

TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, MAY 11, 2023

11:00 A.M.

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by Horizon Casa Verde, LLC, to construct a 43-unit Multi-Family Development to be located at 1130 – 1140 - 1150 93 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

May 11, 2023

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Application by Horizon Casa Verde, LLC, to construct a 43-unit Multi-Family Development to be located at 1130 - 1140 - 1150 93 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: Horizon Casa Verde, LLC

Folio: 13-2227-001-3150 / 13-2227-001-3151 / 13-2227-001-3160

Property Address: 1130 / 1140 / 1150 93 Street

Zoning District: RM-2 Medium High Density

Legal Description: Lots 3-5 Block 17

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.	SPR23-000019 DRC Application
2.	CASA VERDE LOI
3.	BHI 1130-50 93 St MFR DRC #1 PZ Comments May 8 2023
4.	1130-1150 POST DEV CALCS
5.	Casa Verde DEVELOPMENT IMPACT ANALYSIS
6.	1130-1150 93 Street DRC Set 5.11.2023

APPLICATION FOR SITE PLAN REVIEW



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

LOT 3, BLOCK 17; LOT 4, BLOCK 17, LOT 5, BLOCK 17 AS RECORDED
IN PLAT BOOK 46, PAGE 5 OF PUBLIC RECORDS OF MIAMI-
DADE COUNTY

Folio # 13-2227-001-3150; 13-2227-001-3151; 13-2227-3160

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 33,750 SF = ± 0.77 ACRES.

Project Description 7-STORY
MULTI-FAMILY RESIDENTIAL Units 43

Owner(s) Name HORIZON AT CATAVERDE, LLC

Mailing Address 53 BROADWAY, BROOKLYN, NY 11249

City BROOKLYN State NY Zip 11249

Phone Number 516.447.8887 Email DMAROM@HORIZONUS.COM
MICHAEL WITTOW@GMAIL.COM

Signature of Owner *David Marom*

Name of Applicant (if different from owner) _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative FRANKEL BENAYON, INC.
MARKUS FRANKEL & FRANK BENAYON FISHMAN

Mailing Address 1166 KANE CONCOURSE, SUITE 200

City BAY HARBOR ISLANDS State FL Zip 33154

Phone Number 305.868.3665 Email If hat@fbamiami.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/27/2023 By AM

Process Number SP23-000019 Fee Paid \$3,000.00 4/28/23 CC
06
#1792

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

TO: Mr. Michael Miller, City Planner

TOWN OF BAY HARBOR ISLANDS

RE: LETTER OF INTENT/SITE PLAN REVIEW/DRB SUBMISSION
1130-1150 93RD STREET, BAY HARBOR ISLANDS, FL 33154

Dear Mr. Miller

This writing shall constitute our Letter of Intent for the Site Plan Review of our New Development Project "CASA VERDE", a new Multi-Family Condominium Apartment Development. This submittal is for DRB review.

We are now committed to present to your DRB, our Design Submissions for the Casa Verde Project, for the Development of an "Upscale" 43-Unit Apartment Building. Our plans and illustrations exhibit all the Required Parking [86] Spaces and various amenities (including Lobby/Lounges, Fitness Gym, Multi-purpose Lounge, Swimming Pool, Spas & Private Rooftop Gardens) with roof gardens on Levels 2, 3 and Roof, and with significant Landscaped Enhancements to the Right-of-Way.

Our Clients, and Owners of the Horizon at Casa Verde, LLC are distinguished Developers from New York with many significant commercial developments. They are now committed to investing +/- \$54 Million into this Development Project, to produce such a quality upscale Condominium Apartment Complex of (+/- 84,997 GSF Sellable Apartment Areas, plus all the contemplated amenities and landscape enhancements.

As part of this DRB Submittal we include the following:

1. Existing Site Characteristics Photos & Map (Survey):
 - a. Certified property survey, showing the centerline height of the adjacent road relative to NGVD, at all locations where a property line extension would cross said adjacent road;
 - b. Existing natural features, including, but not limited to soils, topography, water areas, trees and other vegetation;
 - c. Existing structure at 1130 93rd Street to be demolished, and existing vegetation; and uses;
 - d. Existing utility lines.
2. Proposed Site development plan
 - a. Proposed structures, including, but not limited to their location, use, finished floor elevation of lowest floor relative to NGVD, height, size, dimensions and setbacks;
 - b. Please refer to the Landscape Plans for Proposed trees, plants and other landscape features and any existing trees and vegetation to be retained, including but not limited to their location, height, size and type by common and botanical name. Irrigation plans will be provided at time of permit.
 - c. Please refer to Sheets A-1.01 for proposed off-street parking and loading areas, and overall vehicular and pedestrian circulation patterns.
3. Tabular summary (Sheet A-0.00)
 - a. Total gross project acreage and net buildable area;
 - b. Total number of proposed residential units, including their characteristics by number of Bedrooms, Bathrooms, and Storage Rooms, and total gross square footage, including a listing of the number of each size of residential unit proposed;
 - c. Proposed residential densities, including both net and gross acre calculations;
 - d. Percentages of total gross project area proposed for pervious and impervious areas and building coverage;
 - e. Number, size and ratio of off-street parking and loading spaces, including ADA required spaces; see Article IX.

Once again, we look forward to receiving your comments, and on behalf of Horizon at Casa Verde, LLC, we are,

Sincerely

Ifhat B Fishman Digitally signed by Ifhat B Fishman
Date: 2023.05.01 16:08:58 -04'00'

Ifhat Benayoun Fishman & Markus Frankel
FRANKEL BENAYOUN ARCHITECTS, INC.

CC: Mr. David Marom, Mr. Michael Wittow
HORIZON AT CASA VERDE, LLC

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

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

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

Date: May 8th, 2023

Subject: Site Development Plan Application (2023 New Design)
Casa Verde Condominiums – Multifamily Residential Complex (43 DU)
1130 – 1140 - 1150 93rd Street
Bay Harbor Islands Acct. No. SPR23-000019
MMPA Acct. No. 01-0702-1165

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1130 – 1140 - 1150 93rd Street
Legal Description: Lots 3, 4 and 5, all in Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architectural firm, Frankel Benayoun Architects, Inc., as agent for the landowner, Horizon at Casa Verde, LLC has submitted a Site Development Plan application to allow for the construction of a forty-three (43) dwelling unit mid-rise residential development located at 1130–1150 93rd Street. The proposed dwelling units would range from 1,401 to 2,377 square feet of A/C space plus balconies, etc. Lots 4 and 5 are currently cleared and vacant from an earlier

**Town of Bay Harbor Islands
Site Development Plan Application
Casa Verde Condominiums - Multi-Family Residential (43 DU)
1130 – 1140 - 1150 93rd Street
Development Review Committee (DRC) Staff Report
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(2013-14 & 2016 revision) planned redevelopment (BH Gardens) that never proceeded. Lot 3 has an existing two (2) story apartment building with four (4) existing apartment units that will be demolished as part of this redevelopment. The proposed site design incorporates one (1) east / west oriented rectangular-shaped building with a center breezeway (open through the building on Levels 2-7) dividing the building, with a parking garage / open parking lot on the ground level.

The site plan shows two (2) driveway connections to 93rd Street. A one-way looped driveway is proposed entering at the western driveway street connection, circulating throughout the parking garage, and exiting at the eastern driveway connection. Both of the driveway connections are shown as 20' in width that widen to 23' in width where the guest / loading spaces are shown in the front yard. Within the parking garage where parking spaces backout onto the driveway the driveway width is shown at 23' in width (normal Code minimum width). There are segments with wider driveway widths and a few short segments with a one lane wide driveways (no backout parking) – one at 17'+/- in width and the other at 12' in width. The vast majority of the required parking spaces are within the ground level parking garage, with several either outside in the side yard areas (10 spaces) or partially extending a few feet out from under the building into the side yards (6 spaces). Perimeter screening walls and landscaping are provided for the parking spaces located outside of the parking garage (NIC guest / loading spaces). A majority of the proposed parking spaces are shown in a tandem configuration, which requires the DRB to approve this alternative design to a standard side-by-side design. Some of the site features are not dimensioned to demonstrate Code compliance. The entrance / exit driveway to the parking garage shows overhead security gates - the gates need to be dimensioned.

Along 93rd Street the landscape buffer strip is dimensioned at 10' adjacent to the west entrance driveway; however, upon scaling the dimension it appears to be slightly less than that. The other landscape strips must be dimensioned to ensure they also meet / exceed the minimum 10' landscape buffer requirement (NIC curbs). The DRB has the ability to approve minor reductions based upon a demonstrated need – but strongly discourages this as there are ways to comply. A covered pedestrian walkway (un-dimensioned) is shown from the lobby to the street (5' max.).

On the building rooftop is a recreational facility with a swimming pool, common terrace area, men's & women's bathrooms, a generator / toilet room(?) and normal rooftop mechanical areas. A number of rooftop private terraces with spas for specified DU are shown. On Sheet A-1.08 Rooftop Plan a "red-lined" area is shown supposedly illustrating where the edge of Floor 7 is below the rooftop – if this were true most of the rooftop terraces would not be permitted as shown. We believe the "red line" as drawn is not shown correctly – please verify. **Note** - The applicant is advised the Town Council is currently considering several major Code modifications that would ban / severely negatively affect this and all future project designs, as they would prohibit most currently allowed setback yard encroachments for decorative architecture features, like bands / eyebrows / planters / artistic attachments / etc. If the TC adopts these Code amendments, this project will need to be re-designed – as this application was filed after changes were initially proposed and no prior reviews of this project have occurred. The proposed new building is 7-stories in height - six (6) floors of residential over one ground level parking garage @ max. 65-feet above BFE + 1' FBC freeboard (max. allowed for this area).

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As stated above, according to the survey, Lots 4 & 5 are currently vacant. Lot 3 has an existing 2-story / 4 DU apartment building with a few existing trees – mostly palms and a few Ficus trees. The overall lot area of the property is 33,750 square feet / 0.774 acres. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density of (34 DUA). The proposal is to build forty-three (43) residential units which would require the developer to obtain seventeen (17) TDR units. From our historical records we note the Town's PZB approved a redevelopment project on Lots 4 & 5 in 2013-14 – initially for 34 DU and later decreased to 30 DU. In 2016 more revisions were filed for the 30 DU complex. The project required the acquisition of twelve (12) TDR units for a 30 DU project (16 TDRs for the earlier 34 DU design). Our records indicate that on 5/12/14 the Town Council approved a sale of nine (9) public TDR units to this site (Res. #2011). On 4/11/16 an extension was requested and approved for more \$ per DU. In addition, on 4/07/14 the Town Council approved a private TDR sale for three (3) TDRs (Res. #2008) from the Montego Club site located at 10180 WBHD. Finally, on 5/12/14 the Town Council approved another private TDR sale for four (4) TDRs (Res. #2013) from the 9350 Condo site located at 9350 WBHD. Our records show that \$310,000 has been paid to the Town for the public TDR units (only 5 TDRs needed based on 30 DU). However, we cannot locate a copy of the deed transferring ownership of the 5 public TDRs from the Town to the developer. Typically, the Town has some difficulty staying abreast of the status of all private TDR transactions as to closing / termination, except that at the time of building permits a developer must demonstrate by providing copies of deeds that enough DU have been acquired for number of DU in the project. MMPA has researched the MD Property Appraiser's website and cannot find any evidence that any of the private 7 DU TDR transactions ever closed; therefore, we assume they were both terminated. Moving forward with the review of this new forty-three (43) DU development, the Town requests legal confirmation as to the status of all of the applicable TDR transactions for this site, as there appears to be some TDRs already assigned to this site (public 5 DU), although we cannot find evidence of the Town's TDR sale deed in the MD public records either - need copies of a TDR deeds (public & private). All of the previous TDR transactions were limited to only the original 2014 development (Lots 4-5).

The adjoining / nearby development sites currently include the Ruth K. Broad Bay Harbor K-8 Center to the north across 93rd Street. To the immediate east is an existing 2-story multi-family residential complex @ 24 DU / 46.1 DUA (no name available). To the immediate west is the 2-story Harbor Point multi-family residential complex @ 14 DU / 35 DUA. To the immediate south of Lots 4 & 5 is a vacant site approved for a 5 DU townhouse complex (9201 WBHD Townhomes) and a 2-story multi-family residential complex located at 1135 92nd Street @ 8 DU / 31 DUA 9 (Grove Chalet) on Lot 8. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for multifamily residential complexes (up to 7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

It is noted there are existing overhead power lines / poles / other utilities along the entire east and south property lines adjoining this site. Every effort should be made to underground all of these existing facilities in compliance with the Town Code provisions and FPL policy of allowing full block undergrounding.

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 43 DU while 26 base DU are allowed. Therefore 17 additional TDR units must be acquired by the developer prior to construction commencing. See above discussion on previous public / private TDR transactions. If the Town Council approves the acquisition of the requested additional TDR units, the proposed development would be consistent with the applicable FLUM designation of the property.

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above; however, as the expanded site is comprised of three (3) lots a Unity of Title will be required prior to BP.

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

As stated above, the site plan shows two (2) driveway connections to 93rd Street. A one-way looped driveway is proposed entering at the western driveway street connection, circulating throughout the parking garage, and exiting at the eastern driveway connection. Both of the driveway connections are shown as 20' in width that widen to 23' in width where the guest / loading spaces are shown in the front yard. Within the parking garage where parking spaces backout onto the driveway the driveway width is shown at 23' in width (normal Code minimum width). There are segments with wider driveway widths and a few short segments with a one lane wide driveways (no backout parking) – one at 17'+/- in width and the other at 12' in width.

**Town of Bay Harbor Islands
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No additional road right-of-way appears to be necessary as 93rd Street was platted as a 50-foot wide roadway – and previously all 11' parking right-of-way of was corrected (per survey info).

Based on 43 DU the Code requires two (2) parking spaces per unit plus one guest space for each whole platted lots (project has 3 whole platted lots), and a request is made for TDR units. ADA spaces and guest spaces are allowed to be a subset of the total number of required parking spaces; therefore, the total number of required parking for the project is at least eighty-six (86) parking spaces. The development plans provide eighty-six (86) parking spaces, which includes three (3) guest spaces and two (2) ADA spaces. The vast majority of the required parking spaces are within the ground level parking garage, with several either outside in the side yard areas (10 spaces) or partially extending a few feet out from under the building into the side yards (6 spaces). Perimeter screening walls and landscaping are provided for the parking spaces located outside of the parking garage (NIC guest / loading spaces). A majority of the proposed parking spaces are shown in a tandem configuration, which requires the DRB to approve this alternative design to a standard side-by-side design. Thirty-six (36) tandem parking spaces are provided ($36 \times 2 = 72$). There are three (3) guest parking spaces and one delivery / loading space located outside the parking garage in the front yard area along 93rd Street. Some of the site features are not dimensioned to demonstrate Code compliance. The entrance / exit driveway to the parking garage shows overhead security gates - the gates need to be dimensioned.

The site plan depicts a proposed Fire Department staging area at each driveway connection to 93rd Street. Typically, the M-D Fire Dept. prefers such areas in the street adjoining the site (not allowed fully in swales due to drainage / landscaping requirements). The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify an alternative staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative vertical and horizontal design elements, expansive balconies and abundant use of glass. The building length exceeds one hundred twenty (120) feet in length; therefore, a breezeway or acceptable alternative approved by the DRB is required to break up the large building massing. The applicant is proposing that Floors 2-7 provide an open breezeway through the building. This would meet the Code requirement for a breezeway.

SITE PLAN COMMENTS

Following are comments based on the plans dated April 26th, 2023, submitted to the Town for consideration:

- 1) Survey - The survey is not sealed / signed, and all surveys submitted must be dated last updated no more than 6 months old. The survey is dated 6/08/22 (11+/- months).

- 2) There is a discrepancy between the Site Plan Sheet A-1.01 and Sheet A-0.05 Aerial Rendering from NW. The site plan depicts a one-way entrance and exit driveway. The rendering depicts each driveway to be 2-way. Please revise.
- 3) TDRs – As per the discussion herein there are questions about the validity / status of previous TDR transactions related to portions of this development site. Due to an earlier proposed project in 2013-14 for 30 DU on Lots 4 & 5 we have records of a public TDR sale by the Town (5 DU) and 2 private TDR transactions (3 + 4 = 7 DU total). There are records that possibly the Town's public TDRs were paid for already (\$310,000) but we could not find a record of a recorded TDR deed. As to the two private TDR sales approved in 2014 we could not find any records of TDR deeds recorded for either the donor sites or subject site (Lots 4 & 5 only). Please have your legal people research / provide up to date information on these TDR actions. This information affects the new expanded 3-lot project.
- 4) This approval is based on the DRB's approval of the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing metal louvers for portions of the exterior building facades in lieu thereof. If the DRB does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.
- 5) The DRB must approve the proposed tandem parking arrangement of most of the parking spaces in the garage pursuant to §23-30(f). If the DRB does not approve the request the plans must be modified to provide an acceptable design layout.
- 6) Dimension the proposed sidewalk from the lobby to 93rd Street – the maximum allowed width is 5'. Provide better details for the proposed covered structure over that walkway.
- 7) Dimension the proposed drop-off / loading zone walkway connecting to the lobby.
- 8) Dimension the proposed concrete walkway from the parking garage to 93rd Street on the west side of the building.
- 9) How will solid waste receptacles be moved from the refuse room in the garage to the dumpster and then picked up by the solid waste provider? Typically, a temporary walled enclosure is provided near the street – none is provided.
- 10) The min. 10' x 10' site triangles need to be shown on the site plan drawings.
- 11) Decorative 6' tall aluminum fences are shown on the elevation sheets but not on Site Plan Sheet A-1.01 Please show and label on site plan.
- 12) Provide the size of each unit storage room. The min. area is 25 square feet with a 7' clear height requirement.

- 13) Site Plan Sheet A-1.01 shows a landscape strip along 93rd Street of 10' as required near the western driveway. However, no dimensions are shown for the other front yard parking areas. Scaling the landscape strips finds a min. 10' width (landscaping only – not curbs) may not exist. Please dimension all the landscape strip widths and revise as necessary.
- 14) Provide one-way pavement marking arrows on all sheets showing the direction of the entrance and exit driveways.
- 15) Dimension the width of the proposed breezeway opening – a min. width of 20' is required. Although the plans state the breezeway is "open", which means by Code completely open to the air, the elevations / some plans seem to indicate it is not open - rather it is enclosed - clarify. If it is enclosed the DRB will need to review / approve this alternative design.
- 16) On Sheet A-1.08 Rooftop Plan a "red-lined" area is shown supposedly illustrating where the edge of Floor 7 is below the rooftop – if this were true most of the rooftop terraces would not be permitted as shown. We believe the "red line" as drawn is not shown correctly – please verify.
- 17) It is noted there are existing overhead power lines / poles / other utilities along the entire east and south property lines adjoining this site. Every effort should be made to underground all of these existing facilities in compliance with the Town Code provisions and FPL policy of allowing full block undergrounding.
- 18) Some of the plans (site plan) indicate a 6' wall will be built around portions of the perimeter of the site – while others show a proposed 6' tall aluminum fence. Clarify and provide a detail in the plans set.
- 19) Sheet A-0.00 has the following comments:
 - 20% of lot area minimum under "proposed" should be 20.4%.
 - Provide calculation for pervious and impervious area in square footage / percentage.
 - Site Data for 15% of Roof Area Minimum Used for Recreation does not agree with Sheet A-1.08 Roof Plan required 1,871 vs. 1,889. Please revise.
 - Under Architecture Analysis – Unit 14 does not provide net area. Unit 24 net area does not agree 2,161 vs. 2,181. Unit 25 gross & net area does not agree.
- 20) On Sheet A-1.08 what is a "generator toilets area"? There are separate men's / women's bathrooms shown too. Please provide details.
- 21) A detail for the privacy wall, as well as the dumpster enclosure, needs to be included in the plans.
- 22) No plan sheets with building exterior colors / materials noted was in the plan set submitted to MMPA.
- 23) A conceptual Fire Department staging area needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.

- 24) The site will not require re-platting; however, as the expanded site is comprised of three (3) lots a Unity of Title will be required prior to BP.
- 25) As stated herein, the applicant is advised the Town Council is currently considering several major Code modifications that would ban / severely negatively affect this and all future project designs, as they would prohibit most currently allowed setback yard encroachments for decorative architecture features like bands / eyebrows / planters / artistic attachments / etc. If the TC adopts these Code amendments, this project will need to be re-designed – as this application was filed after changes were initially proposed and no prior reviews of this project have occurred.

1130-1150 93rd Street, Bay Harbor Islands

Elevations are referenced to NGVD

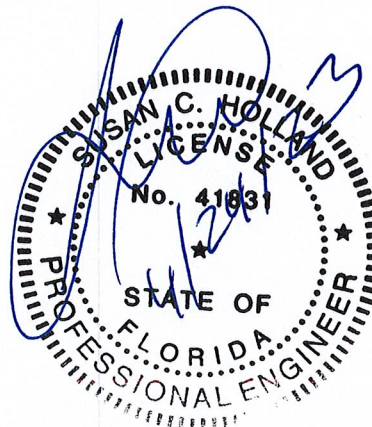
Post-Development Calculations

Prepared by Susan C Holland, P.E.

Lic. No. 41831

General Information

Total Project Area =	0.77 Acres	
Paved Area =	0.06 Acres	
Building Area =	0.55 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.16 Acres	
Total Impervious Area =	0.61 Acres	(79.2%)
Total Pervious Area (TPA) =	0.16 Acres	(20.8%)
Prop. Min. Floor Elevation =	9.00 '	
Prop. Min. Crown of Road =	NA	
Prop. Average Finished Grade =	5.25 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	2.00 '	
(Wet season water table)		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

**Storm Event Information**

10 year - 1 day event = 7.00 "

Casa Verde

3/27/2023

1130-1150 93rd Street, Bay Harbor Islands

Proposed Exfiltration Trench Data

Proposed Trench Length = 79.0 '

Trench Width = 4.0 '

Trench Depth = 15.0 '

Pipe Diameter = 1.50 '

K = 0.000142

Refer to geotechnical report

storm event = 7.00 "

H2 (depth to water table) = 3.10 '

Du (non-saturated trench depth) = 3.1 '

Ds (saturated trench depth) = 11.9 '

C Factor

Pervious = 0.6

Impervious = 0.9

Weighted C Factor = 0.84

$$\frac{(0.16) \times (0.60) + (0.61) \times (0.90)}{0.77} = 0.84$$

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

SCS Curve Number

Design Water Table Elevation = 2.00 '

Average Finished Grade = 5.25 '

Average Depth Water Table = 3.25 '

Compacted Water Storage - (CWS) = 5.75 "

Ground Storage Under Pervious Area

(CWS/12 in/ft) x (TMPA) = 0.08 AC-FT

Soil Storage (S) = 1.19 "

SCS Curve Number (CN) = 89.33

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

Stage / Storage

Area of Developed Site Grading = 0.22 Acres

(Linear from 4.5' - 5.15')

Stage	Site		Exfil. Trench		Not Used		Total
	Lake	Storage	Storage	Storage	Not Used	Not Used	
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
4.00'	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
5.00'	0.00 AC-FT	0.06 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.16 AC-FT
5.50'	0.00 AC-FT	0.15 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.25 AC-FT
6.00'	0.00 AC-FT	0.26 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.36 AC-FT
6.50'	0.00 AC-FT	0.37 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.47 AC-FT
7.00'	0.00 AC-FT	0.48 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.58 AC-FT

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

10 Year - 1 Day

$$\begin{aligned}
 &10 \text{ year} - 1 \text{ Day Event} = 7.00'' \\
 Q = &\frac{\left[\frac{7.00}{7.00} - 0.20 + 0.80 \right] (1.19)^2}{(1.19)} = 5.75'' \\
 &5.75'' - 0.00'' \text{ (Dade Co. Credit)} = 5.75'' \\
 \text{Volume} = &\frac{5.75''}{12 \text{ in/ft}} (0.77) = 0.37 \text{ AC-FT} \\
 &\text{Corresponding Stage} = 6.05'
 \end{aligned}$$

Exfilt Trench Lenght

Casa Verde

3/27/2023

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

Exfiltration Trench Length

C Pervious = 0.60
C Impervious = 0.90

Weighted C Factor = 0.84

Trench width = 4.00
H2 (depth to water table) = 3.10

Du (non-saturated trench depth) = 3.10

Ds (saturated trench depth) = 11.90

Capacity of existing system = 1.20 AC-IN (0.10 AC-FT)

$$L = \frac{1.20}{0.000142 \times [(3.1 \times 4) + (2 \times 3.1 \times 3.1) - (3.1)^2 + (2 \times 3.1 \times 11.9)] + [(0.000139 \times 4 \times 3.1]}$$

$$L = 78.30'$$

Length of exfiltration system provided = 79 feet

1130-1150 93rd Street, Bay Harbor Islands
Elevations are referenced to NGVD
Pre-Development Calculations

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

General Information

Total Project Area =	0.77 Acres	
Paved Area =	0.04 Acres	
Building Area =	0.08 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.65 Acres	
Total Impervious Area =	0.12 Acres	(15.6%)
Total Pervious Area (TPA) =	0.65 Acres	(84.4%)

Exist. Min. Floor Elevation =	NA
Exist. Min. Crown of Road =	NA
Exist. Average Finished Grade =	5.50 '
Lake Control Stage =	0.00 '
Flood Criteria (Dade County only) =	0.00 '
October Water Table =	2.00 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	



Storm Event Information

10 year - 1 day event = 7.00 "

1130-1150 93rd Street, Bay Harbor Islands
Pre-Development

SCS Curve Number

Design Water Table Elevation = 2.00 '

Average Finished Grade = 5.50 '

Average Depth Water Table = 3.50 '

Compacted Water Storage - (CWS) = 6.57 "

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.36 AC-FT

Soil Storage (S) = 5.55 "

SCS Curv Number (CN) = 64.32

1130-1150 93rd Street, Bay Harbor Islands
Pre-Development

Stage / Storage

Area of Developed Site Grading = 0.69 Acres

(Linear from 5.5' - 6')

Stage	Site				Total
	Lake	Storage	Not Used	Not Used	
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.00'	0.00 AC-FT	0.17 AC-FT	0.00 AC-FT	0.00 AC-FT	0.17 AC-FT
6.50'	0.00 AC-FT	0.52 AC-FT	0.00 AC-FT	0.00 AC-FT	0.52 AC-FT
7.00'	0.00 AC-FT	0.86 AC-FT	0.00 AC-FT	0.00 AC-FT	0.86 AC-FT

1130-1150 93rd Street, Bay Harbor Islands

Pre-Development

10 Year - 1 Day

10 year - 1 Day Event = 7.00 "

$$Q = \frac{[7.00 - 0.20 + 0.80 + (5.55)^2]}{7.00 + 0.80 + (5.55)} = 3.03 "$$

$$3.03 " - 0.00 " (Dade Co. Credit) = 3.03 "$$

$$\text{Volume} = \frac{3.03 "}{12 \text{ in/ft}} (0.77) = 0.19 \text{ AC-FT}$$

Corresponding Stage = 6.05 '



H O L L A N D E N G I N E E R I N G
C I V I L E N G I N E E R I N G S O L U T I O N S

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
(954) 367-0371 office
CA0007325 www.hei-heis.com

Casa Verde

1130-1150 93rd Street
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

May 1, 2023

Prepared by:
Susan C. Holland, P.E.
Holland Engineering, Inc.
301 SW 7 Street
Ft. Lauderdale, FL 33015



H O L L A N D E N G I N E E R I N G
C I V I L E N G I N E E R I N G S O L U T I O N S

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
(954) 367-0371 office
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The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to ensure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **14,322 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Sanitary Sewer Use Calculation Table. An increase in Sanitary Sewer flow of **11,171 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the attached Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **45 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of two drainage wells and exfiltration trench. Roof drainage and condensate will be routed to the drainage wells. All other surface drainage will be routed to the exfiltration trenches.



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
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CA0007325 www.hei-heis.com

5. RECREATION FACILITIES:

The total population is estimated at 93.31 persons, based on a total of 43 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Casa Verde

DATE : May 1, 2023

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	43(2.17per DU)	200	18,662
SUB-TOTAL			<u>18,662</u>
<u>PREVIOUS FLOWS:</u>			
	10(2.17 per DU)	200	4,340
SUB-TOTAL			<u>4,340</u>
NET INCREASE			14,322

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Casa Verde

DATE : May 1, 2023

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	43(2.17per DU)	156	14,556
SUB-TOTAL			<u>14,556</u>
<u>PREVIOUS FLOWS:</u>			
	10(2.17per DU)	156	3,385
SUB-TOTAL			<u>3,385</u>
NET INCREASE			11,171

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Casa Verde

DATE : May 1, 2023

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF-DAY] [LB/UNIT-DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
<u>PROPOSED SOLID WASTE:</u> Residential Condominiums	43(2.17per DU)		0.632	59
SUB-TOTAL				<u>59</u>
<u>PREVIOUS SOLID WASTE:</u>				
	10(2.17per DU)		0.632	14
SUB-TOTAL				<u>14</u>
NET INCREASE				45

CASA VERDE CONDOMINIUM

1130-1150 93RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

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A-0.05	AERIAL RENDERING FROM NW
A-0.06	AERIAL SOUTH
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A-1.01A	FLOODPROOFING VENTS SPECS
A-1.01B	FLOODPROOFING VENTS EVALUATION REPORTS
A-1.02	LEVEL 2 FLOOR PLAN
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A-1.09	HIGH ROOF PLAN
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ARCHITECT:

FRANKEL BENAYOUN

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT 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

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 SW 81 STREET
Miami, Florida 33143
PH: (305) 665.9688

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

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida 33020
PH: (954) 367.0371
FAX: (305) 367.0372

DRC

SUBMITTAL APRIL 27, 2023



	TREE NAME	Ø	H	C
1	ROYAL PALM	24"	50'	15'
2	ROYAL PALM	24"	45'	20'
3	ROYAL PALM	24"	53'	15"
4	ALEXANDER PALM TREE	4"	12'	8"
5	ALEXANDER PALM TREE	4"	25'	20"
6	ALEXANDER PALM TREE	7"	10'	8"
7	ALEXANDER PALM TREE	40"	12'	11"
8	ALEXANDER PALM TREE	6"	14'	4"
9	ALEXANDER PALM TREE	6"	20'	8"
10	ALEXANDER PALM TREE	6"	20'	8"
11	CHRISTMAS PALM	5"	20'	10'
12	CHRISTMAS PALM	5"	20'	15'
13	FICUS	12"	20'	23'
14	UNKNOWN TREE	12"	50'	20"
15	UNKNOWN TREE	12"	40'	20"
16	FICUS TREE	10'	40'	40"
17	ALEXANDER PALM TREE	6"	30'	10"
18	ALEXANDER PALM TREE	24"	53'	10"
19	CHRISTMAS PALM	6"	25'	10"
20	CHRISTMAS PALM	5"	25'	10"
21	CHRISTMAS PALM	5"	25'	10"
22	CHRISTMAS PALM	6"	20'	10"
23	CHRISTMAS PALM	6"	25'	10"
24	ALEXANDER PALM	5"	20'	10"
25	ALEXANDER PALM	5"	20'	10"
26	UNKNOWN TREE	21"	23'	20"
27	QUEEN PALM	10"	20'	10"
28	QUEEN PALM	8"	15'	10"
29	UNKNOWN TREE	18"	25'	20"
30	SABAL PALM	20"	15'	10"
31	UNKNOWN TREE	12"	20'	10"
32	UNKNOWN TREE	14"	20'	10"
33	ALEXANDER PALM	5"	20'	10"
34	UNKNOWN TREE	15"	25'	20"
35	UNKNOWN TREE	13"	25'	20"
36	UNKNOWN TREE	15"	20'	20"

PROPERTY ADDRESS:
1130 93 ST., BAY HARBOR ISLANDS, FL. 33154 (PARCEL 1)
1140 93 ST., BAY HARBOR ISLANDS, FL. 33154 (PARCEL 2)
1150 93 ST., BAY HARBOR ISLANDS, FL. 33154 (PARCEL 2)

FOLIO#S: 13-2227-001-3150, 13-2227-001-3151, 13-2227-001-3160
 CERTIFIED TO: HORIZON AT CASA VERDE, LLC. A FLORIDA LIMITED LIABILITY COMPANY
 VALLEY NATIONAL BANK, ISAOA/ATIMA
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 RENNERT VOGEL MANDLER & RODRIGUEZ, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 8, 9 AND 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 6TH . 2022.

SURVEY DONE ACCORDING TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 5870007

- SCHEDULE B-II TITLE EXCEPTION #8 AFFECTS THE PROPERTY AND IS PLOTTED HEREON (ORB 29677 PG 2976 PARCEL 1)
- SCHEDULE B-II TITLE EXCEPTION #10 AFFECTS THE PROPERTY AND IS PLOTTED HEREON (DB 2848 PG 69 SETBACKS)
- SCHEDULE B-II TITLE EXCEPTION #14 AFFECTS THE PROPERTY AND IS PLOTTED HEREON (ORB 29783 PG 1799 PARCEL 2)
- ALL OTHER SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE.
- THERE ARE NO ENCROACHMENTS ON THE PROPERTY.
- PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT OF WAY (93RD STREET)
- LAND AREA = 33,750 SQ. FEET (0.774 ACRES)

LEGAL DESCRIPTION:
 PARCEL 1: LOT 3, BLOCK 17, 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.
 PARCEL 2: LOT 4, BLOCK 17, 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.
 AND
 LOT 5, BLOCK 17, 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.

