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

MEETING OF THE

DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

July 5, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a new multi-family dwelling for "9700 West Bay Harbor Drive, LLC" located at 9700 West Bay Harbor Drive, Lot 28 of Block 3. The developer is proposing to construct a new 7 story / 8 unit mid-rise residential development. The building is seven (7) stories in height with six (6) floors used for residential purposes over one level (at grade) used as an enclosed parking garage. A ground level waterfront swimming pool and sundeck is proposed, as well as two passive rooftop sundeck areas.The plans indicate the dwelling units will range from 2,497 to 3,467 sq. ft. Based on the current design with 8 DU, the site would have one (1) extra TDR unit. Enclosed please find the site plan and elevations. (Item #1)

   * *Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9700 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single-family home for "Shaul & Danielle Dina" located at 9720 West Broadview Drive, Lot 64 of Block 23. On May 3, 2022, the Board deferred the project. The owners have revised the plans as requested by the Board. The owners are proposing to construct a new two-story single family home. The existing 5,522 sq. ft. single-story home (built in 1948) will be demolished and replaced with a new two-story 10,498 sq. ft. home. The residence will have 7 bedrooms, 7 full baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. (Item #2)

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

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
July 5, 2022

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for "9700 West Bay Harbor Drive, LLC" located at 9700 West Bay Harbor Drive, Lot 28 of Block 3. The developer is proposing to construct a new 7 story / 8 unit mid-rise residential development. The building is seven (7) stories in height with six (6) floors used for residential purposes over one level (at grade) used as an enclosed parking garage. A ground level waterfront swimming pool and sundeck is proposed, as well as two passive rooftop sundeck areas.The plans indicate the dwelling units will range from 2,497 to 3,467 sq. ft. Based on the current design with 8 DU, the site would have one (1) extra TDR unit. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9700 West Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9700 W BAY HARBOR DR DRB 7.5.2022
2.	BHI DRB Staff Report 9700 WBHD MFR June 21 2022

THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR THE AFOREMENTIONED. FURTHERMORE, THE CONTRACTOR MUST REPORT 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 DESIGNS, DRAWINGS AND/OR SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. © ALAIN R. BARTROLI, AIA #AR92820

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BARTROLI Architecture
architecture
planning
interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. arb@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

STATE OF FLORIDA · ALAIN R. BARTROLI · AR92820 · REGISTERED ARCHITECT

Digitally signed by Alain R. Bartroli
DN: cn=Alain R. Bartroli c=US l=Miami o=ALAIN R BARTROLI ARCHITECT INC e=arb@alainbartroli.com
Reason: I am the author of this document
Location:
Date: 2022-06-12 11:36-04:00

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:

Au design

WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407

9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

COVER - RENDERINGS

9700

Date Of Issue:
06/09/2022

REVISIONS:

REV	ID	DATE

Submital Type:
PLANNING & ZONING (PNZ)

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

Scale: AS SHOWN
Job Number: 2122

Sheet Number:
A-100

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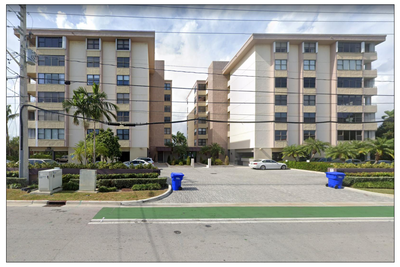
01-A



01-B

01-C

02-A

02-B

03-A

03-B

04-A

04-B

05-A

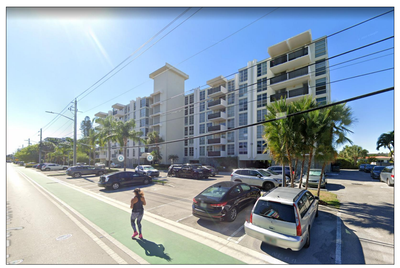
05-B

06-A

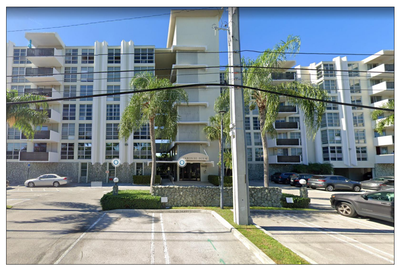
06-B

07-A

07-B

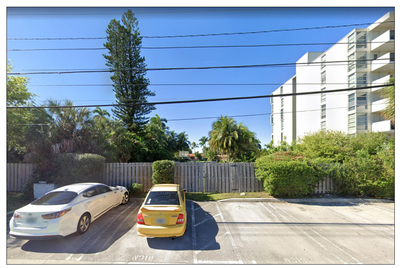


08-A



08-B

08-C



09-A

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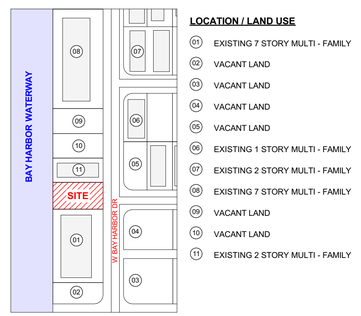
11-A

11-B



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

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ara@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

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WWW.AUDESIGN.US
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Project Owner:
9700 W. BAY HARBOR DR, LLC
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9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

CONTEXT IMAGES

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

9700

Date Of Issue:
06/09/2022

REVISIONS:

REV	ID	DATE

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Sheet Number:

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1 A-102 AERIAL VIEW - LOOKING N.E.
NOT TO SCALE

2 A-102 AERIAL VIEW - LOOKING N.W.
NOT TO SCALE

3 A-102 AERIAL VIEW - LOOKING S.E.
NOT TO SCALE

4 A-102 AERIAL VIEW - LOOKING S.W.
NOT TO SCALE

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ate@alainbartroli.com
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Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
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9700 W. BAY HARBOR DR, LLC
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9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

AERIAL VIEWS

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

9700

Date Of Issue: 06/09/2022

REVISIONS:

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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

THIRDLEVEL

UNIT A	1 UNIT	4 BED	2,496.91 SF
UNIT A	1 UNIT	4 BED	2,496.91 SF

FOURTH, FIFTH, SIXTH & SEVENTH LEVEL

UNIT PH	1 UNIT	4 BED	3,460.73 SF

TOTAL: 8 UNITS

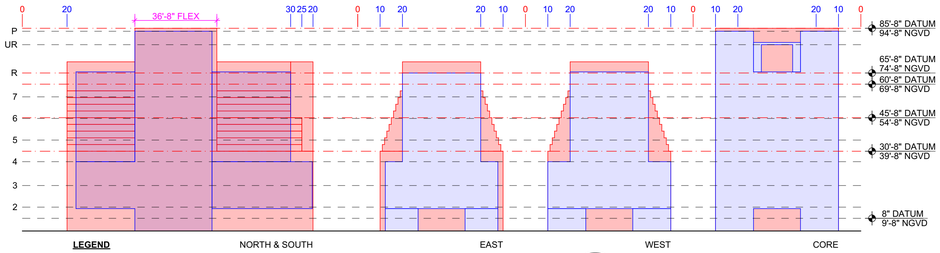
SETBACK CHART:

REQUIRED	PROVIDED
FRONT	
LESS THAN 30' IN HT. = 20'-0"	**FROM 0'-0" TO 25'-4" IN HT. = 20'-4"**
LESS THAN 45' IN HT. = 25'-0"	**FROM 25'-4" TO 65'-0" IN HT. = 30'-0"**
LESS THAN 65' IN HT. = 30'-0"	
REAR	
SETBACK = 20'-0"	**SETBACK = 22'-0"**
SIDES	
LESS THAN 30' IN HT. = 10'-0"	**FROM 0'-0" TO 25'-4" IN HT. = 10'-0"**
LESS THAN 45' IN HT. = 20'-0"	**FROM 25'-4" TO 65'-0" IN HT. = 20'-0"**

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

FLEX SETBACK

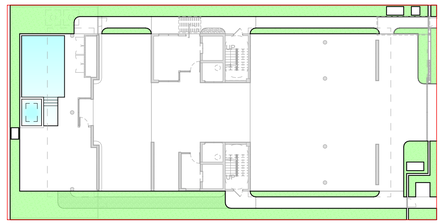
REQUIRED	PROVIDED
SIDES	
1/3 OF ALLOWABLE BUILDING LENGHT (110'-0" / 3) = 36'-8"	**34'-6"**
FRONT	
1/3 OF ALLOWABLE BUILDING LENGHT (55'-0" / 3) =18'-4"	**16'-10"**



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

LOCATION / LAND USE

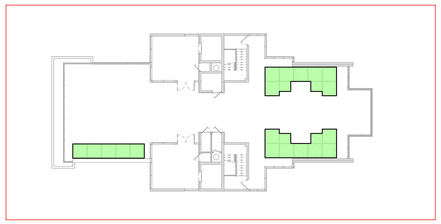
01	EXISTING 7 STORY MULTI - FAMILY
02	VACANT LAND
03	VACANT LAND
04	VACANT LAND
05	VACANT LAND
06	EXISTING 1 STORY MULTI - FAMILY
07	EXISTING 2 STORY MULTI - FAMILY
08	EXISTING 7 STORY MULTI - FAMILY
09	VACANT LAND
10	VACANT LAND
11	EXISTING 2 STORY MULTI - FAMILY



3 A-103 LANDSCAPE DIAGRAM GROUND FLOOR
SCALE: 1:300

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR)

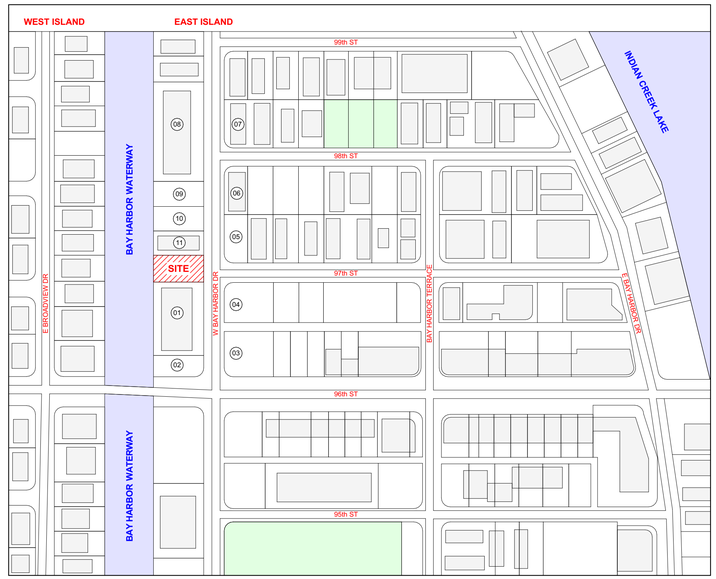
REQUIRED (20% OF LOT AREA) (11,250 X 0.20) =	**2,250.00 SF**
PROVIDED (22% OF LOT AREA) (11,250 X 0.22) =	**2,431.50 SF**



4 A-103 LANDSCAPE DIAGRAM ROOF
SCALE: 1:300

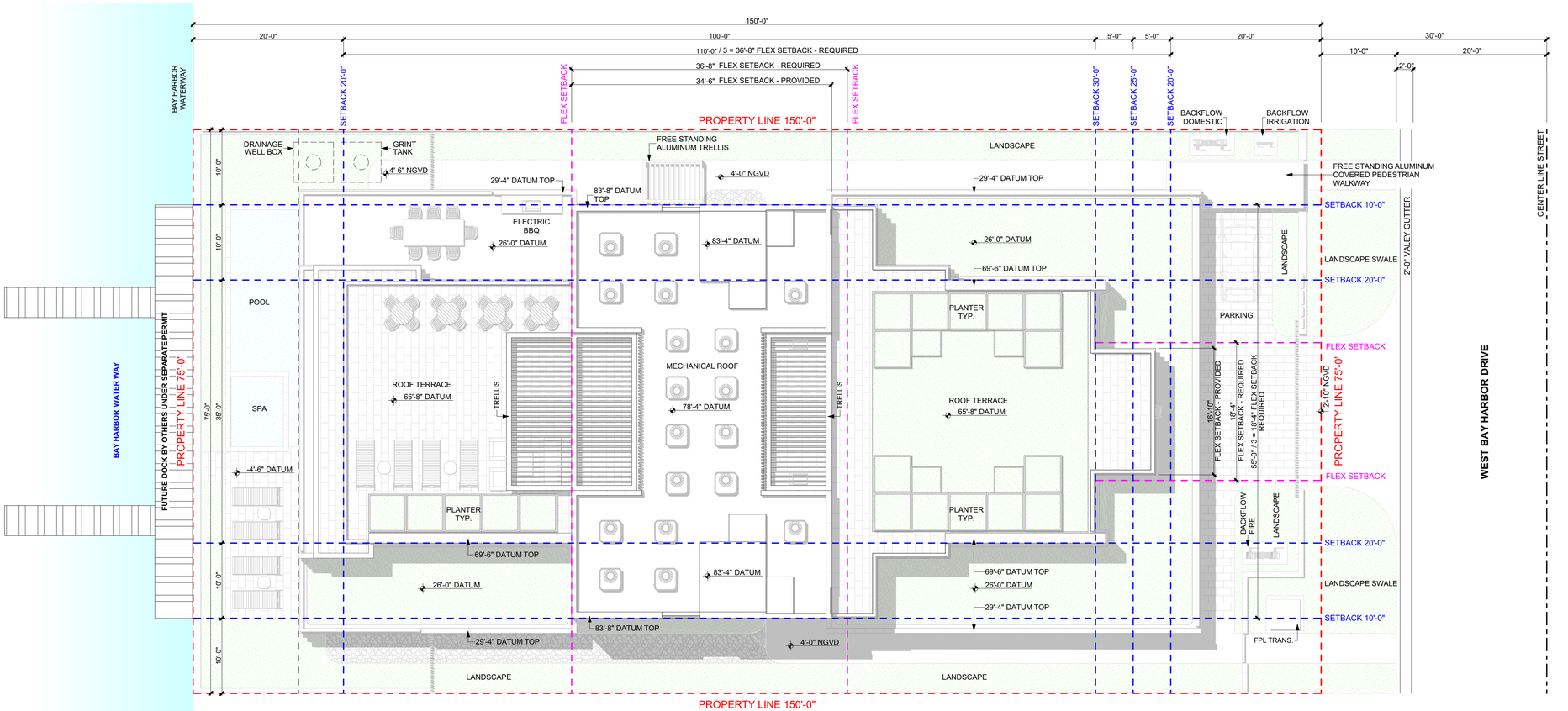
LANDSCAPE SPACE (ROOF DECK)

REQUIRED (15% OF ROOF DECK AREA) = 3,441 SF X 0.15	**516 SF**
PROVIDED (15.5% OF ROOF DECK AREA) = 3,441 SF X 0.155	**531 SF**



N

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



N

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

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ab@alanbartroli.com
w. www.alanbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
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9700 W. BAY HARBOR DR, LLC
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9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154
SETBACK / MASSING DIAGRAM - LOCATION MAP - SITE PLAN

9700

Date Of Issue: 06/09/2022

REVISIONS:

REV	ID	DATE

Submital Type:
PLANNING & ZONING (PNZ)

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

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A-103

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N

1 A-104 GROUND FLOOR
SCALE: 3/16" = 1'-0"

FLOOD VENT NOTE:
ENCLOSED STRUCTURES LOCATED BELOW BFE + 1' WILL BE PROVIDED WITH ENGINEERED FLOOD VENTS AS REQUIRED, TYP.

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GROUND FLOOR - FLOOR PLAN

9700

Date Of Issue: 06/09/2022

REVISIONS:

REV	ID	DATE

Submital Type:
PLANNING & ZONING (PNZ)

Drawn By: J.O.
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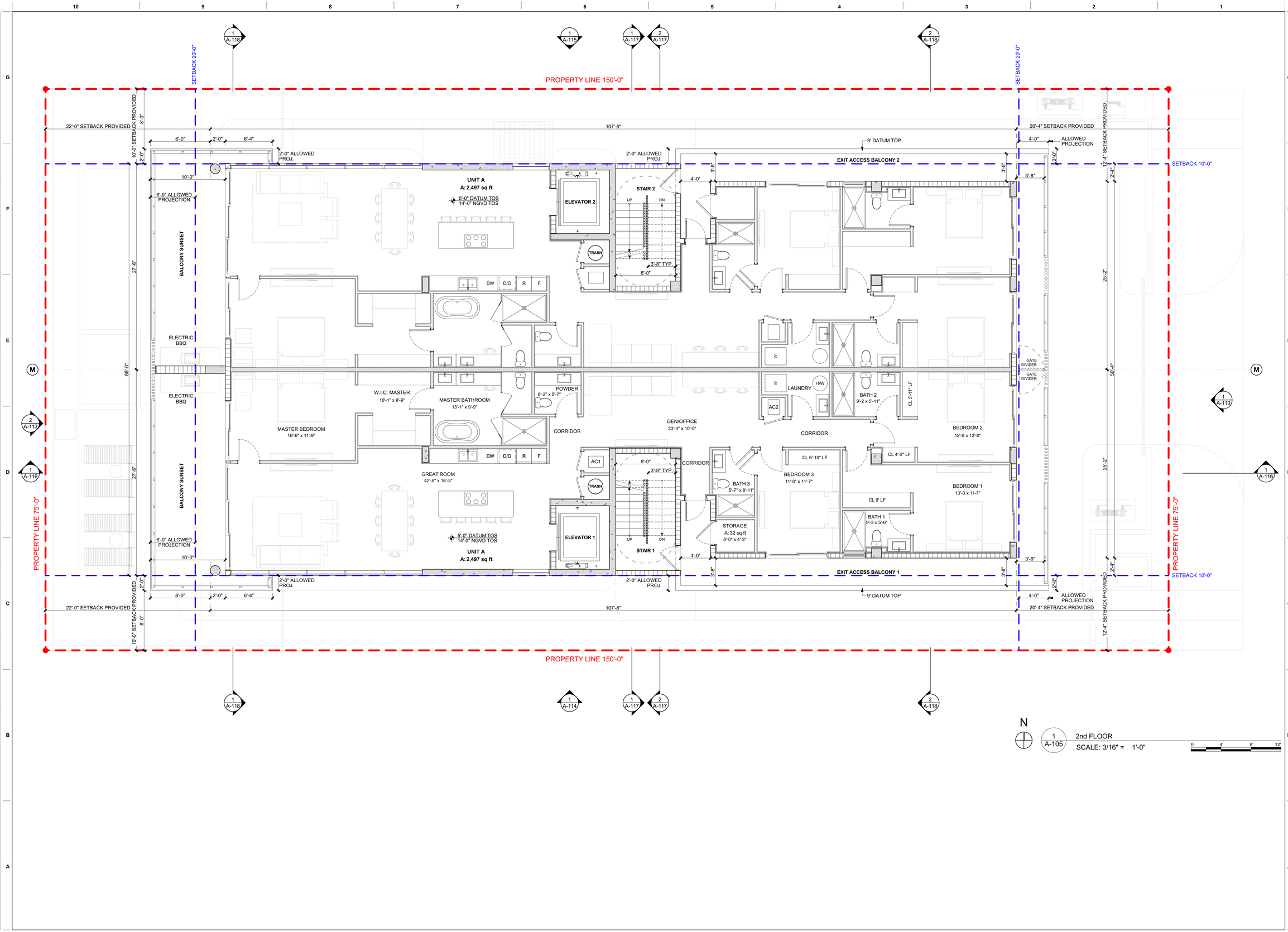
A-104



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SECOND FLOOR - FLOOR PLAN

9700

Date Of Issue:
06/09/2022

REVISIONS:

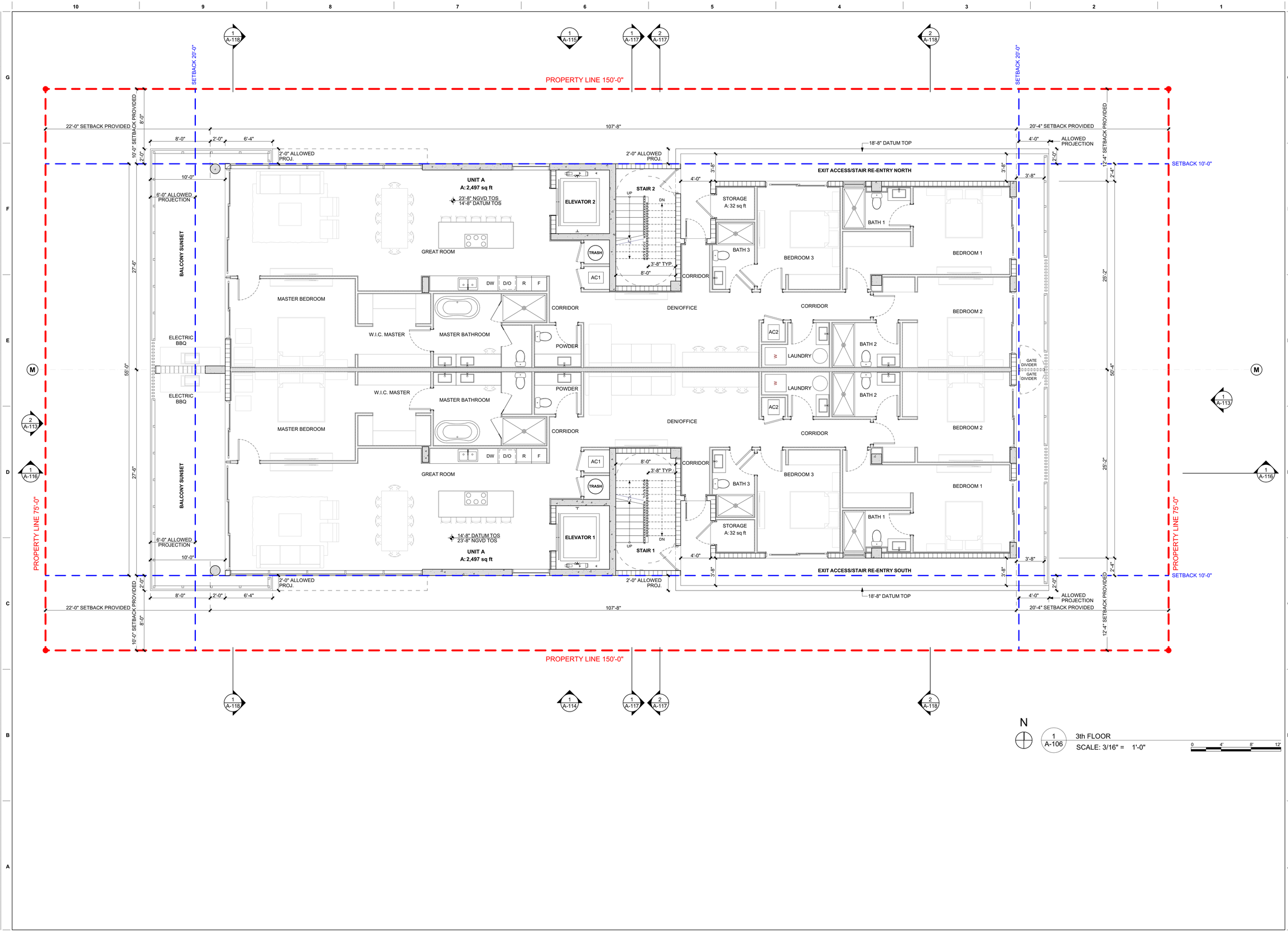
REV	ID	DATE

Submital Type:
PLANNING & ZONING (PNZ)

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

Scale: AS SHOWN
Job Number: 2122
Sheet Number:
A-105

THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR THE #FORMENTIONED. FURTHERMORE, THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCMENT OF WORK. THESE DRAWINGS ARE NOT TO BE SCALED OR MEASURED WITH A SCALE DUE TO LIMITED ACCURACY. THESE DESIGNS, 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



BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ari@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

THIRD FLOOR - FLOOR PLAN

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

9700

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PROPERTY LINE 150'-0"

PROPERTY LINE 75'-0"

SETBACK 20'-0"

SETBACK 10'-0"

SETBACK 30'-0"

SETBACK 25'-0"

22'-0" SETBACK PROVIDED

30'-0" SETBACK PROVIDED

98'-0"

20'-0" SETBACK PROVIDED

35'-0"

8'-0"

2'-0"

TERRACE SUNSET

TERRACE SUNRISE

UNIT B
A: 3,461 sq ft

FOYER
16'-4" x 9'-6"

ELECTRIC BBQ

2'-0" ALLOWED PROJ.

6'-0" ALLOWED PROJ.

4'-0" ALLOWED PROJ.

LIVING
18'-6" x 18'-7"

DINING
10'-7" x 18'-7"

KITCHEN
20'-0" x 18'-1"

D/O

DW

R

F

PA

TRASH

ELEVATOR 2

STAIR 2

UP

DN

3'-8" TYP

4'-0"

STAIR ACCESS

25'-4" DATUM TOS
34'-4" NGVD TOS

29'-4" DATUM TOP

FAMILY
13'-6" x 16'-2"

CORRIDOR

W.I.C. MASTER

CL 6'-8" LF

CL 8'-9" LF

MASTER BEDROOM
15'-0" x 14'-6"

CL 10'-4 1/2" LF

CL 10'-1/2" LF

MASTER BATHROOM

W/H

AC 1

POWDER

6'-2" x 4'-2"
STORAGE
A: 33 sq ft

LAUNDRY - UTILITY

ELEVATOR 1

STAIR 1

BEDROOM 3
9'-0" x 5'-11"

BATH 2
5'-8" x 9'-0"

BEDROOM 2
12'-0" x 13'-1"

14'-0"

8'-6" x 5'-6"
BATH 3

CL 9' LF

W.I.C. 2

CL 4'-4" LF

W.I.C. 1

CL 5'-9 1/2" LF

DEN
11'-0" x 10'-4"

BATH 1
5'-8" x 9'-0"

BEDROOM 1
12'-0" x 13'-1"

N

1 A-107 4th FLOOR

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

0 4' 8' 12'

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ara@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

FOURTH FLOOR - FLOOR PLAN

9700

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A-107

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PROPERTY LINE 150'-0"

PROPERTY LINE 75'-0"

SETBACK 20'-0"

FLEX SETBACK

SETBACK 30'-0"

SETBACK 25'-0"

SETBACK 29'-0"

SETBACK 10'-0"

98'-0"

22'-0" SETBACK PROVIDED

24'-4"

4'-0" ALLOWED PROJ.

36'-8" FLEX SETBACK - REQUIRED

34'-6" FLEX SETBACK - PROVIDED

30'-0" SETBACK PROVIDED

20'-0" SETBACK PROVIDED

35'-0"

16'-4"

10'-0"

6'-0"

2'-0"

2'-0" ALLOWED PROJ.

UNIT B
A: 3,461 sq ft

FOYER
16'-4" x 9'-6"

ELEVATOR 2

STAIR 2

UP

DN

6'-2"

NORTH BALCONY

LIVING
18'-6" x 18'-7"

DINING
10'-7" x 18'-7"

35'-0" DATUM TOS
44'-0" NGVD TOS

TRASH

3'-8" TYP.

8'-0"

4'-0" STAIR ACCESS

D/O

DW

R

F

PA

KITCHEN
20'-0" x 18'-1"

FAMILY
13'-6" x 16'-2"

BEDROOM 3
9'-0" x 5'-11"

BATH 2
5'-8" x 9'-0"

BEDROOM 2
12'-0" x 13'-1"

8'-6" x 5'-6"
BATH 3

CL 9' LF

CL 6'-8" LF

CL 8'-9" LF

W.I.C. MASTER

CORRIDOR

CL 4'-4" LF

W.I.C. 2

CL 5'-9 1/2" LF

W.I.C. 1

BALCONY SUNRISE

BALCONY SUNSET

MASTER BEDROOM
15'-0" x 14'-6"

CL 10'-4 1/2" LF

CL 16'-1/2" LF

MASTER BATHROOM

W/H

AC 1

POWDER

W

D

6'-2" x 4'-2"
STORAGE
A: 33 sq ft

8'-0"

4'-0"

3'-8" TYP.

STAIR ACCESS

DEN
11'-0" x 10'-4"

BATH 1
5'-8" x 9'-0"

BEDROOM 1
12'-0" x 13'-1"

16'-10" FLEX SETBACK - PROVIDED

18'-4" FLEX SETBACK - REQUIRED

35'-0"

ELECTRIC BBQ

6'-0" ALLOWED PROJ.

LAUNDRY - UTILITY

ELEVATOR 1

STAIR 1

SOUTH BALCONY

1 A-118 · 1 A-115 · 1 A-117 · 2 A-117 · 2 A-118 · 1 A-113 · 2 A-113 · 1 A-116 · 1 A-114

N

1 A-108 5th FLOOR

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

0 4' 8' 12'

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ara@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

FIFTH FLOOR - FLOOR PLAN

9700

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PROPERTY LINE 150'-0"

PROPERTY LINE 75'-0"

SETBACK 20'-0"

FLEX SETBACK

SETBACK 30'-0"

SETBACK 25'-0"

SETBACK 10'-0"

98'-0"

36'-8" FLEX SETBACK - REQUIRED

34'-6" FLEX SETBACK - PROVIDED

22'-0" SETBACK PROVIDED

24'-4"

4'-0" ALLOWED PROJ.

30'-0" SETBACK PROVIDED

20'-0" SETBACK PROVIDED

35'-0"

UNIT B
A: 3,461 sq ft

FOYER
16'-4" x 9'-6"

ELEVATOR 2

STAIR 2

UP

DN

6'-2"

NORTH BALCONY

SOUTH BALCONY

2'-0" ALLOWED PROJ.

16'-4"

10'-0"

6'-0"

2'-0"

LIVING
18'-6" x 18'-7"

DINING
10'-7" x 18'-7"

44'-8" DATUM TOS
53'-8" NGVD TOS

TRASH

3'-8" TYP.

8'-0"

4'-0" STAIR ACCESS

KITCHEN
20'-0" x 18'-1"

D/O

DW

R

F

PA

FAMILY
13'-6" x 16'-2"

BEDROOM 3
9'-0" x 5'-11"

BATH 2
5'-8" x 9'-0"

BEDROOM 2
12'-0" x 13'-1"

8'-6" x 5'-6"
BATH 3

CL 9' LF

CL 6'-8" LF

CL 8'-9" LF

W.I.C. MASTER

CORRIDOR

W.I.C. 2

W.I.C. 1

CL 4'-4" LF

CL 5'-9 1/2" LF

BALCONY SUNSET

BALCONY SUNRISE

FLEX SETBACK - PROVIDED

FLEX SETBACK - REQUIRED

16'-10"

18'-4"

MASTER BEDROOM
15'-0" x 14'-6"

CL 10'-4 1/2" LF

CL 16'-1/2" LF

MASTER BATHROOM

W/H

AC 1

POWDER

W

D

6'-2" x 4'-2"
STORAGE
A: 33 sq ft

BEDROOM 1
12'-0" x 13'-1"

DEN
11'-0" x 10'-4"

BATH 1
5'-8" x 9'-0"

ELECTRIC BBQ

LAUNDRY - UTILITY

ELEVATOR 1

STAIR 1

6'-0" ALLOWED PROJ.

2'-0"

10'-0"

1 A-116

2 A-113

1 A-113

1 A-118

2 A-118

1 A-115

1 A-117

2 A-117

1 A-114

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

0 4' 8' 12'

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ate@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

SIXTH FLOOR - FLOOR PLAN

9700

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PROPERTY LINE 150'-0"

SETBACK 20'-0" | FLEX SETBACK | FLEX SETBACK | SETBACK 30'-0" | SETBACK 25'-0" | SETBACK 20'-0"

22'-0" SETBACK PROVIDED | 24'-4" | 4'-0" ALLOWED PROJ. | 98'-0" | 36'-8" FLEX SETBACK - REQUIRED | 34'-6" FLEX SETBACK - PROVIDED | 4'-0" ALLOWED PROJ. | 30'-0" SETBACK PROVIDED

SETBACK 10'-0"

SETBACK 20'-0"

20'-0" SETBACK PROVIDED | 35'-0" | 20'-0" SETBACK PROVIDED

16'-4" | 10'-0" | 6'-0" | 2'-0"

2'-0" ALLOWED PROJ.

UNIT B
A: 3,461 sq ft

FOYER
16'-4" x 9'-6"

ELEVATOR 2

STAIR 2
UP | DN

6'-2"

NORTH BALCONY

2'-0" ALLOWED PROJ.

LIVING
18'-6" x 18'-7"

DINING
10'-7" x 18'-7"

54'-4" DATUM TOS
63'-4" NGVD TOS

TRASH

3'-8" TYP.

8'-0"

4'-0" STAIR ACCESS

BEDROOM 3
9'-0" x 5'-11"

BATH 2
5'-8" x 9'-0"

D/O | DW | R | F | PA

KITCHEN
20'-0" x 18'-1"

FAMILY
13'-6" x 16'-2"

BEDROOM 2
12'-0" x 13'-1"

8'-0"

4'-0" ALLOWED PROJ.

FLEX SETBACK

BALCONY SUNSET

CL 6'-8" LF | CL 8'-9" LF

W.I.C. MASTER

CORRIDOR

8'-6" x 5'-6" BATH 3

CL 9' LF

CORRIDOR

CL 4'-4" LF | W.I.C. 2 | CL 5'-9 1/2" LF | CL 5'-9 1/2" LF | W.I.C. 1 | CL 4'-4" LF

BALCONY SUNRISE

16'-10" FLEX SETBACK - PROVIDED
18'-4" FLEX SETBACK - REQUIRED
35'-0"

FLEX SETBACK

MASTER BEDROOM
15'-0" x 14'-6"

CL 10'-4 1/2" LF | CL 16'-1/2" LF

MASTER BATHROOM

W/H | AC 1

POWDER

6'-2" x 4'-2"
STORAGE
A: 33 sq ft

8'-0"

3'-8" TYP.

4'-0"

STAIR ACCESS

DEN
11'-0" x 10'-4"

BATH 1
5'-8" x 9'-0"

BEDROOM 1
12'-0" x 13'-1"

ELECTRIC BBQ

2'-0" ALLOWED PROJ.

W | D

TRASH

LAUNDRY - UTILITY

ELEVATOR 1

STAIR 1
UP | DN

SOUTH BALCONY

6'-2"

2'-0" ALLOWED PROJ.

6'-0" ALLOWED PROJ. | 2'-0" | 10'-0"

PROPERTY LINE 75'-0"

20'-0" SETBACK PROVIDED

SETBACK 20'-0"

SETBACK 10'-0"

4'-0" ALLOWED PROJ. | 34'-6" FLEX SETBACK - PROVIDED | 4'-0" ALLOWED PROJ.

22'-0" SETBACK PROVIDED | 24'-4" | 36'-8" FLEX SETBACK - REQUIRED | 98'-0" | 30'-0" SETBACK PROVIDED

PROPERTY LINE 150'-0"

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

0 4' 8' 12'

BARTROLI Architecture
architecture planning interiors
3405 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ara@alainbartroli.com
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Seal of Project Architect

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

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

SEVENTH FLOOR - FLOOR PLAN

9700

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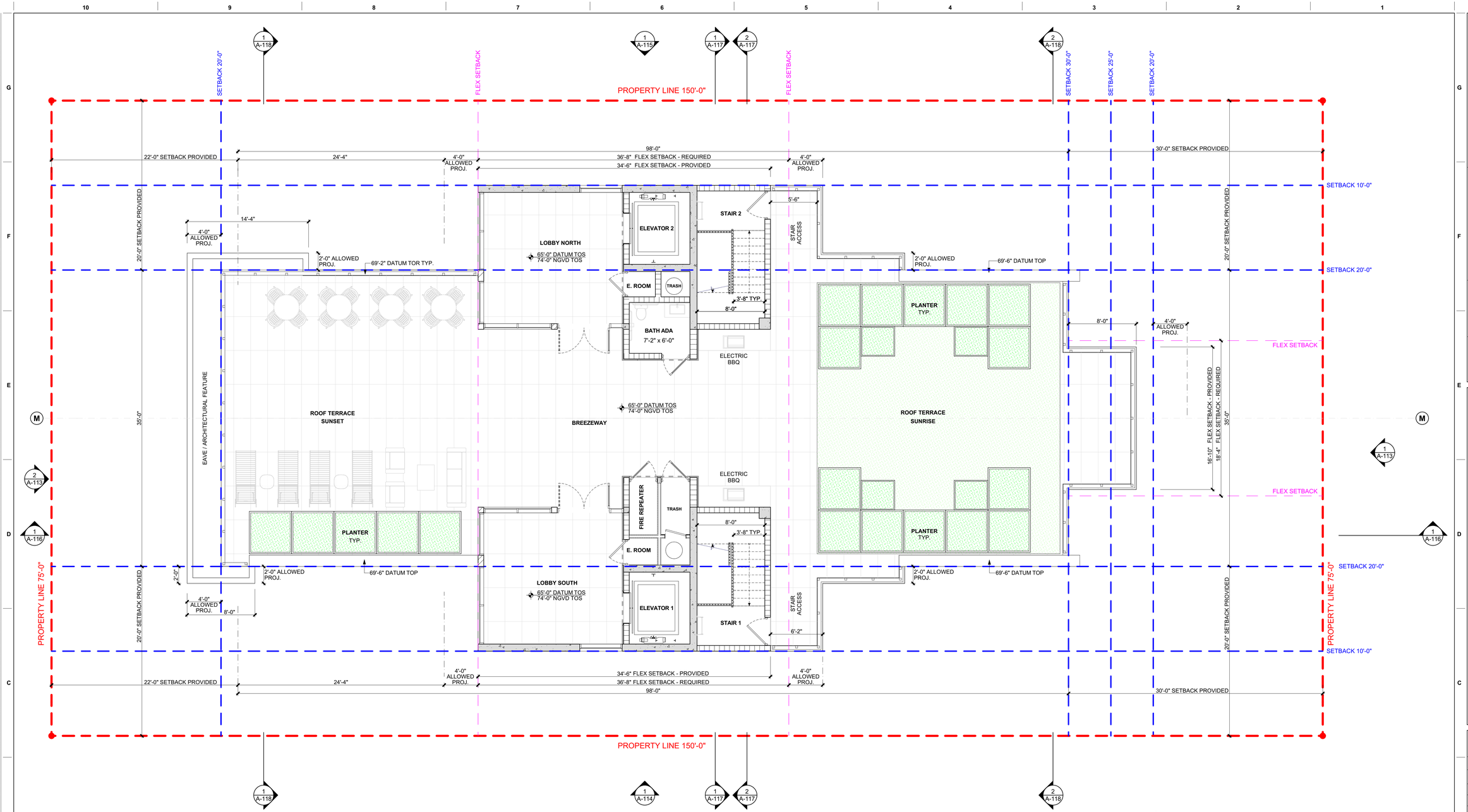

N

1 A-111 ROOF

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

0 4' 8' 12'

BARTROLI Architecture

architecture planning interiors

3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ar@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:

Au design

WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407

9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

ROOF - FLOOR PLAN

9700

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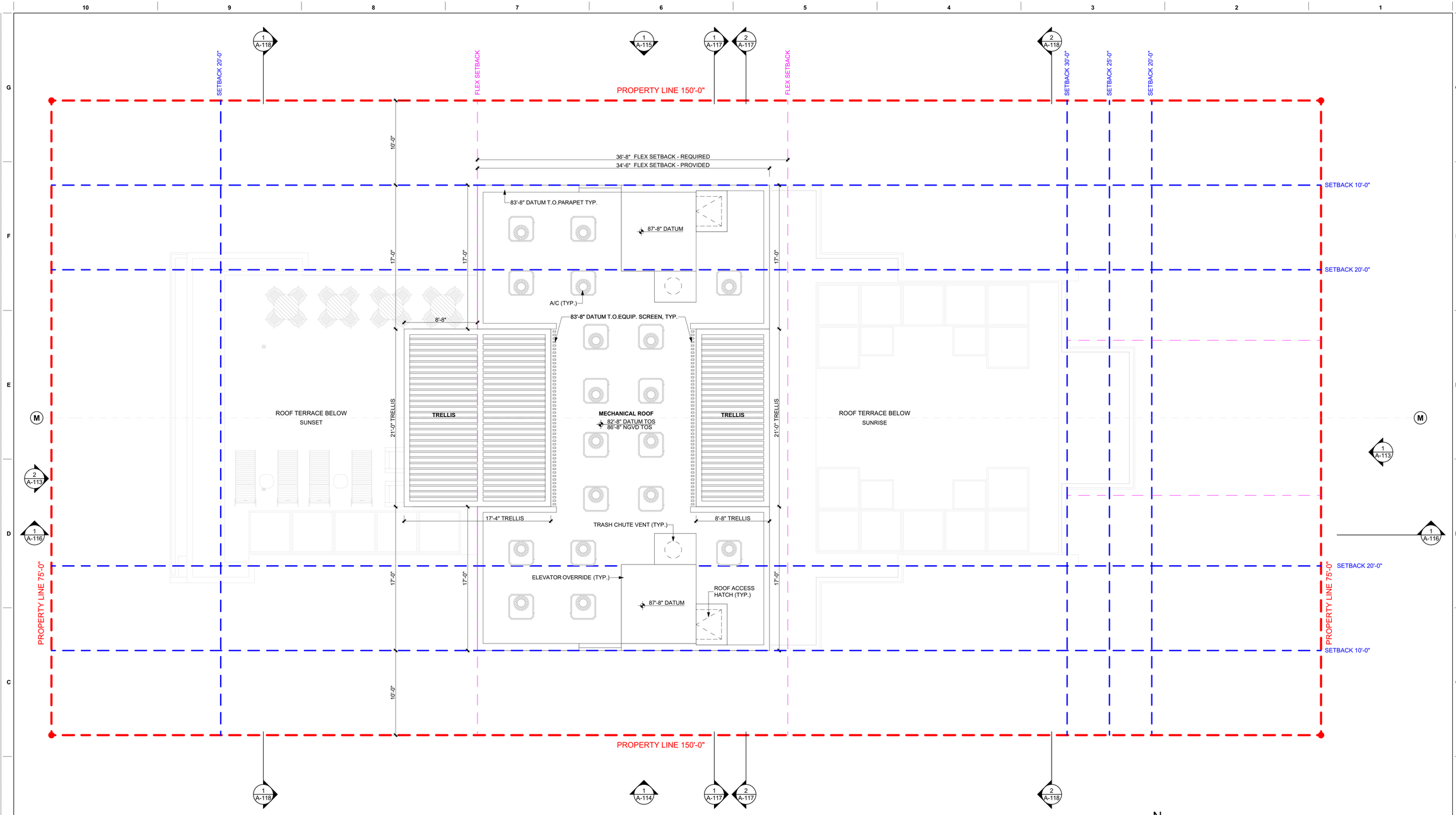

