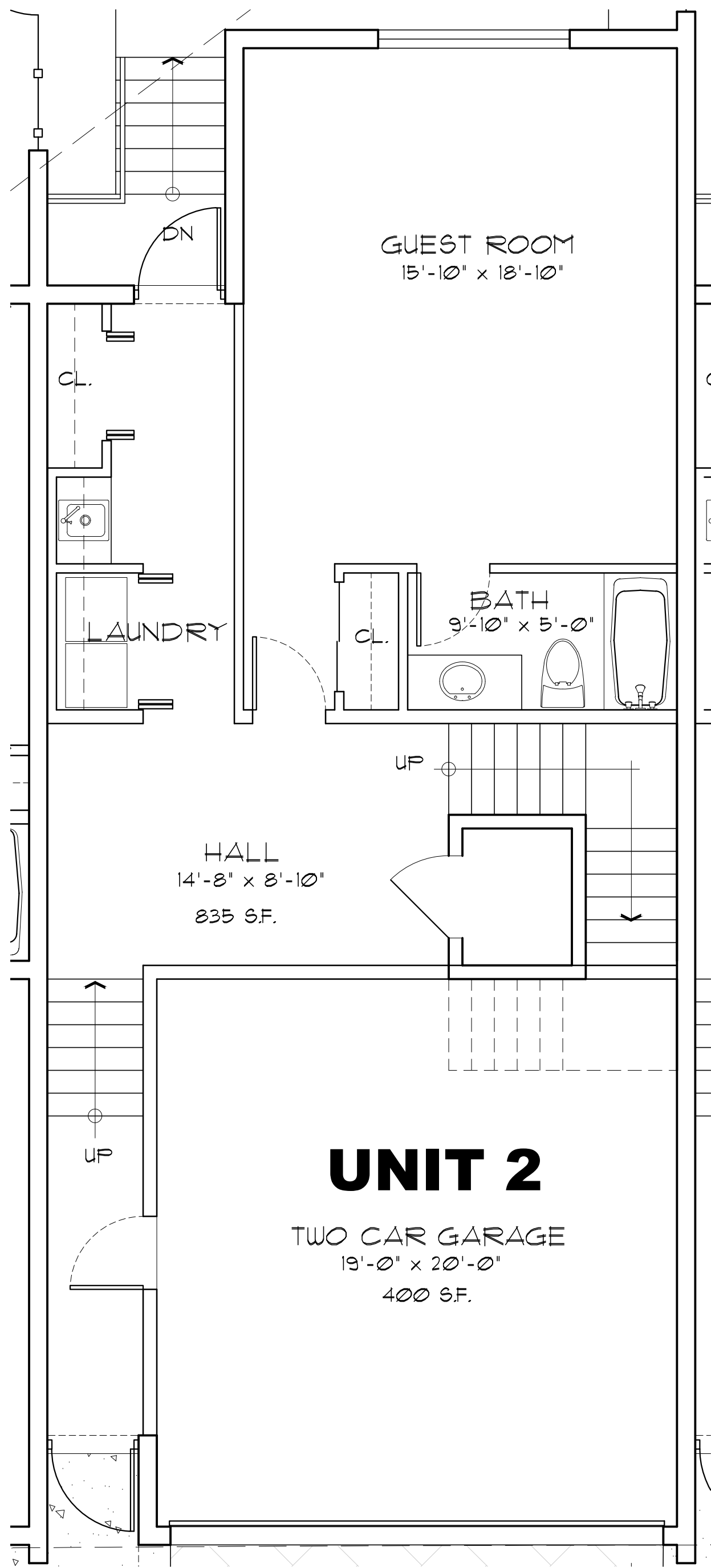
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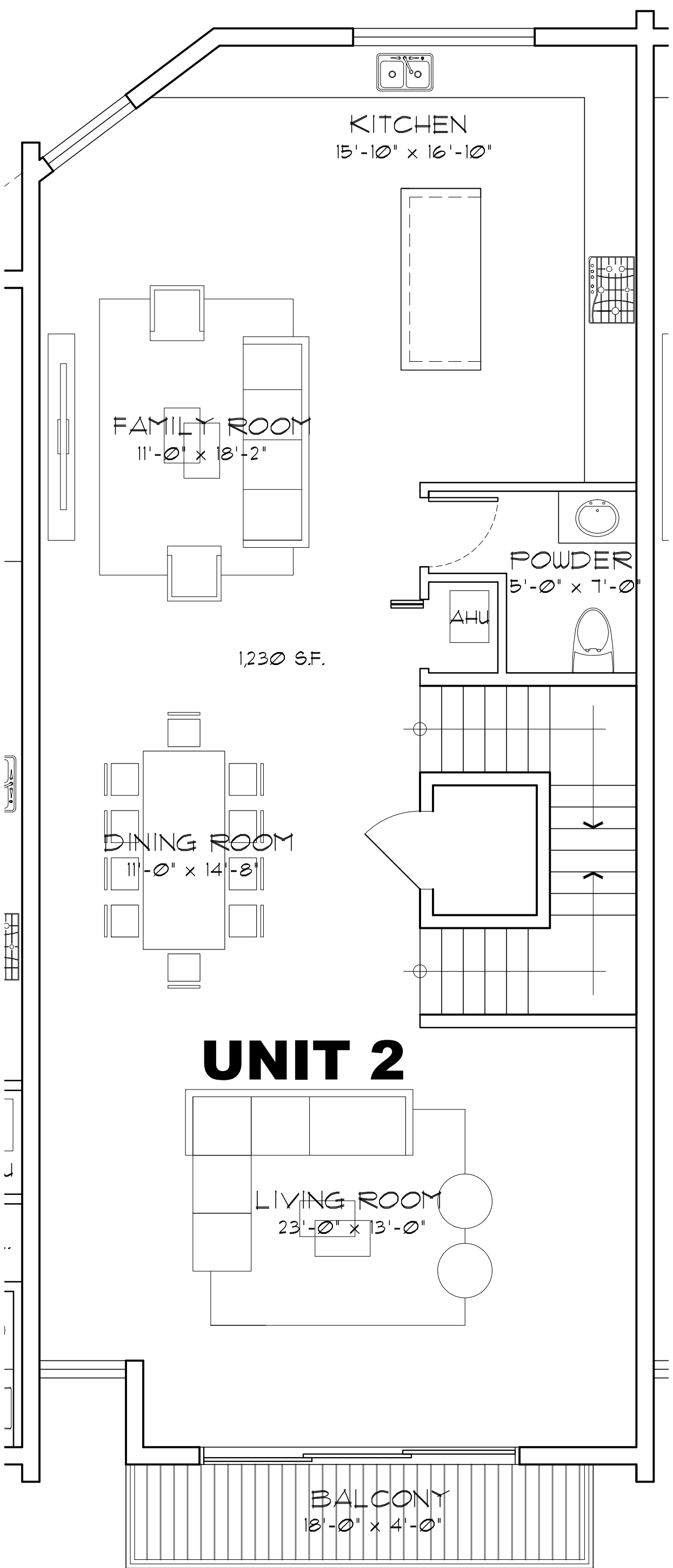
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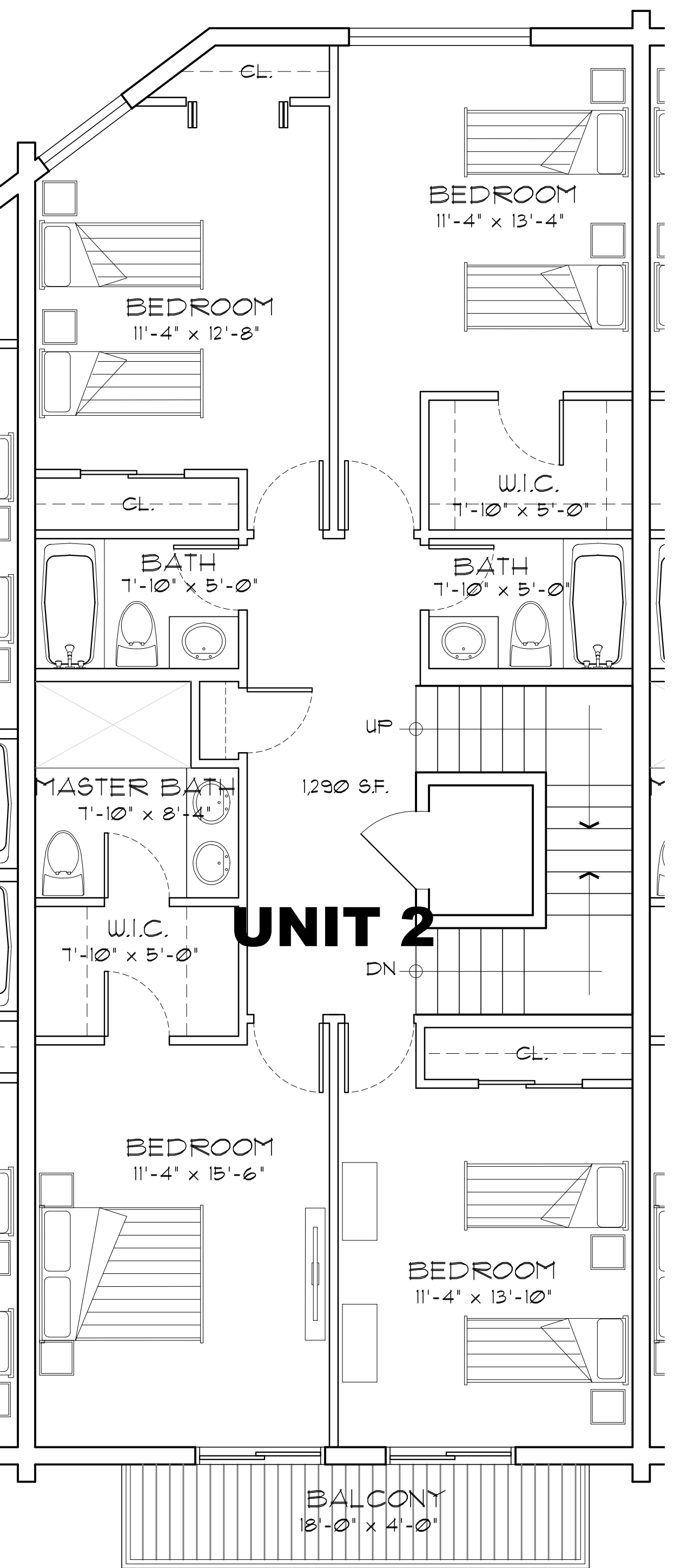
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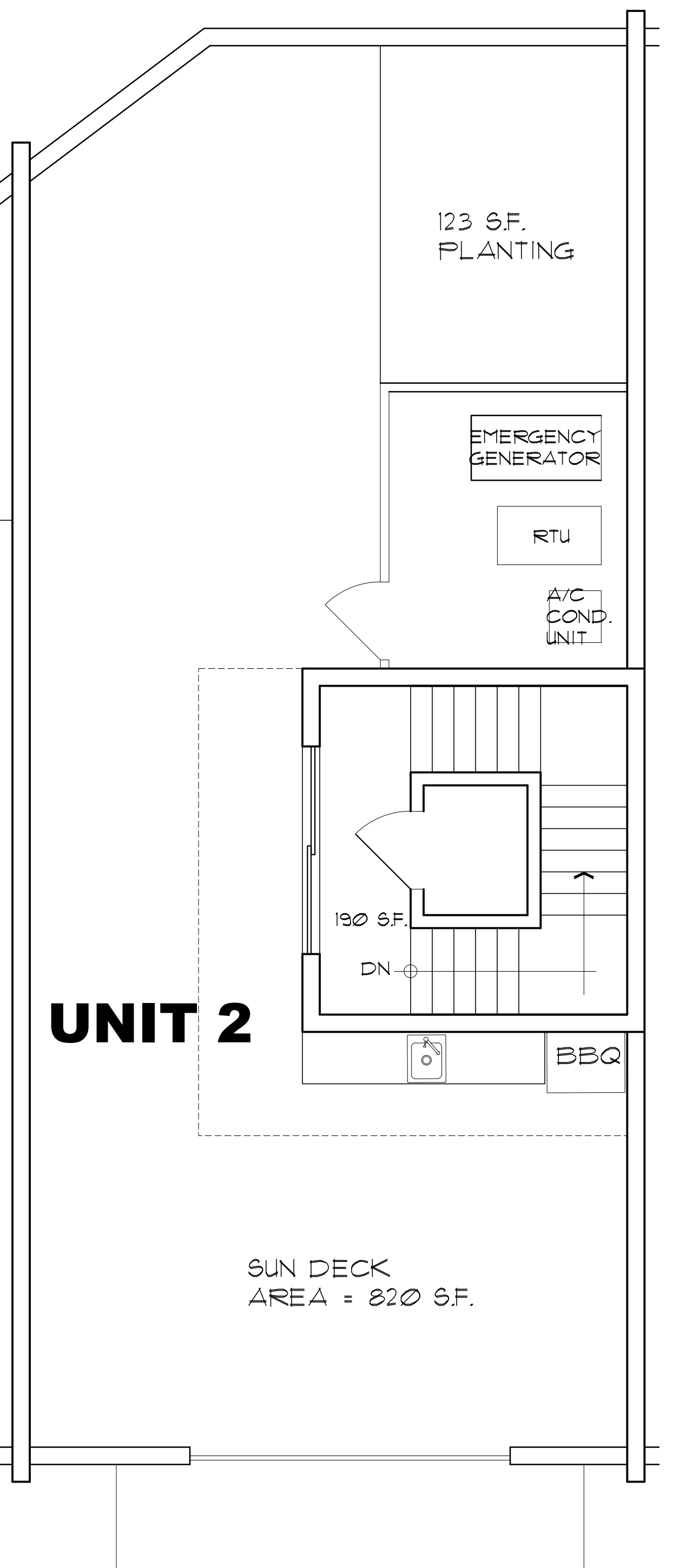
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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



UNIT 1 AREAS:	
1ST. FLOOR A/C:	83 S.F.
2ND. FLOOR A/C:	1,180 S.F.
3RD. FLOOR A/C:	1,211 S.F.
STAIR ACCESS:	120 S.F.
TOTAL A/C AREA:	2,660 S.F.
GARAGE AREA:	1,195 S.F.
TOTAL GROSS AREA:	3,855 S.F.

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DATE AND DESCRIPTION OF REVISION

4



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Five Townhomes for:
BAY HARBOR III
9201-9241 W. BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL. 33154
FLOOR PLAN UNIT 2-3&4

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

**ISSUED FOR
DRC**

DRAWN/CK'D: **COA/GJC**

DATE ISSUED: **03.20.18**

GJC PROJECT: **18-0**

A-6

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Five Townhomes for:

BAY HARBOR III

9201-9241 W. BAY HARBOR DRIVE

BAY HARBOR ISLANDS FL. 33154

FLOOR PLAN UNIT 5

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
NO. 0007957

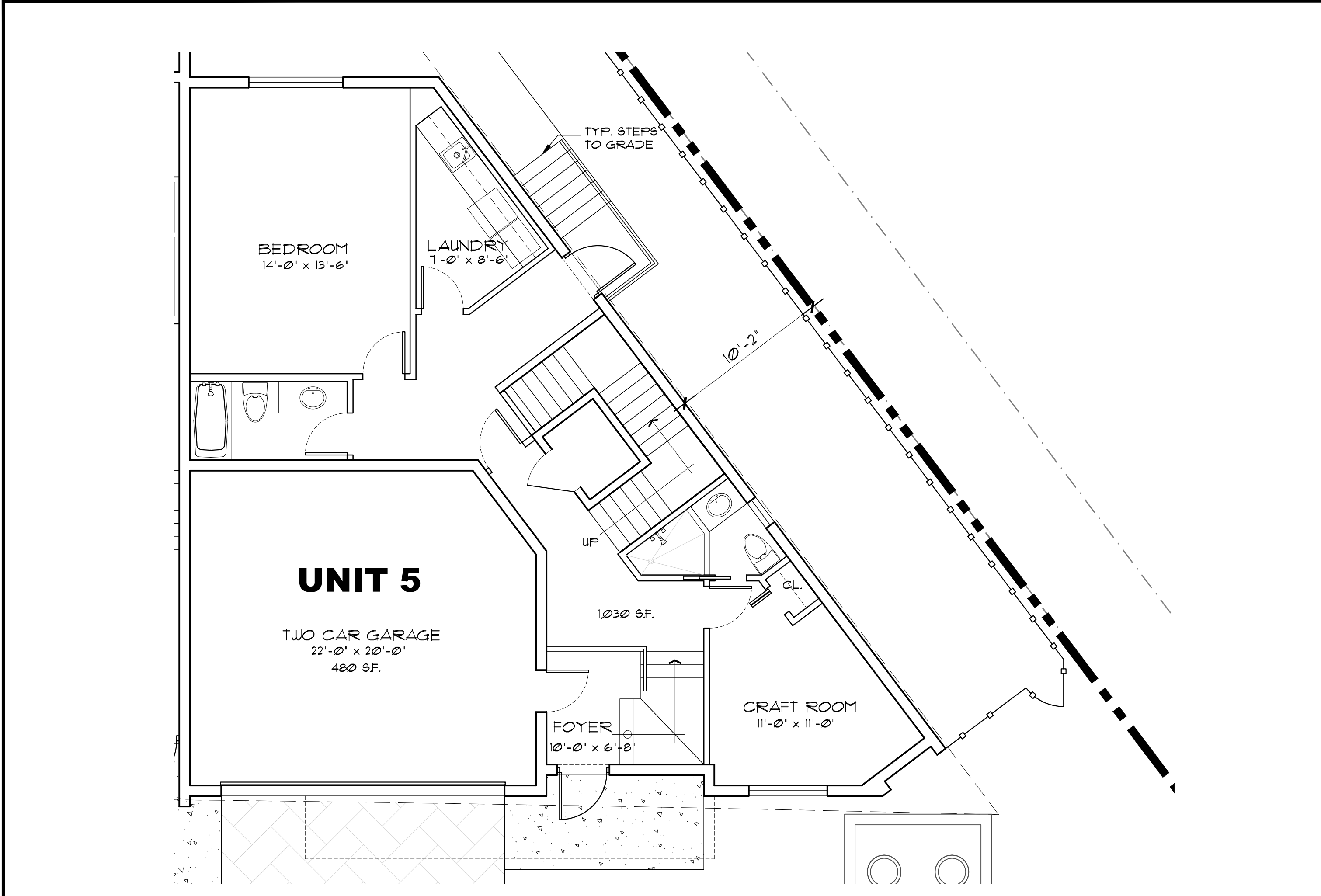
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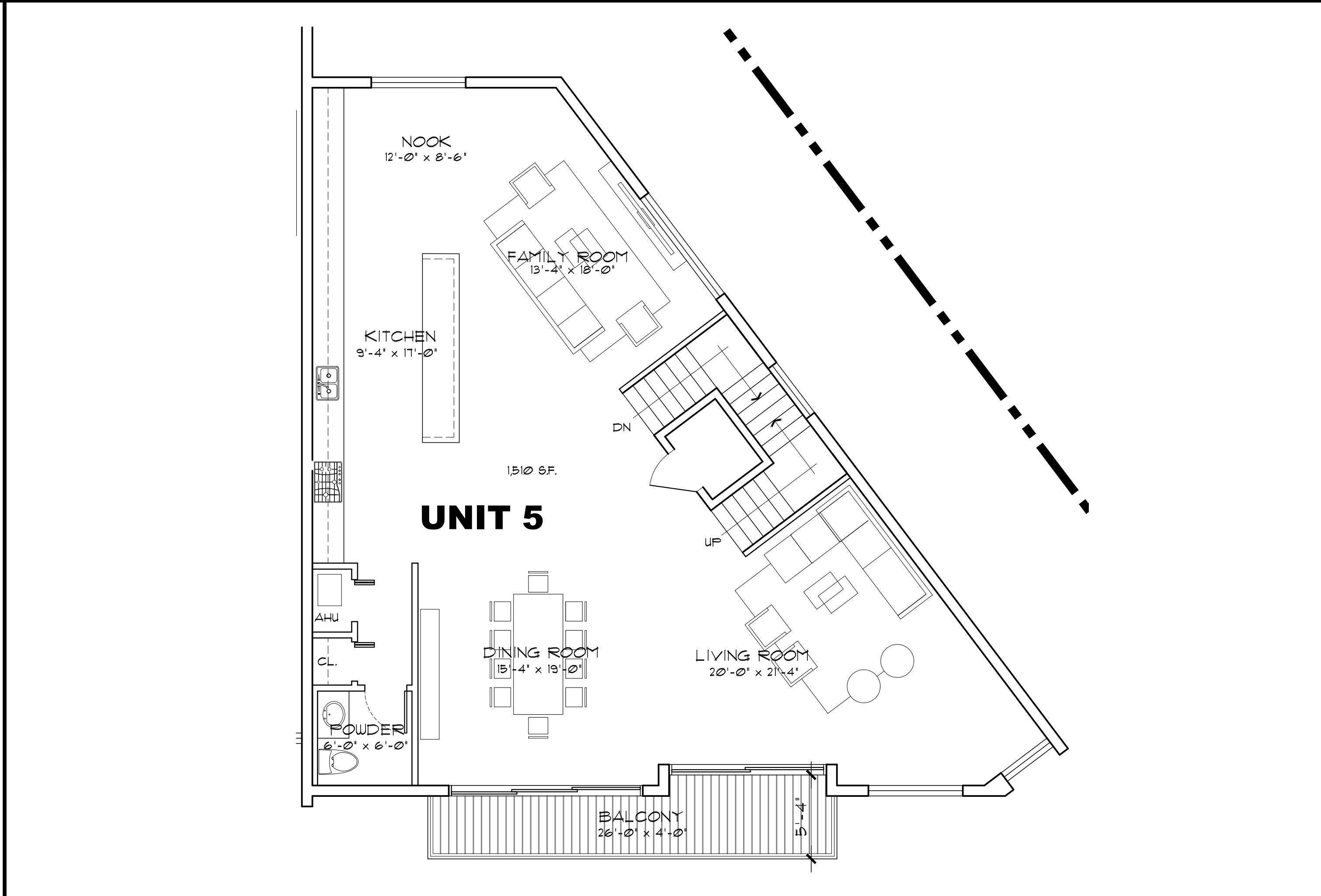
A-7



1 FIRST FLOOR PLAN

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

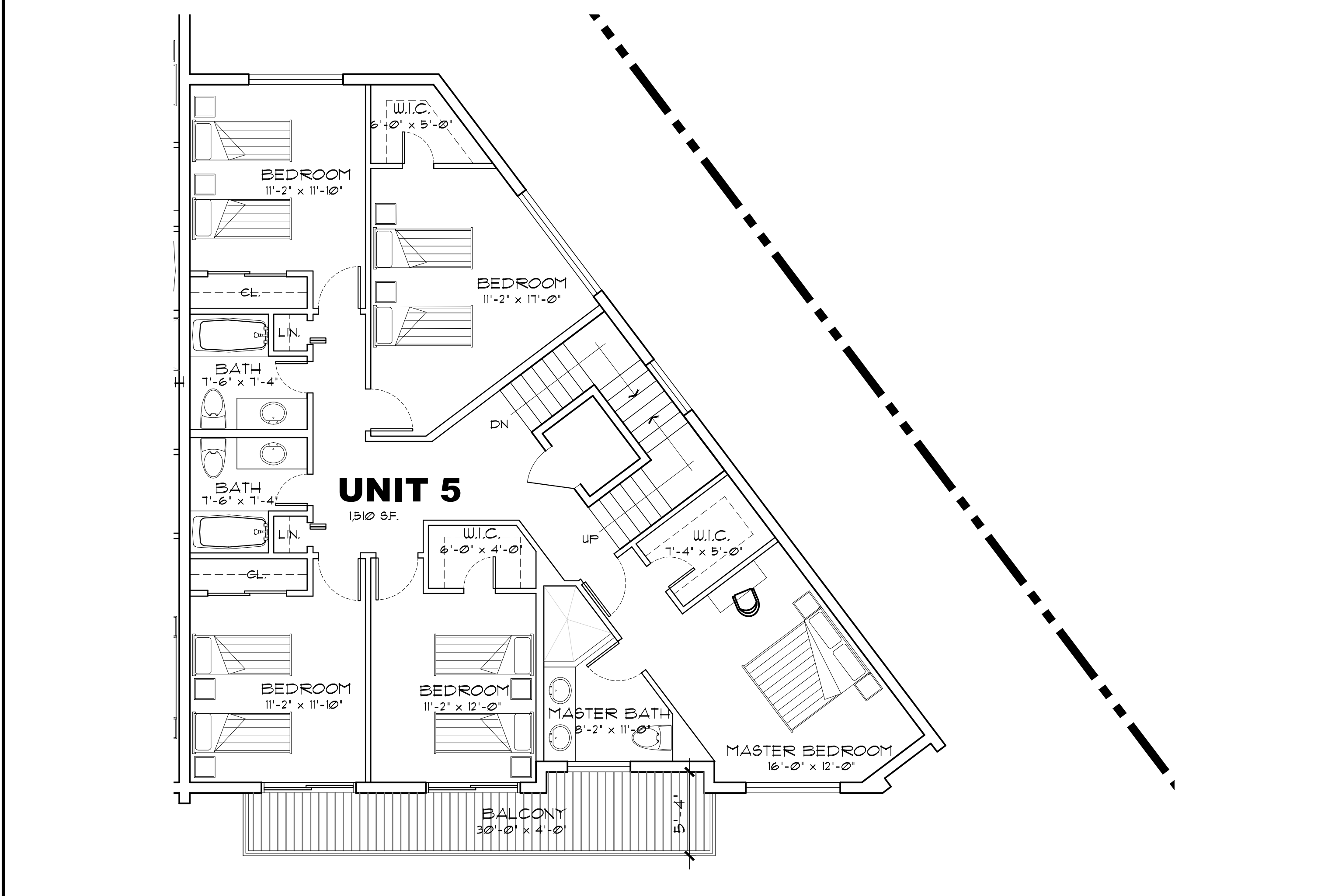
 NORTH



2 SECOND FLOOR PLAN

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

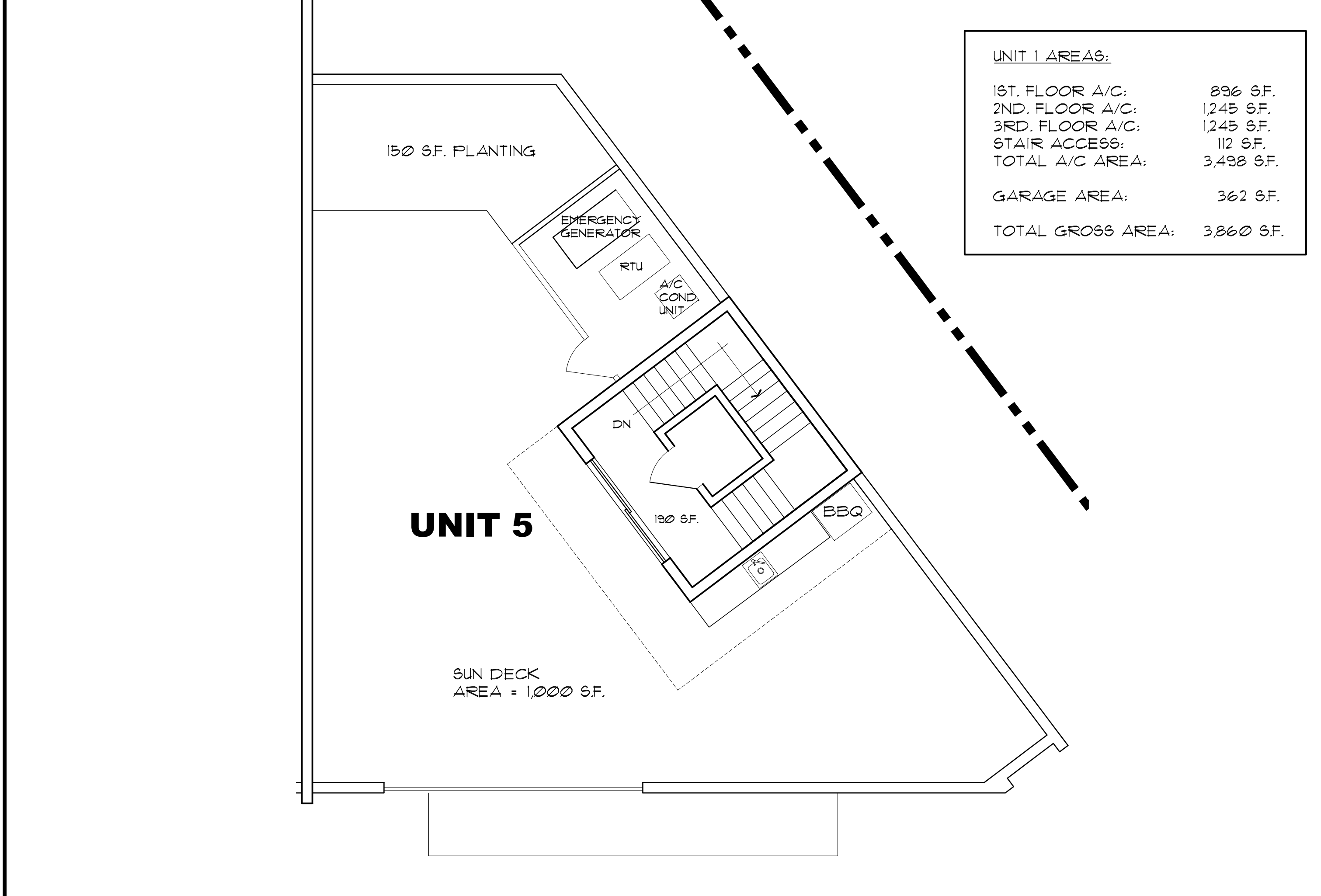
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3 THIRD FLOOR PLAN

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

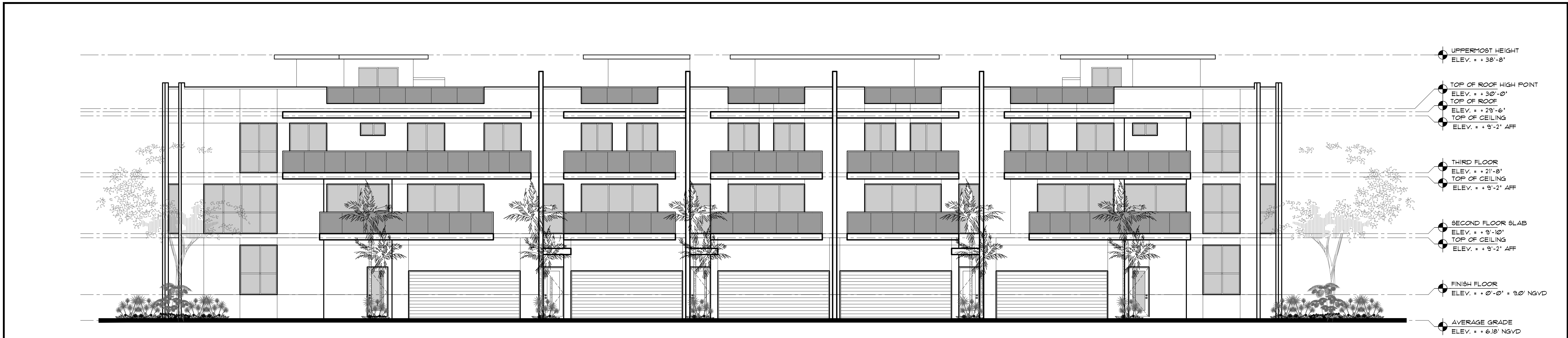
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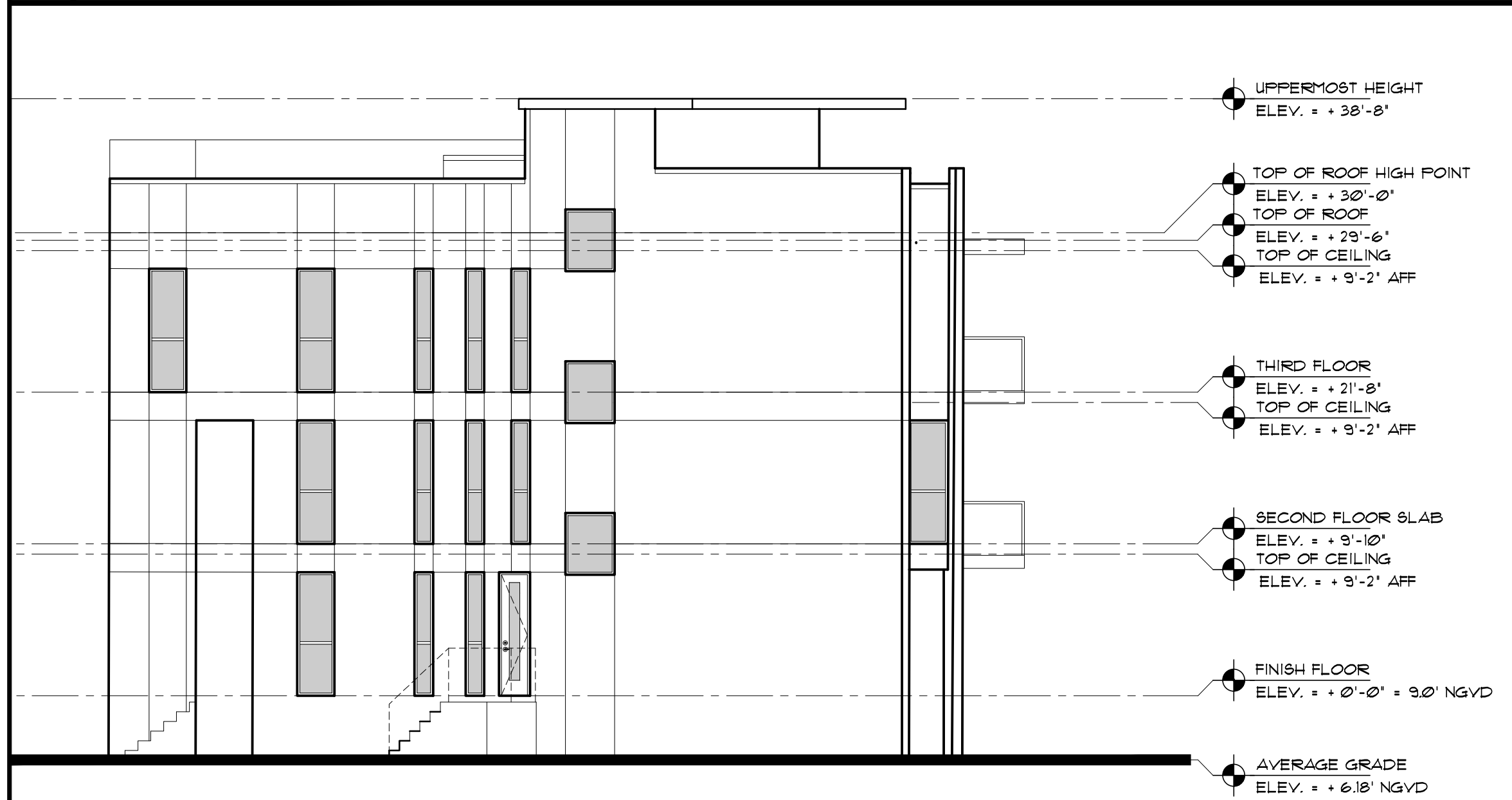
4 ROOF DECK PLAN

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

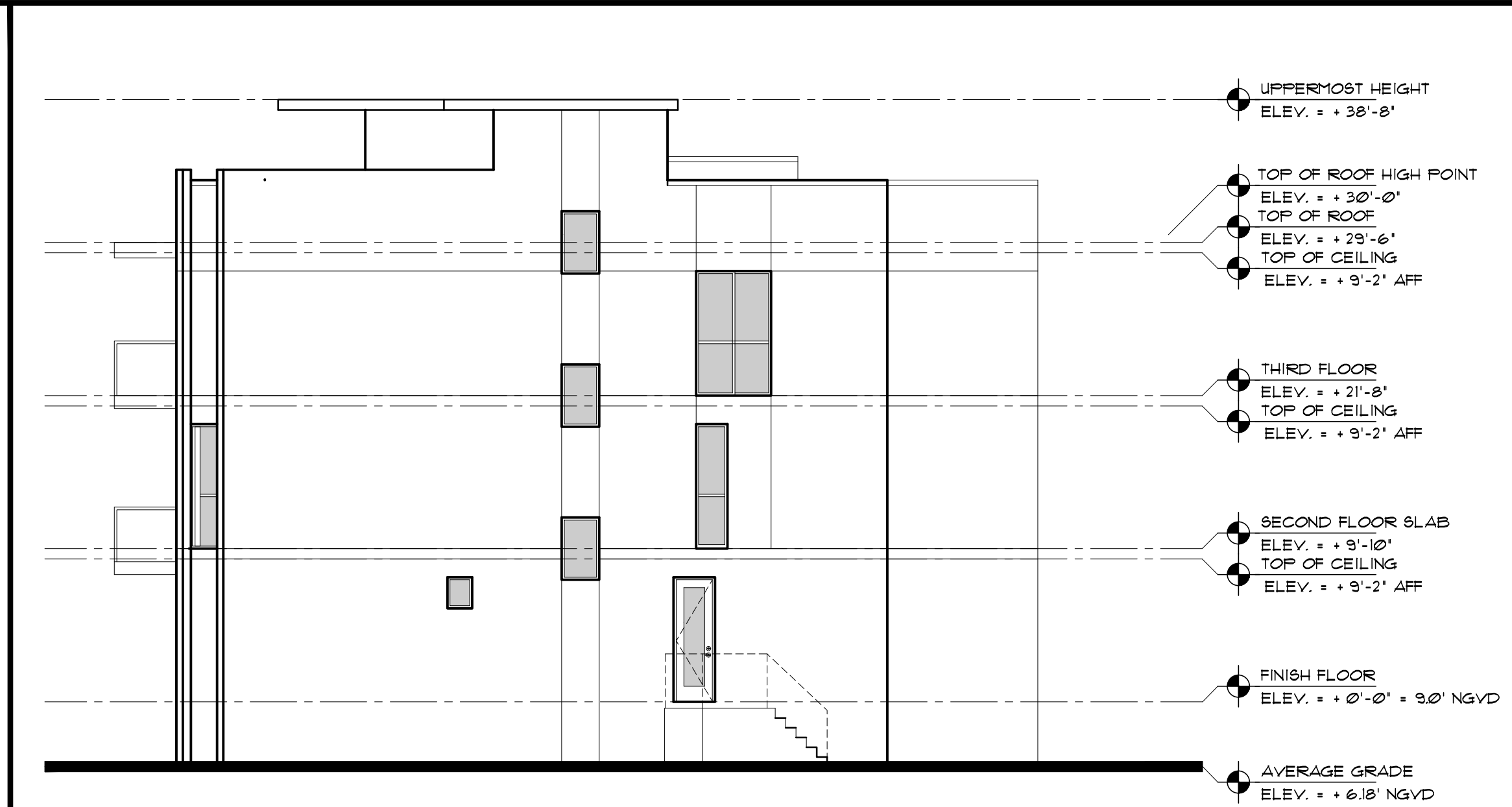
 NORTH



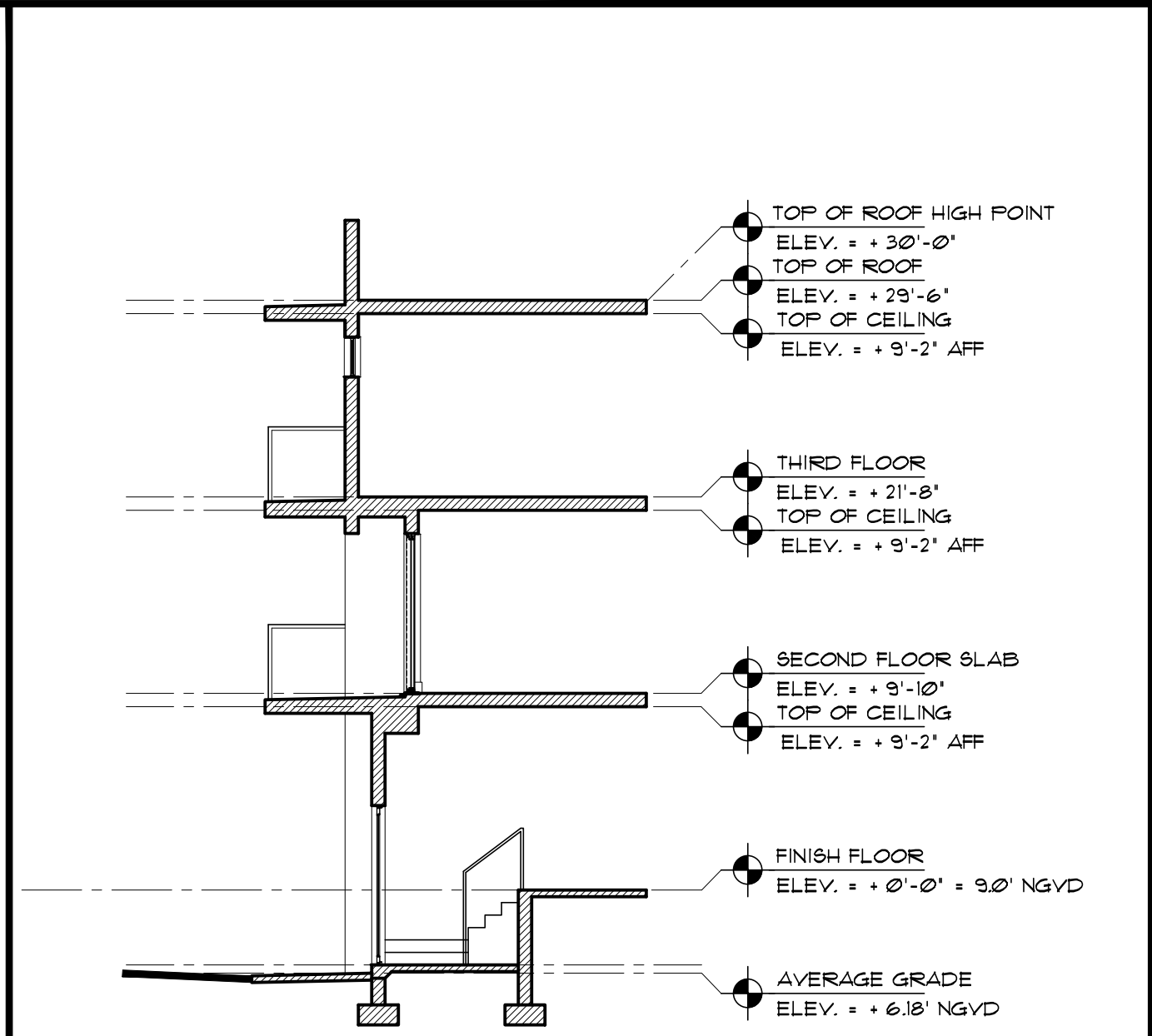
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



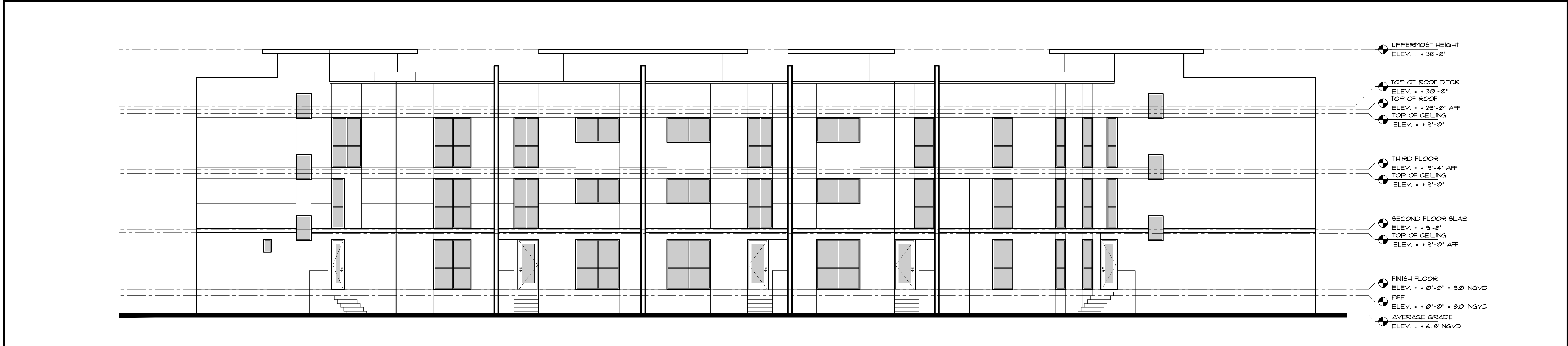
2 REAR WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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ELEVATIONS

GUSTAVO J. CARBONELL
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**ISSUED FOR
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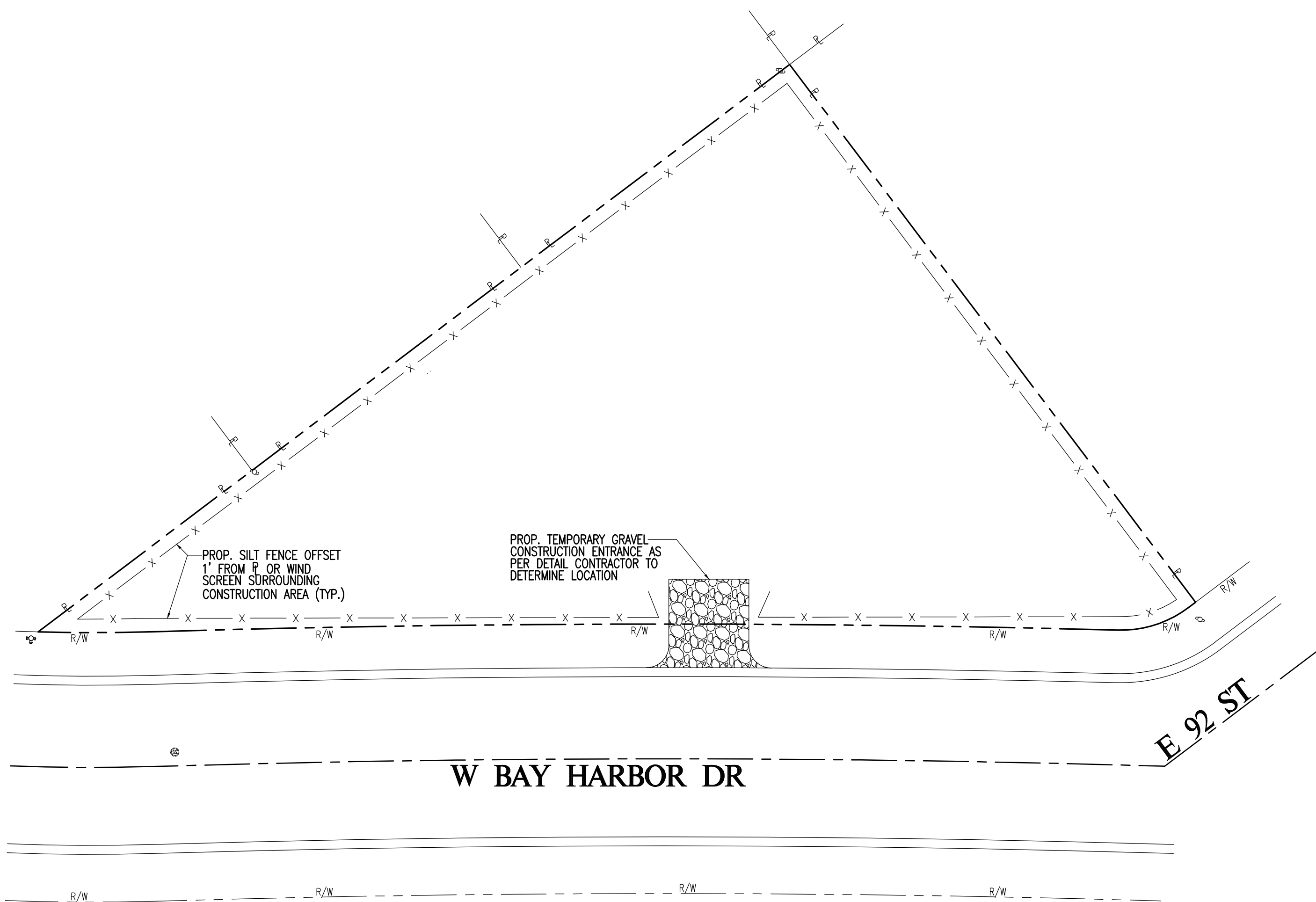
DRAWN/CK'D: **CFOS/GJC**

DATE ISSUED: **03.20.18**

GJC PROJECT: **18-0**

A-8

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



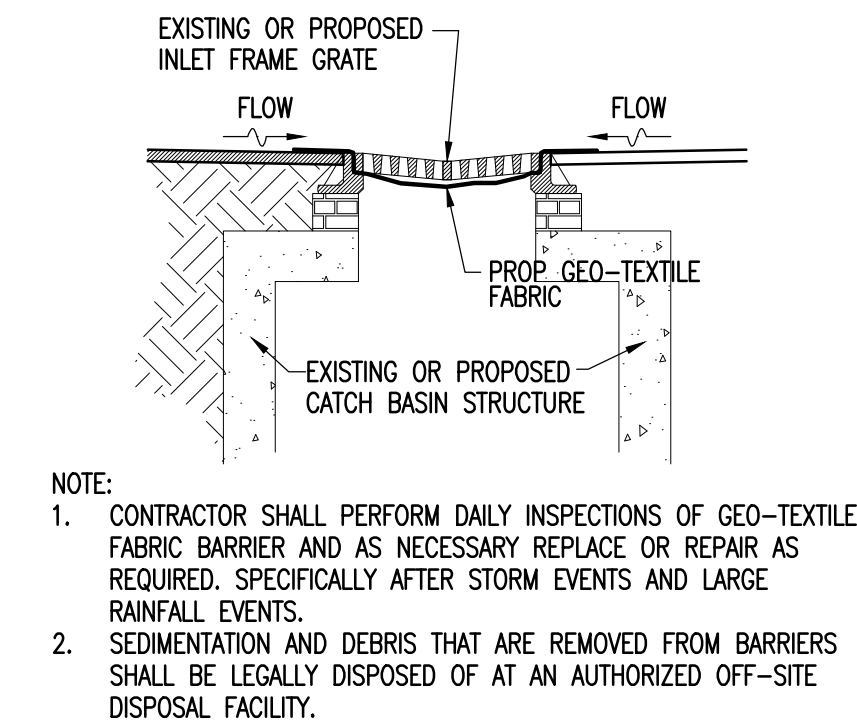
SWPPP PLAN
SCALE: 1"=20'

ENGINEER'S NOTES

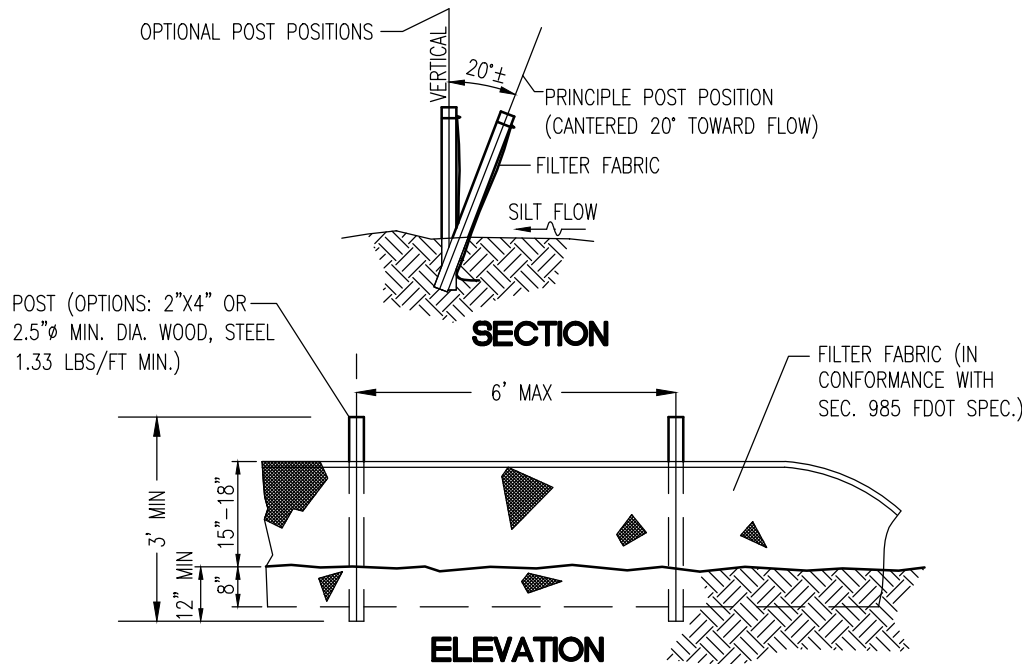
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BAY HARBOR ISLANDS PUBLIC WORKS MANUAL AND CITY OF BAY HARBOR ISLANDS SPECIFICATIONS AND APPLICABLE MIAMI DADE COUNTY STANDARDS.
- ALL SECTIONS INDICATED HEREIN REFER TO THE CITY OF BAY HARBOR ISLANDS PUBLIC WORKS MANUAL AND CITY OF BAY HARBOR ISLANDS SPECIFICATIONS AND APPLICABLE MIAMI DADE COUNTY STANDARDS.
- ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION, NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THIS ITEM.
- ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
- ALL DRAINAGE STRUCTURES SHALL BE CATCH BASINS TYPE-P W/ BAFFLE WITH TRENCH SD. 1.1 PERFORATED PIPE INVERT TO BE ABOVE THE **OCTOBER HIGH WATER TABLE (2.0' N.G.V.D.)** & 2.0' MIN. COVER.
- BOTTOM OF TRENCH ELEVATION FOR DRAINAGE STRUCTURES TO BE 15 FEET FROM TOP OF LOWEST CATCH BASIN.
- FLOOD CRITERIA 5.0' N.G.V.D.**
- ALL ELEVATIONS REFER TO N.G.V.D.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES I.E. UTILITY POLES, WATER METERS, SEWER LATERAL INVERT AND FIRE HYDRANTS. SHOULD CONFLICT EXIST CONTACT ENGINEER IMMEDIATELY.
- ENGINEER IS NOT RESPONSIBLE FOR ANY AESTHETIC DEFECTS/DEFICIENCIES FROM THE CONSTRUCTION OF PROPOSED DESIGN AND SHALL BE COORDINATED WITH OWNER/DEVELOPER AT TIME OF ACCEPTANCE.
- FEMA: **ZONE "AE" ELEV=8.0'**, COMMUNITY NO. 120637 SUFFIX: L PANEL: 0144 DATED (09/11/09)
- HIGHEST CROWN OF ROAD 5.16' NGVD
- CONTRACTOR TO APPLY SEDIMENT AND EROSION CONTROL MEASURES AROUND ENTIRE PROPERTY, SURROUNDING ALL AREAS OF CONSTRUCTION. SEE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS AND NOTES. CONTRACTOR SHALL VERIFY WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF NPDES PERMIT REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING PROVIDING ALL THE NECESSARY INVERTS, GRADES AND TRENCH SECTIONS SHOWING DEPTH OF TRENCH, PIPE INVERT AND RIM ELEVATIONS. AS-BUILT DRAWING SHALL BE SIGNED AND SEALED BY A LICENSED SURVEYOR AND TO BE CERTIFIED BY THIS OFFICE.

UNDERGROUND CONTRACTORS

- UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
- CONTRACTOR BIDS FOR TRENCHES EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.
- ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.
- ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.



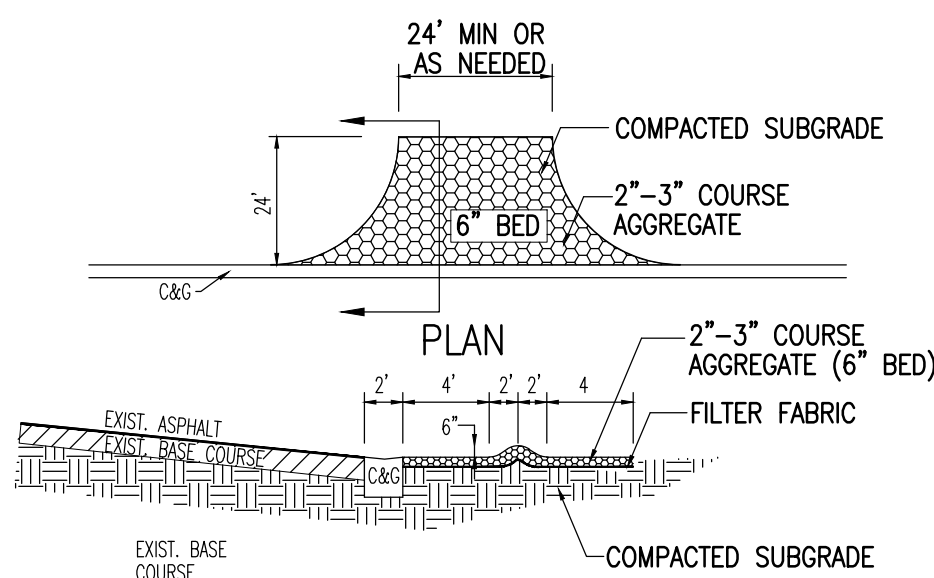
DROP INLET SEDIMENT BARRIER
N.T.S.



TYPE III SILT FENCE
SCALE: NTS



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!



- SECTION**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



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

LEGAL DESCRIPTION

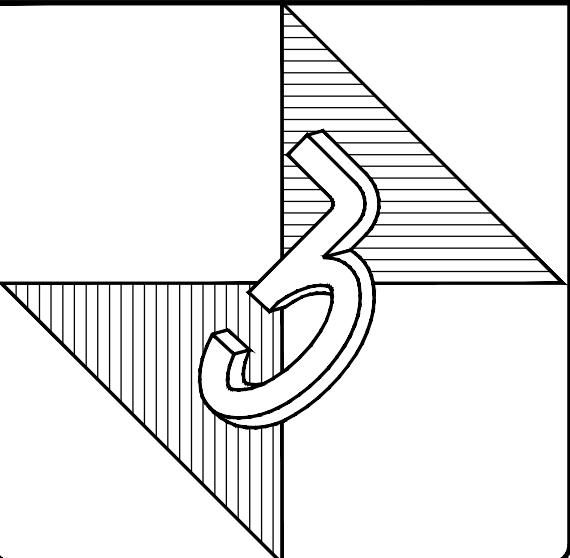
LOT 7, BLOCK 17, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 13-2227-001-3180

FIVE TOWNHOMES FOR BAY HARBOR III

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

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438



Revisions	By:

THIS ITEM HAS BEEN
INITIALLY SIGNED AND
SEALED BY SERGIO C.
LABISTE, P.E. ON THE
DATE ADJACENT TO THE
SEAL.

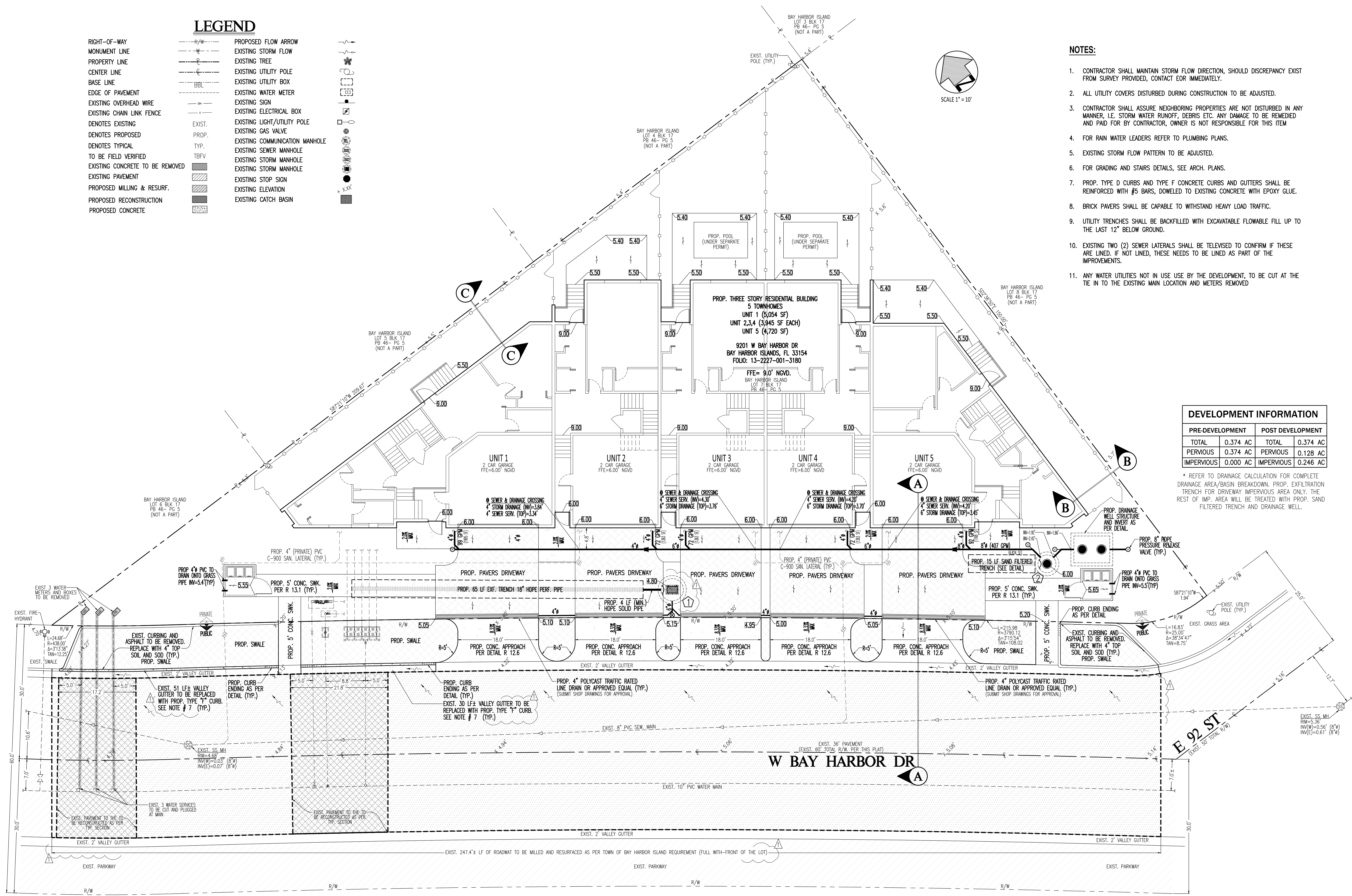
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Date: 05/03/22 Seal
SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No:
C-1
Sheet Title:
**CIVIL
COVER SHEET
AND NOTES**

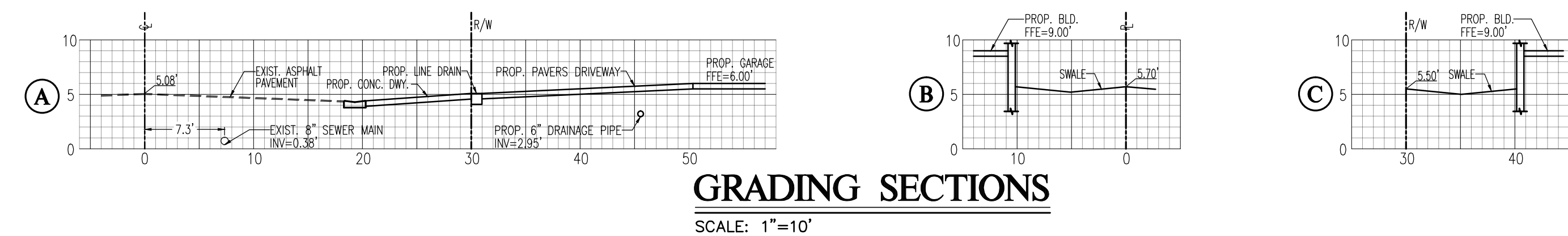
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- NOTES:**
1. CONTRACTOR SHALL MAINTAIN STORM FLOW DIRECTION, SHOULD DISCREPANCY EXIST FROM SURVEY PROVIDED, CONTACT EOR IMMEDIATELY.
 2. ALL UTILITY COVERS DISTURBED DURING CONSTRUCTION TO BE ADJUSTED.
 3. CONTRACTOR SHALL ASSURE NEIGHBORING PROPERTIES ARE NOT DISTURBED IN ANY MANNER, I.E. STORM WATER RUNOFF, DEBRIS ETC. ANY DAMAGE TO BE REMEDIED AND PAID FOR BY CONTRACTOR, OWNER IS NOT RESPONSIBLE FOR THIS ITEM
 4. FOR RAIN WATER LEADERS REFER TO PLUMBING PLANS.
 5. EXISTING STORM FLOW PATTERN TO BE ADJUSTED.
 6. FOR GRADING AND STAIRS DETAILS, SEE ARCH. PLANS.
 7. PROP. TYPE D CURBS AND TYPE F CONCRETE CURBS AND GUTTERS SHALL BE REINFORCED WITH #5 BARS, DOWELED TO EXISTING CONCRETE WITH EPOXY GLUE.
 8. BRICK PAVERS SHALL BE CAPABLE TO WITHSTAND HEAVY LOAD TRAFFIC.
 9. UTILITY TRENCHES SHALL BE BACKFILLED WITH EXCAVATABLE FLOWABLE FILL UP TO THE LAST 12" BELOW GROUND.
 10. EXISTING TWO (2) SEWER LATERALS SHALL BE TELEVIEWED TO CONFIRM IF THESE ARE LINED. IF NOT LINED, THESE NEEDS TO BE LINED AS PART OF THE IMPROVEMENTS.
 11. ANY WATER UTILITIES NOT IN USE USE BY THE DEVELOPMENT, TO BE CUT AT THE TIE IN TO THE EXISTING MAIN LOCATION AND METERS REMOVED

DEVELOPMENT INFORMATION			
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	0.374 AC	TOTAL	0.374 AC
PERVIOUS	0.374 AC	PERVIOUS	0.128 AC
IMPERVIOUS	0.000 AC	IMPERVIOUS	0.246 AC

* REFER TO DRAINAGE CALCULATION FOR COMPLETE DRAINAGE AREA/BASIN BREAKDOWN. PROP. EXFILTRATION TRENCH FOR DRIVEWAY IMPERVIOUS AREA ONLY. THE REST OF IMP. AREA WILL BE TREATED WITH PROP. SAND FILTERED TRENCH AND DRAINAGE WELL.



PROPOSED STRUCTURES TABLE						
FOR VALUES AND PROCEDURES USED TO DETERMINE LENGTH OF PROPOSED EXFILTRATION TRENCH SEE DRAINAGE CALCULATIONS						
CB #	STRUCT.	RIM ELEV.	PIPE SIZE/DIRECTION	BAFFLE/DIRECTION	PIPE INV/DIRECTION	FRAME/GRATE
1	TYPE "P"	4.80'	18"/NW	(1) BAFFLE/NW	1.30'/NW	PER SD 2.3
2	TYPE "P"	6.00'	15"/NW 8"/N/E	(1) BAFFLE/NW	2.42'/N 1.92'/E	PER SD 4.4

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!

FIVE TOWNHOMES FOR BAY HARBOR III

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

C A R L A B, I N C.

CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438

Revisions

1. DRC (2/8/22)	R.M.M.
-----------------	--------

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No: **C-2**

Sheet Title:
PROPOSED PAVING, GRADING AND DRAINAGE PLAN

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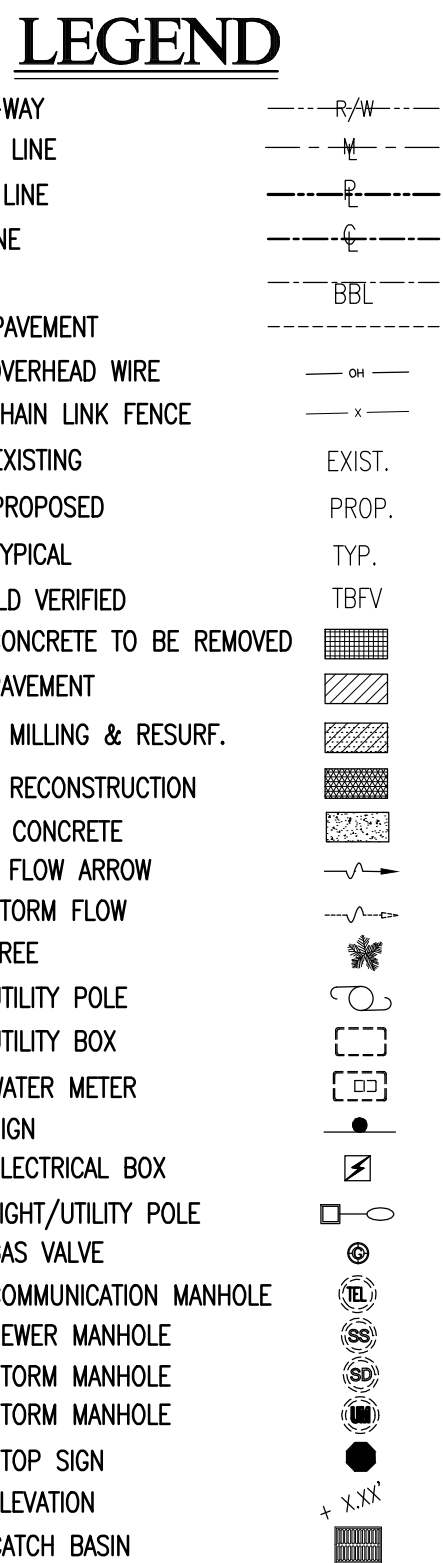
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Date: 05/03/22 Seal
SERGIO C. LABISTE P.E. #61733

SERGIO C. LABISTE
LICENSE
No. 61733
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NOTES:

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SEWER LATERAL NOTE
CONTRACTOR TO VERIFY BEFORE CONSTRUCTION
THE EXISTING INVERT ELEVATION IS SUFFICIENT
FOR CONNECTION.

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

C A R L A B, I N C.
 CERTIFICATE OF AUTHORIZATION 649
 ARCHITECTURE - PLANNING - ENGINEERING
 8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512
 FAX: 305 256-0438

FAX: 305 226-0438

Revisions	By:
1. DRC (2/8/22)	R.M.

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Date: 05/03/22 Sea
SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

Sheet No:

Sheet Title:

**PROPOSED
WATER AND
SEWER PLAN**

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- FOR FURTHER DRAINAGE WELL DETAILS, SEE DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DRAWING # DWD-01, NOTES
MODIFIED AS FOLLOWS:

7. 48 HOURS IN ADVANCE OF DIGGING OPERATIONS, THE CONTRACTOR SHALL CONTACT THE UNDERGROUND NOTIFICATION CENTER AT 1800-432-4770 AS WELL AS UTILITY OWNERS.