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) ELEVATIONS BASED OFF OF BM# R-243 LOCATOR: 2225 W ELEV: 6.61' NGVD

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

LEGEND & ABBREVIATIONS:

 = CONCRETE  = CONC. BLOCK WALL  = WOOD DECK  = COVERED AREA  = ASPHALT  = CHAIN LINK FENCE (CLF)  = WOOD FENCE (WF)  = IRON FENCE (IF) A = ARC DISTANCE L = LENGTH Δ = CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN CATV = CABLE UTILITY BOX	B.C. = BLOCK CORNER P = PROPERTY LINE C = CENTER LINE M = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL FD. D/H = FOUND DRILL HOLE FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG = BUILDING O.H.L. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES
---	---	---

P.R.C.=	POINT OF REVERSE CURVE
CH =	CHORD
CH. BRG.=	CHORD BEARING
B.M.=	BENCH MARK
B.R.=	BEARING REFERENCE
P.O.C.=	POINT OF COMMENCEMENT
P.O.B.=	POINT OF BEGINNING
T.B.M.=	TEMPORARY BENCH MARK
P.O.B.=	POINT OF BEGINNING
T.B.M.=	TEMPORARY BENCH MARK
FD. I.R.=	FOUND IRON REBAR
FD. P.K.NAIL=	FOUND PARKER-KALON NAIL
P.S.M.=	PROFESSIONAL SURVEYOR AND MAPPER
A/C =	AIR CONDITIONER PAD
TX=	TRANSFORMER
P.P.=	POWER POLE
D.M.E.=	DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' =	EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200

Email: blancosurveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0144

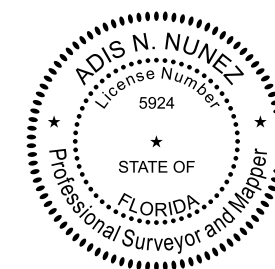
DATE: 6/7/22

	SUFFIX: L	FEMA DATE: 09 / 11 / 09	BASE: 8'
	COMMUNITY # 120637		

SCALE: 1" = 30'	DWN. BY: R.BELLO
--------------------	---------------------

JOB No.
22-312

SURVEYOR'S SEAL



[illegible]



9280 - 93 STREET
ADJACENT EAST NEIGHBOR



1130 93 STREET
CASA VERDE SITE



1140 - 1150 - 93 STREET
CASA VERDE SITE



9271 WEST BAY HARBOR DRIVE

EXISTING PROPERTIES ALONG 93RD STREET



EAST PROPERTY NEIGHBOR



SUBJECT SITE DESIGN



WEST PROPERTY NEIGHBOR

CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT 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 AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

Civil Eng.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
CONTEXT PHOTOS
CONTEXT ELEVATION
SCALE: DATE: APRIL 26, 2023
SHEET NUMBER
A-0.01



RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
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OWNER / DEVELOPER

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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

Civil Eng.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

**LEVEL 1
RENDERING**

SCALE: DATE: APRIL 26, 2023

SHEET NUMBER

A-0.03



RENDERING

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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OWNER / DEVELOPER

HORIZON AT CASA VERDE, LLC.
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BAY HARBOR ISLANDS, FLORIDA 33154

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**LEVEL 1
RENDERING**

SCALE: DATE: APRIL 26, 2023

SHEET NUMBER

A-0.04



AERIAL RENDERING FROM THE NORTH WEST

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ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT 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

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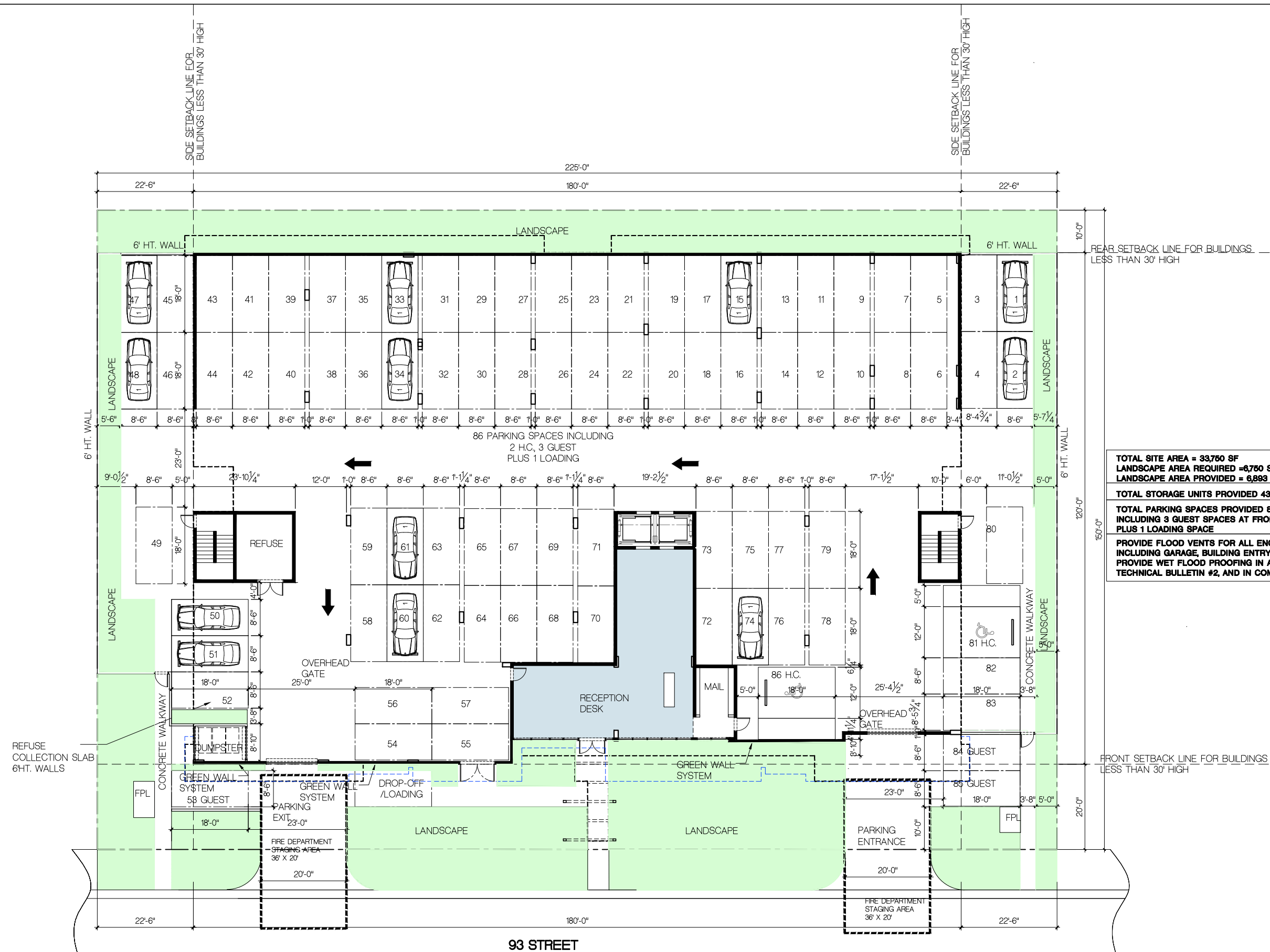
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FROM SW**

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A-0.06



LEVEL 1 FLOOR PLAN

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

CERTIFICATION & SUBMITTAL
MODEL 5500 FIRE-TITE™ UL FIRE DAMPERS
 Thin "2" Frame
FOR USE IN STATIC SYSTEMS ONLY

Integral Self-Locking Corner Joints

A

B

Stainless Steel Negator Closure Spring

Block Lock

**HORIZONTAL MOUNT
 MODEL 5513**

UNDERWRITERS LABORATORIES, INC.[™]
 CLASSIFIED
 FIRE DAMPER No. _____
 FIRE RESISTANCE RATED 1 1/2 HOUR

**VENT
 PRODUCTS
 CO., INC.**

**California Fire Marshal
 Listing No. 3225-1078-100**

ALL DAMPERS 1/4" UNDER LISTED DIMENSIONS

MINIMUM SIZE: 4" x 4"

MAXIMUM DUCT OPENING

SINGLE SECTION:

VERTICAL: 41" x 36" or 36" x 80"

HORIZONTAL: 41" x 36"

MAXIMUM MULTIPLE SECTION

Not available

Sizes shown are for Type A construction.

Consult factory for Type B, Type C and Type CR.

Top Blade Rotted to Frame

22 ga. Insulating Steel Blades

Fusible Link 160° F Standard (Polyethylene)

22 ga. Roll Formed One Piece Steel Frame

Opening Height (Dampener Height) 1/4" Less

2" ±

**VERTICAL MOUNT
 MODEL 5512**

SPECIAL TYPES: Versions of 2" deep channel frame are available incorporating the Type B, Type C or Type CR construction: Models 5522, 5523, 5532, 5533, 5542, 5543, 5552 and 5553.

MATERIALS: Standard construction - galvanized steel. Specifications for all material per Underwriters Laboratories Standard for Safety UL 555.

UNDERWRITERS LABORATORIES: Labeled for use in sizes no larger than shown in UL Building Materials List in a 2-hour fire partition.

Meets N.F.P.A. 90A Requirements

Optional 304 Stainless Steel Construction available

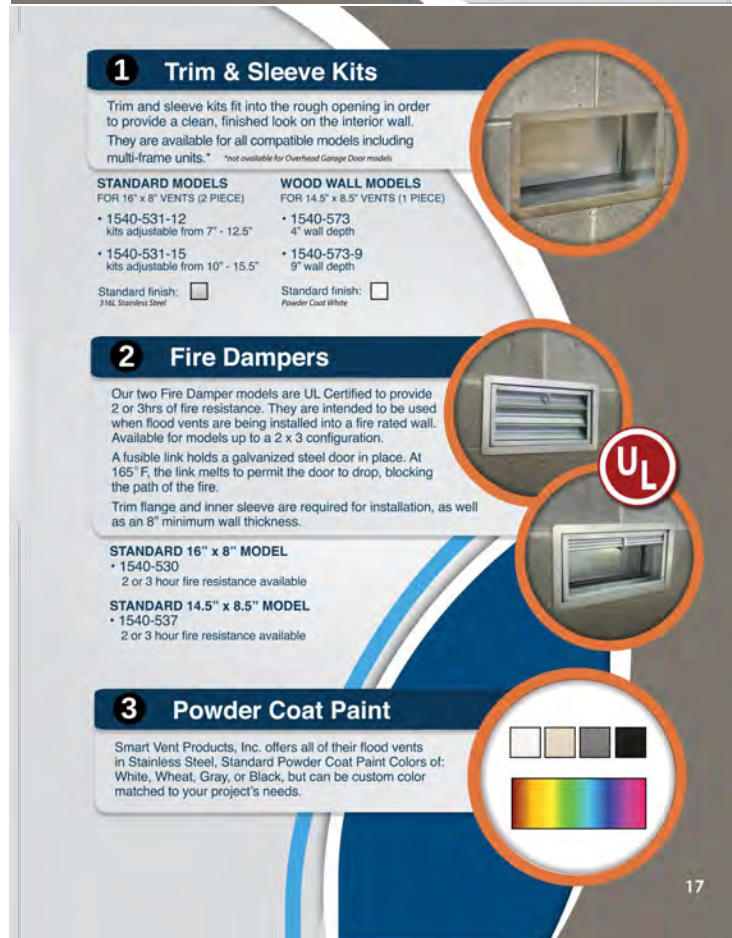
Optional 212°F Fusible Link available

FORM NO. 5504D (White Color) © 2002 Vent Products Co., Inc. (C02)

Printed in U.S.A.

SUPERSEDES FORM NO. 5504C

DBPR PRODUCT APPROVAL - NOA



FV 2 MODEL #1540-520 UL 2HR FIRE RESISTANT FLOOD VENT



FV 1 & FV3 MODEL #1540-520 INSULATED FLOOD VENT

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FLOOD VENT SPECS

SCALE: - DATE: APRIL 26

SHEET NUMBER

A-1.01A



A Perfect Solution in Every Drop
Continuity of Architecture (2019)

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855.396.8178
953.744.8738
CONTACT@BUILDINGDROPS.COM

August 18, 2017

TO: Whom it May Concern
FROM: Hermes F. Norero, P.E.
Registered Florida Professional Engineer #73778

MANUFACTURER: Smart Vent Products, Inc.
430 Andbro Drive, Unit 1
Pitman, NJ 08071

Dear Sir (Madam),

To the best of my knowledge, the above-mentioned product conforms to the 6th Edition of the Florida Building Code:

Please note that I do not have, nor will I acquire, a financial interest in any company manufacturing or distributing the product(s) for which the reports are being issued.

I also do not have, nor will I acquire, any financial interest with the laboratory that performed the test(s), or with the Engineer witnessing the test(s) and sealing the test report(s).



Hermes F. Norero, P.E.
Florida Registered Professional Engineer #73778



877- 441- 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

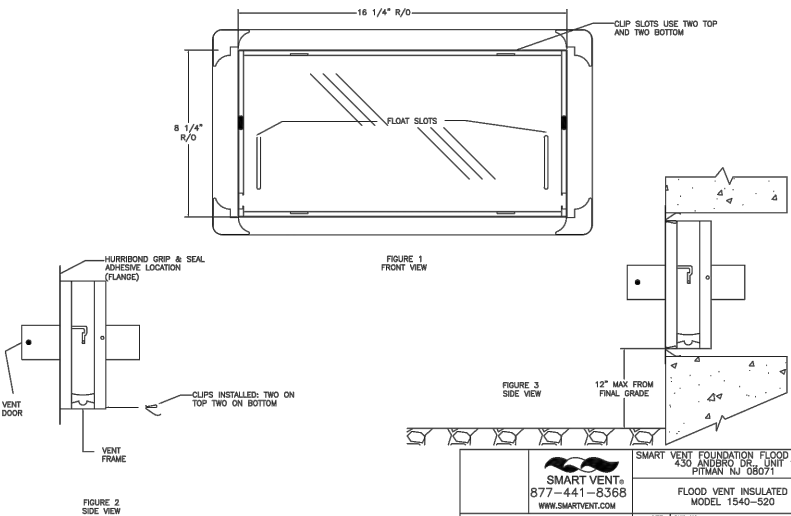
DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT. PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS: TB 1-08, 44CFR 63.4(C)(3), ASCE 24-14
ICC EVALUATION # ESR-2074

SHEET 2 OF 2

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED



DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS:
MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574;
#1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526



"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

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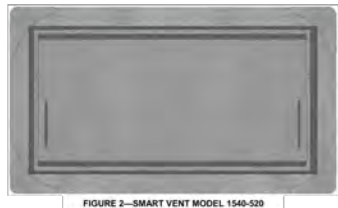


FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

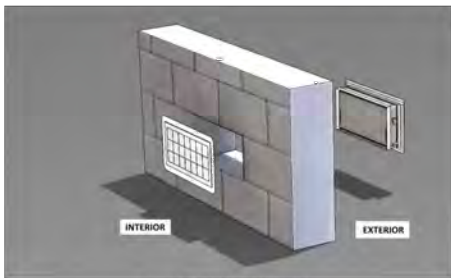


FIGURE 4—FLOOD VENT SEALING KIT



ICC-ES Evaluation Report

ESR-2074

Reissued February 2019
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DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
 - 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
 - 2018 International Energy Conservation Code® (IECC)
 - 2013 Abu Dhabi International Building Code (ADIBC®)
- The ADIBC is based on the 2009 IBC, 2009 IRC code sections referenced in this report on the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces.

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ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

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DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, recognized in ICC-ES master evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code edition:

- 2016 California Building Code (CBC)
- 2016 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with 2016 CBC Chapter 12, provided the design and installation are in accordance with the 2015 International Building Code® (IBC) provisions noted in the master report and the additional requirements of CBC Chapters 12, 16 and 18A, as applicable.

The products recognized in this supplement have not been evaluated under CBC Chapter 7A for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with the 2016 CRC, provided the design and installation are in accordance with the 2015 International Residential Code® (IRC) provisions noted in the master report.

The products recognized in this supplement have not been evaluated under 2016 CRC Chapter R337, for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

The products recognized in this supplement have not been evaluated for compliance with the International Wildland-Urban Interface Code®.

This supplement expires concurrently with the master report, reissued February 2019.

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Page 2 of 5

feet (18.6 m³) of enclosed area, except that the SmartVent® Stacking Model #1540-511 and FloodVent® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.

- Below the base flood elevation.

■ With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVent® Model #1540-520. When installed and tested in accordance with ASTM E285, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (16.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC304), dated August 2015 (editorially revised October 2017).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The Smart Vent® models and the Flood Vent Sealing Kit recognized in this report must be identified by a label bearing the manufacturer's name (SmartVent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
430 ANDBRO DRIVE, UNIT 1
PITMAN, NEW JERSEY 08071
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVent®	1540-520	16 1/2" X 7 1/2"	200
SmartVent®	1540-510	16 1/2" X 7 1/2"	200
FloodVent® Overhead Door	1540-524	16 1/2" X 7 1/2"	200
SmartVent® Overhead Door	1540-514	16 1/2" X 7 1/2"	200
Wood Wall FloodVent®	1540-570	14" X 8 1/2"	200
Wood Wall FloodVent® Overhead Door	1540-574	14" X 8 1/2"	200
SmartVent® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For 8 ft: 1 inch = 25.4 mm; 1 square foot = m²



FIGURE 1—SMART VENT: MODEL 1540-510



ICC-ES Evaluation Report

ESR-2074 FBC Supplement

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DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, recognized in ICC-ES master report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 Florida Building Code—Building
- 2017 Florida Building Code—Residential

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with the Florida Building Code—Building and the FRC, provided the design and installation are in accordance with the 2015 International Building Code® provisions noted in the master report.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the Florida Building Code—Building and the Florida Building Code—Residential.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

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FLOOD VENTS
ICC-ES EVALUATION REPORT

SCALE DATE APRIL 26, 2023

SHEET NUMBER

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LEVEL 2 FLOOR PLAN

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



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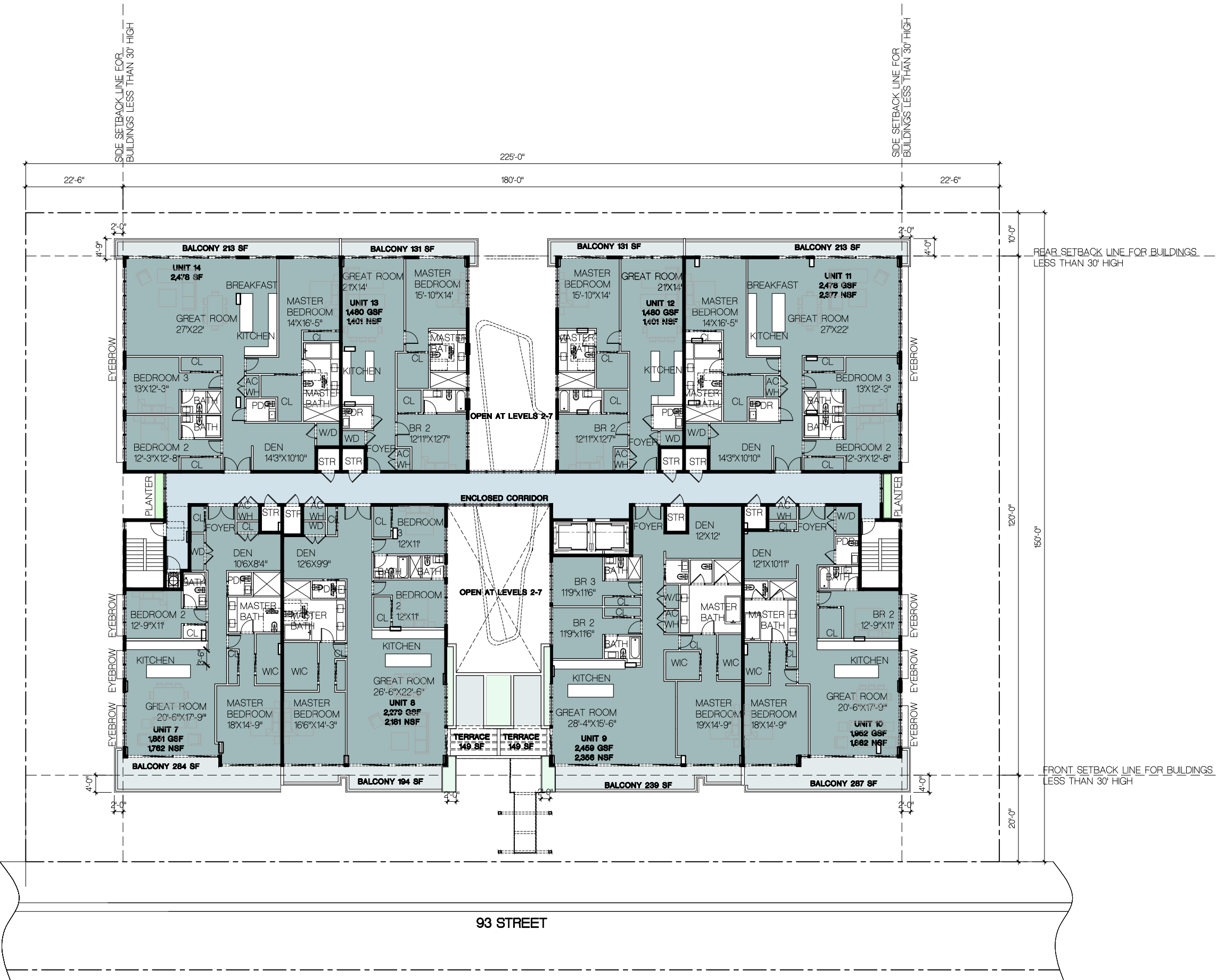
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**LEVEL 2
FLOOR PLAN**
SCALE: 3/32" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
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LEVEL 3 FLOOR PLAN

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



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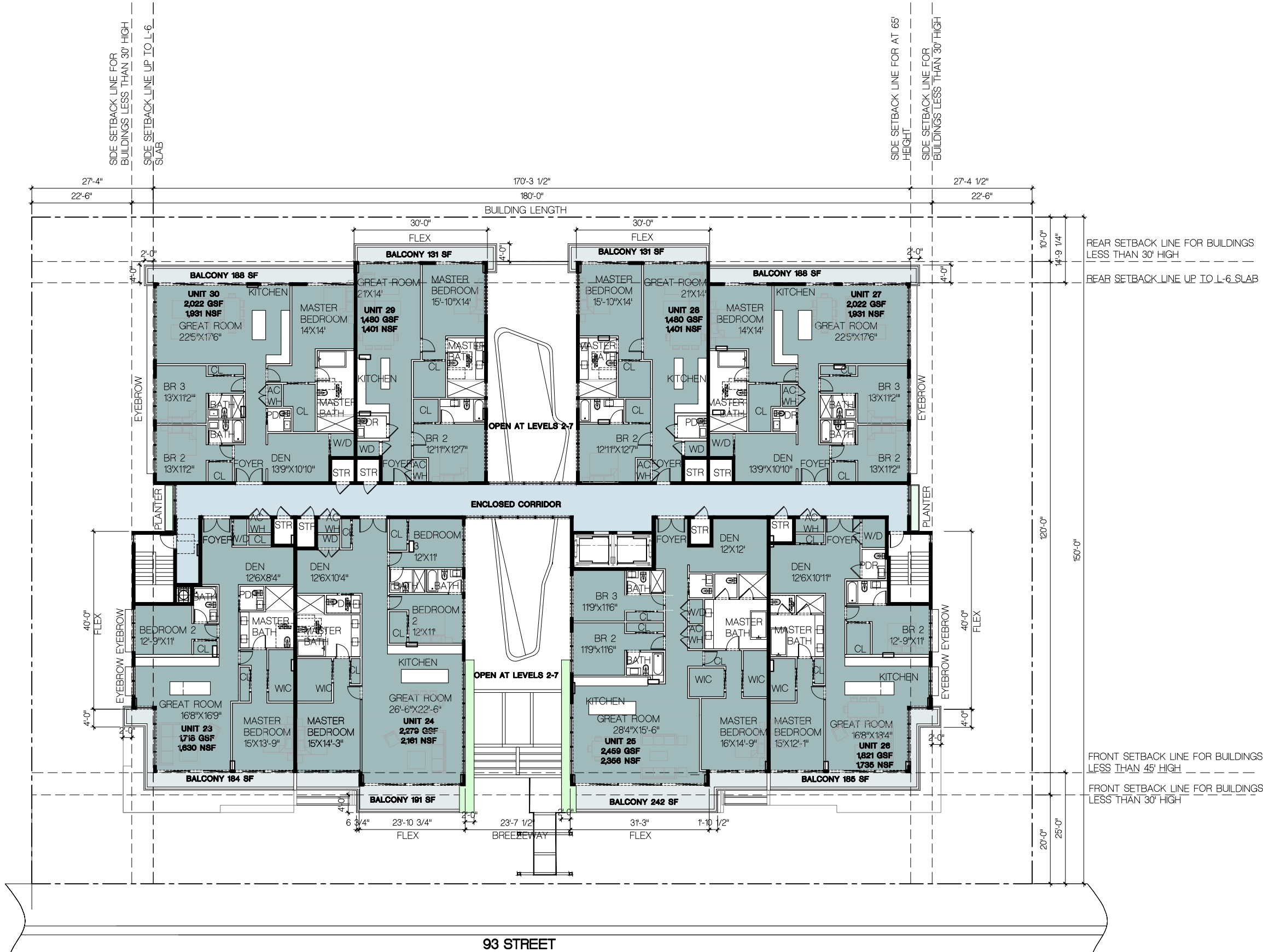
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**LEVEL 3
FLOOR PLAN**

SCALE: 3/32" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-103

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



LEVEL 5 FLOOR PLAN
SCALE: 3/32" = 1'-0"

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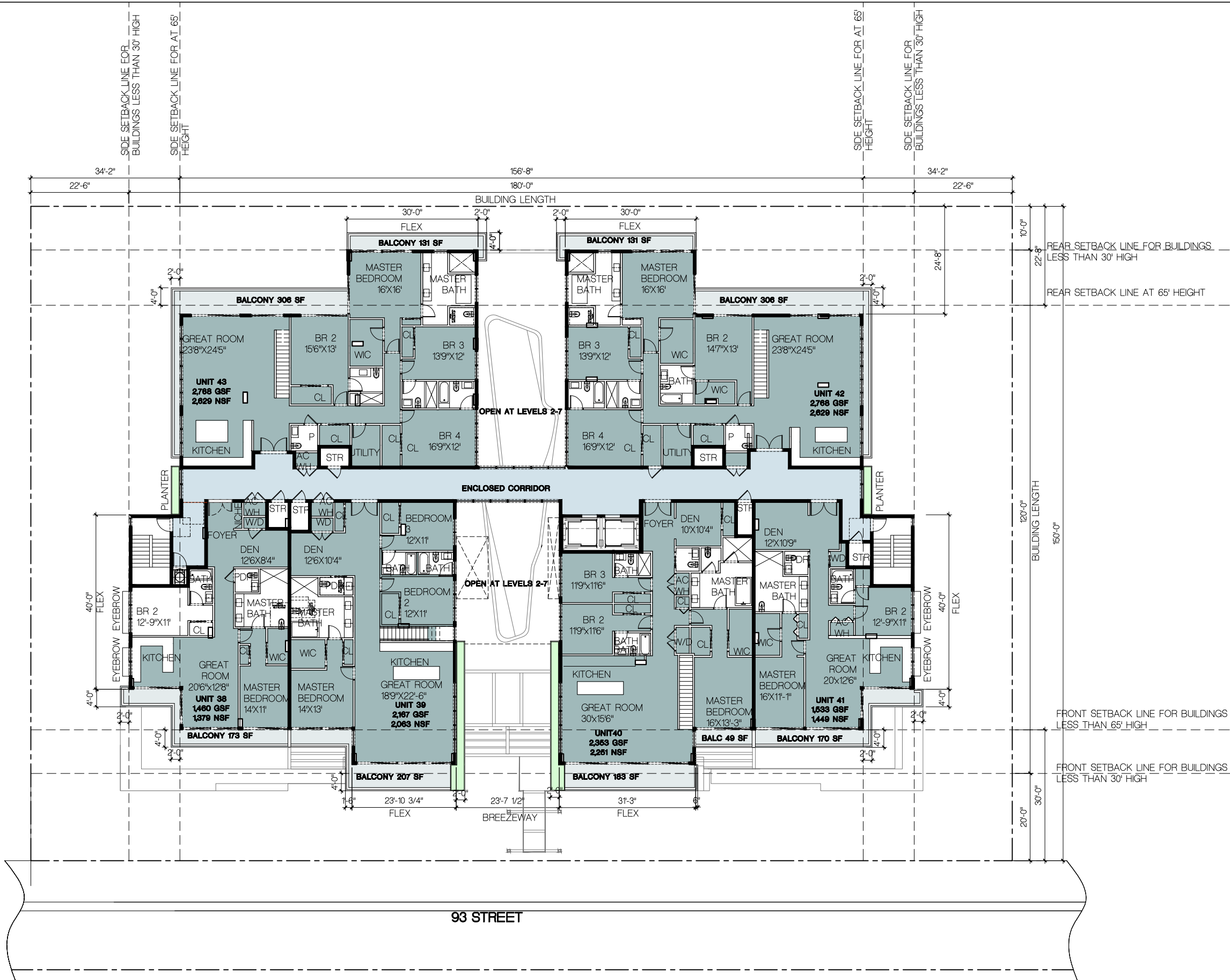
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MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 5 FLOOR PLAN
SCALE: 3/32" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-105



LEVEL 7 FLOOR PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHAT 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 AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

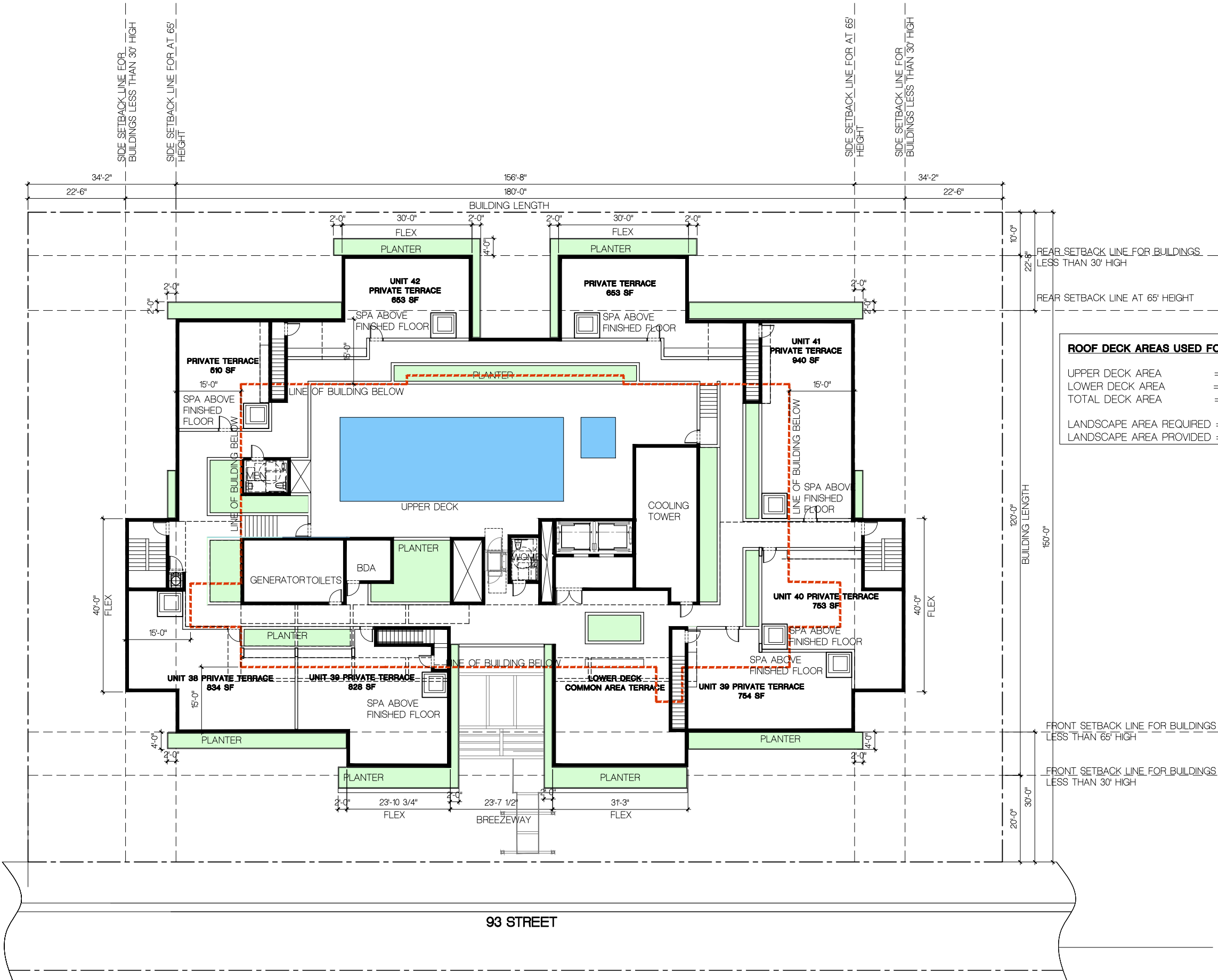
MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 7 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-107



ROOF DECK AREAS USED FOR RECREATION:

UPPER DECK AREA = **2,774 SF**
LOWER DECK AREA = **9,703 SF**
TOTAL DECK AREA = **12,477 SF**

LANDSCAPE AREA REQUIRED = 12,477 X 0.15 = **1,889 SF [15%]**
LANDSCAPE AREA PROVIDED = **2,407 SF [19%]**



ROOF PLAN [TOTAL ROOF AREA: 18,447 SF.]