N

1 A-112 UPPER ROOF
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

BARTROLI Architecture
architecture planning interiors
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UPPER ROOF - FLOOR PLAN

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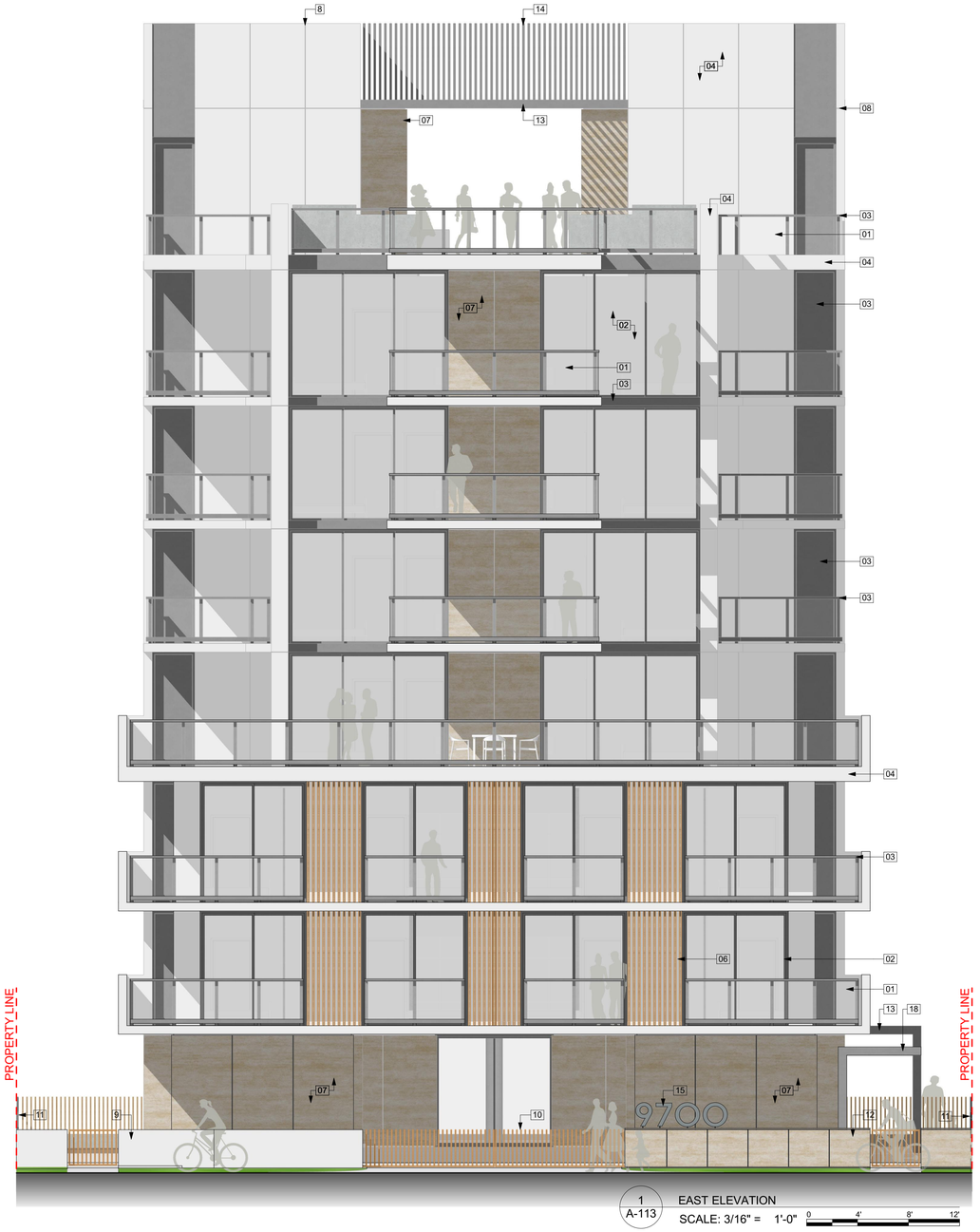
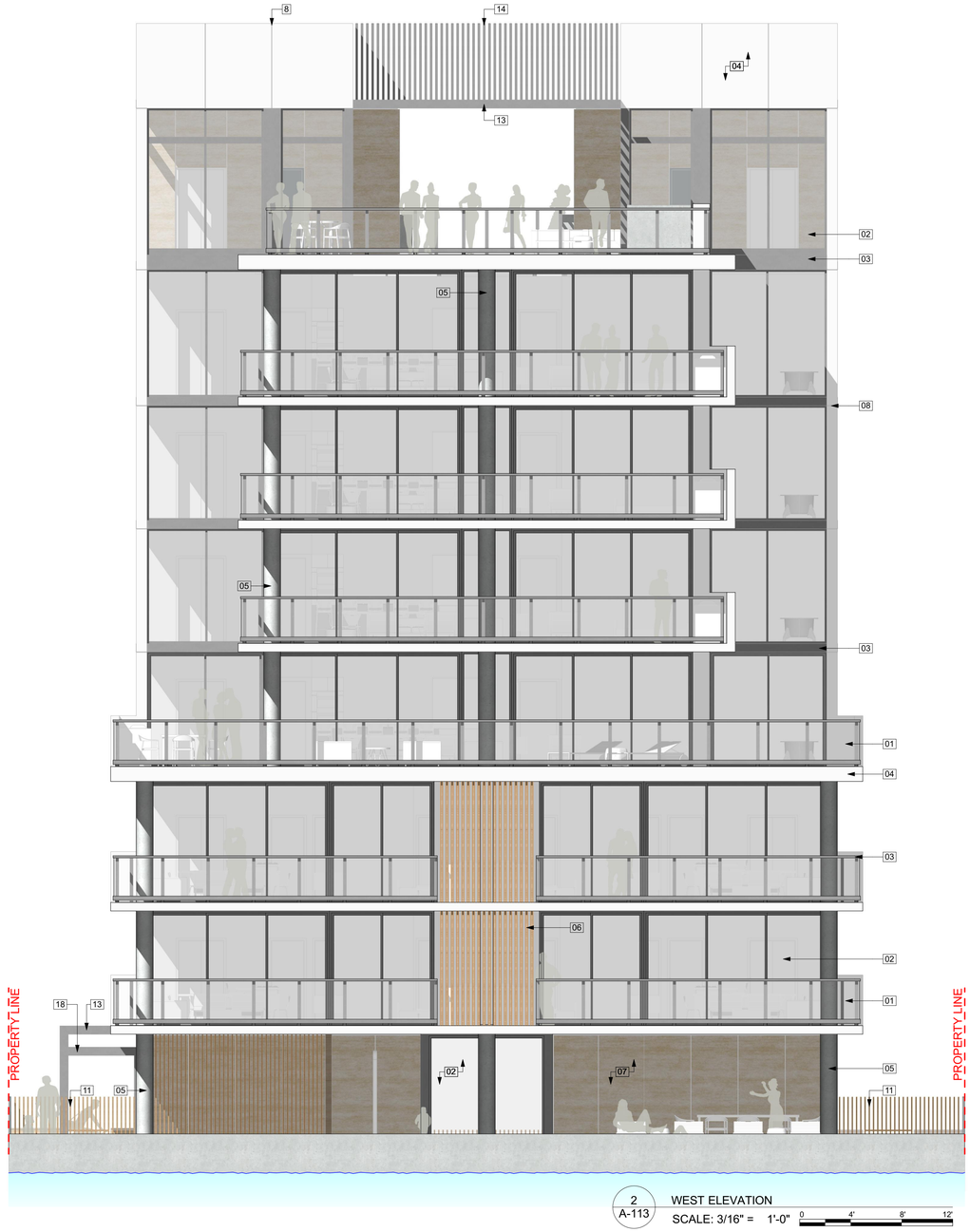


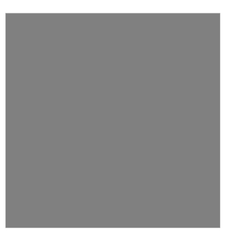
1 A-113 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 A-113 WEST ELEVATION
SCALE: 3/16" = 1'-0"

01 CLEAR LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL RAILINGS

02 TINTED GRAY LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL GLAZING

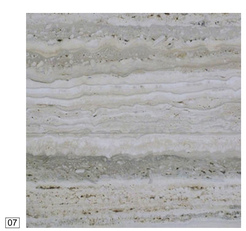


03 ALUMINUM DARK SILVER. KYNAR FINISH SUNSTORM SILVERSTORM. GLAZING MULLIONS + RAILING POSTS + ROOF SCREEN / ROOF TRELLIS + SIDEYARD FENCES. PAINT AT STAIR METAL DOORS & EDGE OF SLAB COLOR TO MATCH ALUMINUM COLOR.

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

09 4'-0" HIGH CMU FENCE WAL WITH SMOOTH STUCCO, PAINT FINISH PER ITEM #4, TYP.

10 ALUMINUM 4'-0" HIGH MOTORIZED VEHICULAR GATE, POWDER COAT FINIHS PER ITEM #6, TYP.

11 4'-0" HIGH ALUMINUM FENCE, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

12 4'-0" HIGH CMU FENCE WAL WITH STONE CLADDING, PER ITEM #7, TYP.

13 ALUMNIUM TRELLIS, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

14 ALUMNIUM EQUIPMENT SCREEN, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

15 CUSTOM PROJECT ADDRESS AND NAME SIGN, TYP.

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

17 PRE FABRICATED PLANTER, TYP. SEE LANDSCAPE DWGS.

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BARTROLI Architecture
architecture
planning
interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ara@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
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WWW.AUDESIGN.US
BIM - VCD design consulting

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9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
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9700 W BAY HARBOR DR BAY HARBOR FL. 33154

WEST & EAST ELEVATION

9700

Date Of Issue:
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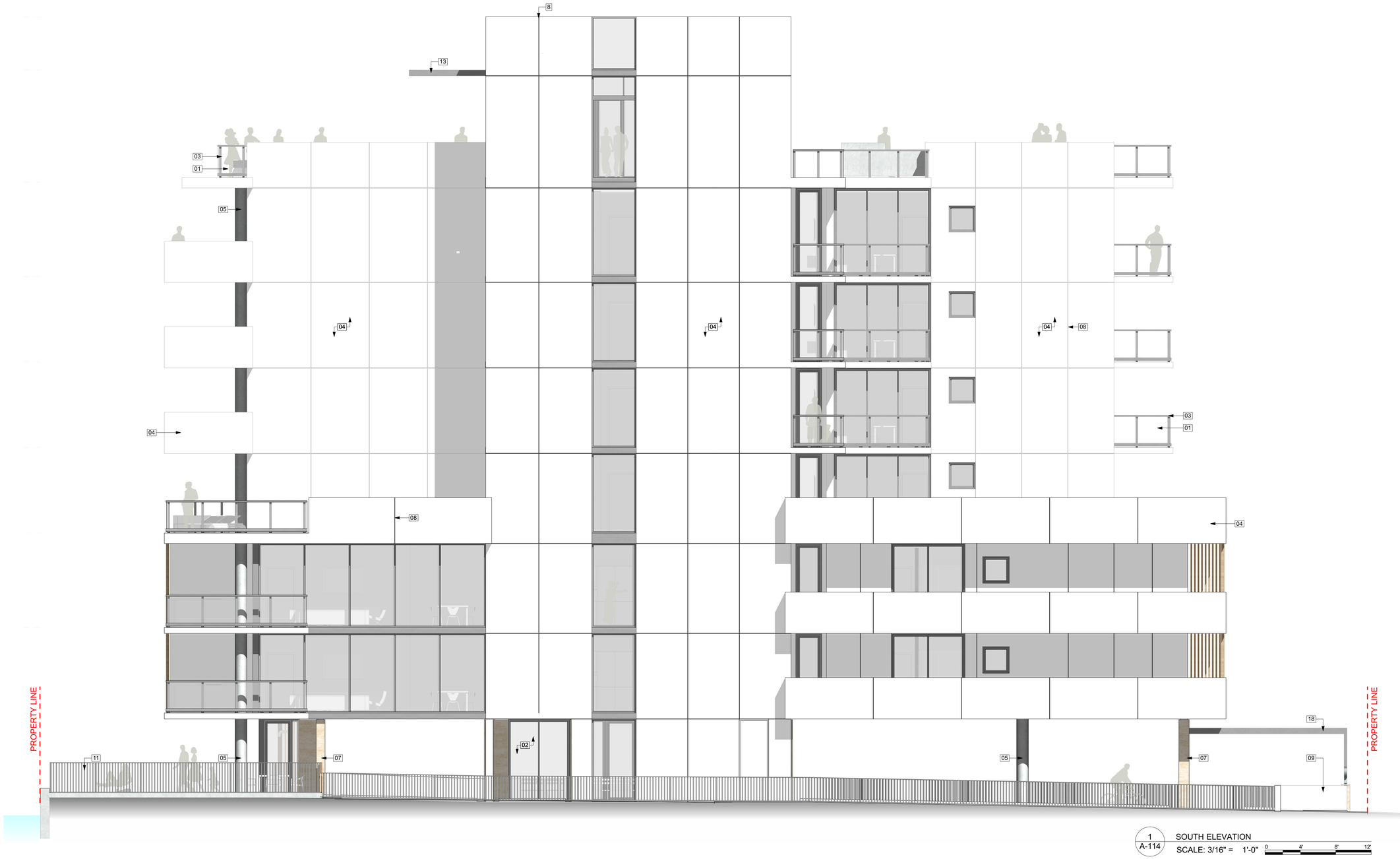
PLANNING & ZONING (PNZ)

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

Scale: AS SHOWN
Job Number: 2122
Sheet Number:
A-113

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



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

01 CLEAR LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL RAILINGS

02 TINTED GRAY LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL GLAZING

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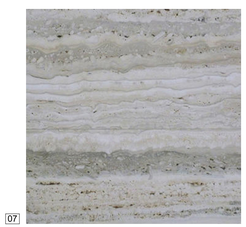
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BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
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t. 786.908.3244
e. ars@alainbartroli.com
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Seal of Project Architect

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AA26003207 - AR92820

Consultant:
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WWW.AUDESIGN.US
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SOUTH ELEVATION

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Scale: AS SHOWN
Job Number: 2122
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A-114

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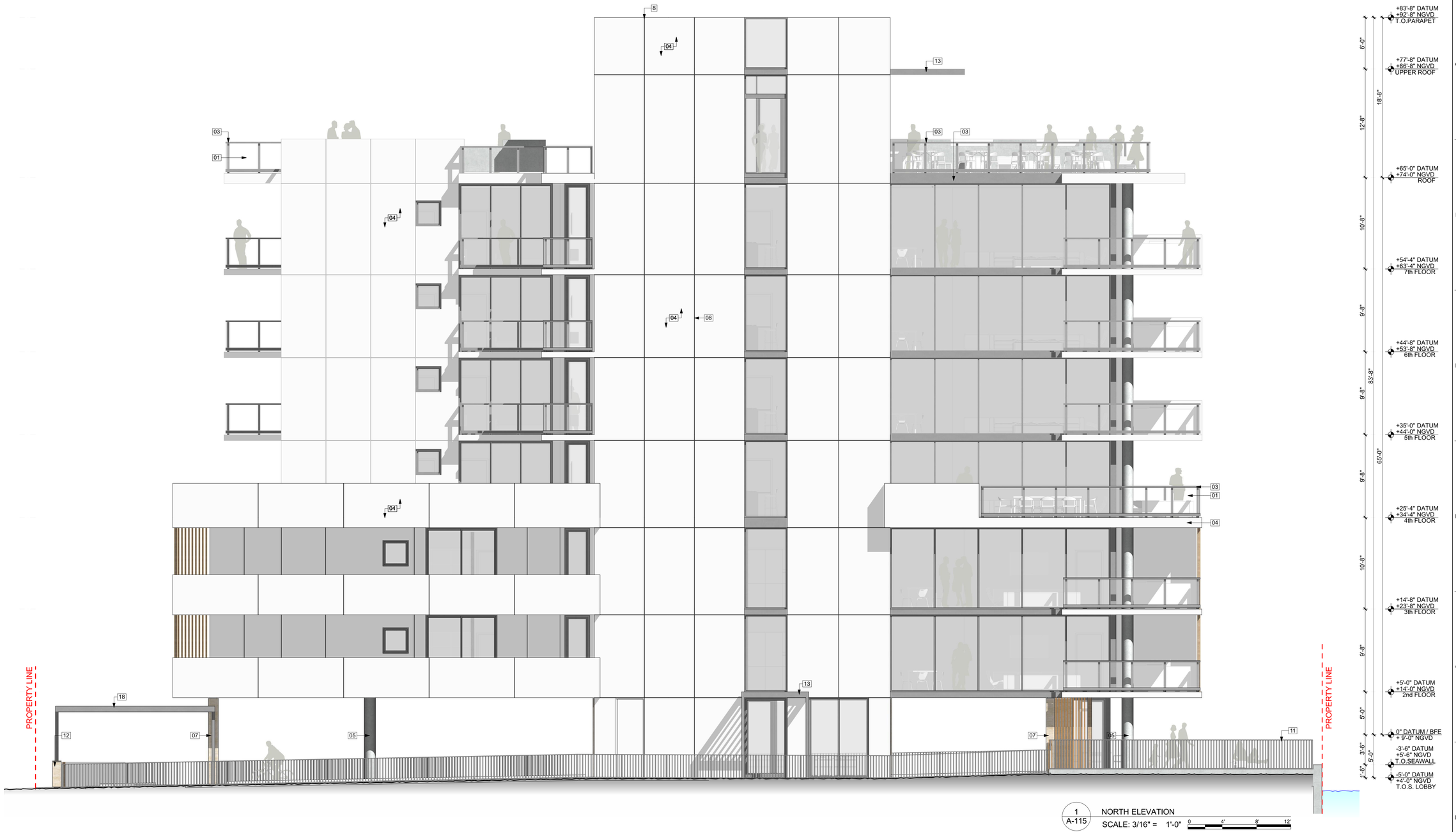

1 / A-115 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

01 CLEAR LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL RAILINGS

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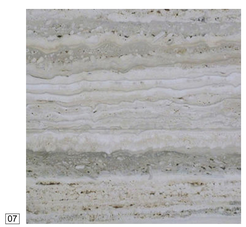
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BARTROLI Architecture
architecture
planning
interiors
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e. ars@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
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WWW.AUDESIGN.US
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9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
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NORTH ELEVATION

9700

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Checked By: A.R.B.

Scale: AS SHOWN
Job Number: 2122
Sheet Number:
A-115

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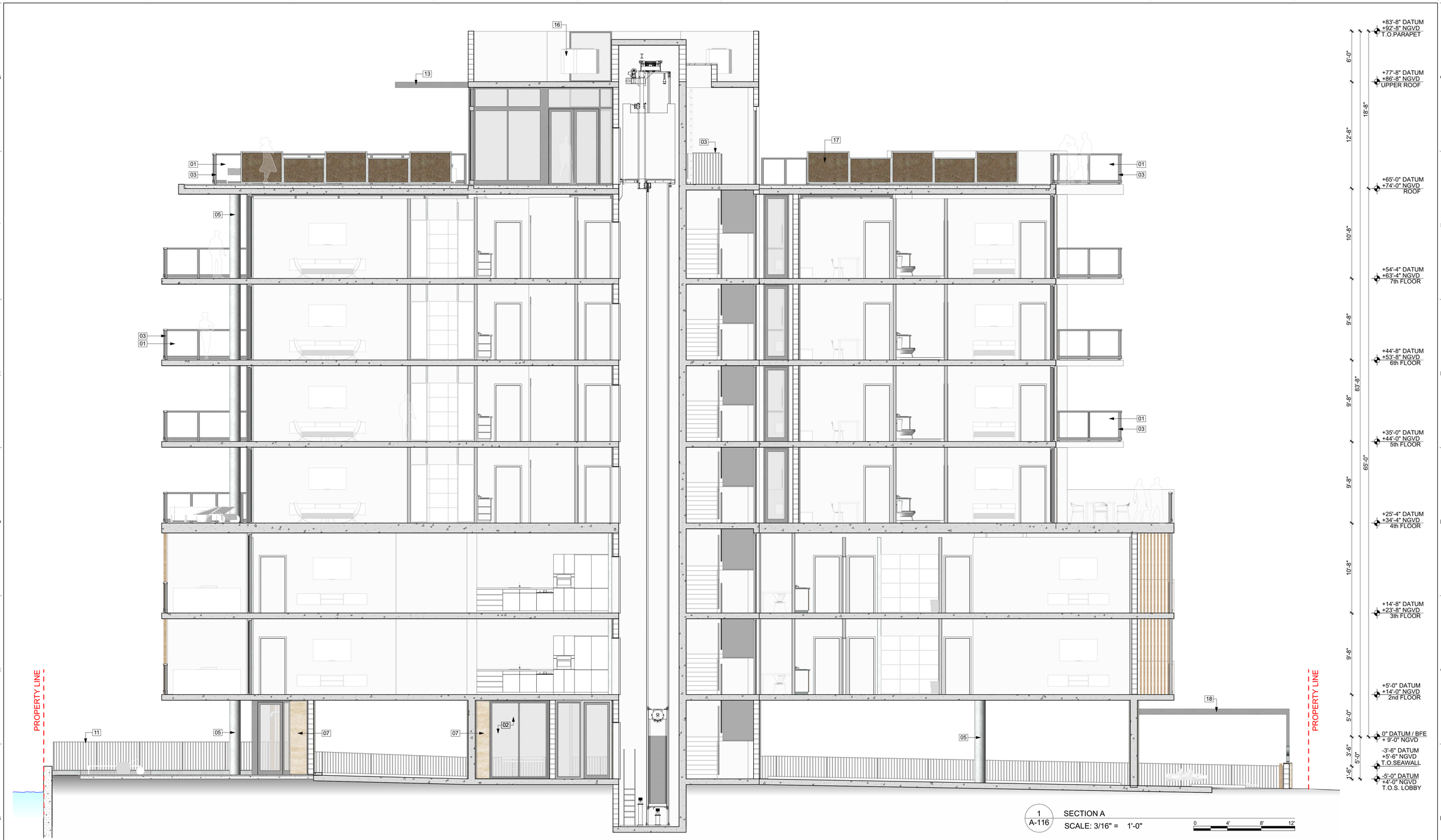

1 A-116 SECTION A

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

0 4' 8' 12'

01 CLEAR LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL RAILINGS

02 TINTED GRAY LAMINATED IMPACT GLASS TECNOGLASS OR EQUAL GLAZING

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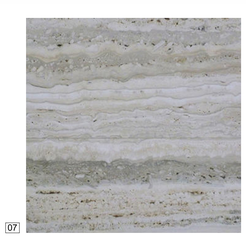

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12 4'-0" HIGH CMU FENCE WAL WITH STONE CLADDING, PER ITEM #7, TYP.

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BARTROLI Architecture
architecture
planning
interiors
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WWW.AUDESIGN.US
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PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

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SECTION A

9700

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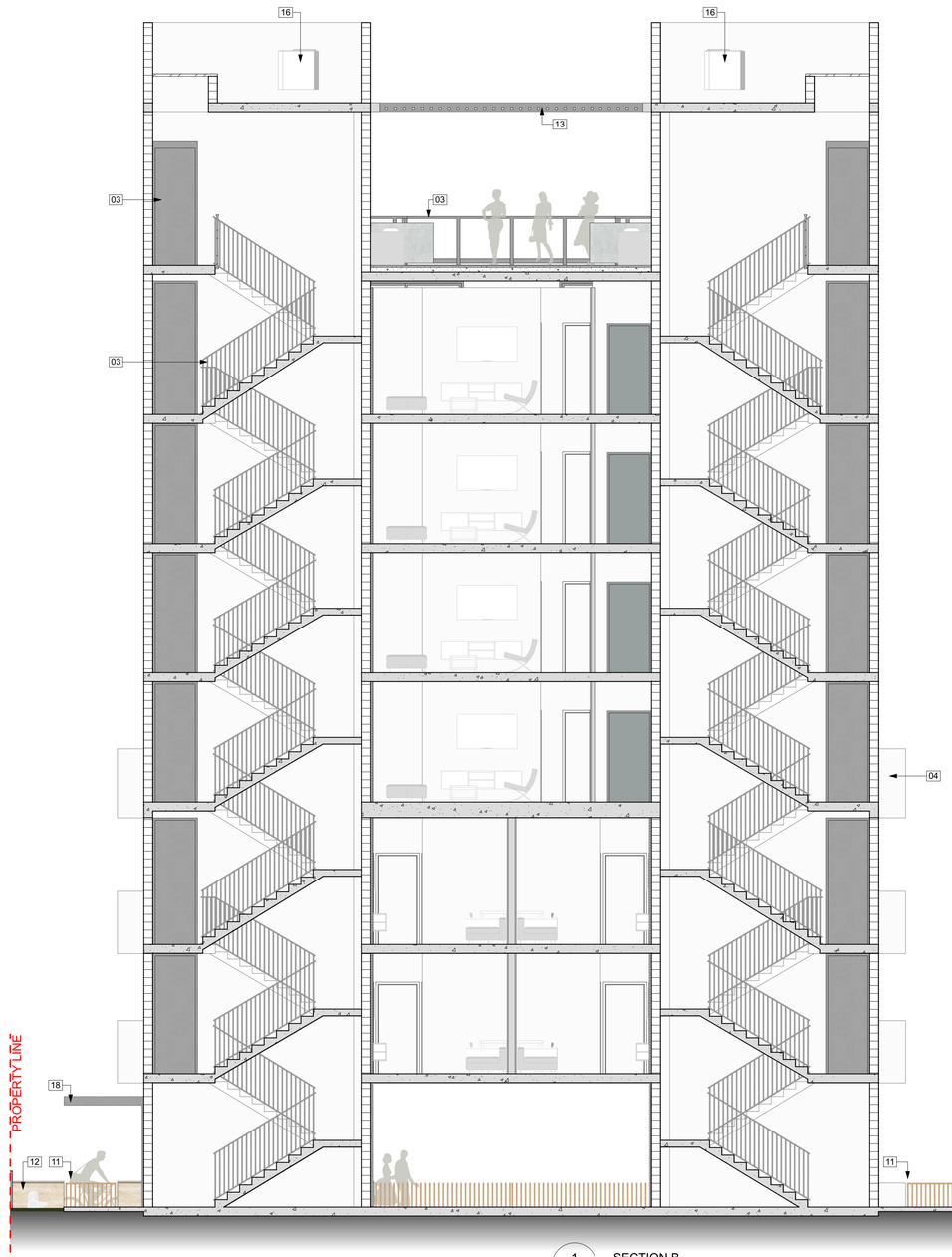
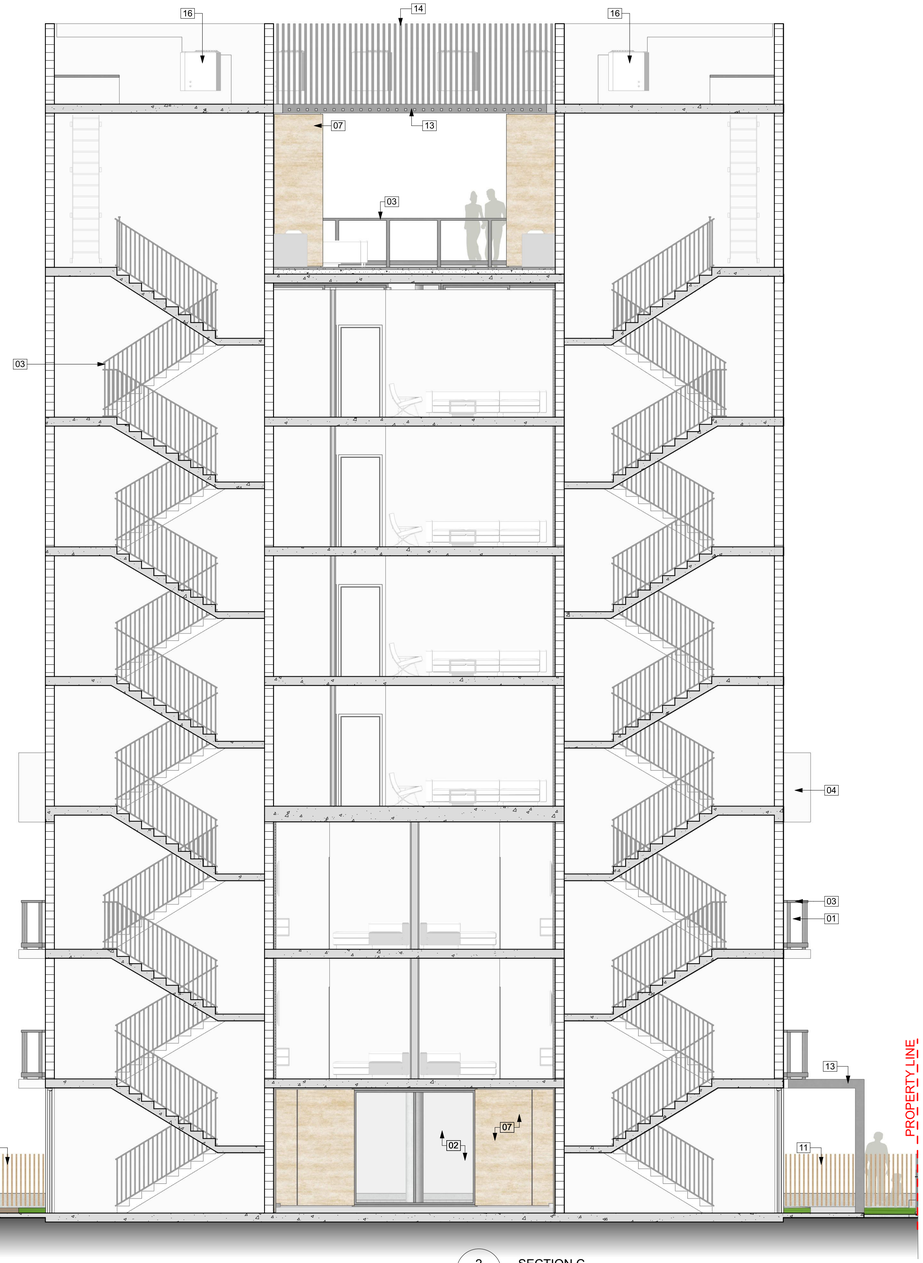


1 A-117 SECTION B
SCALE: 3/16" = 1'-0"



2 A-117 SECTION C
SCALE: 3/16" = 1'-0"

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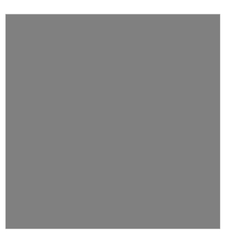

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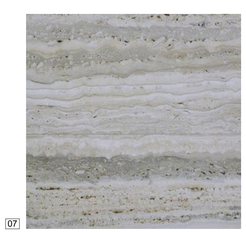

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SECTION B & C

9700

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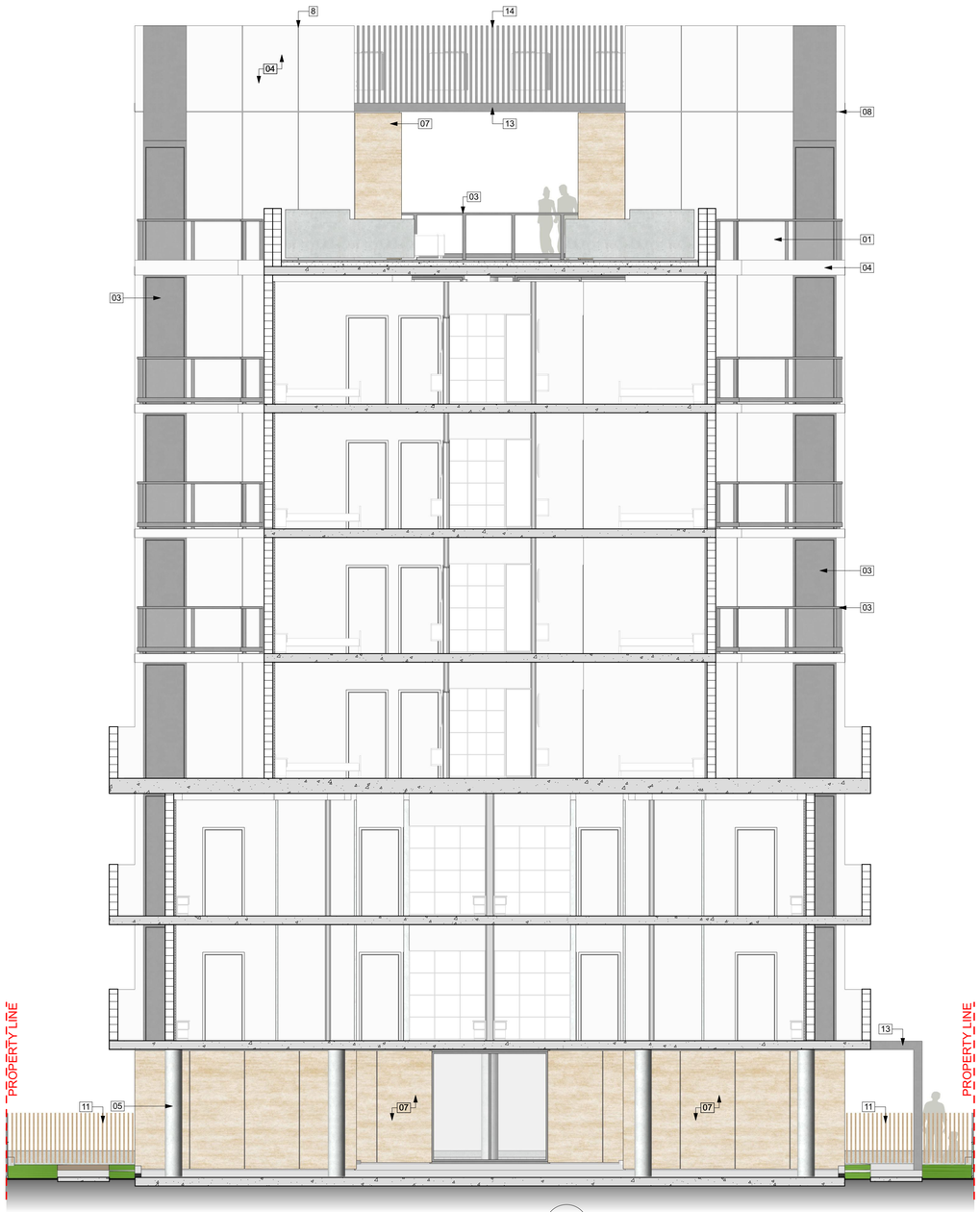
1 A-118 SECTION E
SCALE: 3/16" = 1'-0"



2 A-118 SECTION F
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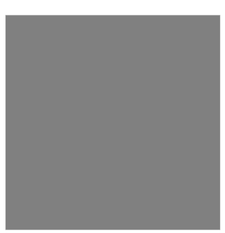

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10 ALUMINUM 4'-0" HIGH MOTORIZED VEHICULAR GATE, POWDER COAT FINIHS PER ITEM #6, TYP.

11 4'-0" HIGH ALUMINUM FENCE, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

12 4'-0" HIGH CMU FENCE WAL WITH STONE CLADDING, PER ITEM #7, TYP.

13 ALUMNIUM TRELLIS, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

14 ALUMNIUM EQUIPMENT SCREEN, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

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.

18 ALUMNIUM COVERD PEDESTRIAN WALKWAY, KYNAR FINISH TO MATCH GLAZING, PER ITEM #3, TYP.

BARTROLI Architecture
architecture
planning
interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ars@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

SECTION E & F

9700

Date Of Issue:
06/09/2022

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Checked By: A.R.B.

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

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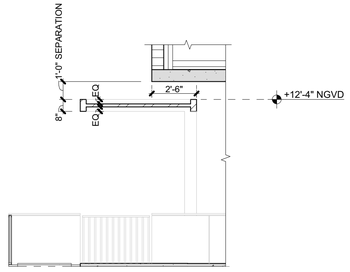
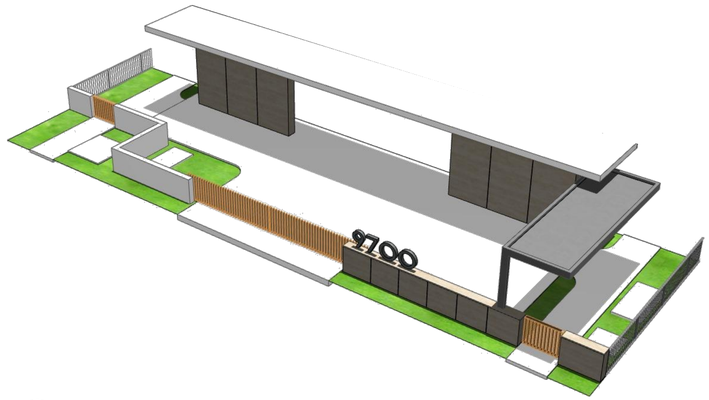
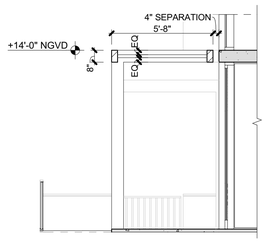


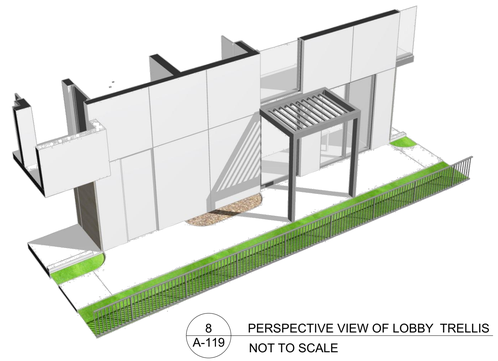
5 A-119 COVERED PEDESTRIAN WALKWAY SECTION
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



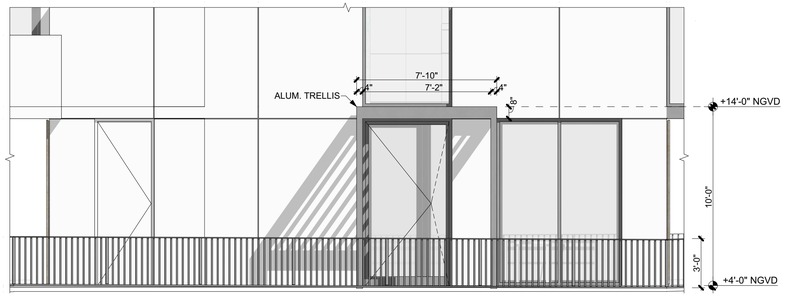
6 A-119 PERSPECTIVE VIEW OF ENTRY FENCE WALL & COVERED PEDESTRIAN WALKWAY
NOT TO SCALE



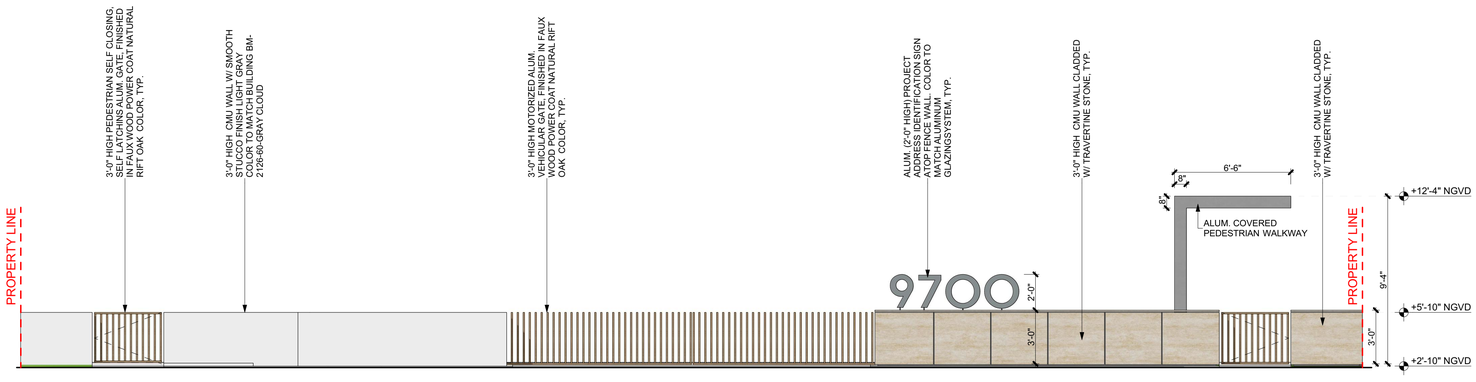
7 A-119 LOBBY TRELLIS SECTION
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



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

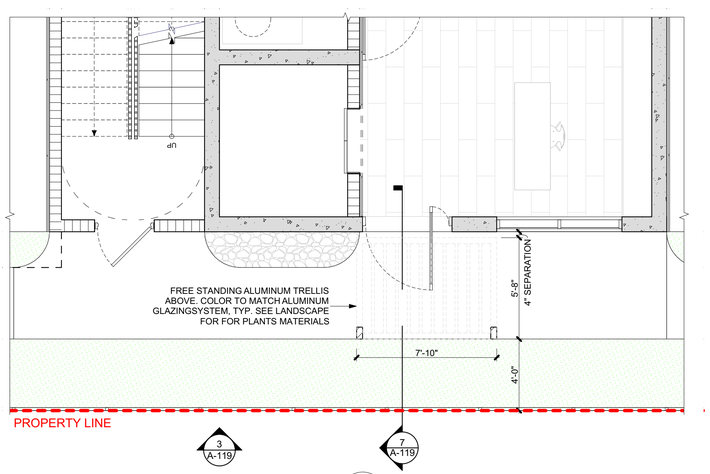


3 A-119 LOBBY TRELLIS ELEVATION
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



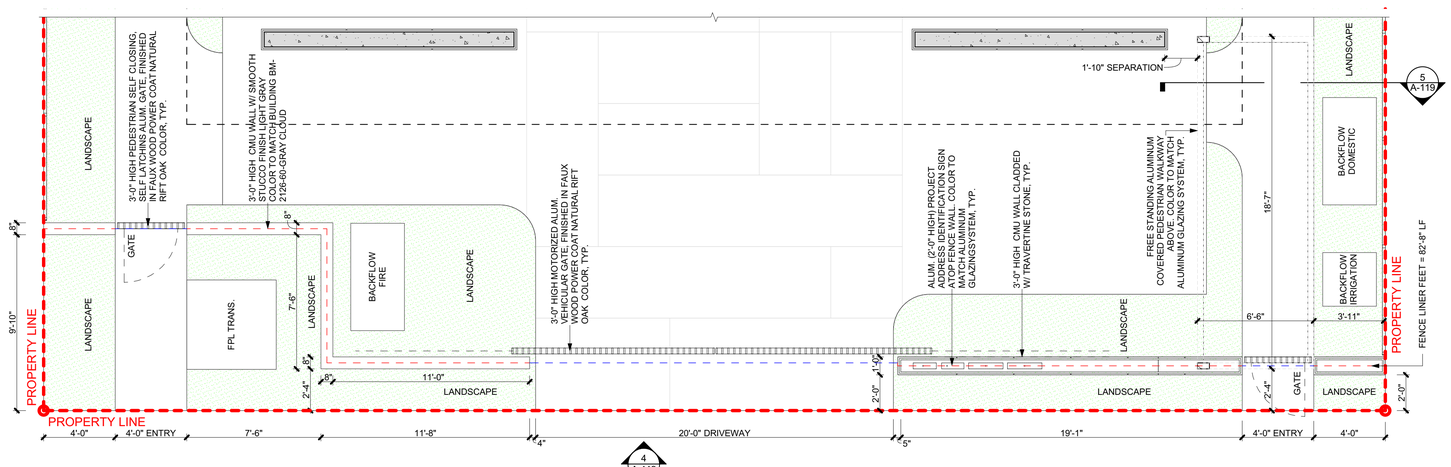
4 A-119 FENCE & ENTRY COVERED PEDESTRIAN WALKWAY ELEVATION
SCALE: 1/4" = 1'-0" 0 2' 4' 8'

