

TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
JULY 21, 2022

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by Horizon BHI, LLC to construct a 23 unit, 7-story Multi-Family Development to be located at 9880-9900 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of Site Plan Application by 9525 BH, LLC to construct an 11 unit, 8-story Multi-Family Development to be located at 9110 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
3. Review and discussion of Site Plan Application by Bay Harbour Investments, Inc to construct a 27 unit, 7-story Multi-Family Development to be located at 9740-9760 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
4. Review and discussion of Application for Site Plan Review by Ari Sklar, Architect, for addition and renovation to the property located at 1025 Kane Concourse. Enclosed is a copy of the proposed site plans.

ADJOURNMENT:

AGENDA ITEM REPORT

July 21, 2022

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Application by Horizon BHI, LLC to construct a 23 unit, 7-story Multi-Family Development to be located at 9880-9900 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

On June 27, 2022, the Town received a formal Site Development Application from Horizon BHI, LLC for a 23 Dwelling Unit Multi-Family Development to be located at 9880-9900 West Bay Harbor Drive.

Owner's Name: Horizon BHI, LLC

Folio: 13-2227-091-0001 and 13-2227-001-0670

Property Address: 9880 & 9900 West Bay Harbor Drive

Zoning District: RM-1 Medium High Density

Legal Description: Lots 19-20, Block 3

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9880-9900 WBH Drive NIDO DRC Set 7.14.2022
2.	9880-9900 WBH Drive DRC Application SPR22-0000015

NIDO

9880-9900 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

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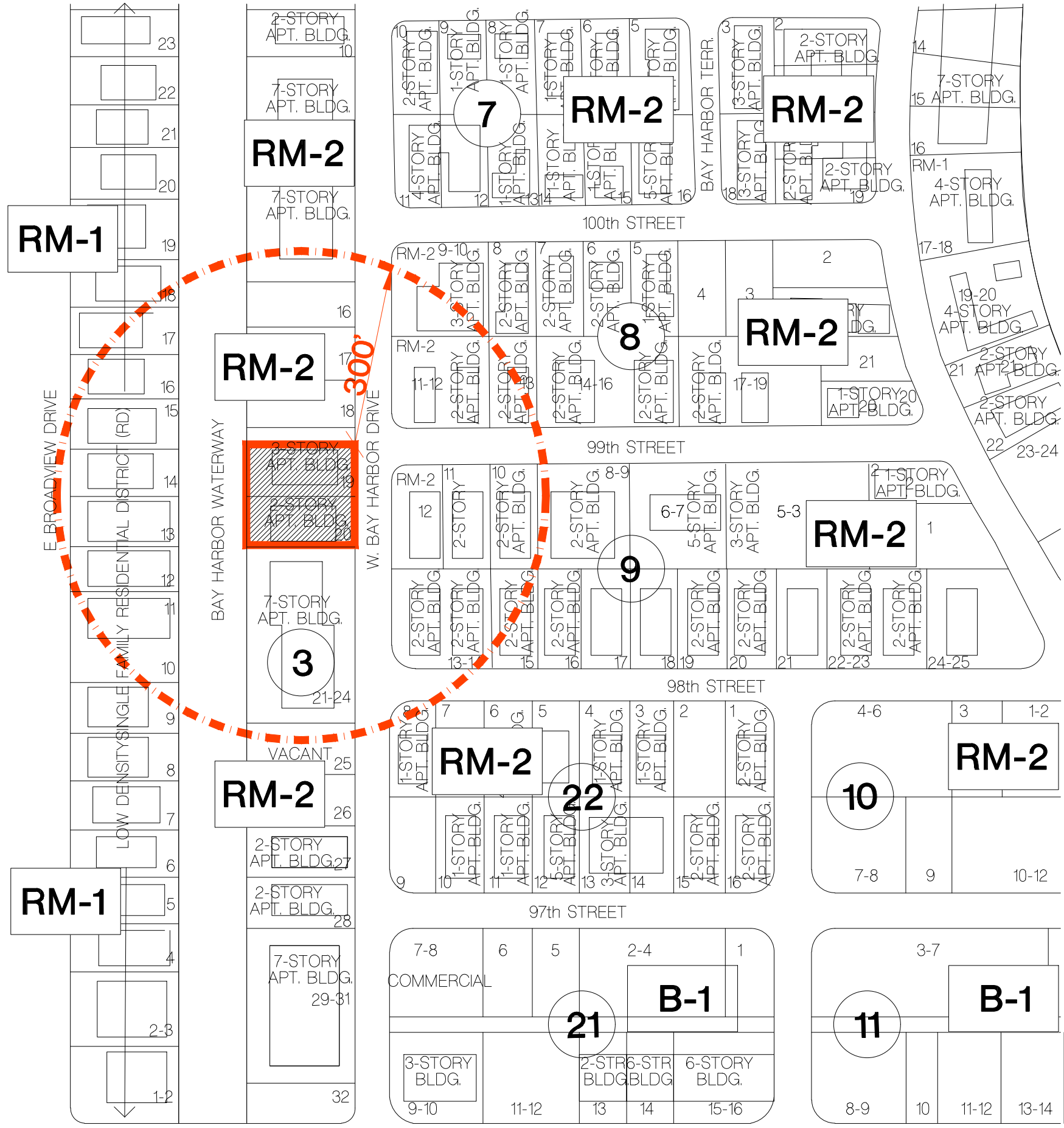


ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA
33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY, BROOKLIN, NY11249
T : 5 1 6 . 4 4 7 . 8 8 8 7
T : 7 1 8 . 3 8 8 . 8 2 1 0

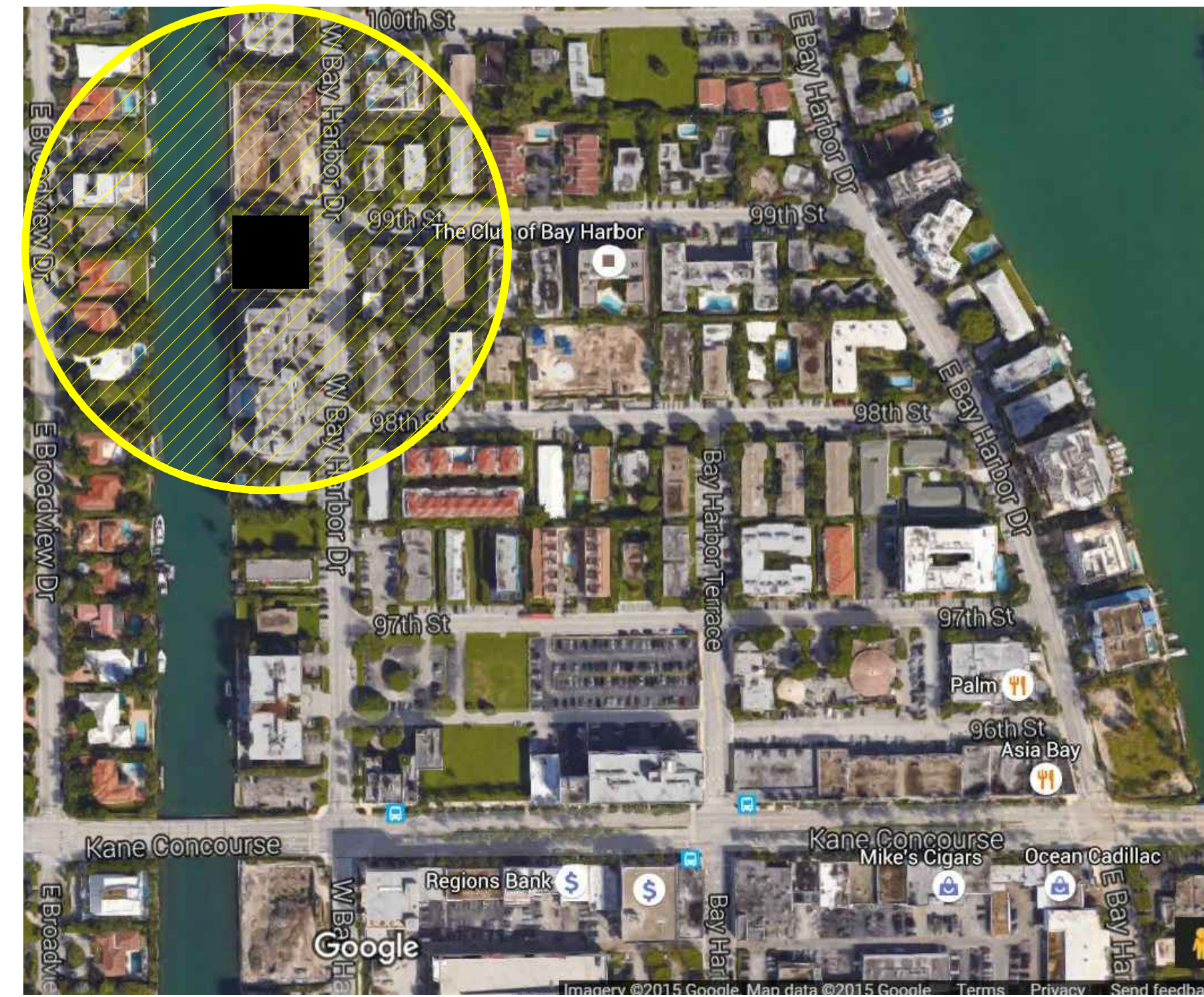
LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6 8 0 0 S W 8 1 S T R E E T
M i a m i , F l o r i d a 3 3 1 4 3
P H : (3 0 5) 6 6 5 . 9 6 8 8

CIVIL ENGINEER:
HOLLAND ENGINEERING
1 1 1 S o u t h 2 1 A v e n u e
H o l l y w o o d , F l o r i d a , 3 3 0 2 0
P H : (9 5 4) 3 6 7 . 0 3 7 1
F A X : (3 0 5) 3 6 7 . 0 3 7 2



LOCATION/ZONING MAP
SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE EAST OF BAY HARBOR WATERWAY IS MEDIUM-HIGH DENSITY RESIDENTIAL, AND WEST OF BAY HARBOR WATERWAY IS LOW DENSITY RESIDENTIAL, SINGLE FAMILY. [HATCHED AREA INDICATES 300' RADIUS] EXCEPT LOTS 7 & 8 OF BLOCK 21 WHICH ARE COMMERCIAL



AERIAL MAP
SCALE: N.T.S.

NOTE: HATCHED AREA INDICATES A 300' RADIUS.

ARCHITECTURAL ANALYSIS							ZONING SUMMARY				
THE SITE IS VACANT							SF		ACRES		
BUILDING OCCUPANCY							22,500		0.52 +/-		
TYPE OF CONSTRUCTION							LEGAL DESCRIPTION				
TYPE I-B							LOTS 19 & 20 BLOCK 3 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.				
UNIT #	# OF UNITS	NSF PER UNIT	*GSF PER UNIT	BALCONY	SF	# OF BD / # OF BA	FLOOD ELEVATION				
UNIT 1	1	1,202	1,284	597	SF	2 BD / 2 BA	8.0' NGVD				
UNIT 2	1	1,430	1,527	513	SF	2 BD / 2.5 BA	THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL				
UNIT 3	1	3,036	3,163	387	SF	4 BD / 3.5 BA + DEN	CROWN OF THE ROAD				
UNIT 4	1	2,464	2,556	248	SF	2 BD / 2.5 BA + DEN	RM2 - MULTI FAMILY RESIDENTIAL DISTRICT				
UNIT 5	1	2,778	2,892	391	SF	3 BD / 3.5 BA + DEN	FUTURE LAND USE DESIGNATION				
UNIT 6	1	1,236	1,322	599	SF	2 BD / 2 BA	MEDIUM-HIGH DENSITY RESIDENTIAL				
UNIT 7	1	1,394	1,490	474	SF	2 BD / 2.5 BA	FLR		ALLOWABLE		PROPOSED
UNIT 8	1	3,036	3,163	395	SF	4 BD / 3.5 BA + DEN	(DETERMINED BY THE SETBACKS)		N/A		
UNIT 9	1	2,464	2,556	268	SF	2 BD /2.5 BA + DEN	MAXIMUM DENSITY [0.52 ACRES X 70 DUA]		36 DU		23 DU [0.52 ACRES X 44.2 DUA]
UNIT 10	1	2,778	2,892	388	SF	3 BD /3.5 BA +DEN	34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		17.68 (18)		23 (5 TDRs REQ.)
UNIT 11	1	1,178	1,268	313	SF	2 BD/2 BA	SETBACKS		REQUIRED		PROPOSED
UNIT 12	1	1,347	1,439	392	SF	2 BD/2.5 BA	FRONT:				
UNIT 13	1	2,892	3,022	491	SF	4 BD /4.5 BA + DEN	UP TO 30'-0" HIGH		20'-0"		20'-0"
UNIT 14	1	2,508	2,600	268	SF	2 BD / 2.5 BA + DEN	UP TO 45'-0" HIGH		25'-0"		30'-0"
UNIT 15	1	2,655	2,770	426	SF	3 BD /3.5 BA + STUDY	UP TO 65'-0" HIGH		30'-0"		30'-0"
UNIT 16	1	1,353	1,456	643	SF	2 BD /2.5 BA	REAR		20'		20'
UNIT 17	1	2,378	2,493	502	SF	3 BD/2.5 BA					
UNIT 18	1	2,464	2,556	261	SF	2 BD/2.5 BA + DEN					
UNIT 19	1	3,206	3,379	1135	SF	4 BD / 4.5 BA + DEN					
UNIT 20	1	1,353	1,456	427	SF	2 BD / 2.5 BA	SIDE:				
UNIT 21	1	2,378	2,493	399	SF	3 BD /2.5 BA + DEN	UP TO 30'-0" HIGH 10% OF LOT WIDTH		15'		15'
UNIT 22	1	2,464	2,556	268	SF	2 BD /2.5 BA + DEN	1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		26'-8"(MAX)		26'-8"" (MAX)
UNIT 23	1	3,206	3,379	757	SF	4 BD/4.5 BA + DEN	FLEX: 1/3 OF BUILDING LENGTH				
							@ NORTH [0.33 X 110'-0"]		36'-8"		36'-8"
							@ SOUTH [0.33 X 180'-0"]		36'-8"		36'-8"
							@ WEST [0.33 X 120'-0"]		40'-0"		40'-0"
							MAXIMUM HEIGHT		ALLOWABLE		PROPOSED
							MAXIMUM BUILDING HEIGHT		65'-0" above BFE + 1' FREEBOARD		65'-0" above BFE + 1' FREEBOARD
							GROUND LANDSCAPE AREA		REQUIRED		PROPOSED
							20% OF LOT AREA MINIMUM		22,500 X .20		4,500 SF
							IMPERVIOUS AREA				16,977 SF = 75% OF SITE AREA
							ROOF DECK LANDSCAPE REQUIREMENTS		REQUIRED		PROPOSED
							15% OF ROOF AREA MINIMUM		61336,755 X .15		920 SF
							LOT COVERAGE		ALLOWABLE		PROPOSED
							(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS		13,200 SF = 59%
							PARKING SPACE REQUIREMENTS		REQUIRED		PROPOSED
							RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL [INCLUDING 2 H.C. SPACES]		48 (INCLUDING 2 GUEST)		50 (INCLUDING 2 GUEST)
NOTE: DENS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.											
* GSF INDICATES SEALABLE AREAS											

FRANKEL BENAYOUN ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER

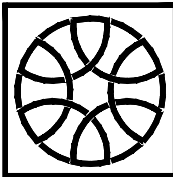
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T. 718.388.8210

CIVIL ENG.



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civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9608 FAX: 305-668-8426

STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA, 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

ZONING DATA

SCALE: - DATE: JUNE 22, 2022

SHEET NUMBER

A-0.00

DRC SUBMITTAL

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
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STRUCTURAL ENG.

MEP ENG.

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9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

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REVISION

DATE

BY

DRAWING TITLE

ZONING DATA

SCALE

DATE

JUNE 22, 2022

SHEET NUMBER

A-0.00

DRC SUBMITTAL

BOUNDARY AND TREE SURVEY

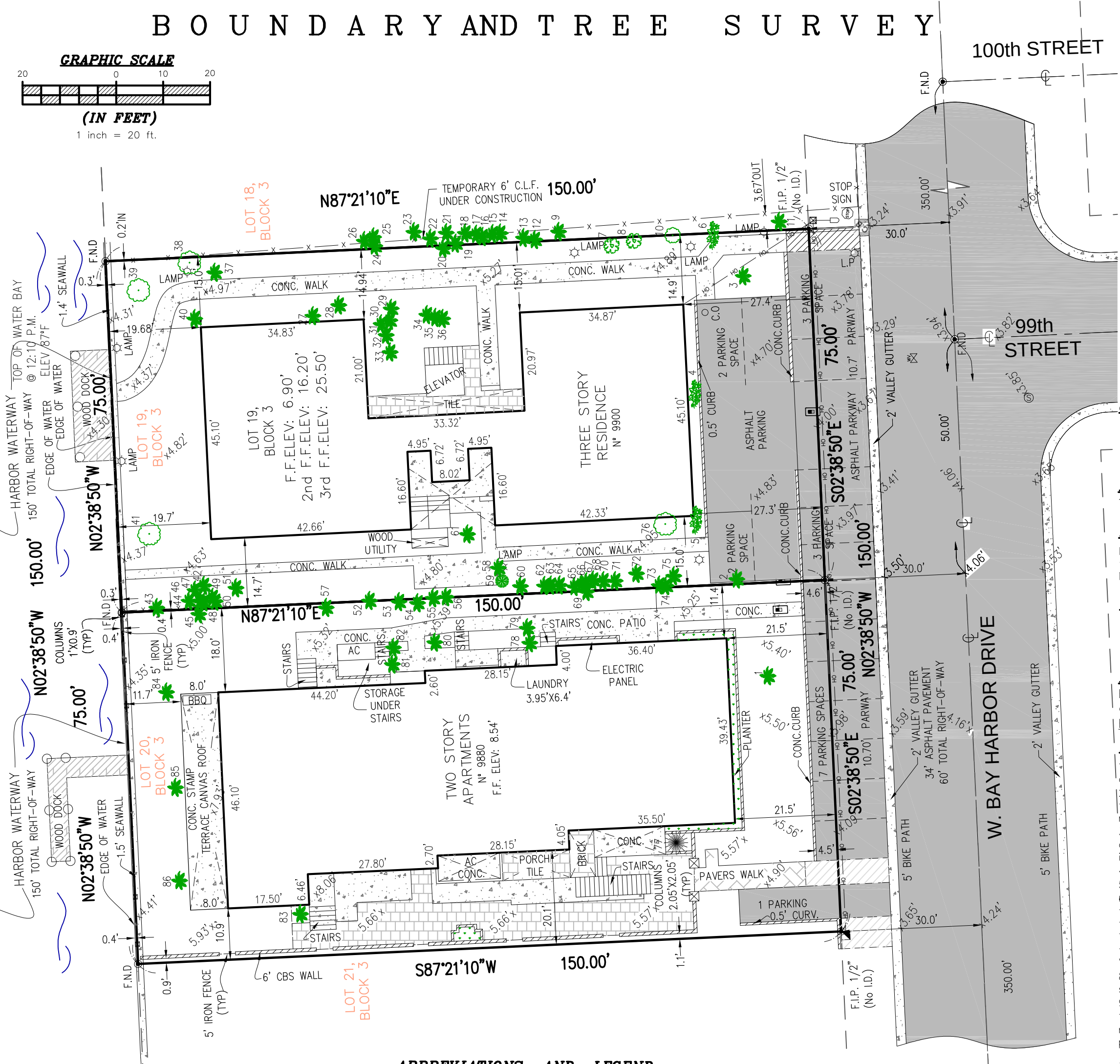
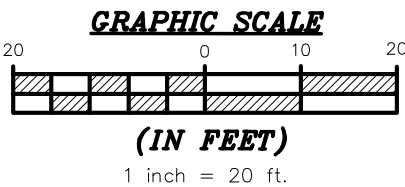
TREE TABLE

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	PALM	1.3	5	12
2	PALM	1.4	3	11
3	PALM	0.4	25	5
4	BUSH 4	0.5	10	3
5	BUSH 4	0.6	10	3
6	BUSH 3	0.8	13	4
7	COCONUT	2	22	22
8	COCONUT	1.8	6	12
9	PALM	1	27	15
10	TREE	0.7	6	8
11	PALM	0.6	8	9
12	PALM	1.3	6	5
13	PALM	1.3	10	5
14	PALM	0.4	22	5
15	PALM	0.5	26	7
16	PALM	0.5	26	7
17	PALM	0.45	25	6
18	PALM	0.45	27	7
19	PALM	0.4	28	5
20	PALM	0.5	30	6
21	PALM	0.5	29	6
22	PALM	0.4	29	6
23	PALM	0.5	28	6
24	PALM	0.5	27	5
25	PALM	0.5	24	5
26	PALM	0.4	16	5
27	PALM	0.5	9	5
28	PALM	0.4	11	5
29	PALM	0.4	12	5
30	PALM	0.6	12	7
31	PALM	0.4	11	6
32	PALM	0.45	23	7
33	PALM	0.4	13	5
34	PALM	0.4	30	6
35	PALM	0.5	30	6
36	PALM	0.5	30	6
37	PALM	0.4	6	5
38	FRUIT TREE	3.5	25	25
39	FRUIT TREE	2.2	33	30
40	PALM	0.5	9	6
41	FRUIT TREE	1.5	26	25
42	FRUIT TREE	2.9	36	17
43	PALM	0.5	13	6

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
44	PALM	0.45	22	6
45	PALM	0.5	27	7
46	PALM	0.4	22	6
47	PALM	0.4	11	6
48	PALM	0.4	11	6
49	PALM	0.4	24	6
50	PALM	0.4	22	6
51	PALM	0.4	20	6
52	PALM	0.5	13	6
53	PALM	0.5	23	6
54	PALM	0.5	12	6
55	PALM	0.4	8	7
56	PALM	0.4	8	6
57	AVOCADO	4.0	9	14
58	PALM	0.4	23	6
59	AVOCADO	0.5	20	15
60	PALM	0.4	11	6
61	8 BUSH PALM	0.4	11	6
62	PALM	0.4	11	6
63	PALM	0.4	22	6
64	PALM	0.4	21	6
65	PALM	0.5	26	7
66	PALM	0.5	18	7
67	PALM	0.5	18	7
68	PALM	0.5	19	6
69	PALM	0.5	21	6
70	PALM	0.4	12	6
71	PALM	0.5	11	6
72	PALM	0.4	12	6
73	PALM	0.4	8	6
74	PALM	0.5	24	6
75	PALM	0.5	28	6
76	TREE	0.4	10	5
77	PINE	0.8	11	6
78	PALM	0.4	12	6
79	PALM	0.4	12	6
80	PALM	1.9	20	15
81	PALM	0.4	15	6
82	PALM	0.4	15	6
83	PALM	0.6	16	7
84	3 PALMS	0.6	14	7
85	PALM	0.4	16	5
86	PALM	0.8	25	7

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.



ABBREVIATIONS AND LEGEND

A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRS	BEARING
C	CALCULATED
C.G.	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N.D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
L	LENGTH
L	SURVEYOR'S IDENTIFICATION
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.F.F.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
ON	OVERHEAD WIRE LINE
W	WOOD FENCE
X	CHAIN LINK FENCE
W	IRON/ALUMINUM FENCE
M	MONUMENT LINE
C	CENTERLINE
P	PROPERTY LINE

⊖	AIR CONDITIONER
⊙	BELLSOUTH BOX
⊖	CABLE BOX
⊖	CATCH BASIN
⊖	CONTROL VALVE BOX
⊖	ELECTRIC BOX
⊖	ELECTRIC METER
⊖	ELECTRIC SERVICE BOX
⊖	EXISTING ELEVATIONS
⊖	FIRE HYDRANT

⊖	FLORIDA POWER & LIGHT BOX
⊖	HANDICAP SPACE
⊖	INLET
⊖	LIGHT POLE
⊖	METAL LIGHT POLE
⊖	SANITARY MANHOLE
⊖	SATELLITE DISH
⊖	WATER METER
⊖	WATER VALVE
⊖	WOOD POLE



CERTIFY TO:
A) SEA MOON, INC., a FLORIDA CORPORATION
B) FINLEY & BOLOGNA INTERNATIONAL
C) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FOLIO NO.:
13-2227-001-0670 & 13-2227-091-0001

LEGAL DESCRIPTION
Lots 19 & 20, 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.

FLOOD ELEVATION INFORMATION
This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number TOWN OF BAY HARBOR ISLAND/120637, 12086 C Map No. 0144 Suffix L, Effective Date: September 11, 2009.

BENCH MARK:
Elevations shown are based on the national geodetic vertical datum of 1929. Miami-Dade Engineering Division Benchmarks.
Benchmark: R-243 Elevation: 6.59' Locator: 2225W

SURVEYOR'S NOTES:
1) The above captioned property was surveyed and based on the above legal description.
2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
3) The lands shown hereon were not abstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section.
4) Wall ties are to face to the wall.
5) Ownership subject to opinion of the Title.
6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
9) Ownership of fences are unknown.
10) This survey has been prepared for the exclusive use of entities named herein This Certification does not extend to any unnamed party or parties.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 472.028 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DEFINE OWNERSHIP.

WILLIAM HERRYMAN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
LA#02804

FINLEY & BOLOGNA INTERNATIONAL ATTORNEYS AT LAW

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECORD OF REVISION		SCALE		TYPE OF PROJECT	
DATE	REVISION	DATE	SCALE	PROJECT LOCATION	PROJECT LOCATION
11/19/2016	1	10/21/2015	1" = 20'	9880 & 9900 W BAY HARBOR DRIVE	9880 & 9900 W BAY HARBOR DRIVE
				CITY, STATE & ZIP CODE	CITY, STATE & ZIP CODE
				BAY HARBOR ISLAND, FLORIDA 33154	BAY HARBOR ISLAND, FLORIDA 33154
				NOTES:	NOTES:

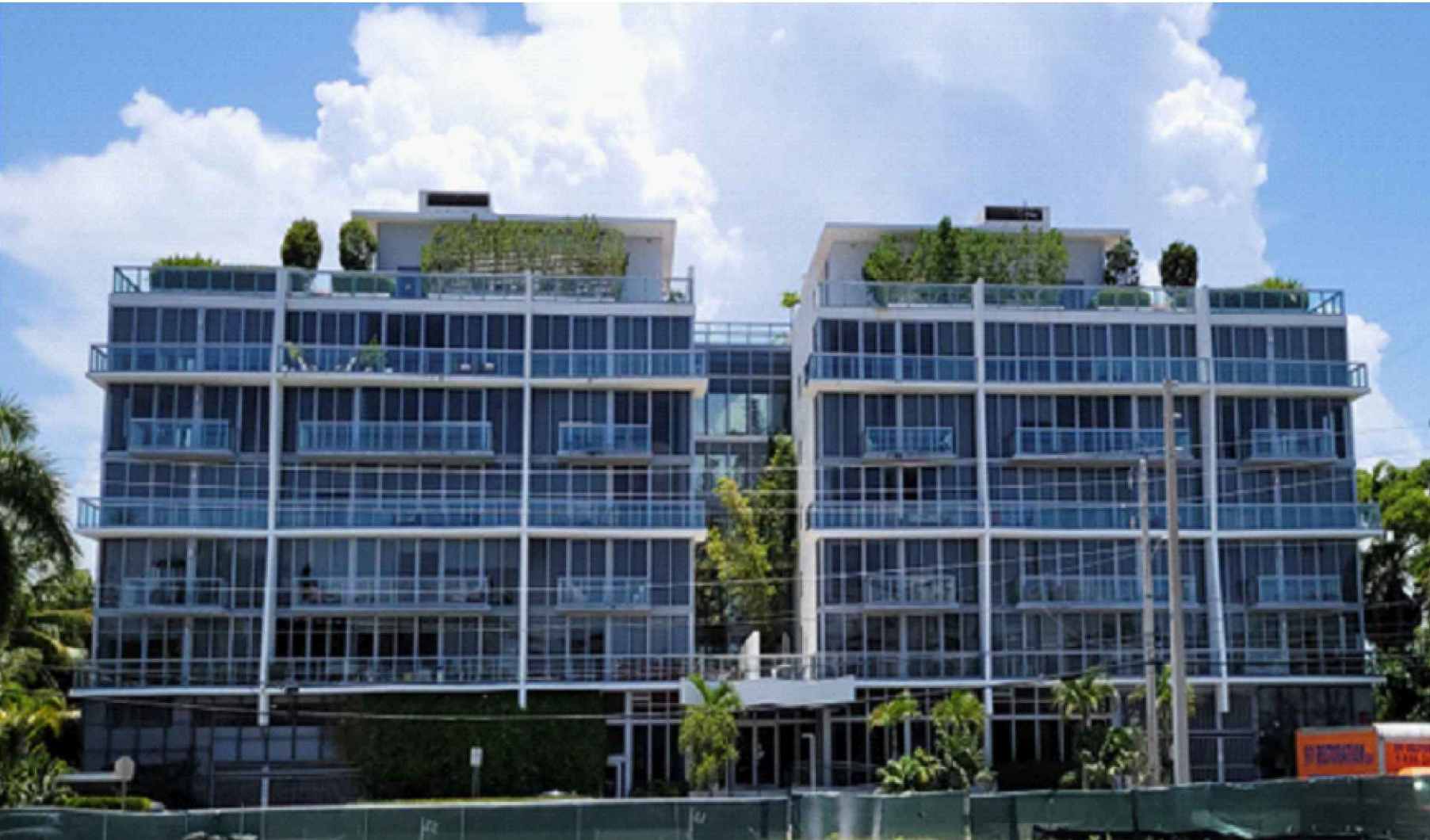
WILLIAM HERRYMAN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
LA#02804



ADJACENT SOUTH
NEIGHBOR



EXISTING PROPERTIES



ADJACENT NORTH
NEIGHBOR



SOUTH PROPERTY NEIGHBOR

SUBJECT SITE DESIGN

NORTH PROPERTY NEIGHBOR

CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249

T. 516.447.8887
T. 718.388.8210

CIVIL ENG.

HOLLAND ENGINEERING INC.
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3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6803 W. 41 STREET MIAMI, FL 33143
PHONE: 305-660-9688 FAX: 305-668-8426

STRUCTURAL ENG.

MEP ENG.

INDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

CONTEXT PHOTOS

SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022

SHEET NUMBER

A-0.01

DRC SUBMITTAL



FRONT RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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STRUCTURAL ENG.

MEP ENG.

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
FRONT RENDERING
SCALE: DATE: JUNE 22, 2022
SHEET NUMBER
A-0.02
DRC SUBMITTAL



VIEW TO SOUTH



VIEW TO NORTH

SUBJECT SITE



WEST VIEW

AERIAL RENDERINGS

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. ARO007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. ARO017273
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PHONE: 305-663-9668 FAX: 305-663-8426

STRUCTURAL ENG.

MEP ENG.

N I D O

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

AERIAL RENDERING

SCALE: DATE: JUNE 22, 2022

SHEET NUMBER

A-0.03

DRC SUBMITTAL



ROOF RENDERINGS

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
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PHONE: 305-660-9688 FAX: 305-660-8426

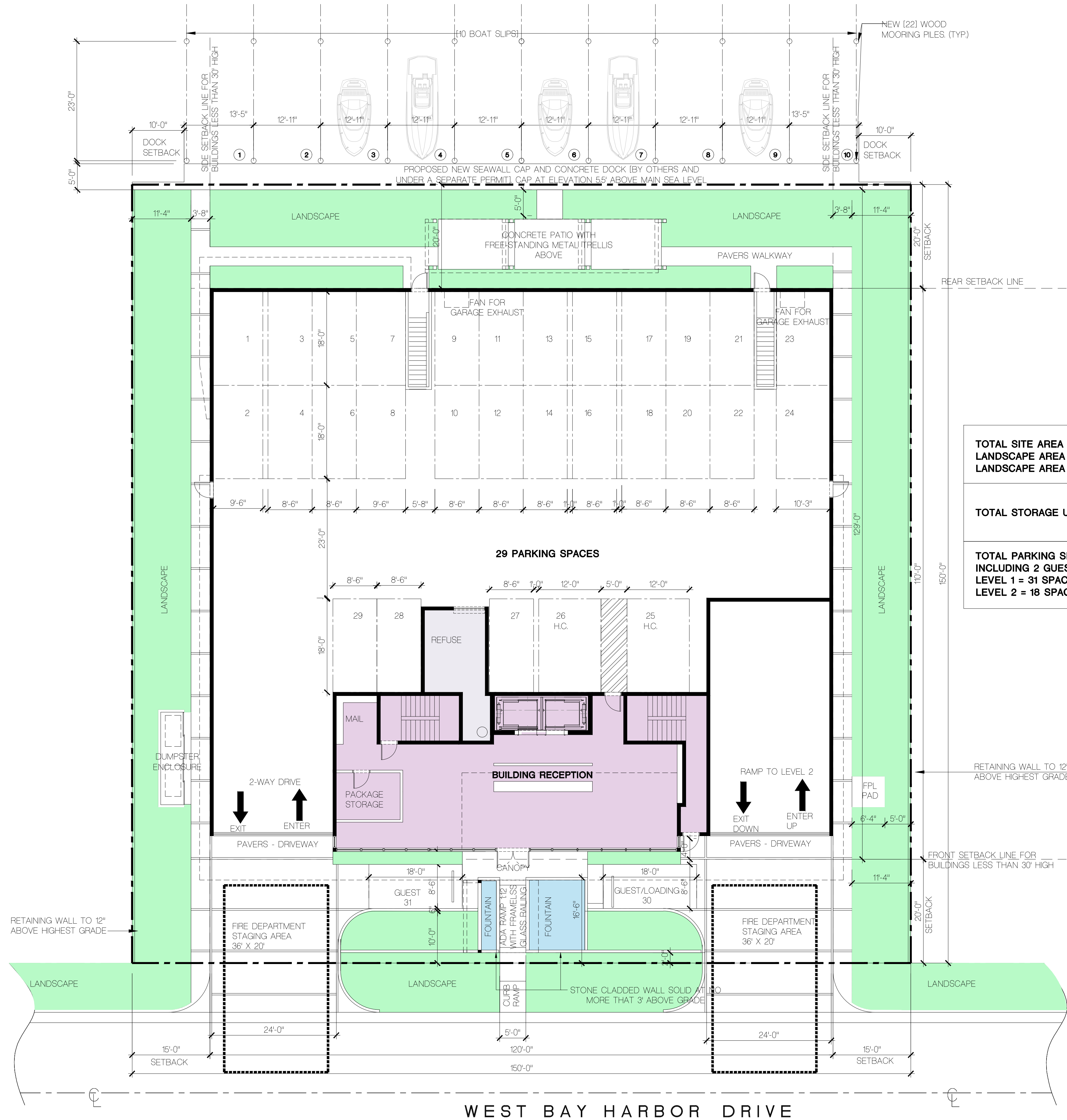
STRUCTURAL ENG.

MEP ENG.

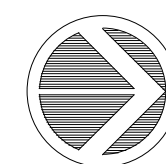
N I D O
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF RENDERINGS
SCALE: DATE: JUNE 22, 2022
SHEET NUMBER
A-0.04
DRC SUBMITTAL



WEST BAY HARBOR DRIVE



SITE PLAN - LEVEL 1 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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BAY HARBOR ISLANDS, FLORIDA 33154
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OWNER / DEVELOPER

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BROOKLYN, NY 11249

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ROBERT PARSLEY A.S.L.A.
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PHONE: 305-665-9688 FAX: 305-664-8426

STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.

REVISION

DATE

BY

DRAWING TITLE

SITE PLAN
LEVEL 1 FLOOR PLAN

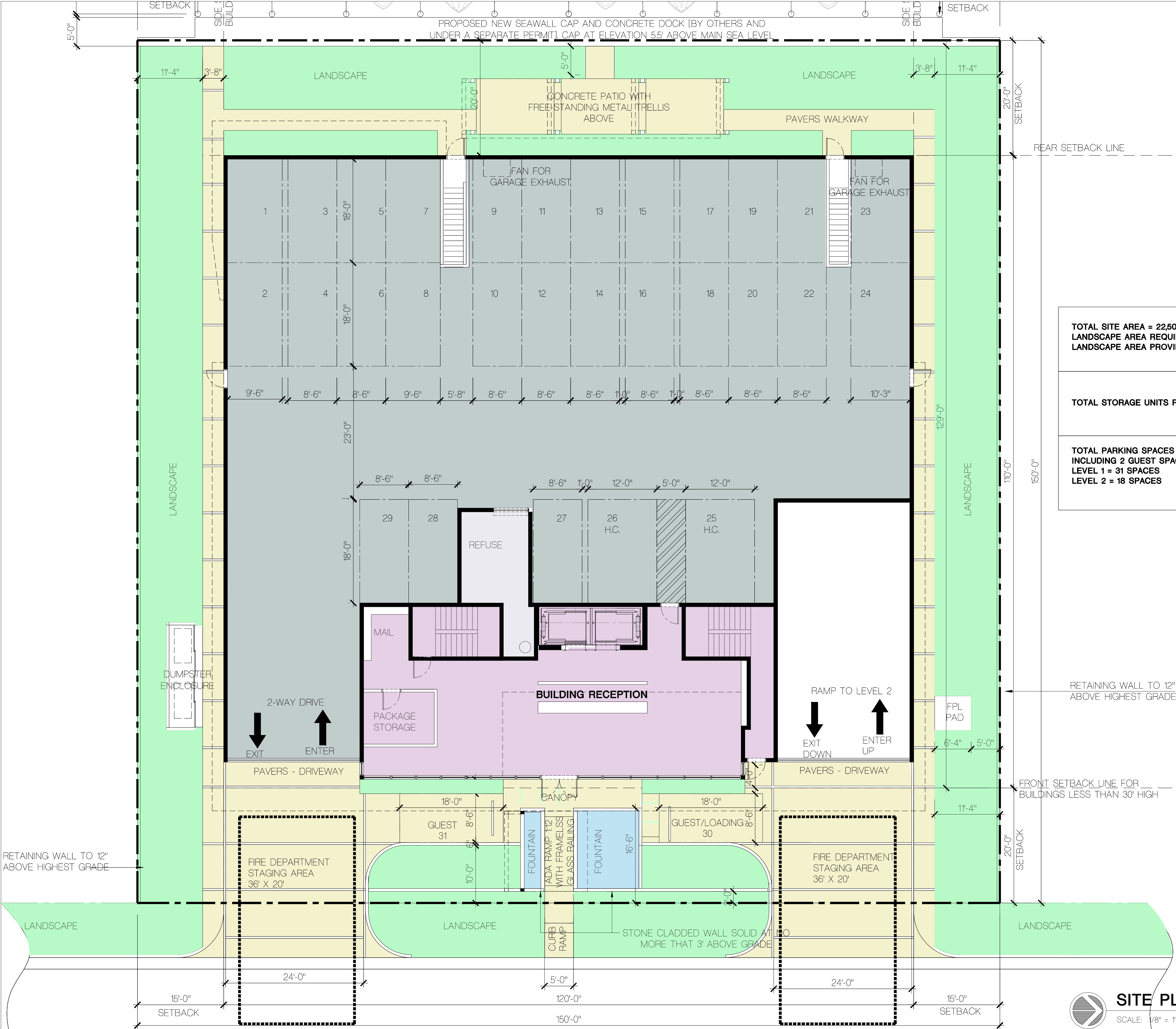
SCALE: 3/32" = 1'-0"

DATE: JUNE 22, 2022

SHEET NUMBER

A-100

DRC SUBMITTAL



TOTAL SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED = 4,500 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED = 5,427 SF (24%)

TOTAL STORAGE UNITS PROVIDED 23 (1 PER UNIT)

TOTAL PARKING SPACES PROVIDED 49 (2 PER UNIT)
INCLUDING 2 GUEST SPACES AT FRONT SETBACK
LEVEL 1 = 31 SPACES
LEVEL 2 = 18 SPACES

RETAINING WALL TO 12" ABOVE HIGHEST GRADE

FRONT SETBACK LINE FOR BUILDINGS LESS THAN 30' HIGH

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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Reg. no. 41831

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ROBERT PARSLEY A.S.L.A.
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PHONE: 305-665-9688 FAX: 305-665-8426

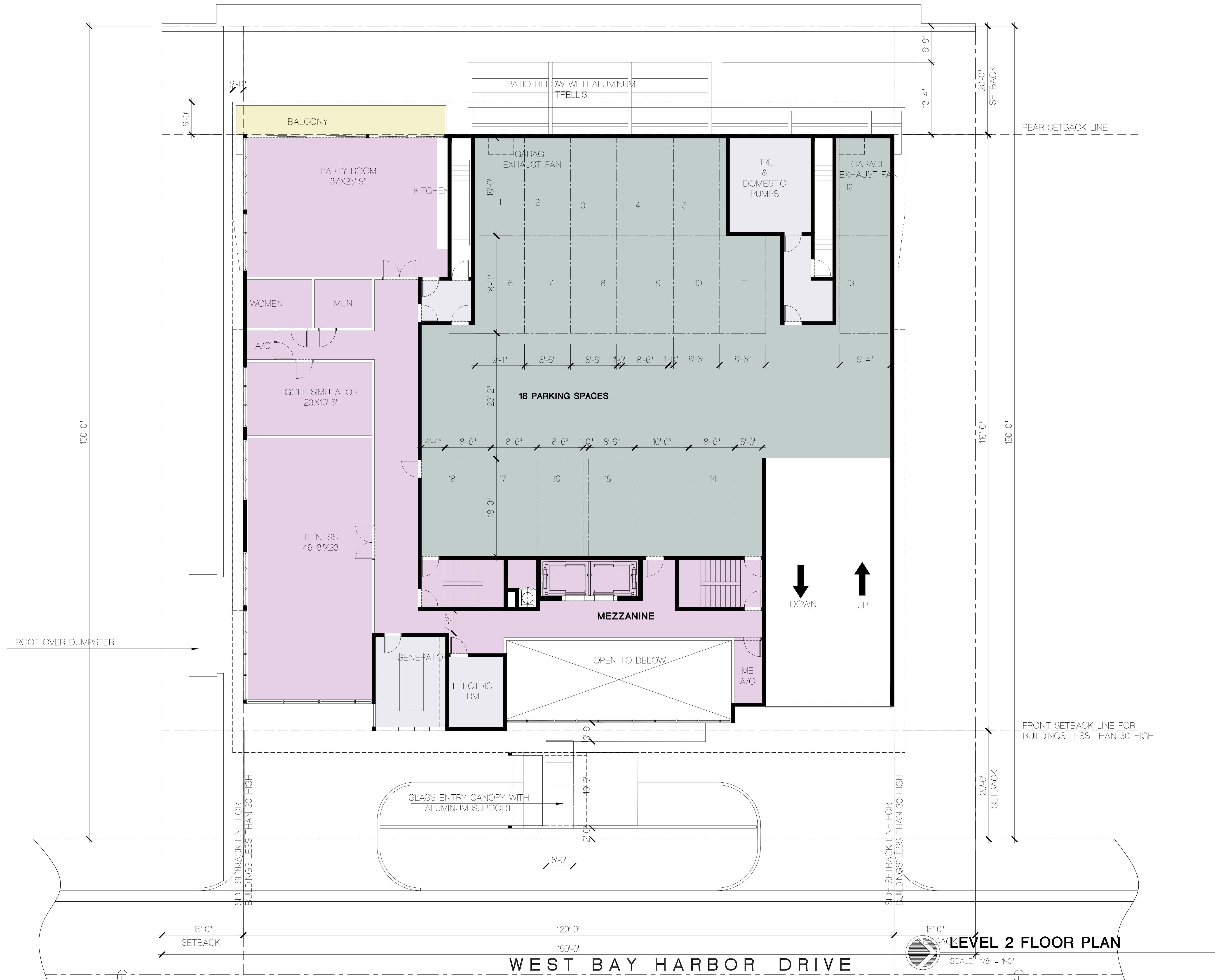
STRUCTURAL ENGR.

MEP ENGR.

NOVINO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**SITE PLAN
LEVEL 1 FLOOR PLAN**
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-101
DRC SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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BAY HARBOR ISLANDS, FLORIDA 33154
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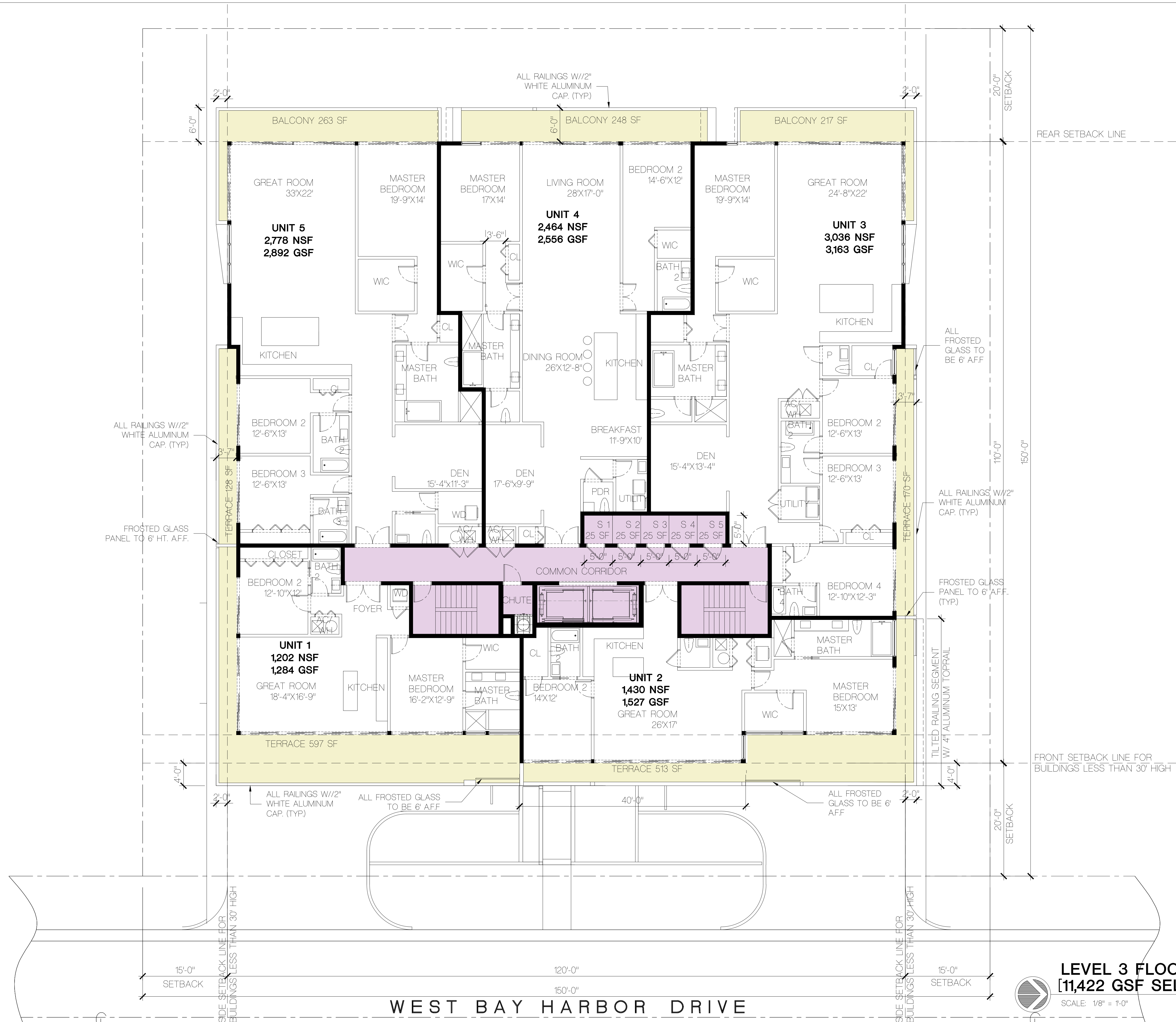
STRUCTURAL ENG.

MEP ENG.

INDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-102
DRC SUBMITTAL



LEVEL 3 FLOOR PLAN
[11,422 GSF SELLABLE]

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 668.3665 FAX: (305) 668.3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

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ROBERT PARSLEY A.S.L.A.
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PHONE: 305-665-9688 FAX: 305-665-8426

STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

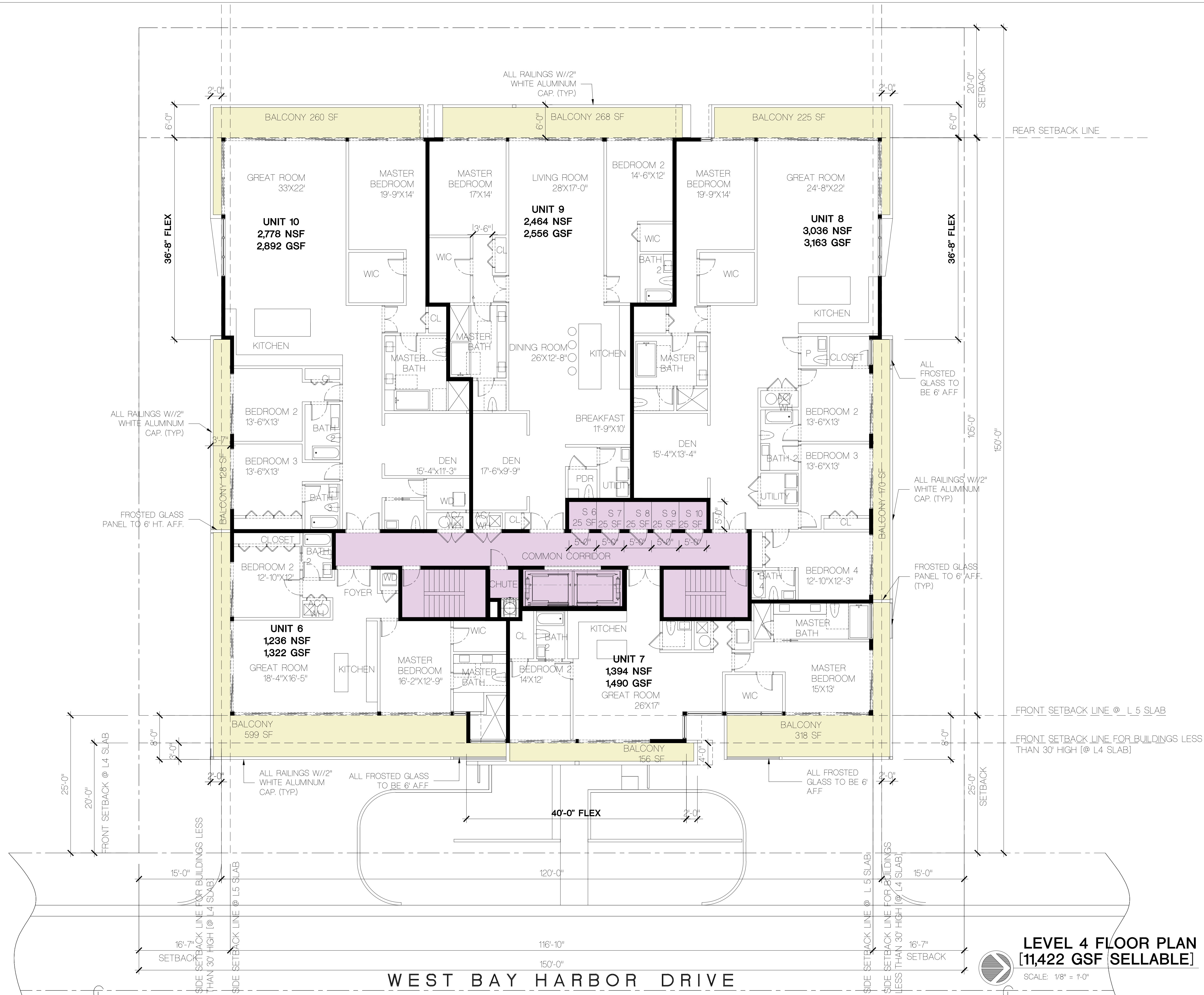
DRAWING TITLE

LEVEL 3
FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER

A-103

DRC SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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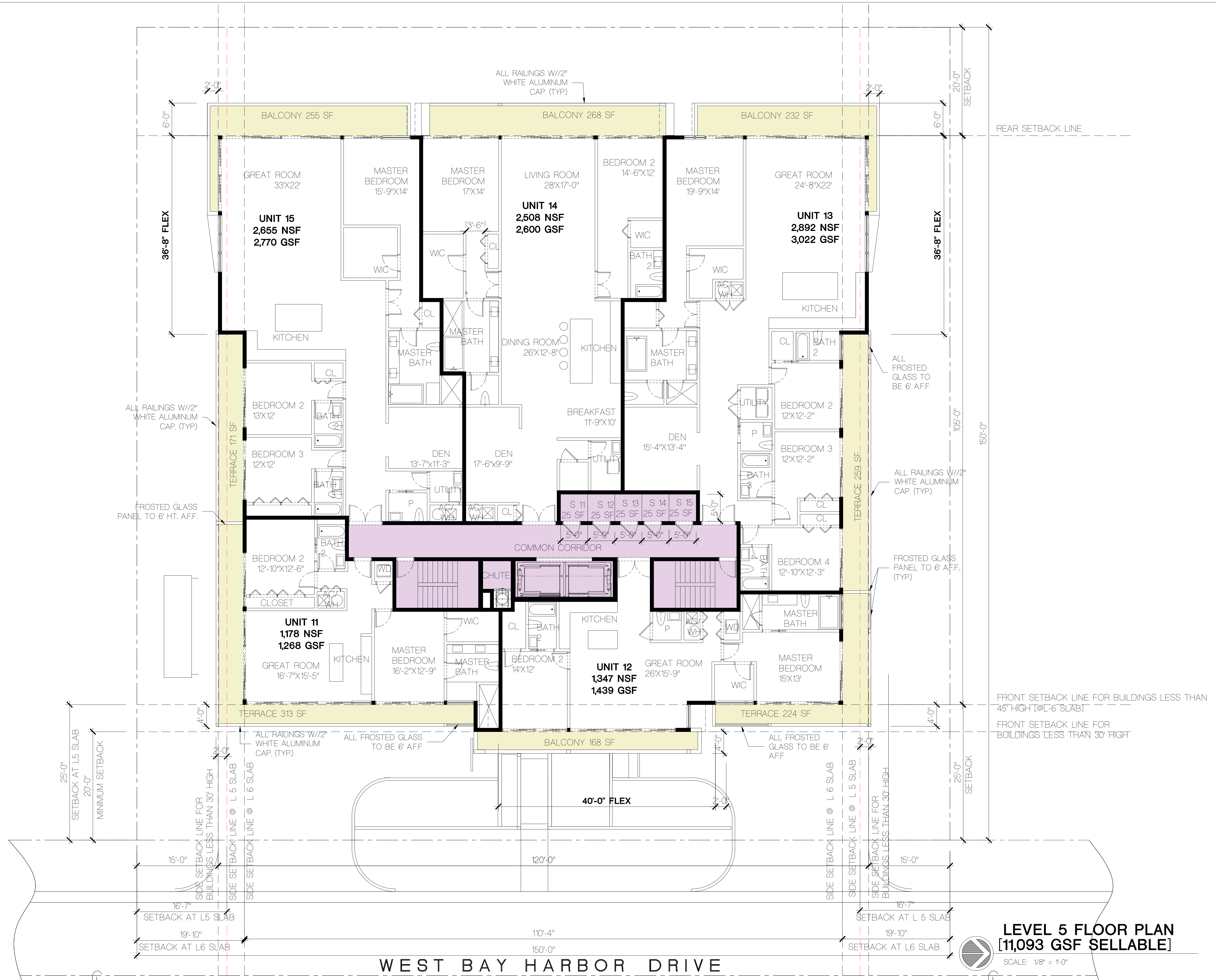
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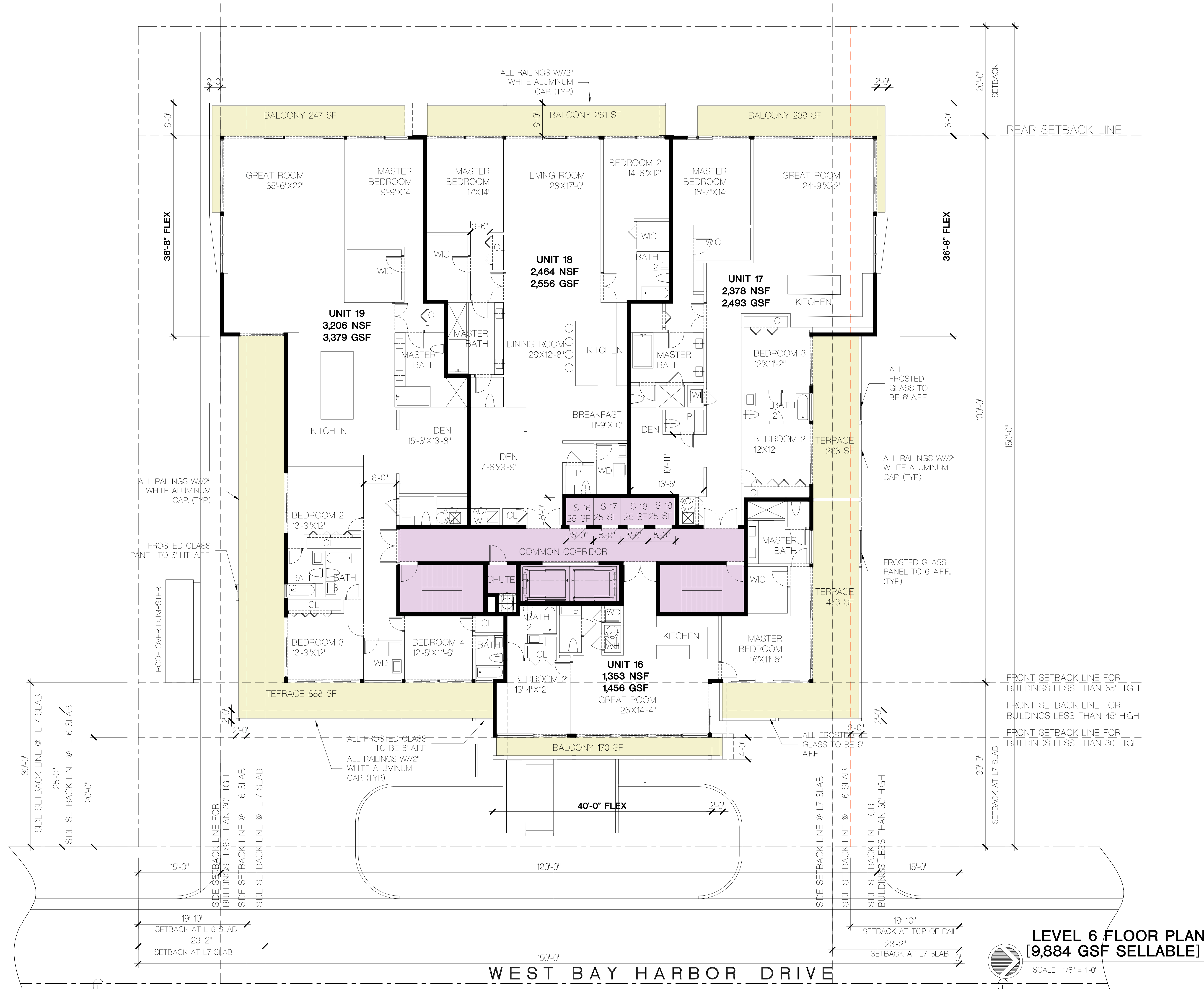
MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-104
DRC SUBMITTAL





FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
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LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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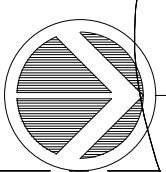
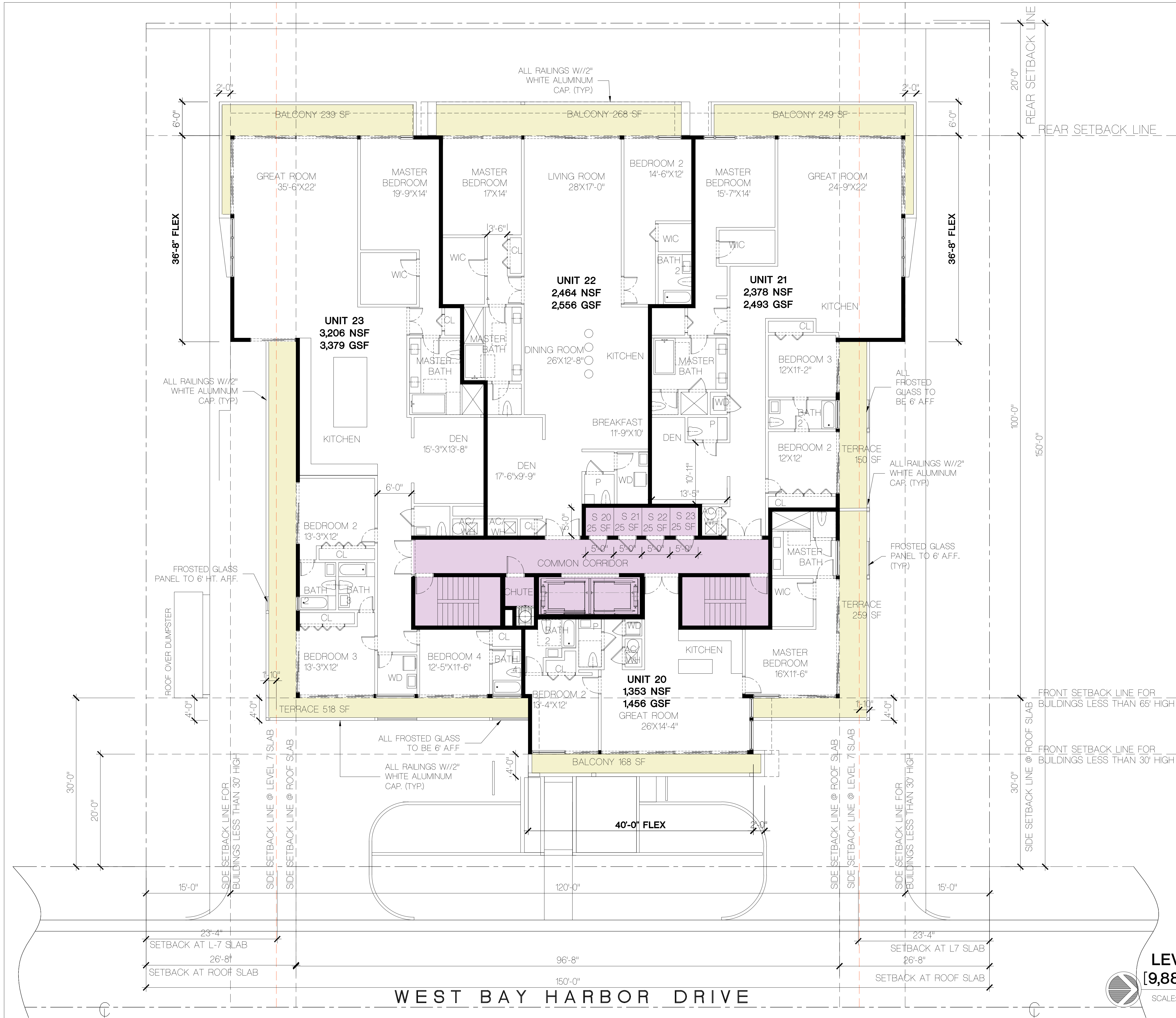
STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 6
FLOOR PLAN
SCALE 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-106
DRC SUBMITTAL



LEVEL 7 FLOOR PLAN
[9,884 GSF SELLABLE]

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3850
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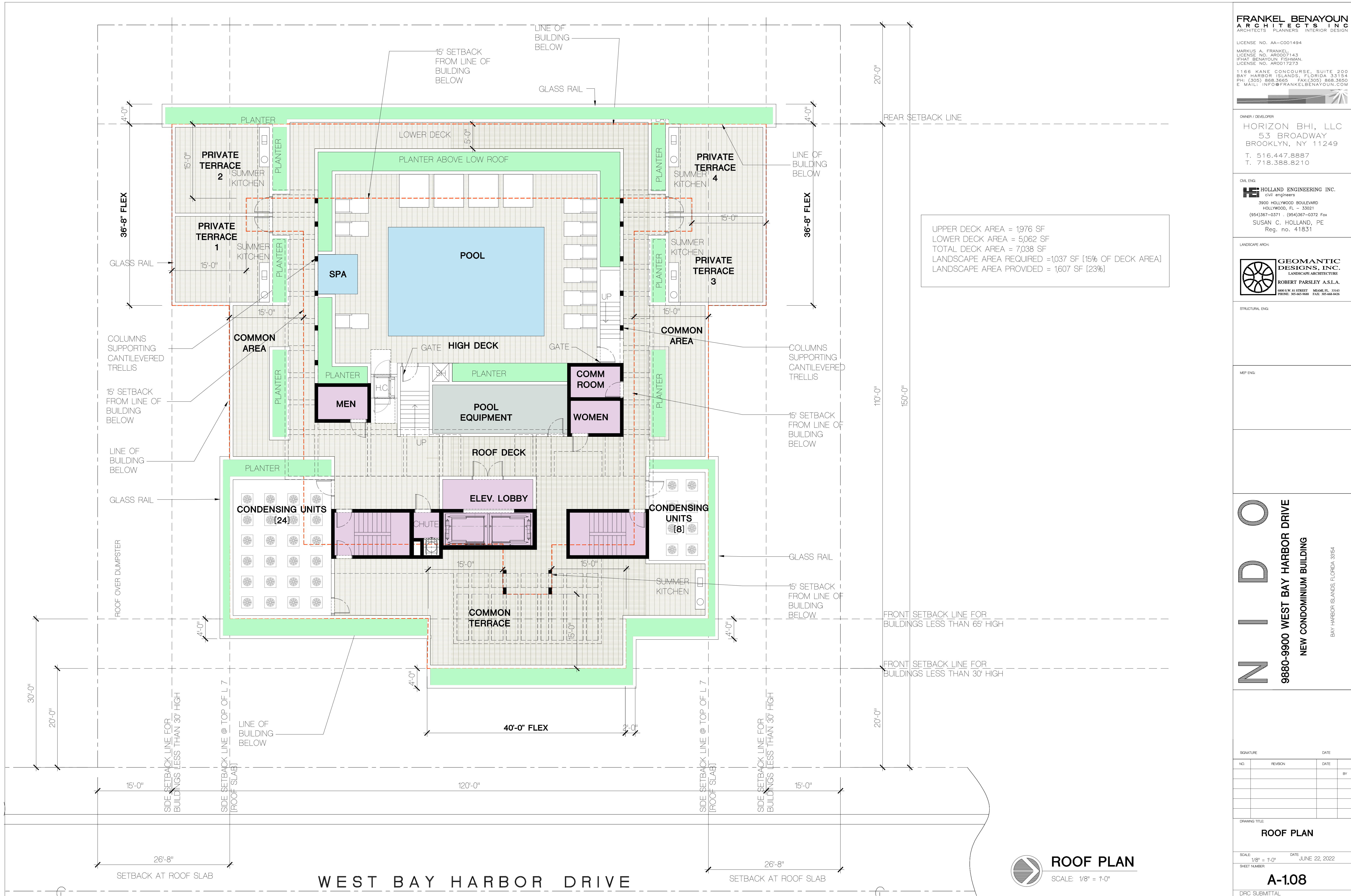
STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
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DRAWING TITLE
LEVEL 7 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-107
DRC SUBMITTAL





75'-0" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM GRADE + 1' FREEBOARD TO ROOF

20'-0"

9'-10"

9'-10"

9'-10"

ELEV 70'-0" BFE + 1' FREEBOARD = 79'-0" NGVD
F.F.E. UPPER ROOF DECK

ELEV 65'-0" BFE + 1' FREEBOARD = 74'-0" NGVD
F.F.E. ROOF

ELEV +64'-2" BFE + 1' FREEBOARD = 73'-2" NGVD
T.O.S. ROOF

ELEV 54'-4" BFE + 1' FREEBOARD = 63'-4" NGVD
T.O.S. LEVEL 7

ELEV 44'-6" BFE + 1' FREEBOARD = 53'-6" NGVD
T.O.S. LEVEL 6

ELEV 34'-8" BFE + 1' FREEBOARD = 43'-8" NGVD
T.O.S. LEVEL 5

ELEV 24'-0" BFE + 1' FREEBOARD = 33'-10" NGVD
T.O.S. LEVEL 4

ELEV 14'-0" BFE + 1' FREEBOARD = 24' NGVD
T.O.S. LEVEL 3

ELEV 4'-0" BFE + 1' FREEBOARD = 14'-9" NGVD
T.O.S. LEVEL 2

ELEV -4'-0" BFE = 8'-0" NGVD
FREEBOARD ELEVATION

ELEV -4'-0" BFE = 5'-6" NGVD
ELEV -4'-0" BFE = 4' NGVD
CROWN OF ROAD ELEVATION

EAST [FRONT] ELEVATION/WITH LANDSCAPE

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

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN
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MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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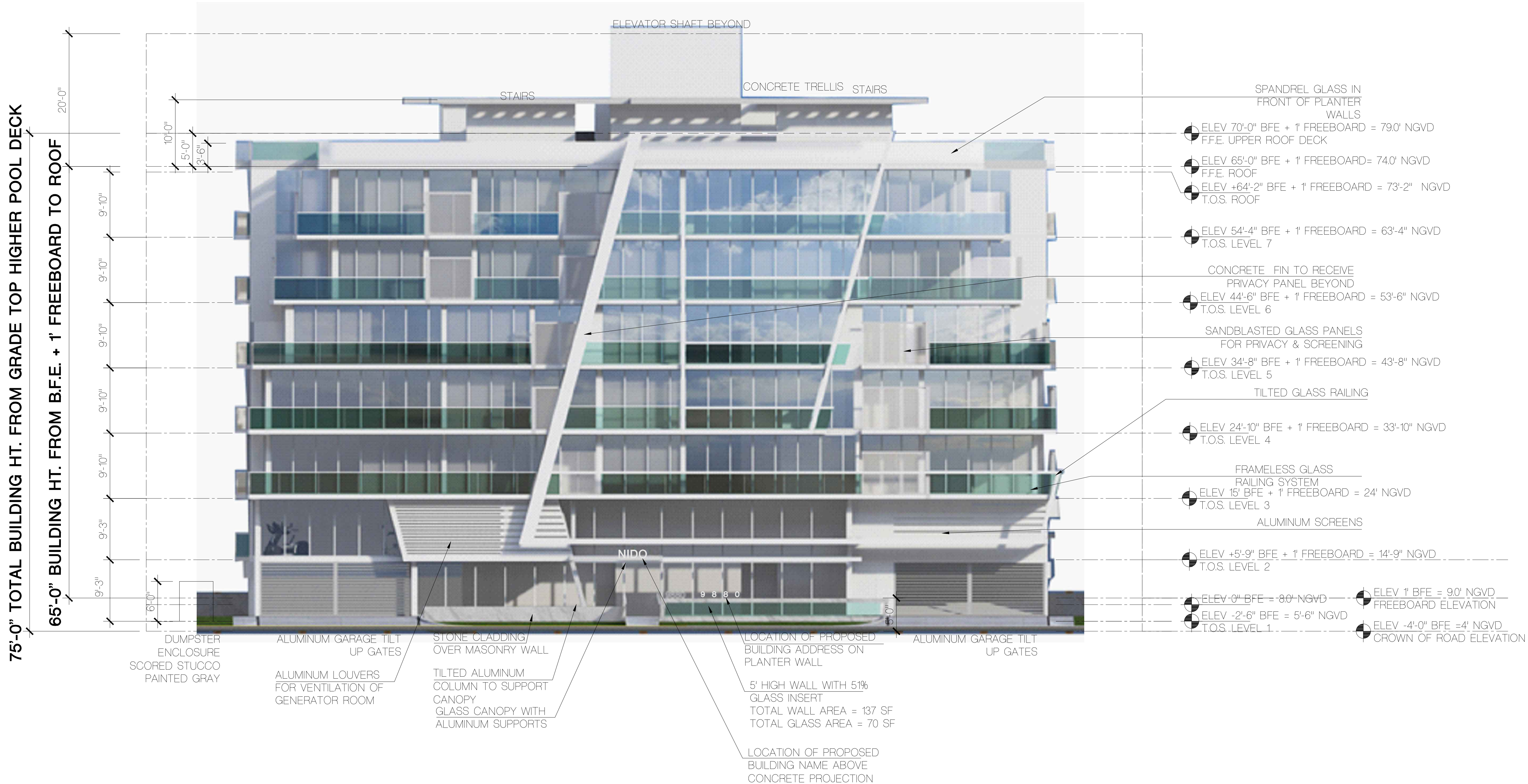
STRUCTURAL ENG.

MEP ENG.

NIDO
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**EAST [FRONT]
ELEVATION**
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-2.01
DRC SUBMITTAL



EAST [FRONT] ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249

T. 516.447.8887
T. 718.388.8210

CIVIL ENG.

HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-3371 • (954)367-3372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.
6803 S.W. 11 STREET MIAMI, FL 33143
PHONE: 305.663.9648 FAX: 305.663.8426

STRUCTURAL ENG.

MEP ENG.

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
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DRAWING TITLE

**EAST [FRONT]
ELEVATION**

SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022

SHEET NUMBER

A-2.01 A

DRC SUBMITTAL



NORTH ELEVATION

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

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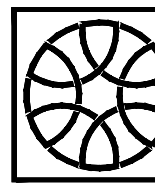
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

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DRAWING TITLE

**NORTH
ELEVATION**

SCALE

1/8" = 1'-0"

DATE

JUNE 22, 2022

SHEET NUMBER

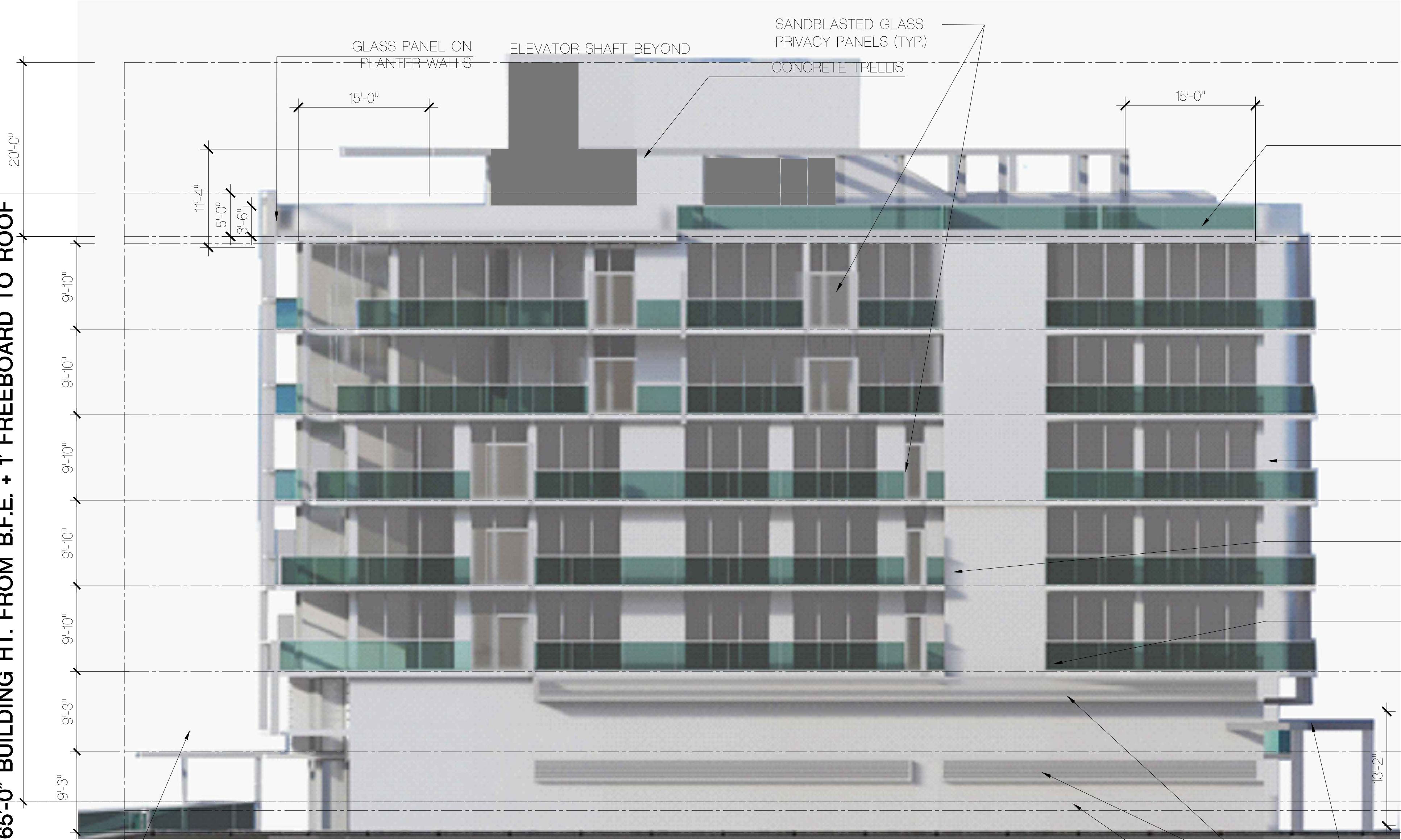
A-2.02

DRC SUBMITTAL

75'-0" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. + 1' FREEBOARD TO ROOF

GLASS CANOPY WITH ALUMINUM SUPPORTS



ALUMINUM RAILING ABOVE MASONRY/ STUCCO WALL

- ELEV 70'-0" BFE + 1' FREEBOARD = 79'-0" NGVD F.F.E. UPPER ROOF DECK
- ELEV 65'-0" BFE + 1' FREEBOARD = 74'-0" NGVD F.F.E. ROOF
- ELEV +64'-2" BFE + 1' FREEBOARD = 73'-2" NGVD T.O.S. ROOF

ELEV 54'-4" BFE + 1' FREEBOARD = 63'-4" NGVD T.O.S. LEVEL 7

ELEV 44'-6" BFE + 1' FREEBOARD = 53'-6" NGVD T.O.S. LEVEL 6

SANDBLASTED GLASS PANELS FOR PRIVACY (TYP)

ELEV 34'-8" BFE + 1' FREEBOARD = 43'-8" NGVD T.O.S. LEVEL 5

PERFORATED METAL OR PRECAST PANEL FOR PRIVACY & SCREENING

ELEV 24'-10" BFE + 1' FREEBOARD = 33'-10" NGVD T.O.S. LEVEL 4

ALUMINUM & GLASS RAILING SYSTEM

ELEV 15' BFE + 1' FREEBOARD = 24' NGVD T.O.S. LEVEL 3

ELEV +5'-9" BFE + 1' FREEBOARD = 14'-9" NGVD T.O.S. LEVEL 2

ELEV 0" BFE = -8'-0" NGVD T.O.S. LEVEL 1

ELEV -2'-6" BFE = 5'-6" NGVD

ELEV -4'-0" BFE = 4' NGVD

FREE-STANDING METAL TRELLIS

ALUMINUM SCREENS SET IN CONCRETE FRAME

STUCCO REVEAL

NORTH ELEVATION

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

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LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
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STRUCTURAL ENG.

MEP ENG.

8880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
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DRAWING TITLE
NORTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
A-202 A
DRC SUBMITTAL

75'-0" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. + 1' FREEBOARD TO ROOF



- ELEV 70'-0" BFE + 1' FREEBOARD = 79.0' NGVD
F.F.E. UPPER ROOF DECK
- ELEV 65'-0" BFE + 1' FREEBOARD = 74.0' NGVD
F.F.E. ROOF
- ELEV +64'-2" BFE + 1' FREEBOARD = 73'-2" NGVD
T.O.S. ROOF
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T.O.S. LEVEL 7
- ELEV 44'-6" BFE + 1' FREEBOARD = 53'-6" NGVD
T.O.S. LEVEL 6
- ELEV 34'-8" BFE + 1' FREEBOARD = 43'-8" NGVD
T.O.S. LEVEL 5
- ELEV 24'-10" BFE + 1' FREEBOARD = 33'-10" NGVD
T.O.S. LEVEL 4
- ELEV 14'-0" BFE + 1' FREEBOARD = 24' NGVD
T.O.S. LEVEL 3
- ELEV 4'-0" BFE + 1' FREEBOARD = 14'-9" NGVD
T.O.S. LEVEL 2
- ELEV 1' BFE = 9.0' NGVD
FREEBOARD ELEVATION
- ELEV -4'-0" BFE = 4' NGVD
CROWN OF ROAD ELEVATION

SOUTH ELEVATION/WITH LANDSCAPE

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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PHONE: 305-665-9688 FAX: 305-665-8426

STRUCTURAL ENG.

MEP ENG.

**O
N
I
D
N**

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
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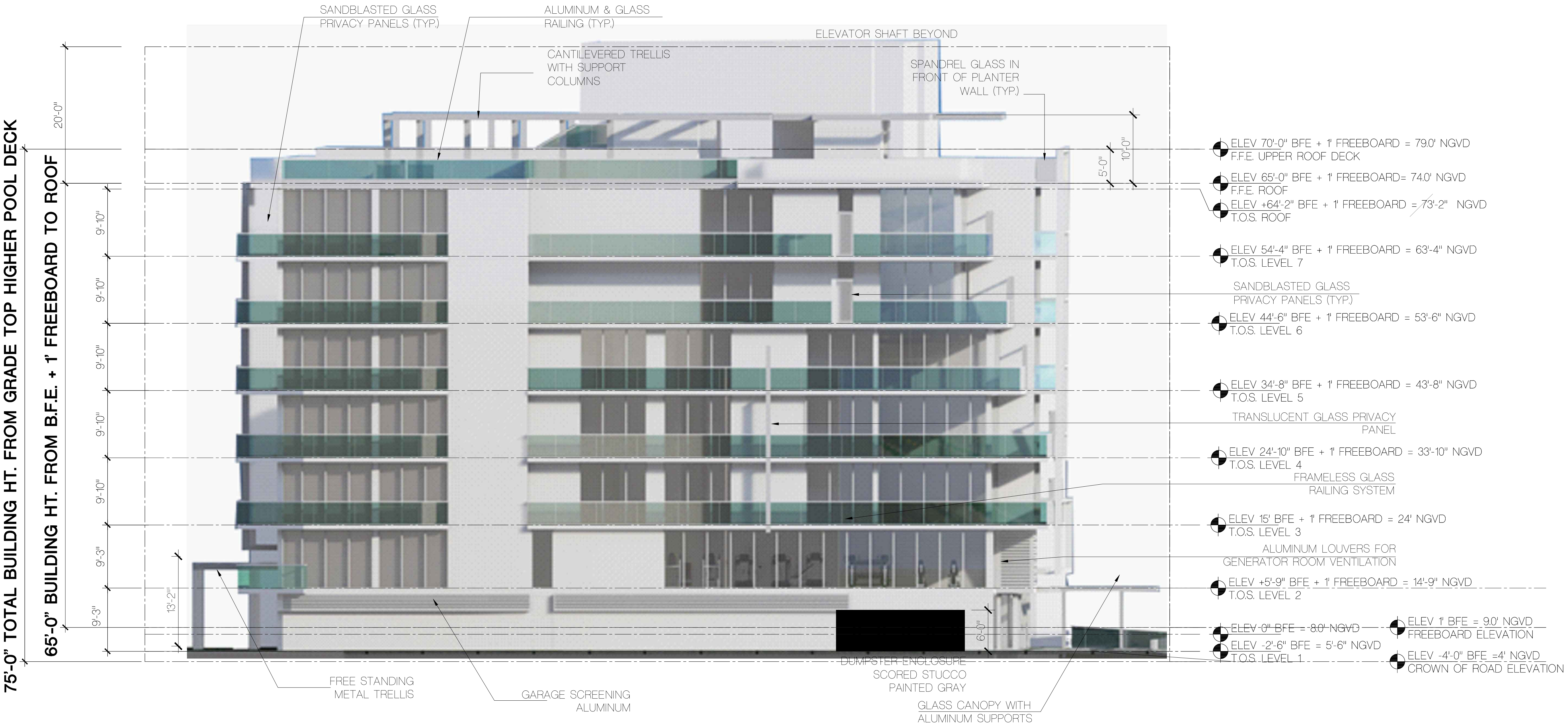
DRAWING TITLE

**SOUTH
ELEVATION**

SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER

A-2.03

DRC SUBMITTAL



SOUTH ELEVATION

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

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DRAWING TITLE

SOUTH ELEVATION

SCALE 1/8" = 1'-0" DATE: JUNE 22, 2022

SHEET NUMBER

A-2.03 A

DRC SUBMITTAL

75'-0" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK



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FREEBOARD ELEVATION
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CROWN OF ROAD ELEVATION

WEST ELEVATION/WITH LANDSCAPE

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

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SUSAN C. HOLLAND, PE
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6803 S.W. 41 STREET MIAMI, FL 33143
PHONE: 305-665-9648 FAX: 305-665-8426

STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
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DRAWING TITLE

**WEST
ELEVATION**

SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022

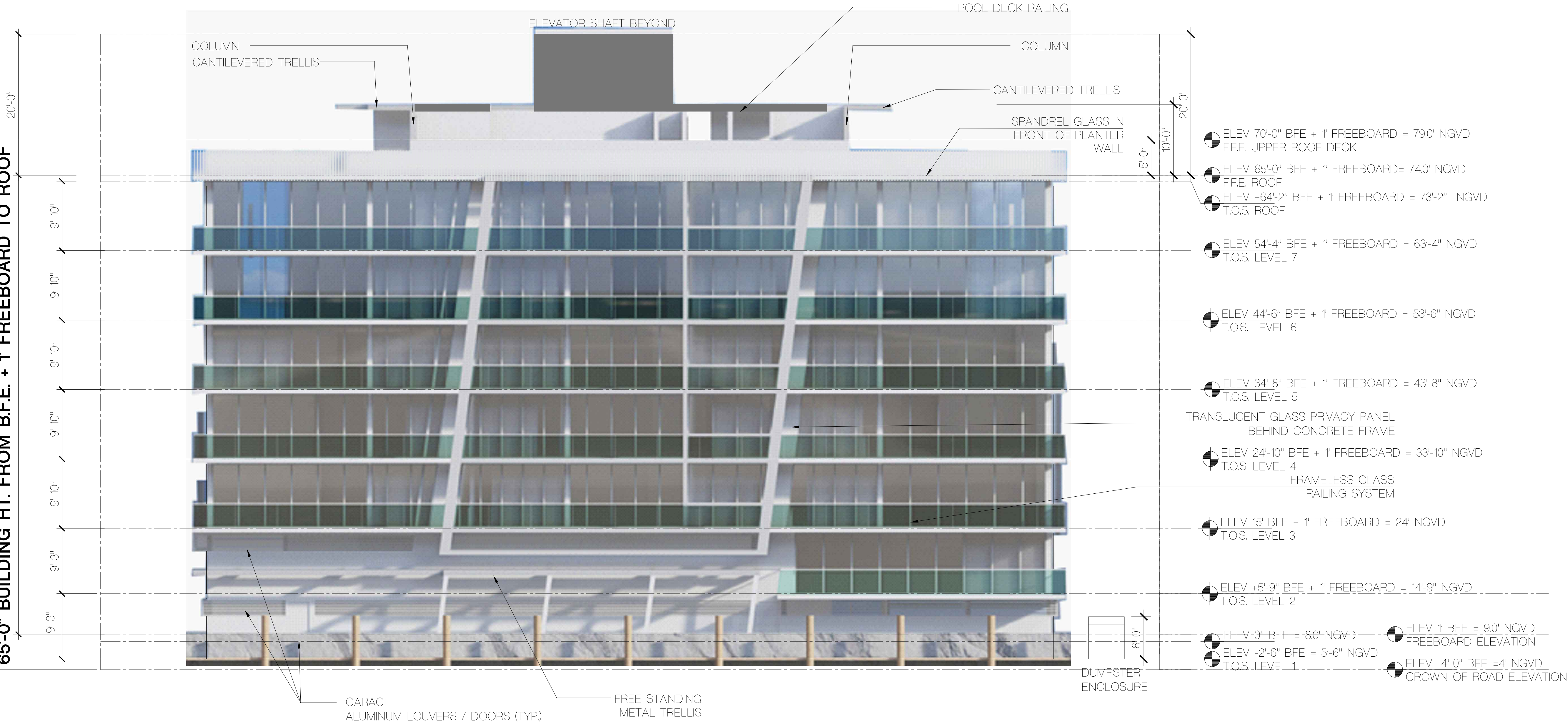
SHEET NUMBER

A-2.04

DRC SUBMITTAL

75'-0" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. + 1' FREEBOARD TO ROOF



WEST ELEVATION

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

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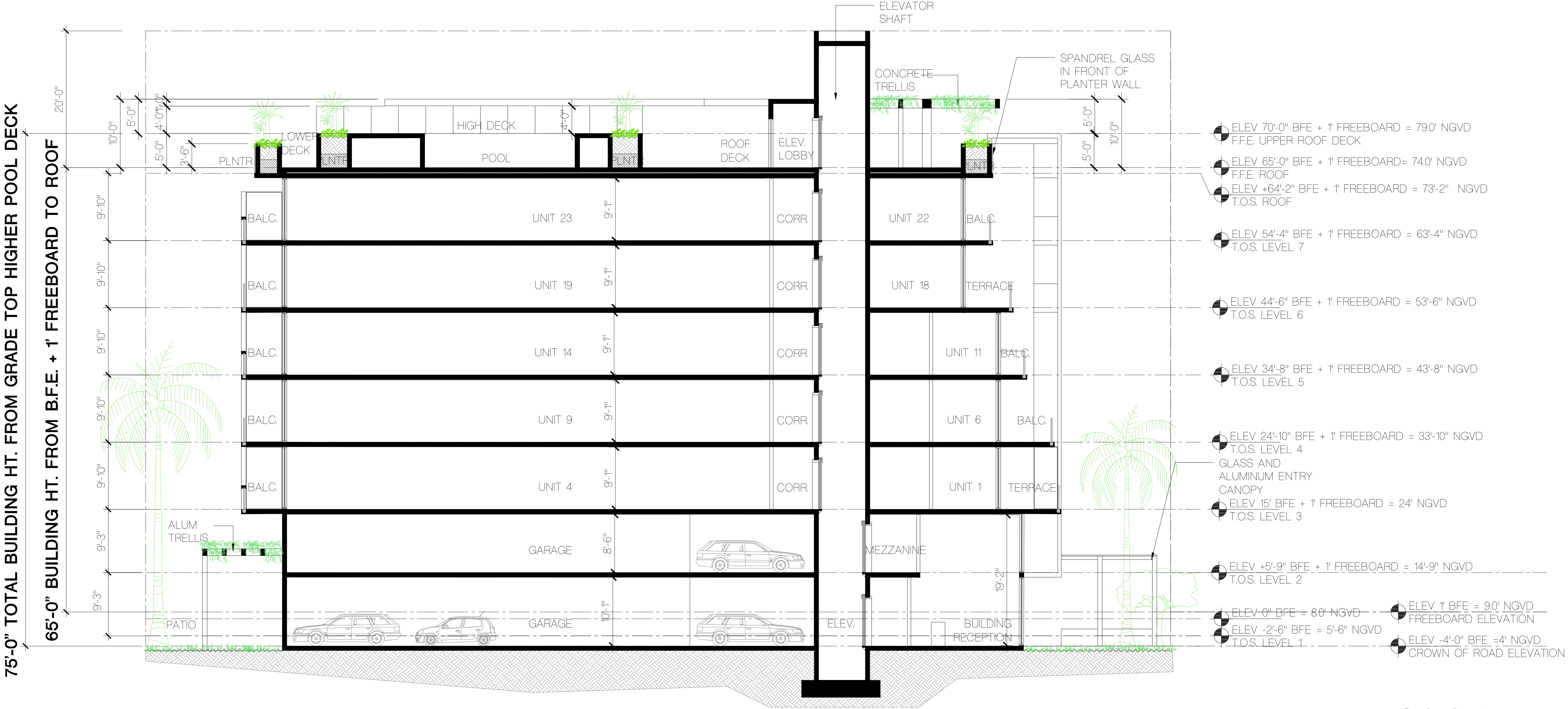
WEST ELEVATION

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SHEET NUMBER

A-2.04 A

DRC SUBMITTAL



BUILDING SECTION

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

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8880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

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DATE

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DRAWING TITLE

BUILDING
SECTION

SCALE

1/8" = 1'-0"

DATE

JUNE 22, 2022

SHEET NUMBER

A-3.01

DRC SUBMITTAL



FRONT RENDERING



REAR RENDERING



BOLLARD LIGHTING



CONCRETE PAVER DRIVEWAYS



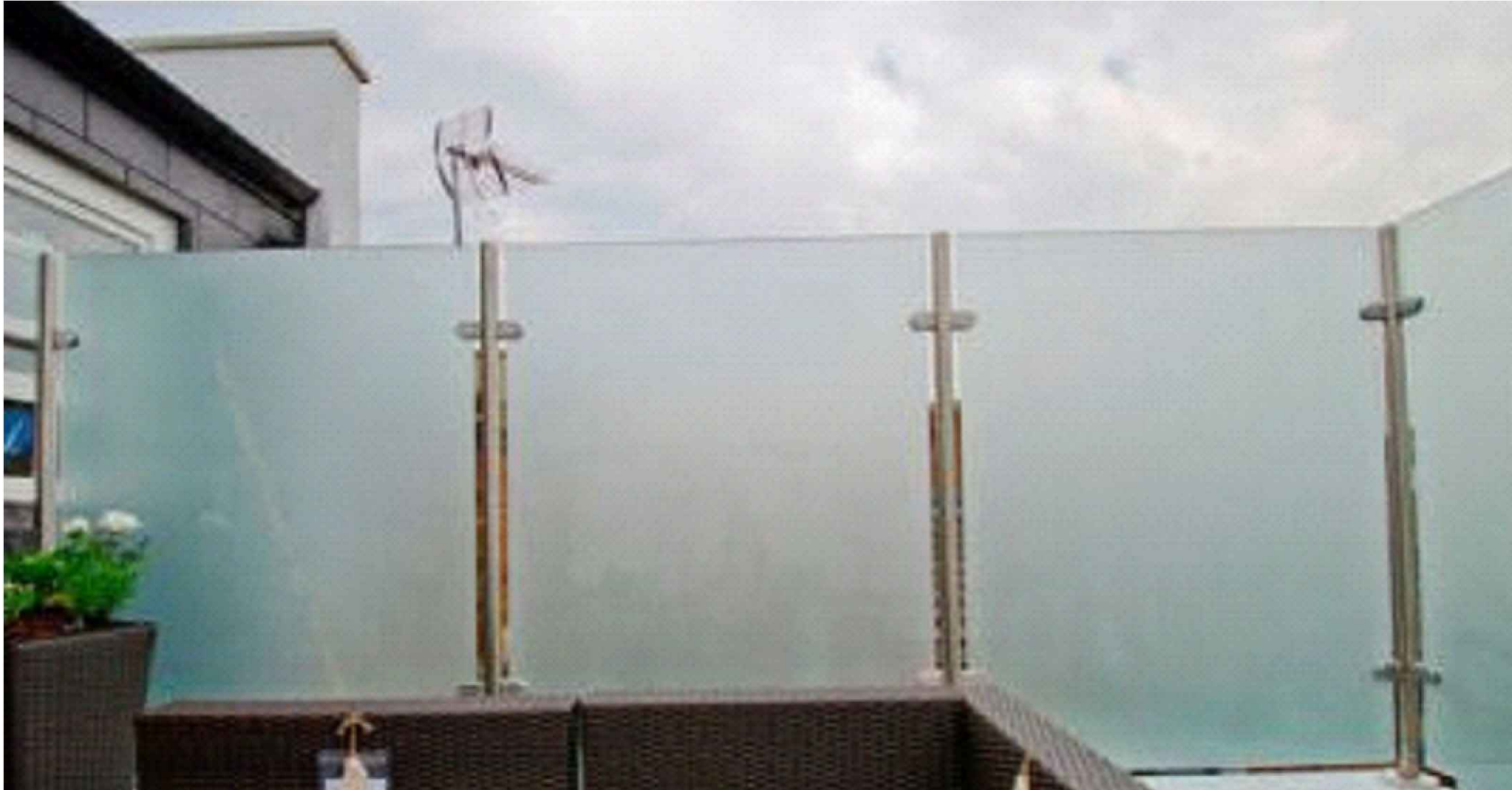
GLASS ENTRY CANOPY AND SIGNAGE



SPANDREL GLASS



SANDBLASTED GLASS



SANDBLASTED GLASS

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STRUCTURAL ENG.

MEP ENG.

**O
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NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

PRESENTATION BOARD

SCALE: N.T.S. DATE: JUNE 22, 2022

SHEET NUMBER

A-4.01

DRC SUBMITTAL

NIDO								
Existing Tree Disposition List								
No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (Ft.)	Condition	Disposition	Canopy Sq. Ft.
1	Alexander Palm	<i>Ptychosperma elegans</i>	25'	5'	0.40	Good	Remove	20
2	Black Olive Tree	<i>Terminalia buceras</i>	26'	25'	1.50	Poor	Remove	982
3	Sabal Palm	<i>Sabal palmetto</i>	3'	11'	1.40	Good	Remove	95
4	Chinese Fan Palm	<i>Livistona chinensis</i>	15'	8'	1.30	Good	Remove	50
5	Alexander Palm cluster	<i>Ptychosperma elegans</i>	20'	7'	0.40	Fair	Remove	38
6	Black Sapote Tree	<i>Diospyros digyna</i>	28'	12'	0.80	Poor	Remove	113
7	Royal Palm	<i>Roystonea elata</i>	40'	20'	1.20	Fair	Remove	314
8	Rubber Tree	<i>Ficus elastica</i>	20'	25'	3.00	Fair	Remove	982
9	Royal Palm	<i>Roystonea elata</i>	40'	15'	1.00	Good	Transplant	
10	Christmas Palm, tpl	<i>Veitchia merrillii</i>	15'	7'	0.60	Good	Transplant	
11	Queen Palm	<i>Syagrus romanzoffiana</i>	15'	7'	0.60	Poor	Remove	38
12	Black Olive Tree	<i>Terminalia buceras</i>	25'	25'	1.50	Fair	Remove	982
13	Black Olive Tree	<i>Terminalia buceras</i>	33'	30'	2.20	Fair	Remove	1,414
14	Ficus Tree	<i>Ficus benamina</i>	35'	15'	3.00	Fair	Remove	353
15	Chinese Fan Palm	<i>Livistona chinensis</i>	25'	20'	2.00	Good	Remove	314
16	Chinese Fan Palm	<i>Livistona chinensis</i>	40'	15'	1.00	Good	Remove	177
17	Coconut Palm, dbl	<i>Cocos nucifera</i>	10'	20'	1.50	Good	Remain	
18	Christmas Palm, dbl	<i>Veitchia merrillii</i>	16'	7'	0.60	Good	Remove	38
Total Canopy Sq. Ft. to be Removed								5911
See Planting Plans for Tree Replacement / Canopy Credit								



DISPOSITION LEGEND

EXISTING TO REMAIN

TO BE TRANSPLANTED

TO BE REMOVED

GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2335 OULANDS DRIVE - 2nd FLOOR
MIAMI, FL 33134
PHONE: (305) 645-5888

LANDSCAPE
EXISTING TREE DISPOSITION PLAN

NIDO
CONDOMINIUM BUILDING
9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 3354

PROJECT TITLE

REVISION DATE(S)

DATE
6/21/2022

LD-1

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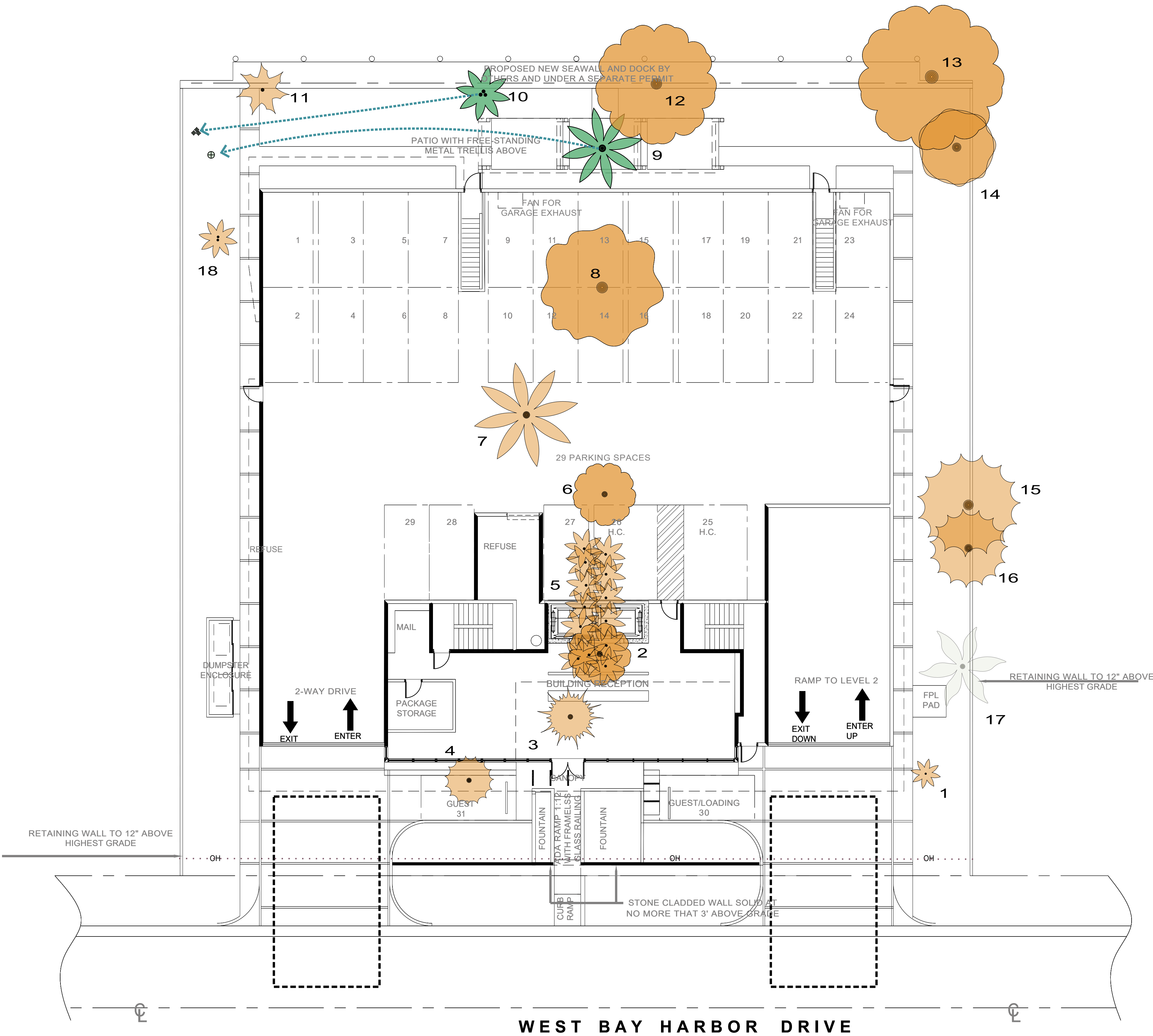


DISPOSITION LEGEND

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 TO BE TRANSPLANTED

 TO BE REMOVED



TREE EXISTING DISPOSITION PLAN
PROPOSED SITE PLAN

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

PROJECT TITLE

REVISION DATE(S)

DATE

LD-2

9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 3354

6/21/2022

LANDSCAPE
MASTER PLANTING PLAN

94-SHEET TITLE

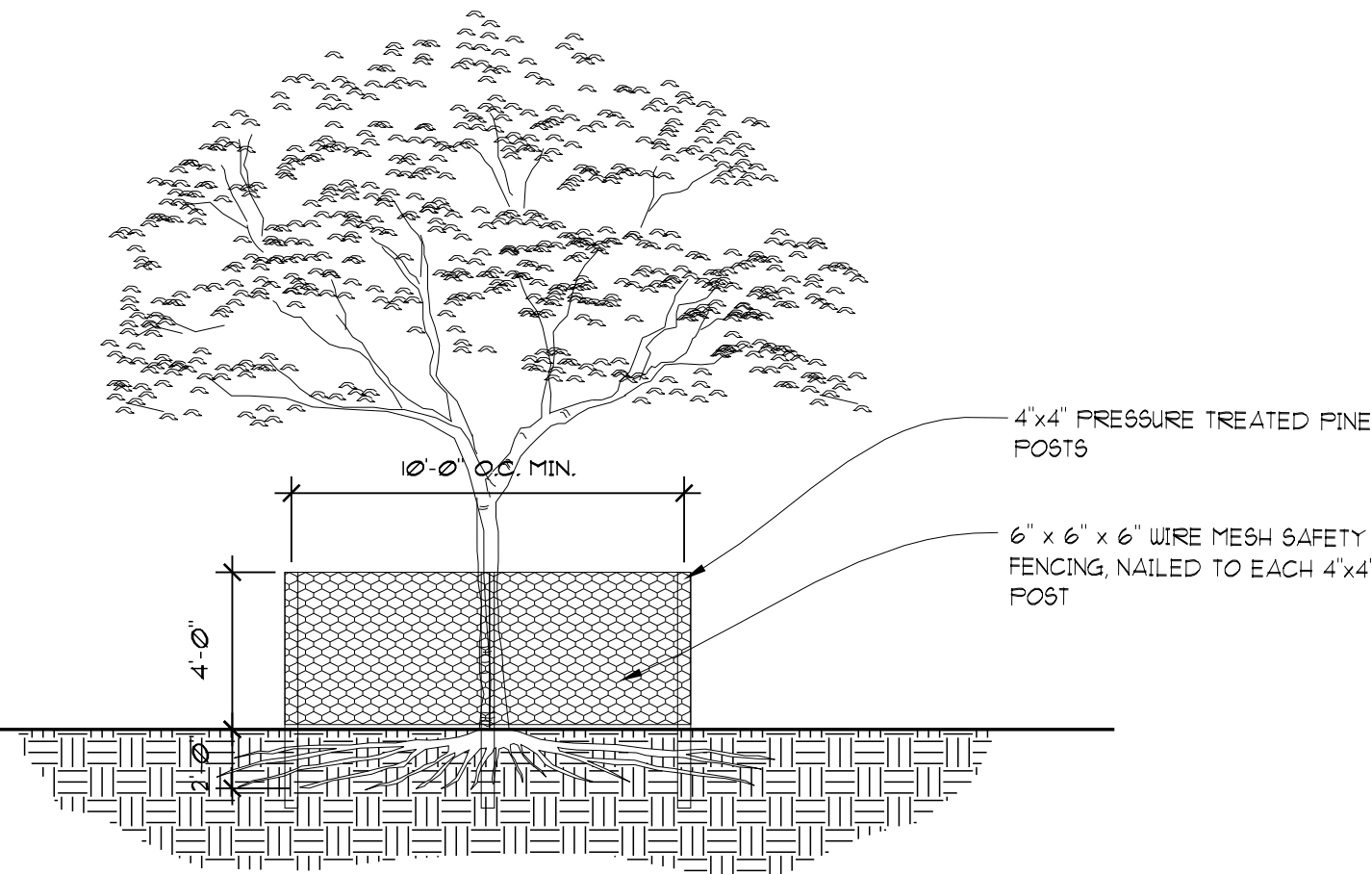
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2335 GULF LANE, SUITE 100
FORT MYERS, FLORIDA 33901
PHONE: 888.666.6666

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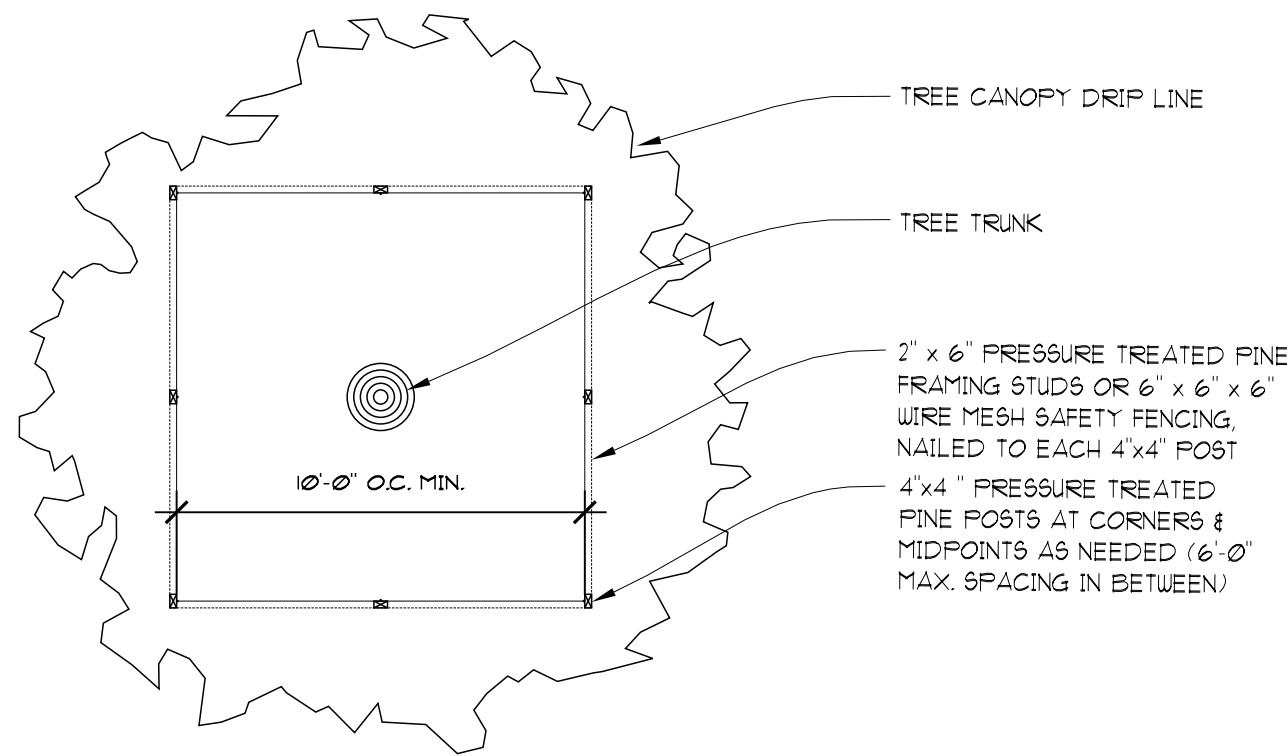
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30" - 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use 'Sawsall' or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with shrink wrap plastic & backfill with soil mixture (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water three times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional watering, but are not a substitution.
7. Use root stimulant root drenching solution on trees root pruned areas, ('Superthrive' & 'Keyplex Polystart'), mixture per manufactures specifications based on application frequency.
8. Root prune drenching schedule every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
10. Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant, transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of \$500 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus 1/2 bale of Canadian peat moss. Backfill, sink, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, brace per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



TREE BARRIER PROTECTION SECTION

NOT TO SCALE

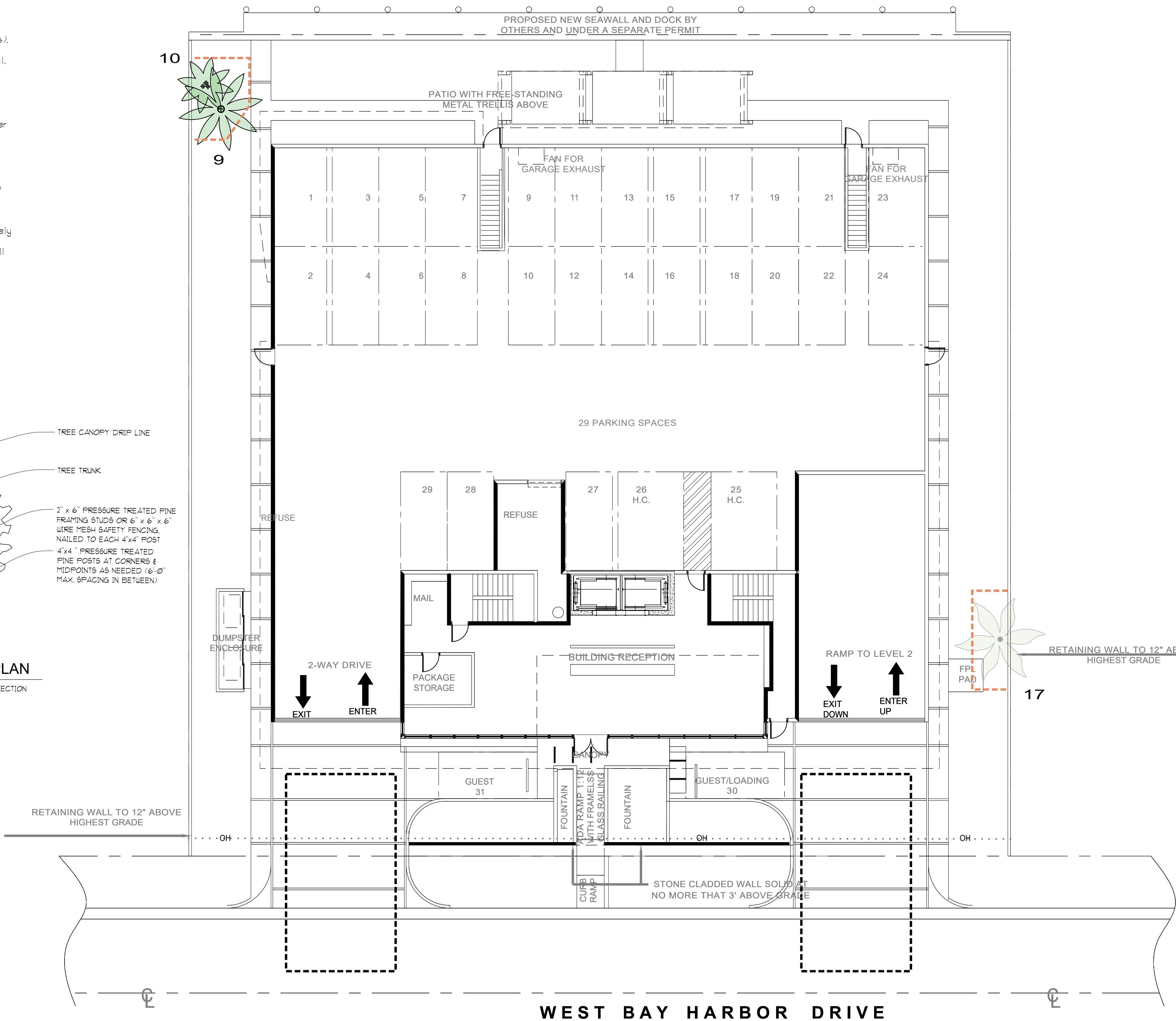
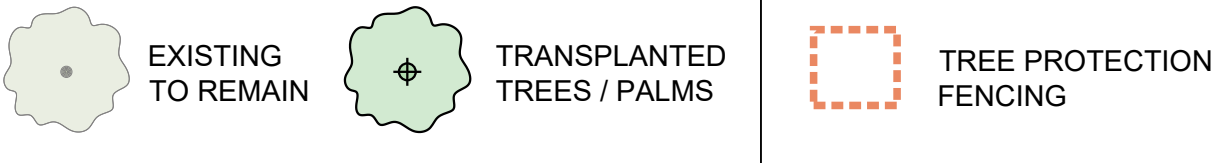


TREE BARRIER PROTECTION PLAN

NOT TO SCALE

NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES

PLANTING LEGEND

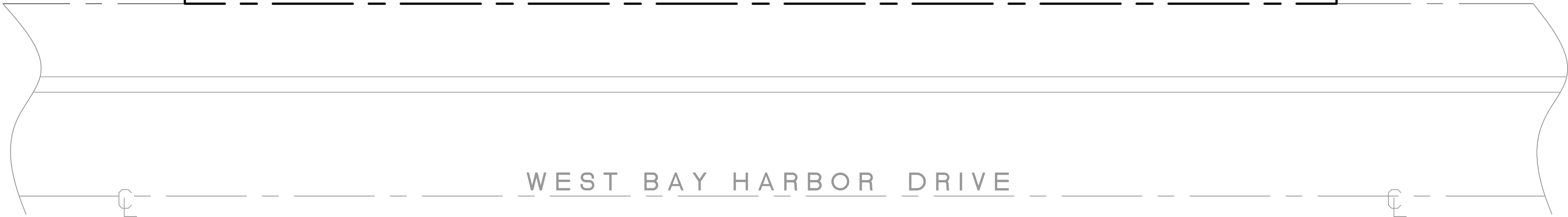


WEST BAY HARBOR DRIVE

TREE TRANSPLANT & TREE PROTECTION PLAN
PROPOSED SITE PLAN

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

NIDO Roof Level Landscape - Plant List								
Legend								
Trees at 12' ht. min. per town's code								
Trees or palms at 16'-18' ht. min. per town's code								
Trees or palms at 18'-20' ht. min. per town's code								
Qty.	Common Name	Native	Botanical Name	Drought	Specs	Canopy Credit per tree/palm	Credit x Qty.	
5	Ligustrum trees		<i>Ligustrum japonicum</i>	Yes	8'-10' ht x 5' spr	300	1500	
4	Silver Buttonwood trees	Yes	<i>Conocarpus erectus 'Sericeus'</i>	Yes	9'-10' ht x 5' spr., multi	300	1200	
						Canopy Credit	2700	
Palms								
3	Christmas Palm		<i>Veitchia merrillii</i>	Yes	12' ht, double, heavy caliper	100	300	
6	Christmas Palm		<i>Veitchia merrillii</i>	Yes	12' ht, triple, heavy caliper	100	600	
1	Florida Thatch Palms	Yes	<i>Thrinax radiata</i>	Yes	4' ht, single			
5	Florida Thatch Palms	Yes	<i>Thrinax radiata</i>	Yes	6' ht, double			
5	Pseudophoenix Vinifera Palm		<i>Pseudophoenix vinifera</i>	Yes	16' ht	100	500	
						Canopy Credit	1400	
						Grand Total Canopy Credit:	4100	
Shrubs, Groundcovers, and Accents								
2	Cardboard Palm		<i>Zamia furfuracea</i>	Yes	4' x 4'			
•	Clusia Gutifera		<i>Clusia guttifera</i>	Yes	36" x 30"	36" oc		
•	Clusia Rosea 'Nana'		<i>Clusia rosea 'Nana'</i>	Yes	18" x 18", 3 gal.	24" oc		
7	European Fan Palm		<i>Chamaerops humilis</i>	Yes	4' x 4'			
•	Heliconia Stricta		<i>Heliconia stricta</i>		36" x 24"			
•	Indian Hawthorn		<i>Rhaphiolepis indica</i>	Yes	14" x 16", 3 gal.	18" oc		
•	Ixora 'Maui'		<i>Ixora 'Maui'</i>		16" x 16", 3 gal.	18" oc		
•	Ixora Taiwanensis 'Red'		<i>Ixora taiwanensis 'Red'</i>		16" x 16", 3 gal.	18" oc		
•	Foxtail Fern		<i>Asparagus densiflorus 'Meyerii'</i>		14" x 12", 3 gal.	15" oc		
•	Gold Lantana		<i>Lantana 'Gold'</i>	Yes	15" x 15", 3 gal.	18" oc		
2	Jamaican Poinsetta		<i>Euphorbia punicea</i>	Yes	4' ht			
•	Liriope 'Super Blue'		<i>Liriope muscari 'Super Blue'</i>		15" x 15", 3 gal.	18" oc		
5	Ponytail Palms		<i>Beaucarnea recurvata</i>	Yes	4' x 3'	12" oc		
4	Saw Palmetto	Yes	<i>Saw Palmetto</i>	Yes	4' x 4'			
9	Sky Vine		<i>Thunbergia grandiflora</i>	Yes	4' ht on trellis			
•	Thryallis		<i>Thryallis</i>	Yes	24" x 18", 3 gal.	24" oc		
•	White Fountain Grass		<i>Pennisetum setaceum</i>	Yes	24" x 24", 3 gal.	30" oc		
Notes:	All plant material to be approved by submittal to Landscape Architect prior to purchase and installation. Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.							



TREE BARRIER PROTECTION SECTION

TREE BARRIER PROTECTION PLAN

SHRUB PLANTING DETAIL

PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

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

TYPICAL PLANT SPACING

SQUARE SPACING PLAN

TRIANGULAR SPACING PLAN

MULTI-TRUNK TREE STAKING

TREE PLANTING - GUY WIRES or WELLINGTON TAPE

GROUND COVER PLANTING DETAIL

CALIPER	TIES	STRANDS	STAKES
1" – 1 1/2"	2	1 # 12	2 – 2 X 2
1 1/2" – 2"	3	1 # 12	3 – 2 X 2
2" – 3"	3	2 # 12	2 – 2 X 2
3" – 6"	3	2 # 12	3 – 2 X 2

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" – 8"	2 x 4 x 8"	1 # 12	3 – 2 X 4	2 – 16d
8" – 10"	2 x 4 x 12"	1 # 12	3 – 2 X 4	3 – 16d
10" – 16"	2 x 4 x 12"	2 # 12	4 – 2 X 4	3 – 16d

TREE PLANTING - VERTICAL STAKES

TREE BRACING DETAIL

PALM STAKING DETAIL

NEW TREE - 1 YEAR MAINTENANCE PLAN

ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #1 AND HAS A (Ø1) YEAR REPLACEMENT GUARANTEE.

