

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DEVELOPMENT & REVIEW COMMITTEE MEETING

**December 12, 2024
11:00 AM**

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by Arman Corp., to construct a new 6-unit Townhouse Development to be located at 1085 94 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of the Site Plan Application by West Bay Harbor 9761 LLC, to construct a 6-unit Townhouse Development to be located at 9761 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

December 12, 2024

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by Arman Corp., to construct a new 6-unit Townhouse Development to be located at 1085 94 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: Arman Corp.

Folio: 13-2227-001-2570

Property Address: 1085 94 Street

Zoning District: RM-2

Legal Description: Lot 10 of Block 13

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 1085 94 St TH MMPA #2 DRC Staff Report Dec 9 2024
2.	SPR24-000025 DRC Application 1085 94 Street
3.	DEVELOPMENT IMPACT ANALYSIS REPORT
4.	Impact Analysis Report
5.	Traffic Statement.doc 2
6.	1085 Townhouses-DRC Response (11.25.24)
7.	RESPONSE LETTER
8.	1085 94 Street DRC Set 12.12.2024
9.	1085 94 ST, BAY HARBOR Survey

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 9th, 2024

Subject: Site Development Plan Application (2nd DRC Review)
1085 Townhouses – 6 DU Townhouse Complex
1085 94th Street
Bay Harbor Islands Acct. No. SPR24-000025
MMPA Account No. 01-0702-1197

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: 1085 94th Street

Legal Description: Lot 10 of Block 13, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PRIOR PROJECT HISTORY

The existing development is one six (6) dwelling unit one-story multifamily complex. According to Miami-Dade County Property Appraiser website the site was constructed in 1950. These units will be demolished in connection with the proposed construction of 6 new townhouse units.

NEW PROJECT DESCRIPTION

The project architect, Peter Blitstein @ Blitstein Design Architects, as agent for the property owner (Arman Corp.) has submitted a Site Development Plan application to allow for the construction of a six (6) dwelling unit "townhouse" development located at 1085 94th Street.

The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site with the six (6) townhouse units facing Bay Harbor Terrace. The site is a corner lot with the main frontage on Bay Harbor Terrace and the side street is 94th Street. The "front doors" of the proposed dwelling units face westerly. All six (6) driveway connections are shown along Bay Harbor Terrace. The driveways are straight-in driveways leading to 1-car garages within the building. Per Sec. 23-24(3) of the Zoning Code at least two (2) parking spaces are required for each DU. Per the Code one may not travel over a parking space to get to the garage. The site plan has a parking space next to the driveway that connects to the car parking space within the garage. This proposed driveway is only 8' wide which is too narrow. Site Plan Sheet A-1 indicates the scale of the drawing is 1'-0" = 1/8". This drawing does not scale. Zoning Code Sec. 23-24(d)(6) sets forth the driveway / parking design requirements for townhouse complexes.

The proposed dwelling units will range in size between 3,650 to 3,745 square feet of A/C space plus garages, balconies, etc. The lot currently has 6 existing one-story apartment units. On the building rooftops are proposed "open roof" areas with a powder room bath and small interior areas. The use of the open roof areas is not clear. If they are used for recreation (decks / pool) at least 15% of the roof areas used for recreation must be landscaped.

Based on the site plan square footage of 11,116 square / 0.26 acres, a maximum of nine (9) dwelling units could be built at the maximum allowable base density (34 DUA). The proposed project proposes six (6) dwelling units. The Town's records do not identify TDR sales from this site; therefore, it appears the site will have three (3) TDR units.

BACKGROUND INFORMATION

The Town has completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package still has a few design / Code compliance issues, some of the plans are inadequate and a few others require items that need to be corrected. The plans need to

be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the Design Review Board.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA that would yield a maximum density of nine (9) DU. No additional DU is being requested; nor are any required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to the top of highest main roof deck). The applicant is proposing a building height of 40 feet to the main roof deck. Accessory roof structures are proposed as well (shade / trellis). The proposed use and density of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Zoning / Landscaping / Other Codes at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (one lot).

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

The site fronts onto Bay Harbor Terrace and 94th Street – both 50-foot wide platted local roadways. The survey notes the lot is "full" as no 11' right-of-way dedication was apparently granted to the Town in the past. Therefore, no additional right-of-way is required. As stated above, all six (6) driveway connections are shown along Bay Harbor Terrace. The driveways are straight-in driveways leading to 1-car garages within the building. A drive is provided behind the garage, but this driveway is only 8' wide which is too narrow. See Sec. 23-24(d)(6) for the driveway / parking design requirements for townhouse complexes.

Based on six (6) DU the Code requires at least twelve (12) parking spaces, one of which must be within an enclosed garage. No guest spaces are required for townhouse complexes, but they are encouraged.

Preliminary Fire Department staging areas are now shown on the plans. The applicant should meet as soon as possible with the Miami-Dade Fire Department to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's Site Development Plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical South Fla. Modern with a glass / stucco facade. The proposed exterior colors are white with white window frames.

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

SITE PLAN COMMENTS

The following are comments based on the revised plans (S&S) on November 27th, 2024, submitted to the Town for consideration:

- 1) Elevation Sheet A-3 / others does not scale to 1/8" = 1'-0". Please check and revise to provide an accurate scale.
- 3) Per Sec. 5-20 an adjacent land use map needs to be included in the plans showing all existing adjacent land uses / Zoning districts within a 300-foot radius of the subject property. Sheet A-1 has a "zoning map" which shows zoning but not adjacent existing land uses. The idea is to explain how this site fits into the neighborhood. Please revise to include this exhibit.
- 4) As noted above the rooftop areas show undefined "open roof" areas. Rooftop recreation areas must have at least 15% of the areas used for recreation landscaped. Clarify the intended use of the rooftop areas. Revise the plans to add landscaping to the roof and add this calculation to the Landscape Requirements table as well as the roof plan.
- 5) Per Sec. 23-19 a preliminary Photometric Plan must be submitted showing foot-candle readings at all property lines and on the rooftop. None was submitted despite our previous request. As a matter of information, the maximum foot-candle reading allowed at any property line in 1.0.
- 6) A conceptual Fire Department staging area needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.
- 7) On Sheets A-1 / C-1 / C-2 and L-1 the plans show an intention of constructing a 5' wide sidewalk adjoining the site in the public right-of-way. This is unusual and not typical. MMPA likes the idea but defers to the Town Public Works / Town Engineer for OK.
- 8) Site Plan A-1 has the following issues:
 - a. The proposed width of the individual driveways from the street to the garage doors at 8' appears too narrow. The minimum width of a parking space is 8'-6". MMPA suggests a 9' min. driveway width. Per Code Each driveway must be separated by a min. 2' landscape strip. All of the landscape strips exceed this – maybe reduce to adjust driveway widths.
 - b. Per Sec. 23-24(d)(6)(b) no more than 50% of a property street frontage in a townhouse development may have hard driveway surfaces. This criterion does not appear to be met. Provide calculations demonstrating compliance.
 - c. Dimension the width of the walkway at the rear of the building / add a setback dimension (3' min.).
 - d. Dimension the width of all front walkways. The maximum width is 5'.
 - e. A drawing scale is provided – 1'-0" = 1/8". The drawing is not to scale.

- f. The elevation of the garages is now shown at 8.0' NGVD; however, on Sheet A-4 it is shown at 7.25' NGVD. Per Sec. 5-17 enclosed garages must be at least 18" above grade. Garage elevations must be at least 7'-2" +/- in elevation. Please revise.
 - g. The original plans showed a fence / wall along the roadways – it appears to be deleted. However, the applicant's response letter states there will be short 2' wall setback 2' from the PL. We do not see this 2' wall on the revised plan set. Clarify.
- 9) The survey / plans show there are existing poles / OH wires along Bay Harbor Terrace. The Town Code requires developers to underground any existing facilities; however, FPL has been objecting to undergrounding short segments. Therefore, conduit is required.
- 10) As to the Landscape Plan response on Street Tree species and placement the sidewalk is not required. Based on the above comment (#7) and DRC discussion the 94th Street "Street Tree" species could be placed in the right-of-way as intended.
- 11) Some features on the Site Plan (Sheet A-1) do not match other sheets (CE / Landscaping) like the curved wall at the corner. Please verify and make the plans internally consistent.
- 12) Provide a written response to each comment.

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.

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Folio # 13-2227-001-2570

Size of described property 11,116 Sq.ft

Project Description New Townhomes Units 6

Owner(s) Name Arman Corp.

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305-445-2399 Email Mhajjar@mhajjar.com

Signature of Owner [Signature]

Name of Applicant (if different from owner) Mohammad Hajjar

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305.445.2399 Email Mhajjar@mhajjar.com

Signature of Applicant [Signature]

Name of Representative Alireza Shirvani

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305.445.2399 Email Alireza@mhajjar.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 10/31/2024 By [Signature]

Process Number SPR24-000025 Fee Paid \$3,000 - CC

DEVELOPMENT IMPACT ANALYSIS REPORT

Bay Harbor Townhomes

1085 94th Streer, Bay Harbor Island, FL 33154

Total No. of units -----	6
Total No. of bedrooms -----	18
Total No. of Occupants -----	36

Potable water: 200 gallons / capita, per day:

$200 \text{ Gal} \times 36 = 7200 \text{ gal/day}$

Sanitary sewer: 156 gallon / capita, per day:

$156\text{gal} \times 36 = 5616\text{gal/day}$

Solid waste: 0.632 Tons per capita, per year

$0.632 \text{ Ton} \times 36 = 22.752 \text{ Ton/year}$

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: Bay Harbor Townhomes

Location: _____

Address: 1085 94th Street, Bay Harbor Island, FL 33154

General Project Description: New 6 units multi family developement

Site Square Feet / Acreage: 11,116 Sq.ft

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

Potable Water	200 gallons per capita, per day	7,200 gal/day	See attached sheet
Sanitary Sewer	156 gallons per capita, per day	5,616 gal/day	See attached sheet
Solid Waste	0.632 tons per capita, per year	22.75 Ton/year	See attached sheet
Drainage	Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours		
Local Streets*	LOS "B" at peak hour		
Arterial Roadways**	LOS "E" at PM peak hour* (96 th Street / Kane Concourse / SR 922)		
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old		
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)		

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

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

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

Bay Harbor Townhomes

Dolce Vita Townhouses is a proposed residential building planned to be located in the northeast corner of the intersection at 94th Street and Bay Harbor Terrace in the Town of Bay Harbor Islands in Miami-Dade County, Florida. More specifically, the site is located at 1085 94th Street. The subject site currently consists of a one-story multi-family residential building. This site will be redeveloped with 6 residential townhouses.

The trip generation analysis for the Bay Harbor Townhomes project was based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (9th. Edition). The results of this analysis are summarized in Table 1 below.

Table 1 Trip Generation Summary Bay Harbor Island -Bay Harbor Island, Florida								
LAND USE	SIZE	Daily Trips	AM peak Hour Trips			PM peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Residential Townhouses	6U.	94	2	7	9	7	3	10

The net new external trips anticipated to be generated by the proposed Bay Harbor Townhomes project consists of 94 vehicle trips during a typical weekday, 9 vehicle trips (2 inbound and 7 outbound) during the weekday AM peak hour, and 10 vehicle trips (7 inbound and 3 outbound) during the weekday PM peak hour.

The new trips to be generated by the subject residential project are considered minimal from a traffic-engineering standpoint (i.e. approximately one (1) net new vehicle-trip per six (6) minute period during both the AM and PM peak hours).

11.25.24

M. Hajjar & Associates, Inc.
247 Malaga Avenue
Coral Gables, FL
33134

RE: DRC COMMENTS RESPONSES FOR LANDSCAPE
Comments dated 11.08.24
1085 Townhouses, Bay Harbor, FL
MMPA Account No. 01-0702-1197

Comment 15 – Sheet L-1

- a. Street Trees
Along Bay Harbor Terrace the Simpson Stoppers (4) remain under the Power lines as required.
Along 94th Street the 3 foot wide planting area cannot support the roots of the required Mahogoni street tree. Since there is ample room behind the sidewalk, these “Street Trees” were placed behind the sidewalk in the large green space at 35’ apart. These trees are specified at 16’ o.a. x 6’ c.t. per town code.
- b. General Landsaping
The new town code and required Landscape Calculation Table has been updated on the plan. Please see sheet L-3 for the Table.

November 27, 2024



TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER 1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154
DEVELOPMENT & REVIEW COMMITTEE MEETING

1085 Townhouses - 6 DU Townhouse Complex 1085 94th Street
Bay Harbor Islands Acct. No. SPR24-000025 MMPA Account No. 01-0702-1197

DRC COMMENTS

- As noted above, the survey submitted does not include a calculated lot square footage / acreage - which is smaller than a regular rectangular platted lot due to the loss of area at the corner. Revise the survey.

New Survey with new lot square footage provided as requested.

- All elevation plans must label the Base Flood Elevation (BFE) + 1' FBC freeboard for each building elevation.

Base Floor Elevation provided as requested. Please refer to elevations and sections

- Elevation Sheet A-3 / others does not scale to 1/8" = 1'-0". Please check and revise.

Revised as requested. Elevation scale is 1/8" = 1'-0"

- Per Sec. 5-20 an adjacent land use map needs to be included in the plans showing all existing adjacent land uses / Zoning districts within a 300-foot radius of the subject property

Land use map showing all existing land uses / zoning districts within a 300-foot radius provided as requested.
Refer to Site Plan / Sheet A-1

- Per Sec. 5-20 perspective illustrations of the proposed new development with existing and/or proposed adjoining / nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site must be submitted.

New sheet with perspective illustrations provided as requested. Please refer to sheet A-0b

- As noted above the rooftop areas show undefined open roof areas. Rooftop recreation areas must have at least 15% of the areas used for recreation landscaped. Clarify the intended use of the rooftop areas. Revise the plans to add landscaping to the roof and add this calculation to the Landscape Requirements table as well as the roof plan.

Intended use for roof is for recreation. 15% of rooftop area is landscape (planters). Please refer to sheet A-2d / Roof top.

- Sheet A-4 Building Section shows a floor to ceiling height of 8'. The Code minimum is 9' from the top of one floor slab to the bottom of the floor slab above it. Please revise.

New clear height provided. No height is less than 9ft from top of slab under side of slab above. Refer to sheet A-4 (sections)

- Is any signage proposed? This must be included in the plans (location / area).

Building address and low wall provided. Please refer to site plan / Sheet A-1 for exact location and dimensions.

- A site photometric plan must be submitted showing foot-candle readings at all property lines. None was submitted. As a matter of information, the maximum foot-candle reading allowed at any property line in 1.0.

Photometric plan will be submitted at next DRC meeting

- A conceptual Fire Department staging area needs to be agreed by the Miami-Dade Fire Department ASAP, as this could affect the design.

Conceptual Fire Department staging areas provided as requested. Please refer to sheet A-1 / Site Plan

- Provide Development Impact Analysis Report (**IAR**) per Sec. 11-8. See the attached Town form with Level of Service (LOS) standards.

- Provide boundary information on the plan based on the proposed survey.

Boundary information based on survey provided on Site Plan as requested.

- Provide Development Impact Analysis Report (**IAR**) per Sec. 11-8. See the attached Town form with Level of Service (LOS) standards.

- The required front setback for 94th Street and Bay Harbor Terrace for portions of buildings less than 30 feet in height is 20 feet. For portions of buildings between 30 feet and 45 feet in height is 25' - not 20' as shown. Base side setbacks are 10 feet. Side setback above 30' in height increase one (1) foot for each three (3) in height above 30'. The top floor building height is 40'. The side setback should be 13' not 10'

New setbacks provided as requested. Front setback for 94th Street and Bay Harbor below 30 FT in height is 20 Feet and between 30 and 45 ft in height is 25'FT. Side setback is 10 feet and above 30' is 13' as requested.

- The minimum rear setback is 10 feet but increases above 30' in height by one (1) foot for each three (3) in height above 30 feet. The setback should be 13'.

New rear setback provided as requested. Rear setback above 30FT in height is 13FT.

- Provide dimensions for the parking spaces. The min. size is 8'-6" x 18'.

Parking spaces dimensions provided as requested. Please refer to sheet A-1 and A-2

- As per the above the driveway to the garages may not serve as the 2nd parking space. Provide a 2nd parking space for each DU as required.

The second parking space is clearly provided on site plan (Sheet A-1) and no longer shown in front of the garage.

- As per the above each driveway must be separated by a min. 2' landscape strip.

2 min. landscape strip provided as requested. Please refer to Site Plan / sheet A-1

- Dimension the width of the common walkway at the rear of the building and a dimension from the walkway to the property line. The min. setback in 5'.

A common walkway at the rear of the building will no longer be provided. Please refer to Site Plan / Sheet A-1

- Dimension the width & length of driveways.

Dimension provided as requested. Please refer to Site Plan / Sheet A-1

- Dimension the width of all front walkways. The maximum width is 5'.

No front walkways provided. See new Site Plan / Sheet A-1

- Provide a north arrow.

North arrow provided as requested. Please refer to New Site Plan / Sheet A-1

- Provide drawing scale. Could not determine the scale of the plan.

Scale provided as requested. Please refer to New Site Plan / Sheet A-1

- The proposed wall & fence along the west property line (BHT) must be setback a min. of 2 feet from the street property line (to allow for landscaping) and they must not be more than 3-feet solid above grade. Provide a wall / fence detail showing the material. See Sec. 23-12(22).

Wall and fence modified as requested. Low wall provided 2 FT from property line.

- The elevation of the garage is shown at 6 feet. Per Sec. 5-17 of the Town Code, enclosed garages must be at least 1FT above grade. Garage elevations must be at least 7'-2" +/- in elevation. Update the General Code Data table accordingly.

Proposed Garage slab is at +7.25 FT as requested. Please refer to all drawings, including sections.

- Provide the location and type of mail receptacles.

Location and type of mail receptacle provided as requested. Refer to Site Plan / Sheet A-1

- On all floor plans rename the "terraces" to "balconies", as that is what they are. A balcony as defined is a projection into a yard area attached to the side of a building with direct access. A "terrace" is typically the roof of an occupied area below it.

New name provided for balconies as requested. Please refer to Floor Plans.

- On Sheet A-2A there are box shaped structures on the north / south building facades at the end of the "terraces/ balconies". What are these - setbacks apply.

“Box shaped structure on north / south building faces” no longer provided. Please refer to new plans.

- On Sheet A-4 Building Section "B" needs to be revised to show the correct front yard setback for portions of buildings over 30 feet in height (25' setback).

25' Front Setback for over 30 FT in height provided as requested. Please refer to all new drawings.

- The survey/ plans show there are existing poles / OH wires along Bay Harbor Terrace. The Town Code requires developers to underground any existing facilities; however, FPL has been objecting to undergrounding short segments. Therefore, conduit is required.

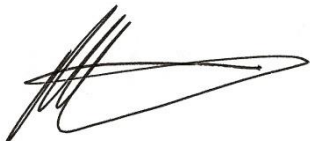
Client will work with FPL during construction documents and construction phase to satisfy City of Bay Harbor requirements

- If emergency power generators (EPG) are envisioned, try to site them conceptually now. Rooftop installations are preferred. At ground level they must be elevated to meet flood criteria and physical screening is mandatory (fences / walls) as are all mechanic equipment - landscaping alone is insufficient for visual / noise abatement.

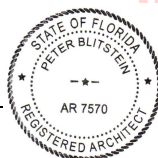
No generator at this point is being provided.

- Provide a written response to each comment.

Please note: This document will serve as our written response.



Peter Blitstein, Architect
Blitstein Design Associates



Digitally
signed by
Peter
Blitstein
Date:
2024.11.27
09:08:39
-05'00'

PROPOSED NEW 5 STORY BUILDING FOR:

1085 TOWNHOUSES

1085 94th St, Bay Harbor Islands, FL 33154

DRAWING INDEX		
ARCHITECTURE	CIVIL	LANDSCAPE
SURVEY A-0 COVER A-0A RENDERINGS A-0B RENDERINGS A-1 SITE PLAN / SITE DATA / LOCATION MAP A-2 FIRST FLOOR PLAN A-2A SECOND FLOOR PLAN A-2B THIRD FLOOR PLAN A-2C FOURTH FLOOR PLAN A-2D FIFTH FLOOR PLAN A-3 EXTERIOR ELEVATIONS A-4 BUILDING SECTION A-5 MATERIAL SAMPLES	C-1 PAVEMENT MARKING AND SIGNAGE C-2 OVERALL PAYMENT, GRADING, DRAINAGE	L-1 LANDSCAPE PLAN L-2 LANDSCAPE NOTES L-3 LANDSCAPE DETAILS



VIEW FROM INTERCEPTION BETWEEN BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-EAST



VIEW 94TH STREET LOOKING NORTH



VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING SOUTH-EAST



VIEW FROM 94TH STREET LOOKING NORTH-WEST



AERIAL PERSPECTIVE LOOKING NORTH-EAST



AERIAL PERSPECTIVE LOOKING SOUTH-EAST



STREET VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-EAST



STREET VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-WEST

SCOPE OF WORK:
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT

SITE DATA

ZONING	RM-2 (MULTIFAMILY RESIDENTIAL DISTRICT - NON WATERFRONT)
FUTURE LAND USE DESIGNATION	MEDIUM - HIGH DENSITY RESIDENTIAL
ADDRESS	1085 94th St, Bay Harbor Islands, FL 33154
FOLIO	13-2227-001-2570
GROSS LOT AREA	11,116 SQ FT = 0.26 ACRES
DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)
OCCUPANCY CLASSIFICATION	RESIDENTIAL GROUP "R" = RM-2
FLOOD ZONE	AE (BASE FLOOR ELEV. = 8'-0" N.V.G.D.)
LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5 LOT 10 BLK13 LOT SIZE 75,000 X 150 OR 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00	

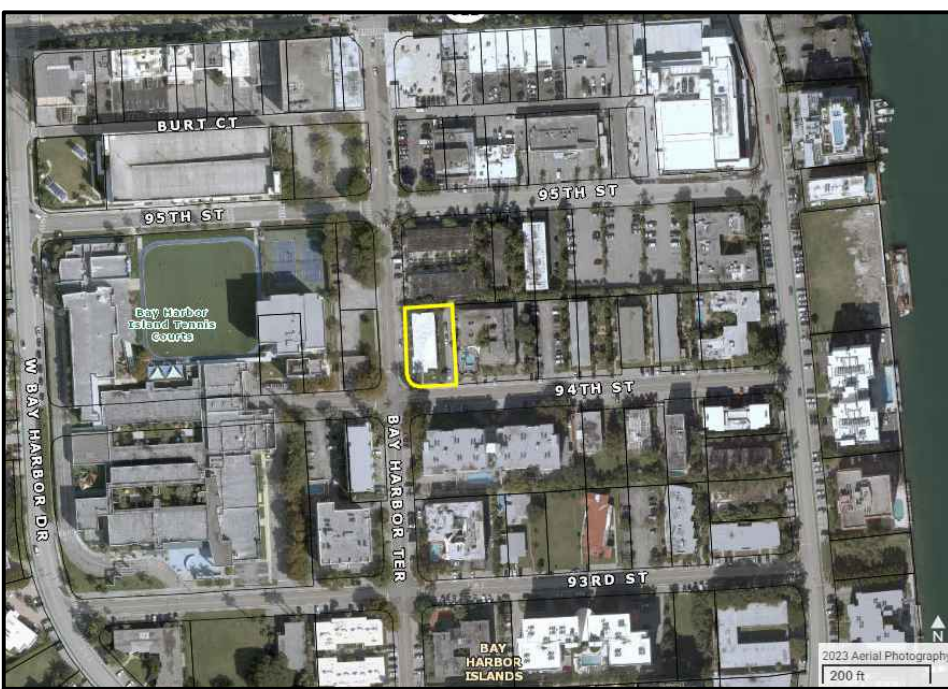
BUILDING HEIGHT	ALLOWED / REQ	PROVIDED
	65 FT (FROM BASE FLOOR ELEV.)	
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
UNIT #1	846.4	891	891	638.2	234.4	3,501 S.F.
UNIT #2	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #3	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #4	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #5	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #6	877.8	904.4	904.4	563	221	3,470.6 S.F.
TOTAL AREA						21,293.6 S.F.

BUILDING AREAS	S.F.
BUILDING	4,970 S.F.
DRIVEWAYS	1,926 S.F.
BACKYARD	600 S.F.
GREEN AREA	3,100 S.F.
TRASH AREA	150 S.F.
ENTRY AREA	370 S.F.
TOTAL AREA	11,116 S.F.

SETBACKS	ALLOWED / REQ	PROVIDED
PRINCIPAL FRONT (BAY HARBOR TE) - 30 FT IN HEIGHT - FROM 30FT TO 45FT IN HEIGHT	20'-0" MIN 25'-0" MIN	20'-0" 25'-0"
SECONDARY FRONT (94TH STREET) - 30 FT IN HEIGHT - FROM 30FT TO 45FT IN HEIGHT	20'-0" MIN 25'-0" MIN	20'-0" 25'-0"
INTERIOR SIDE (NORTH) - 30 FT IN HEIGHT - 40 FT IN HEIGHT (1) - 48 FT IN HEIGHT (1)	10'-0" MIN 23'-0" MIN 16'-0" MIN	10'-0" 13'-0" 17'-0"
REAR - 30 FT IN HEIGHT - 40 FT IN HEIGHT (1) - 48 FT IN HEIGHT (1)	10'-0" MIN 13'-0" MIN 16'-0" MIN	10'-0" 13'-0" 20'-6"

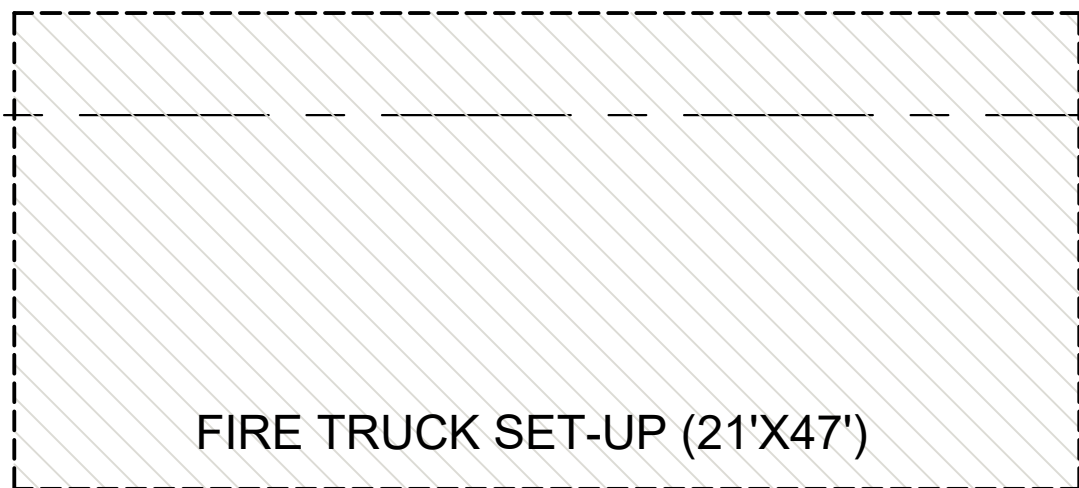
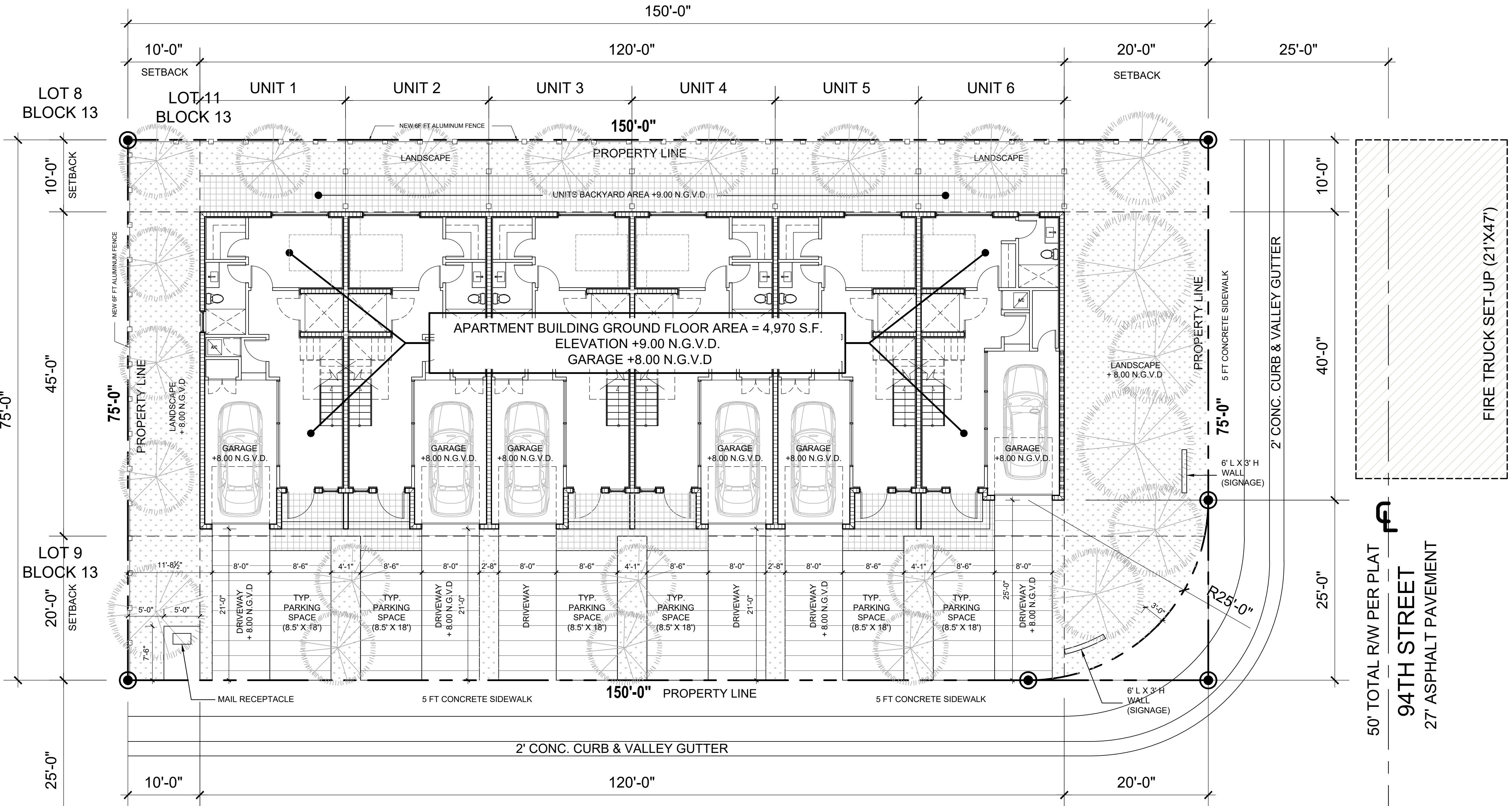
PARKING	ALLOWED / REQ	PROVIDED
RESIDENCE (2 SPACES/UNIT)	MIN. 12	12
GUEST PARKING	N/A	N/A



LOCATION MAP

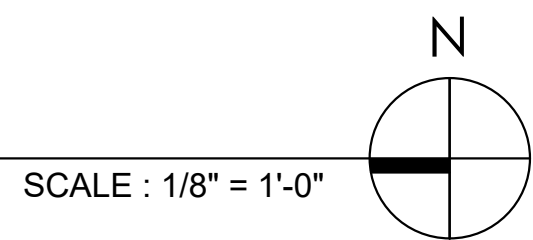


ZONING DISTRICT MAP



50' TOTAL R/W PER PLAT
BAY HARBOR TERRACE
20' ASPHALT PAVEMENT

SITE PLAN



1085 TOWNHOMES

1085 94th St, Bay Harbor Islands, FL 33154

date
2024

revisions

drawn by

F.P.