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 A-119 LOBBY TRELLIS - FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2' 4' 8'

N



2 A-119 FENCE - FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2' 4' 8'

N

BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL 33145
t. 786.908.3244
e. ab@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
AA26003207 - AR92820

Consultant:
Au design
WWW.AUDESIGN.US
BIM - VCD design consulting

Project Owner:
9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

9700 W BAY HARBOR DR BAY HARBOR FL. 33154

LOBBY FENCE & TRELLIS

9700

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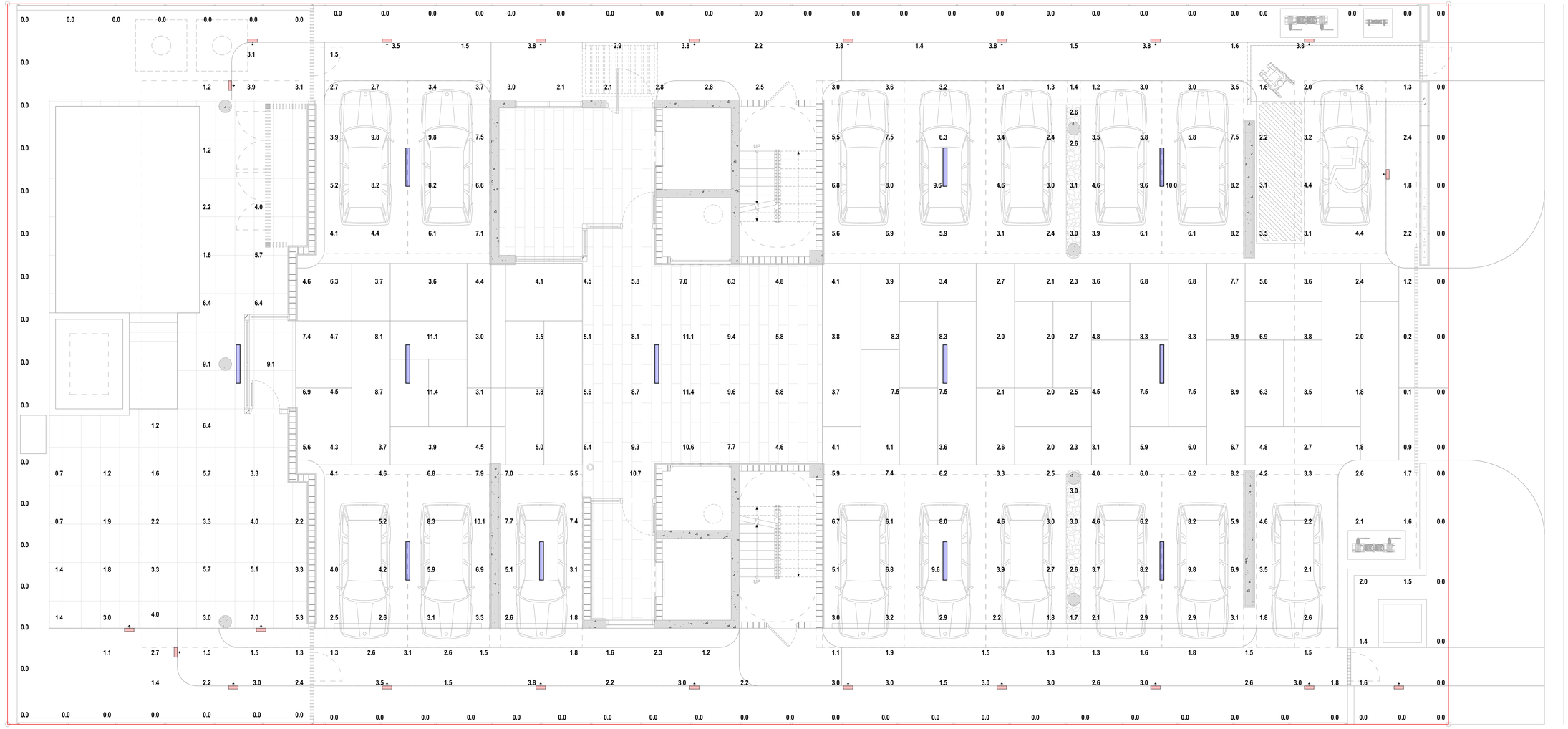

PROJECT: 9700	CALCULATION SUMARY				
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST	2.86	3.8	1.5	1.60	2.49
WEST	2.8	4.9	1.1	2.29	4.45
COVERED PARKING	5.25	12.1	1.2	4.38	10.08
NORTH	2.45	3.8	1.5	1.63	2.53
SOUTH	2.52	4.9	1.1	2.29	4.45

PROJECT: 9700	LUMINARRIE 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

N

1 PM-101 PHOTOMETRIC GROUND FLOOR

SCALE: 3/16" = 1'-0" 0 4' 8' 12'

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BARTROLI Architecture
architecture planning interiors
3400 Coral Way, Suite 402
Miami, FL. 33145
t. 786.908.3244
e. ars@alainbartroli.com
w. www.alainbartroli.com

Seal of Project Architect

Alain R. Bartroli, AIA, LEED AP-BD+C
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WWW.AUDESIGN.US
BIM - VCD design consulting

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9700 W. BAY HARBOR DR, LLC
PH: 786-553-6407
9700 W BAY HARBOR DR
BAY HARBOR FL. 33154

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PHOTOMETRIC

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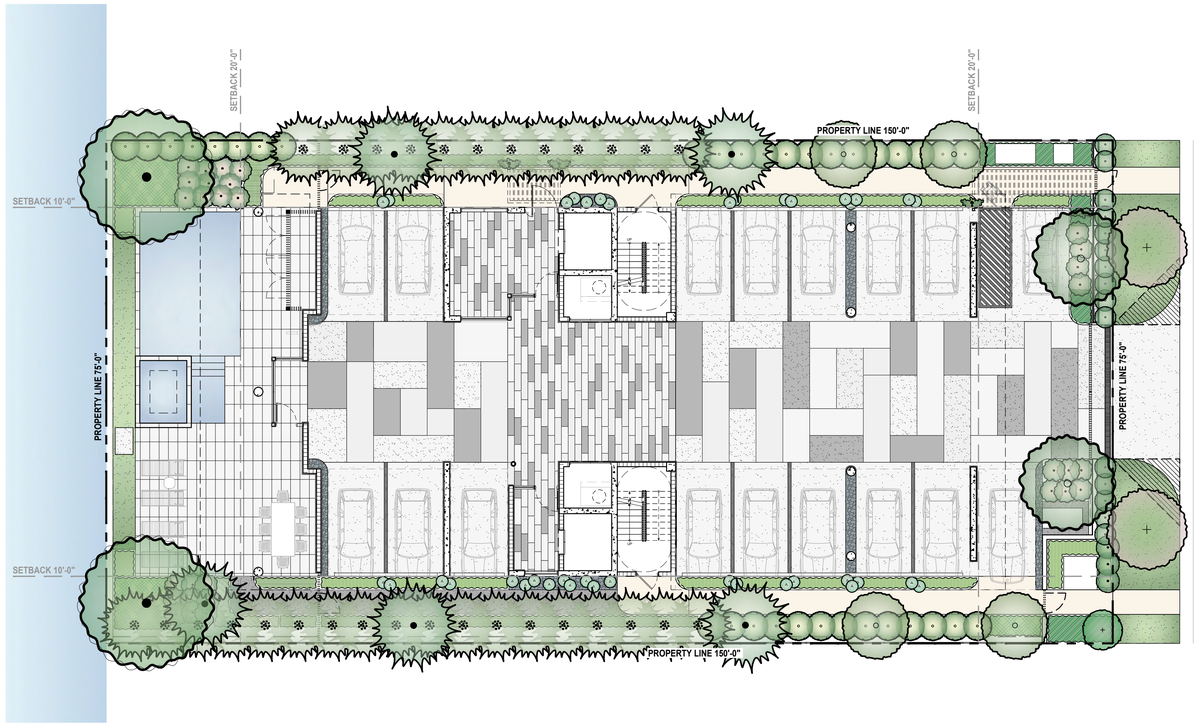

SHEET INDEX

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

PLANNING & ZONING (PNZ)

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

SEAL:

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DRAWING TITLE: **COVER & INDEX**

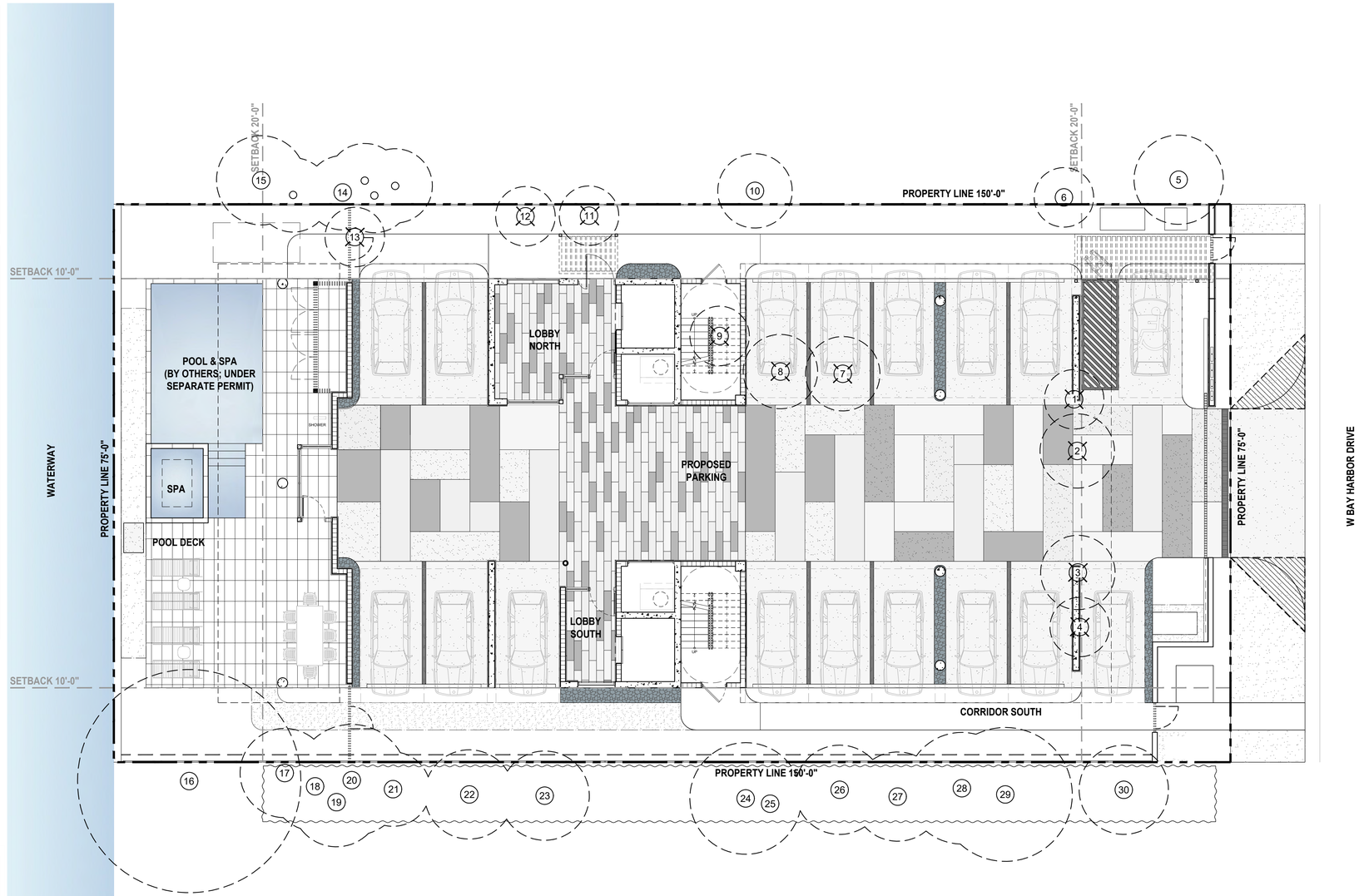
SHEET NO. **GI-100**

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	*Phoenix roebelenii*	No	5	10	8	Single	Good	Remove	50
2	Christmas Palm	*Adonidia merrillii*	No	5,5,3	16	10	Triple	Good	Remove	79
3	Christmas Palm	*Adonidia merrillii*	No	5,5,3	16	10	Triple	Good	Remove	79
4	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	8	Single	Fair	Remove	50
7	Christmas Palm	*Adonidia merrillii*	No	5,3	16	10	Double	Good	Remove	79
8	Christmas Palm	*Adonidia merrillii*	No	5,5,5	12	10	Triple	Good	Remove	79
9	Alexander Palm	*Ptychosperma elegans*	No	4	22	8	Single	Fair	Remove	50
11	Alexander Palm	*Ptychosperma elegans*	No	4 each	15	8	Cluster	Good	Remove	250
12	Alexander Palm	*Ptychosperma elegans*	No	4	15	8	Single	Good	Remove	50
13	Alexander Palm	*Ptychosperma elegans*	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	*Ficus benhamina*	No	4,6,6	10	12	Single	Fair	Remain	-
6	Alexander Palm	*Ptychosperma elegans*	No	4,4	20	8	Double	Good	Remain	-
10	Christmas Palm	*Adonidia merrillii*	No	5	12	10	Single	Good	Remain	-
14	Alexander Palm	*Ptychosperma elegans*	No	4 each	18	8	Cluster	Good	Remain	-
15	Queen Palm	*Syagrus romanzoffiana*	No	8	25	12	Single	Fair	Remain	-
16	Royal Poinciana	*Delonix regia*	No	19	23	30	Single	Fair	Remain	-
17	Christmas Palm	*Adonidia merrillii*	No	6,6	25	12	Double	Fair	Remain	-
18	Sabal Palm	*Sabal Palmetto*	Yes	14	20	12	Single	Fair	Remain	-
19	Sabal Palm	*Sabal Palmetto*	Yes	10	16	12	Single	Fair	Remain	-
20	Washingtonia Palm	*Washingtonia robusta*	No	13	35	15	Single	Fair	Remain	-
21	Christmas Palm	*Adonidia merrillii*	No	6	18	10	Single	Fair	Remain	-
22	Foxtail Palm	*Wodyetia bifurcata*	No	8	20	12	Single	Fair	Remain	-
23	Foxtail Palm	*Wodyetia bifurcata*	No	8	16	12	Single	Fair	Remain	-
24	Sabal Palm	*Sabal Palmetto*	Yes	16	18	15	Single	Fair	Remain	-
25	Sabal Palm	*Sabal Palmetto*	Yes	14	8	6	Single	Fair	Remain	-
26	Foxtail Palm	*Wodyetia bifurcata*	No	7	20	12	Single	Fair	Remain	-
27	Foxtail Palm	*Wodyetia bifurcata*	No	8	16	12	Single	Fair	Remain	-
28	Sabal Palm	*Sabal Palmetto*	Yes	9	18	15	Single	Good	Remain	-
29	Mahogany Tree	*Swietenia mahagoni*	Yes	11	35	18	Single	Fair	Remain	-
30	Foxtail Palm	*Wodyetia bifurcata*	No	8	16	12	Single	Fair	Remain	-
31	Java Plum Hedge	*Syzygium cumini*	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'

N

PLANNING & ZONING (PNZ)

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: **9700 RESIDENCES**

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

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DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN AND SCHEDULE**

SHEET NO. **LR-100**

1. CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (*E.G.*, BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTY MUST INCLUDE TREE HEALTH AND SETTLING.
2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURES RECOMMENDATIONS.
3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 -11	7	30 +	as needed

3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (*PERSEA AMERICANA*)
- BLACK OLIVE (*BUCIDA BUCERAS*)
- BRIDALVEIL (*CAESALPINIA GRANADILLO*)
- CASSIAS (ALL SPECIES OF *CASSIA*)
- LIGNUM VITAE (*GUAIACUM SANCTUM* & *G. OFFICINALE*)
- PODOCARPUS (*PODOCARPUS* SP.)
- LIVE OAK (*QUERCUS VIRGINIANA*)
- MAHOGANY (*SWIETENIA MAHAGONI*)
- MANGO (*MANGIFERA INDICA*)
- PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
- SWEET ACACIA (*ACACIA FARNESIANA*)
- VERAWOOD (*BULNESIA ARBOREA*)
- WILD TAMARIND (*LYSILOMA LATISILIQUUM* & *L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS
3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	24" from trunk in all directions

3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN OIL PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKIUENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.
4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS
4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (*E.G.*, CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (*E.G.*, COCONUT PALM, *COCOS NUCIFERA*). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
4.2.3. PALM TRUNKS SHALL ONLY BE "CLEANED UP" ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (*E.G.*, SHADE CLOTH) DURING TRANSPORT.
5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2" HIGHER) FINAL GRADE.
5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
5.1.7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
5.1.8. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
5.1.10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.

5.2. SPECIAL CONDITIONS
MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

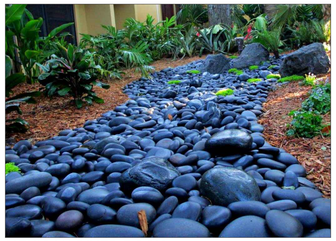
6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (*I.E.*, A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

6.2. SHADE TREES

6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.2.3. FLOWERING TREES

6.2.4. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 5-10-15 GRANULAR FER



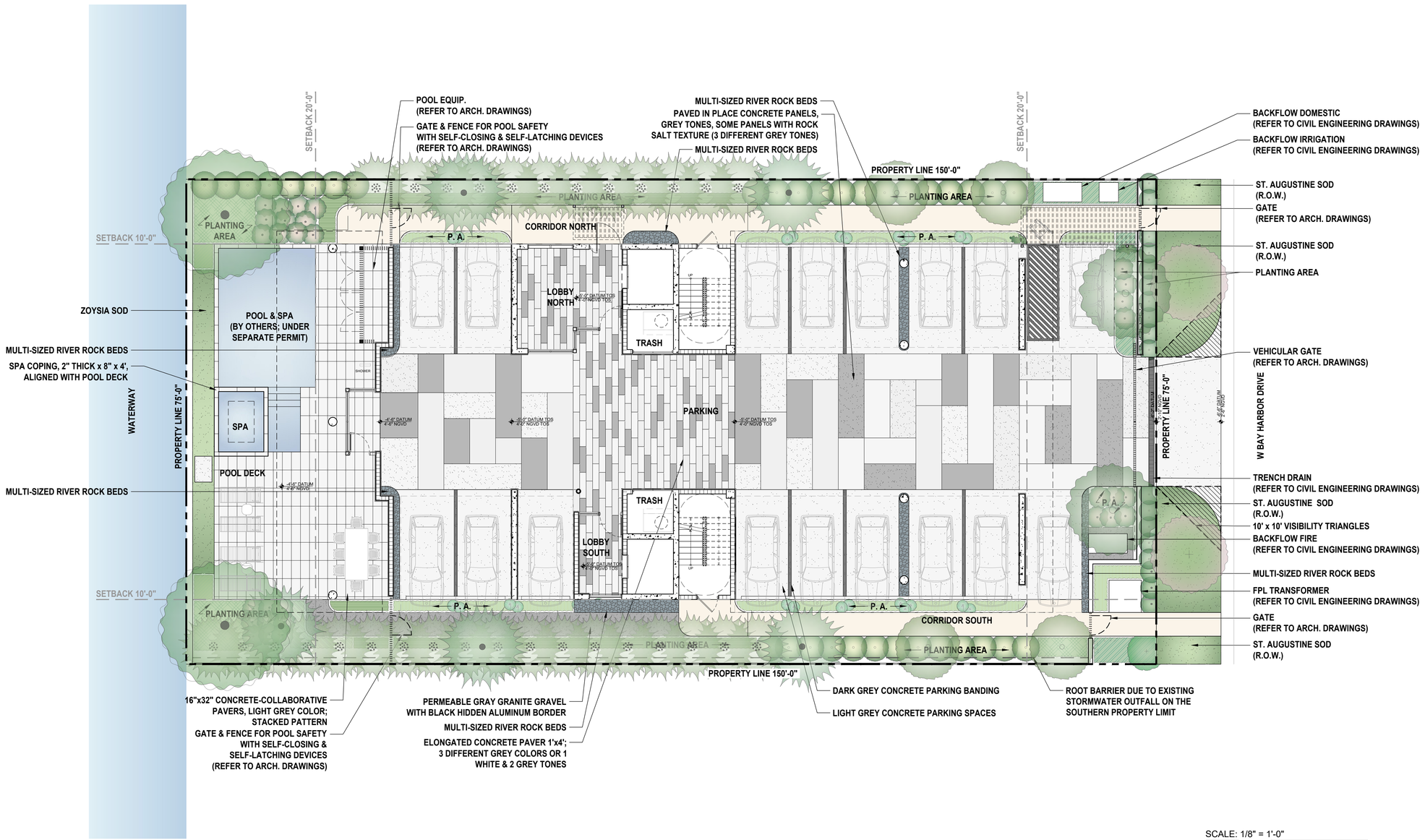
MEXICAN RIVER ROCK

ELONGATED CONCRETE PAVER 1'x4'

ELONGATED CONCRETE PAVER 1'x4'

CONCRETE-COLLABORATIVE TRAIL PAVERS

CONCRETE-COLLABORATIVE TRAIL PAVERS



david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING & ZONING (PNZ)

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

SEAL:

PROJECT NO:

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

DATE: 06/09/2022

DRAWN: C.P.

CHECKED: D.O.

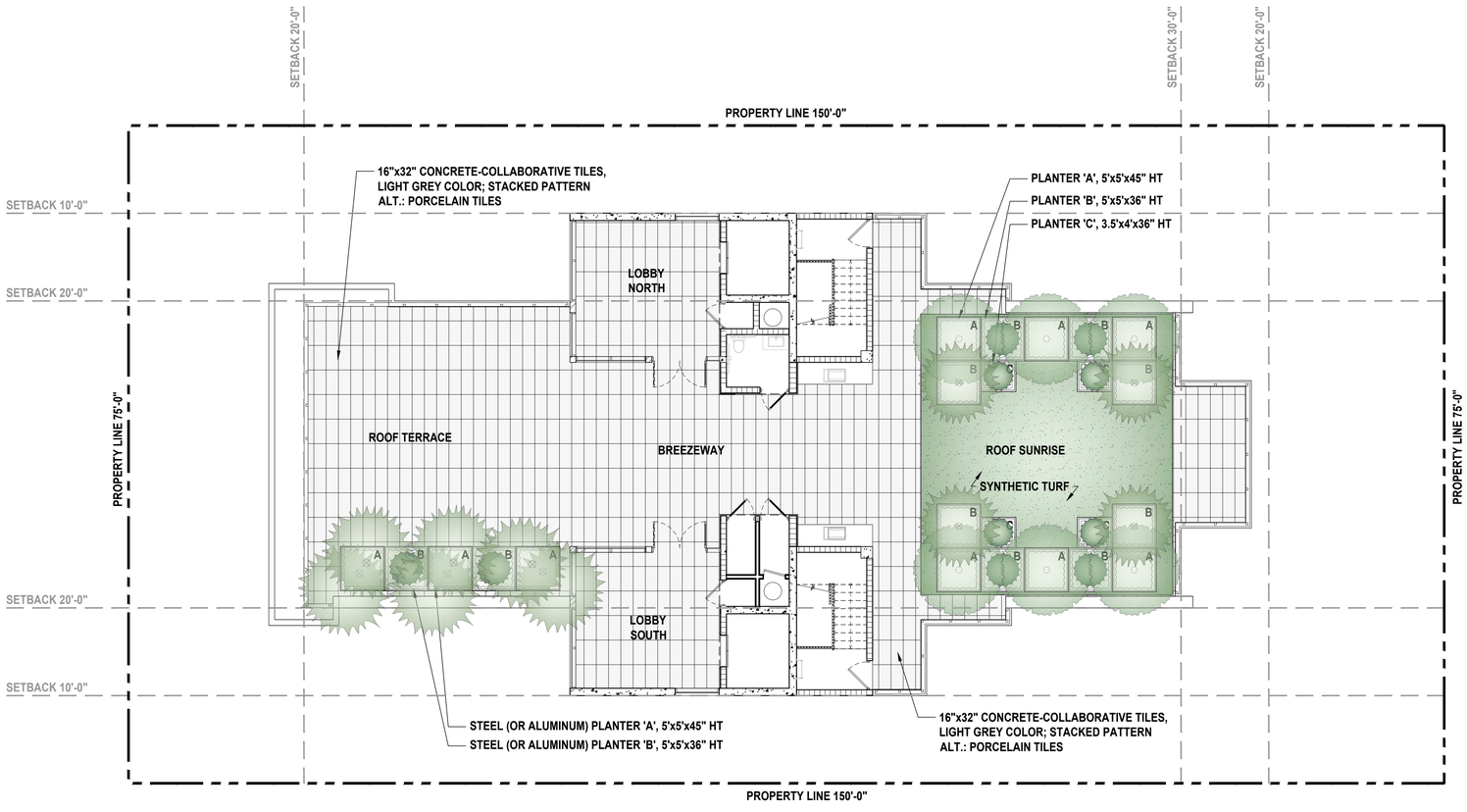
CADD FILE:

DRAWING TITLE: **HARDSCAPE PLAN**

SHEET NO. **LH-100**

CONCRETE-COLLABORATIVE TILES

CONCRETE-COLLABORATIVE TILES



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

0 5' 10' 25' 50'

N

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

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CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

HARDSCAPE PLAN ROOFTOP TERRACE

SHEET NO.

LH-101

SEAGRAPE TREE *(COCCOLOBA UVIFERA)*

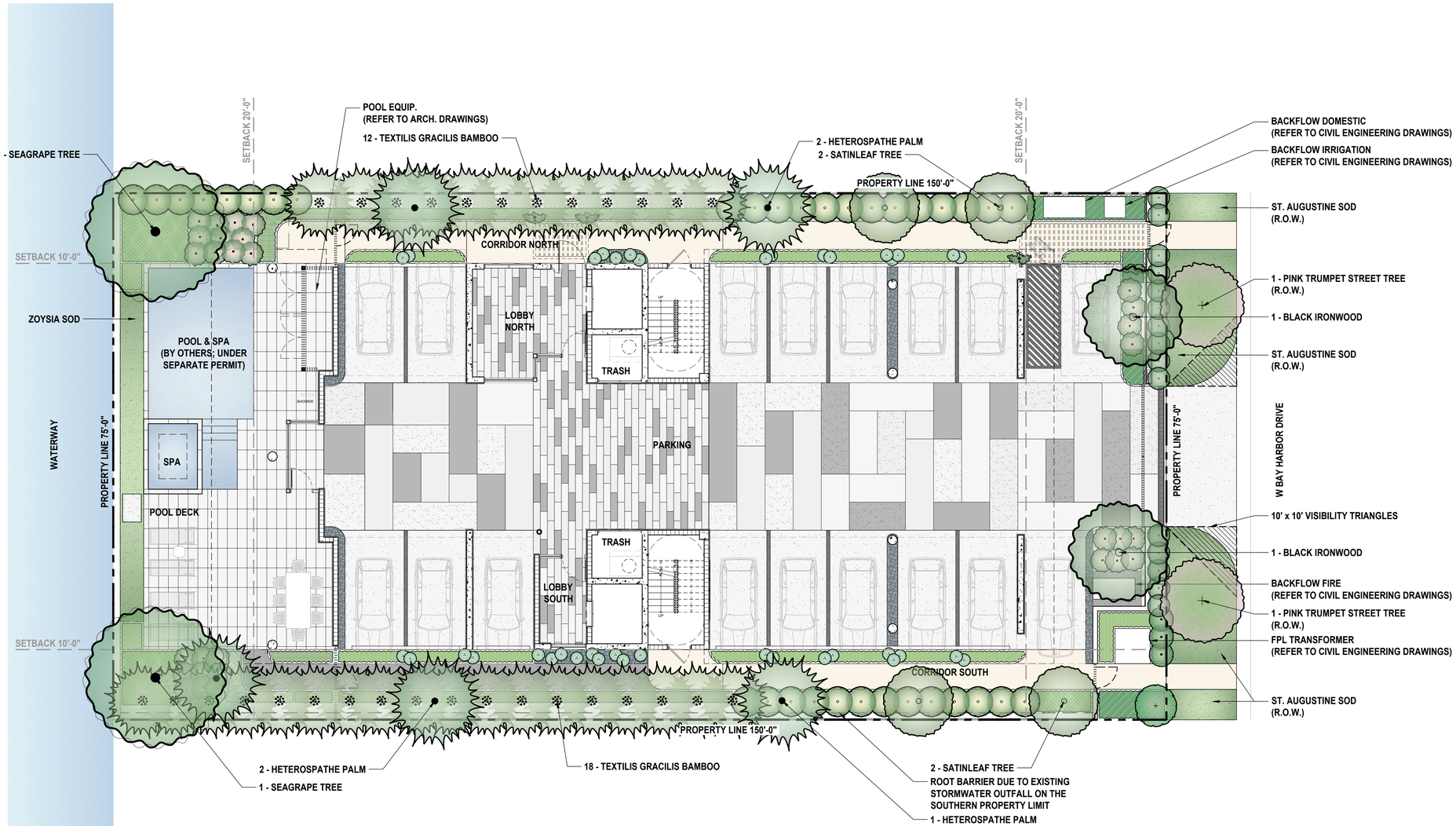
BLACK IRONWOOD *(KRUGIODENDRON FERREUM)*

SATINLEAF TREE *(CHRYSOPHYLLUM OLIVIFORME)*

PINK TRUMPET TREE *(TABEBUIA ROSEA)*

SAGISI PALM *(HETEROSPATHE ELATA)*

GRACEFUL BAMBOO
(BAMBUSA TEXTILIS 'GRACILIS')



PLANNING & ZONING (PNZ)

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

SEAL:

PROJECT NO:

SCALE:	1/8" = 1'-0"
DATE:	06/09/2022
DRAWN:	C.P.
CHECKED:	D.O.
CADD FILE:	

DRAWING TITLE:
PLANTING PLAN CANOPY LEVEL

SHEET NO.
LP-100

WHALE FIN SNAKE PLANT
(DRACAENA MASONIANA)

SPANISH STOPPER *(EUGENIA FOETIDA)*

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

FAKAHATCHEE GRASS
(TRIPSACUM FLORIDANUM)

PODOCARPUS HEDGE
(PODACARPUS MACROPHYLLUS)

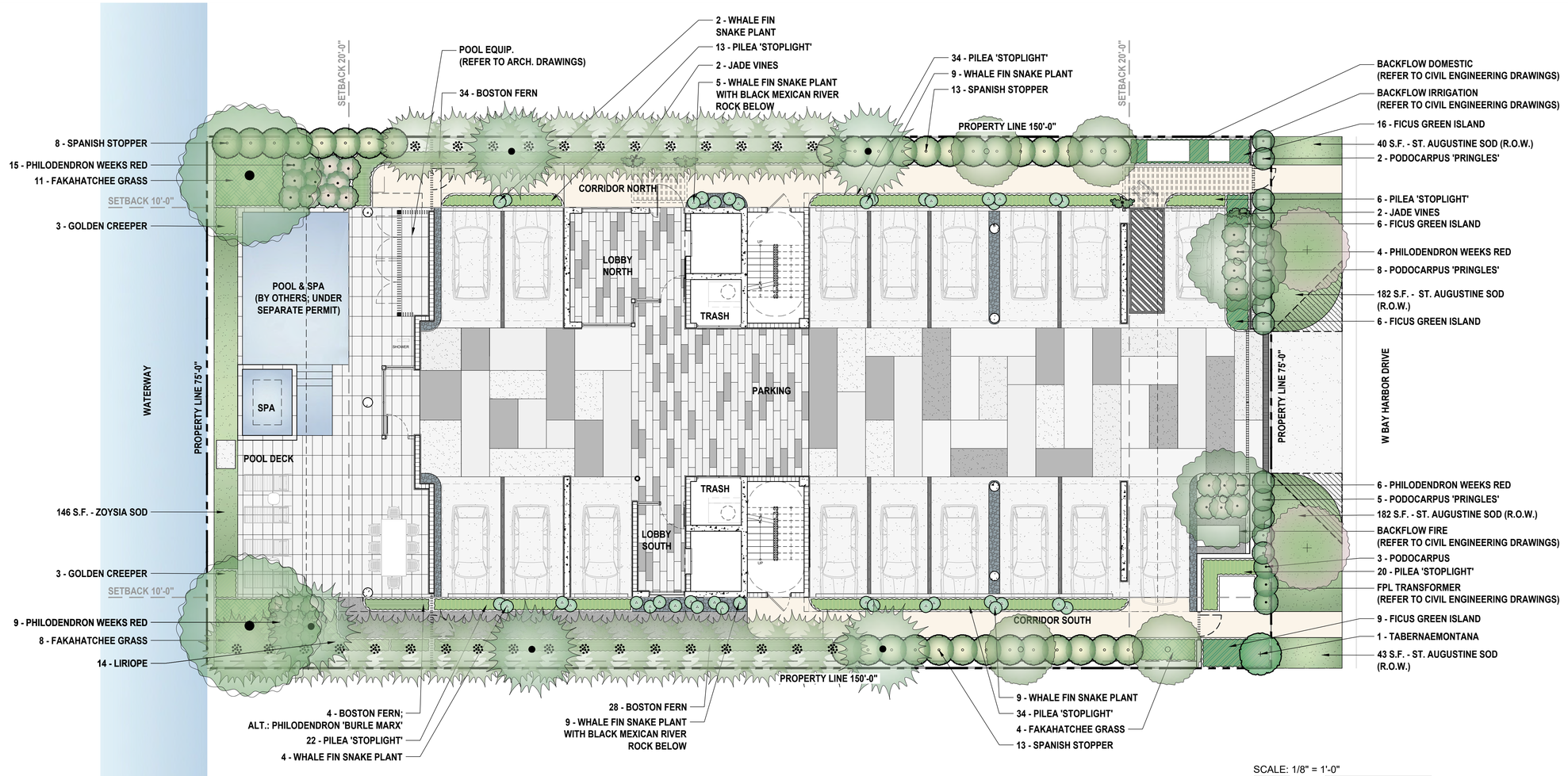
FICUS GREEN ISLAND
(FICUS MICROCARPA 'GREEN ISLAND')

BOSTON FERN *(NEPHROLEPSIS EXALTATA)*

PHILODENDRON WEEKS RED
(PHILODENDRON 'WEEKS RED' HYBRID)

STOPLIGHT PILEA
(PILEA SERPYLLACEA 'STOPLIGHT')

GOLDEN CREEPER *(ERDONEA LITTORALIS)*



david o.
landscape architecture
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RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING & ZONING

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

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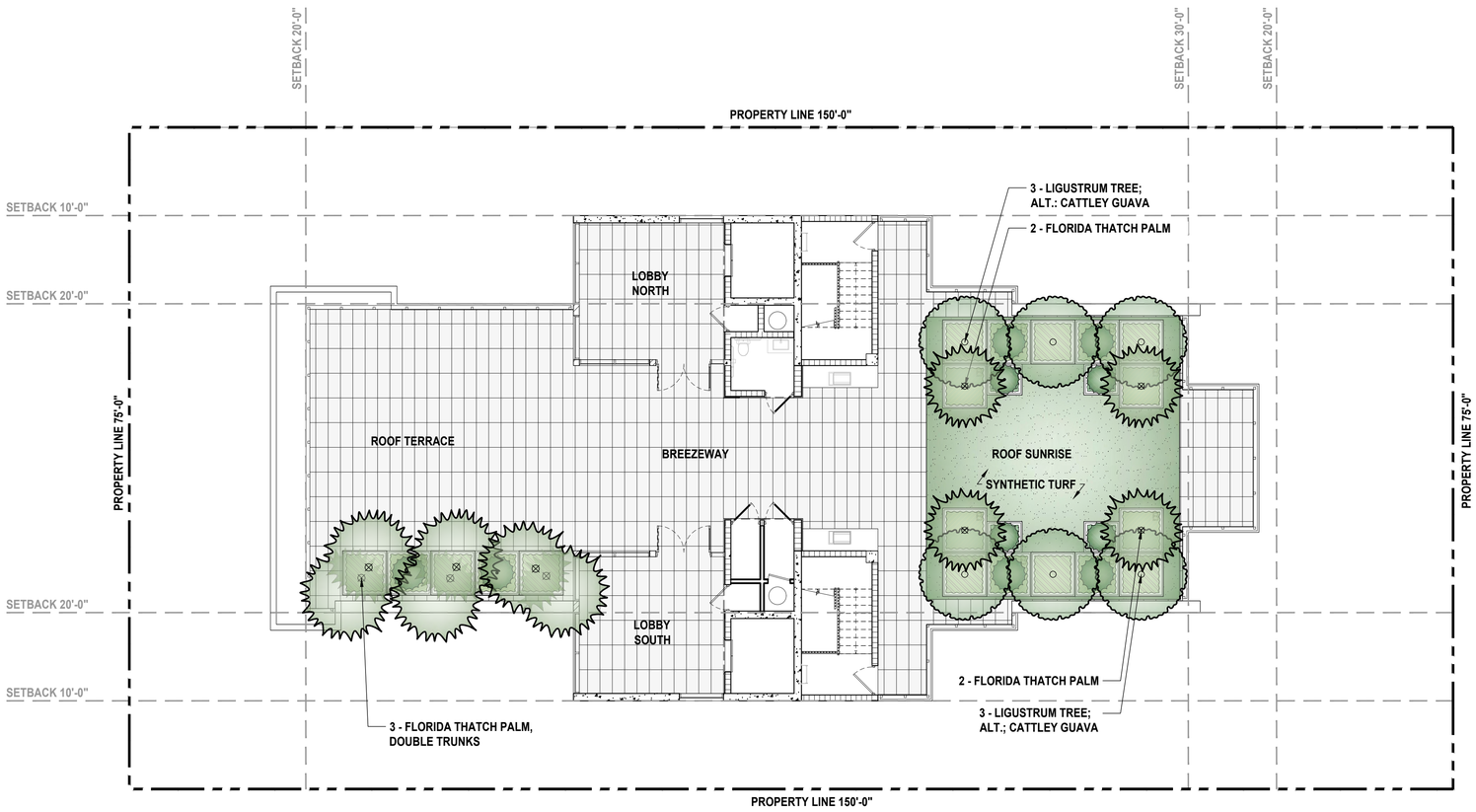
CADD FILE:	

DRAWING TITLE:
PLANTING PLAN UNDERSTORY LEVEL

SHEET NO.
LP-101

FLORIDA THATCH PALM *(THRINAX RADIATA)*

LIGUSTRUM TREE *(LIGUSTRUM JAPONICUM)*



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

0 5' 10' 25' 50'

N

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING & ZONING (PNZ)

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PROJECT NO:

SCALE:	1/8" = 1'-0"
DATE:	06/09/2022
DRAWN:	*C.P.*
CHECKED:	D.O.
CADD FILE:	

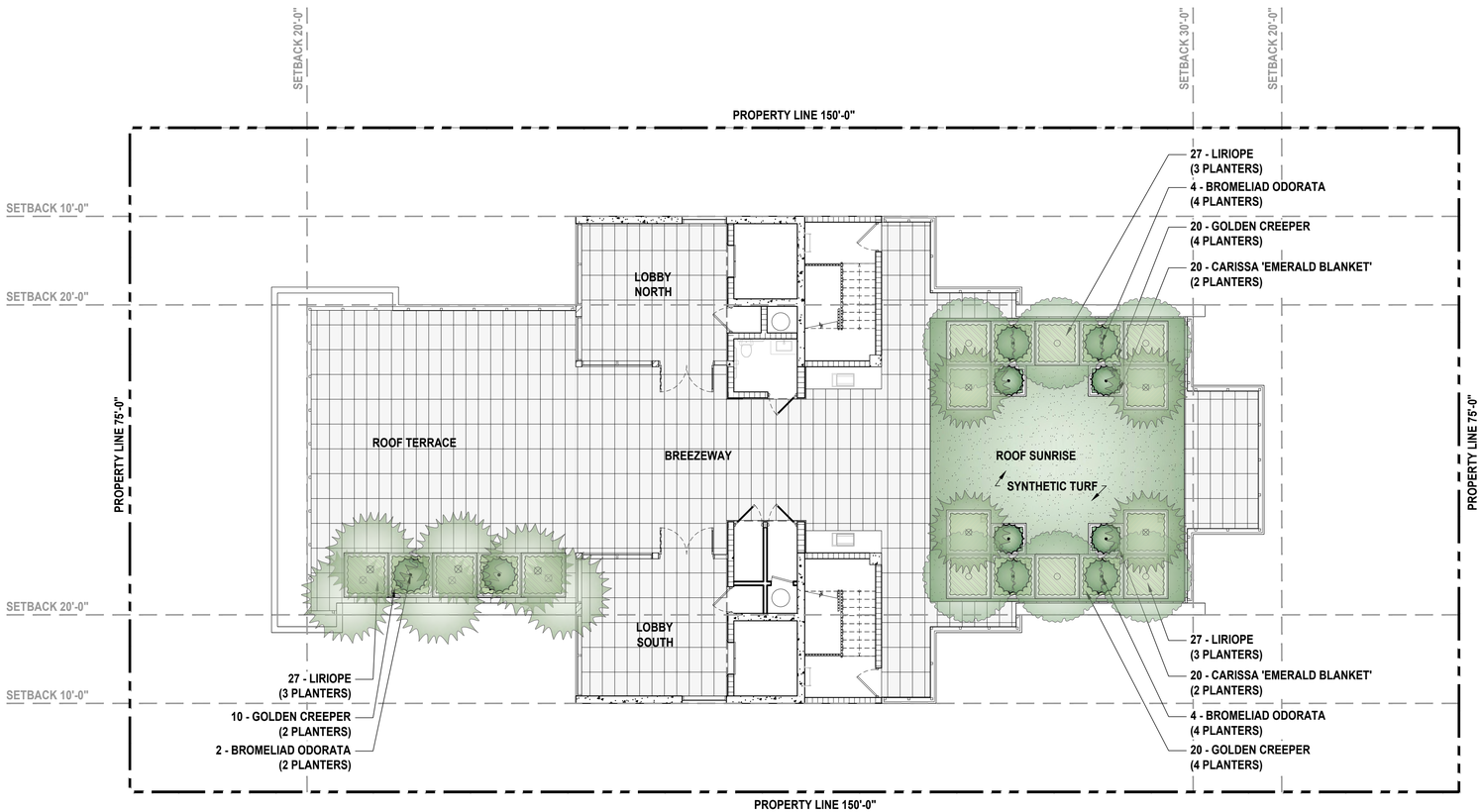
DRAWING TITLE: **PLANTING CANOPY PLAN - ROOFTOP TERRACE**

SHEET NO. **LP-102**

BROMELIAD ODORATA *(ALCANTAREA ODORATA)*

GOLDEN CREEPER *(ERDONEA LITTORALIS)*

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



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

0 5' 10' 25' 50'

N

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING & ZONING (PNZ)

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

SEAL:

PROJECT NO:

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

DATE: 06/09/2022

DRAWN: *C.P.*

CHECKED: D.O.