PLANTING SPECIFICATIONS AND WARRANTIES

- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by L.A.
- Plant List is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list," the plans will take priority. Notify L.A. if any discrepancies appear prior to planting.
- Only unit price installed planting bids based on Landscape Architects planting plans and Plant List will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for other work. The Landscape Architect reserves the right to deny any and all bids when such rejection are in the best interest of the owner.
- All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
- Landscape contractor to provide planting product and / or sample submittals for L.A. approval prior to purchasing.
- Plant List includes quantity, size, source & photographs with measuring tape and / or person standing next to plant material for scale reference.
- All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
- Topsoil and seed bed must be suitable grade for installing soil, 8" minimum if graded soils are of good quality and a thinner profile may be approved by the L.A. in advance.
- Planting soil specification: Geomantic General Planting Mix (20% Florida Peat, 10% AtlasGard, 20% Coarse Sand, 20% SH Sand, and 30% Finespark). Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat.
- Rooftop soil specification: Geomantic Rooftop Mix (25% Coarse Orlona Sand, 25% Medium APS Sand, 20% Finespark, 20% FLA Peat, 8% Rice Rock, and 2% Marl). Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 616-734-7500.
- Fertilize all plants with Geomantic "Soil Blend" 10-10-10, 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
- Mulch all B & B material with 10" Agriform tablets or equal.
- Mulch all landscape areas with 2"-2 1/2" of Eucalyptus or Melaleuca mulch. (No cypress or red color mulch).
- For all landscape areas, cover with 2" of 100% black plastic and B&B material to install. Soils under plastic to be removed and replaced with topsoil.
- All sod areas to be top dressed with 2" of 10/30 Coarse Construction Sand / Florida Peat - prior to sodding.
- Landscape contractor to submit sample to be approved by L.A.
- All Plant material, excluding Sod, to be warranted from date of acceptance, as follows: Shrubs and Groundcovers for 180 days, Large trees (over 12" dbh) for 360 days and B&B material for 360 days provided the plant material is receiving proper maintenance prescribed by Landscape contractor.
Note: Acts of God (Hurricanes) and other causes beyond the control of the Landscape contractor are not covered. The warranty shall terminate upon removal of the plant material from the site. In the event of installation, unless owner or general contractor (GC) requires construction phasing beyond control of the installer.
- Installer to notify Owner, GC, and / or L.A. of any partial completion due to phasing.
- All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing by the installer and GC, and the security remains the responsibility of the installer.
- Watering is the responsibility of the installer during the installation and until final acceptance.
- Landscape contractor is responsible for coordinating their work with Irrigation contractor.
- Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or GC must be notified in writing of any problems with irrigation phasing or performance.
- Any existing Irrigation to be brought to a good functioning standard to ensure proper watering of new material.
- Irrigation system to be designed and installed by qualified professional engineer, with vacuum breaker.
- All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes.
- Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing underground utilities. (Fiber optic, electrical, gas, sewage, irrigation, plumbing)
- In the event of planting conflicts the L.A. or Owners authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts. ALWAYS call SUNSHINE-811 before any underground excavation.
- Excavation for utilities shall be done by the utility company after they have been damaged by their installation.
- Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other construction debris are removed from all soils.
- In planting beds, particularly by buildings, Landscape contractor to excavate existing soil to a minimum depth of 12" and backfill with 12" of planting mix. Landscape contractor to dis-compact soil with backhoe teeth to a depth of 6' and add 2 min. of top soil for sodding.
- All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
- Pits for trees to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
- All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with approved specified soil.
- All trees & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.
- All cyclone or fill sand left over from filling building pads or other construction - must be removed from landscape areas due to its very poor drain characteristics.
- All Irrigation from electrical grid utilizing any other utilities - must be back-filled with coarse sand or larger aggregate - No cypress or fill sand within 36" of any grade.

ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

4. Root prune 50% of trees at ball to a minimum depth of 30" - 48" as feasible. Root prune remaining 50% of root ball in 4-10 weeks. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
5. Trim all cut, pruned roots with clippers leaving clean cuts. Use Sawsall or chainsaw with sharp blades for cutting larger roots.
6. Wrap root balls with shrink wrap plastic & backfill with soil mixture: (70% loam, 5% silica sand & 3% Florida peat moss). Pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
7. Fill 1/2" of the ball with a 1/2" layer of 1/2" to 1" hole plastic to hold plastic firmly against root ball.
8. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
9. Water trees 1 time per week for next 2 months or until trees are ready to move.
10. Water daily for duration of overall job will be required. Having irrigation bubblers at each of automatic irrigation system for root construction can supplement additional drenching, but is not a substitution.
11. Use post construction, root drenching solution on trees & pruned areas. ("Superthrive" & "Kagapax Polystart"), mixture per manufacturers specifications placed at application for root construction.
12. Root prune drenching schedule: every 2-3 weeks, 3 applications.
13. Harvest trees & 10 weeks depending on size, consult with L&A prior to moving on schedule.
14. Root ball and plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
15. When digging trees, break off large piece of existing coral rock, 4"-36" deep as feasible, by under cutting ball. If needed, use a backhoe to dig out the coral rock. Horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
16. Replant transplanted trees and palms at correct height, in new location, keeping original root ball crown exposed.
17. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively damage bark.
18. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the GC and Sub-contractor at a rate of \$600 per caliper inch.
19. Use 1/2" of 1/2" hole plastic to hold plastic firmly against root ball plus 1/2" bale of Canadian peat moss. Backfill, sink, place in agrifort fertilizer labels per recommendations, brace, and top broken branches and fronds as needed, brace per specification.
20. Use 1/2" of 1/2" hole plastic to hold plastic firmly against root ball plus 1/2" bale of Canadian peat moss.
21. See Mitigation / Flaming Plans for All Tree Transplanted locations and Tree mitigation requirements.

HEDGE & MASS PLANTING DETAIL



PLANTING DETAILS



ROYAL PALM



CLUSIA ROSEA TREE



COCONUT PALMS



SILVER BUTTONWOOD TREE



BLUE LATAN PALM



GREEN BUTTONWOOD TREE



MEDJOOL DATE PALM



PIGEON PLUM TREE



COPERNICIA PALM



LIRIOPE



BAHAMA TABEBUIA TREE



BOUGAINVILLEA VINE



SIMPSON'S STOPPER TREE



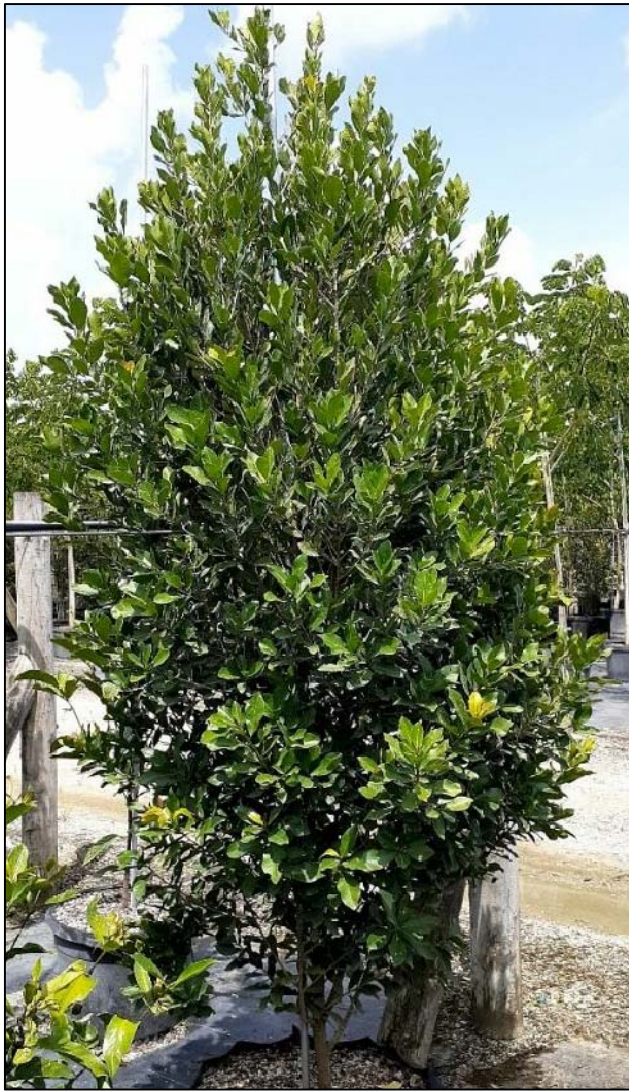
SABAL PALM



DRACAENA 'SONG OF INDIA'



WAX JASMINE



CRABWOOD



NATIVE WILD COFFEE

CONCEPT PLANTING IMAGES
GROUND LEVEL



CHRISTMAS PALM



GOLD LANTANA



SILVER BUTTONWOOD TREE



THRYALLIS



EUROPEAN FAN PALM



LIGUSTRUM TREE



WHITE FOUNTAIN GRASS



IXORA TAIWANENSIS 'RED'



HELICONIA STRICTA



PSEUDOPHOENIX VINIFERA PALM



SAW PALMETTO



INDIAN HAWTHORN



LIRIOPE



SKY VINE



CLUSIA ROSEA 'NANA'



PONYTAIL PALM



CARDBOARD PALM



FLORIDA THATCH PALM



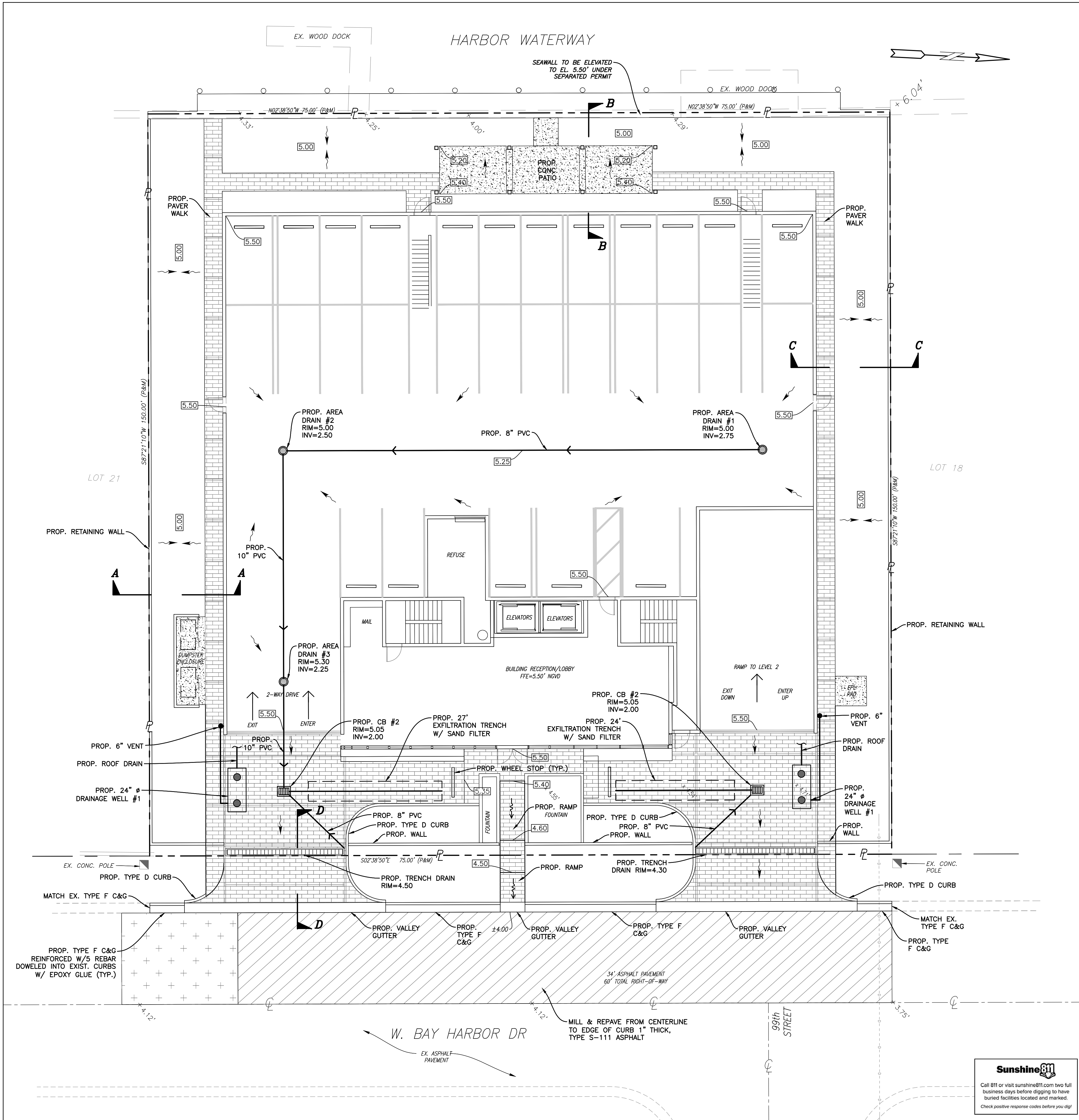
CLUSIA GUTTIFERA



FOXTAIL FERN

CONCEPT PLANTING IMAGES
ROOF LEVEL

J:\CAD\22-24\CAD Files\22-24_PGD_Plan.dwg - 6/3/2022 10:40 AM



LOCATION MAP
N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:

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

LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 3, 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.

GENERAL NOTES:

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

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

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

NOTES:

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

FLOOD INFORMATION:

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

ALL STORMWATER IS TO BE RETAINED ONSITE

LEGEND

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



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!

FRANKEL BENAYOUN ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T: 305.592.2526
F: 305.592.7887
C: 786.306.4353

CIVIL ENG:

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.387.0071
Certificate of Authorization 7385

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

LANDSCAPE ARCH:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305.465.9688 FAX: 305.668.8426

STRUCTURAL ENG:

MEP ENG:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10' DATE: 06/01/22
SHEET NUMBER:
C-1
DRC SET

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

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

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

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

LEGAL DESCRIPTION:
LOTS 19 AND 20, BLOCK 3, 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.

SEWAGE VOLUME
23 UNITS AT
300 GPD
PER UNIT= 6,900 GPD



LOCATION MAP
N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTES:

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

GENERAL NOTES:

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

WATER MAIN NOTES

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

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

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

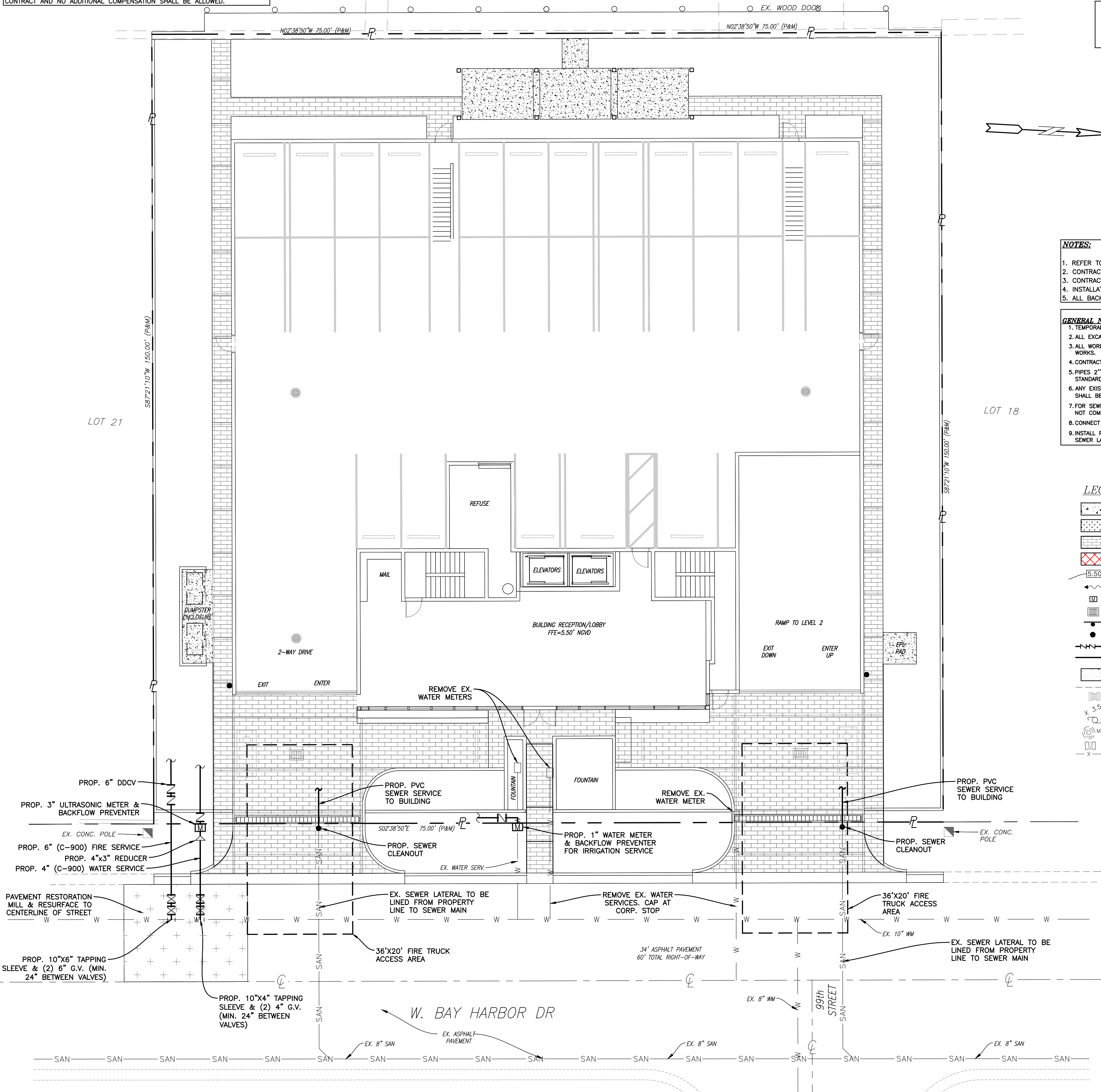
6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER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

LEGEND

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

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!



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017274
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.387.0071
Certificate of Authorization 7385

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

LANDSCAPE ARCH.:
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305.465.9888 FAX: 305.668.8425

STRUCTURAL ENG.:

MEP ENG.:

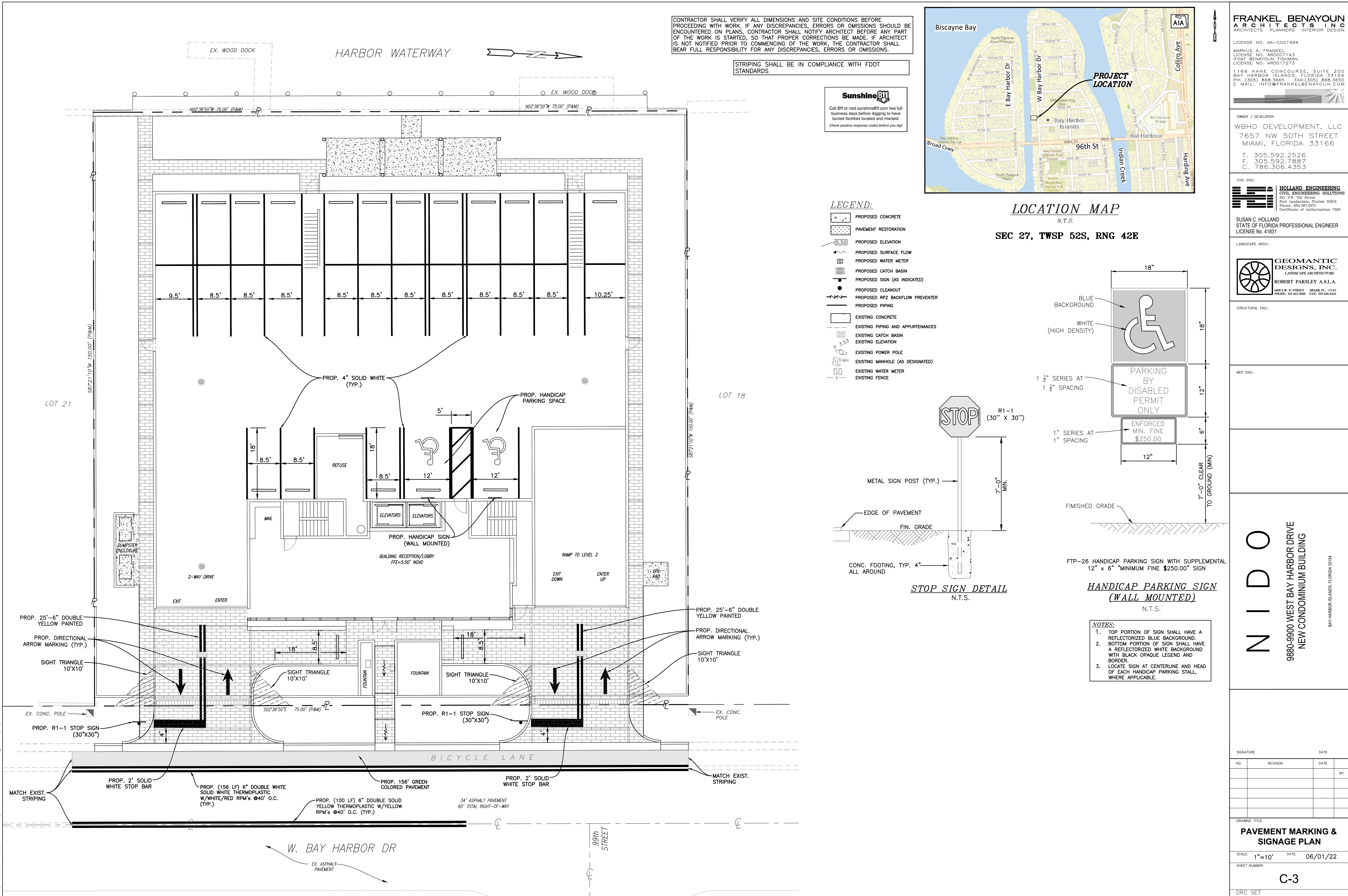
NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

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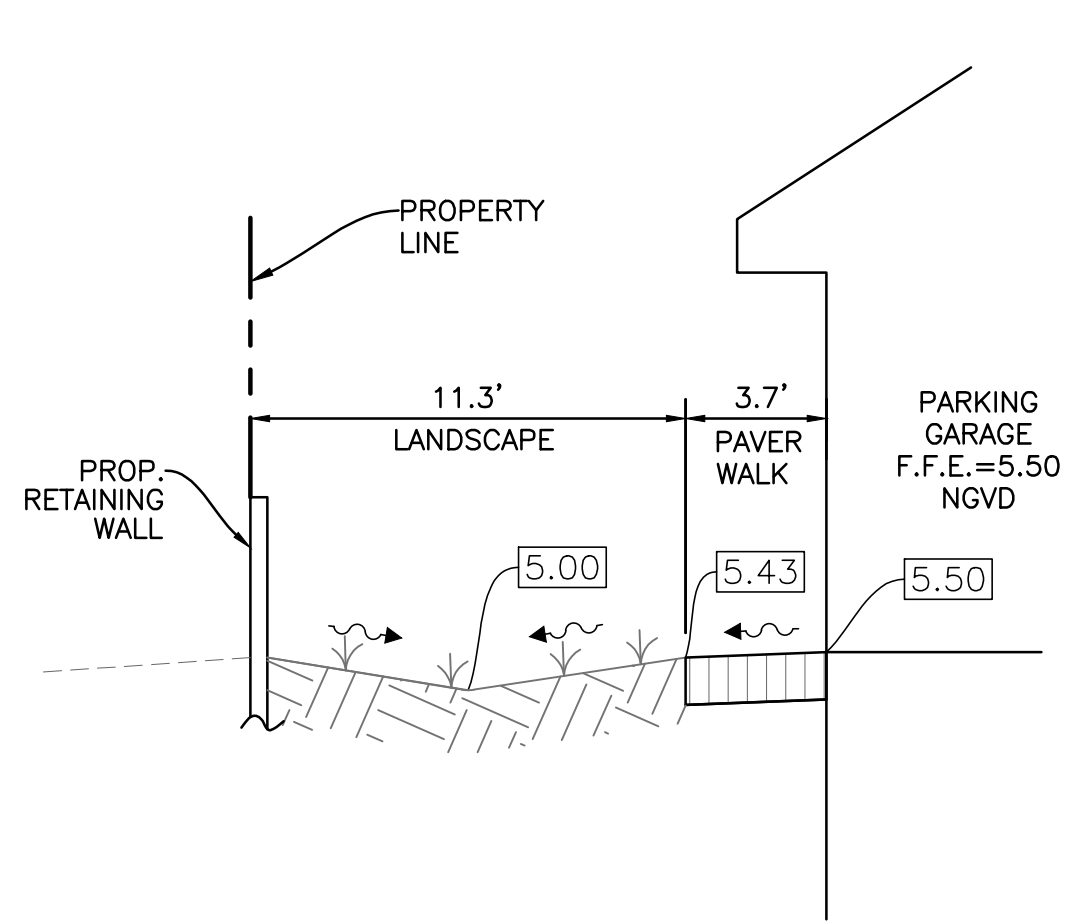
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NO.	REVISION	DATE	BY

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WATER & SEWER PLAN
SCALE: 1"=10' DATE: 06/01/22
SHEET NUMBER:
C-2
DRC SET

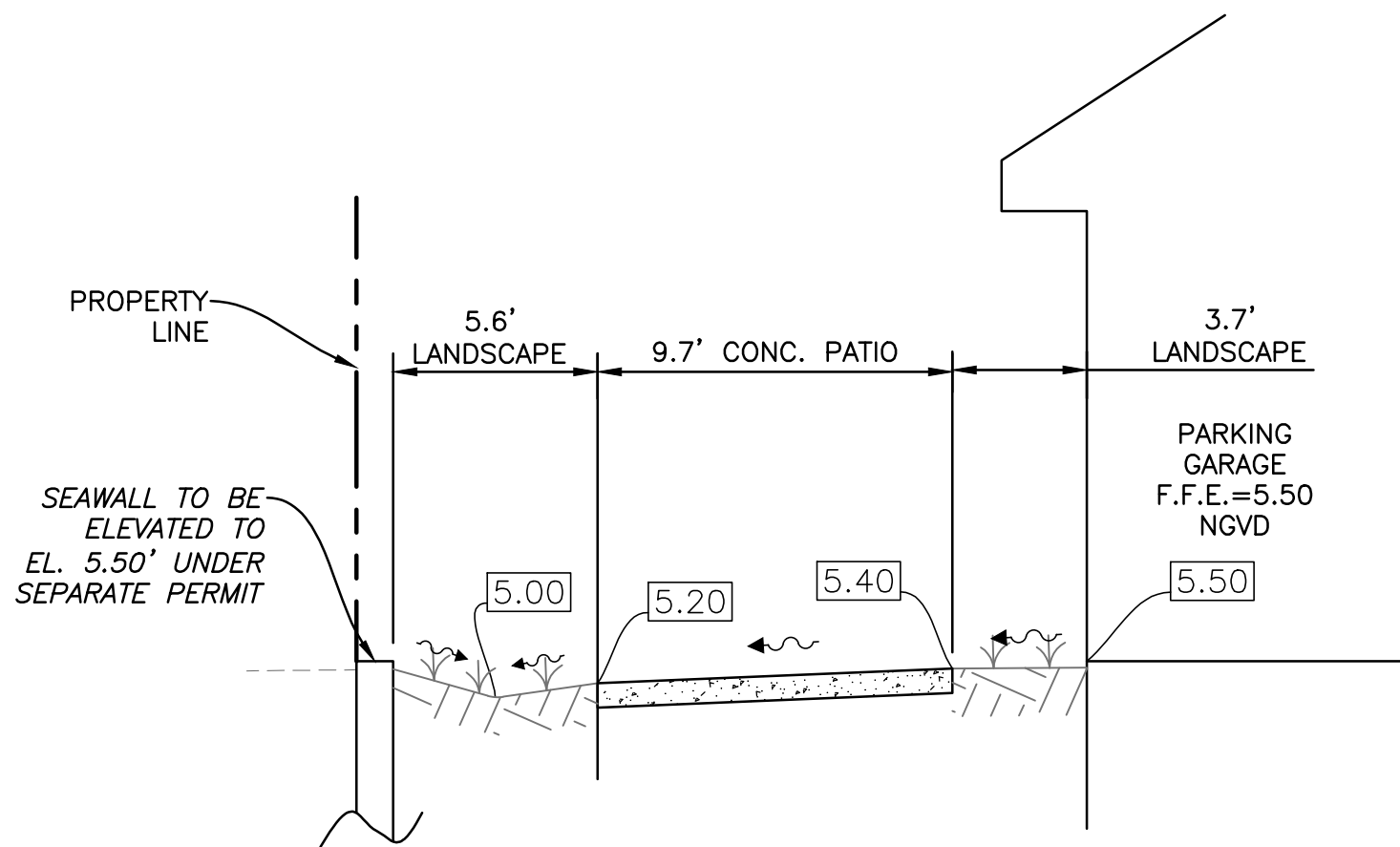
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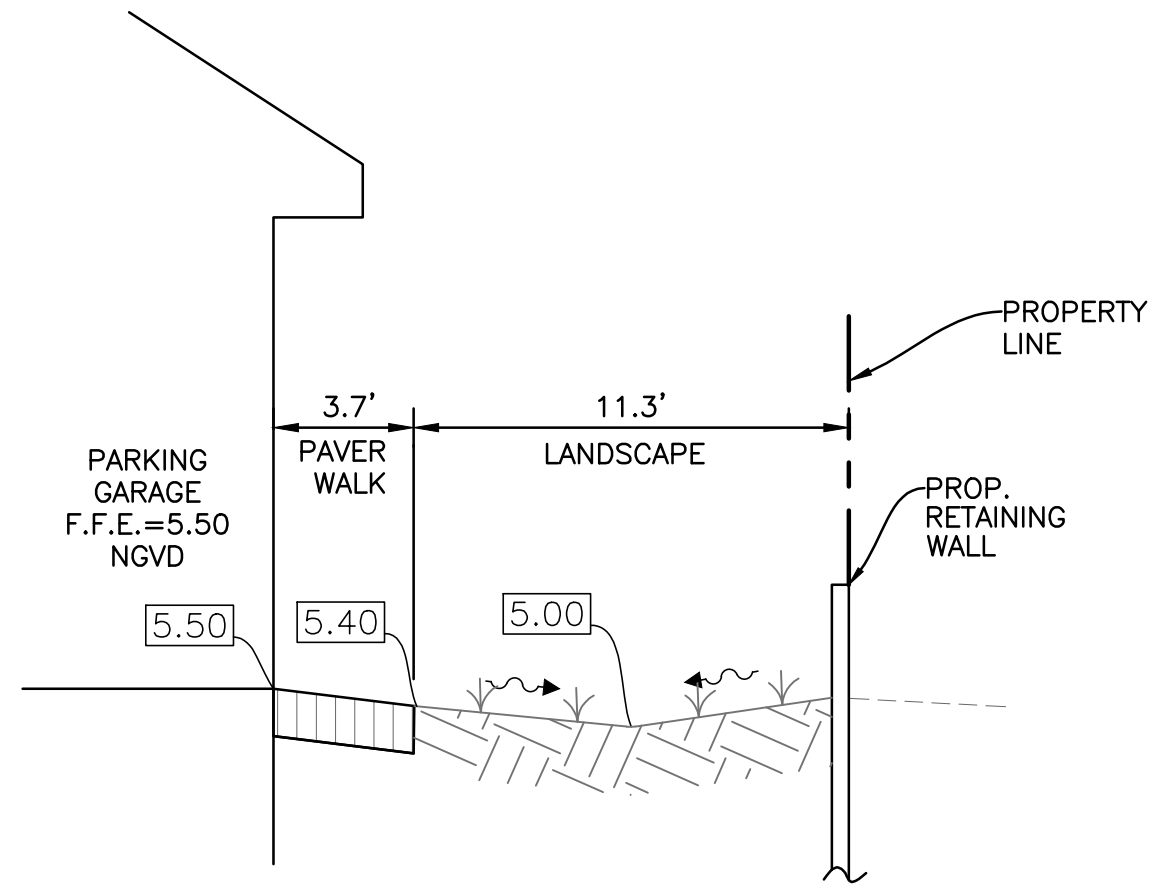
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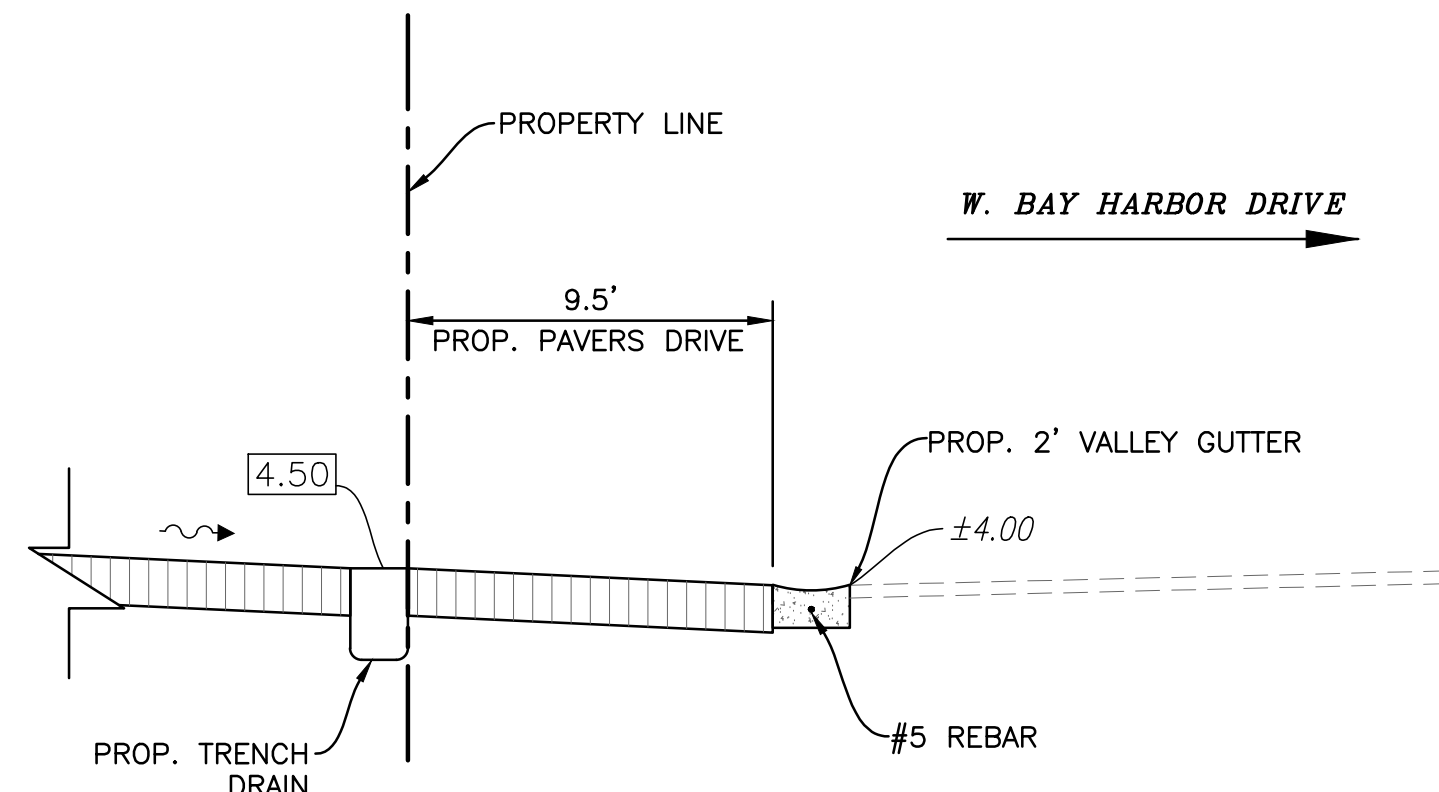
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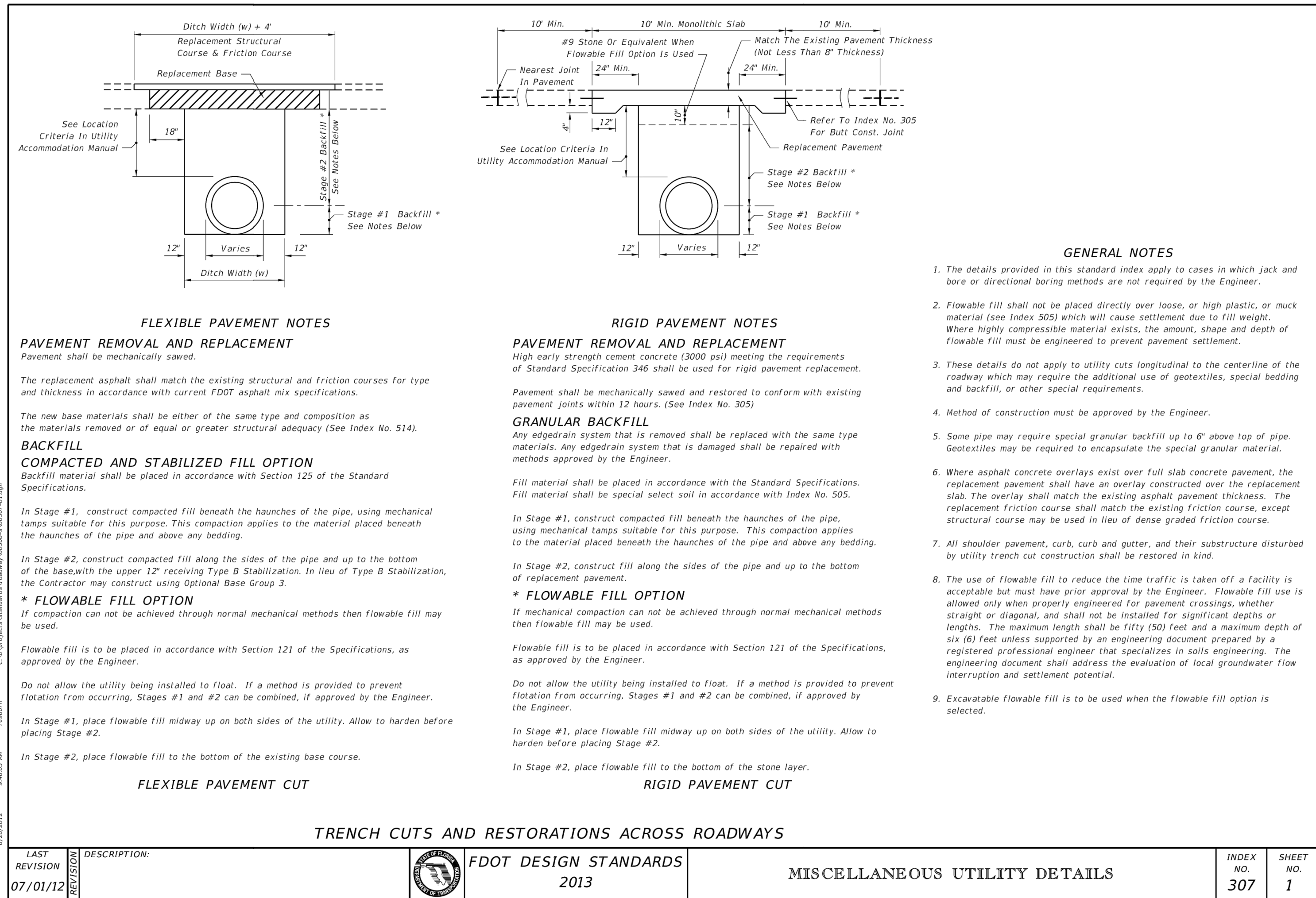
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



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Fort Lauderdale, Florida 33315

Phone: 954.387.0371

Certificate of Authorization 7385

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LICENSE No. 41831

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GEOMANTIC

DESIGNS, INC.

LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6800 S.W. 81 STREET MIAMI, FL. 33143

PHONE: 305.465.9688 FAX: 305.668.8426

STRUCTURAL ENG:

MEP ENG:

N I D O
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

SECTIONS & DETAILS

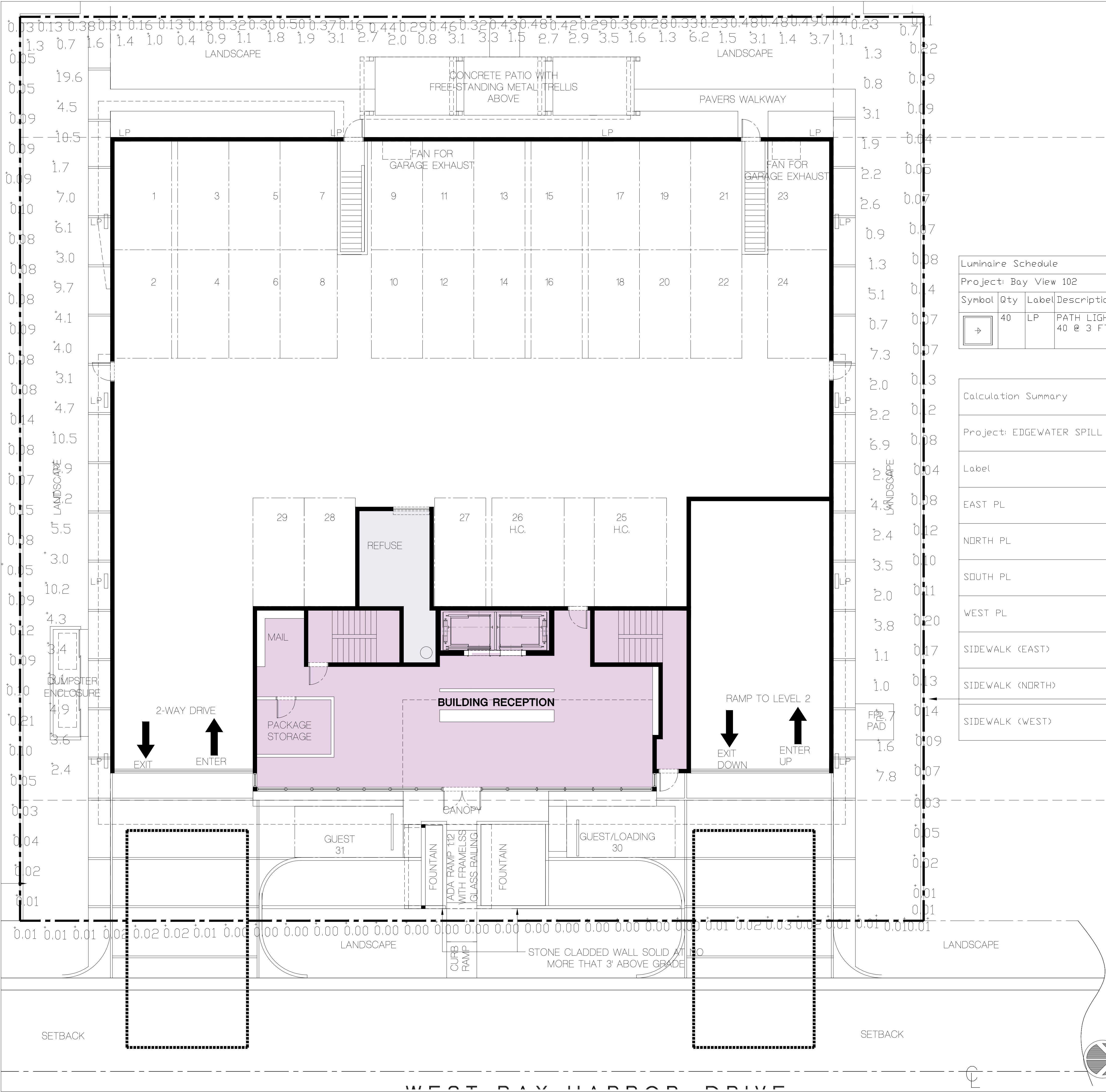
SCALE: 1"=10'

DATE: 06/01/22

SHEET NUMBER:

C-4

DRC SET



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1,000	1,000	1,000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK <EAST>	2.86	7.8	0.7	4.09	11.14
SIDEWALK <NORTH>	2.19	7.5	0.4	5.48	18.75
SIDEWALK <WEST>	5.71	19.6	1.7	3.36	11.53

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OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-3371 • (954)367-3372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6803 S.W. 41 STREET MIAMI, FL 33143
PHONE: 305-665-9648 FAX: 305-665-8426

STRUCTURAL ENG.

MEP ENG.

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**SITE PLAN
PHOTOMETRIC**
SCALE: 1/8" = 1'-0" DATE: JUNE 22, 2022
SHEET NUMBER
E-1.01
DRC SUBMITTAL

SITE PHOTOMETRIC/EXTERIOR LIGHTER
SCALE: 1/8" = 1'-0"



EAST ELEVATION [FRONT]



WEST ELEVATION [BACK]



NORTH ELEVATION [RIGHT SIDE]



SOUTH ELEVATION [LEFT SIDE]

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ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0007143
IFMAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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680 S.W. 11 STREET MIAMI, FL 33143
PHONE: 305-665-9648 FAX: 305-665-8426

STRUCTURAL ENG.

MEP ENG.

HORIZON
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

**COMPOSITE OF 4-3D
ELEVATION RENDERINGS**

SCALE: DATE: JUNE 22, 2022

SHEET NUMBER

A-5.01

DRC SUBMITTAL

APPLICATION FOR SITE PLAN REVIEW



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

9880 W. Bay Harbor Drive / Lot 20 of Block 3 of Bay Harbor Islands

9900 W. Bay Harbor Drive / Lot 19 of Block 3 of Bay Harbor Islands

According to Plat, recorded in Book 46, Page 5, of Miami-Dade County, Florida

Folio# 13-2227-091-0001 / Lot 19; Folio # 13-2227-001-0670 / Lot 20

Town Council

Size of described property Land Area Lots 19 & 20 = +/-22,500 SF

Robert H. Yaffe
Mayor

Project Description New Condo Development / Parking Garage & Amenities Units 23 Apts

Jordon W. Leonard
Vice-Mayor

Owner(s) Name Horizon BHI, LLC

Stephanie Bruder
Council Member

Mailing Address 53 Broadway

Joshua D. Fuller
Council Member

City Brooklyn State NY Zip 11249

Kelly Reid
Council Member

Phone Number (718) 388-8210 Email michaelwittow@gmail.com
d.marom@horizonus.com

Signature of Owner

Solange M. Rousselot
Council Member

Name of Applicant (if different from owner) Same

Isaac Sulver
Council Member

Mailing Address

City State Zip

Phone Number Email

Town Officials

Ronald J. Wasson
Town Manager

Signature of Applicant

Name of Representative Markus Frankel & Ifhat B. Fishman / Frankel Benayoun Architects, Inc.

Marlene Morante
Town Clerk

Mailing Address 1166 Kane Concourse, Suite 200

Craig B. Sherman
Town Attorney

City Bay Harbor Islands State FL Zip 33154

Phone Number (305) 868-3665 Email markus@fbamiami.com & ifhat@fbamiami.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

AGENDA ITEM REPORT

July 21, 2022

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Application by 9525 BH, LLC to construct an 11 unit, 8-story Multi-Family Development to be located at 9110 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

On June 28, 2022, the Town received a formal Site Development Application from 9525 BH, LLC for an 11 Dwelling Unit Multi-Family Development to be located at 9110 West Bay Harbor Drive.

Owner's Name: 9525 BH, LLC

Folio: 13-2227-087-0001

Property Address: 9110 West Bay Harbor Drive

Zoning District: RM-1 Medium High Density

Legal Description: Lot 29, Block 2

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	9110 Combined Plans
2.	SPR22-000016 DRC Application

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

ZONING SUBMISSION

DATE: 06-23-2022



SCOPE OF WORK:
THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE CONSISTS OF THE FOLLOWING:

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (5'-5") WITH GROUND FLOOR AT 5'-5" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 73,441 SF.
- 6- TOTAL RESIDENTIAL AREA: 39,011 SF.
- 7- 22 TOTAL PARKING SPACES, INCLUDING 1 ADA PARKING SPACE.
- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : GROSS LOT AREA : 15,047 SF.

CIVIL ENGINEER

OCEAN ENGINEERING
8101 BISCAYNE BLVD
SUITE 508
MIAMI, FL 33138
TEL: 786-518-2008

MEP ENGINEER
FRANYIE ENGINEERS, INC
10610 NW 27 th STREET
DORAL, FL 33172
TEL: 305-592-1360

LANDSCAPE DESIGN

ECOPACHECO
257 SW 6th STREET
DANIA BEACH, FLORIDA 33004
TEL: 305.915.6626

TRAFFIC CONSULTANT
LANGAN
100 CAMBRIDGE STREET , SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

OWNER

9525 BH LLC
10010 W. BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154
TEL: 954.632.1521

FIRE PROTECTION / LIFE SAFETY CONSULTANT
SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

ARCHITECTS

KOBI KARP ARCHITECTURE &
INTERIOR DESIGN
571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

DRAWING INDEX			Permit: 06-23-2022		
PROJECT:2234 9110 W Bay Harbor Dr					
REV. # 1 DATE: 06-23-2022					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KEAID	A0.00	COVER	X		
		SURVEY	X		
	A1.00	PROJECT DATA	X		
	A1.01	OPEN AREA CALCULATIONS	X		
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X		
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING_VIEW FROM THE BAY	X		
	A1.06	RENDERING_VIEW FROM THE STREET	X		
	A2.00	SITE PLAN	X		
	A3.00	FLOOR PLAN - LEVEL 1	X		
	A3.01	FLOOR PLAN - LEVEL 2	X		
	A3.02	FLOOR PLAN - LEVEL 3	X		
	A3.03	FLOOR PLAN - LEVEL 4	X		
	A3.04	FLOOR PLAN - LEVEL 5	X		
	A3.05	FLOOR PLAN - LEVEL6	X		
	A3.06	FLOOR PLAN - LEVEL 7	X		
	A3.07	FLOOR PLAN - LEVEL 8	X		
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X		
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X		
	A4.01	BUILDING COLOR ELEVATION - EAST	X		
	A4.02	BUILDING COLOR ELEVATION - NORTH	X		
	A4.03	BUILDING COLOR ELEVATION - WEST	X		
	A5.00	A - BUILDING SECTION	X		
	A5.01	B - BUILDING SECTION DIAGRAM	X		
	A5.02	C - BUILDING SECTION DIAGRAM	X		
	SE-101	SITE PLAN - PHOTOMETRIC STUDY	X		
	SE.102	ROOF PLAN - PHOTOMETRIC STUDY	X		
LANDSCAPE ECO- PACHECO	L-1	LANDSCAPE PLAN	X		
	L-2	ROOF DECK LANDSCAPE PLAN	X		
	TD-1	TREE DISPOSITION PLAN	X		
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X		
	C200	PAVING GRADING AND DRAINAGE PLAN	X		
	C300	WATER AND SEWER PLAN	X		
	C400	DRAINAGE DETAILS	X		

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

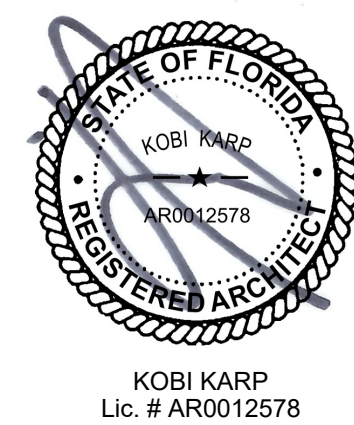
OWNER:
Name: 9525 BH LLC
10010 W. BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154
Tel: 954.632.1521
Email: mk@ahavaip.com

LANDSCAPE DESIGN:
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DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
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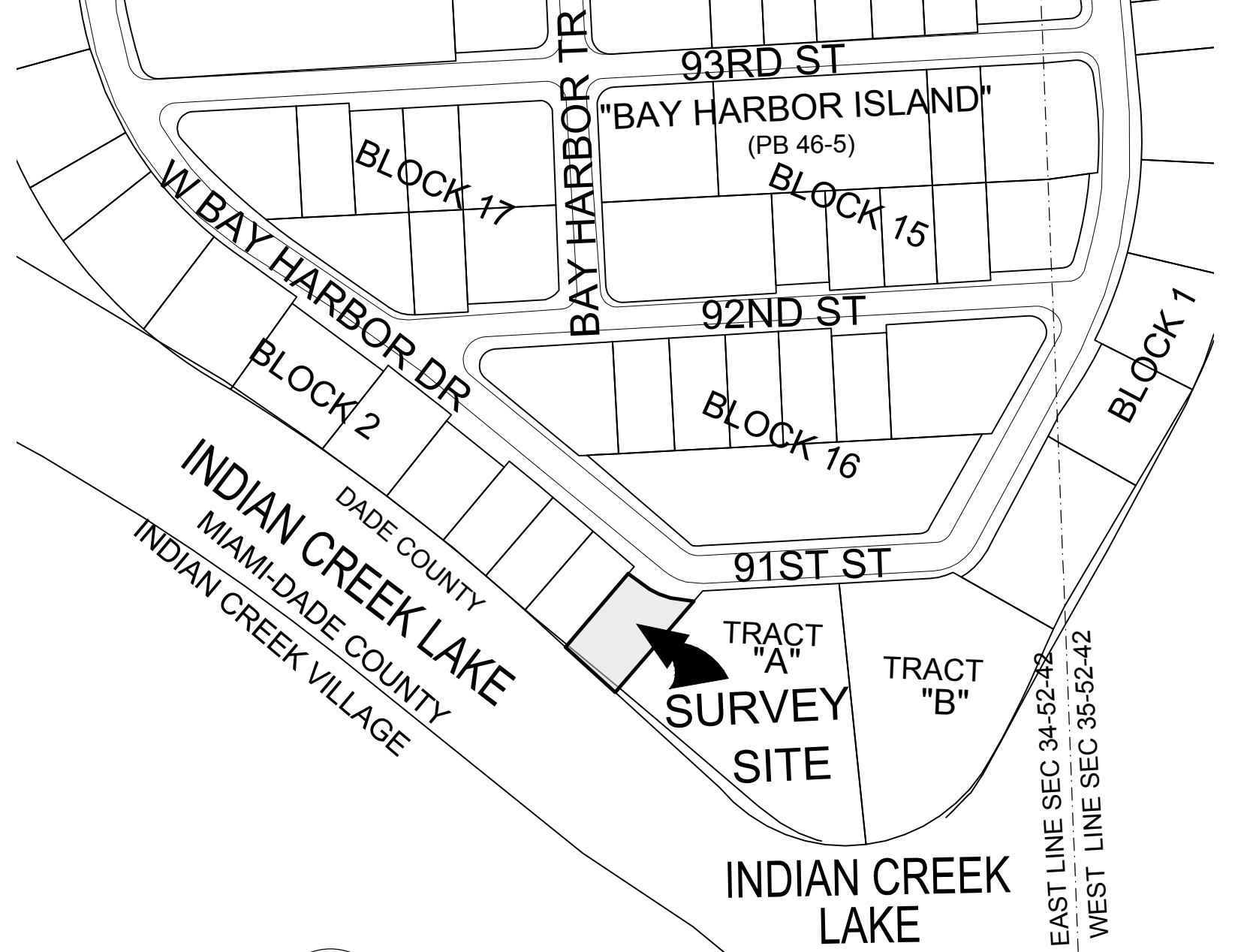
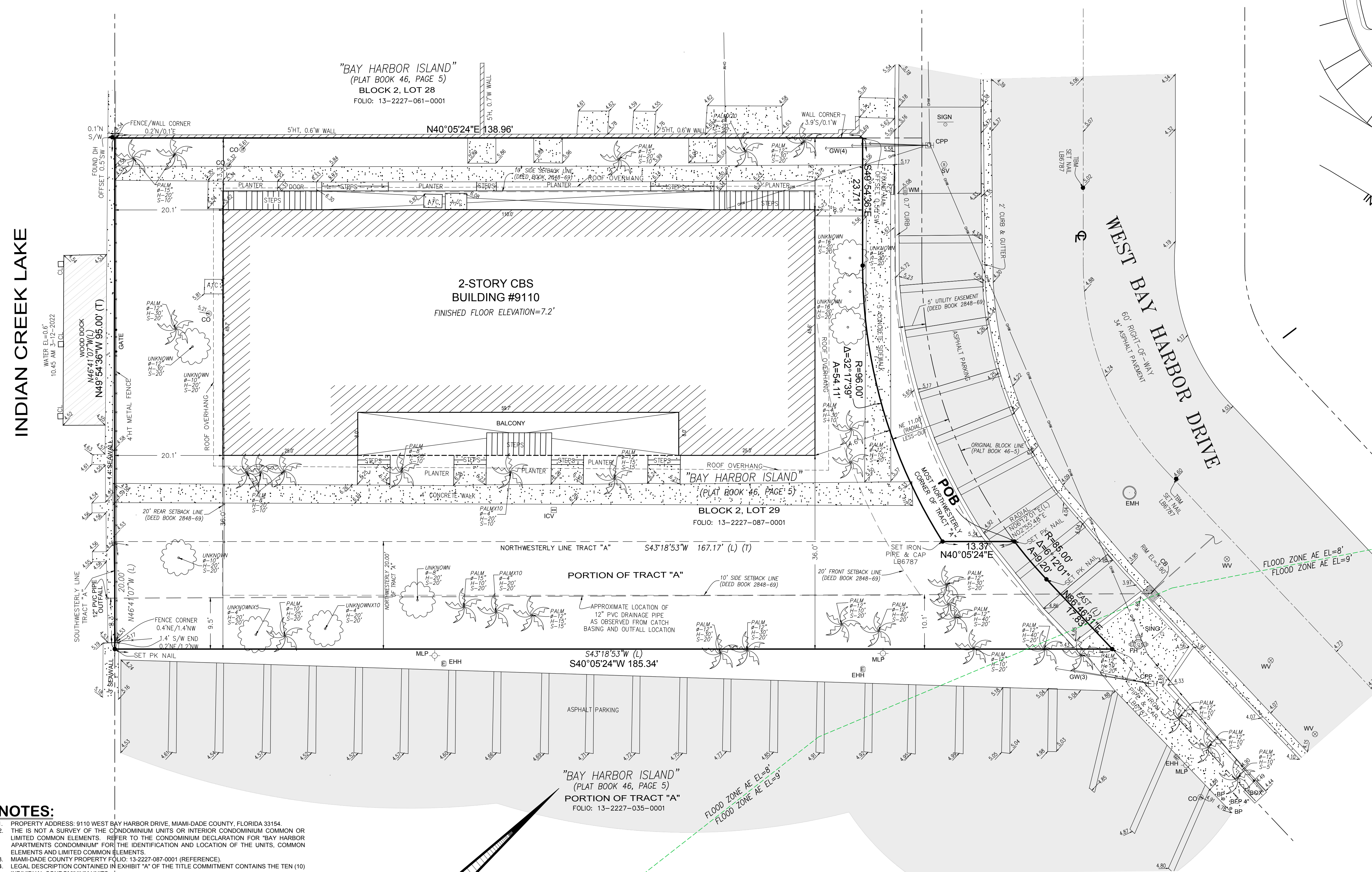
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Scale			
Project	2234		

BOUNDARY TOPOGRAPHIC AND TREE SURVEY

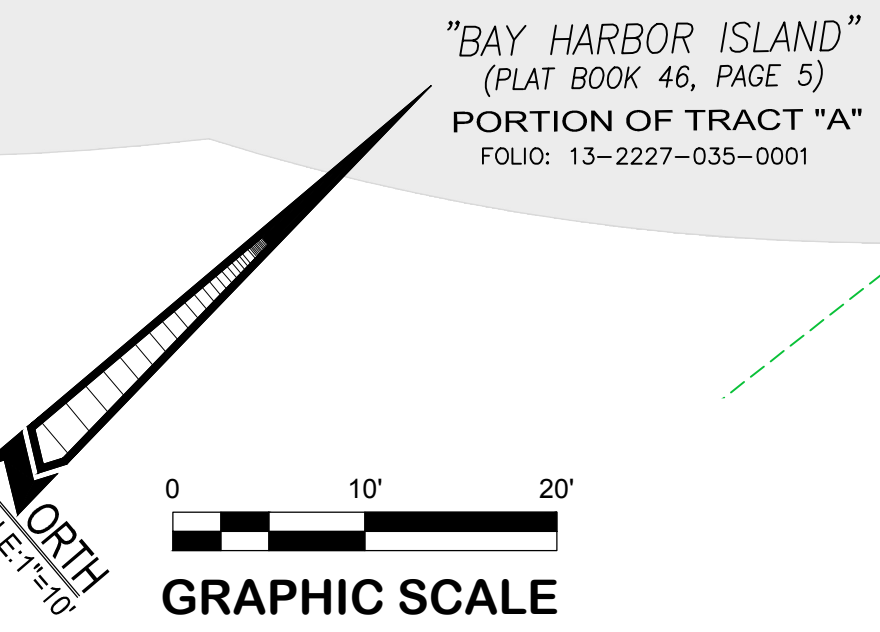


LOCATION MAP
IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA
SCALE: 1" = 200'

LEGEND

BP	BOLLARD POST	R/W	RIGHT OF WAY
BFP	BACK FLOW PREVENTER	SV	SEWER VALVE
CONC	CONCRETE	TBM	TEMPORARY BENCHMARK
CO	SEWER CLEANOUT	(T)	TOTAL
CL	CENTERLINE	W	WIDTH
CB	CATCH BASIN	WV	WATER VALVE
CL	COLUMNA	WM	WATER METER
CPP	CONCRETE POWER POLE	PA	PALM TREE
CBS	CONCRETE BLOCK & STUCCO	U	TREE UNKNOWN
DC	DROPPED CURB	Ø	TRUNK DIAMETER
DH	DRILL HOLE	S	SPREAD CANOPY
EMH	ELECTRIC MANHOLE	H	TREE HEIGHT
EHH	ELECTRIC HANDHOLE		
EL	ELEVATIONS IN FEET (EL)		
FH	FIRE HYDRANT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
GW	GUY WIRE ANCHOR		
HT	HEIGHT		
ID	IDENTIFICATION		
ICV	IRRIGATION CONTROL VALVE		
LB	LICENSED BUSINESS		
(L)	LEGAL DESCRIPTION		
MLP	METAL LIGHT POLE		
MD	MEASURE DOWN		
NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929		
OW	OVERHEAD WIRE		
OR	OFFICIAL RECORDS BOOK		
PB	PLAT BOOK		
PVC	POLYVINYL CHLORIDE		
PL	PLANTER		

- NOTES:
- PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, MIAMI-DADE COUNTY, FLORIDA 33154.
 - THIS IS NOT A SURVEY OF THE CONDOMINIUM UNITS OR INTERIOR CONDOMINIUM COMMON OR LIMITED COMMON ELEMENTS. REFER TO THE CONDOMINIUM DECLARATION FOR "BAY HARBOR APARTMENTS CONDOMINIUM" FOR THE IDENTIFICATION AND LOCATION OF THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
 - MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
 - LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT, REFERENCE BEARING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST BAY HARBOR DRIVE WITH A BEARING OF S49°54'36"E.
 - REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
 - GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
 - THE UNDERGROUND DRAINAGE UTILITY PIPE SHOWN HERE WAS OBSERVED FROM THE STREET CATCH BASIN AND THE LOCATION OF THE SEAWALL OUTFALL PIPE. SURVEYOR HAS NOT PERFORMED ANY SUBSURFACE ANALYSIS TO DETERMINE ANY DEVIATIONS FROM THE UTILITY PIPE ROUTE SHOWN HEREON.
 - TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
 - TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3257 ACRES OR 14,186 SQUARE FEET, MORE OR LESS.
 - ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
 - ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
 - DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
 - RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
 - LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
 - SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY OTHERS.
 - THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
 - IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
 - ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEB-SITE.
 - THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.