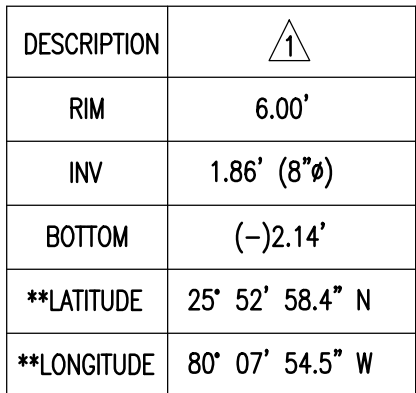


1. AFTER THE COURSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No. 4 COURSE AGGREGATE WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. REFER TO ROADWAY RESTORATION DETAIL FOR FRENCH DRAIN INSTALLATION UNDER PAVEMENT

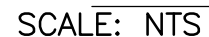


1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE AND APPROVED.
3. IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.

SD 1.1



SECT



SECTION A-A



NTS

SD 2.3



1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE CASKETED, WITH EITHER A THREADED SCREW-IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK-RELEASE LATCHES.
2. THE BACKS OF SKIMMERS MUST CONFORM TO THE SHAPE OF THE BASIN WALLS ON WHICH THEY ARE MOUNTED.

N.T.S.



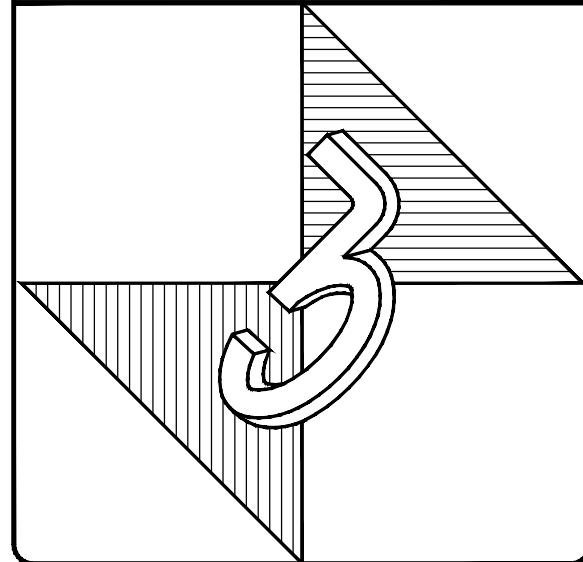
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9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154; FOLIO: 13-2227-001-3180

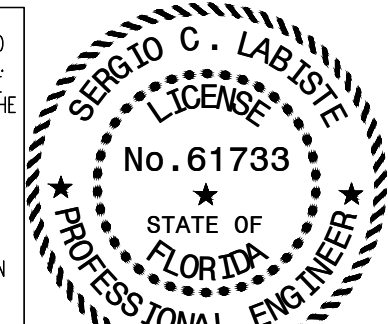
CARL AB, INC.

CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438



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SEAL.



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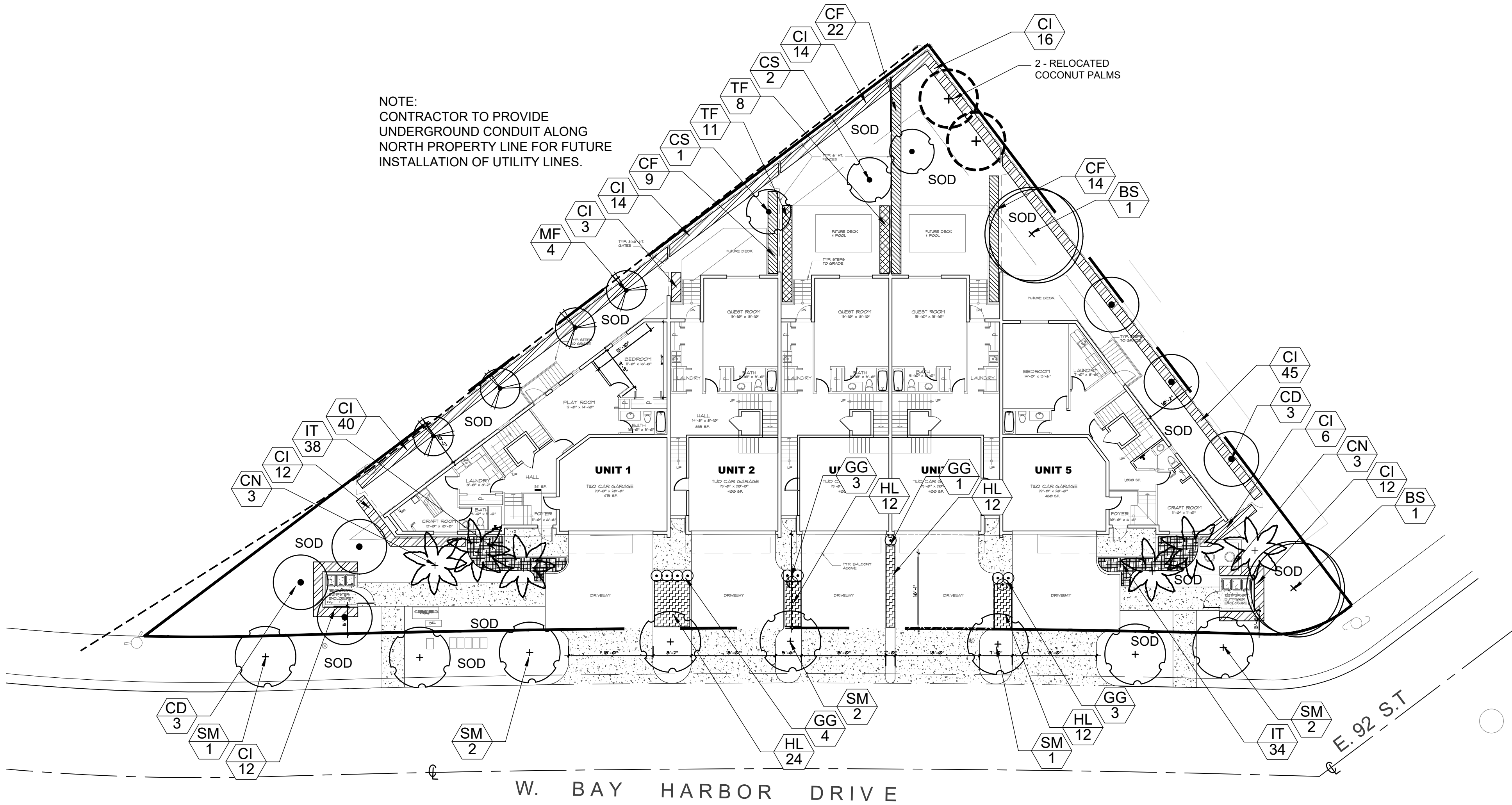
Checked: S.C.L.

Designed: R.M.M

Project No. 21-1770

Sheet No:

C-4
Sheet Title:
**STANDARD
DETAILS**



Plant List				
Sym	Qty	Botanical Name	Common Name	Size
Trees/ Palms				
CD	6	Coccoloba diversifolia	Pigeon Plum	12" Ht. x 4" Spr., 2.5" cal.
MF	4	Myrcianthes fragrans	Simpson's Stopper	12" Ht. x 5' Spr., 2.5" cal.
BS	2	Bursera simaruba	Gumbo Limbo	12" Ht x 4" Spr, 2.5" cal
CN	6	Cocos nucifera 'Green Malayan'	Coconut Palm	20' OA HT min. w/ 6' CT
CS	3	Cordia sebestena	Orange Geiger Tree	12" Ht x 4" Spr, 2.5" cal
SM	8	Swietenia mahagoni	Mahogany	15' Ht , 6' CT, 2.5" cal
Shrubs/ Groundcovers				
CI	174	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.
CF	45	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.
HL	60	Hymenocallis latifolia/ Spider Lily	Hymenocallis latifolia/ Spider Lily	18" x 18", 24" O.C.
TF	19	Tripsacum floridana	Florida Gamma Grass	24" x 24", 24" O.C.
GG	11	Galphimia gracilis	Thryallis	24" x 24", 24" O.C.
IT	72	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18" x 18", 24" O.C.
Sod			St. Augustine	
Mulch			Shredded Melaleuca or Eucalyptus	

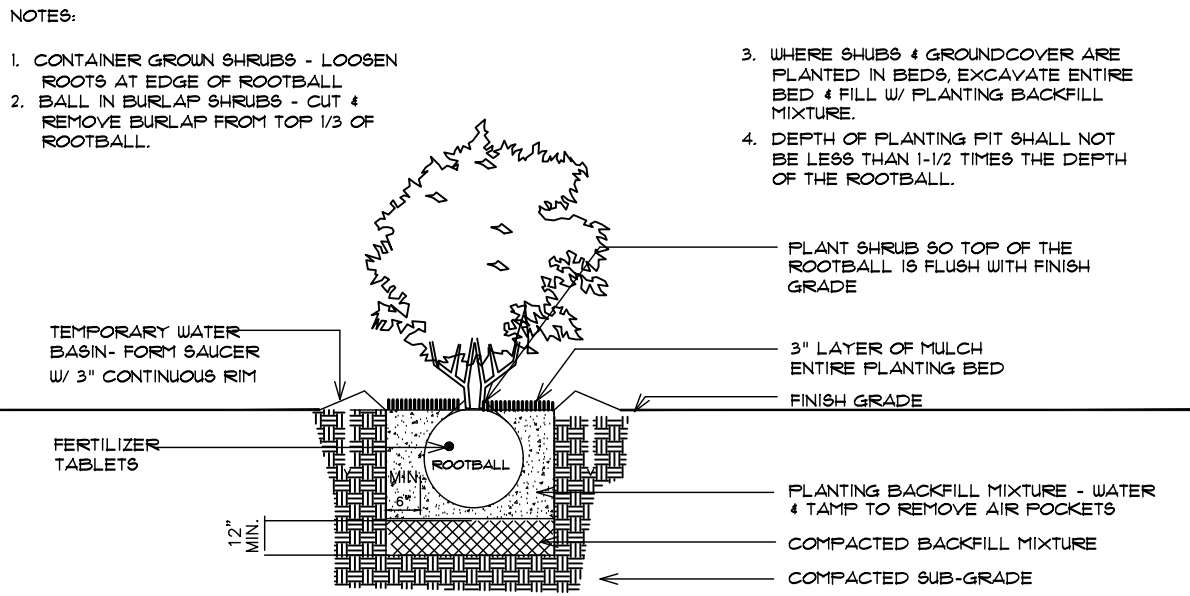
Landscape Code Legend

Site Address:	9201-9241 W Bay Harbor Drive			
NET LOT AREA:	16,273 sf (.37 AC)			
		Required	Provided	
A. OPEN SPACE REQUIREMENT				
Net lot area =	16,273 sf x 20% =	3255 SF	5375 SF	
B. MAXIMUM LAWN AREA ALLOWED				
3255 SF X 60% =	1953 SF + open space over code 2120 sf=	4073 SF	4060 SF	
C SHADE TREES				
1. Number of shade trees required:	28 trees/ acre 28 x .37 AC = 11	11	17	
2. Percentage of native trees required	11 x .50 =	6	15	
3. Percentage drought tolerant and low maintenance species:	11 x .50	6	17	
D. STREET TREES 1/35'				
West Bay Harbor Dr 256' / 35' =		8	8	
E. SHRUBS				
1. Number of shrubs required: Number of trees required x 10 =	19 x 10	190	381	
2. Percentage of native shrubs required:	190 x .30	57	253	
3. Percentage drought tolerant and low maintenance species required:	190 x .50 =	95	253	

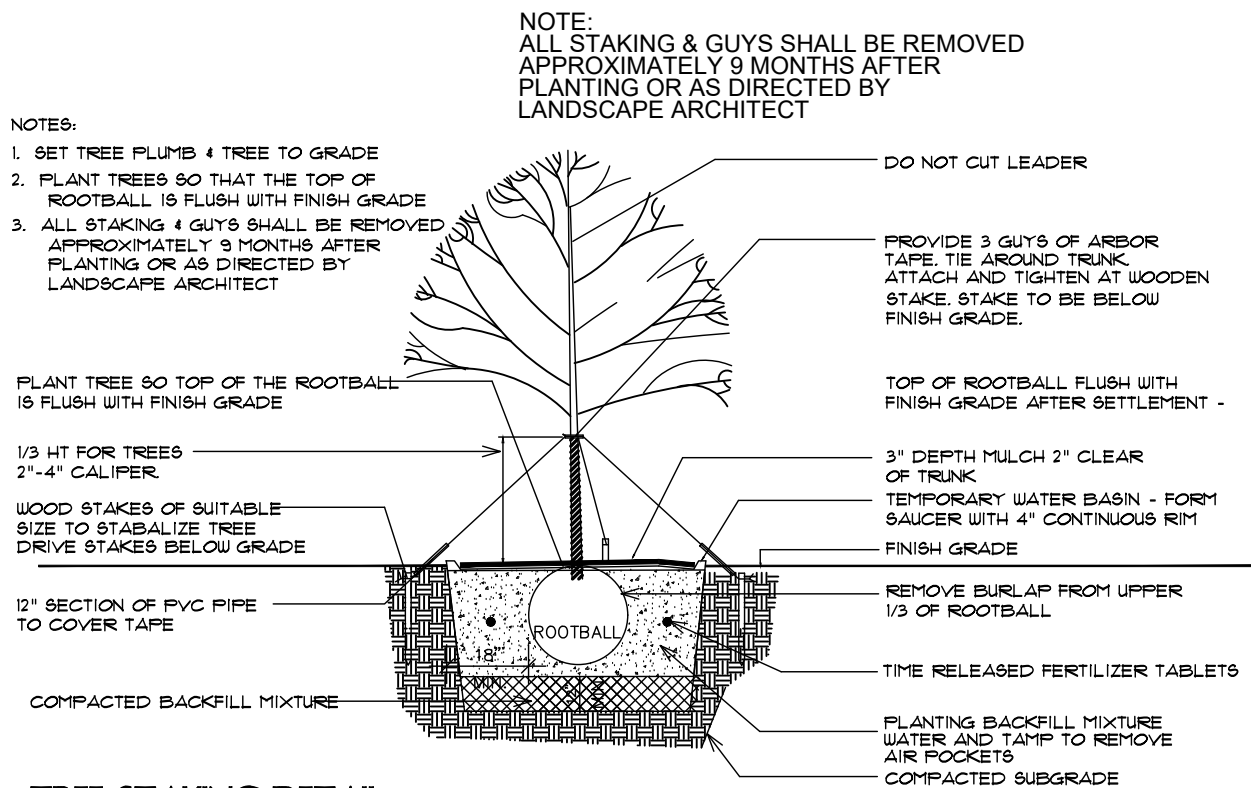
General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All road rock, concrete, asphalt and all other unnatural materials shall be removed from all landscape areas and replaced with approved planting soil prior to installation.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent muck. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #9.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- Only bio-degradable material can be attached to the trunks of trees.
- All trees and palms shall be planted with the top of their rootballs 1'-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area. If trees are containerized, the rootballs shall be shaved at the periphery and radial slices made to correct all circling roots and rootball deformities.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.
- A pre-construction meeting with the City Urban Forestry Department is required prior to the installation of any plant material.
- All tree work shall be permitted and performed by a Broward County Tree Trimmer.
- No landscape other than sod are allowed within 5 feet of any portion of City owned utilities within the public street right of way including meters, hydrants, service lines, etc. No street trees shall be placed on top of or 5 feet of either side of any City owned utility infrastructure. No trees, shrubs or obstruction shall be placed within a 3 foot radius of a City owned sewer lateral cleanout or water and/or reuse meter.

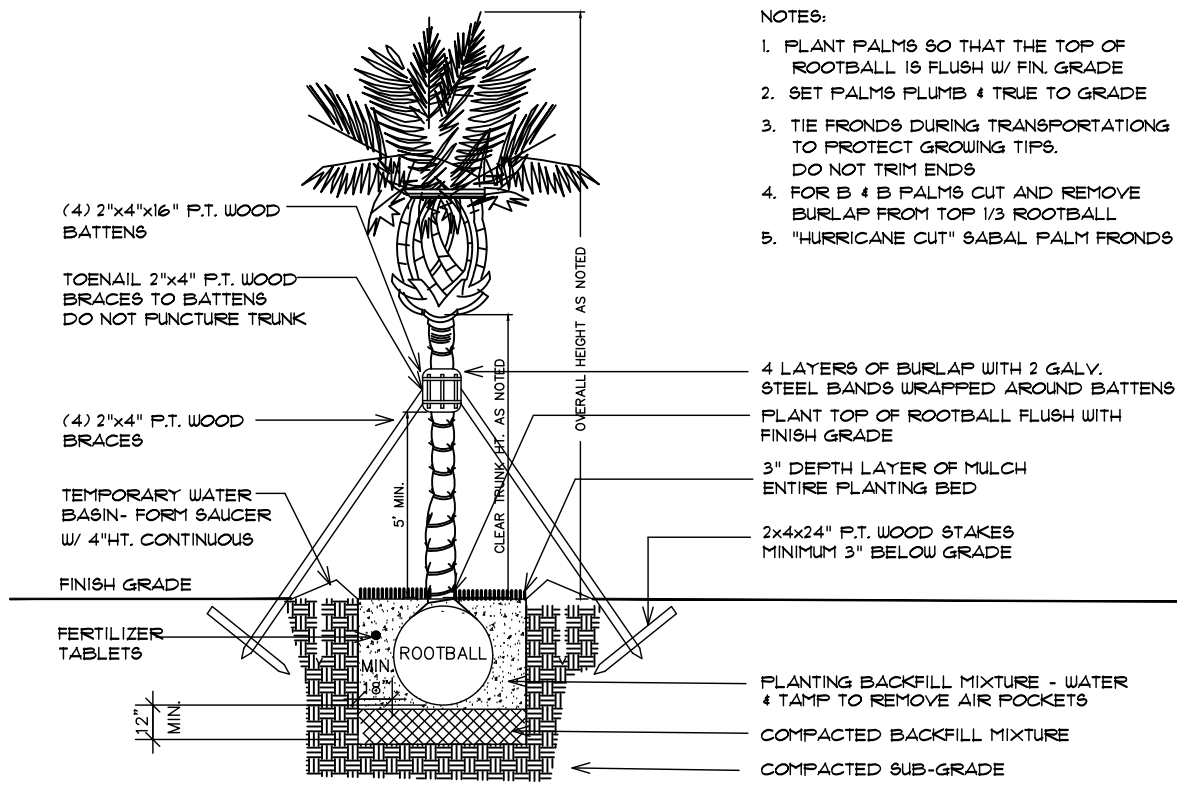
NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



SHRUB PLANTING DETAIL

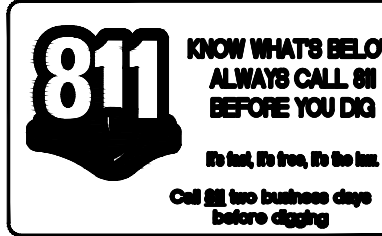


TREE STAKING DETAIL

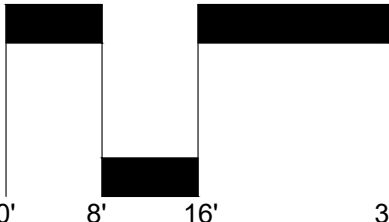


PALM PLANTING DETAIL

- NOTES:
- SOD AND IRRIGATE TO EDGE OF ROAD.
 - TREE REMOVAL PERMIT IS REQUIRED BY CITY PRIOR TO REMOVAL OF ANY TREES ON SITE.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROPRIATE SHRUB MATERIAL.

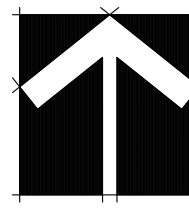


SCALE: 1/16" = 1'-0"



LANDSCAPE PLAN

NORTH



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Gustavo J. Carbonell, P.A.

DATE AND DESCRIPTION OF REVISION

1 SITE & PLANTING REV.

04-14-2022



Gustavo J. Carbonell, P.A.
Architecture and Planning
1457 NE 4th Avenue
Fort Lauderdale
Florida 33304

GUS CARBONELL, AIA
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www.guscarbonell.com
T: 954.462.6565
F: 954.527.0857

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

LANDSCAPE PLAN

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

ISSUED FOR DRC

DRAWN/CK'D:

DATE ISSUED: 10-5-2021

GJC PROJECT: 21-12

L-1

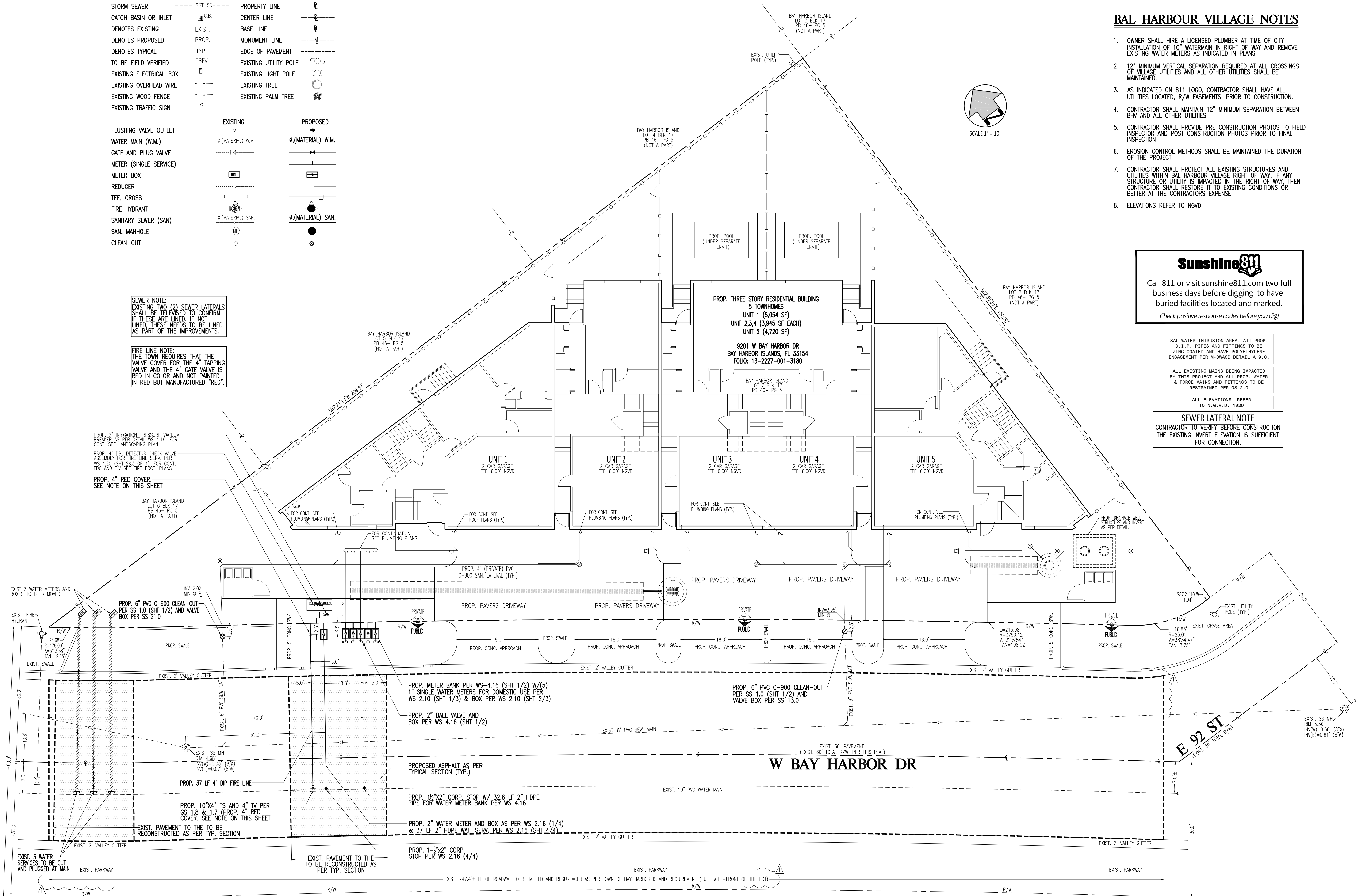
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSIDERED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DINGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL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

LEGEND

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

SEWER NOTE:
EXISTING TWO (2) SEWER LATERALS
SHALL BE TELEVIEWED TO CONFIRM
IF THESE ARE LINED. IF NOT
LINED, THESE NEEDS TO BE LINED
AS PART OF THE IMPROVEMENTS.

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



BAL HARBOUR VILLAGE NOTES

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

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!

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

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

ALL ELEVATIONS REFER TO M.G.V.D. 1929

SEWER LATERAL NOTE
CONTRACTOR TO VERIFY BEFORE CONSTRUCTION THE EXISTING INVERT ELEVATION IS SUFFICIENT FOR CONNECTION.

FIVE TOWNHOMES FOR BAY HARBOR III

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

C A R L A B, I N C.
CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438

Revisions

By:

1. DRC (2/8/22)

R.M.M.

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SERGIO C. LABISTE P.E. #61733

Date: 01/11/22

Scale: AS SHOWN

Drawn: L.M.M.

Checked: S.C.L.

Designed: R.M.M.

Project No. 21-1770

Sheet No:

WS-2

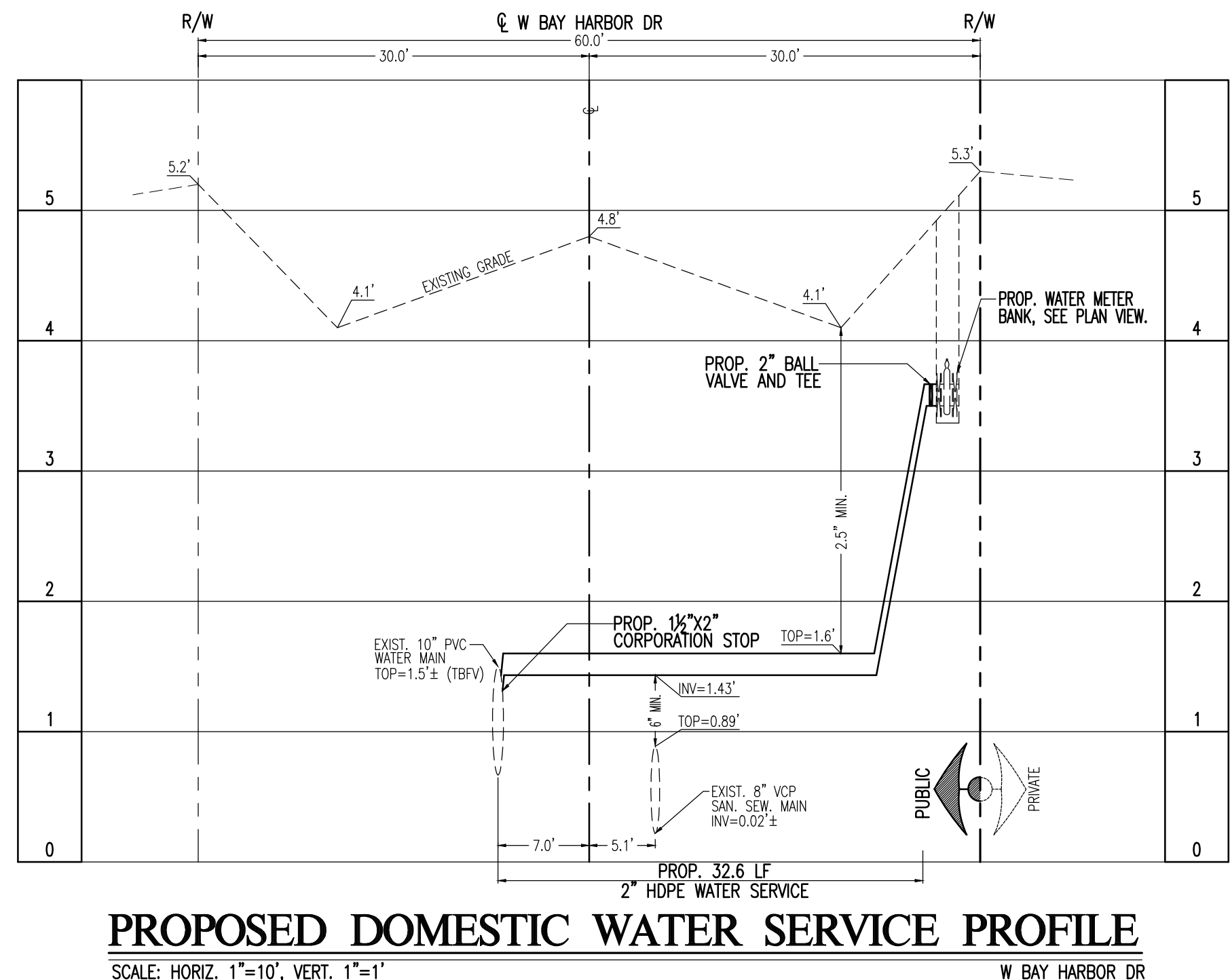
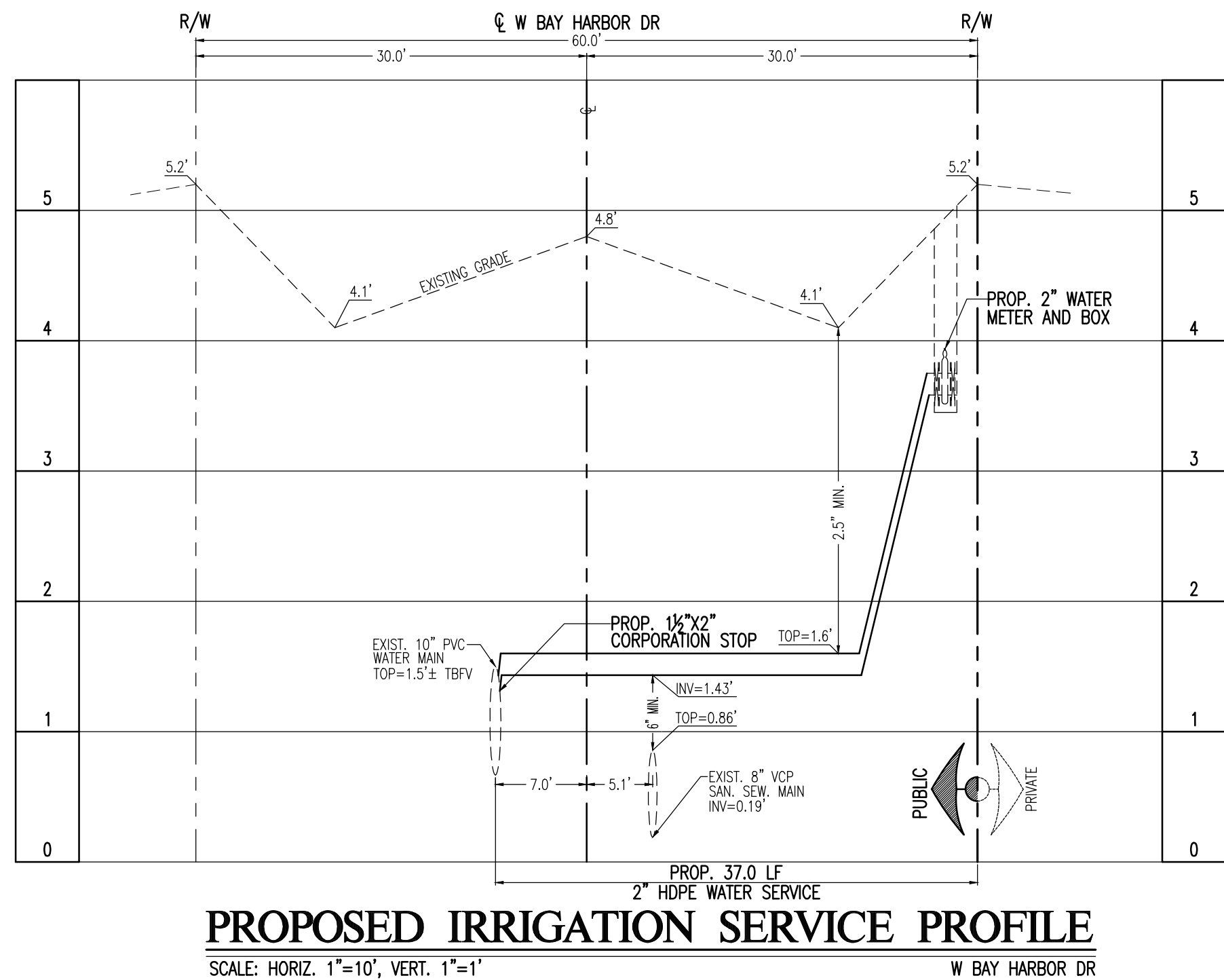
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PROPOSED WATER

AND SEWER

PLAN

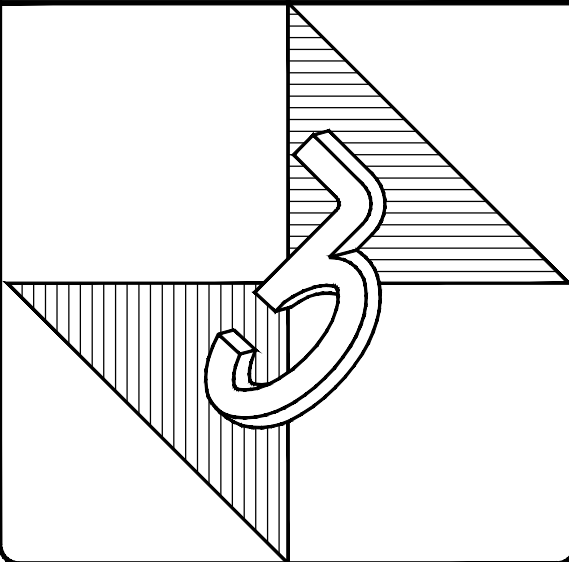
Check positive response codes before you dig!



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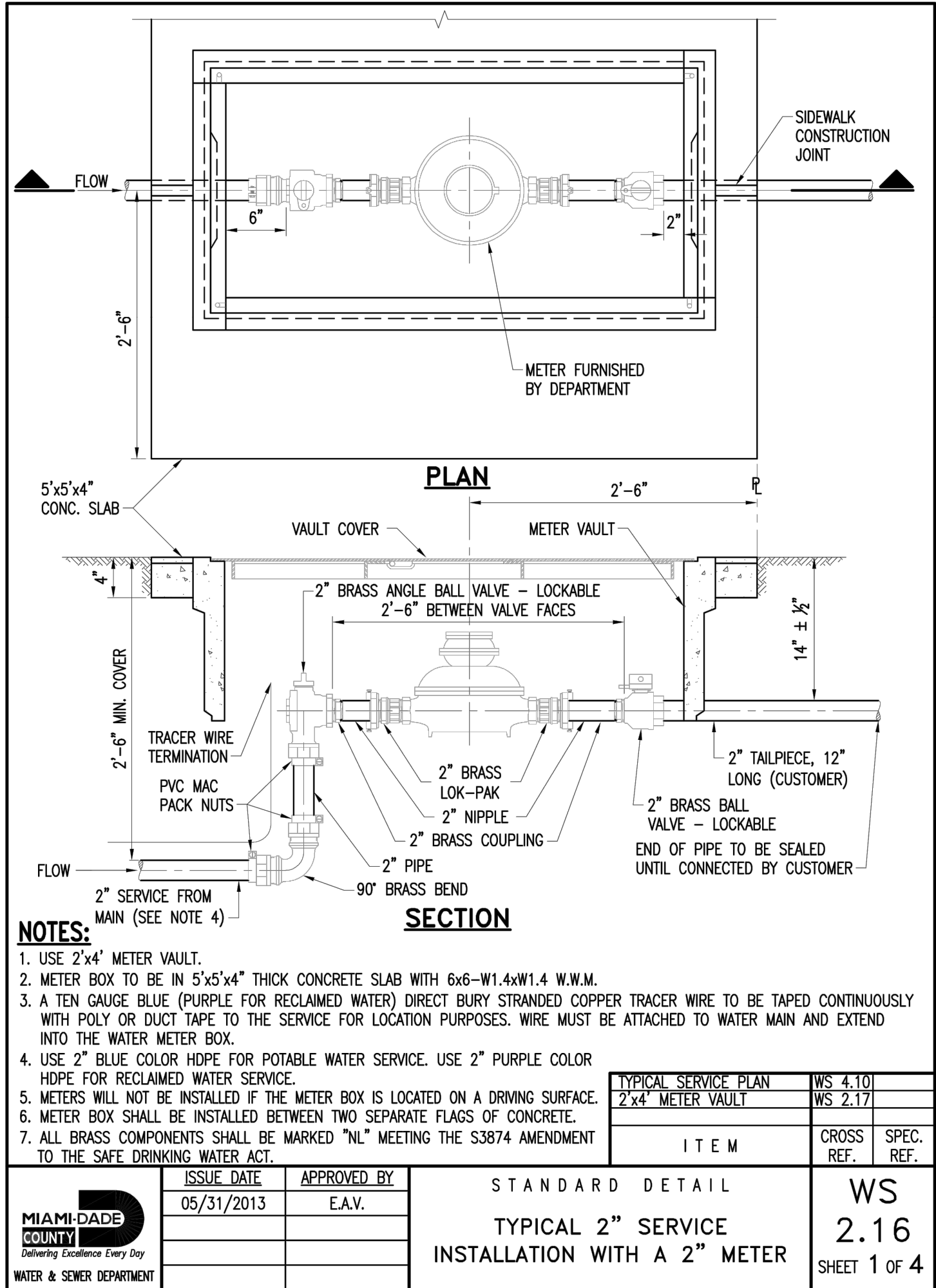
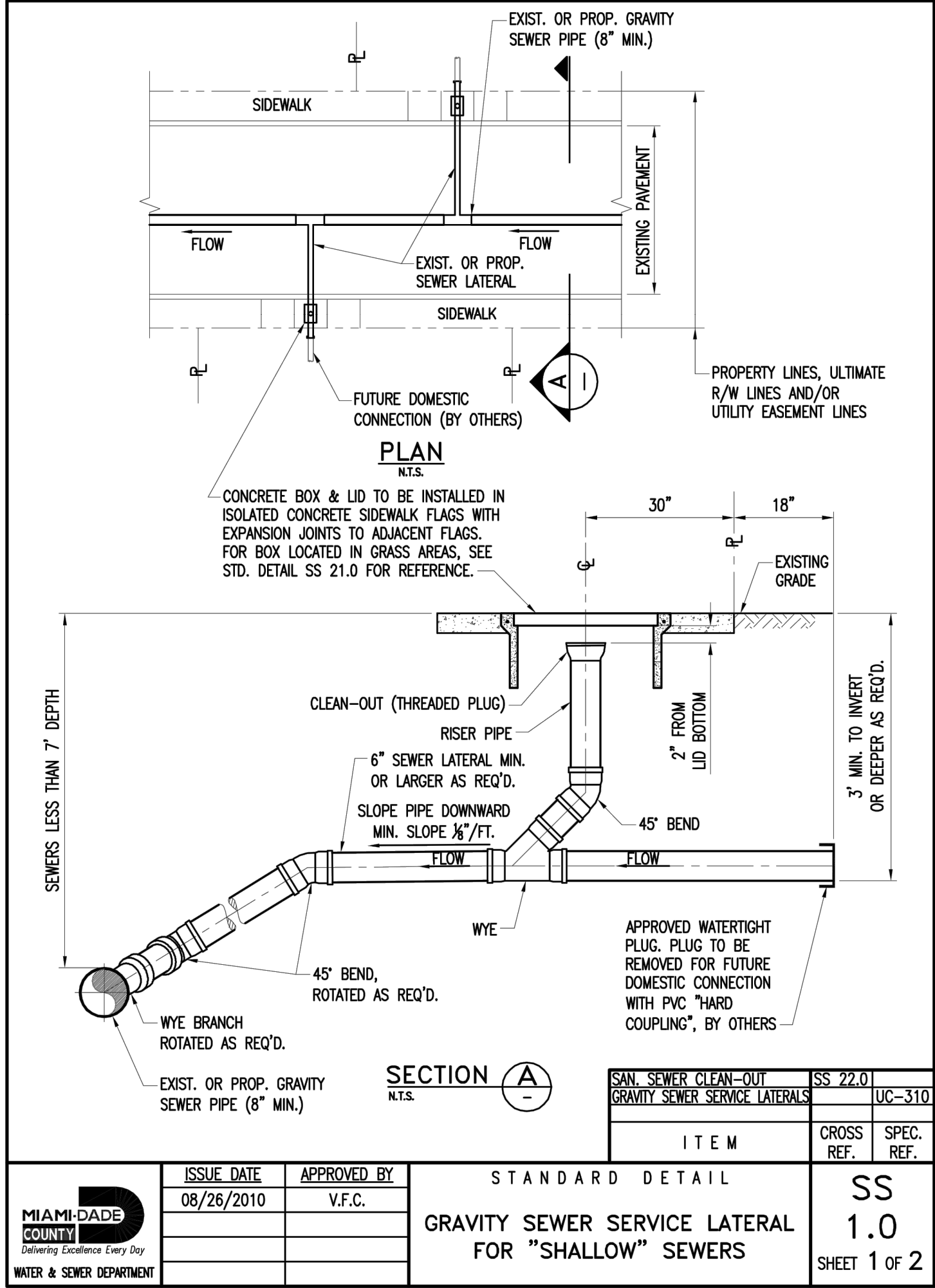
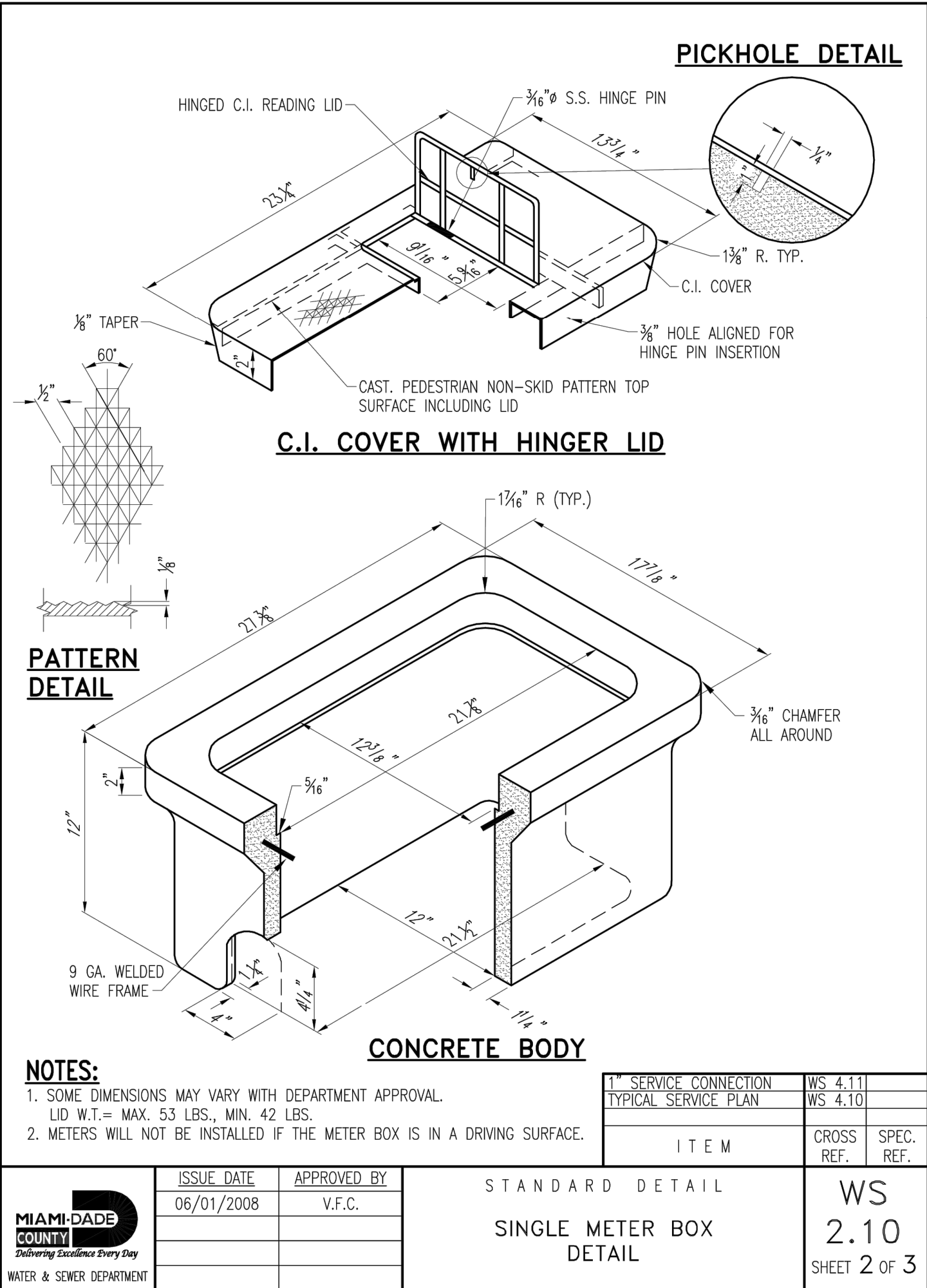
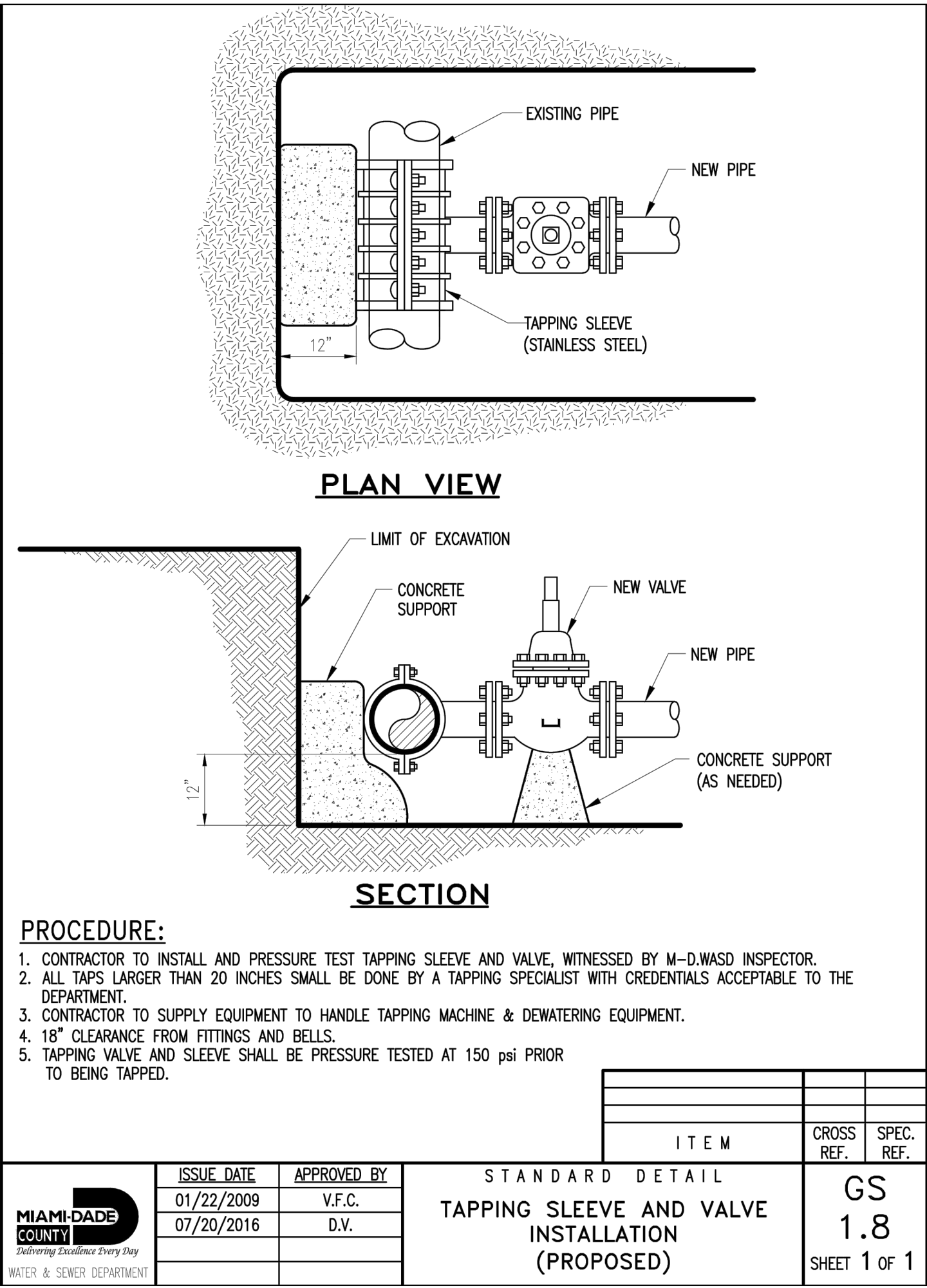
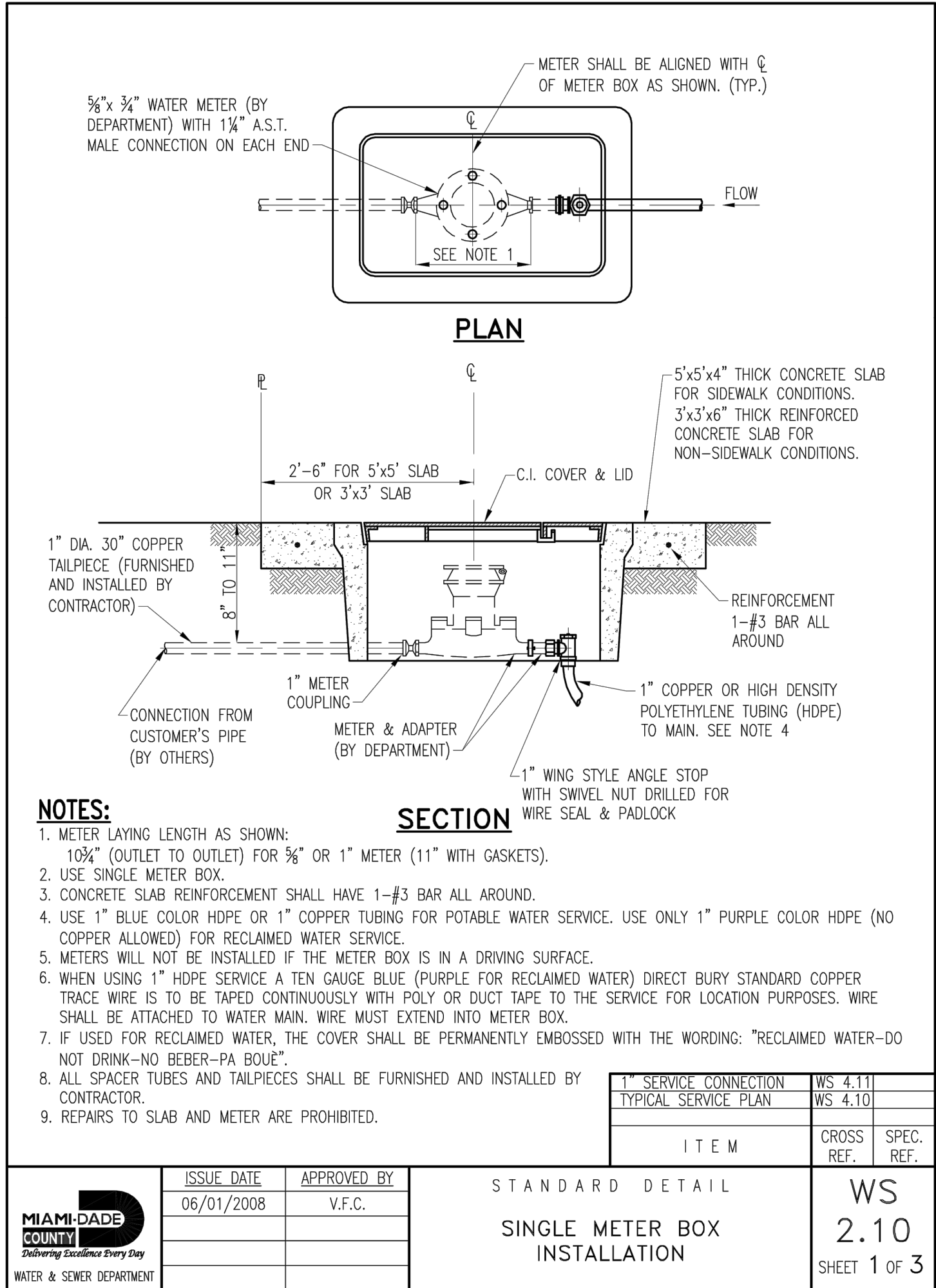
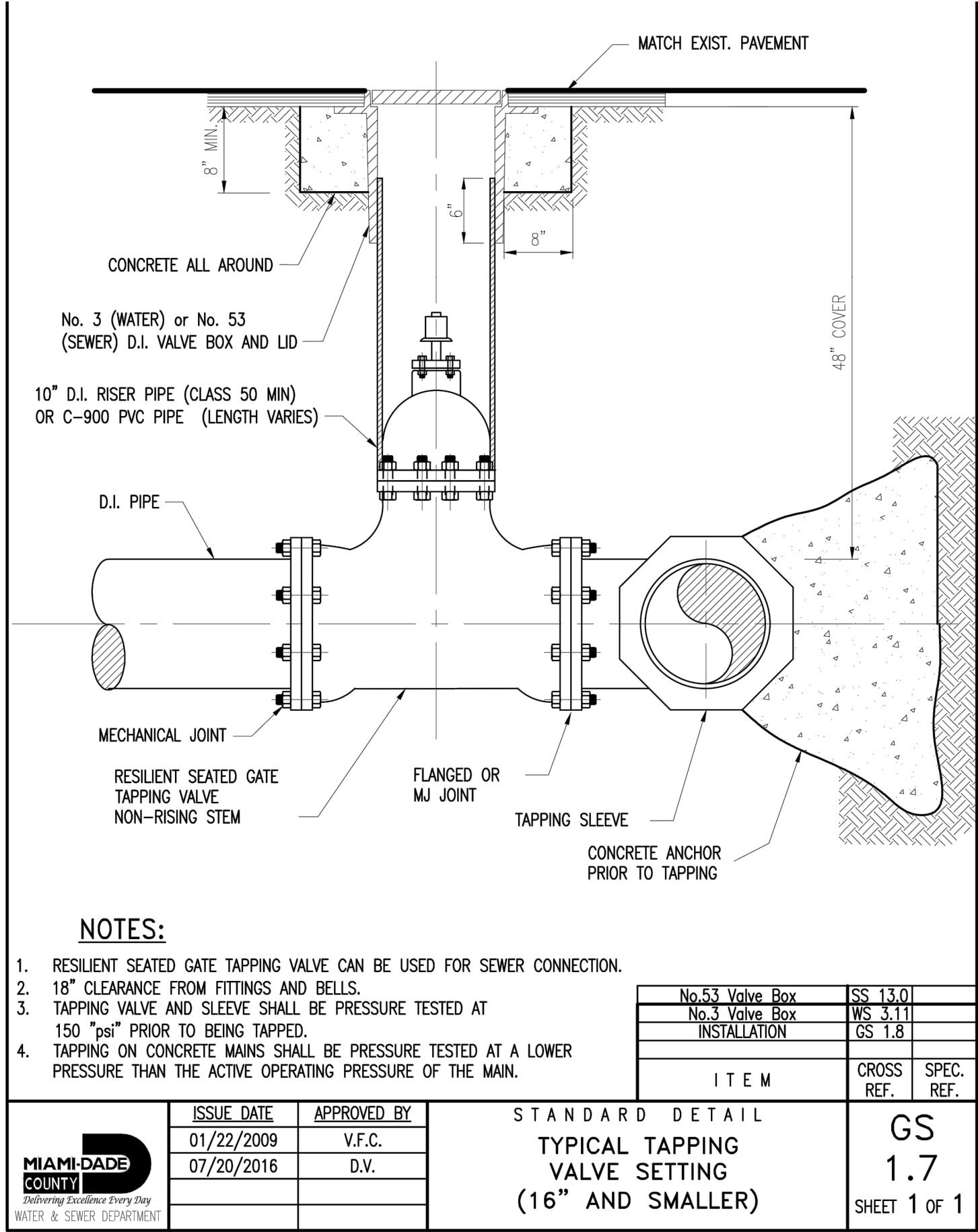
CARLAB, INC.

CERTIFICATE OF AUTHORIZATION 6419
ARCHITECTURE - PLANNING - ENGINEERING
8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512
FAX: 305 226-0438



Revisions	By:

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



FIVE TOWNHOMES FOR BAY HARBOR III

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

C A R L A B, I N C.
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Revisions	By:

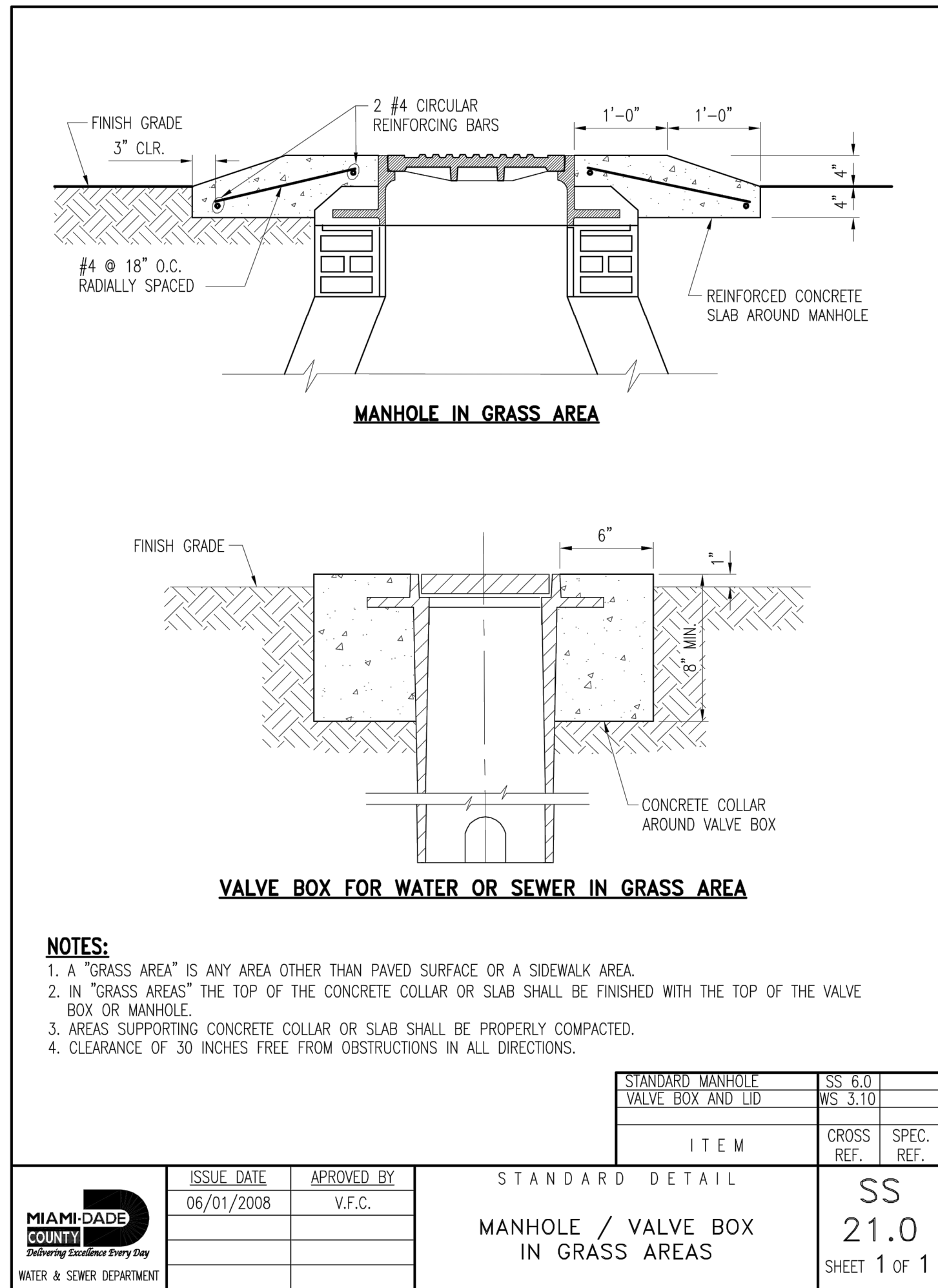
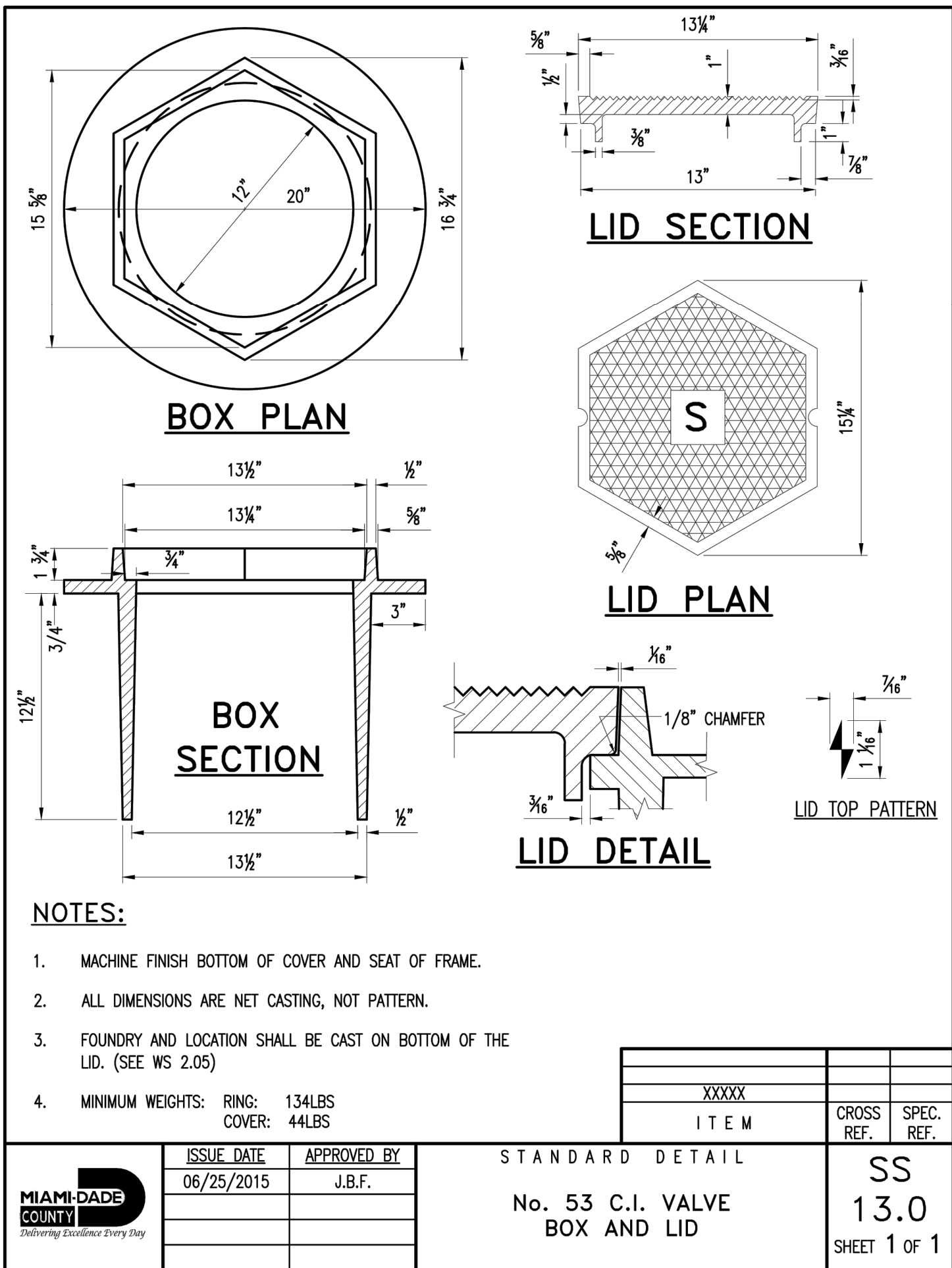
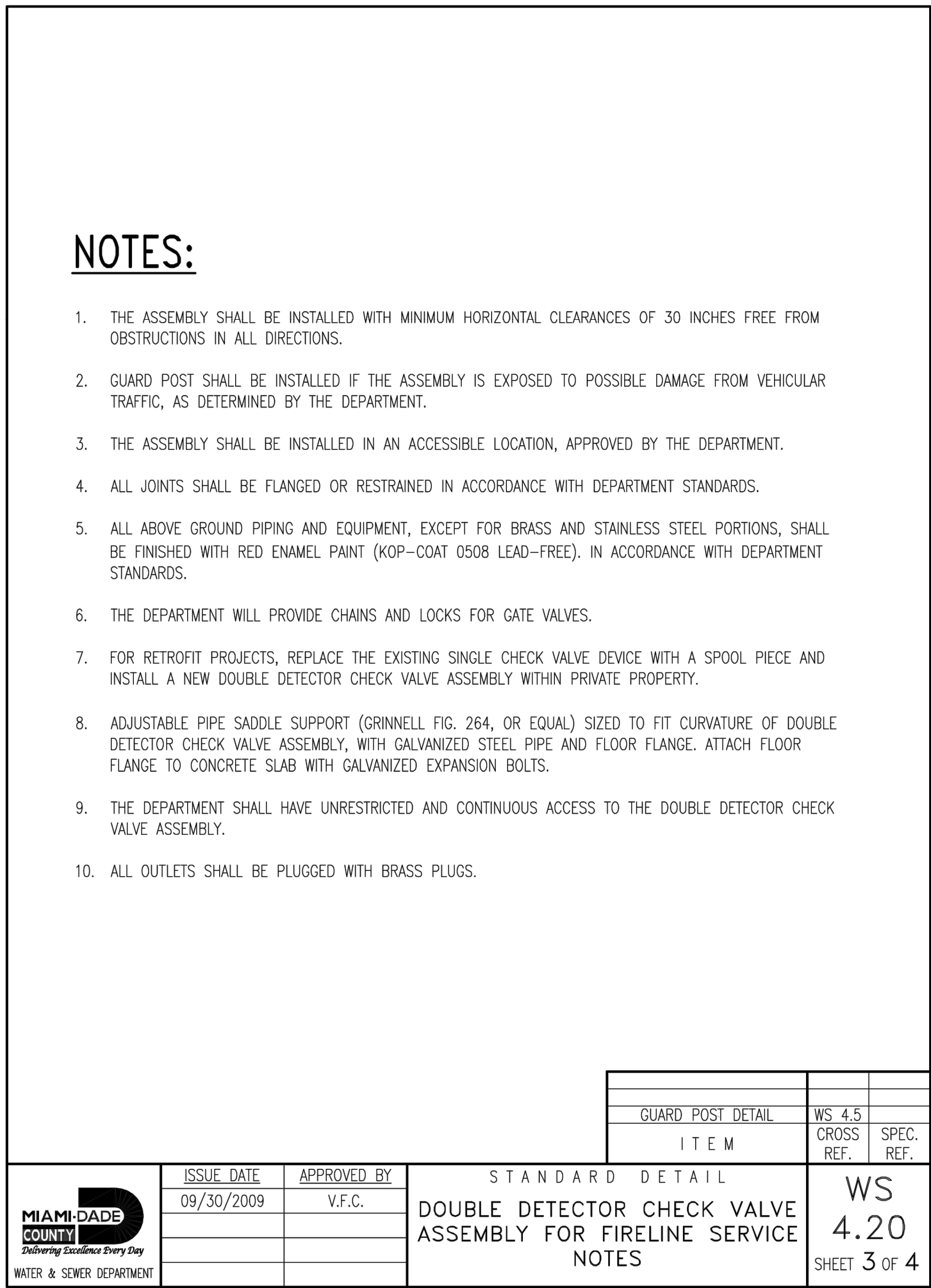
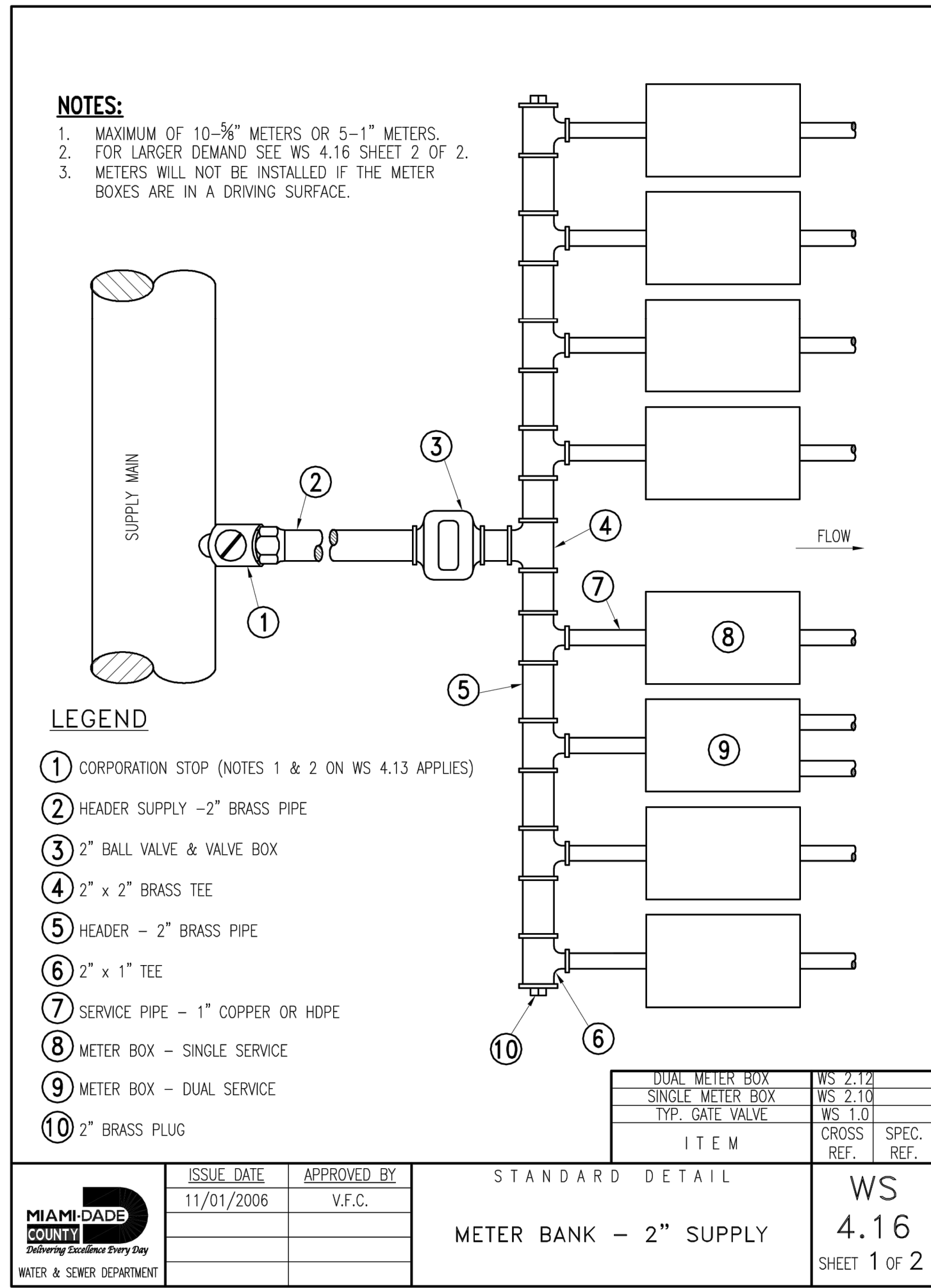
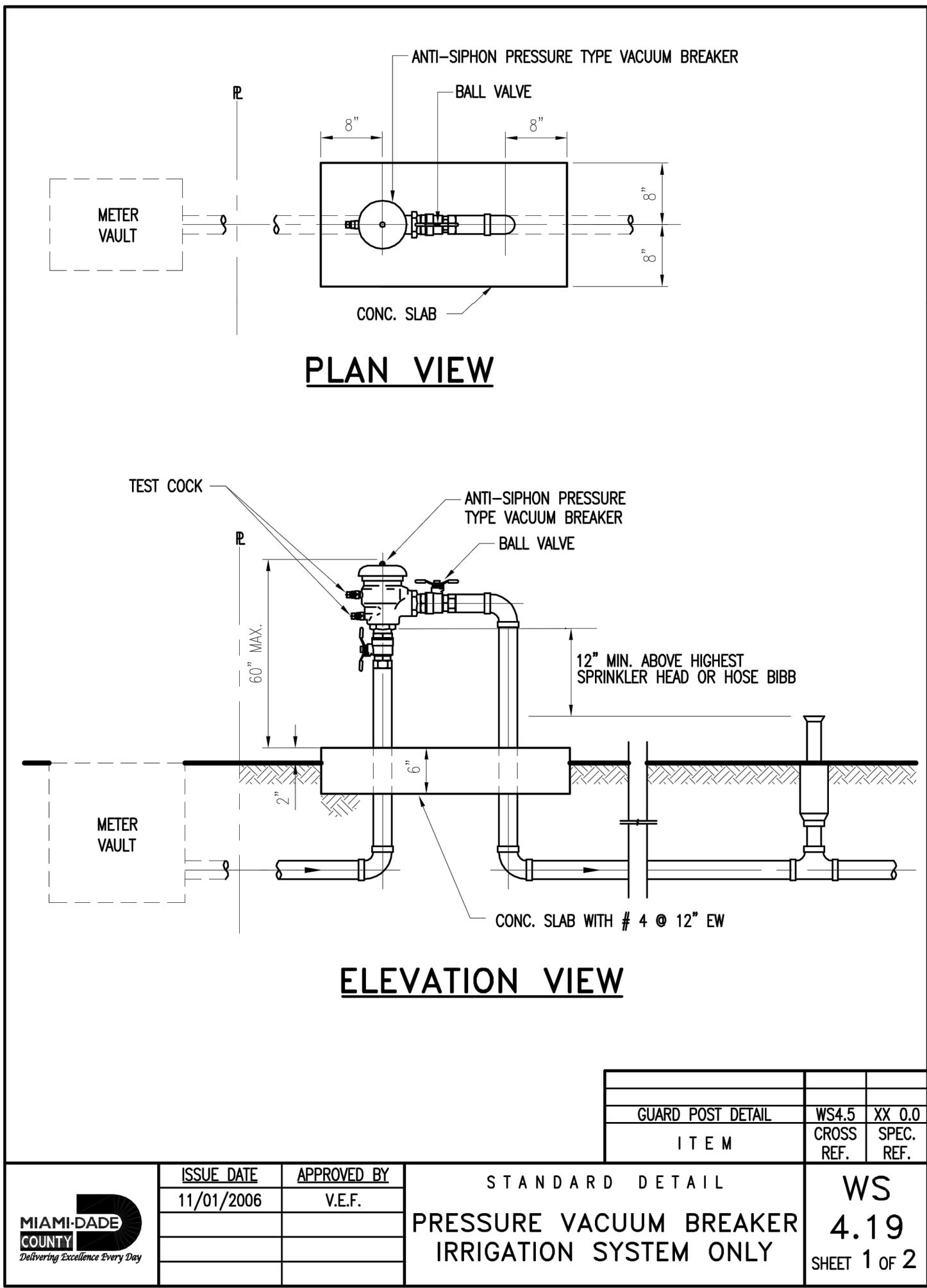
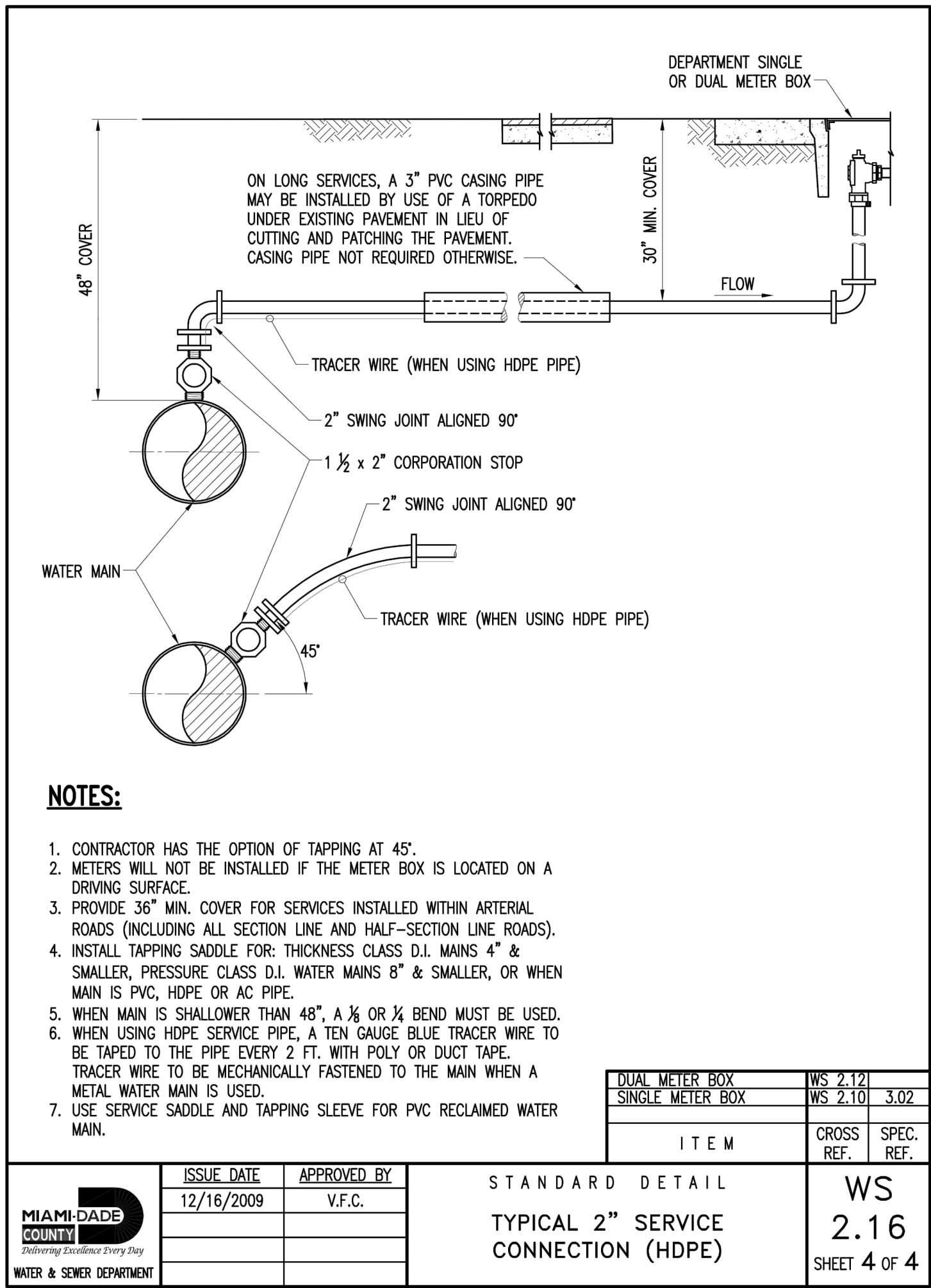
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SERGIO C. LABISTE P.E. #61733