CADD FILE:

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

SHEET NO. **LP-103**

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

0 5' 10' 25' 50'

PLANNING & ZONING (PNZ)

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

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Revisions:

SEAL:

PROJECT NO:

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

DATE: 06/09/2022

DRAWN: C.P.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

SOUTH ELEVATION

SHEET NO.

LP-200

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

0 5' 10' 25' 50'

PLANNING & ZONING (PNZ)

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

SEAL:

PROJECT NO:

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

DATE: 06/09/2022

DRAWN: C.P.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

NORTH ELEVATION

SHEET NO.

LP-201

EAST ELEVATION

WEST ELEVATION

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

0 5' 10' 25' 50'

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING & ZONING (PNZ)

PROJECT NAME: 9700 RESIDENCES

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

Revisions:

SEAL:

PROJECT NO:
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DATE: 06/09/2022
DRAWN: C.P.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: EAST & WEST ELEVATION

SHEET NO. LP-202

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 9700 W Bay Harbor

Net Lot Area 0.26 **Acres /** 11,250 **SF**

	Required	Provided
A. Open Space Requirement Net Lot Area = 11,250 SF x 20% = 2,250 SF	20% / 2,250 SF	20 % / 2,250 SF
B. Maximum Lawn Area Allowed**** Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350 SF	11 % / 146 SF
C. Shade Trees Required*		
1. 28 trees/acre: 28 x 0.26 acres = 7 Trees	7	14 (8 @ Ground Level, 6 @ Rooftop Terrace)
2. Native Species Required - 50% # of Trees req. 7 x 50% = 4 Trees	4	8
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 7 x 50% = 4 Trees	4	8
D. Street Trees Required**	**Required**	**Provided**
Measured @ 1:35 lineal feet of frontage Width of lot 75 / 35' = 2 Street Trees **Note**: Street trees do not count toward required on-site lot trees. **Note**: Street tree species determined by Town Street Tree Master Plan.	2	2
E. Shrubs Required***		
1. 10 shrubs / required trees	70	313
2. Native Species Required - 30%	94	175
3. Drought Tolerant and Low Maintenance Species Require – 50%	157	175

Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)		
1. 10 SF/parking space: 10 x N/A spaces = N/A SF	N/A	N/A
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. 18B / 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.**

Last Updated 7/15/21

EXISTING PALMS MITIGATION SCHEDULE (PROPERTY)

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	CANOPY DIAMETER (FT)	CANOPY LOSS (SF)
1	Pygmy Date Palm	*Phoenix roebelenii*	8	50
2	Christmas Palm	*Adonidia merrillii*	10	79
3	Christmas Palm	*Adonidia merrillii*	10	79
4	Pygmy Date Palm	*Phoenix roebelenii*	8	50
7	Christmas Palm	*Adonidia merrillii*	10	79
8	Christmas Palm	*Adonidia merrillii*	10	79
9	Alexander Palm	*Ptychosperma elegans*	8	50
11	Alexander Palm	*Ptychosperma elegans*	8	250
12	Alexander Palm	*Ptychosperma elegans*	8	50
13	Alexander Palm	*Ptychosperma elegans*	8	50
		TOTA CANNOPY LOSS (SF)		**816**

PROPOSED TREES MITIGATION SCHEDULE (PROPERTY)

NATIVE	QUANTITY	BOTANICAL/COMMONG NAME	SPECIFICATIONS	CATEGORY	CANOPY CREDIT (SF)
GROUND LEVEL					
Y	4	*Chrysophyllum oliviforme* Satinleaf Tree	2.5" DBH. x 12' Ht. x 10'-12' Sp. Min., 4 Ft. Clear Wood, Min.	Shade Tree 1	2000
Y	2	*Coccoloba uvifera* Seagrape Tree	4" DBH. x 18-20ft Height x 10'-12' Sp. Min., FL Grade #1 or Better	Shade Tree 1	1000
Y	2	*Krugiodendron ferreum* Black Ironwood	2.5" DBH. x 12' Ht. x 10'-12' Sp. Min., 4 Ft. Clear Wood, Min.	Shade Tree 1	1000
N	5	*Heterospathe elata* Sagisi Palm Tree	15'-16' Wd., Matching	Palm Tree 1	1500
ROOFTOP TERRACE					
N	6	*Ligustrum japonicum* Wax-Leaf Privet	2" DBH x 12'-0" Ht. x 8'-0" Sp., Min., Matching; Alt.: Cattley Guava	Small Tree	1200
Y	7	*Thrinax radiata* Florida Thatch Palm	3 @ 10' Wd., Matching, Double Trunk; 4 @ 10' Wd., Matching	Palm Tree 1	2100
				TOTAL CANOPY CREDIT PROVIDED (S.F.) =	**8800**
				CANOPY LOSS (SF) =	816

PLANTING SCHEDULE (PROPERTY)

TREES & PALMS - GROUND LEVEL

Native	Qty	Botanical/Common Name	Specifications	Canopy Credit S.F.
Y	4	*Chrysophyllum oliviforme* Satinleaf Tree	2.5" DBH. x 12' Ht. x 10'-12' Sp. Min., 4 Ft. Clear Wood, Min., FL Grade #1 or Better (See General Note #1 Below)	2000
Y	2	*Coccoloba uvifera* Seagrape Tree	4" DBH. x 18-20' Height x 10'-12' Sp. Min., FL Grade #1 or Better. (See General Note #1 Below)	1000
Y	2	*Krugiodendron ferreum* Black Ironwood	2.5" DBH. x 12' Ht. x 10'-12' Sp. Min., 4 Ft. Clear Wood, Min., FL Grade #1 or Better (See General Note #1 Below)	1000
N	5	*Heterospathe elata* Sagisi Palm Tree	15'-16' Wd., Matching (See General Note #1 Below)	1500
			TOTAL CANOPY CREDIT PROVIDED - GROUND LEVEL (S.F.)	**5500**

TREES & PALMS - ROOFTOP TERRACE

Native	Qty	Botanical/Common Name	Specifications	Canopy Credit S.F.
N	6	*Ligustrum japonicum* Wax-Leaf Privet	2.5" DBH x 12'-0" Ht. x 8'-0" Sp., Min., Matching; Alt.: Cattley Guava (See General Note #1 Below)	1200
Y	7	*Thrinax radiata* Florida Thatch Palm	3 @ 10' Wd., Matching, Double Trunk; 4 @ 10' Wd., Single Trunk, Matching	2100
			TOTAL CANOPY CREDIT PROVIDED - ROOFTOP TERRACE (S.F.)	**3300**
			TOTAL CANOPY CREDIT PROVIDED (S.F.)	**8800**

BAMBOOS- GROUND LEVEL

Native	Qty	Botanical/Common Name	Specifications
N	30	*Bambusa textilis 'Gracilis'* Graceful Bamboo	30 Gal., 12ft Ht., Full, 10-15 Canes Min.; (See General Note #1 Below)

SHRUBS, GROUND COVERS AND VINES - GROUND LEVEL

Native	Qty	Botanical/Common Name	Specifications
N	38	*Dracaena masoniana* Whale Fin Snake Plan	3 Gal., 24" O.C. (See General Note #1 Below)
Y	6	*Ernodea littoralis* Golden Creeper	3 Gal., 24" O.C. (See General Note #1 Below)
Y	34	*Eugenia foetida* Spanish Stopper	25 Gal., 6'-8' Ht., Full/Low Branched, (See General Note #1 Below)
N	37	*Ficus microcarpa 'Green Island'* Green Island Ficus	3 Gal., 24" O.C. (See General Note #1 Below)
N	14	*Liriope muscari 'Big Blue'* Big Blue Liriope	3 Gal., 18" O.C. (See General Note #1 Below)
Y	66	*Nephrolepis exaltata* Boston Fern	3 Gal., 24" O.C. (See General Note #1 Below)
N	34	*Philodendron 'Weeks Red Hybrid'* Philodendron Weeks Red	10 Gal. (See General Note #1 Below)
N	129	*Pilea serpyllacea 'Stoplight'* Stoplight Pilea	Gal., 18" O.C. (See General Note #1 Below)
N	3	*Podocarpus macrophyllus* Podocarpus	10-15 Gal., 7'-8' Ht., 30" O.C. (See General Note #1 Below)
N	15	*Podocarpus macrophyllus 'Pringles Dwarf'* Podocarpus Pringles	7 Gal., 30" O.C. (See General Note #1 Below)
N	4	*Strongylodon macrobotrys* Jade Vine	7 Gal. (See General Note #1 Below)
N	1	*Tabernaemontana* Crape Jasmine	10-15 Gal. (See General Note #1 Below)
Y	19	*Tripsacum floridanum* Fakahatchee Grass	3 Gal., 36" O.C. (See General Note #1 Below)

SHRUBS, GROUND COVERS AND VINES - ROOFTOP TERRACE

Native	Qty	Botanical/Common Name	Specifications
N	10	*Alcantarea odorata* Bromeliad Odorata	17" Pot (See General Note #1 Below)
N	40	*Carissa macrocarpa 'Emerald Blanket'* Emerald Blanket' Carissa	3 Gal., 12" O.C. (See General Note #1 Below)
Y	50	*Ernodea littoralis* Golden Creeper	3 Gal., 24" O.C. (See General Note #1 Below)
N	81	*Liriope muscari 'Big Blue'* Big Blue Liriope	3 Gal., 18" O.C. (See General Note #1 Below)

MISCELLANEOUS - PROPERTY - GROUND LEVEL

Native	Qty	Botanical/Common Name	Specifications
N	146 S.F.	Zoysia 'Empire' Sod	Staggered and butted joints.
-	282 S.F.	Crushed Granite Gravel	3/8" Φ
-	118 S.F.	Mexican River Rock	

PLANTING SCHEDULE (RIGHT-OF-WAY)

TREES

Native	Qty	Botanical/Common Name	Specifications	Canopy Credit S.F.
Y	2	*Tabebuia rosea* Pink Trumpet Tree	2.5" DBH x 12'-14' Ht. x 6'-0" Sp., Min. See General Note #1 Below	400
			TOTAL CANOPY CREDIT PROVIDED - RIGHT-OF-WAY (S.F.)	**400**

MISCELLANEOUS

Native	Qty	Botanical/Common Name	Specifications
N	447 S.F.	St. Augustine Sod in Right-of-Way	

GENERAL NOTES

1	Landscape Contractor shall provide photographic submittal with person for scale reference to Landscape Architect for review and approval prior to purchasing plants.
2	Landscape Architect to approve all specimen trees & palms in person.
3	All plant locations to approved on site by Landscape Architect.
4	Final grades shall be approved in the field by Landscape Architect prior to planting.
5	Landscape contractor to coordinate installation with Landscape Architect at least 1 month prior to installation date.
6	In addition to the above plant list and specifications there is to be an additional $5,000.00 wholesale plant allowance.

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landscape architecture
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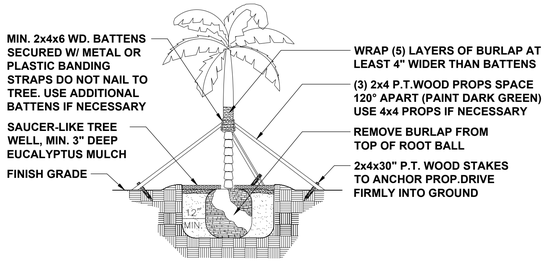
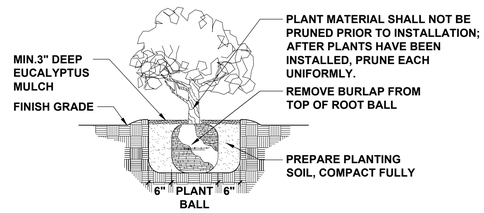
CADD FILE:

DRAWING TITLE: **PLANTING & TREE REPLACEMENT SCHEDULES**

SHEET NO. **LP-300**

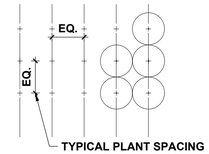


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

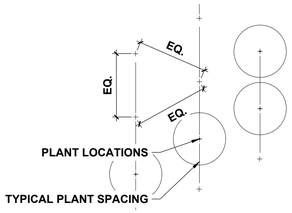


TYPICAL SHRUB PLANTING DETAIL

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



SQUARE SPACING



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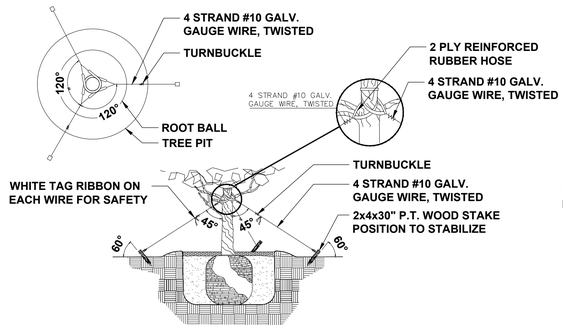
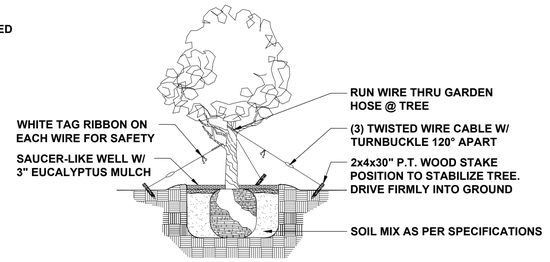
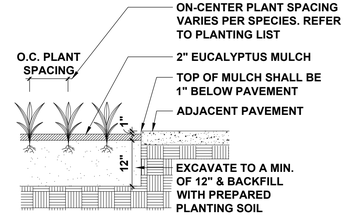


TREE PLANTING AND GUYING DETAIL



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 GROUNDCOVER 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 TRUCK 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.

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING

PROJECT NAME: **9700 RESIDENCES**

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

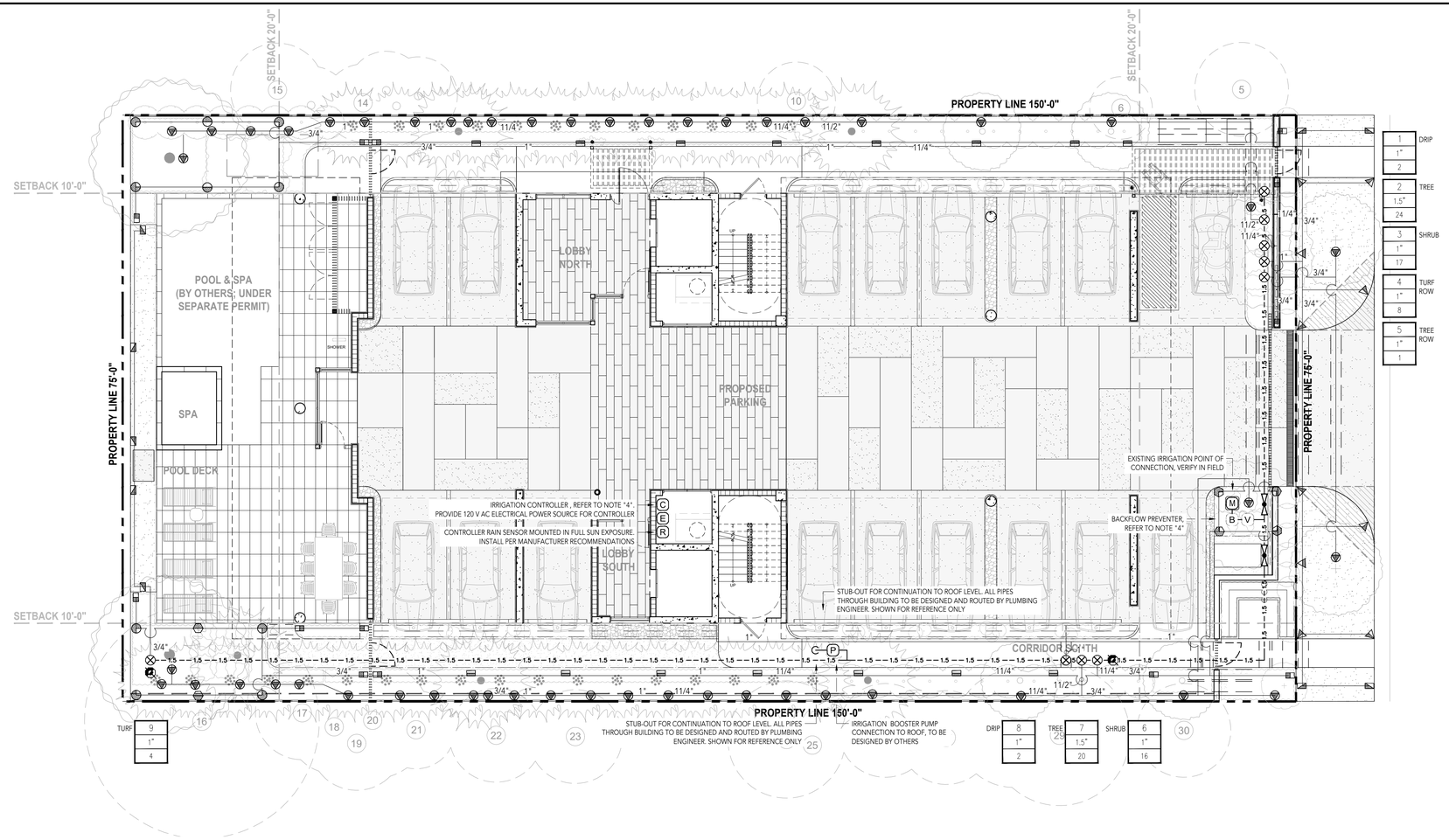
Revisions:

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 06/09/2022
DRAWN: C.P.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **PLANTING GENERAL NOTES**

SHEET NO. **LP-301**



IRRIGATION MATERIAL LEGEND

SYMBOL Q	SYMBOL 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	TLHCVXR5-12 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 SIZES			
		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	SYMBOL H	MANUFACTURER	DESCRIPTION
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Ⓡ		RAIN BIRD	RSD-BEx SERIES RAIN SENSOR WITH METAL BRACKET, MOUNT TO TOP OF WALL IN FULL SUN EXPOSURE AND WIRE TO CONTROLLER
Ⓔ		N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD
		AS APPROVED	PVC PIPE 3/4" - 1-1/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE
– – 1.5 – – 1.5 –		AS APPROVED	PVC PIPE 1-1/2" SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE, ALL FITTINGS SHALL RECEIVE THRUST BLOCKING
		AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED 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-7RNDB (BOX) AND VB-7RNDBLK (LID)
10" ROUND BOXES	VB-10RNDB (BOX) AND VB-10RNDBLK (LID)
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VALVE CALLOUT LEGEND

H	CONTROLLER LETTER AND STATION NUMBER
1.5"	VALVE SIZE IN INCHES
GPM	FLOW RATE IN G.P.M.

NOTE:

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IRRIGATION NOTE:

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SCALE: 1/8" = 1'-0"
0 5' 10' 25' 50'

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PLANNING & ZONING (PNZ)

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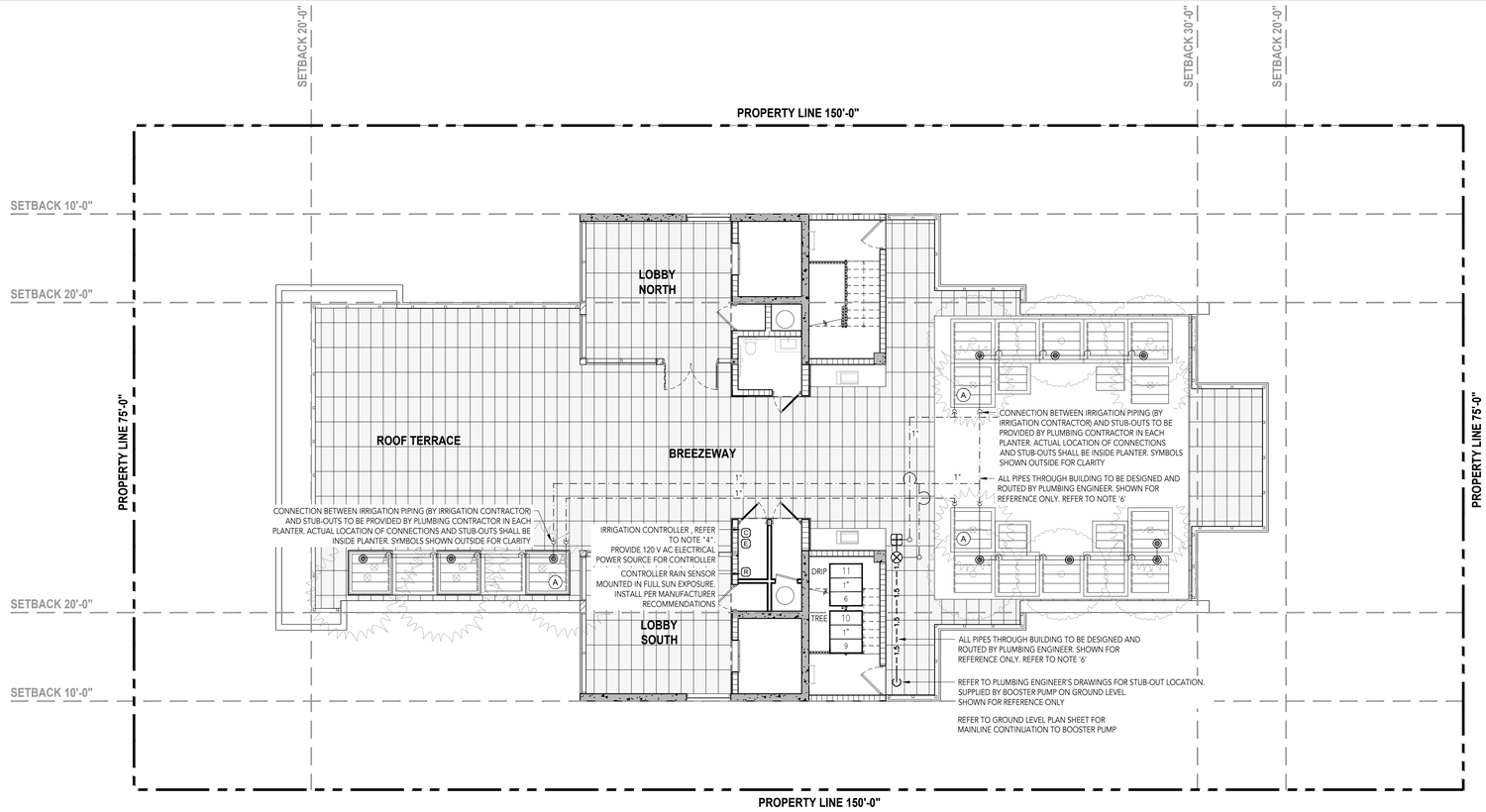
CADD FILE:

DRAWING TITLE:
IRRIGATION PLAN - GROUND LEVEL

SHEET NO.
IR-100



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Ⓔ		N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD
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		AS APPROVED	PVC PIPE 1-1/2" SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE, ALL FITTINGS SHALL RECEIVE THRUST BLOCKING
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VALVE CALLOUT LEGEND

- CONTROLLER LETTER AND STATION NUMBER
- VALVE SIZE IN INCHES
- FLOW RATE IN G.P.M.

NOTE:

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DAVID J. ODISHOO
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CONSULTANT:

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Revisions:

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DATE: 06/09/2022

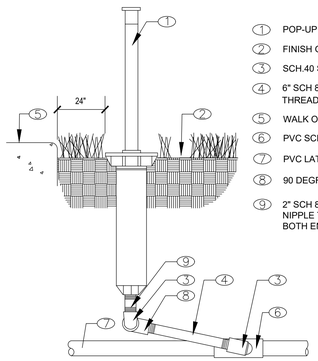
DRAWN: J.S.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE: **IRRIGATION PLAN - ROOFTOP**

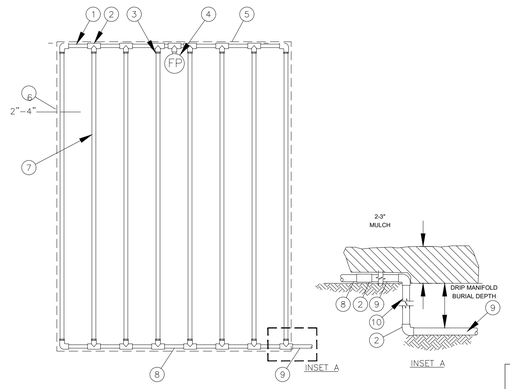
SHEET NO. **IR-101**



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

1 POP-UP SPRINKLER/TREE BUBBLER

N.T.S.



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 DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE

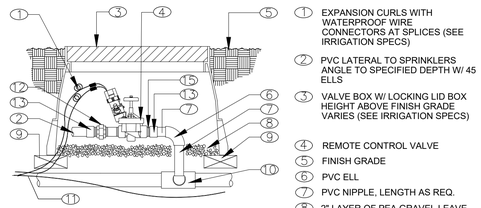
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN 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.

2 DRIP IRRIGATION

N.T.S.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	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

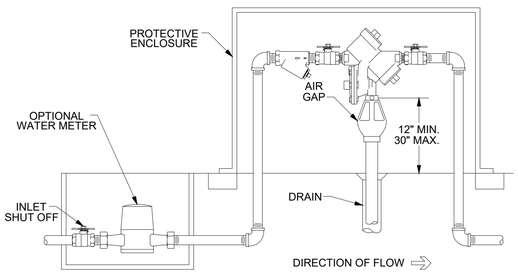


1. EXPANSION CURLS WITH WATERPROOF WIRE CONNECTORS AT SPLICES (SEE IRRIGATION SPECS)
2. PVC LATERAL TO SPRINKLERS ANGLE TO SPECIFIED DEPTH W/ 45 ELLS
3. VALVE BOX W/ LOCKING LID BOX HEIGHT ABOVE FINISH GRADE VARIES (SEE IRRIGATION SPECS)
4. REMOTE CONTROL VALVE
5. FINISH GRADE
6. PVC ELL
7. PVC NIPPLE, 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

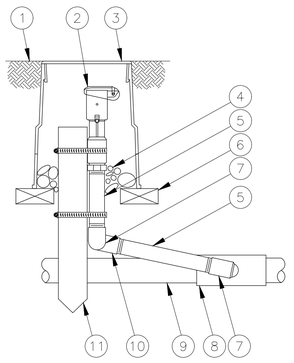
3 REMOTE CONTROL VALVE

N.T.S.



4 R/P BACKFLOW PREVENTER - HORIZONTAL

N.T.S.

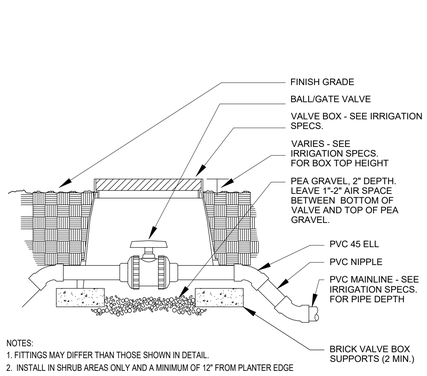


1. FINISH GRADE/TOP OF MULCH
2. QUICK-COUPLING VALVE: RAIN BIRD MODEL 44LRC
3. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
4. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10.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

5 QUICK COUPLING VALVE

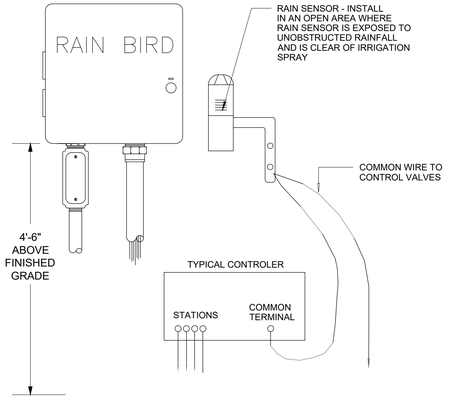
N.T.S.



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

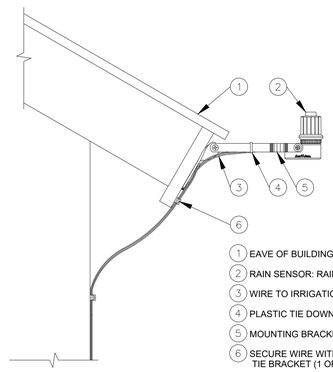
6 BALL VALVE

N.T.S.



7 TIMER AND RAIN SENSOR

N.T.S.



1. EAVE OF BUILDING
2. RAIN SENSOR: RAIN BIRD RSD-BEx
3. WIRE TO IRRIGATION CONTROLLER
4. PLASTIC TIE DOWN STRAP
5. MOUNTING BRACKET
6. SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

8 RAIN SENSOR (RSD-BEx)

N.T.S.

IRRIGATION NOTES

1. 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.
2. 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.
3. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. 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.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
8. 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.
9. 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.
10. 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.
11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. 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.
13. THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.

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"

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PLANNING & ZONING (PNZ)

PROJECT NAME: **9700 RESIDENCES**

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

Revisions:

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 06/09/2022
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 ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY 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 FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, 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 SODDING 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 T 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 'A-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. EXC

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) T 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 EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN 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, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.
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 APPLIED. 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 C800 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 EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS; APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN 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. TAPPING 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 PERMIT 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 TWO 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; 10P - 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 PARTS 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 = SDPI133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDPI7400 (AWWAC-605 - PVC MAIN); 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 CONTAINMENT 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 633.021(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 633.021(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) 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 KOPPER'S "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

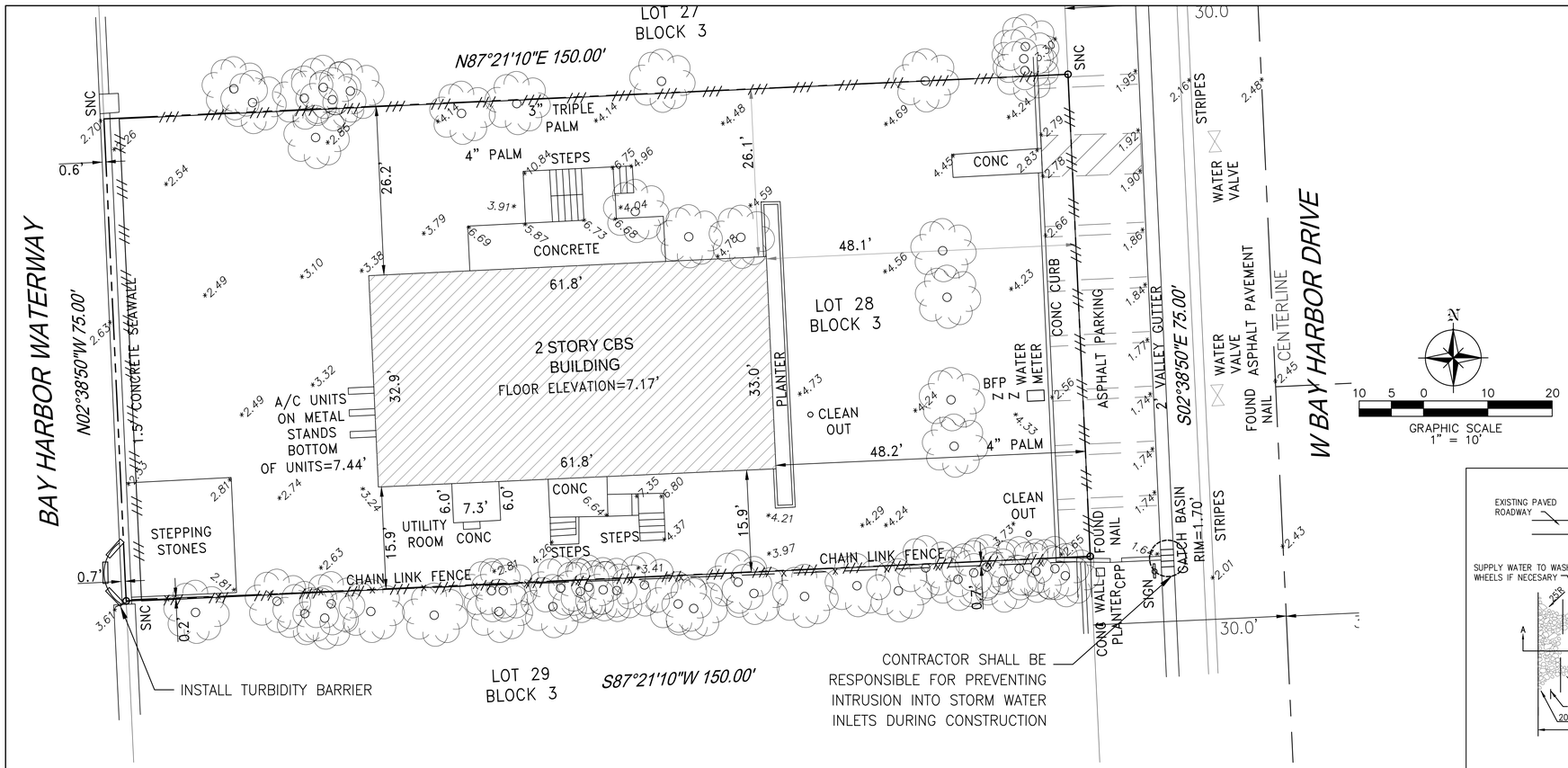
1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR.
2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, 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 F477.
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: - 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.
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 F1417. 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.

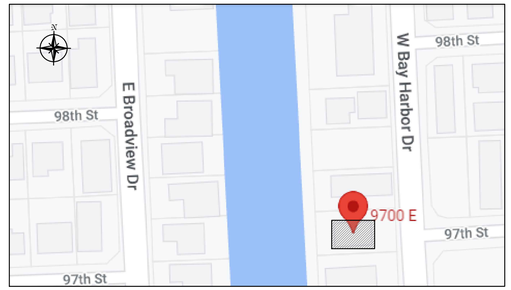
PRECAST STRUCTURES AND APPURTENANCES

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 C923. 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 BLISTERS, 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 EPDXY 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 EPDXY 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





LOCATION MAP
N.T.S.

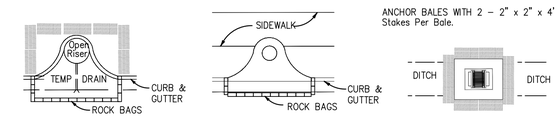
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

NOTE:
USE SANDBAGS, SILT FENCE OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

NOTE:
1. 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.
2. WHEN NECESSARY, WHEELS SHALL CLEANED PRIOR TO ENTRANCE ONTO PUBLICS RIGHTS-OF-WAY.
3. 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

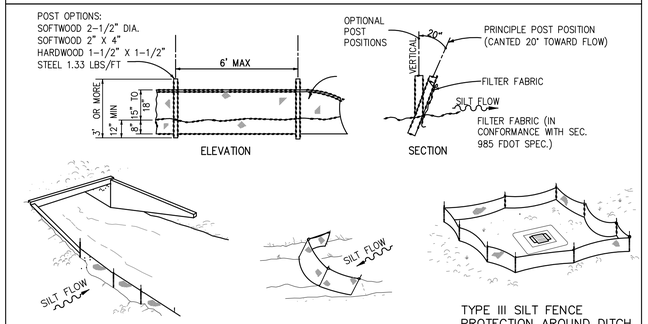
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



PARTIAL INLET | COMPLETED INLET | DITCH BOTTOM INLET

GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.



TYPE III SILT FENCE | TYPE III SILT FENCE | TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

SILT FENCE DETAIL
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED f BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

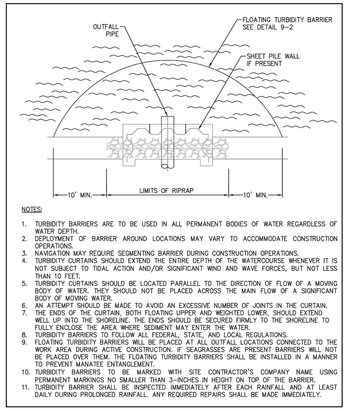
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER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

SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

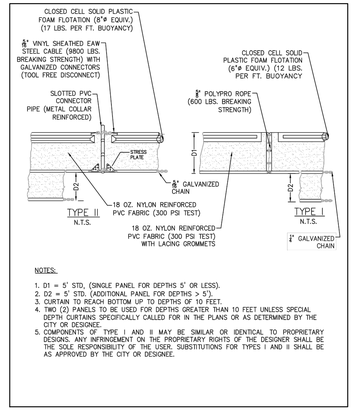
PROPOSED SILT FENCE

FLOATING TURBIDITY BARRIER



NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. DEPLOYMENT OF BARRIER AROUND LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
3. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
4. TURBIDITY CURTAINS SHOULD EXTEND THE ENTIRE DEPTH OF THE WATERCOURSE WHENEVER IT IS NOT SUBJECT TO TIDAL ACTION AND/OR SIGNIFICANT WIND AND WAVE FORCES, BUT NOT LESS THAN 10 FEET.
5. TURBIDITY CURTAINS SHOULD BE LOCATED PARALLEL TO THE DIRECTION OF FLOW OF A MOVING BODY OF WATER. THEY SHOULD NOT BE PLACED ACROSS THE MAIN FLOW OF A SIGNIFICANT BODY OF MOVING WATER.
6. AN ATTEMPT SHOULD BE MADE TO AVOID AN EXCESSIVE NUMBER OF JOINTS IN THE CURTAIN.
7. THE ENDS OF THE CURTAIN, BOTH FLOATING UPPER AND WEIGHTED LOWER, SHOULD EXTEND WELL UP INTO THE SHORELINE. THE ENDS SHOULD BE SECURED FIRMLY TO THE SHORELINE TO FULLY ENCLOSE THE AREA WHERE SEDIMENT MAY ENTER THE WATER.
8. TURBIDITY BARRIERS TO FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
9. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
10. TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3-INCHES IN HEIGHT ON TOP OF THE BARRIER.
11. TURBIDITY BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

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



NOTES:
1. D1 = 5' STD, (SINGLE PANEL FOR DEPTHS 5' OR LESS).
2. D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
3. CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
4. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE CITY OR DESIGNEE.
5. COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE CITY OR DESIGNEE.

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

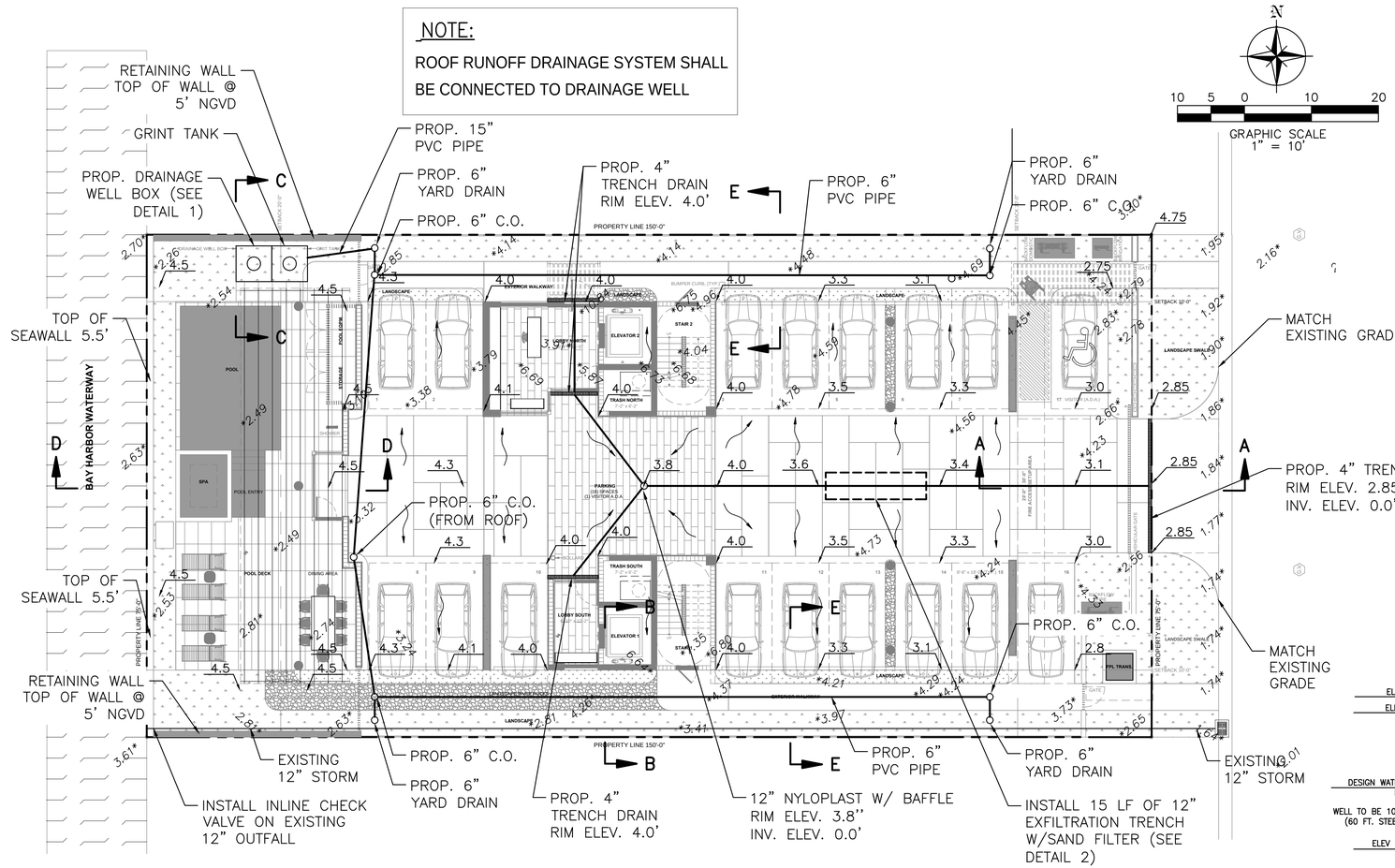
Client:
Project: 9700 RESIDENCES
9700 W BAY HARBOR DR BAY HARBOR FL. 33154

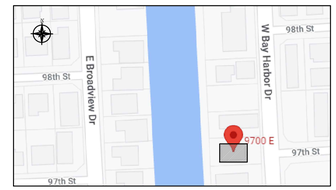
Plan Description: EROSION CONTROL

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

Designed by: JORGE M. SZAUER
Drawn by: M.CRESPO
Revised & Sealed: JORGE M. SZAUER
Date: P&Z 06/08/2022
Scale: AS SHOWN
Job N°:

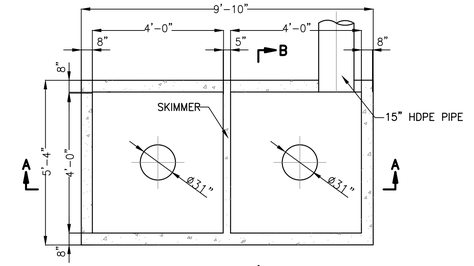
Sheet: C-02 of Sheets





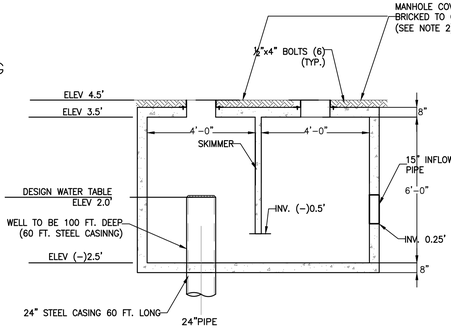
LOCATION MAP
N.T.S.