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

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CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

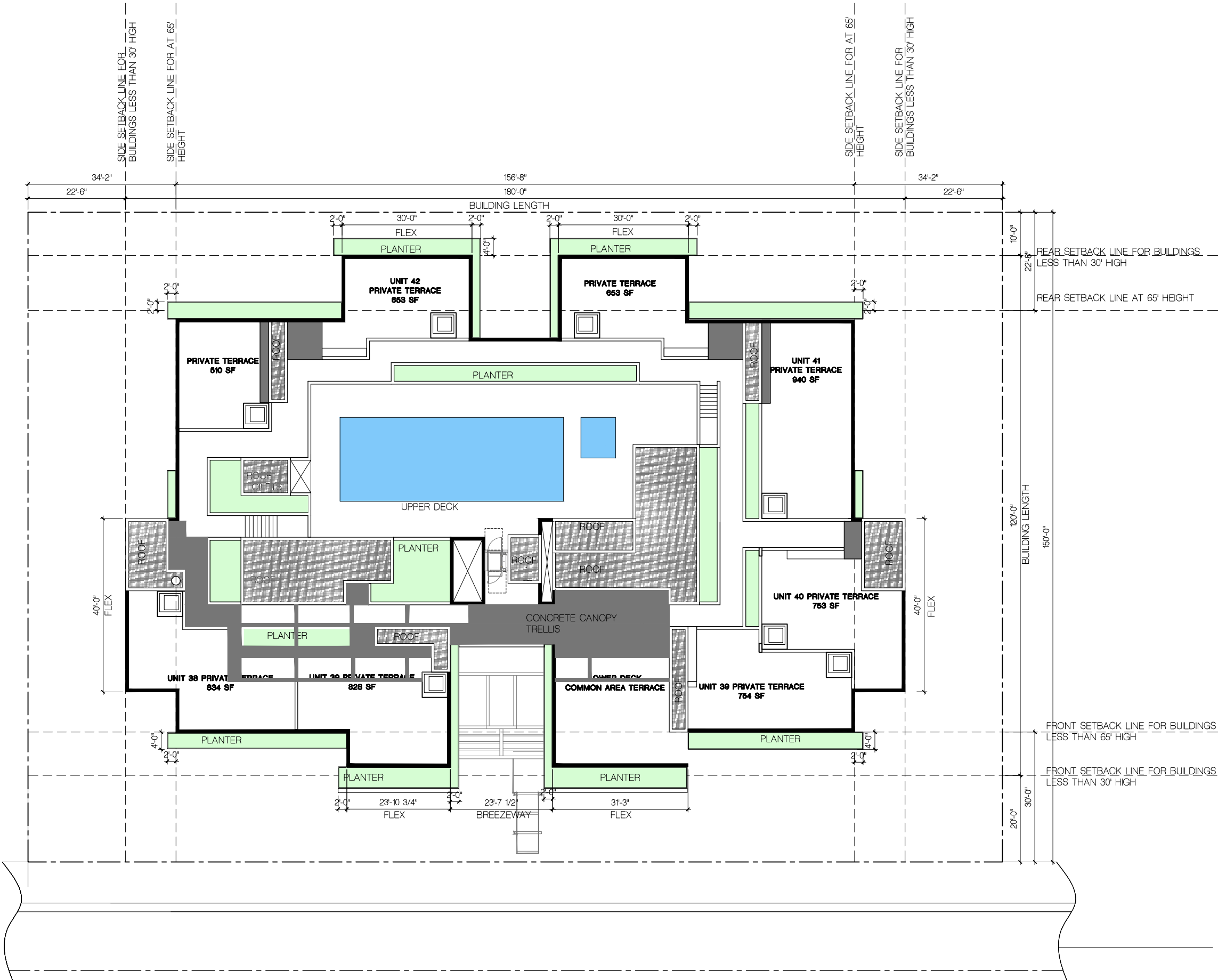
MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF PLAN

SCALE: 3/32" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-108



93 STREET



HIGH ROOF PLAN

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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BROOKLYN, NY 11249
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T. 718.388.8210

CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33654

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
HIGH ROOF PLAN

SCALE: 3/32" = 1'-0" DATE: APRIL 26, 2023

SHEET NUMBER
A-109

OWNER / DEVELOPER
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

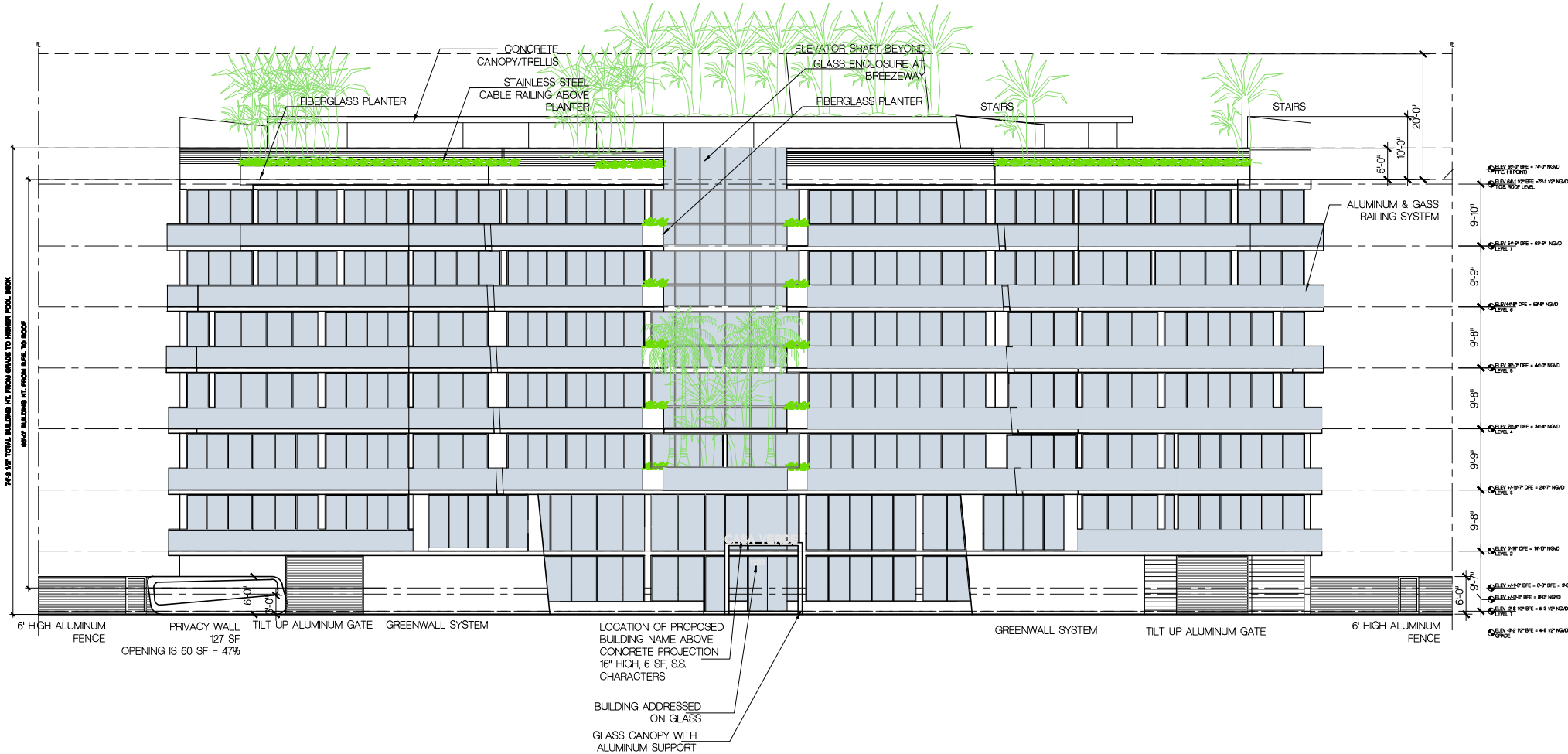
MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33654

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-2.01



NORTH ELEVATION

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



NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
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LICENSE NO. AR0007143
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1177 KANE CONCOURSE, SUITE 120
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OWNER / DEVELOPER
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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

Civil Eng.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**NORTH
ELEVATION**

SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023

SHEET NUMBER
A-2.01A



EAST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
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OWNER / DEVELOPER
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T. 718.388.8210

CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
EAST ELEVATION
SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-2.02



EAST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER
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BROOKLYN, NY 11249
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T. 718.388.8210

CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

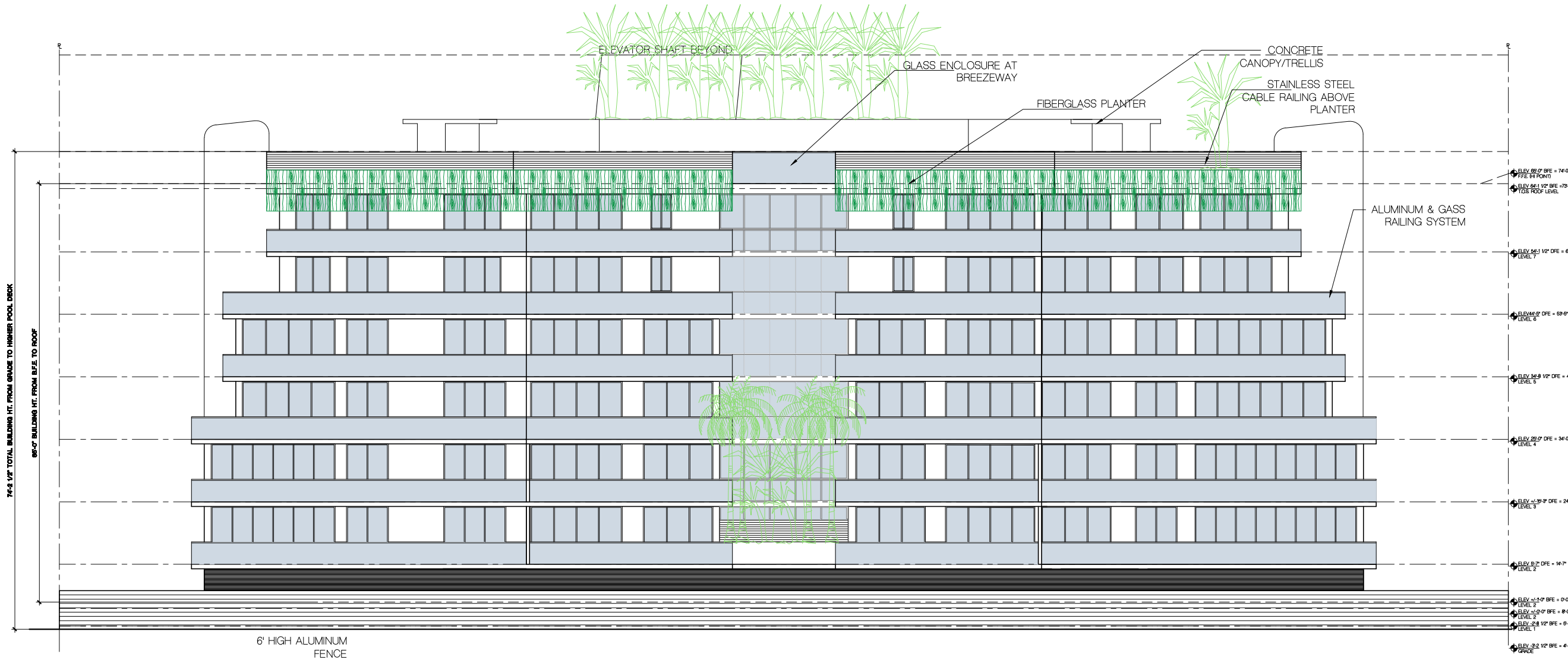
CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
EAST ELEVATION

SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023

SHEET NUMBER
A-2.02A



SOUTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
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OWNER / DEVELOPER
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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 3364

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-2.03



SOUTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER
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53 BROADWAY
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T. 516.447.8887
T. 718.388.8210

Civil Eng.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023

SHEET NUMBER
A-2.03A

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LANDSCAPE ARCH.

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1130-1150 93RD STREET
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SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: APRIL 26, 2023
SHEET NUMBER
A-2.04



WEST ELEVATION

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



WEST ELEVATION

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

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
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Civil Eng.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

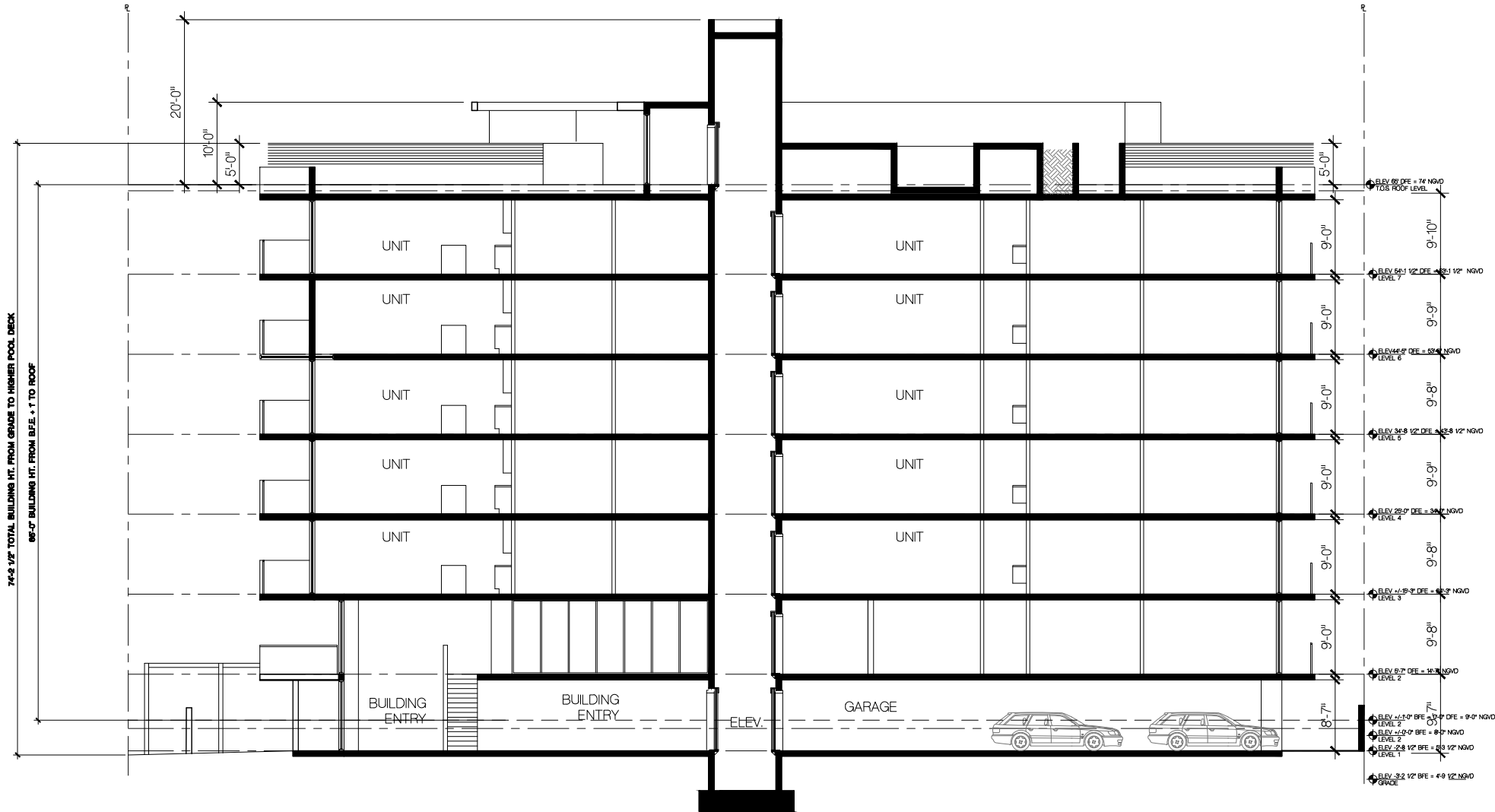
CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE	
WEST ELEVATION	
SCALE: 1/8" = 1'-0"	DATE: APRIL 26, 2023
SHEET NUMBER	
A-2.04A	

BUILDING SECTION

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



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3669 FAX:(305) 868.3650
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OWNER / DEVELOPER

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53 BROADWAY
BROOKLYN, NY 11249
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Civil Eng.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

BUILDING SECTION

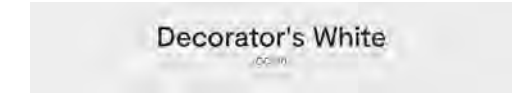
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SHEET NUMBER

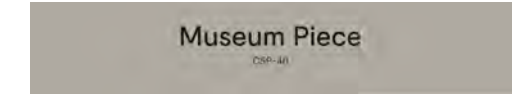
A-3.01



6 STAINLESS STEEL BUILDING SIGN



1 BUILDING PAINT COLOR - WHITE ALL STUCCO WALLS



2 ALUMINUM ELEMENTS PAINT COLOR - GRAY



REAR ELEVATION



FRONT RENDERING



LIGHT BOLLARD



CONCRETE PAVER DRIVEWAYS



GLASS ENTRY CANOPY



4 ALUMINUM AND GLASS RAILING SYSTEM



3 FIBERGLASS PLANTERS ABOVE CONCRETE SLAB



5 LIVING WALL

FRANKEL BENAYOUN
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Civil Eng.

Landscaping Arch.

Structural Eng.

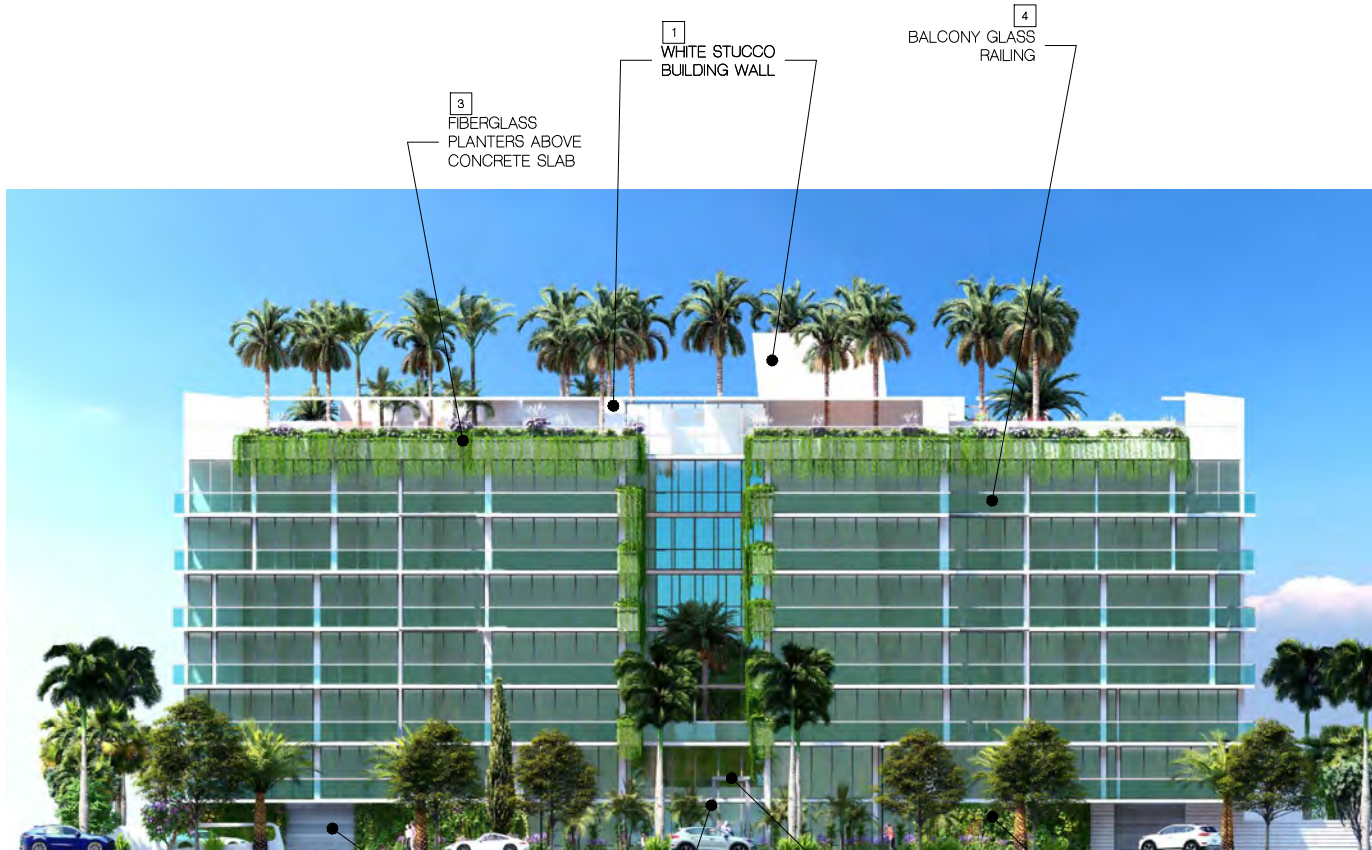
MEP Eng.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
PRESENTATION BOARD

SCALE: N.T.S. DATE: APRIL 26, 2023
SHEET NUMBER
A-4.01



EAST ELEVATION [FRONT]

1 WHITE STUCCO BUILDING WALL

2 GRAY ALUMINUM GARAGE GATES

3 FIBERGLASS PLANTERS ABOVE CONCRETE SLAB

4 BALCONY GLASS RAILING

5 GREEN WALL SYSTEM

6 PROPOSED BUILDING SIGN LOCATION

WEST ELEVATION [BACK]



NORTH ELEVATION [RIGHT SIDE]

2 GRAY ALUMINUM GARAGE LOUVERS

4 GLASS BALCONY RAILING

4 WHITE STUCCO BUILDING WALL

SOUTH ELEVATION [LEFT SIDE]

2 GRAY ALUMINUM GARAGE LOUVERS

4 GLASS BALCONY RAILING

4 WHITE STUCCO BUILDING WALL

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LICENSE NO. AR0017273

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CIVIL ENG.

LANDSCAPE ARCH.

STRUCTURAL ENG.

MEP ENG.

CASA VERDE
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

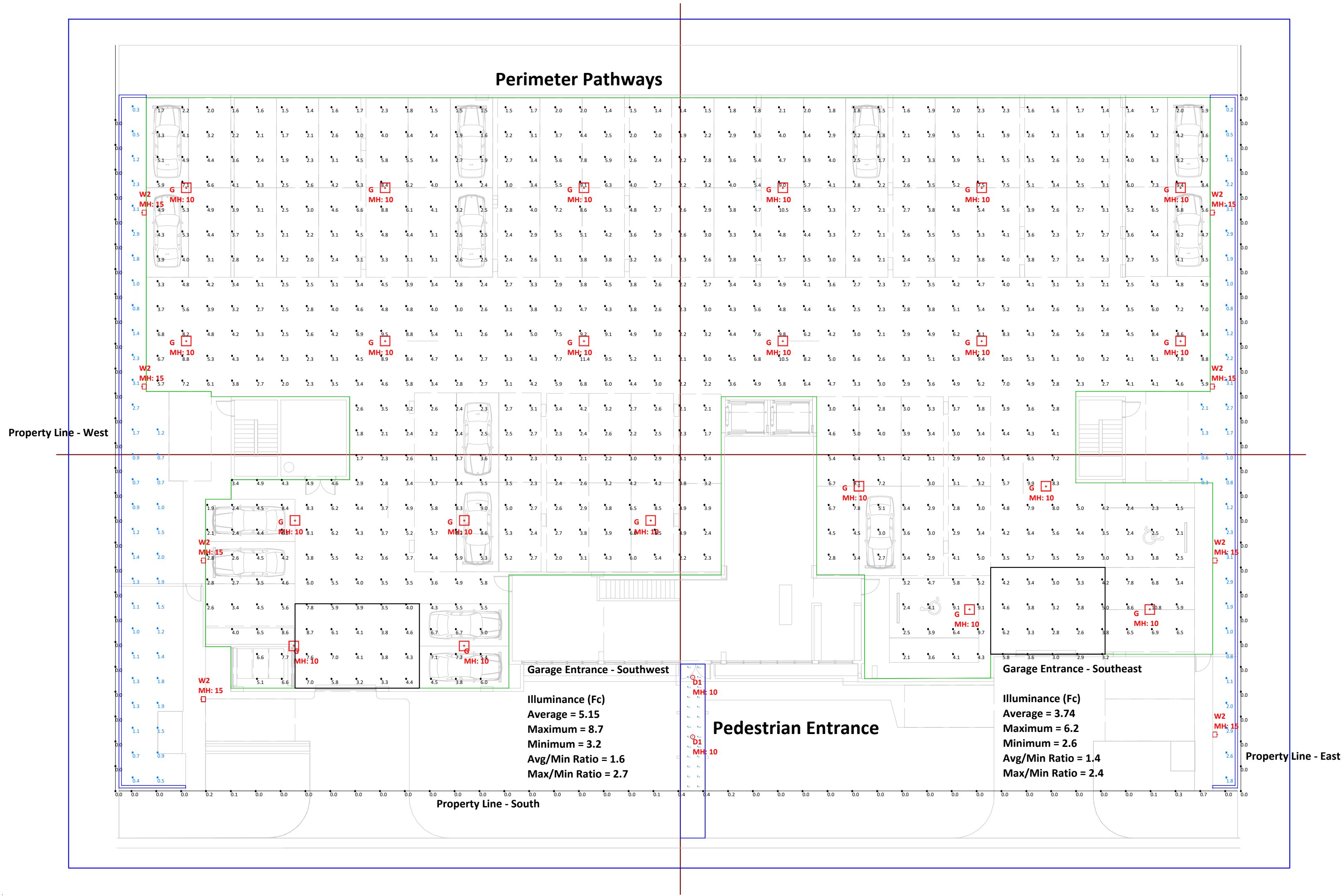
DRAWING TITLE

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

SCALE: DATE: APRIL 26, 2023

SHEET NUMBER

A-5.01



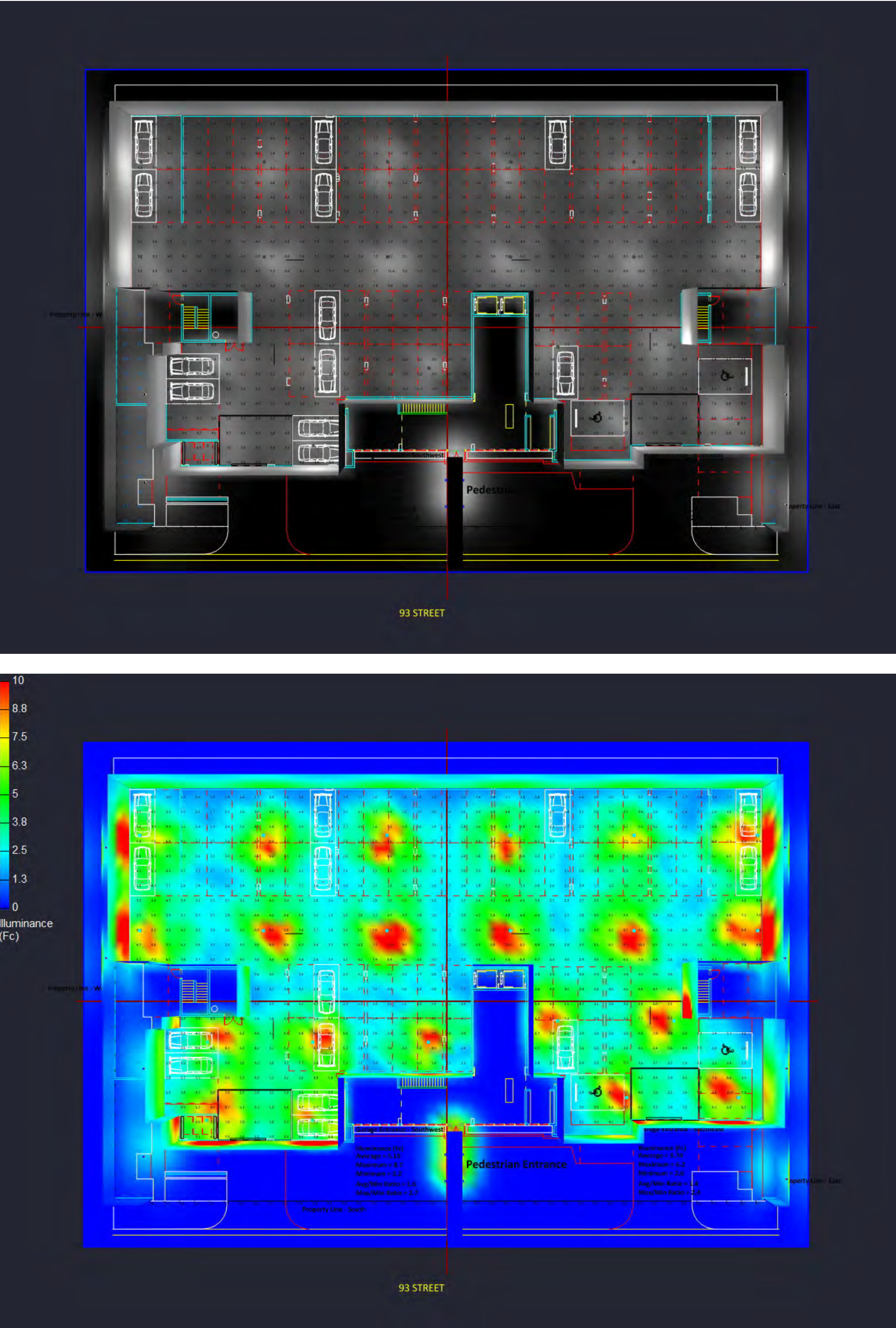
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LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	2	D1	SINGLE	0.900	C6R12/18/249FAUNVM	17	1388	10 FT
	21	G	SINGLE	0.900	MCP0760W27V40KD	57.46	8478	10 FT
	8	W2	SINGLE	0.900	WPLED10YMSS	12.1	1297	15 FT

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpclr	PtSpTb	Grid Z
Parking Garage_Floor	Fc	4.05	11.4	1.4	2.9	8.1	5	5	0
Property Line - East	Fc	0.00	0.0	0.0	N.A.	N.A.	5	N.A.	N.A
Property Line - South	Fc	0.06	0.7	0.0	N.A.	N.A.	5	N.A.	N.A
Property Line - West	Fc	0.00	0.0	0.0	N.A.	N.A.	5	N.A.	N.A
Pedestrian Entrance	Fc	8.10	12.1	0.7	11.6	17.3	2	2	0
Perimeter Pathways	Fc	1.51	3.1	0.2	7.6	15.5	5	5	0
Garage Entrance - Southeast	Fc	3.74	6.2	2.6	1.4	2.4			
Garage Entrance - Southwest	Fc	5.15	8.7	3.2	1.6	2.7			

RENDER VIEWS:



Target Requirements:

Pathways = 0.2FC MIN, 0.8FC AVG, 5.0FC MAX
Parking Garage = 0.2FC MIN & 10:1 MAX/MIN or better
Garage Entrance = 1.0FC MIN & 10:1 MAX/MIN or better

Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.
Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world. There are many factors that will impact the actual performance of lighting in the constructed space, including: the accuracy of the original source (ies) files supplied by the manufacturer, input voltage/ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.
NB: Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report.