Date: 01/11/22
Scale: AS SHOWN
Drawn: L.M.M.
Checked: S.C.L.
Designed: R.M.M.
Project No. 21-1770

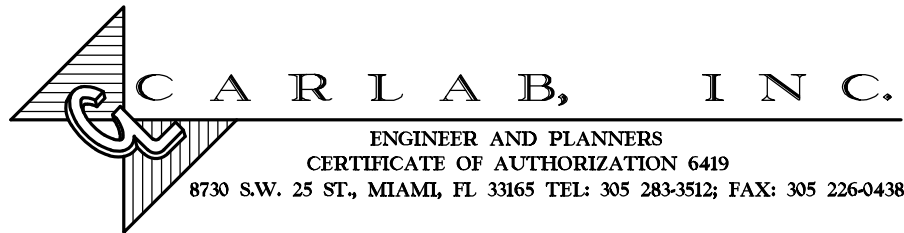
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Sheet Title:
**STANDARD WATER
AND SEWER
DETAILS**



FIVE TOWNHOMES FOR BAY HARBOR III

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

C A R L A B, I N C.
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8730 SOUTHWEST 25TH STREET, MIAMI, FL 33165 TEL: 305 283-3512 FAX: 305 226-0438



DRAINAGE CALCULATIONS FOR:

PROP. 3 STORY RESIDENTIAL BUILDING (5 TOWNHOMES)

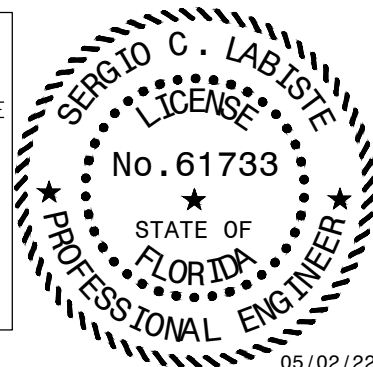
9201 WEST LLC

9201 W BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

May 2nd, 2022

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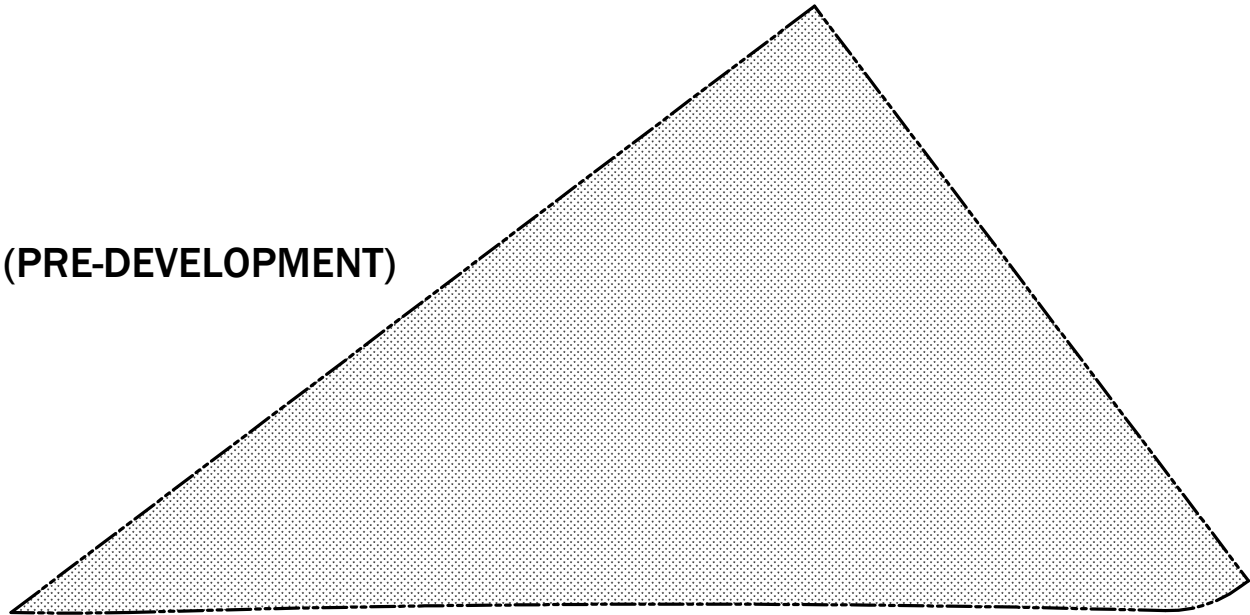
05/02/22

SERGIO C. LABISTE P.E. # 61733

Index of Sheets

Area breakdown Sketch	3
Drainage Well Calculation	4
On-site exfiltration trench calculations	5-6
Average October Ground Water Level	7
FEMA	8
Flood Criteria	9
Percolation Test Results	10-16

AREA BREAKDOWN



DEVELOPMENT INFORMATION			
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	0.374 AC	TOTAL	0.374 AC
PERVIOUS	0.374 AC	PERVIOUS	0.128 AC
IMPERVIOUS	0.000 AC	IMPERVIOUS	0.246 AC

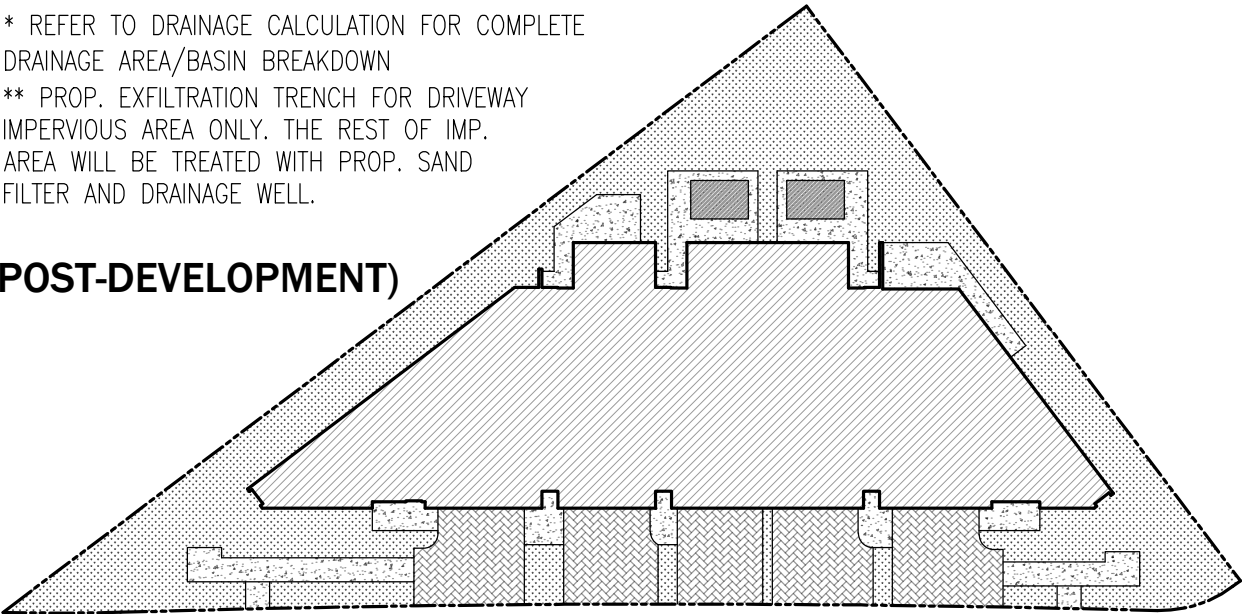
LEGEND

- BUILDING FOOTPRINT
- CONCRETE
- PAVERS
- GRASS AREA

* REFER TO DRAINAGE CALCULATION FOR COMPLETE DRAINAGE AREA/BASIN BREAKDOWN

** PROP. EXFILTRATION TRENCH FOR DRIVEWAY IMPERVIOUS AREA ONLY. THE REST OF IMP. AREA WILL BE TREATED WITH PROP. SAND FILTER AND DRAINAGE WELL.

(POST-DEVELOPMENT)



DRAINAGE AREA 9201 WEST LLC DRAINAGE WELL CALCULATIONS

Assumed Drainage Well Capacity (GPM/Ft of Head Available)	500.00
Number of Proposed Wells	1.00
Saltwater Density Differential	1.50
Lowest Rim Elevation (or lowest weir elevation)	6.00
October Water Table or High Tide Elevation	2.00
Available Head	2.50
Assumed Drainage Well Capacity (GPM)	1250.00

Sizing The Well Box

Pervious Area (acres)	0.00
Impervious Area (acres)	0.16
Total Area (acres)	0.16
Runoff Coefficient (Impervious)	0.90
Runoff Coefficient (Pervious)	0.25
Weighted Runoff Coefficient	0.90
Rain Intensity (Inches Per Hour)	6.20
Runoff (cfs) -Q	0.87
Runoff (GPM)-Q	392.29
Required Well Box Volume (c.f.) for one well	78.67
Required Number of Wells	0.31
6'x8' Well Tank Size (depth required)	1.64 MIN.

PROPOSED DEPTH 4'-0" (INVERT TO BOTTOM OF STRUCTURE)

Water Quality

Volume of first inch of Runoff (c.f.)	568.67
time to reach first inch (minutes)	10.84
Volume of Runoff treated based on Proposed Number of Wells (c.f.)	1812.02

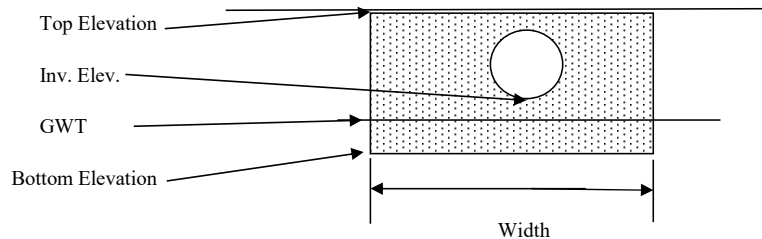
FOR DRAINAGE WELL CALCS WERE CONSIDERED THE ROOF AREA
(PARAPET INCLUDED) AS THE IMPERVIOUS AREA TO BE TREATED

CARLAB, INC.
FIVE TOWNHOMES FOR BAY HARBOR III
9201 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

WATER QUALITY CALCULATIONS

**Prop. exfiltration trench for Driveway Impervious area only. The rest of Imp. Area will be treated with Prop. Sand Filter and Drainage Well.

Total Drainage Area =	0.046	acres.	
Impervious Area =	0.046	acres.	(C = 0.95)
Pervious Area =	0.000	acres.	(C = 0.25)
Lowest Grnd. Elev. for Prop. Exfil. Trench =	4.80	ft. NGVD.	
Lowest Existing Grate Elevation =	4.80	ft. NGVD.	



Proposed Exfiltration Trench:

Top Elevation =	3.80	ft. NGVD.
GWT =	2.000	ft. NGVD.
Pipe Diameter =	18	inches
Inv. Elevation =	1.30	ft. NGVD.
Bottom Elevation =	-10.20	ft. NGVD.
Width =	4.00	feet.
Weir Elevation =	n/a	ft. NGVD.

Existing Exfiltration Trench:

Top Elevation =	n/a	ft. NGVD
GWT =	n/a	ft. NGVD
Pipe Diameter =	n/a	inches
Inv. Elevation =	n/a	ft. NGVD
Bottom Elevation =	n/a	ft. NGVD
Width =	n/a	feet.
Length =	n/a	feet.
Assumed Usage =	0	percent

Weighted k =	3.73E-05	cfs/sf-ft of head.
Safety Factor =	2	
DESIGN STORM FREQUENCY (YEARS):	10	
MINIMUM TIME OF CONCENTRATION (MINUTES):	10.00	

BASIN DESIGN INFORMATION per DERM

TOTAL DRAINAGE AREA =	0.019	hectares or	0.046	acres.
TOTAL IMPERVIOUS DRAINAGE AREA =	0.019	hectares or	0.046	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.95			
TOTAL PERVIOUS DRAINAGE AREA =	0.000	hectares or	0.000	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.25			
SUB-BASIN DRAINAGE AREA =	0.019	hectares or	0.046	acres.
SUB-BASIN IMPERVIOUS DRAINAGE AREA =	0.019	hectares or	0.046	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.95			
SUB-BASIN PERVIOUS DRAINAGE AREA =	0.000	hectares or	0.000	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.25			
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
DESIGN STORM FREQUENCY =	10	years		

WATER QUALITY CALCULATIONS per DERM Criteria

SUB-BASIN TIME OF CONCENTRATION = **10.00** minutes
 SUB-BASIN TIME FOR FIRST INCH OF RUNOFF = **9.34** minutes
 REQUIRED WATER QUALITY TREATMENT TIME = **19.34** minutes

TREATMENT VOLUME REQUIRED:

293.6749157

Vtrmt =	8.316	cu. meters or	294 cu. ft.
Vtrmt =	0.001	hectare-meters or	0.01 ac.-ft.

TYPICAL EXFILTRATION TRENCH DESIGN by DERM

$$L = \text{Volume} / [k / SF \times (2 \times H2 \times Du - Du^2 + 2 \times H2 \times Ds) + (1.39 \times 10^{-4}) \times (W \times Du + PS)]$$

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)

k = Weighted Hyd. Conductivity (cfs/sf - ft)

H2 = Depth to the Water Table (ft)

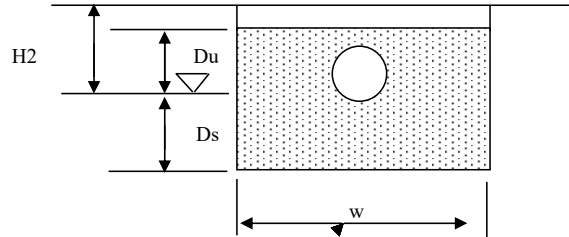
W = Trench width (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

SF = Safety Factor

PS = Pipe Storage (ft.^3)



Capacity of Exist. Exfil. Trench = **0.000** ha-m or **0.000** ac.-ft.
 Treatment Volume = **0.001** ha-m or **0.01** ac.-ft.
 Volume = **0.081** ac-in.
 k = **0.000037** cfs/sf-ft
 H2 = **2.80** ft.
 W = **4.00** ft.
 Du = **1.80** ft.
 Ds = **12.20** ft.
 SF = **2.00**

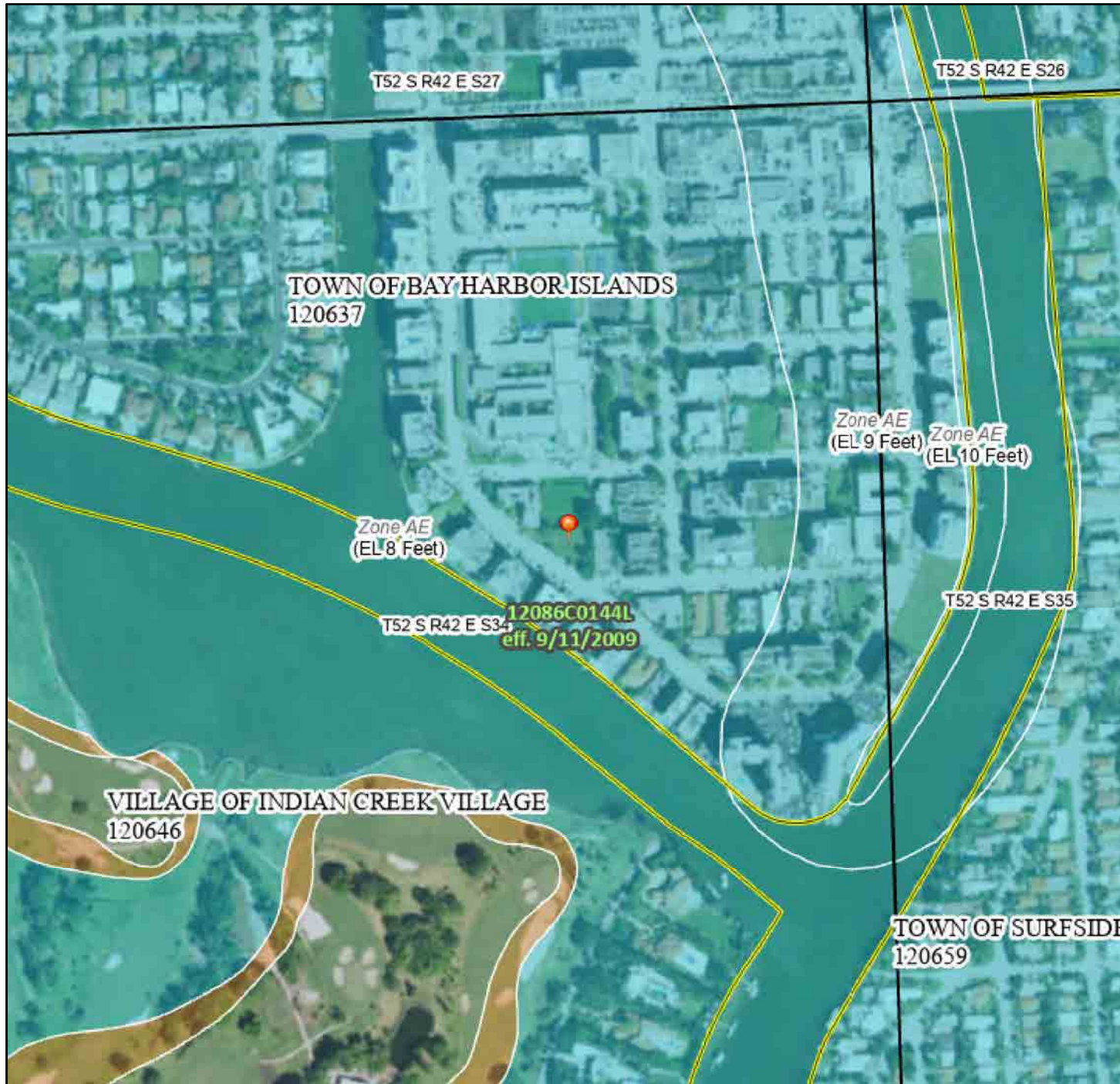
L Required = 31.90 feet

PROVIDED LENGTH = **65.000 feet**

National Flood Hazard Layer FIRMette



80°8'14"W 25°53'15"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

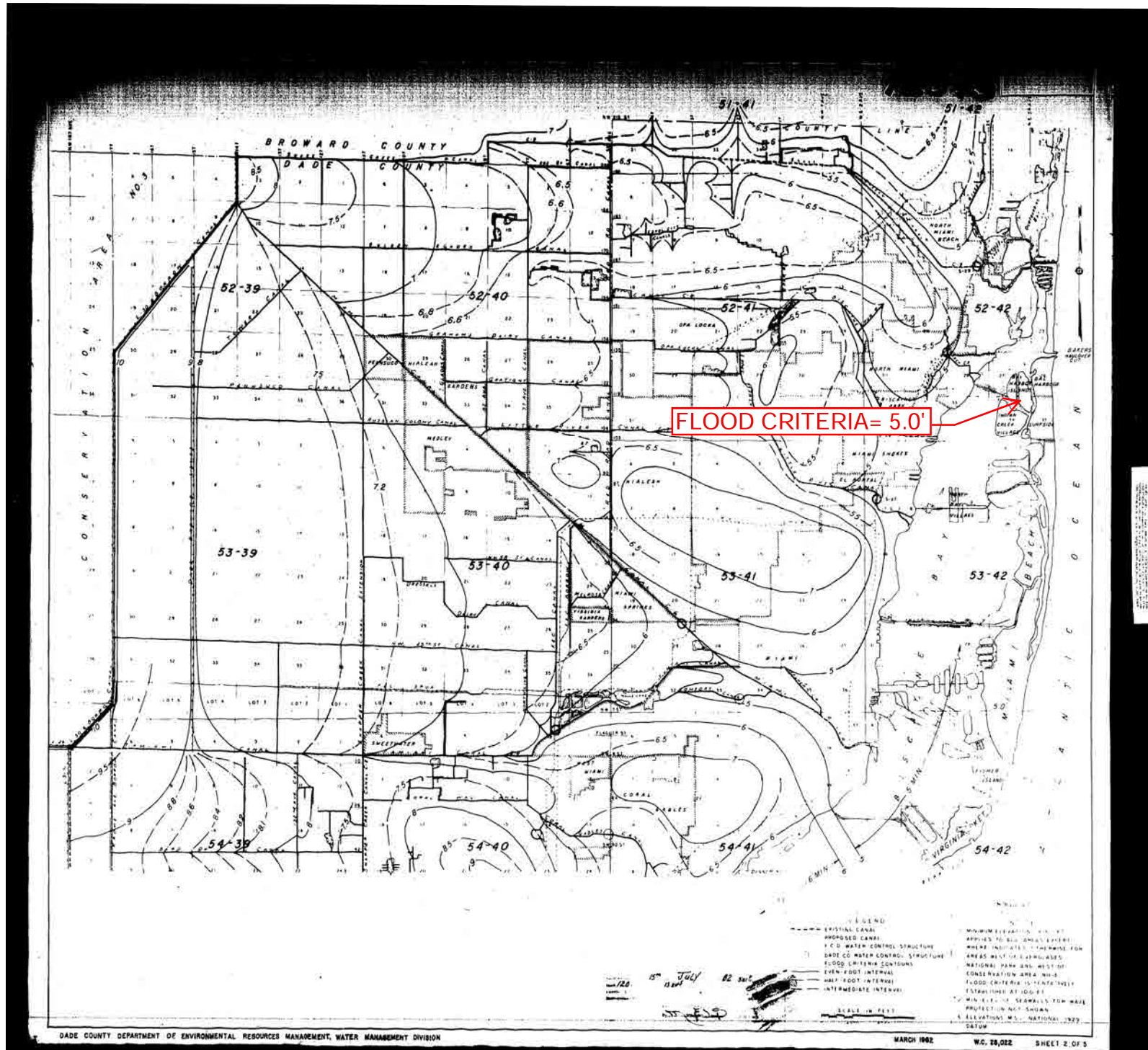
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/15/2021 at 3:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°7'36"W 25°52'43"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020





DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, February 24, 2015

Mrs. Any Avakian
BRICK O. REAL ESTATE
2645 Northeast 207th Street
Aventura, FL 33180

Re: Proposed Townhomes @
9201-9241 West Bay Harbor Drive
Bay Harbor, FL

Dear Mrs. Avakian:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Percolation Test on February 24, 2015 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 5'-6" below existing ground surface at the time of drilling. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level.

In case of existing structures, existing footings new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations.

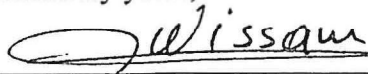


This report was prepared in compliance with the 2010 Florida Building Code. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize himself with site conditions prior to bidding. For Environmental due diligence; a Phase I and/or Phase II Environmental Site Assessments is recommended. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



Wissam Naamani, P.E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

$K = 3.73 \times 10^{-5}$

DATE : February 24, 2015
CLIENT : BRICK O. REAL ESTATE
PROJECT : Proposed Townhomes @
PROJECT LOCATION : 9201-9241 West Bay Harbor Drive, Bay Harbor, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-1

TEST DEPTH (feet)	0-10	0-15
AVERAGE FLOW (GPM)	N/A	0.8
AVERAGE K (CFS/Sq. Ft-Ft Head)	N/A	3.14x10 ⁻⁵

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 5'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface

Soil Description

0'-0" to 0'-3"	Dark brown fine sand w/organic stain & construction debris
0'-3" to 3'-0"	Tan beach sand
3'-0" to 3'-6"	Gray silty beach sand
3'-6" to 4'-6"	Gray silt
4'-6" to 6'-0"	Peat
6'-0" to 7'-0"	Dark gray beach sand w/peat
7'-0" to 15'-0"	Gray beach sand

Field Tech: A.S.

Respectfully submitted,



Wissam Naamani, P.E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Certificate of Authorization No.: CA 5491

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.





DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : February 24, 2015
CLIENT : BRICK O. REAL ESTATE
PROJECT : Proposed Townhomes @
PROJECT LOCATION : 9201-9241 West Bay Harbor Drive, Bay Harbor, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-2

TEST DEPTH (feet)	0-10	0-15
AVERAGE FLOW (GPM)	N/A	1.1
		-5
AVERAGE K (CFS/Sq. Ft-Ft Head)	N/A	4.32x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 5'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface

Soil Description

0'-0" to 0'-3"	Dark brown fine sand w/organic stain & construction debris
0'-3" to 2'-6"	Tan beach sand
2'-6" to 3'-6"	Gray silty beach sand
3'-6" to 4'-6"	Gray silt
4'-6" to 6'-0"	Peat
6'-0" to 7'-0"	Dark gray beach sand w/peat
7'-0" to 15'-0"	Gray beach sand

Respectfully submitted,

Field Tech: A.S.



Wissam Naamani

Wissam Naamani, P.E.

DYNATECH ENGINEERING CORP.

Florida Reg. No. 39584

Certificate of Authorization No.: CA 5491

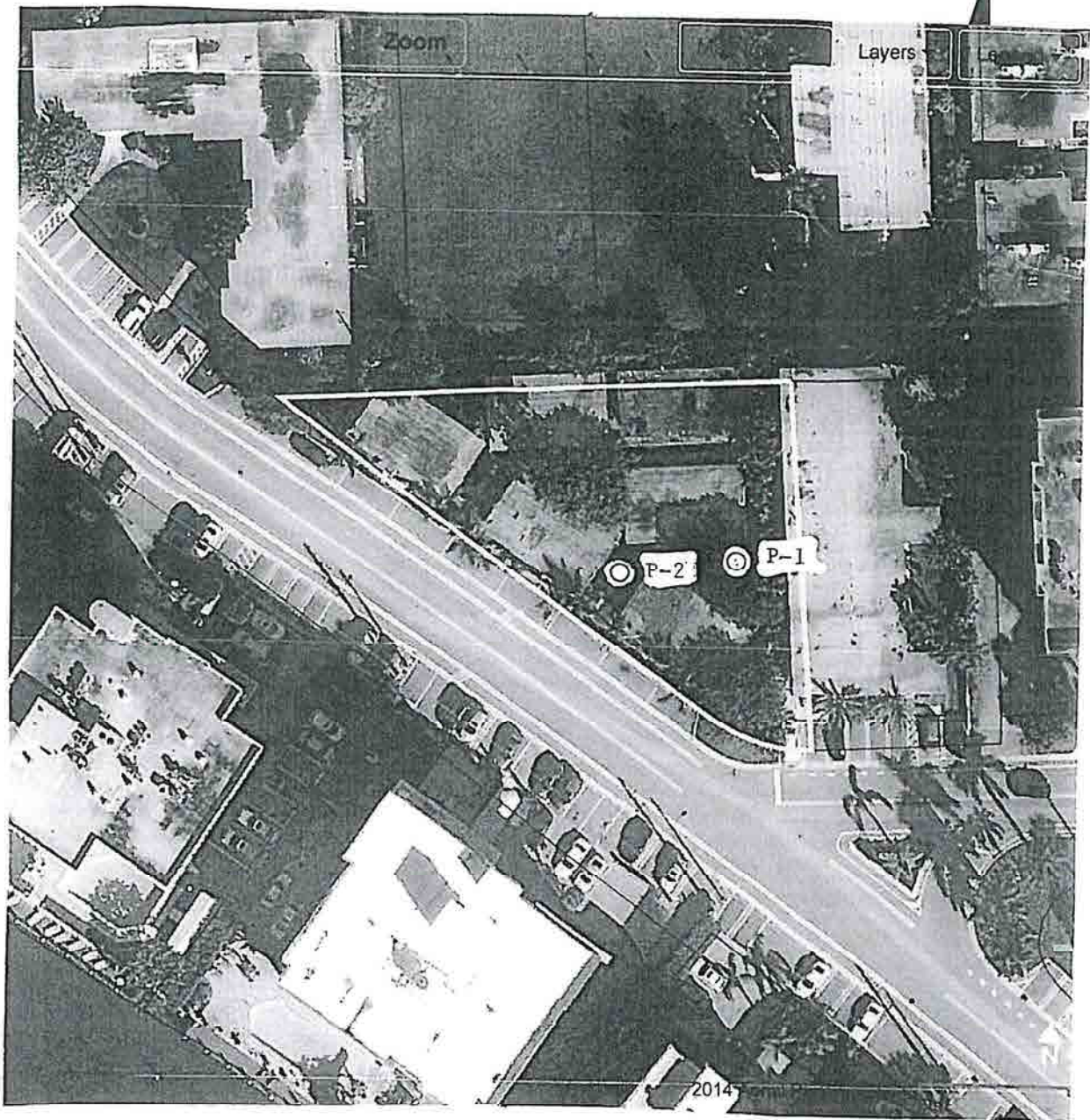
* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.



SITE PLAN

○ P-# : Percolation Test Location

N



DYNATECH ENGINEERING CORP.

Client: BRICK O. REAL ESTATE

Scale: N.T.S.

Project: 9201-9241 West Bay Harbor Drive, Bay Harbor, FL

Date: February 24, 2015

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Town of Bay Harbor Islands
 Development Review Committee (DRC)

From: Michael J. Miller, AICP
 Consultant Town Planner

Date: February P1, 2022

Subject: **Site Development Plan Application**
 Bay Harbor III Townhouses -5 DU Townhouse Complex
 9201 - 9241 West Bay Harbor Drive
 Bay Harbor Islands Acct. No. SPR22-00002
 MMPA Account No. 01-0702-1114

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has several design / Code violation issues, some of the plans are inadequate or missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH - Medium-High Density Residential

Zoning District: **RM-2** Multiple Family District

General Location: 9201-9241 Bay Harbor Drive

Legal Description: Lot 7 of Block 17, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

**Site Development Plan Application
Development Review Committee Report
Bay Harbor III Townhouses (5 DU)
9201-9241 W. Bay Harbor Drive
February 7, 2022**

PRIOR PROJECT HISTORY

Prior to the original 1947 multifamily (villa) development being demolished in 2014-15, the lot was developed with six (6) one-story buildings with a total of eleven (11) DU on site. The Town's Planning & Zoning Board (now renamed the Design Review Board) approved an eight (8) DU Townhouse Site Development Plan for this site on Jan. 6th, 2015. A Building Permit (BP) submittal was made to the Town with several reviews/ corrections as late as February 2016; however, due to inactivity on the BP application, in accordance with FBC provisions, the Town's Building Official voided the BP submission. MMPA is aware of a submission of a DO extension letter for this project; however, all timeframe extensions have now expired; therefore, the previous Site Development Plan expired as well. As stated above, the 2014-15 townhouse project included eight (8) DU, while up to thirteen (13) DU could have been built on this odd-shaped 16,274 sq. ft./ .374-acre site. Our records reveal that the previous developer, probably thinking the eight (8) DU townhouse project would be built, sold five (5) TOR units to the Island House (now la Baia) MFR complex at 9161 - 9201 EBHD on Sept. 16th, 2015, via Town Res. #2068. If the Town approves this new project with only five (5) DU, up to three (3) TOR units are available for sale (13 max. DU-5 TOR DU sold= 8 DU-5 DU=3TOR DU available).

NEW PROJECT DESCRIPTION

The new project architect, Gustavo Carbonell, as agent for the property owner (9201 West, LLC) has submitted a formal Site Development Plan application to allow for the construction of a five (5) dwelling unit townhouse development located at 9201 West Bay Harbor Drive (WBHD). A preliminary DRC application was filed in early Aug. 2021 and a Pre-DRC meeting was held on Aug. 26th, 2021. A substantial number of comments were presented to the applicant by the DRC staff at that time. The applicant's design team has addressed many of those comments.

The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on the site with the 5 townhouse units facing WBHD. The "front doors" of the proposed dwelling units face southwest. Five (5) separate driveway connections are shown along WBHD. The driveways are straight-in driveways leading to 2-car garages within the building. Three driveways are shown at 18' in width and two (2) driveways are shown at 17'-8" in width (issue).

The proposed dwelling units will range in size between 3,945 to 5,054 square feet of A/C space plus garages, balconies, etc. The lot is currently vacant. On the building rooftops are proposed individual passive recreation areas, each with a sun deck, wet bar, and expansive open terrace. The proposed new building is 3-stories in height with two (2) upper floors of residential use over one (1) ground floor with 2-car garages. Two of the DU show a ground level laundry room/ playroom / craft room & bathroom (all such areas must exceed BFE + 1' FBC).

As stated above based on the project survey the property has an area of 16,274 square feet / 0.374 acres; therefore, a maximum of thirteen (13) dwelling units could have been built at the maximum allowable base density (34 DUA). However, our records reveal that 5 TOR units were sold to the Island House MFR complex on Sept. 16th, 2015, via Town Res. #2068. If the Town approves this new project with only 5 DU up to three (3) TOR units would be available for sale (13 max. DU - 5 TOR DU sold = 8 DU - 5 DU = 3 TOR DU available).

The adjoining / nearby development sites include two vacant lots and the 2-story multi-family residential Harbor Point Condominium complex @ 14 DU / 35 DUA to the immediate north. To the immediate east is the 2-story multi-family residential Grove Chalet apartment complex @ 8 DU / 30.8 DUA. To the southwest across West Bay Harbor Drive is the 7-story multi-family residential Monterey Condominium complex @ 18 DU / 34.6 DUA and the 7-story multi-family residential Colony Bay Condominium complex @ 24 DU / 46.1 DUA.

This non-waterfront area of the Town is predominated by a mixture of mostly older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this **area as** being preferred for low or mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 18+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several design / Code compliance issues, some of the plans are inadequate and a few others require items need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the Design Review Board.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan - The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build only 5 DU while 13 DU are allowed via the base density. But as stated above, in 2015 5 TOR units were sold; therefore, the maximum allowed density is 8 DU. No additional DU are being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code - The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The applicant is proposing a building height of 30 feet to the main roof deck. Accessory roof structures are proposed as well (shade/ trellis). The proposed use and density of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. As discussed at the ore-DRC meetina "fee simole" MFR DU (DU & land) is orohibited by Code.

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

As stated above, the Site Development Plan depicts access to the site from five (5) driveway connections along West Bay Harbor Drive. The driveways are straight-in driveways. All five (5) driveways are designed as double driveways. Three (3) of the driveways are shown at 18' in width. Two (2) driveways are shown at only 17'-8" in width. The minimum width of a double driveway is 18'. Therefore, the two 17'-8" driveways need to be revised to be at least 18' in width.

RESPONSE; Driveways widened to 18 feet.

Based on five (5) DU the Code requires at least ten (10) parking spaces. Five (5) two-car parking garages are provided in each DU; therefore, the plans meet minimum off-street parking requirements. Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one space must be in a garage and other parking spaces must be accessible without driving over or through another parking space (plan meets Code). The driveway in front of each garage provides two (2) extra parking spaces. Separate guest spaces are not required for townhouses with this type of parking arrangement, as the driveways serve as parking for guests / deliveries.

A Fire Department staging area is not shown on the plans. The applicant should meet as soon as possible with the Fire Department to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's Site Development Plan approval may cause the plans to be resubmitted to the DRC / ORB.

RESPONSE; Fire Department approval will be requested.

BUILDING DESIGN/ BUILDING LENGTH/ BREEZEWAY

The building design is typical South Fla. Modern with a glass / stucco facade. The proposed exterior colors are earth tones (beige/ browns) with bronze glass and black window frames.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway or "break" is required.

SITE PLAN COMMENTS

Following are comments based on the latest plans (S&S) on January 21st, 2022, submitted to the Town DRC for consideration:

Setbacks - Due to the odd shape of this lot (triangular) with one long frontage on WBHD (257.49') and two interior lot lines, determining what to classify the interior lot lines became an issue in 2014-15 when the original townhouse project was reviewed / approved. All the units directly face WBHD. The back of all units faces the north or east property lines. Our records note the Town staff / Town Attorney discussed this and determined both were rear yards, which are 10' base minimum. Based on past Town determinations and a similar townhouse design both interior lot lines will be classified as rear yards for setback purposes. The pre-DRC plans (Sheet SP-1) were revised to reflect this determination. However, in the Setback Table on Sheet SP-1 the text must be modified from "East - Side" to "Rear - East). Revise the plan.

RESPONSE; See façade orientations revised.

1. **Density** - As per the analysis above, while the theoretical base density for the site at 34 DUA would allow up to 13 DU, in 2015 the landowner at that time sold 5 TDR units to the Island House complex; therefore, only eight (8) maximum DU are now allowed on this site. The Site Data Table on Sheet SP-1 must be updated under "Density allowed per Site Area" to state "13" (12 is incorrect as $.374 \times 34 \text{ DUA} = 12.7$ / rounded to 13 DU), and a note added that 5 TDR were sold in 2015 = 8 net DU allowed. Revise the plan.

RESPONSE; Density revised. Note added rounding up.

2. **Type of Unit** - As discussed at the pre-DRC meeting "Fee Simple" townhouse units (ownership of interior DU & land area under DU and/or narrow subdivided lot widths) is strictly prohibited, unless the individual new lots meet the minimum lot size requirements listed in the Code. The Title Page was modified to remove the words "Fee Simple" as requested. However, on Sheet SP-1 in the Site Data Table under "Type of Dwelling Unit" the words "Fee Simple Townhouse" remain / need to be removed / be replaced by "Attached Multifamily", as it implies both the DU / DU footprint and possibly some portion of the whole platted lot could be subdivided and conveyed to an owner. That is not allowed - platted lots must stay whole. Per Town Code Sec. 23-10 & Sec. 23-12(13) no "lot" can be created in the RM-1 or RM-2 Districts with less than 75' in width and be less than 11,250 sq. ft. in size. Commonly in townhouse complexes individual units (this design does not comply with FBC townhouse building criteria - a free standing attached home) are sold as condos with the common lot areas under a HOA to ensure adequate / consistent maintenance for landscaping / pavement / etc. Revise the plans to remove those words or clarify only the DU would be sold to individuals and all exterior areas would be under a common HOA entity. See the Town Zoning Code text below:

Driveways widened to 18 feet.

Sec. 23-10. - Minimum size of building site.

No building may be erected, constructed, reconstructed, or structurally altered in either RD-Single Family district, or RE-Multiple Family district {now RM-1 and RM-2}, unless it shall be erected, constructed, reconstructed, or structurally altered upon at least one full sized lot, as the same has been platted, according to the plat of Bay Harbor Islands recorded in plat book 46, at page 5, of the public records of Dade County; and provided, however, that any such construction in such districts may consist of more than one lot if the property in addition to the basic or fundamental lot for the construction is contiguous to the basic lot.

If the building site shall be formed of property consisting of more than one lot as so subdivided, then it shall be of such combination of contiguous lots or contiguous portions of lots as will form an integral unit of land suitable for use as a site for a building of the type permitted in such district; provided, however, that such building site shall in each case extend from the street serving it to the rear boundary line of the lot or to the waterfront boundary line of the lot; provided, further, that no such building site shall have a street frontage of less than 75 feet on the East Island. On the West Island, waterfront building sites shall have a minimum of 75 feet in street frontage, and all other building sites shall have no less than 80 feet in street frontage.

Sec. 23-12. - General provisions.

(13) The area of any lot, improved or unimproved, shall not be reduced or diminished so that the area of the lot is less than originally platted or as follows:

(a) In the "RM-1" and "RM-2" Multiple-Family districts, the area of no lot shall be reduced to less than 11,250 square feet.

3. On Sheet SP-1 in the Site and Building Data Table the current plan notes that there will be only **11.88%** pervious open landscaped area in the design; however, a minimum of 20% is required per Code Sec. 23-11(82)(10). Oddly, the pre-DRC plans noted there would be 39.96% of the site as pervious landscaped open space. But the site plan layout appears similar. There appears to be major mathematical calculation errors in all of the data listed (building footprint / parking/ accessory / open space). If one sums all of the individual numbers, the total far exceeds 16,274 sq. ft. Please research and update the plans to at least comply with minimum open space Code criteria.

RESPONSE; Calculations verified and updated including all site plans and related documents.

On Sheet SP-1 in the Parking Data Table the current plan notes state that 2 parking spaces per DU are required plus one (1) guest space = 11 spaces. But then the plan note states that only 10 spaces are provided. Zoning Code Sec. 23-24(c)(3) exempts townhouse developments with front entry garages / direct driveway connections from providing separate guest spaces - as the driveway serves that purpose. Revise the plans to note that only 2 parking spaces per DU is required / provided.

RESPONSE; Required and provided parking revised to 10.

4. On Sheet SP-1 only partial ground floor use / elevation details are shown. The civil engineering plans have more details. At least add the FFE of the garages / other areas on Sheet SP-1. Confirm with the Bldg. Official that the ground level uses/ elevations are acceptable, and that adequate flood vents to the garages is provided as discussed at the pre-DRC meeting. Add the widths of the driveways on the site plan (18' min width).

RESPONSE: Driveways widened to 18 feet, flood vents added and all ground floor areas proposed BFF elevations added.

5. The proposed outdoor "permanent" dumpster storage is unacceptable as shown. Solid waste must be kept indoors or enclosed / screened areas next to the building and rolled out to a "temporary" enclosed holding area for the receptacles on the day of pickup. Include the type of wall / fence, height, material, and color. A max. 5' wide walkway from the temporary enclosure to the street should be added to assist the solid waste personnel so as not to walk on landscaping or down the long walkway to a driveway. At least 5' of landscaping must be provided between the parallel walkway and property line.

RESPONSE; Temporary dumpster enclosures labeled as temporary. Pedestrian path added as suggested. Details of enclosure added.

6. The site plan (SP-1) and the civil engineering plans do not match (building footprint / stairs in yards / driveways/ pools/ etc.). Revise the plans to be internally consistent.

RESPONSE; Data reconciled on all plans.

Civil Engineering Sheets WS-1 and WS-2 have notations referencing "Bal Harbour Village" Notes for utility details. This development site is located in the "Town of Bay Harbor Islands" - revise the plans to reflect the correct municipality.

RESPONSE; Notations updated.

7. Landscape Plans-Sheet L-1 has the following issues:

- o **Street Trees** - Chapter 188 of the Miami-Dade Code is the countywide Street Tree Code. In addition, the Town has adopted its own Supplemental Landscape Code in Sec. 24-16 with higher standards than the county's minimums. Finally, the Town has an adopted a Master Street Plan with specified tree species per individual roadway segment. Sheet L-1 shows both shade tree species (Bridal Veil @ 10' tall) and palm trees (Coconut Palms) as street trees. The required Street Tree species for this location is Mahogany@ 15' tall x 6' clear trunk x 2.5" trunk caliper at time of planting spaced at 35' on center. Revise the Landscape Plan to include the required Street Trees species and sizes.
- o **General Landscaping** - Chapter 18A of the Miami-Dade Code is the countywide Landscape Code. In addition, the Town has adopted its own Supplemental Landscape Code in Sec. 24-16 with higher standards than the county's minimum. A certain quantity and minimum size requirements for all lot trees / shrubs / grass / etc. is included. Sheet L-1 does not include the Town's required Landscape Calculation Table demonstrating required/ provided landscaping materials. See the attached table. Please revise the initial Landscape Plan to include the table / calculations and modify the plan as necessary to comply with minimum Code requirements. The Town uses the county's min. landscape quantity for multifamily developments (28 trees per acre). There are also native material / drought tolerant species requirements. Shade trees must be at least 12' in height / 4' spread / 2.5" caliper when planted. Palm trees must be at least 15' tall when planted. A grouping of three (3) palm trees = one shade tree. Shrubs must be at least 24D tall / 24" on center when planted. Revise the Landscape Plan.
- o **North Property Line Utilities** - Along the north property line there is existing power poles & overhead utilities (FPL / telephone / cable). The Town Code requires that as each site is redeveloped the developer must remove all poles / overhead utilities and place them underground. FPL has objected to undergrounding short sections and prefers doing whole blocks. In lieu of the Code requirement the Town has required developers to install underground conduit for future underground installation. Revise the entire plan set to note this. Also, Sheet L-1 depicts shade trees (Japanese Blueberry) being planted in close proximity to the overhead power lines. Revise to provide only FPL trees.

8. On Sheet A-4 Roof Plan large portions of the rooftop are proposed for sundecks. If any portion of a rooftop is used for "recreation" at least 15% of the rooftop area used for recreation must be landscape. Need more detail on what is desired and calculations.
RESPONSE; Landscape material and more details added.
9. Remember at least 20% of the site must be landscaped at ground level (pools / decks / walks / patio areas are not part of the 20%). Again, the new plan shows only 11.88%. An open space calculation budget table may be necessary to monitor compliance of this over More years, as each owner may desire different outdoor features. FYI - there are special regulations for rooftop uses (setbacks / height / screening). Also, if rooftop structures (trellis /etc.) are desired, there are separate regulations too (setbacks/ hgt.).
RESPONSE; Roof top amenities reviewed against code criteria.
10. If emergency power generators (EPG) are envisioned, try to site them conceptually now. Rooftop installations are preferred. At ground level they must be elevated to meet flood criteria and physical screening is mandatory (fences / walls) as are all mechanic equipment - landscaping alone is insufficient for visual / noise abatement.
RESPONSE; generators if provided will be on the roof deck. Enclosure to meet noise ordinance.
11. An adjacent land use map illustration needs to be included in the plans showing all adjacent land uses/ zoning districts within 300-foot radius of the subject property.
RESPONSE; Now shown.
12. Provide a detail for the proposed rooftop trellis structures (hgt./ materials/ etc.)
RESPONSE: Trellises on the roof deck have been removed.
13. An impact Analysis Report (**IAR**) for infrastructure impacts must be submitted per Code Sec.11-8.2. See attached for LOS criteria to be used in the analysis.
RESPONSE; See report attached.
14. Perspective illustrations of the proposed new development with existing and/or proposed adjoining / nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site must be submitted per Code Sec. 5-20.
RESPONSE; See additional rendering views indicating all 4 elevations. Also elevations indicating the adjacent developments as super imposed into the area.
15. On Sheet A-5 Roof Deck Plan a bathroom is shown. Please provide a detail showing the height of the bathroom. Also provide a detail / information on the proposed screening around the roof A/C units. Please provide the height, screen material and color.
RESPONSE; The roof deck bathroom has been removed. Also the roof mounted equipment will be screened with a masonry wall to at least the height of the tallest equipment.
16. No preliminary Photometric Plan was provide as required. Provide a preliminary photometric plan meeting the lighting limitation requirements per Sec. 23-19.
RESPONSE; Photometric plan added.
17. Provide a written response to each comment.

Town Engineer Plan Review:

Jose Custodio, Status: Disapproved Start Date: 01/21/2022 Completed Date: 02/08/2022

1- Limits of milling and paving shall be for the whole width of the roadway. Trucks will be coming in-out of the development for a given period and this will affect the condition of the pavement in front of the lot.

2- Type "D" Curbs and Type "F" Concrete curbs and gutters, shall be reinforced with #5 bars, doweled to existing concrete with epoxy glue.

1.

3- Brick Pavers shall be capable to withstand heavy load traffic

4- Existing two (2) sewer laterals shall be televised to confirm if these are lined. If not lined, these needs to be lined as part of the improvements.

5- Existing water connections on the NW side of the property. If these are not used by the development, these shall be cut at the tie into the existing main location and meters removed.

6- Will a 2" water tap be sufficient for the development?

7- Need to provide stormwater calculations that were used to determine size of the swales and French drains. Town Code requires a 10-year storm event.

8- DERM will need to review and approve the design of the drainage wells.

9- Sheet C-7 "Utility trenches shall be backfilled with excavatable flowable fill up to the last 12" below ground.

10- Sheet C-7 and Sheet WS-2 have different components of the water and sewer system. Locations, meters quantities, etc. Please correct.

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

Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)

Site Address _____

Net Lot Area _____ Acres/ _____ SF

	Required	Provided
A. Open Space Requirement	20% / __ SF	%/ __ SF
Net Lot Area= _____ SF x 20% = _____ SF		
B. Maximum Lawn Area Allowed--	60% Max / _____ SF	%/ _____ SF
Req. open space _____ SF x 60% = _____ SF		

C. Shade Trees Required*

1. 28 trees/acre: 28 x _____ acres = _____	_____	_____
2. Native Species Required - 50%	_____	_____
# of Trees req. _____ x 50% = _____		
3. Drought Tolerant and Low Maintenance Species Require - 50%	_____	_____
# of Trees req. _____ x 50% = _____		

D. Street Trees Required-

	Required	Provided
Measured @ 1:35 lineal feet of frontage	_____	_____
Width of lot _____ / 35' = _____		
Note: Street trees do not count toward required on-site lot trees.		
Note: Street tree species determined by Town Street Tree Master Plan.		

E. Shrubs Required-.

1. 10 shrubs / required trees	_____	_____
2. Native Species Required - 30%	_____	_____
3. Drought Tolerant and Low Maintenance Species Require - 50%	_____	_____

F. Parking Lot Landscaping (If applicable)

1. 10 SF/parking space: _____

10 x _____ spaces= _____ SF

2. Trees Required

3. Shrubs Required

G. Buffers (If applicable)

1. Parking Lot from ROW

2. Dissimilar Uses

Notes:

* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

- Miami-Dade County Right-of-Way Code Sec. 188 / BHI Landscape Code Sec. 24-16(a)(2)(a)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: _____

Location: _____

Address: _____

General Project Description: _____

Site Square Feet/ Acreage: _____

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water	200 gallons per capita, per day
Sanitary Sewer	156 gallons per capita, per day
Solid Waste	0.632 tons per capita, per year
Drainage	Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section 04 - Water Control; and no ponding water for more than 48 hours
Local Streets*	LOS "B" at peak hour
Arterial Roadways**	LOS "E" at PM peak hour* (961'1 Street / Kane Concourse / SR 922)
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

Notes:* The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "A" Peak Hour. According to the 2012 FDOT Quality/ Level of Service Handbook LOS "A" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "B". Therefore, the Town will use LOS "B" which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FOOT has adopted LOS "C" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FOOT / Miami-Dade County for concurrency/ planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Development Review Committee (DRC)

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: June 3rd, 2022

Subject: Site Development Plan Application - #2 Review
Bay Harbor III Townhouses – 5 DU Townhouse Complex
9201 – 9241 West Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-00002
MMPA Account No. 01-0702-1114

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) consider **APPROVAL** of the proposed Site Development Plan application, subject to the plans being revised to address the issues noted herein / other DRC member comments with a final DRC / DRB check set sign-off. The revised submittal package still has a few outstanding issues, some of the plans are incomplete, and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 9201-9241 Bay Harbor Drive

Legal Description: Lot 7 of Block 17, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PRIOR PROJECT HISTORY

Prior to the original 1947 multifamily (villa) development being demolished in 2014-15, the lot was developed with six (6) one-story buildings with a total of eleven (11) DU on site. The Town's Planning & Zoning Board (now renamed the Design Review Board) approved an eight (8) DU Townhouse Site Development Plan for this site on Jan. 6th, 2015. A Building Permit (BP) submittal was made to the Town with several reviews / corrections as late as February 2016; however, due to inactivity on the BP application, in accordance with FBC provisions, the Town's Building Official voided the BP submission. MMPA is aware of the submission of DO extension letter(s) for this project; however, all timeframe extensions have now expired; therefore, the previous Site Development Plan expired as well. As stated above, the 2014-15 townhouse project included eight (8) DU, while up to thirteen (13) DU could have been built on this odd-shaped 16,274 sq. ft. / .374-acre site. Our records reveal that the previous developer, probably thinking the eight (8) DU townhouse project would be built, sold five (5) TDR units to the Island House (now La Baia) MFR complex at 9161 - 9201 EBHD on Sept. 16th, 2015, via Town Res. #2068. If the Town approves this new project with only five (5) DU, up to three (3) TDR units are available for sale (13 max. DU - 5 TDR DU sold = 8 DU – 5 DU = 3 TDR DU available).

PROJECT DESCRIPTION / PROJECT REVIEW HISTORY

The new project architect, Gustavo Carbonell, as agent for the property owner (9201 West, LLC) has submitted a Site Development Plan application to allow for the construction of a five (5) dwelling unit townhouse development located at 9201 West Bay Harbor Drive (WBHD). A preliminary DRC application was filed in early August 2021 and a Pre-DRC meeting was held on Aug. 26th, 2021. A substantial number of comments were presented to the applicant by the DRC staff at that time. The applicant's design team has addressed many of those comments in the formal Site Development Plan submission made on January 21st, 2022. A DRC meeting was held on March 10th, 2022. A number of comments were presented to the applicant by the DRC staff at that time, so DRC action was deferred 3-0 to allow the applicant's design team to address those comments.

The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on the site with the 5 townhouse units facing WBHD. The "front doors" of the proposed dwelling units face southwest. Five (5) separate driveway connections are shown along WBHD. The driveways are straight-in driveways leading to 2-car garages within the building. Three driveways are shown at 18' in width and two (2) driveways are shown at 17'-8" in width (issue).

The proposed dwelling units will range in size between 3,945 to 5,054 square feet of A/C space plus garages, balconies, etc. The lot is currently vacant. On the building rooftops are proposed individual passive recreation areas, each with a sun deck, wet bar, and expansive open terrace. The proposed new building is 3-stories in height with two (2) upper floors of residential use over one (1) ground floor with 2-car garages. Two of the DU show a ground level laundry room / playroom / craft room & bathroom (all such areas must exceed BFE + 1' FBC).

As stated above based on the project survey the property has an area of 16,274 square feet / 0.374 acres; therefore, a maximum of thirteen (13) dwelling units could have been built at the maximum allowable base density (34 DUA). However, our records reveal that 5 TDR units were sold to the Island House MFR complex on Sept. 16th, 2015, via Town Res. #2068. If the Town approves this new project with only 5 DU up to three (3) TDR units would be available for sale (13 max. DU – 5 TDR DU sold = 8 DU – 5 DU = 3 TDR DU available).

The adjoining / nearby development sites include two vacant lots and the 2-story multi-family residential Harbor Point Condominium complex @ 14 DU / 35 DUA to the immediate north. To the immediate east is the 2-story multi-family residential Grove Chalet apartment complex @ 8 DU / 30.8 DUA. To the southwest across West Bay Harbor Drive is the 7-story multi-family residential Monterey Condominium complex @ 18 DU / 34.6 DUA and the 7-story multi-family residential Colony Bay Condominium complex @ 24 DU / 46.1 DUA.

This non-waterfront area of the Town is predominated by a mixture of mostly older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for low or mid-rise residential complexes (up to 7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are now zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to other code provisions that affect yard encroachments, parking lot designs, building height limits & exceptions, building design standards, landscaping and other provisions. The revised submittal package addressed almost all of our previous design / Code issues; however, a few minor items still need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the DRB.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build only 5 DU while 13 DU are allowed via the base density. But as stated above, in 2015 five (5) TDR units were sold; therefore, the maximum allowed density is 8 DU. No additional DU are being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The applicant is proposing a building height of 30' to the main roof deck. Accessory roof structures are proposed as well (shade

/ trellis). The proposed use and density of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. As discussed at the pre-DRC meeting "fee simple" MFR DU (DU & land) is prohibited by Code.

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

As stated above, the Site Development Plan depicts access to the site from five (5) driveway connections along West Bay Harbor Drive. The driveways are straight-in driveways. All five (5) driveways are designed as double driveways at 18' in width (Code min. for a double driveway).

Based on five (5) DU the Code requires at least ten (10) parking spaces. Five (5) two-car parking garages are provided in each DU; therefore, the plans meet minimum off-street parking requirements. Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one space must be in a garage and other parking spaces must be accessible without driving over or through another parking space (plan meets Code). The driveway in front of each garage provides two (2) extra parking spaces. Separate guest spaces are not required for townhouses with this type of parking arrangement, as the driveways serve as parking for guests / deliveries.

Fire Department staging area(s) are still not shown on the plans. The applicant should meet as soon as possible with the Fire Department to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's Site Development Plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical South Fla. Modern with a glass / stucco facade. The proposed exterior colors are earth tones (beige / browns) with bronze glass and black window frames.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway" or "break" is required.

SITE PLAN COMMENTS

Following are comments based on the latest revised plans (S&S) on May 13th, 2022, submitted to the Town DRC for consideration:

1. On Sheet SP-2 in the Site Data Table in the Residential Development Data section the text needs to be clearer as to what is allowed and being built, given the 2015 TDR sale. The first line should be revised to state: "Residential Units Proposed". The last line should be revised to state: "5 TDRs were sold in 2015 = 8 net DU allowed". As a matter of information (you could add text or not) there will be 3 TDR units available if this 5 DU townhouse complex is built (8 DU Allowed – 5 DU Proposed = 3 TDR units).

2. On Civil Engineering Sheets WS-1 and WS-2 the plans include references to "Bal Harbour Village" Notes. Please note the name of our community is the "Town of Bay Harbor Islands" – the community of Bal Harbour Village is located east of our community adjoining the Atlantic Ocean. Please have the engineering plans updated to reference the correct city. And please check with the Town's Public Works staff to ensure that the correct infrastructure details / standards are used.
3. The Landscape Plan presented on Sheet L-1 is only for the ground level areas; however, the plans include several rooftop landscape planter areas. A similar detailed landscape plan is required for the rooftop landscaped areas. FYI – Town policy - No Coconut Palm trees allowed on rooftops due to danger of falling large fronds / coconuts. Please submit a detailed Landscape Plan for the proposed rooftop planter areas for review / sign-off.
4. The preliminary Photometric Plan presented on Sheet PH-1 is only for the ground level areas and only indicates potential footcandle readings between the front of the building and street. This plan is incomplete as it must include preliminary footcandle readings for the entire site. The Town's Outdoor Lighting Code is found in Sec. 23-19 and includes Table 1 describing the minimum / average / maximum allowed footcandle readings for various areas of a site. A preliminary Photometric Plan is required for the entire site as part of the Site Development Plan submission and include the building rooftop as well if it is used for activity. The Town has had complaints about excessive lighting on new redevelopment projects – most likely due to modern / brighter LED light fixtures. In the north rear yards of this site / rooftop excessive bright lights may negatively impact the adjoining residential complexes. Revise / provide the missing documents.
5. FYI – the final DRB set of plans must include colored drawings (DRC set has only B&W).
6. For the DRB public meetings the Site Development Plan set must have the architectural plans first, followed by the Civil Engineering Plans, followed by the Landscape Plans, and lastly the Photometric Plans / Others.
7. An Impact Analysis Report (IAR) for infrastructure impacts must be submitted per Code Sec.11-8.2. This was noted during the initial DRC review. The applicant's response document states this report was attached – no IAR was attached to our revised plans / separately. Please submit ASAP for review / sign-off.

AGENDA ITEM REPORT

June 8, 2022

ITEM NUMBER: 2.