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

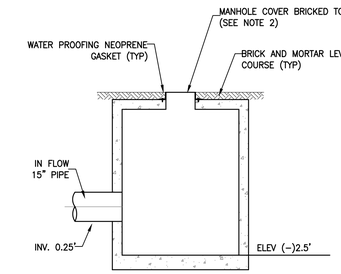


DRAINAGE WELL INJECTION BOX

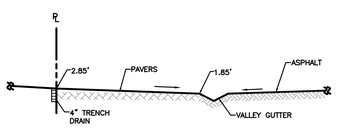
DETAIL 1 | NTS | STD



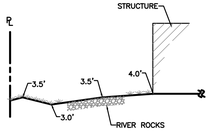
SECTION A–A
N.T.S.



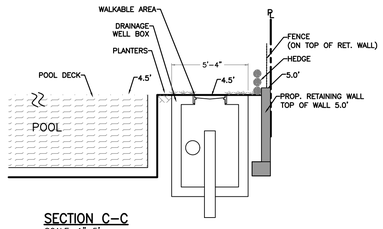
SECTION B–B
N.T.S.



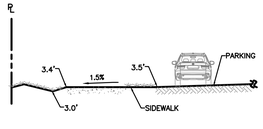
SECTION A–A
SCALE. 1"=5'



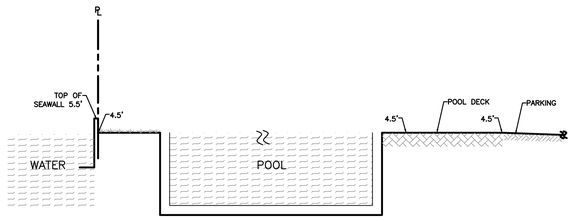
SECTION B–B
SCALE. 1"=5'



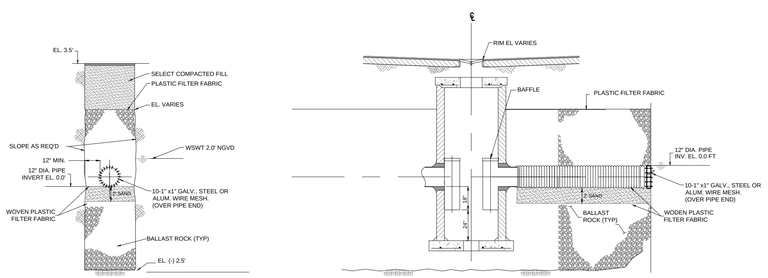
SECTION C–C
SCALE. 1"=5'



SECTION E–E
SCALE. 1"=5'



SECTION D–D
SCALE. 1"=5'



EXFILTRATION TRENCH W/ SAND FILTER

DETAIL 2 | NTS | STD

NOTES:

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
- *4.50 EXIST. ELEVATIONS
- 6.55 PROP. ELEVATIONS
- GRASS
- POOL DECK
- PAVERS

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

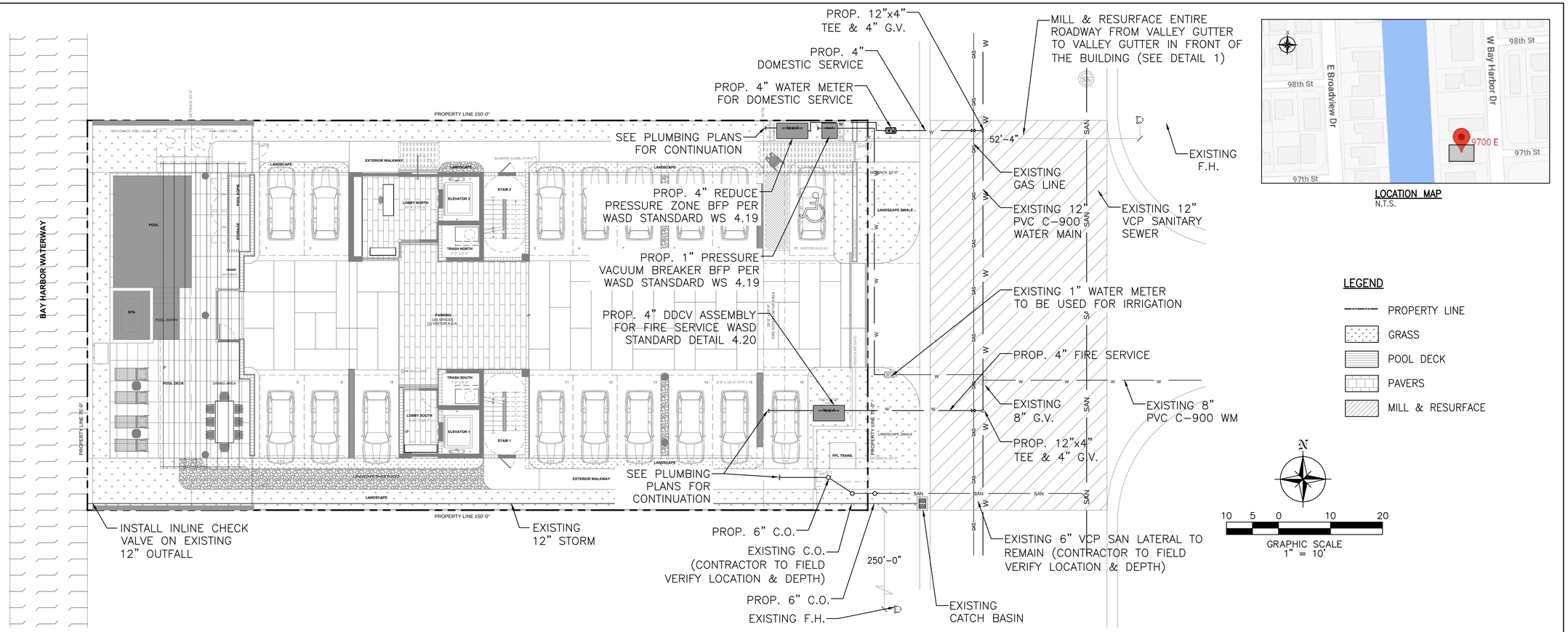
Client:
Project: 9700 RESIDENCES
9700 W BAY HARBOR DR BAY HARBOR FL. 33154

Plan Description: PAVING, GRADING & DRAINAGE

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

Designed by: JORGE M. SZAUER
Drawn by: M.CRESPO
Revised & Sealed: JORGE M. SZAUER
Date: P&Z 06/08/2022
Scale: AS SHOWN
Job N°:

Sheet: C-03
of Sheets

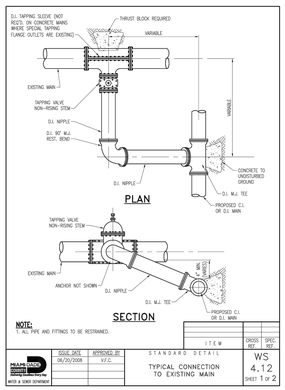


LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- GRASS
- POOL DECK
- PAVERS
- MILL & RESURFACE

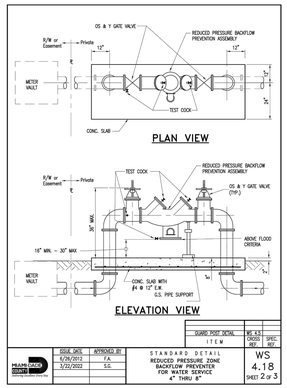
GRAPHIC SCALE
1" = 10'



NOTE:
1. ALL PIPE AND FITTINGS TO BE RESTRAINED.

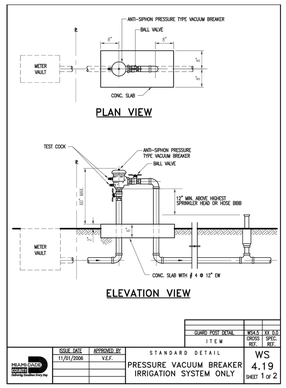
ITEM	GRADE REF.	SPEC REF.
STANDARD DETAIL: TYPICAL CONNECTION TO EXISTING MAIN	WS 4.12	SHEET 1 OF 2

ISSUE DATE	APPROVED BY
06/20/2008	V.F.C.



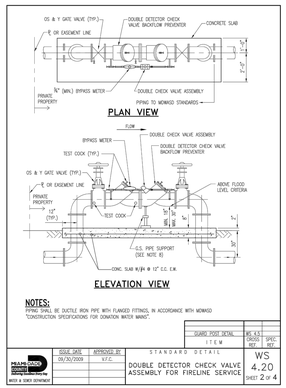
ISSUE DATE	APPROVED BY
6/29/2012	F.A.
7/22/2022	S.G.

ITEM	GRADE REF.	SPEC REF.
STANDARD DETAIL: REDUCED PRESSURE ZONE BACKFLOW PREVENTION FOR WATER SERVICE 4" THRU 8"	WS 4.18	SHEET 2 OF 3



ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

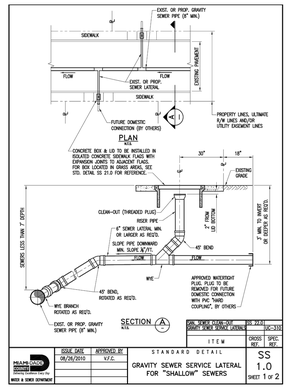
ITEM	GRADE REF.	SPEC REF.
STANDARD DETAIL: PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY	WS 4.19	SHEET 1 OF 2



NOTES:
PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH NORMED "CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS".

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

ITEM	GRADE REF.	SPEC REF.
STANDARD DETAIL: DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	WS 4.20	SHEET 2 OF 4



ITEM	GRADE REF.	SPEC REF.
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS	SS 1.0	SHEET 1 OF 2

ISSUE DATE	APPROVED BY
06/28/2016	V.F.C.

WATER AND SEWER NOTES

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

HEALTH DEPARTMENT NOTES

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

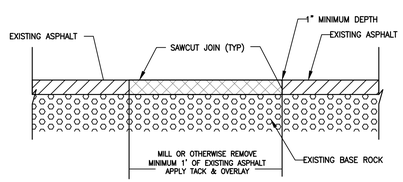
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.

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



NOTE:
IF EXISTING BASE IS DISTURBED, BASE SHALL BE GRADED AND RE-COMPACTED PRIOR TO PRIME/TACK COAT PLACEMENT AND OVERLAY

(1) ASPHATL MILL AND OVERLAY TO EXISTING PAVEMENT ELEVATION

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on what is disposed and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

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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 W BAY HARBOR DR RESIDENCES 9700 W BAY HARBOR DR BAY HARBOR FL 33154

Plan Description: UTILITIES

Seal:

FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: M.CRESPO
Revised & Sealed: JORGE M. SZAUER
Date: P&Z 06/08/2022
Scale: AS SHOWED
Job N°:

Sheet: C-04 of Sheets

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: June 21st, 2022

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

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated June 13th, 2022, and if found acceptable, as submitted or with modifications, **APPROVE** the proposed Site Development Plans subject to any staff recommended conditions listed herein / other conditions deemed appropriate by the 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, Bartroli 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 7-story / eight (8) unit mid-rise development located at 9700 West Bay Harbor Drive.

In 2005-06 the Town's DRC reviewed a proposed eleven (11) DU complex on several occasions at this site; 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 (architectural style referred to as Masonry Vernacular with some 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 over one level (at grade) used as an enclosed parking garage. A ground level waterfront swimming pool and sun deck is proposed, as well as two passive rooftop sundeck areas. 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.

Town Review Summary - 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 initial 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. On June 8th, 2022, the Town's DRC met again, discussed the revised Site Development Plan application, and based on the latest revisions the DRC voted to approve the application subject a few remaining corrections. A DRC check set was requested to ensure the remaining items were addressed. All remaining DRC comments have now been addressed.

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. 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 which would allow up to 9 DU on the site. The applicant is only requesting 8 DU; therefore, 1 TDR will be available. The proposed use / density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning 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 site is comprised of only a single platted lot - Lot 28 of Block 3, Bay Harbor Island Subdivision.

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

The site plan layout depicts access to the under-building garage and front yard lobby drop-off / guest / loading parking spaces via one (1) two-way driveway to West Bay Harbor Drive centered on the site. The Town's 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. For example, the 23-foot width dimension is meant primarily for driveway areas where vehicles are accessing parking spaces / turning maneuvers. The applicant is requesting permission to allow a slightly narrower 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 vehicle maneuvers. Based on 8 DU at least 16 parking spaces are required, and 17 parking spaces are provided.

SUGGESED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments o the latest plan dated June 13th, 2022, submitted to the Town for consideration.

1. This approval is based on the Site Development Plans prepared by Bartoli Architecture, Inc., dated (S&S) June 13th, 2022. Any substantial changes requested after the Town's approval may require a separate reapproval from Town staff and/or the Design Review Board (DRB), as specified in the Town Code.

2. The DRB approves the applicant's request to provide a narrower streetside landscape strip for the ADA parking space along West Bay Harbor Drive with a width not less than 7' from the property line as opposed to 10' for multifamily development parking lot design criteria stated in §23-24(d)(1), which is consistent with the Miami-Dade Landscape Code minimum landscape setback requirement along roadways. The other front yard landscape strip is 11.5' in width. If the DRB does not approve this waiver the site design layout must be revised to meet whatever the DRB agrees to.

3. The DRB approves the applicant's request to construct a narrower driveway width (20') from the front property line to the front yard parking spaces where the driveway width will expand to the Town's normal 23' width as an enhancement for landscaping. If the DRB does not approve this waiver the site design layout must be revised to meet whatever the DRB agrees to.

4. The DRB approves the applicant's request to construct a "trellis" over a portion of a walkway to the north lobby entry located in the northern side yard area as allowed by Sec. 23-12(15)(e)(iv). The Code allows the DRB (formerly PZB) to approve such accessory structures, and it is noted several have been approved over the years. There are no guiding setback / height / size regulations in the Code – whatever the DRB agrees to. If the DRB does not approve the proposed trellis structure as requested, the site design layout must be revised to meet whatever the DRB agrees to.

5. The DRB approves the applicant's request to construct a "covered pedestrian walkway" structure over a portion of a walkway from the front property line to the building located in the northern side yard area as allowed by Sec. 23-12(15)(e)(vii). The Code allows the DRB (formerly PZB) to approve such accessory structures, and it is noted several have been approved over the years. There are no guiding setback / height / size regulations in the Code – whatever the DRB agrees to. If the DRB does not approve the proposed structure as requested, the site design layout must be revised to meet whatever the DRB agrees to.

6. Payment of all required Miami-Dade & Town impact / mitigation fees (park / school / other) prior to issuance of building permits.

7. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

8. Any further changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB in accordance with Section 5-23 (c).

9. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

10. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.

AGENDA ITEM REPORT
July 5, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new single-family home for "Shaul & Danielle Dina" located at 9720 West Broadview Drive, Lot 64 of Block 23. On May 3, 2022, the Board deferred the project. The owners have revised the plans as requested by the Board. The owners are proposing to construct a new two-story single family home. The existing 5,522 sq. ft. single-story home (built in 1948) will be demolished and replaced with a new two-story 10,498 sq. ft. home. The residence will have 7 bedrooms, 7 full baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9720 WBVD SFR DRB Staff Report #2 7.5.2022
2.	9720 W Broadview Set

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP MJM
Consultant Town Planner

Date: June 3rd, 2022

Subject: Single-Family Residence – New Construction – DRB Revisions
9720 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000019
MMPA Acct. No.: 01-0702-1118

DRB PREVIOUS ACTIONS / RECOMMENDED ACTION

The Design Review Board (DRB) reviewed / commented on this application at their May 3rd, 2022 public meeting. The DRB deferred action and advised the applicant to address their comments / corrections and bring the revised plans back to the DRB for reconsideration. MMPA recommends the DRB review the contents of this staff report, the latest revised Site Development Plans (received by Town 5/26/22) and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new replacement single-family home located at 9720 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9720 West Broadview Drive
Legal Description: Lot 64 of Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, MTTR MGMT XK LLC, as agent for the property owners, Shaul and Danielle Dina, has submitted an application to construct a new single-family residence on a waterfront lot located at 9720 West Broadview Drive. The existing 5,522 sq. ft. two-story home (built in 1948)

will be demolished and replaced with a new two-story 10,498 sq. ft. home that has 7 bedrooms / 7 full baths, 1 ½ bath and a two (2) car garage. The site fronts west directly onto Biscayne Bay. This proposed new rectangularly-shaped home has a modern design with extensive glazing and is oriented toward a waterfront outdoor living area with a pool, outdoor dining, and sauna. The architect has included a number of building articulation features (façade openings (windows) / building offsets & relief / metal slat trellis) to help break up the otherwise boxy massing. The overall height of the proposed structure is 25' above the current Base Flood Elevation (BFE), which complies with the 25' maximum height permitted for flat roofs. It is noted the Zoning Code was recently amended by the Town Council to now measure building height from BFE + 1' FBC freeboard, which will assist designers with a little more interior space. If the owners wish to take advantage of this allowance staff will handle this at the time of building permits. Also, the design includes a short (2'+/-) parapet wall on the roof edge for accent (FYI - mechanical equipment has not been allowed on single-family rooftops since 2009). The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

In September 2021 the applicant submitted an initial set of plans and subsequently submitted several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes. As stated above, on May 3rd, 2022, the Design Review Board (DRB) reviewed / commented on this application at their regular public meeting. The DRB deferred action and advised the applicant to address their comments / corrections and bring the revised plans back to the DRB for reconsideration. The project architect has revised the plan set to hopefully address the DRB's earlier comments. Following is our recollection / summary of the DRB's requested revisions made at the May 3rd, 2022 public meeting:

a. Inconsistency with Site Plan / Landscape Design - Landscape / and irrigate the "gravel" area in the backyard (with landscape plan coordinated). The plans were revised to include plantings and irrigation for those areas.
b. Driveway - Fixed the plan error at the driveway connection at the property line and curb.
c. Defined area of occupiable rooftop.
d. Brought back the front left façade between 3-4 feet, the glass lines behind the setback now by 1.5' to 2'.
e. The water feature wall is 2' behind the setback now.
f. Broke up the geometry, more like side which the DRB liked.
g. Added railing at the front stairs.

COMPREHENSIVE PLAN / ZONING

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

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

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

On May 3rd, 2022, the Design Review Board (DRB) reviewed / commented on this application at their regular monthly public meeting. The DRB deferred action and advised the applicant to address their comments / corrections and bring the revised plans back to the DRB for reconsideration. Since that time the project architect has worked to address / revise the plans to address the DRB comments. The latest revised Site Development Plans submitted for the construction of a new single-family home located at 9720 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the latest revised plans prepared by MTTR XK, LLC received by the Town May 26th, 2022, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

GENERAL SITE INFORMATION	
PROPERTY ADDRESS	9720 WEST BROADVIEW DR	BAY HARBOR	FL	33154
FOLIO NUMBER	13-2227-001-4480
LEGAL DESCRIPTION	LOT 64, BLOCK 23, of "BAY HARBOR ISLANDS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SCOPE OF WORK	NEW CONSTRUCTION OF TWO-STORY SINGLE FAMILY HOUSE
GOVERNING CODES	
FLORIDA RESIDENTIAL CODE 2020 - 7TH EDITION	
FLORIDA EXISTING BUILDING CODE 2020 - 7TH EDITION	
TYPES OF CONSTRUCTION	
TYPE II CONSTRUCTION - CONCRETE WALLS ROOF AND FLOOR	
OCCUPANCY CLASSIFICATION	
RESIDENTIAL GROUP R-3	
COMPLAN LAND USE DESIGNATION	
LOW DENSITY RESIDENTIAL	

ZONING GUIDELINES	
MUNICIPALITY	BAY HARBOR
ZONING DISTRICT	RD
LOT DIMENSIONS	IRREGULAR 80'-4" X 175'-0"
LOT AREA	13,150 Sq.Ft

ZONING	ALLOWED	EXISTING	PROVIDED
OPEN SPACE	40% OF LOT AREA = 5,260 SF	-	5,316 SF 40%
UNIT SIZE	MIN 2,000 SF	-	10,423 SF
1ST FLOOR VOLUME	-	-	5,718 SF
2ND FLOOR % OF 1ST FLOOR	80% OF 1ST FLOOR = 4,606 SF	-	4,569 SF 79.4%
FRONT YARD GREEN SPACE	50% OF FRONT YARD = 880 SF	-	1,221 SF 68.9%
SETBACKS			
FRONT SETBACK	25'0"	-	25'-0"
REAR SETBACK	40'-0"	-	40'-11"
SIDE SETBACK	10'-0"	-	10'-0"
POOL	5'-0"	-	5'-0"
MAX. HEIGHT			
BUILDING	MAX 25'-0"	-	25'-0"
PARKING			
SINGLE - FAMILY DWELLING	2 PARKING SPACES		2 PARKING SPACES

DRAWING LIST

ARCHITECTURE

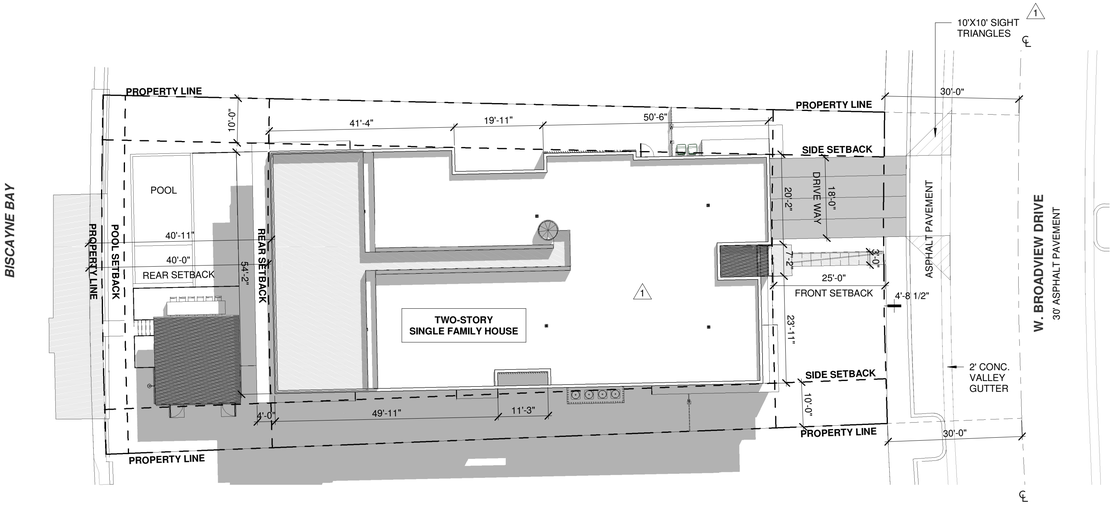
A0.00	TITLE SHEET
A0.02	ABBREVIATIONS + GRAPHIC LEGENDS
A0.03	GENERAL NOTES
A0.04	SURVEY
A0.05	EXISTING SITE PHOTOS
A0.06	EXISTING SITE PHOTOS
A0.08	ZONING DIAGRAMS
A0.09	ELEVATION DIAGRAMS
A0.12	FRONT RENDERS
A0.13	REAR RENDERS
A0.14	SIDE RENDERS
A0.15	AERIAL VIEWS
A0.16	MATERIAL
A1.00	GROUND FLOOR SITE PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A5.50	CABANA DETAILS

CIVIL

C1.00	GENERAL NOTES
C2.00	PAVING, GRADING, & DRAINAGE PLAN
C3.00	STORMWATER POLLUTION PREVENTION PLAN
C4.00	BEST MANAGEMENT PRACTICES NOTES

LANDSCAPE

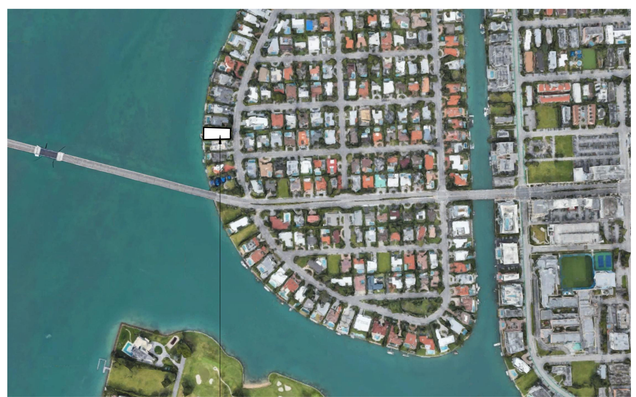
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES, DETAILS & LEGEND
L1.02	TREE SURVEY / DISPOSITION PLAN & PROTECTION PLAN
L1.03	TREE DISPOSITION & PROTECTION
L1.04	IRRIGATION PLAN
L1.05	EAST & WEST ELEVATIONS
L1.06	NORTH & SOUTH ELEVATIONS



SITE PLAN 1
1/16" = 1'-0"

9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

LOCATION MAP 3
NTS



9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

AERIAL VIEW 2
NTS

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

3	P&Z Comments	03-24-22
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

TITLE SHEET

SCALE As indicated

SHEET #

A0.00

STATUS

PLANNING & ZONING
2021.09.21

6/13/2022 11:11:23 AM

ABBREVIATIONS

@	AT
A/C	AIR CONDITIONER / CONDITIONING
ACC	ACCESSIBLE
ACCSY	ACCESSORY
ACOUS INSUL	ACOUSTICAL INSULATION
ACOUS PNL	ACOUSTICAL PANELS
ACP	LAY-IN ACOUSTIC PANEL CEILING PADS
ACS DR	ACCESS DOOR
ACS FLR	ACCESS FLOOR
ACS PNL	ACCESS PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE / ADJACENT
ADMIN	ADMINISTRATION
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AHR	ANCHOR
AHU	AIR HANDLING UNIT
ALNMT	ALIGNMENT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATELY
APPVD	APPROVED
APT	APARTMENT
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ATC	ACOUSTICAL TILE CEILING
AUTO	AUTOMATIC
AVG	AVERAGE
AWP	WALL-MOUNTED SOUND ABSORPTION PANEL
AWT	ACOUSTIC WALL TREATMENT
BD	BOARD
BITUM	BITUMINOUS
BL	BASELINE
BL	BLACK
BLDG	BUILDING
BM	BEAM
BO	BLOWOFF
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
BW	BOTH WAYS
C	CELSIUS
C	CHANNEL
C TO C	CENTER TO CENTER
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CEM PLAS	CEMENT PLASTER (STUCCO)
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CH	COAT HOOK
CHBD	CHALKBOARD
CHFR	CHAMFER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CL D	CLOTHES DRYER
CLG	CEILING
CLG HT	CEILING HEIGHT
CLL	CONTRACT LIMIT LINE
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CARBON MONOXIDE
CO	CASED OPENING
CO	CERTIFICATE OF OCCUPANCY
CO	CLEANOUT
CO	COMPANY
CO	CUTOUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONC FLR	SEALED CONCRETE FLOOR
CONSTR	CONSTRUCTION
CONT	CONTINUE
CONT	CONTROLLER
CONV	CONVERT
CORR	CORRIDOR / CORRUGATED
CPT	CARPET
CR	CLOSET ROD
CR	CONTROL RELAY
CR	CONTROL ROOM
CR	CRASH RAIL
CS	CAST STONE
CS	CONTROL SWITCH
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	CENTER
CU	COPPER
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CUB	CUBICLE CURTAIN
CURT	CURTAIN
CW	CASEMENT WINDOW
CW	CHEMICAL WASTE LINE
CW	CLOCKWISE
CW	COLD WATER PIPING

D	DEEP
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMPPROOFING
DR	DOOR / DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EACH FACE
EG	VERTICAL END GUARDS
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	ELECTROMAGNETIC
EM	EXPANDED METAL
EMER	EMERGENCY
ENCL	ENCLOSED / ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EPB	ELECTRIC PANEL BOARD
EQ	EQUAL(LY)
EQUIP	EQUIPMENT
ER	POURED EPOXY
ERF	POURED EPOXY FLOORING
ESCAL	ESCALATOR
EST	ESTIMATE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXF	EXTERIOR FINISH
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRIC
FAI	FRESH AIR INTAKE
FBRK	FIREBRICK
FCP	PREFABRICATED FABRIC CEILING PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FH	FIRE HOSE
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIN FLR	FINISHED FLOOR
FIN FLR	FINISH FLOOR
FIXT	FIXTURE
FLASH	FLASH(ING)
FLR	FLOOR
FLRSK	FLOOR SINK
FLUOR	FLUORESCENT
FM	FACTORY MUTUAL
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FOW	FACE OF WALL
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FRG	FIBER REINFORCED GYPSUM
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FSP	FIRE STAND PIPE
FSTNR	FASTENER
FTG	FOOTING
FURG	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVER
FWP	NON-ACOUSTIC STRETCHED FABRIC PANEL WALL INSTALATION
G	GROUND
GA	GAGE
GALV	GALVANIZE(D)
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDISP	GARBAGE DISPOSAL
GEN	GENERAL
GFP	GFRP OR GFRG FREESTANDING PANEL
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED POLYMER
GL	GLASS / GLAZING
GL BLK	GLASS BLOCK
GLT	GLASS MOSIAC TILE
GLZ	GLAZING
GLZ CMU	GLAZED CONCRETE MASONRY UNIT
GPM	GALLONS PER MINUTE
GR	GROSS
GR LN	GRADE LINE
GRAN	GRANITE
GT	GREASE TRAP
GT	GROSS TON
GT	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM

GYP BD	GYPSUM BOARD
H	HIGH
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAVY DUTY
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HDWL	HEADWALL
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HEAT PUMP
HP	HIGH PRESSURE
HP	HORSEPOWER
HR	HAND RAIL
HS	HAND SINK
HT	HEIGHT
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HW	HOT WATER
HWP	HOT WATER PUMP
HYD	HYDRANT
IC	IRONING CABINET
ID	INSIDE DIAMETER
IN	INCH / INCHES
INCL	INCLUDE(D) / INCLUDING
INSUL	INSULATE / INSULATION
INT	INTERIOR
INV	INVERT
ITS	INTERTEK TESTING SERVICES
J-BOX	JUNCTION BOX
JAN CLO	JANITOR'S CLOSET
JS	JANITOR'S SINK
KIT	KITCHEN
L	ANGLE
L	LITER
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LB(S)	POUND(S)
LC	LINEN CLOSET
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LIB	LIBRARY
LINO	LINOLEUM
LKR	LOCKER
LNO	LINOLEUM
LPT	LOW POINT
LT	LIGHT
LTF	LINOLEUM TILE FLOORING
LTWT	LIGHT WEIGHT
LVR	LOUVER
m	METER
MACH	MACHINE
MAT	WALK-OFF MAT
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MB	MAIL BOX
MB	MIXING BOX
MBH	MOP/BROOM HOLDER
MC	MEDICINE CABINET
MCP	ACOUSTIC LAY-IN METAL CEILING PADS
ME	MECHANICAL ENGINEER
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MKR BD	MARKER BOARD
MLDG	MOULDING
mm	MILLIMETER
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MS	MOP SINK
MSB	MOP SERVICE BASIN
MTD	MOUNTED
MTL	METAL
MTS	METAL TRANSITION STRIP
MULL	MULLION
MVBL	MOVABLE
MW	MICROWAVE
N	NORTH
NA	NOT AVAILABLE / APPLICABLE
NAT	NATURAL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OF / CI	OWNER FURNISHED / CONTRACTOR INSTALLED
OFF	OFFICE
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PAR	PARALLEL
PAR	PARAPET
PART	PARTIAL

PAT	PATTERN
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PRE-FINISHED
PRF	POLYURETHANE SPORTS FLOORING
PROP	PROPERTY
PRST	PRESSURE TREATED
PS	POURED SEALANT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT(ED)
PT/E	EPOXY PAINT
PT/F	FLAT PAINT
PT/HG	HIGH GLOSS PAINT
PT/SG	SEMIGLOSS PAINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PV	PAVED
PVC	POLYVINYL CHLORIDE
PVG	PAVING
Q	HEAT TRANSFER
Q	RATE OF FLOW
QT	QUARRY TILE
QTY	QUANTITY
QZF	QUARTZ FLOORING
QZR	QUARTZ RESIN
QZT	QUARTZ TILE
R	RISER
R	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REF	REFRIGERATOR
REFL	REFLECTED
REG	REGISTER
REINF	REINFORCE(D)
REQ	REQUIRED
RESIL	RESILIENT
REST	RESTROOM
RET	RETURN
REV	REVISE / REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RAILROAD
RR	ROLL ROOFING
RS	RAPID START
RS	ROUGH SAWN
RS	RUBBER SHEET
RSF	RUBBER SHEET FLOORING
RST	REINFORCING STEEL
RT	RIGHT
RTF	RUBBER TILE FLOORING
RTS	RUBBER TRANSITION STRIP
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SCT	STRUCTURAL CLAY TILE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SGL	SINGLE
SH	SINGLE HUNG
SHR	SHOWER
SHR HD	SHOWER HEAD
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SL	SEA LEVEL
SL	SPOT LIGHT
SLDG	SLIDING
SND	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SPC	SUSPENDED PLASTER CEILING
SPEC	SPECIFY / SPECIFICATION
SPH	SOLID PHENOLIC POLYMER (TRESPA)
SPKR	SPEAKER
SPR	SOLID POLYMER RESIN (3FORM)
SQ	SQUARE
SQIN	SQUARE INCH(ES)
SSP	SOLID SURFACE POLYMER (CORIAN)
SSPR	SOLID POLYMER (CORIAN) RUB RAIL
SST	STAINLESS STEEL
SSTR	STAINLESS STEEL RUB RAIL
ST	SINGLE THROW
ST	STAIRS
ST	STREET
ST	STAIN
STA	STATION
STD	STANDARD
STIF	STIFFENER
STON	STONE

STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUH	SUSPENDED UNIT HEATER
SURF	SURFACE
SUSP	SUSPENDED
SVP	VINYL SOLID PANEL (ACROVYN)
SW	SWITCH
SYMM	SYMMETRICAL
SYNTH	SYNTHETIC
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T/S	TUB / SHOWER
TB	TOWEL BAR
TC	TERRA COTTA
TCZ	CEMENTITIOUS TERRAZZO
TEL	TELEPHONE
TEMP	TEMPERATURE
TEMP	TEMPORARY
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TK BD	TACK BOARD
TKP	TACKABLE PANELING
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	ACCENT RAIL
TRTD	TREATED
TRZ	INTERIOR POURED EPOXY RESIN TERRAZZO
TV	TELEVISION
TYP	TYPICAL
U/S	UNDERSIDE
UC	UNDERCUT
UGND	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V	VOLT
VAC	VACUUM
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VACUUM PUMP
VP	VANISHING POINT
VP	VAPOR PRESSURE
VP	VENEER PLASTER
VPC	VENEER PLASTIC CEILING/SOFFIT
VR	VAPOR RETARDER
VRR	VINYL (ACROVYN) RAIL
VS	VENT STACK
VS	VOLUMETRIC SWITCH
VS	SHEET VINYL
VT	SOLID VINYL TILE
VTR	VENT THRU ROOF
VTS	VINYL TRANSITION STRIP
VWC	VINYL WALLCOVERING
W	WIDE
W	WEST
W / W	WALL TO WALL
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WC	WALLCOVERING
WD	WOOD
WDH	WOOD HAND RAIL
WDM	WOOD WALL MOULDINGS
WDP	WOOD PANELING
WDR	WOOD CHAIR, CRASH, OR HAND RAIL
WDS	ATHLETIC/ACOUSTIC ISOLATED WOOD FLOORING
WDSHV	WOOD SHELVING
WDT	WOOD TILE OR PARQUET FLOORING
WDV	WOOD VENEER
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WALL HUNG
WI	WROUGHT IRON
WP	WATERPROOF
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE
WR	WEATHER RESISTANT
WR	WIRE ROPE
WRP	WATER REPELLENT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

SYMBOLS LEGEND

SHEET NO — 1 / A101 / 1 — EXTERIOR ELEVATION

NORTH ARROW — N — INTERIOR ELEVATION — 1 / A101

GRIDLINE — 0 — BUILDING SECTION — SIM / 1 / A101

ROOM NAME — Room name, 150 SF — DETAIL CALLOUT — SIM / 1 / A101

DOOR NUMBER — D-101 — DETAIL SECTION — SIM / 1 / A101

WINDOW TYPE — 11 — LEVEL MARKER — Name @ 10'-0", Elevation NGVD

WALL TYPE — A02 — SPOT ELEVATION

CENTER LINE — CEILING TAG — GWB, 1'-0" AFF

FLOW ARROW — REVISION NUMBER — 1

REVISION CLOUD

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

CODES AND STANDARDS

2018 LIFE SAFETY CODE NFPA 101
2020 FLORIDA FIRE PREVENTION CODE
2020 FLORIDA BUILDING CODE (7TH EDITION) - RESIDENTIAL
2020 NATIONAL ELECTRIC CODE
2020 FBC ACCESSIBILITY (7TH EDITION)
MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT U.N.O
CITY OF MIAMI PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS.
SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR REFERENCED CODES.

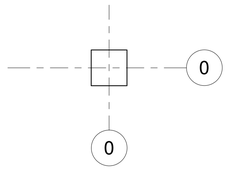
ROOF NOTES

1. INSTALL ROOFING SYSTEM ACCORDING TO MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.
3. ALL ROOF SLOPE TO BE A MIN. 1/4" TO 12".
4. CONTRACTOR SHALL PERFORM AND IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.

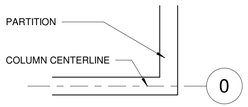
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED.
TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

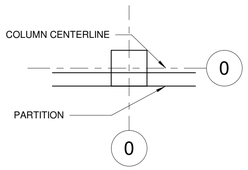
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



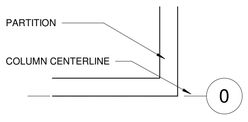
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



4. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



5. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

SITE PLAN, FOUNDATION AND GRADING

1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
2. EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
3. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL
4. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
5. CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4" FILL OF COURSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2" THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16" EACH WAY.
6. ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
7. TERMITE PROTECTION NOTES:
   A. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
   B. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
   C. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES
2. INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3. ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVISES 2% MIN.
4. PROVIDE SOUND INSULTION FOR ALL BUILT-IN PIPING.
5. BASEMENT WATER SHALL BE DISCHARDED TO LAWN.

FIRE PROTECTION

1. SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR, AND ALL ELEVATED FLOORS.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
3. ALL SMOKE DETECTORS TO BE HARD WIRED INTERCONNECTED - SEE ELECTRICAL DRAWINGS.

GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS TO BE CATEGORY II SAFETY GLASS AS PER FBC

GENERAL CONSTRUCTION NOTES

1. THE AOR/EOR SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. ALL WORK SHALL BE ACCORDING WITH LOCAL CODES HAVING JURISDICTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASINGS, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
6. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED IN DRAWINGS. DIMENSIONS FOR LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
8. INSULATE MASONRY WALLS, EXTERIOR STUD WALLS, AND ATTIC SPACE IN ACCORDANCE WITH ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NORMAL. VERIFY MANUFACTURE'S ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT, WOOD SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE GENERAL CONTRACTOR WILL PROVIDE THE MOST GENEROUS ITEM.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE FLORIDA BUILDING CODE.
17. FIXED GLASS, CLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
18. CONTRACTOR TO PROVIDE SHORING(RESHORING) DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR **BAY HARBOR**.
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES AND WINDOWS FOR APPROVAL BY **BAY HARBOR**. (ALL OF THESE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
20. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNERS WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

SECURITY REQUIREMENTS

1. WOOD FLUSH - TYPE DOORS SHALL BE 1-3/8" THICK MIN. WITH SOLID WOOD CORE CONSTRUCTION.
2. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
5. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

GENERAL NOTES

SCALE 12" = 1'-0"

SHEET #

A0.03

STATUS

PLANNING & ZONING

2021.09.21

6/13/2022 11:11:44 AM

HPA Surveyors, Inc. • LAND DEVELOPMENT CONSULTANTS

HPA Land Development Services
hpasurveyor@yahoo.com

Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161

LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT • BOUNDARY SURVEYS
MEAN HIGH WATER • CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS

215 Via Villagio, Hypoluxo, Florida 33462 Phone: (561) 427-0990 Fax: (561) 427-0996

MAP of SURVEY

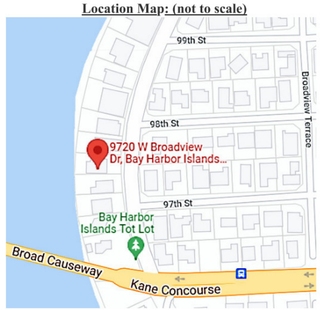
Legal Description:

Lot 64, Block 23, of "**Bay Harbor Islands**", according to the plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Tree List:

T01 - 0.5' DIA. PALM	T23 - 0.3' DIA. PALM	T46 - 0.3' DIA. PALM
T02 - 2.0' DIA. TREE	T24 - 0.2' DIA. PALM	T47 - 0.4' DIA. PALM
T03 - 0.4' DIA. PALM	T25 - 0.3' DIA. PALM	T48 - 0.4' DIA. PALM
T04 - 1.1' DIA. TREE	T26 - 0.7' DIA. TREE	T49 - 1.0' DIA. PALM
T05 - 0.3' DIA. PALM	T27 - 0.3' DIA. PALM	T50 - 1.9' DIA. PALM
T06 - 1.4' DIA. - (DEAD PALM)	T28 - 0.3' DIA. PALM	T51 - 0.6' DIA. PALM
T07 - 0.3' DIA. PALM	T29 - 0.3' DIA. PALM	T52 - 0.2' DIA. PALM
T08 - 1.5' DIA. TREE	T29 - 0.3' DIA. PALM	T53 - 0.3' DIA. PALM
T09 - 0.6' DIA. PALM	T30 - 0.3' DIA. PALM	T54 - 0.2' DIA. PALM
T10 - 0.3' DIA. PALM	T31 - 0.3' DIA. PALM	T55 - 0.4' DIA. PALM
T11 - 0.4' DIA. PALM	T32 - 0.3' DIA. PALM	T56 - 1.5' DIA. TREE
T12 - 0.3' DIA. PALM	T33 - 0.3' DIA. PALM	T57 - 2.2' DIA. TREE
T13 - 0.4' DIA. PALM	T34 - 0.4' DIA. PALM	T58 - 2.0' DIA. TREE
T14 - 0.2' DIA. PALM	T35 - 0.4' DIA. PALM	T59 - (3) 0.7' DIA. TREE
T15 - 0.5' DIA. PALM	T36 - 0.3' DIA. PALM	T60 - 2.0' DIA. TREE
T16 - 1.2' DIA. TREE	T37 - 0.3' DIA. PALM	T61 - 0.4' DIA. PALM
T17 - (6) 0.7' DIA. PALM - (CLUSTER	T38 - 0.2' DIA. PALM	T62 - 0.4' DIA. PALM
T18 - 2.0' DIA. PALM	T39 - 1.0' DIA. TREE	T63 - 0.2' DIA. PALM
T19 - 0.3' DIA. PALM	T40 - 3.5' DIA. TREE	T64 - 0.2' DIA. PALM
T20 - 0.3' DIA. PALM	T41 - (6) 0.2' DIA. PALMS	T65 - 0.3' DIA. PALM
T21 - 0.2' DIA. PALM	T42 - 0.5' DIA. PALM	T66 - 0.3' DIA. PALM
T22 - 0.3' DIA. PALM	T43 - (2) 0.8' DIA. TREE	T67 - (7) 0.3' DIA. PALMS
	T44 - 0.7' DIA. TREE	T68 - 0.5' DIA. PALM
	T45 - 1.8' DIA. TREE	

Location Map: (not to scale)



Bearing Note:

Bearings are based upon grid North, scaled and approximate, alone the centerline of 98th Street, Town of Bay Harbor Islands, Miami-Dade County, Florida, having a bearing of N.87°12'49"E.

Site Data: a.) Flood Information:

FEMA Map No.:	12086C0144L
Community No. / Name:	120637 / Bay Harbor Islands
Panel No.:	0144
Suffix:	L
Date of FIRM Map:	09/11/2009
FIRM Index date:	09/11/2009
Firm Zone(s):	AE
Base Flood Elevation(s):	+8.0 NGVD29

This survey is certified to the following:

1. Shual Dina
2. Danielle Dina
3.
4.
5.

Address: 9720 W Broadview Drive, Bay Harbor Islands, FL 33154
Area of this Site is: 13150 Square Feet.
Vertical Datum Used: NGVD29.

Benchmark: Miami-Dade N-393-R; nail & disk; C/L NE 123 ST Broad Causeway; 350' E. N Bayshore Dr.; Elev.=+9.94 NGVD29.

Notes:

1.) **NGVD29** refers to the National Geodetic Vertical Datum of 1929; and **NAVD88** refers to North American Vertical Datum (vertical control 1988 adjustment). **NAD27** refers to North American Datum (horizontal control 1927 datum and adjustments); and **NAD83 (1990)** refers to North American Datum (horizontal control 1990 adjustment).
3.) This firm has made not located footings and/or foundations or any other underground improvements (unless otherwise noted).
4.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
5.) This drawing is the property of *HPA Surveyors, Inc.* and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
6.) All Iron Pipes/or/Rods and Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. No. 8161.
7.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).

State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (80901) Projection NAD83 (1990 adjustment), Grid Bearings & Grid Distances for coordinates. Grid Bearings and ground distances, are to be shown, along survey boundary lines. Coordinates when shown are in international survey foot units; or meter units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey feet back to international survey feet is: * reciprocal (1/s); or * 1.000002.

Legend:

- C/L or ℄ - Centerline
- B/L or ℔ - Base Line
- +(+00.00) - As-Built Elevation
- +00.00 - Proposed Elevation
- - Flow Arrow
- - E/W (Edge of Water)
- - Manhole (M.H.)
- - Catch Basin
- - Fire Hydrant
- - Survey Points (various)

Abbreviations:

A=	= ARC LENGTH	DRAIN.	= DRAINAGE	(M)	= MEASURED	R=	= RADIUS
A/C	= AIR CONDITIONER	EASE.	= EASEMENT	M.C.R.	= MARTIN COUNTY RECORDS	(R)	= RECORD
ALUM	= ALUMINUM	E/W & E.O.W.	= EDGE OF WATER	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	RNG.	= RANGE
ASPH.	= ASPHALT	EL.	= ELEVATION	M.H.	= MANHOLE	R/W	= RIGHT OF WAY
AVE.	= AVENUE	ELEC.	= ELECTRIC	N S E W	= NORTH, SOUTH, EAST, WEST	S.D.	= STORM DRAINAGE
B.C.R.	= BROWARD COUNTY RECORDS	F.F.	= FINISHED FLOOR	NE, SW	= NORTHEAST, SOUTHWEST	SEC.	= SECTION
BFP	= BACK-FLOW PREVENTER	F.H.	= FIRE HYDRANT	NW, SE	= NORTHWEST, SOUTHEAST	S.F.	= SQUARE FEET
BLDG.	= BUILDING	F.M.	= FORCE MAIN	N.T.S.	= NOT TO SCALE	S.L.	= SEWER LINE
BLVD.	= BOULEVARD	FND.	= FOUND	N&D	= NAIL & DISK	S.L.C.R.	= SAINT LUCIE COUNTY RECORDS
(C)	= CALCULATED	FPL	= FLORIDA POWER & LIGHT	N.R.	= NON-RADIAL LINE	S.S.	= SANITARY SEWER LINE
CATV	= CABLE TV	GAR.	= GARAGE	N&T	= NAIL & TAB	ST.	= STREET
C.B.	= CATCH BASIN	INV	= INVERT	N/A	= NON-VEHICULAR ACCESS	STA.	= STATION
C.B.S.	= CONCRETE BLOCK & STUCCO	I.P.	= IRON PIPE	O.R.B.	= OFFICIAL RECORDS BOOK	SVC.	= SERVICE
CIR.	= CIRCLE	I.P.C.	= IRON PIPE & CAP	(P)	= PLAT	TEL.	= TELEPHONE
CH.	= CHORD	I.R.	= IRON ROD	P.B.	= PLAT BOOK	T.B & T.O.B.	= TOP OF BANK
C.L.F.	= CHAIN LINK FENCE	I.R.C.	= IRON ROD & CAP	P.B.C.R.	= PALM BEACH COUNTY RECORDS	TWP.	= TOWNSHIP
COL.	= COLUMN	IRR.	= IRRIGATION	PG.	= PAGE	TYP.	= TYPICAL
CO & C/O	= CLEAN-OUT (SEWER)	LAT.	= LATITUDE	PROP.	= PROPOSED	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	LON.	= LONGITUDE	P.C.P.	= PERMANENT CONTROL POINT	UTIL.	= UTILITY
D=	= DELTA (CENTRAL) ANGLE	L.A.E.	= LIMITED ACCESS EASEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.L.	= WATER LINE
(D)	= DEED	L.E.	= LANDSCAPE EASEMENT	P.O.B.	= POINT OF BEGINNING	W.M.	= WATER METER
D.E.	= DRAINAGE EASEMENT	L.M.E.	= LAKE MAINTENANCE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT	W.V.	= WATER VALVE
DIA.	= DIAMETER	L.P.	= LIGHT POLE	P.O.T.	= POINT OF TERMINATION	Y.D.	= YARD DRAIN

Original Survey Date:	Date of Last Field Work:	Project:
09/06/2021	09/06/2021	Bay Harbor Islands

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached *"Map of Survey"* complies with the *"Standards and Practices"* for surveys as contained in Chapter *5J-17*, Florida Administrative Code, pursuant to Section *472.027*, Florida Statutes.

Thomas R. Palbicke, President
Professional Land Surveyor No. 5061, State of Florida
Certified copies issued on: **September 9, 2021**

Thomas R. Palbicke Certificate No. 5061 State of Florida Registered Land Surveyor

Digitally signed by Thomas Palbicke
DN: c=US, st=Florida, l=Lake Worth, o=HPA Surveyors, Inc., ou=Surveying, cn=Thomas Palbicke, email=hpasurveyor@yahoo.com
Date: 2021.09.09 10:12:27 -04'00'
Adobe Acrobat version: 2021.005.20060

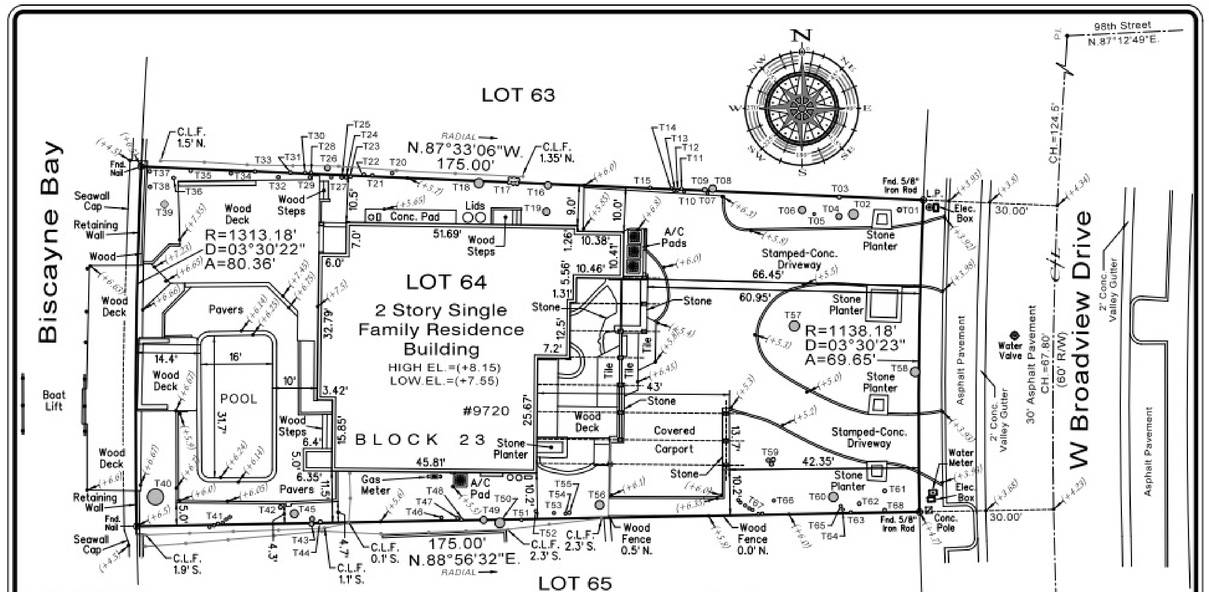
[The area above is for Digital Signature When Used]

Not Valid Unless Signed and Embossed with the Raised Seal of the Attesting Florida Registered Professional Land Surveyor

Sheet 1 of 2 Sheets

Valid and authorized, by the attesting registered surveyor, digital copies have a digitized stamp-seal, Digital-ID and corresponding date.

1



Bay Harbor Islands

Revisions: n/a

HPA Land Development Services
H P A , S u r v e y o r s , I n c .

LAND DEVELOPMENT CONSULTANTS
LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
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Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161
215 Via Villagio, Hypoluxo, Florida 33462
Phone: (561) 427-0990 Email: hpasurveyor@yahoo.com

MAP of SURVEY: BOUNDARY SURVEY
Date: 09/07/2021 Scale: 1"=20' , Sheet 2 of 2 Sheets

PROJECT | OWNER
W BROADVIEW
9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER
MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

CONSULTANTS

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

1	P&Z Comments	10-05-21

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL
SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE
SURVEY

SCALE 1/16" = 1'-0"

SHEET #
A0.04

STATUS
PLANNING & ZONING
2021.09.21

6/13/2022 11:11:54 AM

EXISTING SITE PHOTOS

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

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CONTRACTOR
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TBD

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T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

EXISTING ADJOINING LOTS

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

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CONSULTANTS

CONTRACTOR
TBD
TBD

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STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

EXISTING SITE PHOTOS

SCALE

SHEET #

A0.06

STATUS

PLANNING & ZONING

2021.09.21

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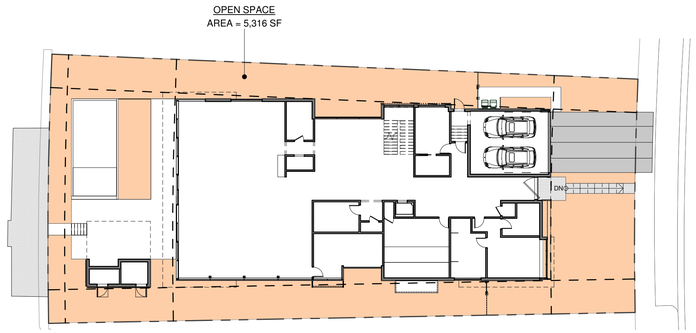
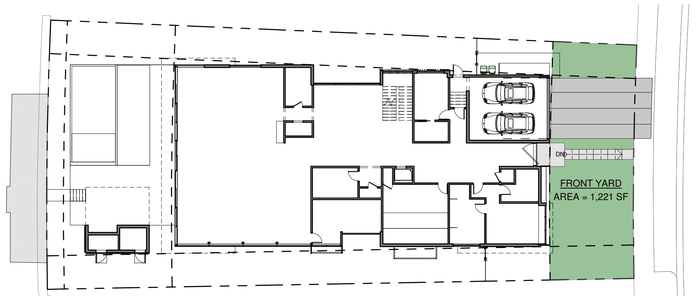


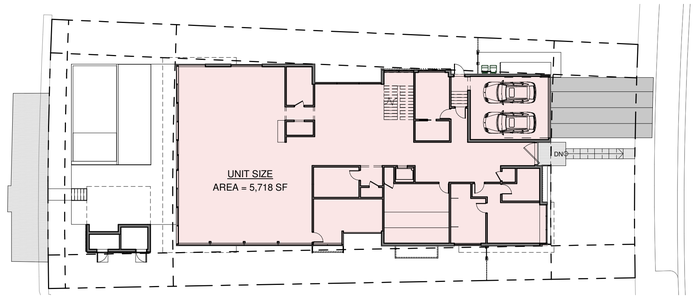
OPEN SPACE DIAGRAM

OPEN SPACE			
	ALLOWED	PROPOSED	
	13,150 SF X 40% = 5,260 SF	5,316 SF	40%

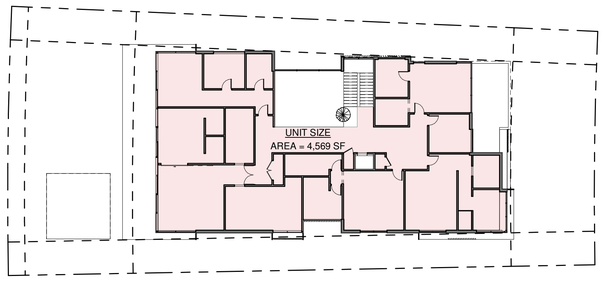


PERVIOUS DIAGRAM

PERVIOUS FRONT YARD			
	ALLOWED	PROPOSED	
FRONT YARD	1,760 SF X 50% = 880 SF	1,221 SF	68.9%

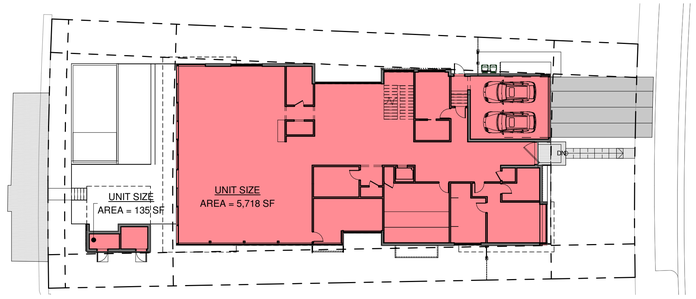


LEVEL 01-UNIT SIZE VOLUME

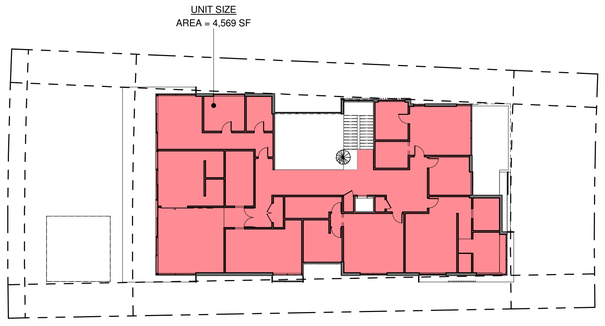


LEVEL 02-UNIT SIZE VOLUME

UNIT SIZE VOLUME			
	ALLOWED	PROPOSED	
	5,718 SF X 80% = 4,574 SF	4,569 SF	79.9%



LEVEL 01 - UNIT SIZE DIAGRAM



LEVEL 02 - UNIT SIZE DIAGRAM

UNIT SIZE	
LEVEL 01	5,853 SF
LEVEL 02	4,569 SF
TOTAL	10,423 SF

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

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STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

ZONING DIAGRAMS

SCALE 3/64" = 1'-0"

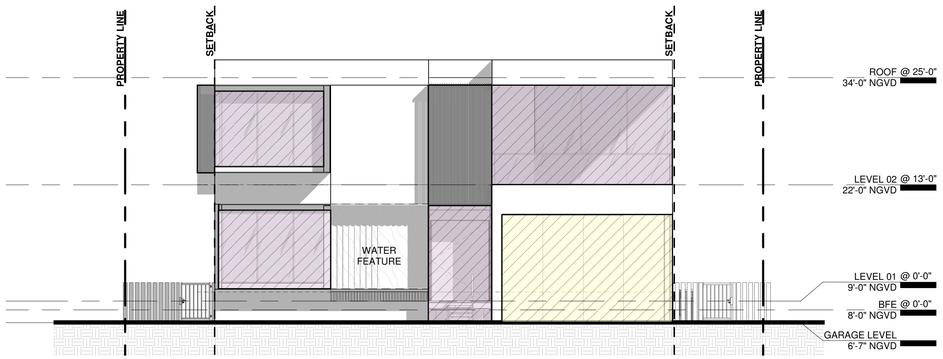
SHEET #

A0.08

STATUS

PLANNING & ZONING
2021.09.21

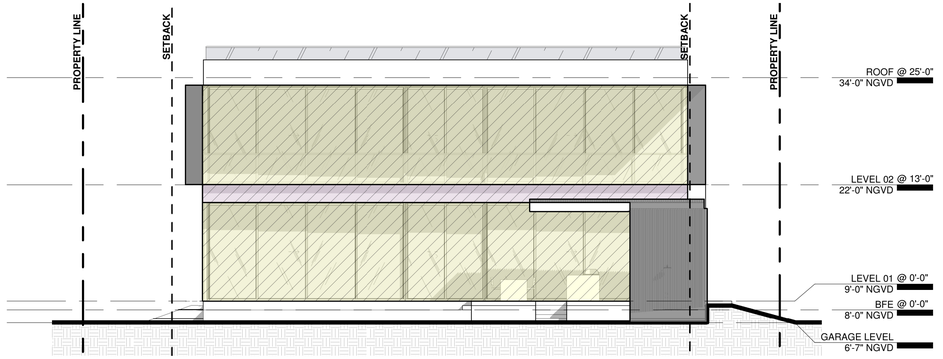
6/13/2022 11:12:34 AM



EAST ELEVATION: ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,525 SF

- **ARCHITECTURAL "EMBELLISHMENTS" RELIEFS** — PROVIDED: 534 SF; 534 SF / 1,525 SF = 35%
- **ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS** — PROVIDED: 230 SF; 230 SF / 1,525 SF = 15%
- **SMOOTH STUCCO** — PROVIDED: 645 SF / 1,525 SF = 42%
- **METAL SLATS/TRELLIS** — PROVIDED: 116 SF; 116 SF / 1,525 SF = 8%

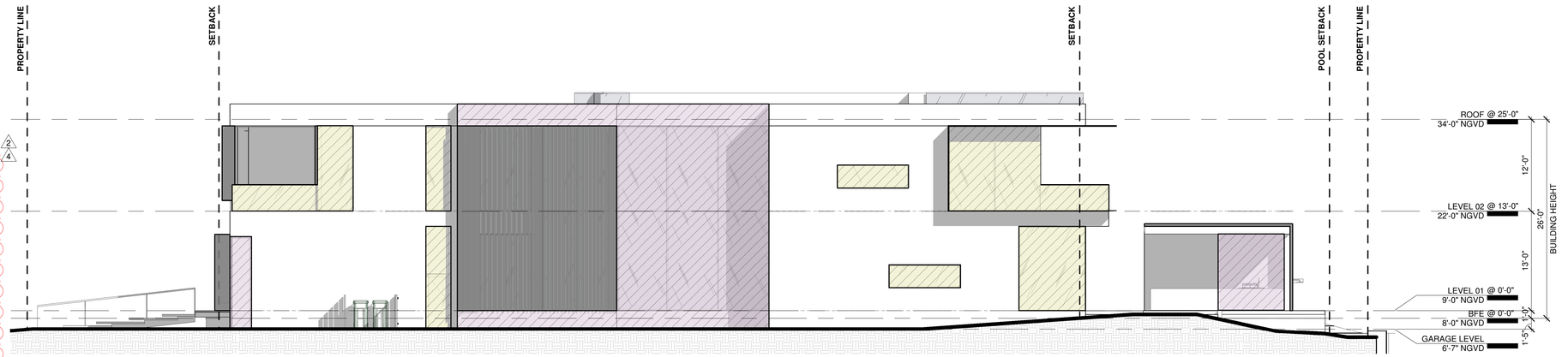
EAST ELEVATION 1
1/8" = 1'-0"



WEST ELEVATION: ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,674 SF

- **ARCHITECTURAL "EMBELLISHMENTS" RELIEFS** — PROVIDED: 101 SF; 101 SF / 1,674 SF = 6%
- **ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS** — PROVIDED: 1,122 SF; 1,122 SF / 1,674 SF = 67%
- **SMOOTH STUCCO** — PROVIDED: 285 SF; 285 SF / 1,674 SF = 17%
- **METAL SLATS/TRELLIS** — PROVIDED: 166 SF; 166 SF / 1,674 SF = 10%

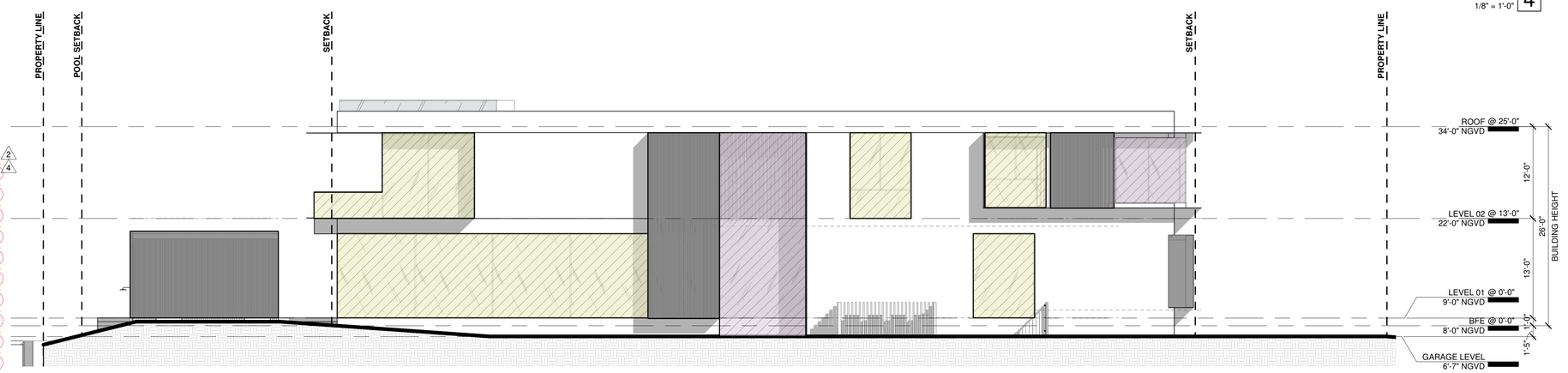
WEST ELEVATION 2
1/8" = 1'-0"



NORTH ELEVATION: ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 3,503 SF

- **ARCHITECTURAL "EMBELLISHMENTS" RELIEFS** — PROVIDED: 815 SF; 815 SF / 3,503 SF = 23%
- **ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS** — PROVIDED: 489 SF; 489 SF / 3,503 SF = 14%
- **SMOOTH STUCCO** — PROVIDED: 1,647 SF; 1,647 SF / 3,503 SF = 47%
- **METAL SLATS/TRELLIS** — PROVIDED: 552 SF; 552 SF / 3,503 SF = 16%

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



SOUTH ELEVATION: ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 3,443 SF

- **ARCHITECTURAL "EMBELLISHMENTS" RELIEFS** — PROVIDED: 338 SF; 338 SF / 3,443 SF = 10%
- **ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS** — PROVIDED: 867 SF; 867 SF / 3,443 SF = 25%
- **SMOOTH STUCCO** — PROVIDED: 1,680 SF; 1,680 SF / 3,443 SF = 49%
- **METAL SLATS/TRELLIS** — PROVIDED: 558 SF; 558 SF / 3,443 SF = 16%

SOUTH ELEVATION 3
1/8" = 1'-0"

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

CONSULTANTS

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

4	BOARD COMMENTS	05-17-22
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

ELEVATION DIAGRAMS

SCALE As indicated

SHEET #

A0.09

1

STATUS

PLANNING & ZONING
2021.09.21

6/13/2022 11:12:57 AM

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

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H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
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TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

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STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

FRONT RENDERS

SCALE

SHEET #

A0.12

STATUS

PLANNING & ZONING

2021.09.21

6/13/2022 11:13:00 AM

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
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EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

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H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

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MEP
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REVISIONS

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

REAR RENDERS

SCALE

SHEET #

A0.13

STATUS

PLANNING & ZONING

2021.09.21

6/13/2022 11:13:03 AM

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

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212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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STRUCTURAL
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MEP
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GEOTECHNICAL
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REVISIONS

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE

SIDE RENDERS

SCALE

SHEET #

A0.14

STATUS

PLANNING & ZONING

2021.09.21

6/13/2022 11:13:06 AM

9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

NORTH WEST CORNER

9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

NORTH EAST CORNER

9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

SOUTH WEST CORNER

9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

SOUTH EAST CORNER

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

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MEP
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SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

AERIAL VIEWS

SCALE

SHEET #

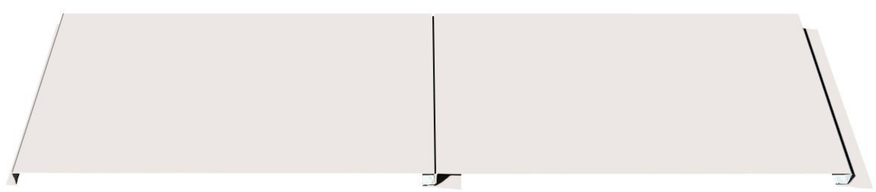
A0.15

STATUS

PLANNING
& ZONING
2021.09.21

6/13/2022 11:13:10 AM

WHITE STUCCO



LUNAR FINISHED METAL
COLOR: CREAM/WHITE

1

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

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REVISIONS

1	P&Z Comments	10-05-21

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STATE OF FLORIDA
SYLVIA PAWLOWSKI
AR 100925
REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

MATERIAL

SCALE

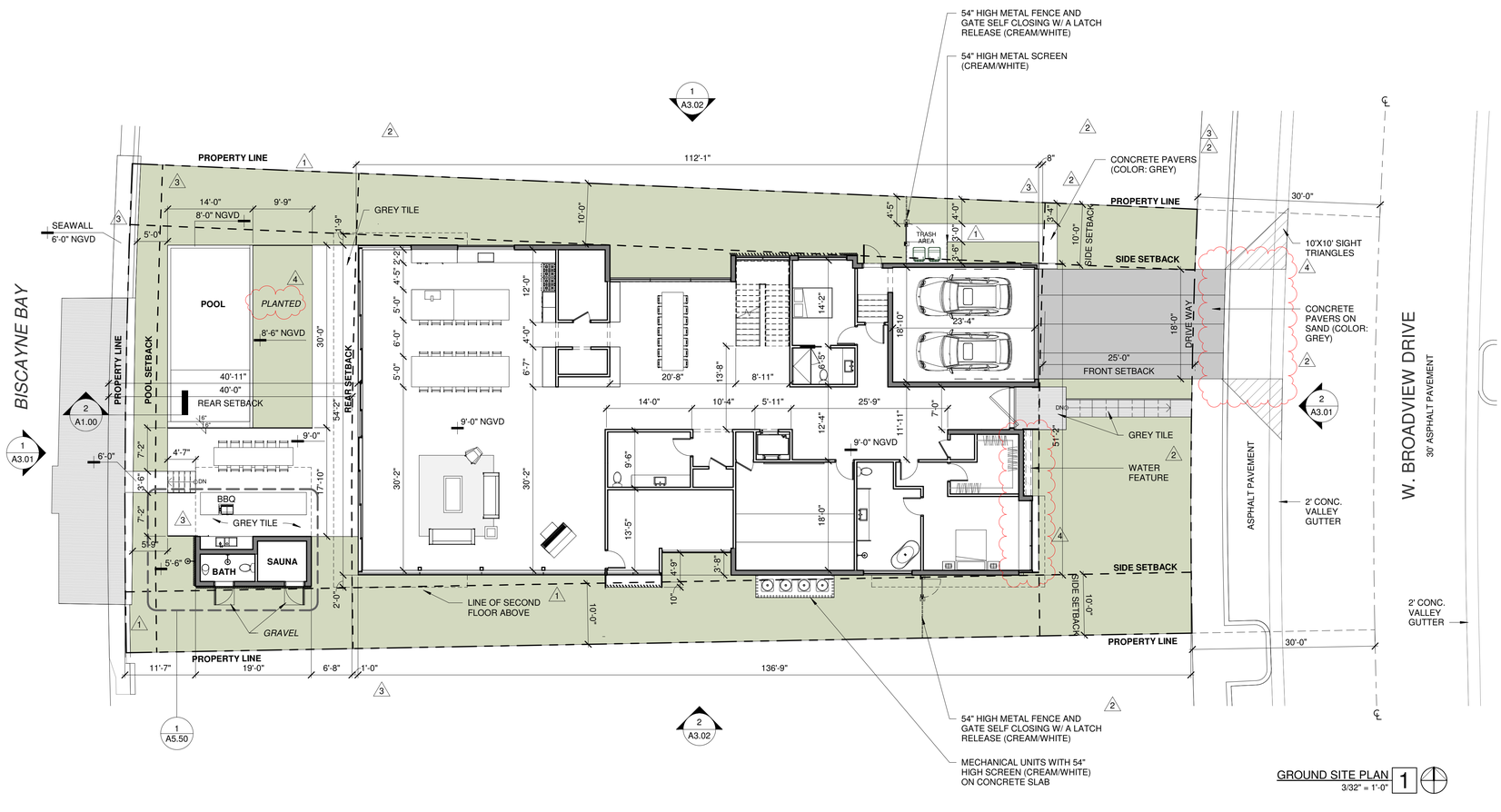
SHEET #

A0.16

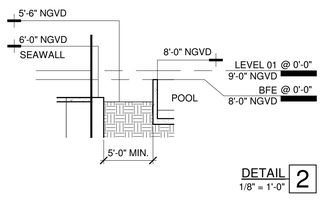
STATUS

PLANNING & ZONING
2021.09.21

6/13/2022 11:13:14 AM



GROUND SITE PLAN 1
3/32" = 1'-0"



DETAIL 2
1/8" = 1'-0"

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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MTTR MGMT XK LLC
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LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

4	BOARD COMMENTS	05-17-22
3	P&Z Comments	03-24-22
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

GROUND FLOOR SITE PLAN

SCALE As indicated

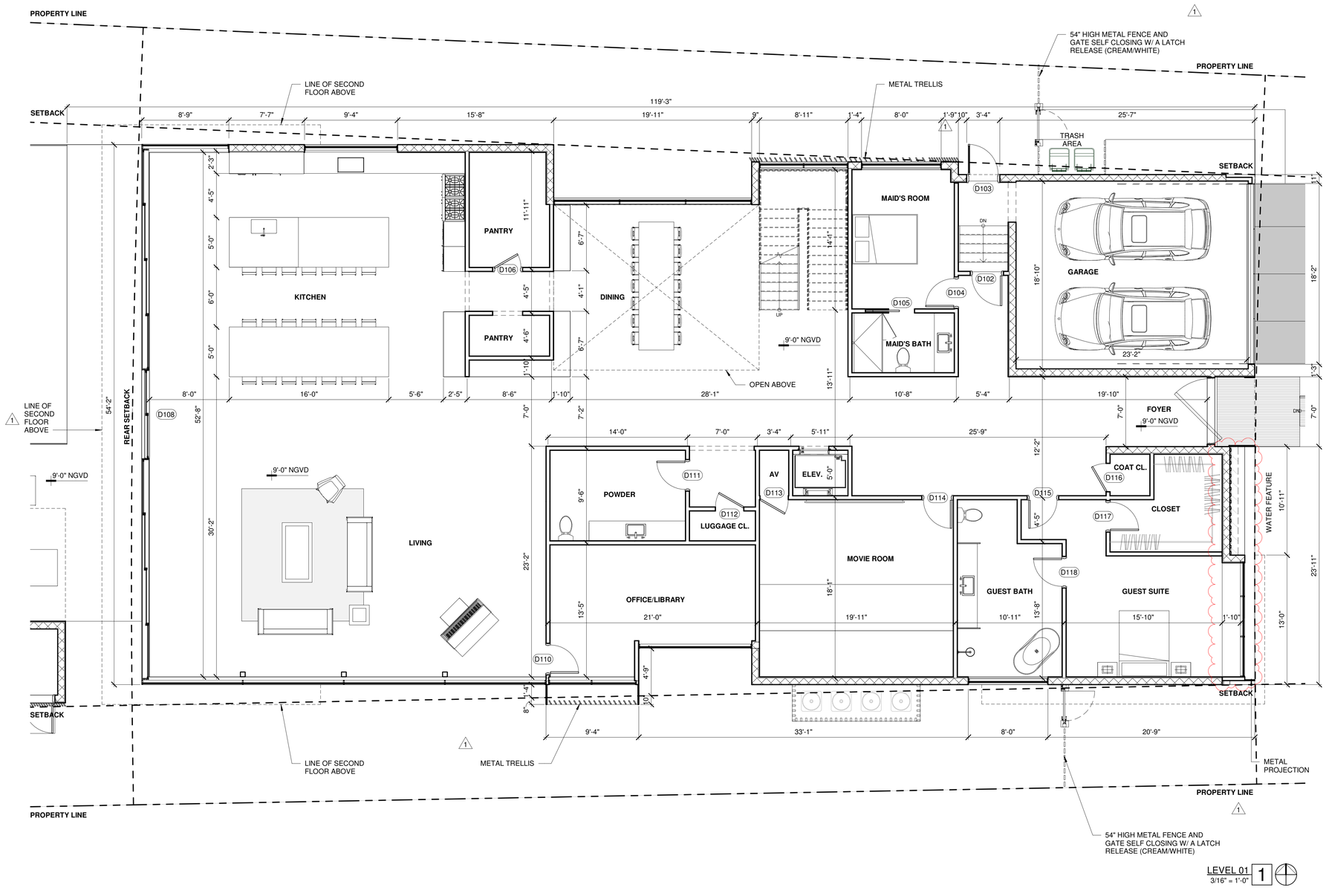
SHEET #

A1.00

STATUS

PLANNING & ZONING
2021.09.21

6/13/2022 11:13:26 AM



LEVEL 01
3/16" = 1'-0"
1

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD

MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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EA3 CIVIL ENGINEERING, INC.
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T | 754.777.7993
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T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
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REVISIONS

4	BOARD COMMENTS	05-17-22
1	P&Z Comments	10-05-21

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STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

FIRST FLOOR PLAN

SCALE As indicated

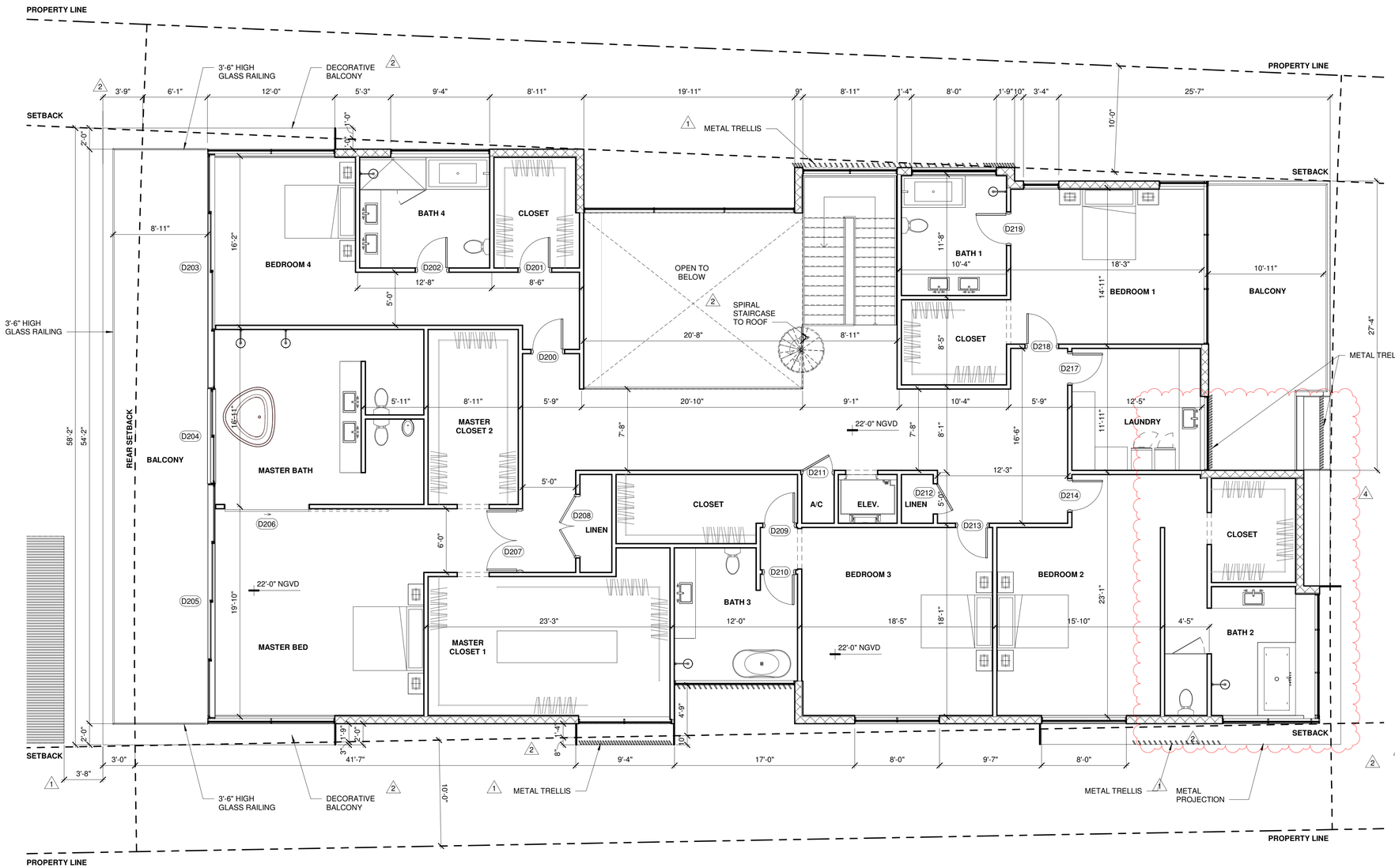
SHEET #

A1.01

STATUS

PLANNING & ZONING
2021.09.21

6/13/2022 11:13:31 AM



LEVEL 02
3/16" = 1'-0" 1

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

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T | 786.409.3363
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REVISIONS