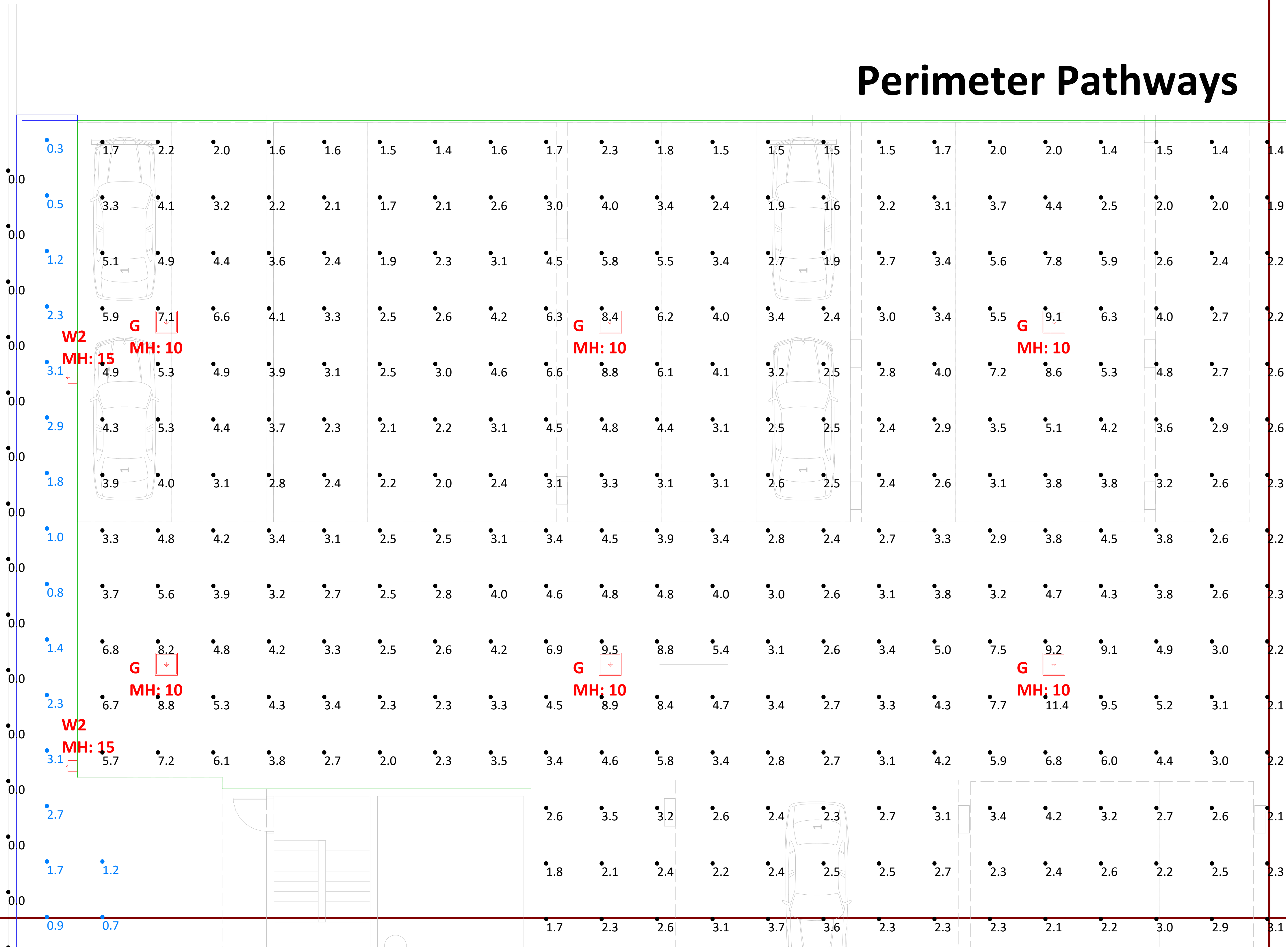


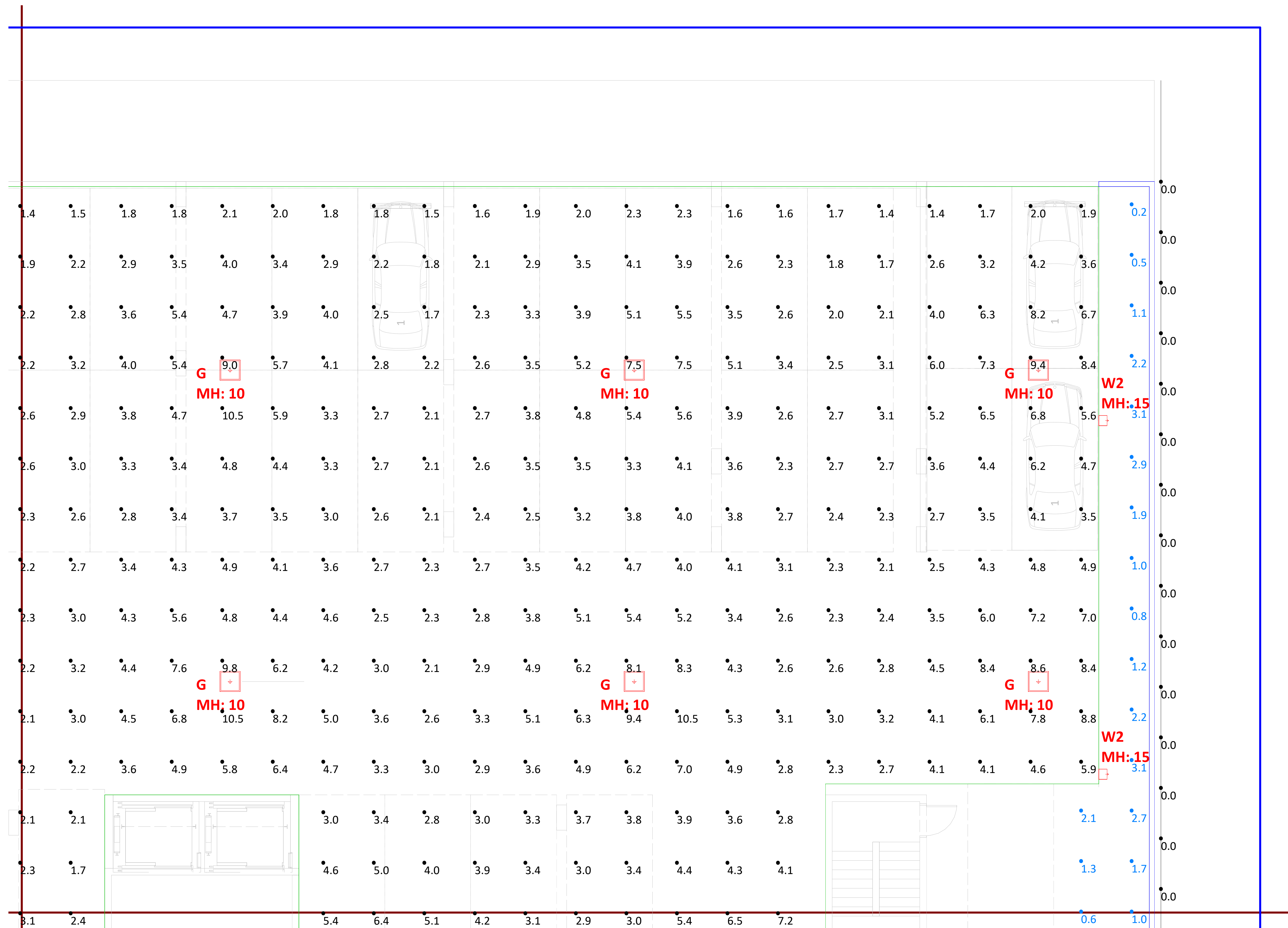
Casa Verde

Perimeter Pathways

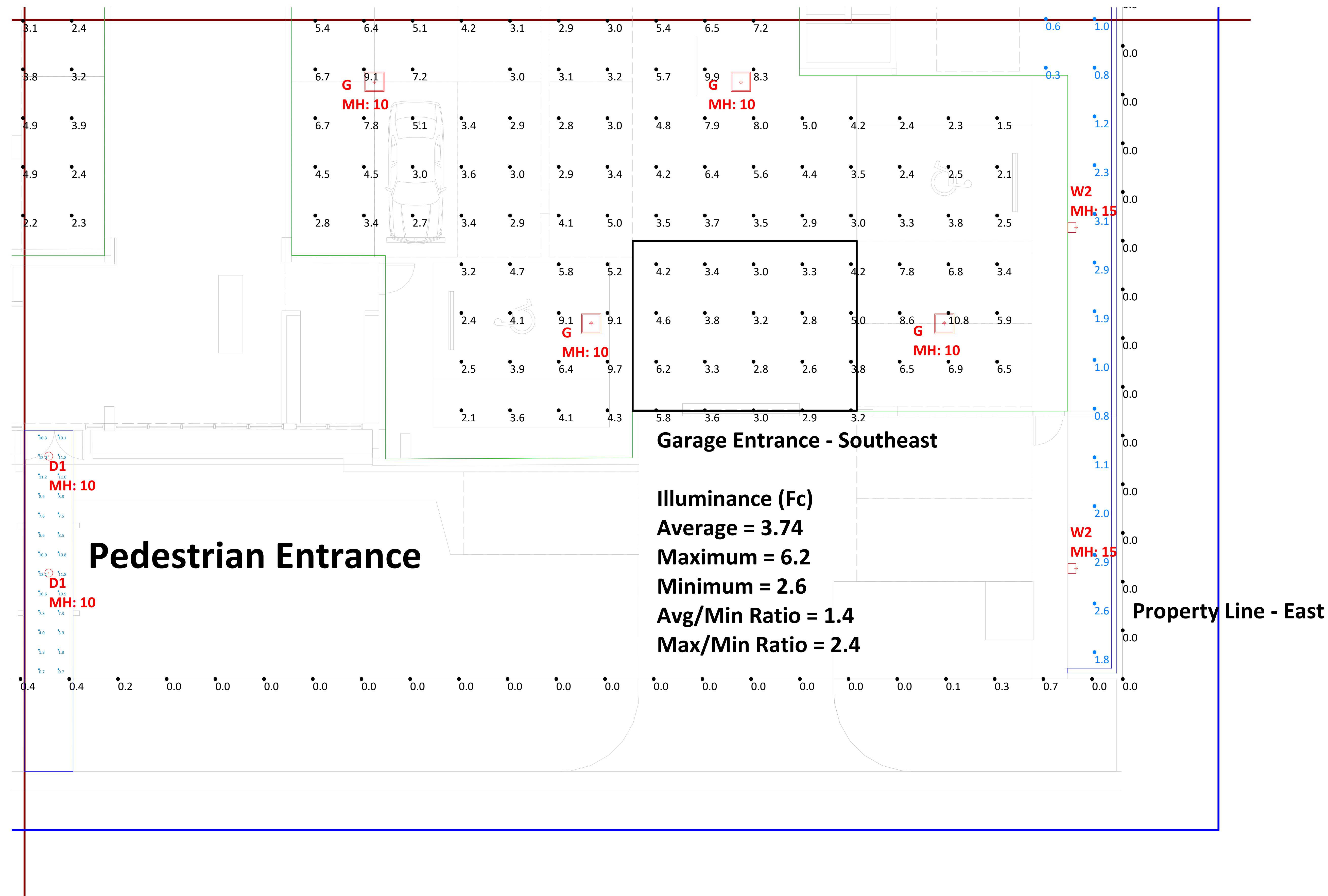
Property Line - West

Scale: 1 inch= 5 Ft.

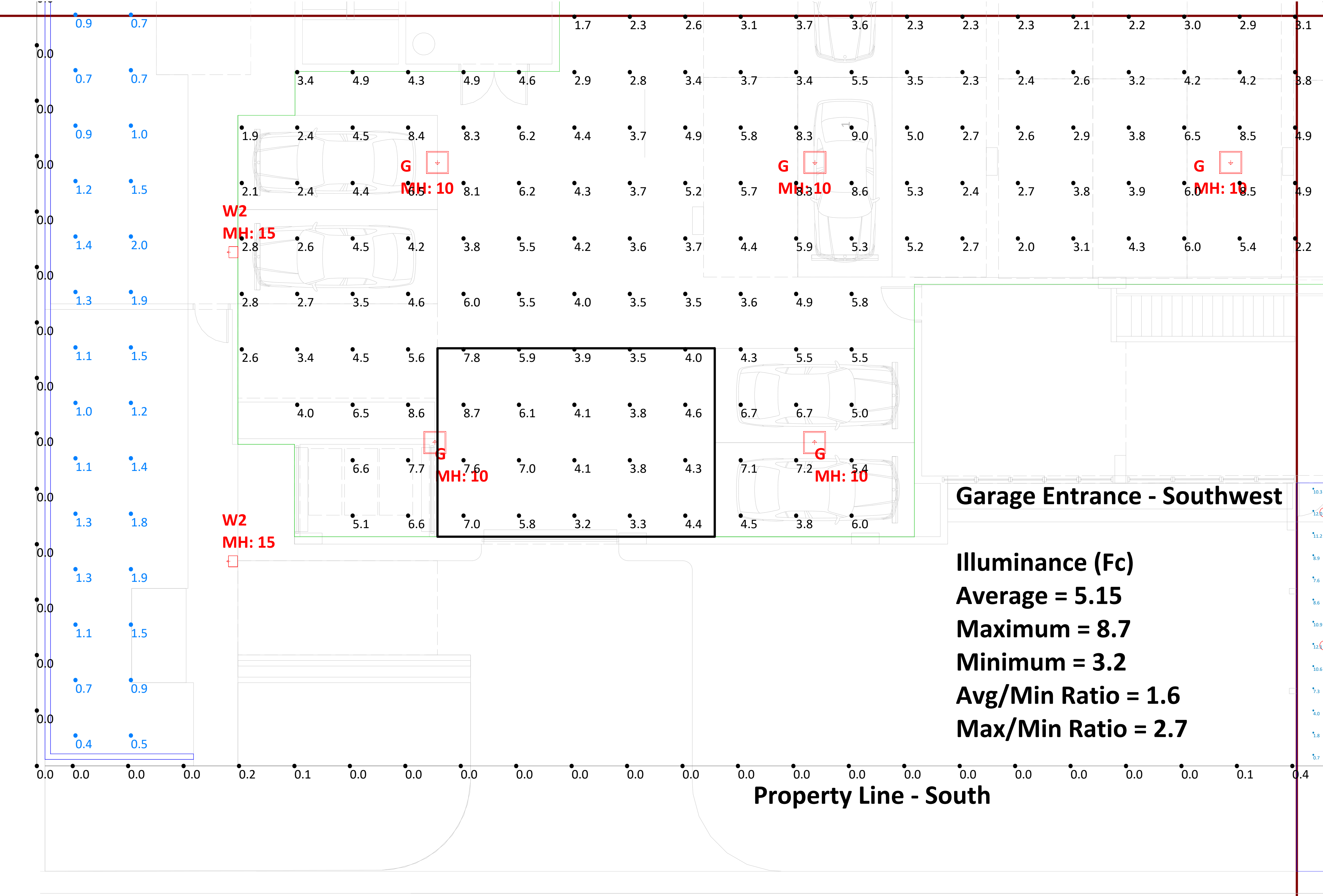




Scale: 1 inch= 5 Ft.

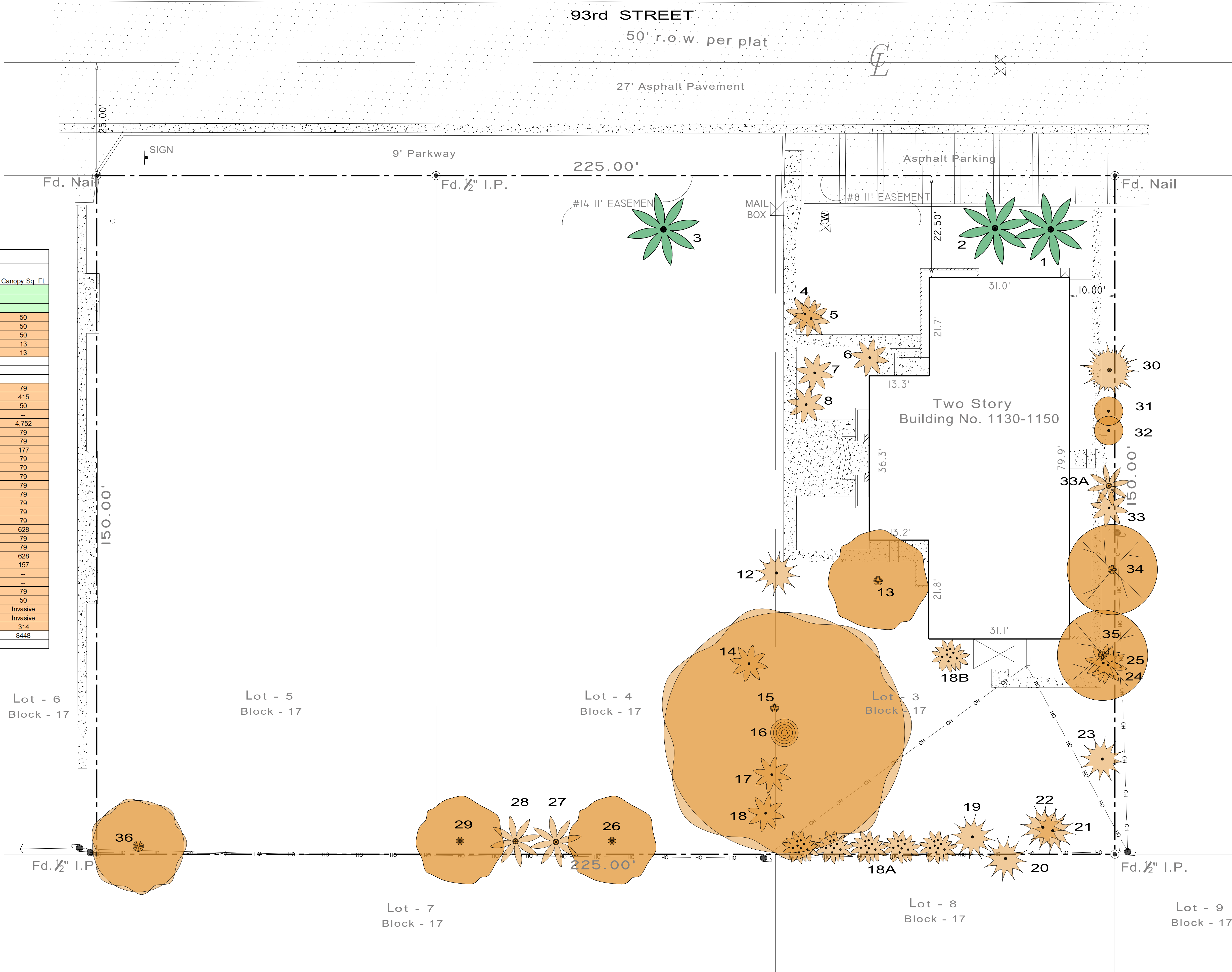


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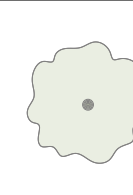


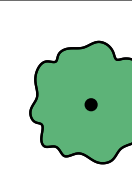
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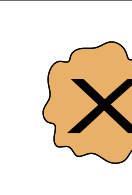
Casa Verde							
Existing Tree Disposition List							
No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (In.)	Condition	Disposition
1	Royal Palm	Roystonea regia	50'	15'	24"	Good	Transplant
2	Royal Palm	Roystonea regia	45'	20'	24"	Good	Transplant
3	Royal Palm	Roystonea regia	53'	15'	24"	Good	Transplant
4	Alexander Palm	Ptychosperma elegans	12'	8'	4"	Good	Remove
5	Alexander Palm	Ptychosperma elegans	25'	8'	4"	Good	Remove
6	Alexander Palm	Ptychosperma elegans	10'	8'	7"	Good	Remove
7	Alexander Palm	Ptychosperma elegans	12'	4'	7"	Good	Remove
8	Alexander Palm	Ptychosperma elegans	14'	4'	6"	Good	Remove
9	Not used						
10	Not used						
11	Not used						
12	Christmas Palm	Veitchia merrillii	20'	10'	5"	Good	Remove
13	Ficus tree	Ficus benjamina	20'	23'	12"	Fair/Poor	Remove
14	Alexander Palm	Ptychosperma elegans	30'	8'	7"	Fair	Remove
15	Air root of #16		--	--	--		Remove
16	Ficus tree	Ficus aurea	35'	55'	36"	Fair	Remove
17	Alexander Palm	Ptychosperma elegans	30'	10'	6"	Poor	Remove
18	Alexander Palm	Ptychosperma elegans	25'	10'	6"	Poor	Remove
18A	Areca Palm cluster	Dypsis lutescens	15'	15'	15"	Poor	Remove
18B	Areca Palm cluster	Dypsis lutescens	20'	10'	15"	Fair	Remove
19	Christmas Palm	Veitchia merrillii	25'	10'	6"	Fair	Remove
20	Christmas Palm	Veitchia merrillii	25'	10'	5"	Fair	Remove
21	Christmas Palm	Veitchia merrillii	25'	10'	5"	Fair	Remove
22	Christmas Palm	Veitchia merrillii	20'	10'	6"	Fair	Remove
23	Christmas Palm	Veitchia merrillii	25'	10'	6"	Fair	Remove
24	Alexander Palm	Ptychosperma elegans	20'	10'	5"	Good	Remove
25	Alexander Palm	Ptychosperma elegans	20'	10'	5"	Good	Remove
26	Ficus tree	Ficus benjamina	23'	20'	21"	Poor	Remove
27	Royal Palm	Roystonea regia	20'	10'	10"	Poor	Remove
28	Royal Palm	Roystonea regia	15'	10'	8"	Fair	Remove
29	Ficus tree	Ficus benjamina	25'	20'	18"	Poor	Remove
30	Sabal Palm	Sabal palmetto	15'	10'	20"	Good	Remove
31	Corn Plant Dracaena	Not a tree	--	--	--	Fair	Remove
32	Corn Plant Dracaena	Not a tree	--	--	--	Fair	Remove
33	Alexander Palm	Ptychosperma elegans	20'	10'	5"	Fair	Remove
33A	Royal Palm	Roystonea regia	10'	8'	8"	Fair	Remove
34	Hong Kong Orchid tree	Bauhinia sp.	25'	0'	15"	Dead	Remove
35	Hong Kong Orchid tree	Bauhinia sp.	25'	0'	13"	Dead	Remove
36	Ficus tree	Ficus aurea	20'	20'	15"	Fair/Poor	Remove
Total Canopy Sq. Ft. to be Removed							8448
See Planting Plan for Tree Replacement / Mitigation Credits							



DISPOSITION LEGEND

 EXISTING TO REMAIN

 TO BE TRANSPLANTED

 TO BE REMOVED

EXISTING TREE DISPOSITION PLAN

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

PROJECT TITLE

CASA VERDE

1130 - 1150 93 STREET

BAY HARBOR ISLANDS, FLORIDA 3354

REVISION DATE(S)

DATE

4/27/2023

LD-1

SEAL

GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE

ROBERT PAKSLEY A.S.L.A.

235 GALLANDS STREET - 2ND FLOOR

MIAMI, FLORIDA 33134

PHONE: (305) 665-5888

LANDSCAPE

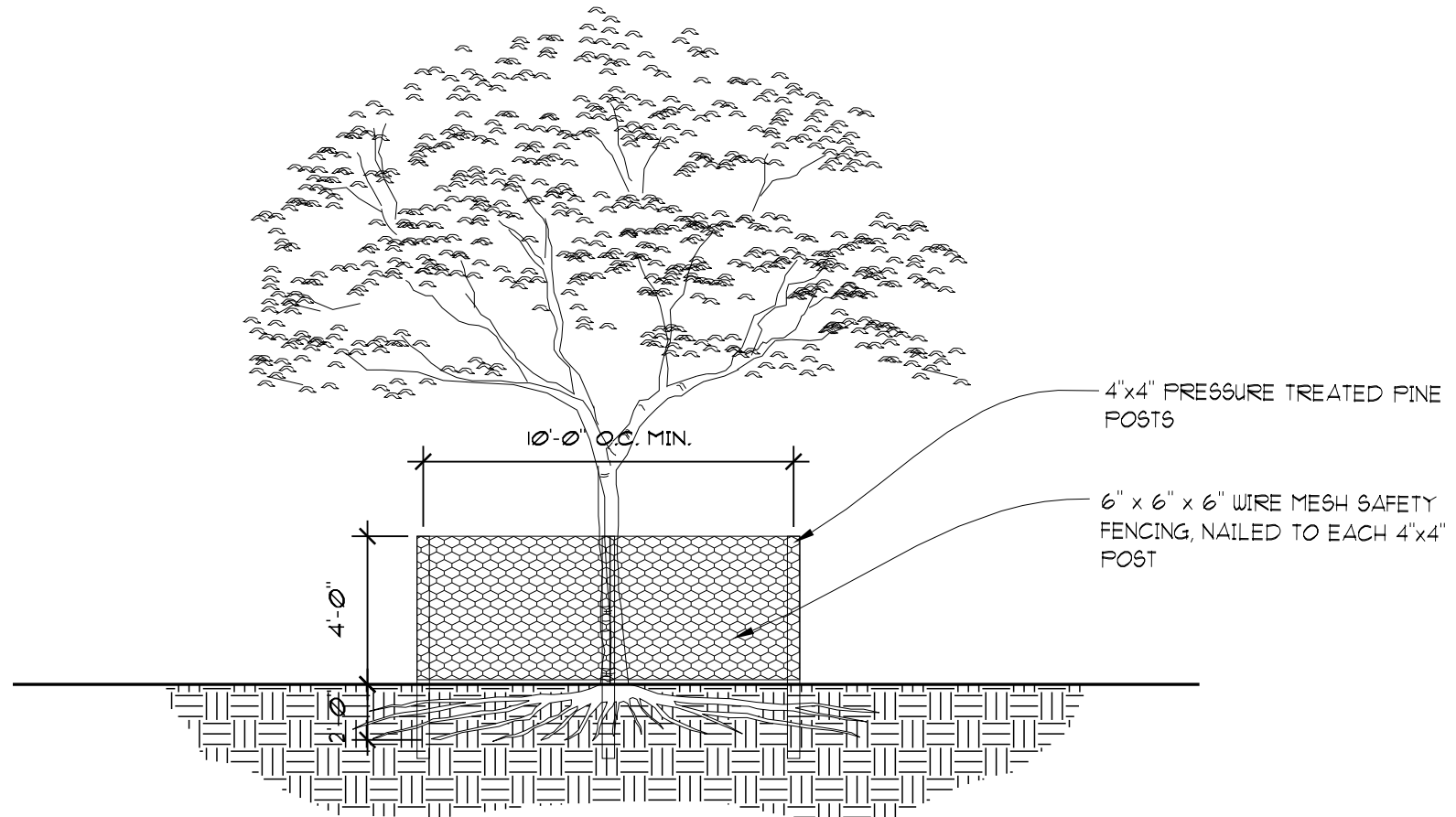
EXISTING TREE DISPOSITION PLAN

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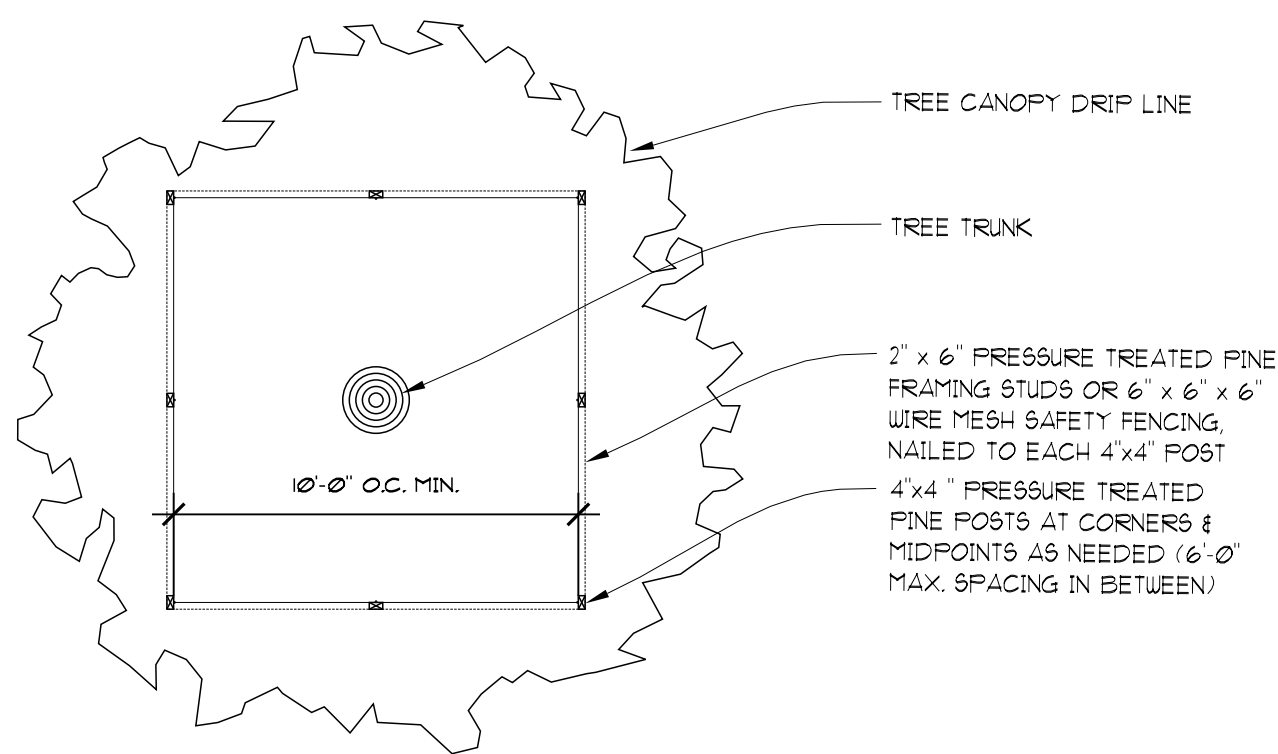
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

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 1/4 - 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 'Sausal' 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 drenching, but are not a substitution.
7. Use root stimulant root drenching solution on tree's 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, 1/4 - 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 1500 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

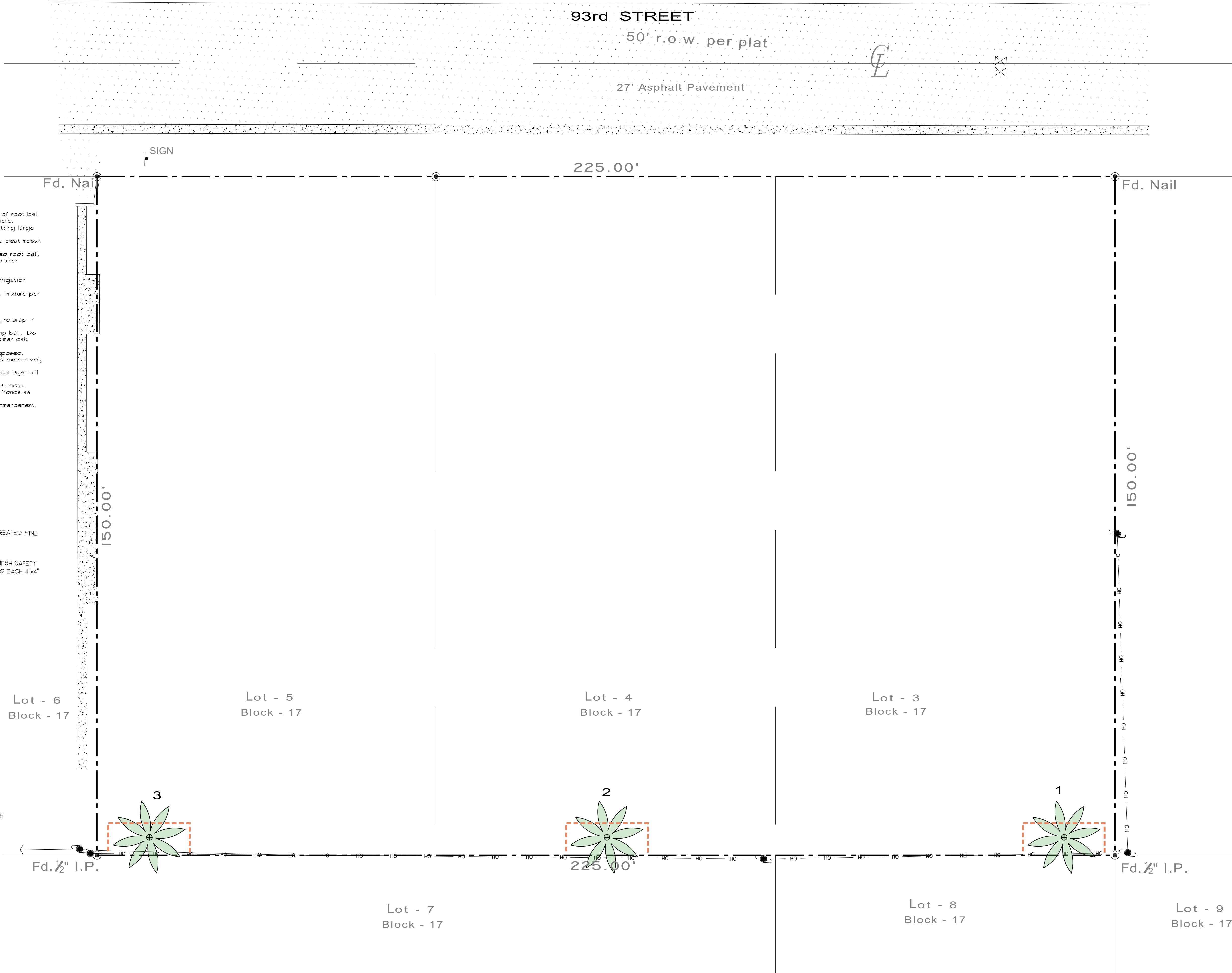
NOT TO SCALE



TREE BARRIER PROTECTION PLAN

NOT TO SCALE
NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES

LEGEND



TREE TRANSPLANT & PROTECTION PLAN

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



LANDSCAPE
TREE TRANSPLANT & PROTECTION PLAN

CASA VERDE
BAY HARBOR ISLANDS, FLORIDA 33154
1130 - 1150 93 STREET

REVISION DATE(S)

DATE
4/27/2023

LD-2

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Ground 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

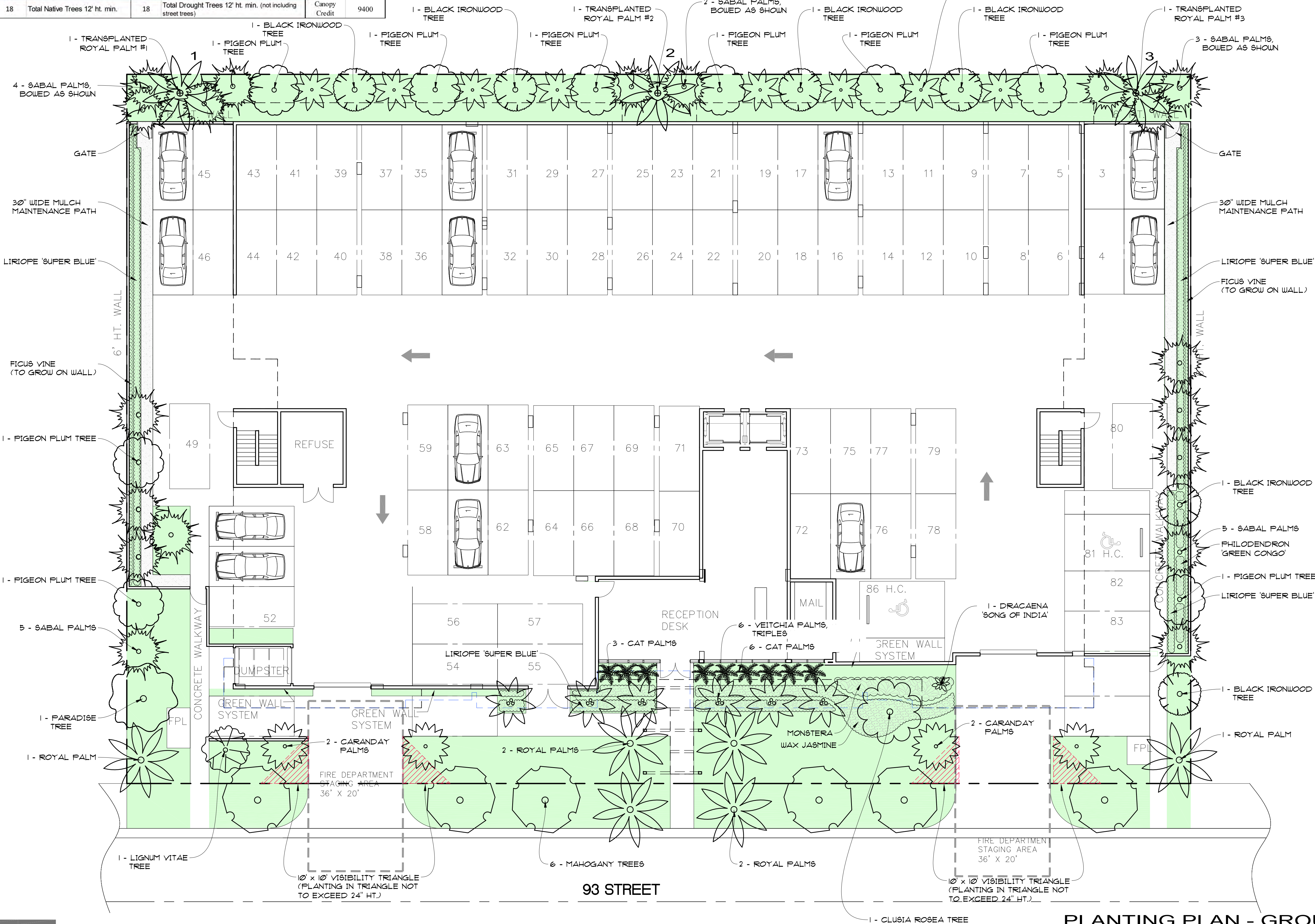
Qty.	Common Name	Native	Botanical Name	Drought	Specs	Canopy Credit Credit per tree/palm	Credit x Qty.
Street Trees							
6	Mahogany tree	Yes	<i>Swietenia mahagoni</i>	Yes	16' ht. min., 7" CT min., 5" cal. min.	500	3000
Street Palms							
2	Royal Palm	Yes	<i>Roystonea elata</i>	Yes	26' o.a. ht, 12' GW	300	600
Trees							
6	Black Ironwood tree	Yes	<i>Krugiendron ferreum</i>	Yes	12' ht x 5' spr.	300	1800
1	Clusia Rosea tree	Yes	<i>Clusia rosea</i>	Yes	16' ht x 7' spr., 4" cal., 5" CT	500	500
1	Lignum Vitae	Yes	<i>Guaiacum sanctum</i>	Yes	12' ht x 7' spr.	300	300
1	Paradise tree	Yes	<i>Simarouba glauca</i>	Yes	16' ht x 7' spr., 4" cal., 5" CT	500	500
9	Pigeon Plum tree	Yes	<i>Coccoloba diversifolia</i>	Yes	16' ht x 7' spr., 2.5" cal. min., 4' CT min.	300	2700
18	Total Trees 12' ht. min. (not including street trees)					Canopy Credit	9400
18	Total Native Trees 12' ht. min.						
18	Total Drought Trees 12' ht. min. (not including street trees)						

Palms							
4	Caranday Palm		<i>Copernicia alba</i>	Yes	12' ht x 8', 7" CT	100	400
8	Montgomery Palm		<i>Veitchia montgomeryana</i>	Yes	16' o.a. ht	300	2400
6	Montgomery Palm		<i>Veitchia montgomeryana</i>	Yes	16' o.a. ht, triple	300	1800
4	Royal Palms	Yes	<i>Roystonea elata</i>	Yes	26' o.a. ht, 12' GW	300	1200
9	Sabal Palms	Yes	<i>Sabal palmetto</i>	Yes	18' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal., bowed	100	900
10	Sabal Palms	Yes	<i>Sabal palmetto</i>	Yes	18' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal.	100	1000
37	Total Palms 15' ht. min.	23	Total Native Palms 15' ht. min.	37	Total Drought Palms 15' ht. min.		
12	Total Palms at 3:1, 15' ht. min.	8	Total Native Palms at 3:1, 15' ht. min.	12	Total Drought Palms at 3:1, 15' ht. min.	Canopy Credit	7700
6	25% Palms allowed (3:1, 15' ht. min.)	6	25% Native Palms allowed (3:1, 15' ht. min.)	6	25% Drought Palms allowed (3:1, 15' ht. min.)		
Grand Total Trees & Palms:		Grand Total Native:		Grand Total Drought Tolerant:		Grand Total Canopy Credit:	17100
24	Total Trees & Palms (25%)	24	Native Trees & Palms (25%)	24	Drought Trees & Palms (25%)		

Shrubs and Groundcovers

9	Cat Palms		<i>Chamaedorea cataractarum</i>		4' x 4', 25 gal.	
	Coontie	Yes	<i>Zamia pumila</i>	Yes	3 gal.	
1	Dracaena 'Song of India'		<i>Dracaena 'Song of India'</i>	Yes	5'-6' ht	
	Ficus vine		<i>Ficus pumila</i>	Yes	1 gal.	12" o.c.
	Golden Beach Creeper	Yes	<i>Ernodea littoralis</i>	Yes	3 gal.	
	Liriope 'Super Blue'		<i>Liriope muscari 'Super Blue'</i>		15" x 15", 3 gal.	18" oc
	Locust Berry	Yes	<i>Byrsonima lucida</i>	Yes	3 gal.	
	Monstera		<i>Monstera deliciosa</i>	Yes	3 gal.	24" oc
	Philodendron 'Green Congo'		<i>Philodendron 'Green Congo'</i>		3 gal.	24" oc
	Wax Jasmine		<i>Jasminum simplicifolium</i>		16" x 16", 3 gal.	
220 min. Total Shrubs 24" ht. min.		66 min. Native Shrubs 24" ht. min.		110 min. Drought Shrubs 24" ht. min.		