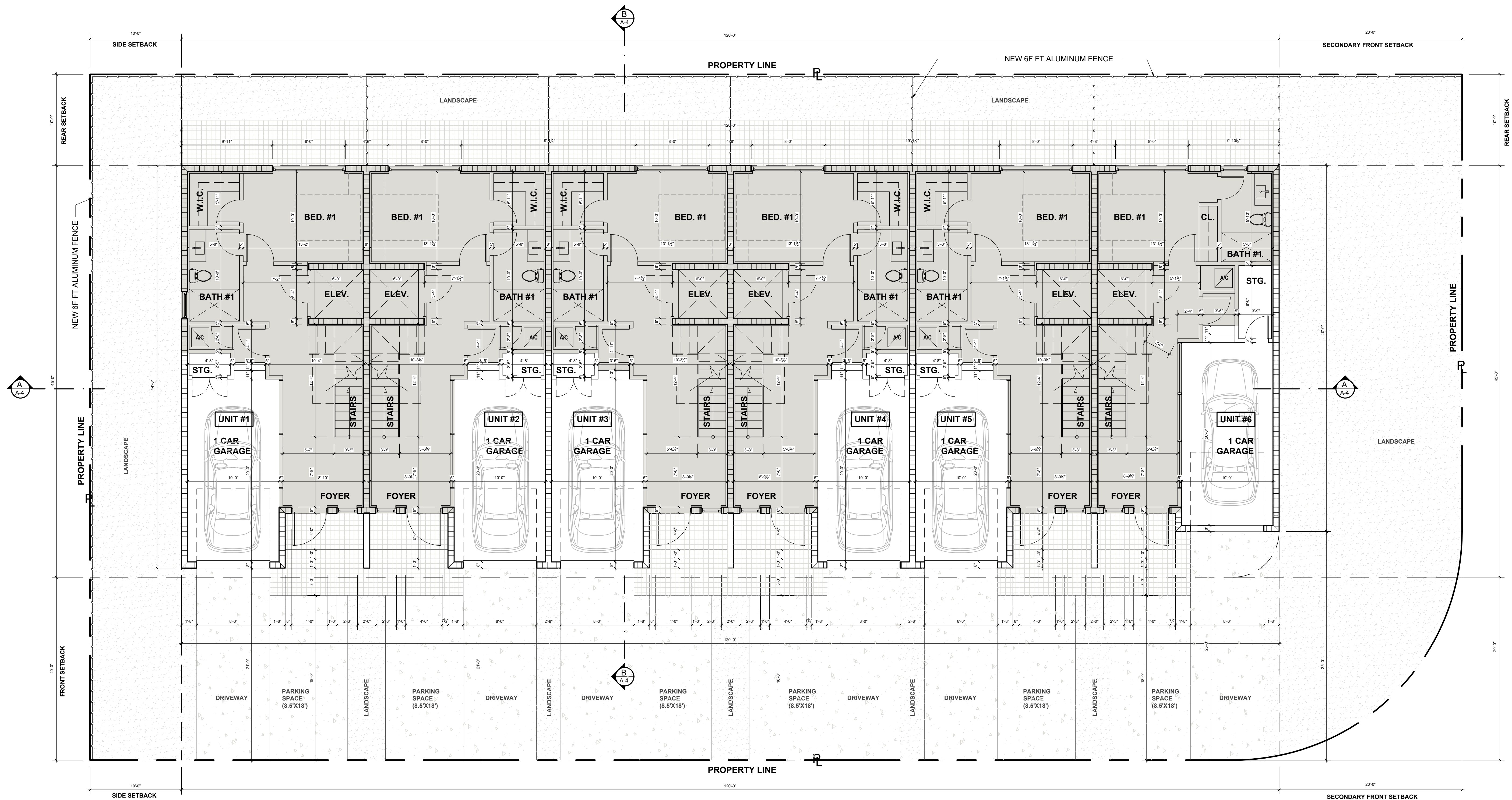
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SITE PLAN,
SITE DATA &
LOCATION PLAN

SCALE: AS SHOWN

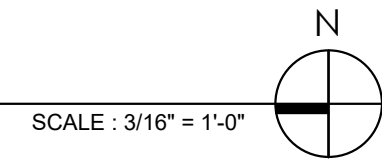
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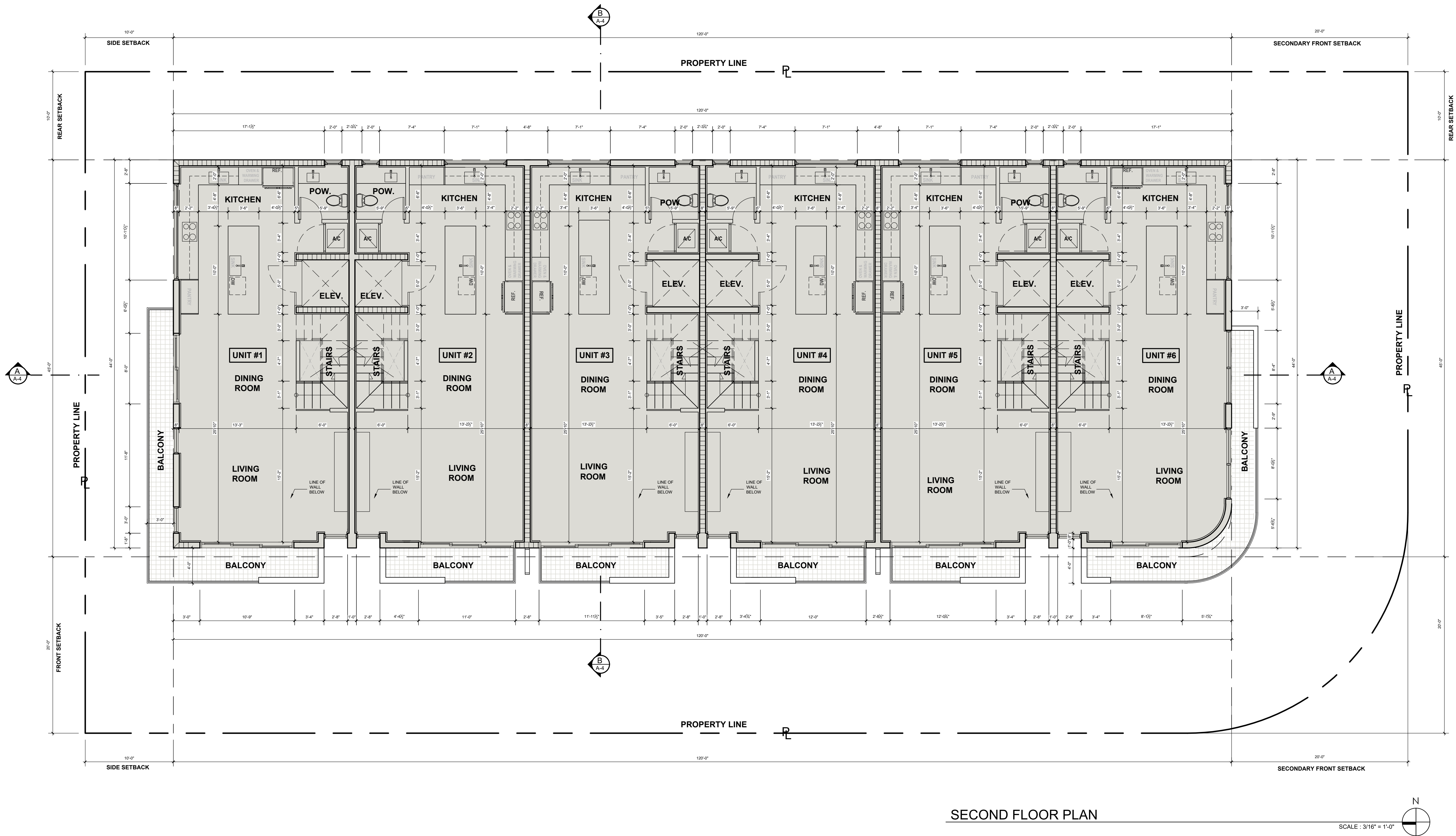
A-1



FIRST FLOOR PLAN

Legend:
F.F.E. +9.00 N.G.V.D.
F.F.E. +7.25 N.G.V.D.





SECOND FLOOR PLAN

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

project name

1085 TOWNHOMES
1085 94th St, Bay Harbor Islands, FL 33154

date

2024

revisions

drawn by

F.P.

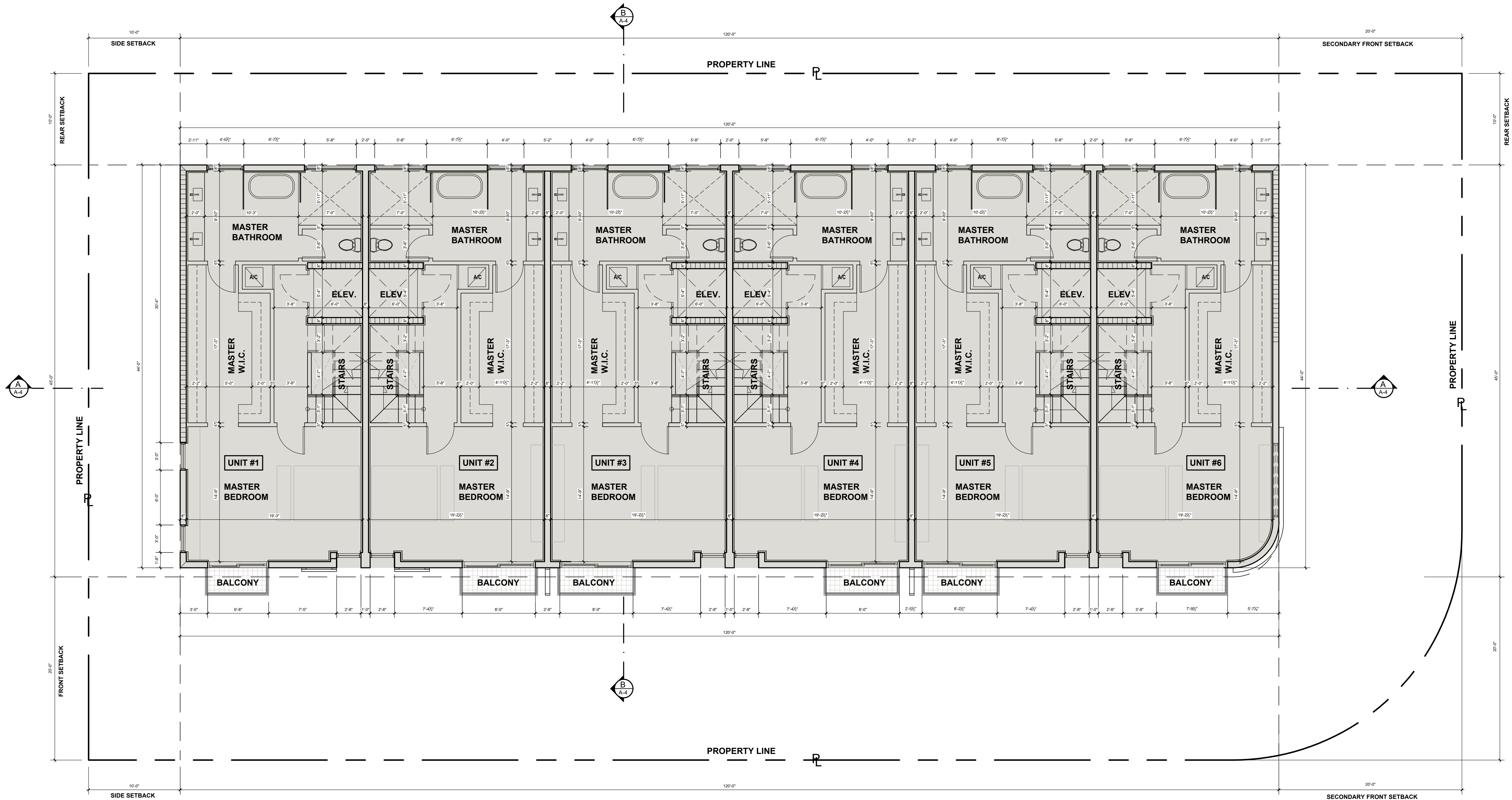
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SECOND FLOOR PLAN

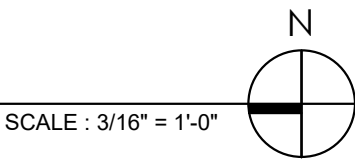
SCALE: AS SHOWN

sheet number

A-2a



THIRD FLOOR PLAN



285 Sevilla Avenue
Coral Gables,
Florida 33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570

project name

1085 TOWNHOMES
1085 94th St, Bay Harbor Islands, FL 33154

date

2024

revisions

drawn by

F.P.

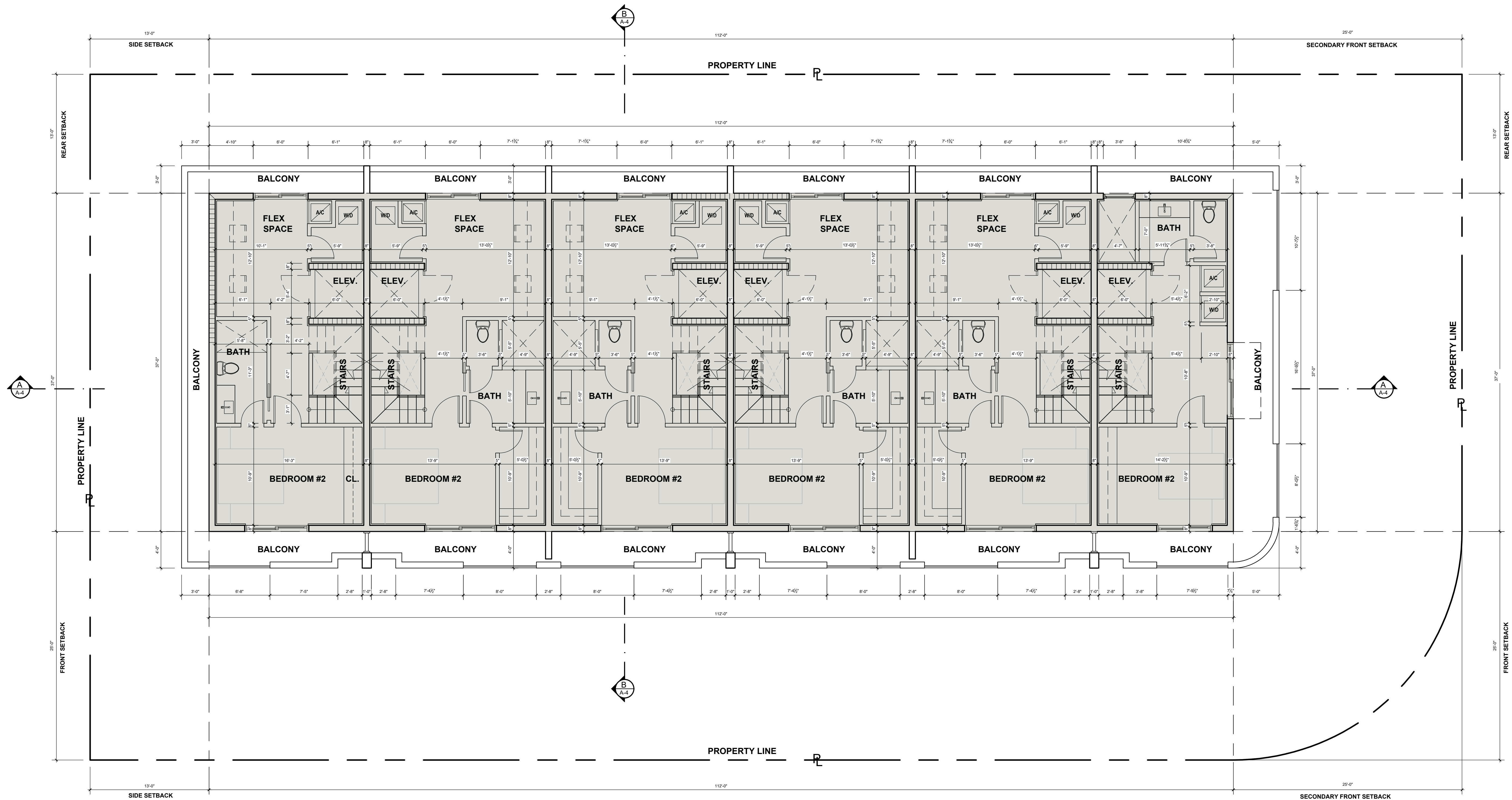
sheet title

THIRD FLOOR PLAN

SCALE: AS SHOWN

sheet number

A-2b



FOURTH FLOOR PLAN

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



285 Sevilla Avenue
Coral Gables, Florida 33134
Ph. (305) 444-4433
Fax (305) 444-0181
PETER BLITSTEIN
LIC. No. - AR0007570

project name

1085 TOWNHOMES
1085 94th St, Bay Harbor Islands, FL 33154

date
2024

revisions

drawn by
F.P.

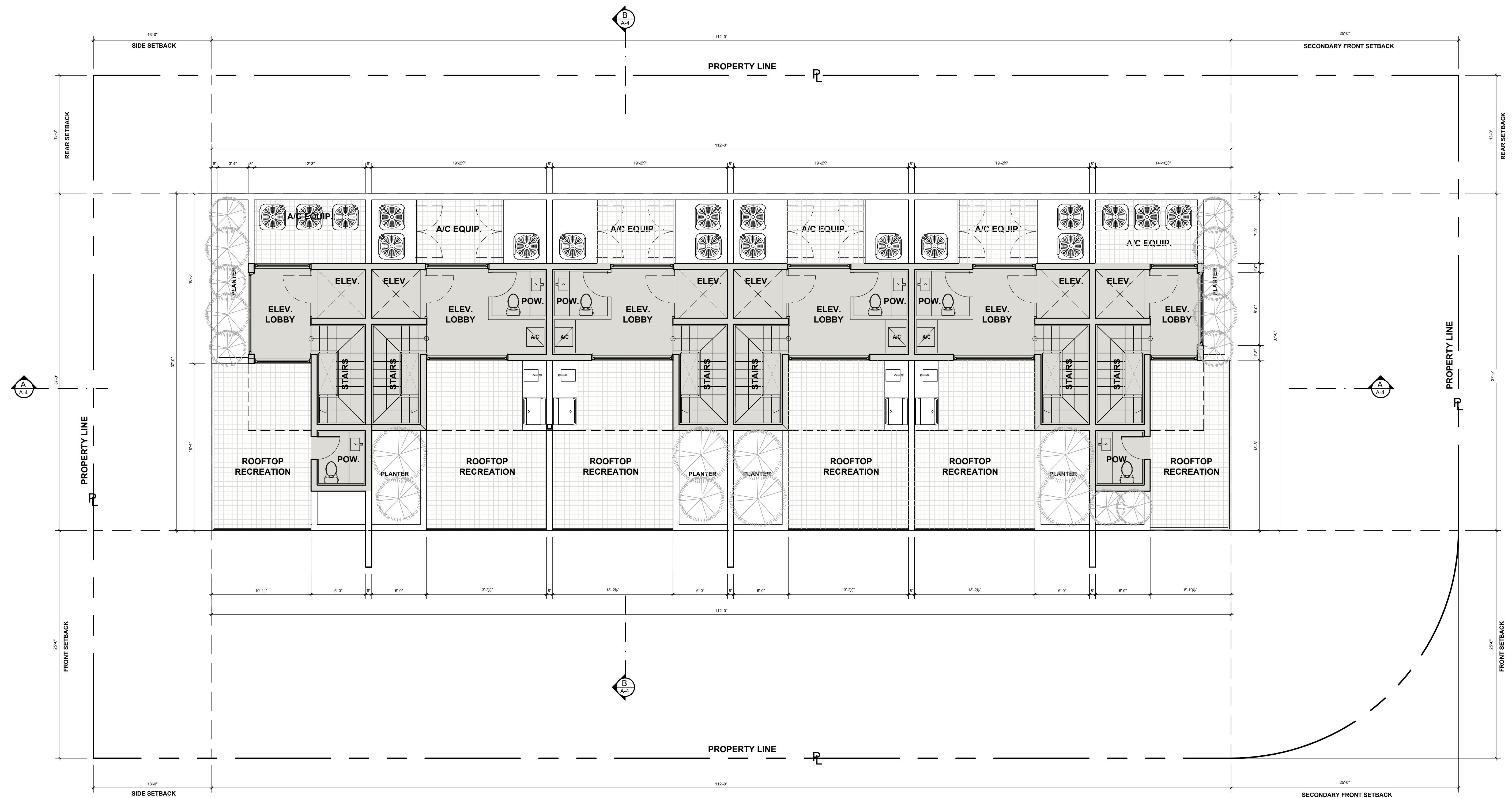
sheet title

FOURTH FLOOR PLAN

SCALE: AS SHOWN

sheet number

A-2c



ROOF PLAN

SCALE : $\frac{3}{16}'' = 1'-0''$



285 Sevilla Avenue
Coral Gables,
Florida 33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570

project name
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1085 TOWNHOMES

1085 94th St, Bay Harbor Islands, FL 33154

date

24

revisions

drawn by

3

sheet title

ROOF PLAN

SCALE: AS SHOWN

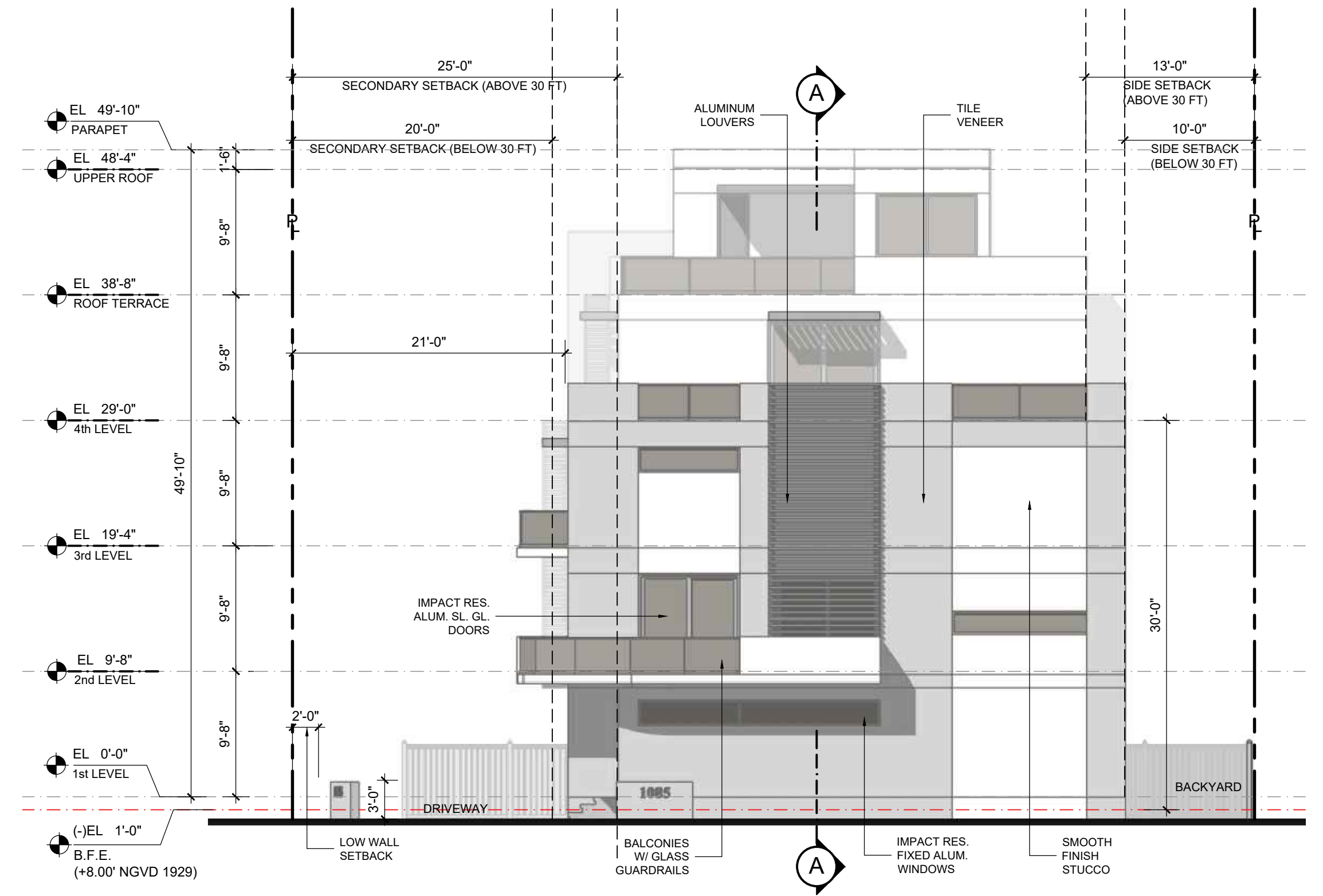
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A-2d



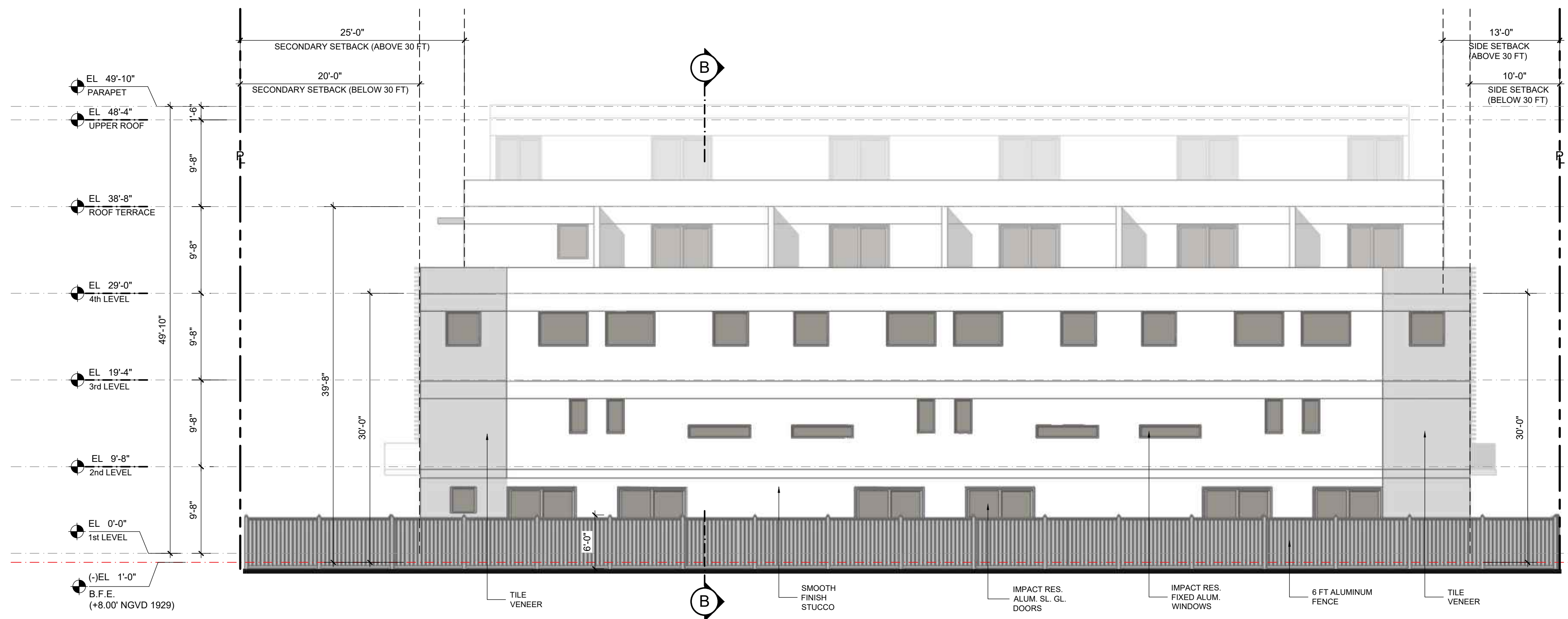
WEST ELEVATION (BAY HARBOR TERRACE)

SCALE 1/8" = 1'-0"



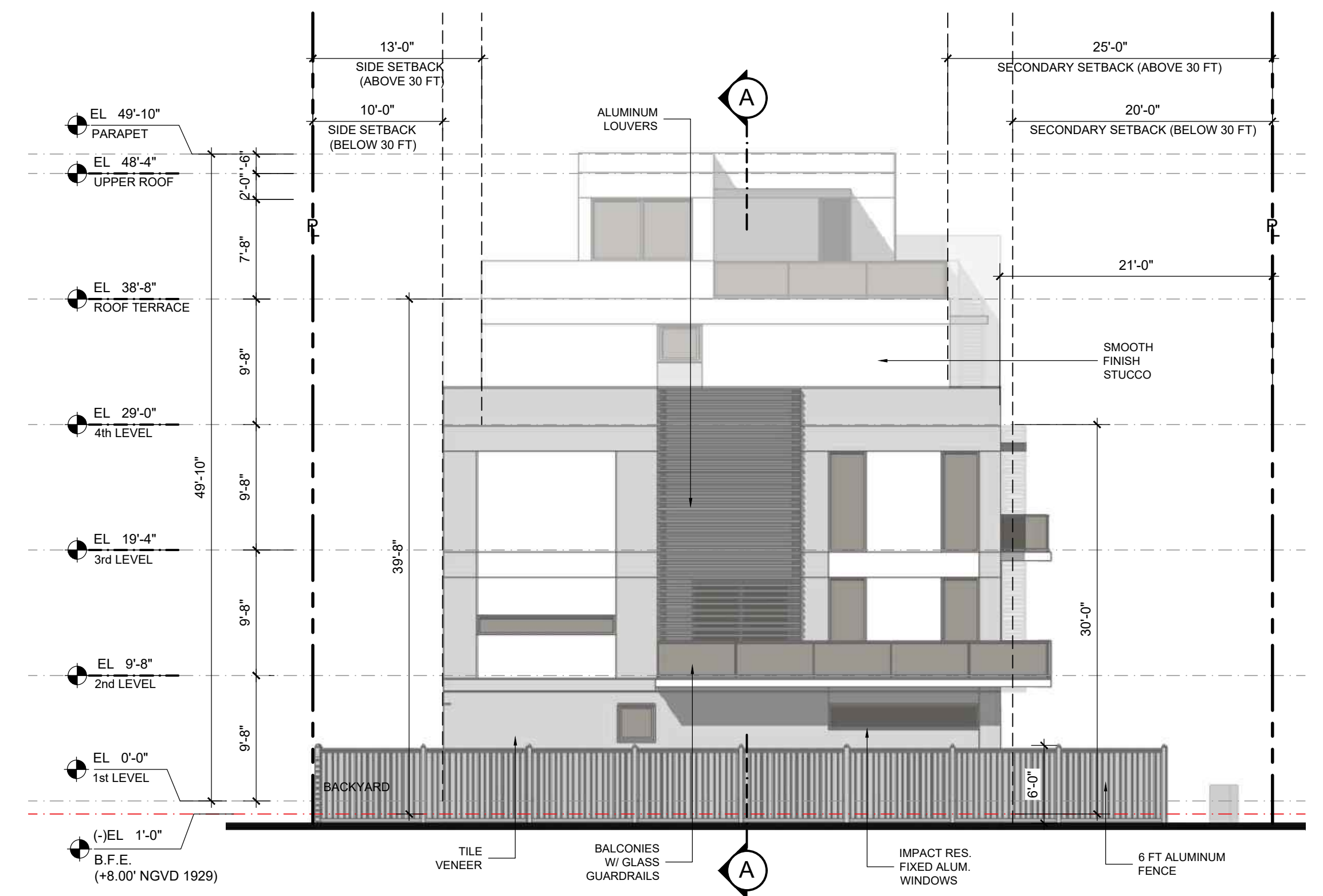
SOUTH ELEVATION (94th STREET)

SCALE 1/8" = 1'-0"



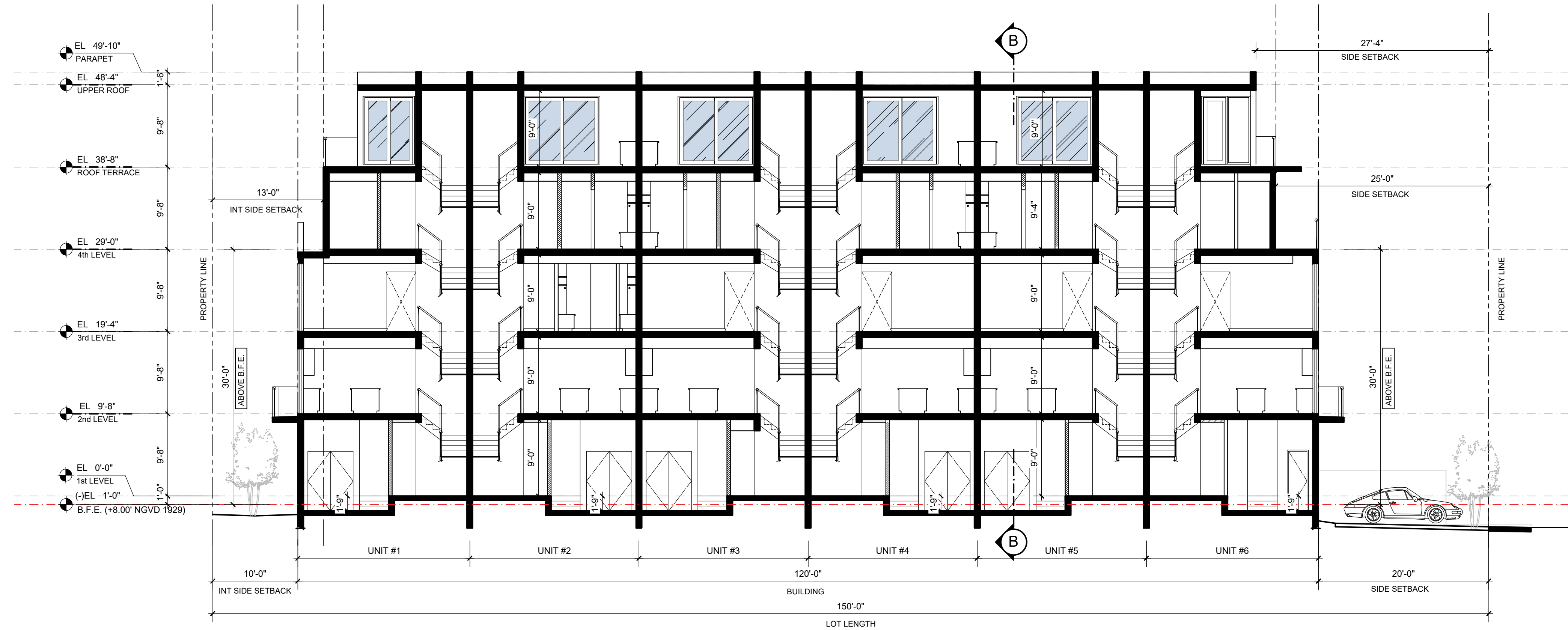
EAST ELEVATION (REAR)

SCALE 1/8" = 1'-0"



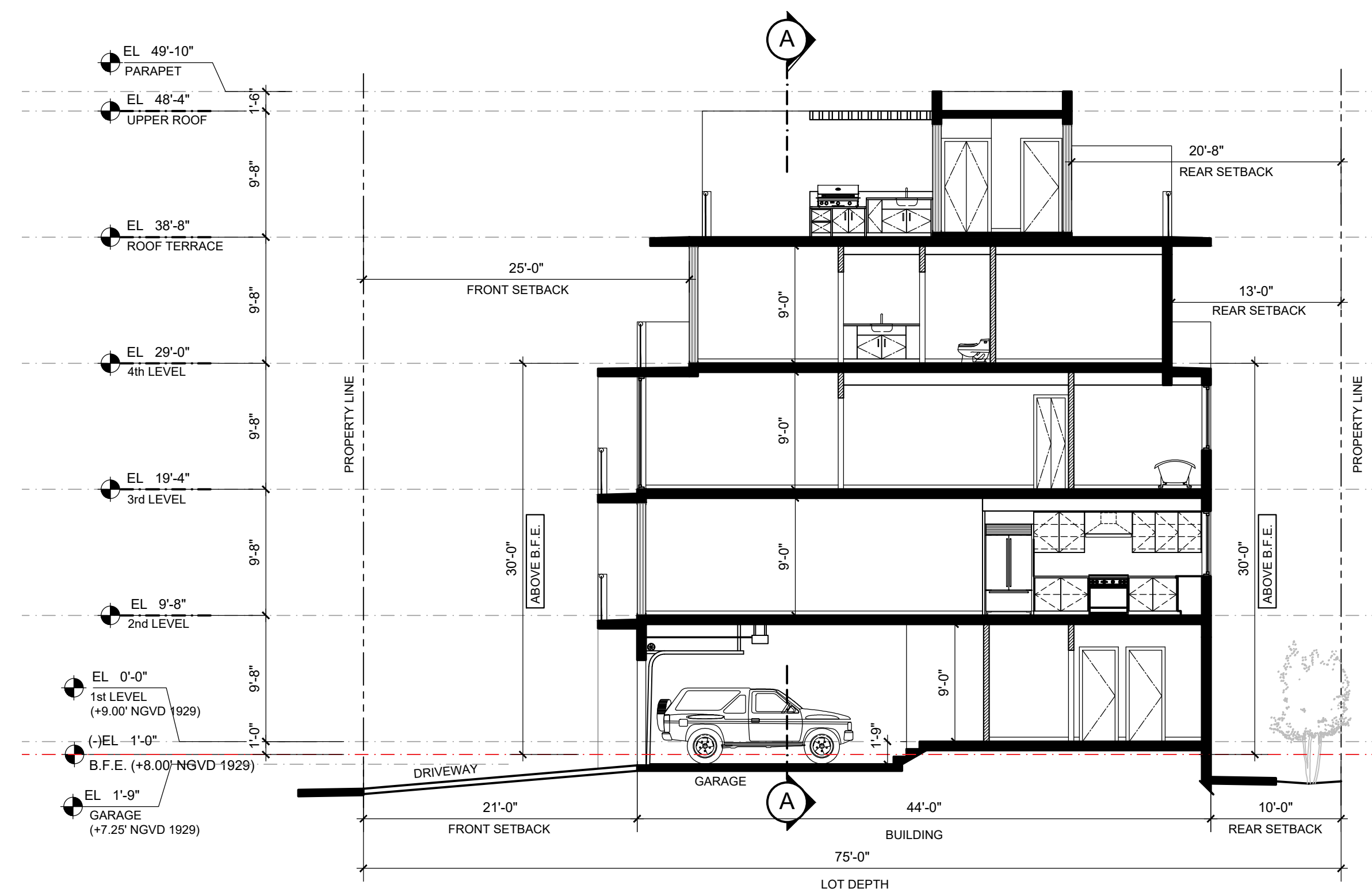
NORTH ELEVATION (INT. SIDE)

SCALE 1/8" = 1'-0"



A BUILDING SECTION

SCALE 1/8" = 1'-0"



B BUILDING SECTION

SCALE 1/8" = 1'-0"



ALUMINUM FENCE (GRAY E.S.P. FIN)



SITE LOW WALLS (EXPOSED CONC.)