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

DESCRIPTION:

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

Property Address: 9700 West Bay Harbor Drive

Zoning District: RM-1 Multi Family District

Legal Description: Lot 28, Block 3

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9700 - DRC - 2022M05D25 PDF
2.	SPR22-000009 DRC Application
3.	BHI DRC Staff Report #2 9700 WBHD MFR June 1 2022

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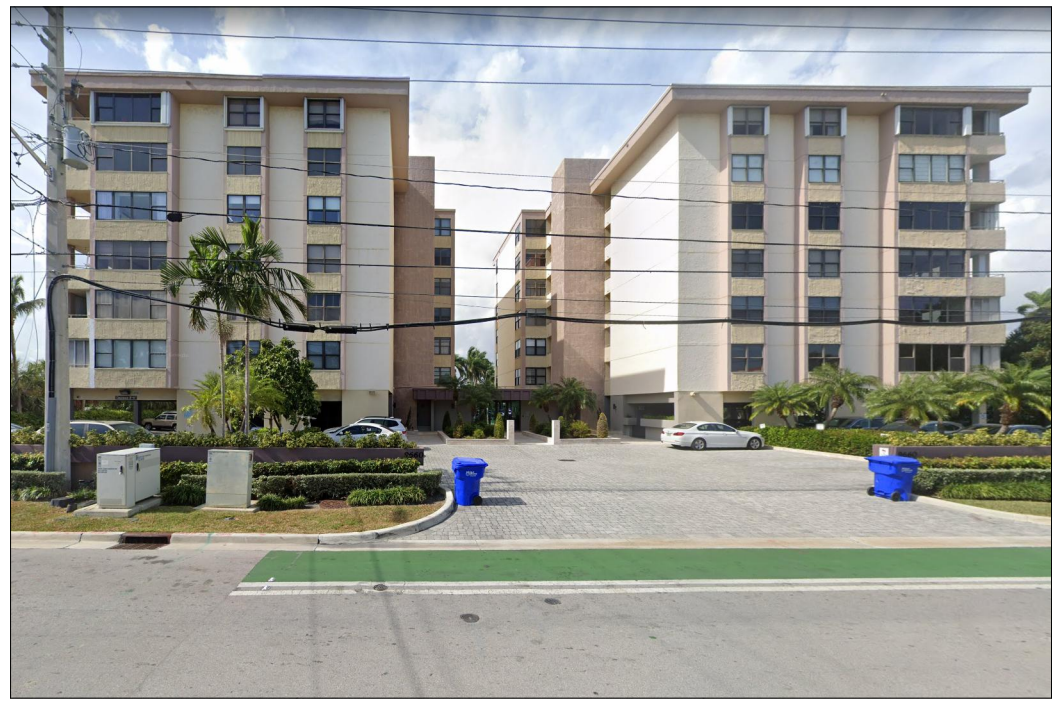
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THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THESE DRAWINGS ARE NOT TO BE SCALED OR MEASURED WITH A SCALE DUE TO LIMITED ACCURACY. THESE DESIGN DRAWINGS AND/OR SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. © ALAIN R. BARTROLI, AIA/ARCHITECT



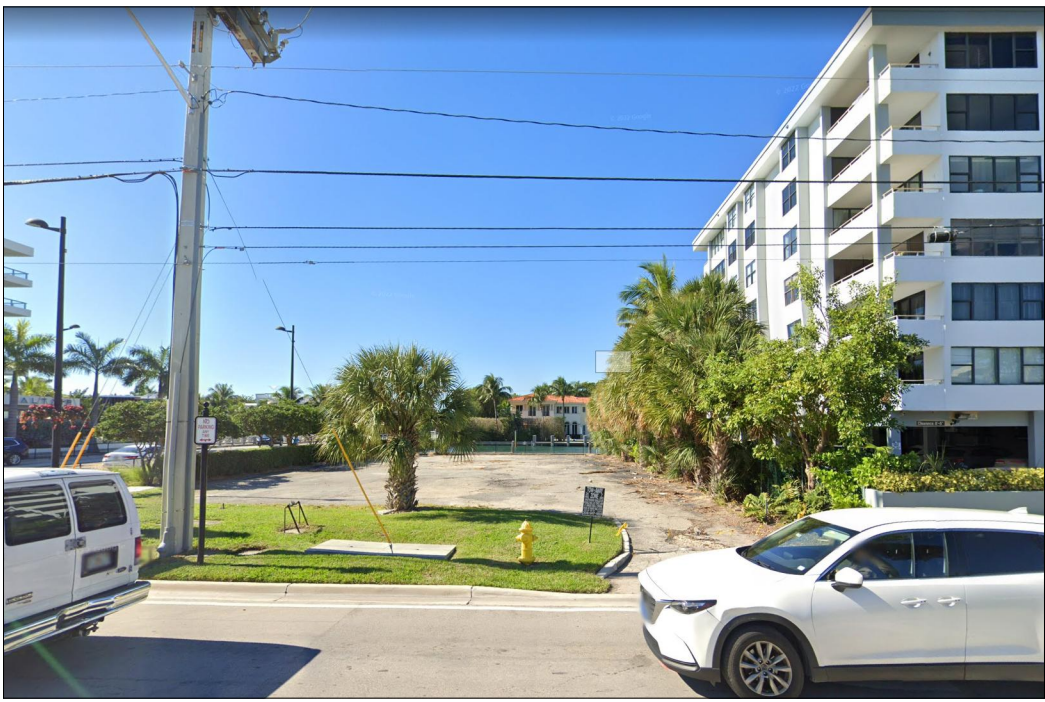
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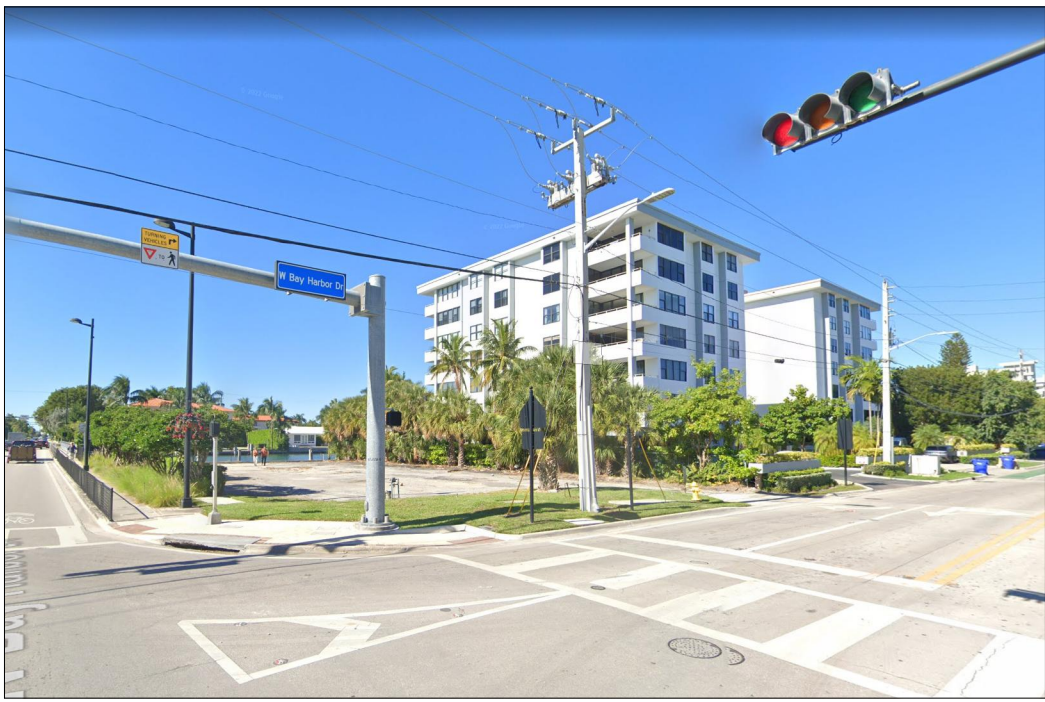
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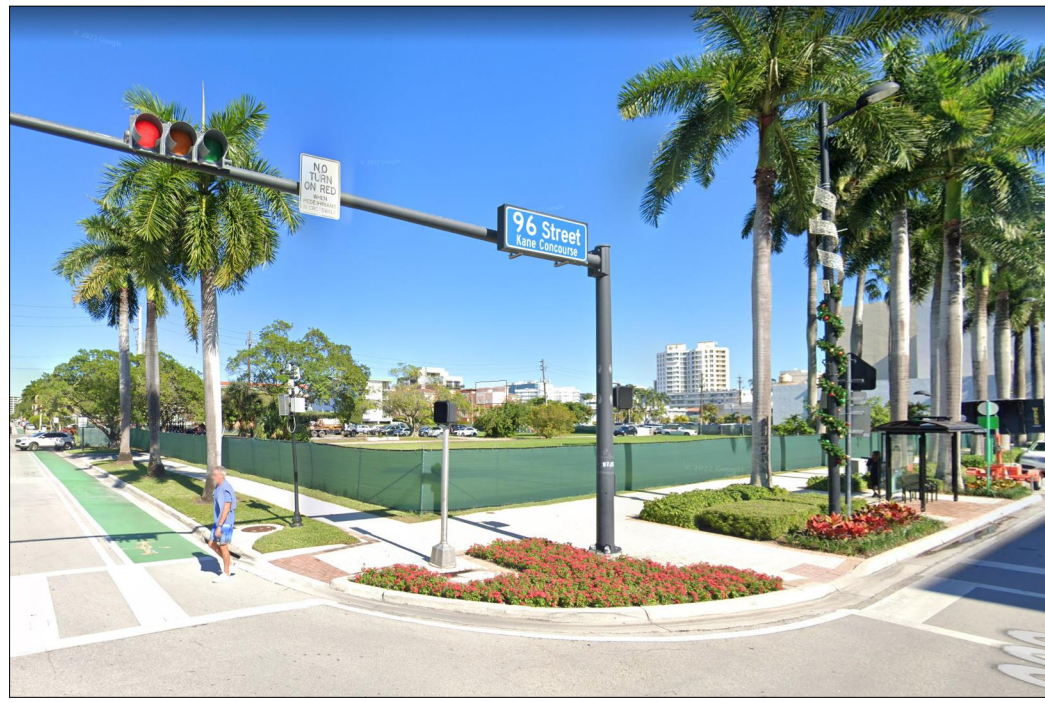
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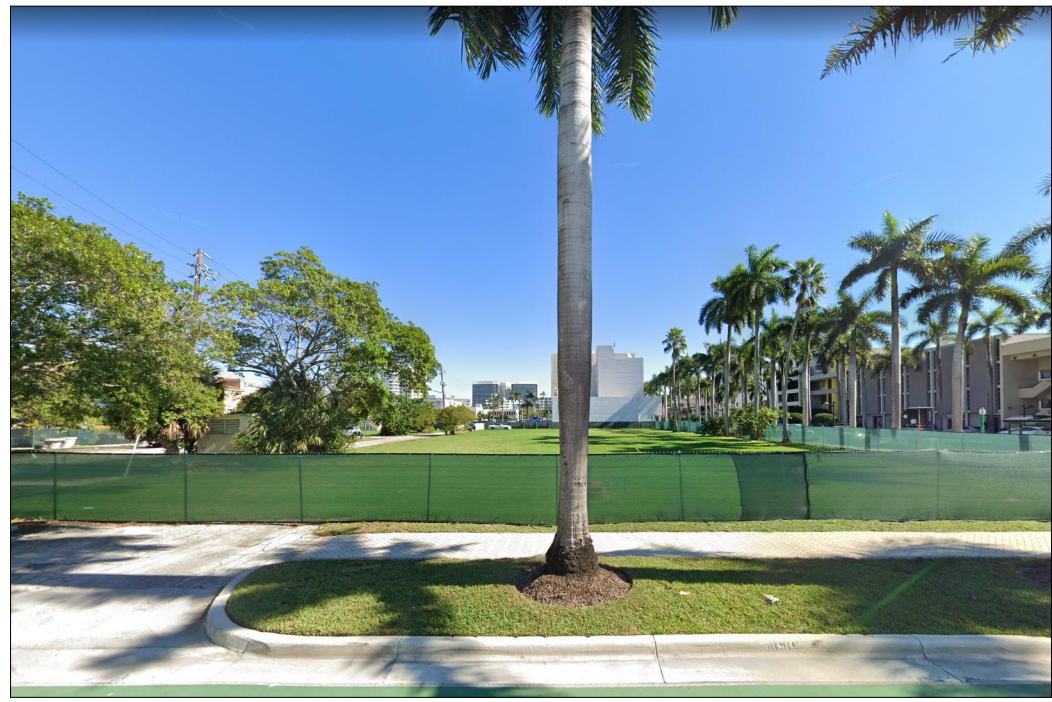
02-A



02-B



03-A



03-B



04-A



04-B



05-A



05-B



06-A



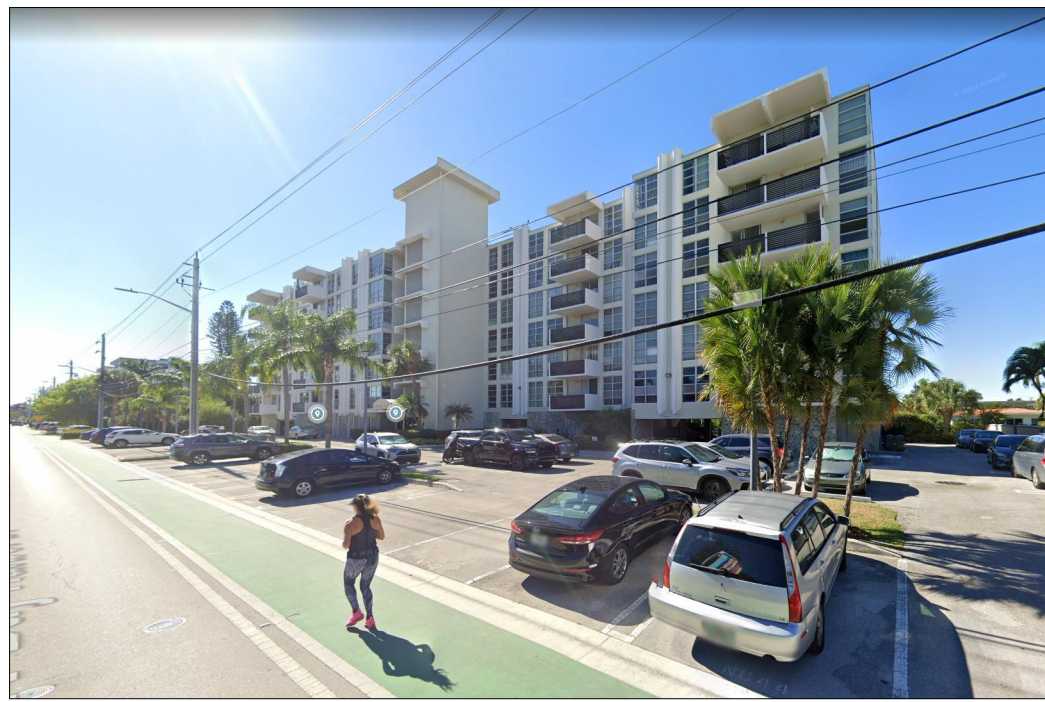
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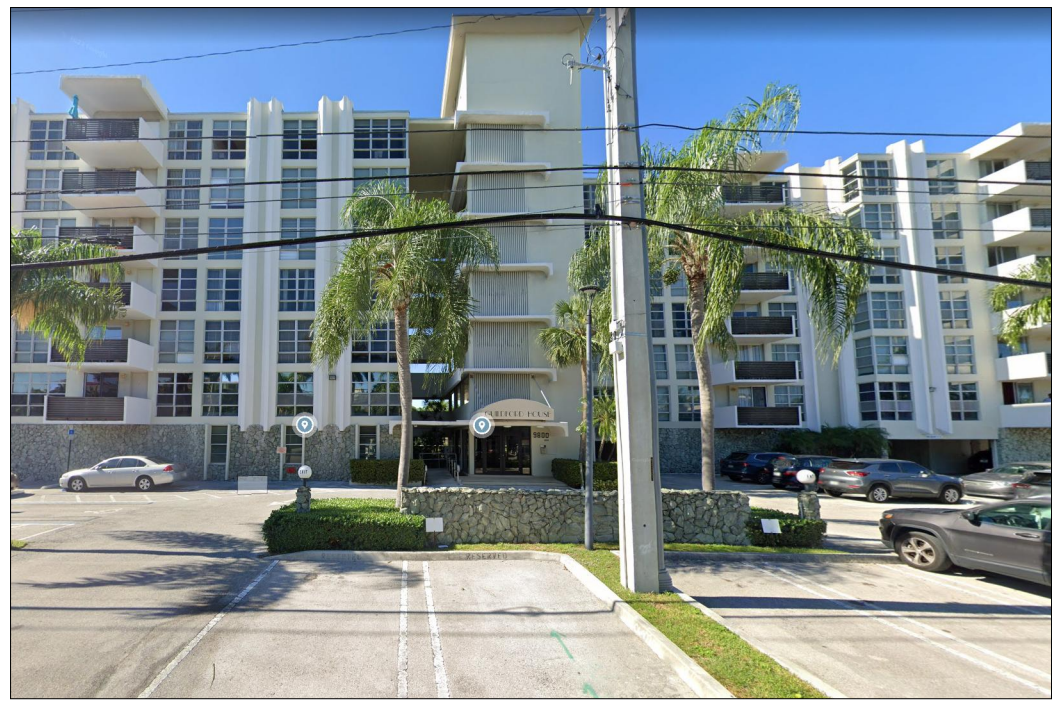
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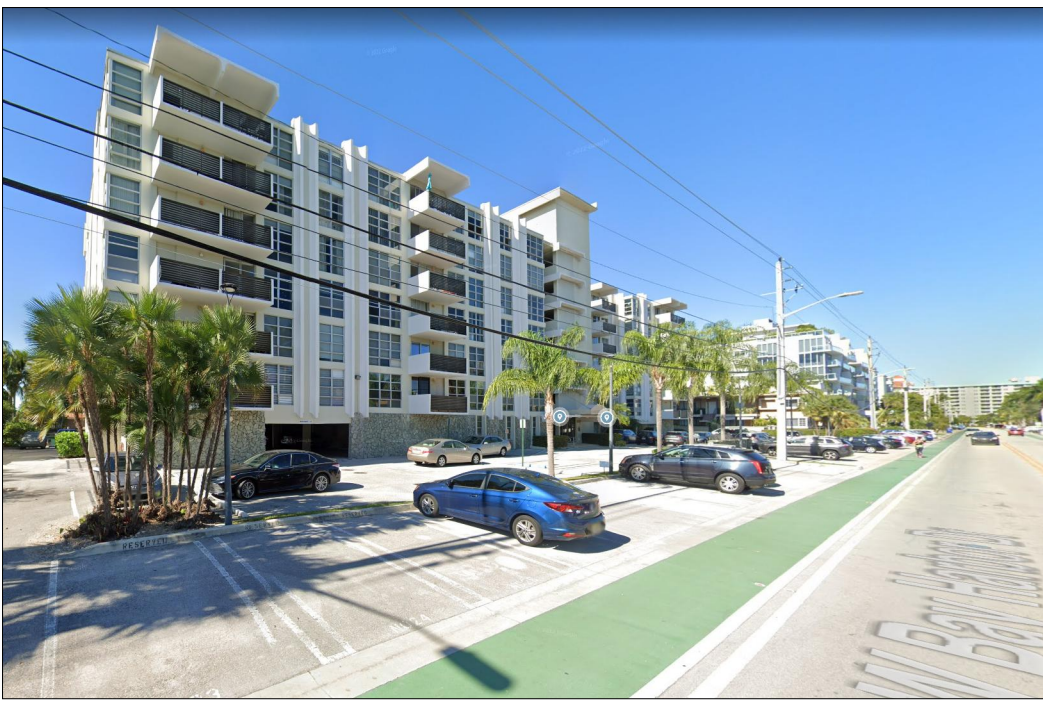
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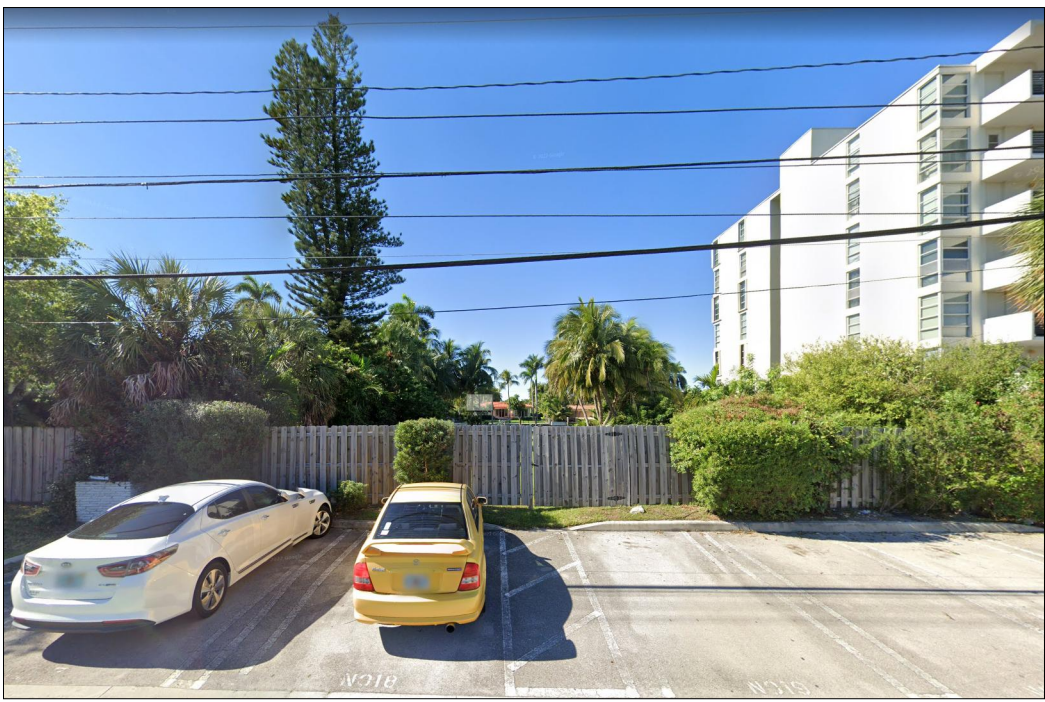
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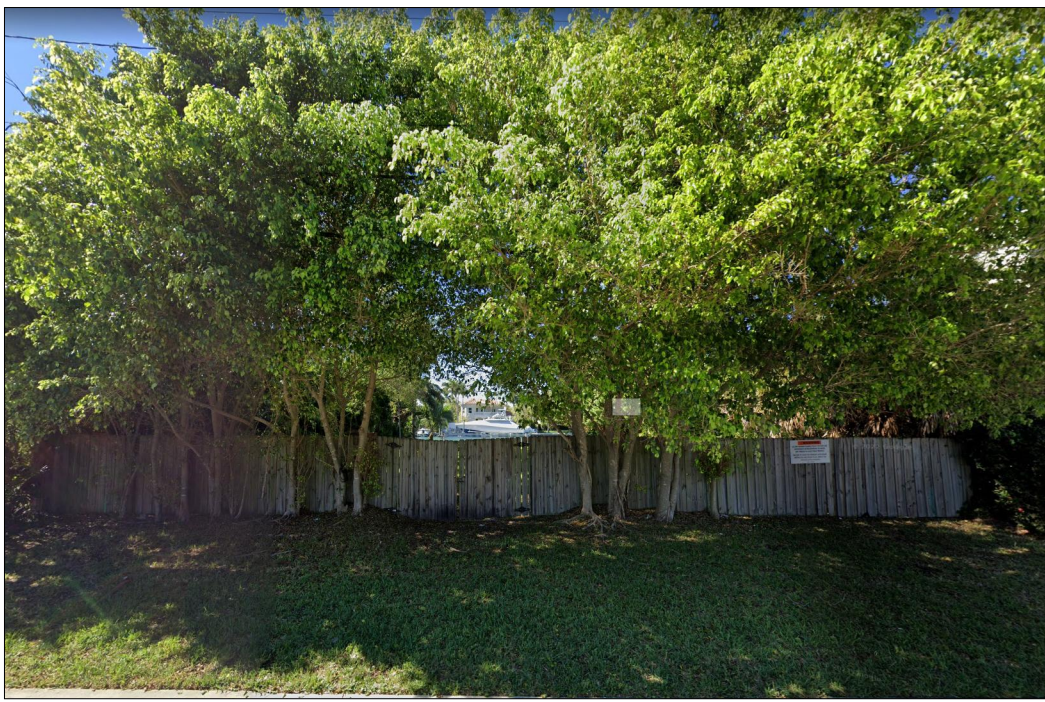
08-B



08-C



09-A



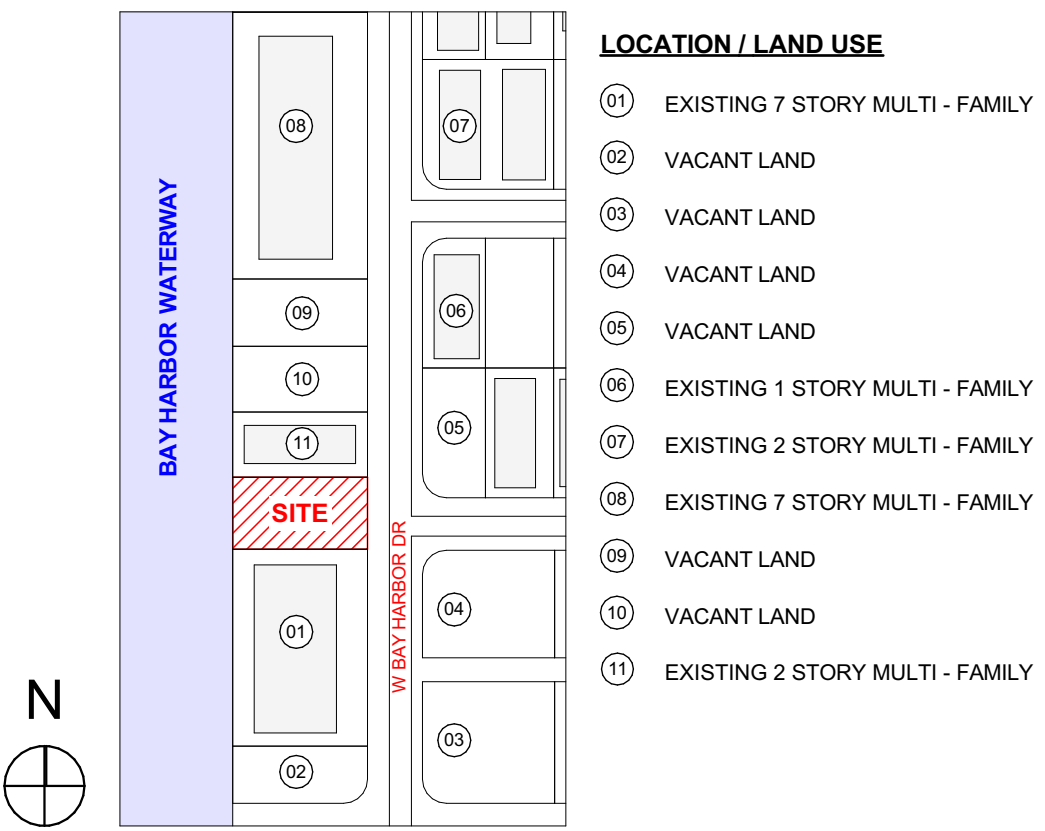
10-A



11-A



11-B



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CONTEXT IMAGES

9700

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Checked By: A.R.B.

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Job Number: 2122
Sheet Number:
A-101



1
A-102

AERIAL VIEW - LOOKING N.E.
NOT TO SCALE



3
A-102

AERIAL VIEW - LOOKING S.E.
NOT TO SCALE



2
A-102

AERIAL VIEW - LOOKING N.W.
NOT TO SCALE



4
A-102

AERIAL VIEW - LOOKING S.W.
NOT TO SCALE

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HARBOR FL. 33154
AERIAL VIEWS

$$\begin{array}{r} \overline{) 9700} \\ \underline{9700} \\ 0000 \end{array}$$

Date Of Issue:
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A-102

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SITE DATA

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

LEGAL DESCRIPTION:

LOT 28, BLOCK 3 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI / DADE COUNTY, FLORIDA.

ZONING DATA:

DISTRICT: RM-1 "MEDIUM HIGH DENSITY RESIDENTIAL"

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

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

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

BUILDING HEIGHT ALLOWED ABOVE BFE = **65 FT.**

PROPOSED BUILDING HEIGHT ABOVE BFE = **65 FT.**

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR)

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

PROVIDED (22% OF LOT AREA) (11,250 X 0.22) = **2,431.50 SF**

LANDSCAPE SPACE (ROOF DECK)

REQUIRED (15% OF ROOF DECK AREA) = 3,441 SF X 0.15 **516 SF**

PROVIDED (15.4% OF ROOF DECK AREA) = 3,441 SF X 0.154 **531 SF**

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

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

FLOOD ZONE = AE - ELEV. +9'-0" N.G.V.D.

STORAGE UNITS

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

PROVIDED: SIZE VARIES SEE FLOOR PLANS **8**

PARKING DATA:

PARKING REQUIRED

2 SPACES / UNIT (8 X 2) **16**

1 SPACE VISITOR (DROP OFF) **1**

TOTAL REQUIRED **17**

PARKING PROVIDED

2 SPACES / UNIT (8 X 2) **16**

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

TOTAL PROVIDED **17**

UNIT BREAK DOWN:

SECOND LEVEL

UNIT A 1 UNIT 4 BED 2,496.91 SF

UNIT A 1 UNIT 4 BED 2,496.91 SF

THIRD LEVEL

UNIT A 1 UNIT 4 BED 2,496.91 SF

UNIT A 1 UNIT 4 BED 2,496.91 SF

FOURTH, FIFTH, SIXTH & SEVENTH LEVEL

UNIT PH 1 UNIT 4 BED 3,460.73 SF

TOTAL: 8 UNITS

SETBACK CHART:

REQUIRED **PROVIDED**

FRONT

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

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

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

REAR

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

SIDES

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

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

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

FLEX SETBACK

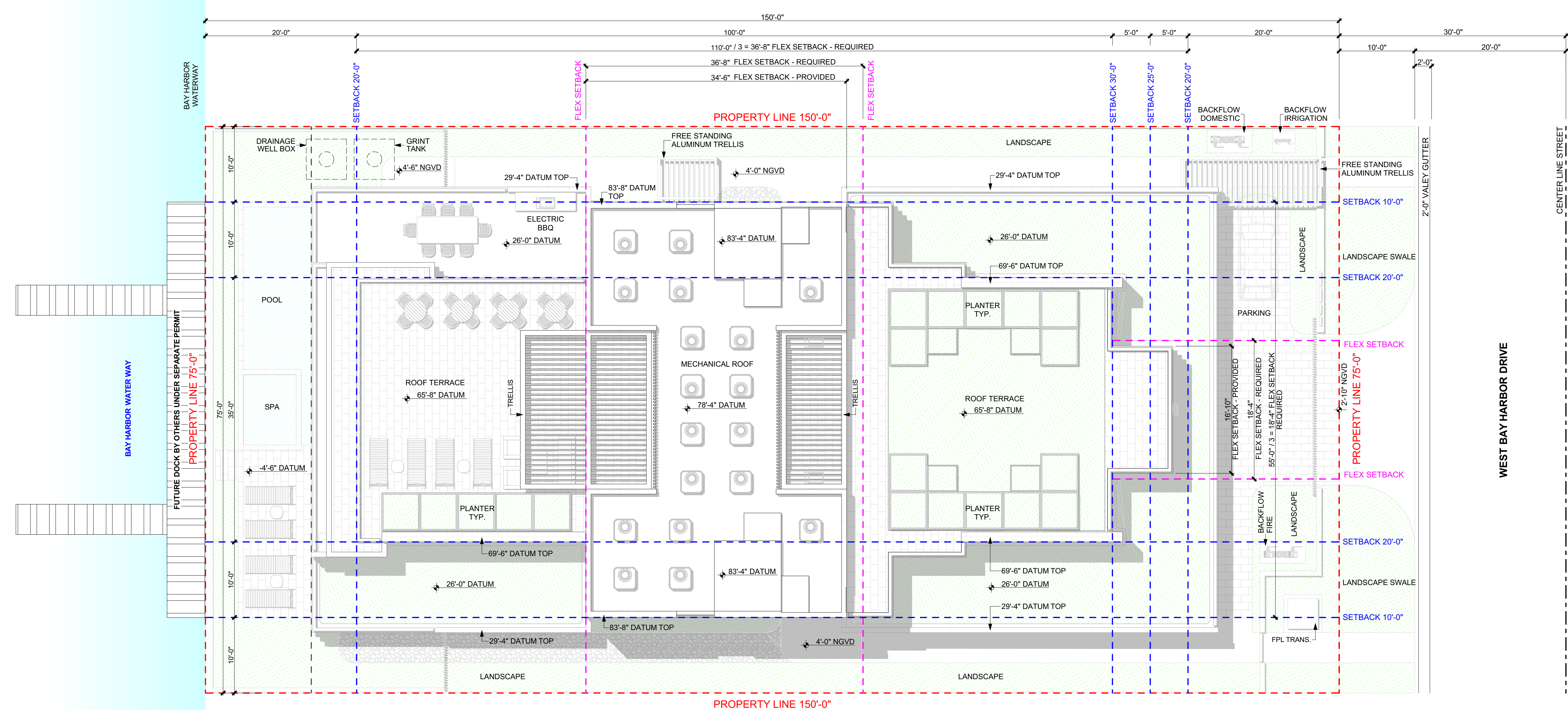
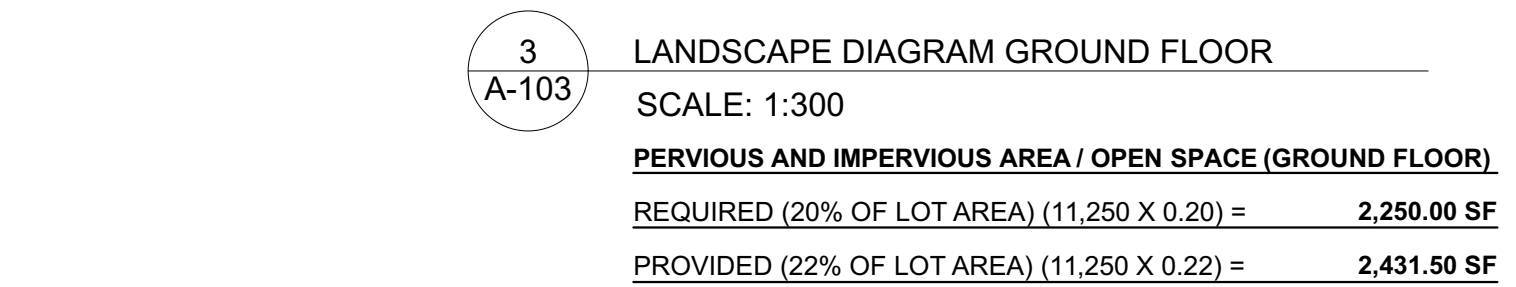
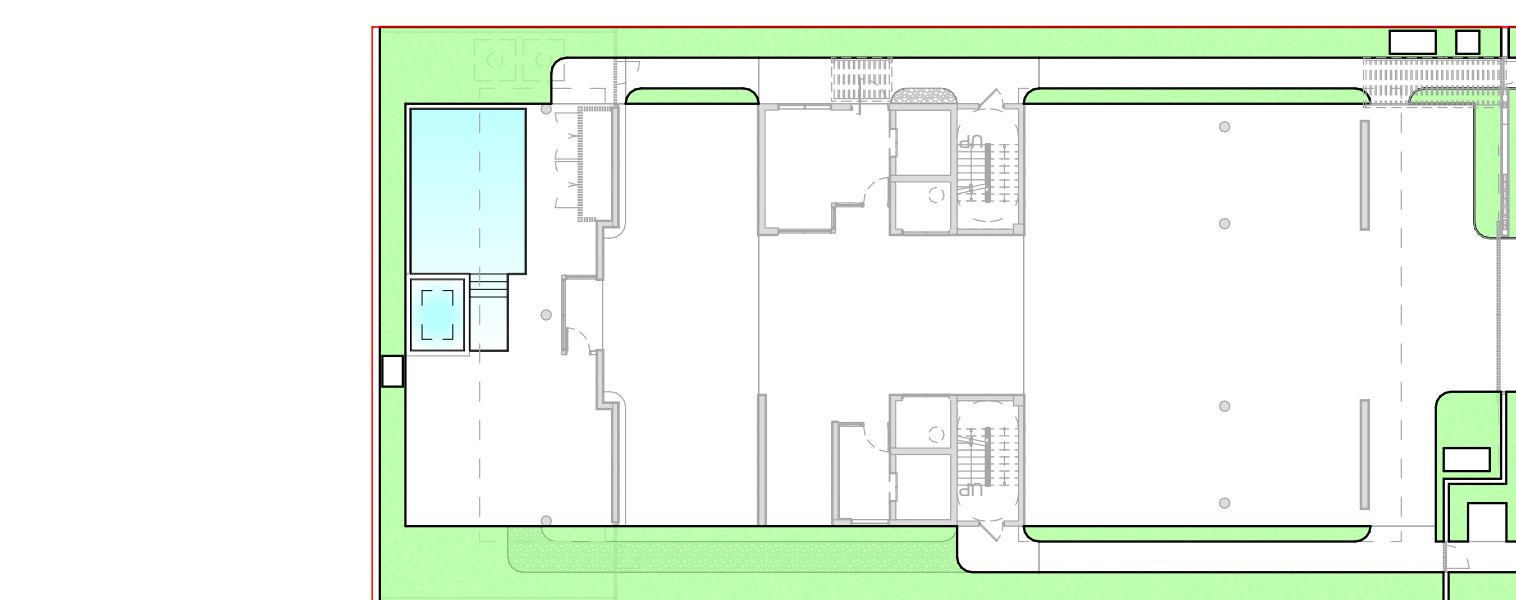
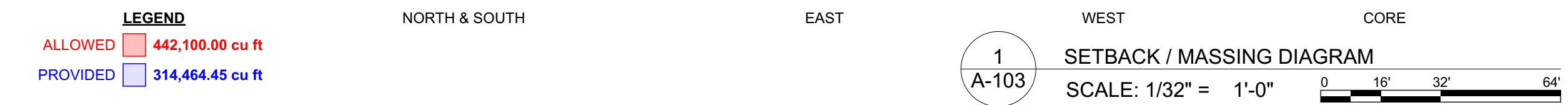
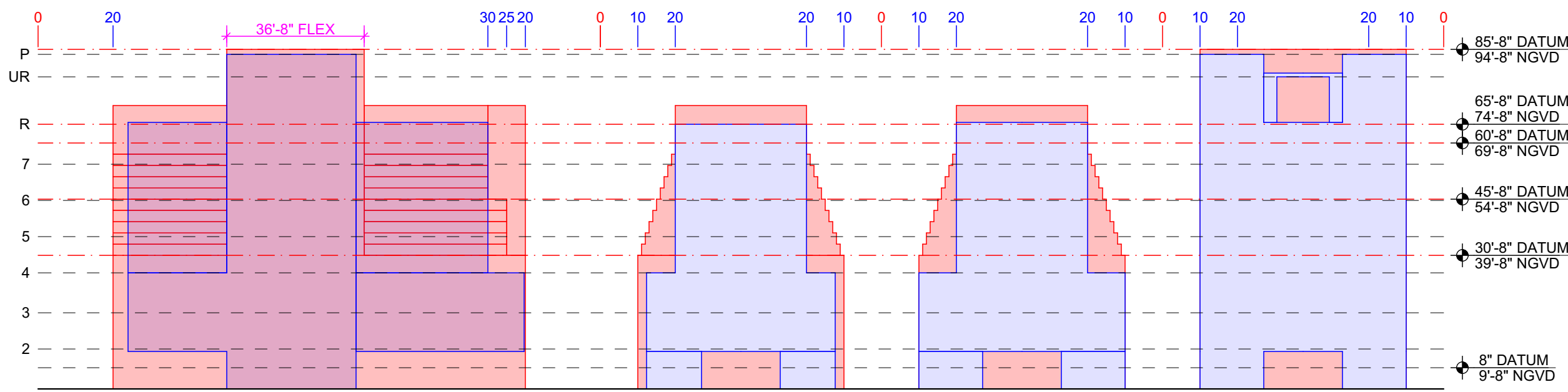
REQUIRED **PROVIDED**

SIDES

1/3 OF ALLOWABLE BUILDING LENGTH (110'-0" / 3) = 36'-8" **34'-6"**

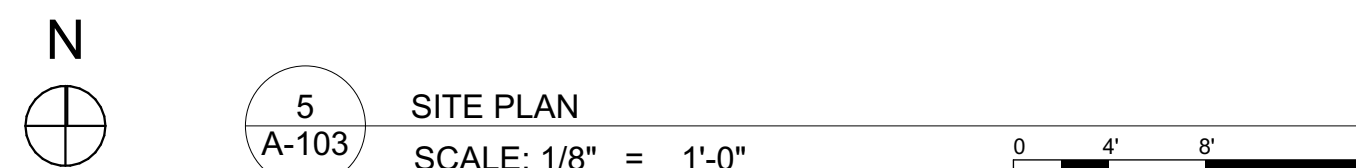
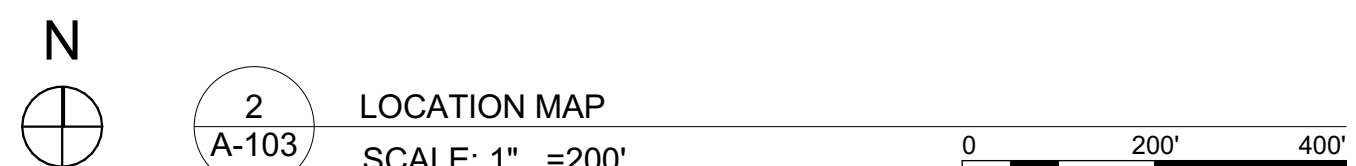
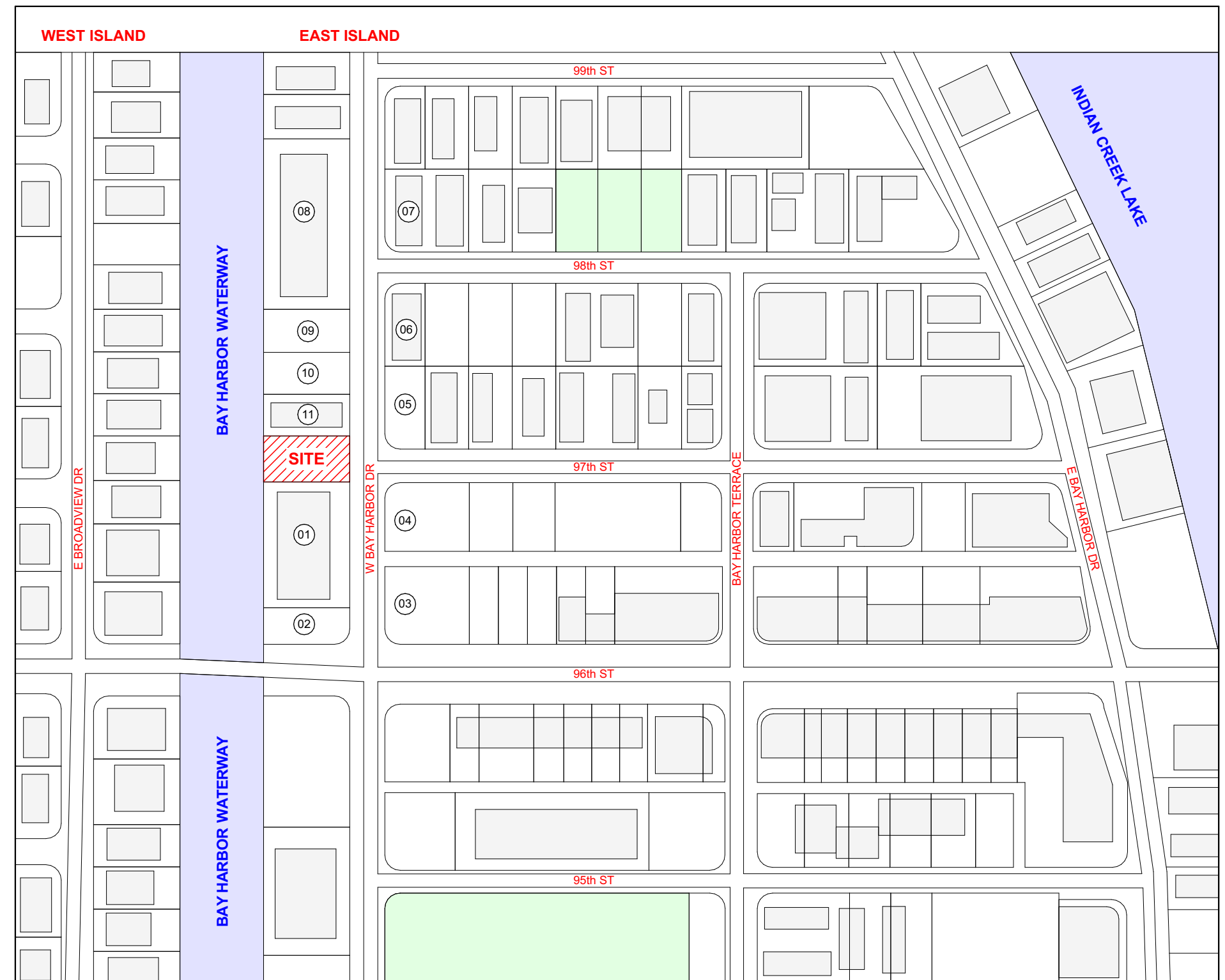
FRONT

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



LOCATION / LAND USE

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



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SETBACK / MASSING DIAGRAM - LOCATION MAP - SITE PLAN
9700

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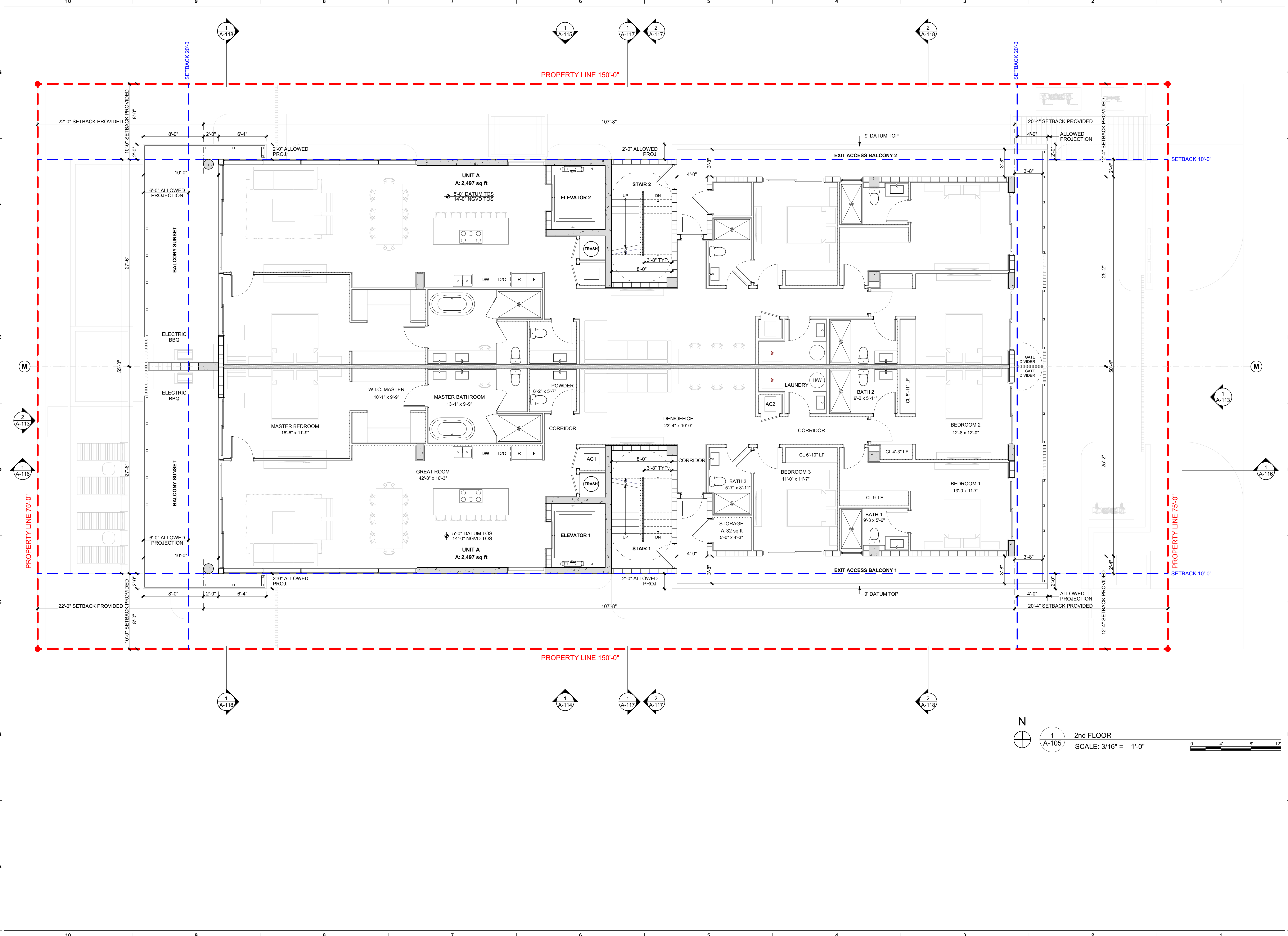
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Sheet Number:

A-103



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SECOND FLOOR - FLOOR PLAN

9700

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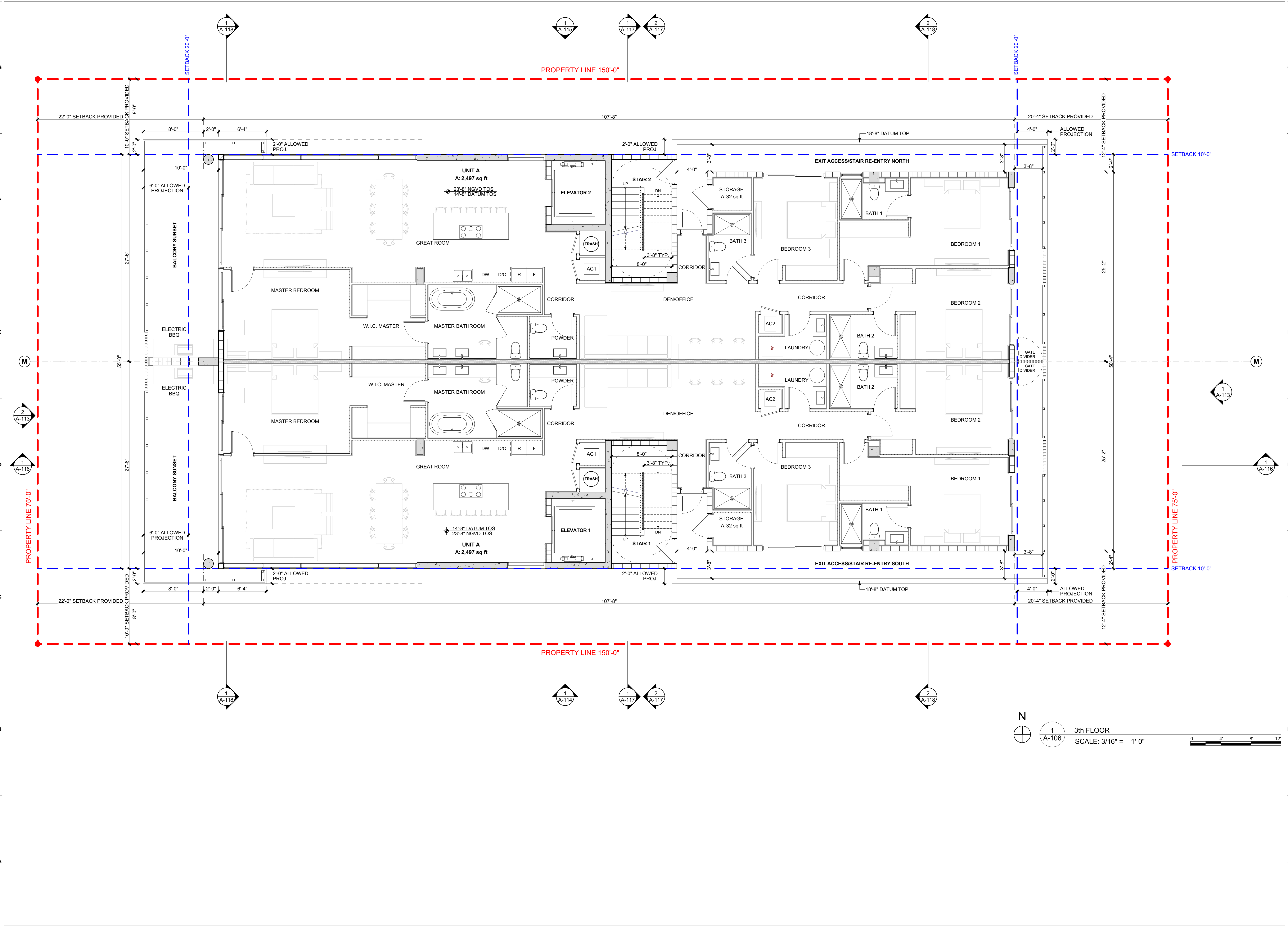
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A-105

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N

1
A-106

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

0 4' 8' 12'

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THIRD FLOOR - FLOOR PLAN

9700

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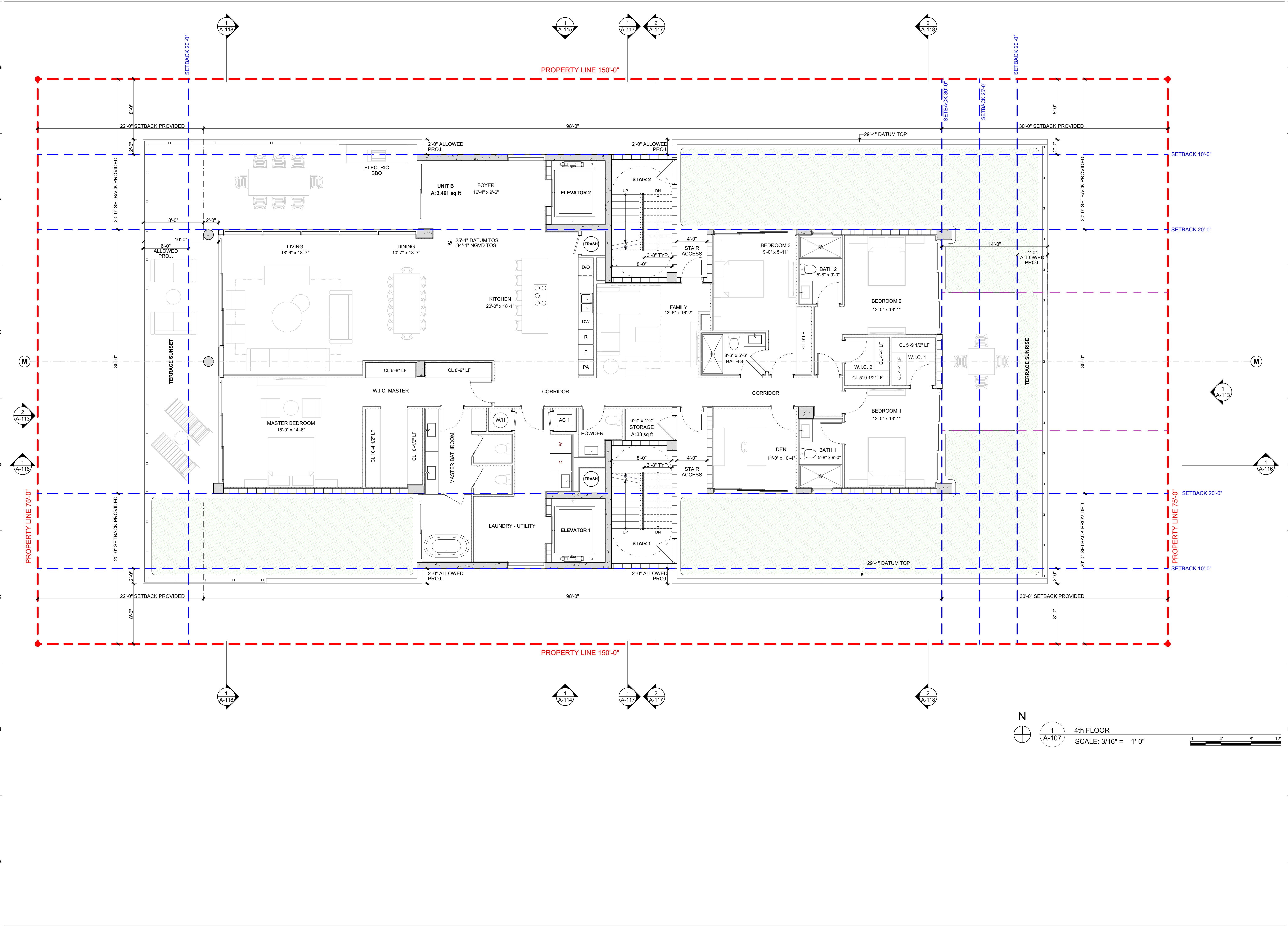
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N
1 A-107 4th FLOOR
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

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FOURTH FLOOR - FLOOR PLAN

9700

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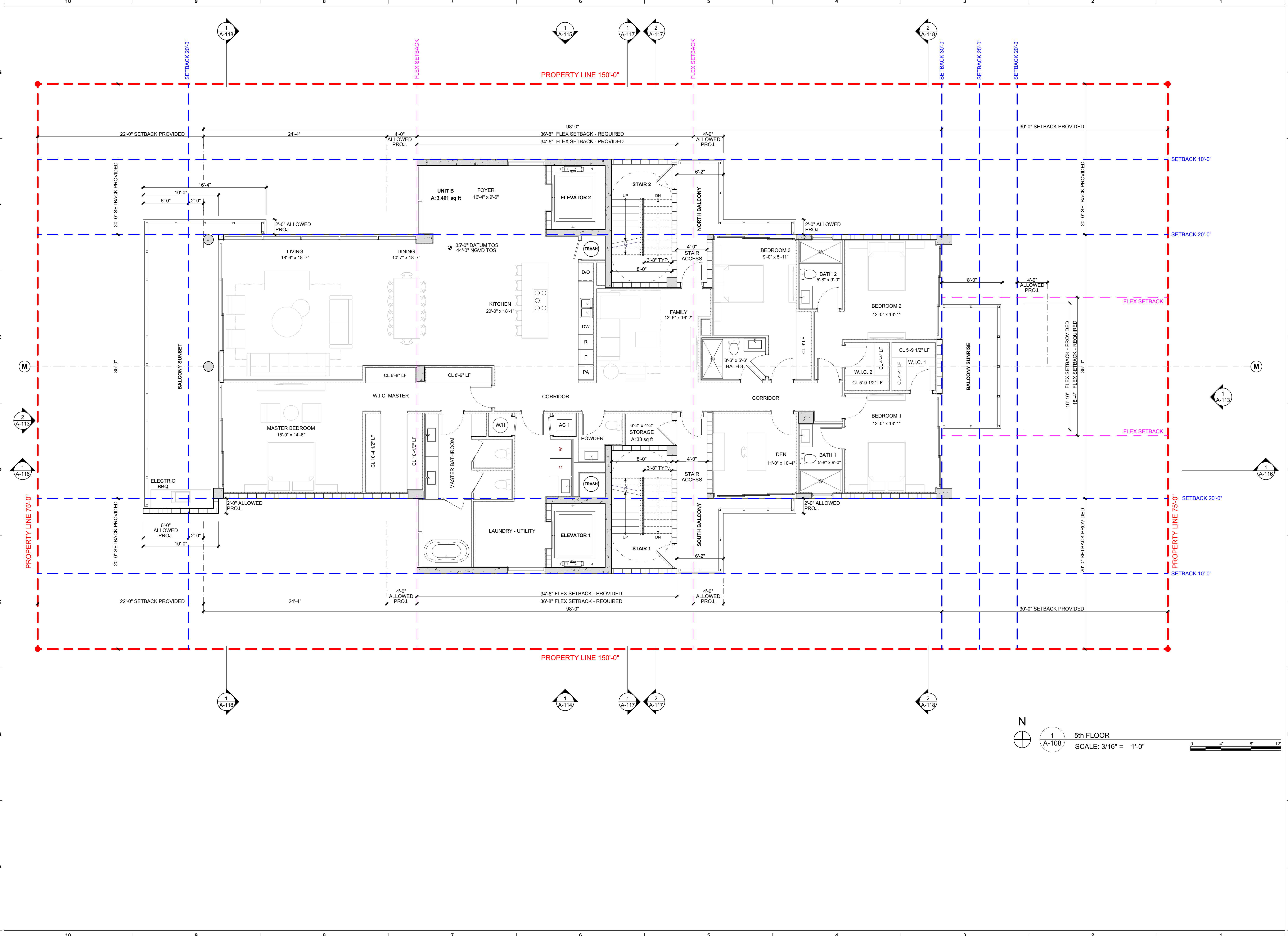
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FIFTH FLOOR - FLOOR PLAN

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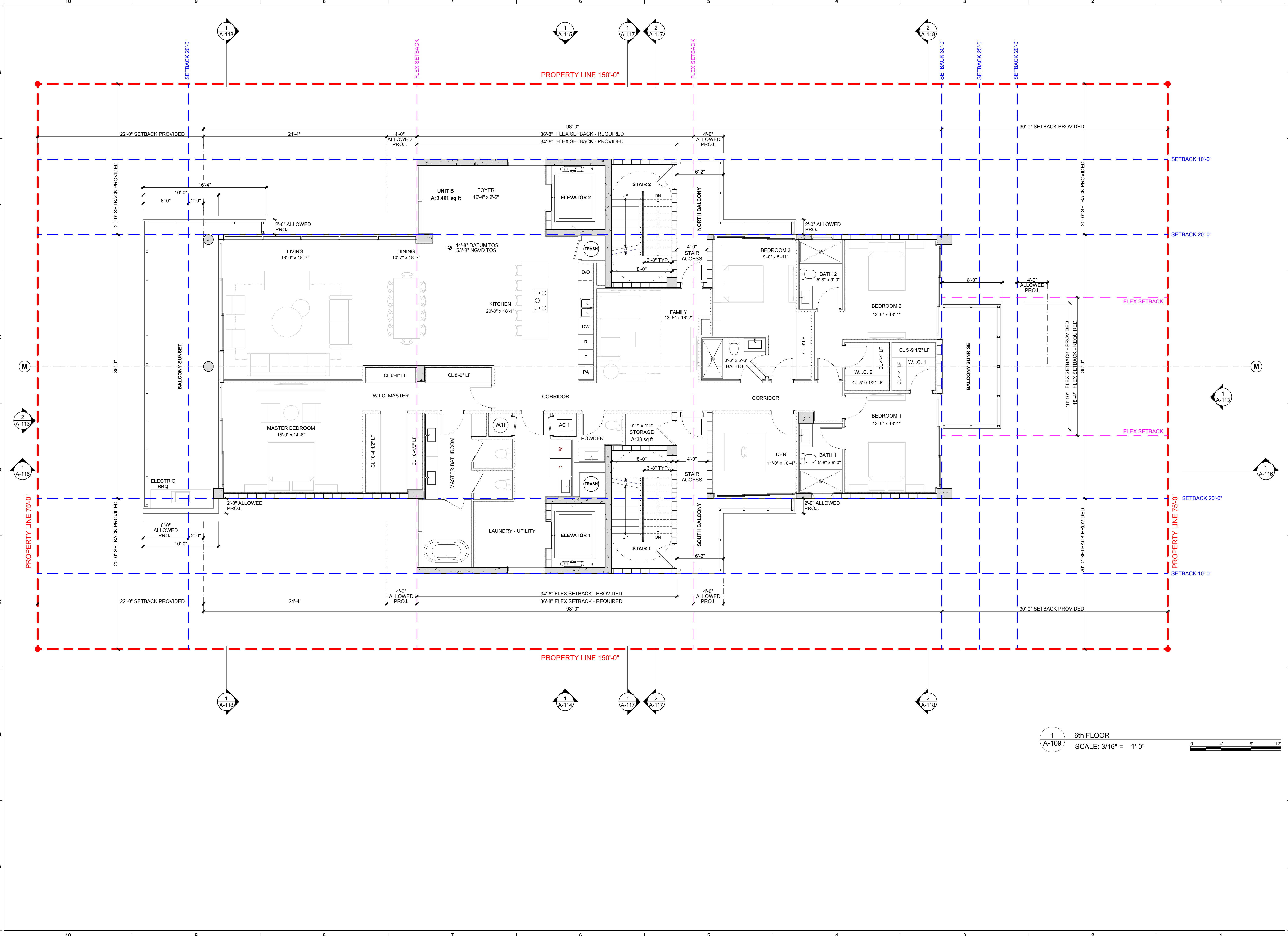
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1
A-109

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

0 4' 8' 12'

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SIXTH FLOOR - FLOOR PLAN

9700

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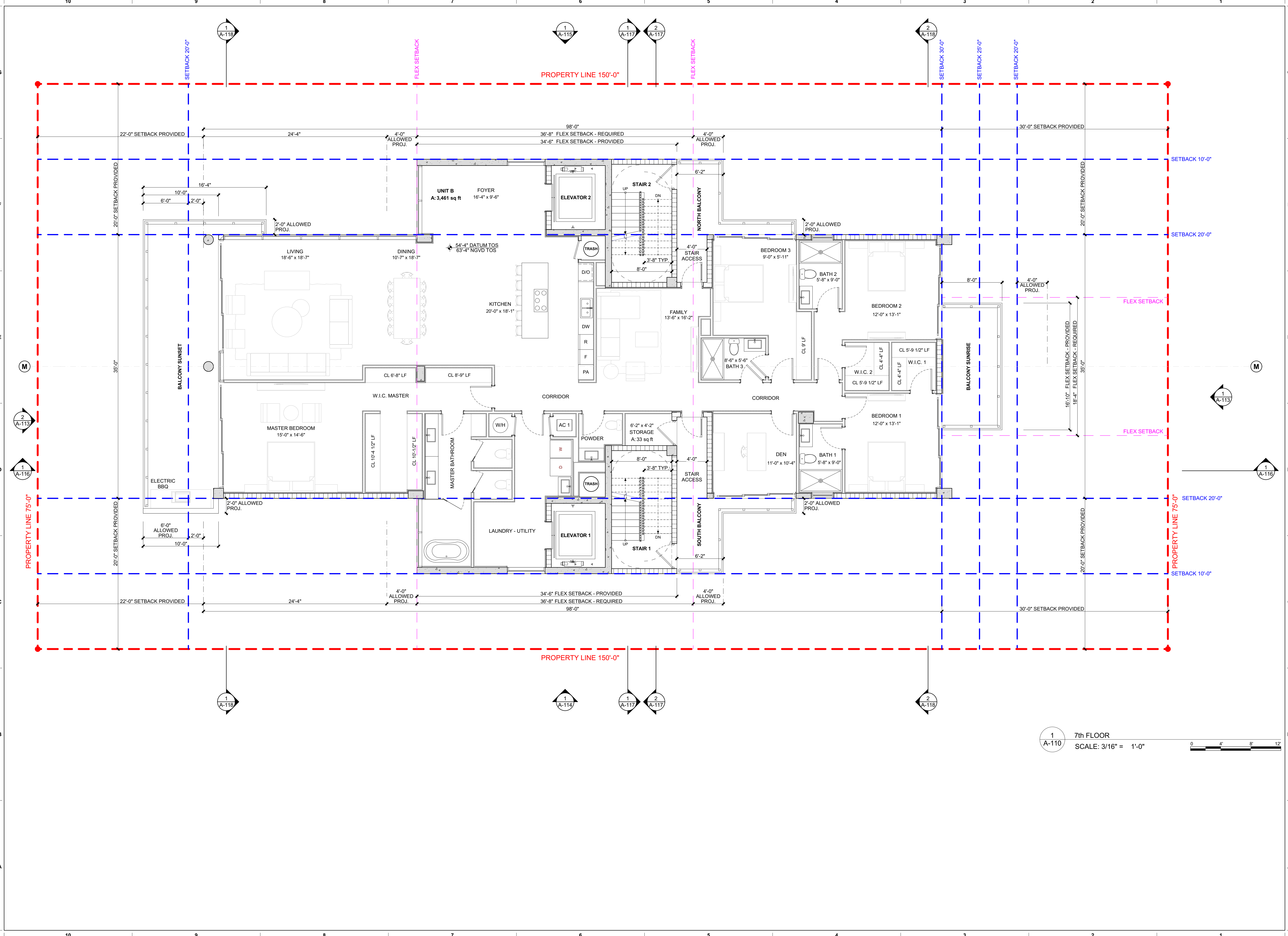
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1
A-110
7th FLOOR
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

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SEVENTH FLOOR - FLOOR PLAN

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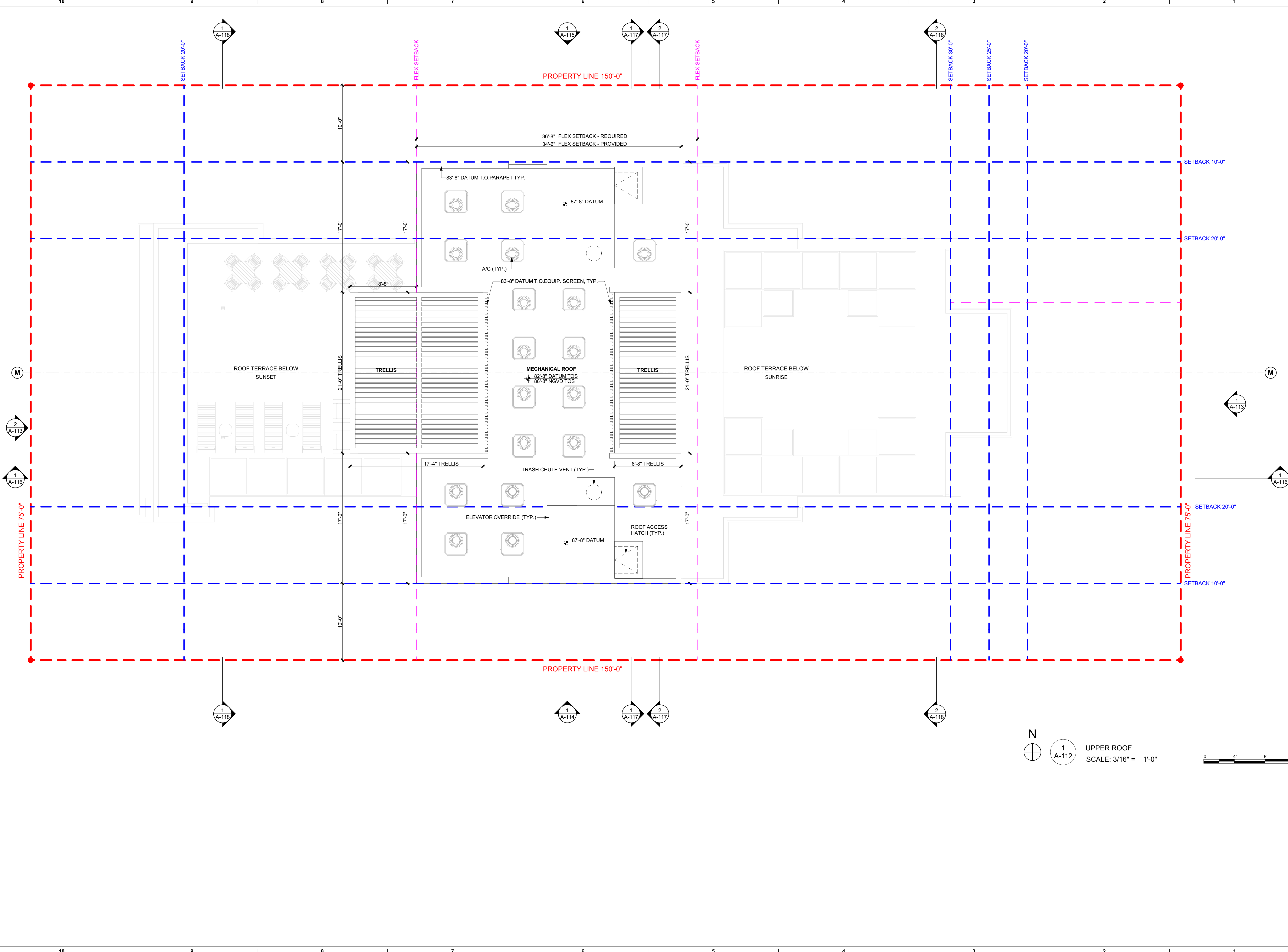
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A-110

A-111

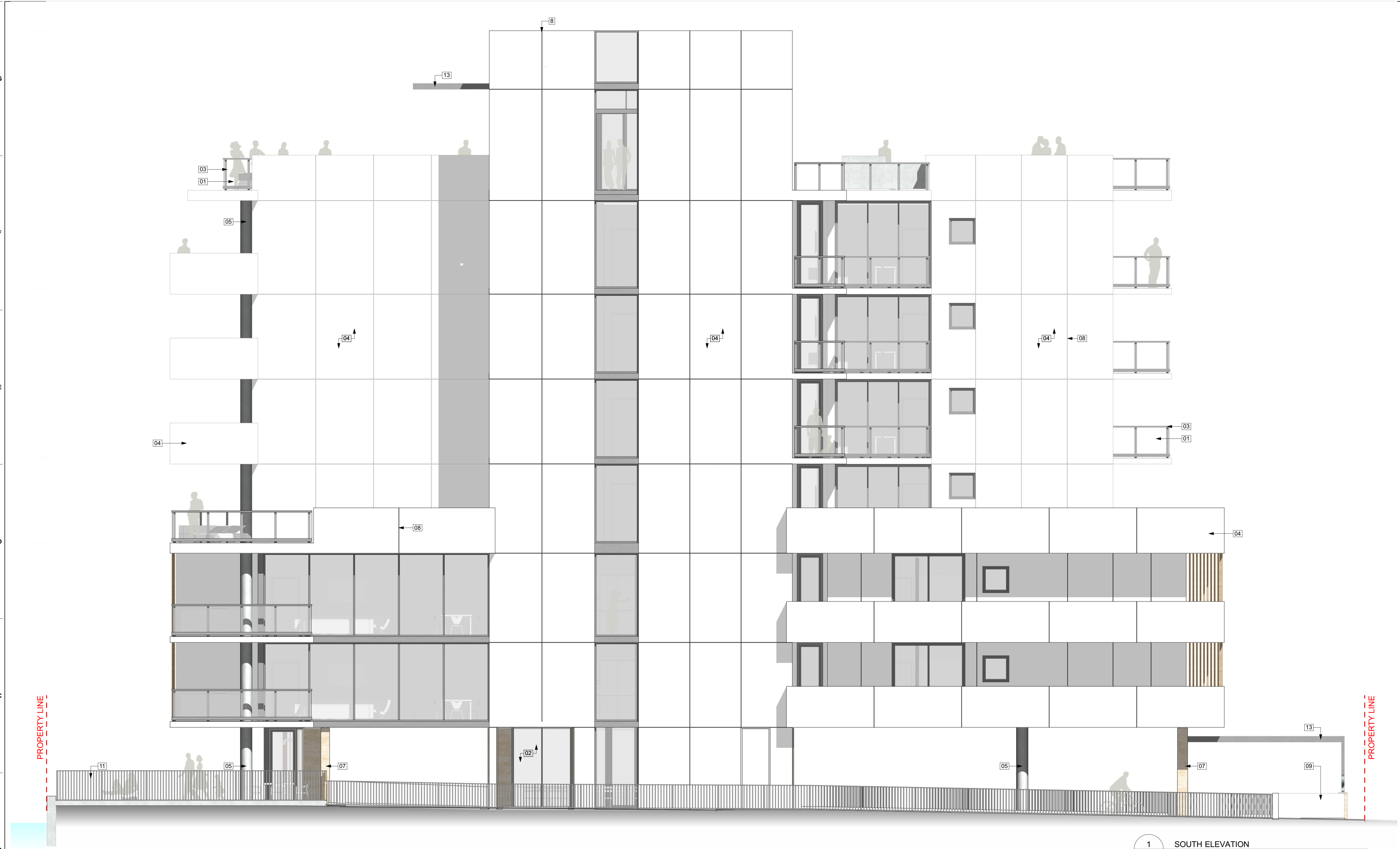




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|---|--|--|---------------------------------------|
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| | <div>9700 W BAY HARBOR DR BAY HARBOR FL, 33154</div> <div>WEST & EAST ELEVATION</div> | | |
| D | <div>9700 W BAY HARBOR DR BAY HARBOR FL, 33154</div> <div>WEST & EAST ELEVATION</div> | | |
| | <div>9700 W BAY HARBOR DR BAY HARBOR FL, 33154</div> <div>WEST & EAST ELEVATION</div> | | |
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| A | Sheet Number: | | |
| | A-113 | | |

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1 SOUTH ELEVATION
A-114
SCALE: 3/16" = 1'-0"



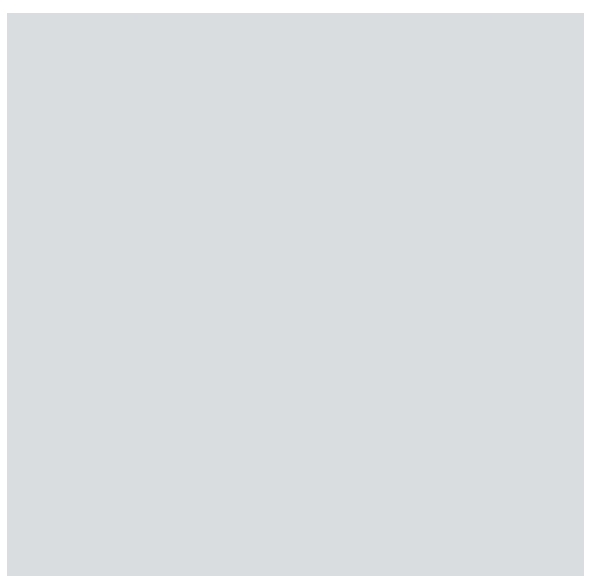
01 CLEAR LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL RAILINGS



02 TINTED GRAY LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL GLAZING



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



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



05 SMOOTH EXPOSED ARCHITECTURAL CONCRETE ROUND COLUMNS



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



07 STONE CLADDING TRAVERTINE ACCENT WALLS

- 08 STUCCO 3/8" WIDE "V" REVEAL STUCCO SURFACES
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- 15 CUSTOM PROJECT ADDRESS AND NAME SIGN, TYP.
- 16 A/C COMPRESSOR ON ROOF STANDS WITH HURRICANE STRAPS, TYP.
- 17 PRE FABRICATED PLANTER, TYP. SEE LANDSCAPE DWGS.