Notes: All plant material is to be approved by photo 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.



Second Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs
Palms					
1	Chinese Fan Palm		<i>Livistona chinensis</i>	Yes	10' ht, single, bowed
1	Chinese Fan Palm		<i>Livistona chinensis</i>	Yes	12' ht, triple
9	Christmas Palm		<i>Veitchia merrillii</i>	Yes	10' ht, single, bowed, heavy caliper
8	Licuala Palm		<i>Licuala grandis</i>		15 gal.

Shrubs, Groundcovers, Accents, and Vines

•	Aglaonema		<i>Aglaonema sp.</i>		3 gal.
2	Aralia Fabian		<i>Polyscias scutellaria 'Fabian'</i>		7 gal. or 15 gal.
•	Calathea		<i>Calathea sp.</i>		3 gal.
6	Crinum Lily		<i>Crinum asiaticum</i>	Yes	4' x 4', 3 gal.
1	Dracaena 'Song of India'		<i>Dracaena 'Song of India'</i>	Yes	7 gal. or 15 gal.
•	Ficus Alii		<i>Ficus binnendijkii 'Alii'</i>		7 gal.
•	Glory Bower Clerodendrum vine		<i>Clerodendrum speciosissimum</i>	Yes	3 gal.
•	Homalomena		<i>Homalomena sp.</i>		3 gal.
10	Lady Palms		<i>Rhapis excelsa</i>		7 gal.
•	Philodendron		<i>Philodendron sp.</i>		3 gal.
1	Pleomele		<i>Dracaena reflexa</i>		7 gal. or 15 gal.
3	White Bird of Paradise		<i>Strelitzia nicolai</i>	Yes	15 gal.

Notes: All plant material to be approved by photo 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.

CONFEDERATE JASMINE VINE

24" oc

MIXED AGLAONEMA, HOMALOMENA, ANTHURIUMS, CALATHEA, AND PHILODENDRON SP.

8 - LICUALA PALMS

2 - LADY PALMS

3 - LADY PALMS

5 - CHRISTMAS PALMS

2 - LADY PALMS

CONFEDERATE JASMINE VINE

PLANTING PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"

Third Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs
Vines					
•	Confederate Jasmine vine		<i>Trachelospermum jasminoides</i>	Yes	3 gal. (trellis to be removed upon installation)

Notes: All plant material to be approved by photo 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.

CONFEDERATE JASMINE VINE

20" oc

CONFEDERATE JASMINE VINE

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

0 8' 16' 24' 40'

Fourth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs
Groundcovers, Accents, and Vines					
	Confederate Jasmine vine		<i>Trachelospermum jasminoides</i>	Yes	3 gal. (trellis to be removed upon installation)
	Perennial Peanut		<i>Arachis glabrata</i>	Yes	1 gal.
2	Ponytail Palm		<i>Beaucarnea recurvata</i>	Yes	4' ht., heavy base, 15 gal.

Notes: All plant material to be approved by photo 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.

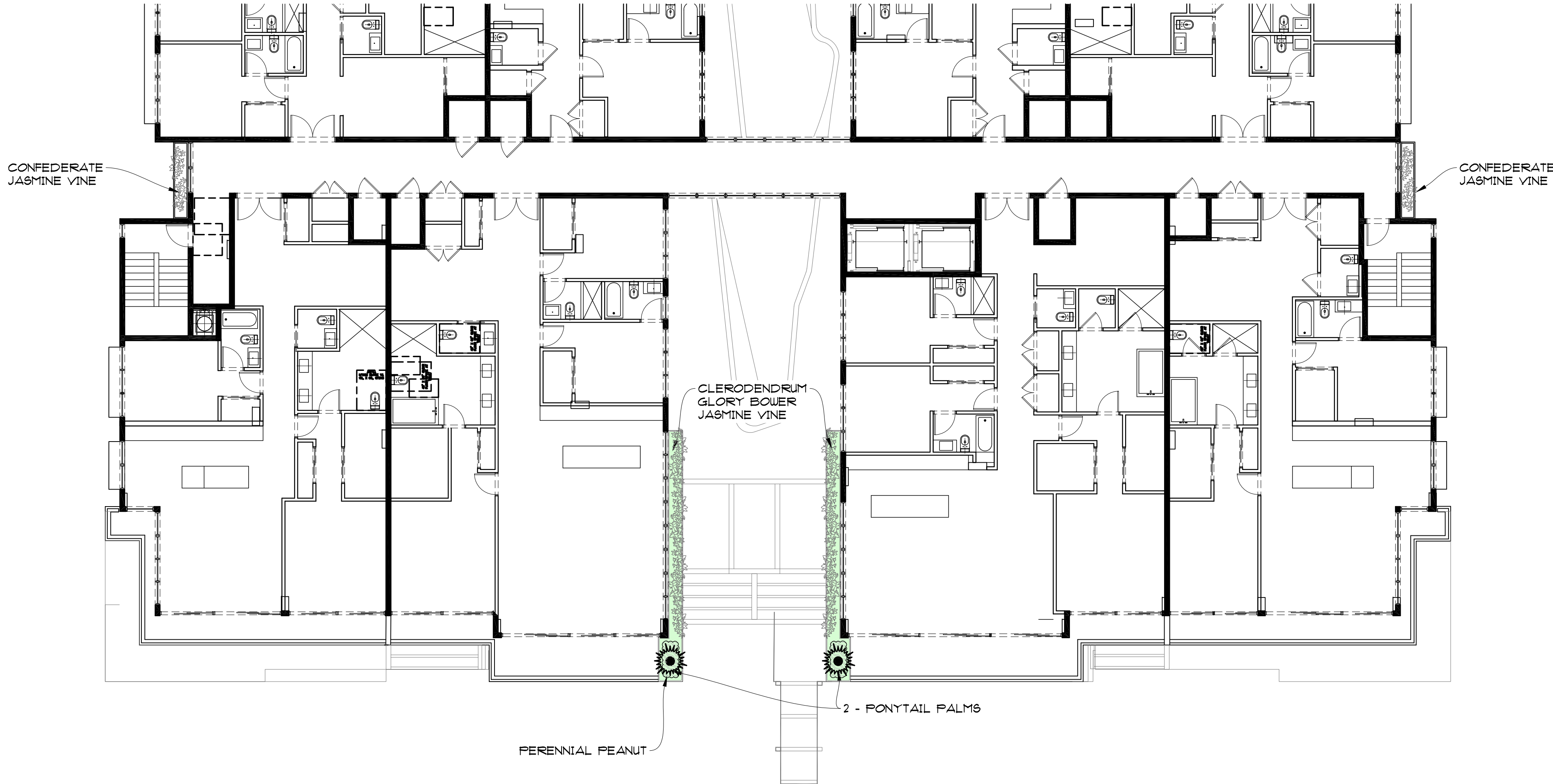
Fifth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs
Groundcovers, Accents, and Vines					
	Confederate Jasmine vine		<i>Trachelospermum jasminoides</i>	Yes	3 gal. (trellis to be removed upon installation)
	Glory Bower Clerodendrum vine		<i>Clerodendrum speciosissimum</i>	Yes	3 gal.
	Perennial Peanut		<i>Arachis glabrata</i>	Yes	1 gal.
2	Ponytail Palm		<i>Beaucarnea recurvata</i>	Yes	4' ht., heavy base, 15 gal.

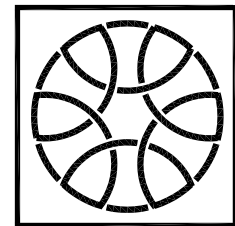
Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - LEVEL 4
SCALE: 3/32" = 1'-0"



PLANTING PLAN - LEVEL 5
SCALE: 3/32" = 1'-0"



Notes: All plant material to be approved by photo 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



Notes: All plant material to be approved by photo 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



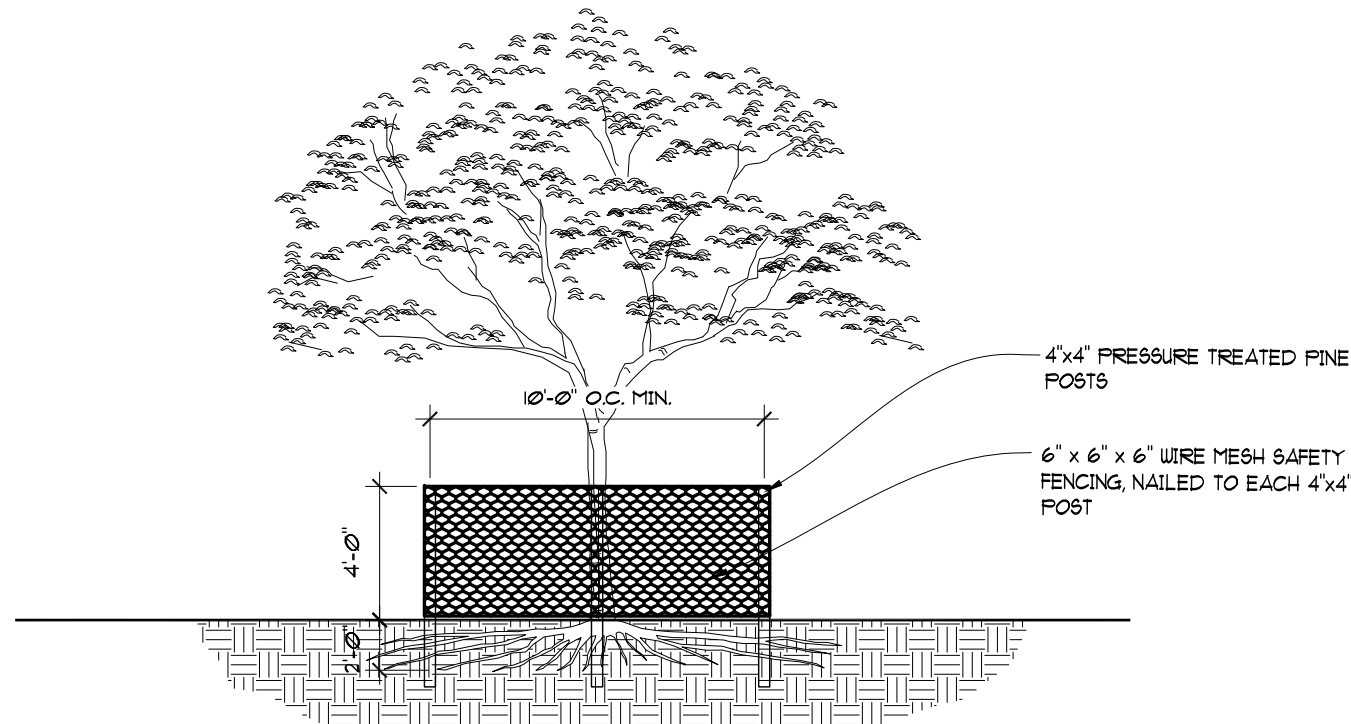
Qty.	Common Name	Native	Botanical Name	Drought	Specs
Trees					
3	Bay Cedar	Yes	<i>Suriana maritima</i>	Yes	25 gal.
4	Joewood	Yes	<i>Jacquinia keyensis</i>	Yes	25 gal.
3	Lignum vitae	Yes	<i>Guaiaacum sanctum</i>	Yes	3' x 3', 25 gal.
3	Silver Buttonwood	Yes	<i>Conocarpus erectus 'Sericeus'</i>	Yes	8' x 5', multi, 2' CT

10	Florida Thatch Palm	Yes	<i>Thrinax radiata</i>	Yes	4' ht, single
6	High Plateau Palm		<i>Beccariorophoenix alfredii</i>	Yes	(2) 10', (1) 14', (1) 16', (1) 18', (1) 20'
1	Key Thatch Palm	Yes	<i>Thrinax morrisii</i>	Yes	5' ht, triple
2	Latan Palm (Blue)		<i>Latania loddigesii</i>	Yes	6' x 5'

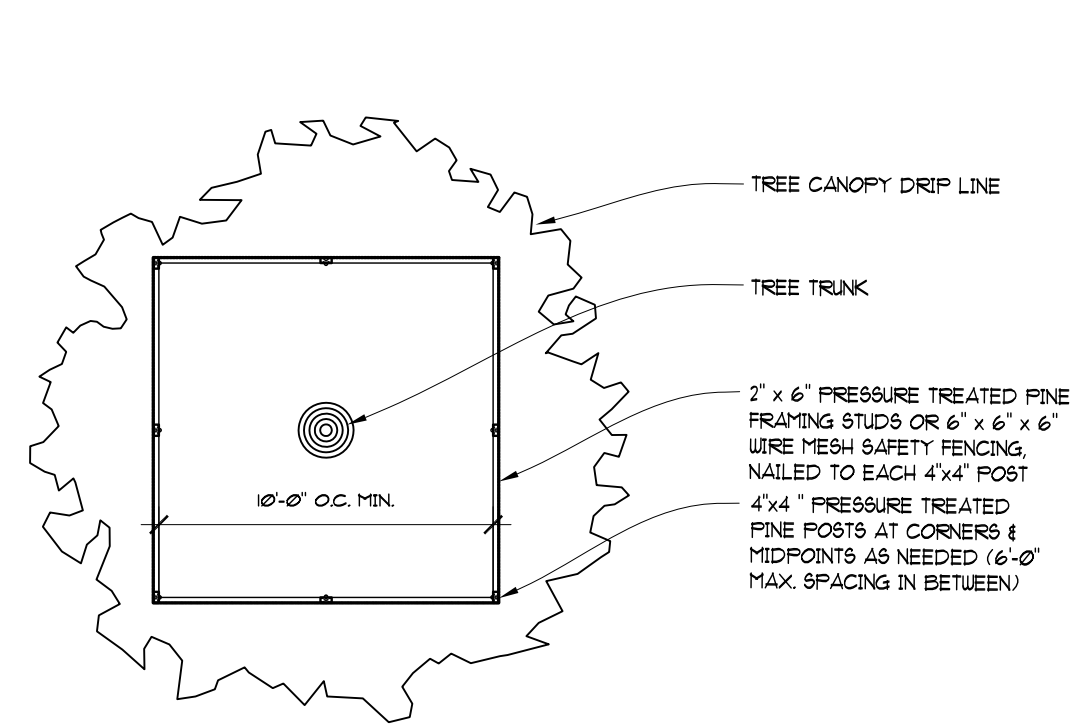
•	Aloe		<i>Aloe barbadensis</i>	Yes	3 gal.
•	Bird of Paradise (Orange)		<i>Strelitzia reginae</i>	Yes	7 gal.
3	Cardboard Palm		<i>Zamia furfuracea</i>	Yes	4' x 4'
•	Clusia Rosea 'Nana'		<i>Clusia rosea 'Nana'</i>	Yes	18" x 18", 3 gal.
•	Confederate Jasmine vine		<i>Trachelospermum jasminoides</i>	Yes	3 gal. (trellis to be removed upon installation)
8	Crinum Lily		<i>Crinum asiaticum</i>		4' x 4', 3 gal.
3	Dracaena Arborea		<i>Dracaena arborea</i>	Yes	6' x 4', triple, 30 gal.
1	Dracaena 'Song of India'		<i>Dracaena 'Song of India'</i>	Yes	7 gal. or 15 gal.
4	European Fan Palm		<i>Chamaerops humilis</i>	Yes	4' x 4', 25 gal.
•	Foxtail Fern		<i>Asparagus densiflorus 'Meyerii'</i>		14" x 12", 3 gal.
•	Golden Beach Creeper	Yes	<i>Ermodia littoralis</i>	Yes	3 gal.
•	Jade Plant		<i>Crassula ovata</i>	Yes	3 gal.
•	Liriope 'Super Blue'		<i>Liriope muscari 'Super Blue'</i>	Yes	15" x 15", 3 gal.
8	Locust Berry	Yes	<i>Byrsionima lucida</i>	Yes	3 gal.
•	Natal Plum 'Emerald Blanket'		<i>Carissa macrocarpa 'Emerald Blanket'</i>	Yes	3 gal.
•	Perennial Peanut		<i>Arachis glabrata</i>	Yes	1 gal.
•	Podocarpus		<i>Podocarpus macrophyllus</i>	Yes	7 gal.
8	Ponytail Palms		<i>Baucarnea recurvata</i>	Yes	4' x 3', multi head, heavy caliper
•	White Fountain Grass		<i>Pennisetum setaceum</i>	Yes	24" x 24", 3 gal.

93 STREET

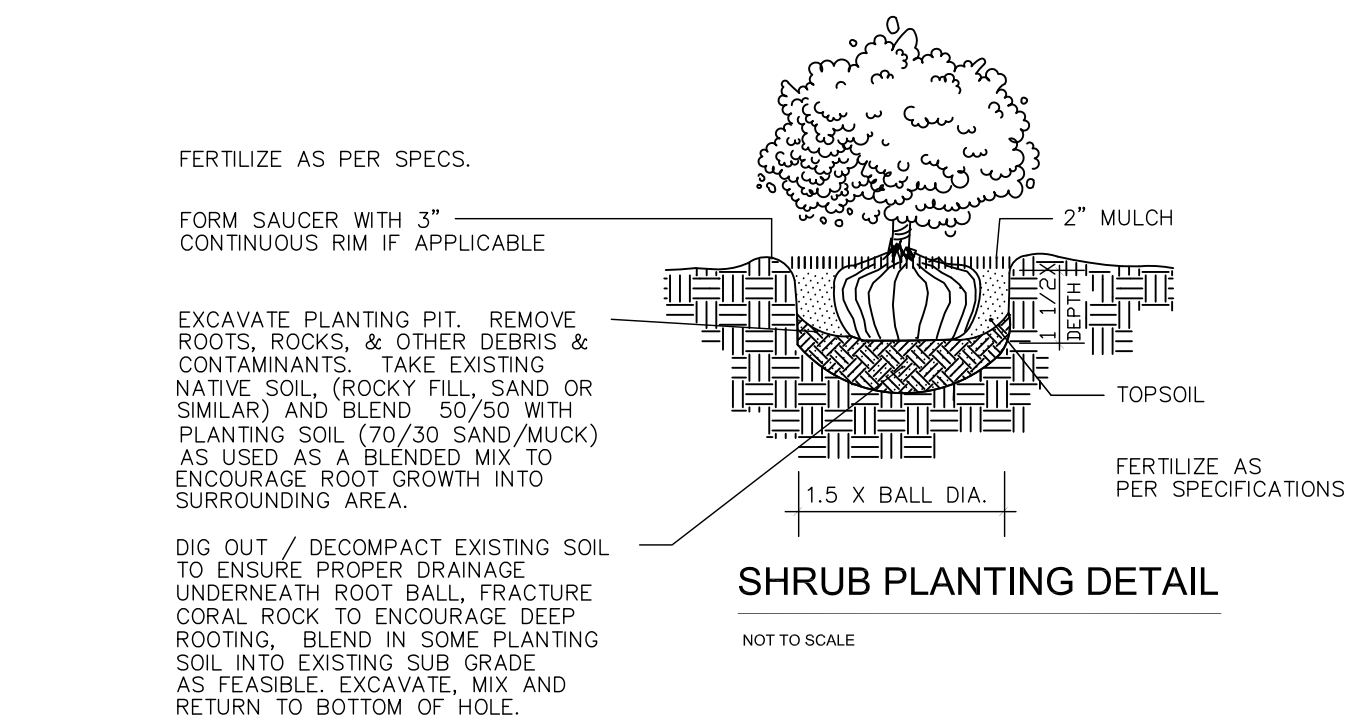




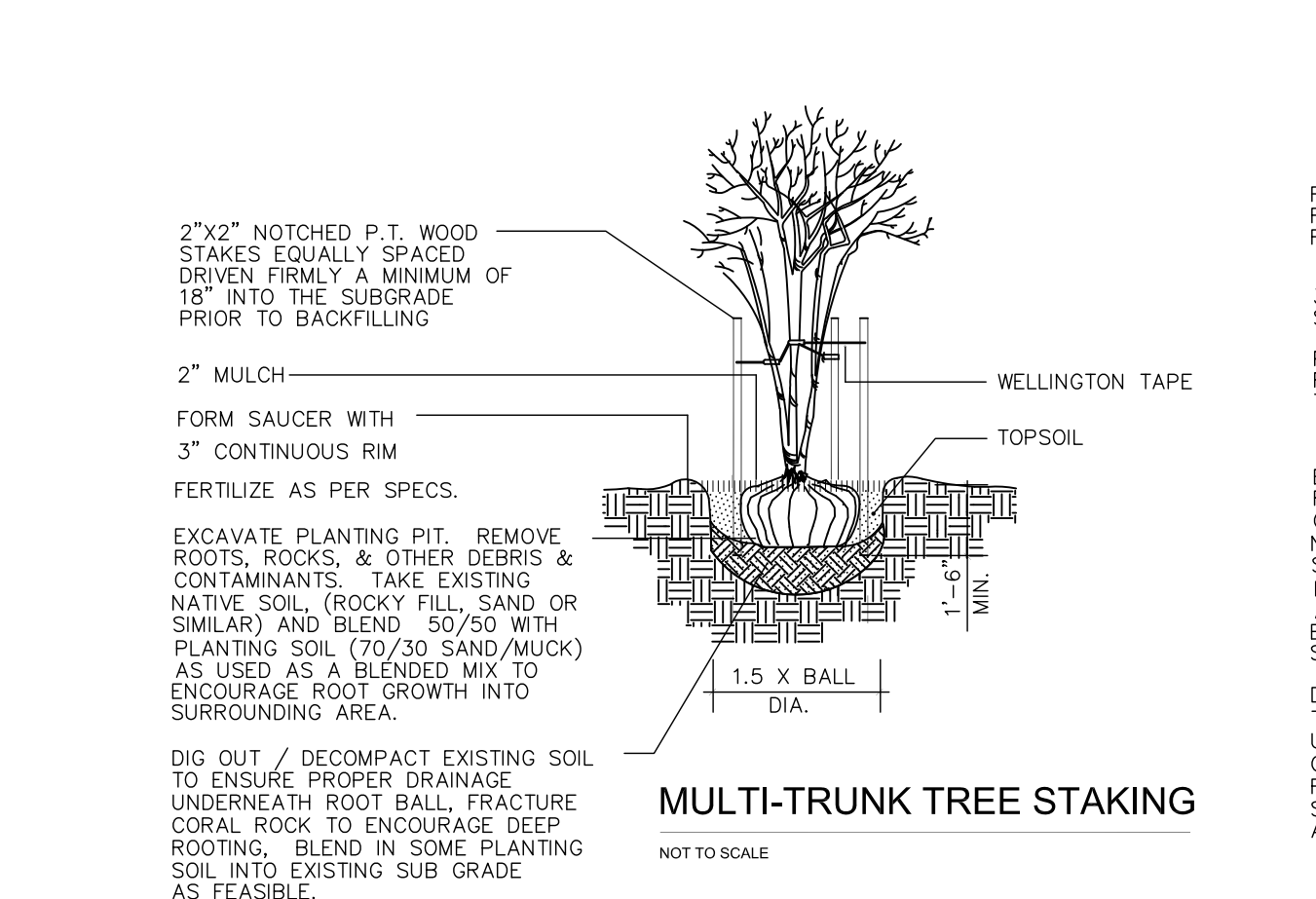
TREE BARRIER PROTECTION SECTION



TREE BARRIER PROTECTION PLAN

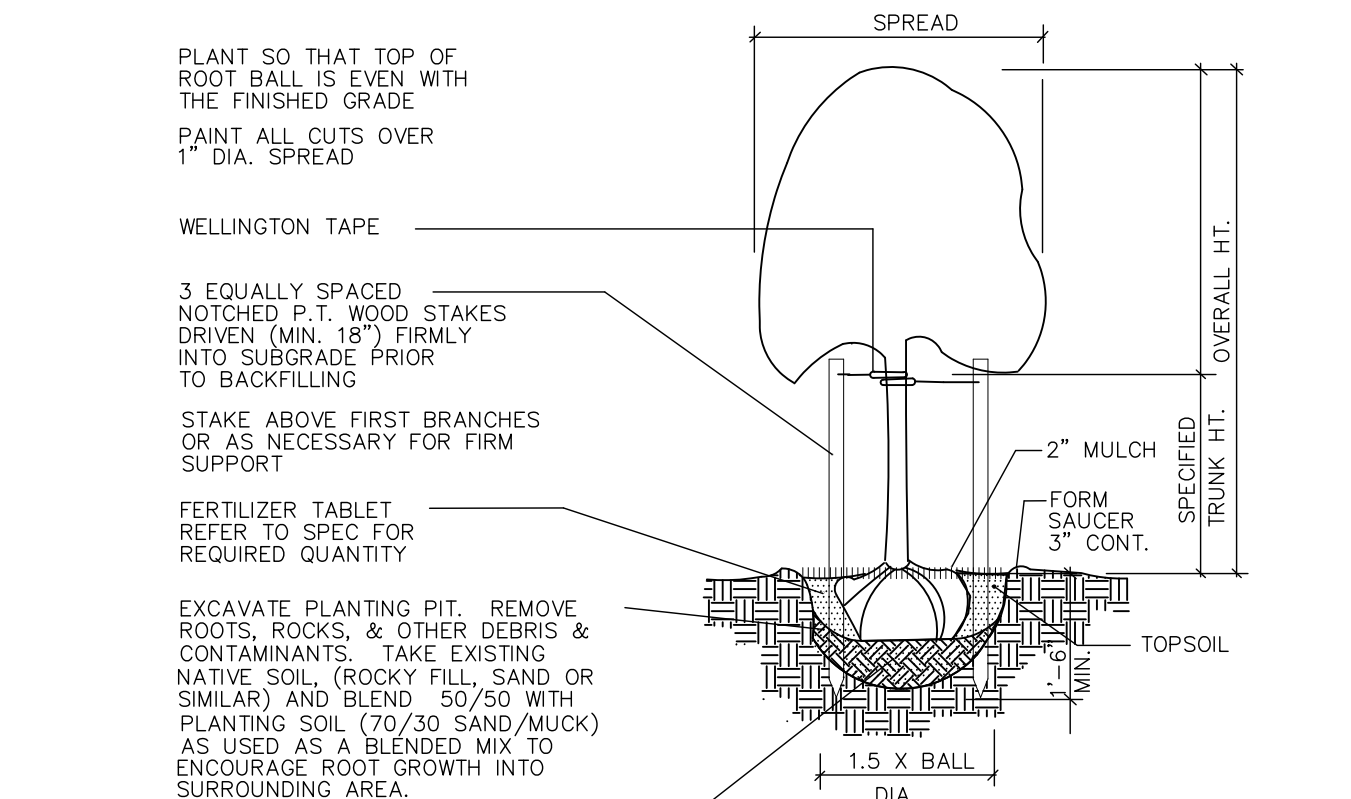


SHRUB PLANTING DETAIL

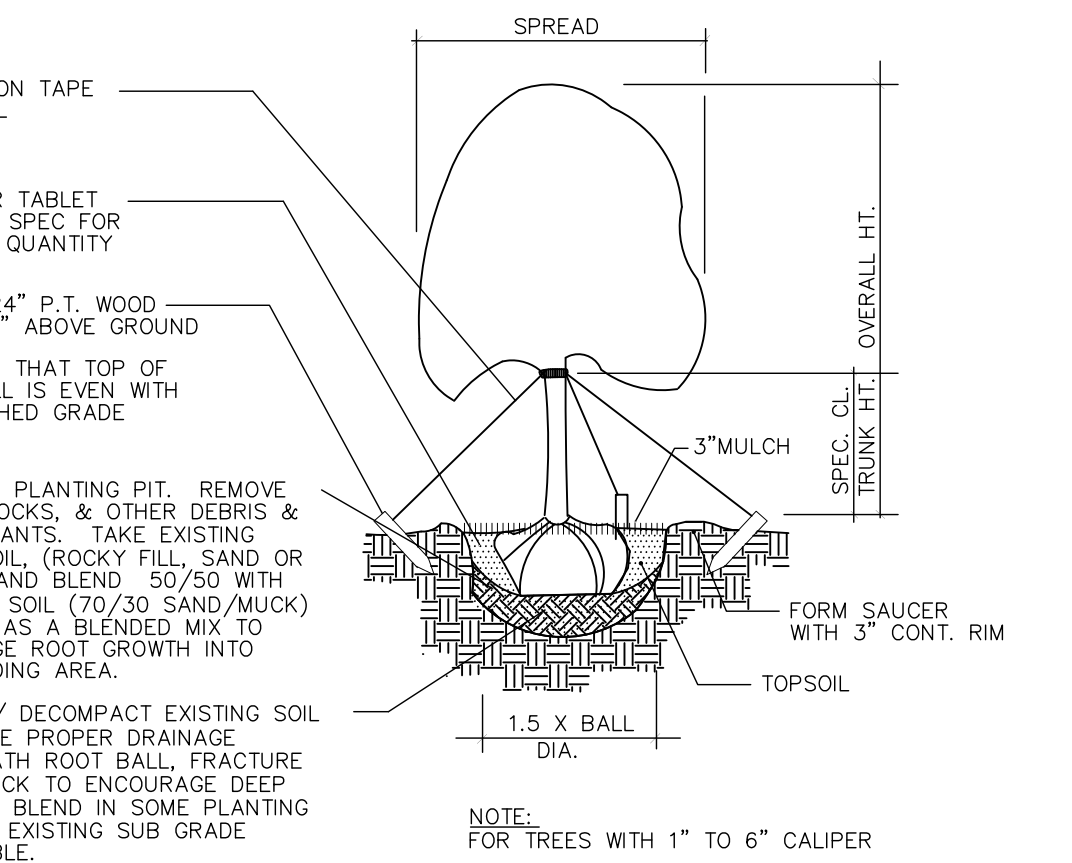


MULTI-TRUNK TREE STAKING

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

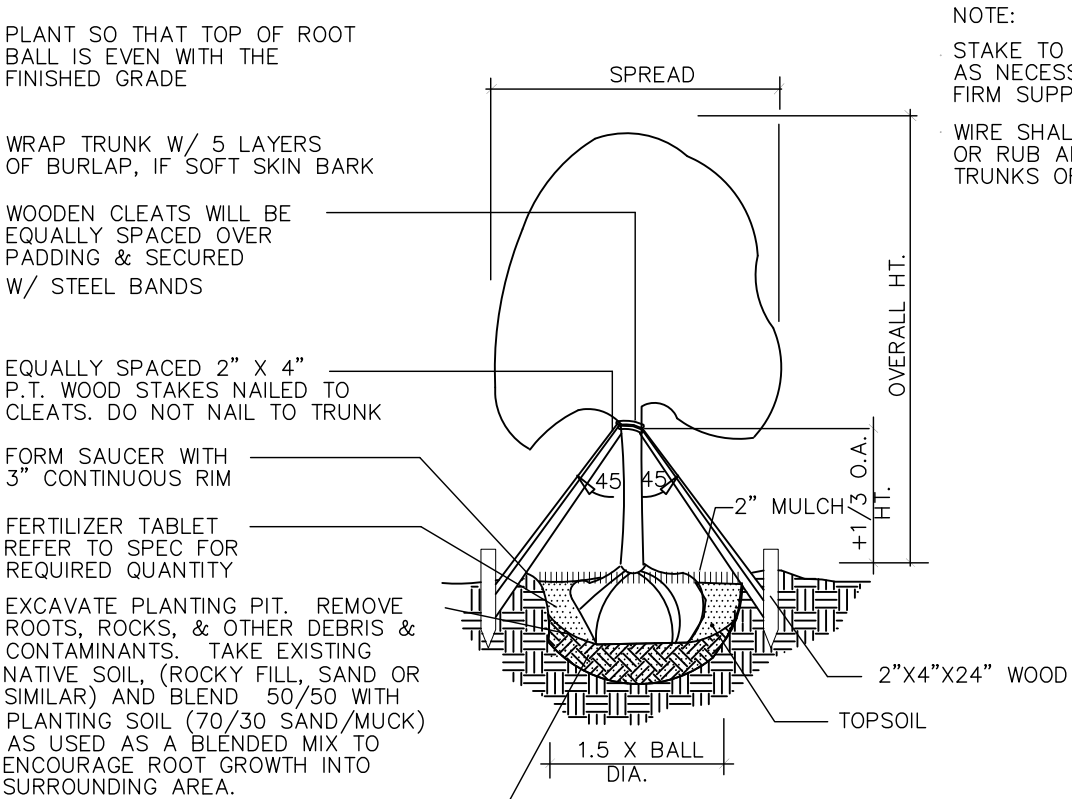


TREE PLANTING - VERTICAL STAKES



TREE PLANTING - GUY WIRES or WELLINGTON TAPE

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 BRACING DETAIL

STRUCTURAL SOIL NOTES - TYPICAL

SMALL TREE CALCULATIONS
TO ACHIEVE 100 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:
3" DEEP = 5.75' X 5.75' (33 S. F.)
2.5" DEEP = 6.3' X 6.3' (40 S.F.)
2" DEEP = 7.0' X 7.0' (50 S.F.)