PEDESTRIAN ENTRANCES, PLANTERS, TRASH ENCLOSURE



CONCRETE DRIVEWAY PAVERS



PHOTO FOR REFERENCE ONLY : FINISH MAY VARY

ALUM. LATTICE (GRAY E.S.P. FIN.)

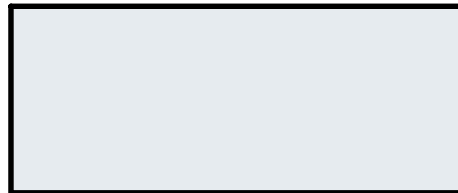
ROOF TERRACES



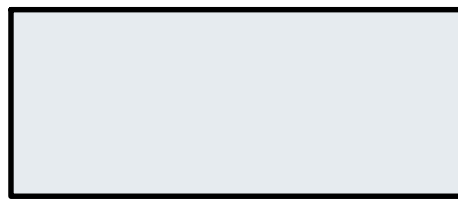
SMOOTH STUCCO TEXTURE



SHERWIN WILLIAMS PURE WHITE : SW7005
(EXTERIOR WALL COLOR)



GRAY E.S.P. ALUMINUM FINISH
(ALUMINUM FENCES, LOUVERS, & LATTICES)



CLEAR ANODIZED ALUMINUM FINISH
(WINDOW & SL DOOR FRAMES)

PAINT COLORS / FINISHES



PHOTO FOR REFERENCE ONLY : FINISH MAY VARY

ALUMINUM LOUVERS (GRAY E.S.P. FIN.)



GALSS GUARDRAILINGS



TILE VENEER



285 Sevilla Avenue
Coral Gables,
Florida 33134
Ph. (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570

project name

1085 TOWNHOMES

1085 94th St, Bay Harbor Islands, FL 33154

date

2024

revisions

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drawn by

F.P.

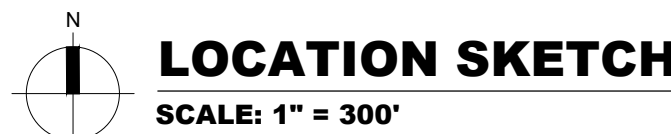
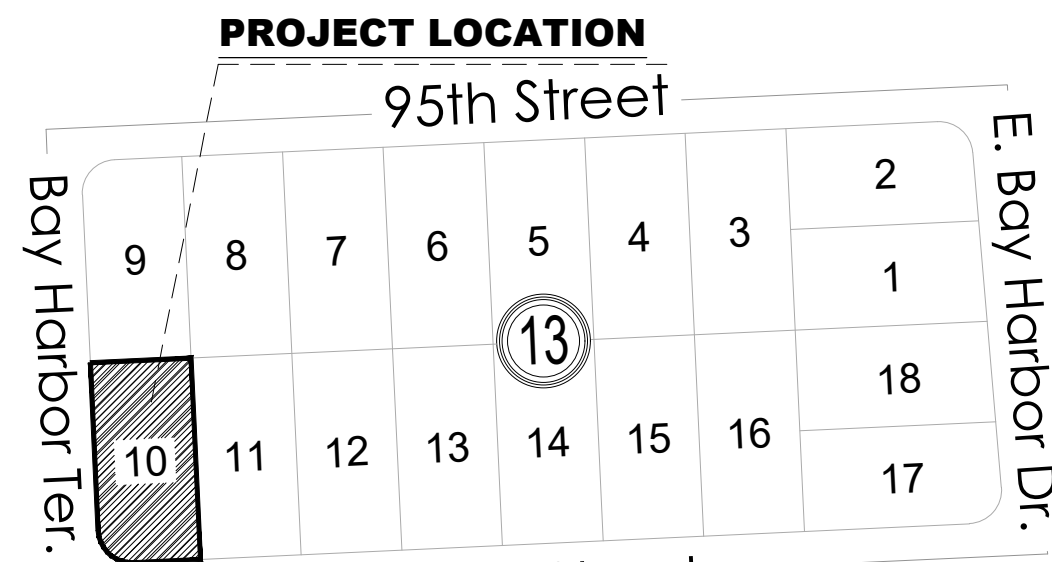
sheet title

MATERIAL SAMPLES

sheet number

A-5

SCALE: AS SHOWN



LEGAL DESCRIPTION

LOT 10, BLOCK 13 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.

LEGEND

PROPOSED		EXISTING
P/L	PROPERTY LINE	P/L
	STREET CENTERLINE	
	RIGHT OF WAY LINE	R/W
+9.70'	GROUND ELEVATION	+9.70'
	PAVEMENT	
WM	WATER MAIN	WM
	SANITARY SEWER LATERAL	
	SANITARY SEWER & MANHOLE	Son-O
ELEC	ELEC MAIN	ELEC
TEL	TELEPHONE CONDUIT	TEL
G	GAS MAIN	G
	GATE VALVE & BOX	
	TAPPING SLEEVE & TAPPING VALVE	
V.C.P.	VITRIFIED CLAY PIPE	
D.I.P.	DUCTILE IRON PIPE	
G.V.	GATE VALVE	
T.O.P.	TOP OF PIPE	
P.V.C.	POLYVINYL CHLORIDE PIPE	
F.M.	FORCE MAIN	
F.V.O.	FLUSHING VALVE OUTLET	

ENGINEERING GENERAL NOTES

- All elevations refer to the N.G.V.D. 1929 datum, unless otherwise noted.
- All work to be performed in accordance with the specifications, standards and requirements of the Metropolitan Dade Co. D.E.R.M. and Public Works Dept. Standards and Specifications.
- The location of existing utilities, and other features has been prepared from the most reliable information available to the Engineer. The contractor shall verify the exact location of all existing utilities and structures in the field prior to start construction.
- All underground installations shall be protected at all times during excavation and construction.
- The contractor shall notify all the utility companies in the area, before beginning construction.
- This plan was designed based upon the information as contained in the Boundary Survey prepared by: AMERICA LAYOUT CORPORATION, SURVEY DATED 10-17-24
- has been coordinated and its information depicted on plans,

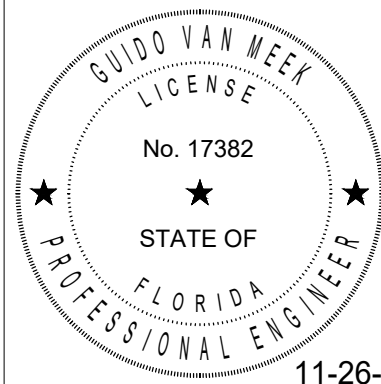
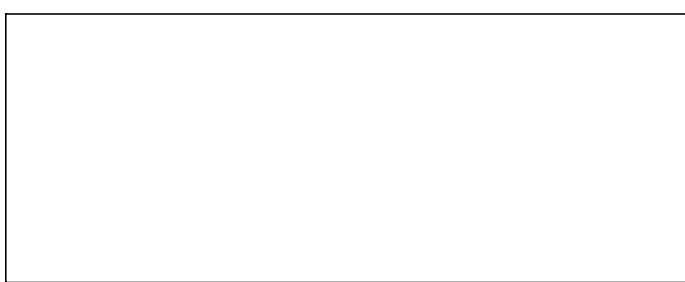
NOTE:

PLANTING WITHIN PUBLIC R/W SHALL COMPLY WITH DTPW DETAIL G5.1 REFER TO LANDSCAPING PLANS

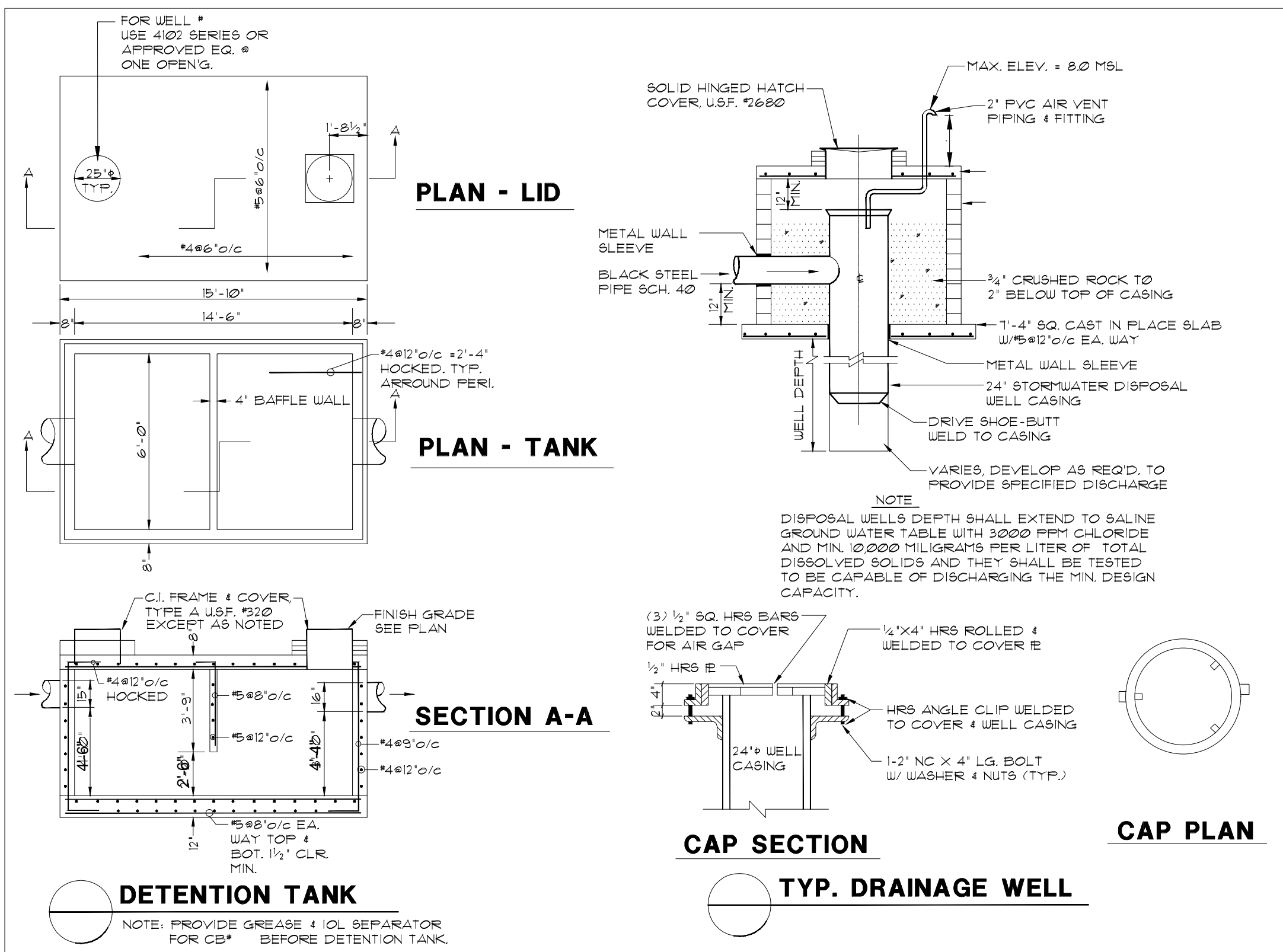
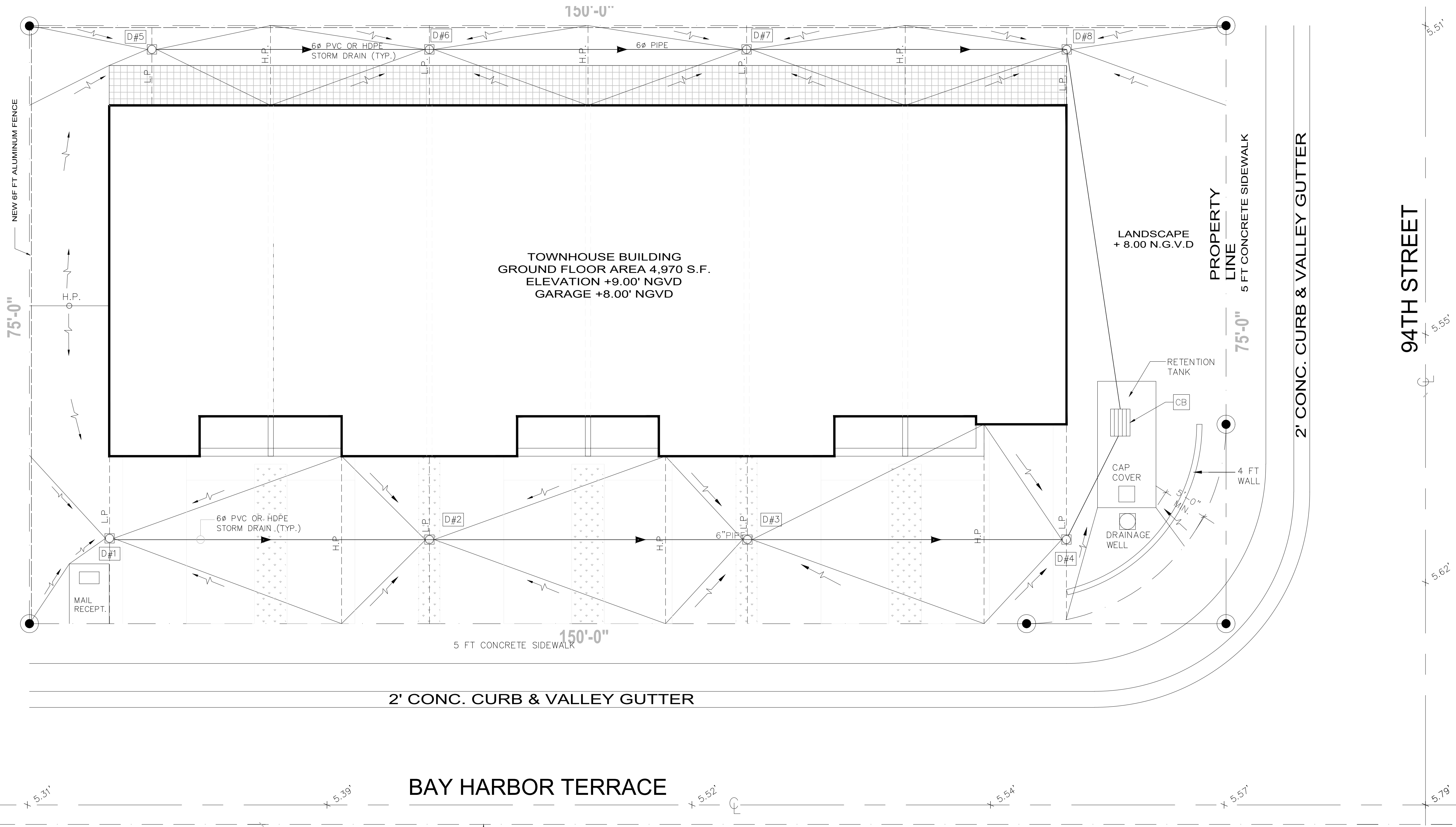
WE HEREBY CERTIFY : That this plans has been prepared under our supervision and is true and correct to the best of our knowledge and belief and that it conforms to the requirements shown in the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as adopted by the States of Florida Legislature Chapter 72-328 F.S.

This item has been digitally signed and sealed by **Guido Van Meek, P.E** on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



GUIDO VAN MEEK, P.E.
Consulting Engineers and Planners
12334 NW 11th Lane - Miami, Florida 33182
Tel: (786) 972-8463 - gvm@comcast.net
State of Florida Reg # 17382



1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.			
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.			
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.			
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.			
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.			
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.			
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.			
8. CONTRACTOR MUST CALL MIAMOSA INSPECTION DIVISION TO ADVANCE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION, CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.			
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.			
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT: a. EASEMENTS, IF REQUIRED b. CONTRACTOR'S WATER AND RELEASE OF LIEN c. ABSOLUTE BILL OF SALE d. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT) e. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT) f. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submit all of final CAD files required. g. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS h. BILL OF SALE SKETCH (8 1/2" x 11") FOR WATER AND SEWER, SEPARATELY			
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP. APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.			
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MIAMOSA FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.			
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE, THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.			
	ITEM	CROSS REF.	SPEC. REF.
	STANDARD DETAIL	GS	
	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	0.5	
			SHEET 1 of 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT: a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (CITY OF PRINTS AS REQUIRED BY THE DEPARTMENT).			
2. "RECORD DRAWING" FORMAT: a. 24"x 36" PRINTS b. PDF FILE c. CHED FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE. d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY g. STREET NOMENCLATURE h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER i. SEPARATE WATER AND SEWER PROFILE j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. §, §, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.) m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS			
3. WATER "RECORD DRAWINGS" MUST INCLUDE: a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED. b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN. c. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS. d. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS e. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.			
4. SEWER "RECORD DRAWINGS" MUST INCLUDE: a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS. b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.			
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.			
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.			
* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.			
	ITEM	CROSS REF.	SPEC. REF.
	STANDARD DETAIL	GS	
	"RECORD DRAWING" REQUIREMENTS	0.5	
			SHEET 2 of 2



PETER BLITSTEIN
LIC. No. - AR0007570

95th Street

Bay Harbor Ter.

94th Street

E. Bay Harbor Dr.

13

10



SCALE: 1" = 300'

LOT 10, BLOCK 13 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.

- a. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewer pipes that top out at the water main. The minimum vertical separation shall be 12 inches above specified horizontal separation. The minimum vertical separation can be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - b) The sewer is encased in a watertight carrier pipe or concrete.
 - c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes crossing over water pipes. The minimum vertical separation shall be reduced to 6 inches above specified horizontal separation for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. Where the specified vertical separation criteria cannot be met due to an existing underground facility conflict, smaller separation are allowed if one of the following is met:
 - a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed with a public wellhead protection area shall be 6-900 PVC pipe or ductile iron pipe. The maximum allowable excavation depth for gravity sanitary sewers constructed with a public wellhead protection area shall be:
 - a) Residential Lateral Lines. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - b) Non-Residential Lateral Lines. One hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable infiltration rate of gravity sanitary sewers constructed outside a public wellhead protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Foremain sanitary sewers constructed with a public wellhead protection area shall be ductile iron, 6-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of foremain sanitary sewers shall be:
 - a) Ductile iron, 6-900 PVC, HDPE and PVC pipe. The allowable leakage rate specified in American Water Works Association standard (AWWA) C900-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - b) Reinforced Concrete Pressure Pipe, Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench near an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
 - a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
 - b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6720.
 - c) All contaminated solid and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County Landfill (Class I) is required, the contractor shall obtain a permit from the Florida Department of Solid Waste Management at (305) 594-6666 for information.
 - d) If reuse of contaminated material is desired, the contractor shall be returned to the original excavator for prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of trees. Prior to removal or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 464-574 or via e-mail at: trfs@miamidade.gov, or contact the municipality with tree ordinance jurisdiction to obtain any required permit. The Tree and Forest Resources Section of DERM is the agency that the backfilling and burial of crushed rock would cause least concern. The area of the work site interferring with the construction shall be protected in place in accordance with the provisions of Section 2-6.4.5.4 of the Miami Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos-containing pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61.154, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) or DERM, at least ten (10) business days prior to starting any work. Note that the backfilling and burial of crushed rock would cause least concern as these are considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and the contractor must minimize the release of asbestos. The contractor shall be responsible for proper construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

PROPOSED 5 NEW STORY
BUILDING FOR:

1085 94th.,
Bay Harbor Island, FL 33154

November 27, 2024

revisions

drawn by

sheet tittle

WATER AND SEWER PLAN

sheet number

C-2



WATER MAIN HORIZONTAL SEPARATIONS

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

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

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

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

WATER MAIN HORIZONTAL SEPARATIONS

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

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

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

REMOVAL OF UTILITY LINES IS PROPOSED

1- ALL EXISTING UTILITIES REMAINING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASH LICENSED OPERATOR AND WASH DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT AS APPLICABLE.

2-ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

NOTES:

1) ALL EXISTING WATER AND FORCE MAINS BEING IMPACTED BY THIS PROJECT, INCLUDING OTHER PROPOSED MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

2) THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS / RETIREMENTS / SERVICE TRANSFERS
- SERVICE INSTALLATIONS / RETIREMENTS / RELOCATIONS
- ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER TRANSMISSION AND DISTRIBUTION SYSTEM.

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT OF WAY EASEMENT PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH THE WASD DONATIONS INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR THE PROPOSED ACTIVITY.

3) MO-WASD DOES NOT PROCESS THE PARTIAL RELEASE OF AN EXISTING EASEMENT. A RELEASE OF THE WHOLE EASEMENT SHOULD BE DONE AND THEN A NEW EASEMENT FOR THE REMAINING PORTION AND/OR ANY ADDITIONAL PORTIONS SHOULD BE RECORDED.

4) PROJECT WITHIN WELLFIELD PROTECTION AREA, GRAVITY SEWER MATERIAL MUST BE PVC C-900 OR DIP.

5) NO STRUCTURES LIKE FENCES AND RELATED FOUNDATION, LIGHT POLES, TREES ETC. SHALL BE PERMITTED WITHIN THE M-D WASD'S EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THEREOF. EASEMENTS SHALL BE EXCLUSIVELY FOR M-DWASD MAINS, OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF M-DWASD WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY FIVE (25) FEET CLEARANCE IS PROVIDED.

6) METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.

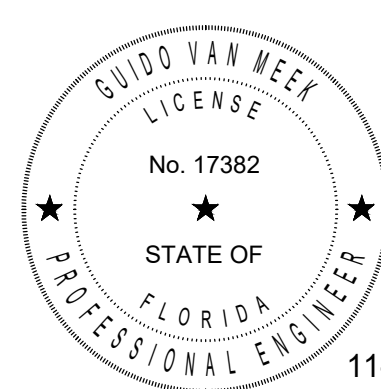
7) ALL WATER MAINS WASTEWATER AND STORM SEWER CROSSINGS SEPARATION AND CONFLICTS, SHALL COMPLY WITH GS 1.5.

8) BACKFLOW PREVENTER DEVICE LOCATIONS ARE APPROVED SUBJECT TO BUILDING AND FIRE DEPARTMENT APPROVAL.

9) MO-WASD WORKS SHALL HAVE 24/7 UNRESTRICTED ACCESS TO THE PROPOSED BACKFLOW DEVICES.

10) SCOPE OF WORK TO BE COORDINATED BY DEVELOPER AND CONTRACTOR WITH WASD FIELD INSPECTOR AND WATER DISTRICT TO AVOID ANY WATER SERVICE INTERRUPTION TO THE NEIGHBORING PROPERTIES.

11) ALL WATER MAINS WASTEWATER AND STORM SEWER CROSSINGS, SEPARATION AND CONFLICTS SHALL COMPLY WITH GS 1.5.



11-26-24



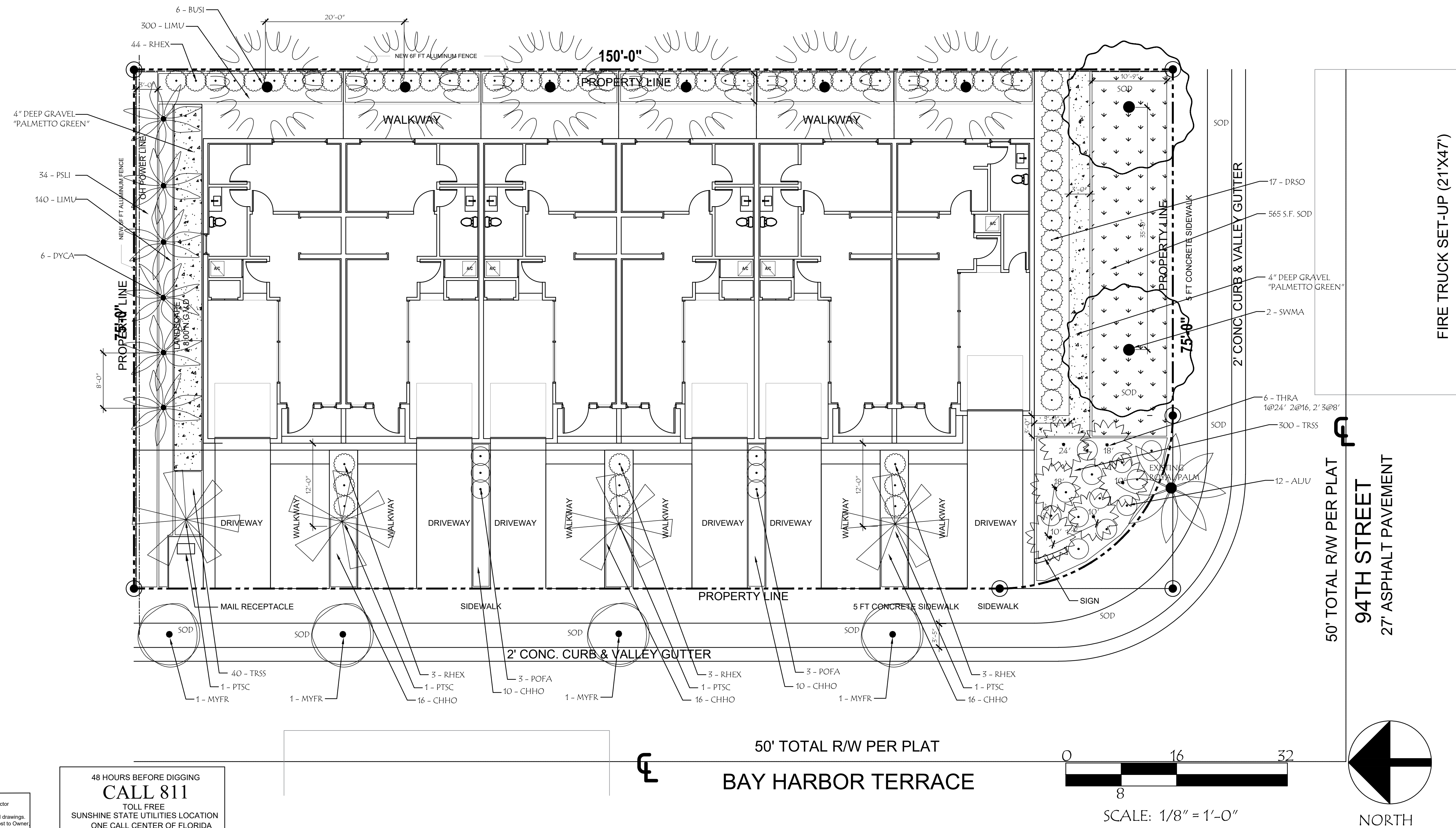
Know what's **below**.
Call before you dig



GUIDO VAN MEEK, P.E.
Consulting Engineers and Planners
12534 N.W. 11th Lane - Miami, Florida 33182
Tel. (786) 972-8413 - guido40@comcast.net
State of Florida Reg # 17382

NOTE: ROOFTOP AREAS SHALL HAVE 15% OF AREA USED FOR LANDSCAPE. SEE PLANTING LIST FOR SPECIES SELECTION. SEE ENGINEERING DRAWINGS FOR PLANTER BOX WATERPROOFING DETAIL.

PLANTING LIST										UPDATED 11.25.2021	
		SHADE AND STREET TREES								LOW	DROUGHT
NO.	CODE	BOTANICAL NAME	COMMON NAME	POT	HEIGHT	SPREAD	DIAM	NATIVE	MAINT	TOLERANT	
6	BUSI	BURSERIA SIMARUBA	GUMBO LIMBO	B&B	16'	6'	3.5"	YES	YES	YES	
4	MYFR	MYRCANTHES FRAGRANS	SIMPSON STOPPER-STANDARD	B&B	10'	4'	2"	YES	YES	YES	
4	PTSC	PTYCHOSPERMA SCHEFFERI	SCHIEFFERS PALM	B&B	24'	7 Trunk Min		YES	YES	YES	
2	SWMA	SWETENIA MAHOGONI	MAHOGONY	B&B	16'	6'	3"	YES	YES	YES	
NOTE: MAHOGONIES ARE COUNTED AS STREET TREES. LOCATED IN LARGE GREEN SPACE OF PROPERTY BECAUSE THEY CANNOT GROW IN THE 3.0 FOOT R.O.W.											
PALMS											
6	DYCA	DYPsis CABADAE	CABADA PALM	B&B	14'	7 Trunk Min		YES	YES	YES	
53	RHEX	RHAPIS EXCELSA	LADY PALM	15G	4'	2'		YES	YES	YES	
1	THRA1	THRINAX RADIATA	GREEN THATCH PALM	B&B	10' O.A.			YES	YES	YES	
2	THRA2	THRINAX RADIATA	GREEN THATCH PALM	B&B	18' O.A.			YES	YES	YES	
3	THRA3	THRINAX RADIATA	GREEN THATCH PALM	B&B	24' O.A.			YES	YES	YES	
NEW SHRUBS											
NO.		BOTANICAL NAME	COMMON NAME	POT	HEIGHT	WIDTH		NATIVE			
270	CHHO	CHRYSOBALANUS SP. 'HORIZONTAL'	HORIZONTAL COCOPLUM	3G	24"	24"		YES	YES	YES	
NOTE: PROVIDE 200 PLANTS FOR ROOFTOP PLANTERS											
34	PSLI	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMMA COFFEE	3G	24"	24"		YES	YES	YES	
GROUND COVER/SPECIMENS											
12	ALJU	ALCANTAREA SP. 'JULIETA'	JULIETA BROMELIAD	7G	15"	15"		YES	YES	YES	
17	DRSO	DACCAENA SP. 'SONG OF INDIA'	SONG OF INDIA	15G	5'	3'	FULL	YES	YES	YES	
440	LIMU	LIRIOPE SP. 'SUPERBLUE'	LIRIOPE	1G	12"	12"		YES	YES	YES	
6	POFA	POLYSCIAS SP. 'FABIAN'	SAME	7G	24"	18"		YES	YES	YES	
340	TRSS	TRACHELOSPERMUM SP.	SUMMER SUNSET JASMINE	1G	12"	12"		YES	YES	YES	
MISC ITEMS											
565	SPS	SOD - S. T. AUG 'PALMETTO'									
		MULCH - 3" DEEP EUCALYPTUS	FIELD MEASURE								
		GRAVEL-4" DEEP 'PALMETTO GREEN'	FIELD MEASURE								



CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

50' TOTAL R/W PER PLAT

BAY HARBOR TERRACE

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

NORTH

HS2G INC
LANDSCAPE ARCHITECTURE

4747 NORTH OCEAN DRIVE, SUITE #212
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE 954.326.7212
E-MAIL : PETE@HS2G.NET

state of florida registered landscape architect #la00000894

1085 TOWNHOUSES
1085 94TH STREET
BAY HARBOUR ISLANDS, FL 33154

■ REVISIONS ■

SCALE	1/8"=1'-0"
DESIGNED BY	PFS
DRAWN BY	PFS
DATE	11/25/2024

■ DRAWING TITLE

LANDSCAPE
PLAN

SEAL:



Date: _____

■ SHEET NUMBER ■

L-1

A. GENERAL CONDITIONS AND REQUIREMENTS

- WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT MATERIAL QUANTITIES ON DRAWINGS PRIOR TO BIDDING. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST. FINAL SOD, MULCH AND TOPSOIL QUANTITIES ARE TO BE CALCULATED BY CONTRACTOR AND INCLUDED IN BID.
- EXISTING VEGETATION: REFER TO DISPOSITION PLAN FOR TREE PROTECTION AND RELOCATION NOTES AND DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- OWNER OR AUTHORIZED REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING 2-3 WEEKS PRIOR TO START DATE WITH CONTRACTOR(S) AND LANDSCAPE ARCHITECT. AT THE PRE-CON MEETING, CONTRACTOR SHALL PROVIDE REQUIRED SUBMITTALS INCLUDING, BUT NOT LIMITED TO: COPIES OF REQUIRED PERMITS, LIABILITY INSURANCE (INCLUDING SUBCONTRACTORS), UNIT COST BREAKDOWN FOR ALL MATERIALS, CUT SHEETS, SAMPLES, SOIL MIX, FERTILIZER, MULCH, HERBICIDES, ANTI-TRANSPIRANT, WATER RETAINING POLYMER, AND METHODOLOGY FOR RELOCATION OF EXISTING TREES/PALMS.
- THE INSTALLATION SHALL COMPLY WITH ALL CITY, COUNTY AND STATE OF FLORIDA REGULATIONS. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED BY CONTRACTOR. OWNER WILL PAY PERMIT FEE DIRECTLY TO THE CITY. UPON COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR AND/OR THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN WHO SHALL BE PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

- PLANT SIZES: ALL PLANT MATERIAL SIZES SHOWN ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
- PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
- BALLED AND BURLAPPED PLANTS SHALL BE HANDLED BY THE ROOT BALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOT BALLS WILL NOT BE ACCEPTED. ROOT BALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.
- CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOT BOUND, HAVE CIRCLING ROOTS, OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL BE REJECTED. NEWLY STEPPED UP WITH ROOT SYSTEMS THAT DO NOT FILL THE POT WILL BE REJECTED.
- FIELD GROWN MATERIAL: FIELD GROWN TREES AND PALMS SHALL BE ROOT PRUNED A MINIMUM OF (3) MONTHS PRIOR TO DIGGING, OR AS NECESSARY TO AVOID TRANSPLANT DIEBACK. PLANTS EXHIBITING DIEBACK WILL BE REMOVED AND REPLACED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.
- PALMS: PALMS WITH DAMAGED TRUNKS ARE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD. SABAL PALMS SHALL BE BOOTED, HURRICANE CUT OR REGENERATED AS SPECIFIED.

SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF A PARTICULAR PLANT TYPE OR SIZE SPECIFIED ON PLANS. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO BID. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH A MIX OF 75% PLANTING SOIL AND 25% NATIVE SOIL UNLESS OTHERWISE SPECIFIED ON PLAN, PLANTING SOIL SHALL BE 50% MUCK AND 50% SAND THAT IS CLEAN AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, WEED SEEDS, SEDGES, NOXIOUS PESTS, ROCKS, DISEASE AND FOREIGN MATERIALS.

MULCH: ALL MULCH SHALL BE GRADE #1 EUCALYPTUS MULCH OR APPROVED EQUAL.

C. INSTALLATION

PLANTING BED PREPARATION: REFER TO PLANTING DETAILS. 2 WEEKS PRIOR TO BED PREP, ALL BED AREAS SHALL BE TREATED WITH A POST-EMERGENT HERBICIDE TO ERADICATE ALL BROADLEAF WEEDS AND SEDGES (NUT GRASS).

EXCAVATE BED TO SPECIFIED DEPTH AND REMOVE ANY ROCKS LARGER THAN (1) INCH IN DIAMETER AND BACKFILL WITH SPECIFIED PLANTING MIX.

IT IS CONTRACTORS RESPONSIBILITY TO PREPARE PLANTING BEDS WITH ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. PLANTS THAT FAIL DUE TO POOR DRAINAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE FOLLOWING BED REMEDIATION TO CORRECT DRAINAGE.

THE CONTRACTOR SHALL REMOVE ANY CONTAMINANTS (INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT, WOOD METAL, ETC.) IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH.

TREE AND PALM LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. LOCATIONS ARE TO BE STAKED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., CONSULT LANDSCAPE ARCHITECT.

SPECIMEN PLANTS: LANDSCAPE ARCHITECT SHALL BE PRESENT ON SITE AT TIME OF PLANTING TO DETERMINE OPTIMAL ORIENTATION. NOTIFY LANDSCAPE ARCHITECT (1) WEEK PRIOR FOR SCHEDULING.

GUYING AND STAKING: REFER TO PLANTING DETAIL SHEET.

SUPPLEMENTS: INCORPORATE WATER RETAINING POLYMER (TERRASORB OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT LABEL TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH LESCO 12-6-8+4 TIME RELEASED FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT LABEL TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

PRE-EMERGENT HERBICIDE: APPLY APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS AFTER PLANTING AND PRIOR TO APPLYING MULCH.

MULCH: ALL TRESS IN SOD AREAS ARE TO HAVE A (4) INCH RAISED SOIL RING COVERED WITH A (3) INCH LAYER OF GRADE #1 EUCALYPTUS COVER ALL SHRUBS AND GROUND COVER BEDS WITH A (3) INCH LAYER OF MULCH. DO NOT LET MULCH TOUCH OUTER BARK OF ANY PLANT.

WATERING: TREES AND PALMS SHALL BE HAND WATERED AT THE TIME OF PLANTING USING A HEAVY METAL BAR TO REMOVE ALL AIR POCKETS AND SETTLE THE ROOT BALL. ALL PLANTINGS SHALL BE HAND WATERED 2-3 TIMES PER WEEK UNTIL FINAL ACCEPTANCE. WATERING LOG SHALL BE SUBMITTED TO THE OWNER, OR AUTHORIZED REPRESENTATIVE AT FINAL INSPECTION.

IRRIGATION: CONTRACTOR SHALL OBTAIN REQUIRED PERMIT AND FURNISH ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM COVERING 100% OF LANDSCAPE AREAS. CONTRACTOR TO VERIFY WATER SOURCE PRIOR TO BIDDING.

THE SYSTEM SHALL HAVE SEPARATE TIME ZONES FOR PLANTING BEDS AND SOD AREAS AND PROVIDE 100% COVERAGE WITH 50% OVERLAP. EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: PROGRAMMABLE TIME CLOCK, ELECTRIC VALVES, VACUUM BREAKER, BACK FLOW PREVENTER, ROTARY HEADS, POP-UP HEADS, DRIP EMITTERS, RAIN GAUGE WITH AUTO SHUTOFF ETC. ALL PIPING SHALL BE SCHEDULE 40 PIPE.

WATERING: TREES AND PALMS SHALL BE HAND WATERED AT THE TIME OF PLANTING USING A HEAVY METAL BAR TO REMOVE ALL AIR POCKETS AND SETTLE THE ROOT BALL. ALL PLANTINGS SHALL BE HAND WATERED 2-3 TIMES PER WEEK UNTIL FINAL ACCEPTANCE. WATERING LOG SHALL BE SUBMITTED TO THE OWNER, OR AUTHORIZED REPRESENTATIVE AT FINAL INSPECTION.

IRRIGATION: CONTRACTOR SHALL OBTAIN REQUIRED PERMIT AND FURNISH ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM COVERING 100% OF LANDSCAPE AREAS. CONTRACTOR TO VERIFY WATER SOURCE PRIOR TO BIDDING.

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ALL LARGE TREES, PALMS AND SPECIMENS SHALL RECEIVE BUBBLER HEADS. ADDITIONAL HEADS MAY BE ADDED BY LANDSCAPE ARCHITECT.

ADJUST ALL HEADS TO PREVENT ANY OVER SPRAY ONTO BUILDINGS, SIDEWALKS, DRIVEWAYS AND HARDSCAPE FEATURES.

SODDING: HEALTHY AND WEED FREE SOD SHALL BE PLACED IN AREAS NOT COVERED WITH PLANT MATERIAL, MULCH, OR PAVING AS NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL SQUARE FOOTAGE OF SOD.

THE SOD BED IS TO BE WELL-COMPACTED AND FINE GRADED WITHOUT ANY BUMPS OR DEPRESSIONS. THE SOD SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT, AND STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS.

ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATER FLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE UNTIL FINAL ACCEPTANCE. SOD LINES AT BEDS, TREE RINGS, PAVEMENTS SHALL BE CUT EVEN AND SHARP.

TREE GUYING AND STAKING: SEE PLANTING DETAILS.

PLANTING: REMOVE THE EXCAVATED SOIL MATERIAL FROM THE PLANT HOLES. INSTALL PLANTS AT THE CORRECT LEVEL (SEE DETAILS). GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES, AND PLANTING SOIL ADDED AS SPECIFIED. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS AND PLANTING SOIL ADDED AS SPECIFIED.

ALL SPECIMEN TREES AND MULTI STEM PALMS ARE TO BE ORIENTED ON-SITE BY LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS PRIOR TO INSTALLATION.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT, UPRIGHT POSITION, AT THE SAME DEPTH AS BEFORE PLANTING SO THAT THE TOP OF THE ROOT BALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE PLANTING SOIL TO ELIMINATE AIR POCKETS. RE-LEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY OR LEANING.

DISPOSAL: CONTRACTOR SHALL MAINTAIN JOB SITE IN A CLEAN AND ORDERLY CONDITION. REMOVE ANY LANDSCAPE DEBRIS OR UNSUITABLE MATERIAL GENERATED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS DAILY.

PRUNING: ALL TREES SHALL BE PRUNED PRIOR TO FINAL INSPECTION. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN THE ANSI A3000 GUIDELINES. LIMIT PRUNING TO BROKEN OR DAMAGED STEMS OR AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNING SHALL NOT ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE DIRECTED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY.

THE OWNER OR HIS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR PRUNING: ALL TREES SHALL BE PRUNED PRIOR TO FINAL INSPECTION. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN THE ANSI A3000 GUIDELINES. LIMIT PRUNING TO BROKEN OR DAMAGED STEMS OR AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNING SHALL NOT ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE DIRECTED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS

CONTRACTOR TO LEAVE JOB SITE CLEAN ON A DAILY BASIS. ALL VEGETATION, ROCKS, BOULDERS, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

D. FINAL COMPLETION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. PRESSURE CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE:

ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE SPECIFIED GUARANTEE PERIOD, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL BE INSTALLED WITHIN TWO (2) WEEKS OF NOTICE FROM OWNER AND SHALL BE GUARANTEED AS SPECIFIED ABOVE FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY VANDALISM, LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

HS2G INC

LANDSCAPE ARCHITECTURE

4747 NORTH OCEAN DRIVE, SUITE #212
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE 954.326.7212
E-MAIL : PETE@HS2G.NET

state of florida registered landscape architect #1a0000894

1085 TOWNHOUSES

1085 94TH STREET
BAY HARBOUR ISLANDS, FL 33154

REVISIONS

SCALE	N/A
DESIGNED BY	PFS
DRAWN BY	PFS
DATE	11/25/2024

DRAWING TITLE

PLANTING
NOTES

SEAL:



Date:_____

SHEET NUMBER

L-2

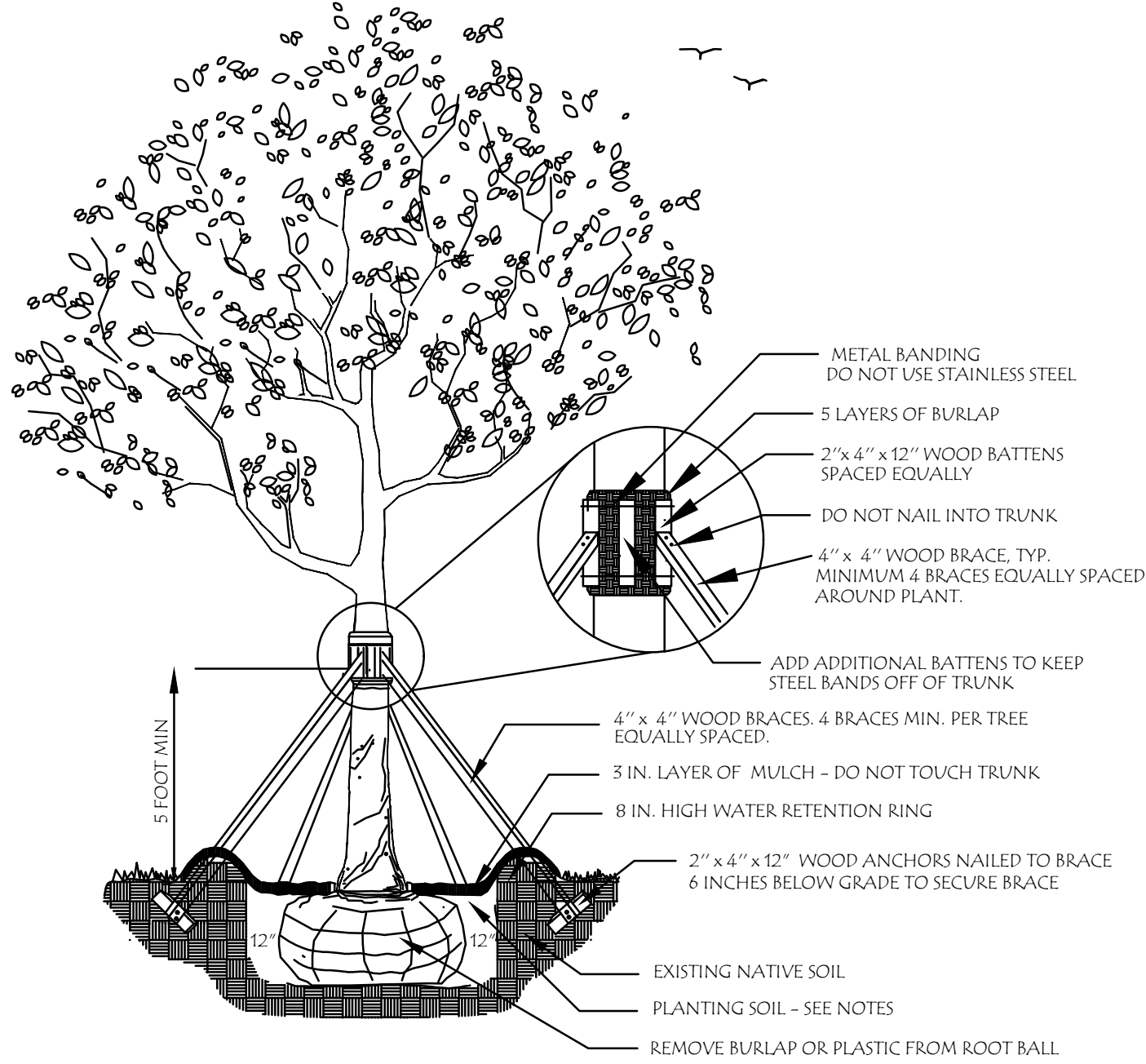
CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING

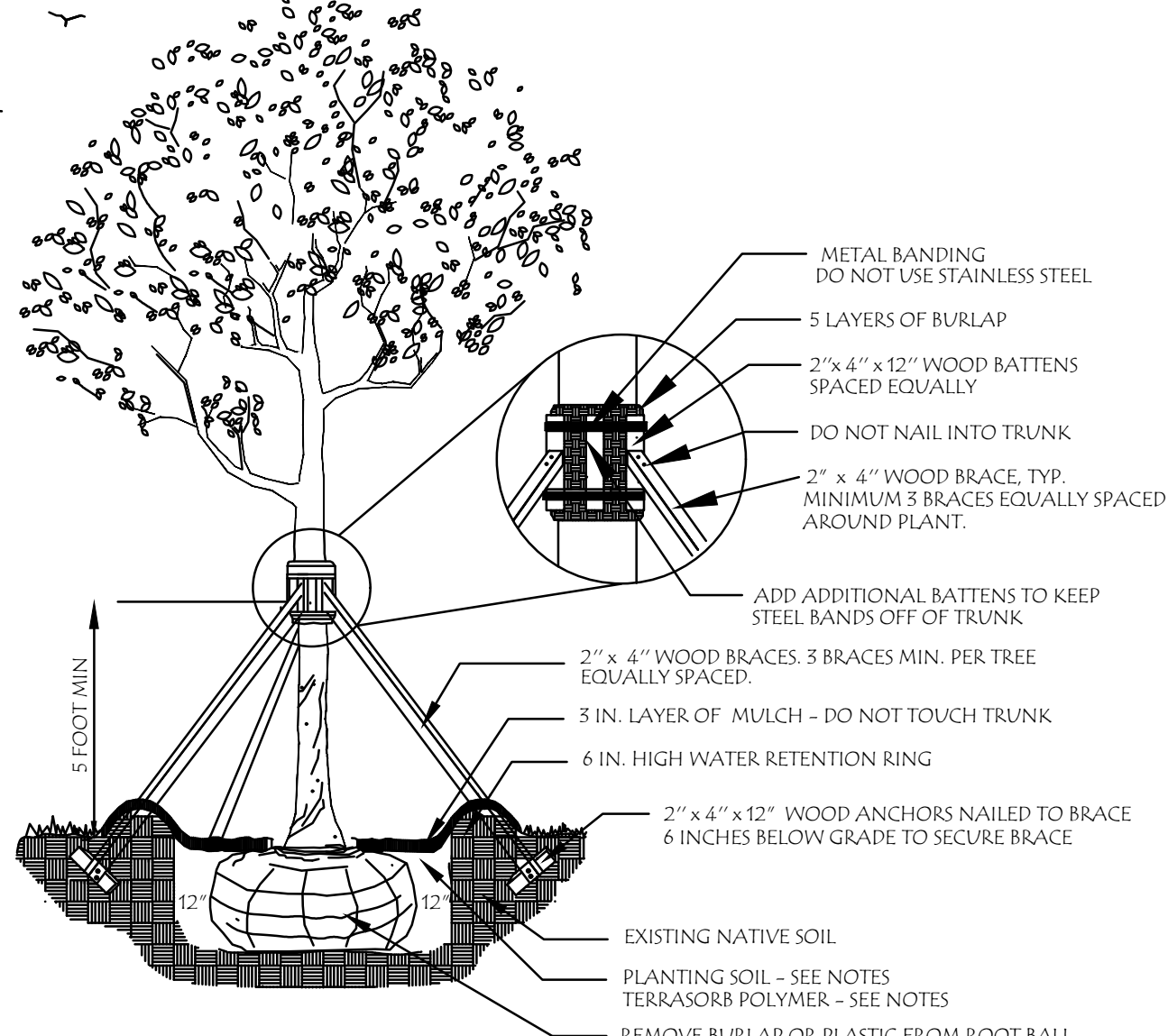
CALL 811

TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA



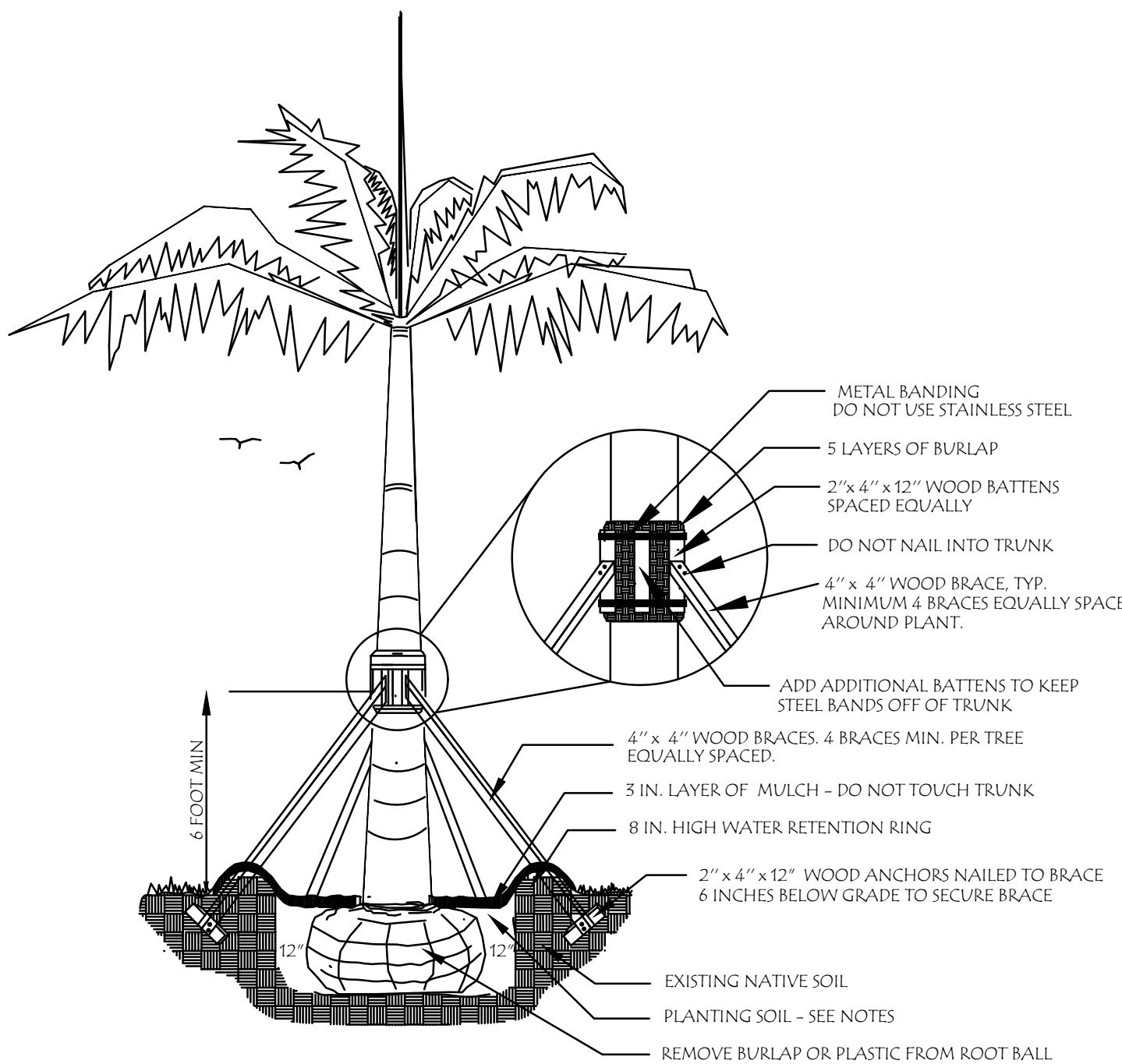
LARGE TREE PLANTING DETAIL

N.T.S.



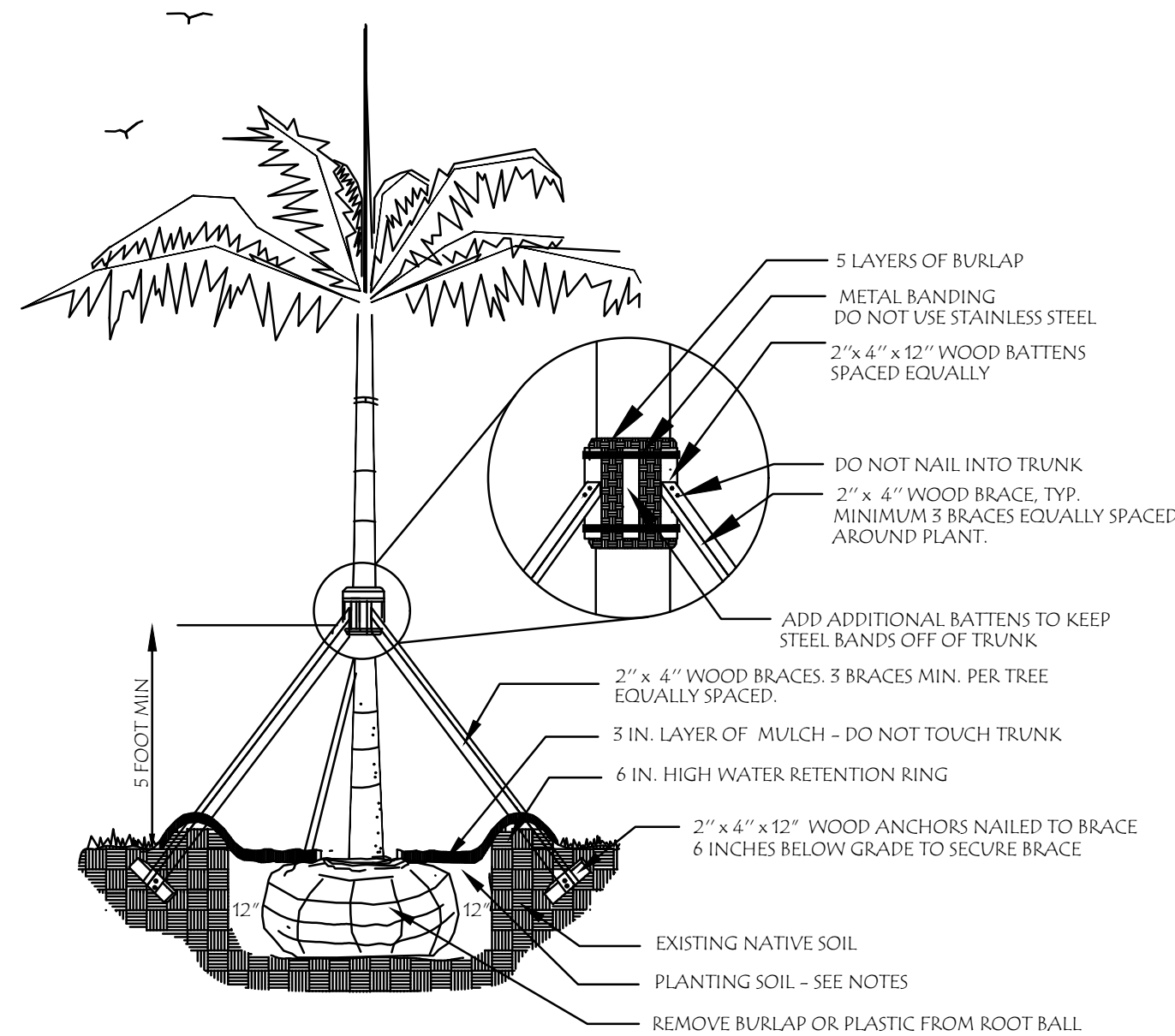
MEDIUM TREE PLANTING DETAIL

N.T.S.



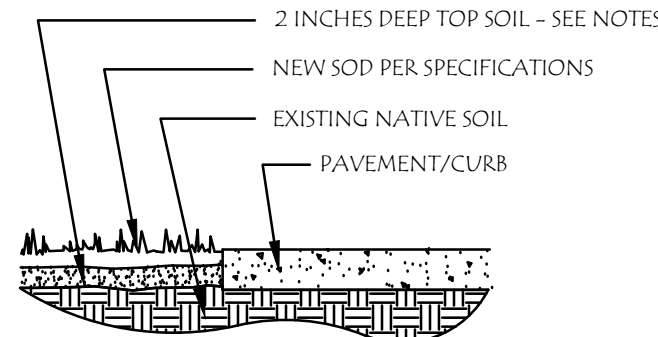
LARGE PALM PLANTING DETAIL

N.T.S.



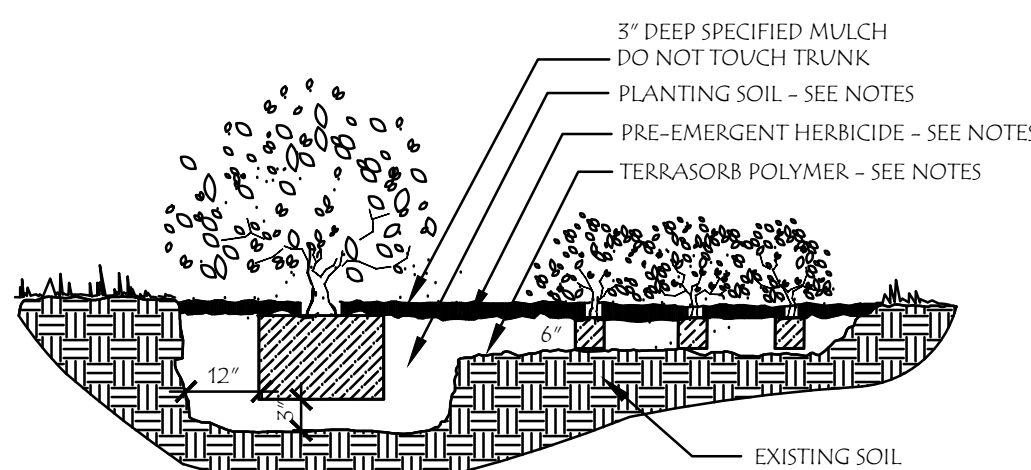
MEDIUM PALM PLANTING DETAIL

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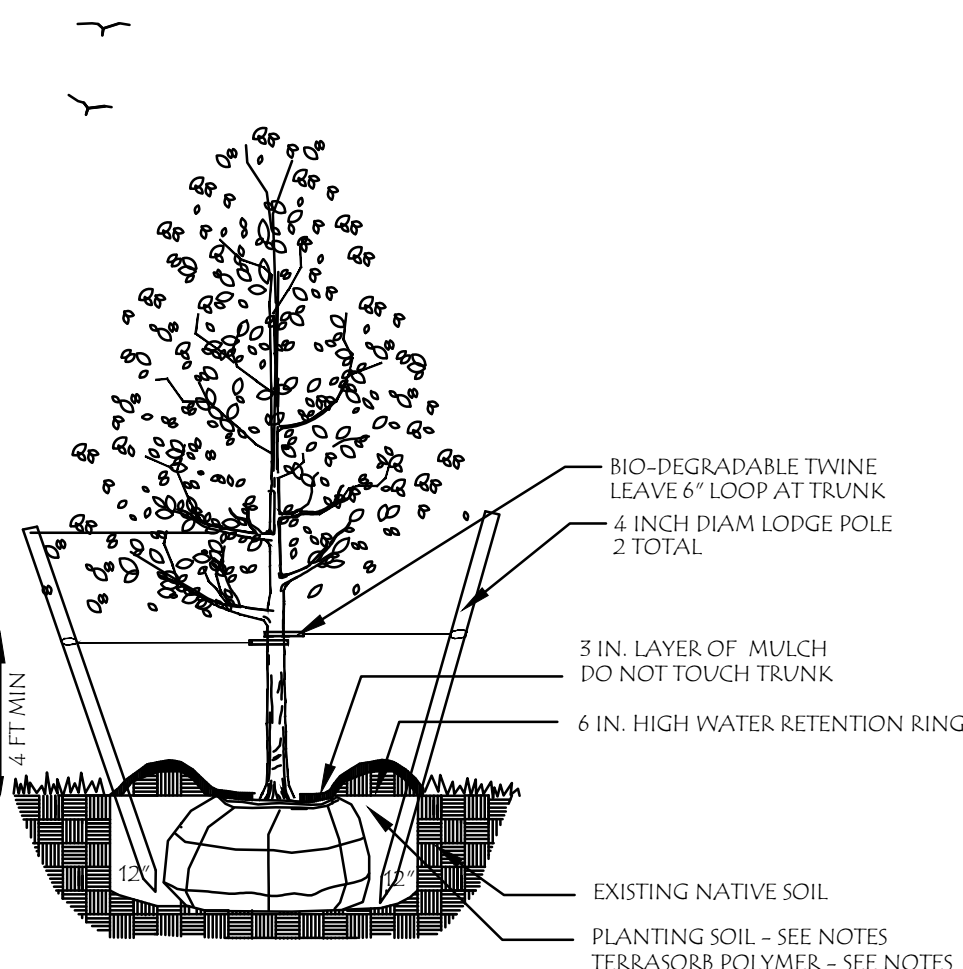
SOD INSTALLATION DETAIL (TYP.)

N.T.S.



SHRUB AND GROUND COVER DETAIL

N.T.S.



SMALL TREE PLANTING DETAIL

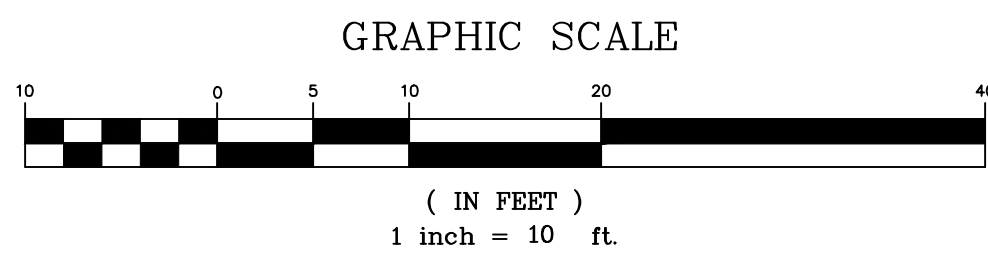
N.T.S.