- +83'-8" DATUM
+92'-8" NGVD
T.O. PARAPET
- +77'-8" DATUM
+86'-8" NGVD
UPPER ROOF
- +65'-0" DATUM
+74'-0" NGVD
ROOF
- +54'-4" DATUM
+63'-4" NGVD
7th FLOOR
- +44'-8" DATUM
+53'-8" NGVD
6th FLOOR
- +35'-0" DATUM
+44'-0" NGVD
5th FLOOR
- +25'-4" DATUM
+34'-4" NGVD
4th FLOOR
- +14'-8" DATUM
+23'-8" NGVD
3th FLOOR
- +5'-0" DATUM
+14'-0" NGVD
2nd FLOOR
- 0" DATUM / BFE
+9'-0" NGVD
- 3'-6" DATUM
+5'-6" NGVD
T.O. SEAWALL
- 5'-0" DATUM
+4'-0" NGVD
T.O.S. LOBBY

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BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154
SOUTH ELEVATION

Date Of Issue:
04/25/2022

REVISIONS:

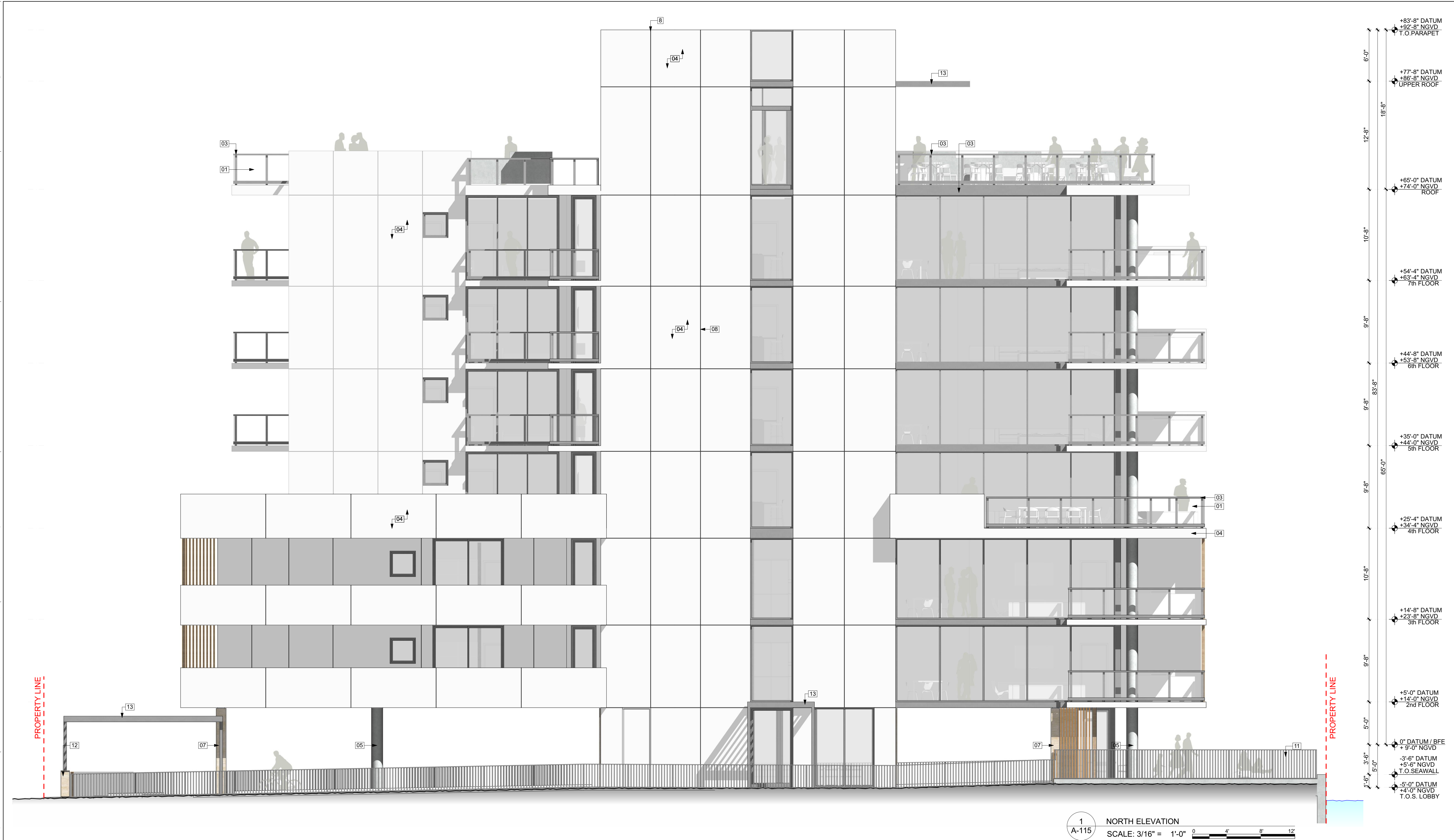
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1	DRC	05/26/2022

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DESIGN REVIEW COMMITTEE

Drawn By: J.O.
Checked By: A.R.B.

Scale: AS SHOWN
Job Number: 2122
Sheet Number:
A-114

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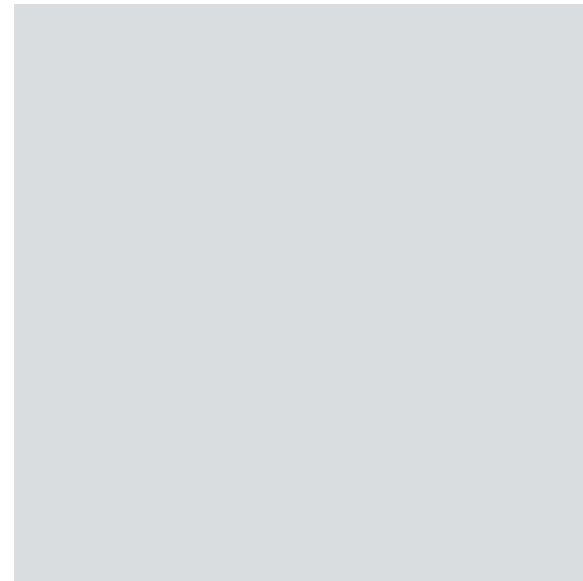
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9700 W BAY HARBOR DR BAY HARBOR FL 33154
NORTH ELEVATION

9700

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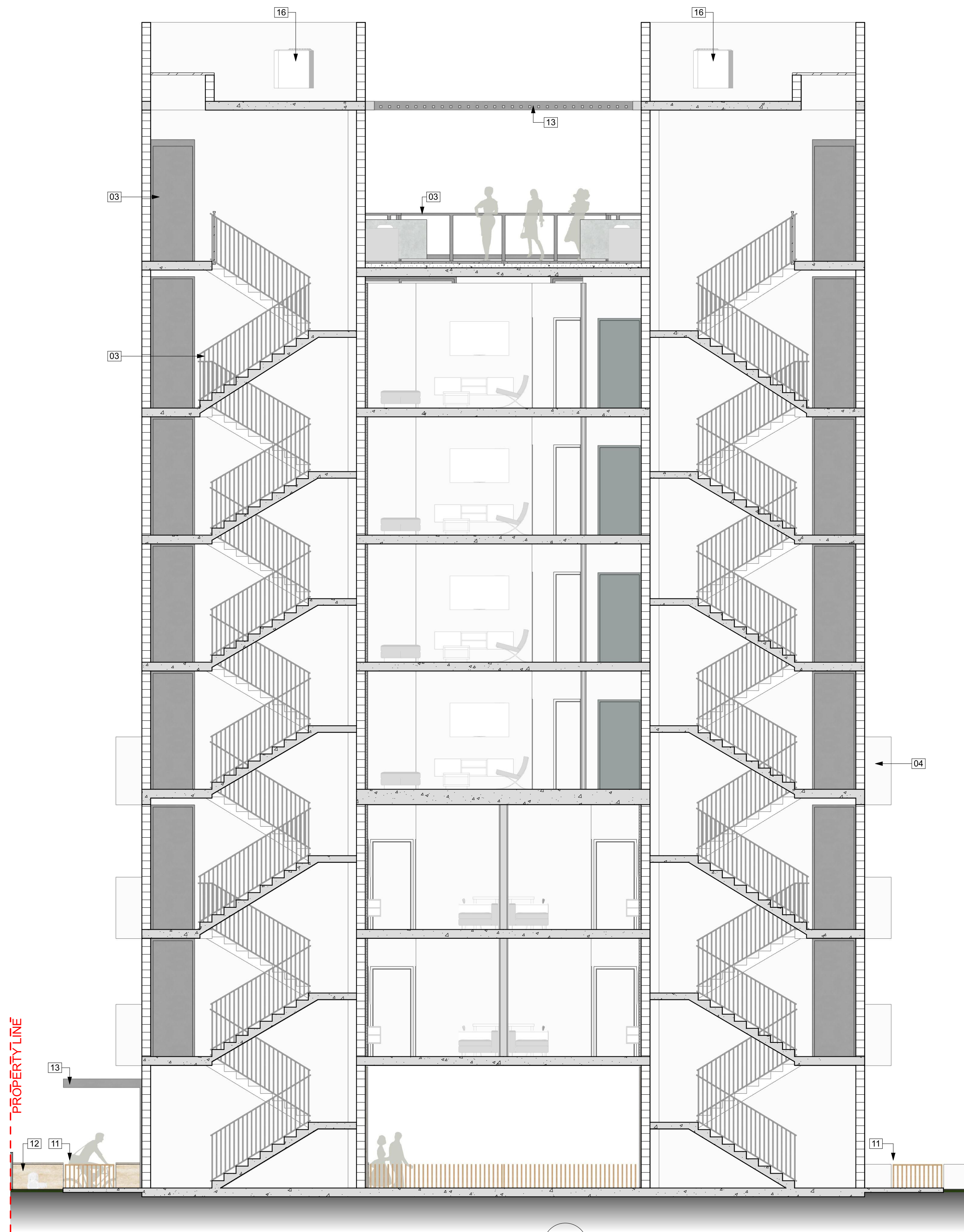
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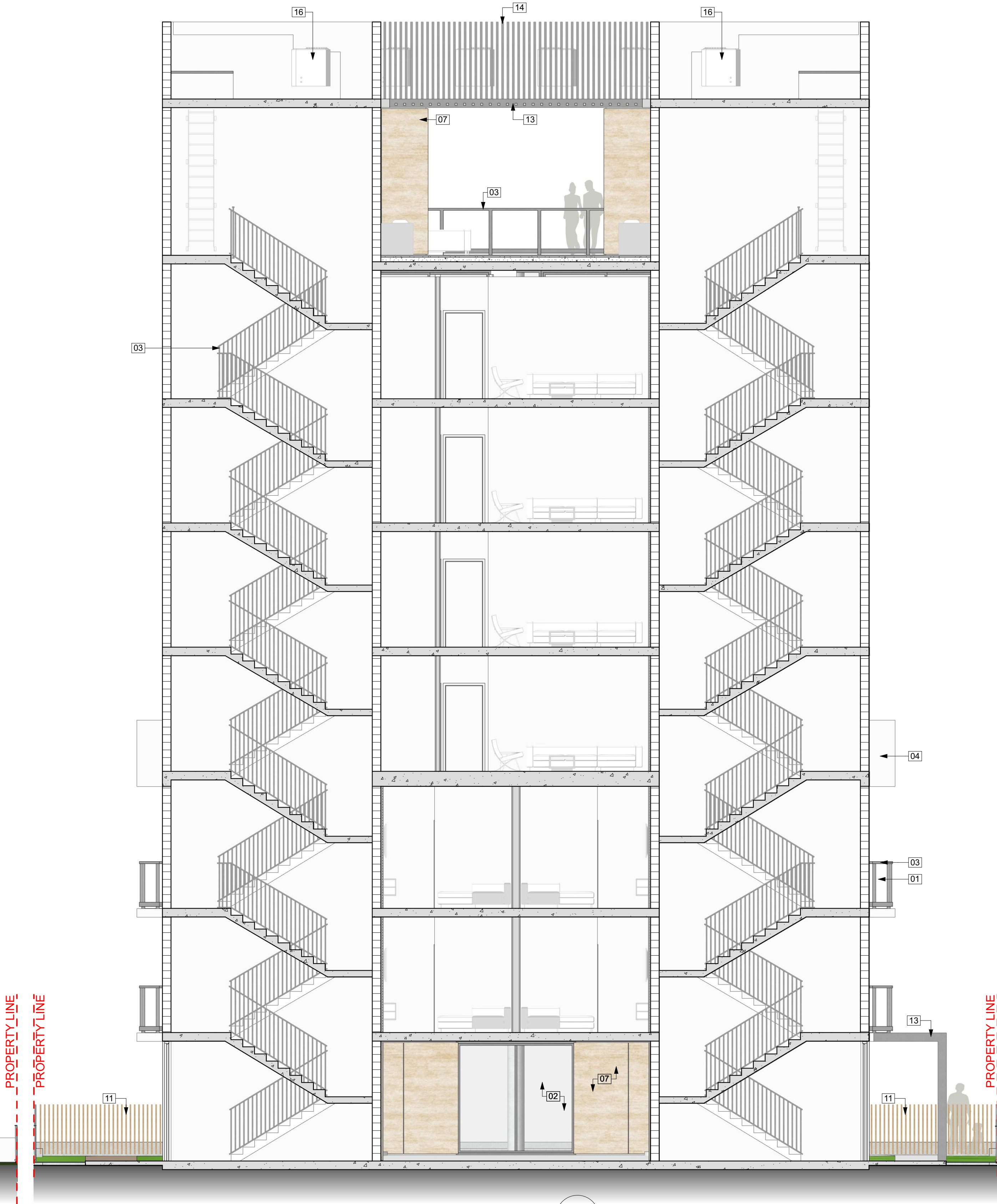
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Sheet Number:
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1
A-117
SECTION B
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



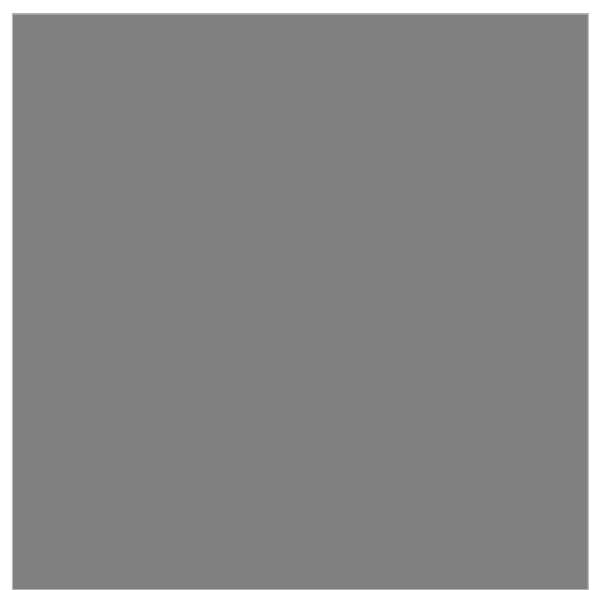
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A-117
SECTION C
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



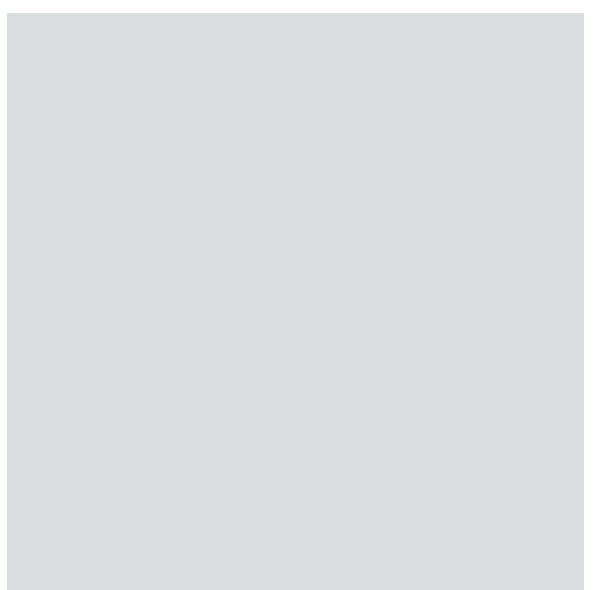
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EQUAL RAILINGS



02
TINTED GRAY LAMINATED IMPACT GLASS
TECNOGLASS OR EQUAL GLAZING



03
ALUMINUM DARK SILVER, KYNAR FINISH SUNSTORM
SILVERSTORM. GLAZING MULLIONS + RAILING POSTS
+ ROOF SCREEN / ROOF TRELLIS + SIDEYARD
FENCES. PAINT AT STAIR METAL DOORS & EDGE OF
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04
SMOOTH STUCCO LIGHT GRAY PAINT FINISH
BENJAMIN MOORE BM 2126-60 - GRAY CLOUD
SUNSTORM SILVERSTORM UC106685F CMU +
CONCRETE SURFACES



05
SMOOTH EXPOSED ARCHITECTURAL CONCRETE
ROUND COLUMNS

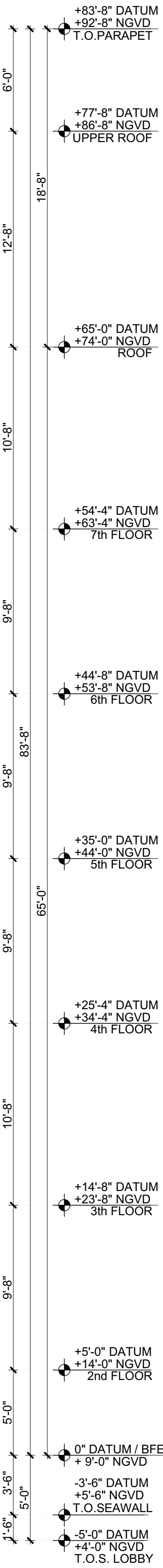


06
ALUMINUM FAUX WOOD POWDER COAT FINISH
NATURAL RIFT OAK COLOR FRONT FENCE + GATES +
SUN SCREEN



07
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SECTION B & C

9700

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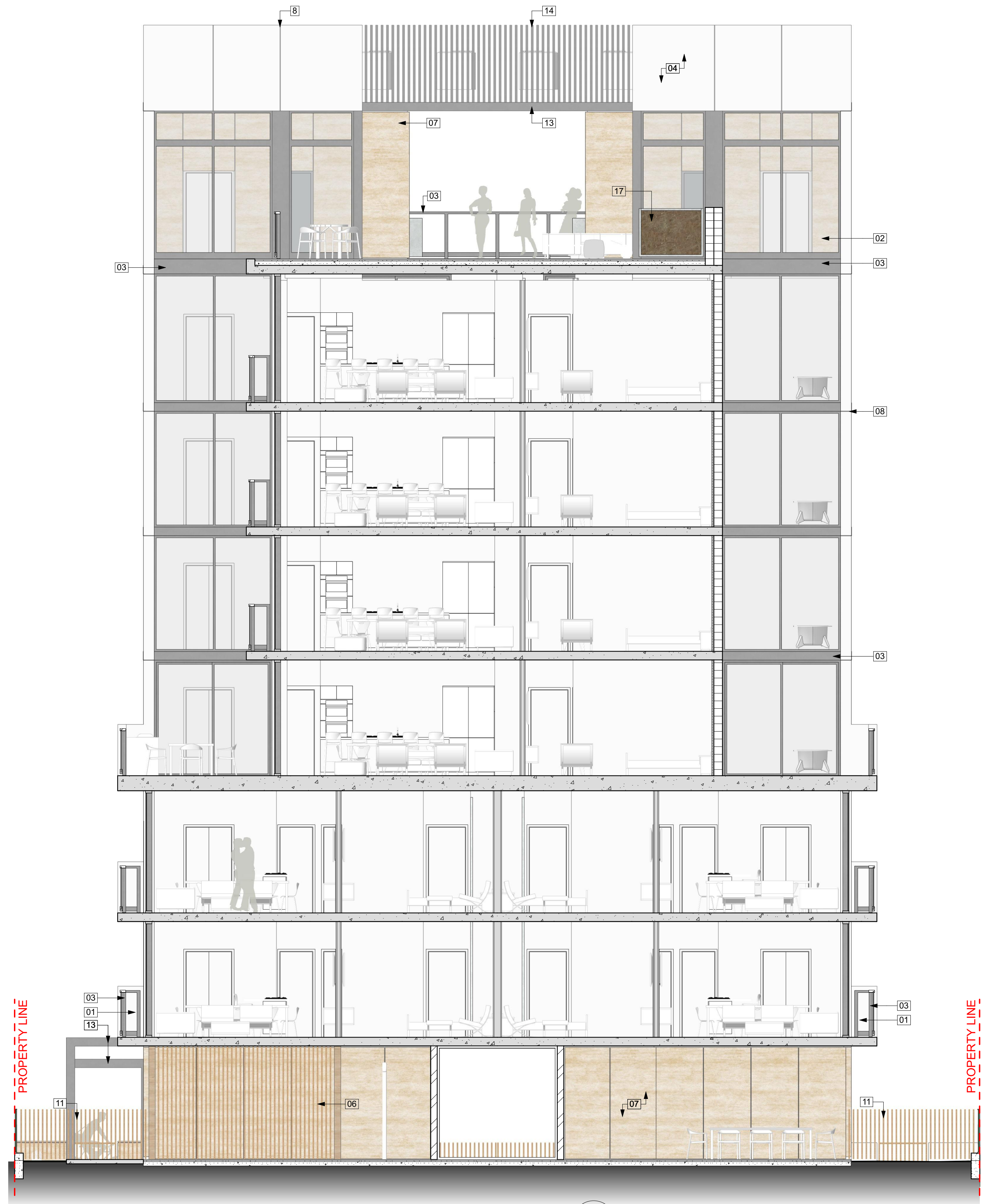
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REV ID DATE
1 DRC 05/26/2022

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Checked By: A.R.B.

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Job Number: 2122
Sheet Number:
A-117

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1
A-118

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



2
A-118

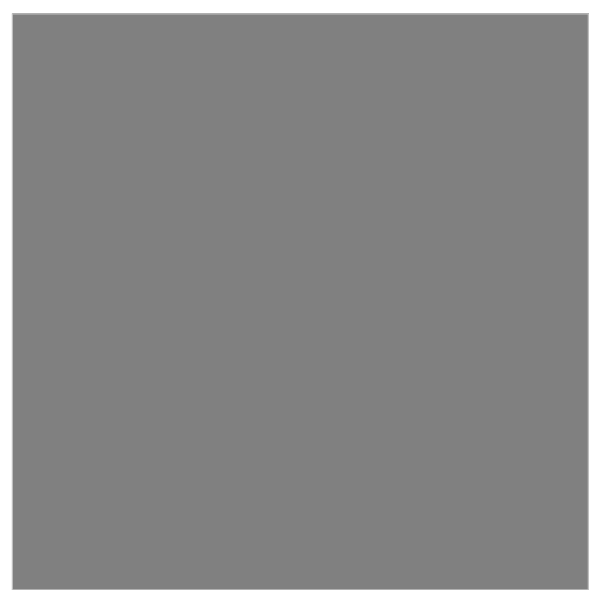
SECTION F
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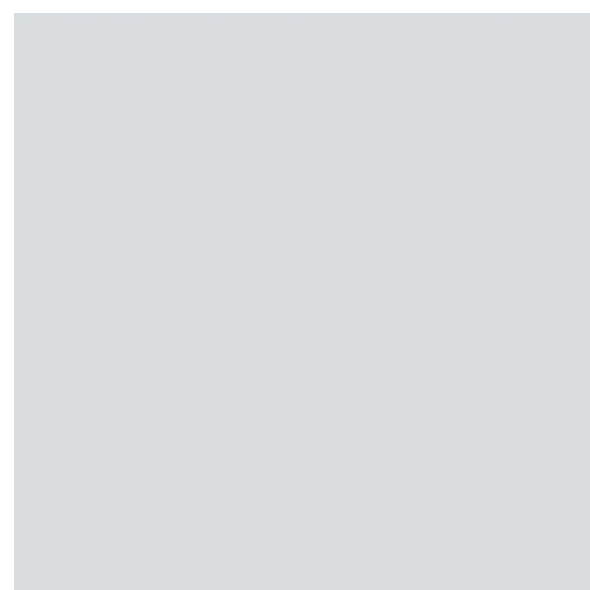
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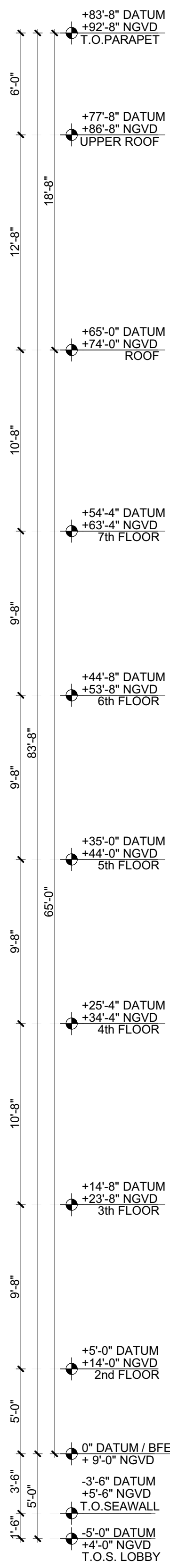


06 ALUMINUM FAUX WOOD POWDER COAT FINISH NATURAL RIFT OAK COLOR FRONT FENCE + GATES + SUN SCREEN



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SECTION E & F

9700

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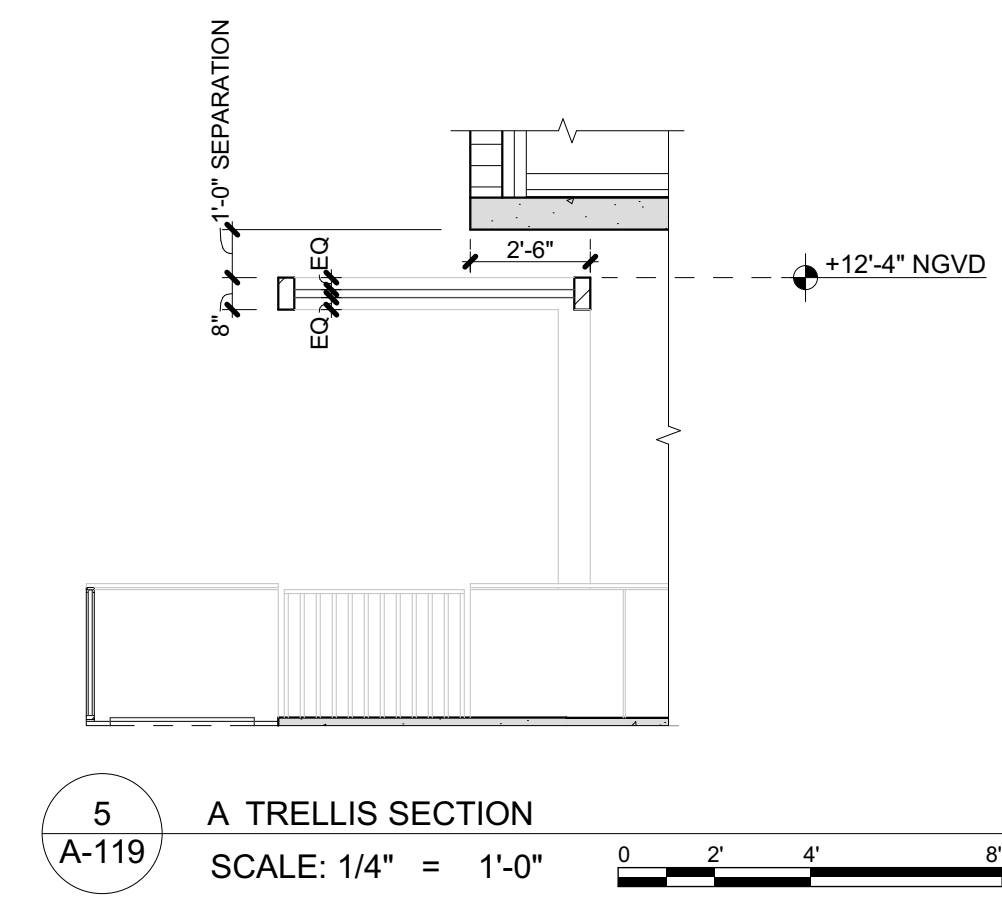
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COMMITTEE**

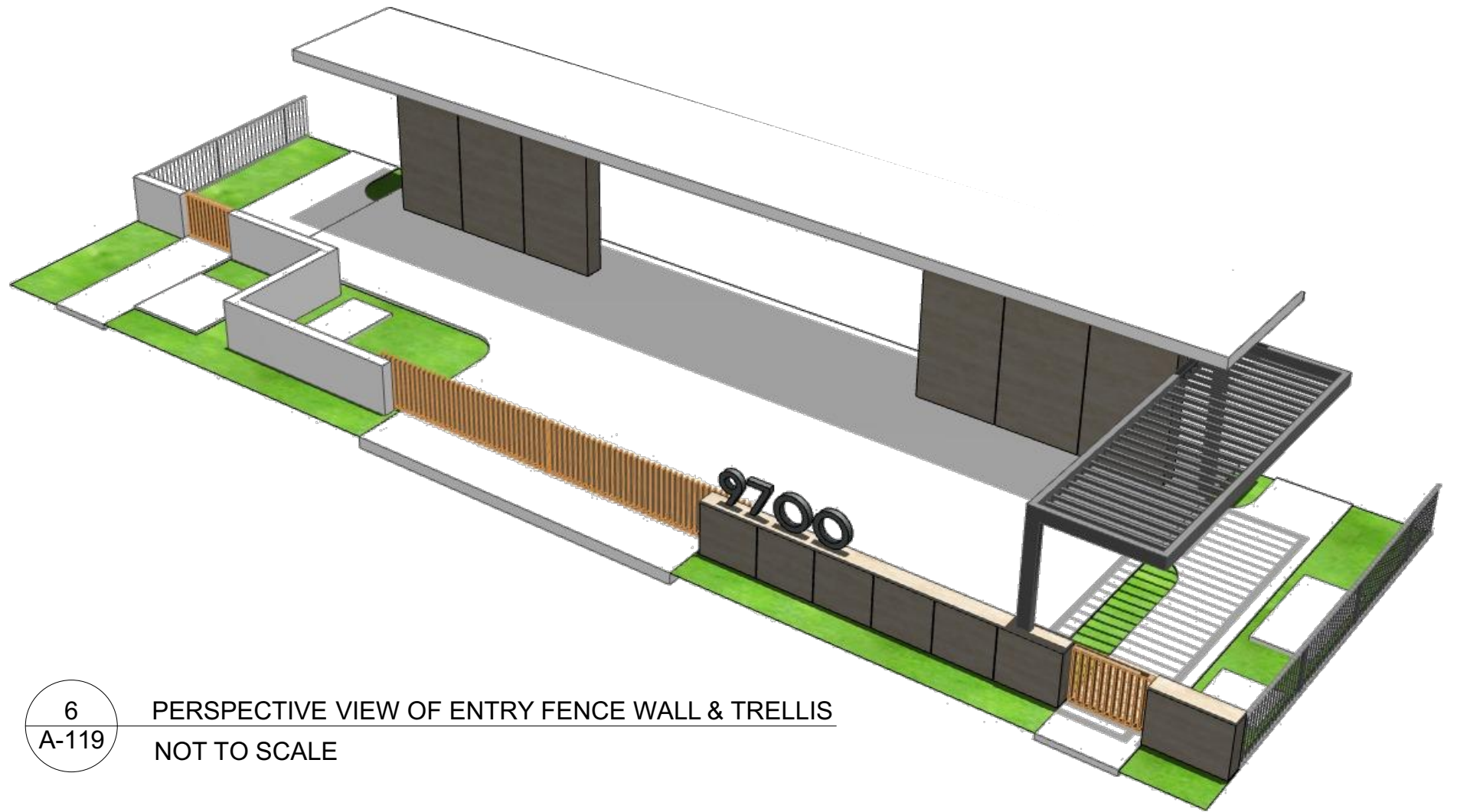
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Checked By: A.R.B.

Scale: AS SHOWN
Job Number: 2122
Sheet Number:
A-118

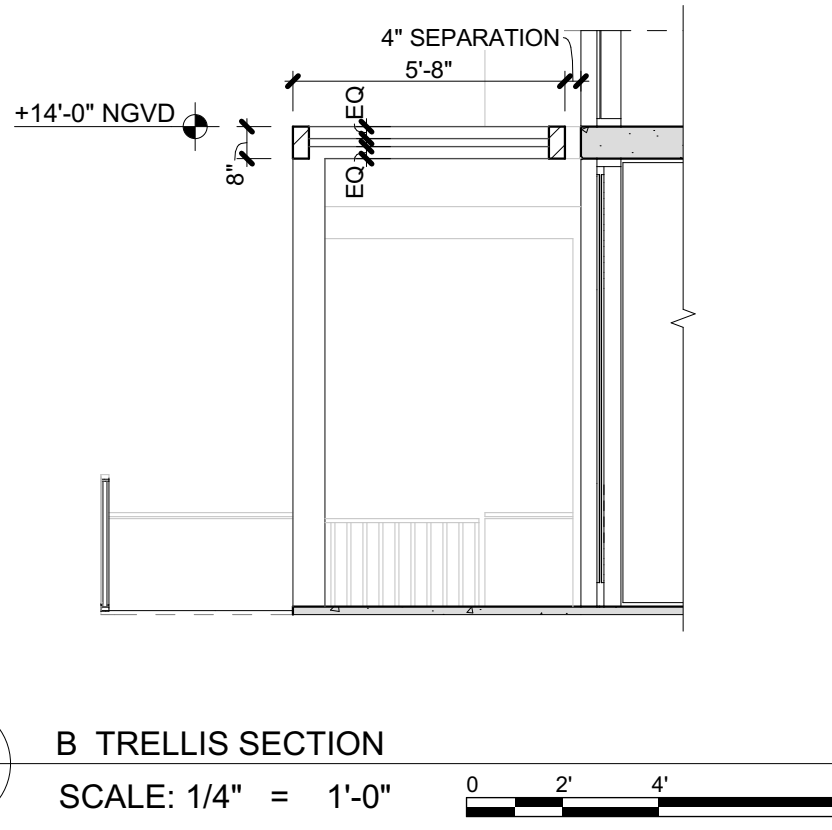
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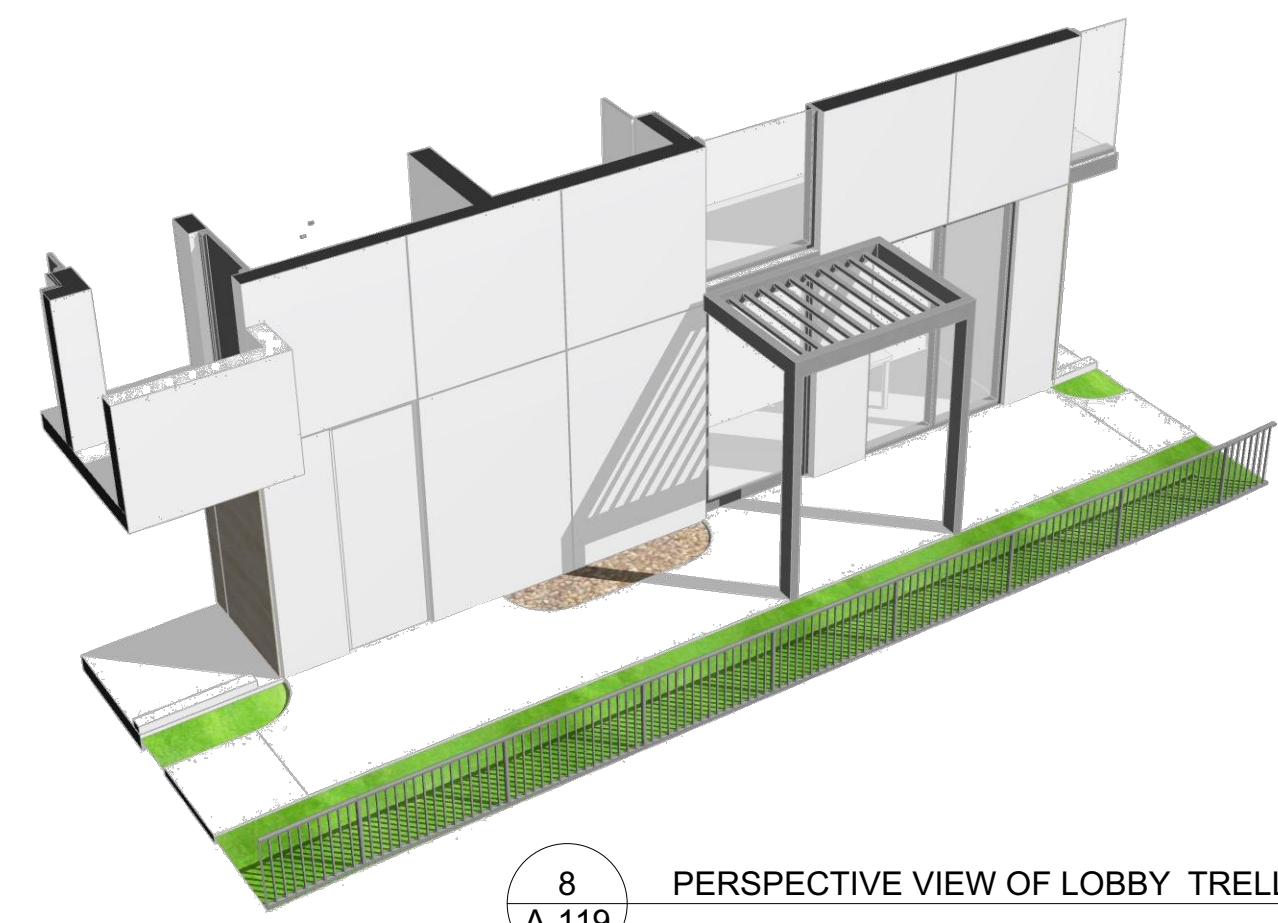
5 A TRELLIS SECTION
A-119
SCALE: 1/4" = 1'-0"



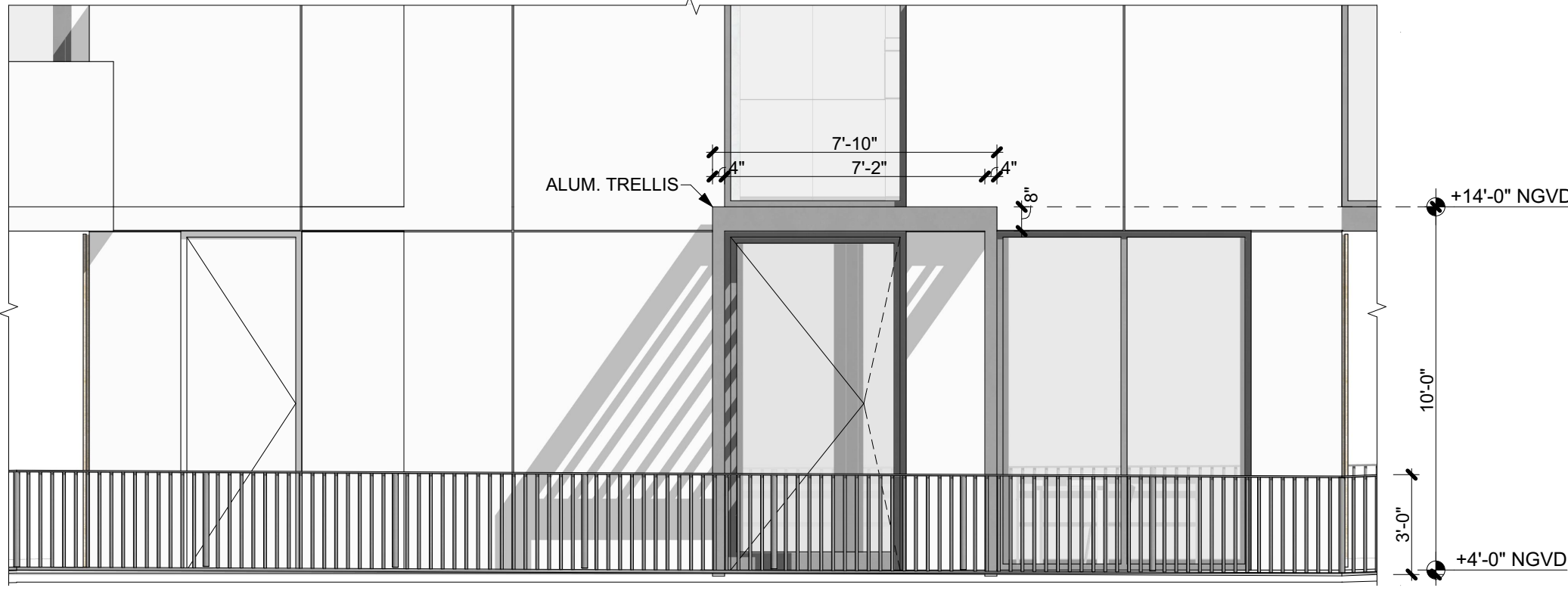
6 PERSPECTIVE VIEW OF ENTRY FENCE WALL & TRELLIS
A-119
NOT TO SCALE



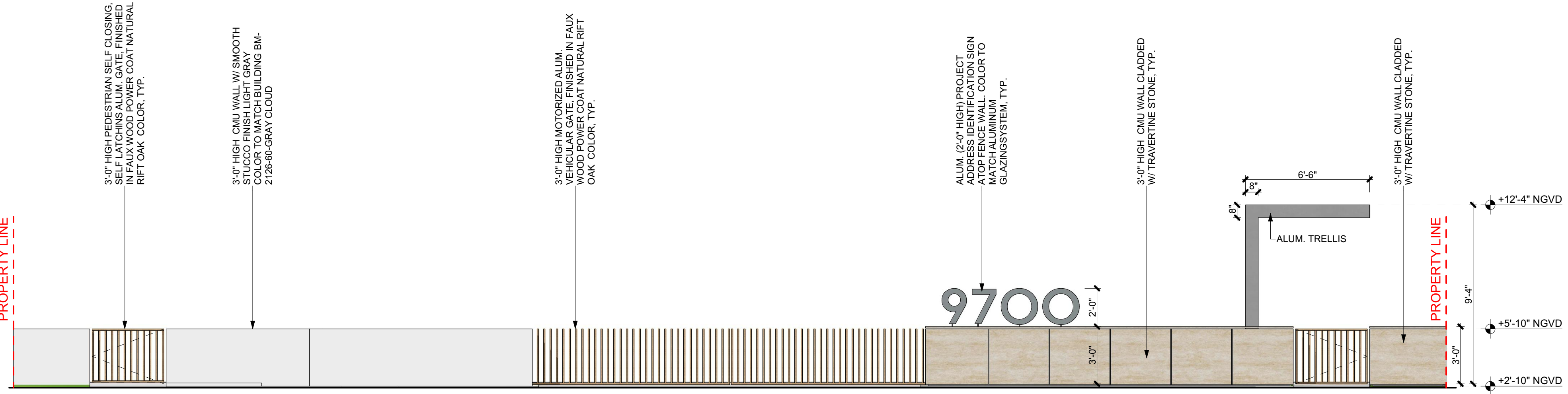
7 B TRELLIS SECTION
A-119
SCALE: 1/4" = 1'-0"



8 PERSPECTIVE VIEW OF LOBBY TRELLIS
A-119
NOT TO SCALE

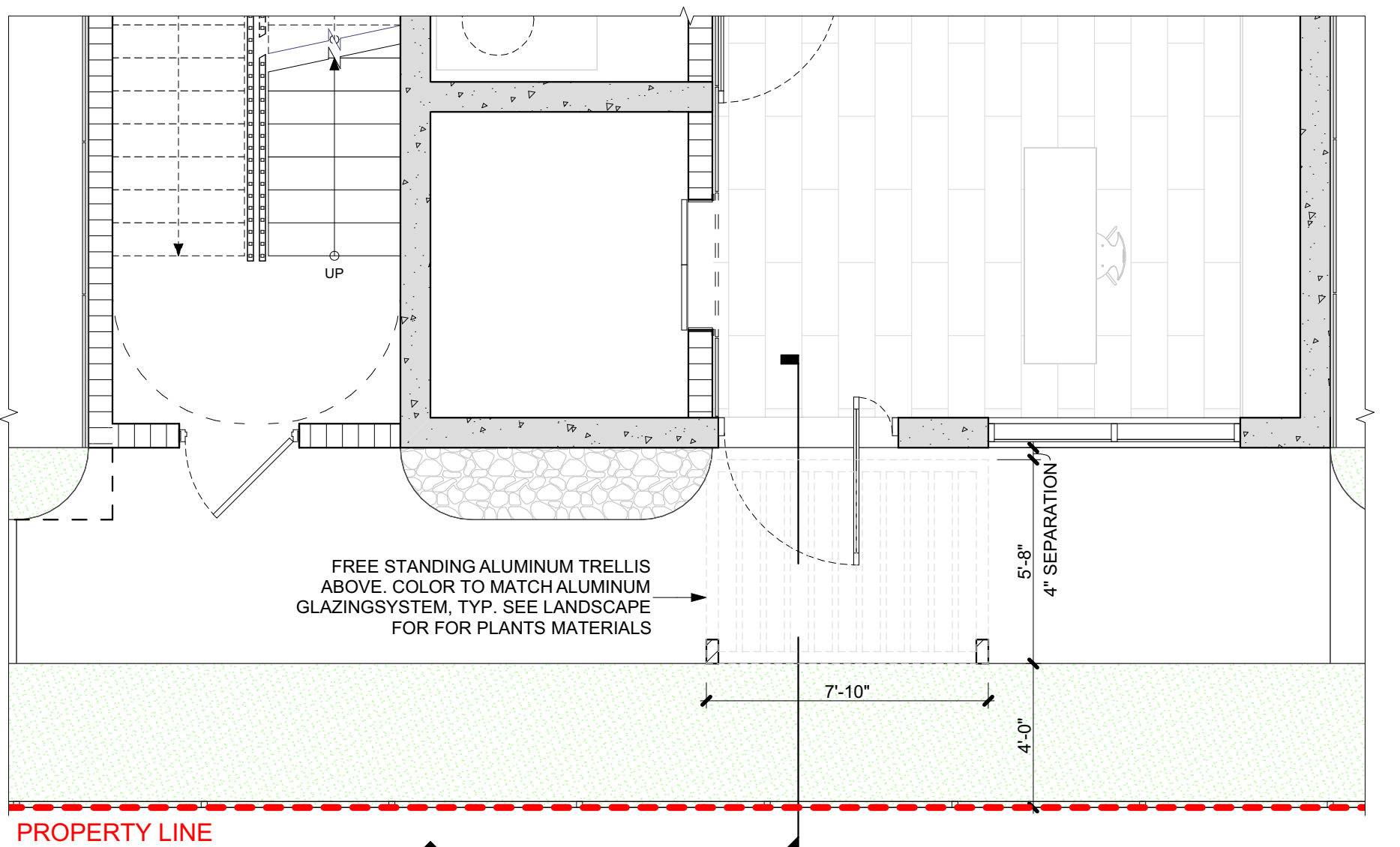


3 TRELLIS ELEVATION
A-119
SCALE: 1/4" = 1'-0"

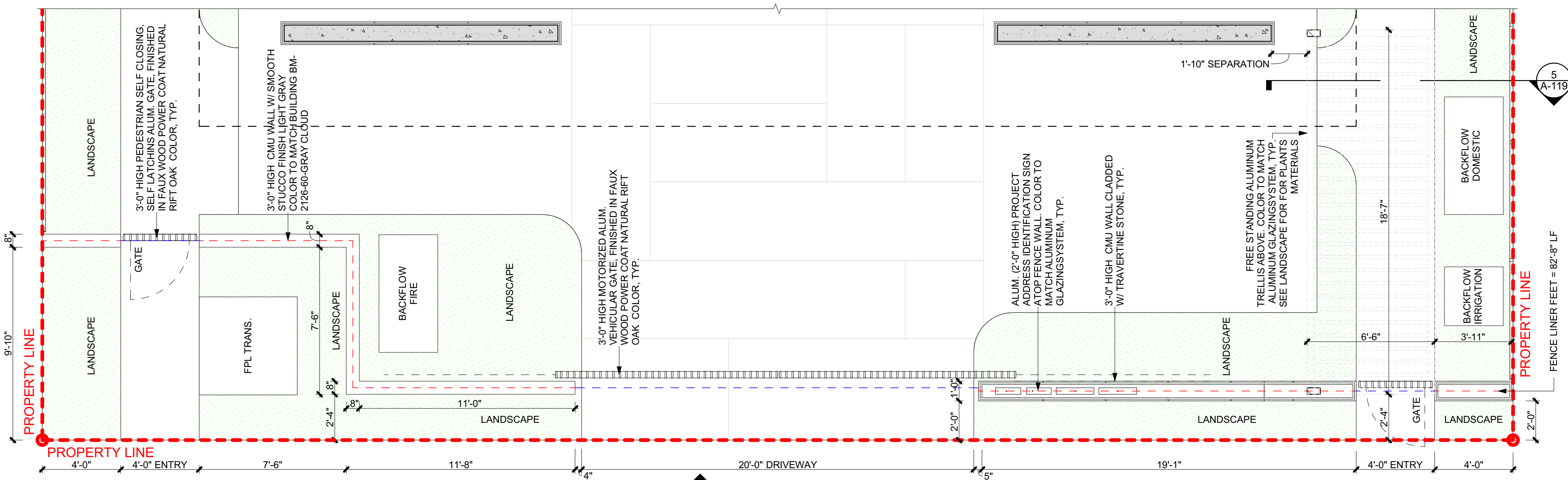


4 FENCE & ENTRY TRELLIS ELEVATION
A-119
SCALE: 1/4" = 1'-0"

FENCE WALL SOLID VS. OPEN CALCULATION (MAX. ALLOWED 70% SOLID PER SEC. 23-12 (22) i. 5.c.)			
TOTAL LINEAL FEET:	82'-8" LF		
TOTAL LINEAL FEET SOLID ALLOWED:	57'-9" LF	70%	
TOTAL LINEAL FEET SOLID PROVIDED:	54'-2" LF	65%	
TOTAL LINEAL FEET OPEN (NON OPAQUE):	28'-6" LF	35%	



1 TRELLIS - FLOOR PLAN
A-119
SCALE: 1/4" = 1'-0"



2 FENCE - FLOOR PLAN
A-119
SCALE: 1/4" = 1'-0"

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FENCE & TRELLIS

9700

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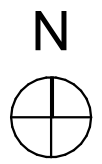
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PROJECT: 9700 CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST	2.86	3.8	1.5	1.60	2.49
WEST	2.8	4.9	1.1	2.29	4.45
COVERED PARKING	5.25	12.1	1.2	4.38	10.08
NORTH	2.45	3.8	1.5	1.63	2.53
SOUTH	2.52	4.9	1.1	2.29	4.45

PROJECT: 9700 LUMINARIE SCHEDULE										
SYMBOL	QTY	LABEL	DESCRIPTION	LUMENS/LAMP	LLD	LDD	LLF	LUM. WATTS	TOTAL WATTS	
	12	A	BS100T84HT232W120/277V	2950	1.000	1.000	0.850	54.4	652.8	
	22	B	YRV17-2PLC26-BLK-W/L	1800	1.000	1.000	0.850	41	615	



1
PM-101

PHOTOMETRIC GROUND FLOOR
SCALE: 3/16" = 1'-0" 

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PHOTOMETRIC

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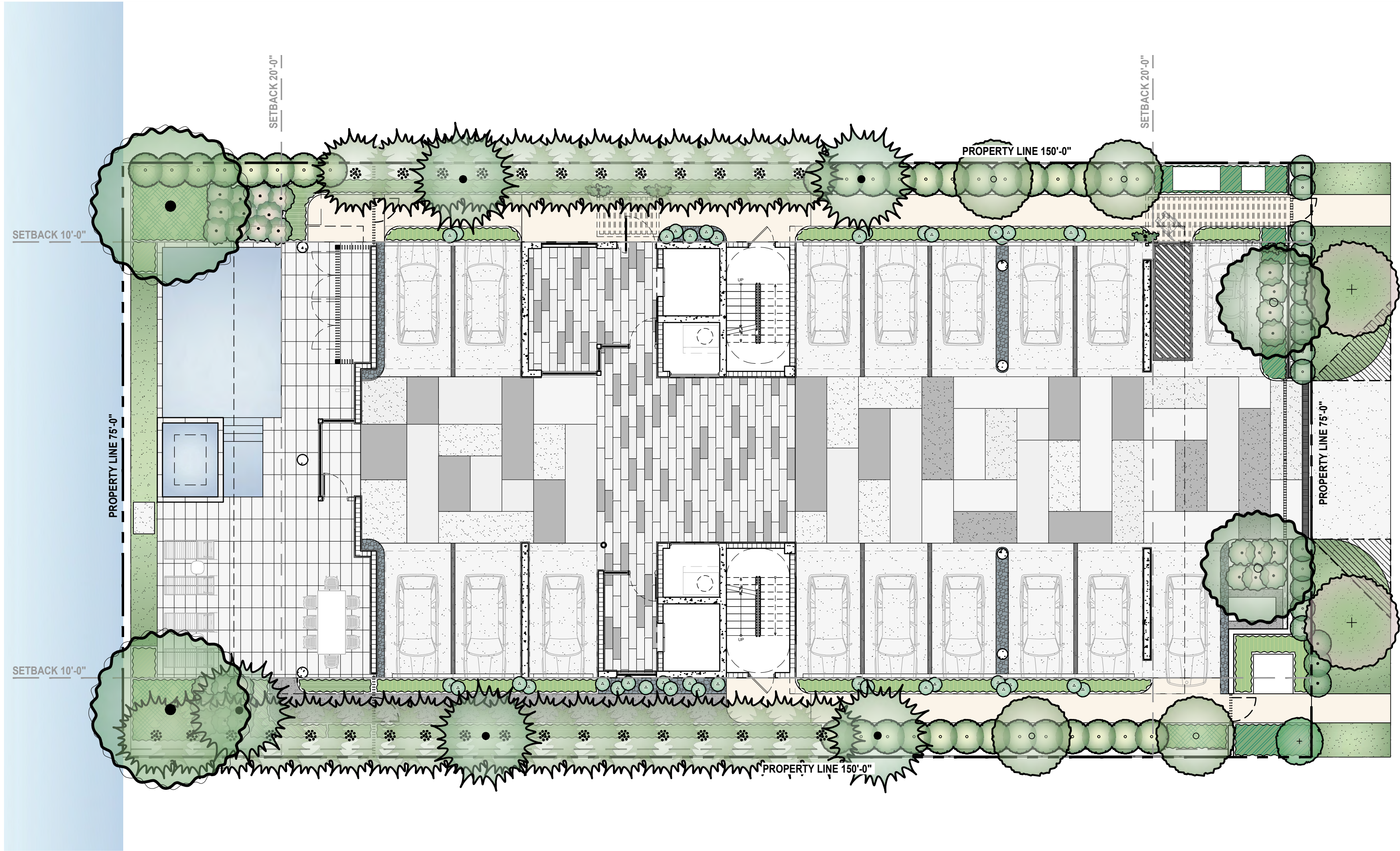
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SHEET INDEX

GI-100	COVER & SHEET INDEX
LR-100	EXISTING TREE DISPOSITION PLAN & SCHEDULE
LR-200	EXISTING TREE DISPOSITION GENERAL NOTES & PROTECTION DETAILS
LH-100	HARDSCAPE PLAN - GROUND LEVEL
LH-101	HARDSCAPE PLAN - ROOFTOP TERRACE
LP-100	PLANTING CANOPY PLAN - GROUND LEVEL
LP-101	PLANTING UNDERSTORY PLAN - GROUND LEVEL
LP-102	PLANTING CANOPY PLAN - ROOFTOP TERRACE
LP-103	PLANTING UNDERSTORY PLAN - ROOFTOP TERRACE
LP-200	LANDSCAPE ELEVATION - SOUTH
LP-201	LANDSCAPE ELEVATION - NORTH
LP-202	LANDSCAPE ELEVATIONS - EAST & WEST
LP-300	PLANTING & TREE REPLACEMENT SCHEDULES
LP-301	PLANTING NOTES & DETAILS
IR-100	IRRIGATION PLAN - GROUND LEVEL
IR-101	IRRIGATION PLAN- ROOFTOP TERRACE
IR-102	IRRIGATION NOTES & DETAILS

DESIGN REVIEW COMMITTEE (DRC)

Revisions:
△ DRC COMMENTS 05/20/2022

SEAL:

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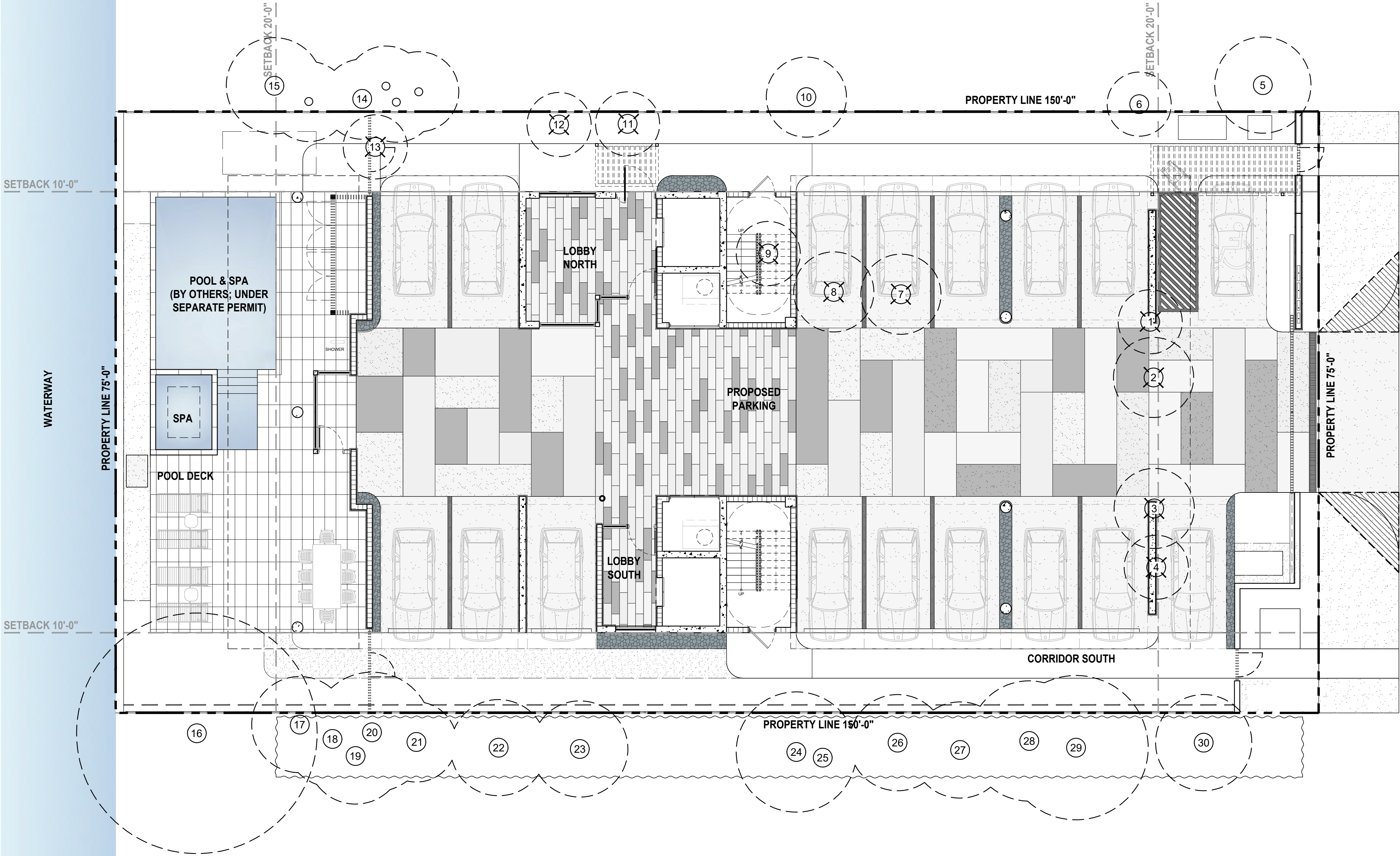
DRAWING TITLE:
COVER & INDEX

SHEET NO.
GI-100

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

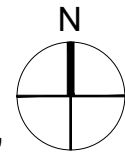
EXISTING TREE DISPOSITION SCHEDULE (NEIGHBOR'S PROPERTY)										
TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNKS	CONDITION	DISPOSITION	CANOPY LOSS (SF)
5	Weeping Fig	<i>Ficus benhamina</i>	No	4,6,6	10	12	Single	Fair	Remain	-
6	Alexander Palm	<i>Ptychosperma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

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



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

0 5' 10' 25' 50'

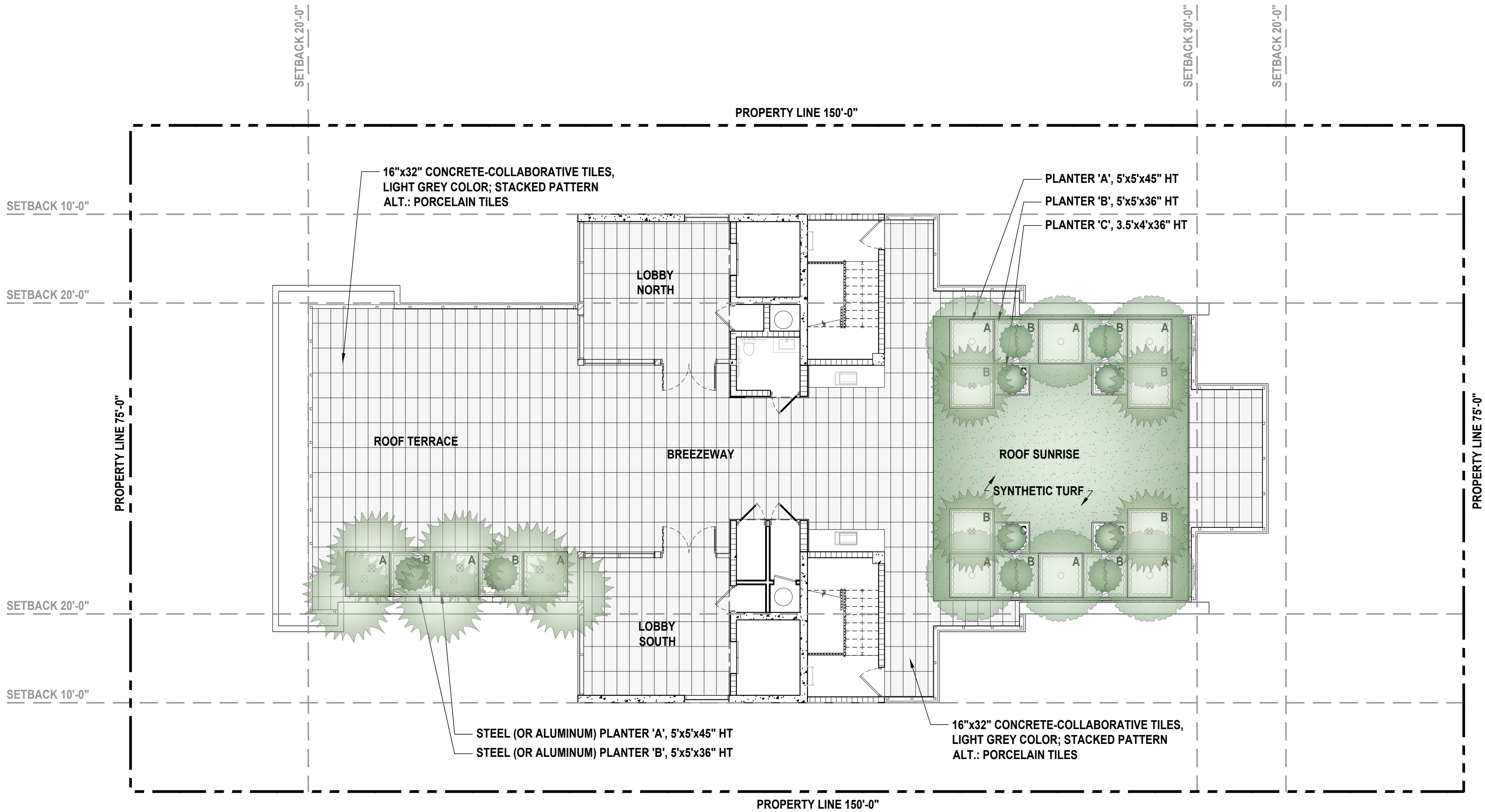




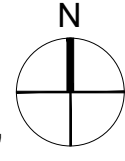
CONCRETE-COLLABORATIVE TILES



CONCRETE-COLLABORATIVE TILES



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



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Revisions:		
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CADD FILE:

DRAWING TITLE:
HARDSCAPE PLAN
ROOFTOP TERRACE

SHEET NO.
LH-101



WHALE FIN SNAKE PLANT
(*DRACAENA MASONIANA*)



SPANISH STOPPER (*EUGENIA FOETIDA*)



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



FAKAHATCHEE GRASS
(*TRIPSACUM FLORIDANUM*)



PODOCARPUS HEDGE
(*PODOCARPUS MACROPHYLLUS*)



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



BOSTON FERN (*NEPHROLEPSIS EXALTATA*)