MEDIUM TREE CALCULATIONS
TO ACHIEVE 308 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:
3" DEEP = 10.15' X 10.15' (103 S. F.)
2.5" DEEP = 11.0' X 11.0' (123 S.F.)
2" DEEP = 12.5' X 12.5' (154 S.F.)

LARGE TREE CALCULATIONS
TO ACHIEVE 1412 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:
3" DEEP = 21.60' X 21.60' (470 S. F.)
2.5" DEEP = 23.75' X 23.75' (564 S.F.)
2" DEEP = 26.50' X 26.50' (706 S.F.)

* - square footage required per designated soil depth, adjust for rectangle and free form areas accordingly.

CU-STRUCTURAL SOIL CALCULATION METHOD (BY CORNELL UNIVERSITY)
FOR A MEDIUM CANOPY TREES (TABERULA, SIMPSON STOPPER, ETC.) ASSUME 14" SPREAD = 7" RADIUS. (7' x 7' X 3.14 = 154 SQ. FT. OF CANOPY) 154 SQ. FT. x 2 = 308 CUBIC FEET OF COMBINED STRUCTURAL AND NATURAL SOIL REQUIRED.

EXAMPLE FOR MEDIUM CANOPY TREES:
A TOTAL OF 308 CUBIC FEET OF SOIL IS REQUIRED DIVIDED BY 3 FEET OF REQUIRED DEPTH OF SOIL = 103 SURFACE SQ. FT. OF ROOT SPACE. IF 25 SQ. FT. OF AREA IS AVAILABLE IN AN OPEN BED (5'X5' TREE GRATE, FOR INSTANCE) THEN 78 SQ. FT. OF STRUCTURAL SOIL AREA IS REQUIRED UNDER ADJACENT PAVEMENT AREAS.

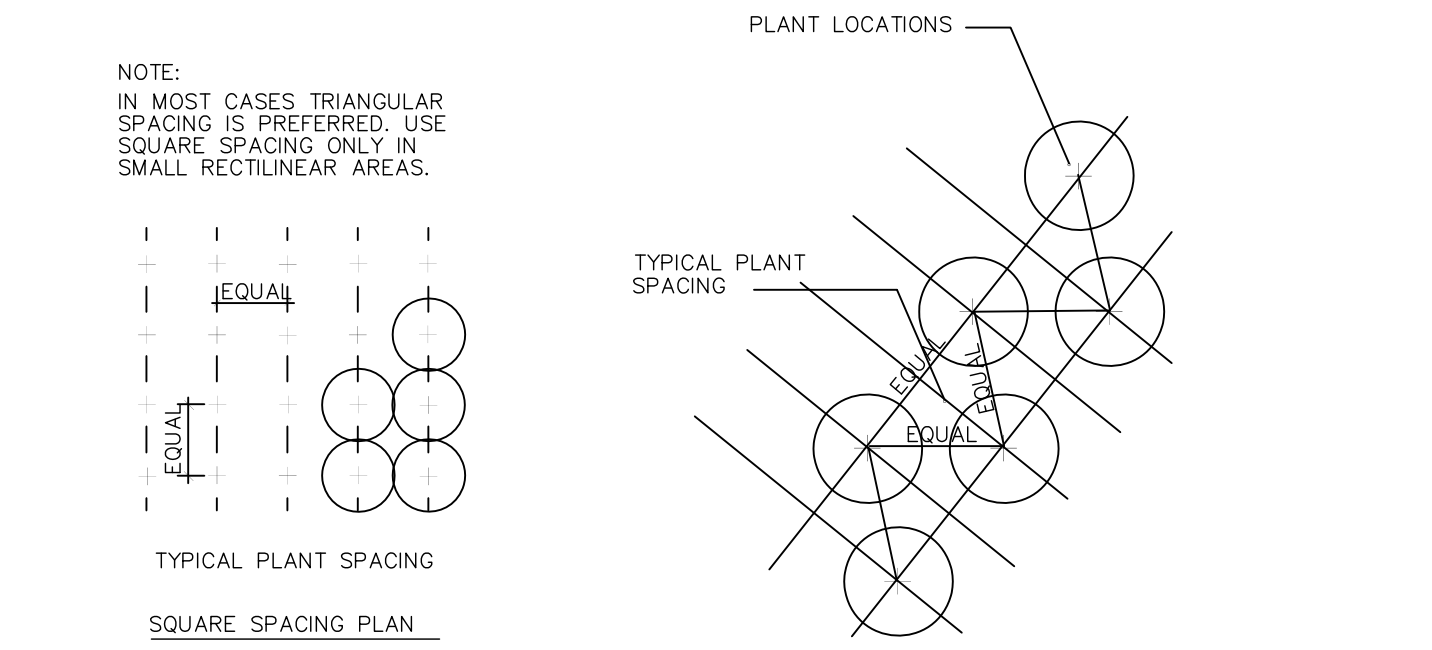
THIS EQUATES TO 2.7 CUBIC YARDS OF PLANTING SOIL (25 X 3 = 75/27 = 2.7 CU. YDS) AND 8.7 CUBIC YARDS OF STRUCTURAL SOIL (78 X 3 = 234/27 = 8.7 CU. YDS) FOR THIS TYPE OF INSTALLATION. (ENTIRE PLANTING SOIL MAY BE STRUCTURAL SOIL)

NOTE: LANDSCAPE CONTRACTOR TO ATTAIN CU-STRUCTURAL INSTALLATION SPECIFICATIONS. FROM ATLAS PEAT & SOIL. ATLAS PEAT & SOIL, INC. 9621 S.R. # 7, BOYNTON BEACH, FL 33472. PHONE: 561-734-7300

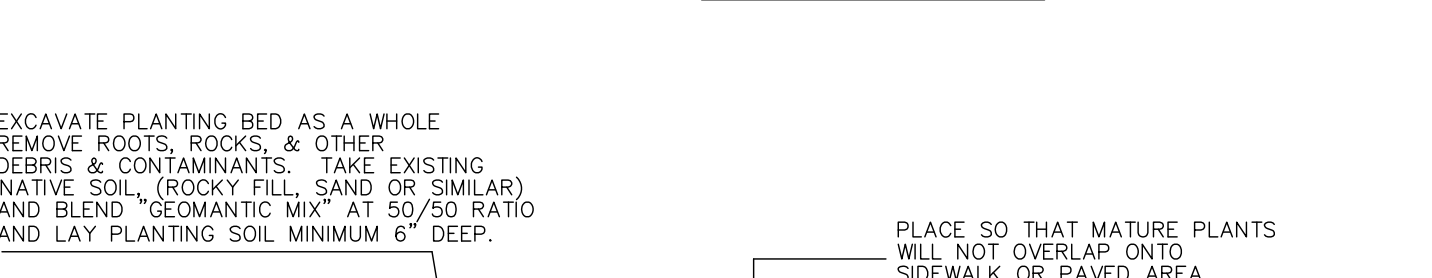
CU-STRUCTURAL SOIL STORAGE PROCEDURE & REQUIREMENTS:
DELIVERED CU-STRUCTURAL SOIL SHOULD NOT BE PLACED IN FROZEN, WET, OR MUDDY SITES. PROTECT CU-STRUCTURAL SOIL FROM EXPOSURE TO EXCESS WATER AND FROM EROSION AT ALL TIMES. DO NOT STORE UNPROTECTED. PROTECT CU-SOIL DURING DELAYS OF CONSTRUCTION WITH PLASTIC OR PLYWOOD AS DIRECTED BY ENGINEER OR LANDSCAPE ARCHITECT. DO NOT ALLOW EXCESS WATER TO ENTER SITE PRIOR TO COMPACTION. IF WATER IS INTRODUCED INTO CU-SOIL FRYER GRASS, ALLOW WATER TO DRAIN TO OPTIMUM COMPACTION MOISTURE CONTENT.

CU-STRUCTURAL INSTALLATION REQUIREMENTS:
INSTALL CU-STRUCTURAL SOIL IN 6" LIFTS AND COMPACT EACH LIFT. COMPACT ALL MATERIALS TO AT LEAST 95% PROCTOR DENSITY FROM A STANDARD COMPACTION CURVE, AASHTO T 99 (ASTM D 698).

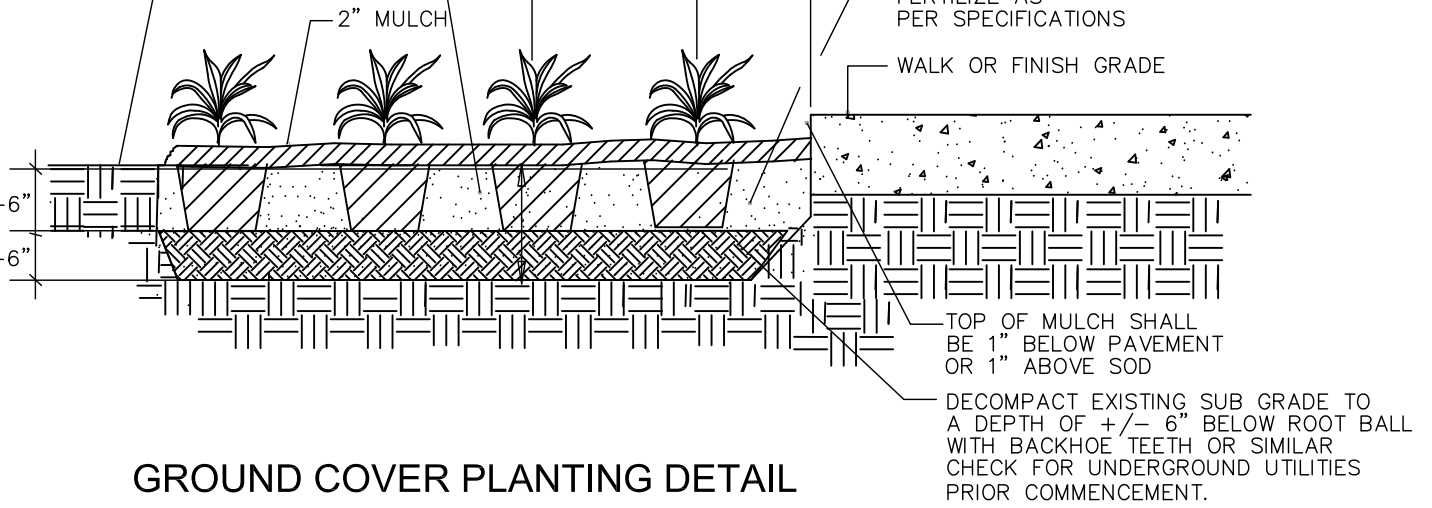
TREE ROOT BARRIERS:
INSTALL CONTINUOUS TREE ROOT BARRIERS TO THE FULL STRUCTURAL SOIL DEPTH, AS NEEDED TO KEEP FUTURE ROOT GROWTH FROM DAMAGING THE ADJACENT HARDSCAPES. USE DEEPROOF BRAND OR APPROVED EQUAL. SEE MANUFACTURERS SPECS FOR INSTALLATION GUIDELINES.



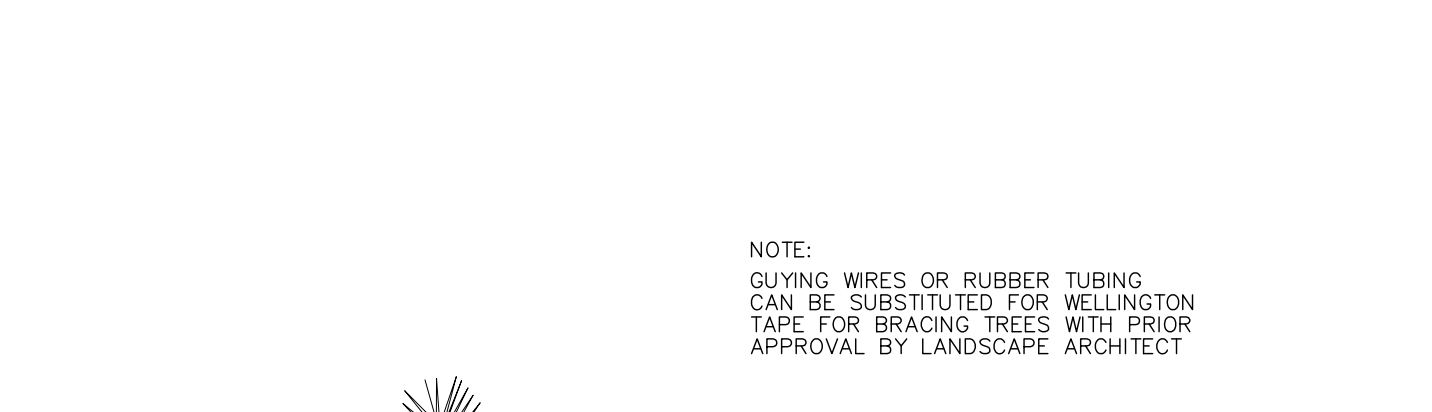
SQUARE SPACING PLAN



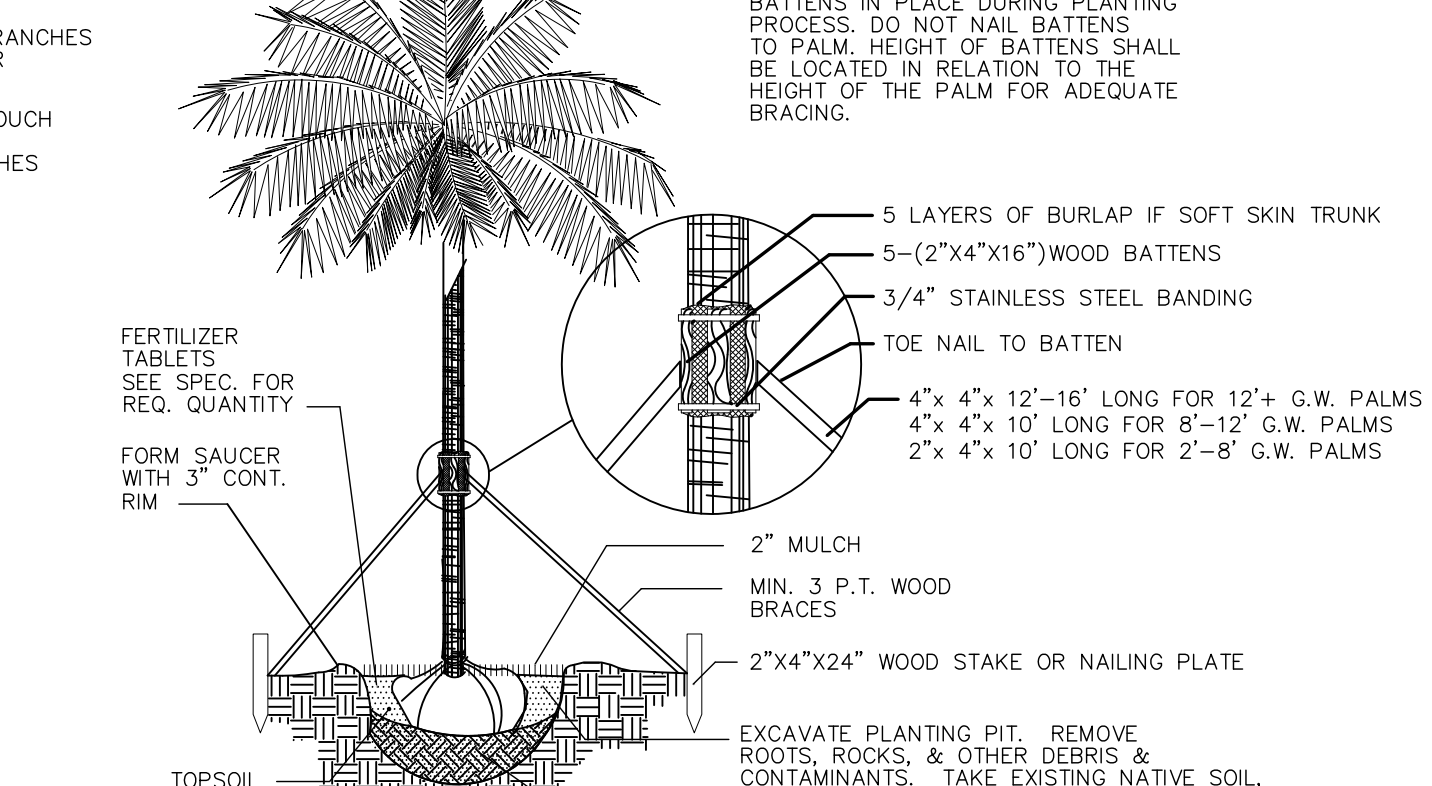
TRIANGULAR SPACING PLAN



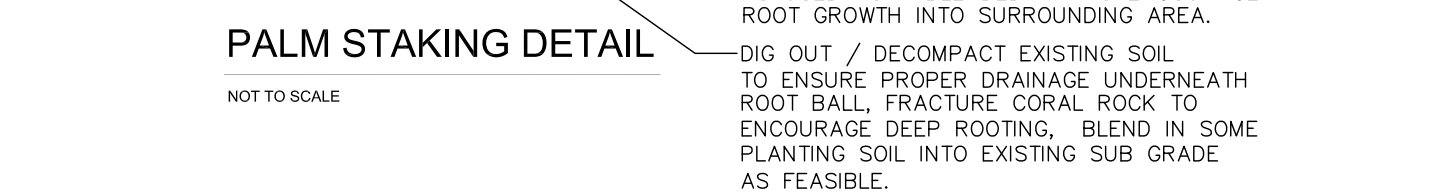
GROUND COVER PLANTING DETAIL



PALM STAKING DETAIL



PALM STAKING DETAIL



HEDGE & MASS PLANTING DETAIL

NEW TREE - 1 YEAR MAINTENANCE PLAN

- WATER:
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SENSOR.
1ST MONTH - WATER EVERYDAY
2ND THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIME TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER. IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

- FERTILIZERS:
USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

- MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY. NO RED COLORED OR CYPRRESS MULCH TO BE USED.

- TRIMMING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).
- STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

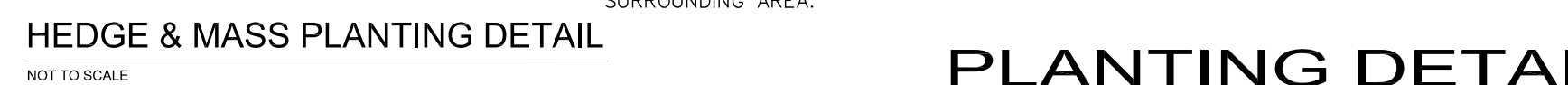
- MAINTENANCE:
ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #1 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.

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. of any discrepancies prior to planting.
- Only unit price installed planting bids based on Landscape Architect's 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 phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections 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 submit planting product and / or sample submittals for L.A. approval prior to purchasing. Submittals to include nursery source for plant material & photographs with measuring tapes and / or person standing next to plant material for scale reference. Soils and mulch (w/ samples and supplier info) must be approved by submittal to L.A. prior to purchase.
- All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
- Planting beds should receive 12" of "Geomatic Mix" planting soil, 8" minimum if subgrade soils are of good quality and a thinner profile is approved by the L.A. in advance.
- Planting soil specification: "Geomatic General Planting Mix" (20% Florida Peat, 10% AtlasGrow, 20% Coarse Sand, 20% #1 Sand, and 30% Finebank). Landscape contractor to submit sample to be approved by L.A. - Found at: ATLAS Peat & Soil, Inc. 561-734-7300
- Roottop soil specification: "Geomatic Roottop Mix" (25% Coarse Ortona Sand, 25% Medium APB Sand, 20% Finebank, 20% FLA Peat, 6% Rice Rock, and 2% Perl). Landscape contractor to submit sample to be approved by L.A. - Found at: ATLAS Peat & Soil, Inc. 561-734-7300
- Fertilize all plants with Omocote "Sierra Blend" 18-7-10: 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.
- Fertilize all B & B material with 10" Agriform tablets or equal.
- Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch. (No cypress or red color mulch)
- All sod areas to be top dressed with 2" of 70/30 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 90 days, large shrubs (over 10 gal) and small palms for 180 days, and B&B material for 360 days provided that 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. All warranties to run concurrently, beginning upon Landscape Architect's final acceptance of the 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 prior to installation and security arrangement agreed to.
- 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. Modify and repair as needed, to adapt to renovated plantings. Verify compliance with rain sensor & vacuum breaker.
- All landscape areas must have 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 work such as underground and overhead utilities, (fiber optic, electrical, gas, sewage, irrigation, & plumbing). In the event of planting conflicts with L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts. ALWAYS call SUNSHINE-81 before any underground excavation.
- Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other debris are removed from all soils.
- In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with 12" of planting soil. In sod areas, Landscape contractor to de-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.
- All tree pits 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 clean yellow sand.
- All Tree & 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 drainage characteristics.
- All trenches from electrical, gas, water, irrigation or any other utilities - must be back-filled with coarse sand or larger aggregate - No cyclone or fill sand within 36" of surface grade.
- Use root barriers as needed. By Deeproot from Hort Enterprises 800-366-4678 (or L.A. approved equal).

ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

- Root prune 50% of trees root ball to a minimum depth of 30" - 48" as feasible. Root prune remaining 50% of root ball in 4-30 days. Allow ample time for roots to grow back to a minimum prior to transplanting as feasible.
- Trim all cut frayed roots with clippers leaving clean cuts. Use sawall or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
- 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.
- Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly unwrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
- Water trees times per week for next 2 months or until trees are ready to move.
- 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 drrenching, but are not a substitution.
- Use root stimulant root drrenching solution on trees root pruned areas, ("Superthrive" & "Keyplex Polystert"), mixture per manufactures specifications based on application frequency.
- Root prune drrenching schedule: every 2-3 weeks, 3 applications.
- Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
- 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.
- When digging trees, break off large piece of existing coral rock, 4- 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.
- Replant, transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
- Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
- 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.
- 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.
- All transplanted trees to have tree barrier protection installed prior to new development construction commencement.
- See Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



HEDGE & MASS PLANTING DETAIL

PLANTING DETAILS

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1130-1150 93 Street, Bay Harbor Drive **Legal Description** _____

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

Page 1 of 3 Revised 12/09/14

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

1. Number of Stories of building 8

2. Number of shade trees required 22
(from Sec. (II)(A)(1) above)

3. Shade tree heights required: 12 ft. - 25 % or 5.5 shade trees
14-16 ft. - % or shade trees
16-18 ft. - 50 % or 11 shade trees
18-20 ft. - 25 % or 5.5 shade trees

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

41 – Sec. 24-16(a)(2)

1. Street Trees @ 1:35' 6 6
Width of lot $\frac{225}{35} =$ 6
(15' min height / 6' clear wood / 2 1/2" caliper)
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI – Sec. 24-16(a)(2)(a))

1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center/ (BHI – Sec. 24-16)(a)(2)(d))	<u>220</u>
2. Native Species Required - 30% Min. (MDC – Sec. 18A-8(D)(1)(a))	<u>66</u>
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-8(D)(1)(b))	<u>110</u>

1. Parking Lot from ROW	N/A (yes / no)	N/A (yes / no)
2. Dissimilar Uses	N/A (yes / no)	N/A (yes / no)

1. 10 SF / parking space: 10 x _____ spaces = _____ SF (MDC – Sec. 18A-6(J))	<u>N/A</u>	<u>N/A</u>
2. Shade Trees Required (MDC – Sec. 18A-6(J))	<u>N/A</u>	<u>N/A</u>
3. Shrubs Required	<u>N/A</u>	<u>N/A</u>

1. Number of trees near power lines (See attached FPL guidelines)	N/A
--	-----

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

L-7



CARANDAY PALM



PARADISE TREE



CHINESE FAN PALM



KEY THATCH PALM



CHRISTMAS PALMS



MAHOGANY TREE



ROYAL PALMS



WAX JASMINE



DRACAENA 'SONG OF INDIA'



CLUSIA ROSEA 'NANA'



LATAN PALM



BLACK IRONWOOD TREE



LIRIOPE



LICUALA PALM



GOLDEN BEACH CREEPER



CLUSIA ROSEA TREE



SABAL PALMS



LIGNUM VITAE



PLEOMELE



CRINUM LILY



PONYTAIL PALM



SILVER BUTTONWOOD



WHITE FOUNTAIN GRASS



FLORIDA THATCH PALM



CARDBOARD PALM



EUROPEAN FAN PALM AND FOXTAIL FERN



PIGEON PLUM



CONFEDERATE JASMINE VINE



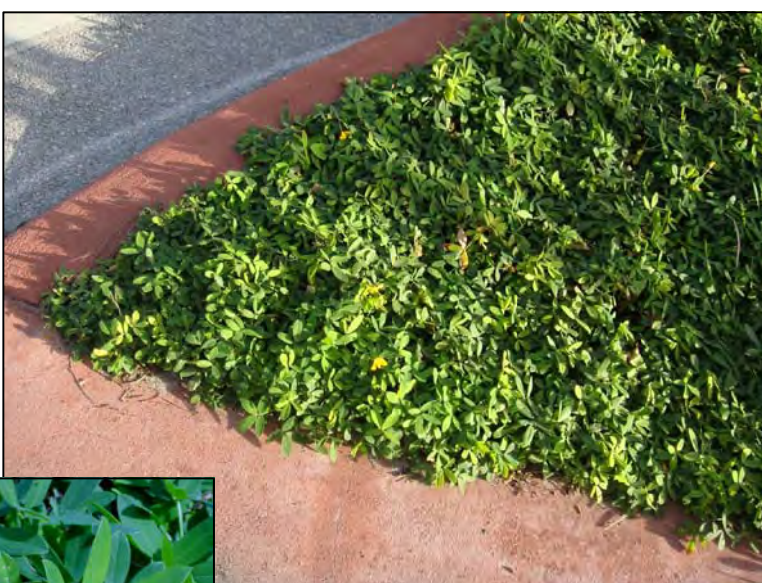
GLORY BOWER CLERODENDRUM VINE



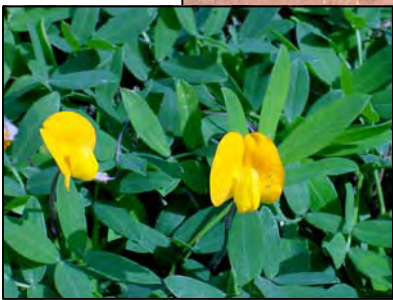
MONTGOMERY PALMS



CAT PALMS



PERENNIAL PEANUT



AGLAONEMA



DRACAENA ARBOREA

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 CAN 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.

NOTE: - ASPHALT MILL AND RESURFACING
RESTORATION SHALL BE IN ACCORDANCE WITH FOOT STANDARDS & SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO EXISTING ROADWAY. TEMPORARY AND PERMANENT STRIPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS.

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

NOTE:
THE ENTIRE ROADWAY IN FRONT OF THE PROJECT TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH. FRESHLY RESURFACED ROADWAY TO BE TEMPORARY STRIPED THE NEXT DAY AND PERMANENT THERMOPLASTIC STRIPING TO BE INSTALLED 30 DAYS LATER.

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.

LEGAL DESCRIPTION:
LOTS 3, 4 AND 5, 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.

FLOOD INFORMATION:
CONTROL PANEL NUMBER: 12086C0144L
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00' NGVD

ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP
N.T.S.
SEC 27, TWSP 52S, RNG 42E

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

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 FOOT 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.

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT 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 AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 10th Street
Fort Lauderdale, Florida 33315
Phone: 954.397.0771
Certificate of Authorization 7385

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

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10' DATE: 04/27/23

SHEET NUMBER:

C-1

Sunshine

Call B11 or visit sunshineb11.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

J:\CAD\22-53\CAD Files\22-53-WS Plan.dwg — 4/24/2023 11:43 AM

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
42 UNITS AT
300 GPD
PER UNIT= 12,600 GPD



LOCATION MAP
N.T.S.
SEC 27, TWSP 52S, RNG 42E

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
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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MEP ENG.:

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NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER PLAN

SCALE: 1"=10' DATE: 04/27/23

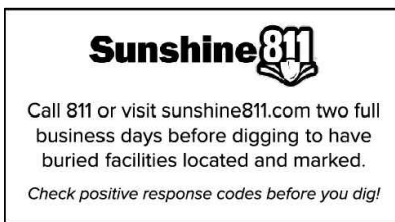
SHEET NUMBER:

C-2

Sunshine

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!

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



NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

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.

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, 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.

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS



LOCATION MAP

SEC 27, TWSP^{N.T.S.} 52S, RNG 42E

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143

HAT BENAYOUN FISHMAN.
LICENSE NO. ARO017273

177 KANE CONCOURSE, SUITE 120
RAY HARBOR ISLANDS, FLORIDA 33154

PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.

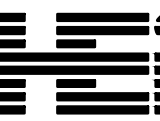
53 BROADWAY

BROOKLYN NY 11249

T. 516.447.8887

T. 718.388.8210

CIVIL ENG.:



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

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

LANDSCAPE ARCH.:

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	
			BY

DRAWING TITLE:

**PAVEMENT MARKING &
SIGNAGE PLAN**

SCALE: 1"=10' DATE: 04/27/23

SHEET NUMBER:

C-3

22-53

J:\CAD\22-53\CAD_Files\22-53_SWPP_Plan.dwg - 4/24/2023 11:42 AM

93rd Street

BEFORE CONSTRUCTION STARTUP,
CONTRACTOR TO INSTALL A CONSTRUCTION
ACCESS GATE WITH SILT FENCE

BEFORE CONSTRUCTION STARTUP CONTRACTOR
TO INSTALL A LIMEROCK CONSTRUCTION
ACCESS/EGRESS. (FAR INTO THE CONSTRUCTION
SITE AS PRACTICALLY FEASIBLE).

BEFORE CONSTRUCTION STARTUP,
CONTRACTOR TO INSTALL AND MAINTAIN A
SILT FENCE ALONG PERIMETER OF THE
PROPERTY, SEE DETAIL SHEET C-6

DURING CONSTRUCTION, CONTRACTOR TO
PROVIDE GRATE LINER TO PREVENT
INFILTRATION OF SEDIMENTS INTO DRAINAGE
STRUCTURES, SEE DETAIL SHEET C-6



LOCATION MAP

N.T.S.

SEC 27, TWP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, 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.