4	BOARD COMMENTS	05-17-22
2	P&Z Comments	03-09-22
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PROJECT NO 2102

DRAWING TITLE

SECOND FLOOR PLAN

SCALE As indicated

SHEET #

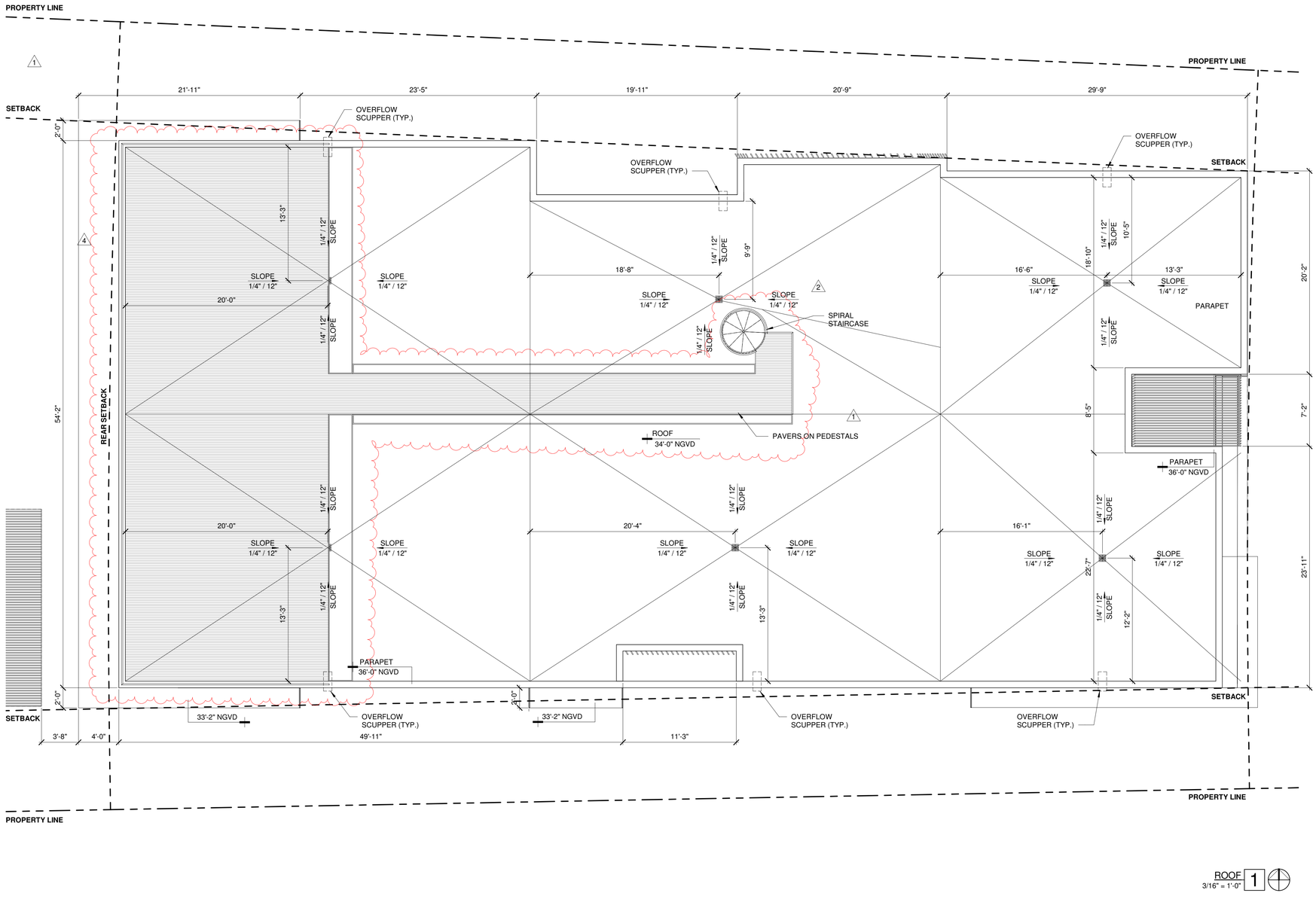
A1.02

STATUS

PLANNING & ZONING

2021.09.21

6/13/2022 11:13:36 AM



ROOF
3/16" = 1'-0" 1

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
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PROJECT | OWNER

W BROADVIEW

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T | 786.409.3363
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STRUCTURAL
TBD

MEP
TBD

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REVISIONS

4	BOARD COMMENTS	05-17-22
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

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PROJECT NO 2102

DRAWING TITLE

ROOF PLAN

SCALE As indicated

SHEET #

A1.03

STATUS

PLANNING & ZONING
2021.09.21

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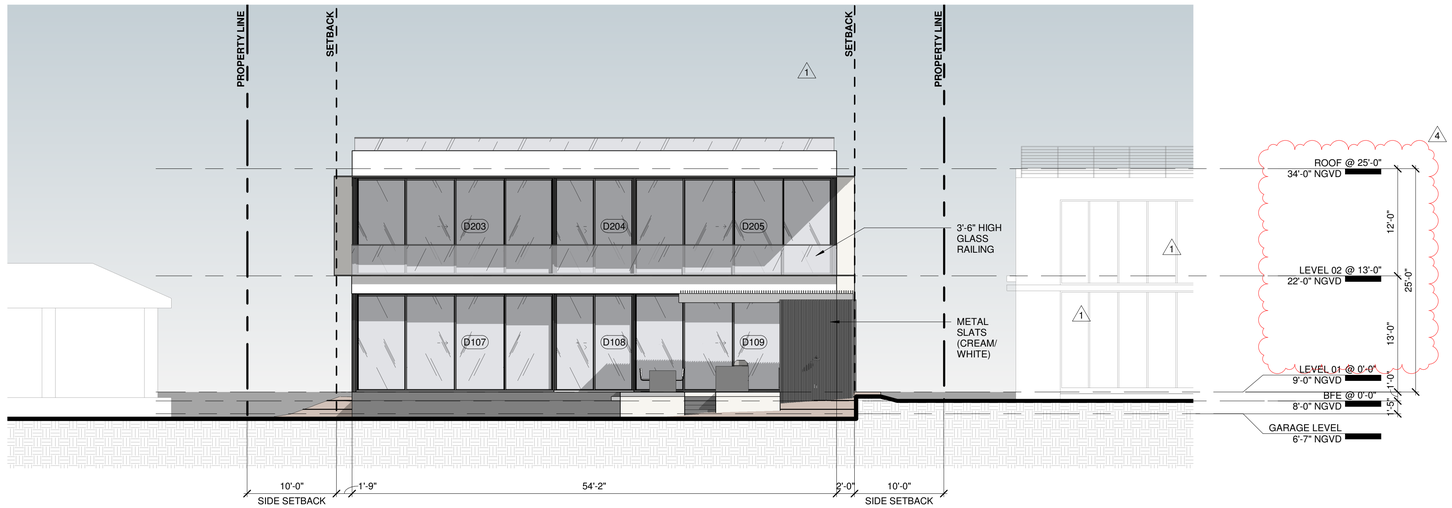
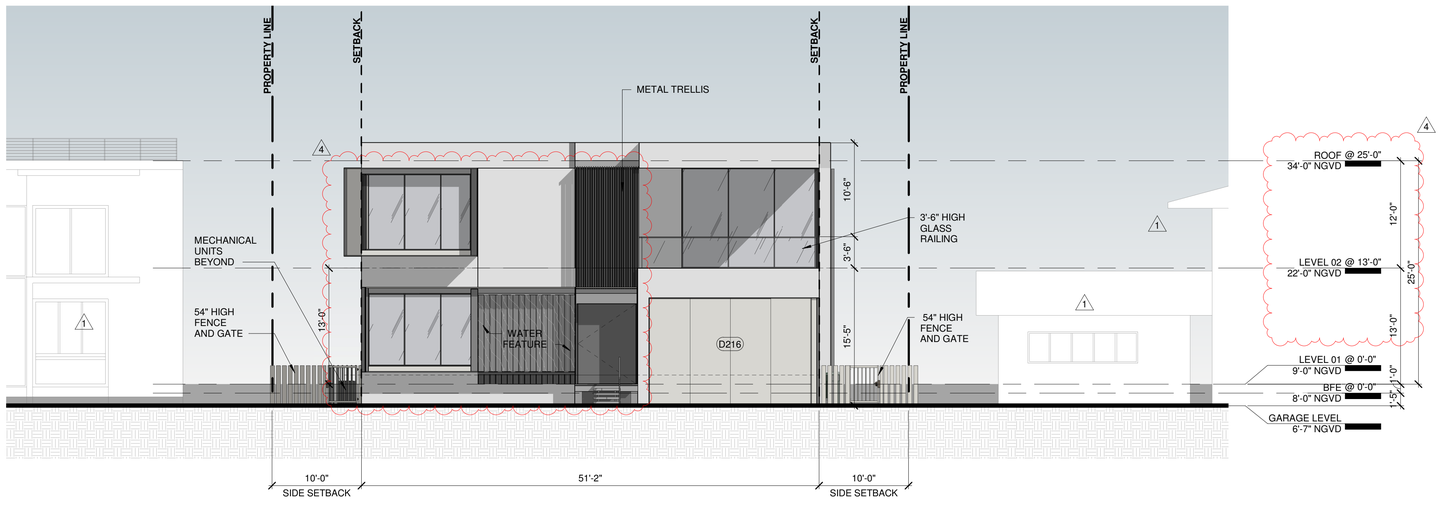


WEST ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

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PROJECT NO 2102

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"

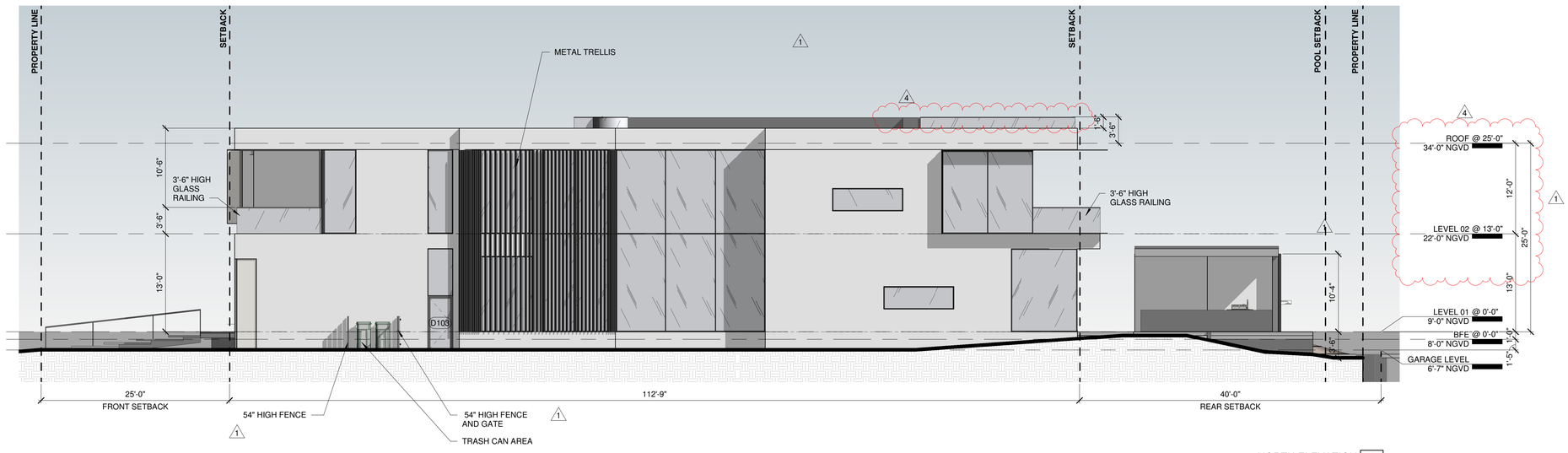
SHEET #

A3.01

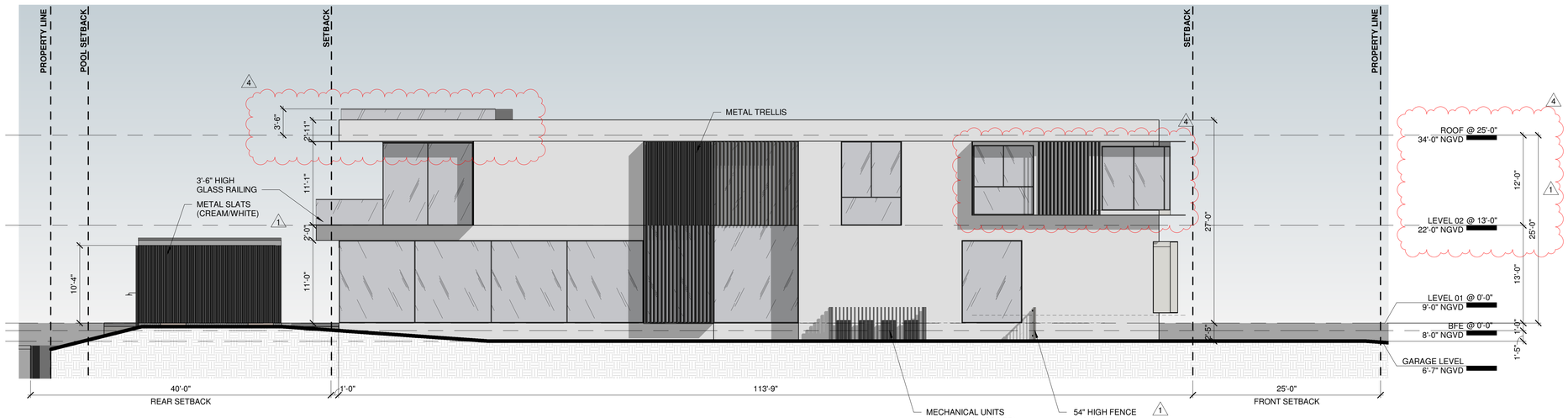
STATUS

PLANNING & ZONING
2021.09.21

6/13/2022 11:13:49 AM



NORTH ELEVATION 1
1/8" = 1'-0"



SOUTH ELEVATION 2
1/8" = 1'-0"

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

ARCHITECT OF RECORD
MTTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST | MIAMI FL | 33155
T | 305.790.4372
hlmartinuflu@bellsouth.net

STRUCTURAL
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REVISIONS

4	BOARD COMMENTS	05-17-22
1	P&Z Comments	10-05-21

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"

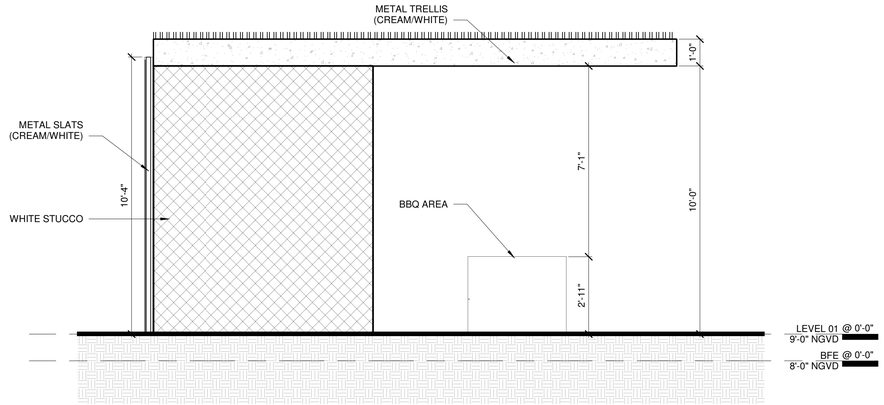
SHEET #

A3.02

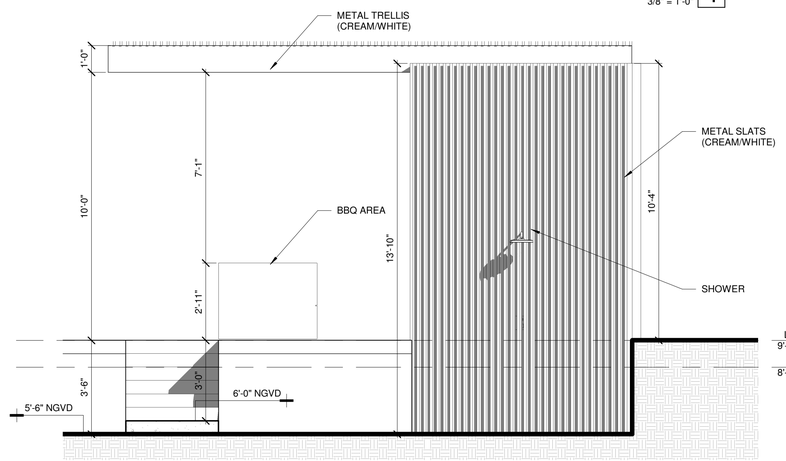
STATUS

PLANNING & ZONING
2021.09.21

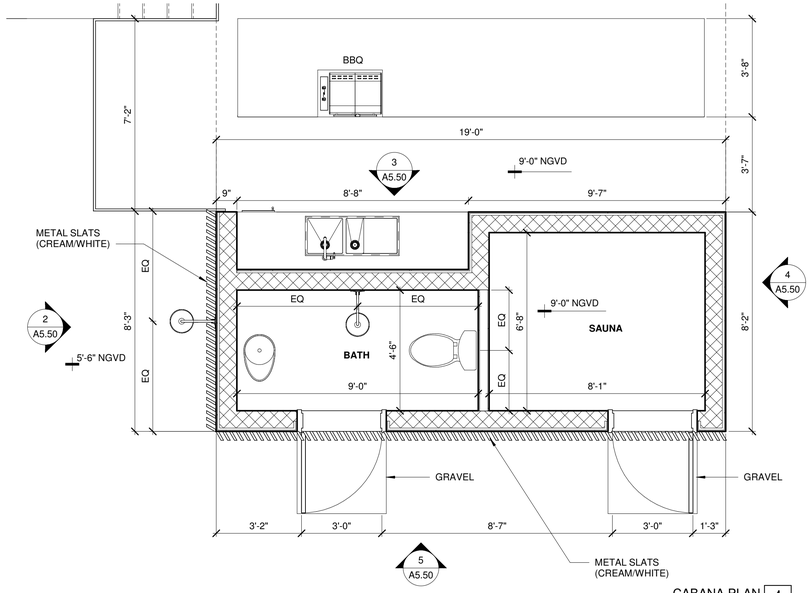
6/13/2022 11:14:00 AM



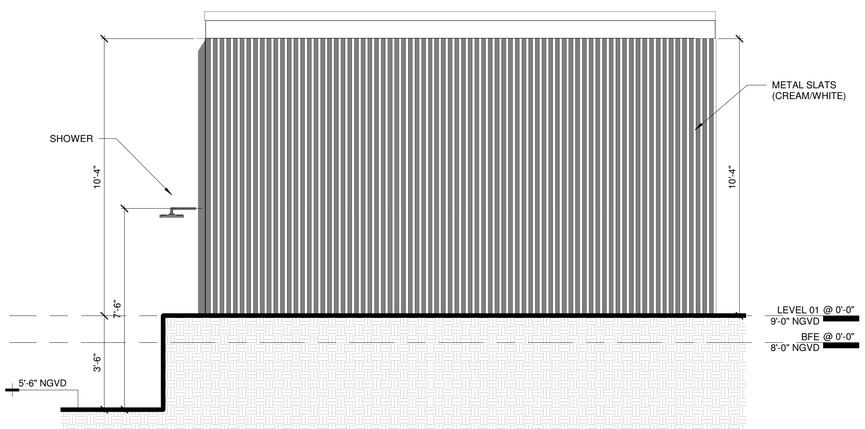
CABANA EAST ELEVATION 4
3/8" = 1'-0"



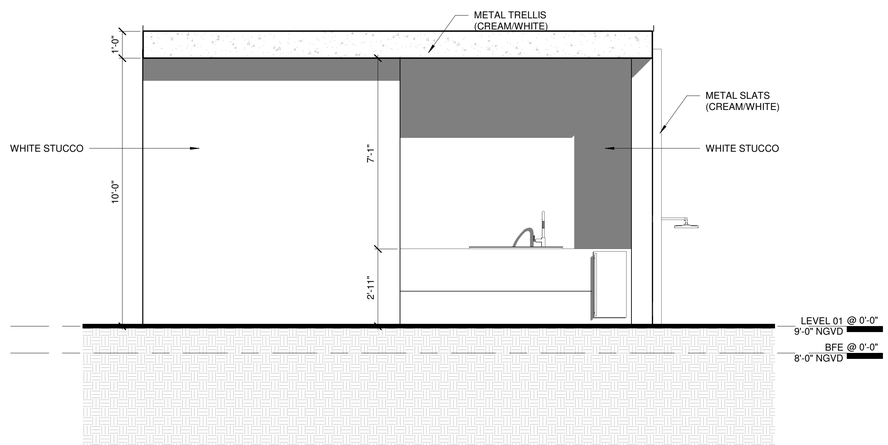
CABANA WEST ELEVATION 2
3/8" = 1'-0"



CABANA PLAN 1
3/8" = 1'-0"



CABANA SOUTH ELEVATION 5
3/8" = 1'-0"



CABANA NORTH ELEVATION 3
3/8" = 1'-0"

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT

DESIGNER

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T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
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T | 786.409.3363
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T | 305.790.4372
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2	P&Z Comments	03-09-22

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA · SYLVIA PAWLOWSKI · AR 100925 · REGISTERED ARCHITECT

PROJECT NO 2102

DRAWING TITLE

CABANA DETAILS

SCALE 3/8" = 1'-0"

SHEET #

A5.50

2

STATUS

PLANNING & ZONING

2021.09.21

6/13/2022 11:14:09 AM

GENERAL NOTES AND SPECIFICATIONS:

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT AND PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY TRANSPORTATION & PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY RER-DERM, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION AND DITCH EXCAVATION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE TOPOGRAPHIC SURVEY BY:

HPA SURVEYORS, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB # 8161

4. ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D. 1929.
PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.

5. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

6. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

8. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LOOPS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

9. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING, OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT, AND ALL OTHER DELETERIOUS MATERIAL.

12. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

15. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED RECORD SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

18. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

19. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

20. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

21. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE MIAMI-DADE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRER).

2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.

3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

4. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

5. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE PLANS.

III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

A. SANITARY SEWER SYSTEM – INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.

B. SANITARY SEWER MAINS – LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.

C. POTABLE WATER DISTRIBUTION MAINS:
1) LIVE TAP CONNECTIONS TO EXISTING MAINS
2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600

D. STORM DRAINAGE:
1) DRAINAGE WELLS – COMPLETED WELL PUMP TEST
2) DRAINAGE PIPE AND STRUCTURES – PRIOR TO BACKFILL

E. LIMEROCK BASE – PRIOR TO AND DURING PLACEMENT OF LIMEROCK BASE

F. FINISHED PAVEMENT – PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.

G. SUBSTANTIAL COMPLETION

H. FINAL INSPECTION

REGARDLESS OF WHETHER OR NOT THE ABOVE ARE WITNESSED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE ENGINEER OF RECORD PRESENT, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE CONTRACT. OTHERWISE, THE ENGINEER OF RECORD RESERVES THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS:

1. DRAINAGE:
A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, RIMS, AND POLLUTANT RETARDANT BAFFLES.
B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, OUTLETS, ETC.
C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
D. DRAINAGE PIPE AND FITTINGS.
E. CLEANOUTS

2. WATER DISTRIBUTION:
A. PIPE AND FITTINGS
B. VALVES AND AIR RELEASE VALVES
C. FIRE HYDRANTS
D. BACKFLOW PREVENTION DEVICES
E. METER VAULTS & BOXES
F. TAPPING SLEEVES AND CORPORATION STOPS

3. SANITARY SEWER:
A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RIMS
B. PIPE AND FITTINGS
C. CLEANOUTS
D. VALVES AND AIR RELEASE VALVES
E. PUMP STATION AND ALL RELATED EQUIPMENT

4. ASPHALT MIX
A. SUBGRADE AND LIMEROCK BASE SECTIONS TO BE INCLUDED

V. TEMPORARY FACILITIES

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

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

D. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION
A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH M.U.T.C.D. AND THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

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

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT

1. CLEANING UP
A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS, AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

5. REFER TO TOWN OF BAY HARBOR ISLANDS STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

VII. PAVING

1. GENERAL
A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER FDOT AND MIAMI-DADE COUNTY STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

EA3 CIVIL ENGINEERING

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1112 N 46 AVENUE
HOLLYWOOD, FLORIDA 33021
OFFICE: 754.777.7993
WWW.EA3CIVIL.COM

CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

PROJECT | OWNER

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

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GENERAL NOTES

SCALE As indicated

SHEET #

C1.00

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PLANNING & ZONING
2022.03.22

DRAINAGE CALCULATION:

EXISTING CONDITIONS:
SITE AREA = 13,125 SF
PERVIOUS AREA = 3,844 SF (29.3%)
IMPERVIOUS AREA = 9,281 SF (70.7%)

PROPOSED SITE DISTRIBUTION:
SITE AREA = 13,125 SF
PERVIOUS AREA = 5,260 SF (40.0%)
IMPERVIOUS AREA = 7,865 SF (60.0%)

REQUIRED STORAGE:
RAINFALL AMOUNT (P) = 8.0 INCHES (10-yr/24-hr LOS)
COMPACTED SOIL STORAGE = 8.18" (SFWMD)

EXISTING CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(3,844/13,125)*(8.18)= 2.40"
S(EXIST.) = 2.40"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 5.70"
VOLUME OF RUNOFF(V)= A*R/12
= 13,125*5.70/12
= 6,235 CF

PROPOSED CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(5,260/13,125)*(8.18)= 3.28"
S(PROP.) = 3.28"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 5.08"
VOLUME OF RUNOFF(V)= A*R/12
= 13,125*5.08/12
= 5,557 CF

5,557 CF - 6,235 CF = (-)678 CF
1.0 IN. x 13,125 SF / 12in/ft = 1,094 CF
2.5 IN. x 60.0% (PERCENT IMPERVIOUS) = 1.50 IN.
1.50 IN. x 13,125 SF (SITE AREA)/ 12in/ft = 1,641 CF

SWALE AREA STORAGE=(TOP AREA+BOTTOM AREA)/2 *SWALE AREA DEPTH

SWALE AREA #1 = (459+145)/2 * 0.50' = 151 CF

SWALE AREA #2 = (605+172)/2 * 0.50' = 195 CF

TOTAL SWALE AREA STORAGE=151 + 195 = 346 CF

1,641 CF = 0.03767223 AC-FT = 0.45206676 AC-IN = Vwq

$$L1 = \frac{FS*\%WQ*Vwq}{K(H2*W + 2*Heff*Du - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

$$L2 = \frac{FS*\%WQ*Vwq}{K(2*HeffDu - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

K = 0.0000511, AS PER GEOTECHNICAL REPORT DATED 12/13/2021

FS = 2 H2 = 3.50'

%WQ = 0.5 Du = 3.50'

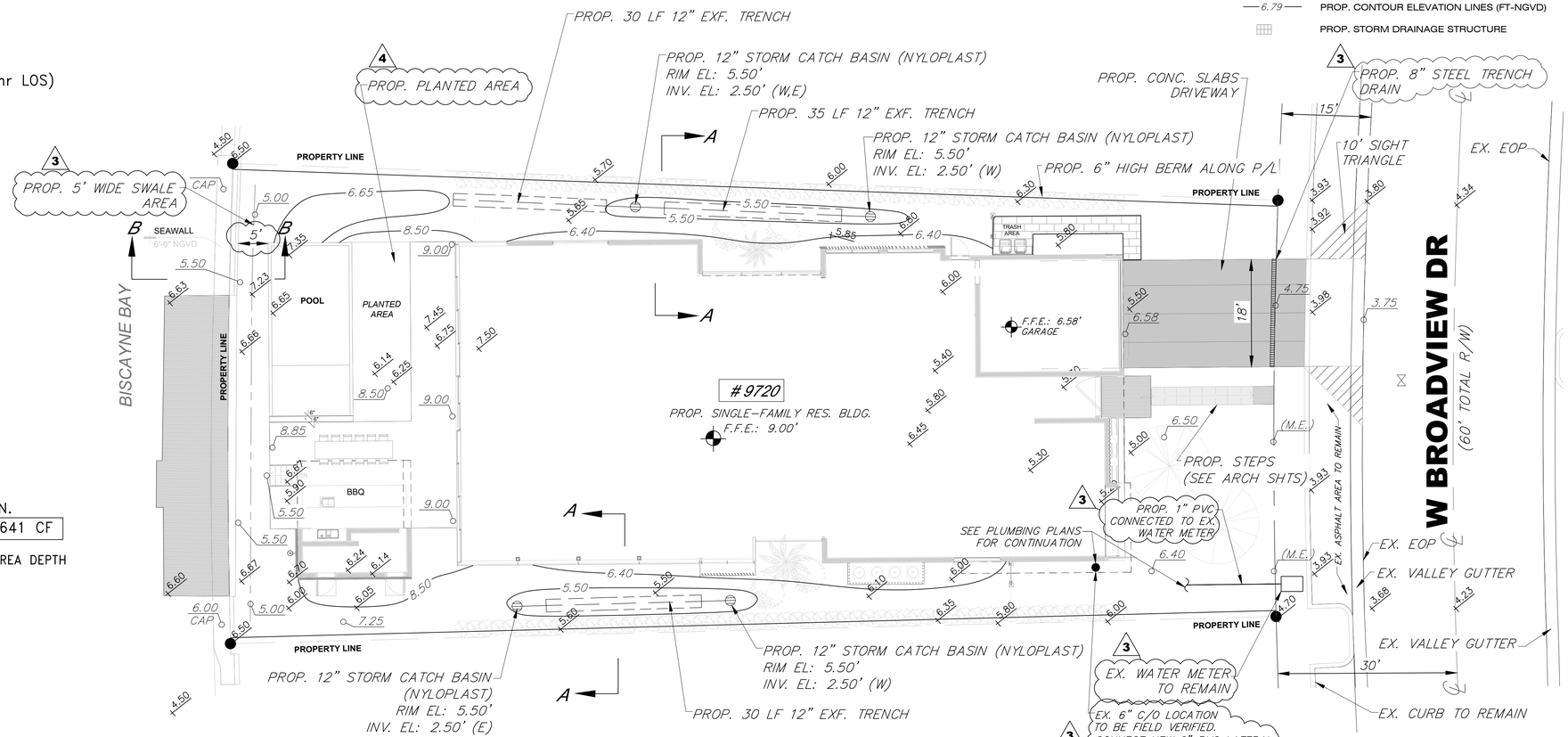
Heff = 1.75' Ds = 8.50'

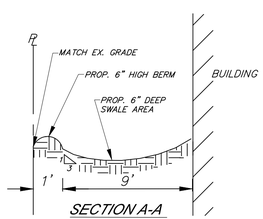
W = 4.00' TRENCH HEIGHT = 12.00'

L1 = 108.11' → 109'

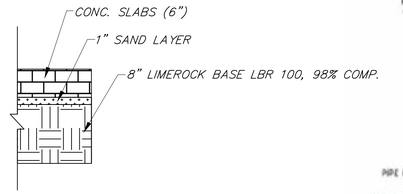
L2 = 79.3' → 80' F.D. REQUIRED Ds > Du

95' F.D. PROVIDED

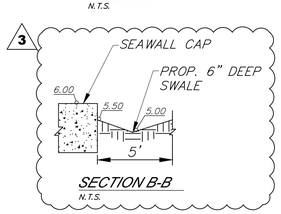




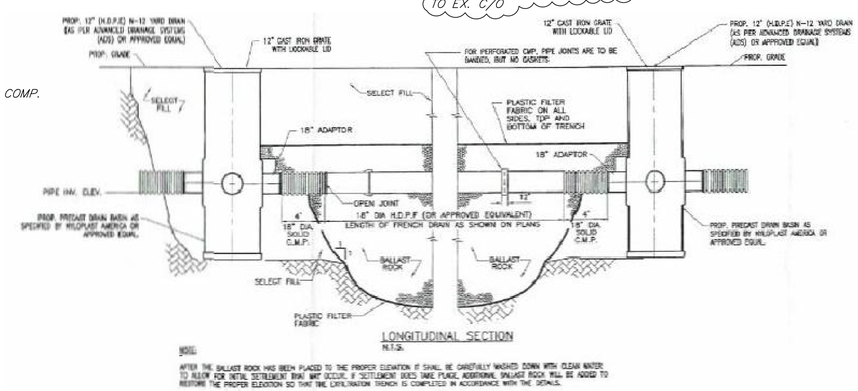
SECTION A-A
N.T.S.



DRIVEWAY DETAIL
N.T.S.



SECTION B-B
N.T.S.



FRENCH DRAIN EXFILTRATION TRENCH DETAIL (TYP.)
N.T.S.

ENGINEER NOTES:

1. ALL RAINFALL RUNOFF TO BE RETAINED ON-SITE. PERIMETER OF LOT SHALL BE GRADED WITH MINIMUM 6" HIGH BERM.
2. A MAXIMUM SLOPE OF 3:1 WITHIN ALL SWALE AREAS SHALL BE MAINTAINED.
3. PROPOSED CONTOUR LINES ARE ESTIMATED, AND SHALL BE COORDINATED WITH LANDSCAPE PLANS.
4. ELEVATIONS SHOWN HEREON RELATE TO N.G.V.D., 1929.
5. SITE CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.

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!

PAVING, GRADING, & DRAINAGE PLAN
SCALE: 3/32" = 1'-0"

EA3 CIVIL ENGINEERING
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE
HOLLYWOOD, FLORIDA 33021
OFFICE: 754.777.7993
WWW.EA3CIVIL.COM
CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

PROJECT | OWNER
W BROADVIEW
9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT
DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS
ARCHITECT OF RECORD

MTTR MGMT XX LLC
291 NE 61ST ST | MIAMI FL | 33137
T | 786.409.3363
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CONTRACTOR
TBD
TBD

CIVIL

EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
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LANDSCAPE
TBD

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

4	BOARD COMMENTS	05-17-22
3	P&Z Comments	03-22-22
2	P&Z Comments	11-11-21
1	P&Z Comments	10-05-21

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SEAL
SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE
PAVING, GRADING, & DRAINAGE PLAN

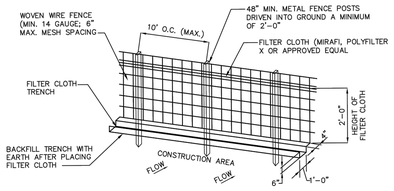
SCALE As indicated

SHEET #
C2.00

STATUS
PLANNING & ZONING
2022.03.22
2022.03.22

LEGEND

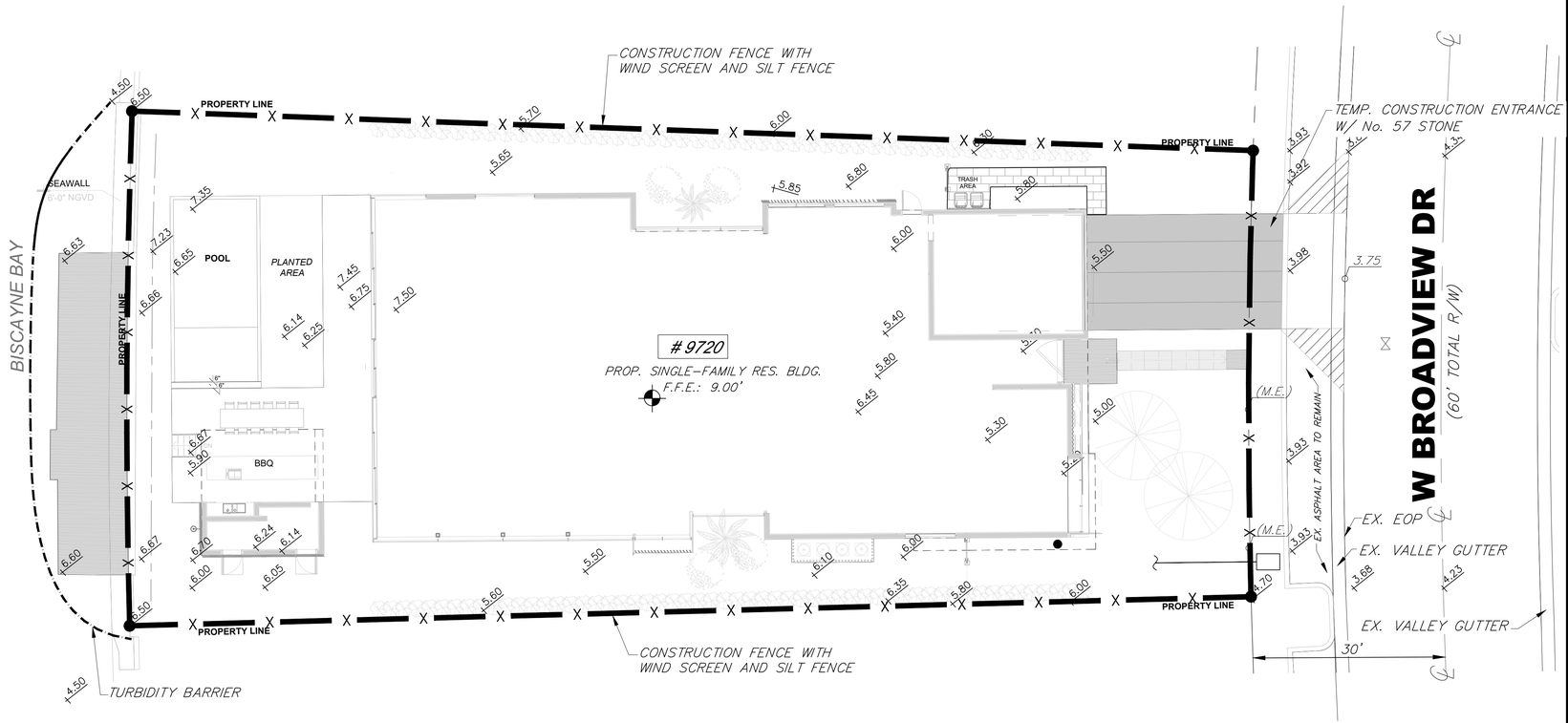
- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- STAKED SILT FENCE
- TURBIDITY BARRIER



CONSTRUCTION SPECIFICATIONS:

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

SILT FENCE (TYP.)
N.T.S.



NOTES:

1. FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA, AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS IMPEDED.
2. SECURED SAND BAGS MAY BE USED IN-LIEU OF SILT FENCE WHERE PRACTICAL. SAND BAGS SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN FUNCTIONAL CONDITION.

STORMWATER POLLUTION PREVENTION PLAN
SCALE: 3/32" = 1'-0"

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CONSULTANTS
CONTRACTOR
TBD
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LANDSCAPE
TBD

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

4	BOARD COMMENTS	05-17-22
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SEAL
SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

DRAWING TITLE
STORMWATER POLLUTION PREVENTION PLAN

SCALE As indicated

SHEET #
C3.00

STATUS
PLANNING & ZONING
2022.03.22

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI-DADE REGULATORY AND ECONOMIC RESOURCES (RER) REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400-4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. FUEL SPILLS AND LEAKS PREVENTION
B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
F. SOLID WASTE MANAGEMENT
G. HAZARDOUS WASTE MANAGEMENT
H. CONCRETE WASTE MANAGEMENT
I. SANDBLASTING WASTE MANAGEMENT
J. STRUCTURE CONSTRUCTION AND PAINTING
K. SPILL PREVENTION AND CONTROL
L. CONTAMINATED SOIL MANAGEMENT
M. SANITARY/SEPTIC WASTE MANAGEMENT
N. SOIL EROSION CONTROL
O. STORM WATER TURBIDITY MANAGEMENT

4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

A. BEST MANAGEMENT PRACTICES (BMPS) 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.
B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
E. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
F. ON-SITE & 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.
G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
C. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

6. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
7. SOD SHALL BE PLACED, IN ACCORDANCE WITH PLANS, FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
8. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
9. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL NOTES:

1. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.
4. THE CONSTRUCTION ENTRANCES 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 ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING, AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
11. 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.

OFF-SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF-SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.
2. 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 LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
B. STORE ONLY ENOUGH MATERIAL ON-SITE FOR PROJECT COMPLETION.
C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
F. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

2. HAZARDOUS PRODUCTS

A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

3. PRODUCT SPECIFIC PRACTICES

A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON-SITE.
B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL NOTES:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.
C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE
HOLLYWOOD, FLORIDA 33021
OFFICE: 754.777.7993
WWW.EA3CIVIL.COM
CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

PROJECT | OWNER
W BROADVIEW
9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

ARCHITECT
DESIGNER
MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XX LLC
291 NE 61ST ST | MIAMI FL | 33137
T | 786.409.3363
www.ma77er.com

CONSULTANTS
CONTRACTOR
TBD
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

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STRUCTURAL
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MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

4	BOARD COMMENTS	05-17-22
3	P&Z Comments	03-22-22
2	P&Z Comments	11-11-21
1	P&Z Comments	10-05-21

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SEAL
SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

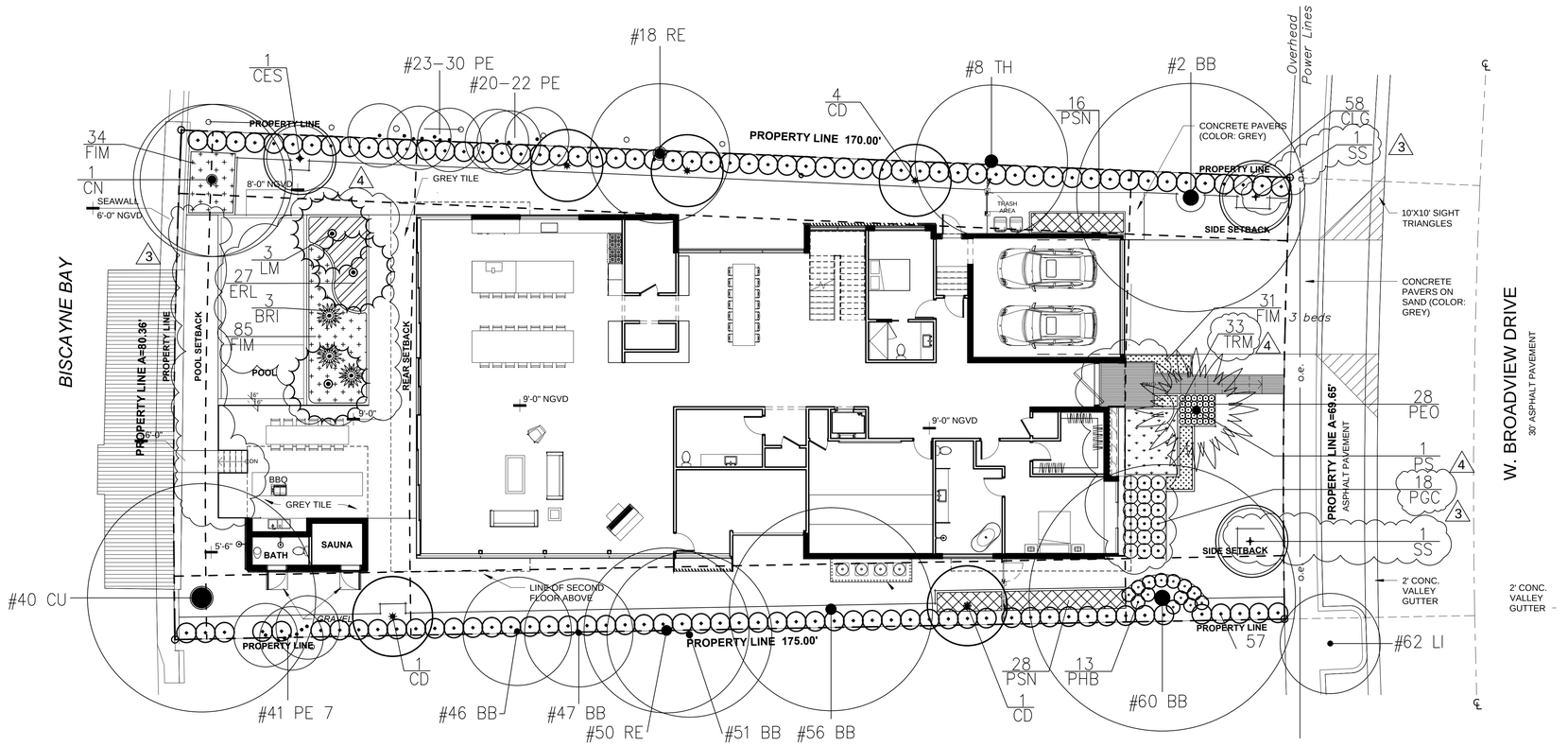
PROJECT NO 2102

DRAWING TITLE
BEST MANAGEMENT PRACTICES NOTES

SCALE As indicated

SHEET #
C4.00

STATUS
PLANNING & ZONING
2022.03.22



LANDSCAPE PLAN

3/32" = 1'-0"

1

Tree Survey List–Exist. Trees & Palms to Remain.