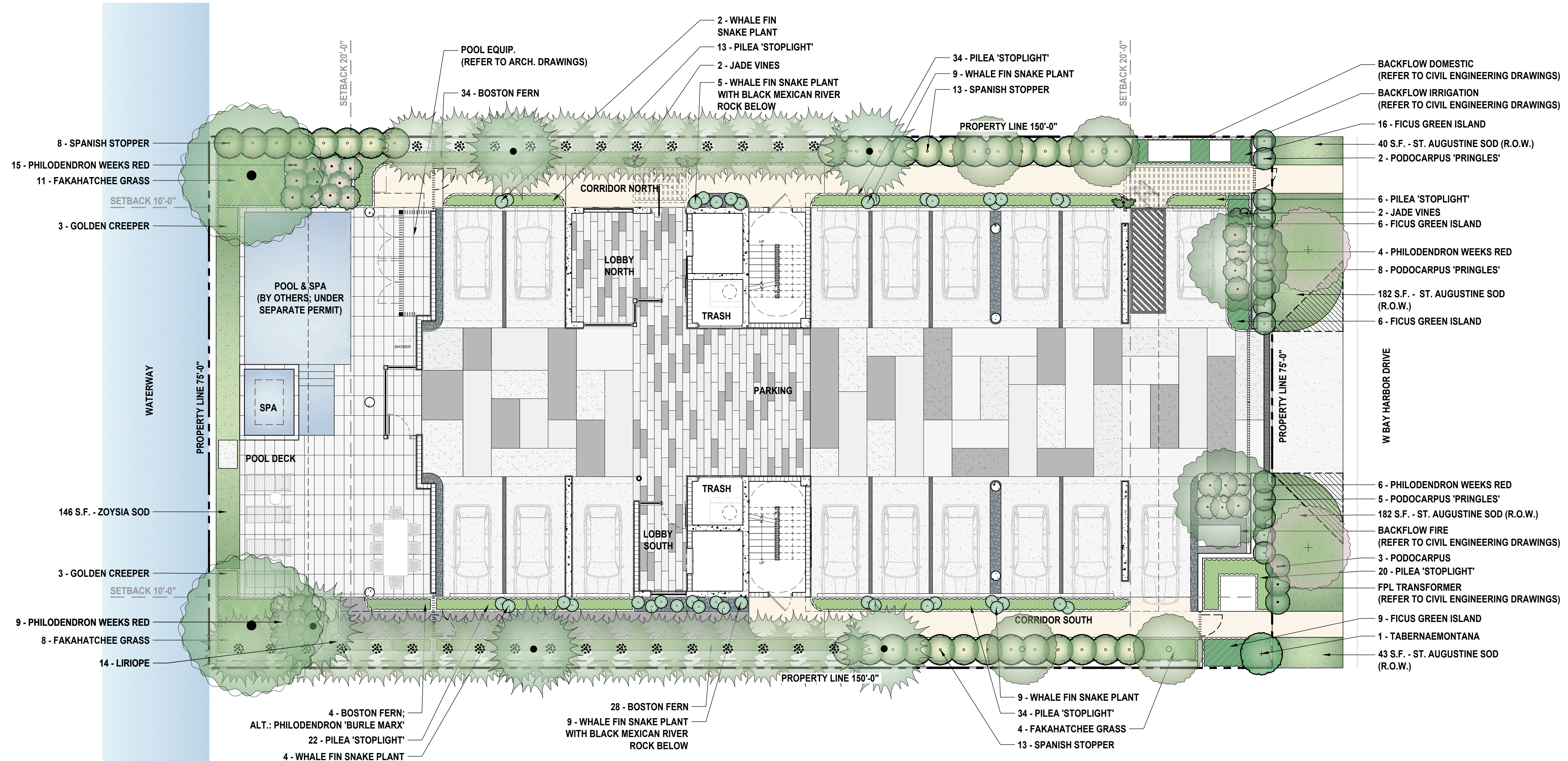
PHILODENDRON WEEKS RED
(*PHILODENDRON* 'WEEKS RED' HYBRID)



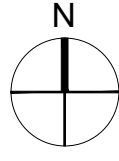
STOPLIGHT PILEA
(*PILEA SERPYLLACEA* 'STOPLIGHT')



GOLDEN CREEPER (*ERDONEA LITTORALIS*)



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

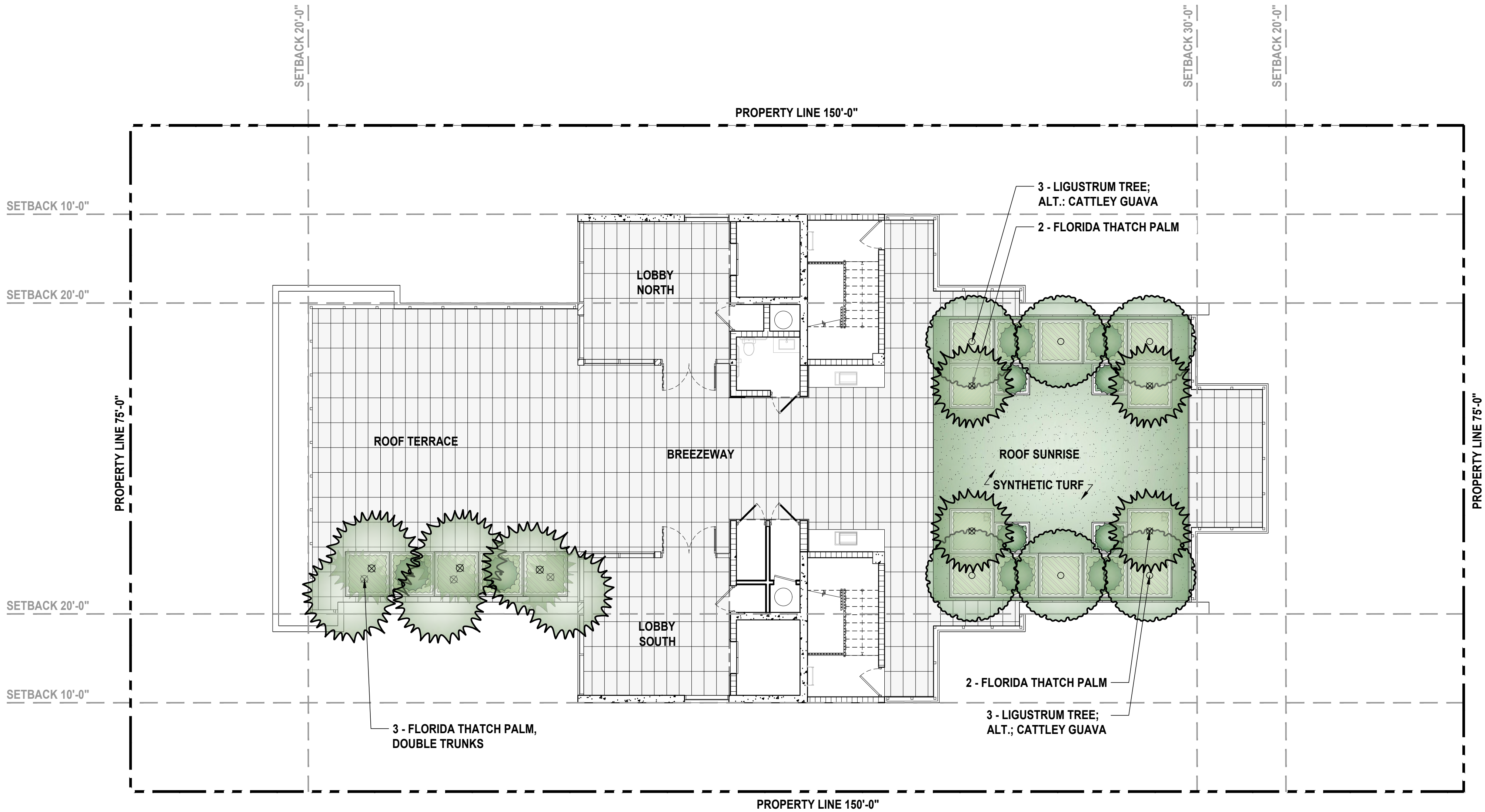




FLORIDA THATCH PALM (*THRINAX RADIATA*)

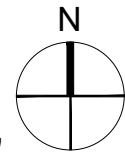


LIGUSTRUM TREE (*LIGUSTRUM JAPONICUM*)



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

0 5' 10' 25' 50'



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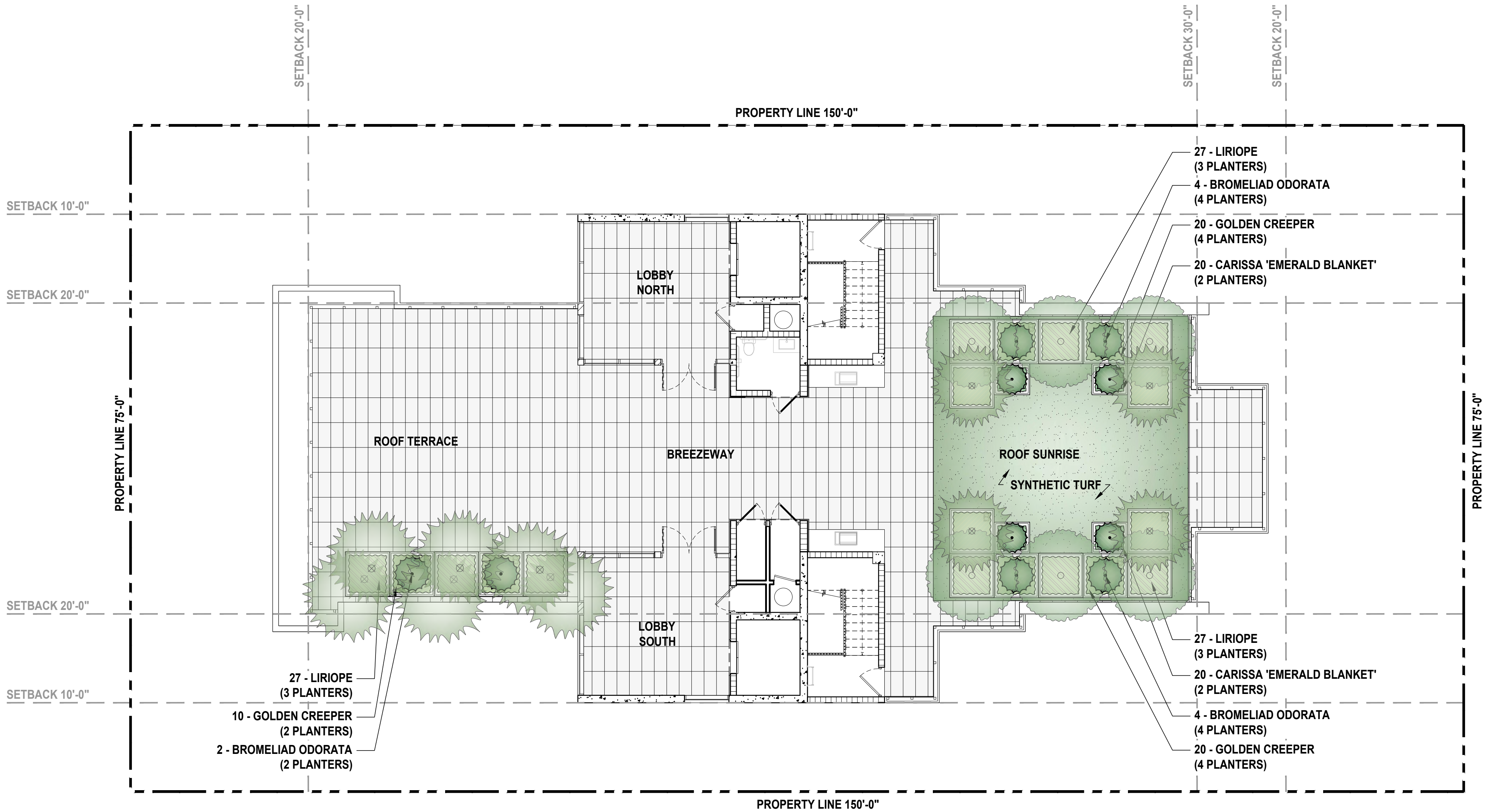
BROMELIAD ODORATA (*ALCANTAREA ODORATA*)



GOLDEN CREEPER (*ERDONEA LITTORALIS*)

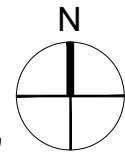


BIG BLUE LIRIOPE (*LIRIOPE MUSCARI* 'BIG BLUE')



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

0 5' 10' 25' 50'



CONSULTANT:

DESIGN REVIEW COMMITTEE (DRC)

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DRAWN: C.P.

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CADD FILE:

DRAWING TITLE:
PLANTING CANOPY
PLAN - ROOFTOP
TERRACE

SHEET NO.

LP-103



CONSULTANT:

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CADD FILE:
DRAWING TITLE:

SOUTH ELEVATION

SHEET NO.
LP-200



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CADD FILE:

DRAWING TITLE:

NORTH ELEVATION

SHEET NO.

LP-201

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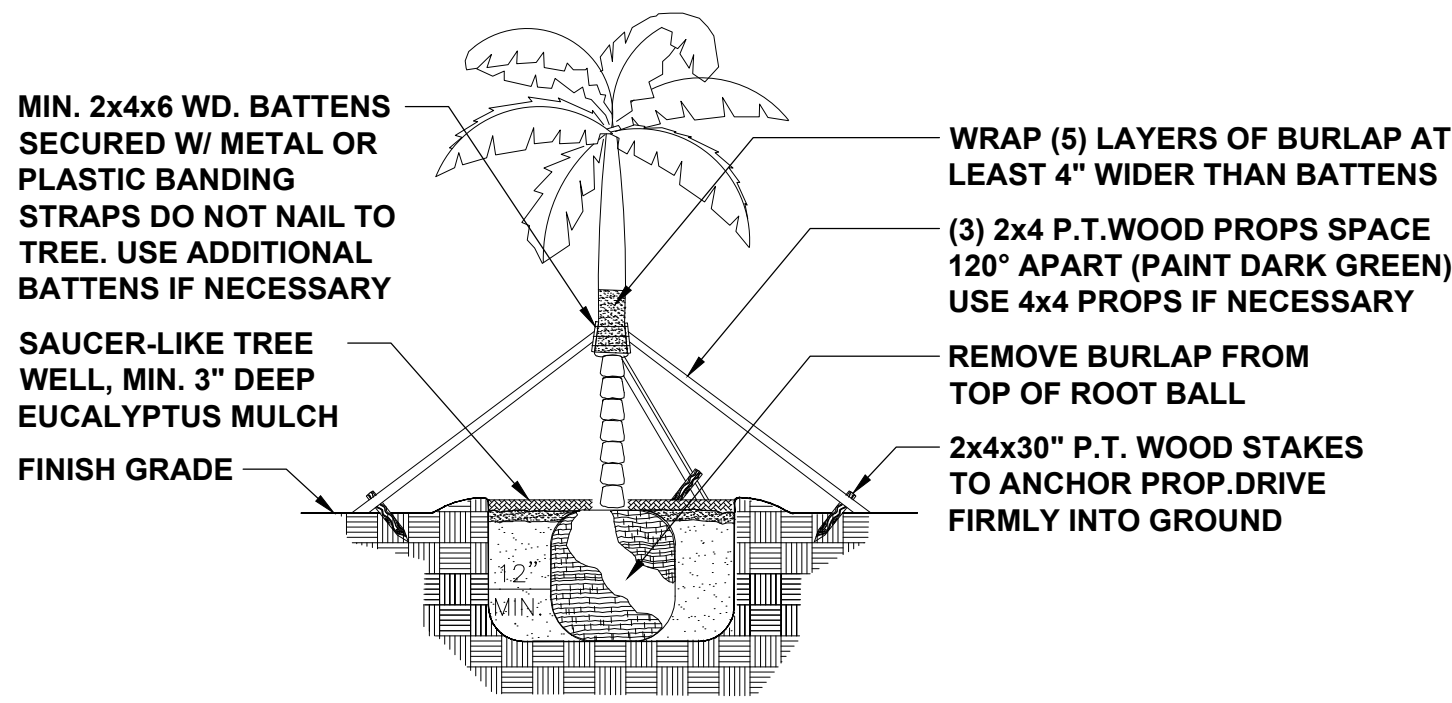
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**EAST & WEST
ELEVATION**

SHEET NO.
LP-202

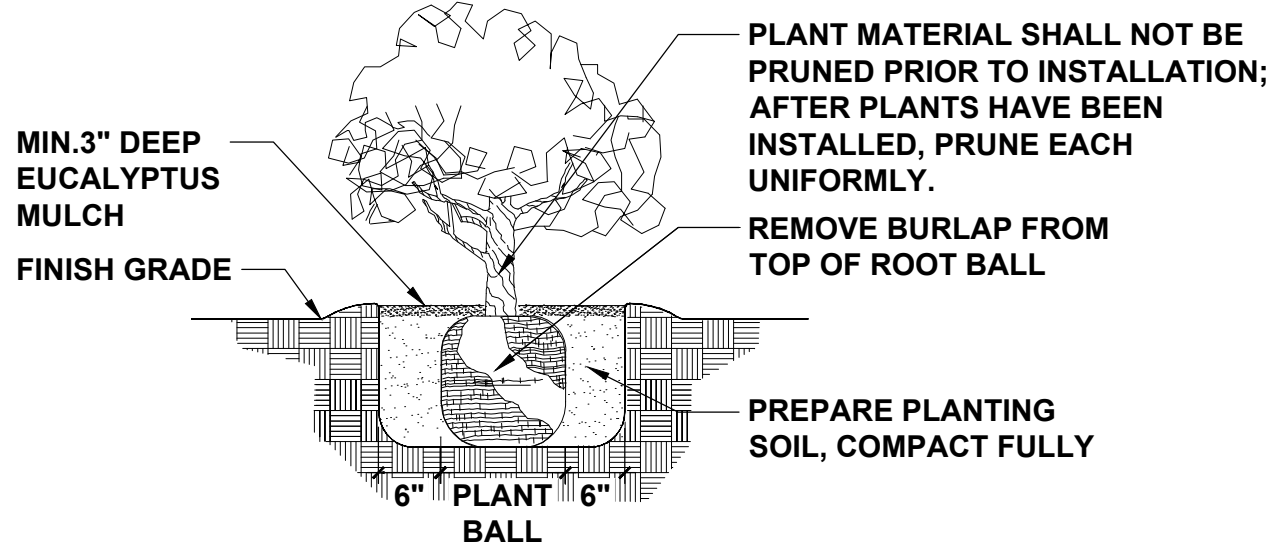


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0' 5' 10' 25' 50'

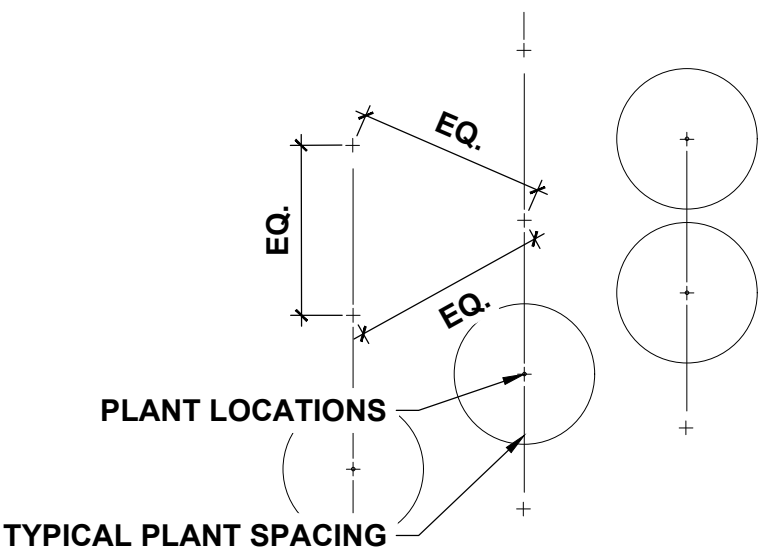
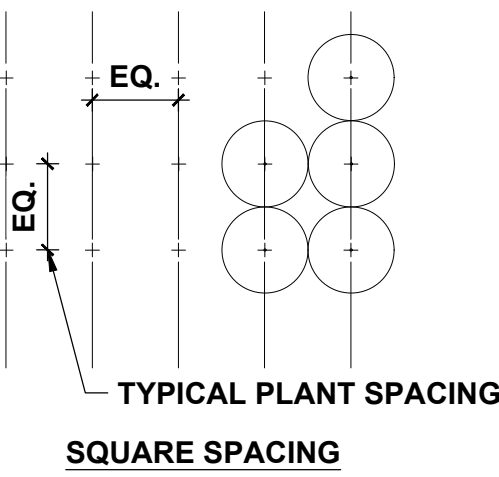


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

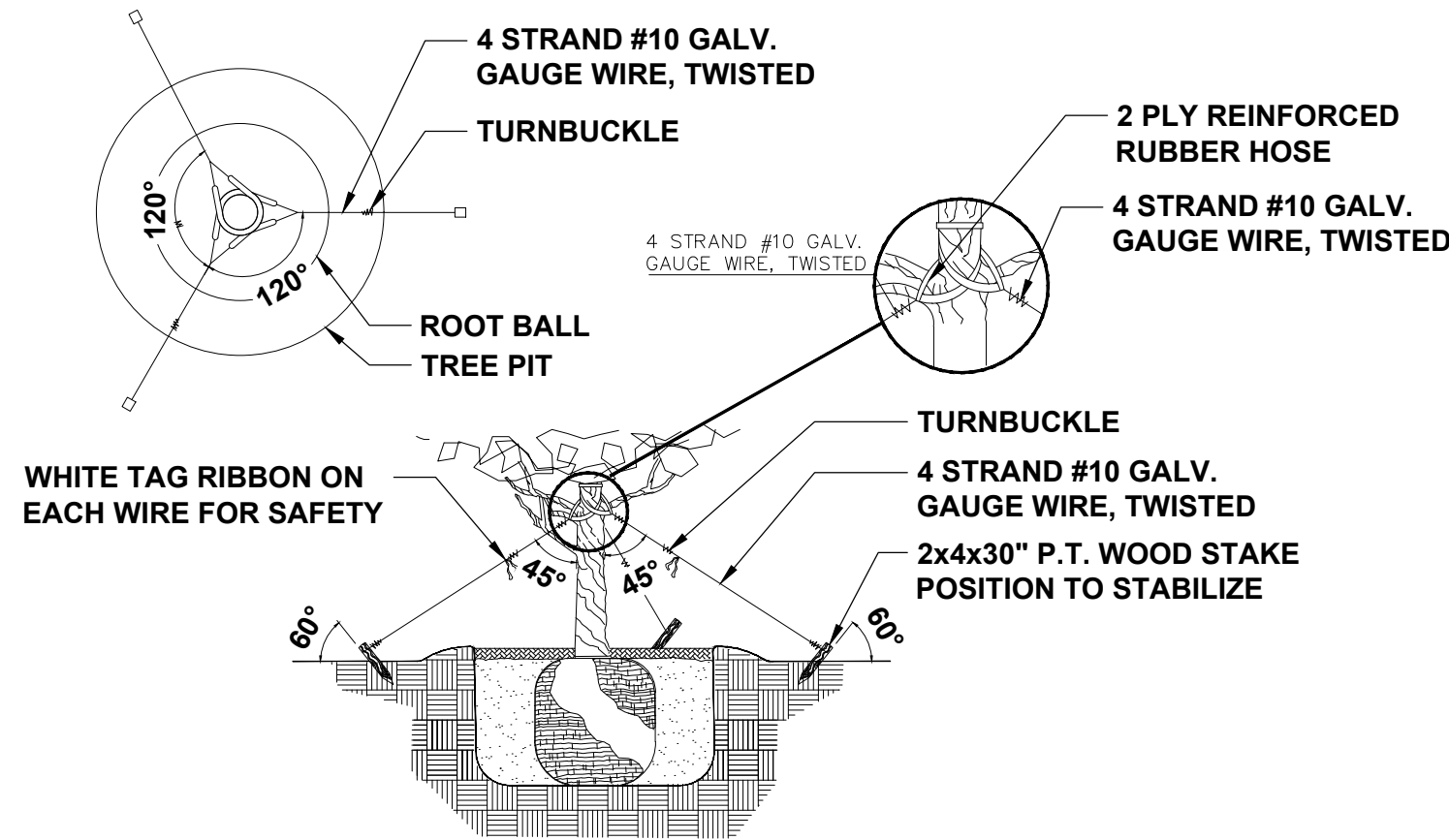


TYPICAL SHRUB PLANTING DETAIL

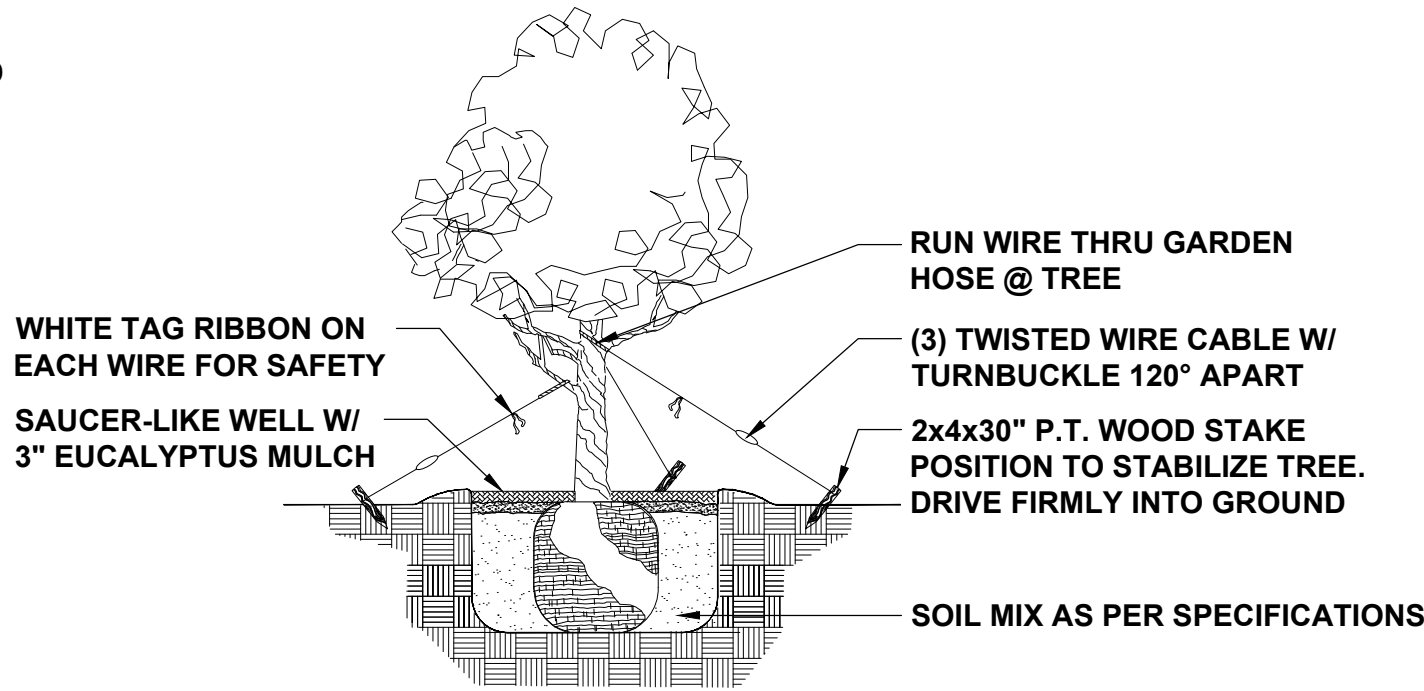
NOTE
IN MOST CASES TRIANGULAR
SPACING IS PREFERRED, USE
SQUARE SPACING ONLY IN
SMALL RECTILINEAR AREAS.



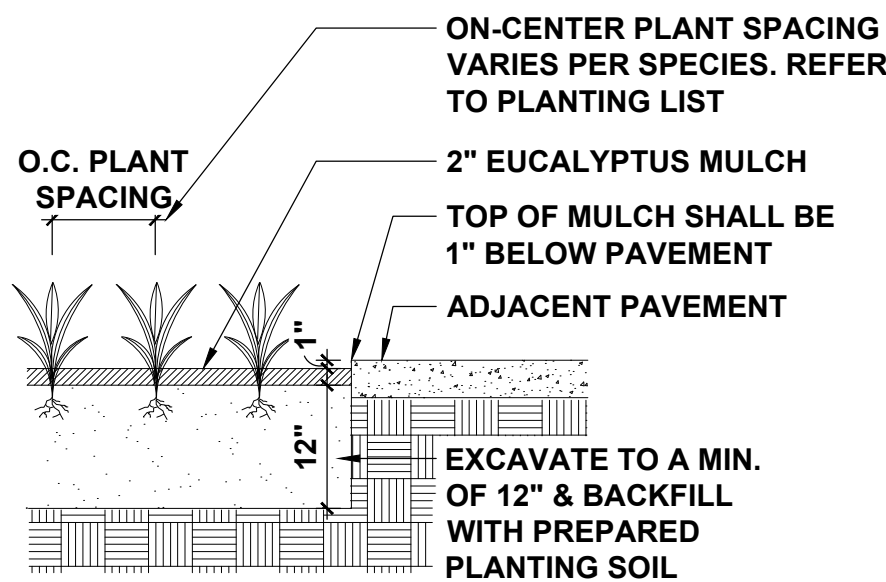
TRIANGULAR SPACING



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

GENERAL LANDSCAPE NOTES:

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

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

TREE BRACING NOTES:

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

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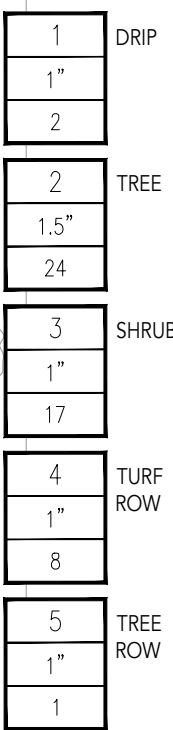
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PLANTING
GENERAL NOTES

SHEET NO.

LP-301

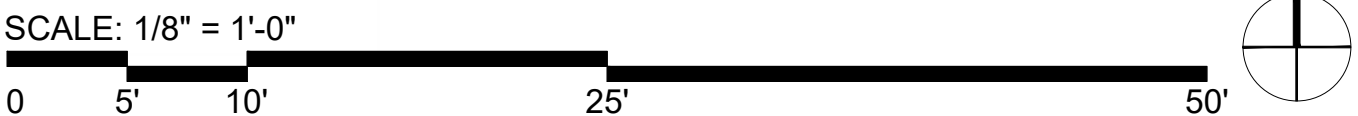


SYMBOL		MANUFACTURER	DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS
		RAIN BIRD	RD-06-T-P30-F-NP 6" POP-UP HEAD WITH 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	0.45, 0.89, 1.78	30	10 FT
		RAIN BIRD	RD-06-T-P30-F-NP 6" POP-UP HEAD WITH LCS/RCS/SS530 NOZZLES	1.21	30	4X30 FT
		RAIN BIRD	RD-12-S-P30-F-NP 12" POP-UP HEAD WITH 8 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	0.29, 0.59, 1.17	30	8 FT
		RAIN BIRD	RD-12-S-P30-F-NP 12" POP-UP HEAD WITH 10 SERIES HE-VAN ADJUSTABLE ARC NOZZLE	0.45, 0.89, 1.78	30	10 FT
		RAIN BIRD	RD-12-S-P30-F-NP 12" POP-UP HEAD WITH LCS/RCS/SS530 NOZZLES	0.61, 1.21	30	4X15 FT, 4X30 FT
		RAIN BIRD	RD-06-S-P30-F-NP 6" POP-UP BUBBLER HEAD WITH A RAIN BIRD 5Q-B NOZZLE AND PCS-20 SCREEN, EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE PLACED ON OPPOSITE SIDES OF TREE	0.50 EACH	30	2 FT
		RAIN BIRD	XERI- BUBBLER UXB-360-SPYK, FULL CIRCLE UMBRELLA W/ 5" SPIKE, 2.2 FT RADIUS, 0.50 GPM @ 30 PSI			
		NETAFIM	TLHCVRX5-12 SUBSURFACE DRIP TUBING WITH 0.53 GPH INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. EMITTERS SHALL BE PRESSURE COMPENSATING AND EQUIPPED WITH AN INTERNAL CHECK VALVE. USE TUBING IN SHRUB AND GROUND COVER AREAS JUST BELOW FINISHED SOIL GRADE AND AT A MAXIMUM TUBING SPACING OF 16" ON CENTER. INSTALL THE ROW ADJACENT TO PAVING OR CURB EDGE A MAXIMUM OF 4" OFF OF THE EDGE. INSTALL 6" GALVANIZED STEEL JUTE WIRE STAPLES A MAXIMUM OF FIVE FEET ON CENTER ALONG THE LENGTH OF THE TUBING.			
NO SYMBOL		HUNTER	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.			
-----		HUNTER	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.			
		NETAFIM	AIR/VACUUM RELIEF VALVE (NETAFIM PART NO. 71000-016700). INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER. SEE PLANS FOR APPROXIMATE LOCATION AND QUANTITY OF ARV'S PER DRIP ZONE. USING AN AIR RELIEF LATERAL CONSTRUCTED OF "BLANK" TUBING. CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S MAY BE REQUIRED PER DRIP TUBING ZONE. SEE PLANS. INSTALL INSIDE A 180MM ROUND VALVE BOX.			
		P.O.C.	EXISTING POTABLE SUB-METER, VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD			
		WILKINS	975XLS, 1-1/2" R/P BACKFLOW PREVENTION DEVICE WITH 1-1/2" WYE STRAINER			
		HUNTER	ICV-101G 1" NORMALLY CLOSED, PLASTIC MASTER CONTROL VALVE			
		LASCO	SLO-CLOSE SCH. 80 PVC TRUE-UNION BALL VALVE WITH SOLVENT WELD CONNECTIONS, LINE SIZE			
		HUNTER	HQ-33DLRC QUICK COUPLER VALVE. INSTALL WITHIN 10" ROUND VALVE BOX			
		RAINBIRD	PESB-R SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE			
		RAINBIRD	PESB SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE W/ NETAFIM MANUAL DISC FILTER			

IRRIGATION NOTE:

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

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9700 RESIDENCES

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BAY HARBOR, FL 33154

PROJECT NAME:

Revisions:

△	DRC COMMENTS	05/20/2022
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SEAL:

PROJECT NO:

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

DATE: 05/20/2022

DRAWN: J.S.

CHECKED: D.O.

CADD FILE:

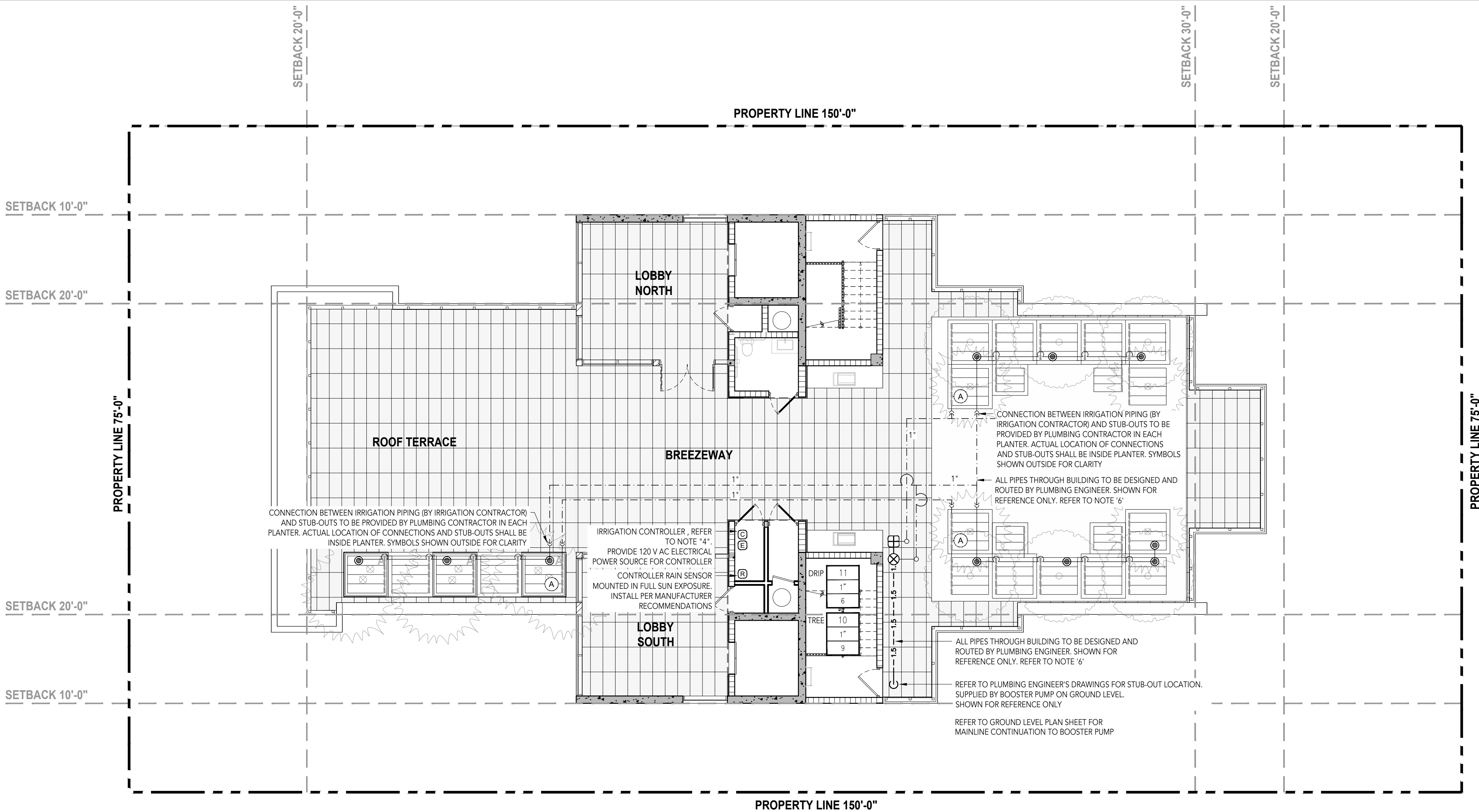
DRAWING TITLE:

IRRIGATION PLAN -
ROOFTOP

SHEET NO.

IR-101

DESIGN REVIEW COMMITTEE (DRC)



IRRIGATION MATERIAL LEGEND

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

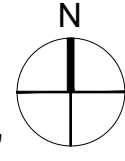
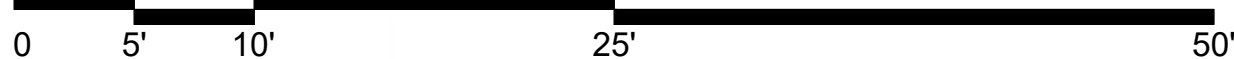
IRRIGATION MATERIAL LEGEND

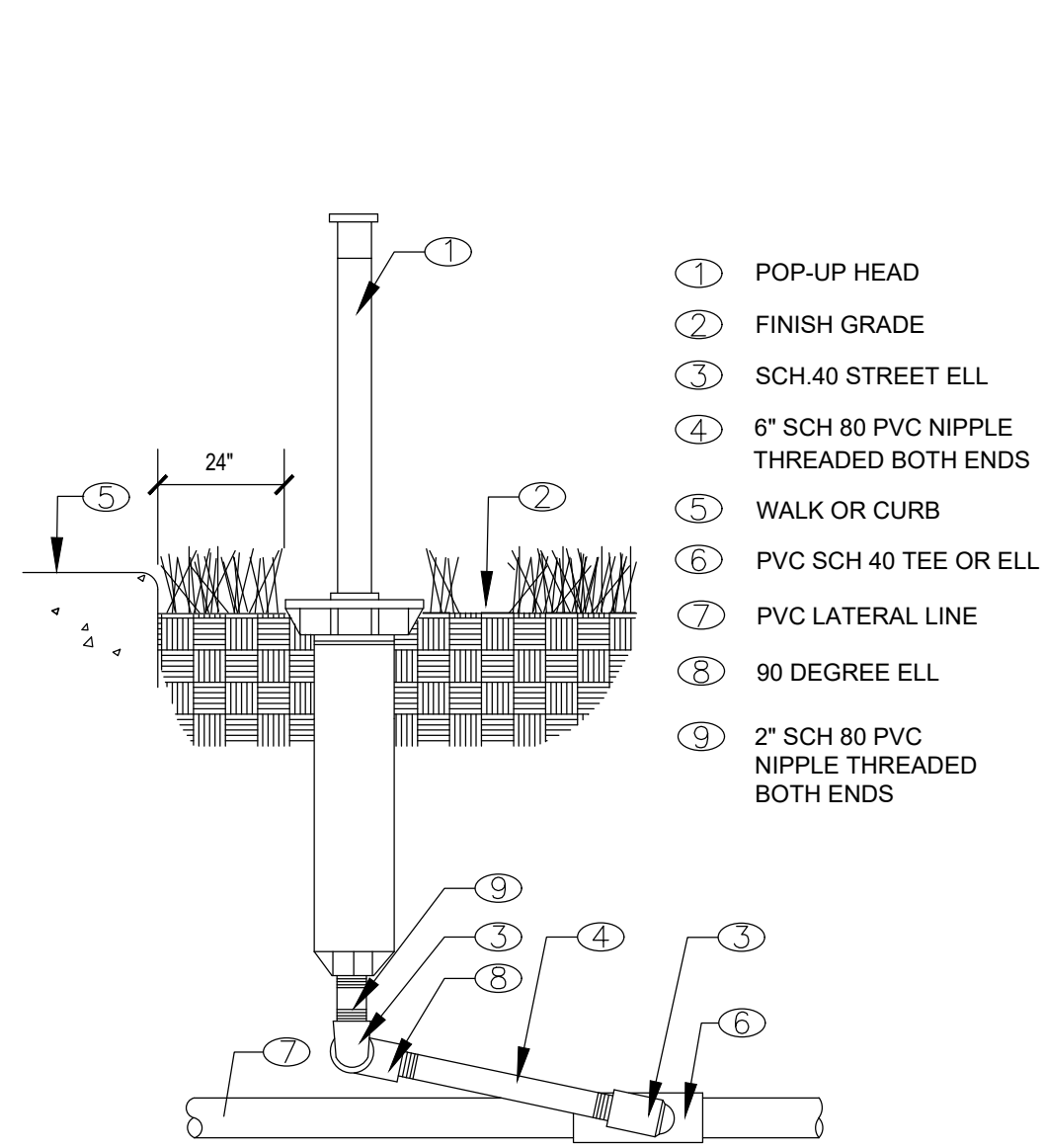
SYMBOL Q H	MANUFACTURER	DESCRIPTION
Ⓢ	RAIN BIRD	CONTROLLER SHALL BE A ESP-ME3 SERIES, 22-STATION BASE CONTROLLER WITH FLOW SMART MODULE, APPROXIMATELY 4'-6" ABOVE FINISH GRADE. COORDINATE FINAL LOCATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
Ⓢ	RAIN BIRD	RSD-Bex SERIES RAIN SENSOR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

IRRIGATION NOTE:

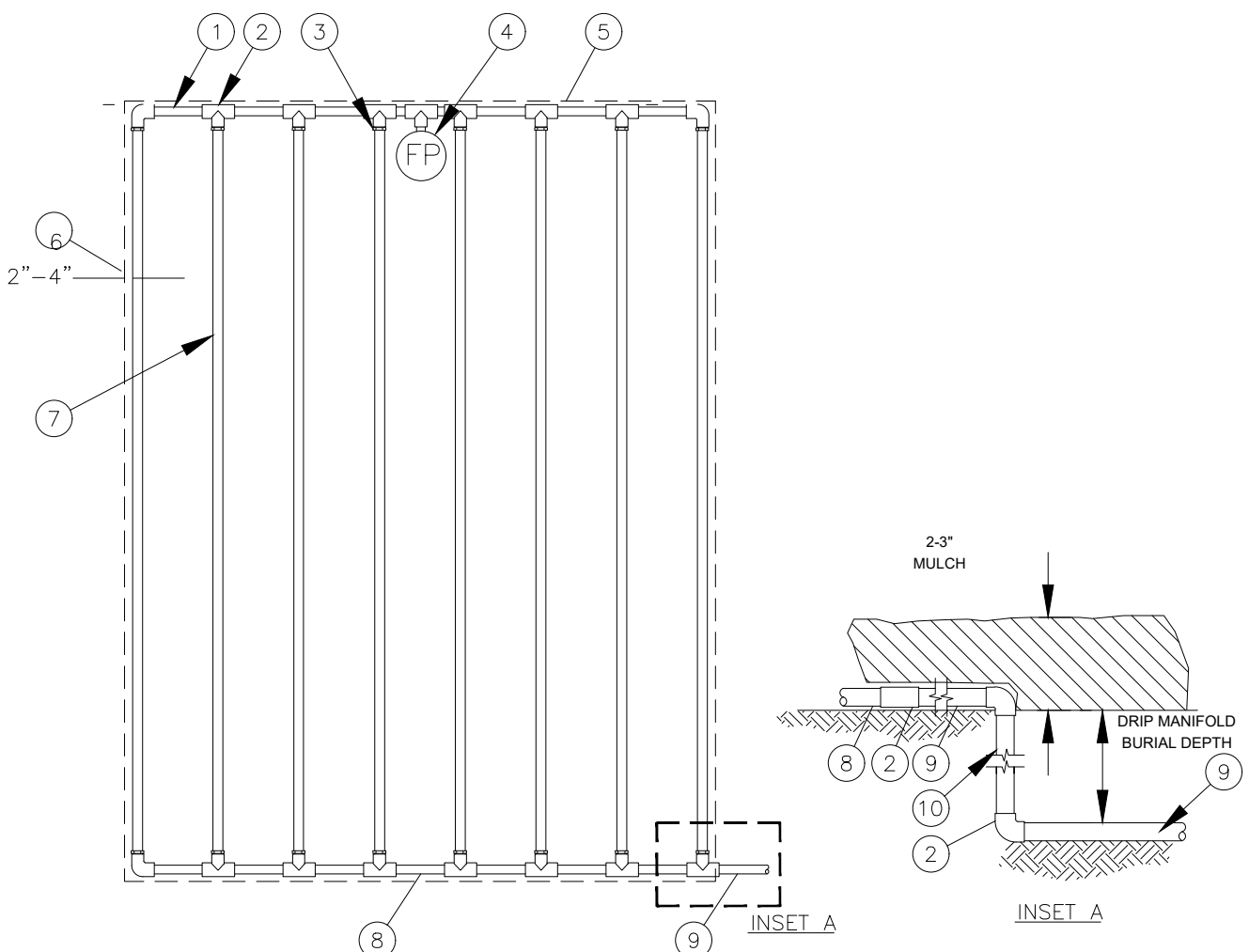
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SCALE: 1/8" = 1'-0"





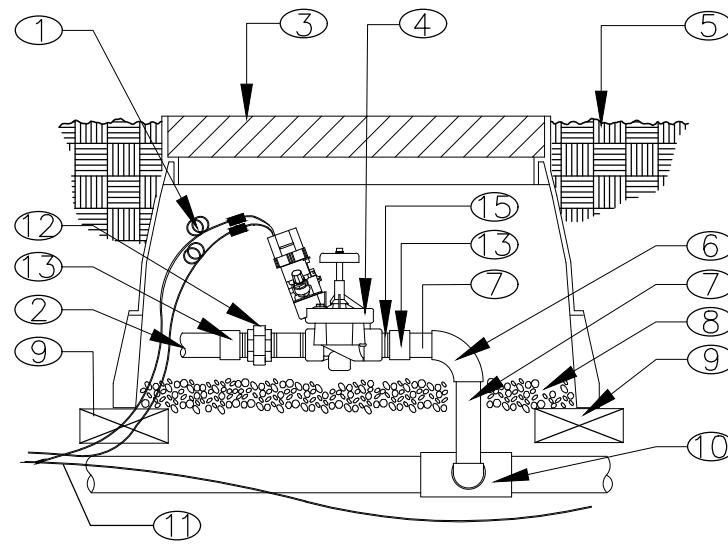
- 1 POP-UP HEAD
- 2 FINISH GRADE
- 3 SCH 40 STREET ELL
- 4 6" SCH 80 PVC NIPPLE THREADED BOTH ENDS
- 5 WALK OR CURB
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL LINE
- 8 90 DEGREE ELL
- 9 2" SCH 80 PVC NIPPLE THREADED BOTH ENDS



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

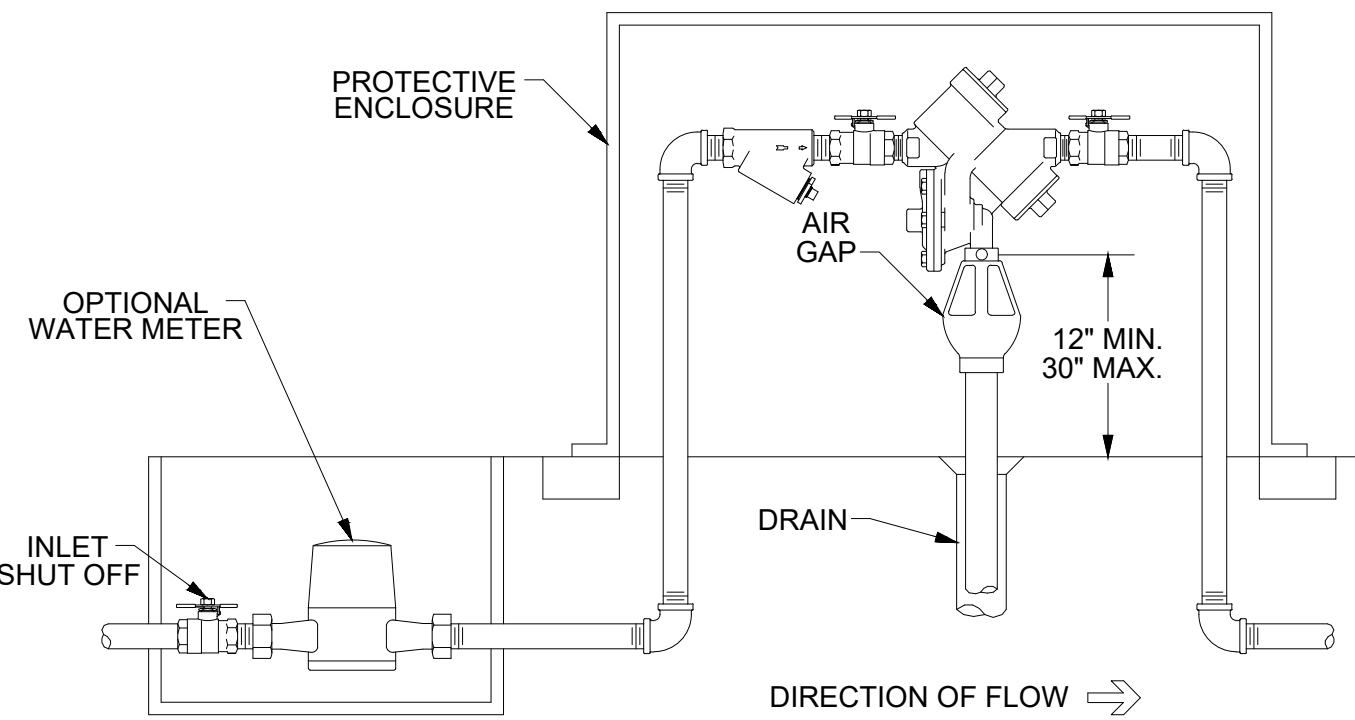
- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 4 FLUSH POINT (TYPICAL) - SEE RAIN BIRD DETAIL "XFC FLUSH POINT"
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
- 8 PVC SUPPLY HEADER
- 9 PVC DRP. MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 10 PVC SCH 40 RISER PIPE

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	0.6 0.9	Nominal Flow (gph)	0.6 0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529



- 1 EXPANSION CURLS WITH WATERPROOF WIRE CONNECTORS AT SPLICES (SEE IRRIGATION SPECS)
- 2 PVC LATERAL TO SPRINKLERS ANGLE TO SPECIFIED DEPTH W/ 45 ELLS
- 3 VALVE BOX W/ LOCKING LID BOX HEIGHT ABOVE FINISH GRADE VARIES (SEE IRRIGATION SPECS)
- 4 REMOTE CONTROL VALVE
- 5 FINISH GRADE
- 6 PVC ELL
- 7 PVC NIPPLE, LENGTH AS REQ.
- 8 2" LAYER OF PEA GRAVEL LEAVE 1"-2" AIR SPACE BETWEEN BOTTOM OF VALVE AND TOP OF PEA GRAVEL
- 9 BRICK SUPPORT (1) AT EACH CORNER
- 10 PVC MAINLINE FITTINGS
- 11 CONTROLLER WIRES
- 12 LASCO SCH.80 UNION
- 13 PVC MALE ADAPTER

NOTES:
1. ALL WIRE TO BE INSTALLED PER LOCAL CODES.
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. WRAP AROUND 1/2" PIPE 15 TIMES - REMOVE PIPE.
3. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
4. INSTALL ONLY 1 VALVE PER VALVE BOX.
5. TEFLON TAPE ALL THREADS.
6. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE



1 POP-UP SPRINKLER/TREE BUBBLER

N.T.S.

2 DRIP IRRIGATION

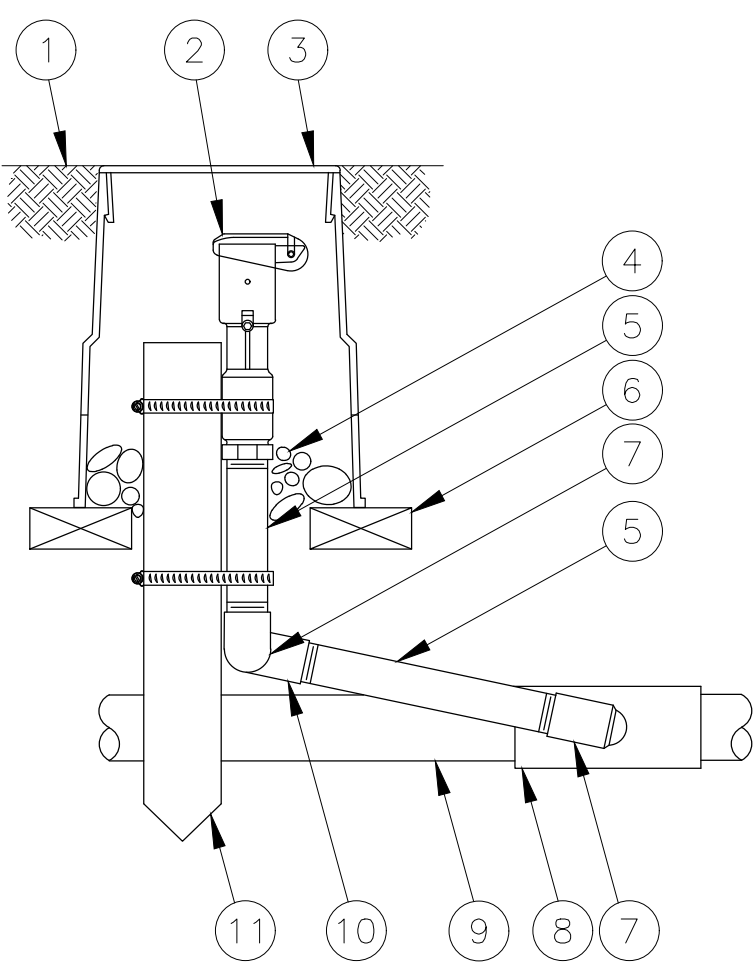
N.T.S.

3 REMOTE CONTROL VALVE

N.T.S.

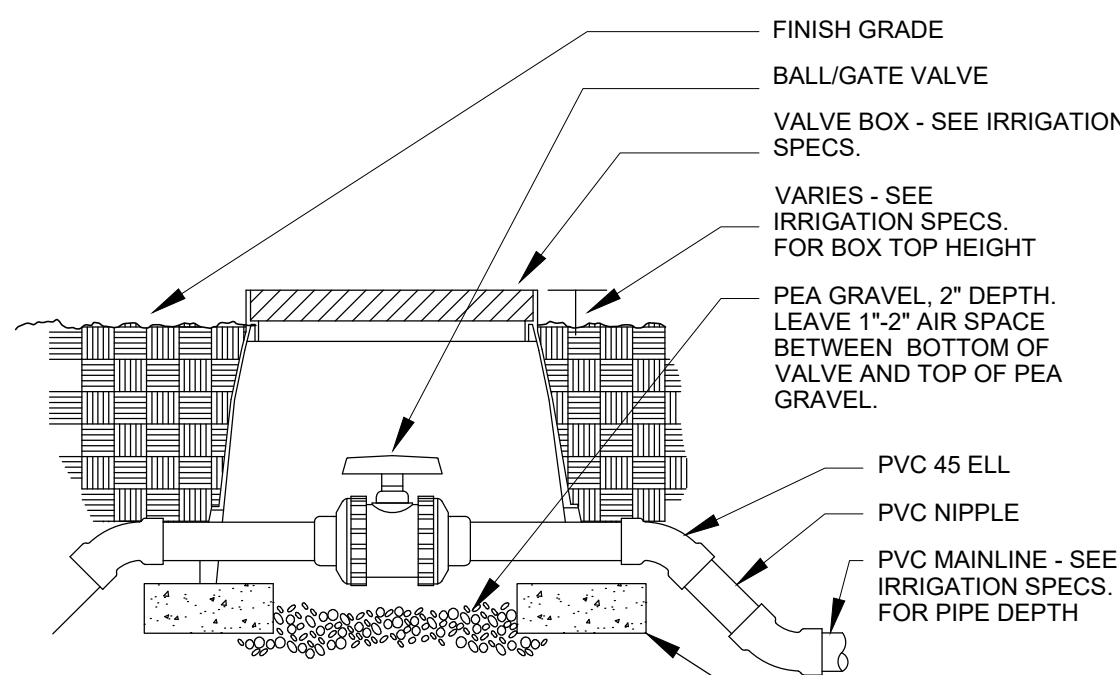
4 R/P BACKFLOW PREVENTER - HORIZONTAL

N.T.S.

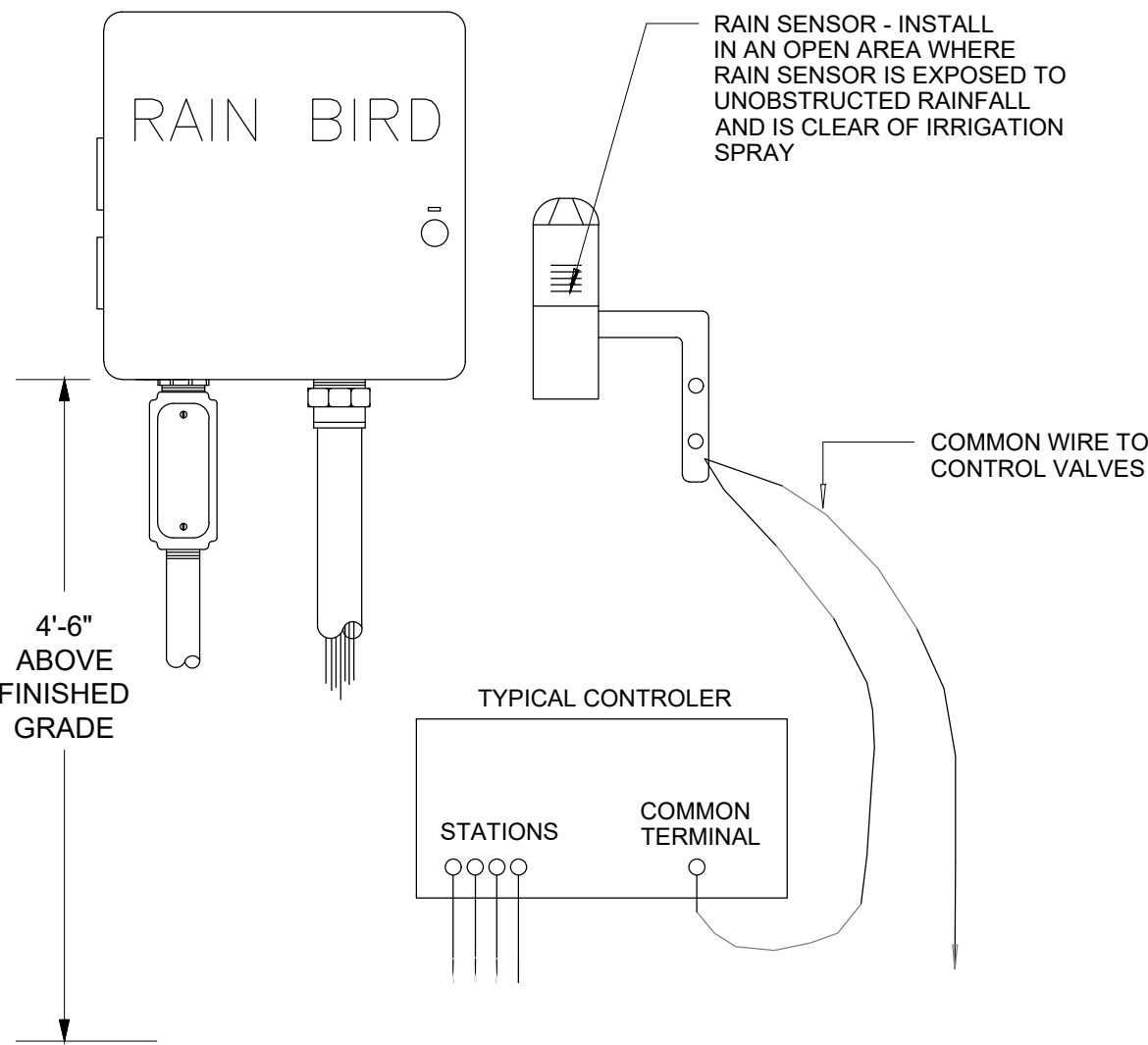


- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE: RAIN BIRD MODEL 44LRC
- 3 VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

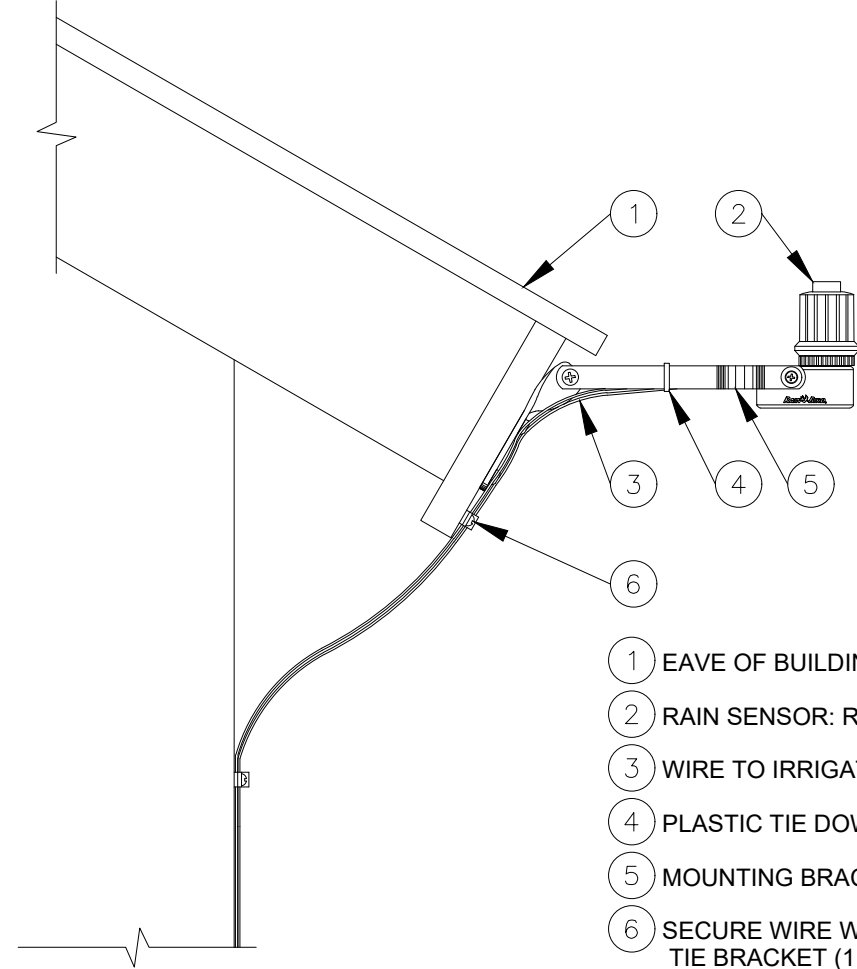


NOTES:
1. FITTINGS MAY DIFFER THAN THOSE SHOWN IN DETAIL.
2. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE



7 TIMER AND RAIN SENSOR

N.T.S.



8 RAIN SENSOR (RSD-Bex)

N.T.S.

IRRIGATION NOTES

- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED. BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
- FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

FLORIDA BUILDING CODE- APPENDIX F 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	

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"

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CONSULTANT:

DESIGN REVIEW COMMITTEE (DRC)

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PROJECT ADDRESS:
9700 W BAY HARBOR DR,
BAY HARBOR, FL 33154

Revisions:

Δ	DRC COMMENTS	05/20/2022

SEAL:

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SCALE: 1/8" = 1'-0"
DATE: 05/20/2022
DRAWN: J.S.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:

IRRIGATION NOTES
AND DETAILS

SHEET NO.

IR-102

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL, FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.
8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY- EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
- A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
- B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
- C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
- D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
- F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
- G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
- H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
- I. PAVEMENT WIDTH AND ALL DRIVEWAY AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRAINAGE AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
- J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
- K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

- L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
- M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FOOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SOODING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SOODING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.
7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.
8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL, SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 1 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE, GRADER OPERATIONS.
4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 1/4-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING. MINIMUM 2 TESTS EACH LAYER. B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
- A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
- B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.
6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
- B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.
- B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
- A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
- B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
- C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO COST.
- A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:
- 1) USE OF PRESSURE RATED PIPE CONFORMING TO ANWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.
- 2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE.
- 3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE.
- B. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION:
- 1) USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATER.