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
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
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CIVIL ENG.:

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.587.0071
Certificate of Authorization 7385

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

LANDSCAPE ARCH.:

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

**STORMWATER POLLUTION
PREVENTION PLAN**

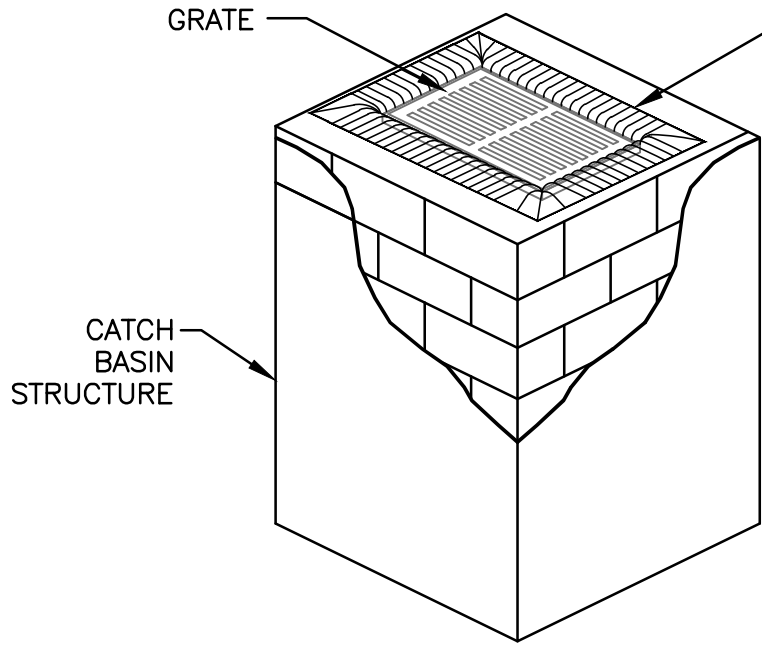
SCALE: 1"=10' DATE: 04/27/23

SHEET NUMBER:

C-4

Sunshine811

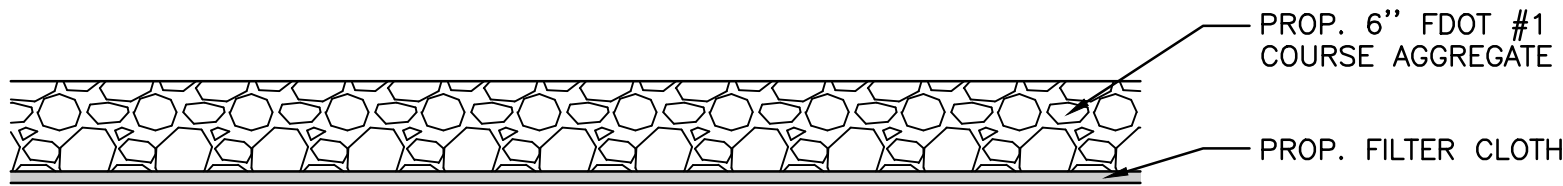
Call 811 or visit sunshine811.com two full
business days before digging to have
buried facilities located and marked.
Check positive response codes before you dig!



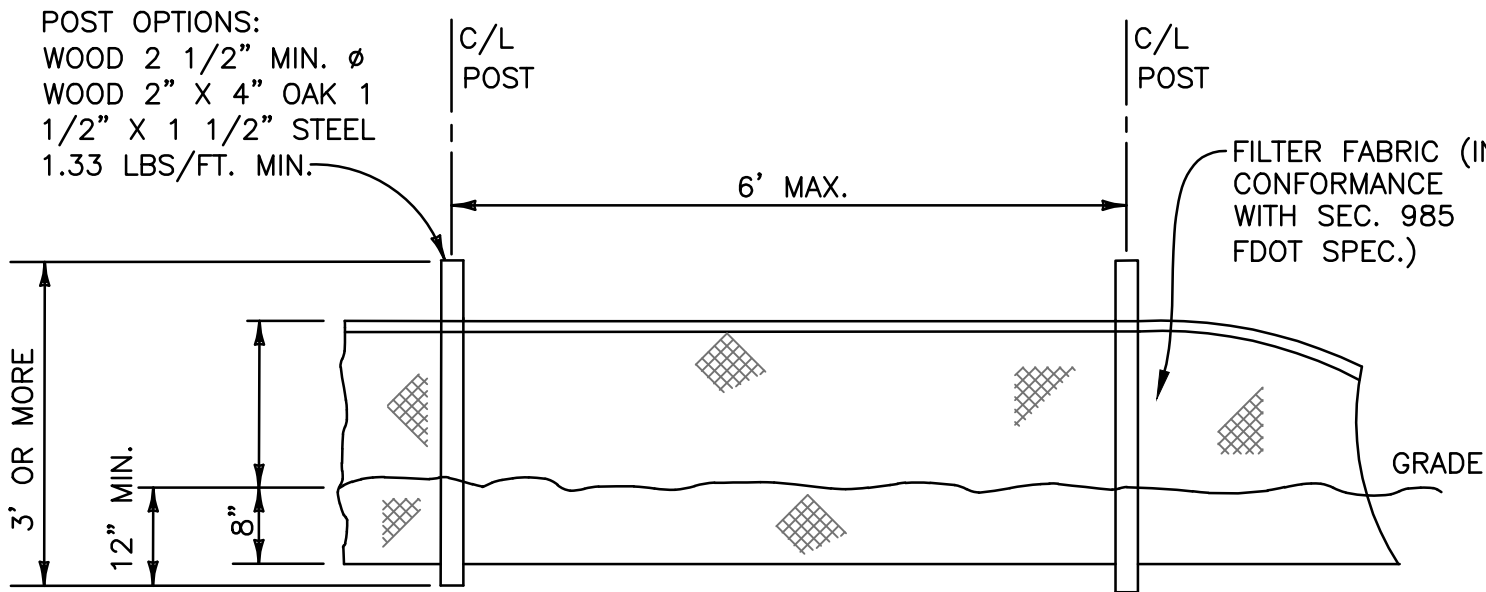
POLLUTION PREVENTION
FOR CATCH BASIN
N.T.S.

NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.



GRAVEL ENTRANCE/EXIT - DURING
CONSTRUCTION DETAIL
N.T.S.



TYPE III SILT FENCE
N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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**FRANKEL BENAYOUN
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Phone: 954.987.0071
Certification of Authorization 7385

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

LANDSCAPE ARCH.:

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

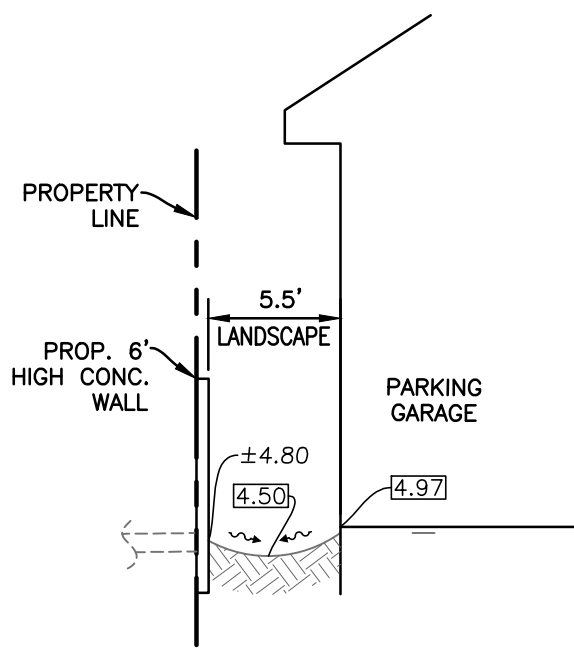
**STORMWATER POLLUTION
PREVENTION NOTES &
DETAILS**

SCALE: N.T.S. DATE: 04/27/23

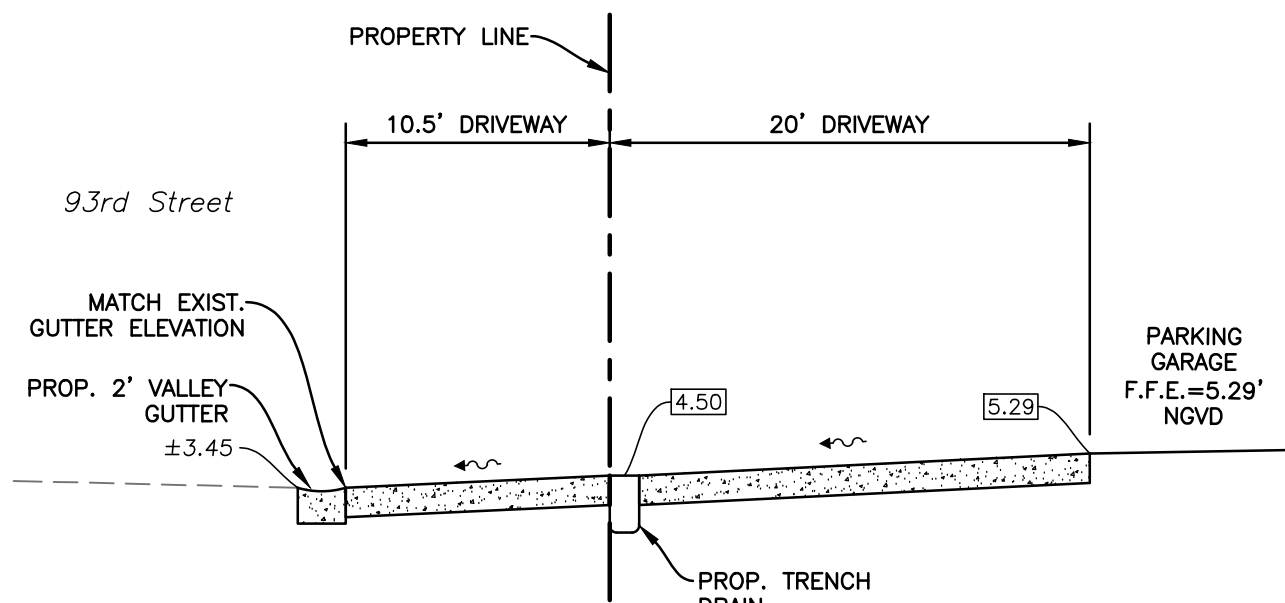
SHEET NUMBER:

C-5

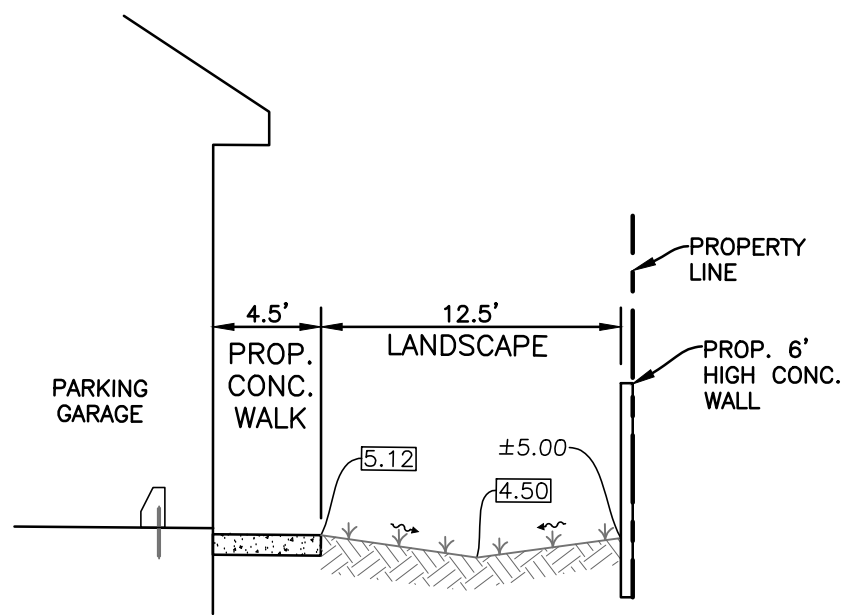
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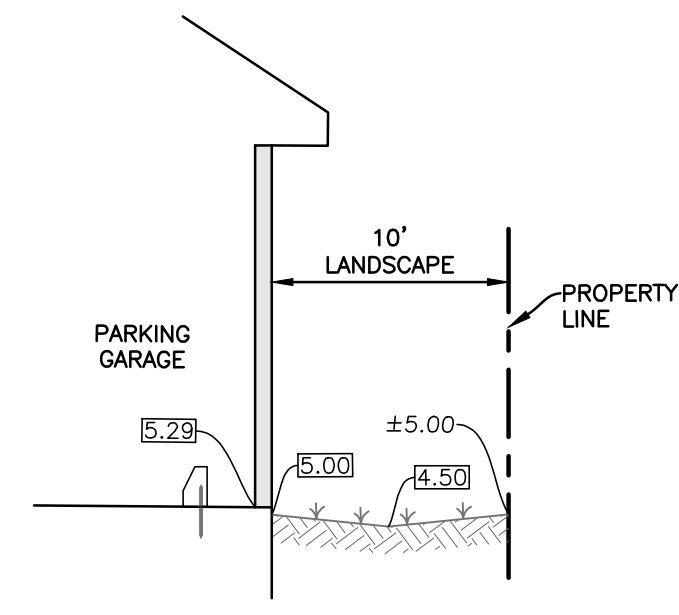
SECTION A-A
N.T.S.



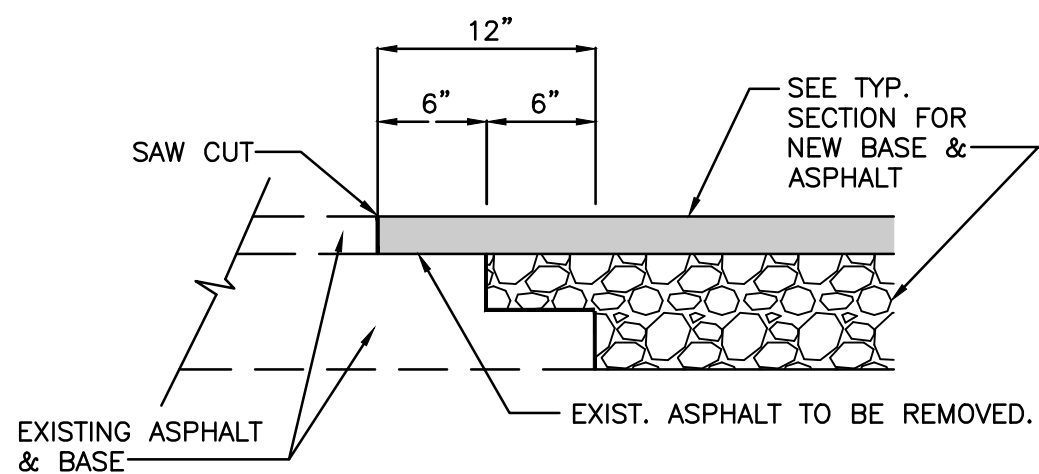
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



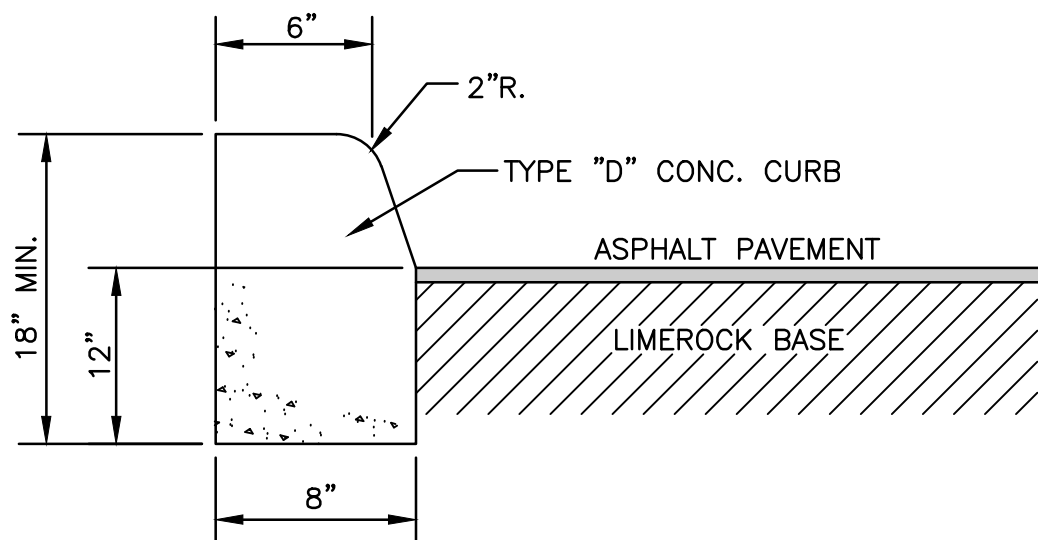
SECTION D-D
N.T.S.



NOTE:

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

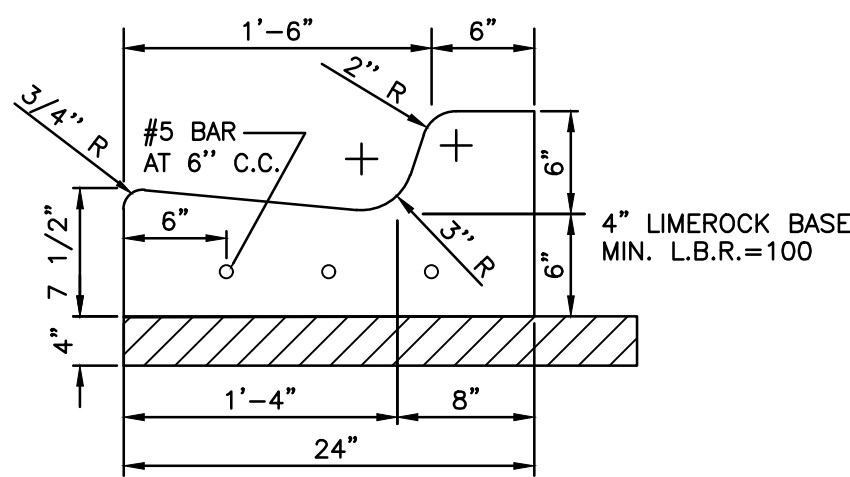
PAVEMENT JOINT DETAIL
N.T.S.



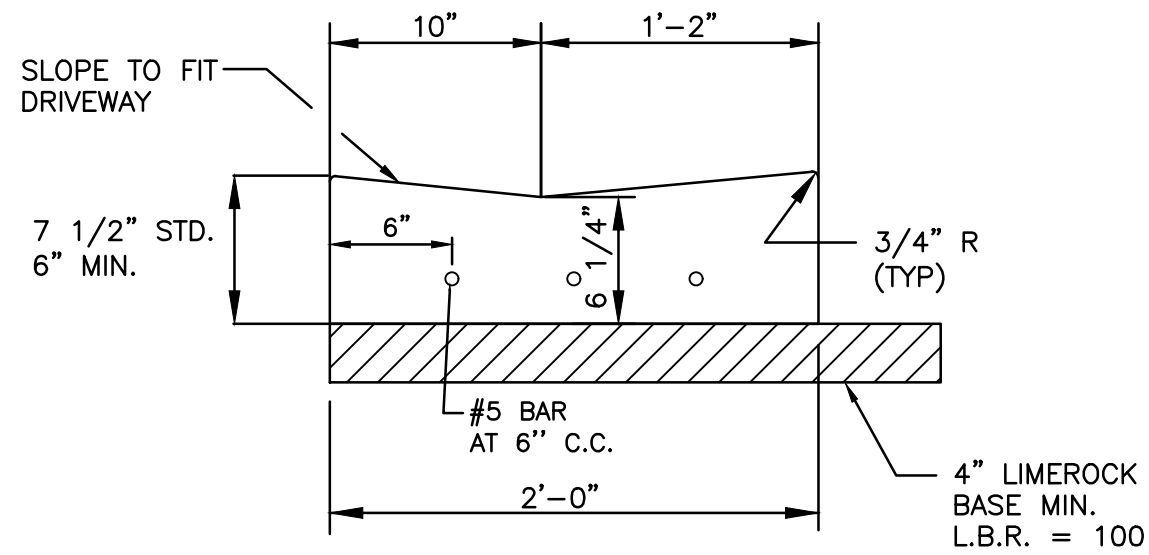
TYPE "D" CONCRETE CURB
N.T.S.

CURB NOTES:

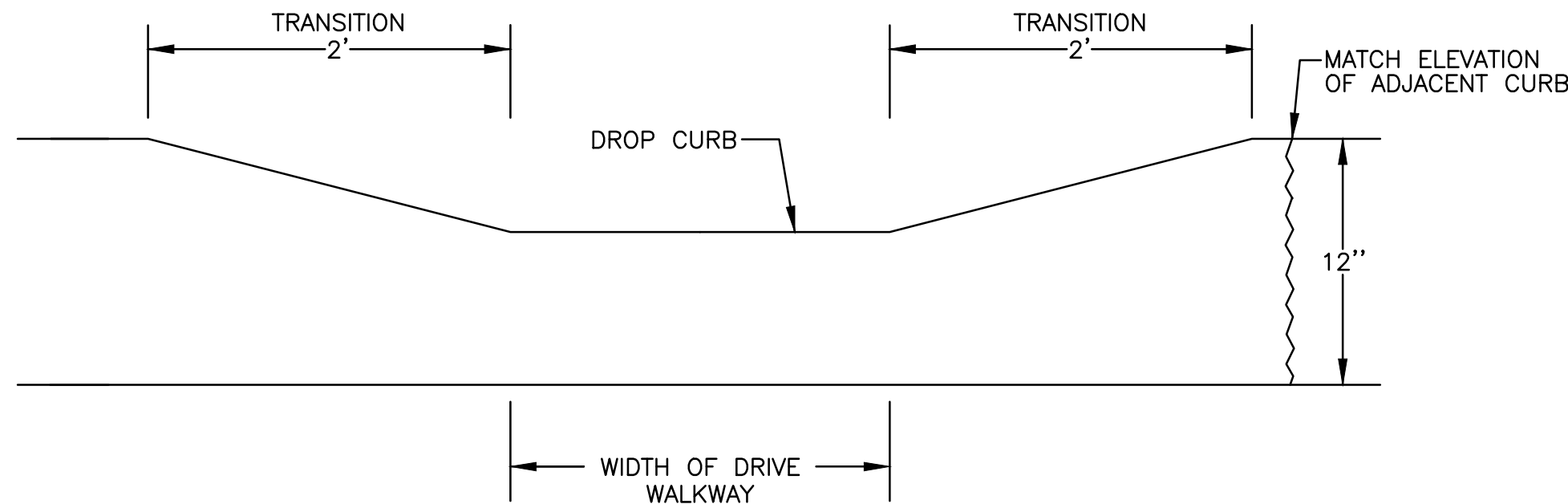
1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING
4. PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXISTING CURB



TYPE "F" CONCRETE CURB AND GUTTER
PER FDOT STANDARD INDEX 300
DETAIL
N.T.S.



STANDARD DROP CURB (VALLEY GUTTER)
PER FDOT STANDARD INDEX 300
DETAIL
N.T.S.



TRANSITION FROM DROP CURB
TO TYPE "F" CURB DETAIL
N.T.S.

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1130 - 1150 93RD STREET
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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

SECTIONS & DETAILS

SCALE: N.T.S. DATE: 04/27/23

SHEET NUMBER:

C-6

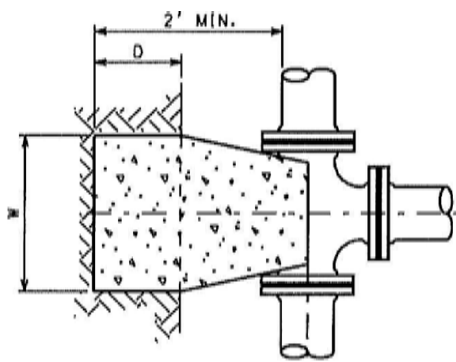
WATER MAIN NOTES

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:

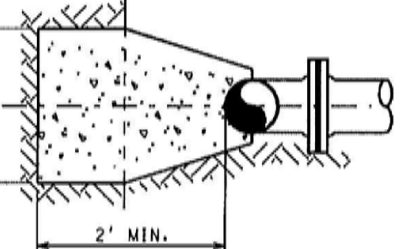
L (GALLONS PER HOUR) = $\frac{S \cdot D \cdot (P)^{0.5}}{148,000}$

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 BUILE 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.

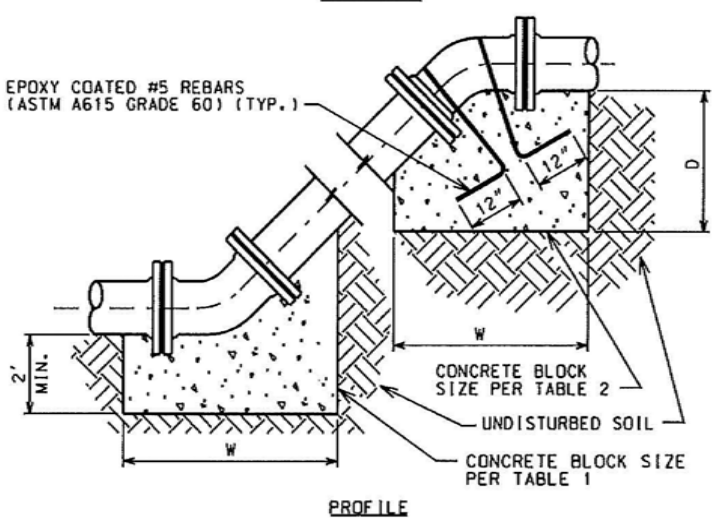
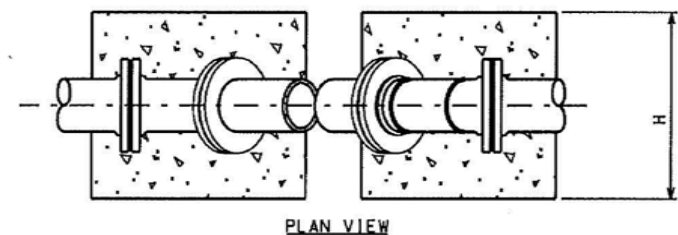


TEE THRUST BLOCK



TEE THRUST BLOCK

HORIZONTAL THRUST BLOCK DETAILS



VERTICAL THRUST BLOCK DETAILS

NOTES:

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

THRUST RESTRAINT

CONCRETE THRUST BLOCK DETAILS

D-11

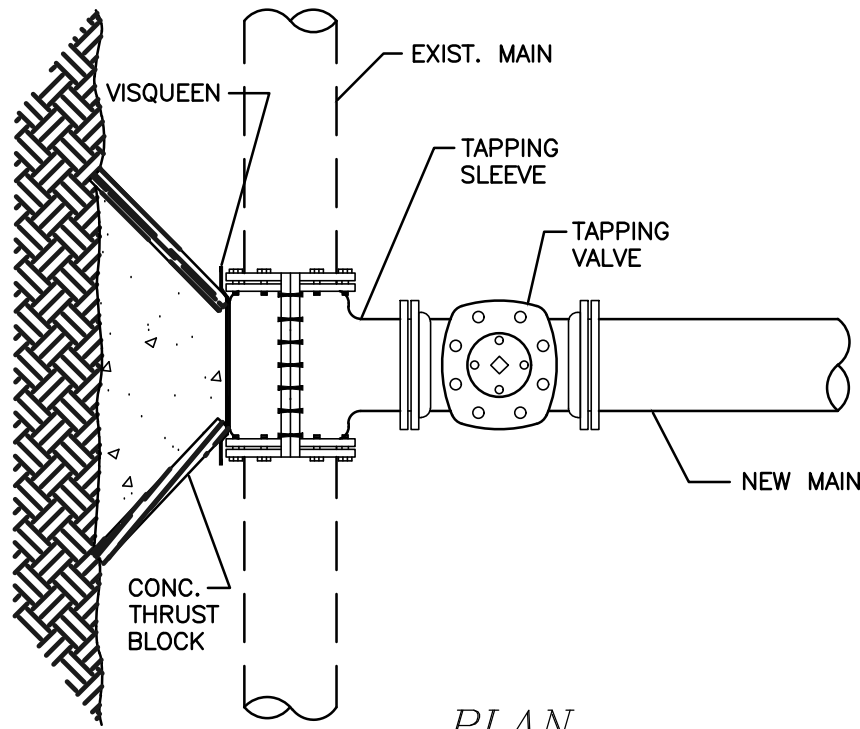
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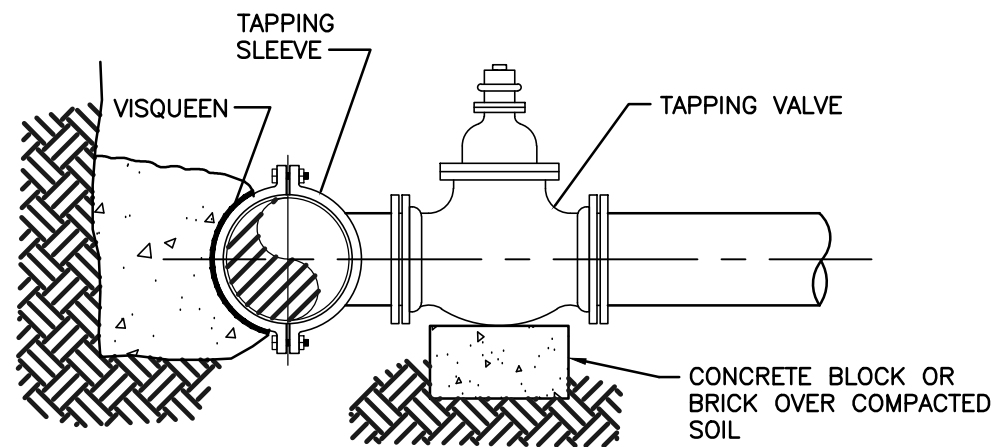
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES 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 REQUIREMENT.S..
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.



PLAN



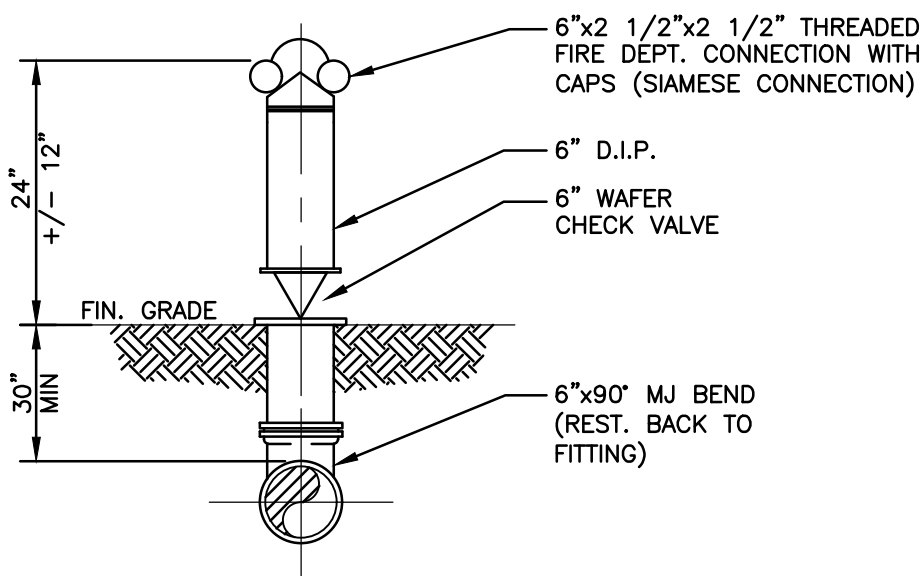
ELEVATION

NOTES:

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

WATER MAIN TIE-IN

N.T.S.



FIRE DEPARTMENT CONNECTION

N.T.S.

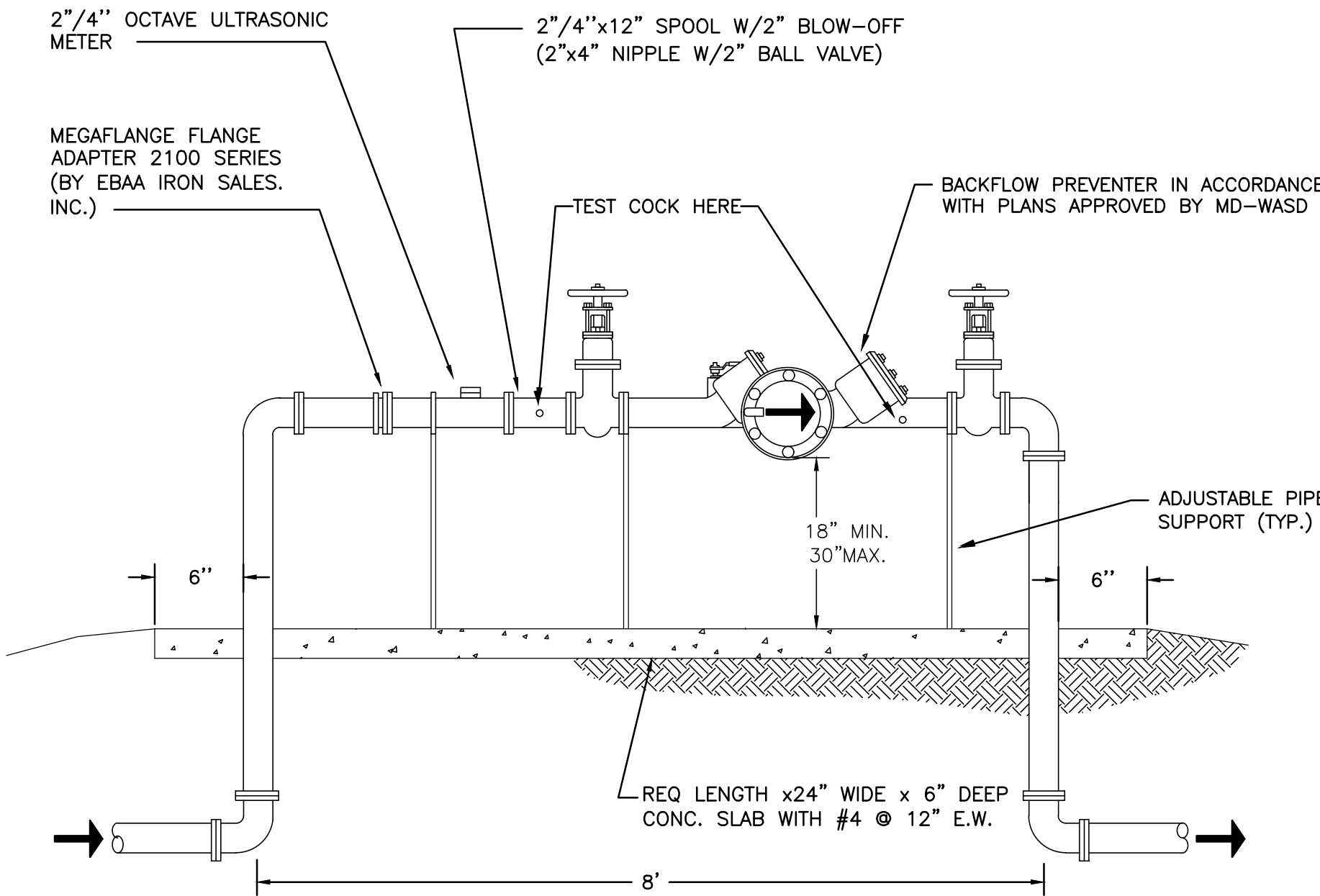
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY 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 TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.