Town of Bay Harbor Islands, Florida Landscape Requirements Legend (Worksheet)			
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)			
Town General Code (Sec. 24-1 & 24-2) and Town Code Landscape Code (Chapter 16A)			
Site Address: 1085 94th Street, Bay Harbor Islands, FL 33154			
Legal Description: 1085 94th Street, Bay Harbor Islands, FL 33154			
Net Lot Area: 11,116 S.F. Acres: 0.256 AC.			
SF			
I. Open Space Requirement			
Required			
Provided			
1. Net Lot Area = 11,116 S.F. x 20% = 2,223 S.F.	20%	2,223 S.F.	26% / 5,795 S.F.
2. Maximum Lawn Area Allowed (MAG) = 10% of Net Lot Area = 1,112 S.F.	10%	1,112 S.F.	10% / 1,112 S.F.
3. Net open space = 2,223 S.F. x 80% = 1,778 S.F.	80% Max	1,778 S.F.	44% / 5,465 S.F.
II. Shade Trees			
A. Required			
1. 28 shade trees: 28 x 120 sq. ft. = 3,360 sq. ft.	7	7	7
2. 10 to 15 required shade trees (10 to 15 required shade trees)	10 to 15	10 to 15	10 to 15
3. Native Species Required - 50% Min.	50%	50%	50%
4. Drought Tolerant and Low Maintenance Species Required - 50% Min.	50%	50%	50%
B. Tree Species			
1. Number of shade trees required (from Sec. 16A-11.1) shown	7	7	7
2. Number of shade tree species required (from Sec. 16A-11.1) shown	3	3	3
*See Following Table			
Page 1 of 3			
Revised 7/15/21			

Number of Different Tree Species based on Quantity			
1-5 required shade trees	2	2	2
6-10 required shade trees	3	3	3
11-15 required shade trees	4	4	4
16-20 required shade trees	5	5	5
21-30 required shade trees	6	6	6
31 or more required shade trees	7	7	7

C. Tree Heights

1. Number of Stories of building	4	4	4
2. Number of shade trees required (from Sec. 16A-11.1) shown	7	7	7
3. Shade tree heights required	12 ft. - 14 ft. - 16 ft. - 18 ft. - 20 ft. - 22 ft. - 24 ft. - 26 ft. - 28 ft. - 30 ft. - 32 ft. - 34 ft. - 36 ft. - 38 ft. - 40 ft. - 42 ft. - 44 ft. - 46 ft. - 48 ft. - 50 ft. - 52 ft. - 54 ft. - 56 ft. - 58 ft. - 60 ft. - 62 ft. - 64 ft. - 66 ft. - 68 ft. - 70 ft. - 72 ft. - 74 ft. - 76 ft. - 78 ft. - 80 ft. - 82 ft. - 84 ft. - 86 ft. - 88 ft. - 90 ft. - 92 ft. - 94 ft. - 96 ft. - 98 ft. - 100 ft. - 102 ft. - 104 ft. - 106 ft. - 108 ft. - 110 ft. - 112 ft. - 114 ft. - 116 ft. - 118 ft. - 120 ft. - 122 ft. - 124 ft. - 126 ft. - 128 ft. - 130 ft. - 132 ft. - 134 ft. - 136 ft. - 138 ft. - 140 ft. - 142 ft. - 144 ft. - 146 ft. - 148 ft. - 150 ft. - 152 ft. - 154 ft. - 156 ft. - 158 ft. - 160 ft. - 162 ft. - 164 ft. - 166 ft. - 168 ft. - 170 ft. - 172 ft. - 174 ft. - 176 ft. - 178 ft. - 180 ft. - 182 ft. - 184 ft. - 186 ft. - 188 ft. - 190 ft. - 192 ft. - 194 ft. - 196 ft. - 198 ft. - 200 ft. - 202 ft. - 204 ft. - 206 ft. - 208 ft. - 210 ft. - 212 ft. - 214 ft. - 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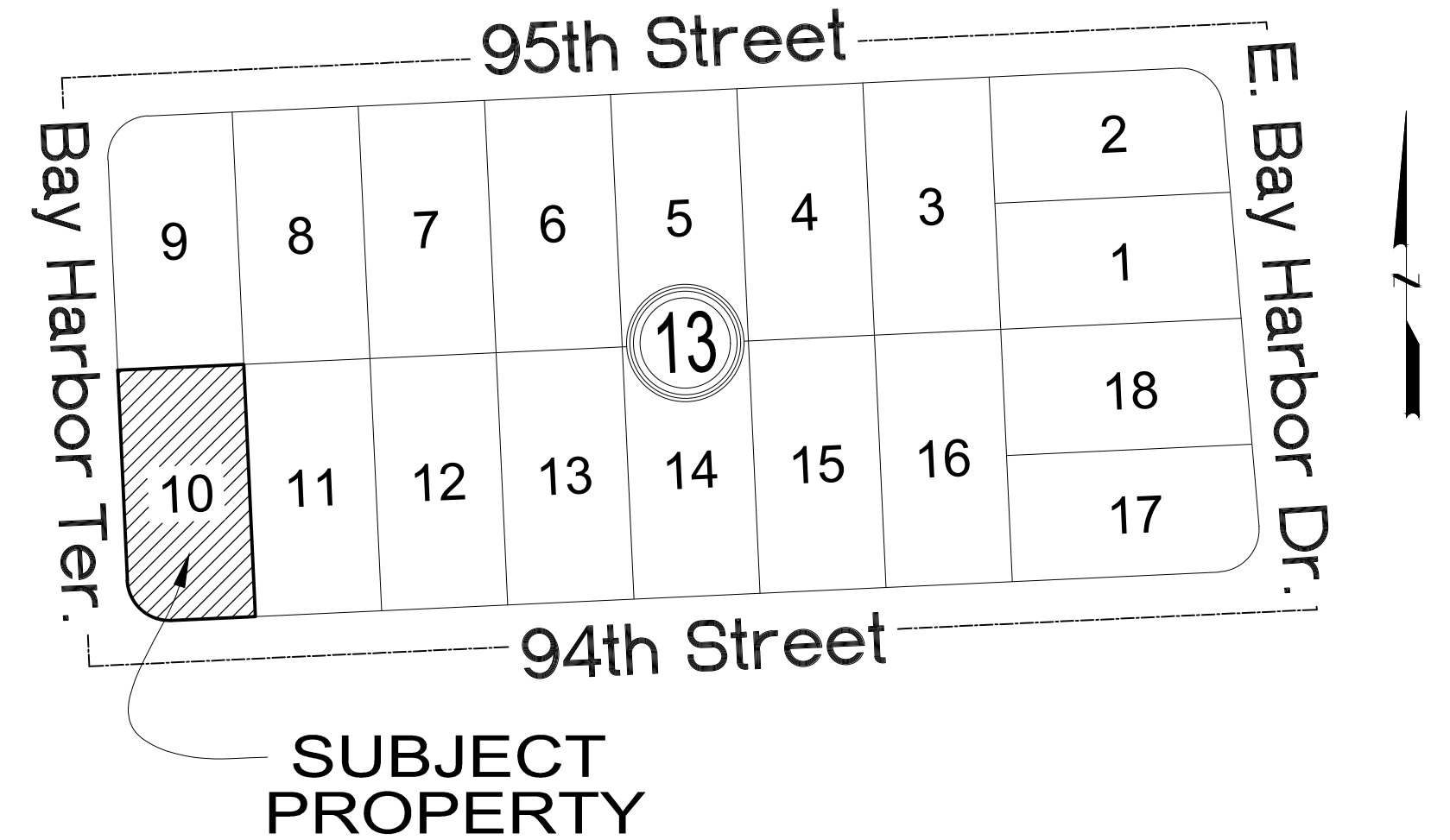
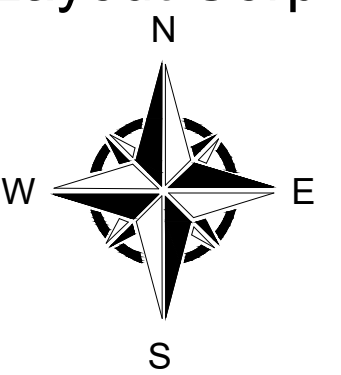


BOUNDARY SURVEY

1085 94TH STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO No.: 13-2227-001-2570

LOCATION MAP
N.T.S
SEC. 34 -TWP 52S - RGE 42E

America Layout Corp



CERTIFIED TO
ARMAN CORP.

LEGAL DESCRIPTION.

LOT 10, BLOCK 13 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.

SURVEYOR'S NOTES:

- The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
- Underground installations or improvements have not been located unless otherwise noted.
- Benchmark: N.G.V.D 1929
BM Name: R-243, LOC. 2225 W
Elev(NGVD29): 6.61'
- Elevations Shown are in NGVD 1929
- LOT SIZE
A=11,116 Sq.Ft. 0.255 ACRES

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0144L
Community Name: TOWN OF BAY HARBOR ISLANDS
Community Number: 120637
Panel Number: 0144
Firm Zone: AE
B. Elev. 8.00'
Date of Firm: 09-11-2009
BSuffix: L

NOTE:
THIS SURVEY DOCUMENTS IS NOT INTENDED TO BE USED FOR DESIGN PURPOSES.
IF YOU USE IT YOU DO SO AT YOUR OWN RISK.

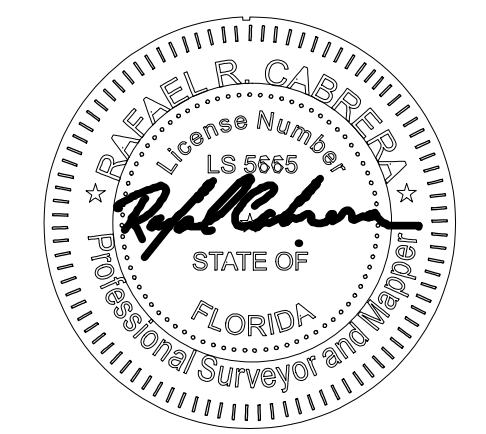
SYMBOL LEGEND

SYMBOL	ABBREVIATIONS
⬢	PROPERTY LINE
⬢	CENTER LINE
⬢	POWER POLE
⬢	OAK TREE
⬢	LIGHT POLE
⬢	STOP SIGN
⬢	FIRE HYDRANT
⬢	WATER VALVE
⬢	SIGN
⬢	BELLSOUTH BOX
⬢	WATER METER
⬢	COCONUT
⬢	MAIL BOX
⬢	TREE
⬢	SANITARY SEWER
⬢	MANHOLE
⬢	CLEANOUT
⬢	GAS VALVE
⬢	CB
⬢	PALM
⬢	TREE

SYMBOL	ABBREVIATIONS
⬢	AVE
⬢	ASPH
⬢	AW
⬢	A/C
⬢	BLDG
⬢	B COR
⬢	CAL
⬢	CB
⬢	CL
⬢	CLF
⬢	CONC
⬢	COL
⬢	C.U.P.
⬢	CBS
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⬢	D.W.
⬢	D.M.E.
⬢	EAS
⬢	ENC.
⬢	E.T.P.
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⬢	MEAS.
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⬢	M.L.
⬢	N.G.V.D.
⬢	DATUM
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⬢	W.V.
⬢	W.U.P.

⬢	CHAIN LINK FENCE
⬢	WOOD FENCE
⬢	CHICKEN FENCE
⬢	CB WALL
⬢	OVERHEAD ELEC.
⬢	CENTER LINE
⬢	EASEMENT
⬢	DENOTES ELEVATIONS
⬢	BUILDING
⬢	DISTANCE
⬢	CATCH BASIN
⬢	WATER METER
⬢	W.U.P.
⬢	STATE ROAD
⬢	US HIGHWAY
⬢	INTERSTATE
⬢	COLUMNS

Digitally signed by
RAFAEL R CABRERA
Date: 2024.11.26
13:58:54 -05'00'



I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 11-26-2024

America Layout Corp

LB 7464
8890 S.W. 24 Street, Suite 217
Miami, Florida 33165
Tel. 305-606-0031

PROJECT:
BOUNDARY SURVEY
1085 94TH STREET
BAY HARBOR ISLANDS, FL 33154

JOB No. 24029
FIELD BOOK:
CAD FILE: 029
DATE: 10-17-24
SCALE: 1"=10'
DRAWN: AT
REV.: RC
REVISIONS 11-26-24
SHEET No. 1-OF-1

AGENDA ITEM REPORT

December 12, 2024

ITEM NUMBER: 2.

ITEM: Review and discussion of the Site Plan Application by West Bay Harbor 9761 LLC, to construct a 6-unit Townhouse Development to be located at 9761 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: West Bay Harbor 9761 LLC

Folio: 13-2227-001-3820

Property Address: 9761 West Bay Harbor Drive

Zoning District: RM-1

Legal Description: Lot 8 of Block 22

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 9761 WBHD TH MMPA #2 DRC Staff Report Dec 9 2024
2.	SPR24-000021 DRC Application 9761 WBH Drive
3.	9761 West Bay Harbor Arborist Report
4.	BHI 9761 WBHD MFR MMPA DRC Staff Report July 13 2022 7
5.	BHI 9761 WBHD MFR MMPA DRC Staff Report July 13 2022 8
6.	BHI 9761 WBHD MFR MMPA DRC Staff Report July 13 2022 9
7.	Impact Analysis Report Format
8.	9761 WBH Drive DRC Set 12.12.2024

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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP
Consultant Town Planner 

Date: December 9th, 2024

Subject: Site Development Plan Application (2nd DRC Review)
9761 West Bay Harbor Drive – 5 DU Townhouse Complex
Bay Harbor Luxury Townhomes
Bay Harbor Islands Acct. No. SPR2024-000021
MMPA Acct. No. 01-0702-1196

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 still 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: 9761 West Bay Harbor Drive

Legal Description: Lot 8 of Block 22, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Orlando Castro, as agent for the owner (West Bay Harbor 9761, LLC) has submitted a revised Site Development Plan application to allow for the construction of a five (5) dwelling unit "townhouse" development (original submittal had 6 DU) located at 9761 West Bay Harbor Drive. The proposed dwelling units range between 2,735 to 3,076 square feet of A/C space plus garages, balconies, etc. The lot is currently developed with a one-story / 2 DU duplex complex. Therefore, the net increase will be 3 DU.

The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site. The "front doors" of the proposed dwelling units face west (4 units) onto West Bay Harbor Drive and north (1 unit) onto 98th Street. Four (4) driveway connections along West Bay Harbor Drive and one (1) driveway connection along 98th Street are proposed. The driveways are straight-in driveways dimensioned at 18' in width. There are existing non-conforming parallel parking spaces adjoining the lot in the Town's right-of-way along West Bay Harbor Drive and 98th Street. Per Code these must be removed and proper swales created for drainage and landscaping.

On the building rooftops are five (5) proposed individual recreation areas, each with a plunge pool, half-bathroom, lounge chair area and expansive open terrace. The proposed new building is 3-stories in height - two (2) floors of residential over one (1) floor (grade) of a garage with two (2) bedrooms / bathrooms elevated to DFE @ 32'-10" feet above FFE (should be BFE + 1' FBC freeboard). There are stair towers to the roof that are shown.

The Miami-Dade County Property Appraiser's records indicate that the lot is currently developed as a one-story residential duplex complex with a total of 2 DU. Although a survey was submitted, it did not contain the actual lot square footage. The Miami-Dade County Property Appraiser shows the lot area as 11,250 square feet / 0.258 acres in size; however, that is not possible due to the loss of lot area at the corner. The surveyor must provide a calculated lot area for the project. The architectural plans show the lot size as 11,116 sq. ft. but the surveyor must verify the lot area. Based on the above this would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The revised proposal is to build five (5) townhouse residential units (19.6 DUA) which would not require the developer to obtain any TDR units (none being requested). There will be 4 TDR units available.

The adjoining / nearby development sites currently include the 3-story Villas at Bay Harbor Condo complex @ 18 DU / 34 DUA to the immediate east along 98th Street, and to the south is the Town's 97th Street surface parking lot (portion now being used for temporary construction staging area). To the west across W. Bay Harbor Drive is the 7-story Guildford House Condo complex @ 72 DU / 70 DUA and a new proposed 7-story multifamily complex now under construction at 9740-60 W. Bay Harbor Drive @ 27 DU / 52 DUA. To the north across 98th Street is an older 2-story / 20 DU multifamily complex. 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 mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several design / Code compliance issues, some of the plans are inadequate and a few others require items need to be corrected. The plans need to be revised to address / include all required plans and meet Code criteria prior to the DRB.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build only 5 DU while 9 DU are allowed via the base density. Therefore, no additional TDR are being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

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

As stated above, the revised Site Development Plan depicts access to the site from four (4) driveway connections along West Bay Harbor Drive and one (1) driveway connection to 98th Street. The driveways are straight-in driveways dimensioned at 18 feet in width and lead to five (5) individual one-car garages. The revised driveways provide access to the garage and the 2nd parking spaces for each unit. The driveway to the garage space can serve for guests / deliveries. The Town limits driveway width to 12-feet for a single driveway and 18-feet for a double driveway. The Town has detailed requirements for townhouse developments with individual driveways.

Based on five (5) DU the Code requires at least ten (10) parking spaces. Section 23-24(d)(5)(c) of the Town's Code states that for townhouse projects at least one (1) space must be in a garage and other parking spaces must be accessible without driving over or through another parking space. As designed each DU has one internal parking space in a garage, and one (1) space provided on the outdoor driveway next to garage driveway. As this is a single lot development, no additional guest spaces are required.

Site Development Plan Application (2nd DRC Review)
Bay Harbor Luxury Townhomes
9761 West Bay Harbor Drive
Development Review Committee Report
December 9th, 2024
Page 4

Fire Department staging areas are now shown on the plans. The applicant should meet with the M-D Fire Department ASAP to identify an agreeable fire staging area(s). 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 an abundant use stucco (painted white) with accents including travertine stone and tinted glass.

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

SITE PLAN COMMENTS

The following are comments based on the revised plans signed & sealed on November 27th, 2024, submitted to the Town DRC for consideration:

- 1) It was noted in the original submission there was a discrepancy in the actual lot size, as the lot is not exactly rectangular due to the loss of the corner arc area. MMPA requested that the survey be updated to provide a calculated lot area. This was not done - and no updated survey was provided - nor a letter from the surveyor with the calculated lot area. The Miami- Dade Property Appraiser website shows a lot area of 11,250 square feet; however, that is not possible due to the unique lot configuration. The survey does not provide a calculated lot area. The original site plan included a lot area of 11,116 sq. ft. – MMPA questioned how that was derived and requested an updated survey with lot area. The new revised site plan shows a lot area of 11,250 sq. ft. on Sheet A-01. Again, this is not possible based on the lot shape. Pending resolution of the actual lot size the current plans are unacceptable as to accuracy.
- 2) On Sheet A-01 on four (4) of the illustrations shown the word "Dryer" is noted-on the building area. What is this for? Appears to be computer error. Delete.
- 3) The Setbacks and Height Requirements table on Sheet A-02 has the following issues:
 - a. The lot area listed is now 11,250 sq. ft., which is not possible with the odd lot shape. Have the surveyor verify the actual lot size and update the data.
 - b. For pervious ground area the Code minimum is 20% - not 25% as listed. Update.
 - c. The required front setback states the setback is 20' – but that is for structures under 30' in height. For any portion of a building over 30' the minimum setback is 25'. Finally, the maximum building height allowed is 65'-0" above BFE + 1' FBC Freeboard. The Table states the top of roof is 30' - but the plans (bldg. elevations) show the top of roof at 32'-10". But it is not clear where the architect is measuring the bldg. height from. All that is noted on Sheets A103 and A104 is Average Grade and Finished Floor. Revise the plans to show bldg. height measured from BFE + 1' FBC Freeboard. Adjust the site design to meet min. Code setbacks if above 30'.

Site Development Plan Application (2nd DRC Review)
Bay Harbor Luxury Townhomes
9761 West Bay Harbor Drive
Development Review Committee Report
December 9th, 2024
Page 5

- 4) As previously requested, a current tree survey needs to be submitted indicating the type, caliper, spread, etc. of all existing trees on site (same size and scale). The resubmittal package included a memo from an arborist but there is no plan to cross reference the info.
- 5) Per Sec. 5-20 an adjacent land use map needs to be included in the plans showing all adjacent land uses / zoning districts within a 300-foot radius of the subject property. A zoning map is provided on Sheet A-01 but does not provide the actual land use and zoning within the 300-foot radius as required.
- 6) Per Sec. 5-20 perspective illustrations of the proposed new development with existing and/or proposed adjoining / nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site must be submitted.
- 7) Rooftop areas must have at least 15% of the area used for recreation landscaped – not the entire roof area – unless that is desired. Revise the plans to clarify the landscaping sq. ft. of the roof and add this calculation to the Landscape Requirements table as well as the roof plan. A landscape plan must be provided showing the proposed landscape areas meeting Code with the type of plants and shrubs.
- 8) The Site Plan has the following issues:
 - a. The elevation of the proposed garage and habitable ground floor. Per Sec. 5-17 of the Town Code, enclosed garages must be at least 18" above grade. Habitable areas must meet FEMA and FBC requirements (currently 9' NGVD). Update the General Code Data table accordingly. The elevation of the garage floor does not meet the 18" above grade requirement.
- 9) On Sheets A-02 / C-01 / LSCP-101 the plans show an intention of constructing a 5' wide sidewalk adjoining the site in the public right-of-way. This is unusual and not typical. MMPA likes the idea but defers to the Town Public Works / Town Engineer for OK.
- 10) The Landscape Plan must be signed & sealed by a registered Florida Landscape Architect per M-D Chapter 18A / Town Sec. 24-16. It appears the architect signed the plans.
- 11) A Civil Engineering plan was submitted as required. However, the plans are only signed & sealed by the project architect – not the Fla. licensed professional engineer who prepared the plans.
- 12) Is any project signage proposed (Not required)? If desired a conceptual location and design must be included on the plans.
- 13) As previously requested, per Sec. 23-19 a preliminary Photometric Plan must be submitted showing foot-candle readings at all property lines and on the rooftop. As a matter of information, the maximum foot-candle reading allowed at any property line is 1.0.
- 14) Per Sec. 23-24(d)(6)(b) along West Bay Harbor Drive no more than 50% of a property street frontage in a townhouse development may have hard driveway surfaces. This criterion does not appear to be met. Provide calculations demonstrating compliance.

15) Landscape Plan Sheet L-1 has the following issues:

- a. Landscape Sheet LDSC-102 appears to be new with the correct required BHI Landscape Requirement Table. However, on Sheet L-1 there is a City of Miami Landscape Requirement Table and what appears to be a Miami-Dade County Table with incorrect / invalid requirements in the Town. The tables even include tree species not in the proposed plant lists. Remove the City of Miami / M-D tables.
- b. The plan does not provide the required Street Trees per Miami-Dade Ch. 18B and the Town's Supplemental Landscape Code Sec. 24-16. The Town has an adopted Street Tree Species Master Plan. FYI - At the corner of WBHD & 98th Street the Town installed a corner landscape feature with Royal Palms / smaller accent trees / shrubbery. There is an agreement that mandates the site owner to maintain this landscaping. The Town's Street Tree Master Plans specifies Paradise Trees for this segment of West Bay Harbor Drive Gumbo Limbo trees for 98th Street. The plans show the Gumbo Limbo trees on 98th Street but some palms along WBHD. Revise the plans to include the required Town Street Tree species for WBHD. Street Trees shall be a min. 15' in overall height with at least 6' feet of clear wood before branching, a min. caliper of two and one-half inches and shall be planted at to meet the Miami- Dade County at to meet the Miami- Dade County min. criteria of 35 feet on average separation but not shall exceed 40' on-center.
- c. Cannot plant Royal Palms as Street Trees in the right-of-way of WBHD.

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.

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Ten D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Mana Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Folio # 13-2227-001-3820

Size of described property 11,250 SF

Project Description 6 TOWN HOMES Units 6

Owner(s) Name WEST BAY HARBOR 9761 LLC

Mailing Address 999 BRICKELL AVE 1001

City MIAMI State FL Zip 33131

Phone Number 954-474-0220 Email AMERICA.GCS@GMAIL.COM

Signature of Owner JOSE MATOS

Name of Applicant (if different from owner) ORLANDO CASTRO

Mailing Address 9039 W. SUNRISE BLVD,

City PLANTATION State FL Zip 33322

Phone Number 954-474-0220 Email AMERICA.GCS@GMAIL.COM

Signature of Applicant ORLANDO CASTRO

Name of Representative JOSE MATOS

Mailing Address 999 Brickell Ave, Ste 1001

City Miami State FL Zip 33131

Phone Number 3057904162 - 7864871404 Email presidencianeos@gmail.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 9/27/2024 By AM

Process Number SPR24-000021 Fee Paid \$3,000.00

CLC # 1447

Rahim Vedaee

ISA Certified Arborist #FL-9609A
(954) 868-4763
Rvedaee1@yahoo.com



November 26, 2024
9761 West Bay Harbor
Miami FL

An Arborist report was requested for above reference address. See below for detailed report.

Tree #1 Arbovitae (*Thuja occidentalis*) 15' HT, 10' Sprd, 6" DBH, TPZ 6' Poor Condition

This tree is located on the southwest corner of the property. Tree showing signs of decline with spars foliage.

Tree #2 Arbovitae (*Thuja occidentalis*) 15' HT, 10' Sprd, 6" DBH, TPZ 6' Poor Condition

This tree is located on the southwest corner of the property. Tree showing signs of decline with spars foliage.

Tree #3 Song of Jamaica (*Dracaena reflexa*) 20' HT, 18' Sprd, 4" DBH, TPZ 4' Fair Condition

This Plant is located on the west side of the property. This plant is considered an exotic.

Tree #4 Arbovitae (*Thuja occidentalis*) 15' HT, 10' Sprd, 6" DBH, TPZ 6' Poor Condition

This tree is located on the west side of the property. Tree showing signs of decline with spars foliage.

Tree #5 Arbovitae (*Thuja occidentalis*) 15' HT, 10' Sprd, 6" DBH, TPZ 6' Poor Condition

This tree is located on the west side of the property. Tree showing signs of decline with spars foliage.

Tree #6 Arbovitae (*Thuja occidentalis*) 15' HT, 10' Sprd, 6" DBH, TPZ 6' Poor Condition

This tree is located on the southwest corner of the property. Tree showing signs of decline with spars foliage.

Tree #7 Royal Palm (*Roystonea regia*) 40' HT, 20' Sprd, 18" DBH, TPZ 2.5' Good Condition

This Palm northwest side of the property. No signs of insects or diseases.

Tree #8 Royal Palm (*Roystonea regia*) 40' HT, 20' Sprd, 120" DBH, TPZ 2.5' Good Condition

This Palm northwest side of the property. No signs of insects or diseases.

Tree #9 Royal Palm (*Roystonea regia*) 40' HT, 20' Sprd, 18" DBH, TPZ 2.5' Good Condition

This Palm northwest side of the property. No signs of insects or diseases.

Tree #10 Arbovitae (*Thuja occidentalis*) 15' HT, 10' Sprd, 6" DBH, TPZ 6' Poor Condition

This tree is located on the northwest corner of the property. These Trees where used as a hedge with constant trimming causing Tip blight.

Tree #11 Alexander Palm (*Ptychosperma elegans*) 18' HT, 10' Sprd, 2" DBH, TPZ 2.5' Fair Condition
This palm is located in the backyard. This palm is suffering from a nutritional deficiency.

Tree #12 Traveler Palm (*Ravenala madagascariensis*) 30' HT, 27' Sprd, 6" DBH, TPZ 2.5' Fair Condition
This palm is located in the backyard of the neighboring property.

Tree #13 Montgomery Palm (*Veitchia arecina*) 30' HT, 15' Sprd, 5" DBH, TPZ 2.5' Fair Condition
This palm is located in the backyard of the neighboring property. This palm is suffering from a nutritional deficiency.

Please see photos below.









Sincerely,
Rahim Vedaee
ISA Certified Arborist #FL-969A, TRAQ Certified. 954-868-4763

Town of Bay Harbor Islands, Florida Landscape Requirements Legend (Worksheet)

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: 9761 W. BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154

Legal Description Lot 8, in Block 22, of " BAY HARBOR ISLAND " according to the plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County , Florida.

Net Lot Area : 0.2582 Acres / 11,250 SF

I. Open Space Requirement	Required	Provided
1. Net Lot Area = 11250 SF x 20% = 2250 SF (BHI – Sec. 23-11)	20% / 2250 SF	<u>32.91 % / 3702 SF</u>
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5))		
a. Req. open space 2250 SF x 60% = 1350 SF	60% Max / 1350 SF	<u>54.22 % / 1220 SF</u>

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 0.2582 acres = 7.23 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	<u>8</u>	<u>11</u>
2. Native Species Required - 50% Min. # of shade trees req. <u>8</u> x 50% = <u>4</u> (BHI – Sec. 24-16(a)(2))	<u>4</u>	<u>11</u>
3. Drought Tolerant and Low Maintenance Species Require –50% Min. # of shade trees req. <u>8</u> x 50% = <u>4</u> (MDC – Sec. 18A-6(C)(11)(b))	<u>4</u>	<u>8</u>

B. Tree Species

1. Number of shade trees required (from Sec. (II)(A)(1) above)	<u>8</u>	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	<u>3</u>	<u>3</u>

*See Following Table.

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 3

2. Number of shade trees required 8
(from Sec. (II)(A)(1) above)

3. Shade tree heights required: 12 ft. - 50 % or 4 shade trees
 14-16 ft. - 50 % or 4 shade trees
 16-18 ft. - _____ % or _____ shade trees
 18-20 ft. - _____ % or _____ shade trees

Size of Tree Species in Relationship to Building Height

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

(BHI – Sec. 24-16(a)(2))

III. Street Trees

Required

Provided

1. Street Trees @ 1:35'

Width of lot 205 / 35' = 5.8

(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))

6

6

IV. Shrubs Required

	Required	Provided
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>80</u>	<u>277</u>
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	<u>24</u>	<u>147</u>
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	<u>40</u>	<u>147</u>

V. Buffers (If applicable) (BHI – Sec. 24-16)

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

VI. Parking Lot Landscaping (If applicable)

	Required	Provided
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 (MDC – Sec. 18A-6(I))	<u>N/A</u>	<u>N/A</u>

VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))

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

VIII. Florida Friendly Landscaping (MDC – Sec. 18A-2(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.

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: BAY HARBOUR LUXURY TOWNHOMES

Location: BAY HARBOR ISLANDS, FLORIDA

Address: 9761 WEST HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154

General Project Description: 3 STORIES - 5 UNIT MULTIFAMILY LUXURY BUILDING

Site Square Feet / Acreage: __11250 SF / 0.2582 AC

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

Potable Water	200 gallons per capita, per day = $200 \times 29 \text{ OCC.} = 5800 \text{ GAL / DAY}$
Sanitary Sewer	156 gallons per capita, per day = $156 \times 29 \text{ OCC.} = 4524 \text{ GAL / DAY}$
Solid Waste	0.632 tons per capita, per year = $0.632 \times 29 \text{ OCC.} = 18.33 \text{ TON / YEAR}$
Drainage	Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours
Local Streets*	LOS “B” at peak hour
Arterial Roadways**	LOS “E” at PM peak hour* (96 th Street / Kane Concourse / SR 922)
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

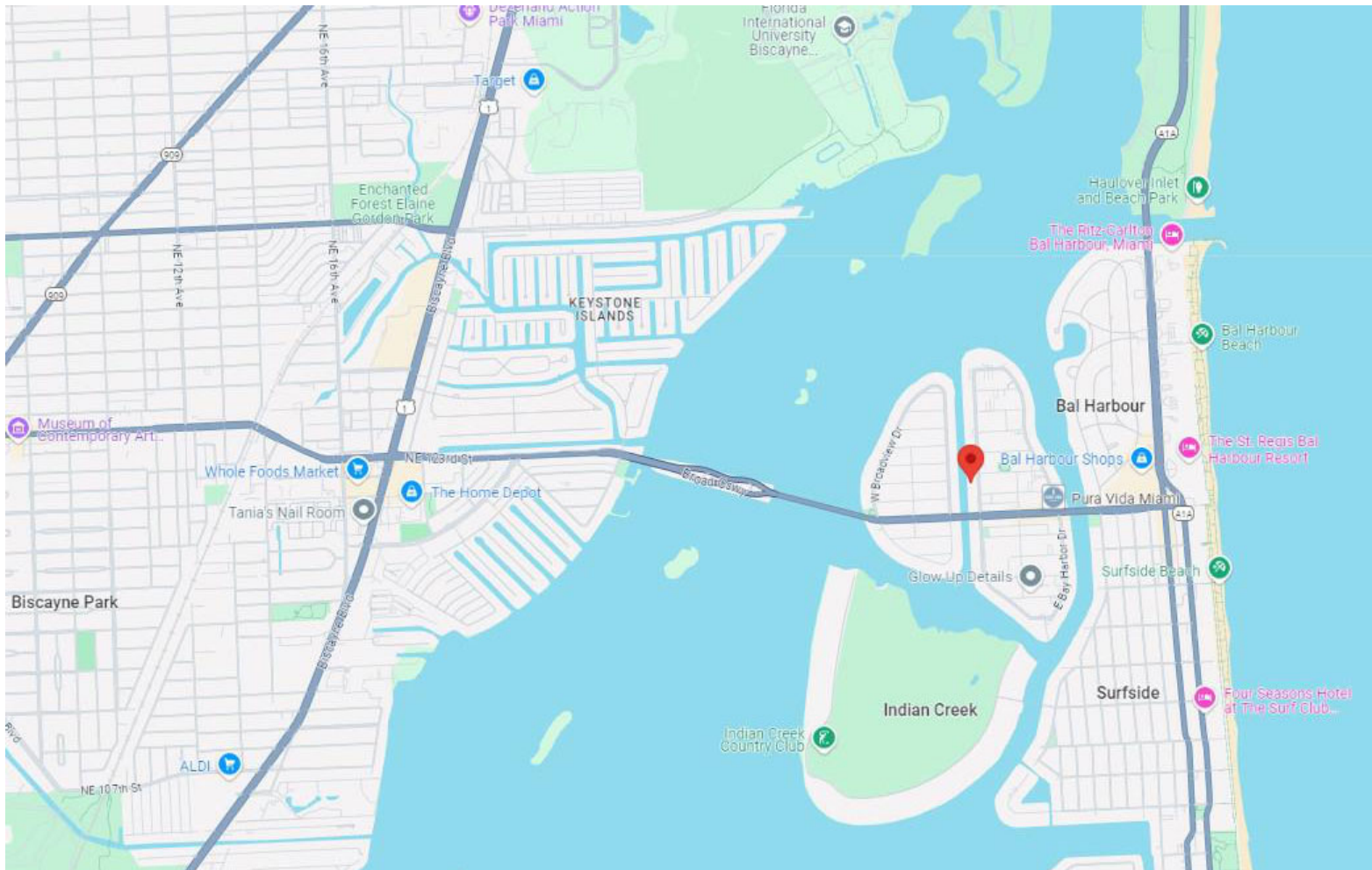
Notes: * The Town’s original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS “B” Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS “B” is not achievable in some instances. However, the Town’s plan includes a local roadway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

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

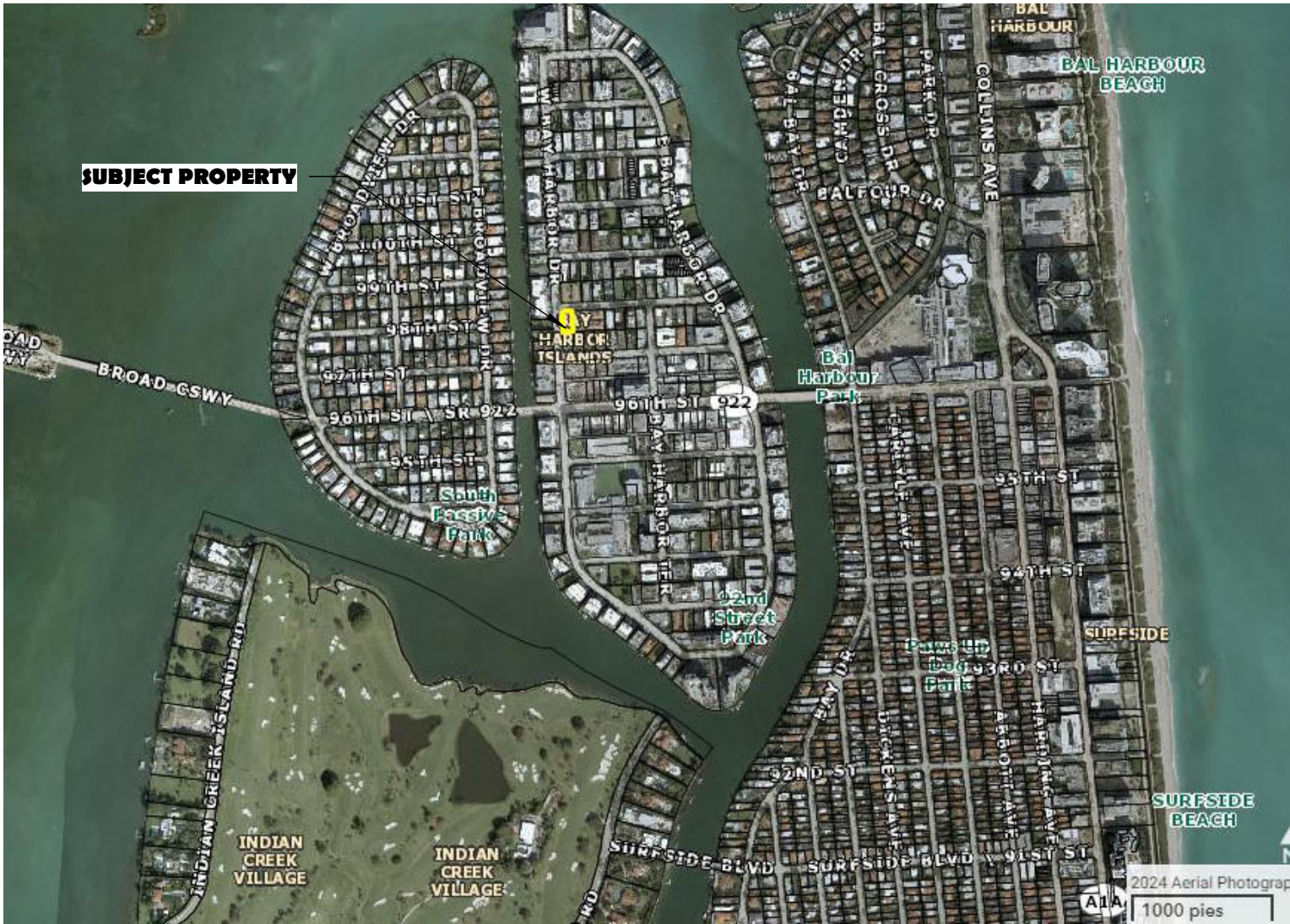
For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

BAY HARBOR LUXURY TOWNHOMES

9761 WEST HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA
33154



VICINITY MAP



LOCATION AERIAL VIEW



CODE EFFECTIVE F.B.C. 2023 8TH. EDITION
NFPA 70 2017 ED. & NEC 2017
FBC ENERGY CONS. 2023 8TH ED.
FBC RE. 2023 8TH ED., FLORIDA STATUTES
& FAC. (FLORIDA ADMINISTRATIVE CODE)

SCOPE OF WORK

NEW MULTIFAMILY PROJECT DEVELOPMENT WHICH CONSISTS OF
(5) 3 STORY DWELING UNITS WITH USEFULL ROOF TERRACE, AS FOLLOWS:

- 1- TOWN-HOME 4 BEDROOMS / 4 BATHROOMS CORNER UNIT (2853 SF)
- 4- TOWN-HOME 4 BEDROOMS /4 BATHROOMS TYP. MID. UNIT (2529 SF)

THE INTENTION OF THIS WORK IS TO FULLFIL THE CONSTRUCTION
PROCESS OF THIS PROJECT ACCORDING TO THIS SET OF PLANS DATED
TO FBC 2023 8TH EDITION, BY THE ARCHITECT OF RECORDS.
THIS JOB INCLUDES ALSO INTERIOR PARTITIONS, CEILINGS. EXTERIOR AND
INTERIOR FINISHES, ELECTRICAL, PLUMBING AND MECHANICAL
WORK. WINDOWS & DOORS INSTALLATION, KITCHEN, AND ROOFING

FBC 2023 8TH ED. OCCUPANCY : RESIDENTIAL GROUP R-2
TYPE OF CONSTRUCTION: TYPE III-B
UNPROTECTED

SHEET SCHEDULE

NUMBER	SHEET NAME
A000	COVER PAGE/ PROJECT INFO.
A101	PROPOSED 1ST & 2ND FLOOR PLAN
A102	PROPOSED 3RD & TERRACE FLOOR PLAN
A103	EAST & NORTH ELEVATIONS
A104	SOUTH & WEST ELEVATIONS
A105	BUILDING SECTIONS
A106	PROPOSED VIEWS
A107	FLOOR PLAN PER UNIT
A108	FLOOR PLAN PER UNIT
A-01	SITE PLAN GENERAL DETAILS
A-02	SITE PLAN
C-01	SITE DRAINAGE PLAN
C-02	STANDARD DETAILS 1
C-03	STANDARD DETAILS 2
C-04	EROSION CTRL PLAN
C-05	LANDSCAPE CALCS & IAR PLAN
LSCP -101	LANDSCAPE PLAN

LEGAL DESCRIPTION

LOT 8, IN BLOCK 22, OF " BAY HARBOR ISLAND "
ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK **46** AT
PAGE **5** OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY , FLORIDA.