LEGAL DESCRIPTION:

LOT 29, BLOCK 2 OF BAY HARBOR ISLAND, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 29, IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 29;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 43°18'53" WEST FOR A DISTANCE OF 185.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 48°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 43°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE POINT OF THE BEGINNING OF THE PLAT OF LAND HEREIN DESCRIBED.

FEMA FLOOD ZONE

Community No.: 120637
Community Name: Town of Bay Harbor Islands
Parcel No.: 0144
Suffix: L
Map Number: 12086C0144L
Flood Zone: AE
Base Flood Elevation: 8' & 9' NGVD 1929
Date of Map Panel: 9/11/2009
Date of Firm Index: 9/11/2009

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LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 105TH STREET, SUITE 200, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 224-2202 FAX (305) 652-0411
WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

REVISIONS:				F.B. PG.	
DATE:	JOB ORDER:	DESCRIPTION:			

NOTES

ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.

THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).

THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM. REGARDING MATTERS OF INTEREST, OTHER PARTIES SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.

THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.

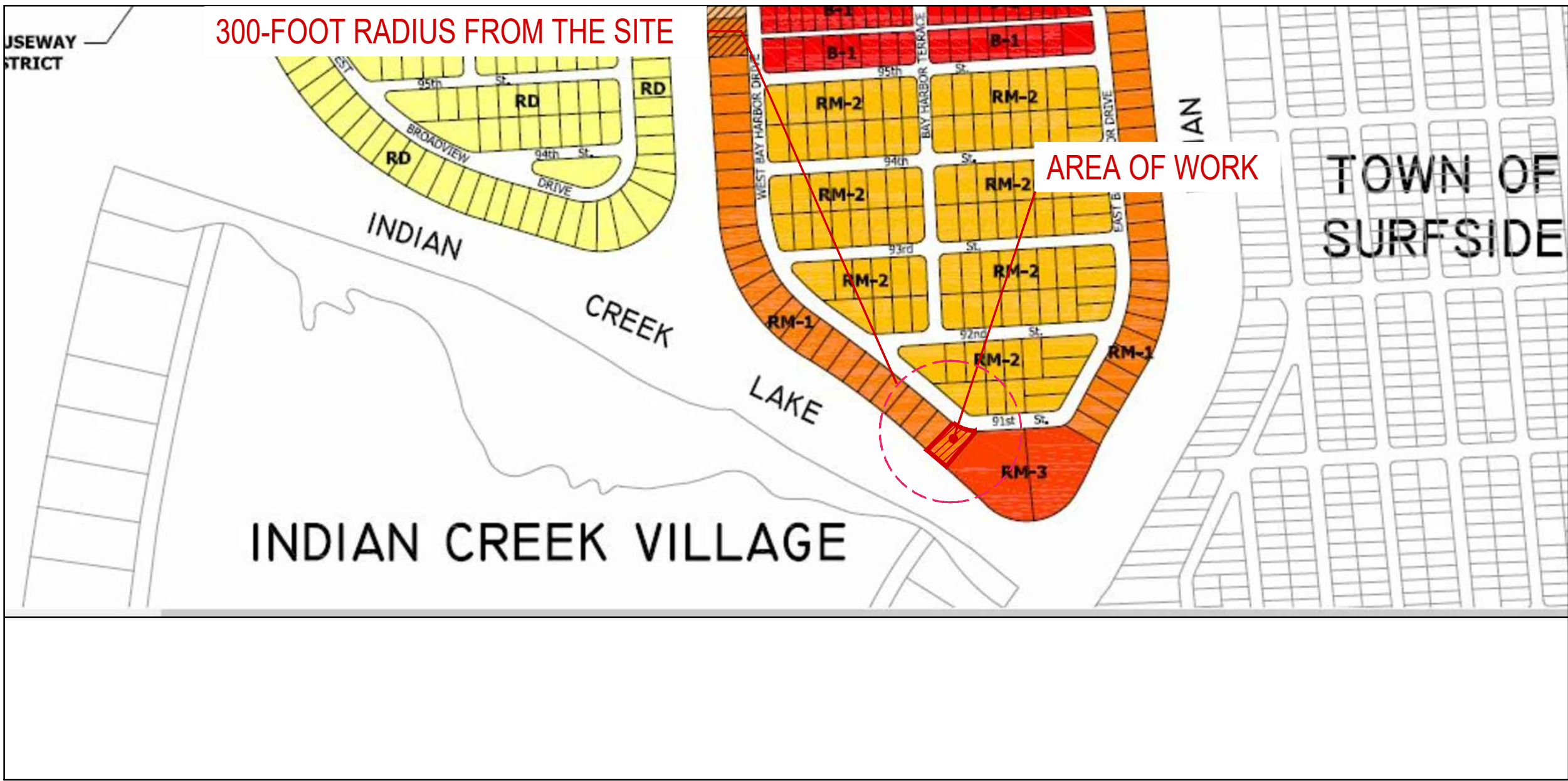
ALL IRON PINS & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH L&P.

SURVEYOR'S CERTIFICATE:

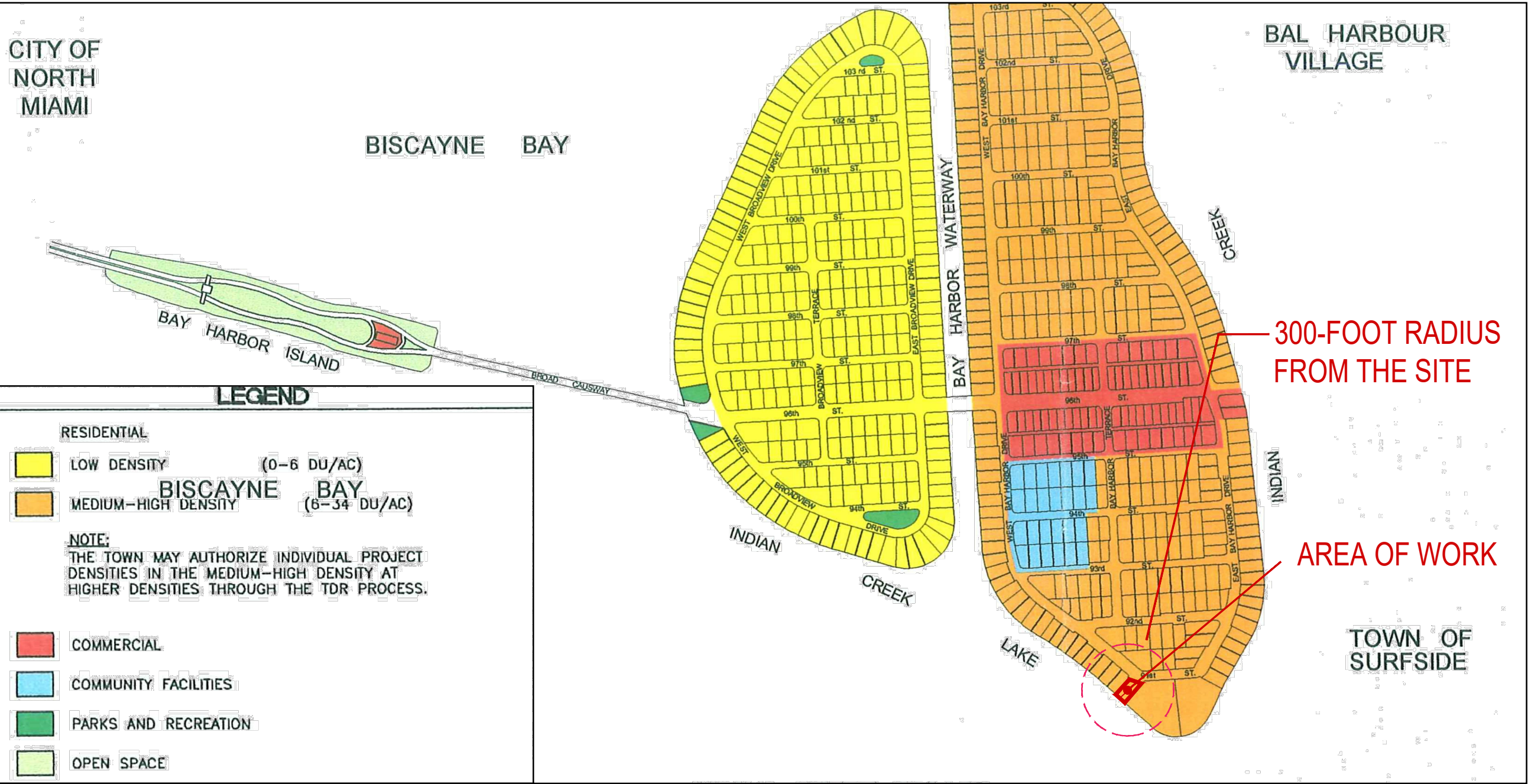
I, GEOFREY LEITER, PRESIDENT, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR SUPERVISION AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-11 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.022(2)(C) FLORIDA STATUTES.

LEITER PEREZ & ASSOCIATES, INC.
GEOFREY LEITER, PRESIDENT
STATE OF FLORIDA

GEOFREY LEITER
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SHEET 1 OF 1



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9110 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 15,047 SF (0.345 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD				
	1	SITE REQUIREMENTS			
			ALLOWED / REQUIRED		PROPOSED
		A) LOT AREA	15,047 SF		15,047 SF (0.345 ACRES)
		B) DENSITY	34 DU/AC MAX 34 x 0.345 = 8.77 UNITS MAX = (11 UNITS)		11 UNITS
		C) BUILDING HEIGHT	75'-0"		75'-0" + 5'-0" POOL DECK
		D) BUILDING LENGTH	110' MAX ABOVE 45,' 120' MAX		106'-0"
E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.		3,844 SF = 25.6%	
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 7,588 X 0.15 = 1,138 SF MIN.		1,160 SF = 15.3%		
2	SETBACK REQUIREMENTS				
		ALLOWED / REQUIRED		PROPOSED	
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		24'-5" 27'-0" 30'-0"	
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET		LEVEL 1 EAST 17'-0" LEVEL 2 EAST 15'-0" LEVEL 3 EAST 12'-0" LEVEL 4 EAST 12'-0" LEVEL 5 EAST 15'-0" LEVEL 6 EAST 19'-0" LEVEL 7 EAST 20'-0" LEVEL 8 EAST 20'-0" LEVEL 9 EAST 20'-0"	
	D) REAR YARD SETBACK	20 FEET		23'-0"	
	E) FLEX SETBACKS				
	NORTH SIDE SOUTH SIDE	MAX. ALLOWED 1/3 OF WIDTH OF BUILDING . 10 FEET MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET		10'-0" 10'-0"	
3	AREA BREAKDOWN				
	LEVEL		TOTAL AREA		SELLABLE AREA
	LEVEL 1 (PARKING GARAGE)	8,280 SF			
	LEVEL 2	7,839 SF		3,237 SF	
	LEVEL 3	8,933 SF		6,840 SF	
	LEVEL 4	8,933 SF		6,840 SF	
	LEVEL 5	8,671 SF		6,162 SF	
	LEVEL 6	8,013 SF		5,524 SF	
	LEVEL 7	7,592 SF		5,204 SF	
	LEVEL 8	7,592 SF		5,204 SF	
LEVEL 9 (ROOF DECK)	7,588 SF				
GRAND TOTAL	73,441SF		39,011 SF		
4	PARKING REQUIREMENTS				
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED
	-RESIDENTIAL	11 UNITS	2 P.S. x UNIT	22 P.S.	22 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
	TOTAL PARKING			22 P.S.	22 P.S.
	PARKING PER FLOORS		TOTAL OF PARKING		
LEVEL 1	21 STANDARD P.S. + 1 ACCESSIBLE P.S. = 22 P.S.		22 P.S.		
5	# OF UNIT BREAKDOWN				
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED	
	2	1 RESIDENTIAL UNITS	1 UNITS	11 UNITS	
	3-6	2 RESIDENTIAL UNITS	2 UNITS x 4 LEVELS = 8 UNITS		
	7-8	1	1 UNITS x 2 LEVELS = 2 UNITS TOTAL UNITS = 11 UNITS		

Rev.	Date	Rev.	Date
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ZONING PHASE

100%

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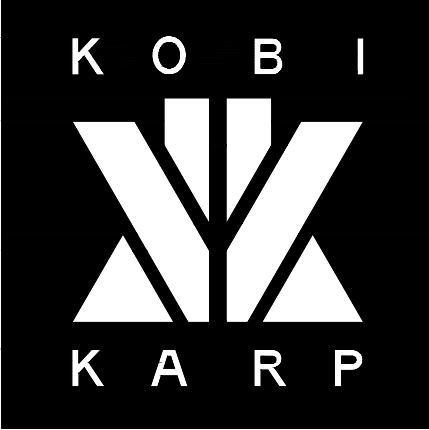
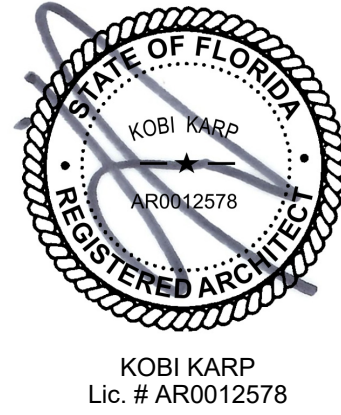
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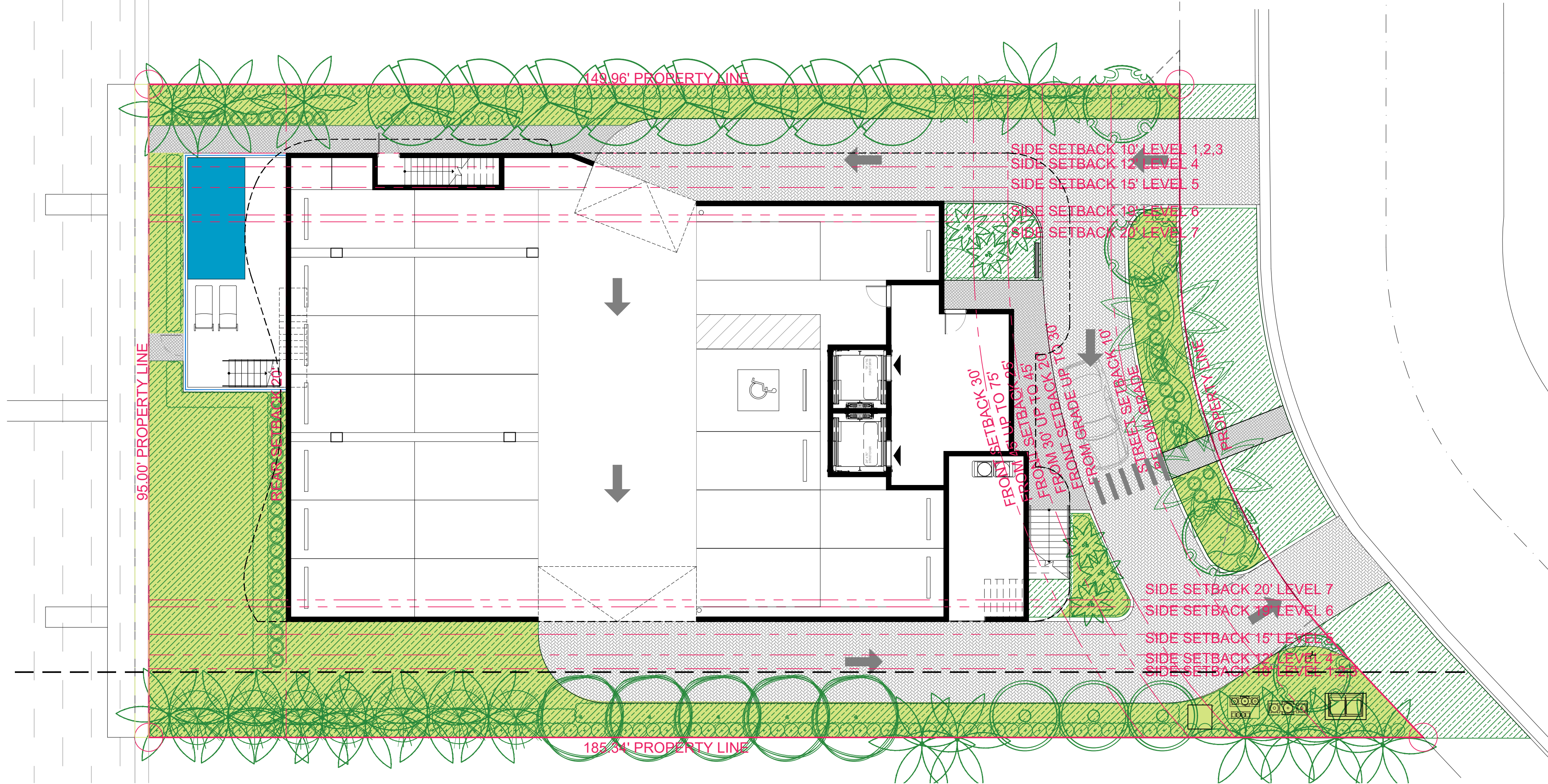
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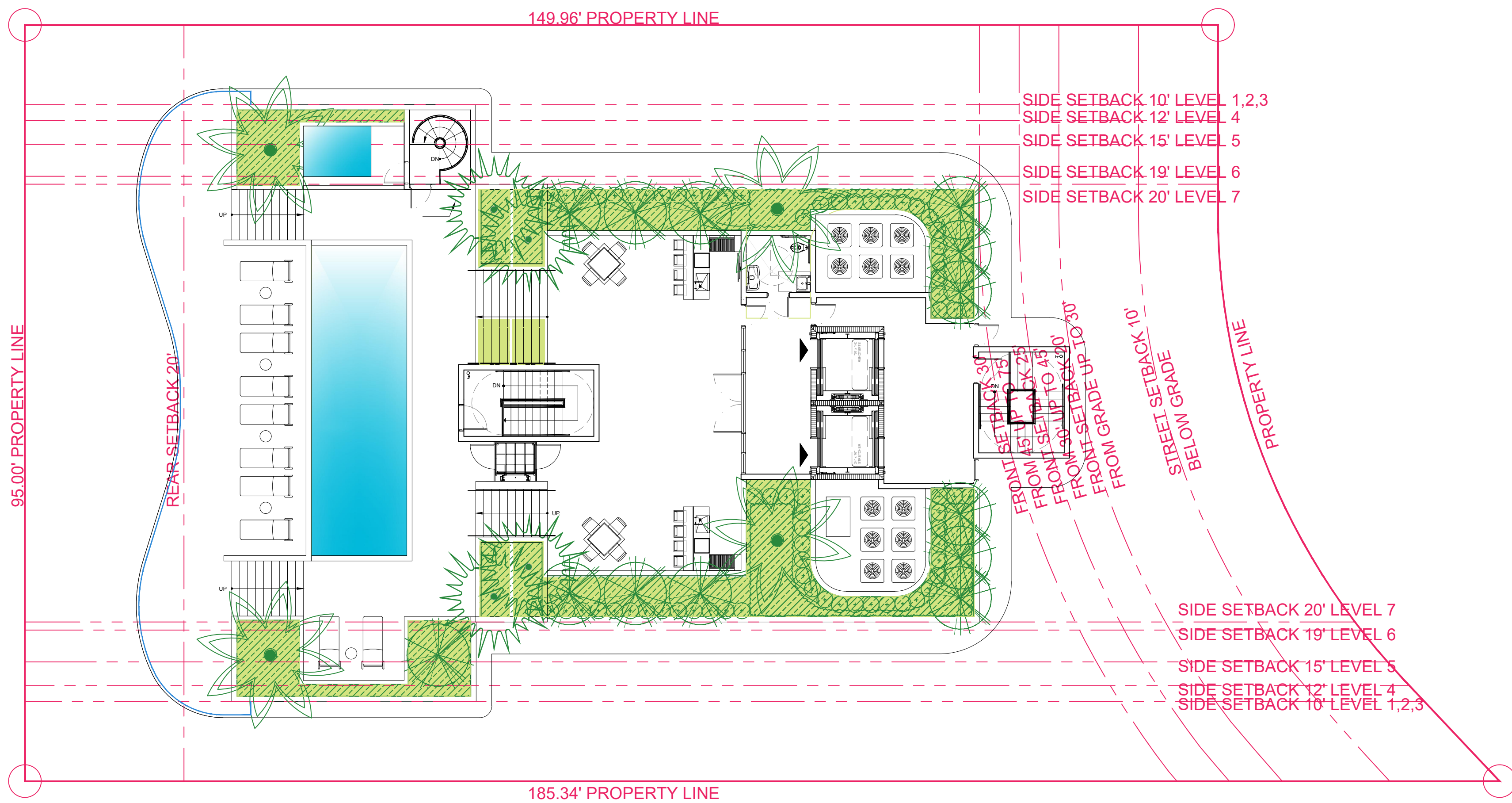
PROJECT DATA

Date	06-23-2022	Sheet No.
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Project	2234	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	3,844 SF.	25.6 %	

1 GROUND FLOOR - OPEN SPACE
SCALE: 3/32" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
7,588 SF.	1,138 SF.	1,160 SF.	15.3 %	

2 ROOF DECK - OPEN SPACE
SCALE: 3/32" = 1'-0"

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OPEN AREA CALCULATION

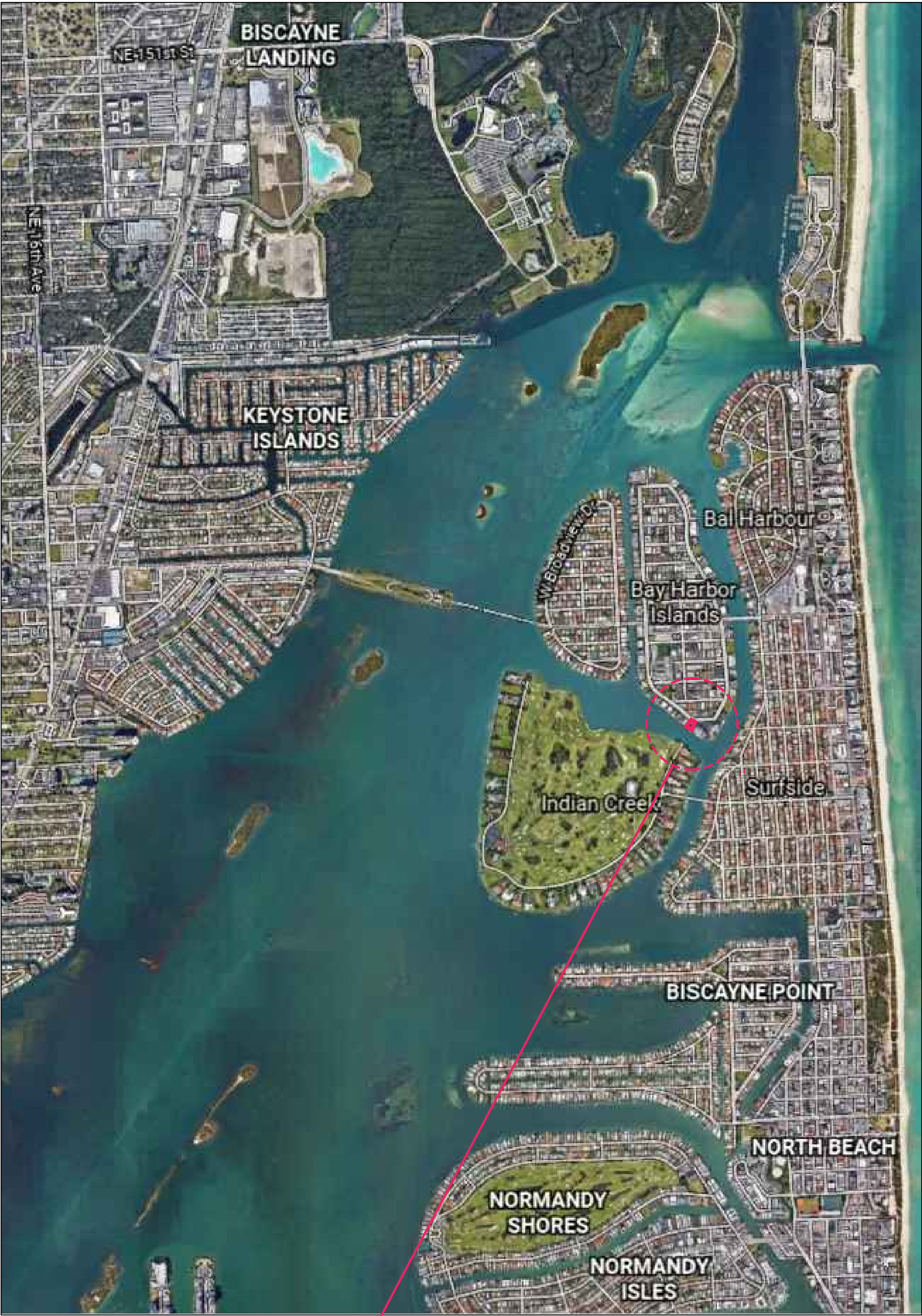
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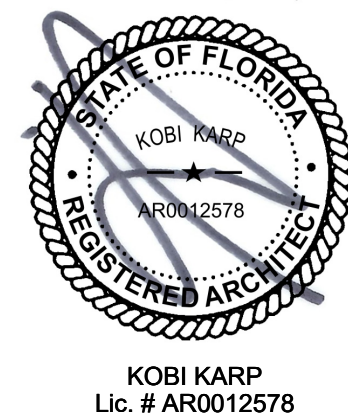
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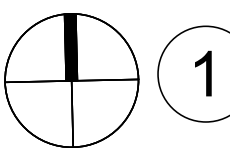
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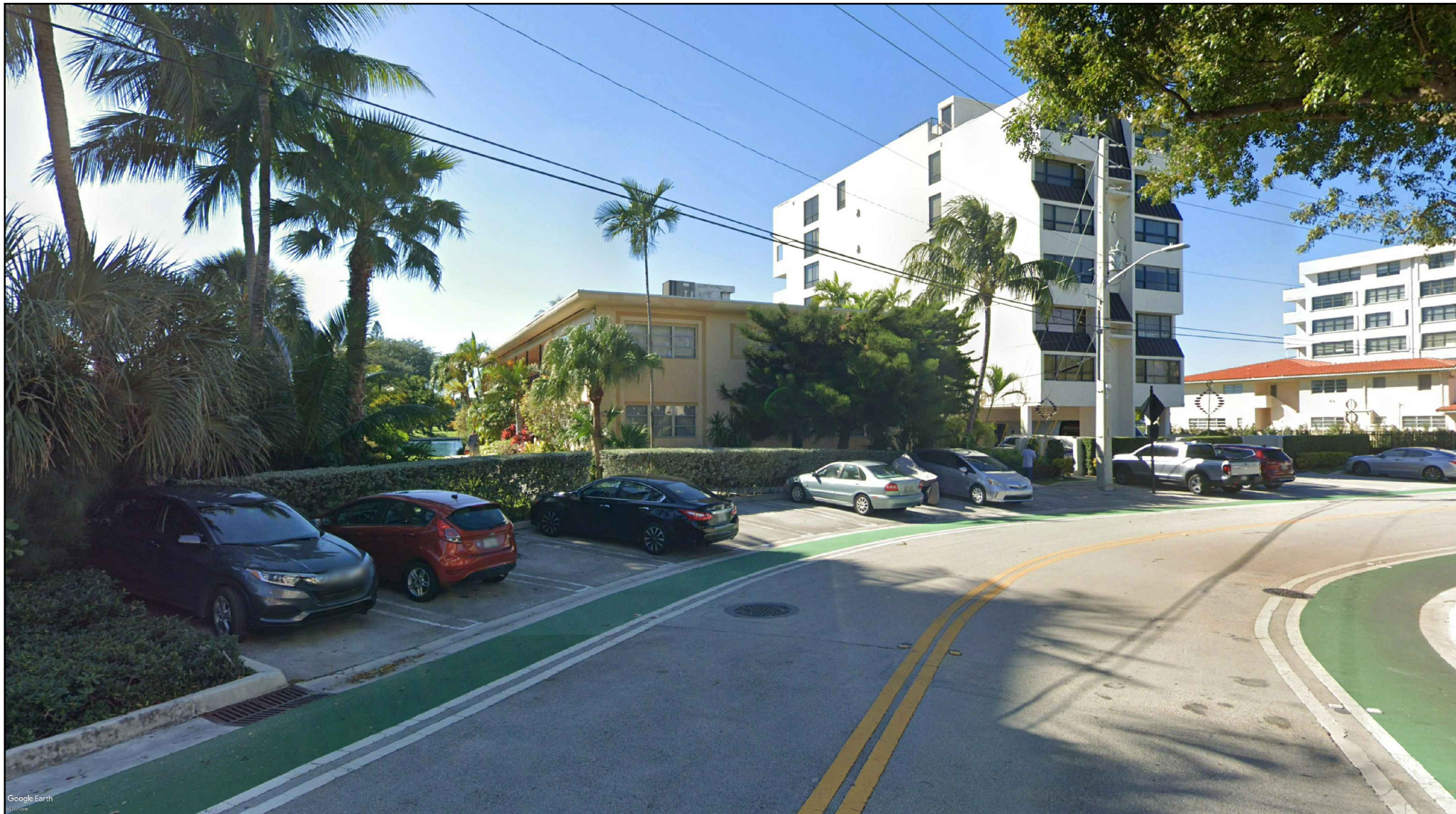
CONTEXT SITE MAP

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CONTEXT SITE MAP

SCALE: N.T.S.



1 STREET VIEW
SCALE: N.T.S.



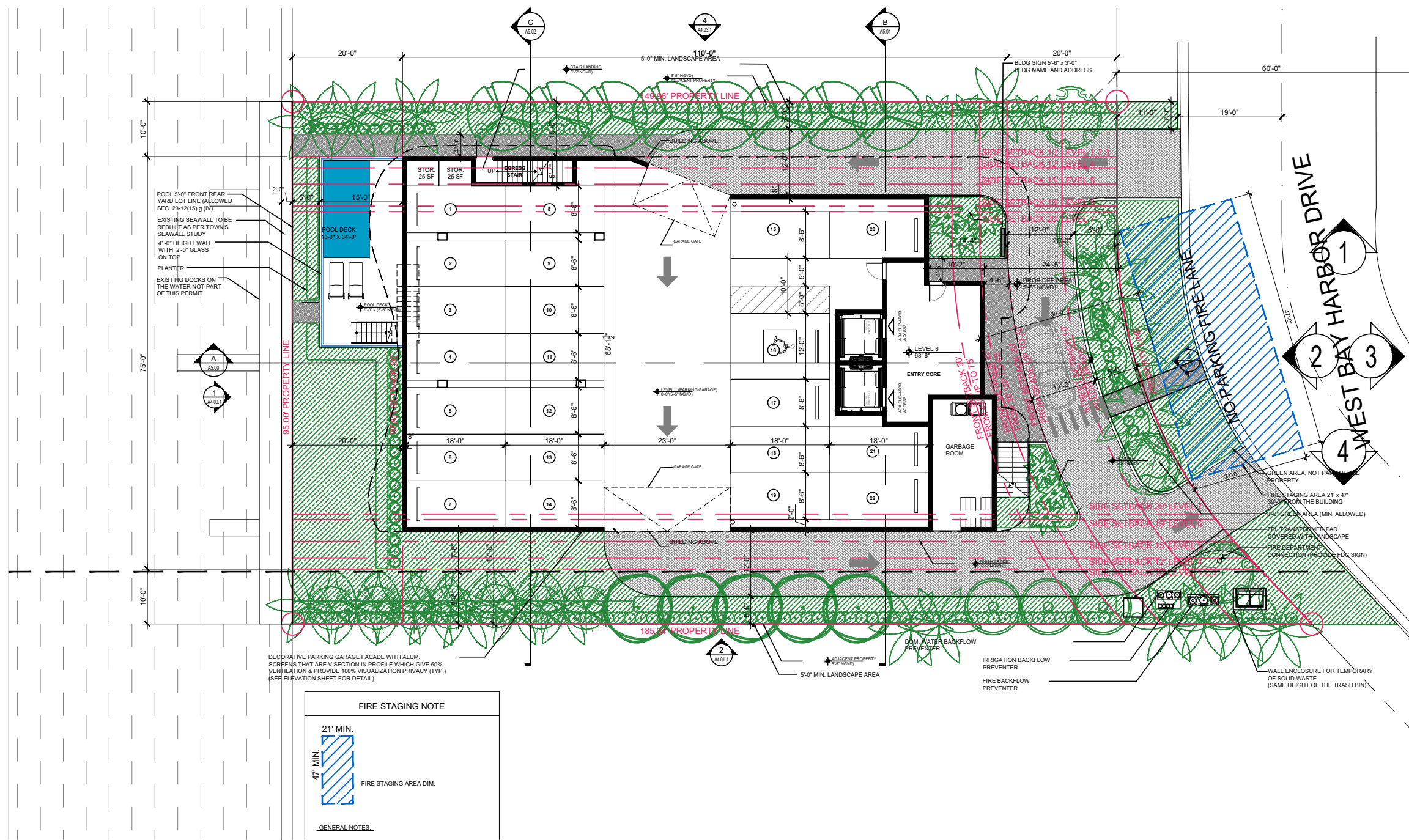
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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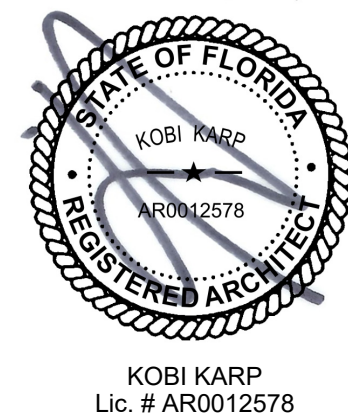
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Email: wlugo@oceanengineeringinc.com

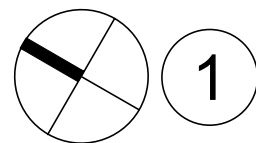
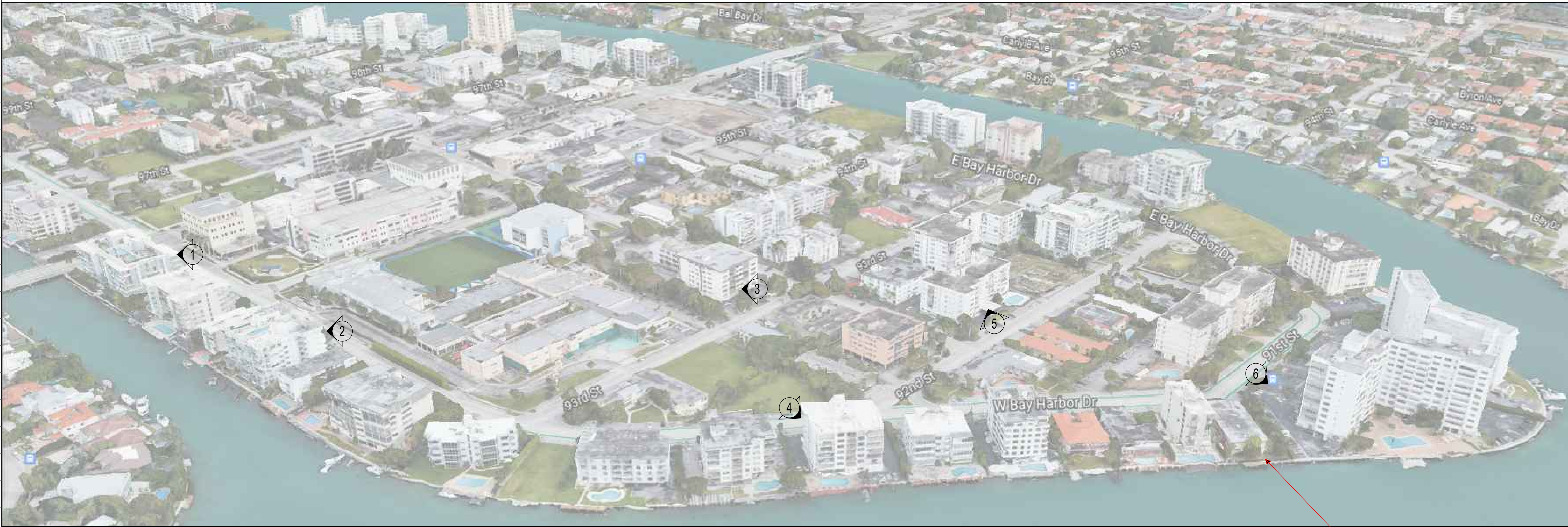
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Tel: 305-592-1360
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CONTEXT PHOTOS

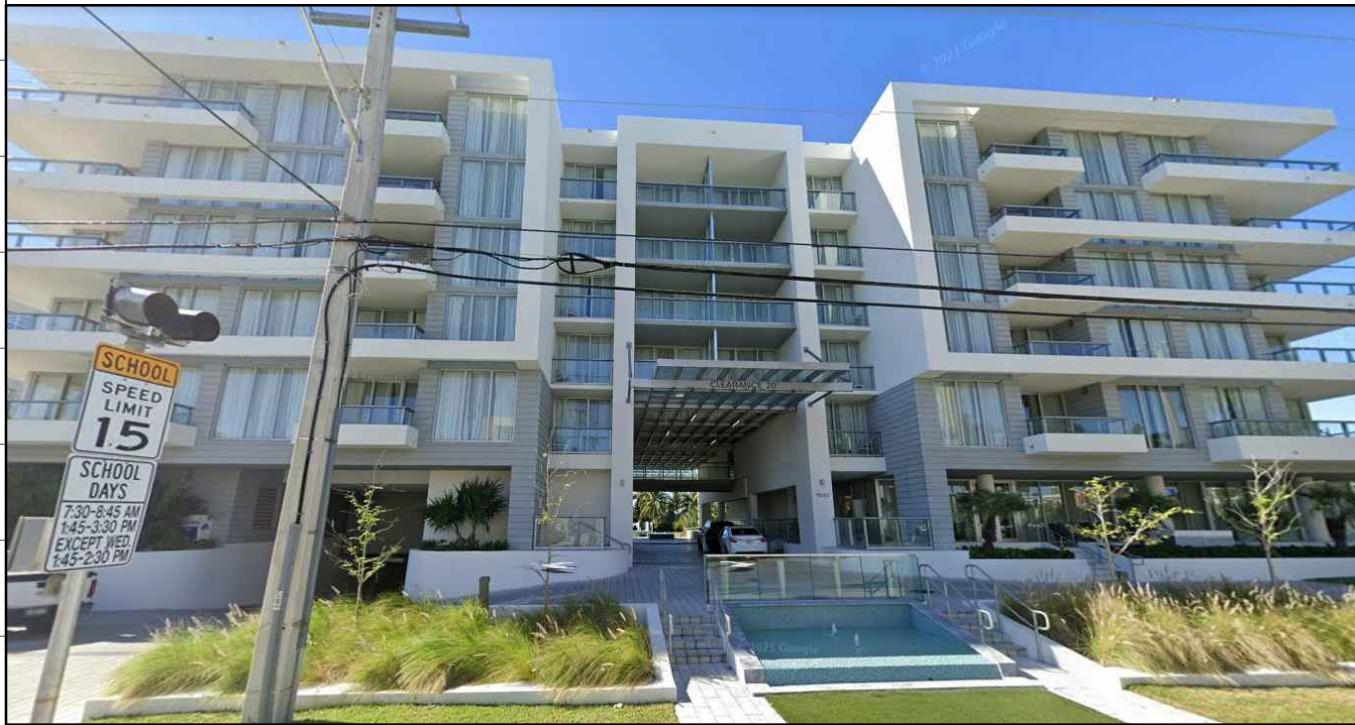
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Scale		A1.03
Project	2234	



SURROUNDING BUILDINGS

SCALE: N.T.S.

SITE



1 PHOTO
SCALE: N.T.S.



2 PHOTO
SCALE: N.T.S.



3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

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BAY HARBOR ISLANDS, FL 33154

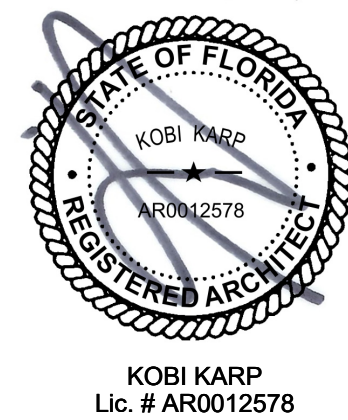
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Tel: 954.632.1521
Email: mk@ahavaip.com

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SURROUNDING BUILDINGS

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9110 W BAY HARBOR DRIVE - BAY HARBOR ISLANDS, FLORIDA

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1 RENDERING - VIEW FROM THE BAY
N.T.S

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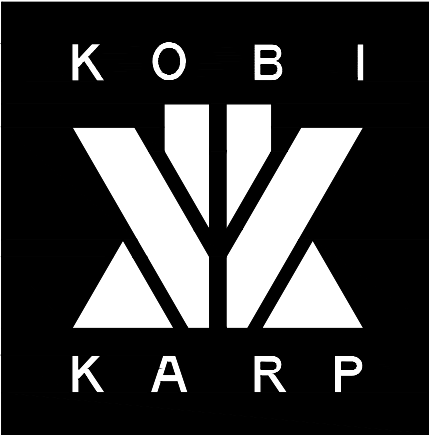
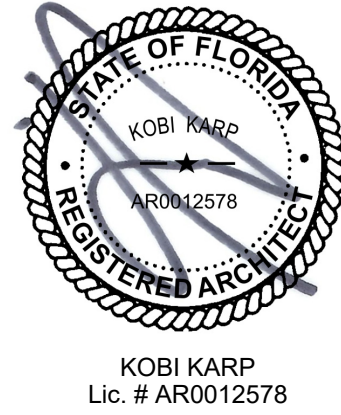
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RENDERING BAY VIEW

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2 RENDERING - VIEW FROM THE STREET
N.T.S

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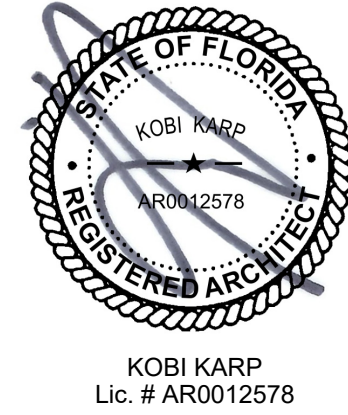
OWNER:
Name: 9525 BH LLC
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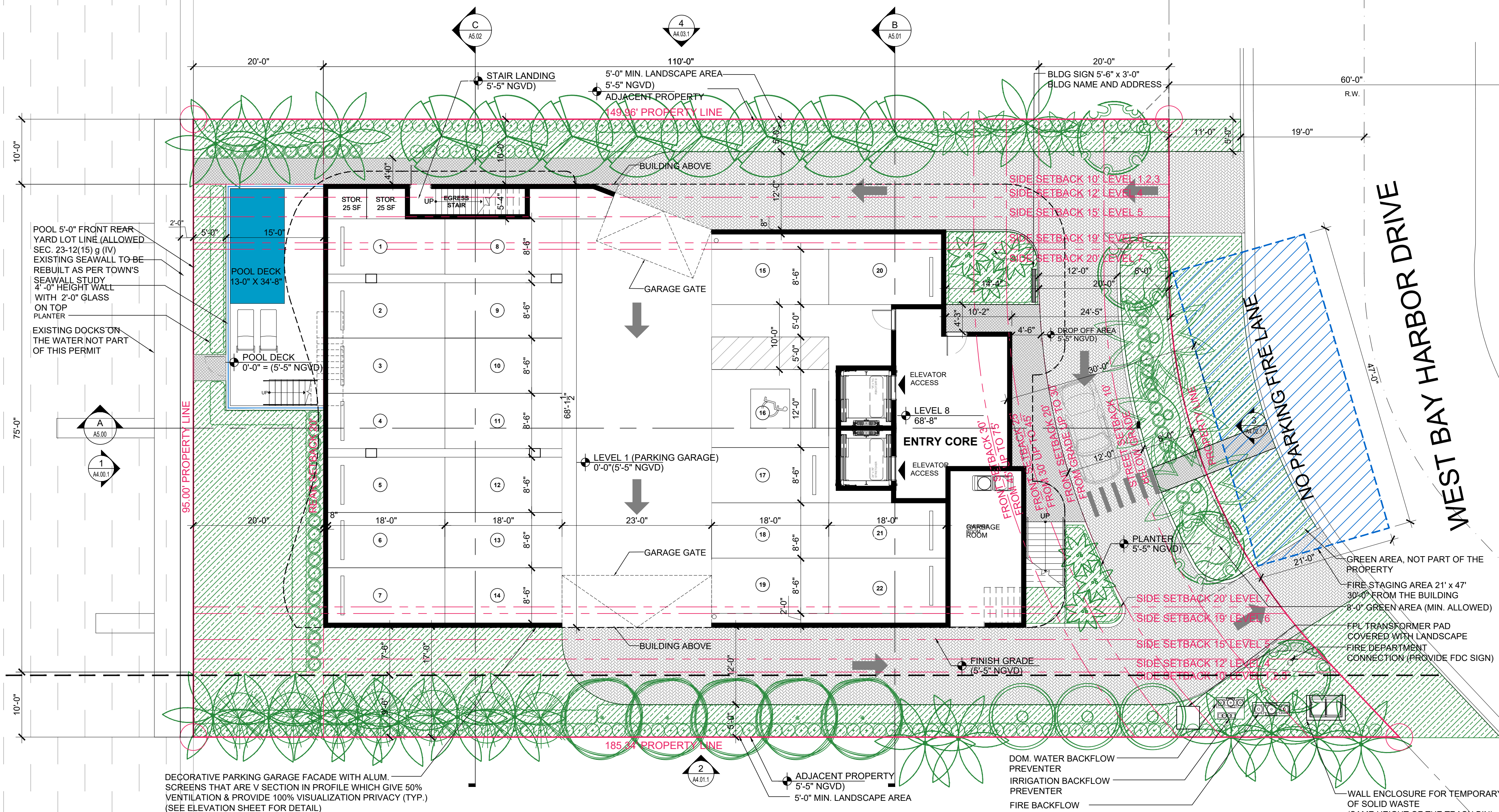
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RENDERING STREET VIEW

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DECORATIVE PARKING GARAGE FACADE WITH ALUM. SCREENS THAT ARE V SECTION IN PROFILE WHICH GIVE 50% VENTILATION & PROVIDE 100% VISUALIZATION PRIVACY (TYP.) (SEE ELEVATION SHEET FOR DETAIL)

FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

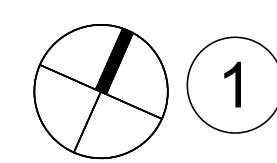
EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 6% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

B.F.E. = 9'-0" NGVD



SITE PLAN

SCALE: 10'-0" = 1"

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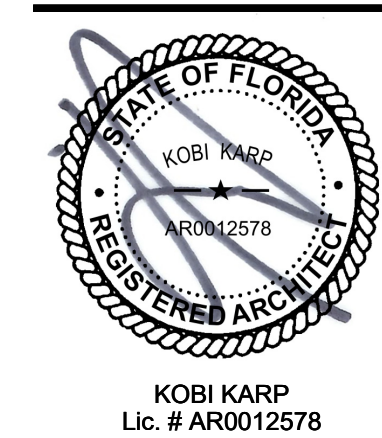
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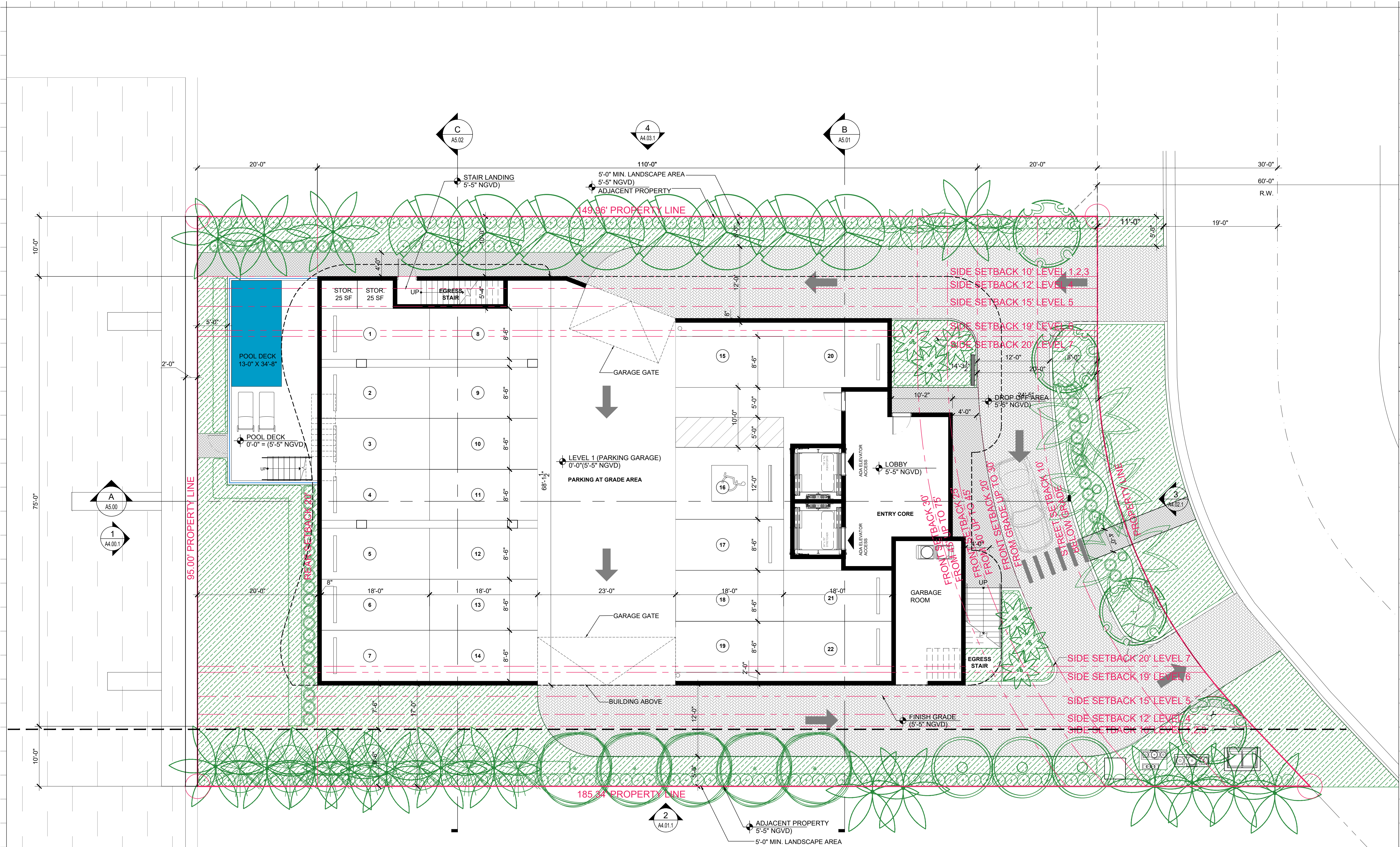
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SITE PLAN

Date	06-23-2022	Sheet No.	
Scale			A2.00
Project	2234		



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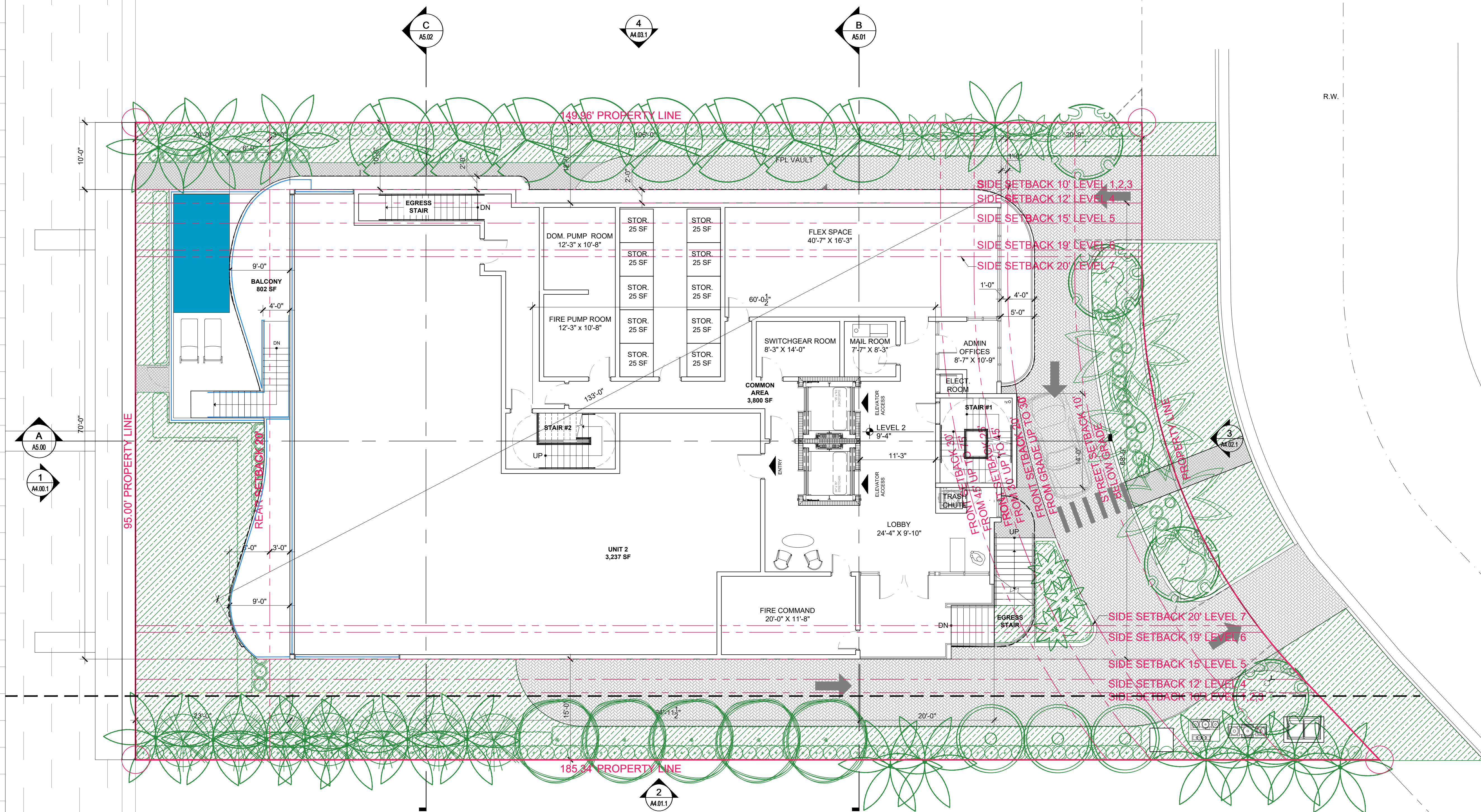
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FLOOR PLAN - LEVEL 1

Date	06-23-2022	Sheet No.
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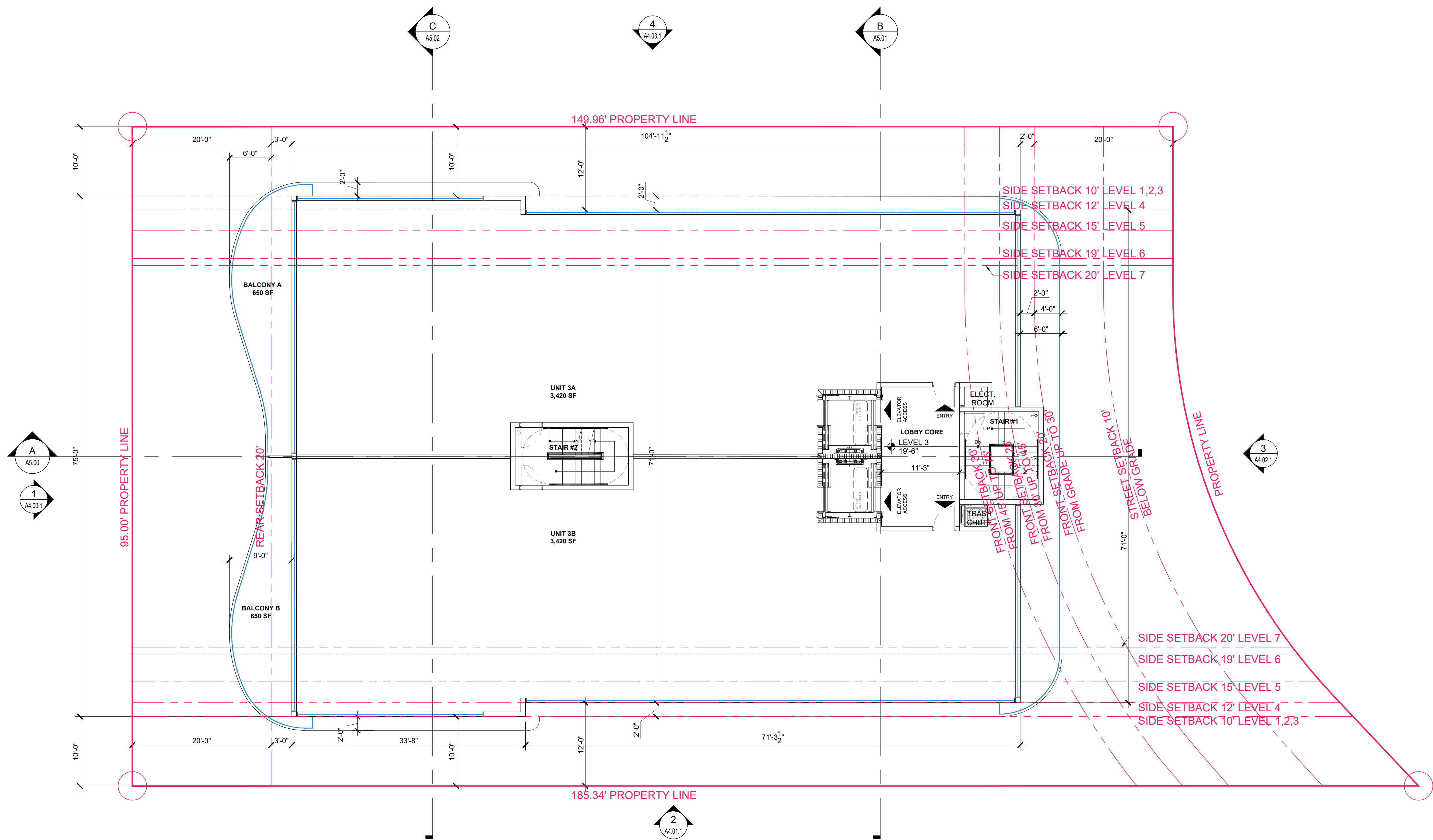
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FLOOR PLAN - LEVEL 2