WATER AND SEWER INSTALLATIONS AND MATERIALS TO MEET THE STANDARDS OF MDWASD

SEWAGE VOLUME

42 UNITS AT
300 GPD
PER UNIT= 12,600 GPD



NOTE:

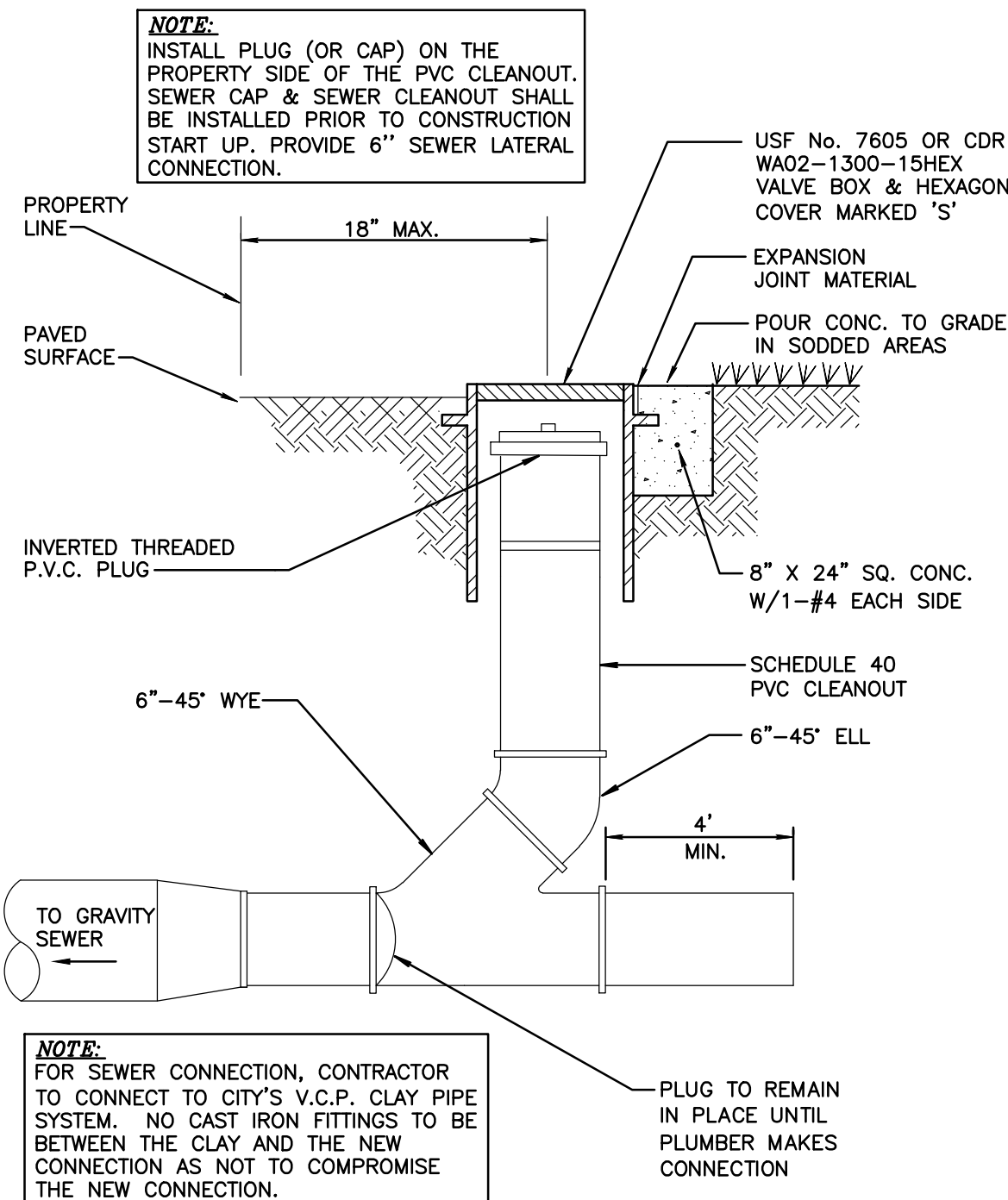
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION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

NOTE:

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

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

N.T.S.



NOTE: 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.

NOTE: 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 NOT TO COMPROMISE THE NEW CONNECTION.

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

TYPICAL CLEANOUT DETAIL

N.T.S.

FRANKEL BENAYOUN ARCHITECTS INC

LICENSE NO. AA-C001494

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

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

OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

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:

STRUCTURAL ENGL:

MEP ENGL:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE:

UTILITY DETAILS

SCALE: N.T.S. DATE: 04/27/23

SHEET NUMBER:

C-7

GENERAL CONDITION NOTES:

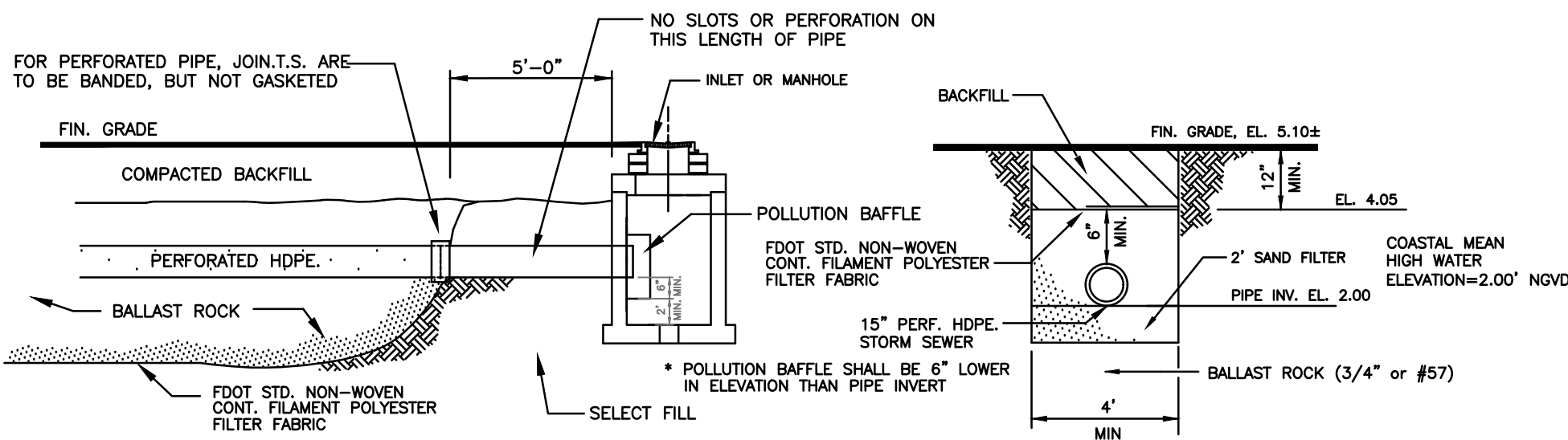
1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENT.S.
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINT.T.S. PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINT.T.S. SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES:

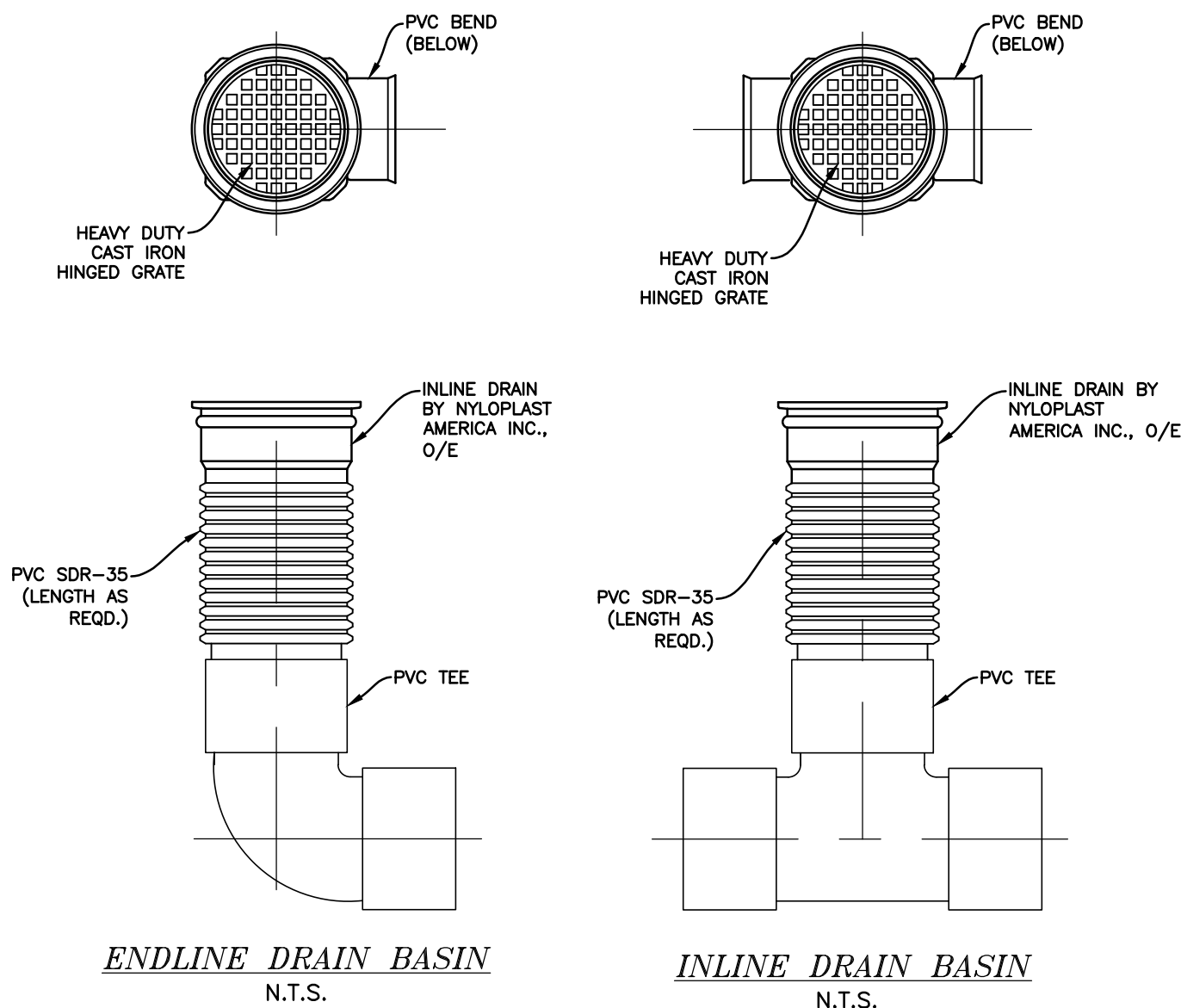
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12" FROM THE ADJACENT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



EXFILTRATION NOTES:

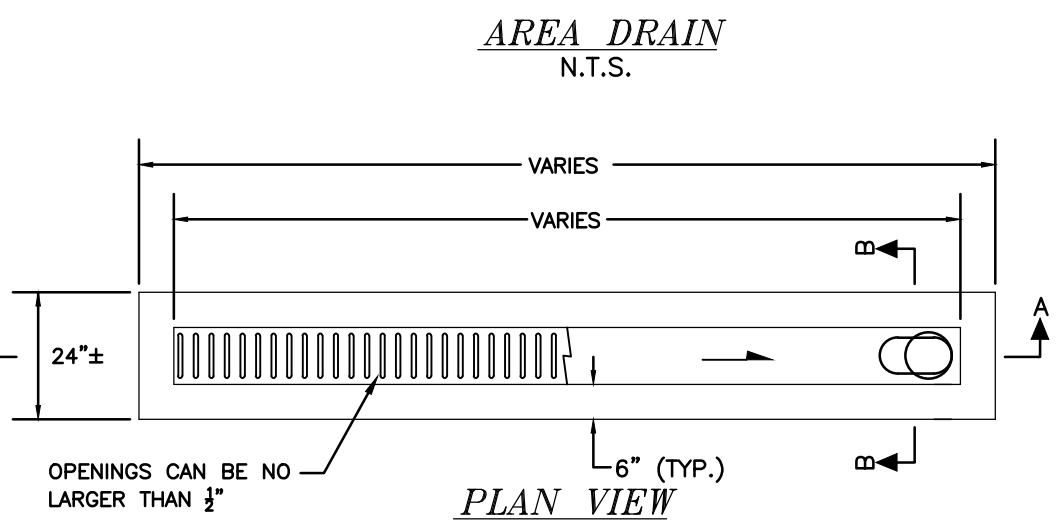
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR.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

EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.

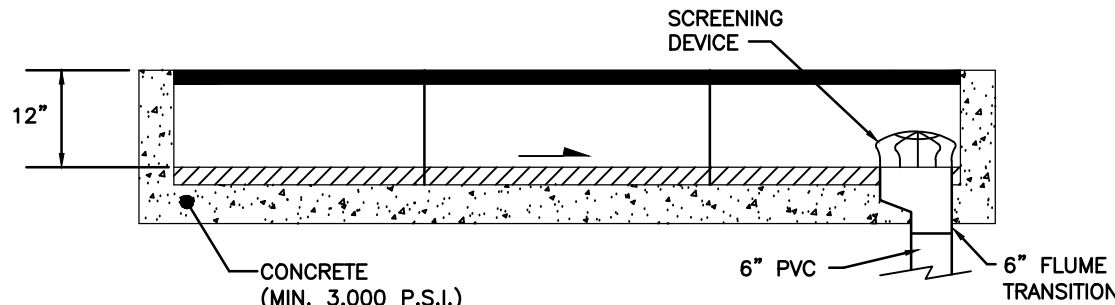


ENDLINE DRAIN BASIN
N.T.S.

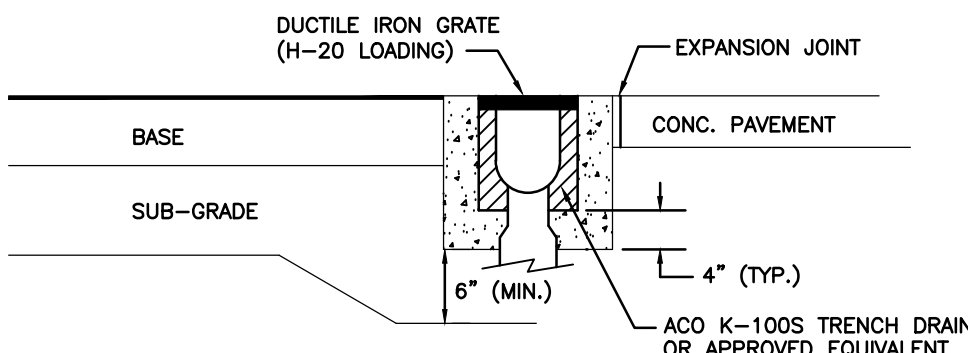
INLINE DRAIN BASIN
N.T.S.



AREA DRAIN
N.T.S.

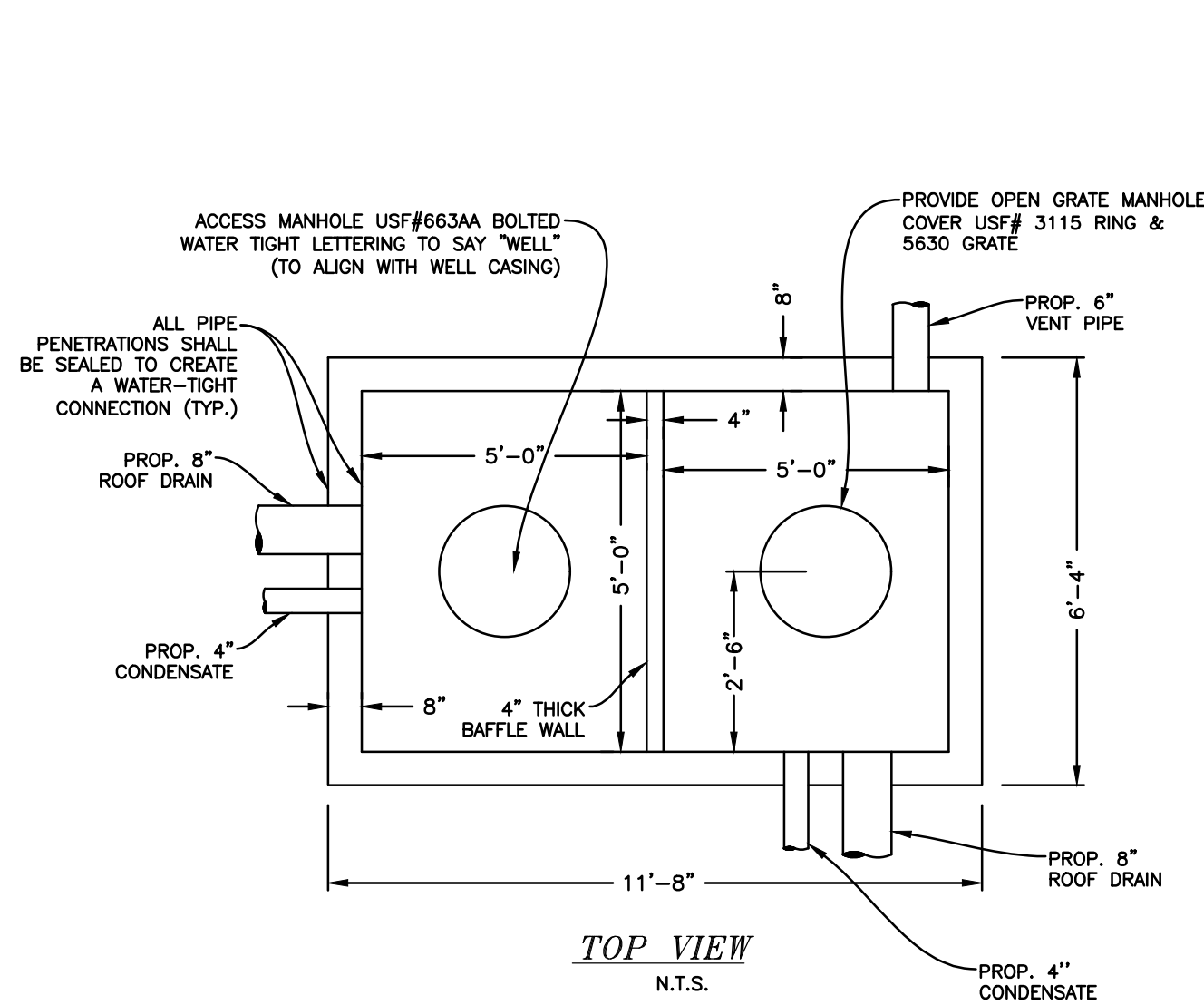


SECTION A-A



SECTION B-B

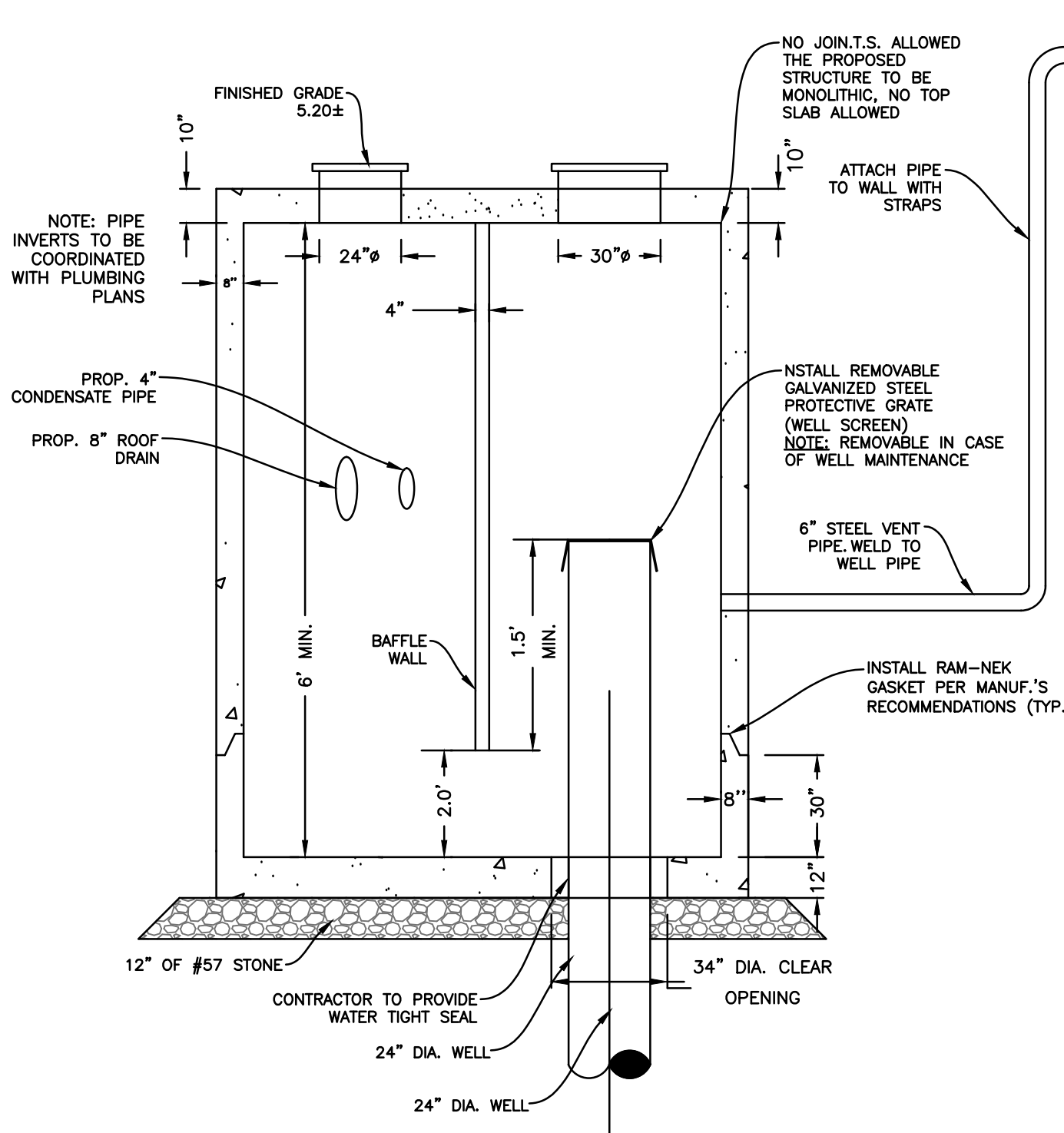
TRENCH DRAIN
N.T.S.



WELL #1 LOCATION
LATITUDE: 25°53'01.17\"/>

NOTE:
PIPE INVERTS TO BE
COORDINATED WITH
PLUMBING PLANS.

CONTRACTOR TO VERIFY
PIPE INVERTS PRIOR TO
WELL BOX CONSTRUCTION

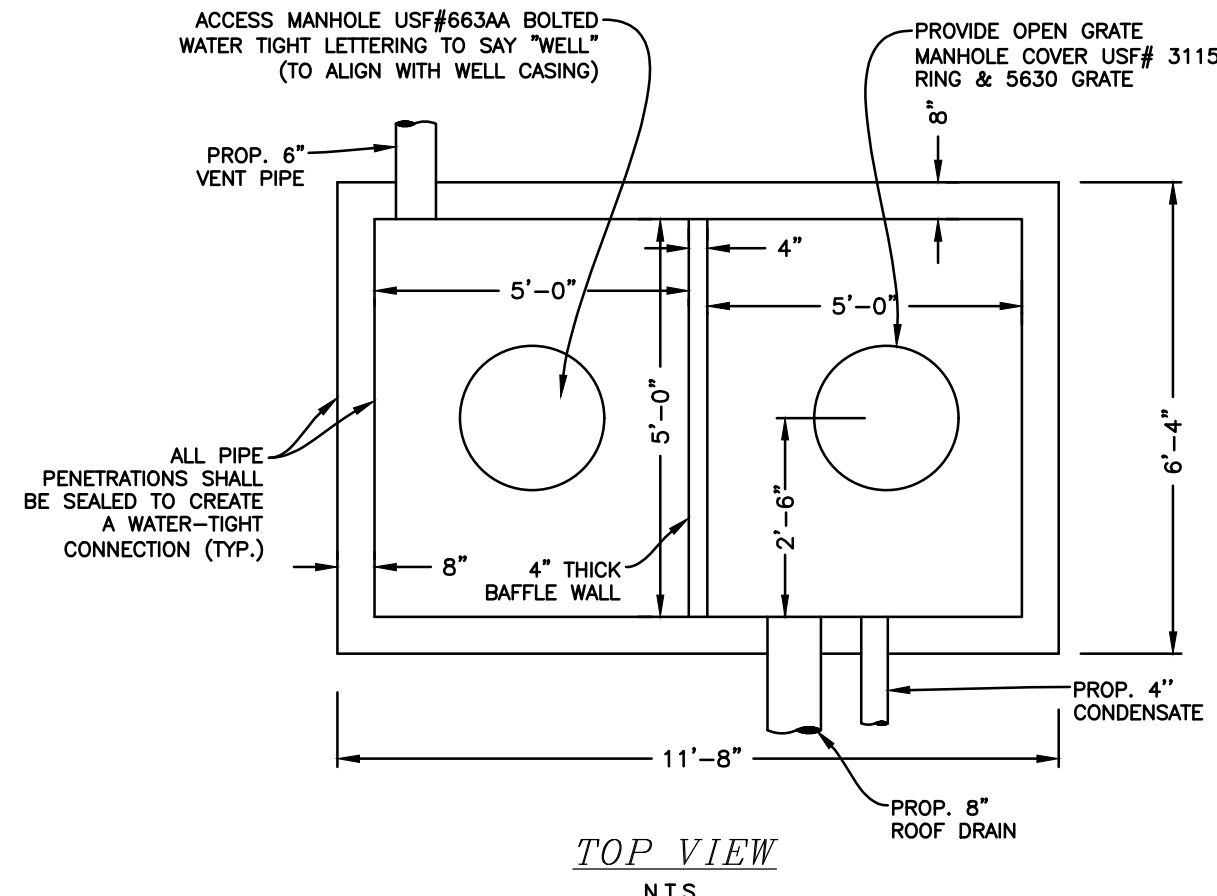


SECTION VIEW
N.T.S.

NOTES:

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

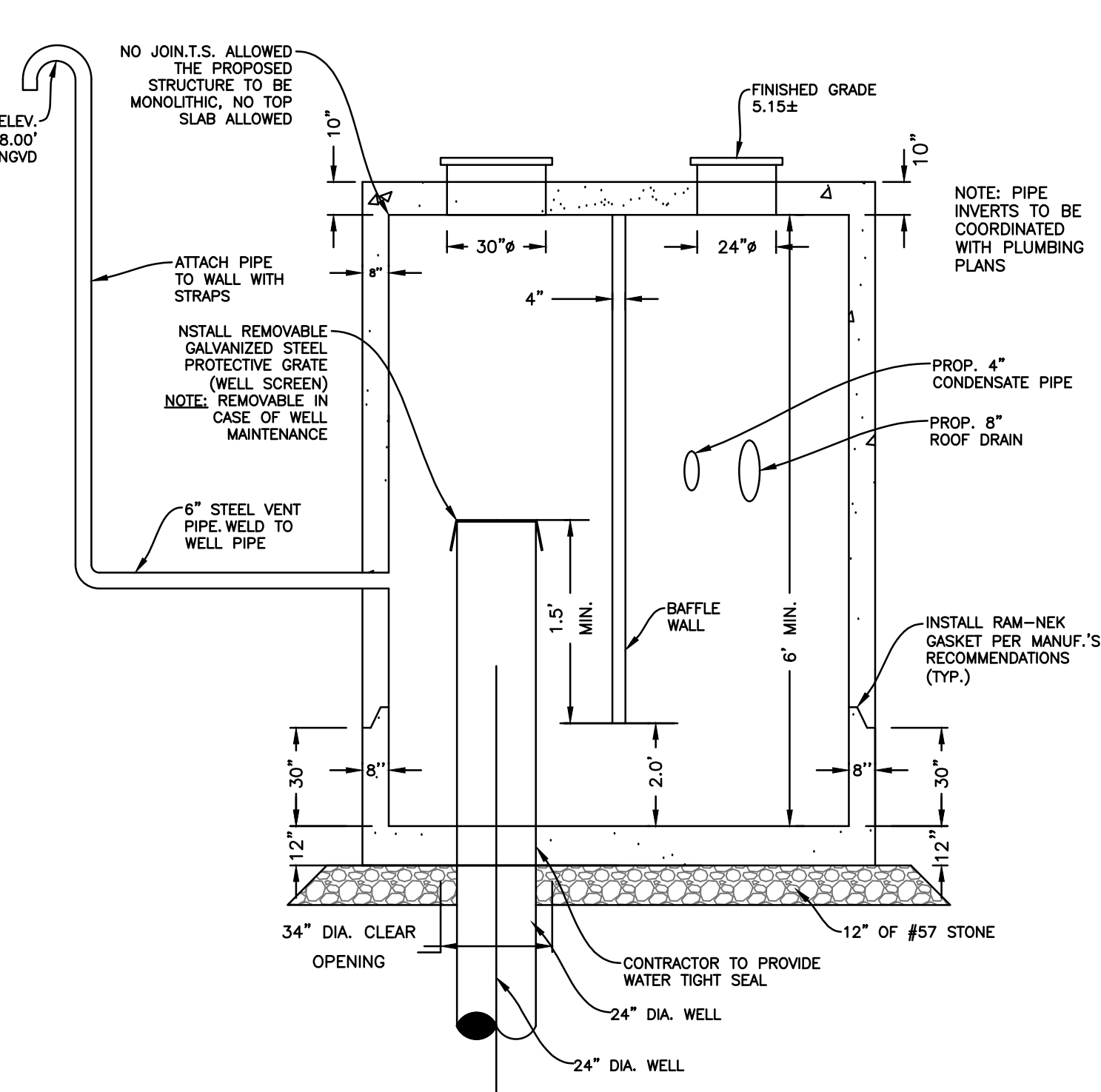
DRAINAGE WELLS
N.T.S.



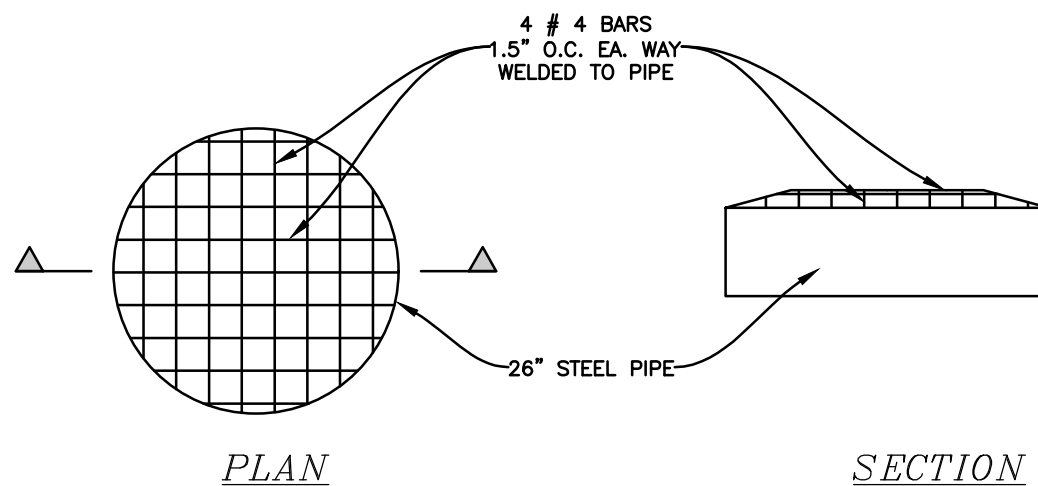
WELL #2 LOCATION
LATITUDE: 25°53'01.01\"/>

NOTE:
PIPE INVERTS TO BE
COORDINATED WITH
PLUMBING PLANS

CONTRACTOR TO VERIFY
PIPE INVERTS PRIOR TO
WELL BOX CONSTRUCTION



SECTION VIEW
N.T.S.



WELL SCREEN DETAIL
N.T.S.

FRANKEL BENAYOUN
ARCHITECTS INC

LICENSE NO. AA-C001494

MARKUS A. FRANKEL

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IFHAT BENAYOUN FISHMAN

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E-MAIL: INFO@FRANKELBENAYOUN.COM



OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.

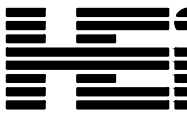
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Certificate of Authorization 7385

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STATE OF FLORIDA PROFESSIONAL ENGINEER

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LANDSCAPE ARCH:

STRUCTURAL ENL:

MEP ENL:

CASA VERDE

NEW CONDOMINIUM BUILDING

1130 - 1150 93RD STREET

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

DRAINAGE DETAILS

SCALE: N.T.S. DATE: 04/27/23

SHEET NUMBER

C-8