GENERAL NOTES

- 1-GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE
AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSIONS OF BID.
- 2-ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS
SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTIONS BEFORE SUBMISSION OF BID.
- 3-UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE
AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION
CONTRACT AND/OR MANUFACTURES FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES
OF BID ESTIMATE AND DIRECTED TO THE (ARCHITECT) ATTENTION IN A TIMELY
MANNER.
- 4-WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
IN THE EVENT OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO
PROCEEDING WITH ANY WORK.
- 5-CONTRACTOR AND SUBCONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY
LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS
AND THE OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE.
CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKER'S COMPENSATION
INSURANCE ON ALL WORKMEN EMPLOYED ON THIS JOB.
- 6-ALL WORK PERFORMED SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL
BUILDING CODE HAVING JURISDICTION AND ALL APPLICABLE COUNTY ORDINANCES, AND
SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY
JOURNEYMEN OF THE RESPECTIVE TRADES.
- 7-CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS, NOT
WITHSTANDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY
INSPECTIONS AND REPORTS, ARCHITECTS AND/OR ARCHITECT'S FIELD OBSERVATIONS,
THE LIKE OF WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE
CONTRACTOR OF HIS/HER RESPONSIBILITY.
- 8-INCLUDED IN THE RESPONSIBILITIES OF ITEM 8. ARE THE FOLLOWING:
A-EXECUTION OF ALL WORKS IN A PROPER AND SAFE MANNER FOR ALL PERSONS,
EQUIPMENT AND PROPERTIES.
B-DESIGN, ARCHITECT, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND
TEMPORARY STRUCTURES.

DEFERRED SUBMMITALS ARE REQUIRED FOR:

- RAILINGS
- ROOFING TPO.
- DRIVEWAY AND PAVING
- LANDSCAPING AND IRRIGATION
- FENCING
- WINDOWS & DOORS

NO PART OF THIS PLAN OR DESIGN MAY BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL
(INCLUDING PHOTO COPYING, RECORDING OR
ANY INFORMATION RETRIEVAL SYSTEM).
WITHOUT THE WRITTEN APPROVAL OF ORLANDO
CASTRO ARCHITECT AND PERMATIVE WORKS OF
THIS PLAN MAY BE MADE WITHOUT PRIOR
WRITTEN PERMISSION. THE CONTRACTOR SHALL
VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS DEPICTED ON
THESE DRAWINGS. WRITTEN DIMENSIONS ON
THESE DRAWINGS SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS. THE ENGINEER
MUST BE NOTIFIED OF ANY DISCREPANCIES
FOUND AND ASSUMES NO LIABILITY FOR THE

CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:

BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO

ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

1	CITY COMMENTS.11/26/24
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ZONING SET

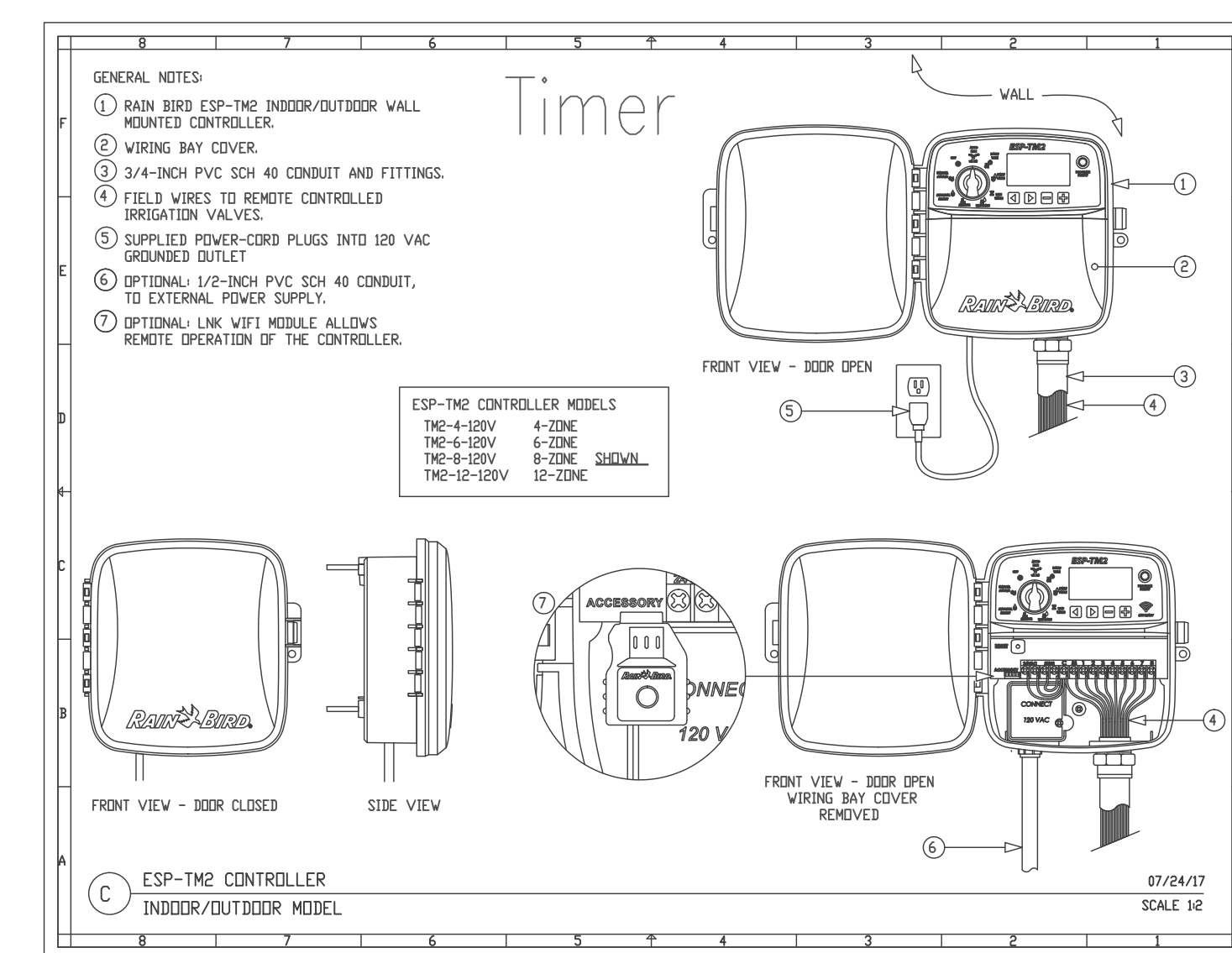
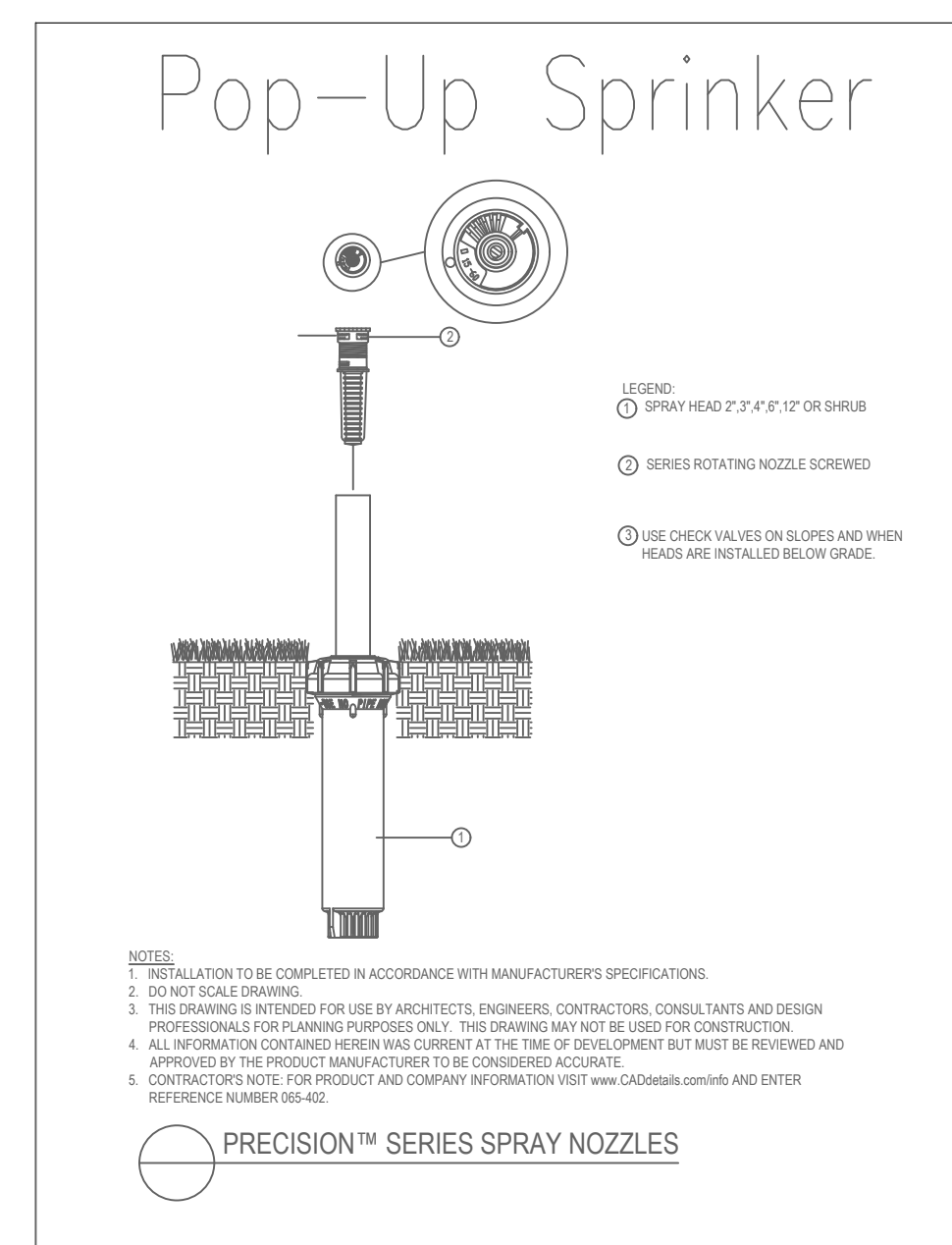
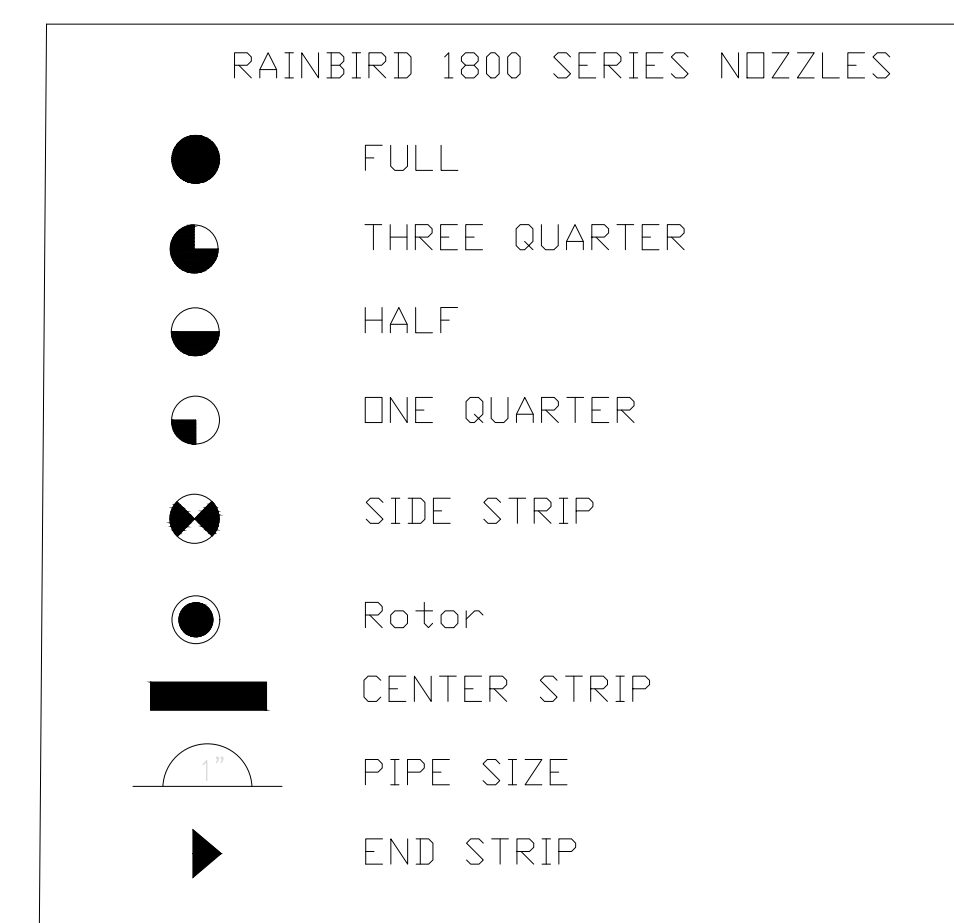
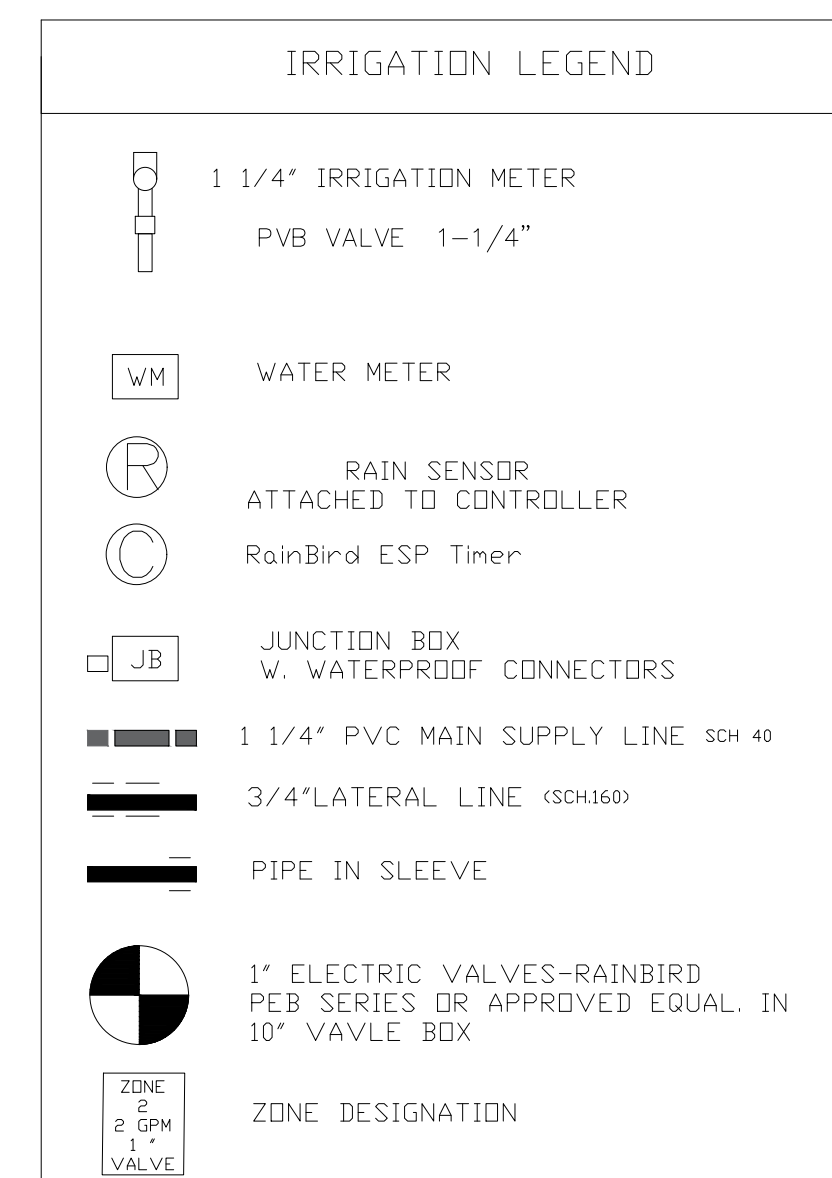
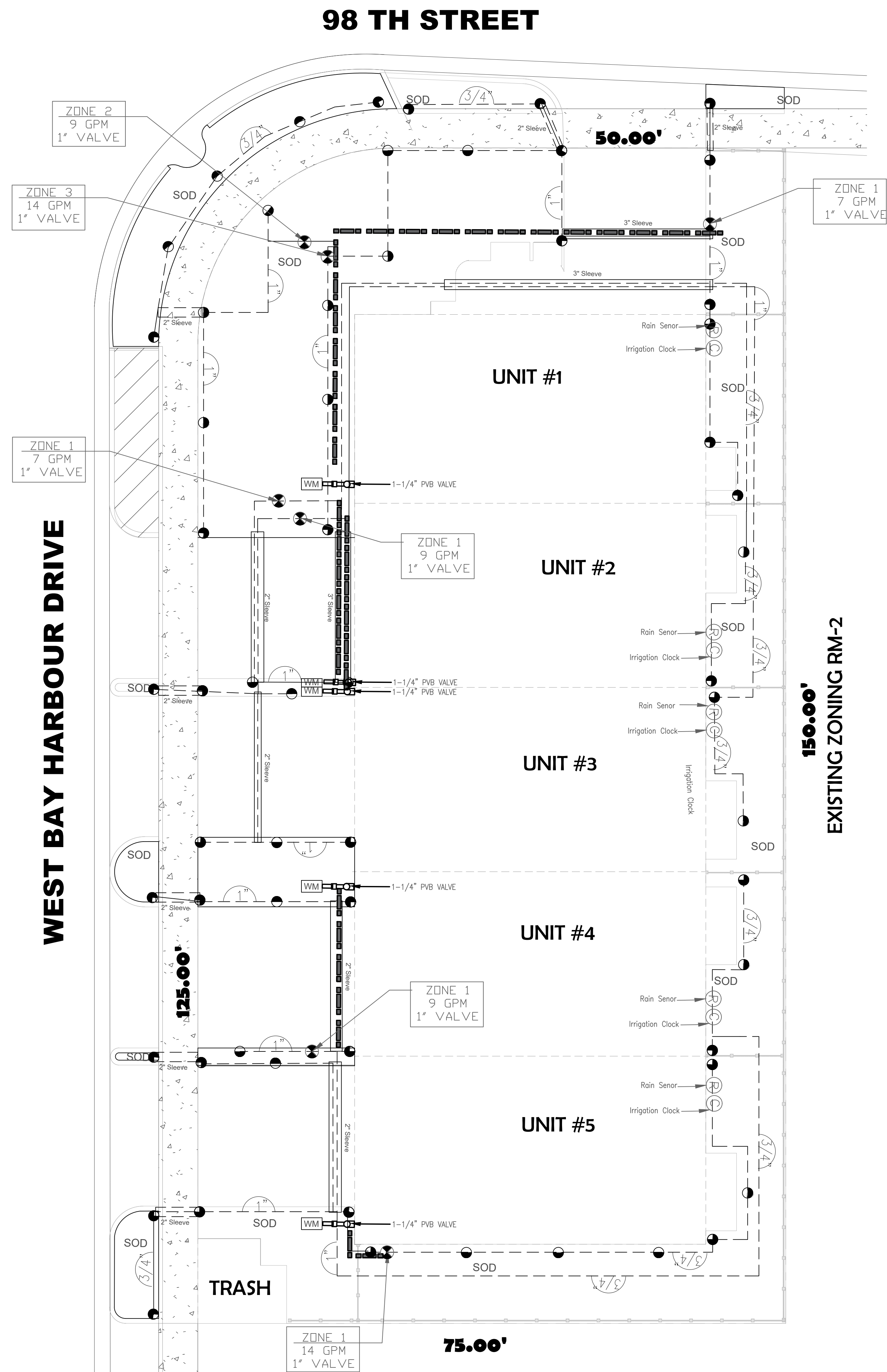
COVER
PAGE/
PROJECT
INFO.

SHEET

A000

OF

ARCHITECT



IRRIGATION NOTES:

1. The developer shall schedule a preconstruction meeting with the public works department plumbing inspector via the engineering department inspector prior to the commencement of the irrigation work. The developer, its Landscape architect, and its landscape contractor shall attend the meeting. the meeting shall be at a time and place acceptable to the inspector. the developer shall provide the landscape inspector with the contact information for its landscape architect, project manager, superintendent, and irrigation and landscape contractor at the meeting.

2. Developer shall submit a complete materials list and associate catalogue cuts for all manufactured materials to be incorporated in the work to the public works department prior to start of construction. the submittal shall be in bound form.

3. The work shall be constructed in accordance with the developers city approved plans, the city's irrigation and landscape standard drawings, the city approved irrigation and landscape materials list, the standard specification for public works construction, and these standards irrigation notes.

4. Review and approval of the developers plans by the city does not warrant that the plans are accurate and complete. The developer is solely responsible for accuracy and completeness of its drawing.

5. Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Location of irrigation improvements are subjected to public works department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.

6.All threaded fitting require Teflon tape.

7. Above ground irrigation system are not permitted.

8. Control wiring shall be color coded and labeled at the controller and all junctions.

9. All trees and palms will have bubblers.

10.Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service location with other trades to ensure they correspond with irrigation water points of connection and controller location. Electrical and water feeds from private source are not allowed.

11. Code Section 54.04 CONNECTION REQUIRED. (A) Where available, the owner of every lot or parcel of land within the city utility service district developed for public, commercial, office, industrial, warehousing and/or multifamily use(s) shall connect or cause to be connected, with the reclaimed water distribution system

12. System will have a 100 percent coverage with 50 percent over lap.

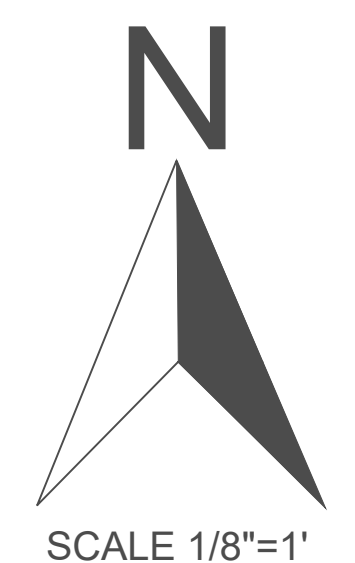
ENVIROSCAPE

4132 SW 51 ST
Dania Beach FL 33314

BAY HARBOR MULTI FAMILY

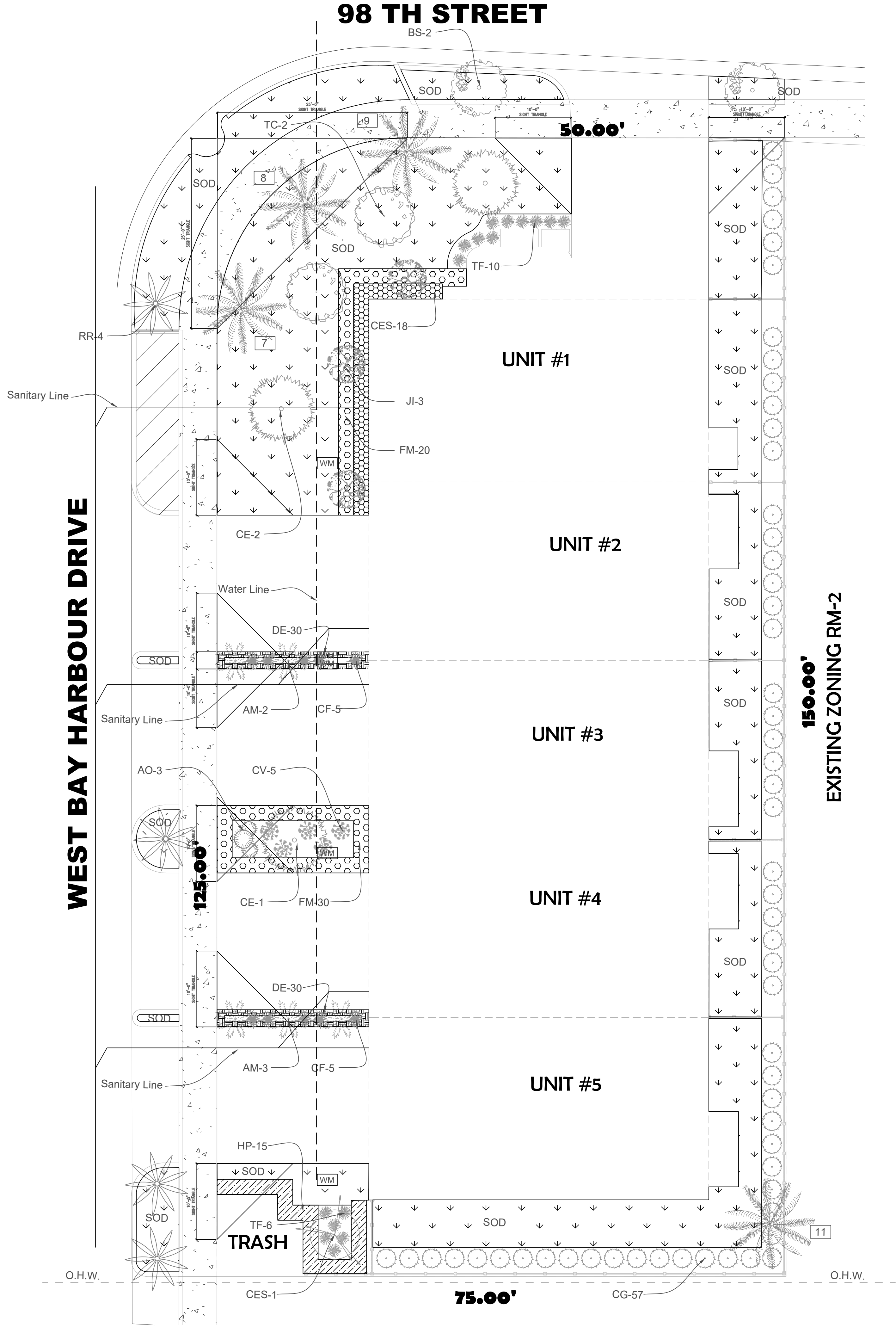
9761 West Bay Harbor
Bay Harbor Islands Florida

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CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	11/28/2024



SEAL

IR-1



PERVIOUS AREA KEY PLAN

TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	TPZ (FT)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT
7	Royal Palm	Roystonea regia	18	40	20	314.0	2.5	30	Good	Remain	
8	Royal Palm	Roystonea regia	20	40	20	314.0	2.5	30	Good	Remain	
9	Royal Palm	Roystonea regia	18	40	20	314.0	2.5	30	Good	Remain	
11	Alexander Palm	Ptychosperma elegans	2	18	10	78.5	2.5	11	Fair	Remain	

NUMBER SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CES	Conocarpus erectus var. sericeus	Silver Buttonwood	12" HT. 5' SPR. MIN. 2" Caliper 4" CT MIN	Yes	1	Low
CE	Conocarpus erectus	Green Buttonwood	12" HT. 5' SPR. MIN. 2" Caliper 4" CT MIN	Yes	3	Low
BS	Bursera simaruba	Gumbo Limbo	12" HT. 6' SPR. MIN. 3" Caliper , 4" CT	No	2	Low
TC	Tabebuia chrysotricha	Yellow Tabebuia	12' HT. 6' SPR. MIN. 3" Caliper , 4" CT	No	2	Medium
RR	Roystonea regia	Royal Palm	20' HT. 8' CT minimum 12" Cal	Yes	4	Low
AM	Adonidia merrillii	Christmas Palm	15' HT. 8' CT minimum 4" Cal	No	5	Medium
Shrubs and Groundcover						
TF	Tripsacum floridanum Dwarf	Dwarf Fakahatchee Grass	18" HT. X 12" Spr. Staggered	Yes	16	Low
DE	Duranta erecta	Gold Mound	18" HT X 18" Sprd. 24" O.C.	No	60	Medium
CG	Clusia guttifera	Clusia	24" HT. X 18" SPR. 24" O.C.	Yes	57	Low
FM	Ficus microcarpa	Green Island Ficus	18" HT X 18" Sprd. 24" O.C.	No	50	Low
SB	Conocarpus erectus var. sericeus	Silver buttonwood	36" HT X 24" Sprd. 30" O.C.	Yes	18	Low
JL	Jatropha integririma	Jatropha Tree	5' HT	No	3	Medium
CV	Codiaeum variegatum	Sloppy Painter	24" HT X 24" Sprd. 30" O.C.	No	5	Medium
CF	Cordyline fruticosa	Auntie Lu	24" HT X 24" Sprd. 30" O.C.	No	10	Medium
AO	Alcantarea odorata	Odorata	24" HT X 24" Sprd. 30" O.C.	No	3	Low
SOD	Palmetto	ON SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 2,187 S.F.
SOD	Palmetto	OFF SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 520 S.F.
NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD						

City of MIAMI DADE COUNTY LANDSCAPE REQUIREMENTS

SITE CALCULATIONS

TOTAL SITE AREA11,250 SQFT

IMPERVIOUS AREA7,548 SQFT

PERVIOUS AREA3,702 SQFT

Site Tree

(8) Required / (10) Provided Dahoon Holly

(3) Green Buttonwood (2) Yellow Tabebuia (5) Christmas Palm

STREET TREE 1 per 35' Lined FT

125 TOTAL L.F. ALONG WEST BAY HARBOUR DRIVE

(4) Required / (4) ROYAL PALM Provided

50 TOTAL L.F. ALONG 98th Street

(2) Required / (2) GUMBO LIMBO Provided

Site Shrubs

(10) Shrubs per (1) Provided Tree

(130) Required/ (237) Provided

30% TREES SHALL BE NATIVE/ FLORIDA FRIENDLY PROVIDED AS REQUIRED, SEE PLANT SCHEDULE.

(13) TREES PROVIDED

(4) Required / (8) Provided

30% SHRUBS SHALL BE NATIVE/ FLORIDA FRIENDLY PROVIDED AS REQUIRED, SEE PLANT SCHEDULE.