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Reviews:

REV 1 - ARB COMMENTS 05/20/2022

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR.
2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) 4" THROUGH 24" DIAMETER = TC 53
6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
7. PVC PIPE 4" - 17" SHALL CONFORM TO AWWA C900. PIPE 14" - 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI. MINIMUM ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI. MINIMUM.
9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TMENEC SERIES 2 TMENEC GLOSS, GUDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL. AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
10. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
11. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LQ-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLEX BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUIV.
12. ALL SERVICE PIPING (W-T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE INSTALLED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
13. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING. MINIMUM THICKNESS 12 MILS. OUTLET OF SADDLE TO HAVE NPT THREADS.
14. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS, CONFORMANCE WITH AWWA C900 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT.
15. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.
16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
17. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TMENEC SERIES 2 TMENEC GLOSS, GUDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
18. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.
19. TAPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.
20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504. CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.
22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PREVENT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".
23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS). STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE, (2" LETTERING ON BOTH SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 7" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.
26. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 7" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION.
28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
30. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
31. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PORTS OF THE LINE WITHSTAND THE TEST PRESSURE.
32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM. AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDR(133200 / (AWWA C-900 DUCTILE IRON MAINS), OR L = NDR(7400 / (AWWA C-605 - PVC MAINS), WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN

THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

37. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAMINANT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.022(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9-2.
4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.022(5).
5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2 1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4 1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS. FIVE AND ONE QUARTER INCH (5 1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1 1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPERS "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR.
2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 678, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27".
3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F447.
5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN. STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: - 6" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
11. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
15. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.
16. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%, MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
17. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PRECAST STRUCTURES AND APPURTENANCES

8. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
9. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION, AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
10. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II), RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
11. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
12. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
13. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C933, WHERE CONNECTORS ARE USED. THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
14. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BUSTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
15. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
16. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
17. MANHOLE COATINGS AND FINISHES SHALL BE:
- A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- B. INTERIOR OF MANHOLES (WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER, LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
- C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

STORM SEWER SYSTEMS

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS AND O-RING GASKETS SHALL COMPLY ASTM C443. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY, IN ACCORDANCE WITH ASTM D3350, CELL CLASSIFICATION 324420C (4"-10") OR CELL CLASSIFICATION 335420C (17"-36") PIPE 4"-10" SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12"-36" SHALL COMPLY WITH AASHTO M294, TYPE S. BELL JOINTS FOR 4'-10" PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12'-36" PIPE SHALL BE INTEGRALLY FORMED ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M294.
4. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 199.
5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199. TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.
6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D3231. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES; MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER. B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D3221. MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.
9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR. OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXPLTRATION. EXPLTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2021-22 EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
- A. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY, FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE FDOT STANDARDS AND SPECIFICATIONS.
- B. LIME ROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-193). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE 3 (MIN. STABILITY OF 3000 LBS) AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIME ROCK BASE.
- C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-193). CONTRACTOR MAY SUBSTITUTE LIME ROCK SUBGRADE MIN. LBR OF 100 OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), Fc (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE, WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971. NON-REFLECTIVE WHITE TRAFFIC PAINT.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL / OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.
2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE.
3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

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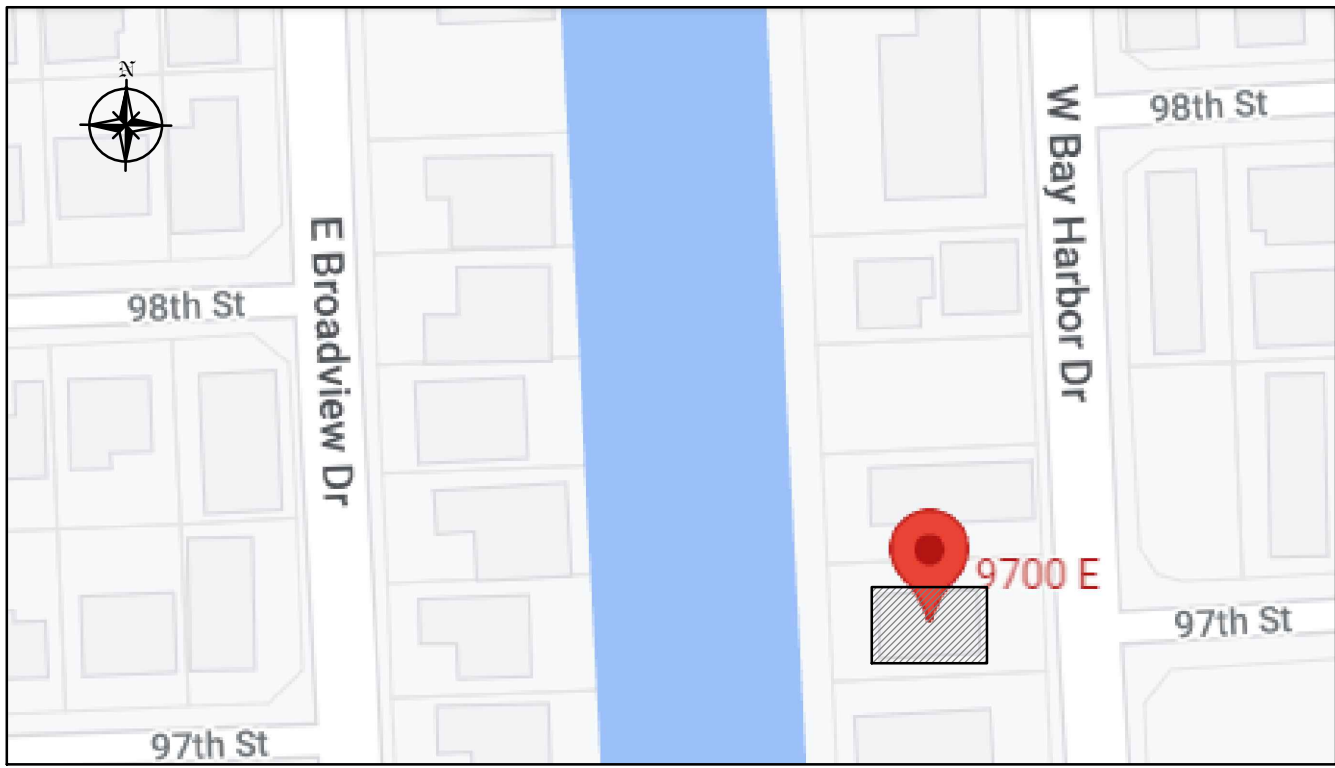
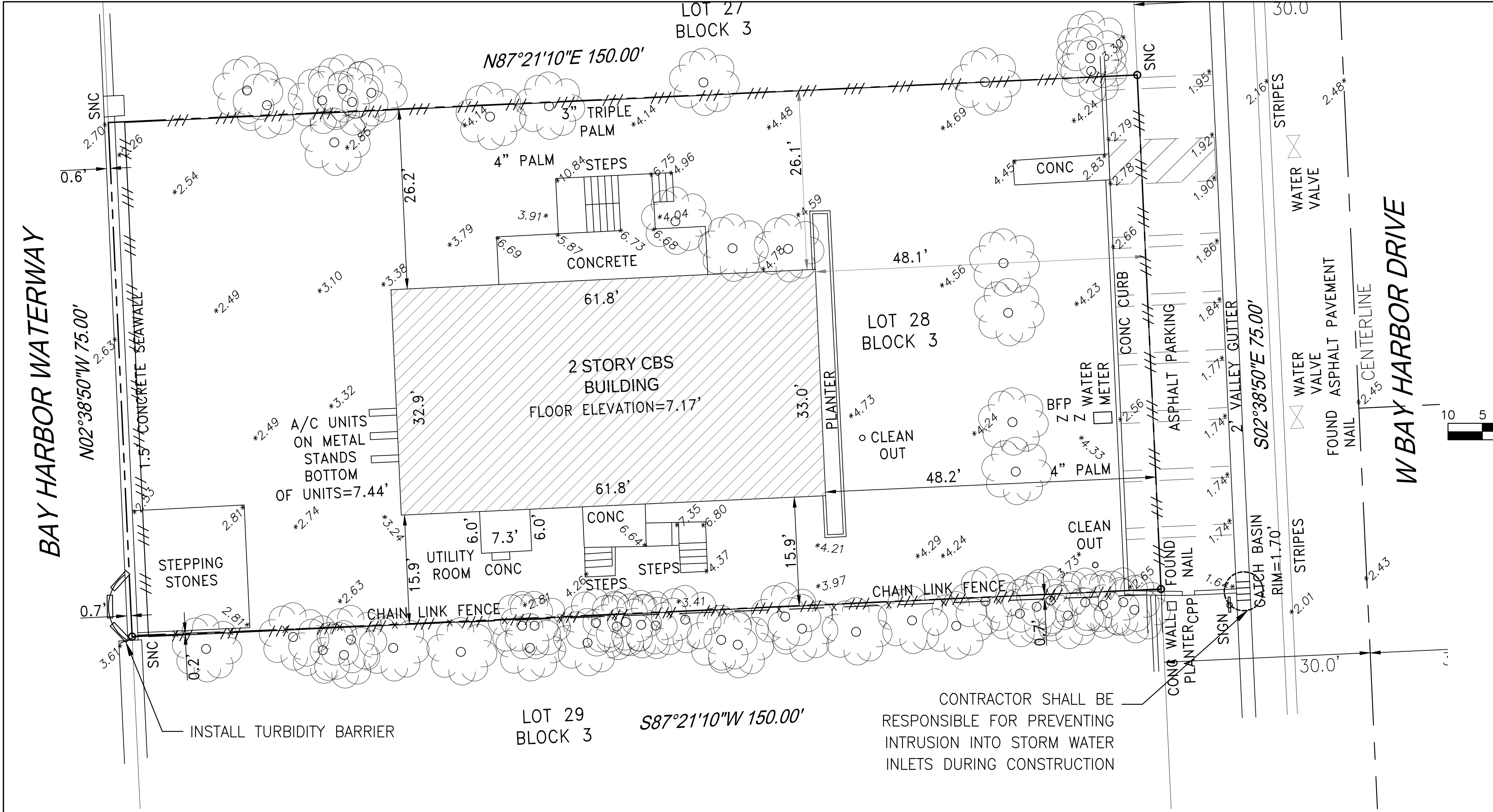
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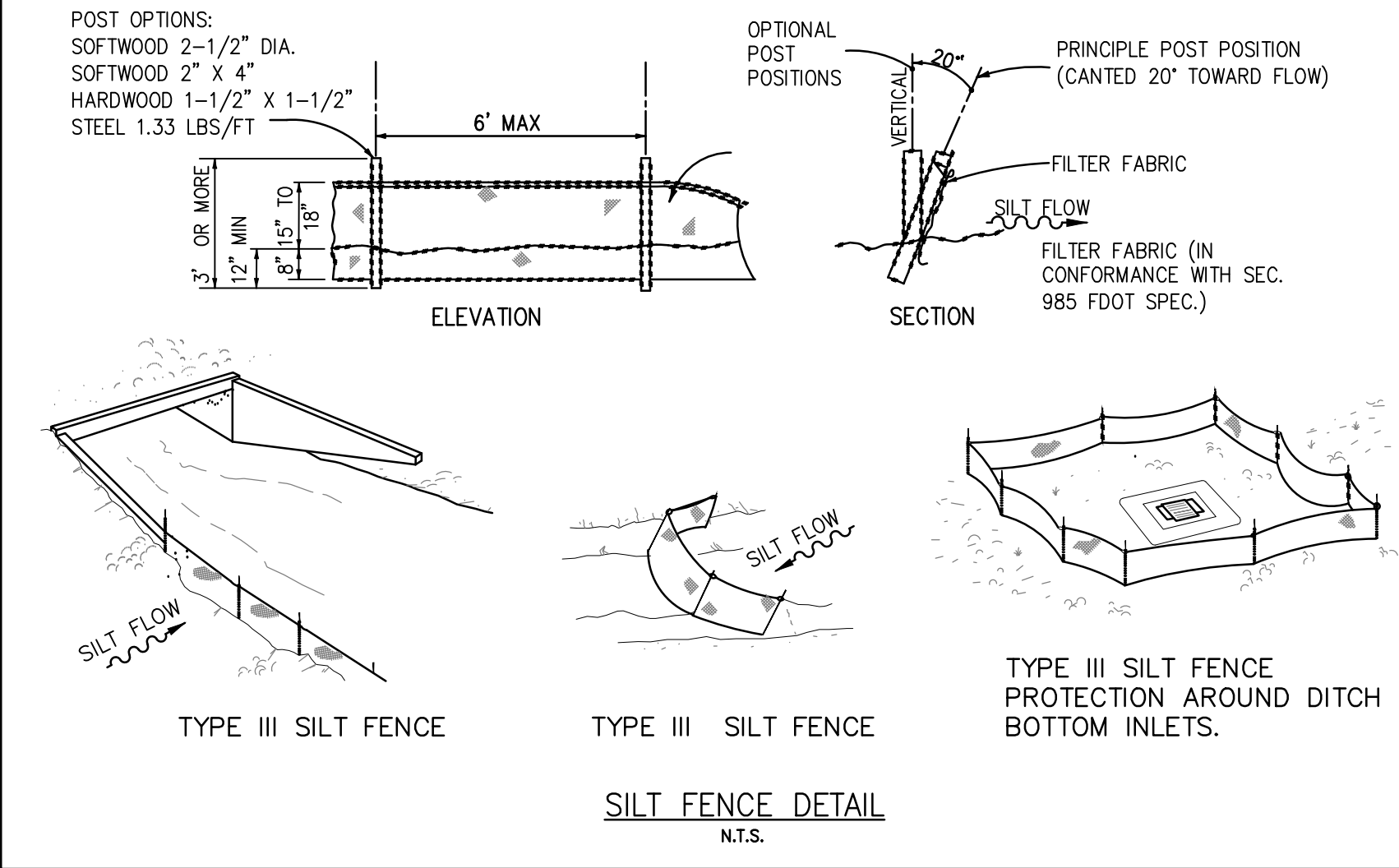
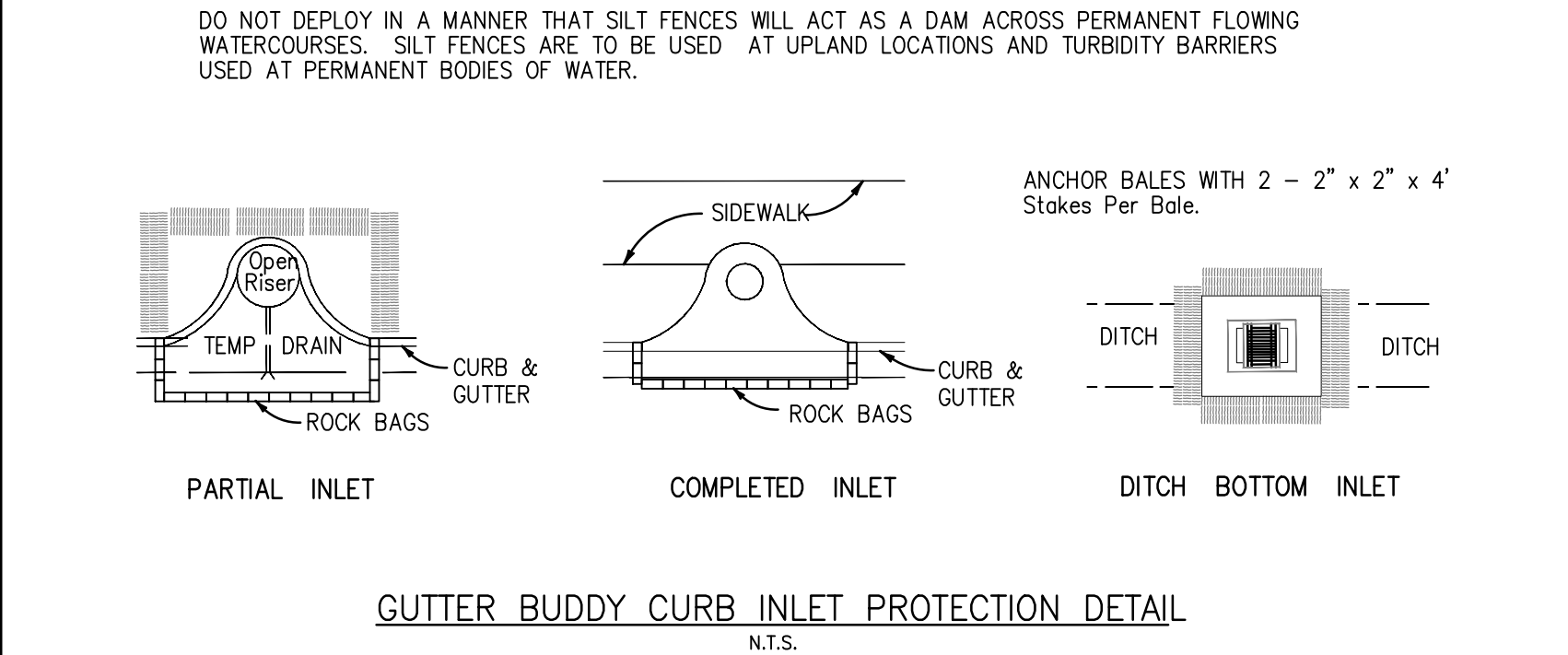
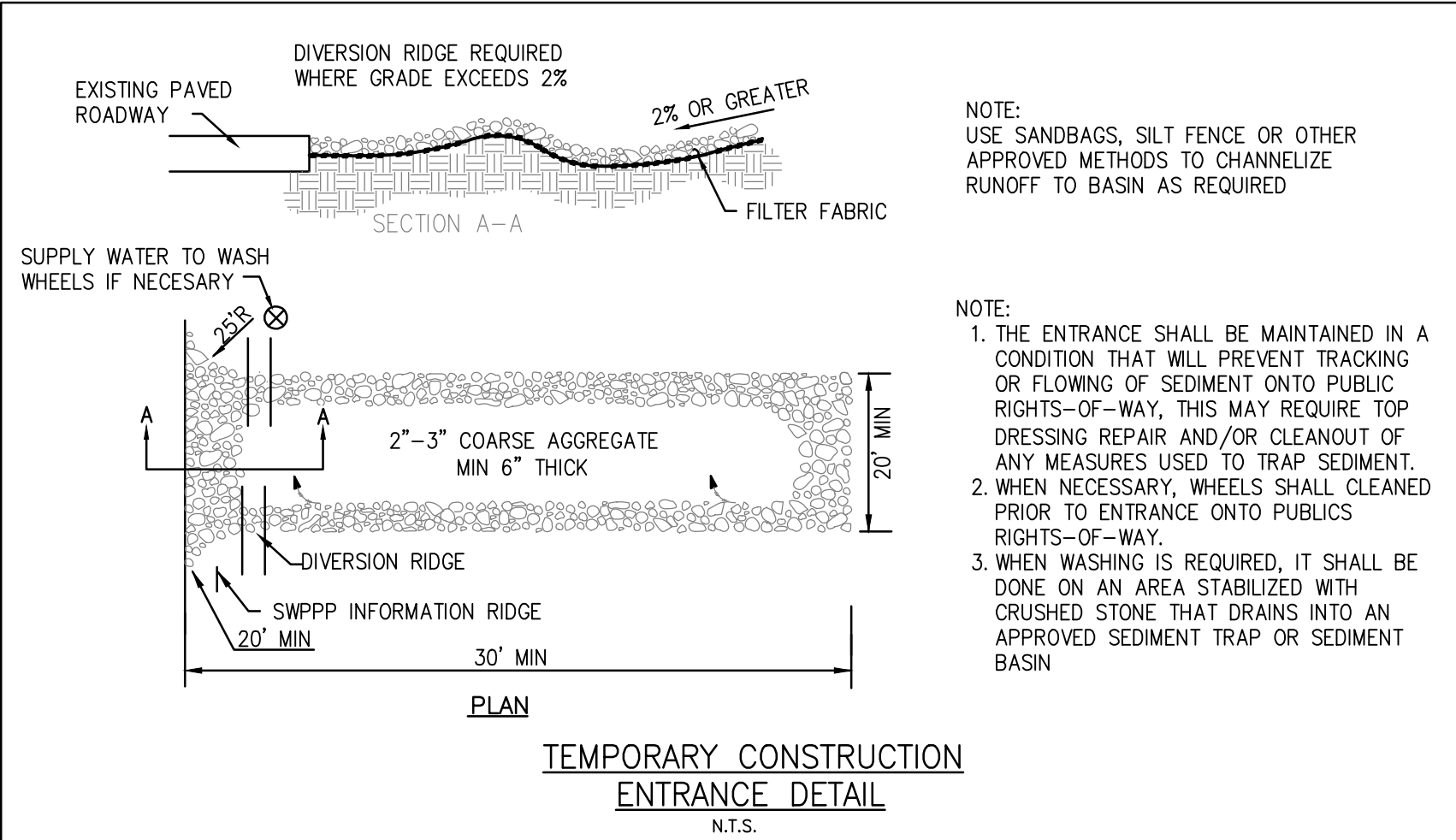
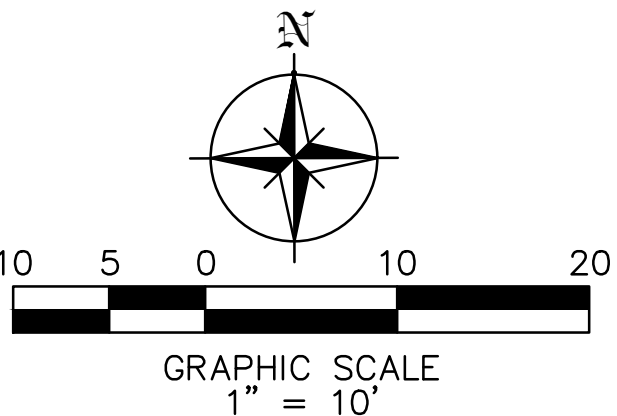
Reviews:

REV 1 - ARB COMMENTS 05/20/2022



LOCATION MAP
N.T.S.

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



GENERAL EROSION & SEDIMENTATION CONTROL NOTES

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

BMP MAINTENANCE EROSION NOTES

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED / RESODDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

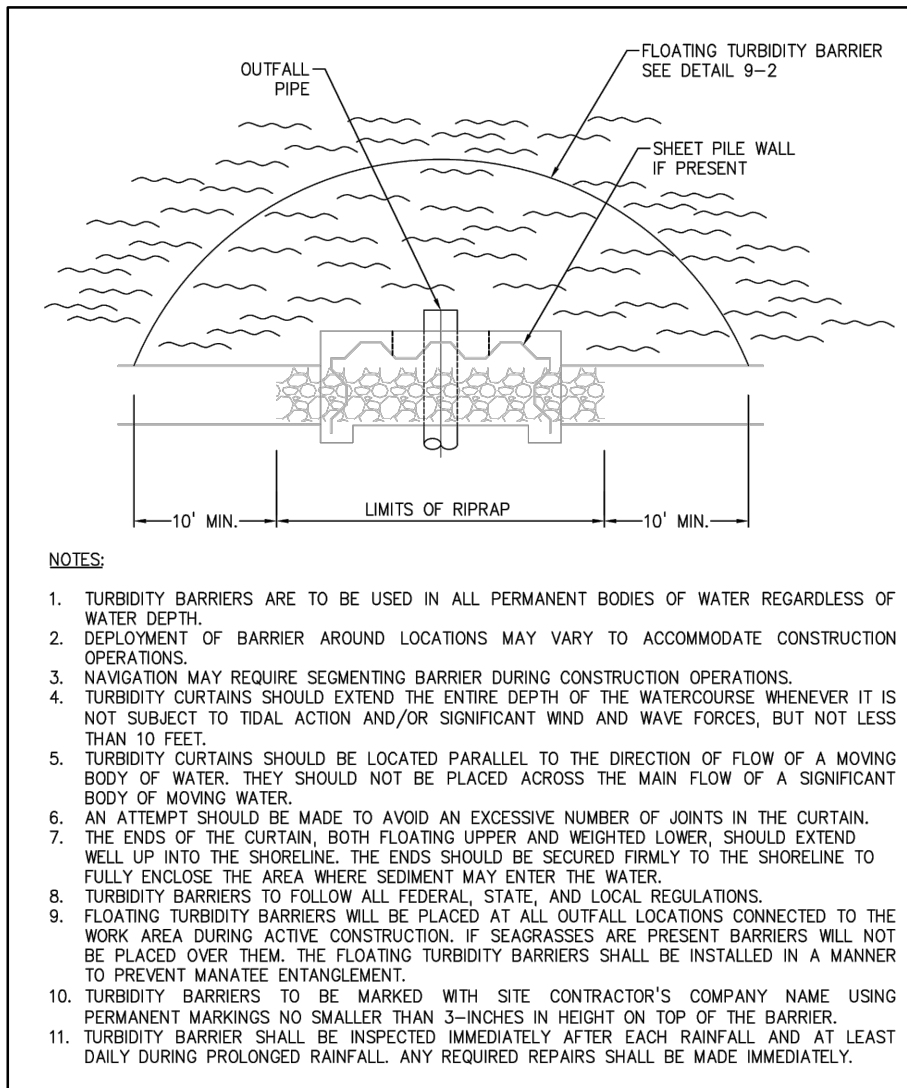
- OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

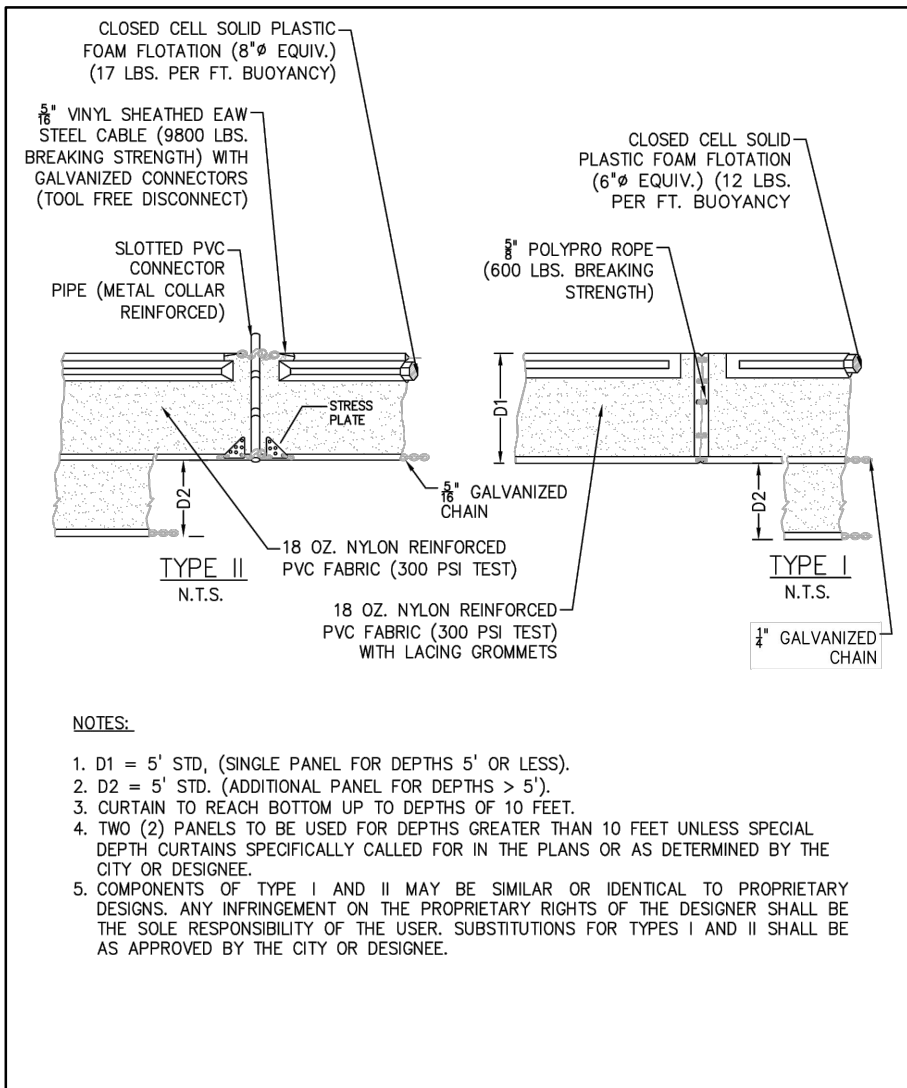
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER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

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- FLOATING TURBIDITY BARRIER



DETAIL 1
FLOATING TURBIDITY BARRIER
PLAN VIEW AT OUTFALL
N.T.S.



DETAIL 2
FLOATING TURBIDITY BARRIER
N.T.S.

Szauer Engineering
Civil Engineers

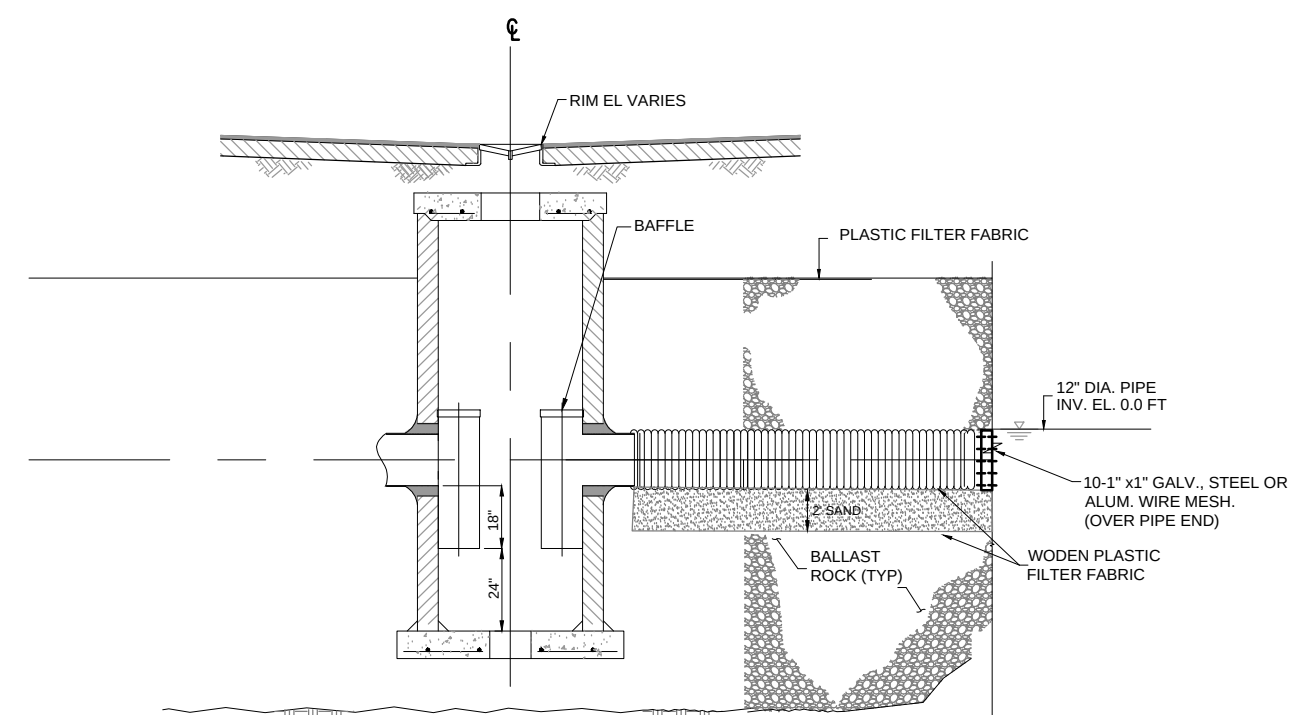
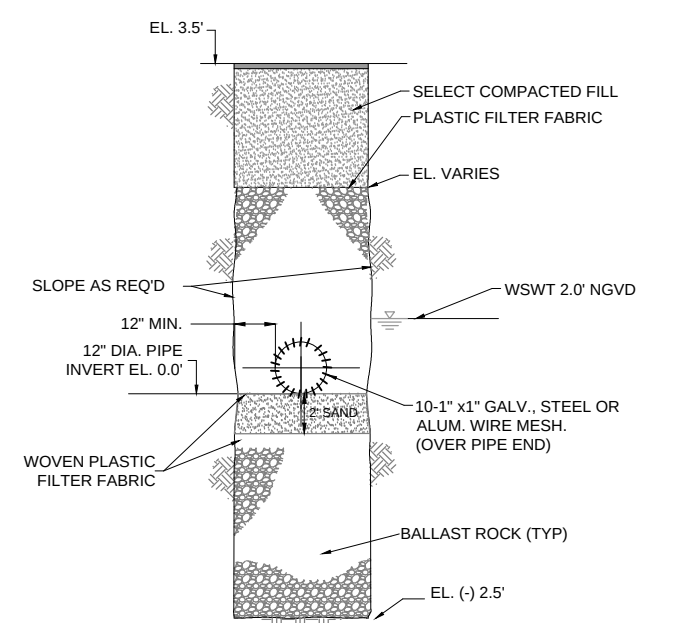
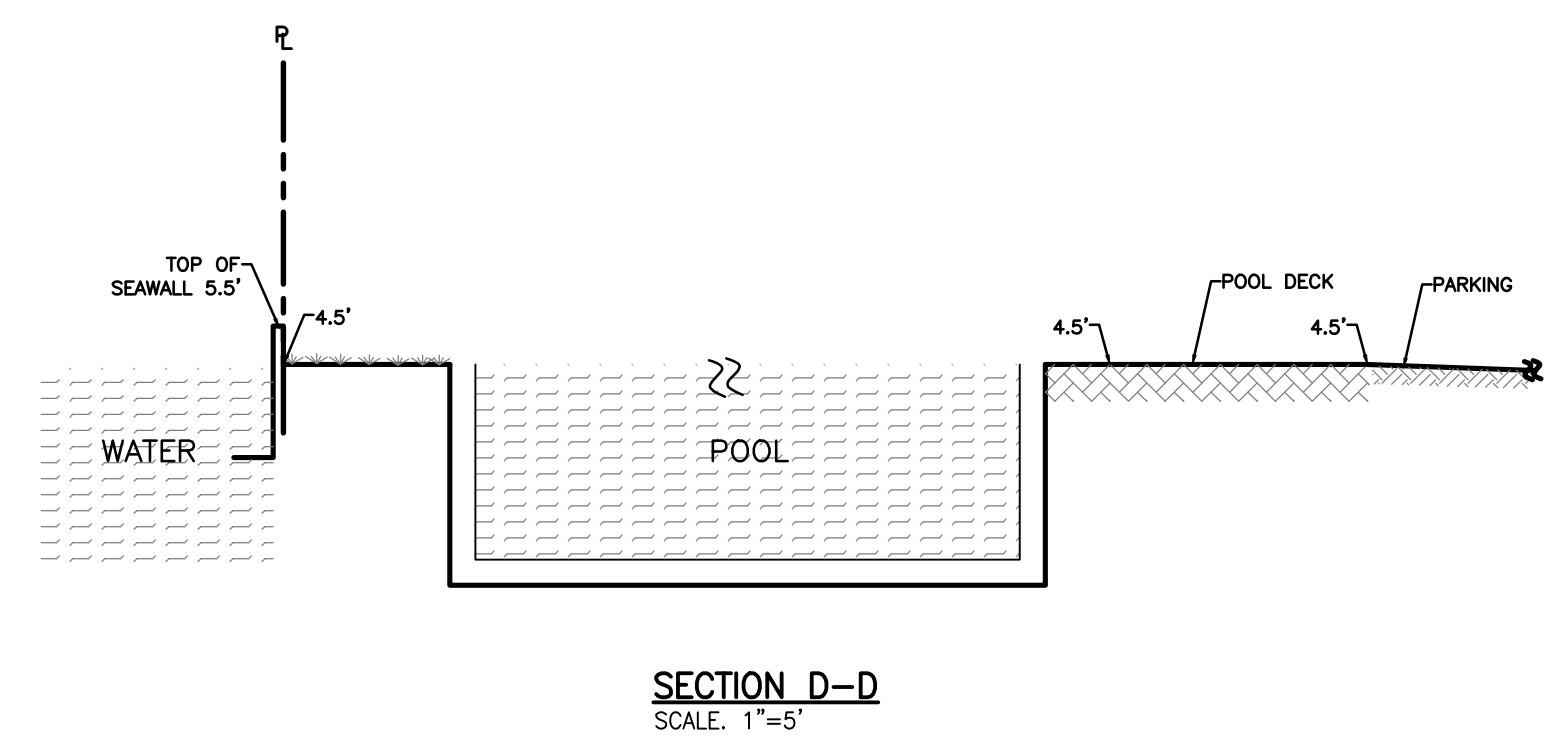
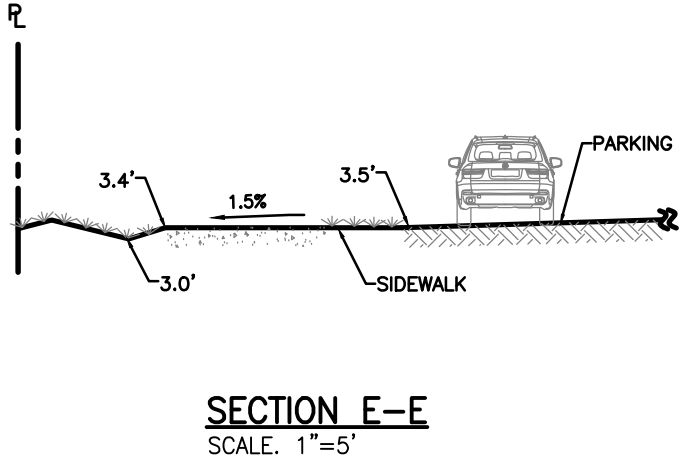
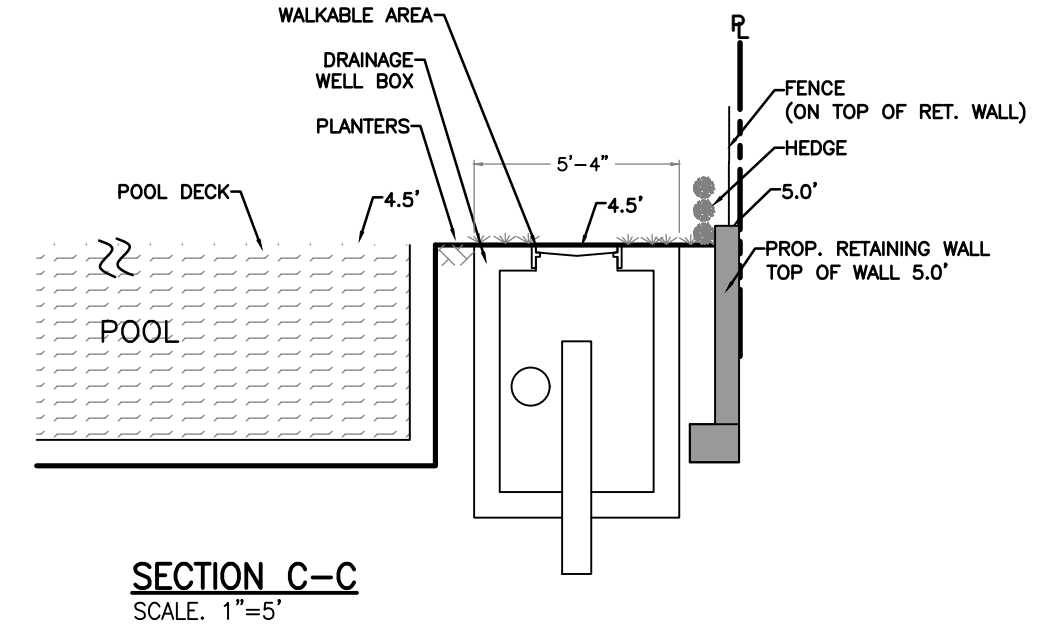
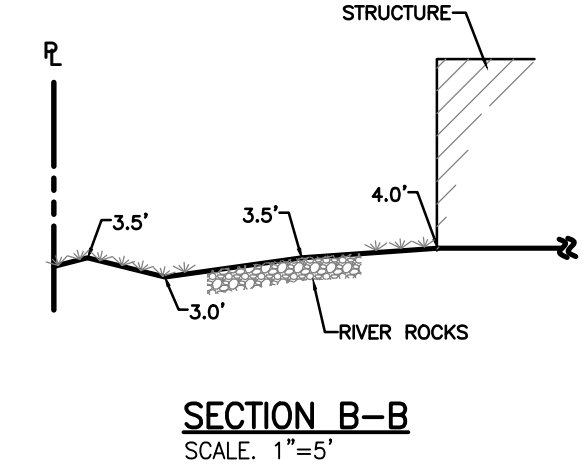
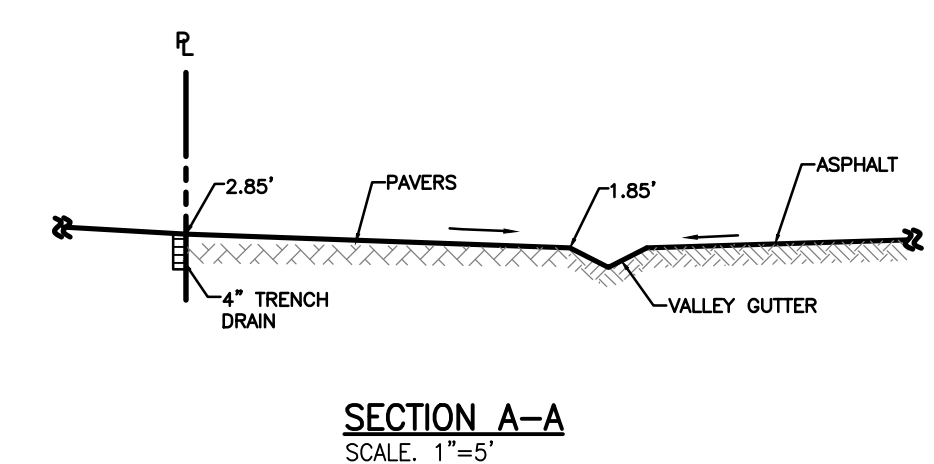
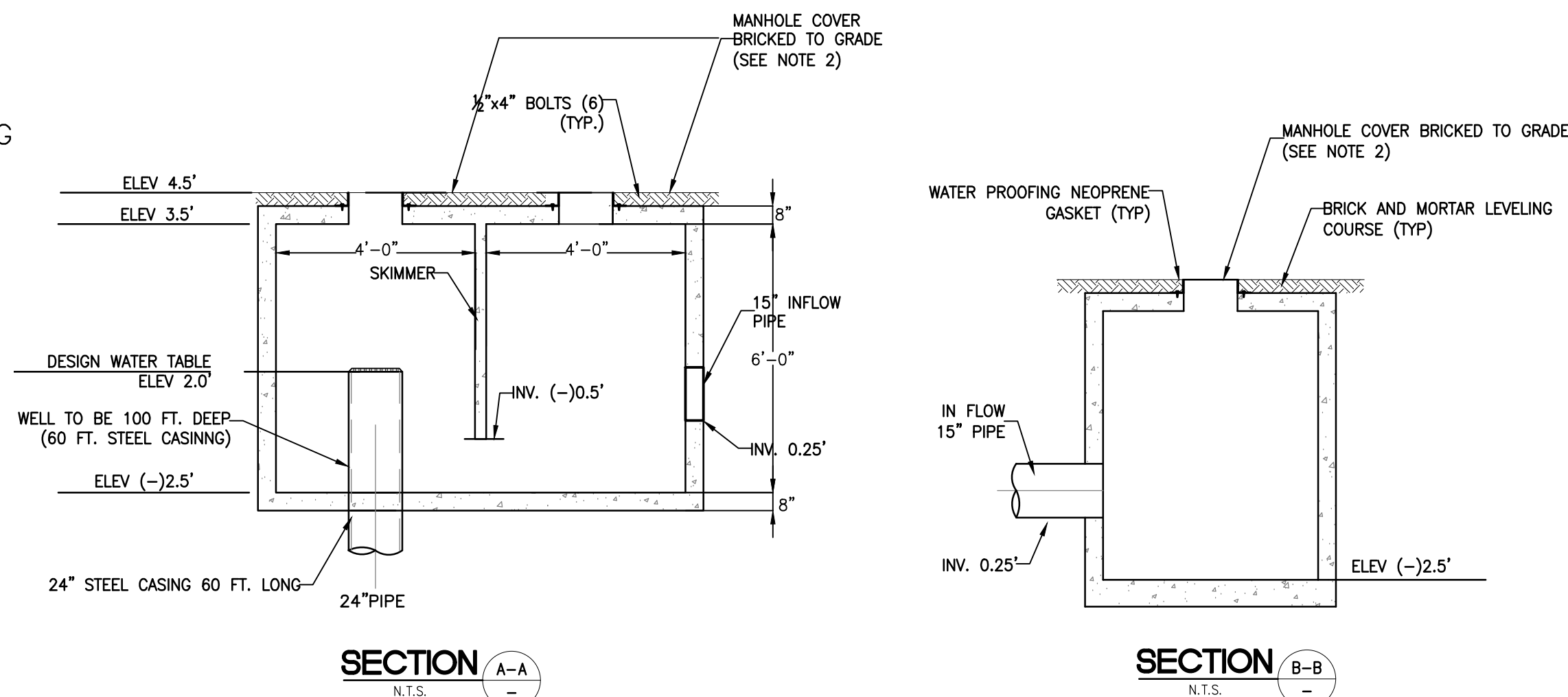
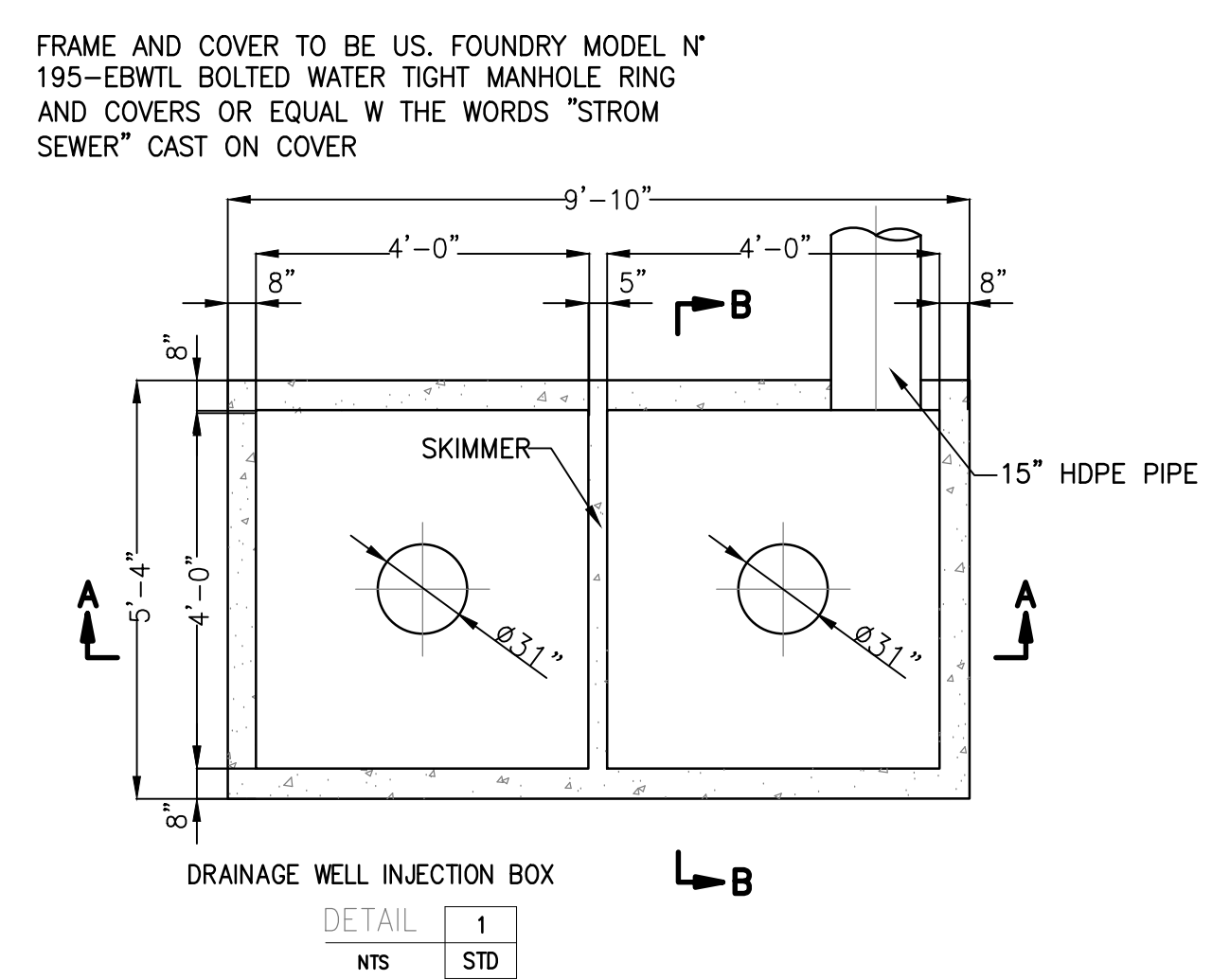
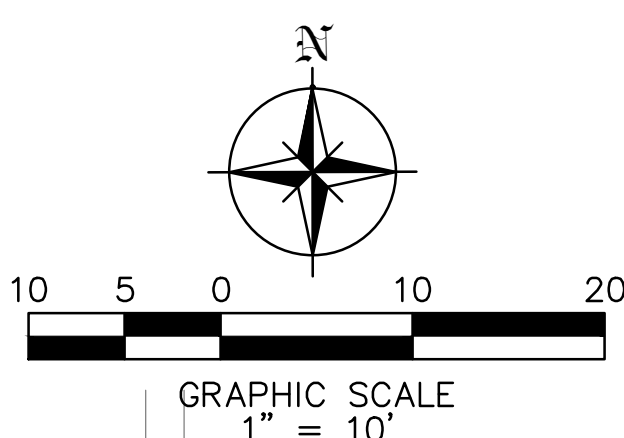
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:
REV 1 - ARB COMMENTS 05/20/2022

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

Plan Description:
EROSION CONTROL
FLA. REG. P.E. # 62579

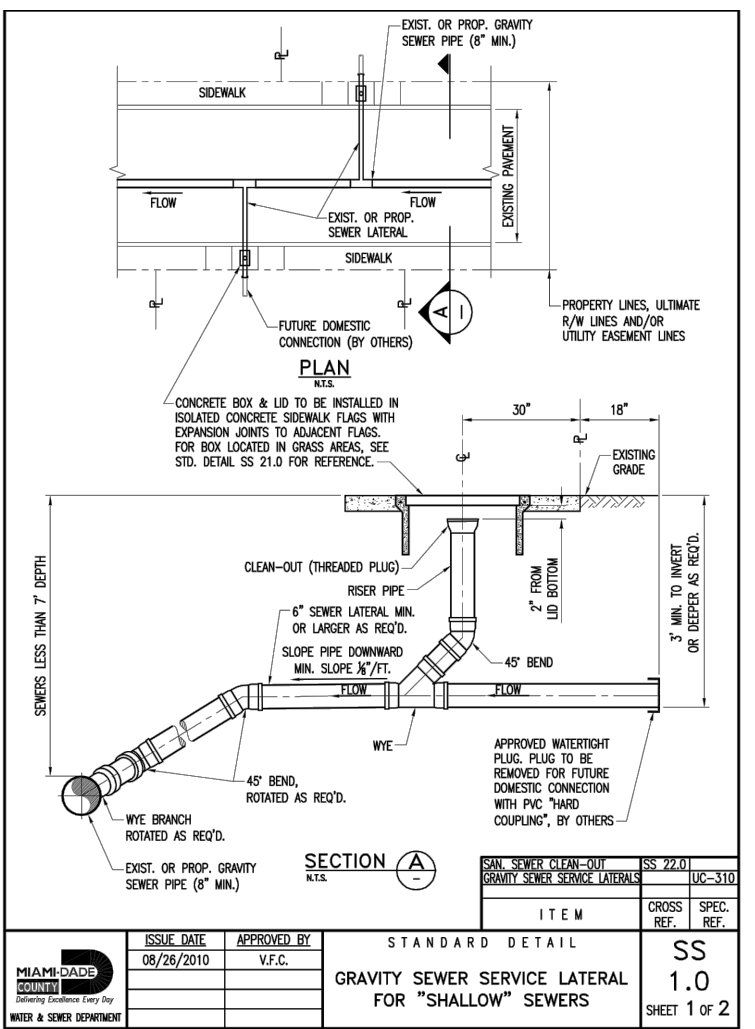
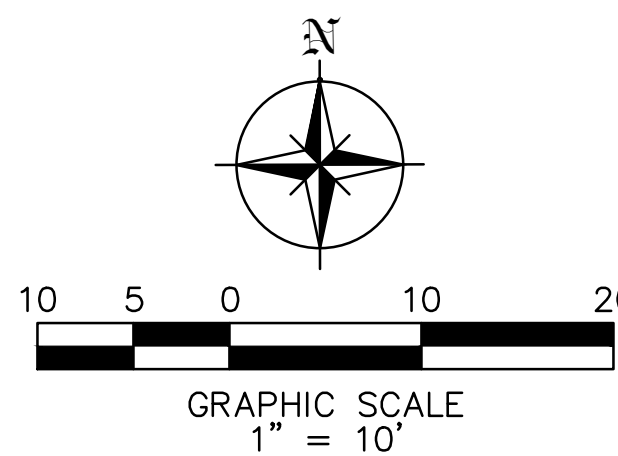
Designed by:
JORGE M. SZAUER
Drawn by:
M.CRESPO
Reviewed & Sealed:
JORGE M. SZAUER
Date:
APRIL 25, 2022
Scale:
AS SHOWN
Job No:
Sheet:
C-02
of Sheets



- NOTES:** N.T.S. - N.T.S.
1. CONTRACTOR MAY REFER TO FDOT DESIGN STANDARDS 2021-22 FOR MATERIALS, DIMENSIONS, AND CONSTRUCTION PROCEDURES THAT ARE NOT SHOWN HERE. WHERE THERE IS A CONFLICT BETWEEN THE FDOT DESIGN STANDARDS AND THIS DRAWING, THIS DRAWING SHALL SUPERCEDE.
 2. 31" DIA. MANHOLE COVERS SHALL BE U.S. FOUNDRY MODEL 119-BM-BWT BOLTED WATERTIGHT OR EQUAL WITH LETTERING "STORM SEWER" CAST ON COVER.
 3. WELL GRATE SHALL BE USF GRATE No. 5698 OR APPROVED EQUAL. WELL COVER SHALL HAVE OPENINGS OF MAXIMUM 1.5-IN O.C., AND BE SECURED AND TAMPERPROOF, BUT REMOVABLE IN THE EVENT OF WELL MAINTENANCE
 4. WELL CASING SHALL BE 24" DIA. STEEL PIPE WITH A MIN. WALL THICKNESS OF $\frac{3}{8}$ " CONFORMING TO ASTM A53, A120.
 5. WELL CASING SHALL EXTEND TO DEPTH OF 110' BELOW GROUND SURFACE OR TO A DEPTH WHERE THE GROUNDWATER T.D.S. IS GREATER THAN 10,000 P.P.M., WHICHEVER IS DEEPER.
 6. OPEN HOLE SHALL EXTEND TO A DEPTH SUCH THAT THE DESIGN DISCHARGE RATE OF 750 G.P.M./FT HEAD IS ACHIEVED. CONTRACTOR SHALL PERFORM A STEP DRAW DOWN TEST OR INJECTION TEST TO DEMONSTRATE CAPACITY.
 7. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED. IF USED FOR DEWATERING DURING CONSTRUCTION, WELL SHALL BE REDEVELOPED PRIOR TO BEING PLACED INTO SERVICE.
 8. ALL NECESSARY PERMITS FROM F.D.E.P. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

NOTE:
ALL ELEVATIONS ARE RELATIVE TO THE
NGVD 29 DATUM

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



AS

APPLICATION FOR SITE PLAN REVIEW



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

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

COC 23401-3702 05 2005 6

Folio # 13-2227-001-0750

Town Council

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

Robert H. Yaffe
Mayor

Project Description Condominium Development Units 8

Jordan W. Leonard
Vice-Mayor

Owner(s) Name 9700 W BAY HARBOR DR LLC

Stephanie Bruder
Council Member

Mailing Address 419 Sunset Dr

City Hallandale State FL Zip 33009

Joshua D. Fuller
Council Member

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

Kelly Reid
Council Member

Signature of Owner

Solange M. Rousselot
Council Member

Name of Applicant (if different from owner)

Isaac Salver
Council Member

INDECO DEVELOPMENT GROUP, LLC

419 SUNSET DR
HALLANDALE BEACH, FL 33009-6539

1851

DATE

4/28/2022

9-32/720

Town Office

PAY TO THE
ORDER OF

Town of Bay Harbor Islands

\$ 3,000.00

Ronald J. W.
Town Manager

Three thousand with zero cents

DOLLARS



Security Features
Included.
Details on Back.

Marlene M.
Town Clerk

CHASE

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

Craig B. Sh.
Town Attorney

MEMO

PRC Submittal Fee

MP

⑆072000326⑆

789221295⑈1851

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/28/22 By am

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

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Development Review Committee (DRC)

From: Michael J. Miller, AICP *WJM*
Consultant Town Planner

Date: June 1st, 2022

Subject: Site Development Plan Application - #2 DRC Review
9700 West Bay Harbor Drive - Multi-Family Residences (8 DU)
Bay Harbor Islands Acct. No.: SPR22-000009
MMPA Acct. No. 01-0702-1132

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed Site Development Plan application at this time, subject to a few minor corrections we have already discussed with the project architect, and that all final DRC comments & revisions be reviewed / signed-off as a pre-DRB set prior to scheduling this before the Design Review Board (DRB).

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9700 West Bay Harbor Drive
Legal Description: Lot 28, Block 3, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In late April 2022 the project architect, Bartoli Architecture, as agent for the property owner, 9700 West Bay Harbor Drive, LLC, submitted a Site Development Plan application to the Town to allow for the construction of a proposed eight (8) unit mid-rise development located at 9700 West Bay Harbor Drive. In 2005-06 the Town's DRC reviewed an eleven (11) DU complex on several occasions; however, the project did not move forward for redevelopment. The site is currently developed with a 2-story / 4 DU complex built in 1950 according to the MDPA website and Town's 2006 Historic Structure Survey (Masonry Vernacular / International features).

The plans indicate the dwelling units will be quite large ranging in size from about 2,497 to 3,467 square feet of A/C space. The proposed building is 7-stories in height with six (6) floors used for residential purposes and one level (at grade) used as an enclosed parking garage. The existing building and other improvements will be demolished.

The lot area is stated to be 11,250 / .26 acres in size. This would allow a maximum of 9 dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build only eight (8) DUs; therefore, the site will have one (1) excess TDR unit.

On April 28th, 2022, the Town received the formal Site Development Plan application from the applicant. The DRC staff members reviewed the initial plan set / documents, the applicable Code requirements and design standards, and provided written comments at the DRC meeting held on May 11th, 2022. Due to the number and degree of comments, the DRC deferred action on the application to allow the applicant's design team an opportunity to correct the plans. On May 26th, 2022, the Town received a revised set of plans, a response narrative addressing the initial DRC comments, and several other documents.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands has completed major analysis / amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) over the last 20+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. Also, the Town adopted other modifications to several other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards.

As stated above, in 2005-06 the Town's DRC reviewed an eleven (11) DU complex for this site on several occasions; however, the project did not move forward for redevelopment. In general, the revised Site Development Plan design now complies with most of the Town's Land Development Regulations; however, a few minor design deficiencies are still noted.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Commission. The proposed use of the property would be consistent with the applicable FLUM designation of the property; however, the proposed density is not unless approved by the Town Commission.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-1 Multiple Family Zoning District. The proposed density / use of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. The land is comprised of only a single platted lot - Lot 28 of Block 3, Bay Harbor Island Subdivision.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

The site plan depicts access to the building garage and front yard guest / loading parking spaces via one (1) two-way driveway to West Bay Harbor Drive. The normally required driveway design width is 23 feet for a two-way driveway in accordance with Section 21-30; however, the Town's DRB can approve alternative widths based on need and function. The applicant is requesting permission to allow a narrower single-entry driveway (20' width) from the street connection to the front yard guest parking spaces - where the driveway expands to 23' in width to allow adequate room for vehicular turn maneuvering. The applicant states their intent is to provide more landscaping across the front of the site. The Town has allowed similar design modifications in the past, where adequate pavement width will be available for vehicles.

SITE PLAN / DEVELOPMENT COMMENTS

As stated above, the vast majority of our initial DRC comments have been fully addressed. However, upon review of the revised May 26th, 2022 site plans, it was noted that the applicant added some new features that do not meet Code as depicted, and the revised Landscape Plan has one remaining issue to correct. In our opinion this should not delay the DRC's approval action. Following are our comments based on the documents / plans dated May 26th, 2022 submitted to the Town for consideration.

- 1) **MMPA Previous Comment #7** - On Sheet A-103 and new Sheet A-119 trellis structures have now been added to the site layout – one “square-shaped” metal trellis located in the north side setback at a building entry point, and another large “rectangular-shaped” metal trellis over the front yard walkway from the street to the building entry. Sec. 23-12(15)(e)(iv) allows the DRB to approve trellis structures in “side and rear yards” only – not front yards. However, Sec. 23-12(15)(e)(vii) allows the DRB to consider “covered pedestrian walkway” structures, including front yard areas. If the plans were modified to rename the front yard structure to a “covered pedestrian walkway” this would seem to meet the Code allowance. It is suggested to help meet Code the roof of such structure be solid or include additional cover (clear / shaded) in between the open areas shown for rain / sun protection.
- 2) **MMPA Previous Comment #14** – The Town staff is responsible for filing the application with the Miami-Dade School Board staff when a new / revised Site Development Plan application is filed - not the applicant. MMPA has confirmed the Town staff has made the application for school concurrency review - when the results are known they will be provided. Any MDSB school impact fees / mitigation fees are due at the time of BP.
- 3) **MMPA New Comment 6/01/22** – The revised Landscape Plans addressed all previous MMPA comments; however, on Sheet LP-101 in the southeast corner of the site near the proposed FPL transformer, some shrubs (Pilea Spotlight) are shown around the FPL transformer – but in addition 3 Podocarpus shrubs were added in the Town right-of-way. Relocate / remove the Podocarpus out of the roadway – only grass / Street Trees allowed.

AGENDA ITEM REPORT

June 8, 2022

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Review Application by CHBH 100 Street LLC for a proposed project development / 45 Unit Multi-Family Dwelling located at 1155 100 Street. Enclosed is a copy of the site plan, elevations and staff report prepared by Town Planner Michael Miller.

DESCRIPTION:

In May 2022, the Town received a formal Site Development Plan application for a 45 Multi-Family Dwelling Unit Development at 1155 100 Street.

Property Address: 1155 100 Street
Zoning District: RM-2 Multi Family District
Legal Description: Lots 13-15, Block 7

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	1155 100 ST - Architectural Set
2.	1155 100 Street - DRC Site Plan Application 3 Lots
3.	BHI DRC Staff Report 1145-67 100 St MFR June 2 2022

	COVER SHEET / INDEX OF DRAWINGS
	SURVEY
A-1	PROJECT INFO/DATA
A-2	CONTEXT AND SITE PHOTOS
A-3	AERIAL VIEW RENDERING
A-4	RENDERING (100th ST. FACADE STREET VIEW)
A-5	RENDERING (SW CORNER FACADE STREET VIEW)
A-6	RENDERING (SE CORNER FACADE STREET VIEW)
A-7	SITE PLAN - LEVEL 1 FLOOR PLAN
A-8	LEVEL 2 OVERALL FLOOR PLAN
A-9	LEVEL 3 OVERALL FLOOR PLAN
A-10	LEVEL 4 OVERALL FLOOR PLAN
A-11	LEVELS 5-6 OVERALL FLOOR PLAN
A-12	MAIN ROOF LEVEL FLOOR PLAN
A-13	OVERALL ROOF LEVEL FLOOR PLAN
A-14	MAIN ROOF LEVEL FLOOR PLAN (COLORED)
A-15	LEVEL 2 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-16	LEVEL 2 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-17	LEVEL 2 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-18	LEVEL 2 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-19	LEVEL 3 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-20	LEVEL 3 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-21	LEVEL 3 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-22	LEVEL 3 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-23	LEVEL 4 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-24	LEVEL 4 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-25	LEVEL 4 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-26	LEVEL 4 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-27	LEVEL 5-6 SOUTHEAST ENLARGED UNIT FURNISHED PLAN
A-28	LEVEL 5-6 SOUTHWEST ENLARGED UNIT FURNISHED PLAN
A-29	LEVEL 5-6 NORTHEAST ENLARGED UNIT FURNISHED PLAN
A-30	LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN
A-31	SOUTH BUILDING ELEVATION
A-32	NORTH BUILDING ELEVATION
A-33	WEST BUILDING ELEVATION
A-34	EAST BUILDING ELEVATION
A-35	BUILDING SECTION 1
A-36	BUILDING SECTION 2
A-37	MATERIAL PRESENTATION BOARD
C-300	SITE PLAN
C-301	PAVING PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	UTILITY PLAN
C-800	DETAILS
LC-001	LANDSCAPE GENERAL NOTES/ABBREVIATIONS
TD-100	TREE DISPOSITION PLAN
TD-101	TREE PROTECTION DETAILS
LS-100	LANDSCAPE SITE PLAN
LS-101	LANDSCAPE MATERIALS IMAGERY
LP-100	LANDSCAPE PLANTING PLAN (GROUND FLOOR)
LP-101	LANDSCAPE PLANTING PLAN (ROOF)
LP-102	LANDSCAPE PLANTING SCHEDULE/SPECIFICATIONS/DETAILS
LP-103	LANDSCAPE PLANTING IMAGERY
LL-100	GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS
LL-101	ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
LI-100	LANDSCAPE IRRIGATION PLAN
LI-101	LANDSCAPE IRRIGATION DETAILS

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER/DEVELOPER

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

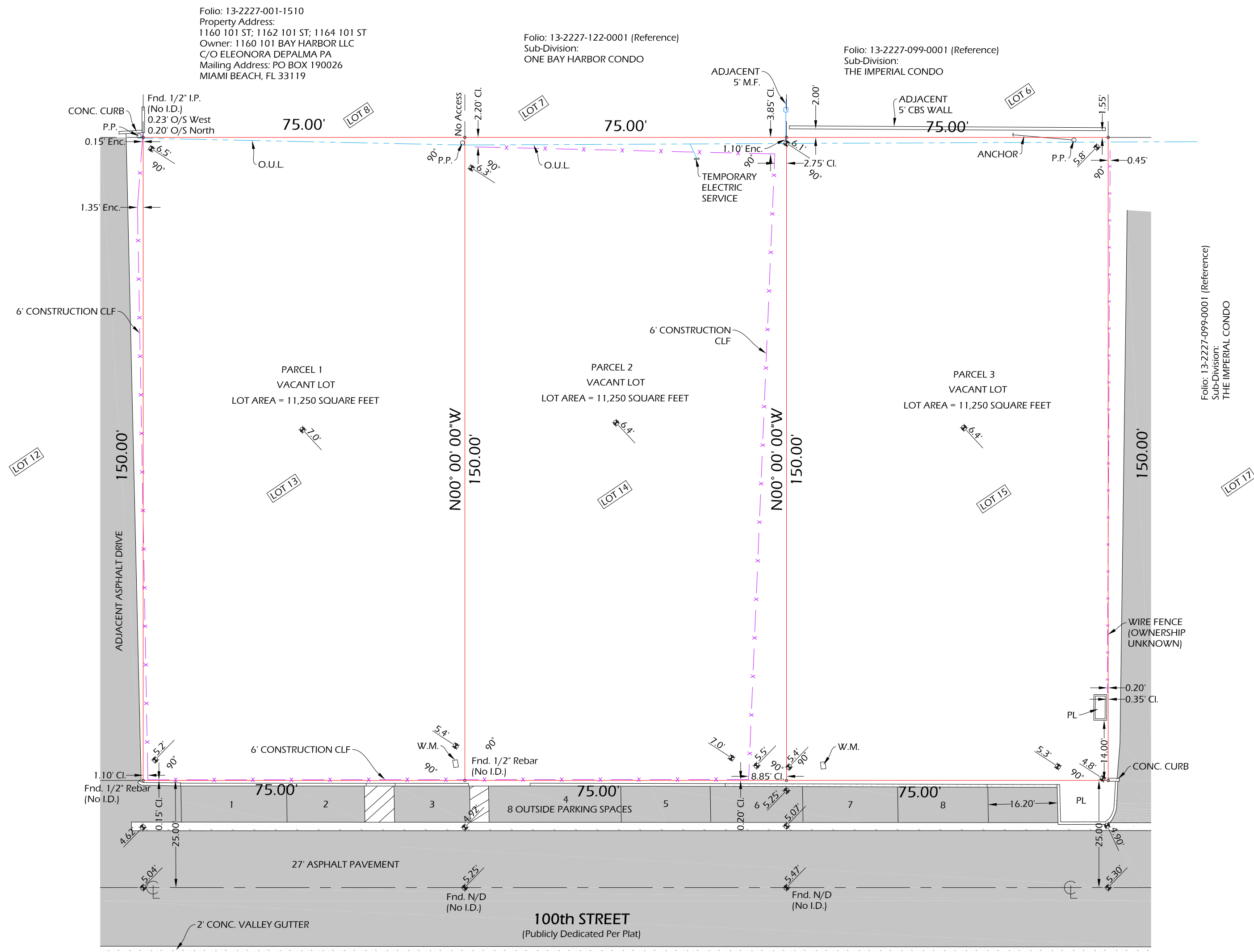
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ALTA/NSPS LAND TITLE SURVEY

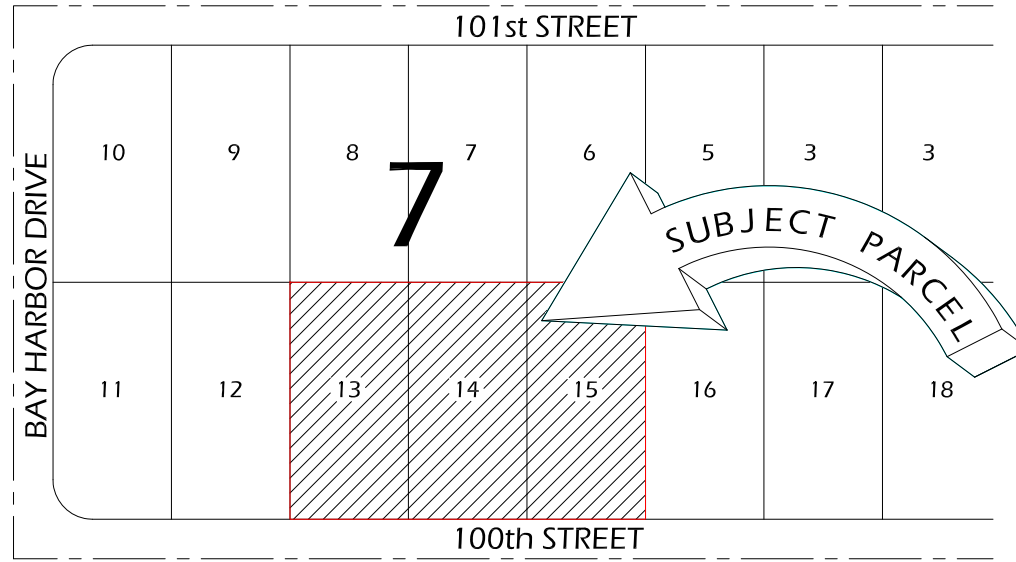
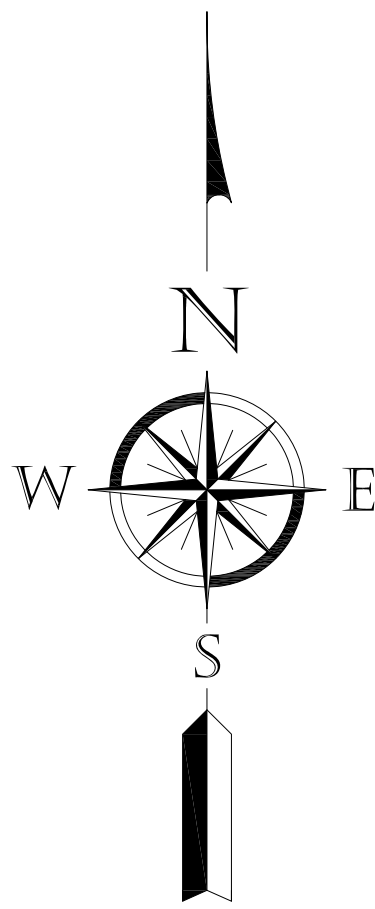
GRAPHIC SCALE



Scale: 1"=20'



VICINITY MAP
NTS



LOCATION SKETCH
NTS

LEGAL DESCRIPTION:

PARCEL 1:
Lot 13, Block 7, 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.

PARCEL 2:
Lot 14, Block 7, 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.

PARCEL 3:
Lot 15, Block 7, 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.

SCHEDULE B - SECTION II Exceptions - Chicago Title Insurance Company, Order No 10184037; Effective Date January 11, 2022 at 11:00 AM

5. Restrictions, covenants, conditions and easements as shown in Deed Book 2848 Page 69, but deleting any such restrictions based on race, color, religion, sex, familial status or national origin, and Notices to Extend in Official Records Book 9632, Page 1157, Official Records Book 9649 Page 253, and in Official Records Book 26282 Page 717. (APPLIES - NOT A SURVEY MATTER)

6. Ordinance No. 97-118, recorded in Official Records Book 17721, Page 2454. (APPLIES - BLANKET IN NATURE)

7. Ordinance No. 81-19, recorded in Official Records Book 11114, Page 822. (APPLIES - BLANKET IN NATURE)

8. All matters contained on the Plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. (APPLIES)

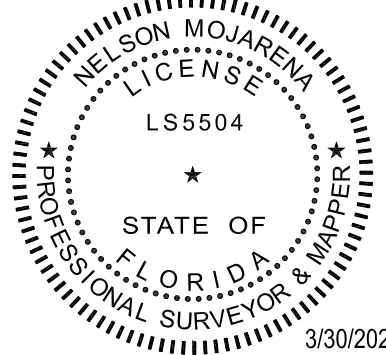
PREPARED FOR: CHBH 100 TH STREET LLC, 1145-1163 100 Street, Bay Harbor Island, FL 33154

To CHBH 100 TH STREET LLC, a Florida limited liability company; Maxim Credit Group LLC, a New York limited liability company, its successors and/or assigns as their interest may appear; Beloff Law, PA; Chicago Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on March 7, 2022.