Date	06-23-2022	Sheet No.	A3.01
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Project	2234		



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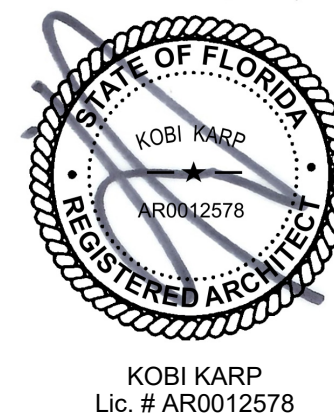
Tel: 954.632.1521
Email: mk@ahavaip.com

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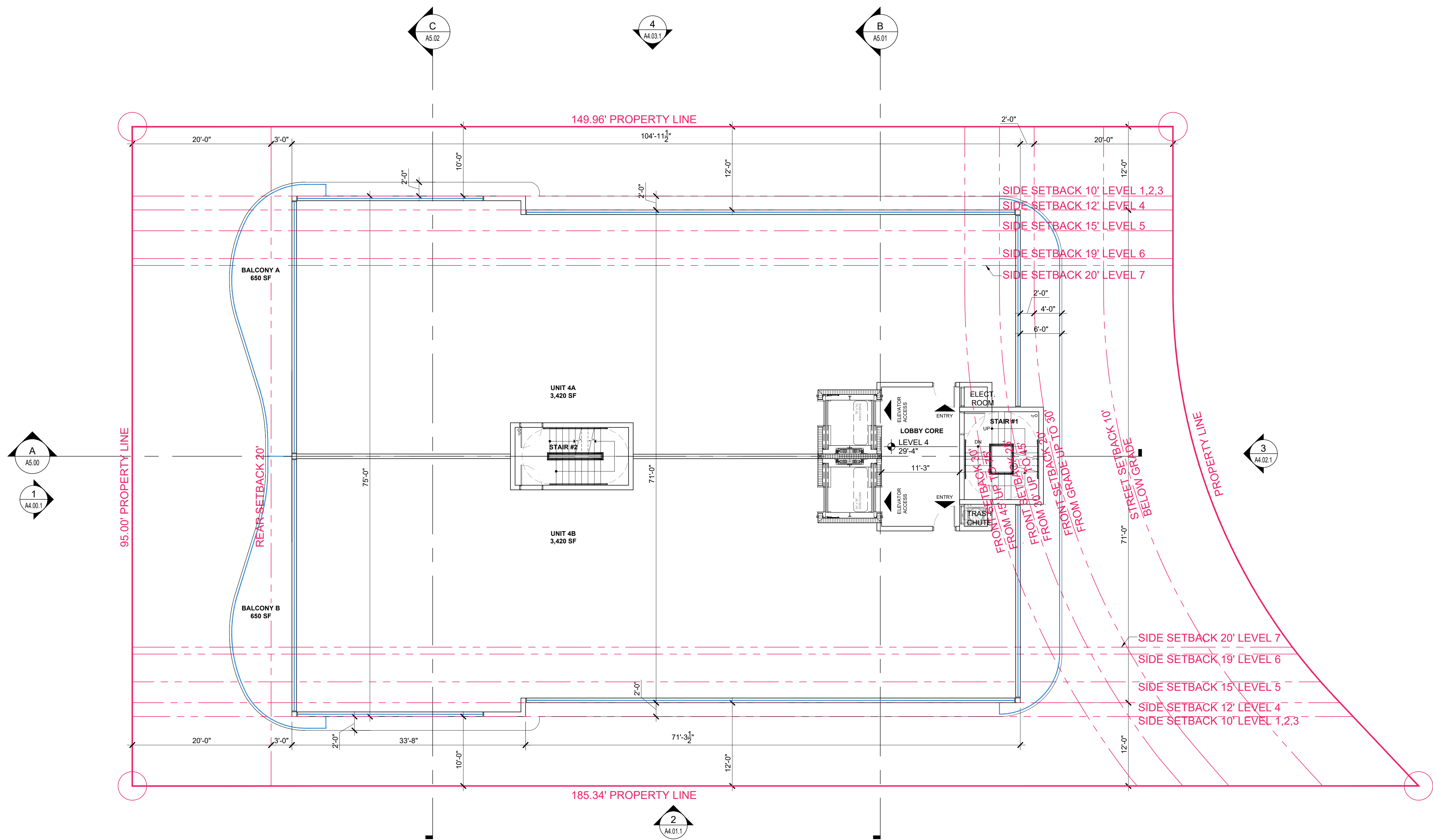
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FLOOR PLAN - LEVEL 3

1 FLOOR PLAN - LEVEL 3
SCALE: 1/8" = 1'-0"

Date	06-23-2022	Sheet No.
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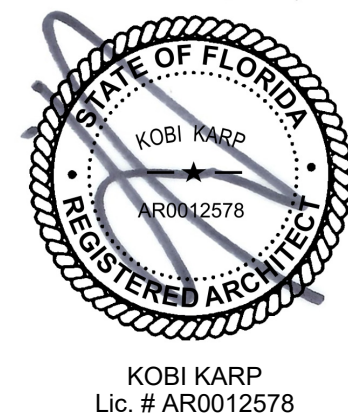
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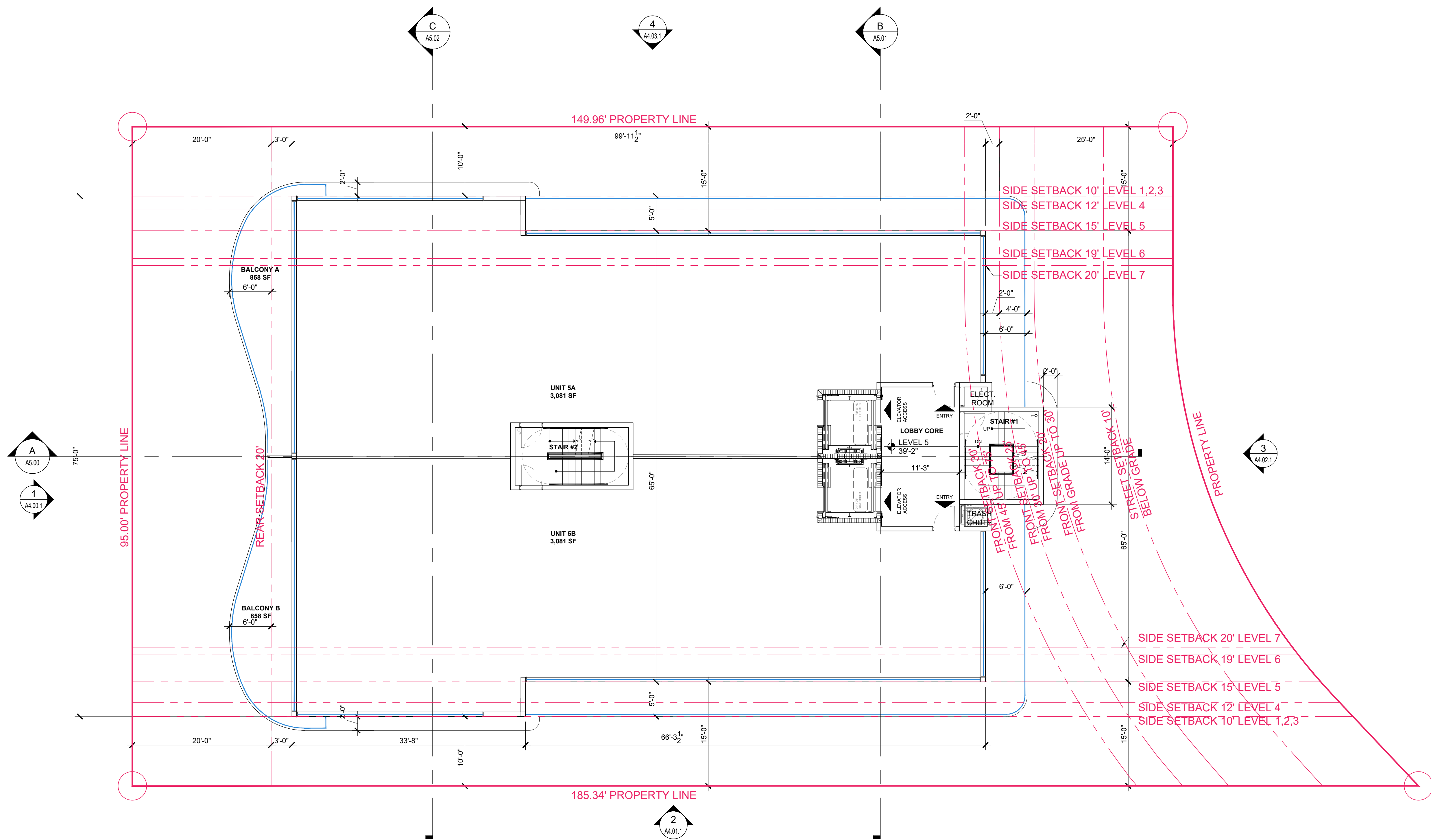
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FLOOR PLAN - LEVEL 4

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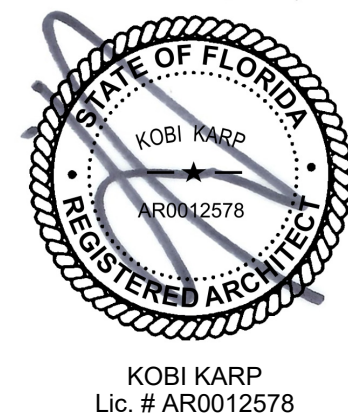
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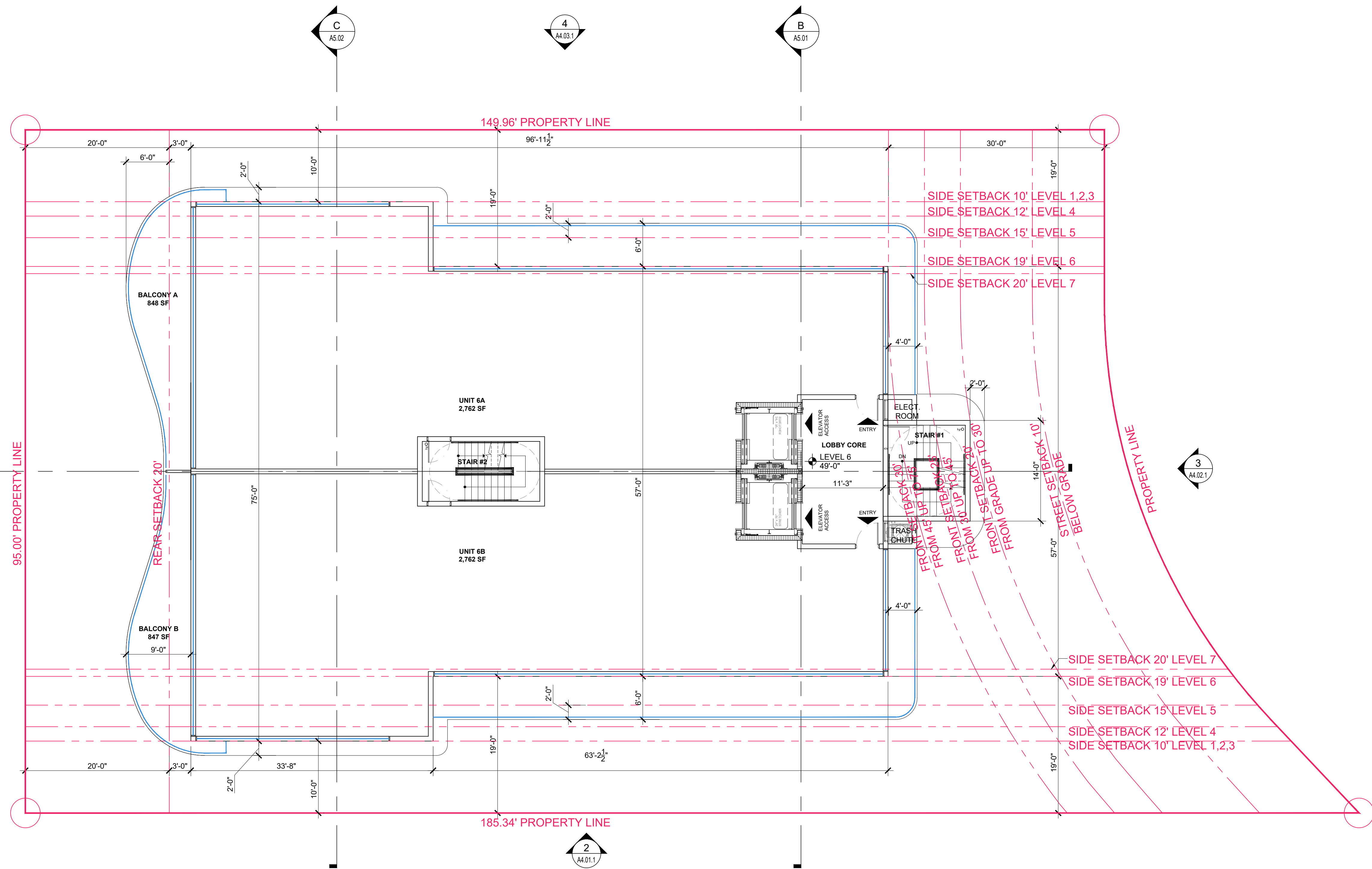
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FLOOR PLAN - LEVEL 5

Date	06-23-2022	Sheet No.
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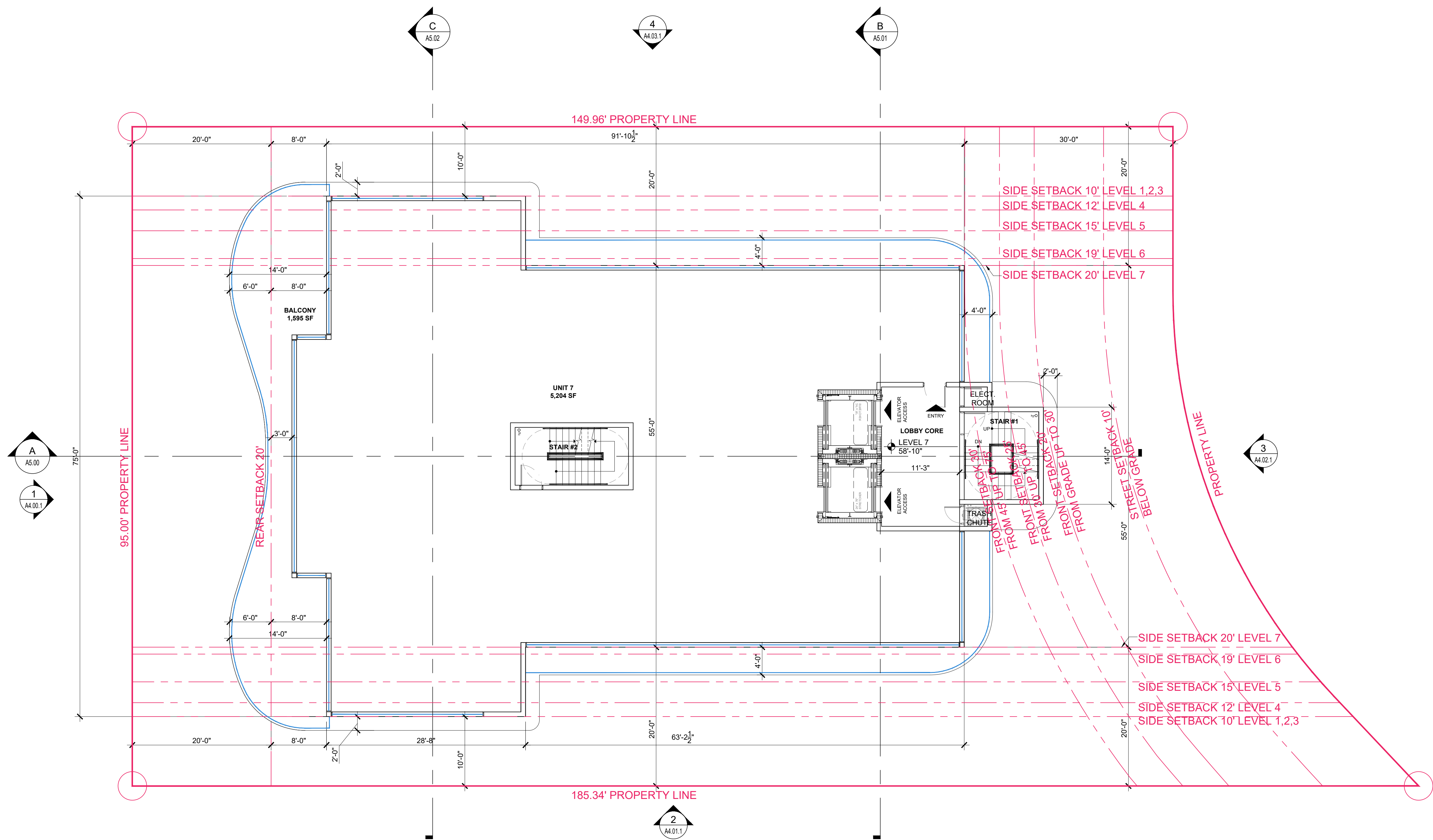
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FLOOR PLAN - LEVEL 6

Date	06-23-2022	Sheet No.
Scale		A3.05
Project	2234	



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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9525 BH LLC
10010 W. BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

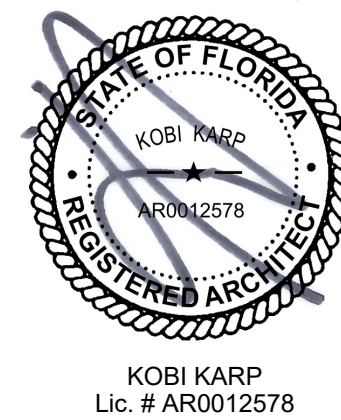
Tel: 954.632.1521
Email: mk@ahavaip.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

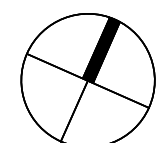
CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

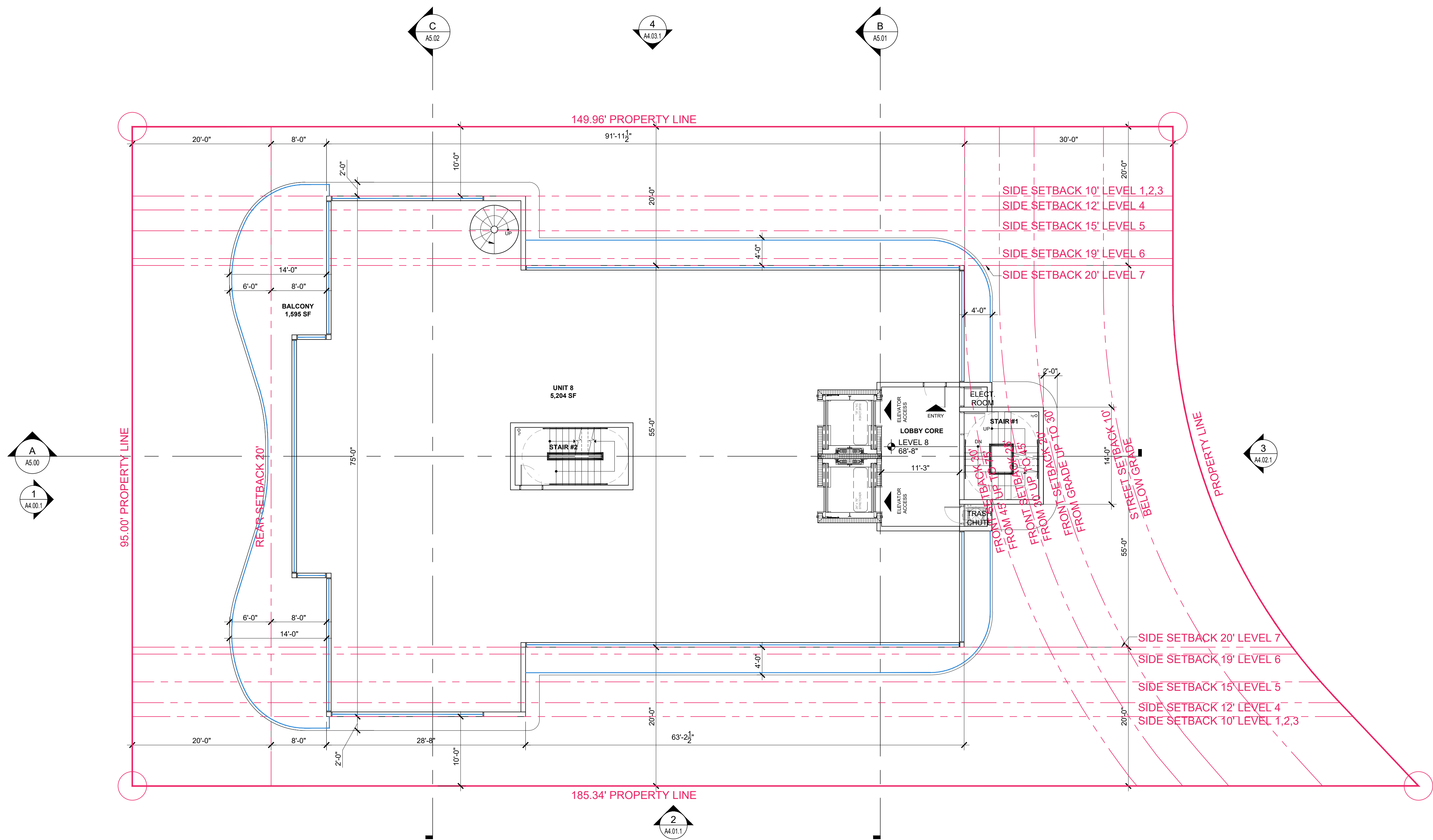
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



FLOOR PLAN - LEVEL 7

 1 **FLOOR PLAN - LEVEL 7**
SCALE: 1/8" = 1'-0"

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OWNER:
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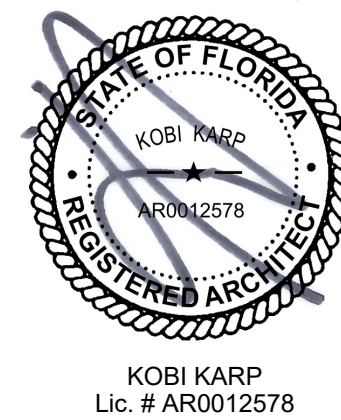
Tel: 954.632.1521
Email: mk@ahavaip.com

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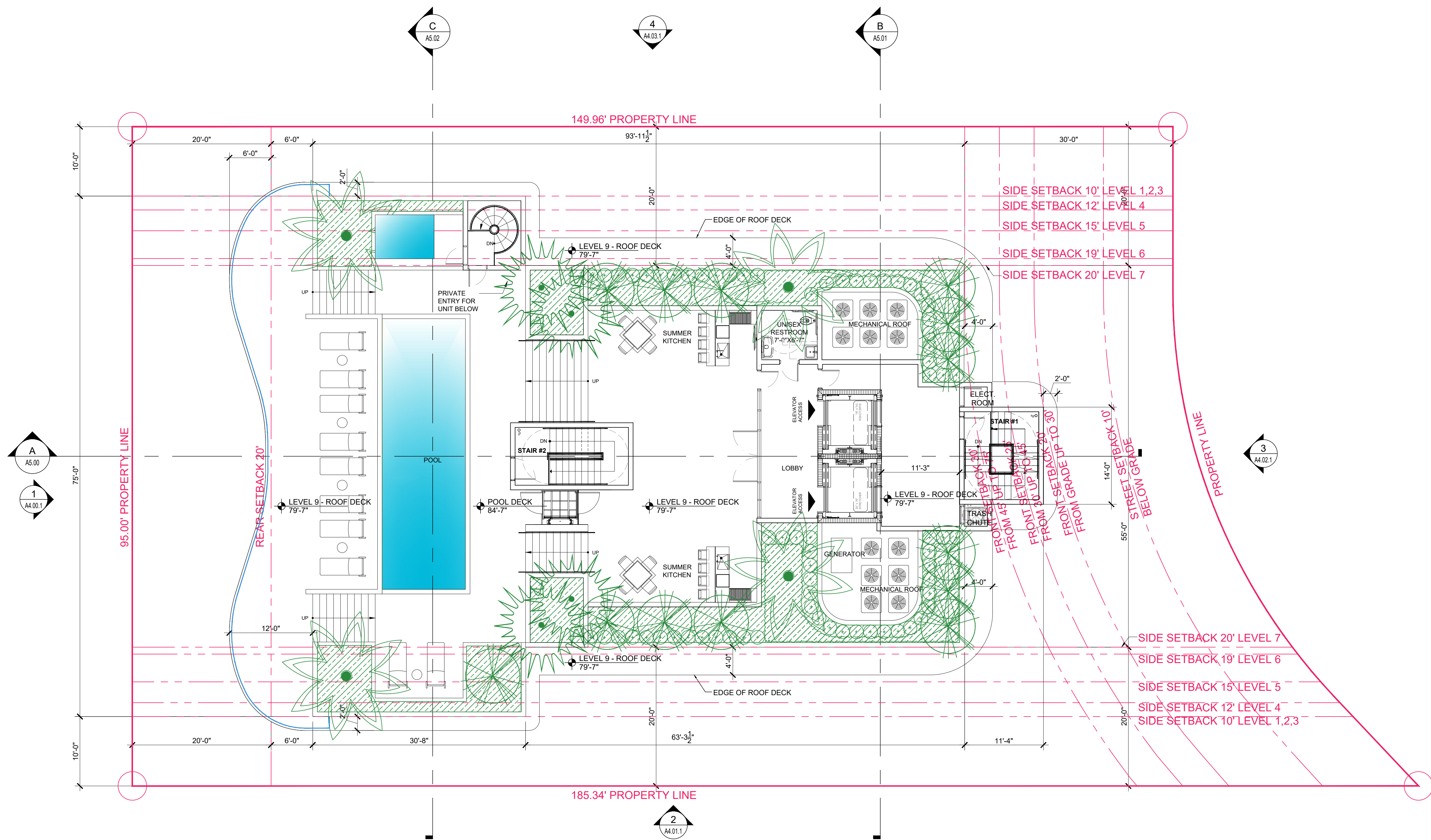
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Miami, Florida 33137 USA
Tel: 305.573.1818
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FLOOR PLAN - LEVEL 8

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

Date	06-23-2022	Sheet No.
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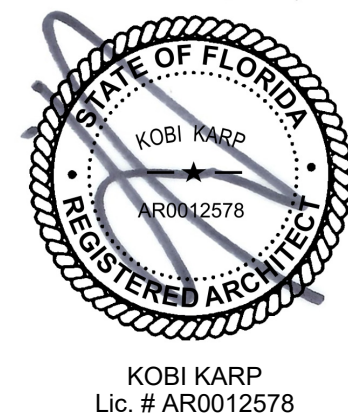
Tel: 954.632.1521
Email: mk@ahavaip.com

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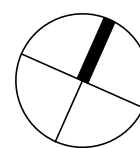
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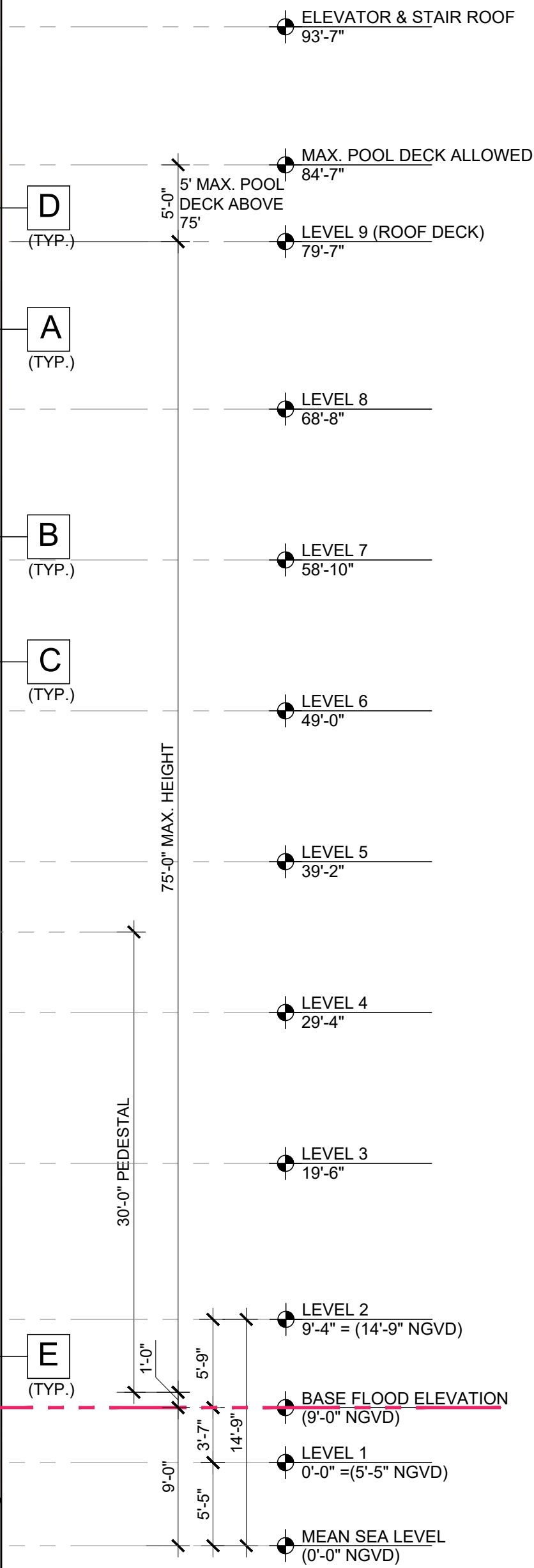
FLOOR PLAN - LEVEL 9

Date	06-23-2022	Sheet No.
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Project	2234	



FLOOR PLAN - LEVEL 9 ROOF DECK

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



A GLAZING COLOR
GREY



B RAILING COLOR
CLEAR



C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER



F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

1 BUILDING COLOR ELEVATION-SOUTH

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

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1		9	
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ZONING PHASE

100%

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BAY HARBOR ISLANDS, FL 33154

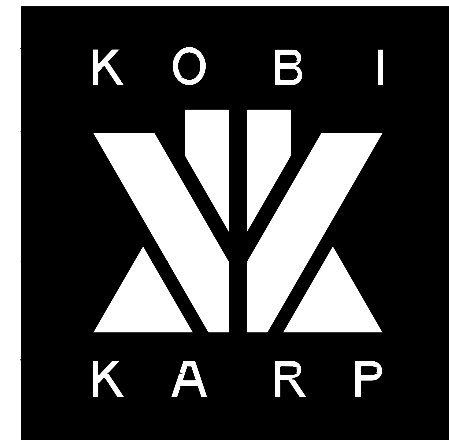
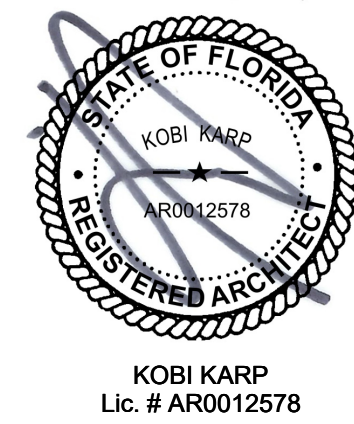
OWNER:
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BUILDING COLOR ELEVATION - SOUTH

Date	06-23-2022	Sheet No.	
Scale			A4.00
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- ELEVATOR & STAIR ROOF
93'-7"
- MAX. POOL DECK ALLOWED
84'-7"
- 5'-0" MAX. POOL DECK ABOVE
75'
- LEVEL 9 (ROOF DECK)
79'-7"
- LEVEL 8
68'-6"
- LEVEL 7
58'-10"
- LEVEL 6
49'-0"
- LEVEL 5
39'-2"
- LEVEL 4
29'-4"
- LEVEL 3
19'-6"
- LEVEL 2
9'-4" = (14'-9" NGVD)
- BASE FLOOD ELEVATION
(9'-0" NGVD)
- LEVEL 1
0'-0" = (5'-5" NGVD)
- MEAN SEA LEVEL
(0'-0" NGVD)



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE) 50 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM) (COLOR: SILVER)



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

2 BUILDING COLOR ELEVATION-EAST

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

Rev.	Date	Rev.	Date
1		9	
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100%

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BAY HARBOR ISLANDS, FL 33154

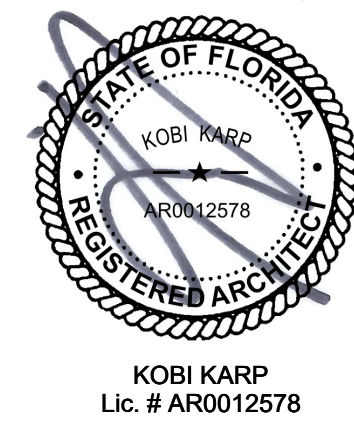
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Email: mk@ahavaip.com

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Fax: 305.573.3766



BUILDING COLOR ELEVATION - EAST

Date	06-23-2022	Sheet No.	
Scale			A4.01
Project	2234		



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE) 50 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM) (COLOR: SILVER



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

3 BUILDING COLOR ELEVATION - NORTH

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

Rev.	Date	Rev.	Date
1		9	
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4		12	
5		13	
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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9525 BH LLC
10010 W. BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

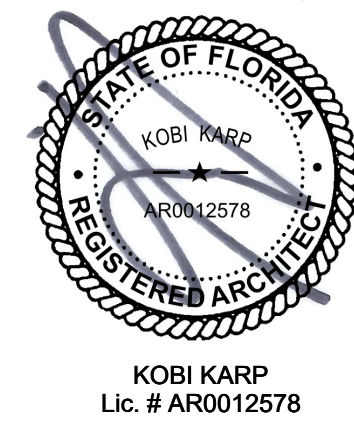
Tel: 954.632.1521
Email: mk@ahavaip.com

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Tel: 305.573.1818
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BUILDING COLOR ELEVATION - NORTH

Date	06-23-2022	Sheet No.
Scale		A4.02
Project	2234	



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



E ALUM SCREEN, (V SECTION IN PROFILE) 50 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709) (FINISH: ANODIZED ALUMINUM) (COLOR: SILVER



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

4 BUILDING COLOR ELEVATION - WEST

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

Rev.	Date	Rev.	Date
1		9	
2		10	
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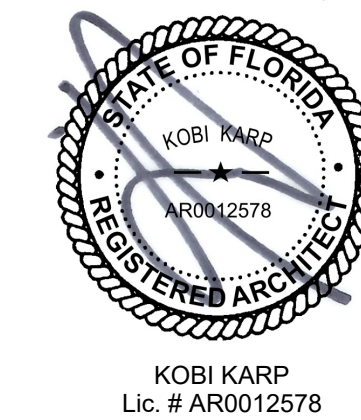
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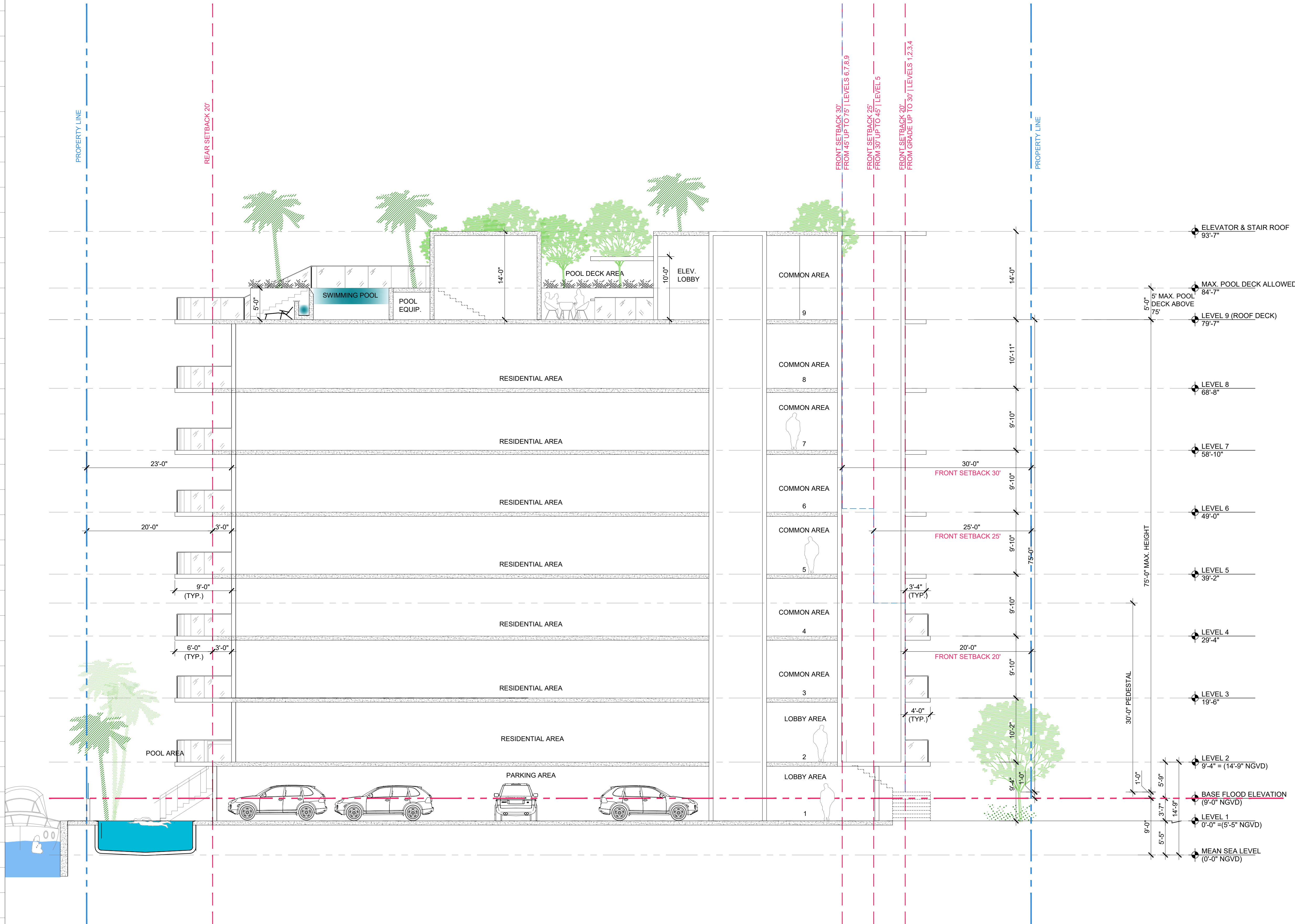
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Email: tonyjr@franyie.com

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BUILDING COLOR ELEVATION - WEST

Date	06-23-2022	Sheet No.
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Project	2234	



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9110 WEST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

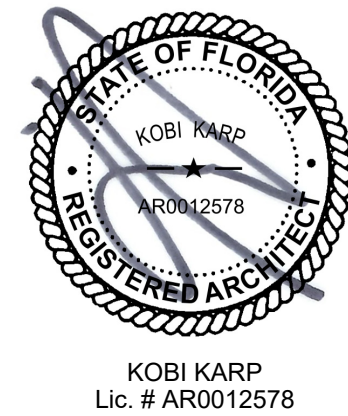
OWNER:
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BAY HARBOR ISLANDS, FL 33154
Tel: 954.632.1521
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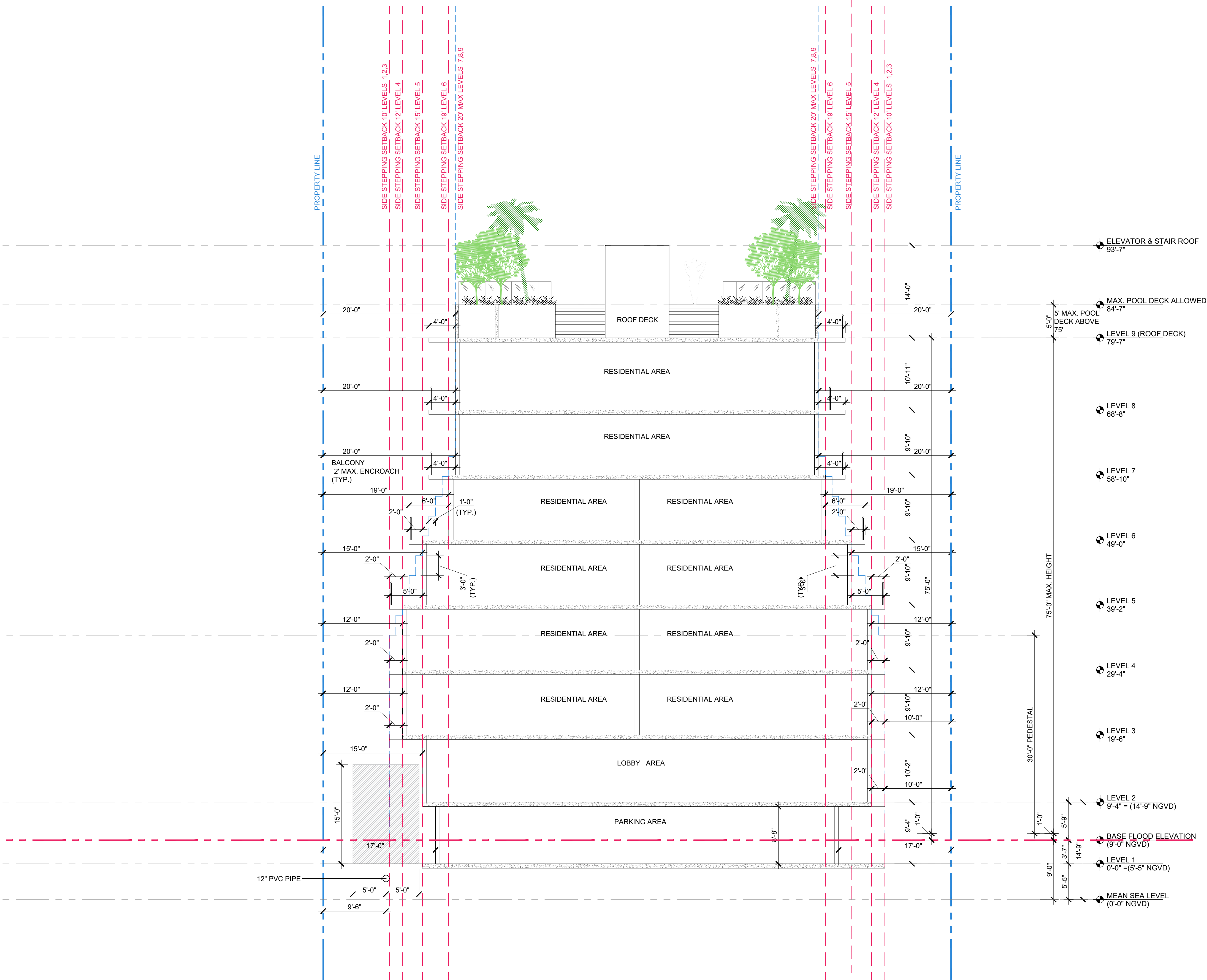
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Miami, Florida 33137 USA
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BUILDING SECTION - A

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

Date	06-23-2022	Sheet No.
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Project	2234	



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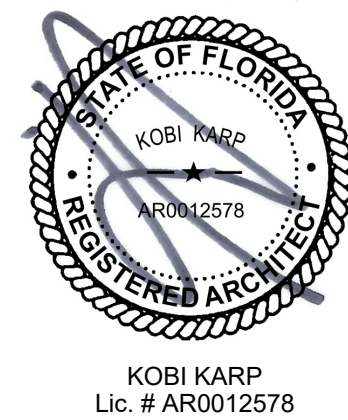
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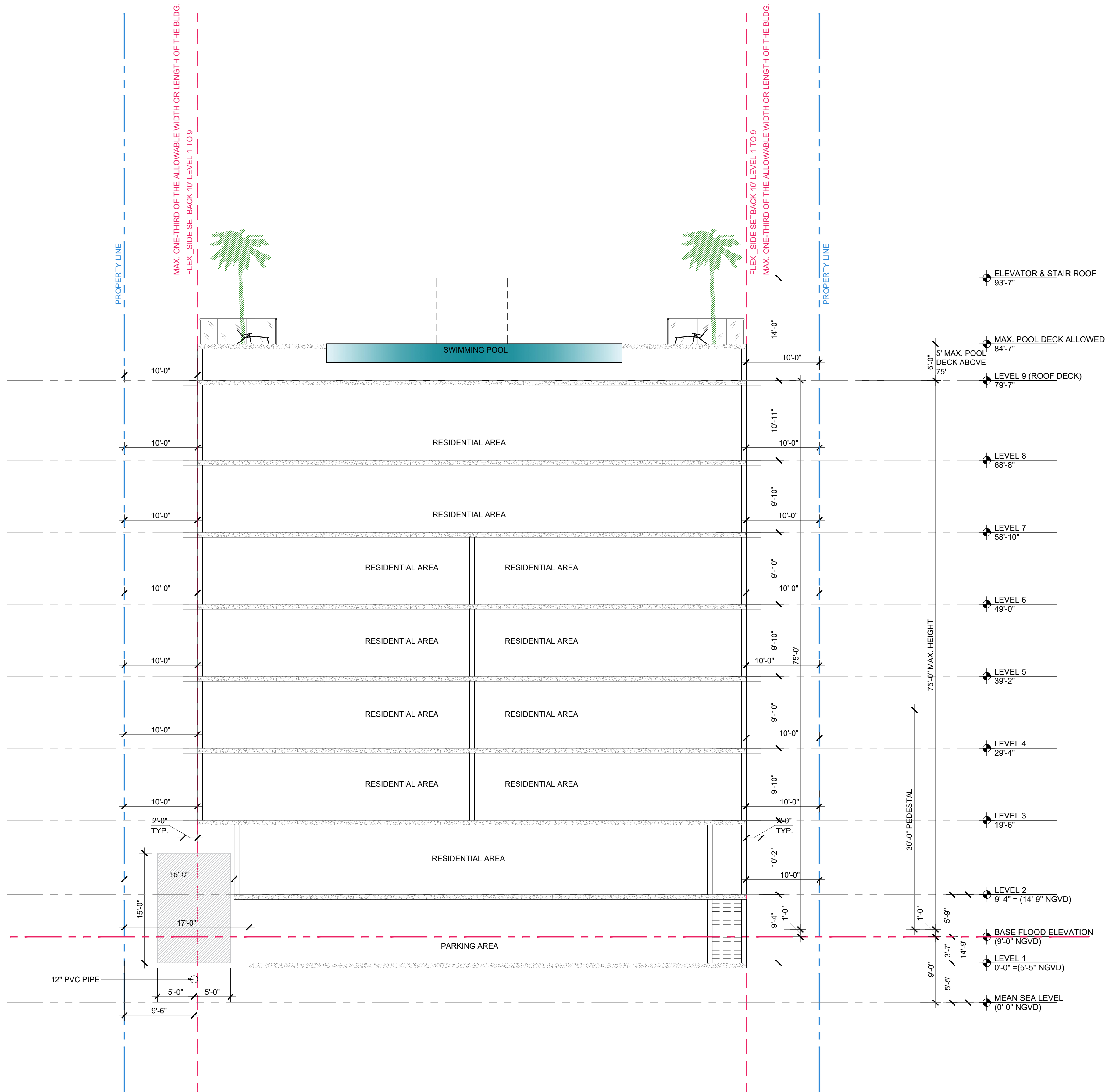


BUILDING SECTION - B

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

BUILDING SECTION - B

Date	06-23-2022	Sheet No.
Scale		A5.01
Project	2234	



Rev.	Date	Rev.	Date
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BAY HARBOR ISLANDS, FL 33154

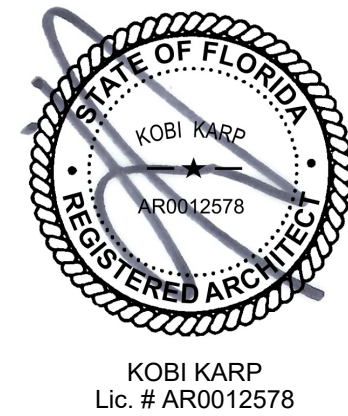
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Email: mk@ahavaip.com

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DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 796.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

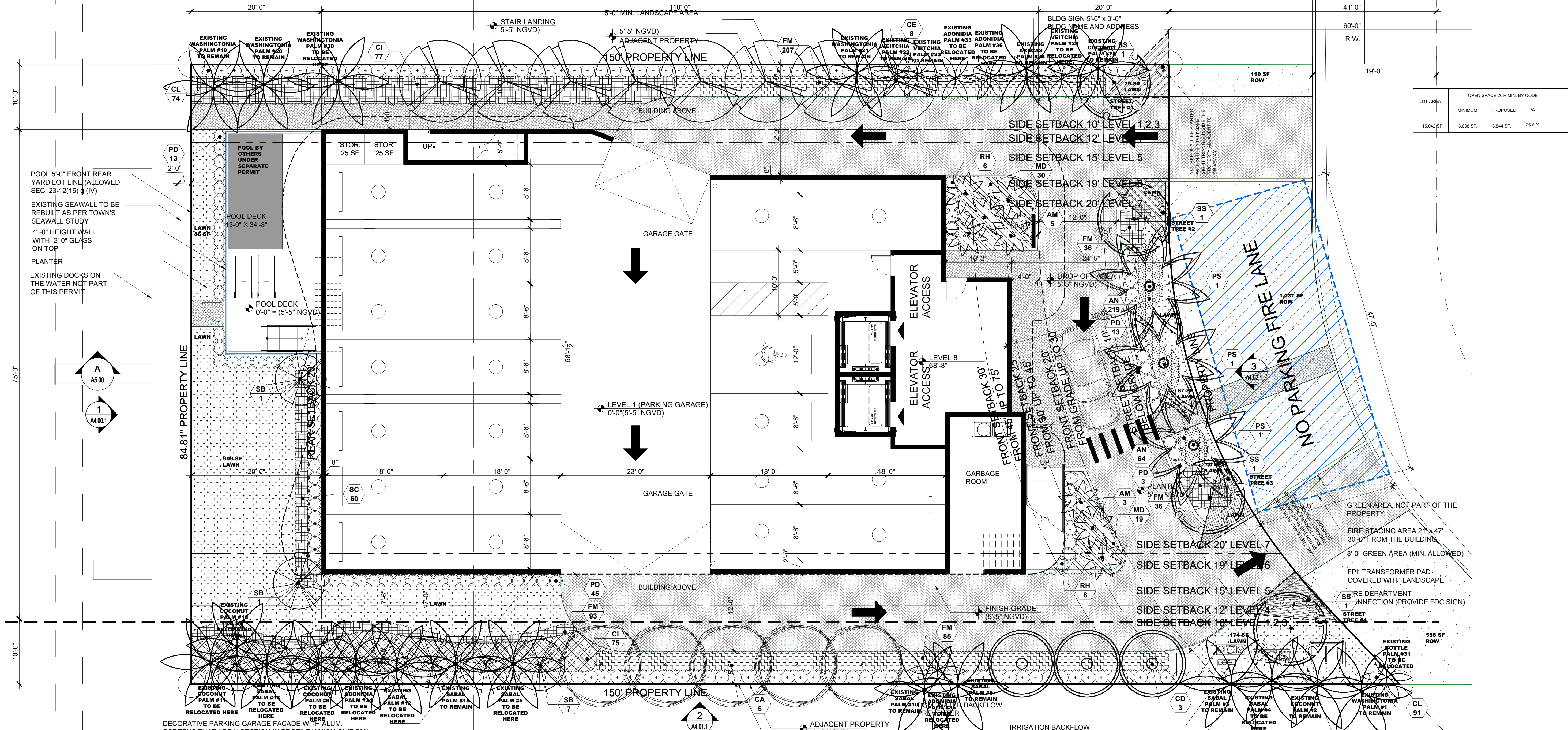
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



BUILDING SECTION - C

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

Date	06-23-2022	Sheet No.
Scale		A5.02
Project	2234	



LANDSCAPE NOTES

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planing soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

LANDSCAPE LEGEND			
TOWN OF BAY HARBOR ISLANDS			
ZONING: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)			
LOT AREA: 15,042 SF ACRES: 0.345			
OPEN SPACE REQUIREMENT:		REQUIRED	PROVIDED
A. OPEN SPACE REQUIREMENT Lot Area: 15,042 SF x 20%= 3,008 SF		3,008 SF MIN	3,844 SF
B. MAXIMUM LAWN AREA ALLOWED: Open space: 3,844 SF x 60%= 2,306 SF		2,306 SF	1,325 SF
C. SHADE TREES REQUIRED**: 1. 28 TREES/ ACRE: 28 X 0.345 = 9.66 = 10 17 EXISTING PALMS @ 3:1= 6 + 3 NEW PALMS @ 3:1= 1 TOTAL 23 TREES 2. NATIVE TREES: TREES REQUIRED X 50%= 5 3. DRAUGHT TOLERANT & LOW MAINTENANCE: TREES REQ. X 50%= 5		10 5 5	16 TREES + 13 13
D. STREET TREES REQUIRED**: WITH OF LOT: 105 L.F. / 35' = 3		3	4
E. SHRUBS REQUIRED***: 1. 10 SHRUBS PER TREE REQUIRED (10) 2. NATIVE SPECIES REQUIRED= 30% OF SHRUBS REQUIRED 3. DRAUGHT TOLERANT & LOW MAINTENANCE: REQ. X 50%		100 30 50	971 377 377
F. PARKING LOT LANDSCAPE		N/A	N/A
G. BUFFERS		N/A	N/A

NOTES:

* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2½ inch trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species @ 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/ 2½" min. trunk caliper. Street Trees do not count toward required on-site lot trees and are determined by Town Street Tree Master Plan.

*** Required Shrubs at time of planting must be a minimum 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.

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	283	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	165	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	152	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PD	74	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	457	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. / FULL
SC	60	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" OC.
MD	49	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" OC.
RH	14	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PS/ 3	3	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	15' O.A. HT. / 8' CLEAR TRUNK, THICK TRUNK FG, BB, FF, DIAMOND CUT
CE/ 8	8	CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW	14" HT. X 5' SPR X 4' CLEAR WOOD, 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER
CA/ 5	5	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	NO	LOW	14" HT. X 5' SPR. X 4' CLEAR WOOD, 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER
CD/ 3	3	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14" HT. X 5' SPR. X 4' CLEAR WOOD, 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER
AM/ 8	8	ADONIDIA MERRILLII (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW	8'- 12' O.A. HT./ F.G. / FULL / HEAVY HEADS/ TRIPLE.
SB/ 2	2	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES	LOW	14" HT. X 5' SPR. X 4' CLEAR WOOD, 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
SS/ 4	4	SENNA SURATTENSIS GLAUCCOUS CASSIA (STREET TREES)	YES	LOW	15' HT. X 5' SPR.X 6' CLEAR WOOD, 2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER

All ideas, designs, and indicated or represented by the drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

9110 WEST BAY HARBOR DRIVE
Ground Level Landscape Plan

9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

Drawing: Landscape Plan

Date: 06.15.2022

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

Drawn by: JRP

Sheet No.:

L-1

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 06.15.2022

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

Drawn by: JRP

Sheet No.:

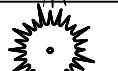
L-2



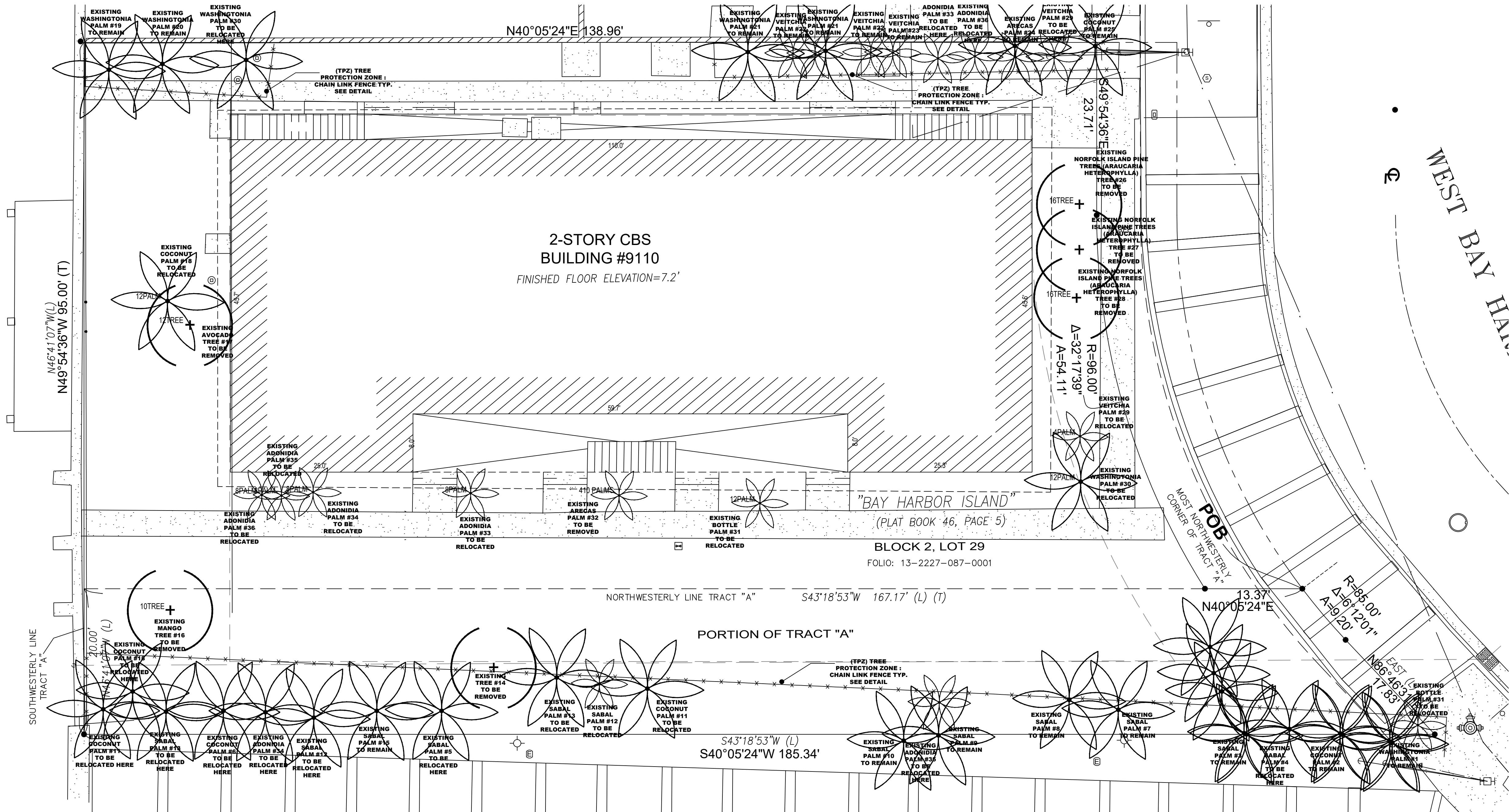
ROOF AREA	ROOF LANDSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	
7,588 SF.	1,138 SF.	1,160 SF.	15.3 %	



SCALE 1/8" = 1'-0"

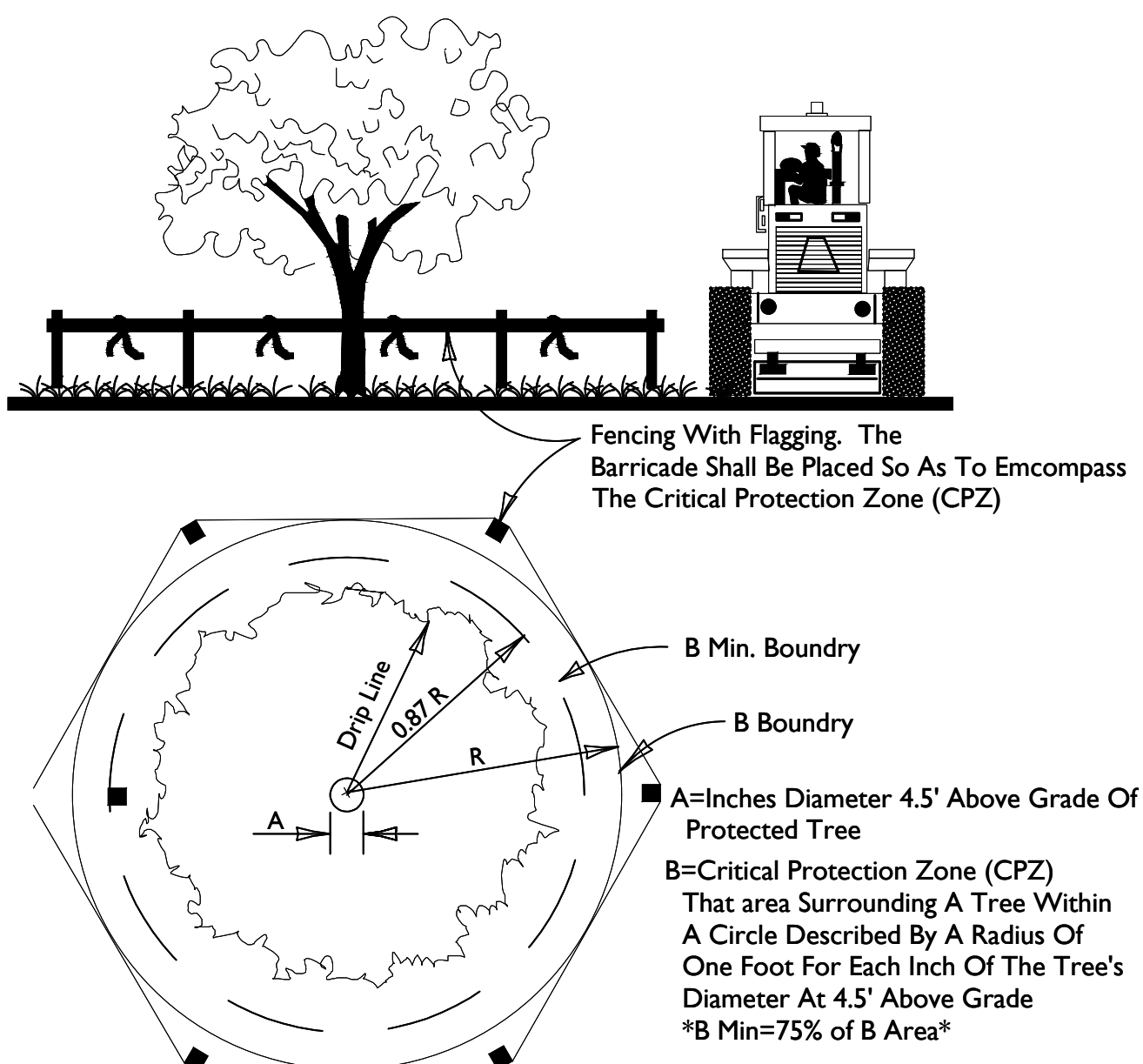
PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	103	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	190	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	335	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	124	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	6' HT. CLEAR TRUNK, THICK TRUNK FG, BB, FF DIAMOND CUT
	SB/ 12	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5' CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PL/ 4	PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	14' HT. X 5' SPR.,2.5' CAL,FG, BB, FF/ MULTITRUNK

INDIAN CREEK LAKE



Note: Landscape Architect shall not be responsible for any damage caused by falling trees or tree limbs due to root pruning and stress caused by insufficient lateral roots and/or any other damage to trees related to construction. Before root pruning or grading, Landscape Architect advises that an Arbores and/or a Structural Engineer verify that the proposed lateral roots in the Tree Root Protection Zone are sufficient for trees not to fall.