Num	Botanical / Commmon Name	Disposition	Description HT	SPR	DBH	Condition	Notes	Mitigation
#2 BB	Bucida buceras / Black Olive	Remain	40'	35'	21"	Good		
#8 TH	Tabebuia heterophylla / Pink Tabebuia	Remain	40'	23'	14"	Good		
#18 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#20–22 PE	Ptychosperma elegans / Alexander Palm	Remain	10–15'	9'	3"	Good	*Group of (3) palms*	
#23–30 PE	Ptychosperma elegans / Alexander Palm	Remain	10–25'	9'	3"	Good	*Group of (8) palms*	
#40 CU	Coccoloba uvifera / Seagrape	Remain	30'	36'	16,16,18" 10,10,8"	Good		
#41 PE7	Ptychosperma elegans / Alexander Palm	Remain	10–20'	9'	3"	Good	*Group of (7) palms*	
#19 RE	Roystonea elata / Royal Palm	*––Remove––*	45'	22'	15"	Moderate		
#46 BB	Bucida buceras / Black Olive	Remain	40'	20'	9"	Good		
#47 BB	Bucida buceras / Black Olive	Remain	40'	25'	14"	Good		
#50 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#51 BB	Bucida buceras / Black Olive	Remain	45'	25'	12"	Good		
#56 BB	Bucida buceras / Black Olive	Remain	45'	30'	18"	Good		
#60 BB	Bucida buceras / Black Olive	Remain	45'	42'	28"	Good		
#62 LI	Lagerstroemia indica / Crape Myrtle	Remain	14'	12'	5@2"	Good	*In R/W*	

Plant List

	Qty	Key	Botanical / Common Name	Description	Mitigation	Native Yes / No
3	2	SS	Senna surattensis / Glaucous Cassia	15'oa ht, 6' spr, 4" cal.	*500sf x 2= 1000 sf*	No
	6	CD	Coccoloba diversifolia / Pigeon Plum	12'–14' oa ht, 4' ct, 3" cal.	*500sf x 6= 3000 sf*	Yes
3	1	CES	Conocarpus e. sericeus / Silver Buttonwood	12'–14' oa ht, 4' ct, 3" cal.	*500sf x 1= 500 sf*	Yes
	(9) Prov'd Trees				*4500 sf > 4436 Req'd*	
	1	PS	Phoenix sylvestris / Sylvester Date Palm	16' CT, 24' oa ht.		No
	1	CN	Cocos nucifera / Coconut Palm	10' CT, 20' oa ht.		No
4	3	LM	Leuccothrinax morrissii / Keys Thatch Palm	8–16' ct, collected specimens		Yes
	115	CLG	Clusia guttifera / Small Leaf Clusia	6' ht, 3' spr, 25 gal.		No
	44	PSN	Psychotria nervosa / Wild Coffee	2' ht, 1.5' spr, 3 gal.		Yes
	(159) Prov'd Shrubs / (44) Native					
4	3	BRI	Bromeliad imperialis / Imperialis	30" ht, 30" spr, 15 gal.		No
4	18	PGC	Philodendron Green Congo / Green Congo	24" ht, 24" spr, 7 gal.		No
4	33	TRM	Trimezia martinicensis / Yellow Walking Iris	24" ht, 18" spr, 3 gal.		No
	13	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.		No
4	27	ERL	Ernodea littoralis / Golden Creeper	16" ht, 16" spr, 3 gal.		Yes
4	150	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.		No
	28	PEO	Pepperomia obtusifolia / Pepperomia–var.	8" x 8" spr, 3 gal.		No

L 1.00 Landscape Plan
L 1.01 Landscape Notes, Details & Legend
L 1.02 Tree Survey / Disposition Plan & Protection Plan
L 1.03 Tree Disposition &Protection
L 1.04 Irrigation Plan
L 1.05 East & West Elevations
L 1.06 North & South Elevations

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
291 NE 61ST ST | MIAMI FL | 33137
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

CIVIL
TBD

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
MIAMI | FL | 33155
t |305 790 4372, hlmartinufiu@bellsouth.net

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

4	P&Z Comments	05-24-22
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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

LANDSCAPE PLAN

SCALE As indicated

L 1.00

PLANNING & ZONING
2021.09.21

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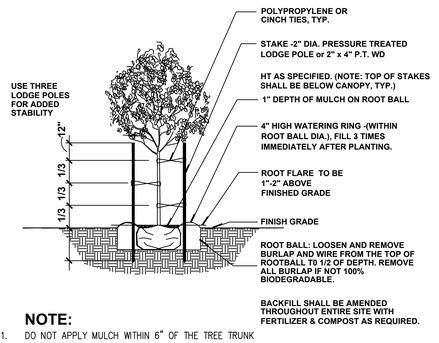
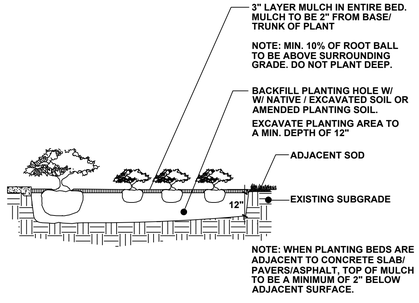


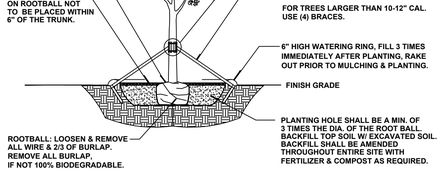
NOTE:

1. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

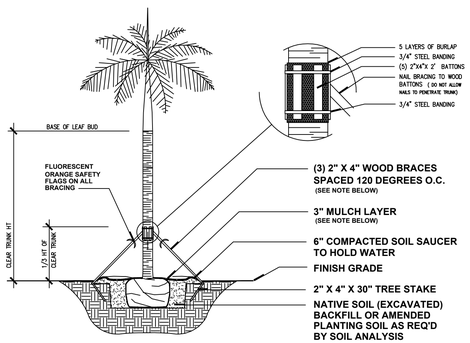
Tree Planting & Bracing Detail With A Caliper up to 2.5" N.T.S.



Shrub/Groundcover Detail N.T.S.



Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



NOTES:

1. PALMS OVER 30' GW HT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES.
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
4. GROWING BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
6. NO SCARRED OR BLACKENED TRUNKS.
7. AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENDED, PULVERIZED TOPSOIL AS NEEDED.
8. ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.

Typical Palm Planting Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH,(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

Plant List

	Qty	Key	Botanical / Common Name	Description	Mitigation	Native Yes / No
3	2	SS	Senna surattensis / Glaucous Cassia	15'oa ht, 6' spr, 4" cal.	500sf x 2= 1000 sf	No
	6	CD	Coccoloba diversifolia / Pigeon Plum	12'-14' oa ht, 4' ct, 3" cal.	500sf x 6= 3000 sf	Yes
3	1	CES	Conocarpus e. sericeus / Silver Buttonwood	12'-14' oa ht, 4' ct, 3" cal.	500sf x 1= 500 sf	Yes
	(9) Prov'd Trees				4500 sf > 4436 Req'd	
	1	PS	Phoenix sylvestris / Sylvester Date Palm	16' CT, 24' oa ht.		No
	1	CN	Cocos nucifera / Coconut Palm	10' CT, 20' oa ht.		No
4	3	LM	Leuccothrinax morrissii / Keys Thatch Palm	8-16' ct, collected specimens		Yes
	115	CLG	Clusia guttifera / Small Leaf Clusia	6' ht, 3' spr, 25 gal.		No
	44	PSN	Psychotria nervosa / Wild Coffee	2' ht, 1.5' spr, 3 gal.		Yes
	(159) Prov'd Shrubs / (44) Native					
4	3	BRI	Bromeliad imperialis / Imperialis	30" ht, 30" spr, 15 gal.		No
4	18	PGC	Philodendron Green Congo / Green Congo	24" ht, 24" spr, 7 gal.		No
4	33	TRM	Trimezia martinicensis / Yellow Walking Iris	24" ht, 18" spr, 3 gal.		No
	13	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.		No
4	27	ERL	Ernodea littoralis / Golden Creeper	16" ht, 16" spr, 3 gal.		Yes
4	150	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.		No
	28	PEO	Pepperomia obtusifolia / Pepperomia-var.	8" x 8" spr, 3 gal.		No

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend
Residential - Single-Family and Two-Family Home Sites

	Required	Provided
A. Shade Trees Required*		
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	7 Exist. + 9 Prop.= 16
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2 Exist. + 2 Prop.= 4
5. Native Species Required - 50%	3	1 Exist. + 9 Prop.= 10
6. Drought Tolerant and Low Maintenance Species Required – 50%	3	10
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	159
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	18	44
5. Drought Tolerant and Low Maintenance Species Required – 50%	30	44
C. Maximum Lawn Area Allowed***		
*** 50% of Net Lot Area	6562 (Max)	6500

13,125 sf Net Lot Area

L 1.00 Landscape Plan
L 1.01 Landscape Notes, Details & Legend
L 1.02 Tree Survey / Disposition Plan & Protection Plan
L 1.03 Tree Disposition &Protection
L 1.04 Irrigation Plan
L 1.05 East & West Elevations
L 1.06 North & South Elevations

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

DESIGNER
MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
291 NE 61ST ST | MIAMI FL | 33137
T | 786.409.3363
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CONTRACTOR
TBD
TBD

CIVIL
TBD

LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
MIAMI | FL | 33155
t |305 790 4372, hlmartinufiu@bellsouth.net

STRUCTURAL
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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

LANDSCAPE NOTES/ DETAILS & LEGEND

SCALE As indicated

L1.01

PLANNING & ZONING
2021.09.21

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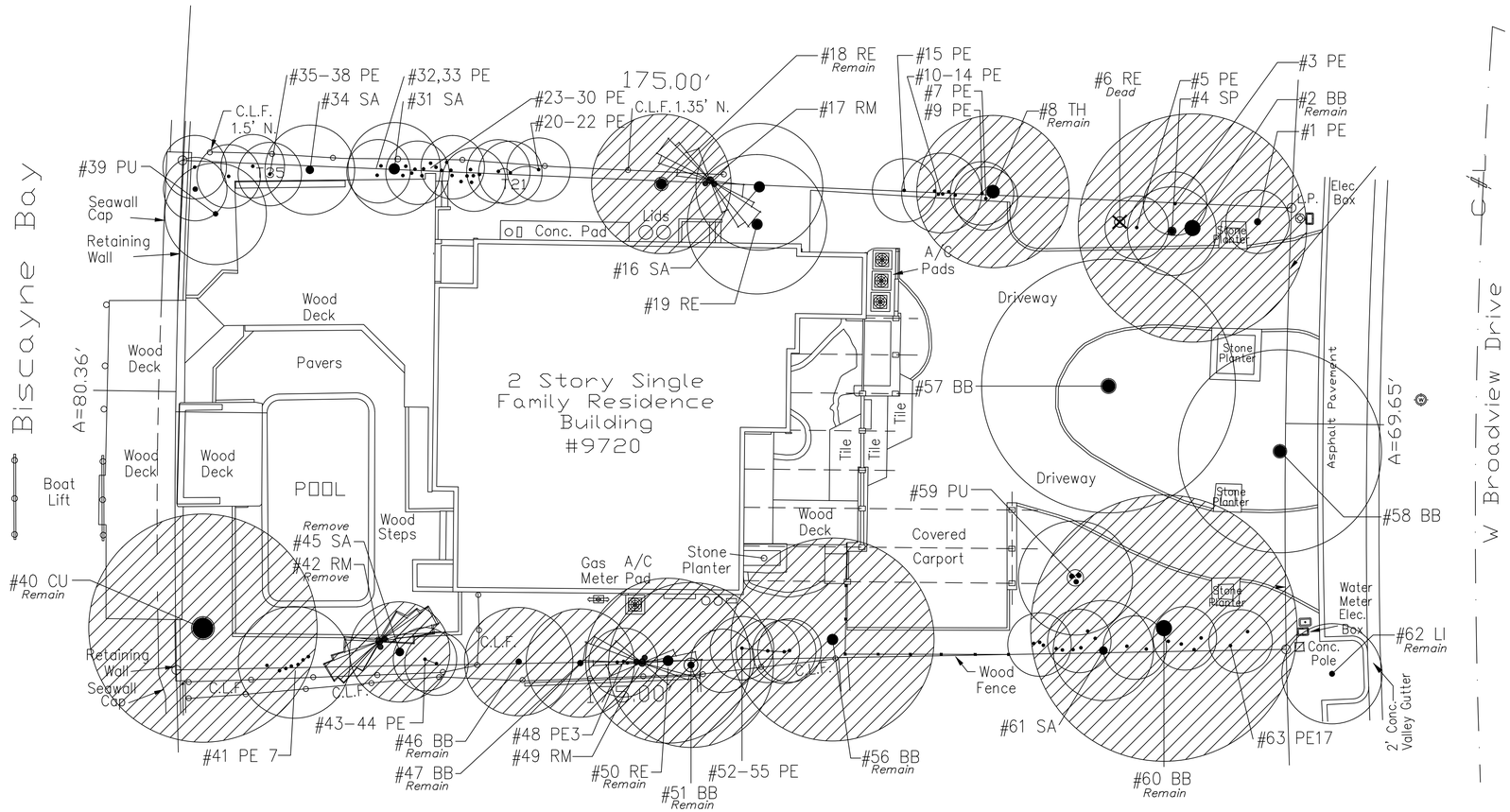

Tree Survey List

Num	Botanical / Commmon Name	Disposition	Description HT	SPR	DBH	Condition	Notes	Mitigation
#1 PE	Ptychosperma elegans / Alexander Palm	--Remove--	21'	9'	3"	Moderate		
#2 BB	Bucida buceras / Black Olive	Remain	40'	35'	21"	Moderate		
#3 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9'	3"	Moderate		
#4 SP	Sabal palmetto / Sabal Palm	--Remove--	16'	13'	12"	Moderate		
#5 PE	Ptychosperma elegans / Alexander Palm	--Remove--	15'	9'	3"	Moderate		
#6 RE	Roystonea elata / Royal Palm--*Dead*--	--Remove--	15'			Dead	*Trunk only*	
#7 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9'	3"	Moderate		
#8 TH	Tabebuia heterophylla / Pink Tabebuia	Remain	40'	23'	14"	Good		
#9 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9'	3"	Good		
#10-14 PE	Ptychosperma elegans / Alexander Palm	--Remove--	15-25'	9'	3"	Good	*Group of (5) palms*	
#15 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9'	3"	Good		
#16 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'		Good	*Invasive Exotic*	
#17 RM	Ravenalla madagascariensis / Traveller's Palm	--Remove--	18'	12'	cluster	Good	*Not a tree or palm*	*N/A*
#18 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#19 RE	Roystonea elata / Royal Palm	--Remove--	45'	22'	15"	Moderate		
#20-22 PE	Ptychosperma elegans / Alexander Palm	Remain	10-15'	9'	3"	Good	*Group of (3) palms*	
#23-30 PE	Ptychosperma elegans / Alexander Palm	Remain	10-25'	9'	3"	Good	*Group of (8) palms*	
#31 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	cluster		*Invasive Exotic*	
#32,33 PE	Ptychosperma elegans / Alexander Palm	--Remove--	16-18'	9'	3"	Good		
#34 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	cluster		*Invasive Exotic*	
#35-38 PE	Ptychosperma elegans / Alexander Palm	--Remove--	15-20'	9'	3"	Good	*Group of (4) palms*	
#39 PU	Pandanus utilis / Screw Pine	--Remove--	16'	16'	8"	Good		*N/A*
#40 CU	Coccoloba uvifera / Seagrape	Remain	30'	36'	16,16,18" 10,10,8"	Good		
#41 PE7	Ptychosperma elegans / Alexander Palm	Remain	10-20'	9'	3"	Good	*Group of (7) palms*	
#42 RM	Ravenalla madagascariensis / Traveller's Palm	--Remove--	15'	10'	cluster			*N/A*
#43,44 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9'	3"		*Group of (2) palms*	
#45 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	cluster		*Invasive Exotic*	
#46 BB	Bucida buceras / Black Olive	Remain	40'	20'	9"	Good		
#47 BB	Bucida buceras / Black Olive	Remain	40'	25'	14"	Good		
#48 PE3	Ptychosperma elegans / Alexander Palm	--Remove--	15-20'	9'	10"	Moderate	*Group of (3) palms*	
#49 RM	Ravenalla madagascariensis / Traveller's Palm	--Remove--	15'	10'	cluster		*Not a tree or palm*	*N/A*
#50 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#51 BB	Bucida buceras / Black Olive	Remain	45'	25'	12"	Good		
#52-55 PE	Ptychosperma elegans / Alexander Palm	--Remove--	10-20'	9'	3"	Moderate	*Group of (4) palms*	
#56 BB	Bucida buceras / Black Olive	Remain	45'	30'	18"	Good		
#57 BB	Bucida buceras / Black Olive	--Remove--	40'	40'	22"	Good		*1256 sf x 2 2512 sf*
#58 BB	Bucida buceras / Black Olive	--Remove--	35'	35'	20"	Moderate	*Pruned to accomodate powerlines*	*962 sf x 2 1924 sf*
#59 PU	Pandanus utilis / Screw Pine	--Remove--	18'	18'	3@10"			
#60 BB	Bucida buceras / Black Olive	Remain	45'	42'	28"	Good		
#61 SA	Schefflera actinophylla / Schefflera	--Remove--	15'	10'	cluster			
#62 LI	Lagerstroemia indica / Crape Myrtle	Remain	14'	12'	5@2"	Good	*In R/W*	
#63 PE17	Ptychosperma elegans / Alexander Palm	--Remove--	8-24'	9'	3"	Moderate	*(17) palms along PL*	

Tree Survey Notes:

1) Tree Survey by Landscape Architect, based on Survey provided.
2) Three trees to be removed w/ DBH> 18" = 4436 sf of mitigation trees. See Sht. L1.02 for mitigation calculations.
3) All invasive Schefflera trees to be removed. Coordinate removal w/ adjacent property owners as they appear to be "shared trees" located on north & south property lines.

Total Canopy 4436 sf
Sq ft to be removed

Indicates existing tree / palm to be removed.

Indicates existing canopy tree / palm to remain.

TREE SURVEY, DISPOSITION PLAN

3/32" = 1'-0"

1

L 1.00 Landscape Plan
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9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

DESIGNER
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212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
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LANDSCAPE
H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
MIAMI | FL | 33155
t |305 790 4372, hlmartinufiu@bellsouth.net

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1	P&Z Comments	10-05-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

TREE SURVEY / DISPOSITION & PROTECTION PLAN

SCALE As indicated

L1.02

PLANNING & ZONING

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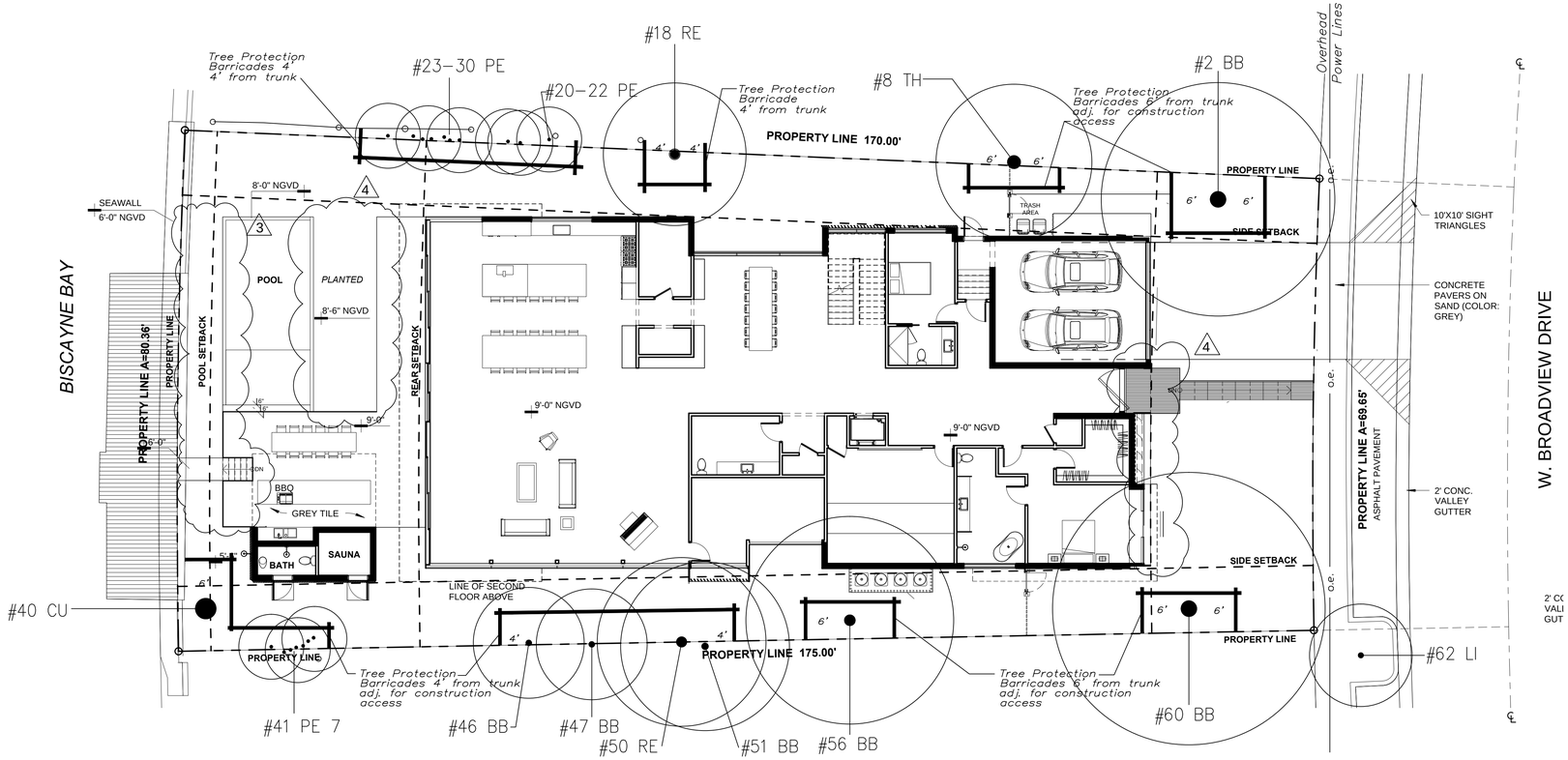
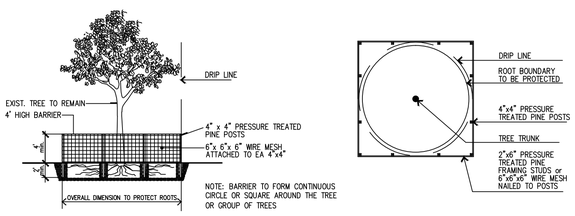


TREE DISPOSITION & PROTECTION PLAN 1

3/32" = 1'-0"



WIRE MESH BARRIER DETAIL

WOOD BARRIER DETAIL PLAN

TREE PROTECTION BARRIER DETAIL

N.T.S.

Notes:

1) *Tree Protection Barriers dimensions are measured from the outside of the trunk.*
2) *Tree Protection Barriers are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.*
3) *No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.*
4) *Barriers to remain in place throughout the duration of construction activities.*
5) *Barriers to be attached to existing CLF's, WD fences or concrete walls where applicable.*

Tree Survey List–Exist. Trees & Palms to Remain.

Num	Botanical / Commmon Name	Disposition	Description HT	SPR	DBH	Condition	Notes	Mitigation
#2 BB	Bucida buceras / Black Olive	Remain	40'	35'	21"	Good		
#8 TH	Tabebuia heterophylla / Pink Tabebuia	Remain	40'	23'	14"	Good		
#18 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#20–22 PE	Ptychosperma elegans / Alexander Palm	Remain	10–15'	9'	3"	Good	*Group of (3) palms*	
#23–30 PE	Ptychosperma elegans / Alexander Palm	Remain	10–25'	9'	3"	Good	*Group of (8) palms*	
#40 CU	Coccoloba uvifera / Seagrape	Remain	30'	36'	16,16,18" 10,10,8"	Good		
#41 PE7	Ptychosperma elegans / Alexander Palm	Remain	10–20'	9'	3"	Good	*Group of (7) palms*	
#19 RE	Roystonea elata / Royal Palm	*––Remove––*	45'	22'	15"	Moderate		
#46 BB	Bucida buceras / Black Olive	Remain	40'	20'	9"	Good		
#47 BB	Bucida buceras / Black Olive	Remain	40'	25'	14"	Good		
#50 RE	Roystomea elata / Royal Palm	Remain	60'	25'	20"	Good		
#51 BB	Bucida buceras / Black Olive	Remain	45'	25'	12"	Good		
#56 BB	Bucida buceras / Black Olive	Remain	45'	30'	18"	Good		
#60 BB	Bucida buceras / Black Olive	Remain	45'	42'	28"	Good		
#62 LI	Lagerstroemia indica / Crape Myrtle	Remain	14'	12'	5@2"	Good	*In R/W*	

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W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
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291 NE 61ST ST | MIAMI FL | 33137
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H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
MIAMI | FL | 33155
t |305 790 4372, hlmartinufiu@bellsouth.net

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

TREE DISPOSITION & PROTECTION PLAN

SCALE As indicated

L1.03

PLANNING & ZONING
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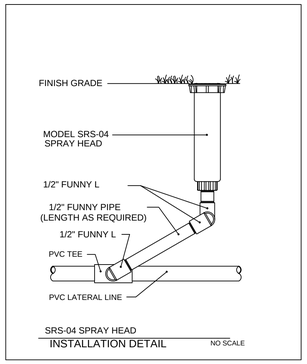

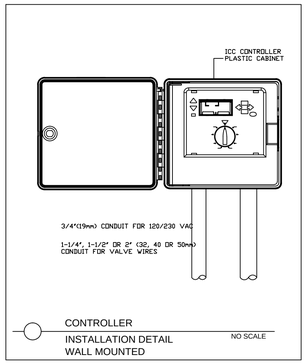

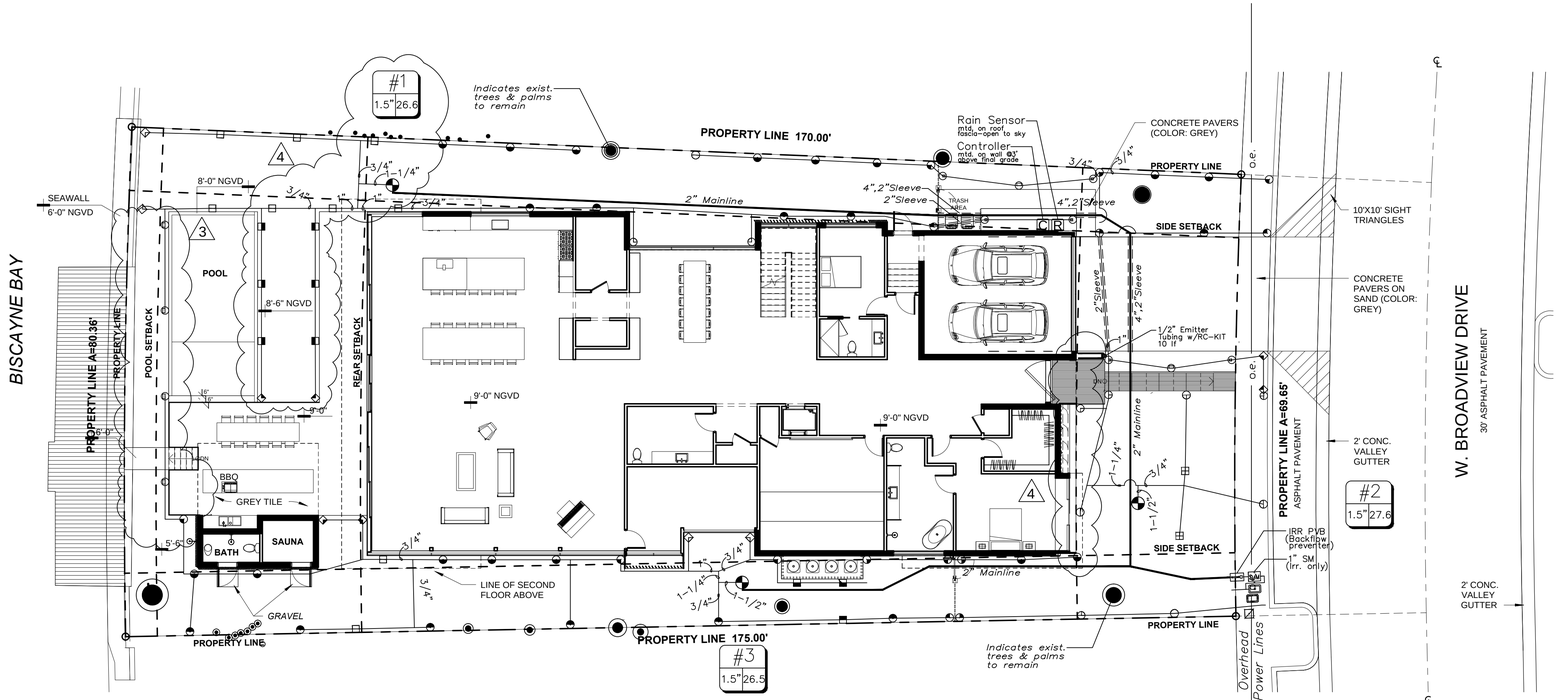

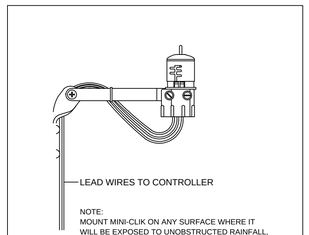

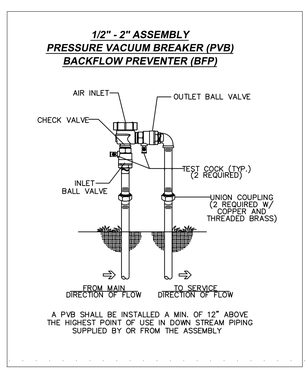

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECCESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMTATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATRALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1 ft OF THE BUILDING SIDE WALL, (FBC p1b 318.1)

*INSTALL RAIN SENSOR AS PER LOCAL CODE

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

IRRIGATION PLAN EQUIPMENT TABLE	
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' full
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' half
B	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-End
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center
	1/2" Emitter Tubing, Flexible XF Series Dripline, 10 lf.
	RC Kit to Connect Emitter Tubing
	(3) 1.5" Valves by Rainbird, in Carson Valve Box
	2" Mainline, Schedule 40 PVC
	Sleeves, Schedule 40 PVC
	Lateral Lines, Schedule 160 pvc
C	Controller, ESP Modular Series 4 Stations (1 spare)
R	Rain Sensor, by Miniclik
	PVB - Pressure Vacuum Breaker by Watts - Watts 800M-4
S/M	Proposed 1" Sub Meter-Irrigation Only

IRRIGATION PLAN

3/32" = 1'-0"

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DESIGNER

MTTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
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T | 786.409.3363
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LANDSCAPE

H.L MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
MIAMI | FL | 33155
t |305 790 4372, hlmartinufiu@bellsouth.net

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PROJECT NO
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IRRIGATION PLAN

SCALE
As indicated

L1.04

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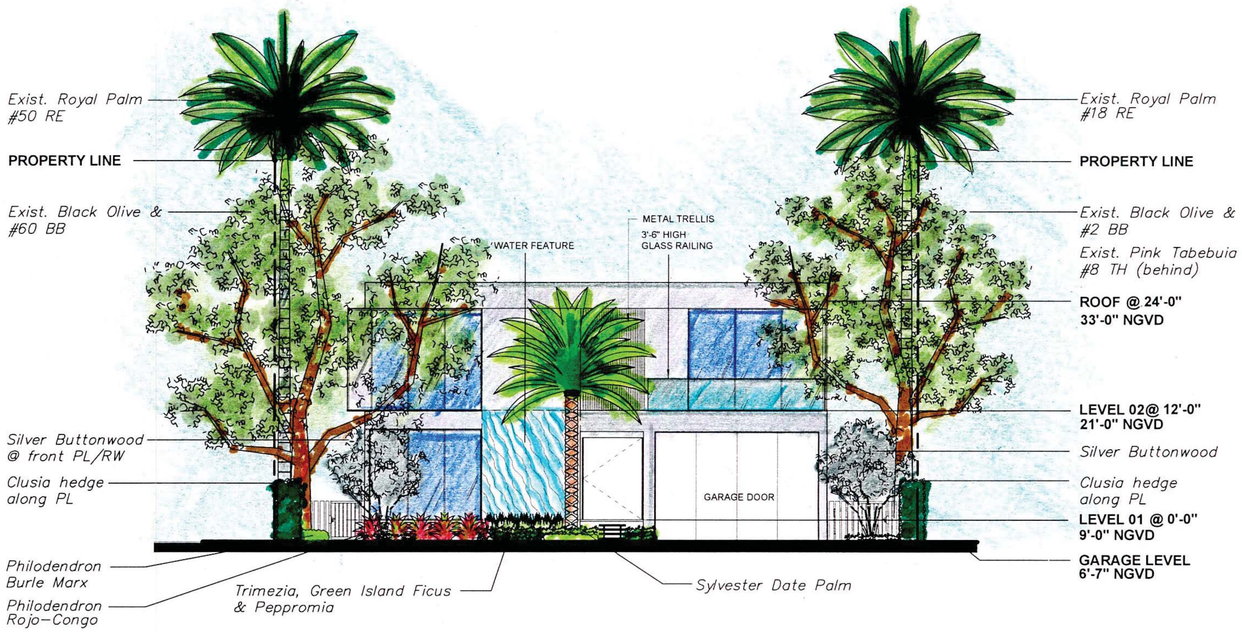
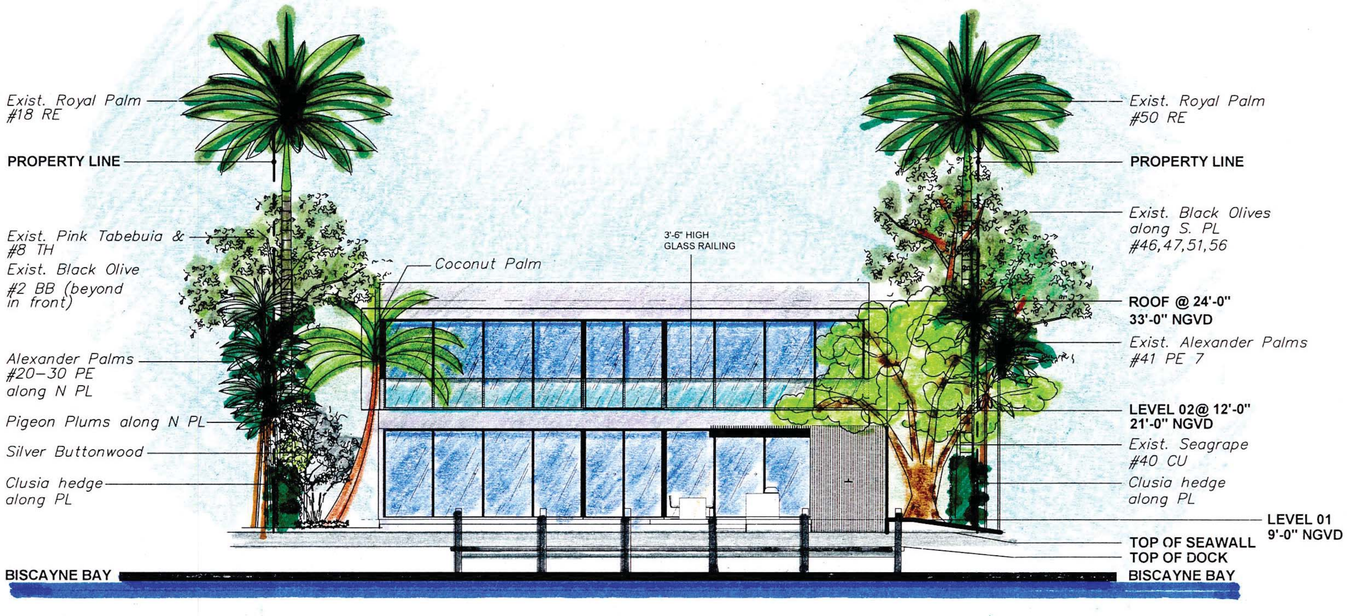


EAST ELEVATION (Front)

3/32" = 1'-0"



WEST ELEVATION (Rear)

3/32" = 1'-0"

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EAST & WEST ELEVATIONS

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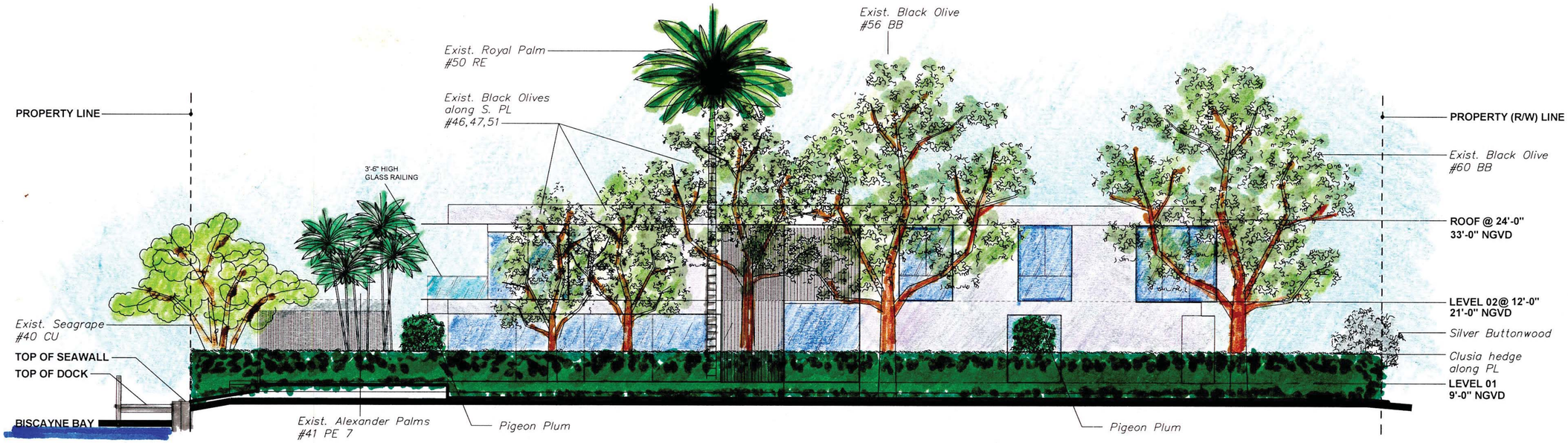
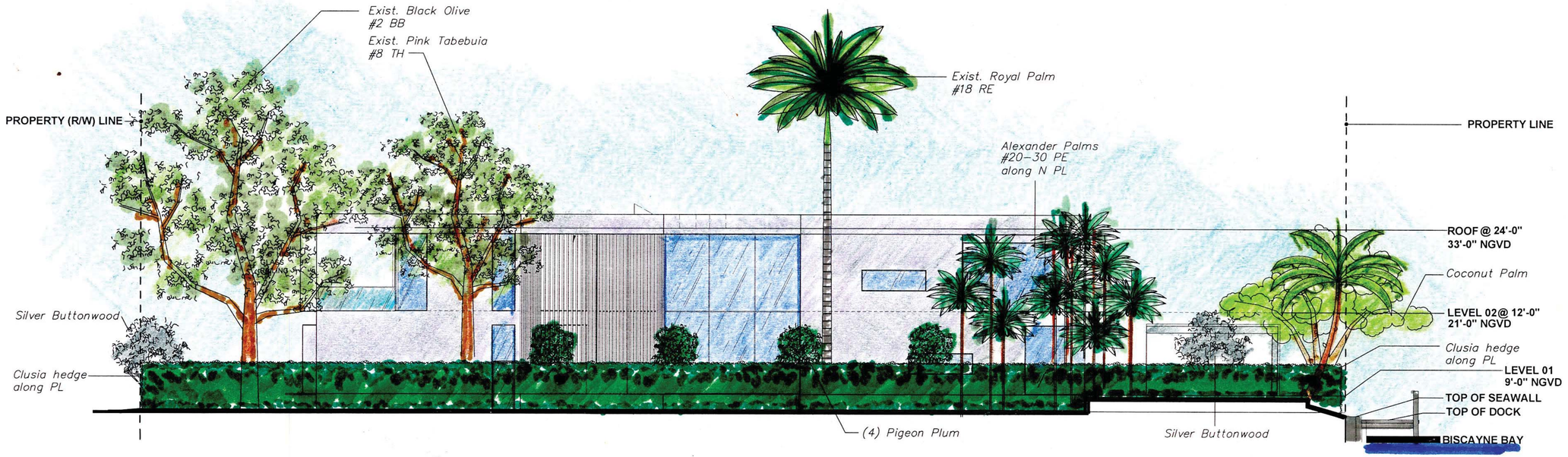


SOUTH ELEVATION (Side)

3/32" = 1'-0"



NORTH ELEVATION (Side)

3/32" = 1'-0"

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NORTH & SOUTH ELEVATIONS

SCALE
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L1.06

PLANNING & ZONING

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