Date of Plat or Map: March 11, 2022

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida



- Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
 - Encroachments
 - Parcel 1:
 1. Portion of the 6 foot high construction chain link fence is encroaching over the West boundary line.
 - Parcels 1 and 2:
 2. Overhead utility lines.
 - Parcel 2:
 3. Portion of the adjacent 5 foot high metal fence is encroaching over the North boundary line.
 - Parcel 3:
 4. Overhead utility line, anchor, and power pole.
 - Underground structures, if any, not located.
 - Legal description provided by client.
 - This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
 - There may be additional restrictions not shown on this survey that may be found in the public records of this county.
 - This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
 - This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
 - According to FEMA, Parcels 1 and 2 fall within Flood Zone AE, Base 8 and Parcel 3 falls within Flood Zone AE, Base 8 and Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L; Community No. 120637; Revised Date of September 11, 2009.
 - Lot Area: 33,750 Square Feet, 0.7 ± Acres; Building Area at ground level = N/A.
 - Marked Parking spaces: 0 Regular, 0 Handicap
 - * Denotes Spot Elevation
 - Elevations shown are based on Miami-Dade County Benchmark No. R-243; Elevation = 6.61' National Geodetic Vertical Datum 1929.

LEGEND Δ = Central Angle A/C = Air Conditioner ASPH = Asphalt C = Calculated C.B. = Catch Basin CBS = Concrete Block Structure CH = Chord Chatta. = Chattahoochee CL = Center Line CLF = Chain Link Fence CL = Clear Conc. = Concrete D = Deed Ø = Diameter DH = Drill Hole DME = Drainage & Maintenance Easmt Easmt = Easement Enc. = Encroachment F.H. = Fire Hydrant FIP = Found 1/2" Iron Pipe FIR = Found 1/2" Iron Rebar FPL = Florida Power & Light ID = Identification I.P. = Iron Pipe LB = Licensed Business LME = Lake Maintenance Easement LP = Light Pole L.S. = Land Surveyor M = Measured MAINT. = Maintenance ME = Maintenance Easement MH = Manhole M = Monument Line Mon. = Monument N/A = Not Applicable N/D = Not to Scale N = Number NTS = Not to Scale O/S = Offset O.U.L. = Overhead Utility Lines P = Plat PB = Plat Book PC = Point of Curvature PCP = Permanent Control Point PG = Page P.I. = Point of Intersection SD = Storm Drain PKWY = Parkway PL = Planter PLS = Professional Land Surveyor P.O.B. = Point of Beginning P.O.C. = Point of Commencement P.P. = Power Pole PRC = Point of Reverse Curvature PRM = Point of Reference Monument PT = Point of Tangency R = Radius Res. = Residence R.L.S. = Registered Land Surveyor RNG = Range R/R = Railroad RSM = Registered Surveyor & Mapper R/W = Right-of-Way SdWk = Sidewalk Sec. = Section W.M. = Water Meter S.M.H. = Sanitary Manhole SSMH = Sanitary Sewer Manhole T = Tangent Trans. = Transformer TWP = Township Typ. = Typical U.E. = Utility Easement UTIL. = Utility W.F. = Wood Fence W.M. = Water Meter WME = Wall Maintenance Easement W.V. = Water Valve	SURVEYOR'S SEAL This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. REVISED: 03-22-22	MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 5640126 Miami, Florida 33256-0126 Tel. (305) 278-2494 FLOOD ZONE: AE DATE: 03-07-22 SCALE: 1" = 20' BASE: 8 & 9 DWN. BY: N.M. JOB NO.: 22-0023
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BAY HARBOR ISLANDS ZONING MAP

LOCATION MAP

NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300'
RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL
(CIRCLE INDICATES 300' RADIUS)

BAY HARBOR ISLANDS ZONING SUMMARY		
LEGAL DESCRIPTION	LOTS 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	33,750 S.F. (0.77 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.06 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	225' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 33,750 x 0.20 = 6,750 S.F.	6,890 S.F. = 20.4%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.77 ACRES = 26 UNITS	45 UNITS (19 TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.77 ACRES x 60 DUA = 46 UNITS	45 UNITS (58.14 DUA)
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH = 15' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	22'-6" (10% OF 225' LOT LENGTH)
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 120'-0" = 40'-0") @EAST/WEST (0.33 x 180'-0" = 60'-0")	NORTH = 0'-0" SOUTH = 0'-0" EAST = 59'-2" WEST = 55'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	180'-0" x 120'-0" 20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 12,580 SF x 15% = 1,887 SF MIN.	3,915 S.F. = 31.1%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING THREE GUEST SPACES (1 PER LOT) 45 UNITS x 2 = 90 MIN.	90 SPACES INCLUDING 4 GUEST SPACES AND 4 HC SPACES

CODES

SEVENTH EDITION (2020) FLORIDA BUILDING CODE: EXISTING BUILDING
SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE
NFPA 1 and 101 LIFE SAFETY 2018 EDITION

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE 1B

Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+0.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
- Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
- Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.12.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
 - The bottom of each flood vent opening shall be no higher than one-foot (1') above the finish floor or exterior grade adjacent to the wall.
 - Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A2	2	1,695 SF	25 SF	1,825 SF	385 SF	2 BEDROOM / 2 BATH + DEN
UNIT A3	2	1,695 SF	25 SF	1,825 SF	170 SF	2 BEDROOM / 2 BATH + DEN
UNIT A4	2	1,555 SF	25 SF	1,695 SF	170 SF	2 BEDROOM / 2 BATH
UNIT B	4	1,600 SF	25 SF	1,730 SF	150 SF	2 BEDROOM / 2 BATH + DEN
UNIT B4	2	1,235 SF	25 SF	1,355 SF	375 SF	2 BEDROOM / 2 BATH
UNIT B 5/6	4	1,235 SF	25 SF	1,355 SF	150 SF	2 BEDROOM / 2 BATH
UNIT C	2	1,385 SF	25 SF	1,520 SF	55 SF	2 BEDROOM / 2 BATH
UNIT C 4/5/6	3	1,240 SF	25 SF	1,360 SF	55 SF	2 BEDROOM / 2 BATH
UNIT D	2	1,640 SF	25 SF	1,745 SF	145 SF	2 BEDROOM / 2 BATH
UNIT D4	1	1,220 SF	25 SF	1,315 SF	420 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT D 5/6	2	1,220 SF	25 SF	1,315 SF	145 SF	1 BEDROOM / 1.5 BATH + DEN
UNIT E2	2	1,650 SF	25 SF	1,790 SF	590 SF	2 BEDROOM / 2 BATH + DEN
UNIT E3	2	1,650 SF	25 SF	1,790 SF	190 SF	2 BEDROOM / 2 BATH + DEN
UNIT F	2	3,030 SF	30 SF	3,225 SF	200 SF	4 BEDROOM / 3 BATH + DEN + FAMILY
UNIT F4	1	2,450 SF	40 SF	2,630 SF	580 SF	4 BEDROOM / 3 BATH
UNIT F 5/6	2	2,450 SF	40 SF	2,630 SF	200 SF	4 BEDROOM / 3 BATH
UNIT G	6	2,160 SF	25 SF	2,295 SF	160 SF	2 BEDROOM / 3 BATH + FAMILY
UNIT H	4	1,920 SF	25 SF	2,075 SF	120 SF	3 BEDROOM / 3 BATH + DEN
TOTAL	45	77,780 SF	1,180 SF	83,865 SF	9,055 SF	

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.) 83,865 SQ. FT. = 72.2%

NON-SALEABLE AREA		= 27.8%
GARAGE/MEP	17,525 SQ. FT.	} 32,275 SQ. FT.
AMENITY/CORE	14,750 SQ. FT.	

TOTAL ENCLOSED AREA 116,140 SQ. FT.

UNIT BALCONY AREAS	9,055 SQ. FT.
BREEZEWAY/PLANTER AREAS	1,955 SQ. FT.
RECREATION DECK AREA	11,415 SQ. FT.
ROOF MEP AREA	6,395 SQ. FT.

TOTAL SLAB AREA 144,960 SQ. FT.



1



2



3



4



5



6



PHOTO
SITE LEGEND



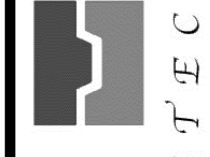
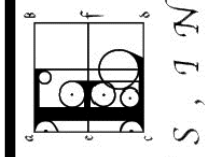
REVISIONS	DATE
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BID SET	
CONSTRUCTION SET	

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET

BAY HARBOR ISLANDS, FLORIDA 3354



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Office: 305-441-2226

SHEET TITLE

SITE AND CONTEXT

PHOTOS

DATE

05-26-22

SCALE

-

JOB NO.

2022-01

SHEET

A-2

OF

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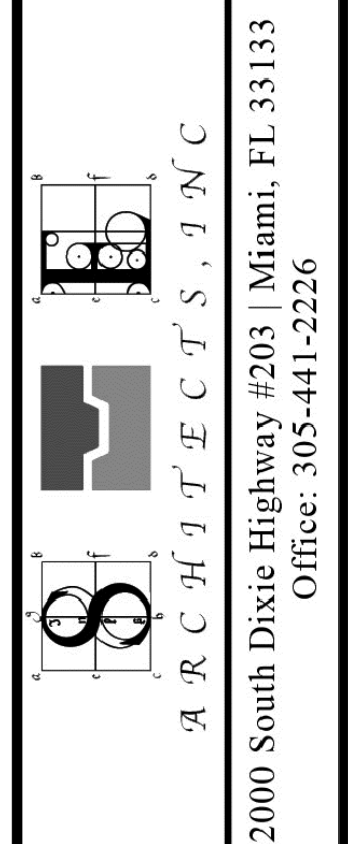
SHEETS

1

REVISIONS	DATE

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-
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-
CONSTRUCTION SET

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 3354



SHEET TITLE

RENDERING
100TH ST. FACADE
STREET VIEW

DATE	05-26-22
SCALE	—
JOB NO.	2022-01
SHEET	

A-4



RENDERING
(100th STREET FACADE STREET VIEW)

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OF SHEETS

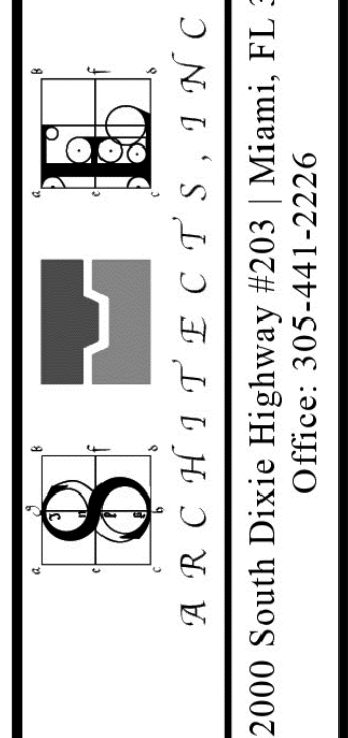


RENDERING
(SW CORNER FACADE STREET VIEW)

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	
1155 100TH STREET NEW RENTAL APARTMENT BUILDING 1155 100TH STREET BAY HARBOR ISLANDS, FLORIDA 3354	
S & E ARCHITECTS, INC. 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
RENDERING SW CORNER FACADE STREET VIEW	
DATE	05-26-22
SCALE	-
JOB NO.	2022-01
SHEET	A-5

REVISIONS	DATE
PERMIT ISSUE	
-	
BID SET	
-	
CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 3354



SHEET TITLE

RENDERING
SE CORNER FACADE
STREET VIEW

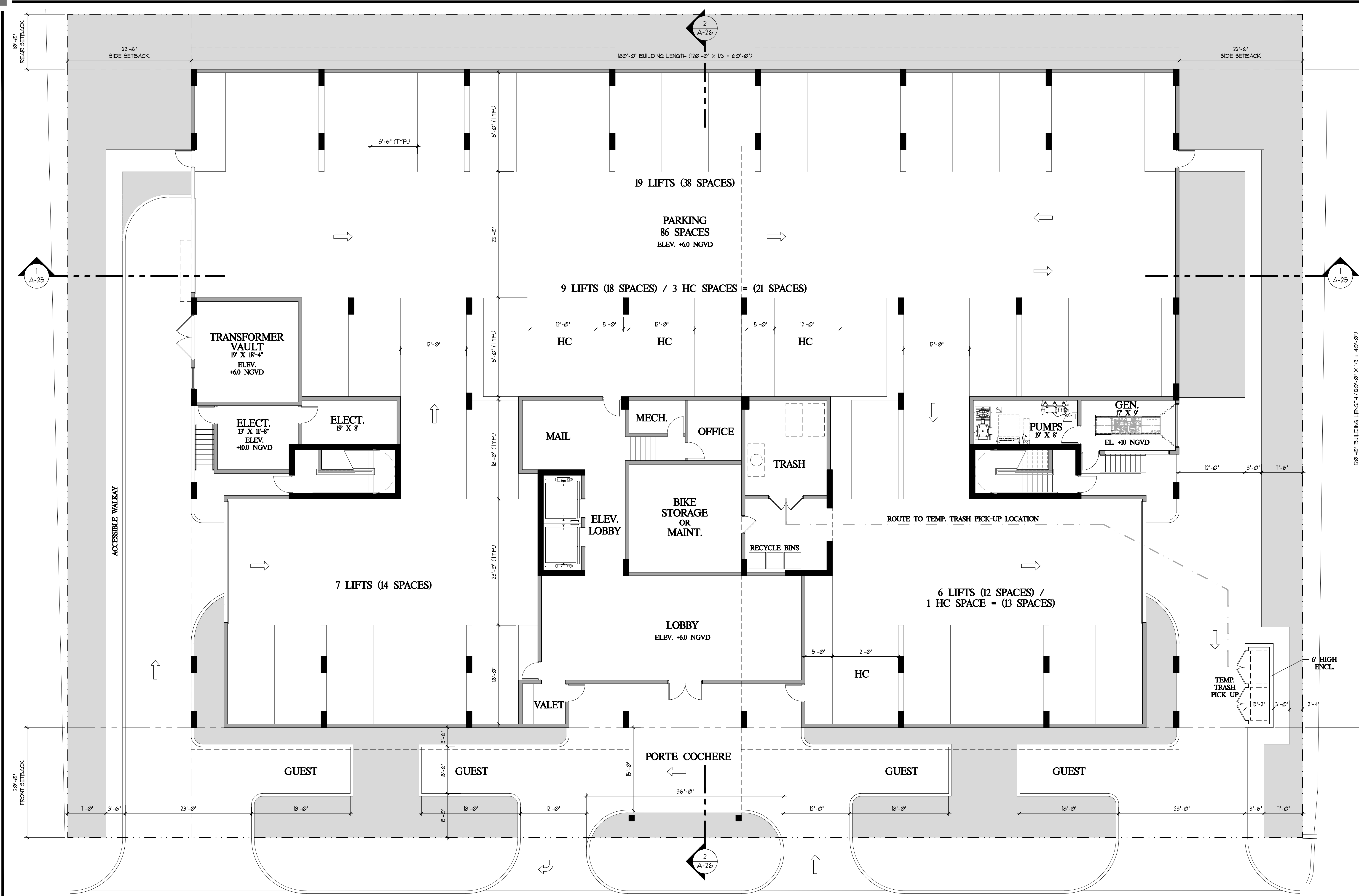
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JOB NO.	2022-01
SHEET	

A-6

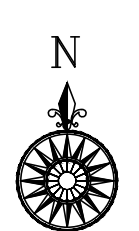
OF SHEETS



RENDERING
(SE CORNER FACADE STREET VIEW)



**LEVEL 1
FLOOR PLAN**
SCALE: 1/8" = 1'-0"



**47 X 21'
FIRE DEPT. STAGING AREA**

LANDSCAPE AREA 

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 20.4% OF 33,750 S.F. = 6,890 S.F.

**100 TH STREET
LEVEL 1**

GROSS DATA

AMENITY/CORE AREAS:	3,020 SQ. FT.
GARAGE/MEP AREAS:	17,525 SQ. FT.
TOTAL ENCLOSED AREA:	20,545 SQ. FT.

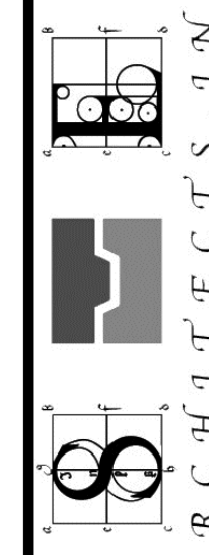
**47 X 21'
FIRE DEPT. STAGING AREA**

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 86 GAR. PARKING (LIFTS + 4 HC)
4 SURFACE GUEST SPACES
TOTAL PROVIDED: 90 SPACES

REVISIONS	DATE
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CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

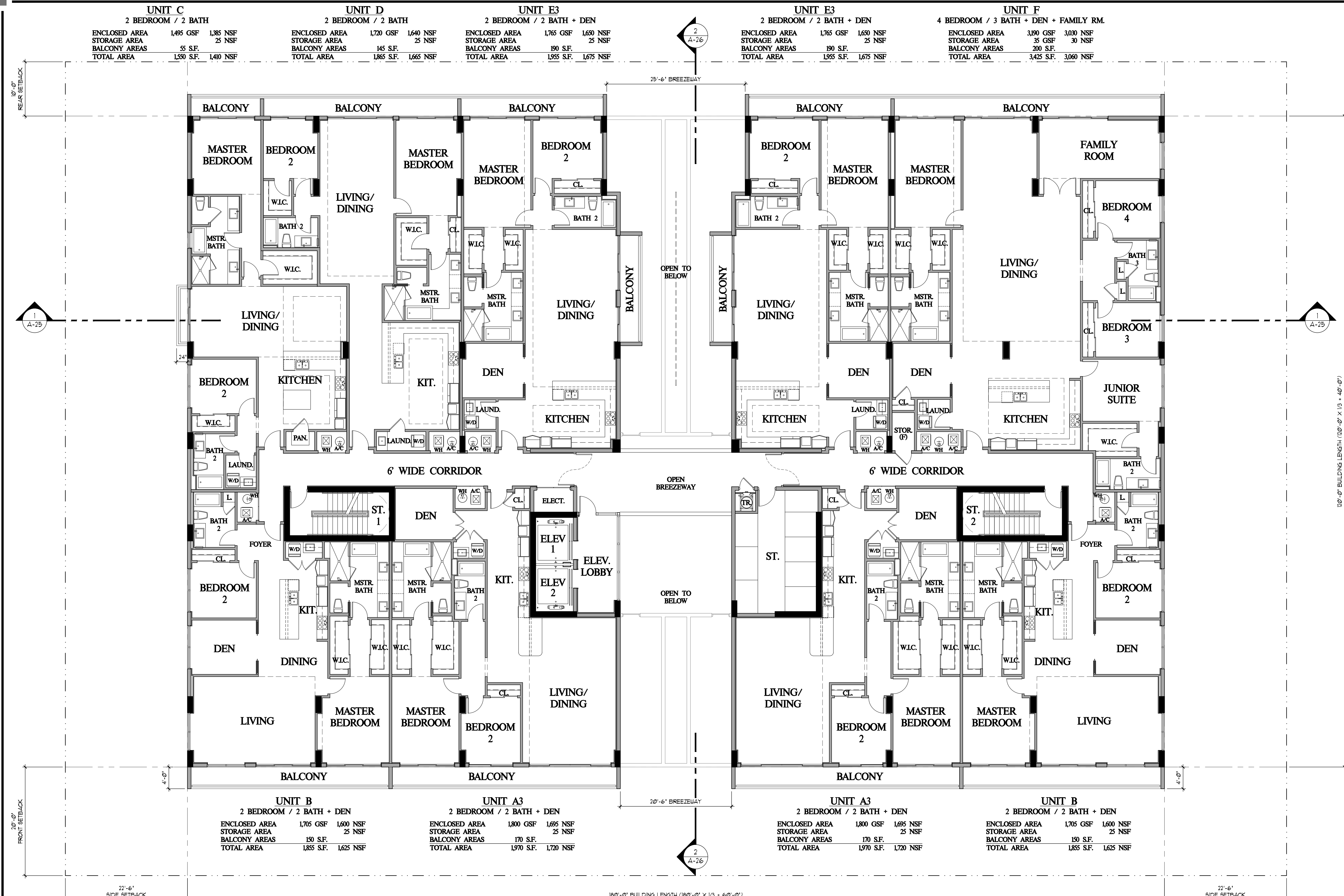

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**LEVEL 1
FLOOR PLAN**

SHEET TITLE

DATE: 05-26-22
SCALE:
JOB NO.: 2022-01
SHEET

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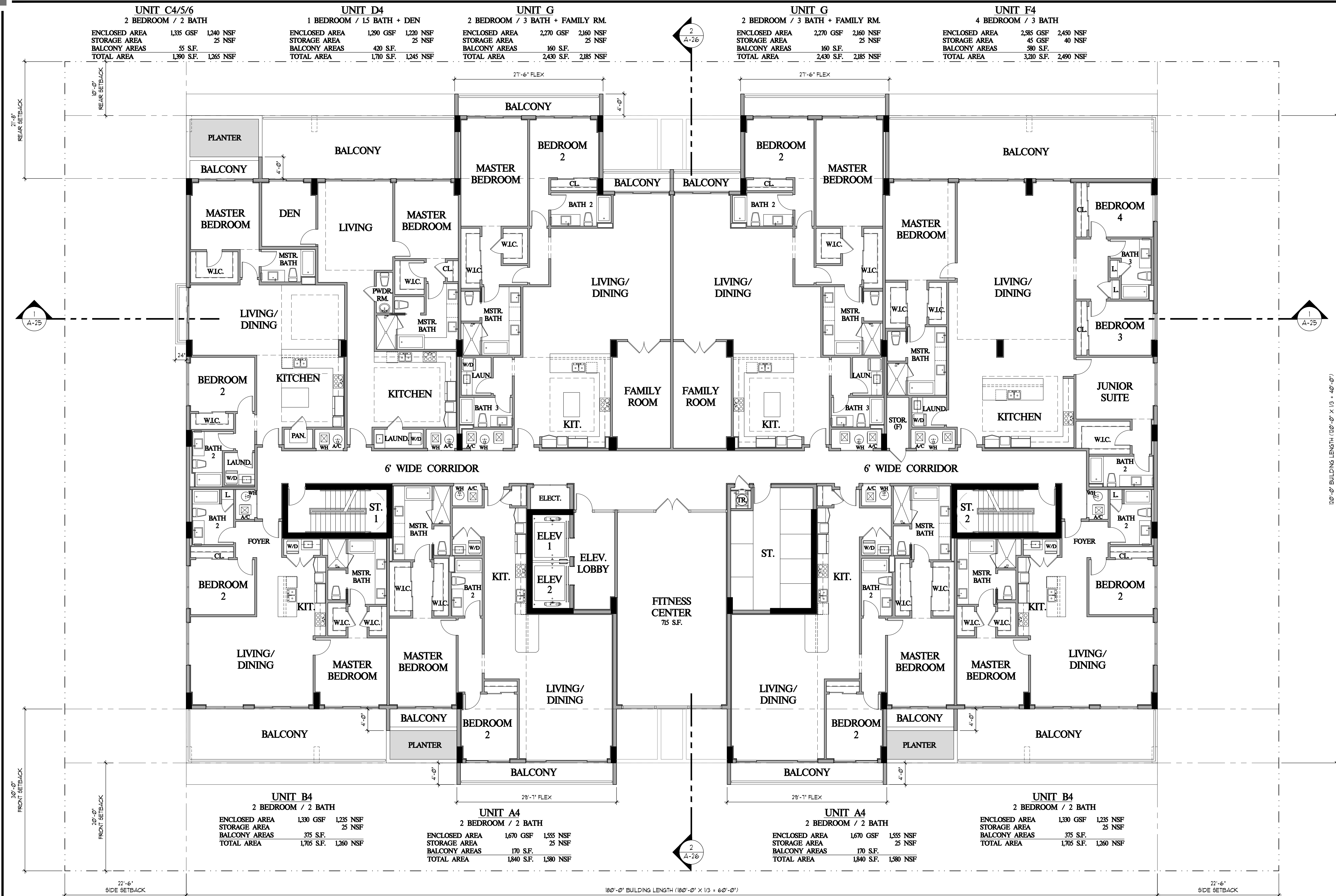


LEVEL 3 FLOOR PLAN		GROSS DATA		NET DATA	
SCALE: 1/8" = 1'-0"		RESIDENTIAL UNIT AREA (INCL. STOR.): 17,180 SQ. FT. = 90.8%		RESIDENTIAL UNIT AREA: 15,945 SQ. FT.	
		NON SALEABLE CORE AREA: 1,740 SQ. FT. = 9.2%		STORAGE AREA: 240 SQ. FT.	
		TOTAL ENCLOSED AREA: 18,920 SQ. FT. = 100%		9 UNITS PER FLOOR	
		BALCONY AREAS: 1,420 SQ. FT.		AVERAGE UNIT SIZE: 1,772 SQ. FT.	
		BREEZEWAY AREA: 405 SQ. FT.			
		TOTAL SLAB AREA: 20,745 SQ. FT.			

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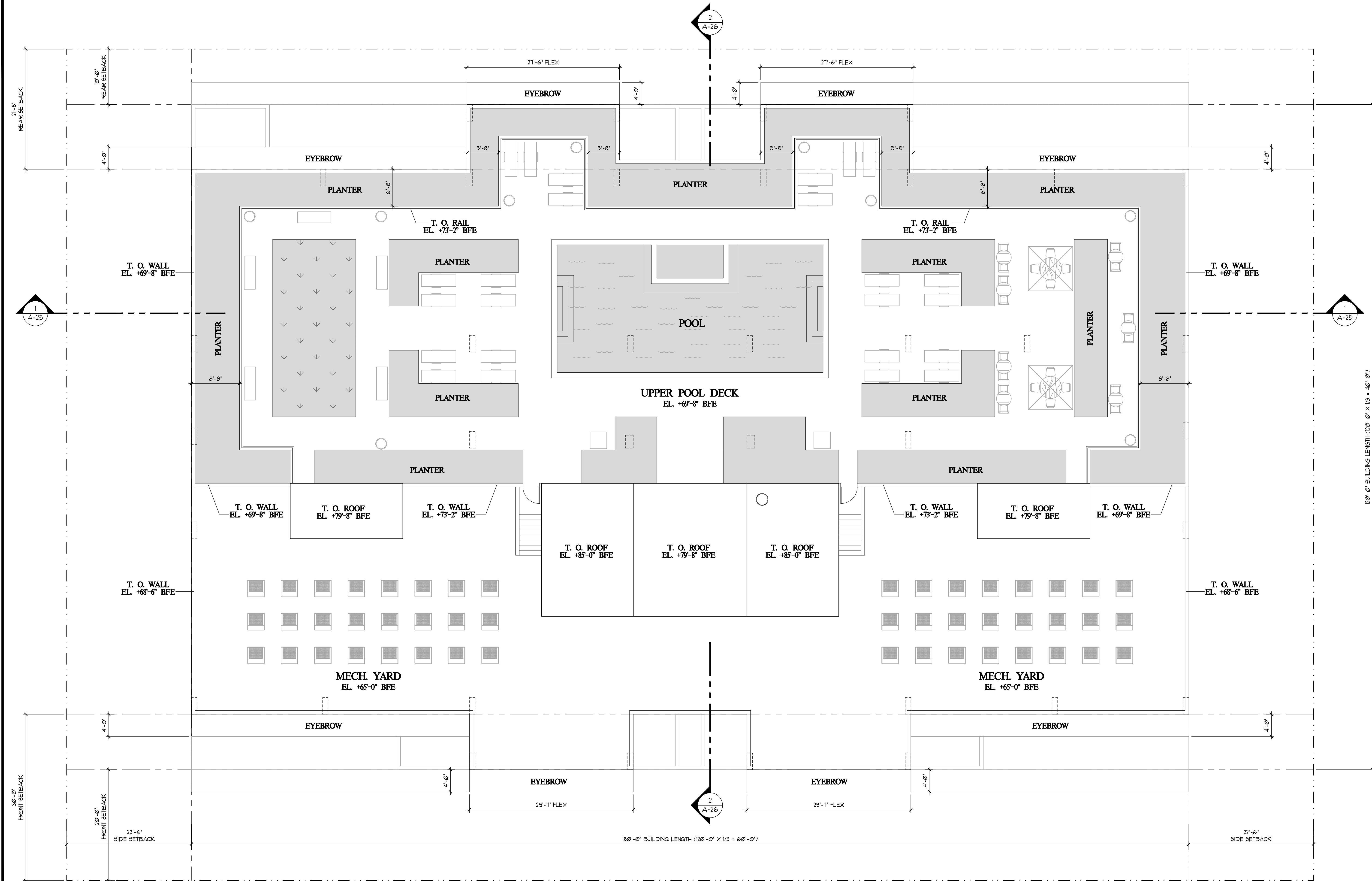
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**LEVEL 4
FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GROSS DATA		NET DATA	
RESIDENTIAL UNIT AREA (INCL. STOR.):	16,000 SQ. FT. = 83.7%	RESIDENTIAL UNIT AREA:	14,810 SQ. FT.
NON SALEABLE CORE/FIT. CNTR. AREA:	2,865 SQ. FT. = 16.3%	STORAGE AREA:	245 SQ. FT.
TOTAL ENCLOSED AREA:	18,865 SQ. FT. = 100%		
BALCONY AREAS:	2,465 SQ. FT.	9 UNITS PER FLOOR	
PLANTER AREAS:	265 SQ. FT.	AVERAGE UNIT SIZE:	1,645 SQ. FT.
TOTAL SLAB AREA:	21,595 SQ. FT.		



ROOF LEVEL
OVERALL FLOOR PLAN

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



ROOF LEVEL

GROSS DATA

ENCLOSED CORE AREA:	1,165 SQ. FT. = 6.1%
RECREATION DECK AREA:	11,415 SQ. FT. = 60.2%
MEP ROOF AREA:	6,395 SQ. FT. = 33.7%
TOTAL ENCLOSED AREA:	18,975 SQ. FT. = 100%

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 10,970 S.F.
REQUIRED: 15% OF 12,580 S.F. = 1,887 S.F.
PROVIDED: 31.1% OF 12,580 S.F. = 3,915 S.F.

REVISIONS	DATE

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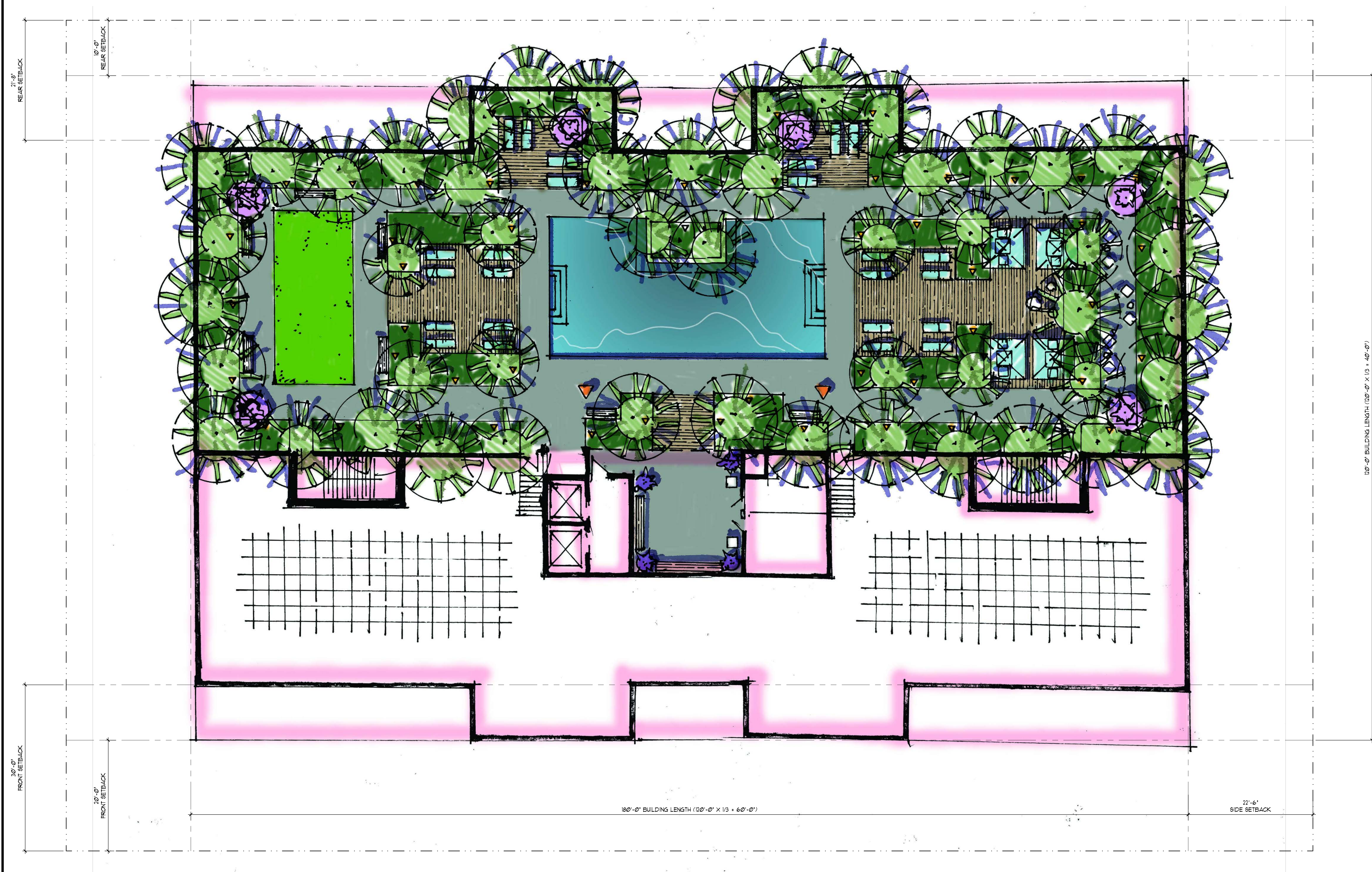
1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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ROOF LEVEL
FLOOR PLAN

DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

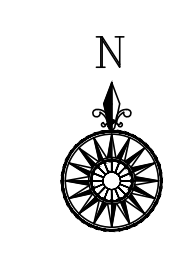
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**ROOF LEVEL
COLOR FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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ROOF LEVEL FLOOR PLAN	
DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	A-14

OF SHEETS



UNIT A2			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,800 GSF	1,695 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	385 S.F.		
TOTAL AREA	2,185 S.F.	1,720 NSF	

UNIT B			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,705 GSF	1,600 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	150 S.F.		
TOTAL AREA	1,855 S.F.	1,625 NSF	

LEVEL 2 - SOUTHEAST
UNIT FLOOR PLANS

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





UNIT B		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A2		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,800 GSF	1,695 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	385 S.F.	
TOTAL AREA	2,185 S.F.	1,720 NSF

LEVEL 2 - SOUTHWEST
UNIT FLOOR PLANS

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



REVISIONS	DATE
PERMIT ISSUE	
BID SET	
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SHEET TITLE
LEVEL 2 - SOUTHWEST
UNIT FLOOR PLANS

DATE 05-26-22
SCALE
JOB NO. 2022-01
SHEET

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OF SHEETS

[illegible]

UNIT C		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,495 GSF	1,385 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	55 S.F.	
TOTAL AREA	1,550 S.F.	1,410 NSF

UNIT D		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,720 GSF	1,640 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	145 S.F.	
TOTAL AREA	1,865 S.F.	1,665 NSF

<u>UNIT E2</u>		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,765 GSF	1,650 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	590 S.F.	
TOTAL AREA	2,355 S.F.	1,675 NSF



LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

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



UNIT A3			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,800 GSF	1,695 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	170 S.F.		
TOTAL AREA	1,970 S.F.	1,720 NSF	

UNIT B			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,705 GSF	1,600 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	150 S.F.		
TOTAL AREA	1,855 S.F.	1,625 NSF	

LEVEL 3 - SOUTHEAST
UNIT FLOOR PLANS

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





UNIT B		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,705 GSF	1,600 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	150 S.F.	
TOTAL AREA	1,855 S.F.	1,625 NSF

UNIT A3		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,800 GSF	1,695 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,970 S.F.	1,720 NSF

LEVEL 3 - SOUTHWEST
UNIT FLOOR PLANS

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



REVISIONS	DATE
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CONSTRUCTION SET	

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SHEET TITLE
LEVEL 3 - SOUTHWEST
UNIT FLOOR PLANS

DATE 05-26-22
SCALE
JOB NO. 2022-01
SHEET

A-20

OF SHEETS

UNIT E3			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,765 GSF	1,650 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	190 S.F.		
TOTAL AREA	1,955 S.F.	1,675 NSF	

UNIT F			
4 BEDROOM / 3 BATH + DEN + FAMILY RM.			
ENCLOSED AREA	3,190 GSF	3,030 NSF	
STORAGE AREA	35 GSF	30 NSF	
BALCONY AREAS	200 S.F.		
TOTAL AREA	3,425 S.F.	3,060 NSF	



LEVEL 3 - NORTHEAST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

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**LEVEL 3 - NORTHEAST
UNIT FLOOR PLANS**

DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

A-21

OF SHEETS



LEVEL 4 - SOUTHEAST
UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

UNIT A4		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,670 GSF	1,555 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	170 S.F.	
TOTAL AREA	1,840 S.F.	1,580 NSF

UNIT B4		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,330 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	375 S.F.	
TOTAL AREA	1,705 S.F.	1,260 NSF

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET

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SHEET TITLE

LEVEL 4 - SOUTHEAST

UNIT FLOOR PLANS

DATE

05-26-22

SCALE

JOB NO.

2022-01

SHEET

A-23

OF

SHEETS

UNIT D4		
1 BEDROOM / 1.5 BATH + DEN		
ENCLOSED AREA	1,290 GSF	1,220 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	420 S.F.	
TOTAL AREA	1,710 S.F.	1,245 NSF

<u>UNIT G</u>		
2 BEDROOM / 3 BATH + FAMILY RM.		
ENCLOSED AREA	2,270 GSF	2,160 NSF
STORAGE AREA		25 NSF
BALCONY AREAS	160 S.F.	
<u>TOTAL AREA</u>	<u>2,430 S.F.</u>	<u>2,185 NSF</u>

REVISIONS	DATE
PERMIT ISSUE -	
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CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE

**LEVEL 4 - NORTHWEST
UNIT FLOOR PLANS**

DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

A-26

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AR0015487



LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

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



UNIT H			
3 BEDROOM / 3 BATH + DEN			
ENCLOSED AREA	2,050 GSF	1,920 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	120 S.F.		
TOTAL AREA	2,170 S.F.	1,945 NSF	

UNIT B5/6			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,330 GSF	1,235 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	150 S.F.		
TOTAL AREA	1,480 S.F.	1,260 NSF	

LEVEL 5-6 - SOUTHEAST
UNIT FLOOR PLANS

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



REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - SOUTHEAST
UNIT FLOOR PLANS

DATE 05-26-22
SCALE
JOB NO. 2022-01
SHEET

A-27

OF SHEETS



UNIT B5/6			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,330 GSF	1,235 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	150 S.F.		
TOTAL AREA	1,480 S.F.	1,260 NSF	

UNIT H			
3 BEDROOM / 3 BATH + DEN			
ENCLOSED AREA	2,050 GSF	1,920 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	120 S.F.		
TOTAL AREA	2,170 S.F.	1,945 NSF	

LEVEL 5-6 - SOUTHWEST
UNIT FLOOR PLANS

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



1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - SOUTHWEST
UNIT FLOOR PLANS

DATE 05-26-22
SCALE
JOB NO. 2022-01
SHEET

A-28

OF SHEETS

UNIT G			
2 BEDROOM / 3 BATH + FAMILY RM.			
ENCLOSED AREA	2,270 GSF	2,160 NSF	
STORAGE AREA		25 NSF	
BALCONY AREAS	160 S.F.		
TOTAL AREA	2,430 S.F.	2,185 NSF	

UNIT F5/6			
4 BEDROOM / 3 BATH			
ENCLOSED AREA	2,585 GSF	2,450 NSF	
STORAGE AREA	45 GSF	40 NSF	
BALCONY AREAS	200 S.F.		
TOTAL AREA	2,830 S.F.	2,490 NSF	



LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS

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



REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S
A R C H I T E C T S , I N C
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS

DATE 05-26-22
SCALE
JOB NO. 2022-01
SHEET

A-29
OF SHEETS



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

REVISIONS	DATE
PERMIT ISSUE -	
BID SET -	
CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154





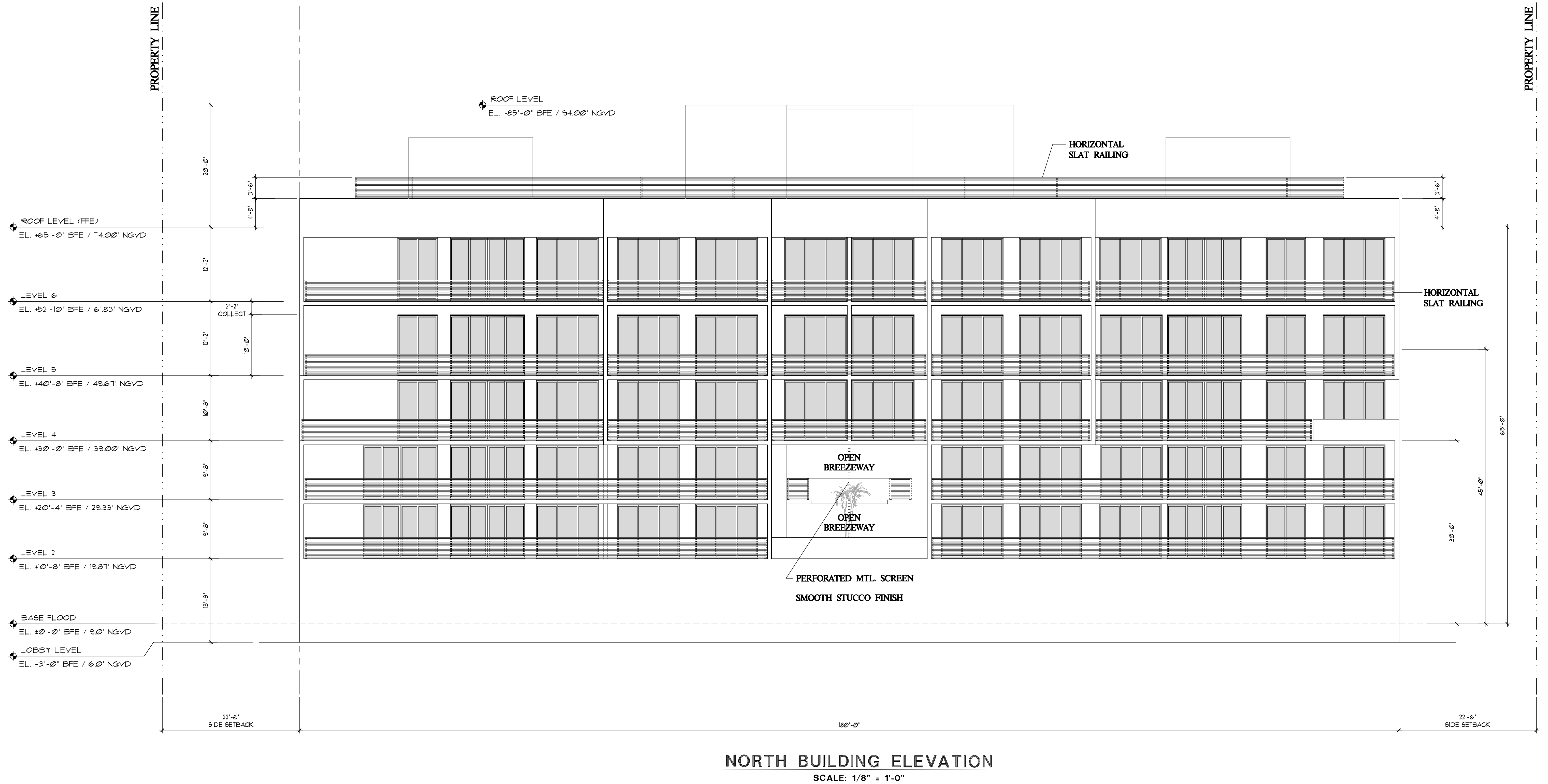
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**NORTH
BUILDING ELEVATIONS**

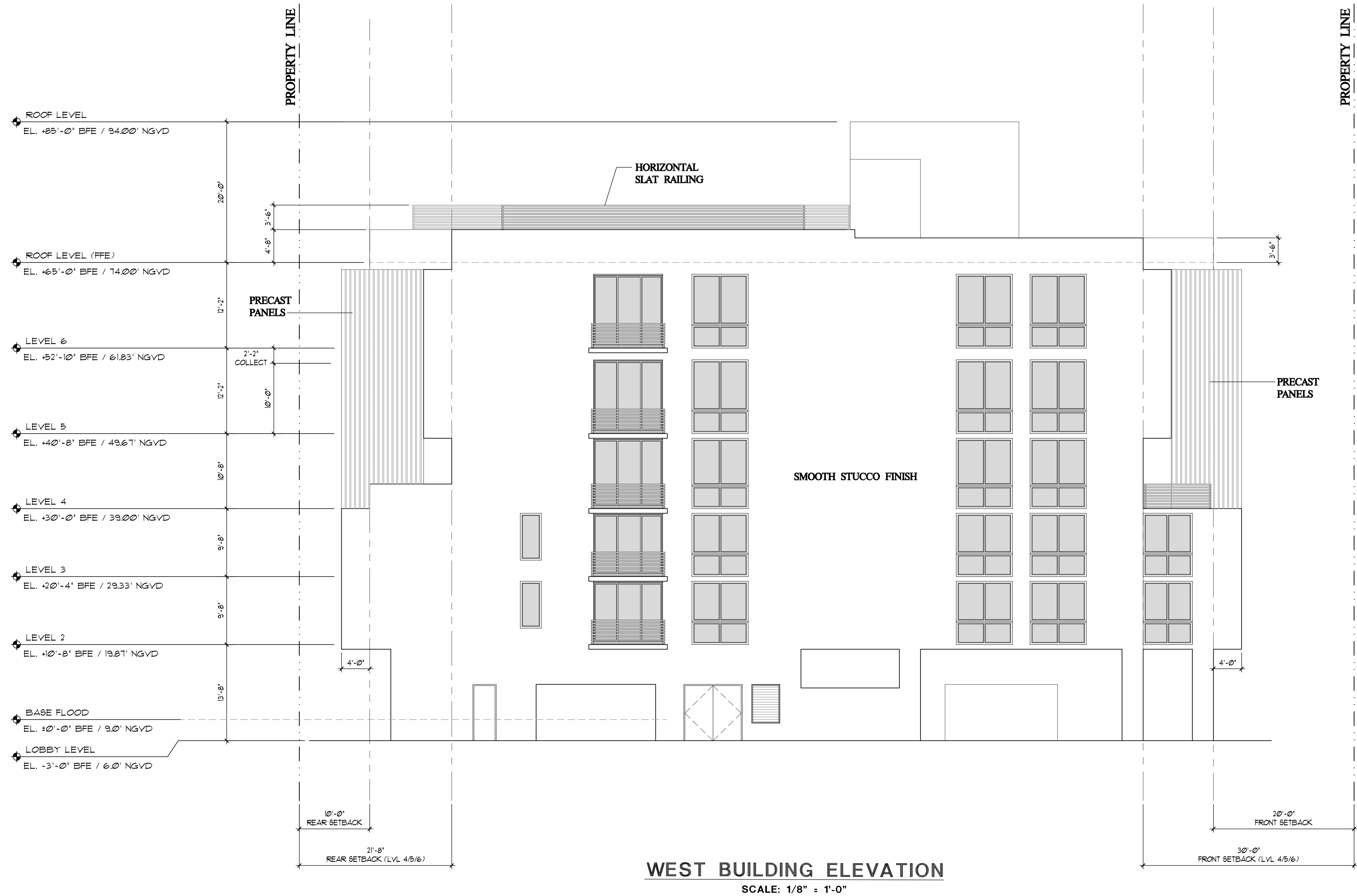
DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

A-32

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



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REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S&E
ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

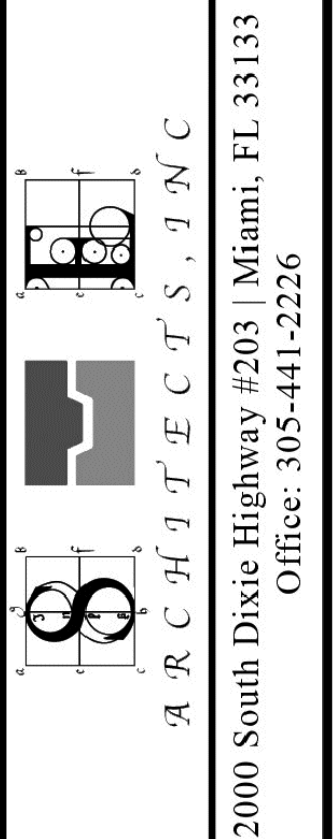
WEST BUILDING ELEVATION

DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

A-33

REVISIONS	DATE
PERMIT ISSUE -	
BID SET -	
CONSTRUCTION SET	

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154



SHEET TITLE

**EAST
BUILDING ELEVATION**

DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

A-34

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ROBERT J. SCHNECKENBERG
AR0015487

OF SHEETS

155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154





A R C H I T E C T S , I N C
 2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305-441-2226

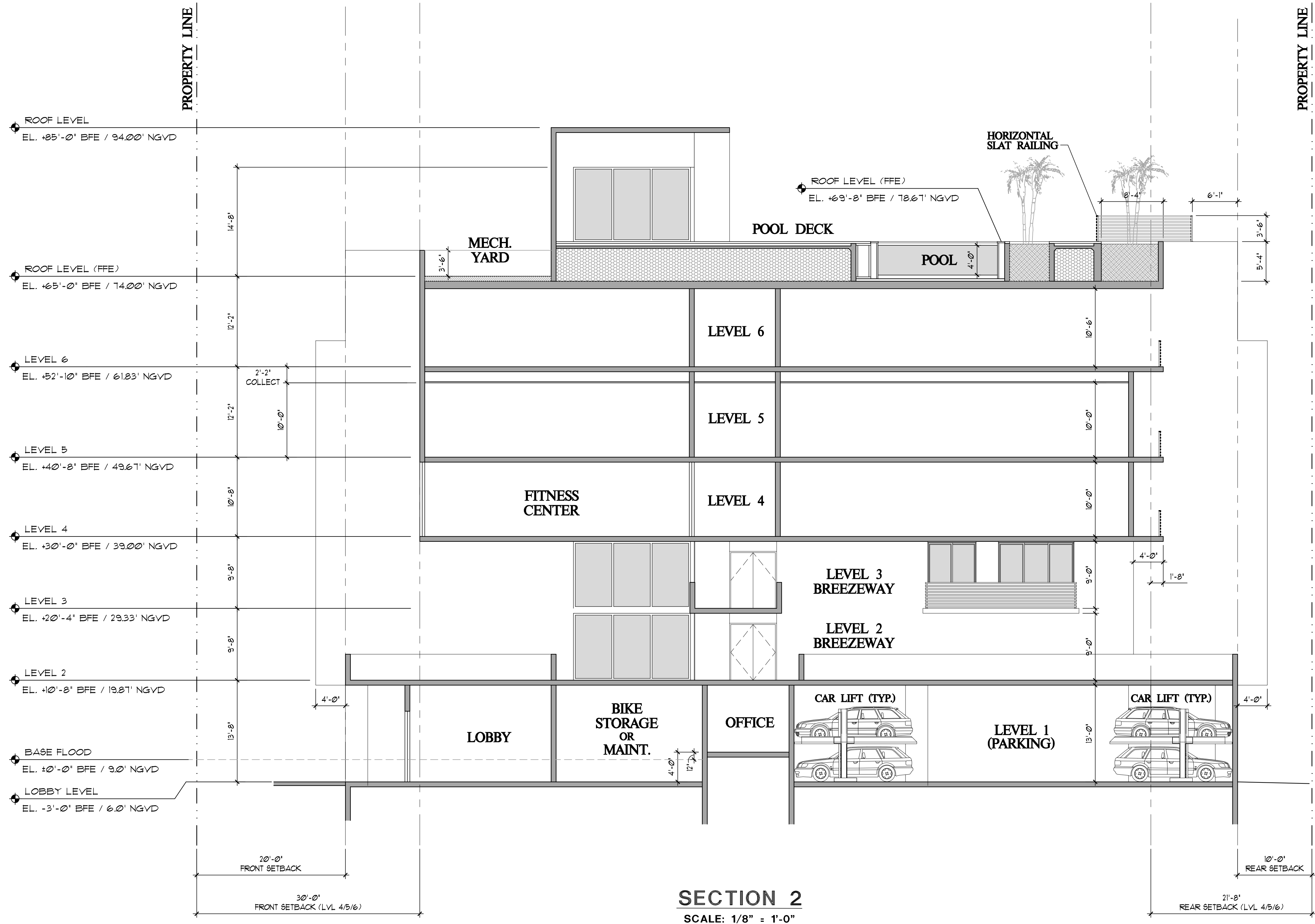
A-35

A-35

OF SHEETS



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET

BAY HARBOR ISLANDS, FLORIDA 33154

BO

SC

ARCJTJTCJTSSJNC

2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

BUILDING SECTION 2

DATE

05-26-22

SCALE

JOB NO.

2022-01

SHEET

A-36

OF

SHEETS

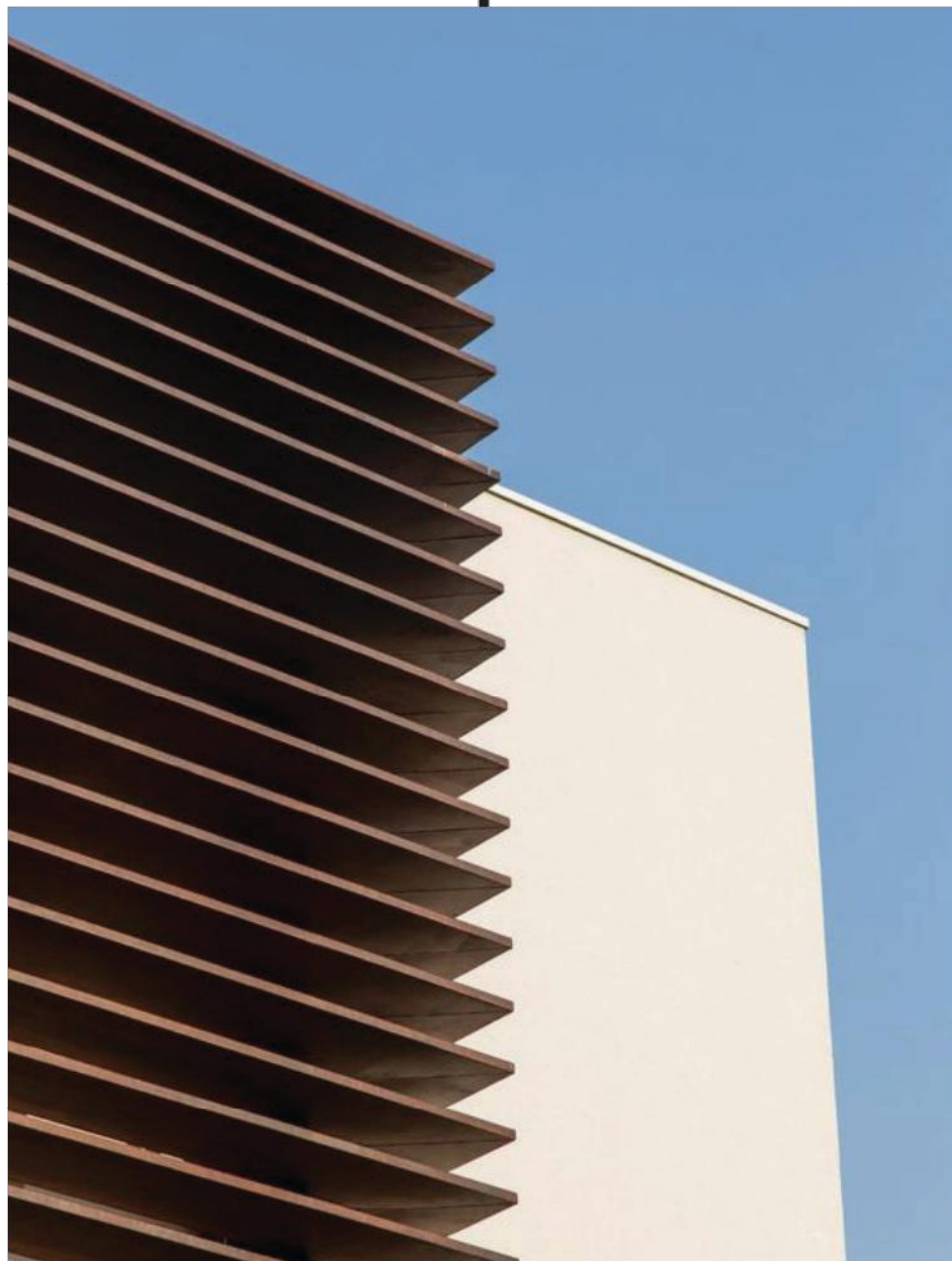
MATERIAL SHEET



METALIC MESH



WHITE ALUMINUM RAILING



SYNTHETIC WOOD CLADDING



MICRO CEMENT



WHITE ALUMINUM PROFILES



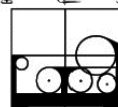
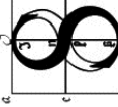
WOOD LIKE ALUMINUM FRAME

MATERIAL PRESENTATION BOARD

REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154



S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

MATERIAL PRESENTATION BOARD

DATE	05-26-22
SCALE	
JOB NO.	2022-01
SHEET	

APPLICATION FOR SITE PLAN REVIEW

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

LOTS 13, 14 & 15, BLOCK 7, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Folio # 13-2227-001-1560, 13-2227-001-1570, 13-2227-001-1580

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Size of described property 33,750 SQ. FT. (0.77 ACRES)

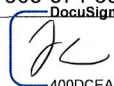
Project Description 1155 100TH STREET Units 45

Owner(s) Name CHBH 100TH STREET LLC

Mailing Address 10201 COLLINS AVE 2001

City BAL HARBOUR State FL Zip 33154

Phone Number C/O 305-374-5300 Email MAMSTER@BRZONINGLAW.COM
Mহারো@BRZONINGLAW.COM

Signature of Owner  400DCEAD88AD433

Solange M. Rousselot
Council Member

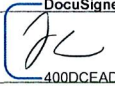
Name of Applicant (if different from owner) SAME AS OWNER

Isaac Salver
Council Member

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant  400DCEAD88AD433

Name of Representative MATTHEW AMSTER/MARITZA HARO

Marlene Marante
Town Clerk

Mailing Address 200 S. BISCAYNE BLVD. SUITE 300

Craig B. Sherman
Town Attorney

City MIAMI State FL Zip 33131

Phone Number 305-374-5300 Email MAMSTER@BRZONINGLAW.COM
Mহারো@BRZONINGLAW.COM

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP *MTM*
Consultant Town Planner

Date: June 2nd, 2022

Subject: Site Development Plan Application
1145 / 1155 / 1167 100th Street – 45 DU Multi-family Residential Complex
Bay Harbor Islands Acct. No.: SPR22-000014
MMPA Acct. No. 01-0702-1134

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) either **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments, or consider **APPROVAL** of the application, subject to the plans being revised to address the issues noted herein / other DRC member comments with a final DRC / DRB check set sign-off. The submittal package has a few design / Code violation issues, some of the plans are inadequate and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1145 / 1155 / 1167 100th Street
Legal Description: Lots 13, 14, and 15 of Block 7, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

The project architect, S&E Architects, Inc., as agent for the property owner, CHBH 100 Street, LLC, has submitted a Site Development Plan application to allow for the construction of a forty-five (45) dwelling unit mid-rise residential development located at 1145 / 1155 / 1167 100th Street. The proposed dwelling units range from 1,220 to 3,030 sq. ft. of A/C space plus balconies, etc.

**Site Development Plan Application
1145 / 1155 / 1167 100th Street - Multi-Family Residential (45 DU)
Development Review Committee Report
June 2nd, 2022
Page 2**

According to the survey submitted, the lots are currently vacant; however, the Miami-Dade County Property Appraiser's website indicates the lots were previously developed with two duplexes and one triplex with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU.

In the fall of 2015, a Site Development Plan application was filed for a similar 45 DU midrise redevelopment project. The Town's former Planning & Zoning Board approved the project on November 3rd, 2015, subject to a number of conditions, including a specific open breezeway design. This former Site Development Plan approval has expired, as any / all Development Order extensions expired, and no Building Permit application was ever made to the Town.

The proposed site design incorporates one (1) rectangular-shaped building positioned east-west on the site on top of a grade level parking garage structure with eighty-six (86) parking spaces (lifts / standard) and four (4) exterior front yard guest / drop-off / delivery spaces for a total of ninety (90) spaces. Four (4) driveway connections are proposed for the site – one (1) driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The western driveway is a two-way driveway connection to 100th Street that is 23' in width that narrows to a 12' wide one-way inbound only driveway in the side yard to the parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage in the east side yard and widens to a 23' wide driveway connection to 100th Street. Guest spaces flank each of the outer driveways. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveways connections that are 12' in width and provide access to the building lobby entrance. Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways. No verification documentation was provided by the applicant stating that the Miami-Dade Fire Department reviewed the plan or agreed to the design.

On the building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms, and several private seating areas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE.

As stated above, the survey submitted notes the lots are currently cleared and vacant. The Miami-Dade County Property Appraisers website indicates that the lots were previously developed with a total of seven (7) DU. The survey indicates the lots are full lots that apparently never dedicated the front 11' of the lots for on-street parking, as many others did in the past. According to the survey, the total lot area is 33,750 square feet / 0.775 acres in size. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build forty-five (45) dwelling units (58 DUA) which would require the developer to acquire nineteen (19) TDR units.

According to the Town's 2006 Historic Structure Survey, the now demolished structure on Lot 15 was built in 1951, while the now demolished structures on Lots 13 and 14 were built in 1956. The architectural styles listed for all of the demolished structures is Masonry Vernacular (FMSF No. DA10194, DA10196, DA10198).

The adjoining / nearby development sites currently include the 5-story Imperial Manor apartment complex @ 16 DU / 61.5 DUA to the immediate east of the site. To the immediate north of Lot 15 is the 6-story Imperial 101 Apartment complex @ 9 DU / 34.6 DUA. To the immediate north of Lot 14 is the new 7-story One Bay Harbor Condo @ 17 DU / 65.4 DUA. To the immediate north of Lot 13 is a one-story duplex @ 2 DU / 7.7 DUA each. To the immediate west is the 4-story Ambassador Apartments @ 24 DU / 46.1 DUA. To the south across 100th Street is a vacant lot, a 4 DU / 4-story Townhouse development that is under construction (1150), and a 2-story apartment complex @ 6 DU / 23.1 DUA.

This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for up to mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this geographic area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 45 DU; therefore, 19 additional TDR units are required. If the Town Council approves the 19 TDR units, the proposed development would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present. See comments noted below.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the three (3) lots together prior to the issuance of building permits.

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

As stated above, the Site Development Plan depicts access to the site from four (4) driveway connections. A grade level parking garage structure is proposed with eighty-six (86) parking spaces (82 lifts / 4 standard ADA spaces) and four (4) exterior front yard guest / drop-off / delivery spaces for a total of ninety (90) spaces. One (1) driveway is proposed at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The western driveway is a two-way driveway connection to 100th Street that is 23' in width that narrows to a 12' wide one-way inbound only driveway in the side yard to the parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage into the east side yard area and widens back to a 23' wide driveway connection to 100th Street. Guest spaces flank each of the outer driveways. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveway connections that are 12' in width and provide access to the building lobby entrance. Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways. Based on 45 DU the Town Code requires at least ninety (90) parking spaces, and ninety (90) parking spaces are provided (82 via 41 vertical lifts, 4 standard, and 4 guest / drop-off spaces in the front yard). The site design meets the current minimum Code requirements for on-site parking spaces. As this is a three-lot development, at least three (3) guest spaces are required as well as a drop-off area near the lobby entrance, which the plan meets.

The plans show significant reductions of the front yard landscape strip dimensions (10' min. reqd. by Town Code / 7' min. reqd. by M-D Code / 4.5' – 8.0' shown) to accommodate the guest parking spaces / building lobby drop-off area. Some reduction may be granted by the Town; however, not less than 7' can ever be approved. The DRB has been stressing the importance of providing the required front yard landscaping areas but has allowed some minor reductions. The plans will have to be modified to at least meet the minimum M-D Landscape Code requirements.

Fire Department staging areas are shown within 100th Street between the outer driveways. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative horizontal and vertical elements and an abundant use of glass. The building exceeds one hundred twenty (120) feet in length (shown at 180'+/-); therefore, a "breezeway" is required. Section 23-11(B2)(6) states that breezeways shall have a minimum unobstructed width, completely through the building, of at least 20 feet, unless the Design Review Board (formerly PZB) finds that enhanced architectural articulation and detailing is provided on the building facades to break the massing of the building. The building is broken with a form of partial "breezeway" through the building but only on the 2nd & 3rd Levels. The plans show DU occupying the upper floor areas above that, although recessed. The 2015 project design had a 20' wide decorative breezeway completely through the building for all of the residential floors. It is unknown if the DRB will approve this much of an alternative design, as the building architecture must be upgraded – it does not appear to be the case at present (boxy design with little articulation).

SITE PLAN COMMENTS

Following are our initial comments based on the plans dated by the architect on May 26th, 2022, submitted to the Town for consideration:

- 1) On Sheet A-7 the plan shows that the widths of the required landscape strips along 100th Street are less than the 10' required by Town Code, and some are not dimensioned at all. Sec. 24-16(c)((3)(5) of the Code requires a minimum 10' landscape strip width between a front property line and any interior paved areas (driveways / parking spaces). Miami-Dade Chapter 18A is the countywide Landscape Code for Miami-Dade County. The minimum front yard landscape strip width in M-D County is 7'. Local governments are allowed to have more restrictive criteria – and we do as an upscale community. The plans show some landscape widths at 8' next to guest spaces which the Town's DRB has approved. However, the landscape strip adjoining the lobby drop-off area is not dimensioned – but scales to only 4.5'+/- in width. The Town cannot / will not approve that narrow of a landscape strip width. Suggest redesigning the project to make the building less intensive / make the building envelope smaller / reduce the driveway width / relocate the guest spaces & lobby driveway toward the building. The Town's streetscape appearance takes precedence over the developer's desired building intensity. Dimension each landscape strip shown. Curbing is not part of the landscaped strip width. If the landscape strip dimensions are less than 10' provide a justification explaining the rationale for the request for the Town to consider.
- 2) On Sheet A-7 the plans show a landscape width of 2'-4" between the east property line and a walkway by the solid waste enclosure. Per Sec. 23-12(15) the minimum width between a walkway and an interior property line is 3'. Revise the plans to meet minimum Code criteria.
- 3) On Sheet A-7 the plans show a Transformer Vault room at elevation 6.0' NGVD. We believe this floor elevation must be above FEMA BFE + 1' FBC freeboard. Bldg. Official to confirm.
- 4) The use of parking lifts in the parking garage will require special DRB approval per Sec. 23-20. Valet service for vehicle lift parking is often required for this to be approved.
- 5) The Code requires that all above grade parking garages be completely enclosed on all sides to screen adjoining neighbors from noise / lights / vehicle emissions. The plans show partial openings on the parking garage facades with some type of metal mesh and synthetic wood cladding material. Provide a detail / example of where this is now being used and its success in screening adequately. There should be almost total visual screening provided.
- 6) On Sheet A-12, A-13 / others the plans show several "eyebrows" attached to the building facades extending into the setback areas. Sec. 23-12(15)(e)(v) sets forth the allowable setback encroachment dimensions for such "architectural features". The maximum allowed encroachment is 2' into interior setbacks (side / rear) and 4' into street (and waterfront) setbacks. The plans show 4' eyebrow encroachments into all setbacks. Revise the plans to comply with Code allowances.
- 7) On all plan sheets depicting the DU storage rooms please add notations indicating the required minimum size (25 sq. ft.) / height (7' clear interior) of such storage units.
- 8) Provide the general location, character, size, height and orientation of any proposed signage.

- 9) The building exceeds one hundred twenty (120) feet in length (shown at 180'-0"); therefore, a formal "breezeway" as defined in the Code is required. The so-called breezeway shown is only for Levels 2 & 3 with livable areas above that to the top of the building. The urban design goal is to break up large building facades with breaks and articulation primarily on upper floors. The building appears to us as a solid rectangular mass with little architectural articulation. While the center "breezeway" is recessed on the front façade and mostly open at lower levels the rear facade is not at all, nor are the upper floors of the front façade. The DRB has the ability to consider alternatives to the normal Code required breezeway - if enhanced architectural articulation is provided. Based on the current design appearance MMPA will suggest the DRB not accept this alternative design, as being equal to or in lieu of a 20' breezeway completely through the building (Sec. 23-11(B2)(6)). The DRB must find that the architecture is enhanced enough to waive the breezeway.
- 10) On the preliminary Photometric Plans (Sheets LL-100 / LL-101) the plans show numerous footcandle readings in violation of the Town's Outdoor Lighting Code found in Sec. 23-19(6).
 - o As related to the rooftop plans the maximum allowed footcandle reading cannot exceed 5.0, with an average of 1.0. The goal is to minimize nighttime lighting emissions to neighboring sites. The plans now show some reading near 20 footcandles. Pole light fixtures should not be used (or very short) – consider using only bollards and low wall mounted fixtures.
 - o As related to the ground level plan the maximum allowed footcandle reading cannot exceed 5.0 – 10.0 average depending on the location (See Table 1). The maximum allowed footcandle reading at any property line is 1.0. The plan fails to show any footcandle readings in the side or rear yards. Obviously, there will be security lighting in these secluded areas and light emissions from the DUs. Revise the plans to include all site areas and adjust the footcandle readings to meet Code allowances. The goal is to minimize nighttime lighting emissions to neighboring sites. The plans fail to include readings at many of the property lines as required - and many readings shown about 5' away far exceed the limits.
- 11) On Sheet LS-100 the plan is generally well designed; however, the plans show Thatch Palm trees would be planted along the north property line. Please note there are existing FPL poles with numerous OHL along the north property line – please revise the plans to use FPL "right tree / right place" tree species (shorter). The Code actually requires each developer to bury any existing OHL lines when sites are redeveloped; however, FPL has objected to short sections being undergrounded. Provide conduit along the north property line for future undergrounding of wiring.
- 12) Provide a detail showing the height and material of the dumpster enclosure.
- 13) Any proposed walls or fences must be shown on the site plan.
- 14) Provide square footages for the bathrooms (no more than 150 square feet).
- 15) The conceptual Fire Department staging areas need to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.