EXISTING TREES ON SITE AS PER VISIT BY LANDSCAPE ARCHITECT ON 06.04.2022							
TREE #	NAME	DIAMETER	HEIGHT	SPREAD	CONDITION	ACTION	MITIGATION
1	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
2	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	REMAIN	N/A
3	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
4	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
5	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
6	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
7	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
8	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
9	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
10	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
11	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	RELOCATE	N/A
12	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
13	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
14	PINE TREE (SMALL)	4"	8'	8'	GOOD	REMOVE	N/A
15	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
16	MANGUIFERA INDICA/ MANGO TREE (SMALL)	10"	18'	12'	GOOD	REMOVE	N/A
17	AVOCADO TREE	10"	20'	15'	FAIR	REMOVE	N/A
18	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	RELOCATE	N/A
19	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
20	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
21	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
22	(2) PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	REMAIN	N/A
23	(2) PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	REMAIN	N/A
24	DYPSIS LUTESCENS/ ARECA PALM (MULTIPLE)	4"	25"	8"	GOOD	REMAIN	N/A
25	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	REMAIN	N/A
26	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
27	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
28	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
29	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
30	LIVISTONA CHINENSIS/ CHINESE FAN PALM	8"	15'	8'	GOOD	RELOCATE	N/A
31	HYOPHORBE/ BOTTLE PALM	8"	6'	4'	GOOD	RELOCATE	N/A
32	DYPSIS LUTESCENS/ ARECA PALM (MULTIPLE)	4"	25"	8"	GOOD	REMOVE	N/A
33	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
34	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
35	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
36	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A



TREE PROTECTION DETAIL

NTS.
* THIS DETAIL APPLIES TO ALL TREES
THAT WILL REMAIN OR BE RELOCATED

TOPO
GRAPHIC

landscape architecture & design
TOPO_GRAPHIC LLC
LC28000577
341-554-8018
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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9110 WEST BAY HARBOR DRIVE Roofdeck Level Landscape Plan

9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C. ALONSO - LA669553

Drawing: Tree Disposition Plan

Date: 06.15.2022

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

Drawn by: JRP

Sheet No.:

TD-1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS 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 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 A SURVEY BY OTHERS.
4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES 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.
6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
10. 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.

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.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. 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, (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. 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.
6. 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 PLANS.

III. INSPECTION AND TESTING

- THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
- 1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-THROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

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

- C. 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 RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- 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 CITY 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 CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED 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 ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
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.

VII. STORM DRAINAGE

- GENERAL
1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

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 SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. 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.
- G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS
- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. TRAFFIC SIGNS
- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9525 BH LLC
10010 W. BROADVIEW DR
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ARCHITECTS:
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA

Tel: 305.573.1818
Fax: 305.573.3766



GENERAL NOTES AND SPECIFICATIONS

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Project	2234	

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5712 BISCAYNE BLVD., SUITE 105, MIAMI, FL 33138
Phone: 786.215.6202 (Cell) 786.616.2688 (Office)
Email: wlugo@oceanengineeringinc.com

KKOID RECORD - OPTION 1.4

INDIAN CREEK LAKE

EXIST. SEAWALL
TO BE REBUILT
AS PER TOWN'S
SEAWALL STUDY

EXIST. DOCK ON
THE WATER NOT
PART OF THIS
PERMIT

EXIST. 8" Ø OUTFALL
TO REMAIN

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
BLOCK 2, LOT 28
FOLIO: 13-2227-061-0001

ST-1
PROP. 24" NYLOPLAST DRAIN
BASIN W/STD. GRATE
RIM. EL: 6.00'
INV. EL: 3.50' 6" Ø HDPE;(W)
INV. EL: 2.00' 12" Ø HDPE;(SE)

ST-2
PROP. 24" NYLOPLAST DRAIN
BASIN W/STD. GRATE
RIM. EL: 5.24'
INV. EL: 2.50' 6" Ø HDPE;(E)
INV. EL: 2.00' 12" Ø HDPE;(W)
INV. EL: 2.00' 12" Ø HDPE;(S)

ST-3
PROP. 12LF OF 6" ZURN Z886
TRENCH DRAIN W/H10 RATED GRATE
RIM. EL: 5.00'

ST-4
PROP. 12LF OF 6" ZURN
Z886 TRENCH DRAIN
W/H10 RATED GRATE
RIM. EL: 5.00'

ST-5
PROP. 24" NYLOPLAST DRAIN
BASIN W/STD. GRATE
RIM. EL: 5.24'
INV. EL: 2.50' 6" Ø HDPE;(NE)
INV. EL: 2.00' 6" Ø HDPE;(NW)

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
PORTION OF TRACT "A"
FOLIO: 13-2227-035-0001

FLOOD ZONE AE EL=8
FLOOD ZONE AE EL=9

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

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BAY HARBOR ISLANDS, FL 33154

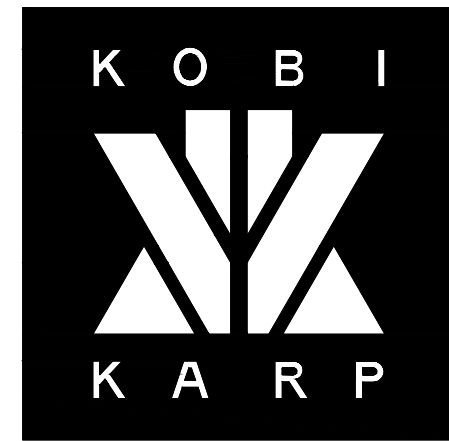
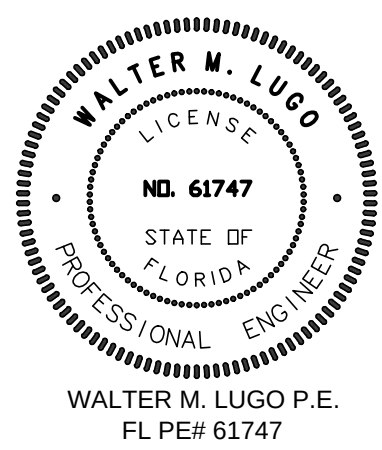
OWNER:
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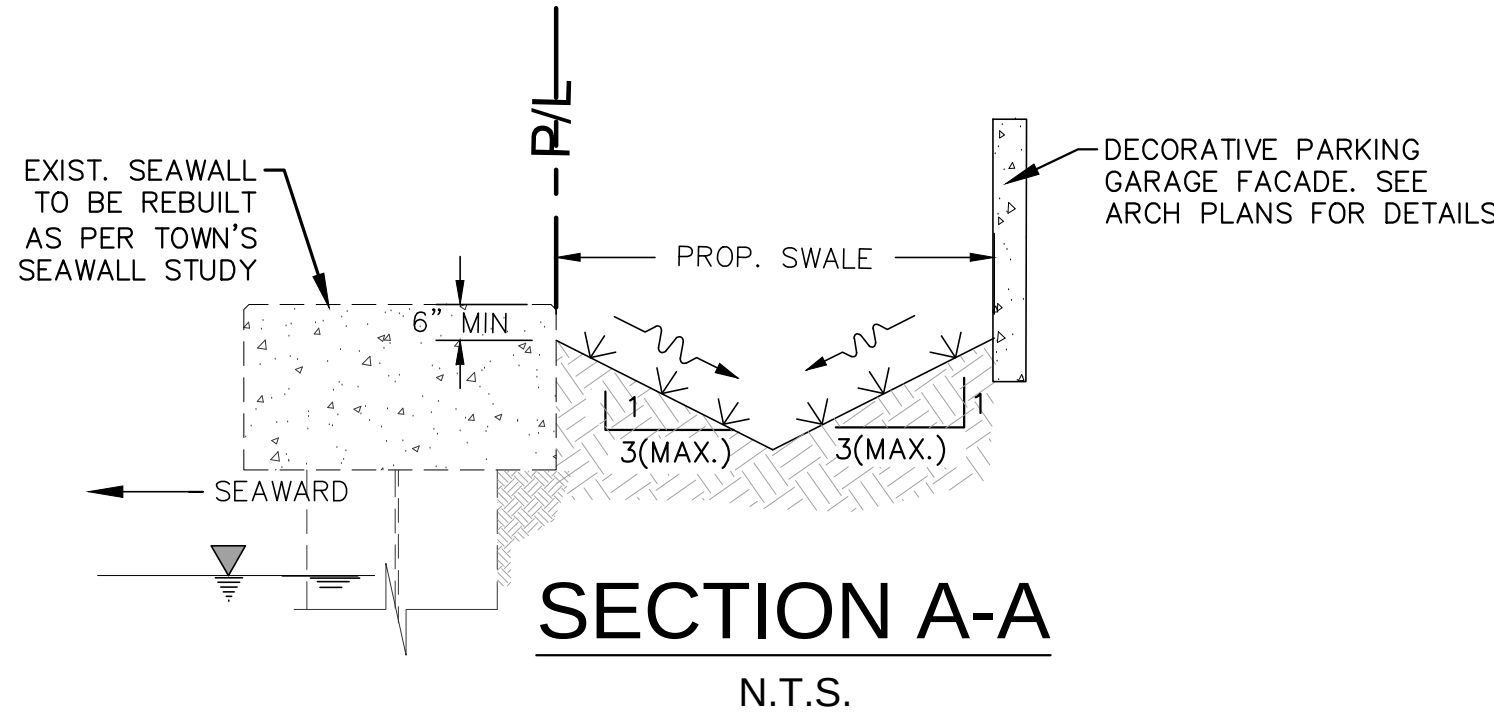


PAVING, GRADING AND DRAINAGE PLAN

Date	06-22-2022	Sheet No.	C200
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LEGEND:

- R R --- R/W LINE / PROPERTY LINE
- C --- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA.
REFER TO LA PLANS FOR
DETAILS.
- PROP. WATER FEATURE (SEE
ARCH. PLANS FOR DETAILS)
- PROP. EXFLT. TRENCH (SEE
SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE
SHT. C400 FOR DETAILS)



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Email: wlugo@oceanengineeringinc.com

KKKID RECORD - OPTION 1.4

INDIAN CREEK LAKE

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
BLOCK 2, LOT 28
FOLIO: 13-2227-061-0001

SEE MEP PLANS FOR CONT.

EXIST. 6"Ø C.O. TO REMAIN &
INSTALL 6"Ø SDR35 SAN. SEW.
LAT. SLOPED @ 1/8" / FT MIN.

EXISTING SANITARY SEWER LATERAL SHALL BE
TELEVIEWED TO CONFIRM ITS CONDITION. FIELD
RESULTS SHALL BE SUBMITTED TO CITY TO
DETERMINE IF THE LATERAL CAN BE REUSED.

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=5.42' NGVD

PROP. 4"Ø WTR.
METER FOR
DOM. SVC. LINE

EXIST. OVERHEAD LINE

CONNECT. PROP. 4"Ø DOM LINE TO EXIST 10"Ø
W.M WITH 10"x4" T.S AND 4" M.J. T.V

CONNECT. PROP. 2"Ø IRRIG. SVC. LINE TO EXIST 10"Ø WM
WITH A 2"Ø DOUBLE STRAP SADDLE W/2"Ø CORP. STOP

CONNECT. PROP. 6"Ø C900 FIRE LINE TO EXIST
10"Ø W.M WITH 10"x6" T.S AND 6" M.J. T.V

WEST BAY HARBOR DRIVE

PROP. 2"Ø WTR. METER FOR IRRIG. SVC. LINE

PROP. 2"Ø R.P.Z.B. FOR IRRIG. WTR SVC.

SEE MEP PLANS FOR CONT.

PROP. FPL TRANSFORMER PAD

PROP. 4"Ø R.P.Z.B. FOR DOM. WTR SVC.

SEE MEP PLANS FOR CONT.

PROP. 6"Ø DDCV FOR FIRE LINE

EXIST. FIRE
HYDRANT TO
REMAIN

EXIST. ELECT.
POLE TO REMAIN

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
PORTION OF TRACT "A"
FOLIO: 13-2227-035-0001

FLOOD ZONE AE EL=8'
FLOOD ZONE AE EL=9'

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1" = 10'

LEGEND:

R/W LINE /
PROPERTY LINE

CENTER LINE

EXISTING CURBING

EXISTING ELEVATIONS (NGVD)

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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

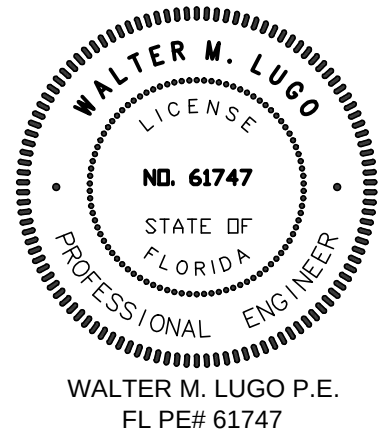
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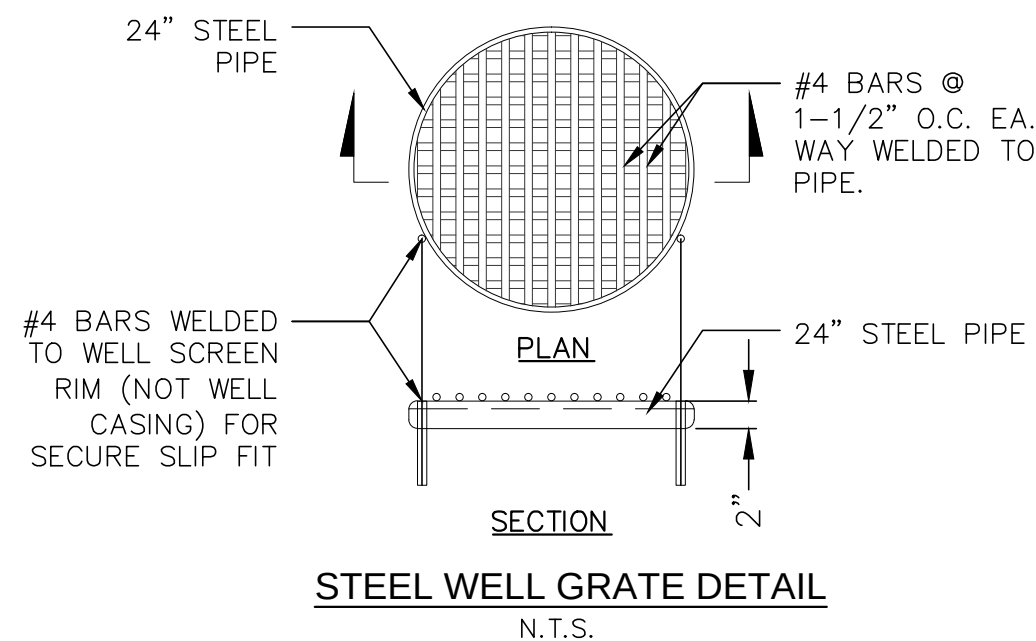


WATER AND SEWER PLAN

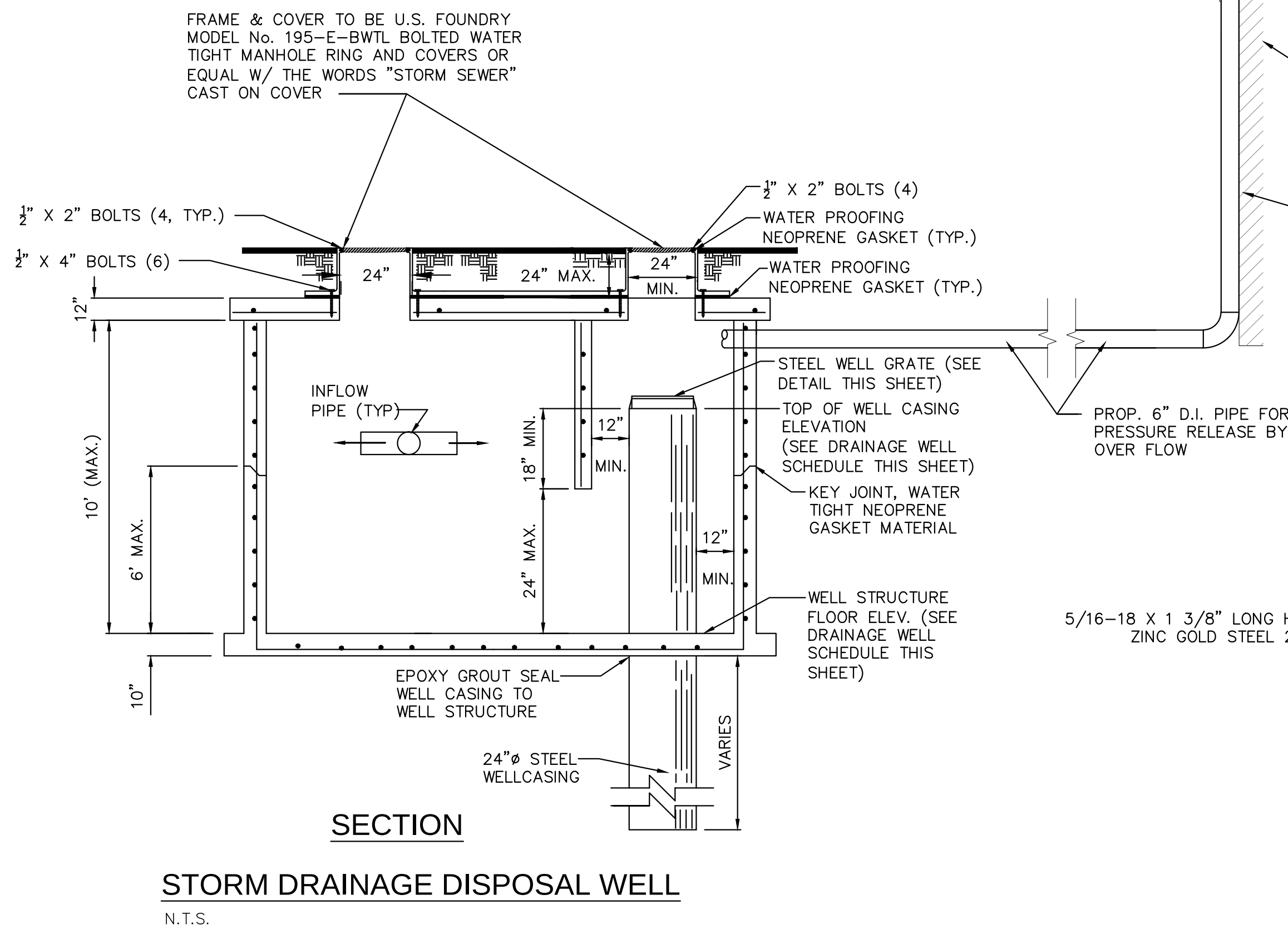
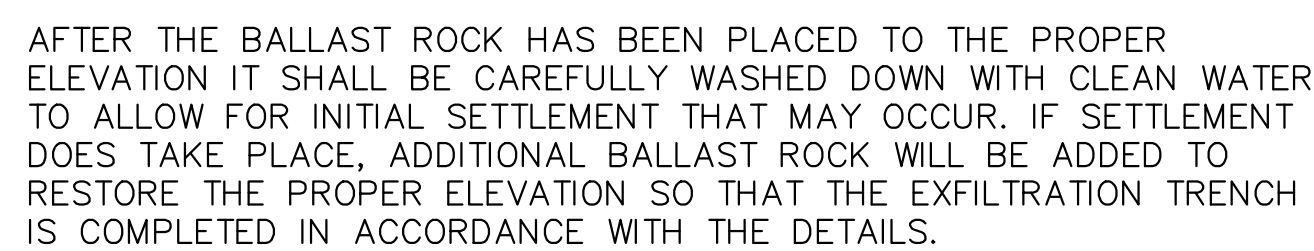
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Project	2234	



KKOID RECORD - OPTION 1.4



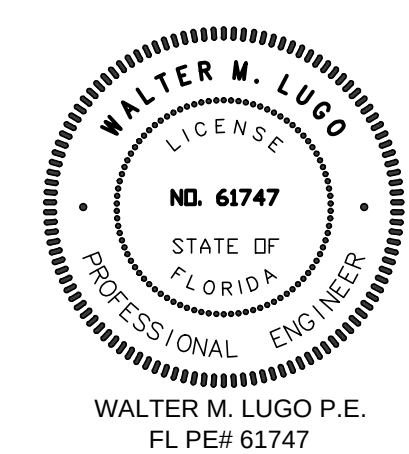
1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L;..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED WELL RECHARGE RATE OF 450 GPM/FT OF HEAD CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.



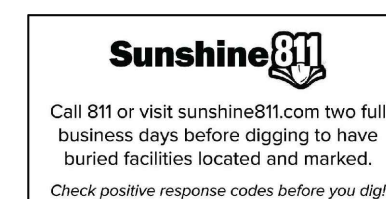
DRAINAGE WELL SCHEDULE												
STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					W	N	S	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'			2.10'	5.75'	2.20'	-1.30'	

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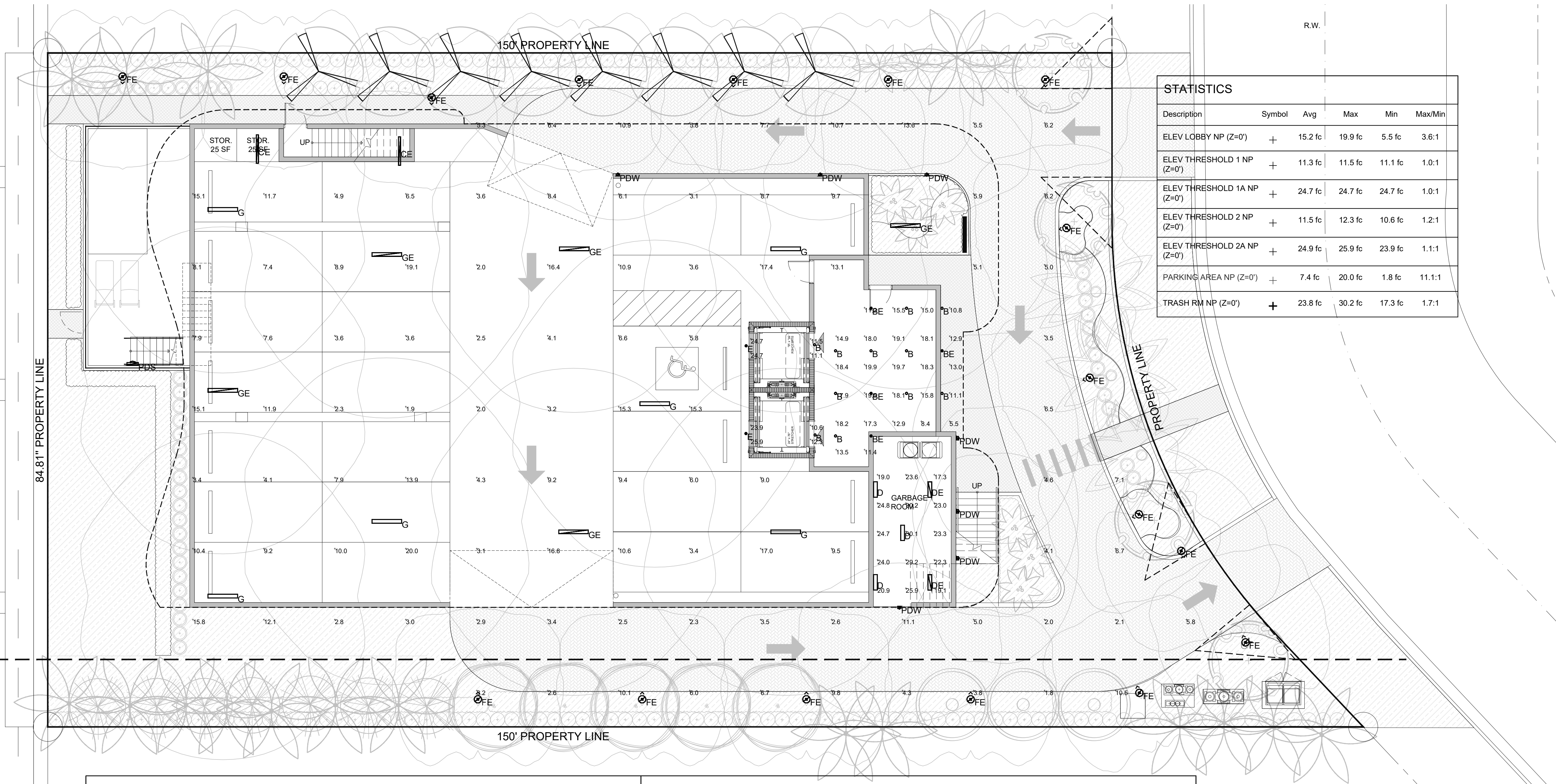
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Date	06-22-2022	Sheet No. C400
Scale		
Project	2234	



KKAID RECORD - OPTION 1.4



STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
ELEV LOBBY NP (Z=0')	+	15.2 fc	19.9 fc	5.5 fc	3.6:1
ELEV THRESHOLD 1 NP (Z=0')	+	11.3 fc	11.5 fc	11.1 fc	1.0:1
ELEV THRESHOLD 1A NP (Z=0')	+	24.7 fc	24.7 fc	24.7 fc	1.0:1
ELEV THRESHOLD 2 NP (Z=0')	+	11.5 fc	12.3 fc	10.6 fc	1.2:1
ELEV THRESHOLD 2A NP (Z=0')	+	24.9 fc	25.9 fc	23.9 fc	1.1:1
PARKING AREA NP (Z=0')	+	7.4 fc	20.0 fc	1.8 fc	11.1:1
TRASH RM NP (Z=0')	+	23.8 fc	30.2 fc	17.3 fc	1.7:1

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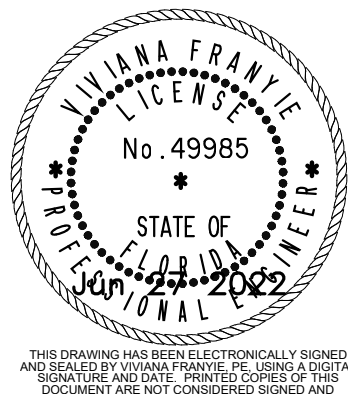
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF Watts
	B	11	JUNO JPDZ4 DB 10LM 30K 90CRI WWH RECESSED MOUNTED 9' AFF	4" DIA. RECESSED LED DOWNLIGHT	WHT LED ARRAY, 30K, 90 CRI	Absolute	0.65 13.6
	BE	4	JUNO JPDZ4 DB 10LM 30K 90CRI WWH RECESSED MOUNTED 9' AFF THRU INVERTER	4" DIA. RECESSED LED DOWNLIGHT THRU SMALL INVERTER	WHT LED ARRAY, 30K, 90 CRI	Absolute	0.65 13.6
	CE	2	LITHONIA ZL1D L48 7000LM FST MVOLT 30K 80 CRI E10W/CP SURFACE MOUNTED INSIDE STAIRWELLS	4" LED STRIP WITH 10W EMERG BATT PACK	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85 66.75
	D	3	TARGETTI 3FLB235840D0U SURFACE MOUNTED INSIDE TRASH RM	3' LED ENCLOSED & GASKETED LUMINAIRE	WHT LED ARRAY, 30K, 80 CRI	3631	0.85 27
	DE	2	TARGETTI 3FLB235840D0U-BB SURFACE MOUNTED INSIDE TRASH RM	3' LED ENCLOSED & GASKETED LUMINAIRE WITH 10W EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	3631	0.85 27
	E	2	TARGETTI EDLM-RM-27-3/30/1004 SURFACE OR PENDANT CYLINDER IN FRONT OF ELEV THRSSHOLD	11-1/2"L X 5"H X 4-1/2"H. LED LUMINAIRE 30" OPTIC LENS		Absolute	0.65 16.78

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF Watts
	FE	17	LITHONIA DSXB LED 12C 530 30K ASY ELCW GROUND MOUNTED AS INDICATED IN DWGS	LED BOLLARD WITH ASYM DISTRIBUTION AND EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85 22
	G	6	TARGETTI 3FLB475840D0U SURFACE OR PENDANT MOUNTED TO 8' AFF	3' LED ENCLOSED & GASKETED LUMINAIRE	WHT LED ARRAY, 30K, 80 CRI	7845	0.85 57
	GE	5	TARGETTI 3FLB475840D0U-BB SURFACE OR PENDANT MOUNTED TO 8' AFF	3' LED ENCLOSED & GASKETED LUMINAIRE WITH EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	7845	0.85 57
	PDS	1	COLE L2153G-2-10 RECESSED MOUNTED 2.6' ABOVE FINISHED STEPS	RECESSED STEP LIGHT THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85 12.66
	PDW	7	LITHONIA WdGE1 LED P2 30K 80CRI VF WALL MOUNTED 8' AFF	LED WALL PACK THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85 15.0178

1 SITE PLAN PHOTOMETRIC STUDY

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



OWNER:

Name: _____
Address: _____
Tel: _____
Email: _____

LANDSCAPE DESIGN:

Name: _____
Address: _____
Tel: _____
Email: _____

CIVIL ENGINEER:

Name: _____
Address: _____
Tel: _____
Email: _____

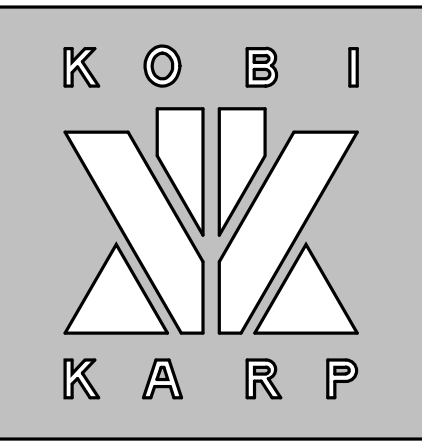
MEP ENGINEER:

Name: _____
Address: _____
Tel: _____
Email: _____

ARCHITECTS:

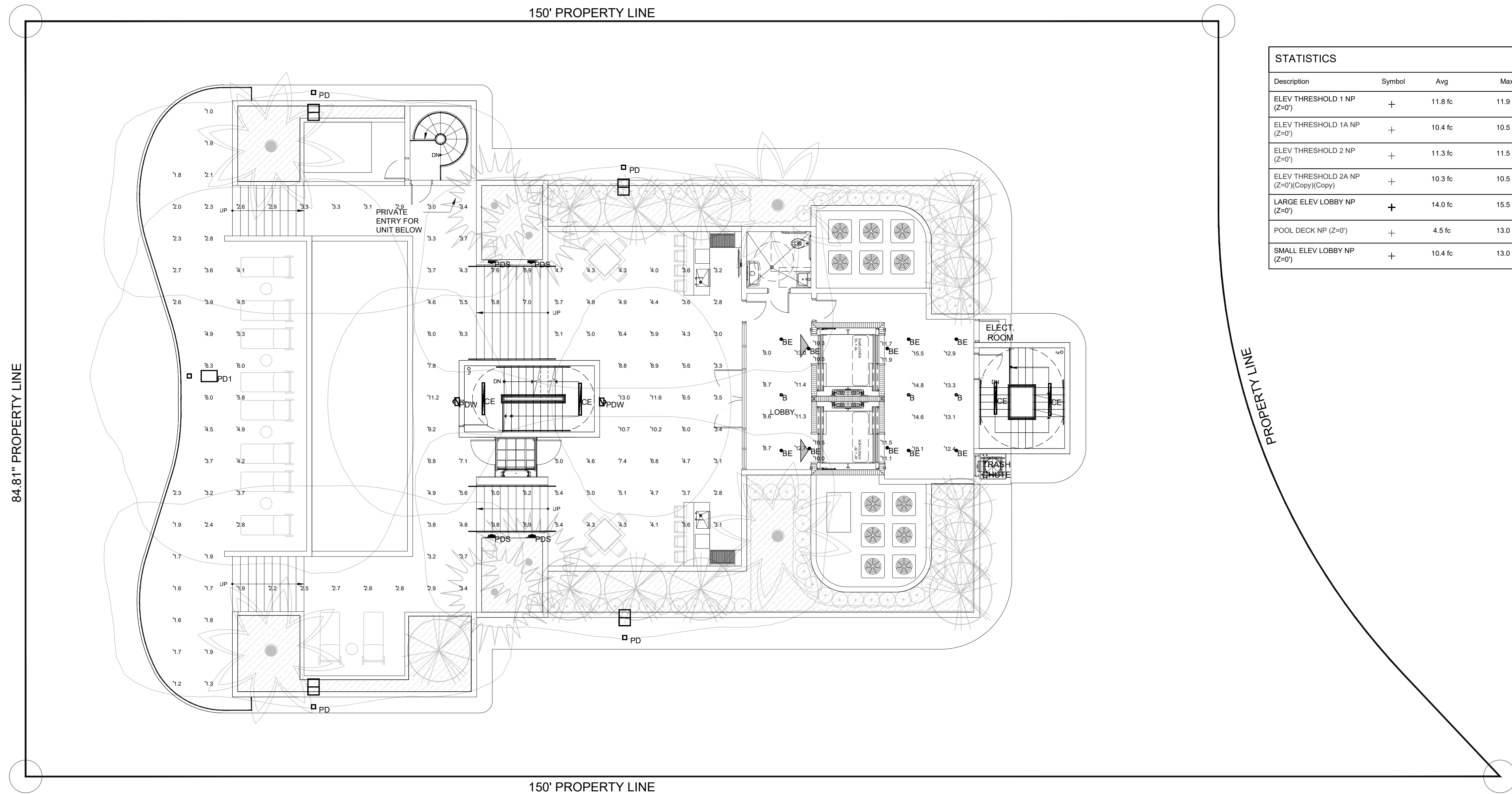
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

KOB KARP
Lic. # AR0012578



SITE PLAN PHOTOMETRIC STUDY

Date	06-10-2022	Sheet No.	SE-101
Scale			
Project	2234		



STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
ELEV THRESHOLD 1 NP (Z=0')	+	11.8 fc	11.9 fc	11.7 fc	1.0:1
ELEV THRESHOLD 1A NP (Z=0')	+	10.4 fc	10.5 fc	10.3 fc	1.0:1
ELEV THRESHOLD 2 NP (Z=0')	+	11.3 fc	11.5 fc	11.1 fc	1.0:1
ELEV THRESHOLD 2A NP (Z=0')(Copy)(Copy)	+	10.3 fc	10.5 fc	10.0 fc	1.1:1
LARGE ELEV LOBBY NP (Z=0')	+	14.0 fc	15.5 fc	12.4 fc	1.3:1
POOL DECK NP (Z=0')	+	4.5 fc	13.0 fc	1.0 fc	13.0:1
SMALL ELEV LOBBY NP (Z=0')	+	10.4 fc	13.0 fc	8.6 fc	1.5:1

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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ZONING PHASE

—%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: -----
Address: -----
Tel: -----
Email: -----

LANDSCAPE DESIGN:

Name: -----
Address: -----
Tel: -----
Email: -----

CIVIL ENGINEER:

Name: -----
Address: -----
Tel: -----
Email: -----

MEP ENGINEER:

Name: -----
Address: -----
Tel: -----
Email: -----

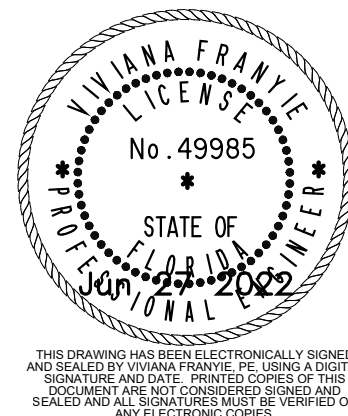
ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	B	3	JUNO JPD24 DB 10LM 30K 90CRI	4" DIA. LED DOWNLIGHT WITH MULTIPLE LUMEN OUTPUT	WHT LED ARRAY, 30K, 80 CRI	JPD24_DB_10 LM_30K_90CR I_WWH.ies	Absolute	0.85	13.6
○	BE	10	JUNO JPD24 DB 10LM 30K 90CRI	4" DIA. LED DOWNLIGHT WITH MULTIPLE LUMEN OUTPUT THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	JPD24_DB_10 LM_30K_90CR I_WWH.ies	Absolute	0.65	13.6
I	CE	4	LITHONIA ZL1D L48 7000LM FST MVOLT 30K 80 CRI	4" LED STRIP WITH 10W EMERG BATT PACK	WHT LED ARRAY, 30K, 80 CRI	ZL1D_L48_700 0LM_FST_MV OLT_30K_80_CRI.ies	Absolute	0.85	66.75
□	PD	4	NLS LIGHTING NV-1-T4-16L-7-30K-UNV-HSS RTA POLE MOUNTED 12' AFF	SINGLE LED LUMINAIRE WITH HOUSE-SIDE SHIELD THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	NV-1-T4-16L-7-30K-HSS.IES	Absolute	0.85	36
□	PD1	1	NLS LIGHTING NV-1-T4-16L-7-30K-UNV RTA POLE MOUNTED 12' AFF	SINGLE LED LUMINAIRE THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	NV-1-T4-16L-7-30K.IES	Absolute	0.85	36.57
■	PDS	4	COLE L2153G-2-HO RECESSED MOUNTED 2.6" ABOVE STEPS THRU INVERTER	RECESSED STEP LIGHT THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	L08136410.IES	Absolute	0.85	12.66
■	PDW	2	LITHONIA WDGE1 LED P2 30K 80CRI VF WALL MOUNTED 8' AFF	LED WALL PACK THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	WDGE1_LED_P2_30K_80CRI _VF.ies	Absolute	0.85	15.0178

1 ROOF PLAN - PHOTOMETRIC STUDY

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



ROOF PLAN PHOTOMETRIC STUDY

Date	06-10-2022	Sheet No.	SE-102
Scale			
Project	2234		

APPLICATION FOR SITE PLAN REVIEW

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



See attached "Exhibit A"

Folio # 13-2227-087-0001 (reference)

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Size of described property 15,047 square feet lot size (0.345 acres)

Project Description 9110 W. Bay Harbor Drive
(see attached LOI) Units 11

Owner(s) Name 9525 BH LLC

Mailing Address 10010 W. Broadview Drive

City Bay Harbor Islands State FL Zip 33154

Phone Number 954-632-1521 Email mk@ahavaip.com

Signature of Owner

Name of Applicant (if different from owner) Same as owner

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative Neisen Kasdin, Akerman LLP

Mailing Address 98 SE 7th Street, Suite 1100

City Miami State FL Zip 33131

Phone Number 305-982-5629 Email neisen.kasdin@akerman.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

EXHIBIT A

Legal Description:

LOT 29, BLOCK 2 OF **BAY HARBOR ISLAND**, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 29. IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 29;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF **BAY HARBOR ISLAND**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS DUE NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 43°18'53" WEST FOR A DISTANCE OF 185.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 46°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 43°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE **POINT OF THE BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED.

AGENDA ITEM REPORT

July 21, 2022

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Application by Bay Harbour Investments, Inc to construct a 27 unit, 7-story Multi-Family Development to be located at 9740-9760 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

On June 30, 2022, the Town received a formal Site Development Application from Bay Harbour Investments, Inc, for a 27 Dwelling Unit Multi-Family Development to be located at 9740-9760 West Bay Harbor Drive.

Owner's Name: Bay Harbour Investments, Inc
Folio: 13-2227-001-0730 and 13-2227-001-0720
Property Address: 9740-9760 West Bay Harbor Drive
Zoning District: RM-1 Medium High Density
Legal Description: Lots 25 & 26, Block 3

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	SPR22-000017 DRC Application
2.	9740-60 WBH Drive DRC Set 7.14.22

APPLICATION FOR SITE PLAN REVIEW



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

LOTS 25 AND 26, BLOCK 3, OF BAY HARBOR ISLANDS
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FL
Folio # 13-2227-001-0750 AND 13-2227-001-0720

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 22,500 SF

Project Description RESIDENTIAL CONDOMINIUM Units 27

Owner(s) Name BAY HARBOR INVESTMENTS, INC.

Mailing Address 201 ALHAMBRA CIRCLE, SUITE 802

City CORAL GABLES State FL Zip 33134

Phone Number 786 557 3787 Email rgaldames@vclmiami.com

Signature of Owner _____

Name of Applicant (if different from owner) Revuelta Architecture International

Mailing Address 2950 SW 27th AVE

City MIAMI State FL Zip 33134

Phone Number 305 599 5800 Email alex.drovet@revuelta.com

Signature of Applicant [Signature]

Name of Representative Alex Drovet

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

revuelta
architecture
international

Miami

Santiago, Chile

revuelta-architecture.com

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

T: 305.590.5000
F: 305.590.5040

LANDSCAPE ARCHITECT

GSLA DESIGN, INC.
17670 NW 78TH AVE. SUITE 214
MIAMI, FL 33015
T: 305.392.1016

CIVIL ENGINEER

EGSC ENGINEERING CONSULTANTS, INC.
1701 NW 112TH AVE. SUITE 103
MIAMI, FL 33172
T: 305.553.5457



9740-9760 WEST BAY HARBOR DRIVE

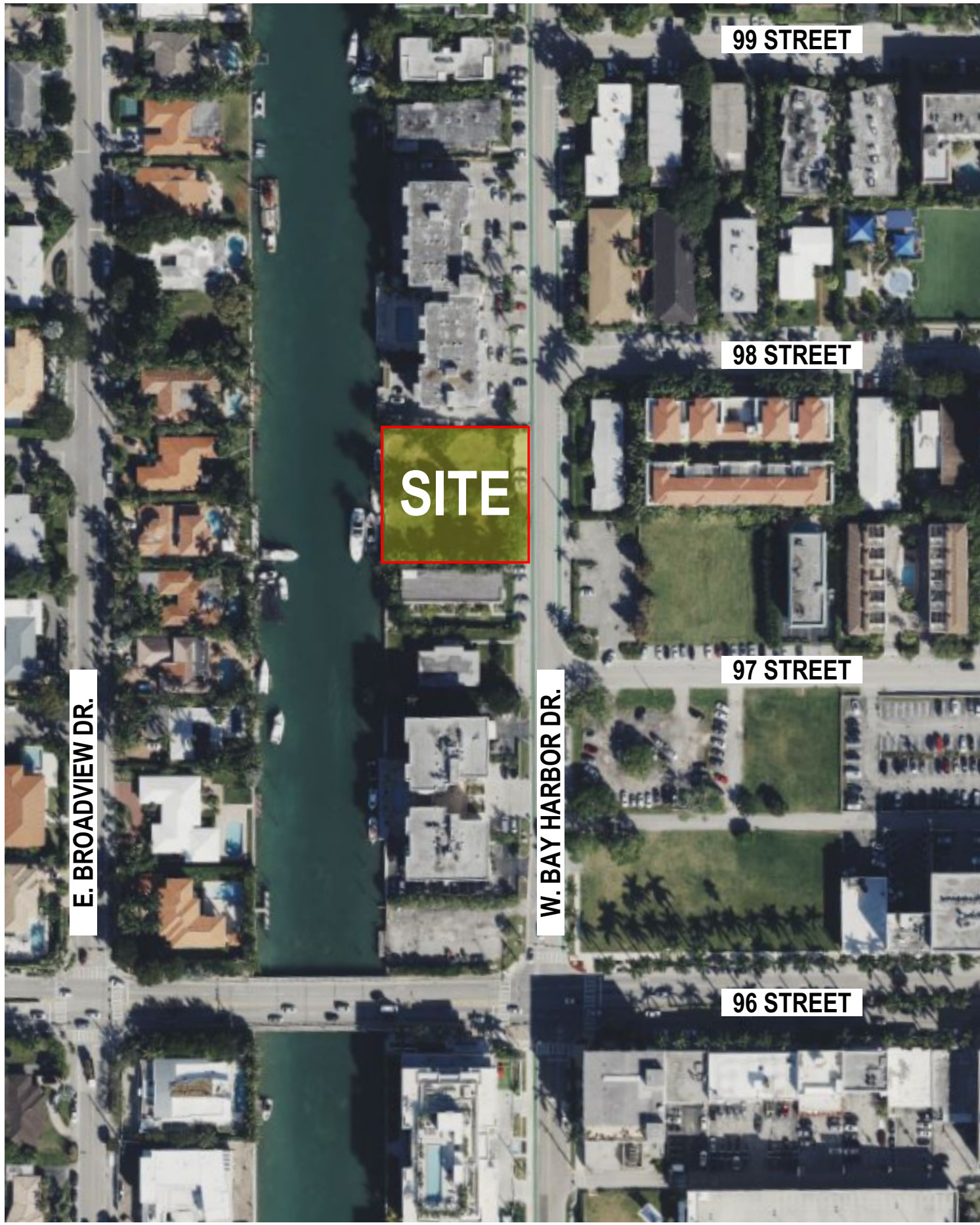
6/28/2022
DRC SET

NOT FOR CONSTRUCTION

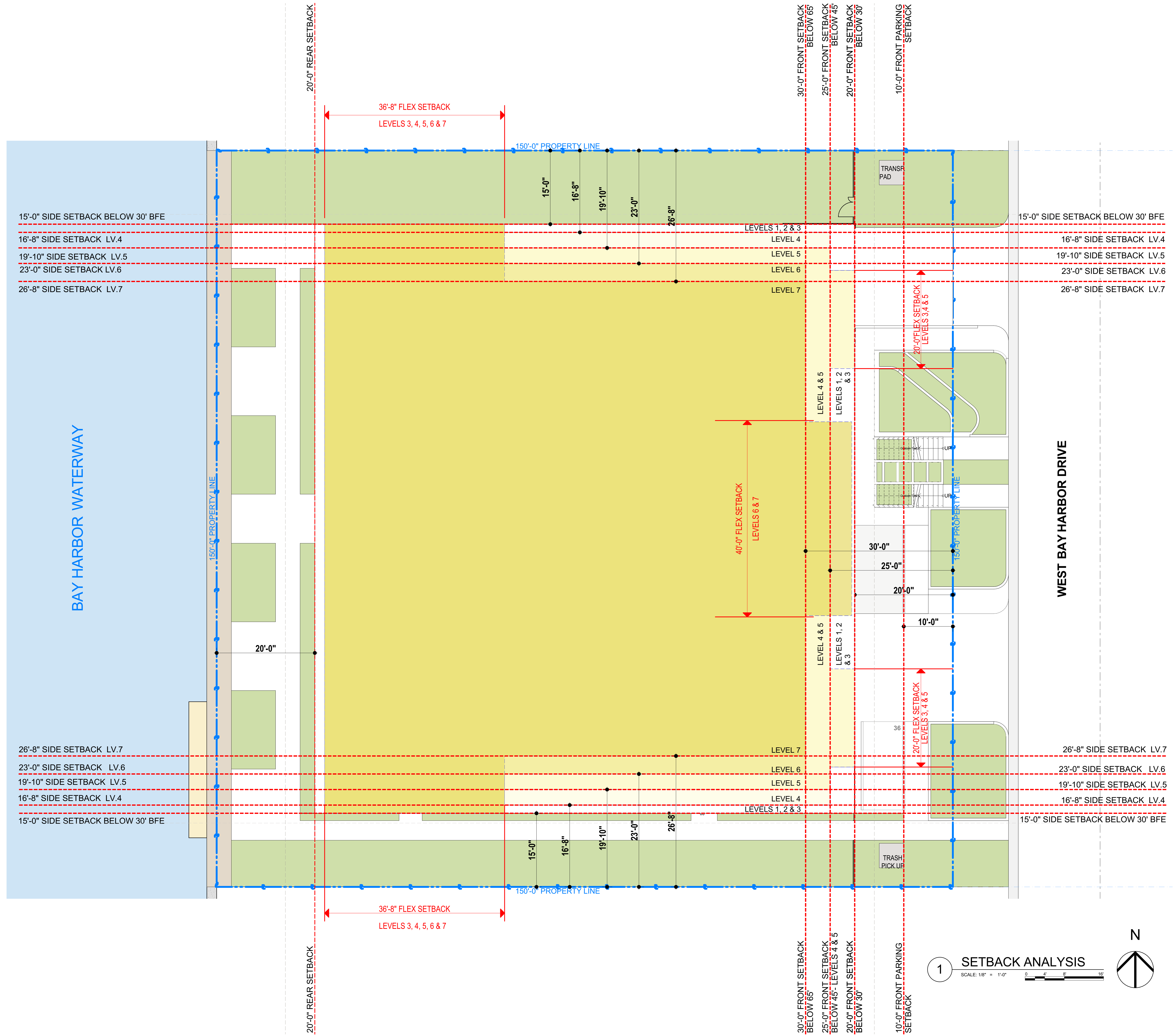
Zoning Summary				revuelta architecture international p.a.			
9740-9760 WEST BAY HARBOR DRIVE							
Lot Area		SF	Acres				
		22,500	0.52				
Legal Description							
Lot 25 and 26 of Block 3 of BAY HARBOUR ISLAND, according to the Plat thereof as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.							
Flood Elevation							
This property is located in Flood Zone AE, with a BFE of 8'-0" N.G.V.D.							
Grade Level 4.53' (Crown of the road)							
Zoning Classification		RM1 - MULTIPLE FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)					
Maximum Density				Allowable		Proposed	
Maximum base density 34 units per net Acre			34	0.52	18	18	
Proposed TDRs						9	
Total Density						27	
Maximum Overall Density with TDRs 70 units per acre			70	0.52	36	27	
Setbacks				Required		Proposed	
Principal Frontage (W. Bay Harbor Dr.)				Buildings less than 30 feet in height. 20 feet Buildings less than 45 feet in height. 25 feet Buildings less than 75 feet in height. 30 feet		20'-0" Below 30 feet.30'-0" Above 30 feet.	
Side Setback				Buildings less than 30 feet in height. 10 feet. Above 30 feet: for every 3 feet of height, 1 foot shall be added to the setback. The Minimum Setback from each side lot line shall be equal to ten percent of the street frontage of the lot but not less than ten feet. The maximum required side setback width shall be 22.5 feet.		15'-0" Below 30 feet.26'-8" Above 30 feet.	
Rear Setback (Waterfront)				20'-0"		20'-0"	
Flex Setbacks			side building length		Allowable (Feet)		Proposed (Feet)
Side Setbacks							
maximum allowed 1/3 of length of building			110		36'-8"		36'-8"
Front Setback							
maximum allowed 1/3 of length of building			120		40'-0"		40'-0"
Maximum Building Length / Breezeways				Allowable		Proposed	
Building Length				Maximum 120' without a Breezeway		120'	
Maximum Height				Allowable		Proposed	
Maximum Building Height				65 feet above BFE+1 (DFE)		65'-0" above BFE+1 (DFE)	
Landscape Requirements				Required		Proposed	
20% of Lot Area Minimum (Pervious Area)			22,500	0.20	4,500 SF	4,979 SF 22%	
Roof Deck Landscape Requirements						Proposed	
15% of Roof Area Minimum			8,150	0.15	1,223 SF	2,222 SF 27%	
Parking Space Requirements				Required		Proposed	
Residential - 2 per Dwelling Unit Minimum			27	2.0	54	54	
Total Parking Spaces		(including 2 guest parking spaces + handicap spaces)				56	
Storage Requirements							
A minimum of 25 SF of area with at least seven feet of headroom must be added for each apartment and shall be located outside the apartment					27	27	

INDEX OF DRAWINGS	
ID	Name
	COVER SHEET
	SURVEY
A-001	DATA SHEET
A-002	SETBACK ANALYSIS - FLOOR PLAN
A-003	SETBACK ANALYSIS - SECTIONS
A-004	LAND USE PLAN DESIGNATION
A-005	LANDSCAPE REQUIREMENT CALCULATIONS
A-006	CONTEXT VIEWS
A-100	SITE PLAN
A-101	LEVEL 1 - PARKING_FLOOR PLAN
A-102	LEVEL 2 - LOBBY - RESIDENCES_FLOOR PLAN
A-103	LEVEL 3- RESIDENTIAL_FLOOR PLAN
A-104	LEVEL 4- RESIDENTIAL_FLOOR PLAN
A-105	LEVEL 5- RESIDENTIAL_FLOOR PLAN
A-106	LEVEL 6- RESIDENTIAL_FLOOR PLAN
A-107	LEVEL 7- RESIDENTIAL_FLOOR PLAN
A-108	POOL DECK/ MECHANICAL_FLOOR PLAN
A-109	ROOF TOP_FLOOR PLAN
A-401	NORTH BUILDING ELEVATION
A-402	EAST BUILDING ELEVATION
A-403	SOUTH BUILDING ELEVATION
A-404	WEST BUILDING ELEVATION
A-501	BUILDING SECTION NORTH- SOUTH
A-502	BUILDING SECTION EAST-WEST
R-101	3D VIEW- FRONT VIEW- SE CORNER
R-102	3D VIEW- REAR VIEW- SW CORNER

UNIT BREAKDOWN 27 UNITS TOTAL			
LEVEL	UNIT NUMBER	NUMBER OF BEDROOMS	AREA
3	301	3 BED +DEN	2,135
	302	3 BED +DEN	2,187
	303	4 BED +DEN	2,135
	304	3 BED	1,538
	306	3 BED	1,538
4	401	3 BED +DEN	2,135
	402	3 BED +DEN	2,187
	403	4 BED +DEN	2,135
	404	3 BED	1,491
	405	2 BED +DEN	1,315
5	501	3 BED +DEN	2,049
	502	3 BED +DEN	2,187
	503	4 BED +DEN	2,049
	504	2 BED	1,367
	505	2 BED +DEN	1,315
6	601	3 BED +DEN	2,328
	602	2 BED +DEN	1,582
	603	3 BED +DEN	2,328
	604	2 BED +DEN	1,666
	606	2 BED +DEN	1,666
7	701	3 BED +DEN	2,200
	702	2 BED +DEN	1,582
	703	3 BED +DEN	2,200
	704	2 BED +DEN	1,570
	706	2 BED +DEN	1,570



1 LOCATION MAP
NOT TO SCALE







1 NORTH EAST VIEW
NOT TO SCALE



3 SOUTH EAST VIEW

NOT TO SCALE

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NOT FOR CONSTRUCTION

BAY HARBOR WATERWAY

15'-0" SIDE SETBACK
BELOW 30'

15'-0" SIDE SETBACK
BELOW 30'

20'-0" REAR SETBACK

20'-0" REAR SETBACK

20'-0" FRONT SETBACK
BELOW 30'

20'-0" FRONT SETBACK
BELOW 30'

10'-0" FRONT PARKING
SETBACK

10'-0" FRONT PARKING
SETBACK

15'-0" SIDE SETBACK
BELOW 30' BFE

15'-0" SIDE SETBACK
BELOW 30' BFE

WEST BAY HARBOR DRIVE

1 LEVEL 1 - PARKING- FLOOR PLAN

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

0 4 8 16



Luis O. Revuelta
AR-0007972
DRC SET
Date
6/28/2022
Scale
AS SHOWN
Project No.
#Pin
Sheet Name
LEVEL 1 - PARKING- FLOOR
PLAN
Sheet No.
A-101

Consultant

Owner Information
**Bay Harbour
Investment Inc.**
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134

Revisions

9740-9760 WEST BAY HARBOR DRIVE

Bay Harbor Islands, FL 33154

Project

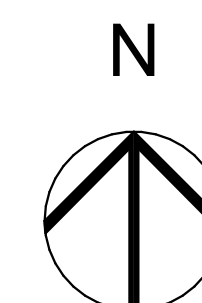
revuelta-architecture.com

Miami
Santiago, Chile

revuelta
architecture
international



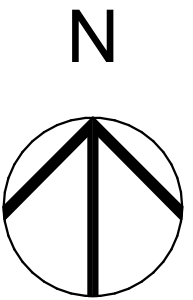
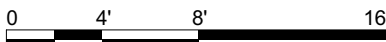
1 LEVEL 2 - LOBBY - PARKING- FLOOR PLAN

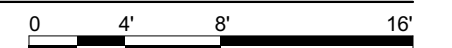


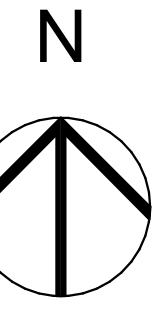
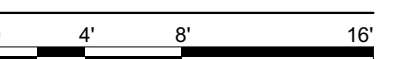


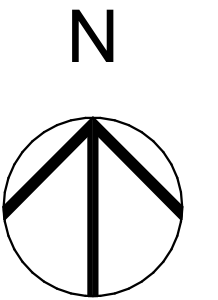
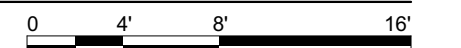
LEVEL 3 - RESIDENTIAL- FLOOR PLAN

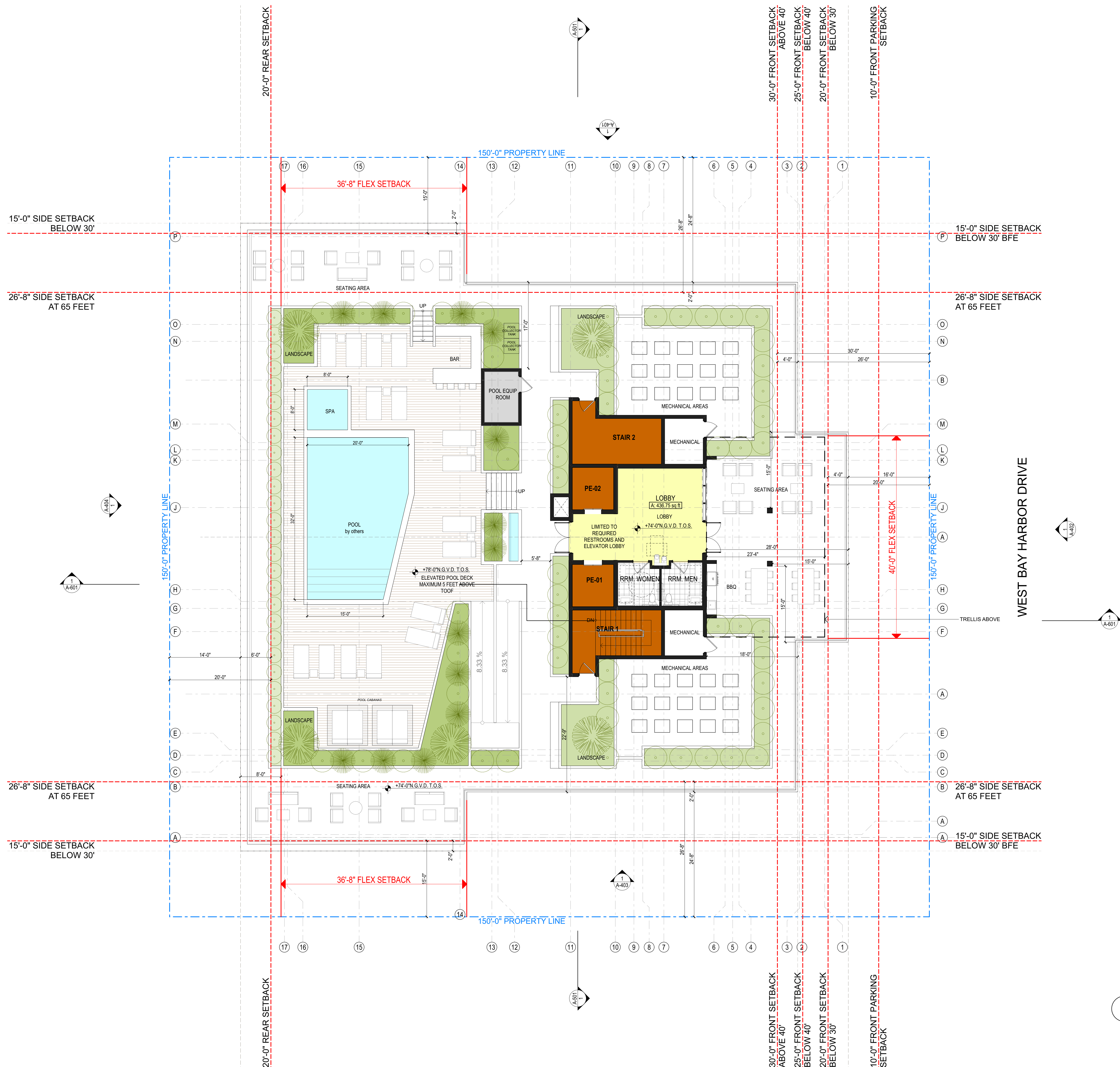
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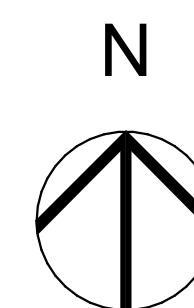
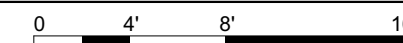




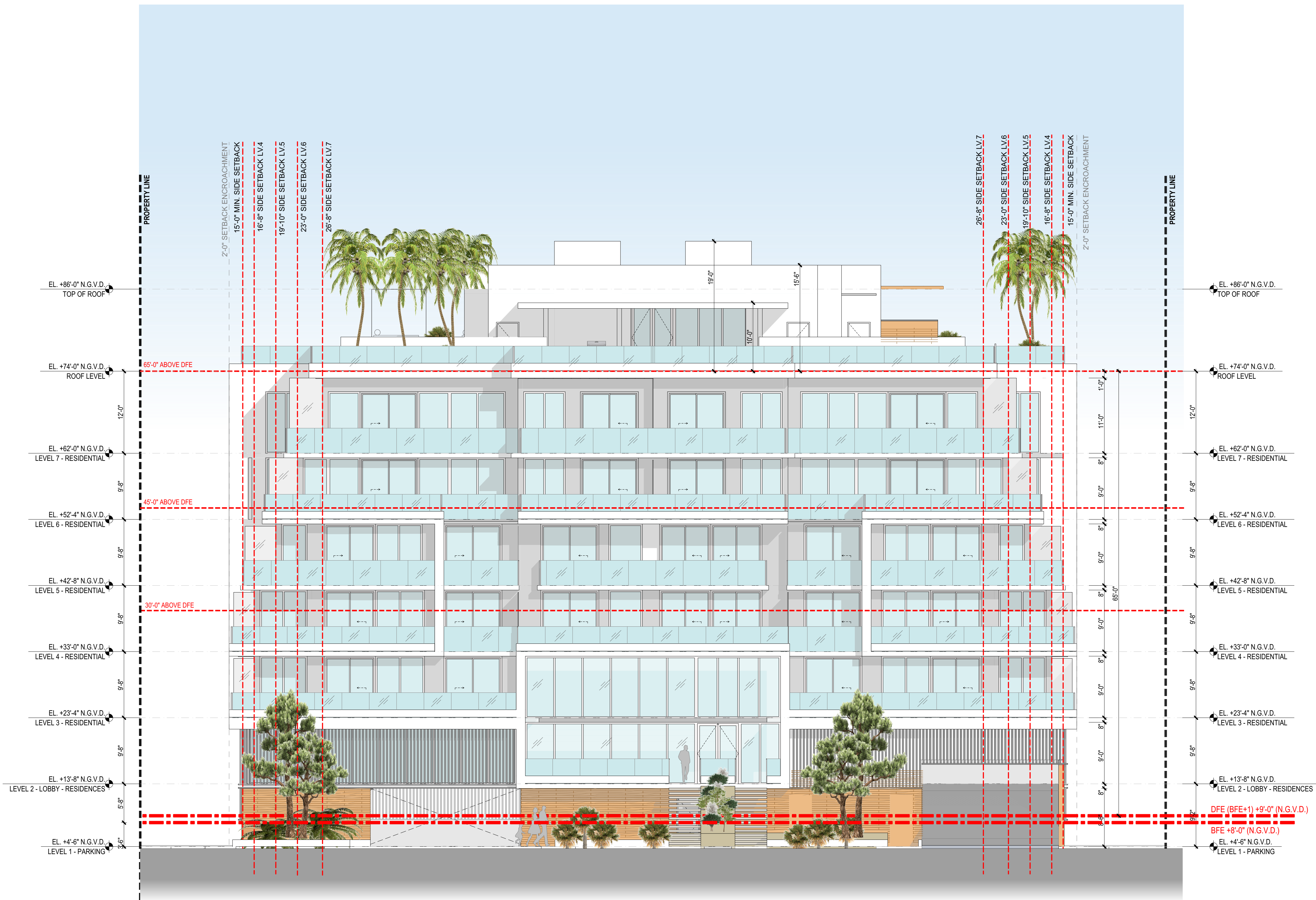


1 ROOF LEVEL- FLOOR PLAN

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





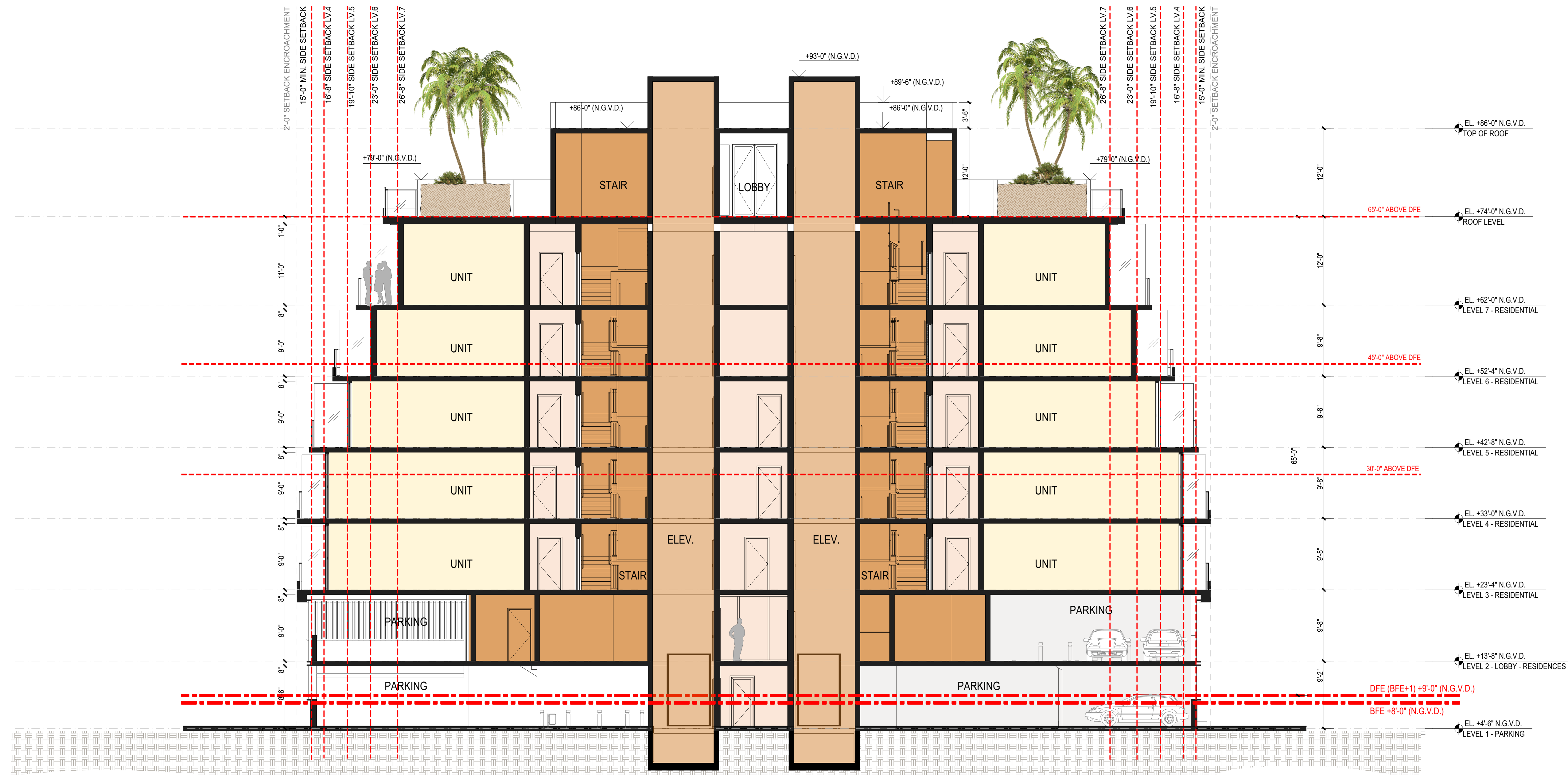


1 EAST BUILDING ELEVATION

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

0 4' 8' 16'





1 SECTION NORTH- SOUTH
SCALE: 1/8" = 1'-0"



SECTION EAST- WEST

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



3D VIEW- FRONT VIEW- SE CORNER





LOCATION MAP
NOT TO SCALE

The map shows a grid of blocks along the Bay Harbor Waterway and West Bay Harbor Dr. The blocks are numbered 23, 24, 25, 26, and 27. Block 3 is circled. Block 25 and 26 are shaded with diagonal lines. A north arrow and a scale bar are also present.

LEGAL DESCRIPTION: LOTS 25 AND 26, BLOCK 3, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# R-243 LOC# 2225 W ELEV. 6.59'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 46 PG: 5

A circular seal with a dotted border. The text "ADIS N. NUNEZ" is at the top, "License Number 5924" is in the middle, and "STATE OF FLORIDA" is at the bottom. The outer ring contains the text "Professional Surveyor and Mapper". There are three stars: one on the left, one on the right, and one in the center below the license number.

NOT FOR CONSTRUCTION

D

C

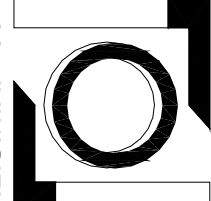
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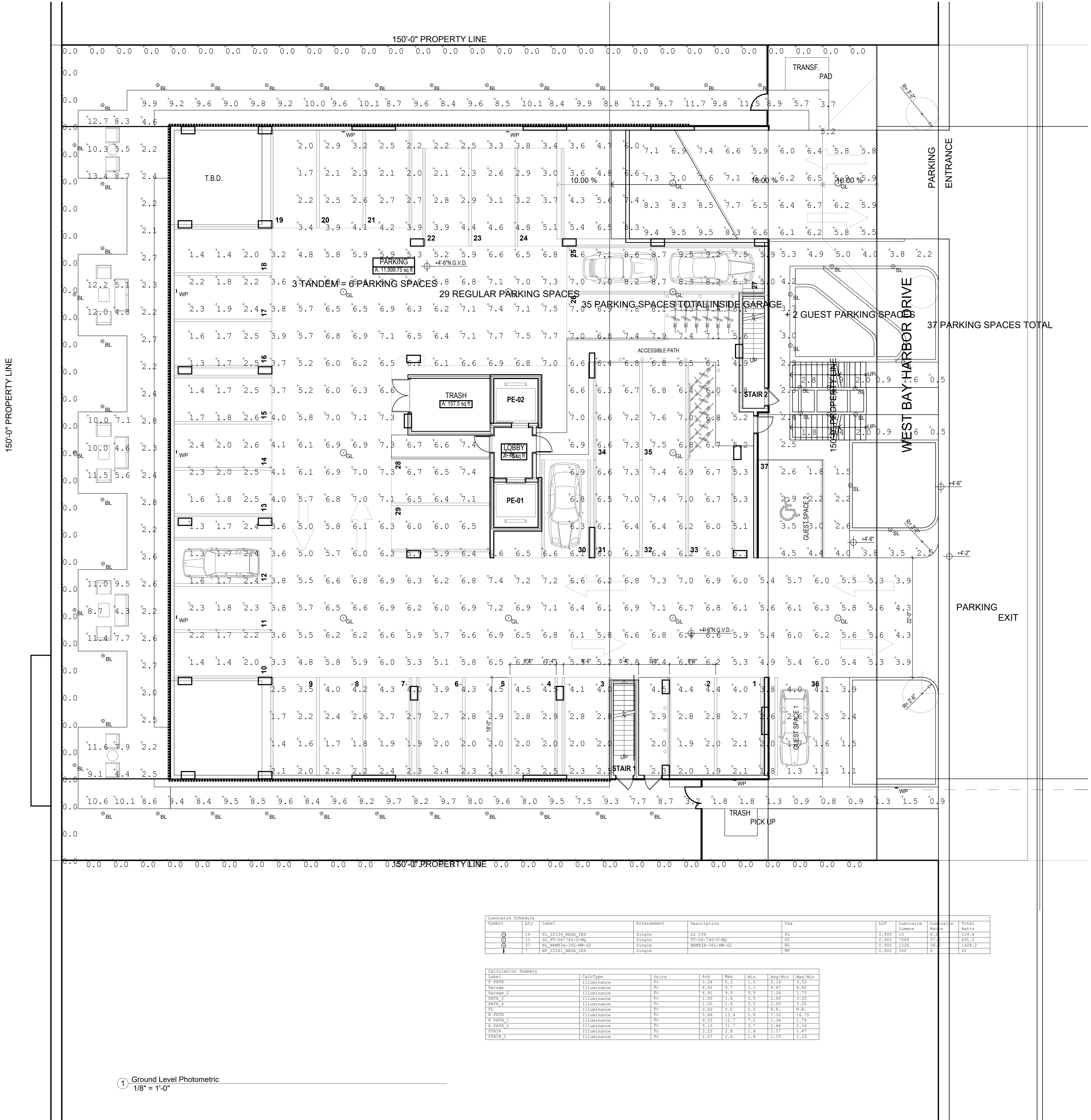
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1.E.S.N.A. 2002



**O'BRIEN
LIGHTING INC.**
777 BRICKELL AVENUE, 5F MIAMI, FLORIDA 33131
305.774.0416 | INFO@OBRIENLIGHTING.COM

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



1 Ground Level Photometric
1/8" = 1'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	SLF	Luminaire	Height	Total
14	14	ST-22136 BGA, ISB	Single	22 136	BL	0.900	Comme	15	114.8
12	12	GL-PP-D4745-D-WQ	Single	PP-D4745-D-WQ	GL	0.900	1565	57	681.2
27	27	SL-22261 BGA, ISB	Single	22261 BGA, ISB	BL	0.900	1225	36	1438.2
7	7	WP-22261 BGA, ISB	Single	22261 BGA, ISB	WP	0.900	1362	6	62

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
P PATH	Illuminance	FC	3.24	5.3	1.5	2.16	3.53		
Garage	Illuminance	FC	4.92	9.3	1.3	4.47	8.82		
Garage 2	Illuminance	FC	4.91	9.5	1.5	4.26	1.73		
PATS 3	Illuminance	FC	1.00	1.6	0.5	2.00	3.20		
PATS 4	Illuminance	FC	1.00	1.6	0.5	2.00	3.20		
PE	Illuminance	FC	0.60	0.6	0.0	N/A	N/A		
P PATH 1	Illuminance	FC	1.46	13.4	0.4	1.33	14.55		
P PATH 2	Illuminance	FC	9.53	12.7	7.1	1.34	1.79		
STAIR	Illuminance	FC	10.10	11.7	3.7	2.46	3.16		
STAIR 1	Illuminance	FC	2.23	2.8	1.9	1.17	1.47		
STAIR 2	Illuminance	FC	2.07	2.4	1.8	1.15	1.33		

DRAWING RESTRICTIONS:
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MIAMI, FL 33135
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WWW.REVUELTA-ARCHITECTURE.COM

Project

9740-9760 WEST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Revisions

Owner Information

Bay Harbour
Investment Inc.
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134

Consultant

LIGHTING
DESIGN DRAWING

Luis O. Revuelta
AR-0007972

DRC SET

Date

2022-06-17

Scale

1/8" = 1'-0"

Project No.

2022-006

Sheet Name

GF PHOTOCALCULATION

Sheet No.

LD-15.00

NOT FOR CONSTRUCTION

D

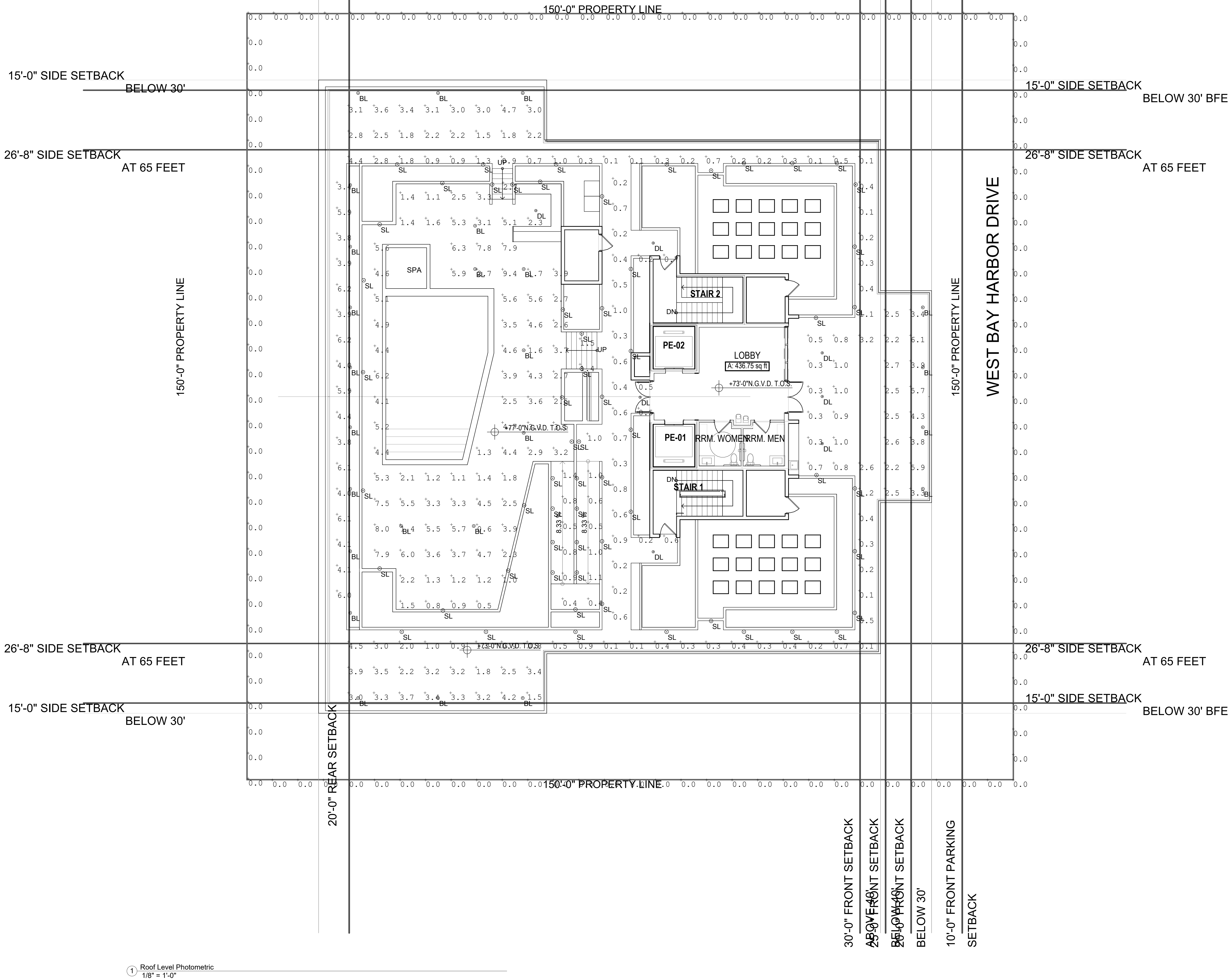
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A

-By #Last saved by - Date: 6/30/2022

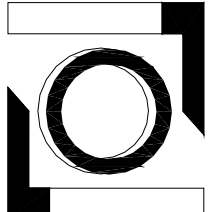
PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION -



1 Roof Level Photometric
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**O'BRIEN
LIGHTING INC.**
777 BRICKELL AVENUE, 5F MIAMI, FLORIDA 33131
305.774.0416 | INFO@OBRIENLIGHTING.COM

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	
⊙	7	DL BA=4470 40PARKS 2P10_30de	Single	BA=4470L1	DL	
⊙	41	BL 21330 800W T85	Single	21330	BL	
⊙	25	BL 80083x=36L=NM-02	Single	80083x=36L=NM-02	BL	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARK 1	Illuminance	Fc	1.37	6.1	0.1	17.70	61.00
PARK 2	Illuminance	Fc	4.81	8.0	0.4	1.41	1.85
PARK 3	Illuminance	Fc	0.52	1.0	0.2	2.50	5.00
PE	Illuminance	Fc	0.00	0.0	0.0	N/A	N/A
RAMP	Illuminance	Fc	0.78	1.4	0.4	1.85	3.50
STAIR 1	Illuminance	Fc	1.40	1.5	1.4	1.04	1.07
STAIR 2	Illuminance	Fc	2.70	2.7	2.7	1.00	1.00
UPPER DECK	Illuminance	Fc	3.63	9.4	0.5	7.26	18.80

DRAWING RESTRICTIONS:
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REVUELTA | R. GARCIA | R. DIAZ

Project

9740-9760 WEST BAY HARBOR DRIVE
Bay Harbor Islands, FL 33154

Revisions

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201 Alhambra Circle, Suite 802
Coral Gables, FL 33134

Consultant

LIGHTING
DESIGN DRAWING

Luis O. Revuelta

AR-0007972

DRC SET

Date

2022-06-17

Scale

1/8" = 1'-0"

Project No.

2022-006

Sheet Name

ROOF PHOTOCALCULATION

Sheet No.

LD-15.08

CIVIL SET OF PLAN FOR
WEST BAY HARBOR DRIVE APARTMENTS

9740-9760 W BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

FOLIO: 13-2227-001-0730, 13-2227-001-0720

PREPARED BY

EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103
MIAMI, FL 33172
ERIC J. GOMEZ
LICENSE No. 57461
(305) 553-5457



LOCATION MAP
SCALE: N.T.S.

INDEX OF SHEETS

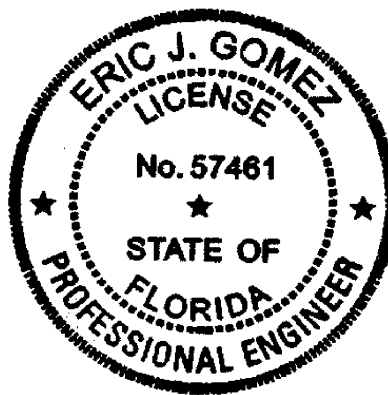
SHEET NO.	DESCRIPTION
C-0.0	COVER SHEET
C-1.0	WATER AND SEWER SERVICES PLAN
C-2.0	PAVING, GRADING AND DRAINAGE PLAN
C-3.0	PAVING, GRADING AND DRAINAGE SECTIONS



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!

PROJECT DESCRIPTION:

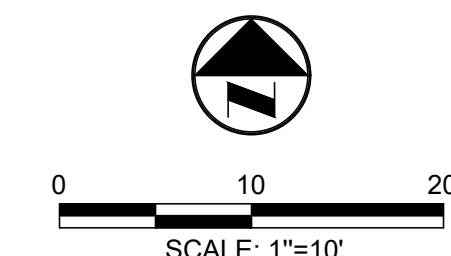
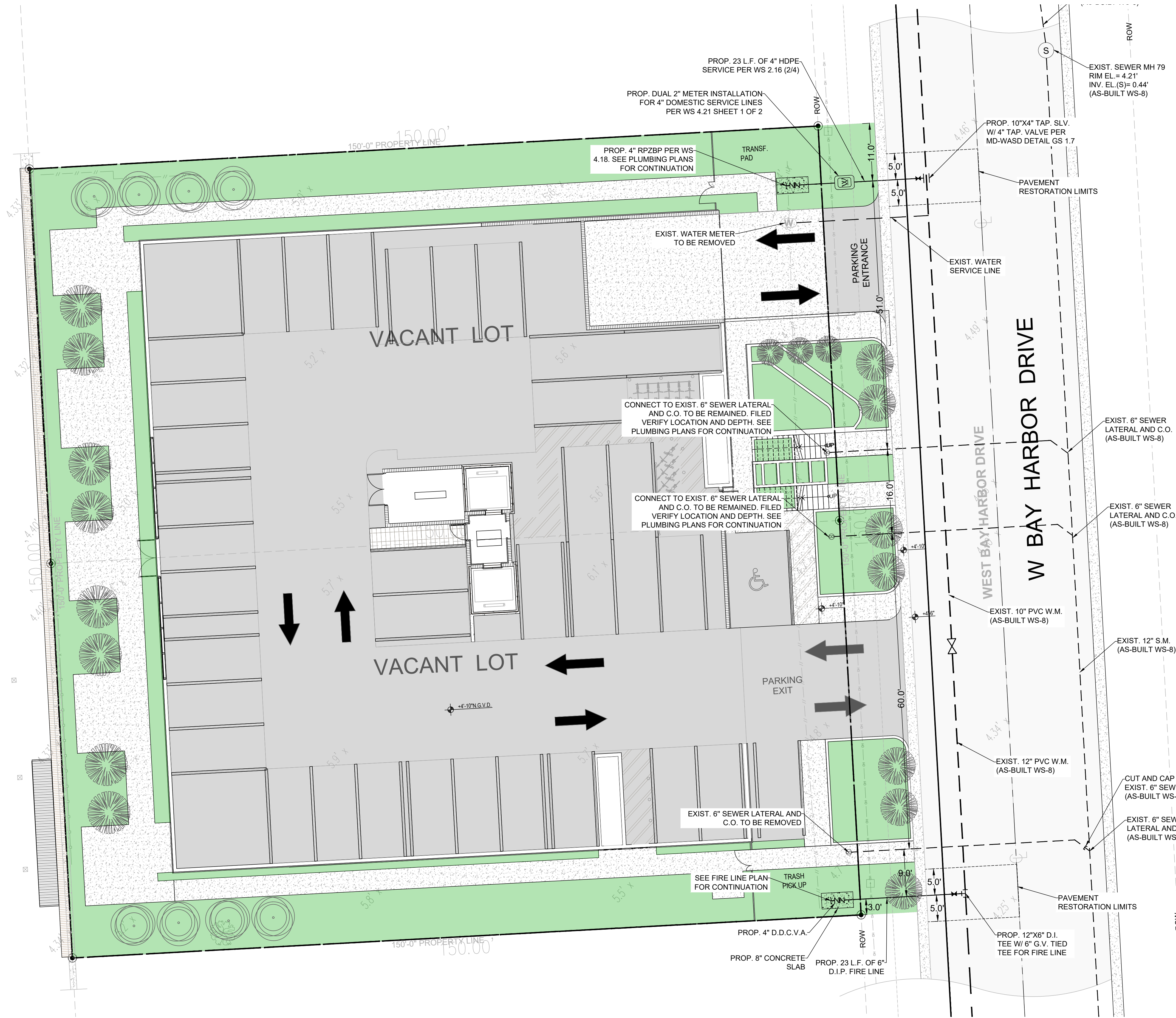
DESIGN OF WATER AND SEWER SERVICES, AS WELL AS PAVING, GRADING, AND DRAINAGE SYSTEM FOR THE SUBJECT PROPERTY AS PER BAY HARBOR ISLAND REQUIREMENTS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC J. GOMEZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



HARBOR WATERWAY



LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- [Pattern] EXIST. ASPHALT PAVEMENT
- [Pattern] PROP. ASPHALT PAVEMENT
- [Pattern] PROP. CONCRETE PAVEMENT
- [Pattern] PROP. ELEVATION
- [Pattern] EXIST. SURVEY ELEVATION

WATER AND SEWER LEGEND		
EXISTING		PROPOSED
[Symbol]	WATER METER	[Symbol]
[Symbol]	GATE VALVE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	MANHOLE SANITARY	[Symbol]
[Symbol]	MANHOLE STORM SEWER	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	CENTER LINE	[Symbol]

NOTES:

- ELEVATIONS AND TOPOGRAPHIC SURVEY PREPARED BY ROYAL POINT LAND SURVEYORS, INC. DATED 03/23/2022
- ELEVATIONS ARE SHOWN IN FT NGVD 1929 UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY SHALL COMPLY WITH CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING SWALE/SOD ALONG THE ENTIRE RIGHT-OF-WAY.

DATE:

REVISIONS:

EGSC J. GOMEZ
LICENSE
No. 57461
STATE OF FLORIDA
PROFESSIONAL ENGINEER

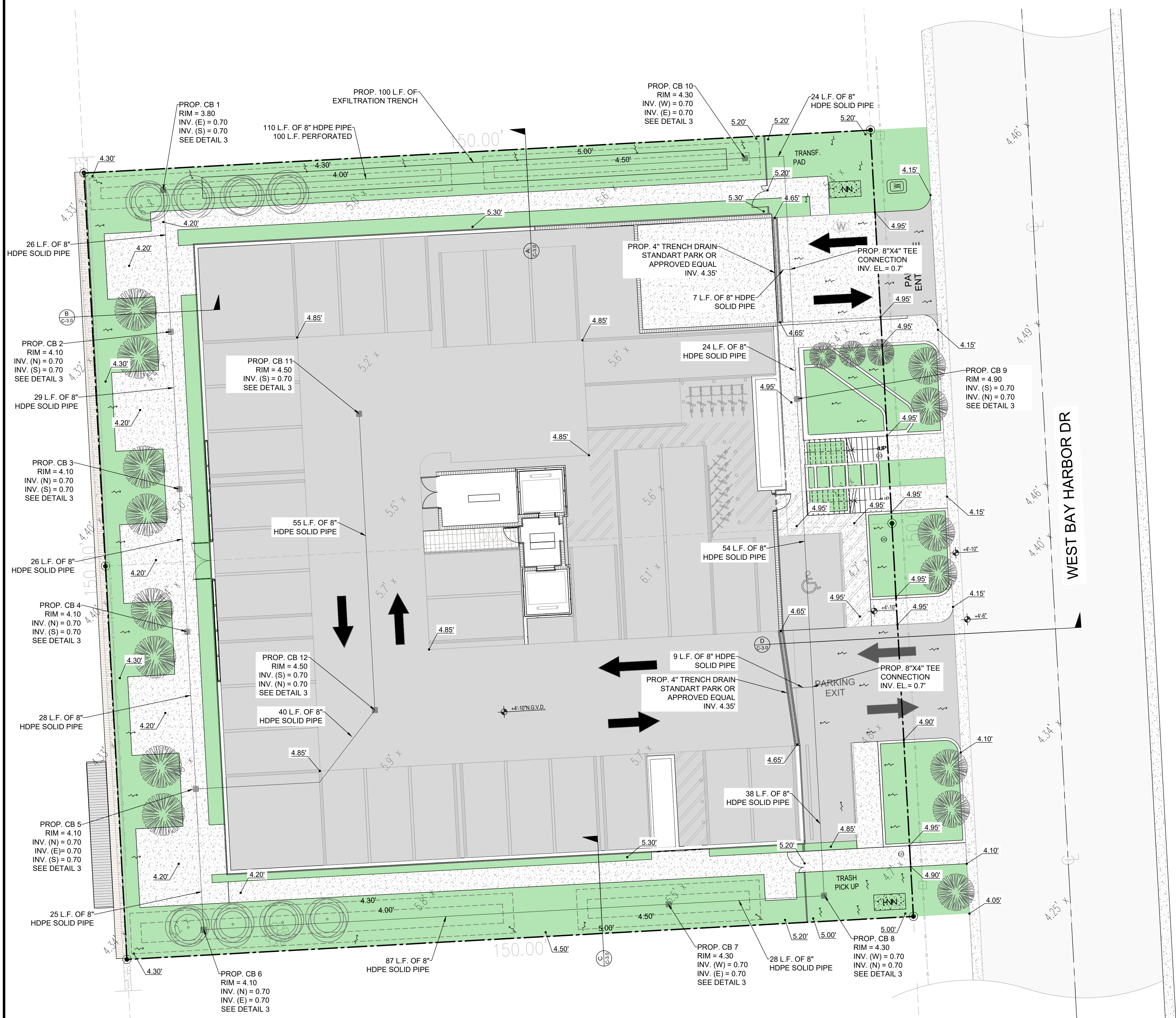
DESIGNED BY: EG
DRAWN BY: MP
CHECKED BY: EG
SCALE: AS SHOWN

EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results

WATER AND SEWER PLAN
9740-9760 WEST BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154
PREPARED BY: EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103 MIAMI, FL 33172
TEL: 305.553.5457 EMAIL: egomez@egscfl.com

SHEET:

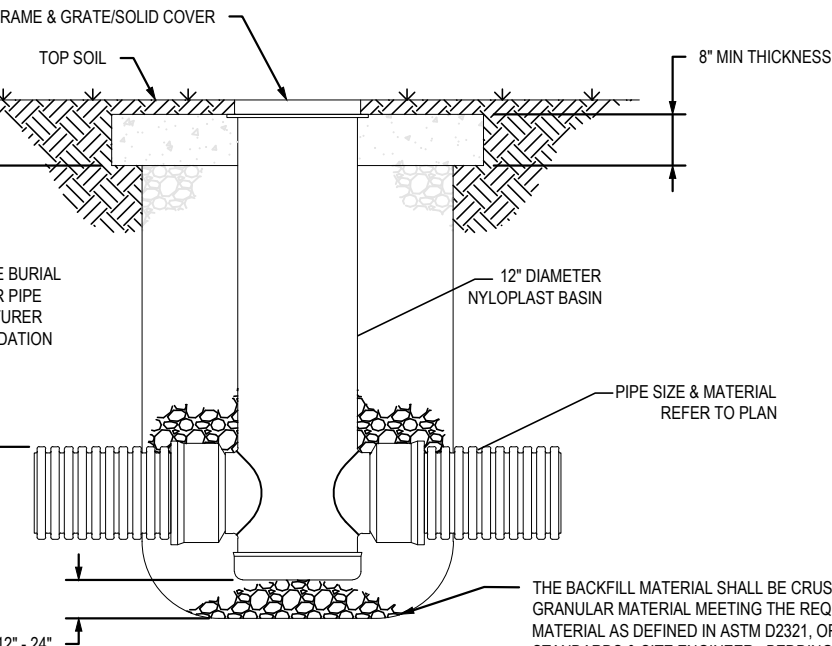
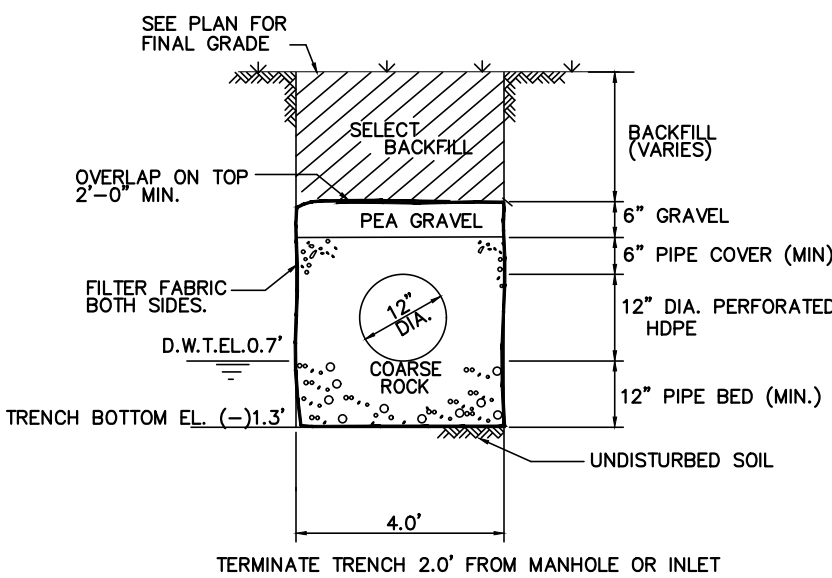
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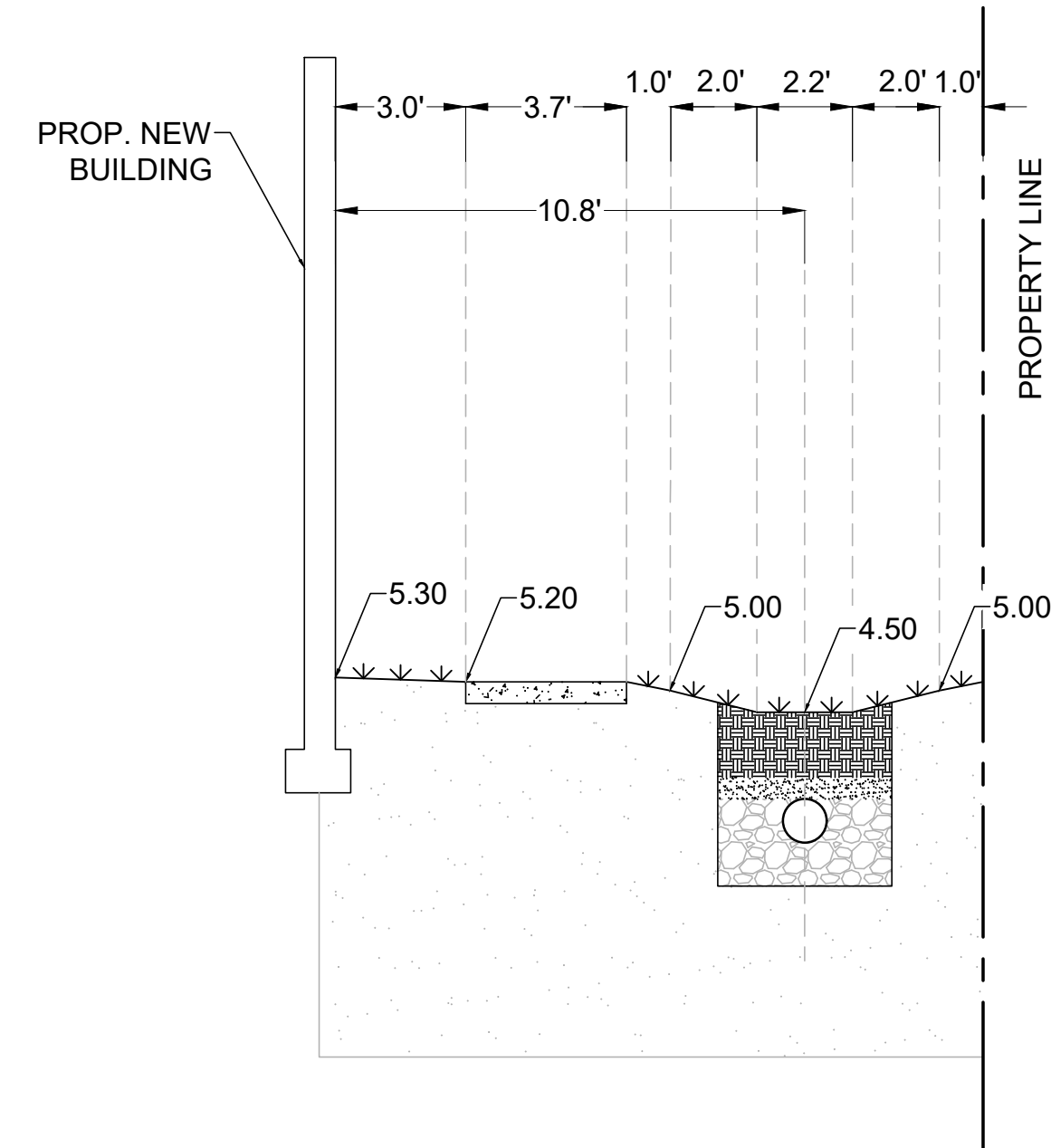
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- [Pattern] EXIST. ASPHALT PAVEMENT
- [Pattern] PROP. ASPHALT PAVEMENT
- [Pattern] PROP. CONCRETE PAVEMENT
- [Symbol] PROP. ELEVATION
- [Symbol] EXIST. SURVEY ELEVATION
- [Symbol] PROP. CATCH BASIN
- [Symbol] WATER FLOW DIRECTION

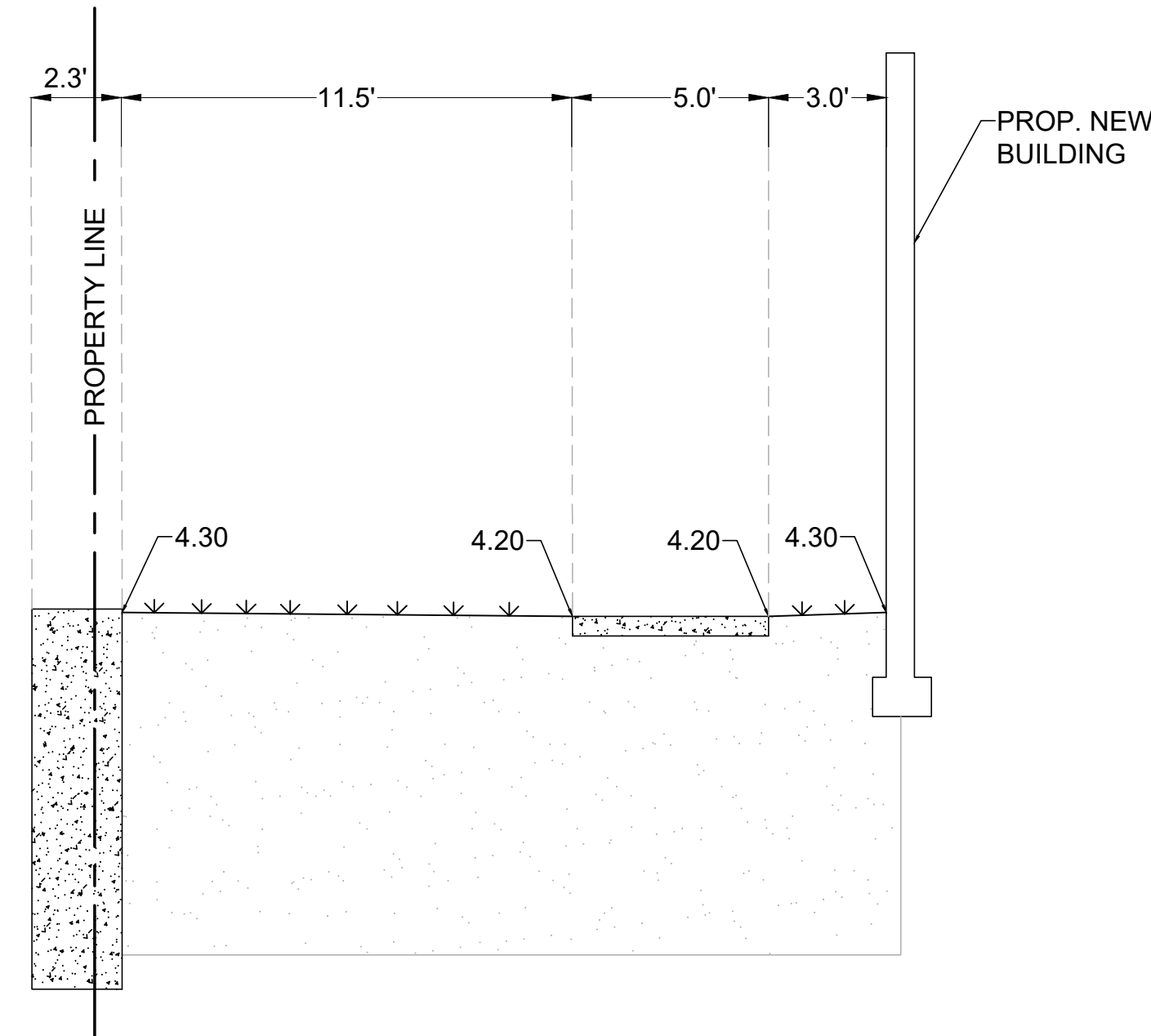
- NOTES:**
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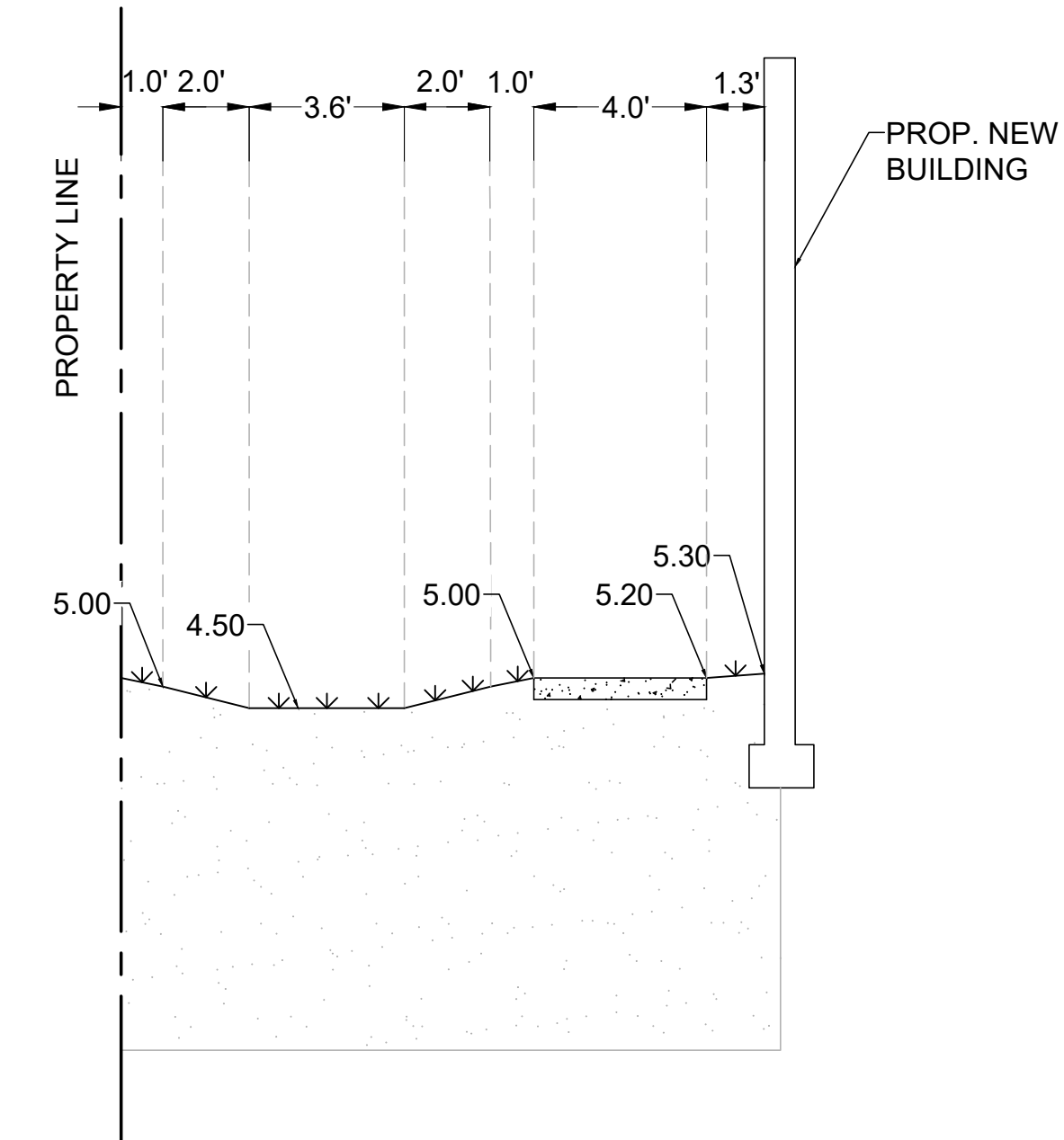
DATE:	
REVISIONS:	
DESIGNED BY: EG	DRAWN BY: MP
CHECKED BY: EG	SCALE: AS SHOWN
EGSC ENGINEERING CONSULTANTS Personal Approach, Powerful Results	
DRAWING NAME: PAVING, GRADING AND DRAINAGE PLAN	
PROJECT: 9740-9760 WEST BAY HARBOR DR BAY HARBOR ISLAND, FL 33154	
PREPARED BY: EGSC ENGINEERING CONSULTANTS 1701 NW 112TH AVENUE #103 MIAMI, FL 33172 TEL: 305.553.5457 EMAIL: egomez@egscfl.com	
SHEET: C-2.0	



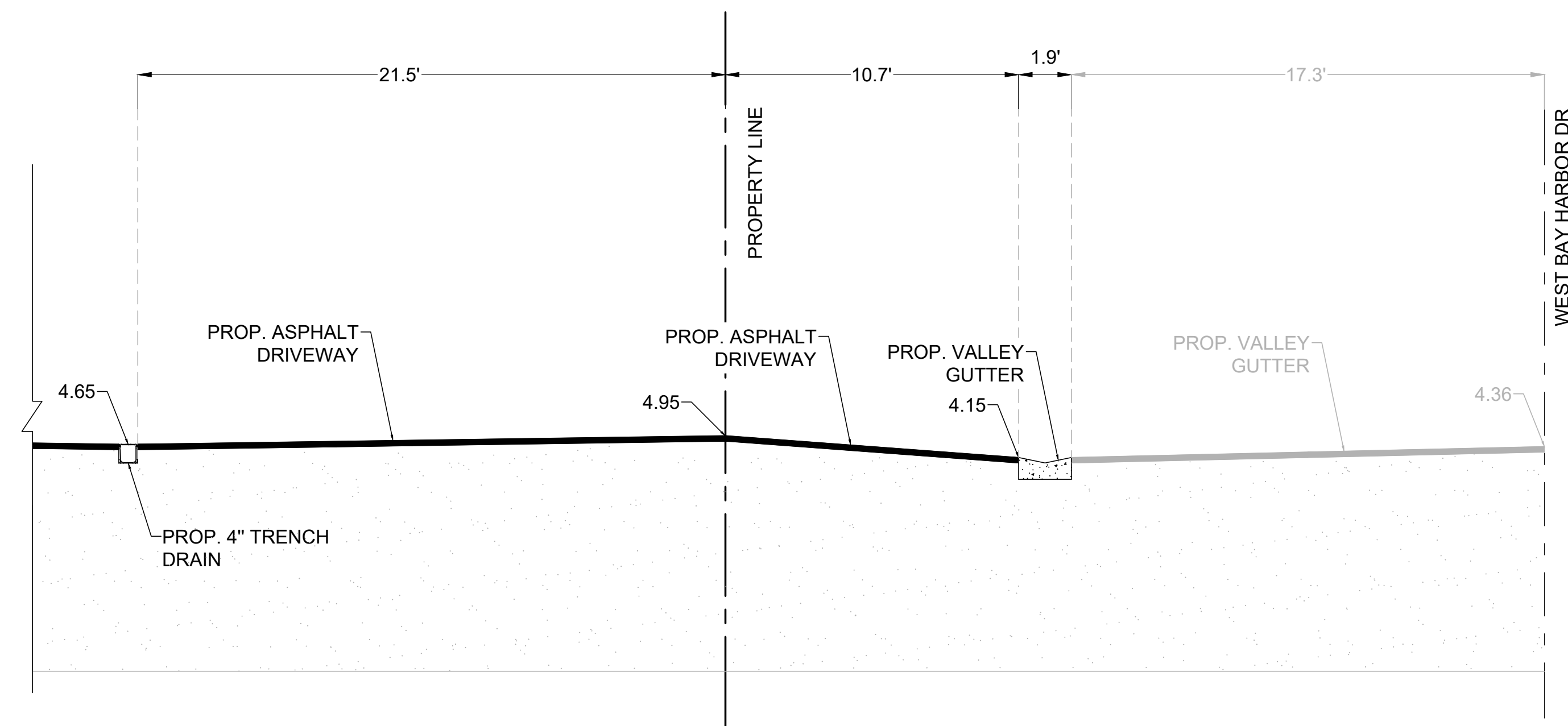
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N.T.S.



SECTION B
N.T.S.

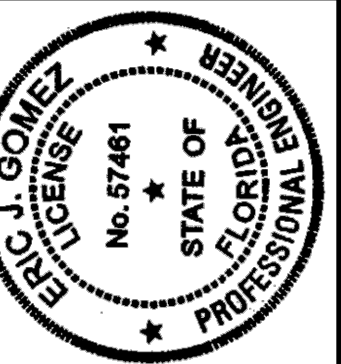


SECTION C
N.T.S.



SECTION D
N.T.S.

DATE:	
REVISIONS:	



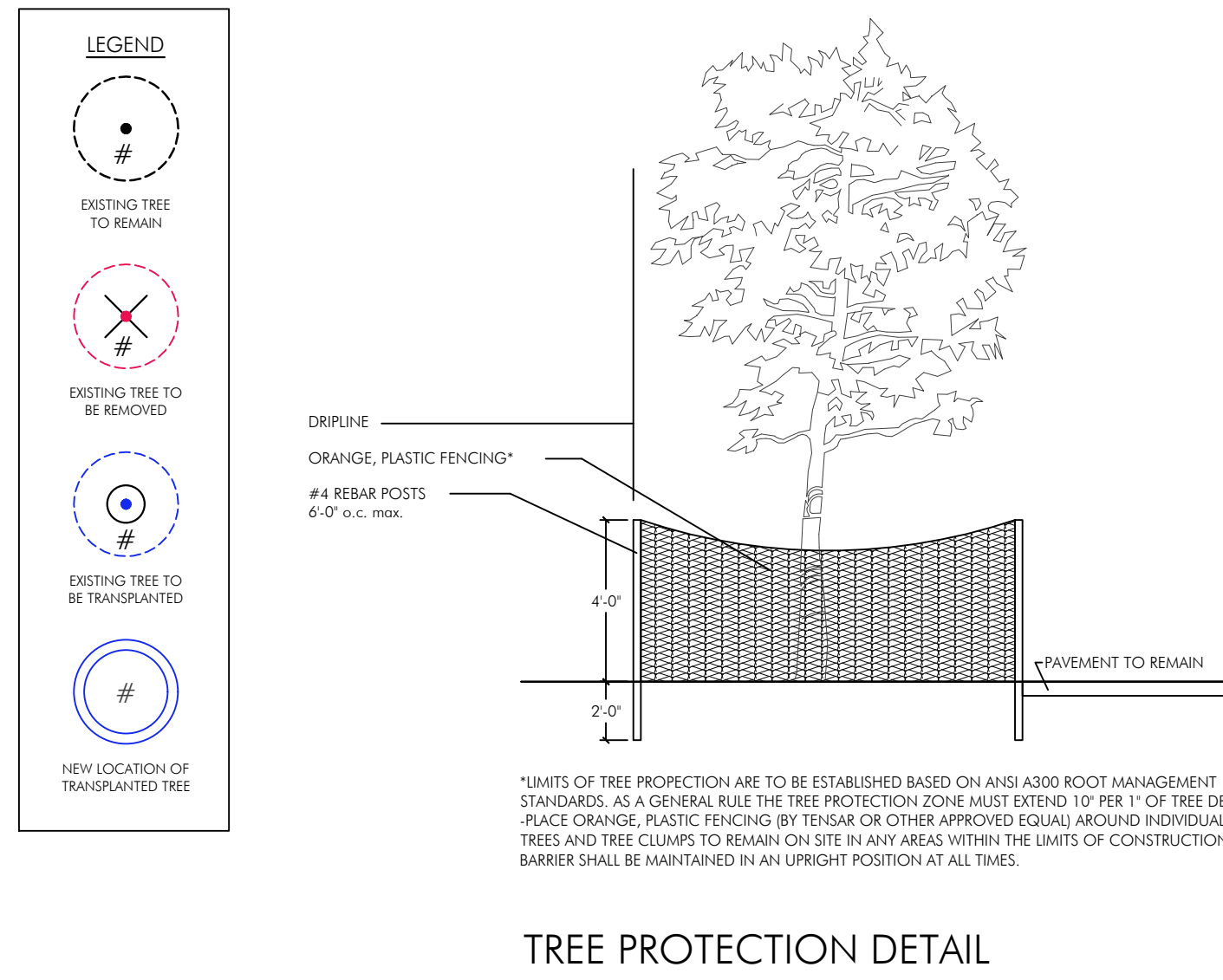
DESIGNED BY:	EG
DRAWN BY:	MP
CHECKED BY:	EG
SCALE:	AS SHOWN



DRAWING NAME:	PAVING, GRADING AND DRAINAGE PLAN
PROJECT:	9740-9760 WEST BAY HARBOR DR BAY HARBOR ISLAND, FL 33154
PREPARED BY:	EGSC ENGINEERING CONSULTANTS 1701 NW 112th AVENUE #103 MIAMI, FL 33172 TEL: 305.553.5457 EMAIL: egomez@egscfl.com

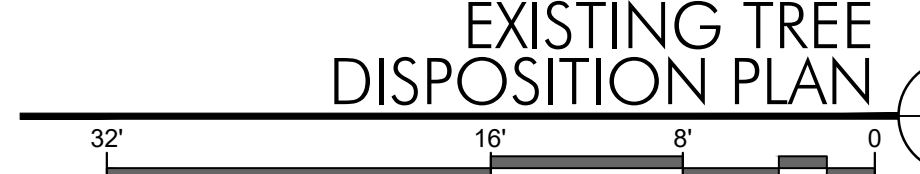
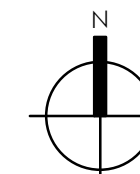
SHEET:

C-3.0



EXISTING TREE DISPOSITION LIST							
KEY	BOTANICAL NAME	COMMON NAME	HT. (ft.)	SFD (ft.)	DBH. (in.)	DISPOSITION	MITIGATION S.F. CANOPY
1	Coccotheca nucifera	Coconut Palm	15	10	13	Transplant	
2	Coccotheca nucifera	Coconut Palm	17	12	15	Transplant	
3	Veitchia merrillii	Christmas Palm	20	8	5	Transplant	
4	Coccotheca nucifera	Coconut Palm	18	10	13	Transplant	
5	Coccotheca nucifera	Coconut Palm	15	10	13	Transplant	
6	Coccotheca nucifera	Coconut Palm	17	12	15	Transplant	
7	Coccotheca nucifera	Coconut Palm	14	10	13	Transplant	
8	Coccotheca nucifera	Coconut Palm	17	10	12	Transplant	
9	Psychospermum elegans	Solitaire Palm	15	10	12	Transplant	
10	Psychospermum elegans	Solitaire Palm	16	10	13	Keep	
11	Psychospermum elegans	Solitaire Palm	15	10	12	Keep	
12	Sabal palmetto	Sabal Palm	15	10	13	Keep	
13	Ficus benjamina	Weeping Fig	30	30	multi	Remove	707
14	Ficus benjamina	Weeping Fig	30	30	multi	Remove	707
15	Ficus benjamina	Weeping Fig	30	30	multi	Remove	707
16	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
17	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
18	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
19	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
20	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
21	Ficus benjamina	Weeping Fig	18	10	multi	Remove	79
22	Ficus benjamina	Weeping Fig	18	10	multi	Remove	79
23	Coccotheca nucifera	Coconut Palm	16	10	12	Keep	
24	Royalea regia	Royal Palm	30	15	16	Keep	
25	Royalea regia	Royal Palm	30	15	15	Keep	
26	Veitchia merrillii	Christmas Palm	26	12	6	Remove	113
27	Ficus benjamina	Weeping Fig	30	30	18	Remove	1414
28	Psychospermum elegans	Solitaire Palm	18	10	3	Remove	79
29	Ficus benjamina	Weeping Fig	18	10	multi	Remove	79
30	Veitchia merrillii	Christmas Palm	20	10	multi	Keep	
31	Sabal palmetto	Sabal Palm	10	10	13	Keep	
32	Schefflera octophylla	Umbrella Tree	20	12	multi	Remove	N/A
33	Coccotheca nucifera	Coconut Palm	10	10	15	Keep	
34	Coccotheca nucifera	Coconut Palm	10	10	15	Keep	
35	Coccotheca nucifera	Coconut Palm	10	10	15	Keep	
36	Royalea regia	Royal Palm	30	15	16	Keep	
37	Coccotheca nucifera	Coconut Palm	18	18	13	Keep	
38	Royalea regia	Royal Palm	40	12	15	Keep	
39	Royalea regia	Royal Palm	50	12	14	Remove	113
40	Coccotheca nucifera	Coconut Palm	16	10	15	Remove	79
41	Coccotheca nucifera	Coconut Palm	18	12	12	Remove	113
42	Coccotheca nucifera	Coconut Palm	12	10	12	Remove	79
43	Sabal palmetto	Sabal Palm	12	10	13	Remove	79
44	Psychospermum elegans	Solitaire Palm	26	10	3	Remove	79
45	Livingstonia chinensis	Chinese Fan Palm	40	10	10	Remove	79
46	Livingstonia chinensis	Chinese Fan Palm	40	10	10	Remove	79
47	Livingstonia chinensis	Chinese Fan Palm	40	10	10	Remove	79
48	Livingstonia chinensis	Chinese Fan Palm	40	10	10	Remove	79
49	Casuarina equisetifolia	Brazil Pepper	20	20	multi	Remove	N/A
50	Livingstonia chinensis	Chinese Fan Palm	40	10	10	Remove	79
51	Sabal palmetto	Sabal Palm	15	10	12	Remove	79
52	Avicennia heterophylla	Norfolk Island Pine	50	7	25	Remove	N/A
53	Avicennia heterophylla	Norfolk Island Pine	50	7	24	Remove	N/A
54	Chrysomela reflexa	Song of India	18	15	multi	Remove	177
55	Psychospermum elegans	Solitaire Palm	14	8	3	Remove	50
56	Sabal palmetto	Sabal Palm	15	10	12	Remove	79
57	Sabal palmetto	Sabal Palm	15	10	12	Remove	79
58	Coccotheca nucifera	Coconut Palm	17	12	12	Transplant	
59	Coccotheca nucifera	Coconut Palm	14	10	13	Transplant	
60	Coccotheca nucifera	Coconut Palm	17	10	12	Transplant	
61	Coccotheca nucifera	Coconut Palm	15	10	12	Transplant	
62	Coccotheca nucifera	Coconut Palm	16	10	13	Transplant	
TOTAL CANOPY S.F. TO BE REPLACED							6,241

*Mitigation provided (see plant list for species)			
MITIGATION TYPE	QTY.	MITIGATION EA. (S.F.)	TOTAL MITIGATION (S.F.)
Shade Tree 1	6	300	3000
Shade Tree 2	7	300	2100
Palm Tree 1	7	300	0
Palm Tree 2	16	100	1600
Small Tree	1	200	200
GRAND TOTAL S.F. MITIGATION CANOPY PROVIDED*			6900



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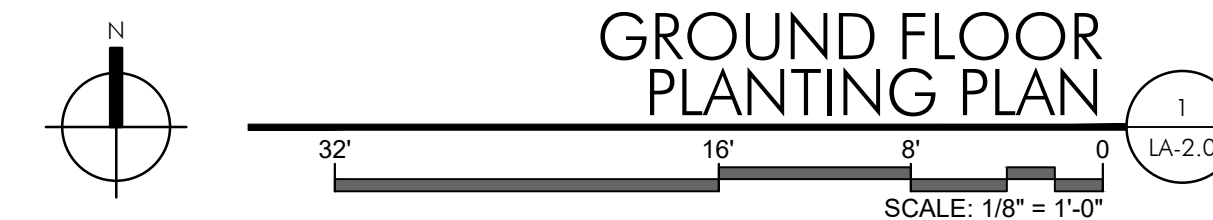
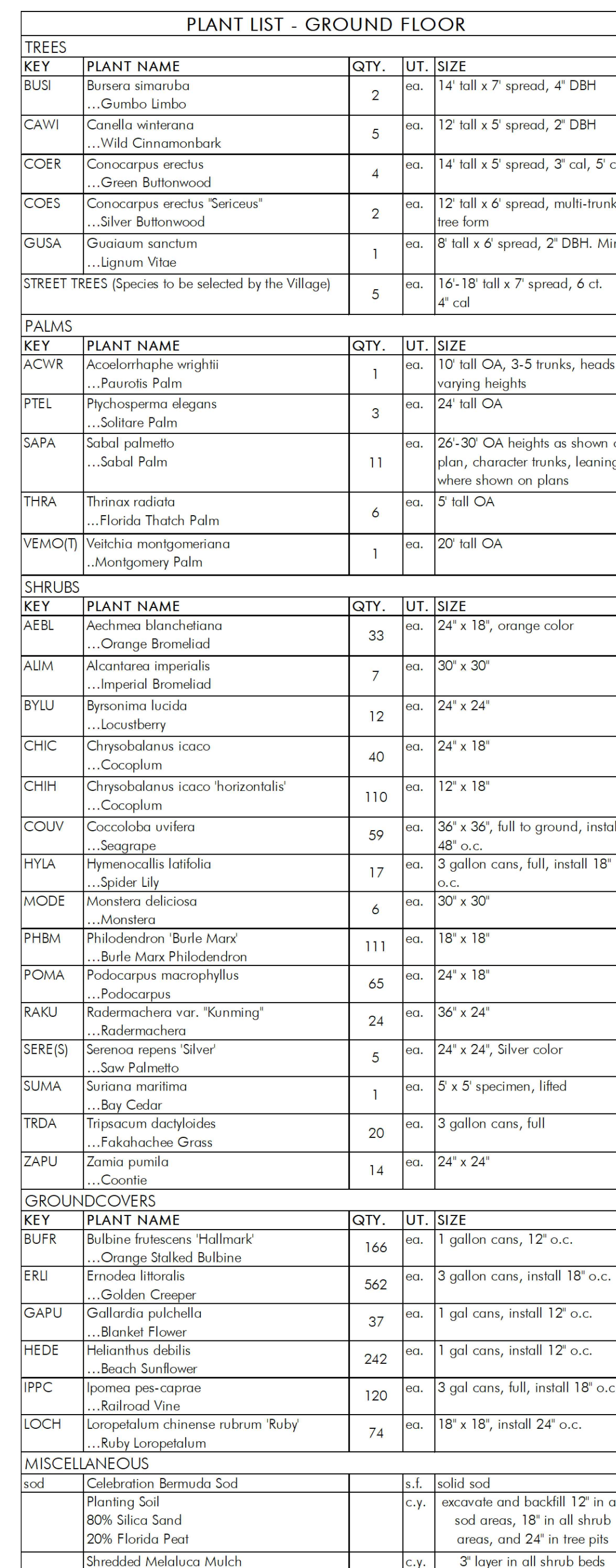
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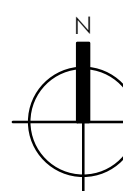
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GROUND FLOOR PLANTING PLAN

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

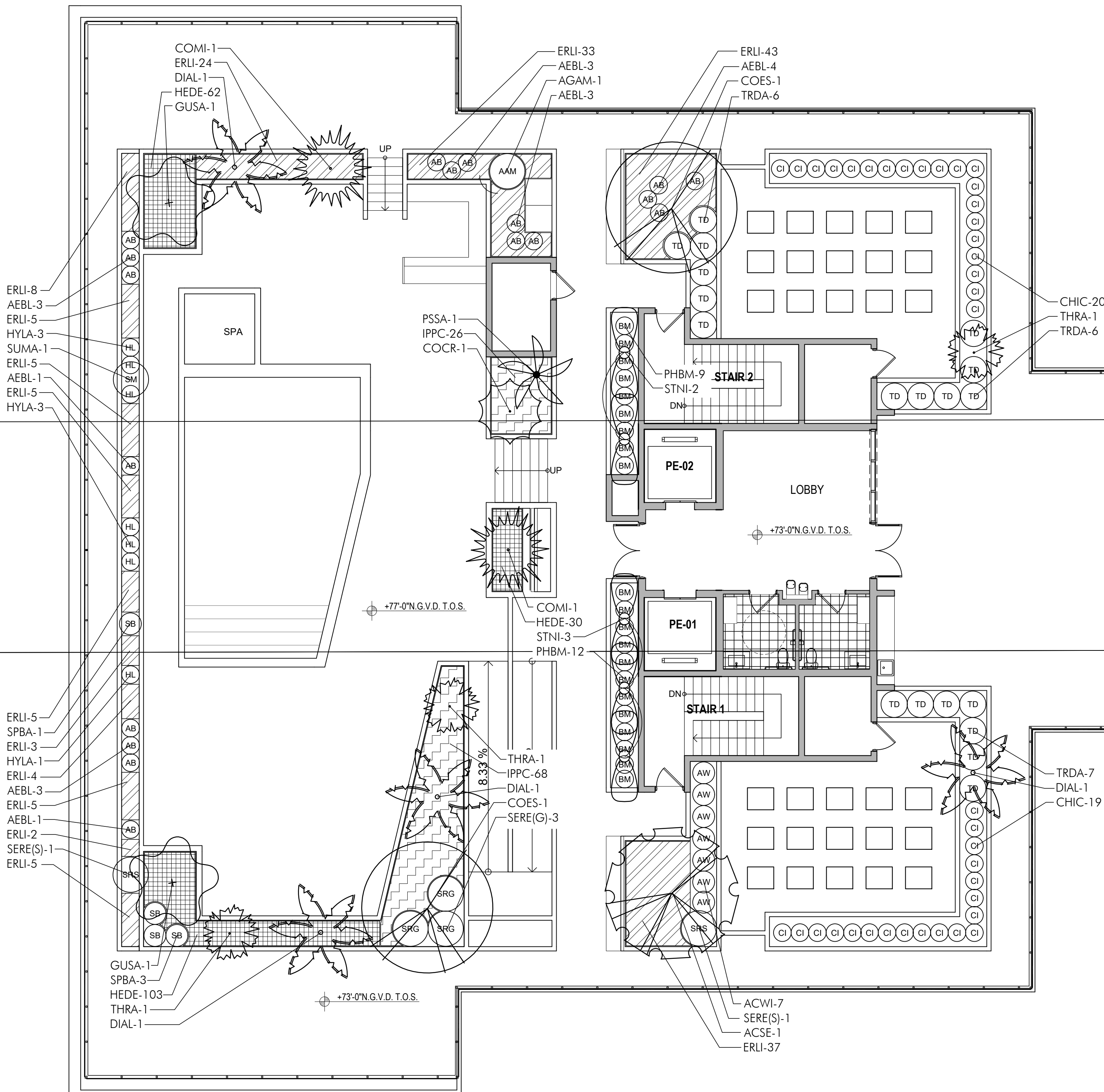
PLANT LIST - POOL DECK				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACSE	Acacia senegal ...Red Acacia	1	ea.	10' x 5', 1.5" DBH
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	2	ea.	10' x 5', multi-trunk, lifted to tree form
GUSA	Guaiacum sanctum ...Lignum vitae	2	ea.	8' x 6', 1.5" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
COCR	Coccothrinax crinata ...Old Man Palm	1	ea.	5' tall OA
COMI	Coccothrinax miraguama ...Miraguama Palm	2	ea.	6' tall overall
DIAL	Dichosperma album ...Hurricane Palm	4	ea.	7' tall overall
PSSA	Pseudophoenix sargentii ...Buccaneer Palm	1	ea.	8' Tall OA
THRA	Thrinax radiata ...Green Thatch Palm	3	ea.	5' tall overall
SHRUBS AND GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
AEBL	Aechmea blanchetiana 'Orange Form' ...Bromeliad	18	ea.	24" x 18", Orange Color
AGAM	Agave americana ...Blue Agave	1	ea.	36" x 36"
ACWI	Acalypha wilkesiana ...Copperleaf	7	ea.	24" x 18"
CHIC	Chrysocolanhus icaco ...Cocoplum	39	ea.	24" x 18"
ERLI	Ernodea littoralis ...Golden Creeper	184	ea.	3 gallon cans, install 18" o.c.
HEDE	Helianthus debilis ...Beach Sunflower	195	ea.	1 gallon cans, install 12" o.c.
HYLA	Hymenocallis latifolia ...Spider Lily	7	ea.	3 gallon cans, full
IPPC	Ipomoea pes-caprae ...Railroad Vine	94	ea.	1 gallon cans, install 18" o.c.
PHBM	Philodendron 'Burle Marx' ...Burle Marx Philodendron	21	ea.	18" x 18"
SERE(G)	Serenou repens 'Green' ...Saw Palmetto	3	ea.	24" x 24", Green color
SERE(S)	Serenou repens 'Silver' ...Silver Saw Palmetto	2	ea.	24" x 24", Silver color
SPBA	Spartina bakeri ...Cord Grass	4	ea.	3 gallon cans, full
STNI	Strelitzia nicotai ...White Bird of Paradise	5	ea.	5' tall OA
SUMA	Suriana maritima ...Bay cedar	1	ea.	4' x 3', specimen
TRDA	Tripsacum dactyloides ...Fakelatchee Grass	19	ea.	3 gallon cans, full
MISCELLANEOUS				
	GSLA Root Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Rice Rock 30% Florida Peat	as req.	c.y.	Fill planter to just below water proofing.
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds



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

POOL DECK
PLANTING PLAN

1
LA-2.1



LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCORE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supersede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCULING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS RADICAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS

A. Fertilizer. The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil. The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC

A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from the work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants. Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering of all plants, weeding, mulching, pest and disease control, tightening and repping of guys, repair of braces, removal of dead growth, setting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas. Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms. The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection. Inspection of the work to determine completion of contract work, exclusion of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 or time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace those and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations. All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal; Sulfur coated with iron and other minor elements and maximum of 2% chelates, or brand with equal analysis. The fertilizer shall be blended in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means and method of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL

A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.

2.6 PLANTING

A. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curbs and pavements as shown in the plans.

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, if one is provided. Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize soil within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in soil areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

A. Provide a blanket of lawn seed as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of soil is flush with adjacent pavement or top of curb or well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound roller immediately after sloping.

C. Keep edge of sod bed at minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush with curb or adjacent pavement, or adjacent existing soil.

G. When trees are to be installed CLOSER THAN 8 FT. from edge of walks or curbs, install a root barrier. The root barrier shall extend a minimum of 15 ft. from the edge of the trunk in either direction.

H. Install soil barrier so top of barrier is flush with top of grade.

I. When trees are to be installed CLOSER THAN 8 FT. from edge of walks or curbs, install a root barrier. The root barrier shall extend a minimum of 15 ft. from the edge of the trunk in either direction.

J. Install soil barrier so top of barrier is flush with top of grade.

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T. Install soil barrier so top of barrier is flush with top of grade.

U. When trees are to be installed CLOSER THAN 8 FT. from edge of walks or curbs, install a root barrier. The root barrier shall extend a minimum of 15 ft. from the edge of the trunk in either direction.

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X. Install soil barrier so top of barrier is flush with top of grade.

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Z. Install soil barrier so top of barrier is flush with top of grade.

AA. When trees are to be installed CLOSER THAN 8 FT. from edge of walks or curbs, install a root barrier. The root barrier shall extend a minimum of 15 ft. from the edge of the trunk in either direction.

AB. Install soil barrier so top of barrier is flush with top of grade.

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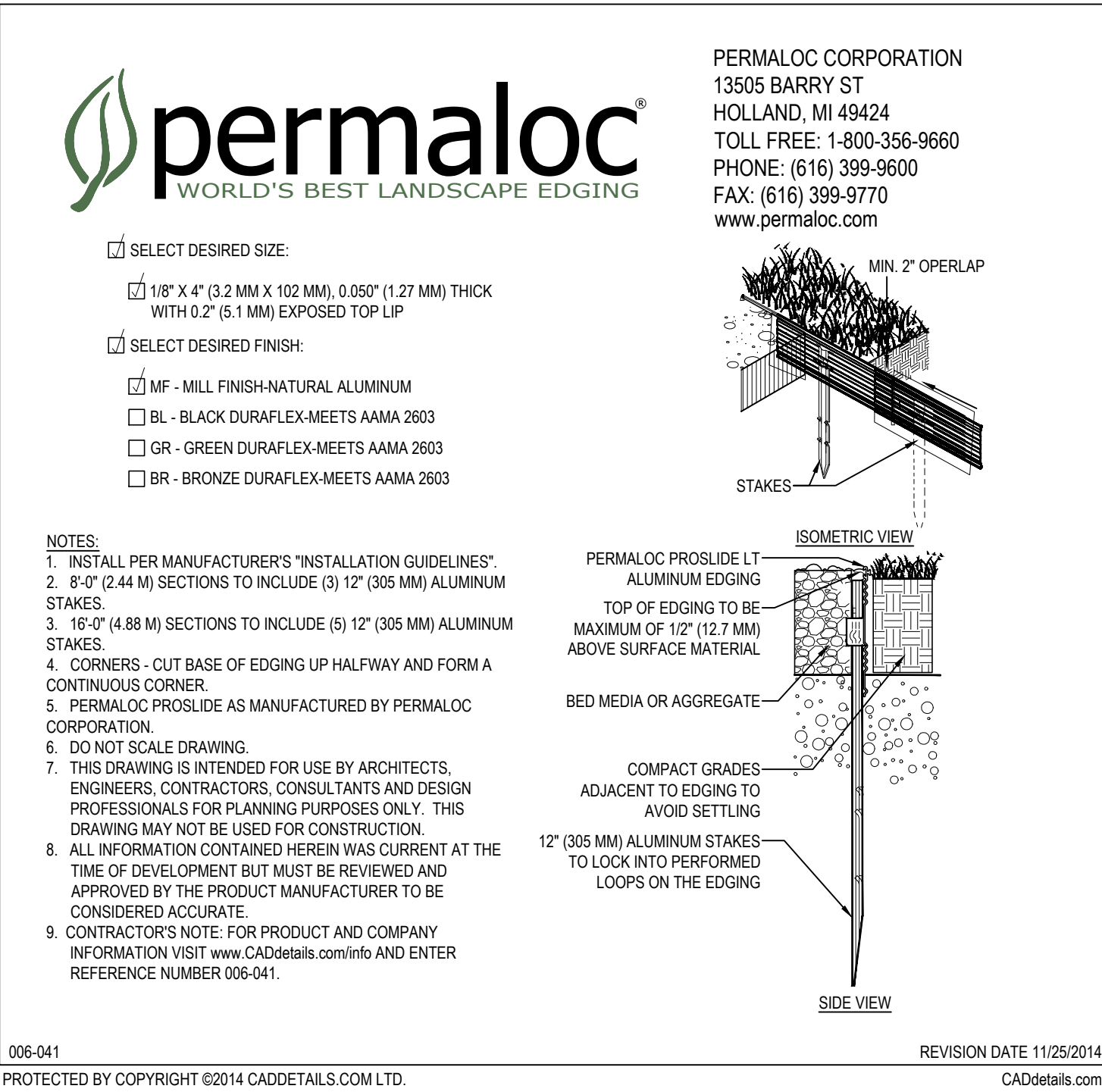
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AN. Install soil barrier so top of barrier is flush with top of grade.

AO. When trees are to be installed CLOSER THAN 8 FT. from edge of walks or curbs, install a root barrier. The root barrier shall extend a minimum of 15 ft. from the edge of the trunk in either direction.

AP. Install soil barrier so top of barrier is flush with top of grade.



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1. TREES AND LARGE SHRUBS: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. SHRUBS: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. GROUNDCOVER: Twelve (12) pounds per 100 sq. ft. of bed area.

4. SOD: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

5. MULCHING: Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans.

6. GUYING AND BRACING: See the details bound herewith or made part of the plans.

7. SODDING: Provide a blanket of lawn seed as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of soil is flush with adjacent pavement or top of curb or well as adjacent sod in the case of sod patching.

8. PLANTING: All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

9. WATERING: The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete.

10. FERTILIZING: Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize soil within two (2) days after installing after planting of each segment of the job.

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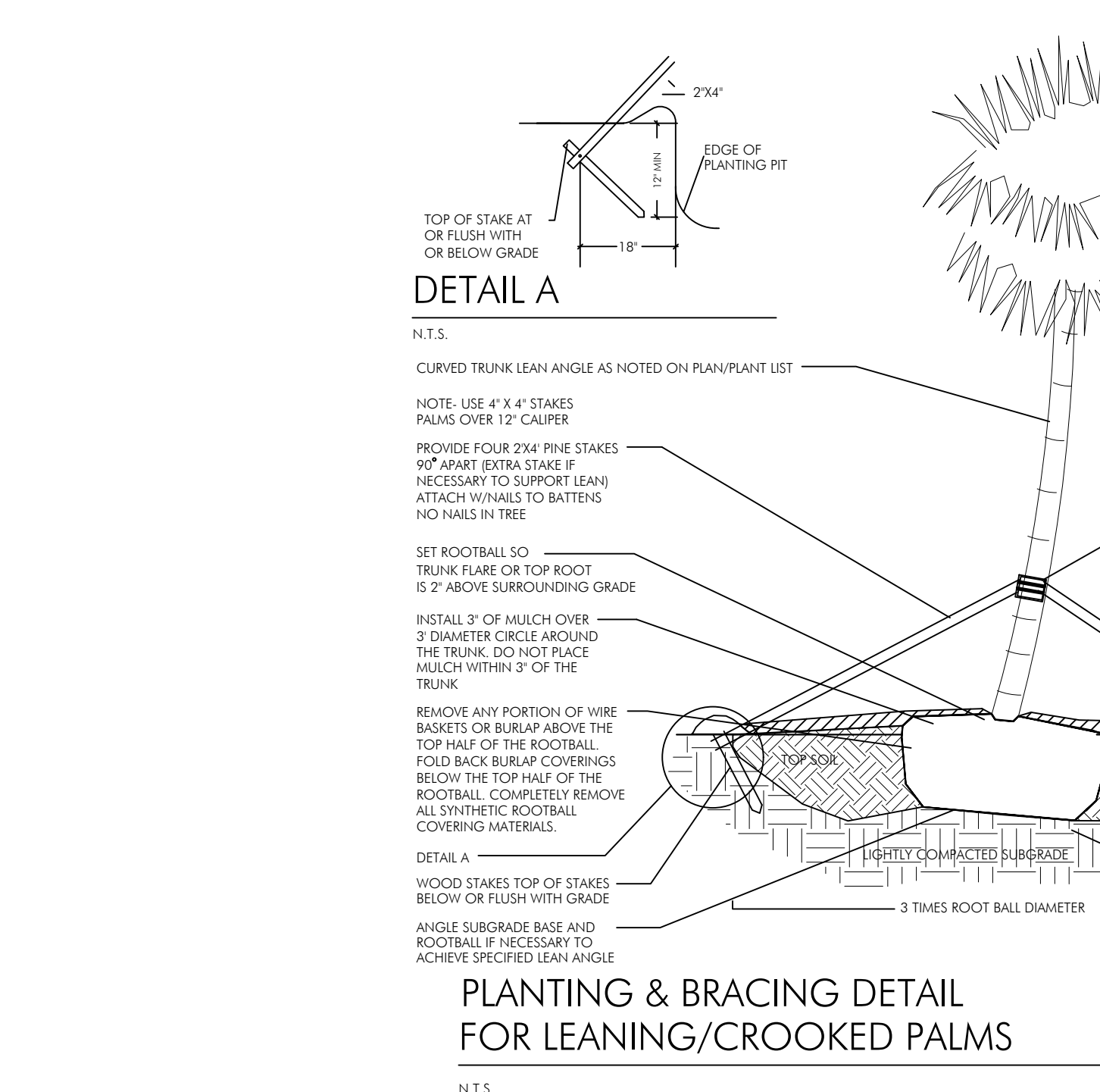
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2. SHRUBS: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. GROUNDCOVER: Twelve (12) pounds per 100 sq. ft. of bed area.

4. SOD: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

5. MULCHING: Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans.

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8. PLANTING: All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

9. WATERING: The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete.

10. FERTILIZING: Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize soil within two (2) days after installing after planting of each segment of the job.

11. MULCHING: Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans.

12. GUYING AND BRACING: See the details bound herewith or made part of the plans.

13. SODDING: Provide a blanket of lawn seed as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of soil is flush with adjacent pavement or top of curb or well as adjacent sod in the case of sod patching.

14. PLANTING: All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

15. WATERING: The Contractor is responsible to provide the water

IRRIGATION MATERIALS LIST

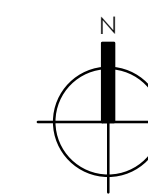
KEY	ITEM	QTY.
---	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
---	MAIN shall be Class 200 PVC	as required
---	Bubbler Zone Piping	as required
---	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
---	Flexible PVC or Polypipe (for swing joints)	as required
WM	WATER METER (See Civil Plans)	1
EC	Electric Controller RAINBIRD ESP-Me Series Controller	1
Δ	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
---	Irrigation Control Wire	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100) (drip zones not to exceed 40psi max)	as required
---	RAINBIRD XFS Subsurface Dripline XFS-09-12-500/250/100 Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
■	Residential High Flow Control Zone Kit (XCZ-150-LCS) (15-62 gpm)	1
⊙	RAINBIRD 200-PESB 2" Electromechanical Solenoid Control Valve	2
✕	RAINBIRD 3-RC Quick Coupler Valve	1
---	PVC Supply Header for dripline Class 200 PVC	as required
⊙	RAINBIRD Xeri-Bubbler UXB-360-1032 (.6 gpm)	5
★	RAINBIRD 1300A-F Adjustable Flood Bubbler 1300A-F (1.5 gpm)	59
---	RAINBIRD Spray Heads 1800 @ 30 PSI Series w/MPR nozzles 6" pop-up in grass areas 12" pop-up on risers in shrub beds	as required
○	10-F (1.58 gpm)	
○	10-TQ (1.18 gpm)	
○	10-H (1.79 gpm)	
○	10-T (1.53 gpm)	
○	10-Q (.39 gpm)	
■	5-F (.41 gpm)	
■	5-TQ (.33 gpm)	
■	5-H (.20 gpm)	
■	5-T (.13 gpm)	
■	5-Q (.10 gpm)	

LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated by adding the GPM per head for every head downstream of the pipe.

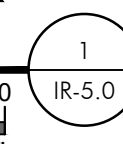
PIPE SIZING CHART

SIZE	GPM
3/4"	0-8 GPM
1"	8-14 GPM
1 1/2"	14-24 GPM
1 1/2"	24-32 GPM
2"	32-50 GPM
2 1/2"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM



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

GROUND FLOOR IRRIGATION PLAN



NOT FOR CONSTRUCTION

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D

C

B

A

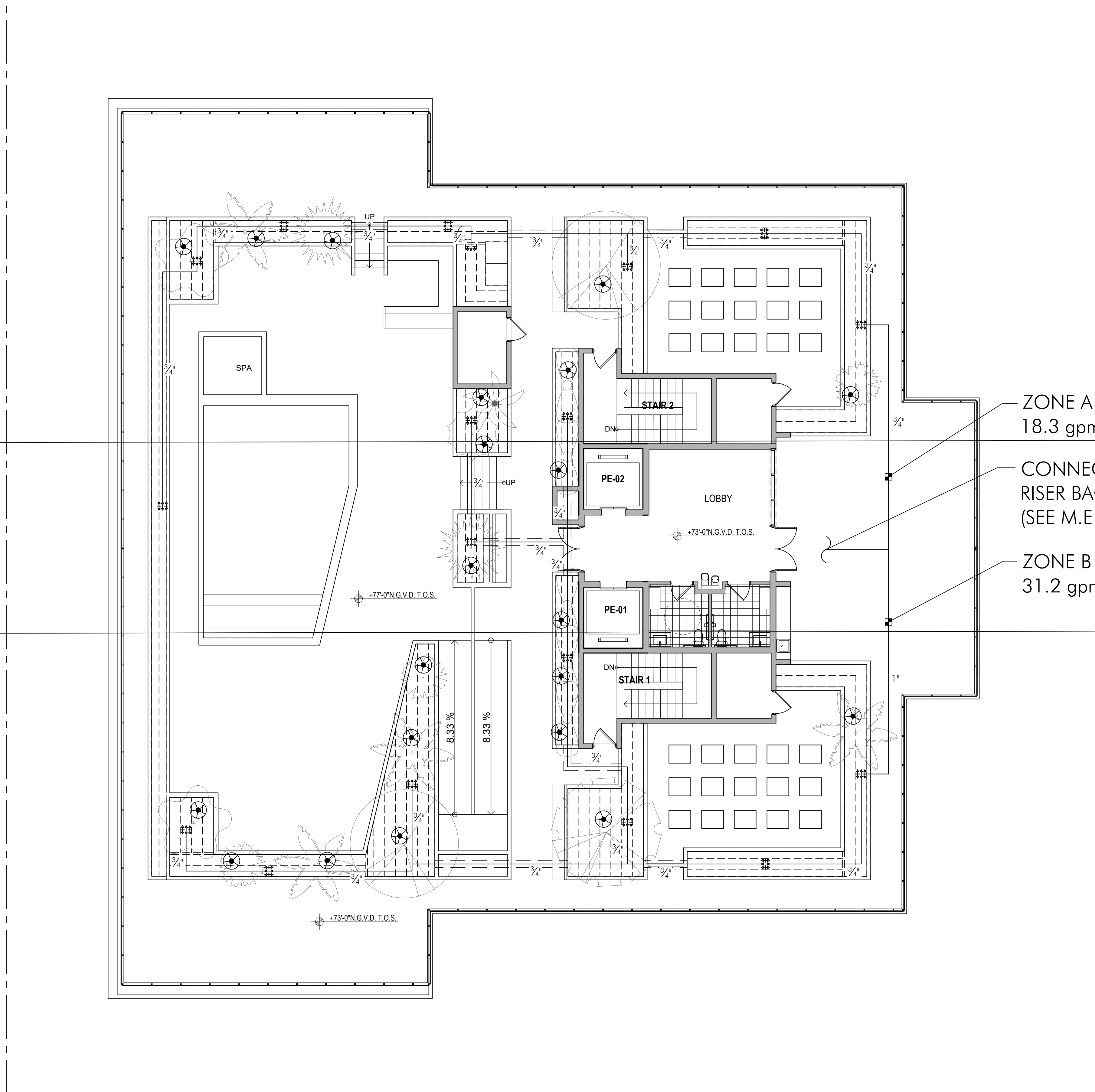
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NOT FOR CONSTRUCTION



IRRIGATION MATERIALS LIST

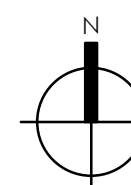
KEY	ITEM	QTY.
---	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
---	MAIN shall be Class 200 PVC	as required
---	Bubbler Zone Piping	as required
---	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
---	Flexible PVC or Polypipe (for swing joints)	as required
WM	WATER METER (See Civil Plans)	1
EC	Electric Controller RAINBIRD ESP-Me Series Controller	1
Δ	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
---	Irrigation Control Wire	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as required
---	RAINBIRD XFS Subsurface Dripline XFS-09-12-500/250/100 Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
■	Residential WIDE Flow Control Zone Kit (XCZ-100-PRB) (0.3-20 gpm)	2
✕	RAINBIRD 3-RC Quick Coupler Valve	1
---	PVC Supply Header for dripline Class 200 PVC	as required
⊙	RAINBIRD Xeri-Bubbler UXB-360-103Z (.6 gpm)	21

LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated by adding the GPM per head for every head downstream of the pipe.

PIPE SIZING CHART

SIZE	GPM
3/4"	0-8 GPM
1"	8-14 GPM
1 1/2"	14-24 GPM
2"	24-32 GPM
2 1/2"	32-50 GPM
3"	50-75 GPM
3 1/2"	60-110 GPM
4"	110-190 GPM



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

POOL DECK
IRRIGATION PLAN

1

IR-5.1

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GENERAL NOTES:

1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractor on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Class 200 PVC. Bury all sleeves a minimum of 18" below the surface. Sleeve to be double the size if the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) size of material; (3) location; and (4) quantities.

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. Irrigation mainline shall be made of Class 200 PVC and all laterals shall be Class 200 PVC, except flexible PVC (or Toro funny pipe) for flexible swing joint and Schedule 40 PVC tees for spray heads in shrub areas. Schedule 80 galvanized steel pipe is to be used for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or existing buildings where possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains and laterals 18" min. below surface. Depth shall be measured to top of pipe.

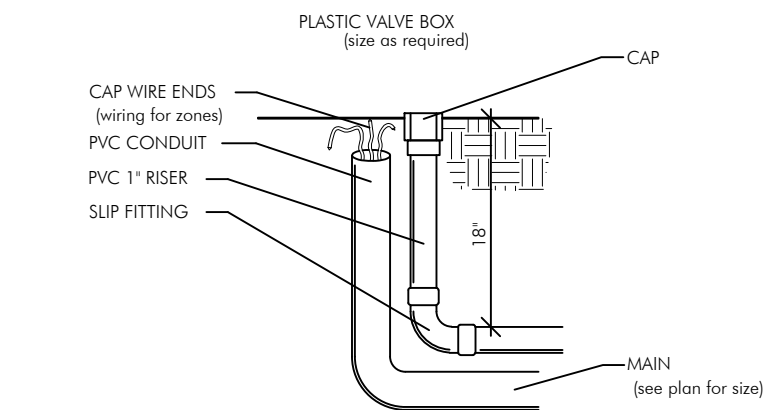
12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on risers a minimum of 18" or as indicated in the plans.

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

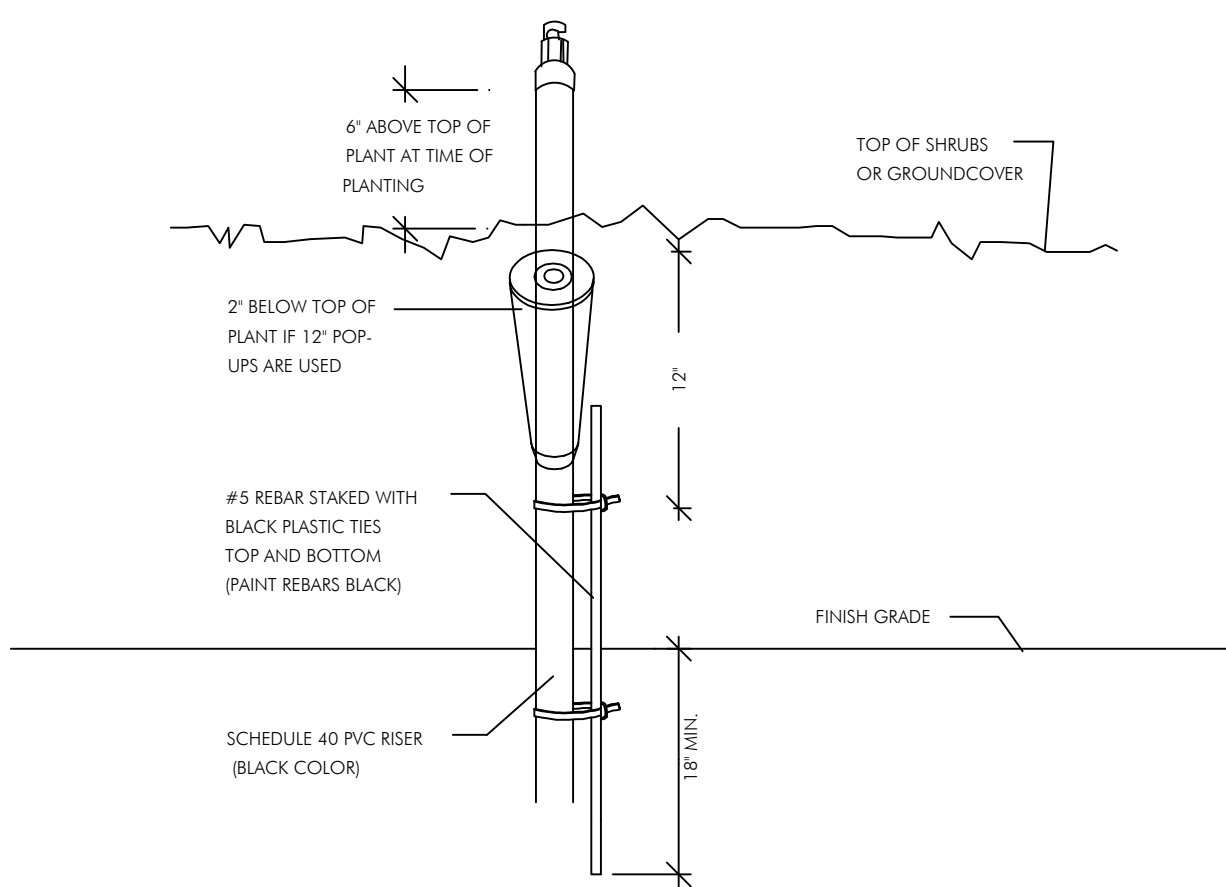
15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10' x 16' min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



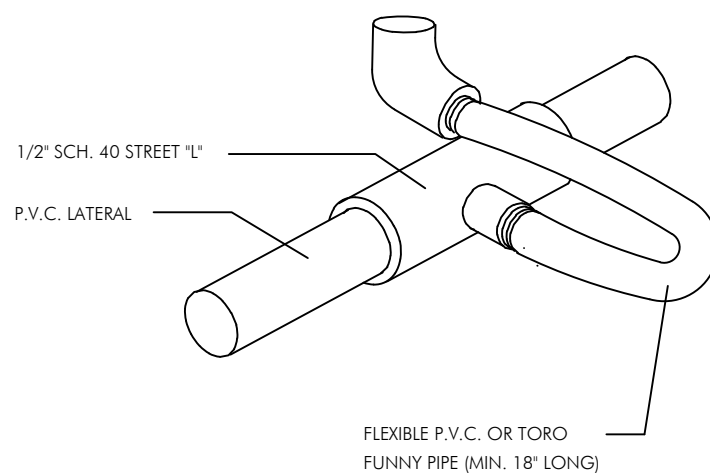
DETAIL OF STUB-OUT FOR FUTURE USE

N.T.S.



SPRINKLER ON RISER DETAIL FOR SHRUB AREAS

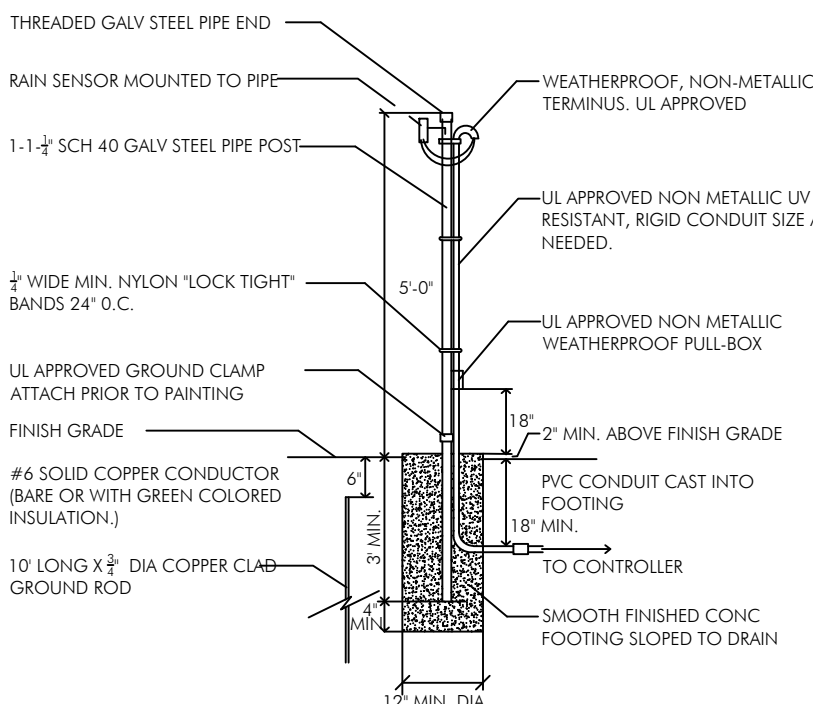
N.T.S.



FLEXIBLE SWING JOINT DETAIL

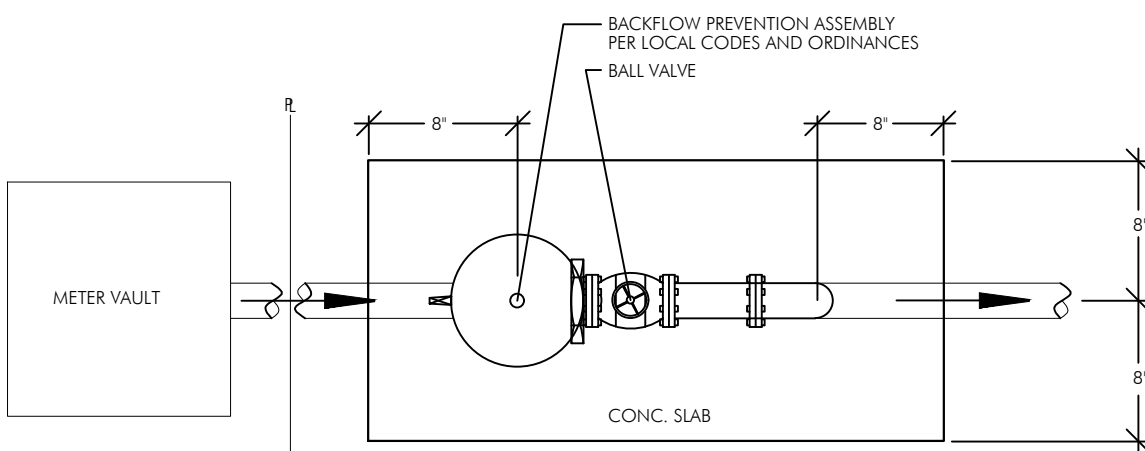
N.T.S.

NOTE:
ALL WIRE CONNECTIONS SHALL BE APPROVED WATERPROOF CONNECTIONS.
FINISH ENTIRE ASSEMBLY EXCEPT FOR EQUIPMENT WITH FLAT ACRYLIC ENAMEL PAINT.
PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



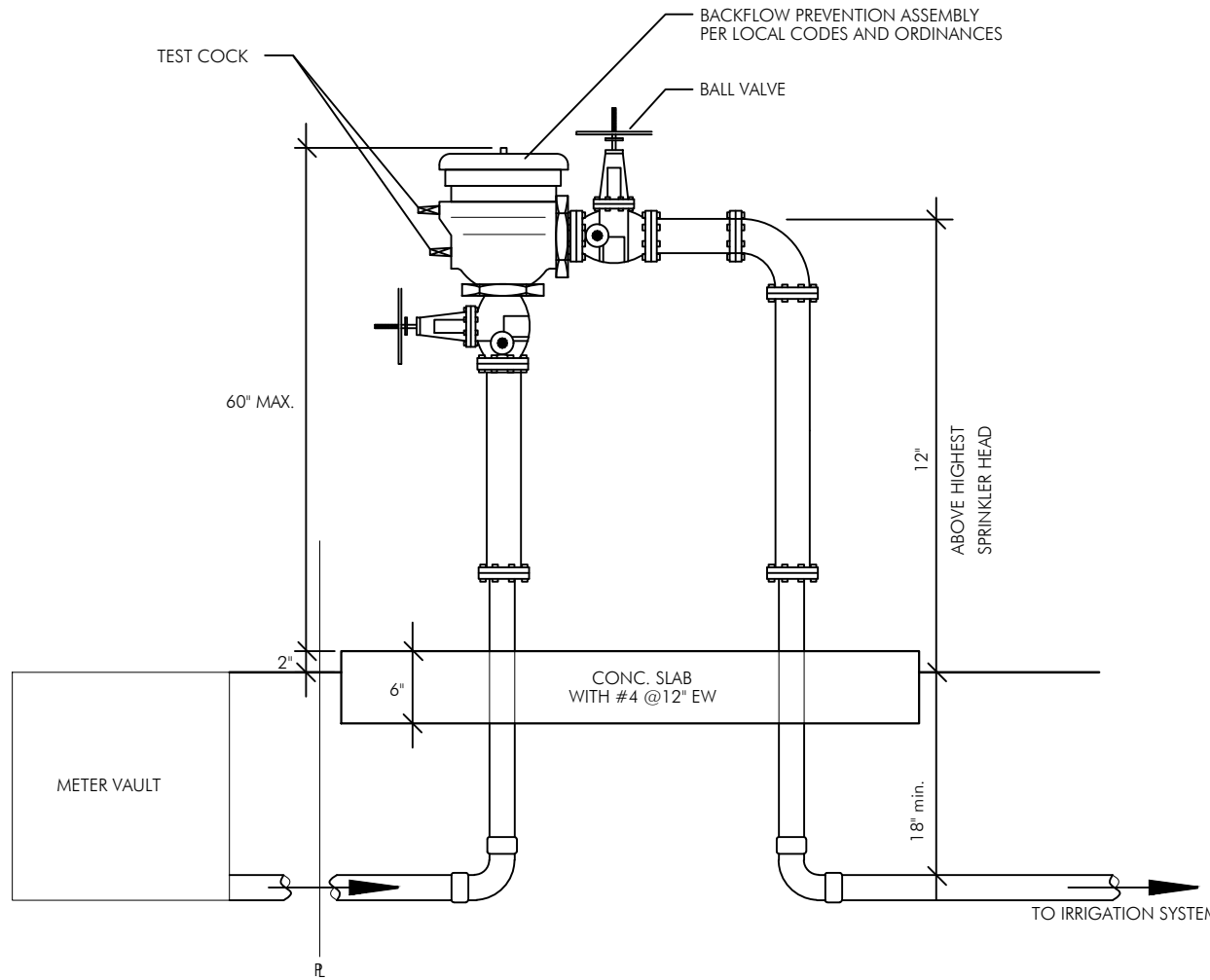
RAIN SENSOR DETAIL

N.T.S.



PLAN VIEW

N.T.S.



ELEVATION VIEW

N.T.S.

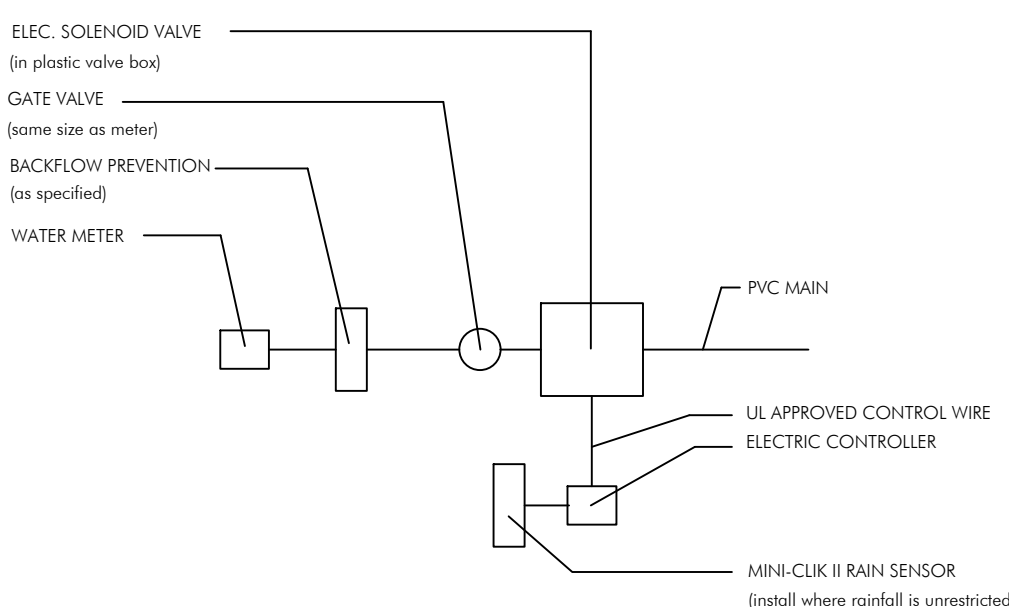
BACKFLOW PREVENTION ASSEMBLY DETAIL IRRIGATION SYSTEM ONLY

N.T.S.

MDC WASA - PRESSURE VACUUM BREAKER DETAIL IRRIGATION SYSTEM ONLY (WS 4.19)

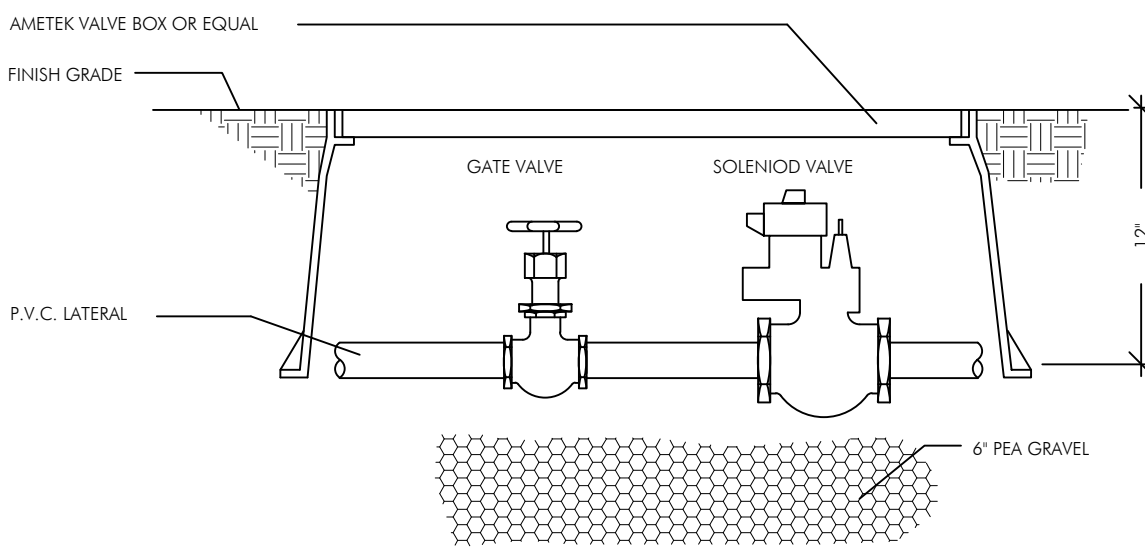
N.T.S.

NOTES:
-MATERIALS: PIPES AND FITTINGS SHALL BE APPROVED BY ASAE STANDARDS APPENDIX F.
-THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
-GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
-THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
-PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
-THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
-SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4 OR ON THIS SHEET)



CONNECTION TO METER DETAIL

N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.

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2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to ensure that sleeves are provided and installed under host surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Schedule 40 PVC. Bury all sleeves a minimum of 24" below the surface. Sleeve to be 2 times the size of the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

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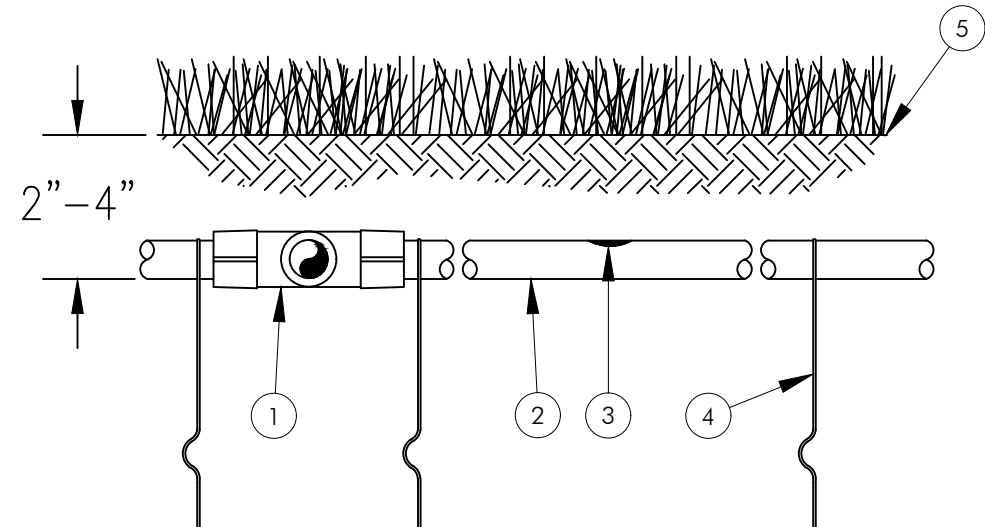
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13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper L.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 16" min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

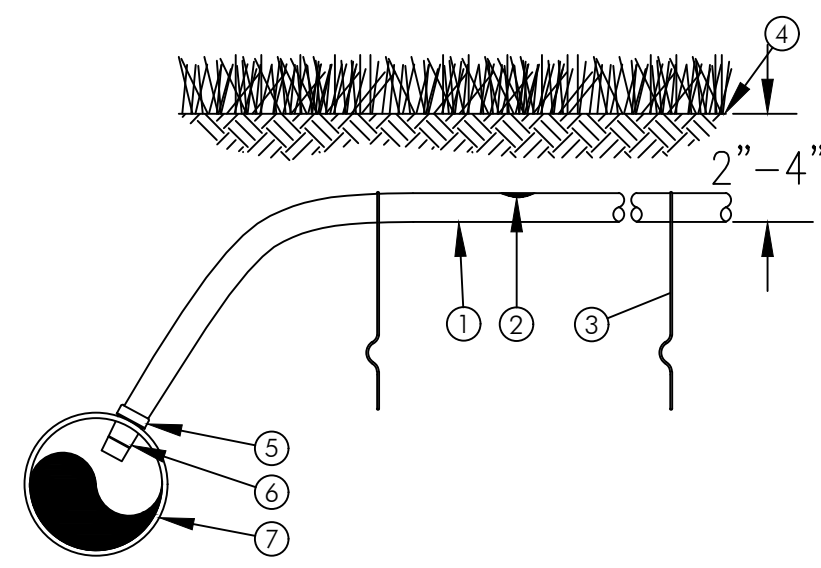
16. **TESTING:** Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The mains shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



- NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

XFS SUBSURFACE DRIPLINE BURIAL

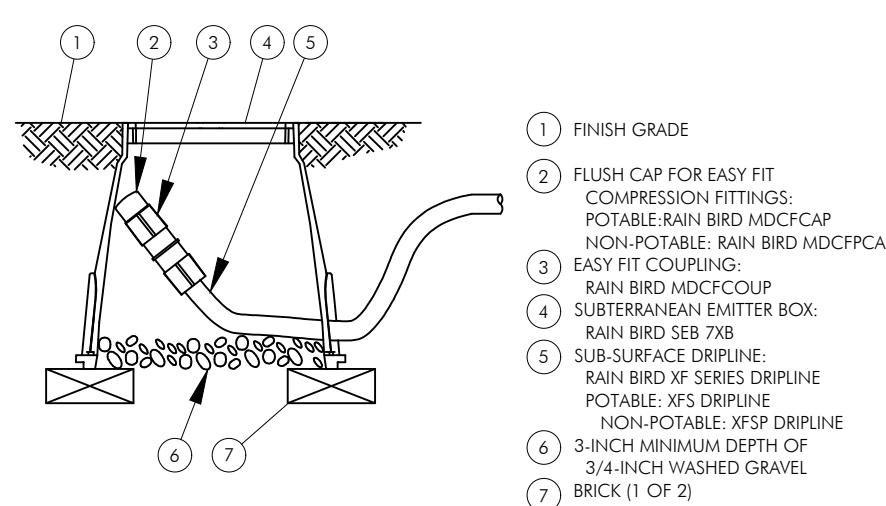
N.T.S.



- NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

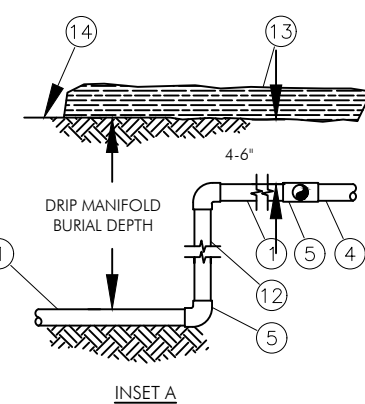
N.T.S.



- NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TURNED IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS

N.T.S.



1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT SIZED TO MEET LATERAL FLOW DEMANDS
2. PERIMETER OF AREA
3. PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
8. BARB X BARB INSERT TEE: RAIN BIRD XFF-TTE (TYPICAL)
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
11. PVC RISER PIPE
12. TURF OR MULCH
13. FINISH GRADE
14. 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- 15.

Inlet Pressure psi	XFS Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	596	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	435	780	514

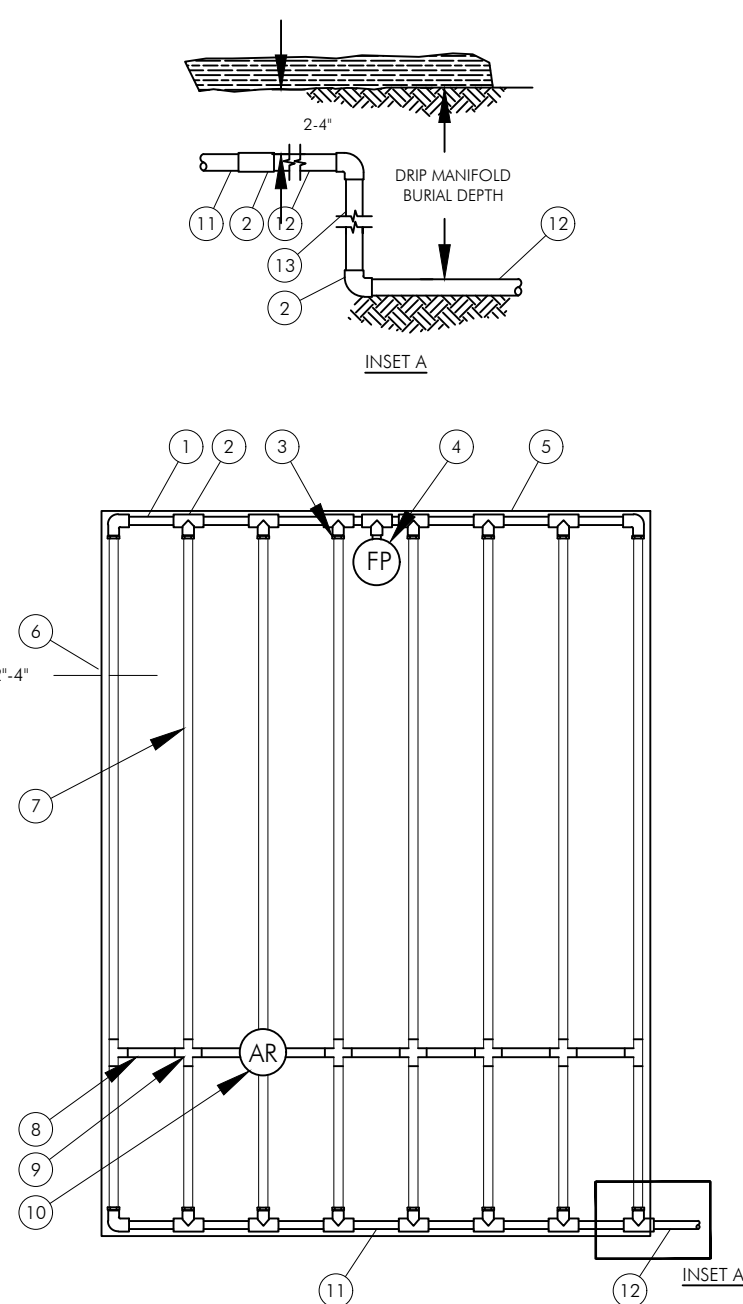
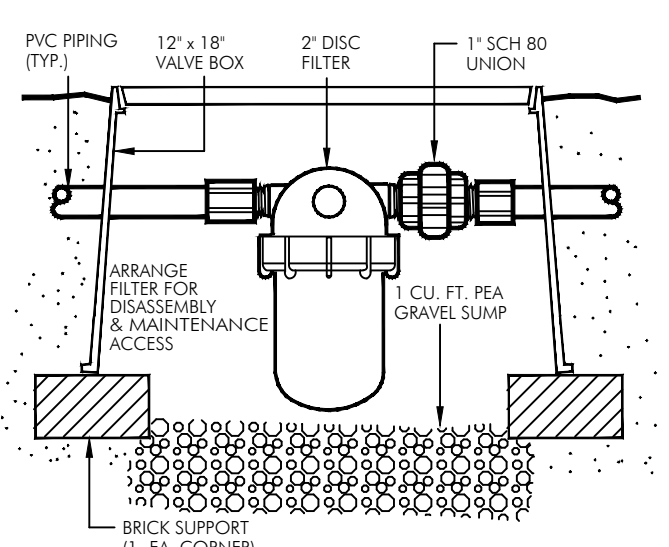
- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING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

XFS SUBSURFACE DRIPLINE ODD CURVES LAYOUT

N.T.S.

2" DISC FILTER

N.T.S.



- 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 LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

N.T.S.

Inlet Pressure psi	XFS Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	596	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	435	780	514