(227) SHRUBS PROVIDED

(72) Required / (911) Provided

TOTAL SOD AREA 59%

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)

Zoning District: RM-2 Net Lot Area: 26 acres 11,250 square feet

OPEN SPACE

A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 11,250 square feet x .25% = 2,812 square feet

B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces = 4 x 10 square feet per parking space = 40

C. Total square feet of landscaped open space required by Chapter 33 = A + B = 2,812 + 40 = 2,852

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 33 = 2,852

B. Maximum lawn area (St. Augustine sod) permitted = 60% x 2,852 square feet = 1,711.2

TREES

A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = 28 trees x net lot acreage = 28 x 26 = 728

B. 30% palm trees allowed (two palms = one tree) Palms provided = 10

C. Percentage of native trees required = the number of trees provided x 30% = 218

D. Street trees (max. average spacing of 35' o.c.): 125 linear feet along street + 35 = 160

E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 50 linear feet along street + 25 = 75

F. Total number of trees provided = 10 + 218 + 160 + 75 = 453

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required = 7280

B. The number of shrubs required x 30% = the number of native shrubs required = 2184

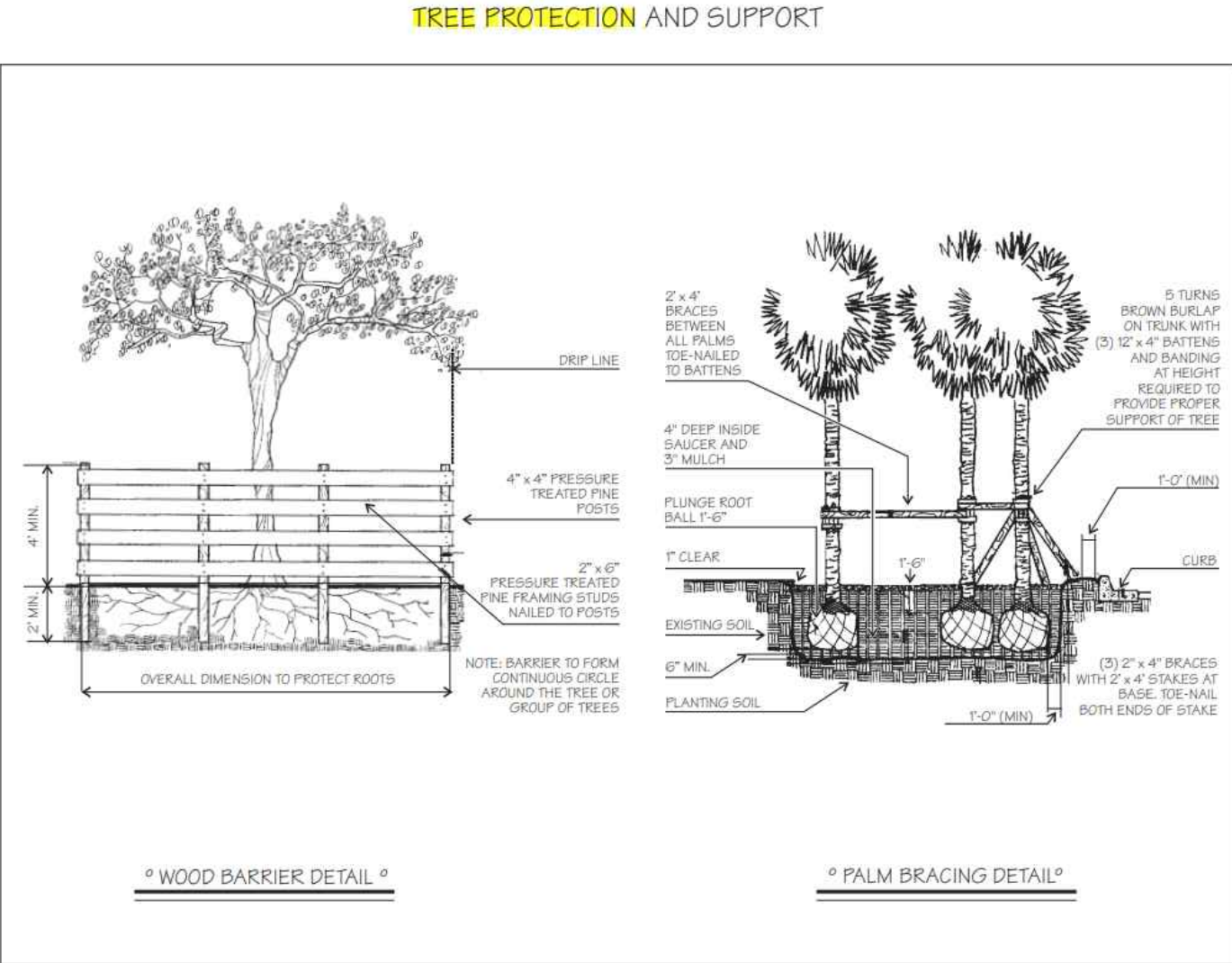
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation or hose bib provided.

TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN		PLANT NAME	NATIVE SPECIES	CALIPER	HEIGHT	CANOPY DIAMETER	QUANTITY			
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity	Estimated at maturity

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio

ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.



ENVIROSCOPE

4132 SW 51 ST
Dania Beach FL 33314

BAY HARBOR MULTI FAMILY

9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:

CHECKED BY:

JOB NUMBER: A-01.d

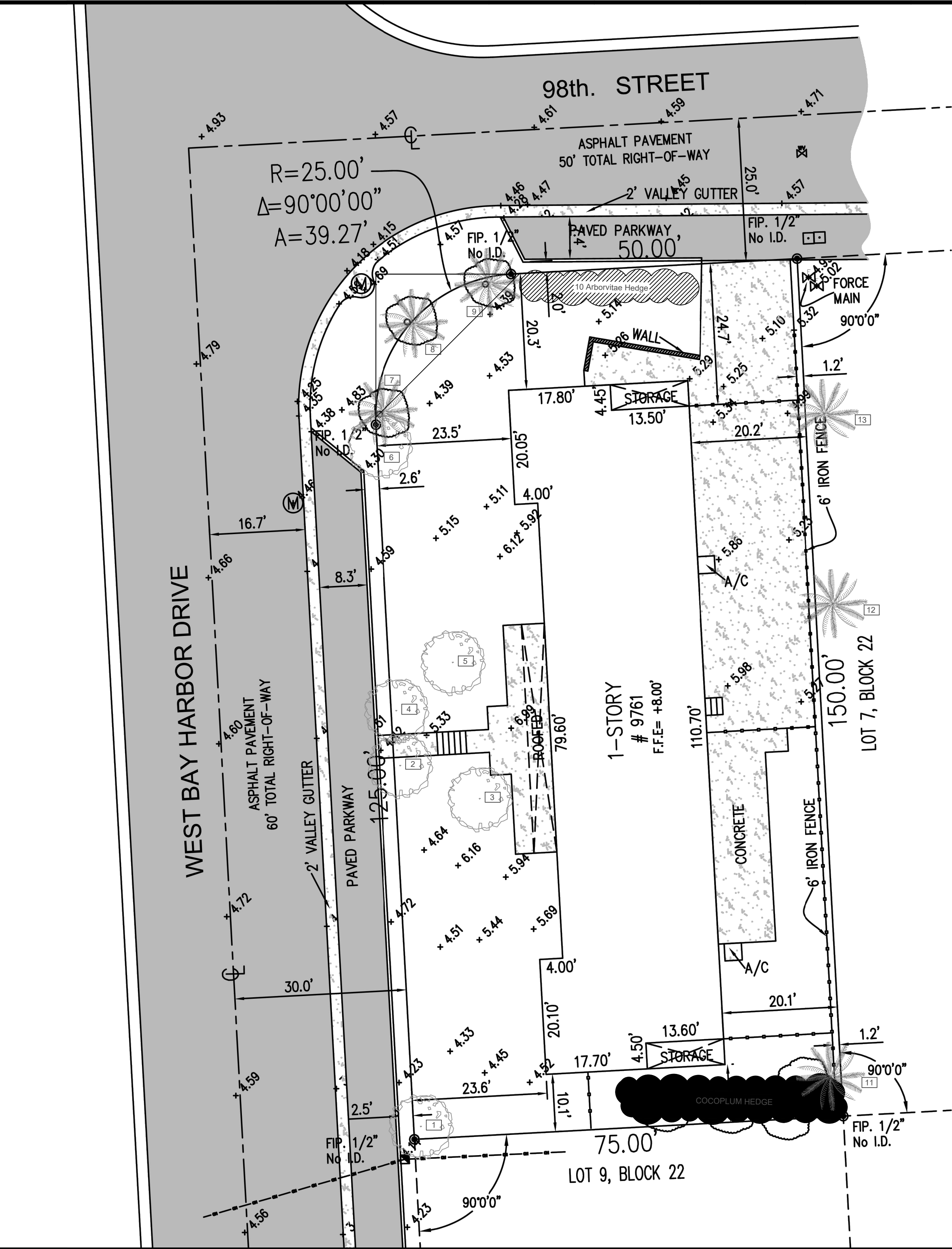
DATE: 11/28/2024

N

SCALE 1/8"=1'

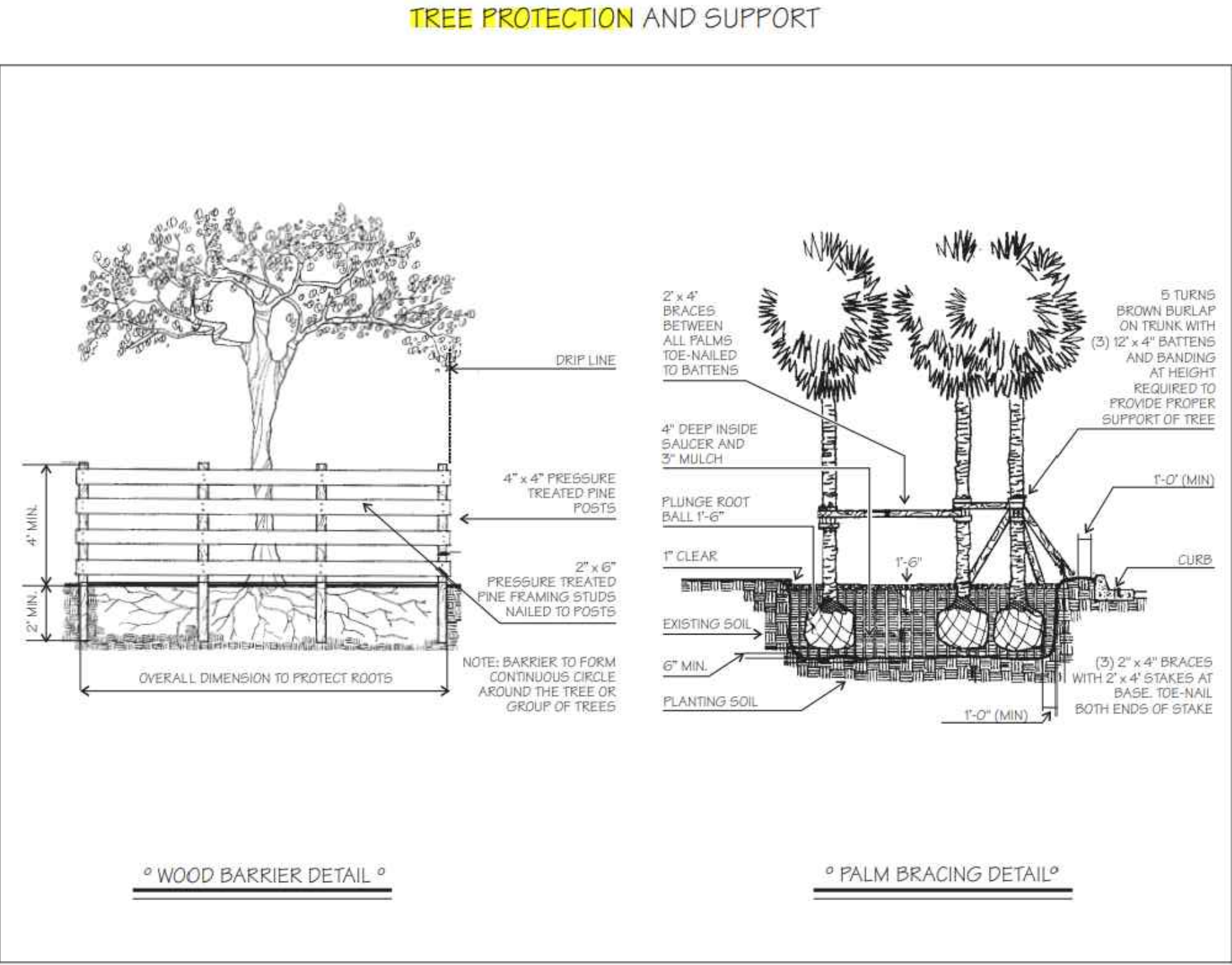
SEAL

L-1



UNLIMITED SURVEYING SERVICES, LLC		FLOOD ELEVATION INFO	
W. 43rd TERRACE MIAMI, FLORIDA 33165		Date of Field Work: 09-17-2009	
PHONE: 786-970-7577		DATE OF FIRM: 09/11/2009	
E-MAIL: arodriguez0525@comcast.net		COMMUNITY No: 120637/BAY 1	
EST BAY HARBOR 9761 LLC		PANEL: 0144 SUFFIX: L	
TYPE OF PROJECT:		ZONE: AE	
SKETCH OF SURVEY		BASE FLOOD ELEVATION: +8'	
		BENCHMARK NO: MIAMI-DADE	
		ELEVATION:	

TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A											
KEY	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	TPZ (FT)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT
1	Arbovitae	Thuja occidentalis	6	15	10	78.5	6.0		Poor	Remove	
2	Arbovitae	Thuja occidentalis	6	15	10	78.5	6.0		Poor	Remove	
3	Song of Jamaica	(Dracaena reflexa	4	20	18	254.3	4.0		Fair	Remove	Exotic
4	Arbovitae	Thuja occidentalis	6	15	10	78.5	6.0		Poor	Remove	
5	Arbovitae	Thuja occidentalis	6	15	10	78.5	6.0		Poor	Remove	
6	Arbovitae	Thuja occidentalis	6	15	10	78.5	6.0		Poor	Remove	
7	Royal Palm	Roystonea regia	18	40	20	314.0	2.5	30	Good	Remain	
8	Royal Palm	Roystonea regia	20	40	20	314.0	2.5	30	Good	Remain	
9	Royal Palm	Roystonea regia	18	40	20	314.0	2.5	30	Good	Remain	
10	Arbovitae Hedge	Thuja occidentalis	6	15	10	78.5	6.0		Poor	Remove	
11	Alexander Palm	Ptychosperma elegans	2	18	10	78.5	2.5	11	Fair	Remain	
12	Traveler Palm	Ravenala madagascariensis	6	30	27	572.3	6.0		Fair	Remain	Neighbors Tree
13	Montgomery Palm	Veitchia arecina	5	30	15	176.6	2.5	22	Fair	Remain	Neighbors Tree



Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

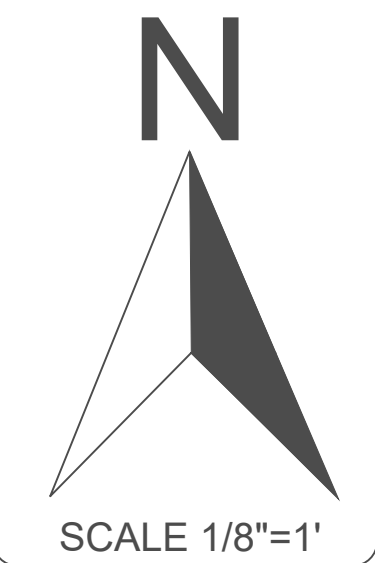
ENVIROSCOPE

4132 SW 51 ST
Dania Beach FL 33314

BAY HARBOR MULTI FAMILY

9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	11/27/2024



SEAL

TD-1



ZONING MAP

1 3/4" = 1'-0"

LEGAL DESCRIPTION
LOT 6, IN BLOCK 22, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION NOTES:

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". . (ASCE 24-14 CH. 7.0).

ENCLOSED AREAS BELOW THE DFE OR, THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (ASCE 24-14 4.6.2)

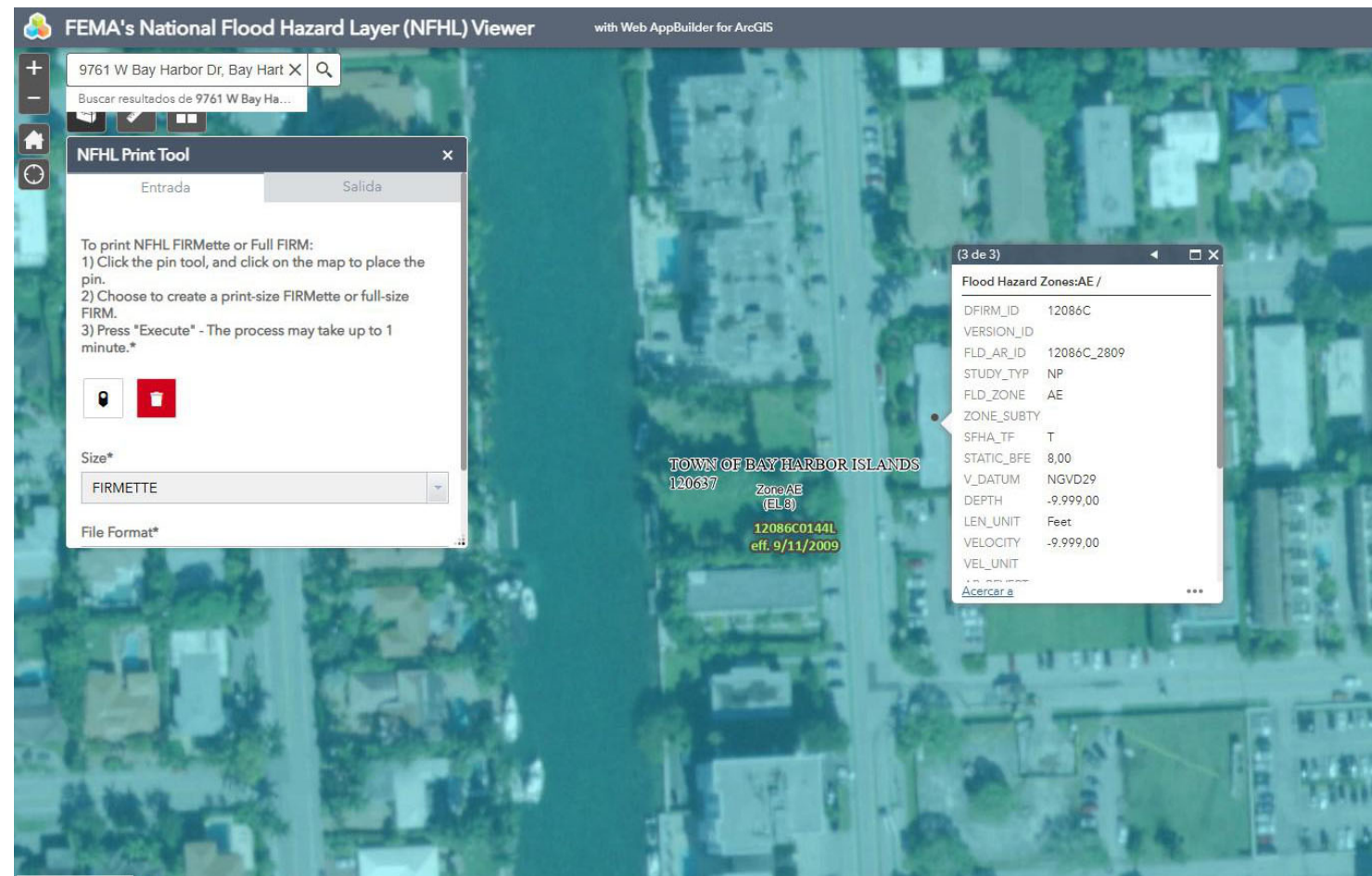
"ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION, OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL". (ASCE 24-14 . (ASCE 24-14 CH. 5.0)

TERMITE PROTECTION NOTE:

TERMITE PROTECTION SHALL BE PROVIDE BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

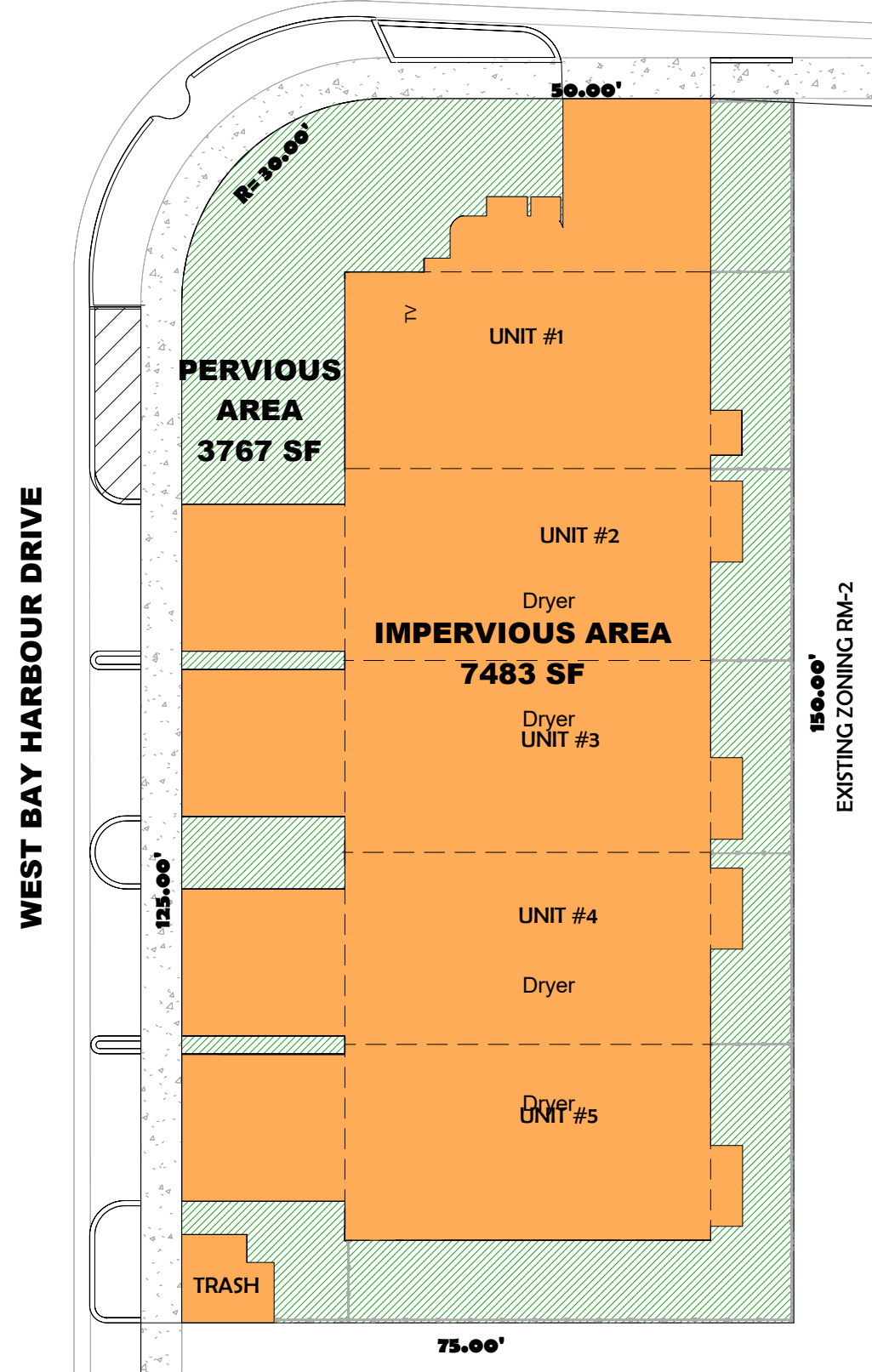


FLOOD ZONE MAP

1ST FLOOR LOT COVERAGE

2 1" = 20'-0"

98 TH STREET



LOT COVERAGE
5625 SF (50%) MAX. AT 1ST FLOOR
5305 SF (47.1%) PROPOSED

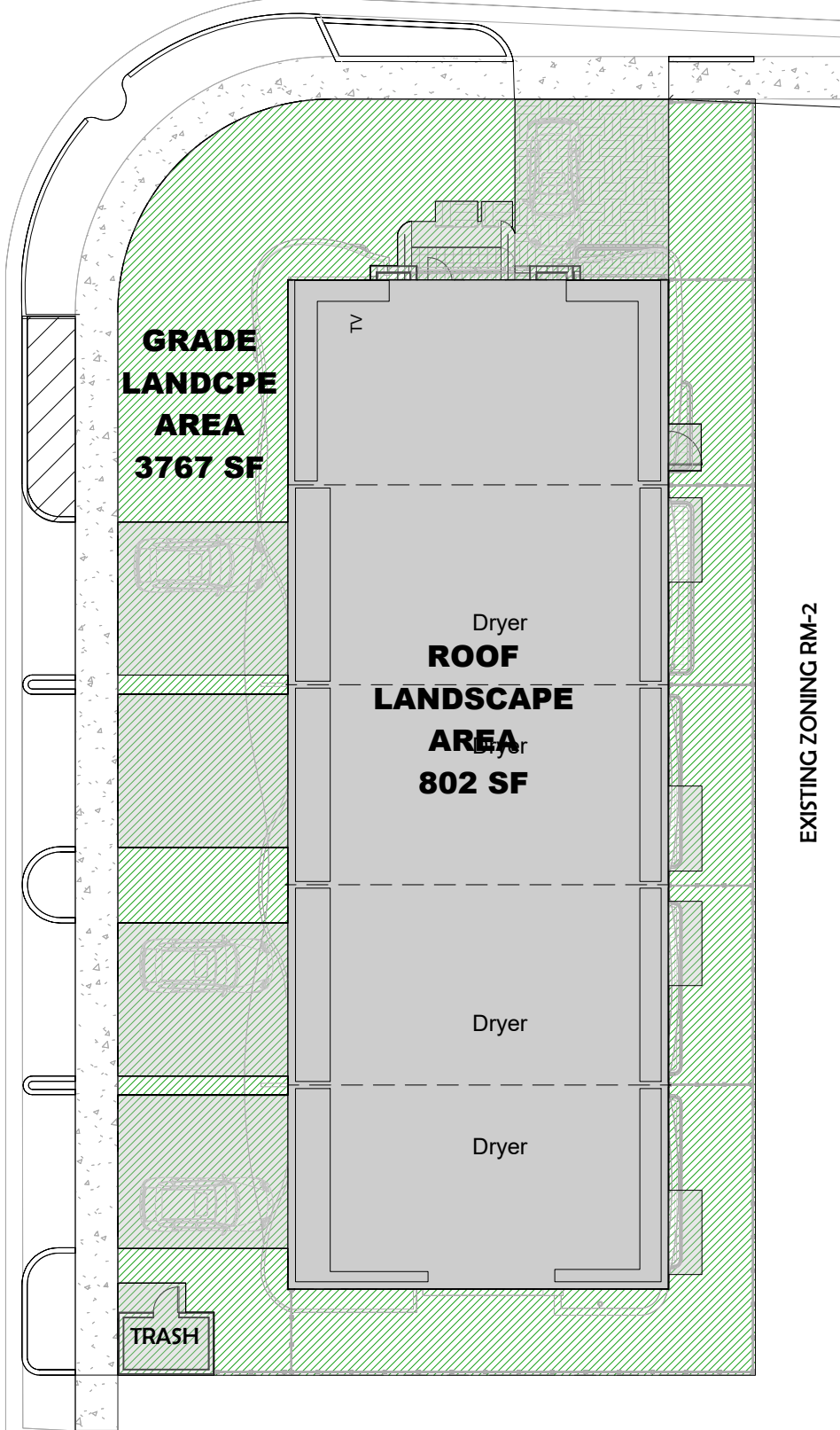
4 1" = 20'-0"

PERVIOUS AREA PLAN

UNDERSTORY LOT CALCULATIONS

3 1" = 20'-0"

98 TH STREET



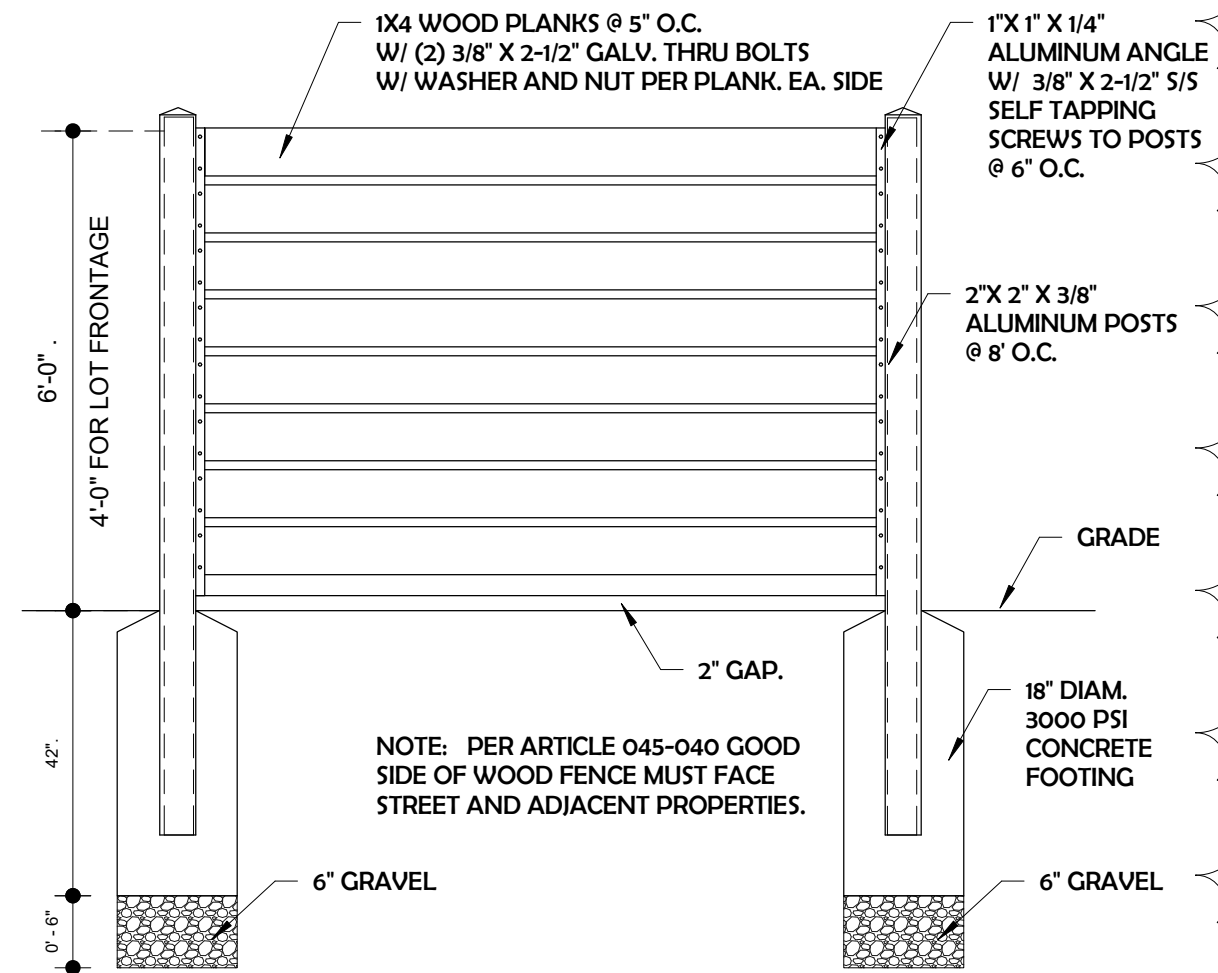
LANDSCAPE AREA KEY PLAN	REQ'D	PROVIDED
GRADE LEVEL LANDSCAPE AREA		= 3767 SF
ROOF LANDSCAPE AREA (15% MIN.) =	795 SF	= 802 SF

LANDSCAPED AREAS

5 1" = 20'-0"

FENCE KEY PLAN

6 1" = 20'-0"



TYP. FENCE DETAIL

7 3/4" = 1'-0"

ADDITIONAL DATA

	REQUIRED	PROPOSED
CROWN OF ROAD	+ 4.79 NGVD	
MAX. HEIGHT FROM DFE	30'	30'
FLOOD ZONE	AE	AE
BASE FLOOD ELEV.	-8.00 NGVD	
PROPOSES F.F.E (D.F.E)		9.00 NGVD
GRADE ELEVATION LOW/ HIGH	5.10 / 5.75 NGVD	5.10 / 5.75 NGVD
LOWEST ELEV OF EQUIP.	9.00 NGVD	39.00' NGVD

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CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:

BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO

ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL america-gcs@hotmail.com

JOB NUMBER:

2024-0010

DATE:

10-25-2024

DRAWN BY:

ALBO

CHECKED BY:

O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET

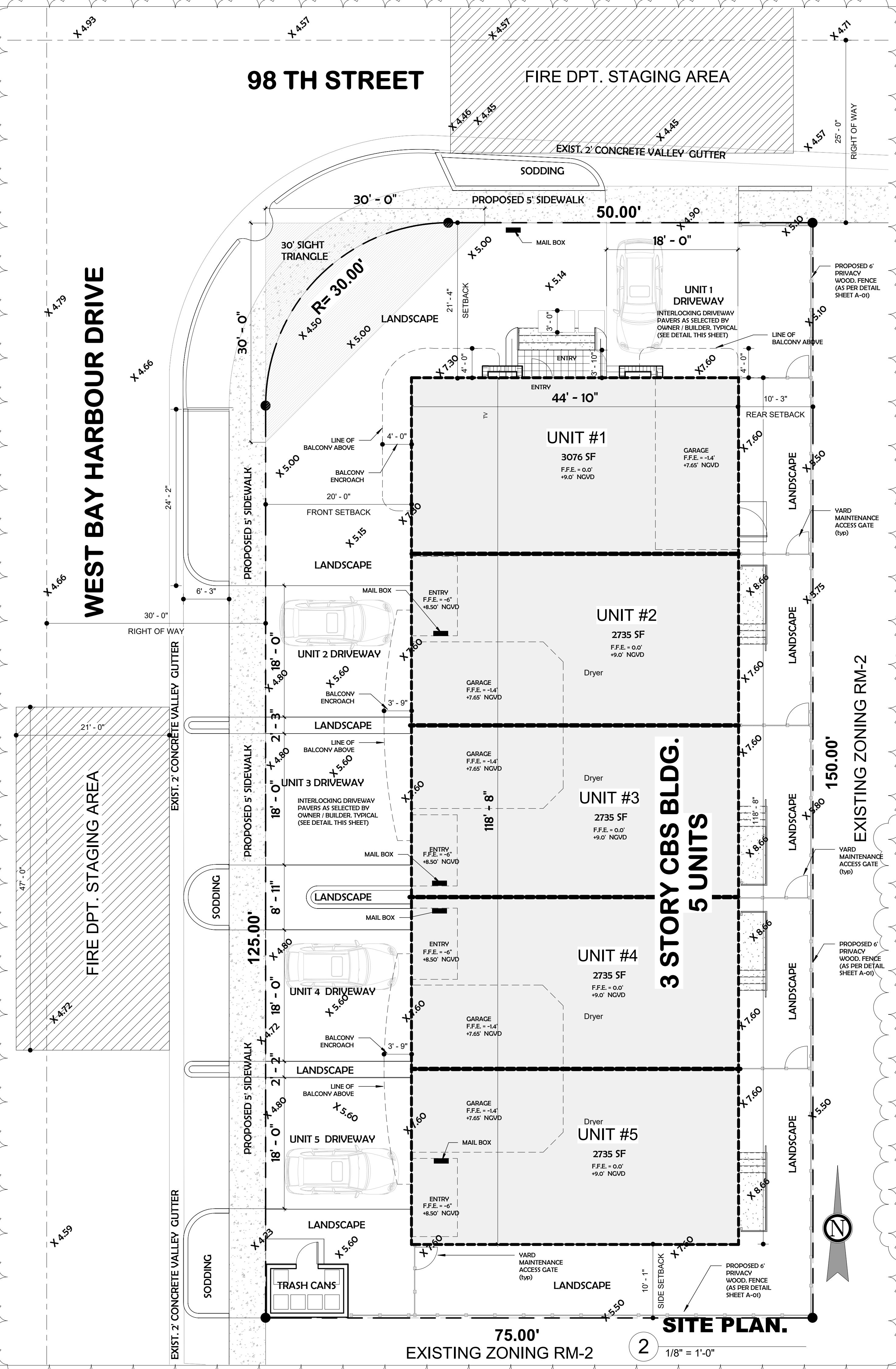
SITE PLAN GENERAL DETAILS

SHEET

A-01

OF

ARCHITECT

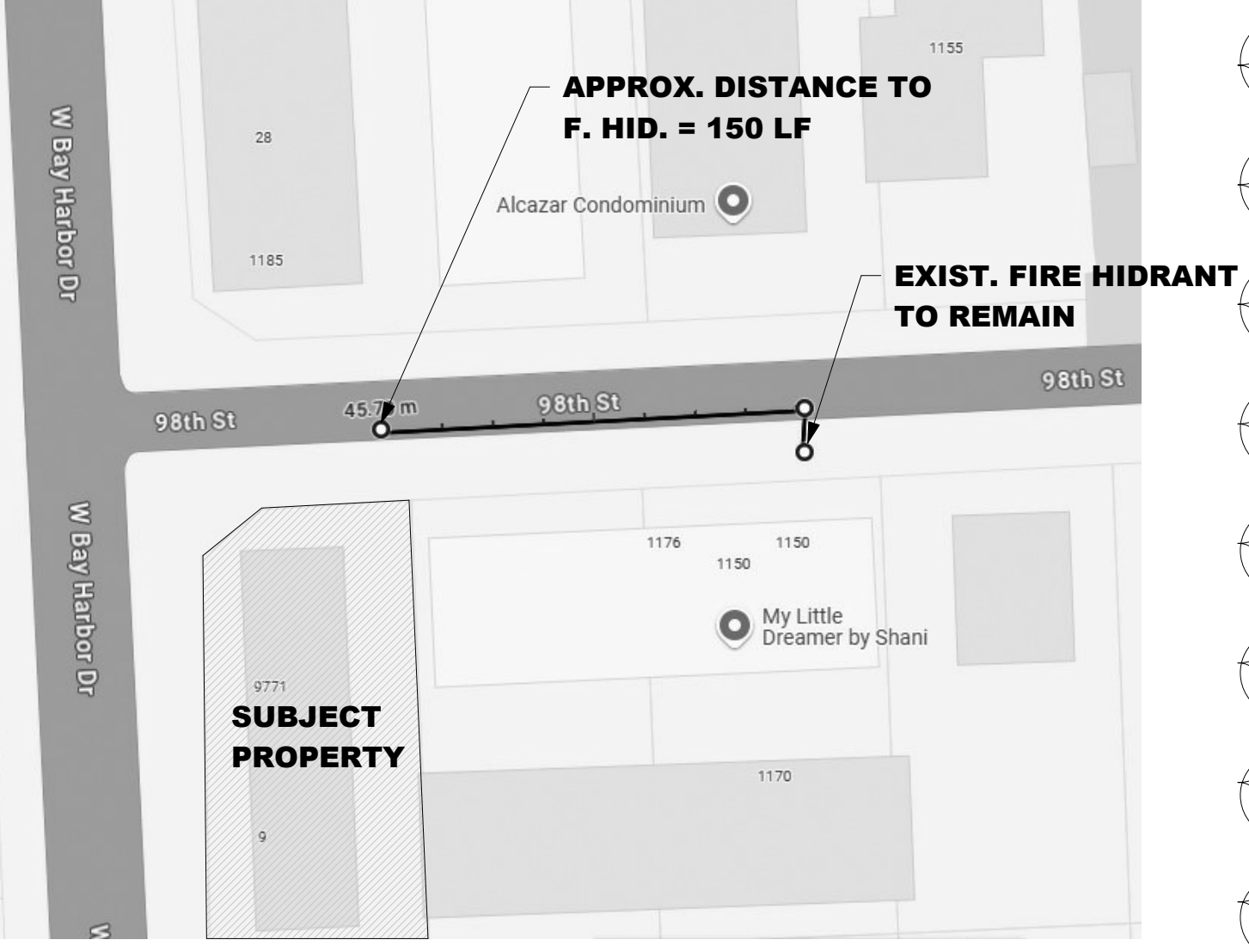
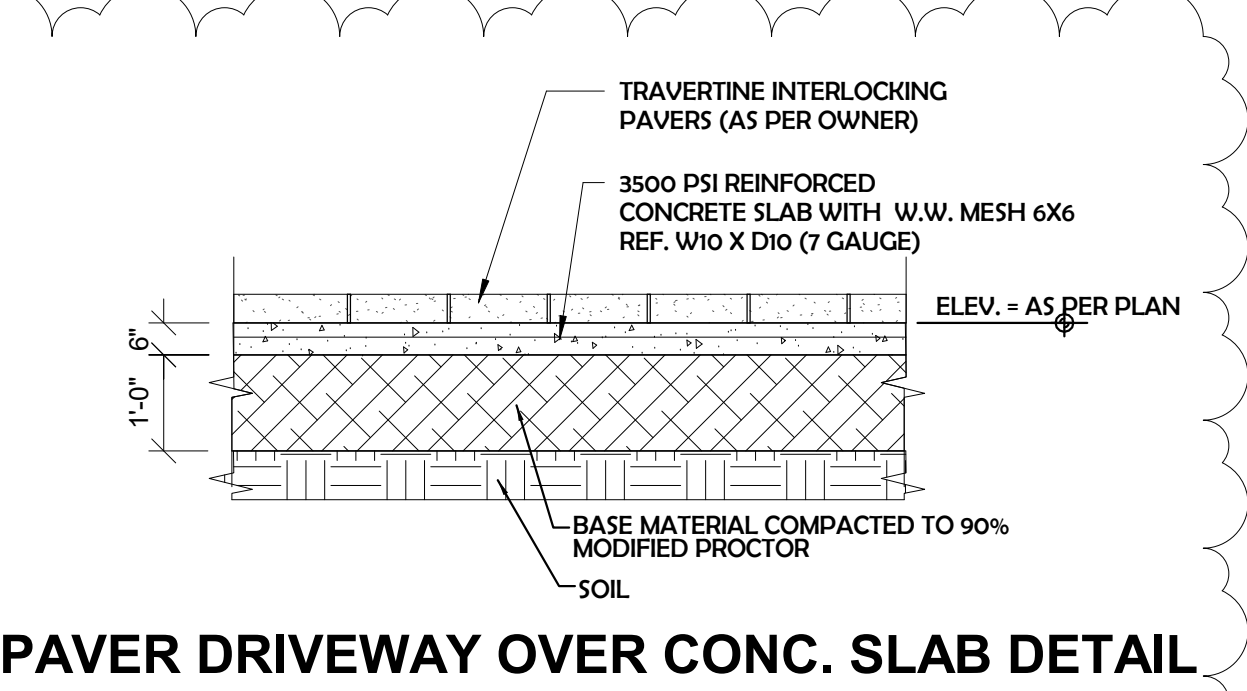


BUILDING CODE DATA

1- BUILDING CODE FBC 2023 RESIDENTIAL 8TH EDITION
2- OCCUPANCY = R-2
3- TYPE OF CONSTRUCTION III B

LEGAL DESCRIPTION
LOT 8, IN BLOCK 22, OF " BAY HARBOR ISLAND "
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK **46** AT PAGE **5** OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY , FLORIDA.

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



ZONING CODES APPLICATION			
FOLIO		13-2227-001-3820	
	PROVIDED		REQUIRED
ZONING DISTRICT - CODE	RM-2 Multiple Fam. Res. District		RM-2
LOT'S LAND USE DESIGNATION	MH - MEDIUM HIGH DENSITY RESIDENTIAL (6-34 DU / AC)		MH - MEDIUM HIGH DENSITY RESIDENTIAL (6-34 DU / AC)
GENERAL LOCATION	9761 WEST BAY HARBOUR DRIVE		
LOT AREA	11,250 S.F. 0.2582 ACRES		11,250 S.F. 0.2582 ACRES
CONSTRUCTION DENSITY MAX.	5 DU PROPOSED		6-34 DU/ACRE = 8 ALLW
PERVIOUS AREA. / GREEN SPACE	3702 SF	32.91%	25% MIN. = 2812 SF MIN.
IMPERVIOUS AREA.	7548 SF	67.09%	N/A
HEIGHT MAX. TO TOP OF ROOF	3 STORIES	T.O.R 30'	65 FT. MAX ABOVE BFE + 1' FBC FREEBOARD
BUILDING FOOTPRINT AREA	5317 SF = 47.26 %		
SETBACKS			
FRONT SETBACK	20' - 0"		20 FT
REAR	10' - 2"		10 FT
SIDE SETBACK (8% of Lot/W Min)	10'-00" Ft		10 FT
SIDE FACING STREET SETBACK (8% of Lot/W Min)	20'-8" Ft		10 FT
PARKING SPACES			
PARKING REQ'D = 2 SPACES / DWELLING (*5 DW) = 10 SPACES 10 PARKING SPACES REQUIRED. 10 SPACES PROVIDED. / LOADING ZONE REQ'D (NONE)			
PROJECT PROPOSAL SUMMARY			UNIT #
UNITS 3 STORY , RMS/BTHS 4/ 4		5 UN	
U/A CONSTRUCTION AREA		13,147 SF	
GARAGES		1,307 SF	
TOTAL AREA U/A		12,731 SF	
PRIVATE BALCONIES & TERRACES		5,512 SF	
TOTAL CONSTRUCTION AREA		19,672 SF	
FLOOD ZONE		AE	
BASE FLOOD ELEVATION		+8.00'	+8.00'
PROP. F.F. ELEVATION / DFE.		+9.00'	+9.00'
PANEL NUMBER		0144	0144
LOWEST ELEV. OF EQUIP.		39.00 NGVD	9.00 NGVD
HIGHEST CROWN ELEV.		4.79	4.79
GRADE ELEVATION (LOWEST / HIGHEST)		5.10 / 5.75	5.10 / 5.75
AREA SCHEDULE PER DWELLING UNIT UNIT 1 RMS/BTHS 4/ 4			
1ST FLOOR UNDER AIR / LIVING AREA		760 SF	
2ND FLOOR UNDER AIR / LIVING AREA		963 SF	
3RD FLOOR UNDER AIR / LIVING AREA		1002 SF	
TERRACE UNDER AIR / LIVING AREA		128 SF	
GARAGE		350 SF	
MAIN TERRACE		870 SF	
MAIN TERRACE LANDSCAPE REQ'D (15%)		166 SF	129 SF REQ'D
TOTAL BALCONIES		358 SF	
TOTAL UNDER AIR AREA		2853 SF	
TOTAL D.U. + GARAGE + TERRACES		4431 SF	
TYP. UNIT 2-5 RMS/BTHS 4/ 4			
1ST FLOOR UNDER AIR / LIVING AREA		715 SF	
2ND FLOOR UNDER AIR / LIVING AREA		783 SF	
3RD FLOOR UNDER AIR / LIVING AREA		891 SF	
TERRACE UNDER AIR / LIVING AREA		140 SF	
GARAGE		265 SF	
MAIN TERRACE		796 SF	
MAIN TERRACE LANDSCAPE REQ'D (15%)		(150 SF)	120 SF REQ'D
TOTAL BALCONIES		247 SF	
TOTAL UNDER AIR AREA		2529 SF	
TOTAL D.U. + GARAGE + TERRACES		3837 SF	

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BAY HARBOR ISLANDS, FLORIDA
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PROJECT:
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PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET
SITE PLAN

SHEET

A-02

OF

ARCHITECT

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ADDRESS: 9039 WEST
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PLANTATION FL. 33322

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REVISIONS

1	CITY COMMENTS.11/26/24
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ZONING SET

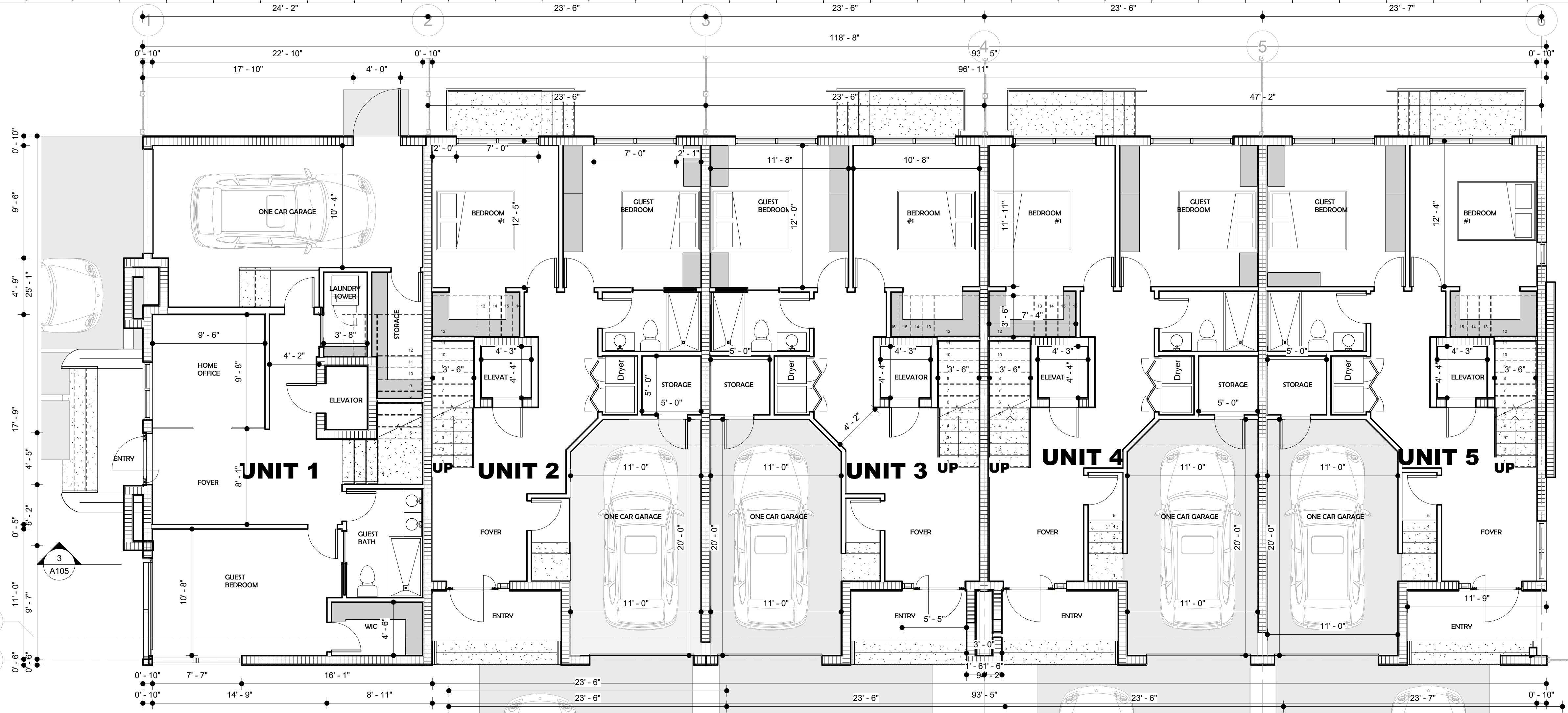
PROPOSED
1ST & 2ND
FLOOR
PLAN

SHEET

A101

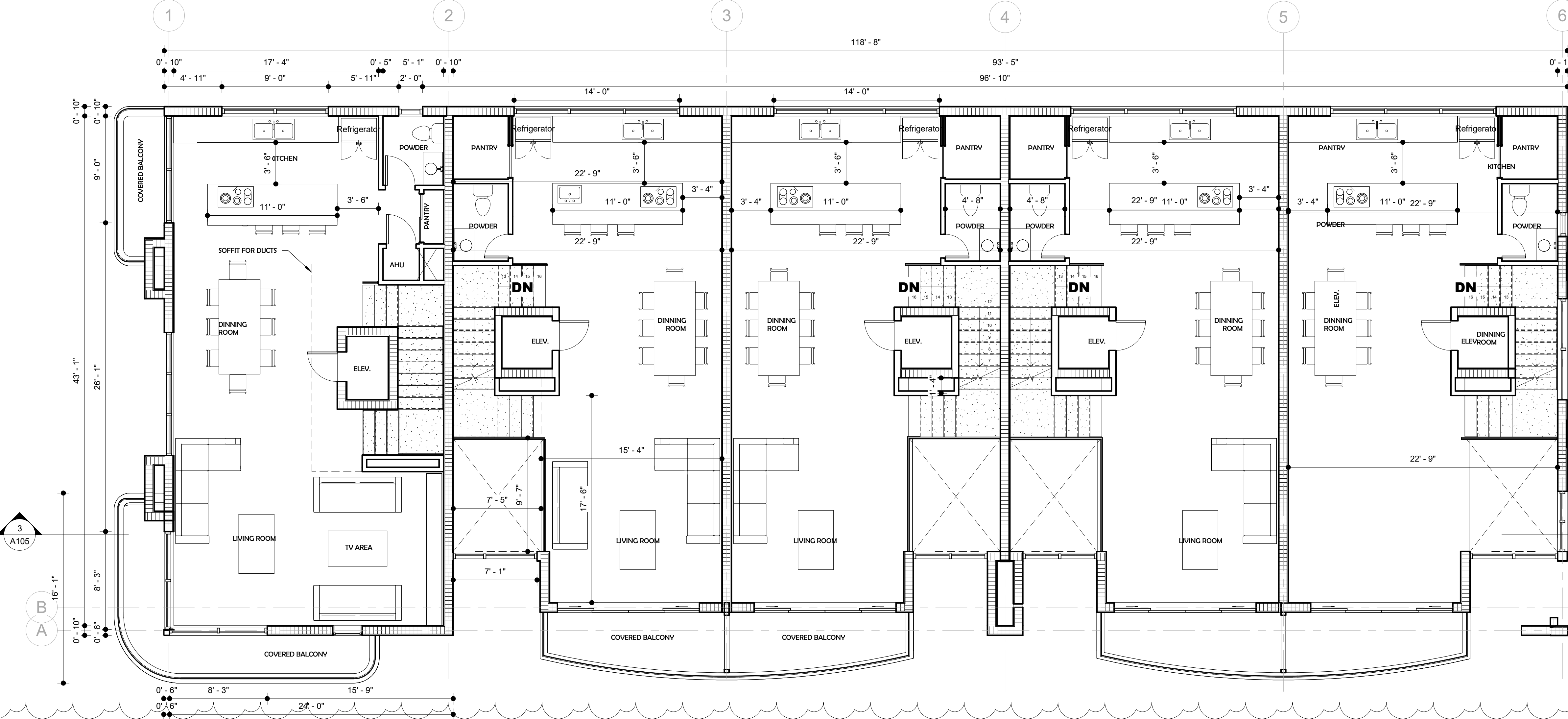
OF

ARCHITECT



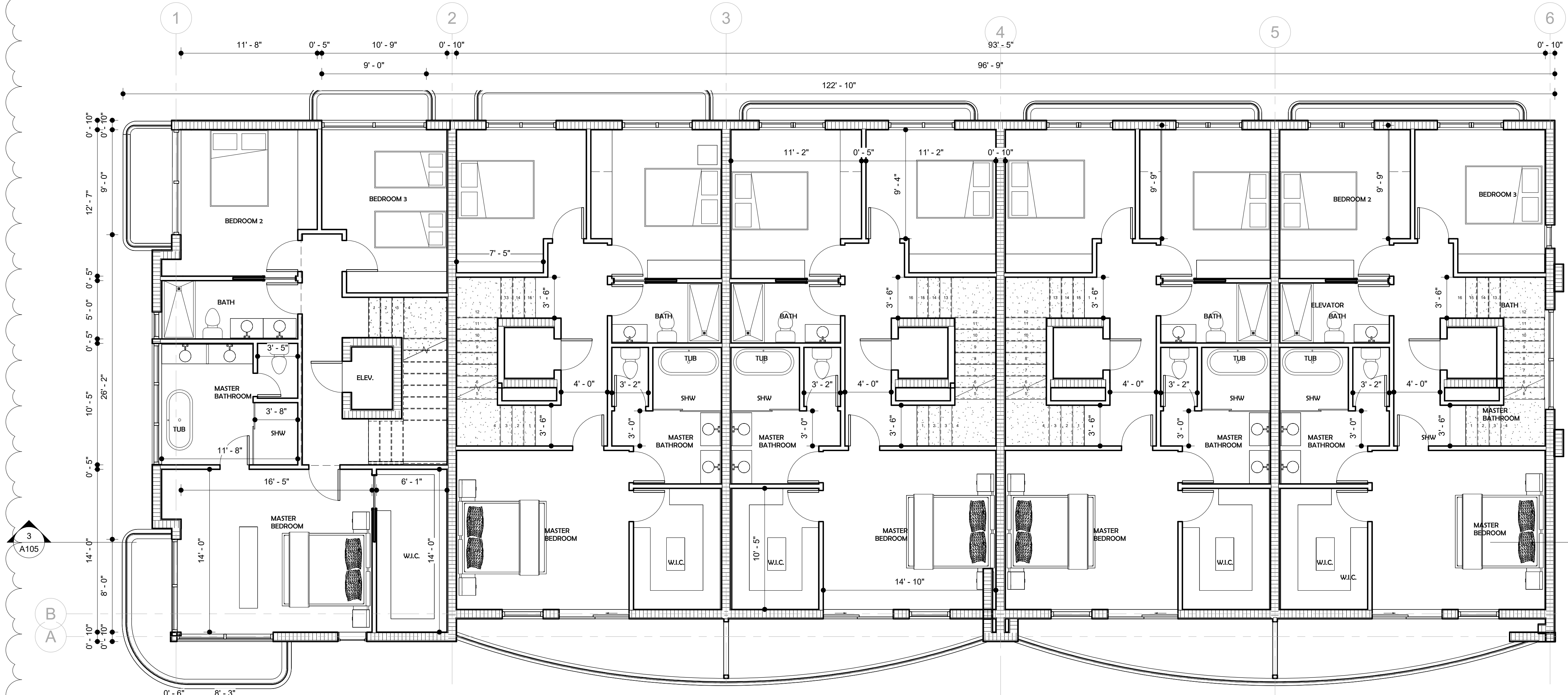
1ST FLOOR PLAN

3/16" = 1'-0"



2ND FLOOR PLAN

3/16" = 1'-0"



3RD FLOOR PLAN
1 3/16" = 1'-0"



TERRACE FLOOR PLAN
2 3/16" = 1'-0"

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CLIENT NAME AND ADDRESS:
WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:
BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322
PH: (954) 474-0220
EMAIL: america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

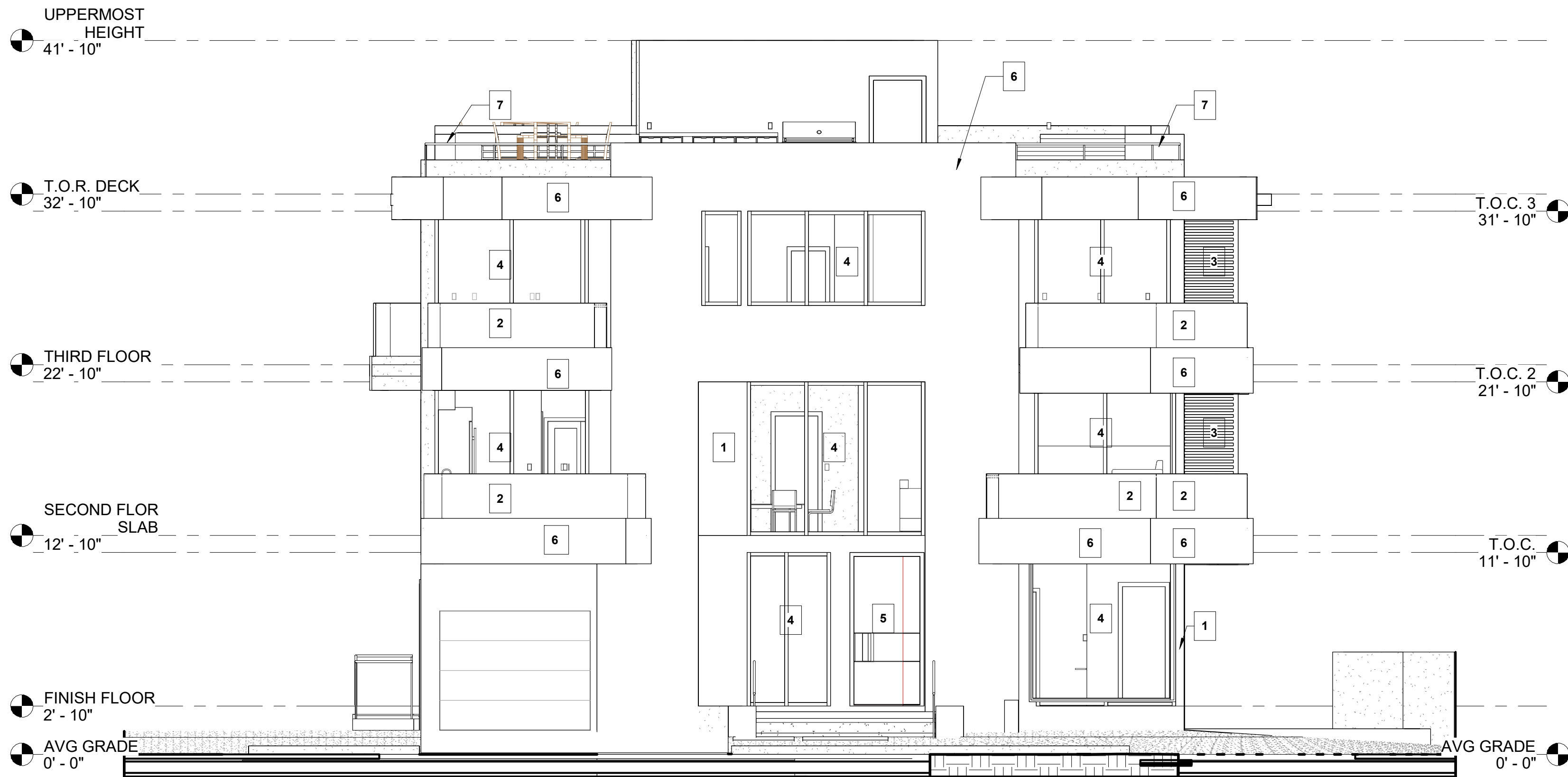
ZONING SET
PROPOSED
3RD &
TERRACE
FLOOR
PLAN

SHEET

A102

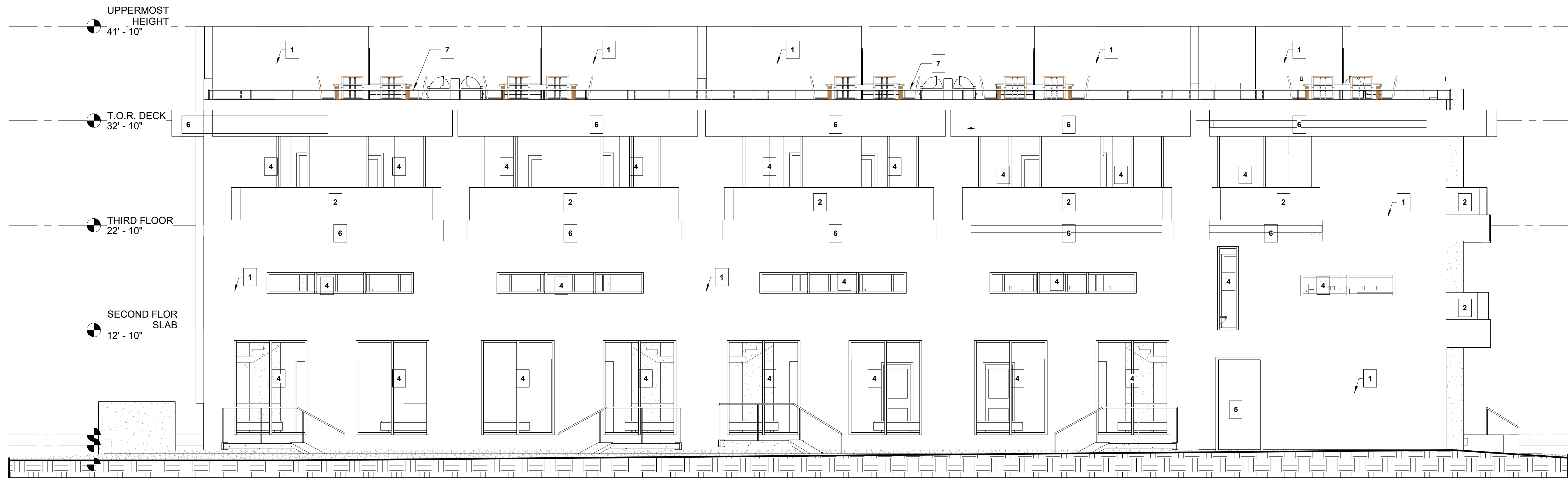
OF

ARCHITECT



3 LEFT ELEVATION

EXTERIOR FACADES FINISH SCHEDULE				
No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	RAILINGS	TEMPERED OR LAMINATED GLASS RAILINGS	BRONZE COLOR LAMNATED OR TEMPERED GLASS W/ BRONZE COLOR ALUMINUM TOP RAIL	
3	BALCONY ACCENT TRELLIS	POWDER COATED ALUMINUM TUBING TRELLIS	WOOD PATTERN POWDER COATED NATURAL OAK COLOR AS PER MANUF.	
4	GLAZING	COLORLED GLAZING / TINTED FLOAT (LIGHT REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	
5	FRONT DOOR	WOOD PIVOT DOOR W/ SIDELITES W/ BIOMETRIC SECURITY SYSTEM	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
6	FACADE ACCENTS / TILING	TRAVERTINE MARBLE TILING CLADDING	TRAVERTINE MARBLE TILES	
7	TERRACE RAILING	ALUMINUM RAILING W/ CABLES	BRONZE COLOR POWDER COATED ALUMINUM RAILING W/ SIS CABLES	
8	SITE & PRIVACY FENCE	WOOD SLATS W/ METAL FRAME AS PER MANUF. SPECS	WOOD SLATS AND BLACK METAL POSTS	
9	GARAGE DOOR	OVERHEAD WOOD GARAGE DOOR	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
10	EXTERIOR AREAS CEILING	PVC SLATS CEILING	PVC - OAK WOOD COLOR AS PER MANUF.	



2 REAR ELEVATION

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ORLANDO CASTRO

ARCHITECT.

AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220

EMAIL america.gcs@hotmail.com

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ALBO

CHECKED BY:

O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET

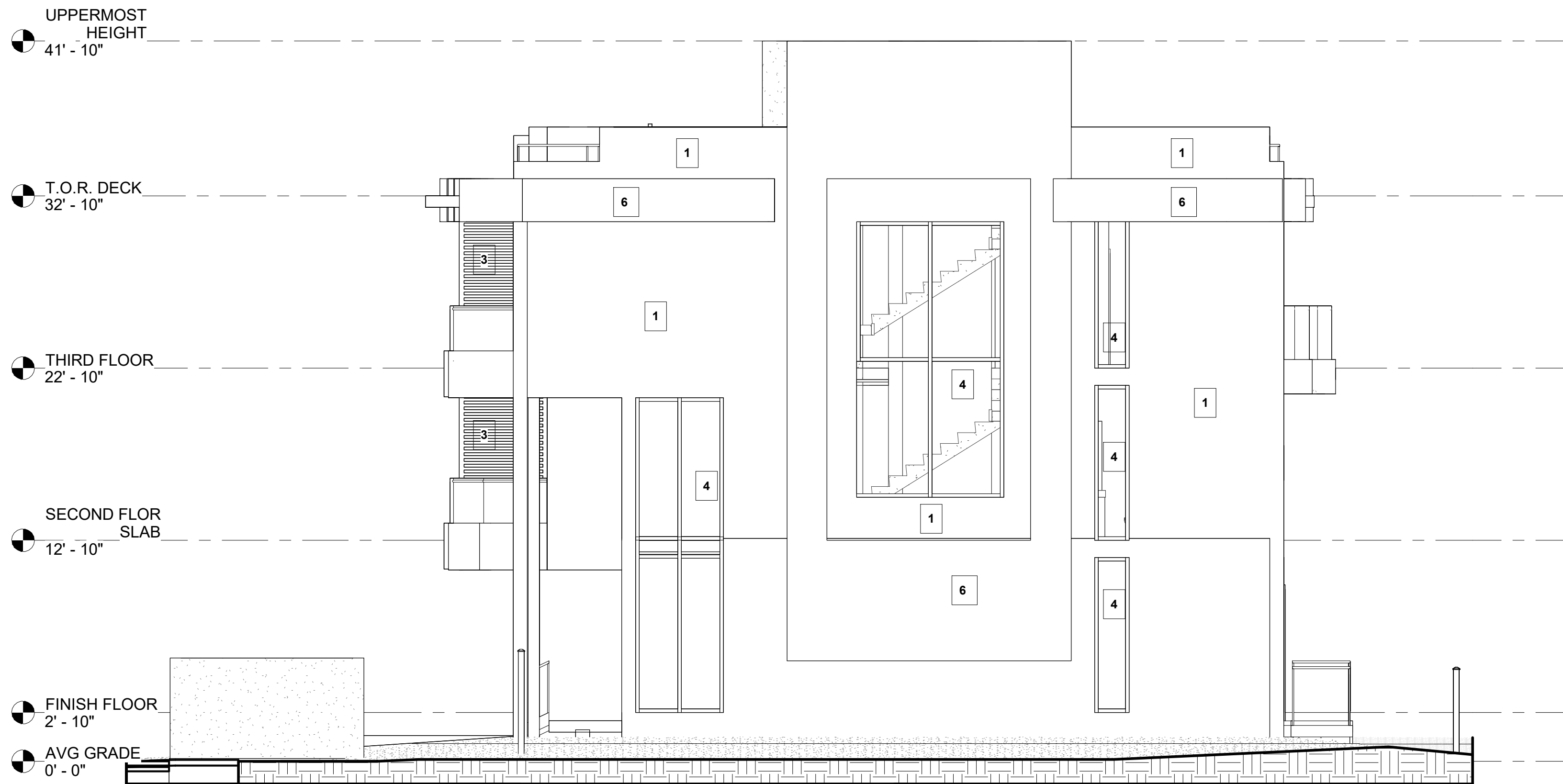
EAST &
NORTH
ELEVATIONS

SHEET

A103

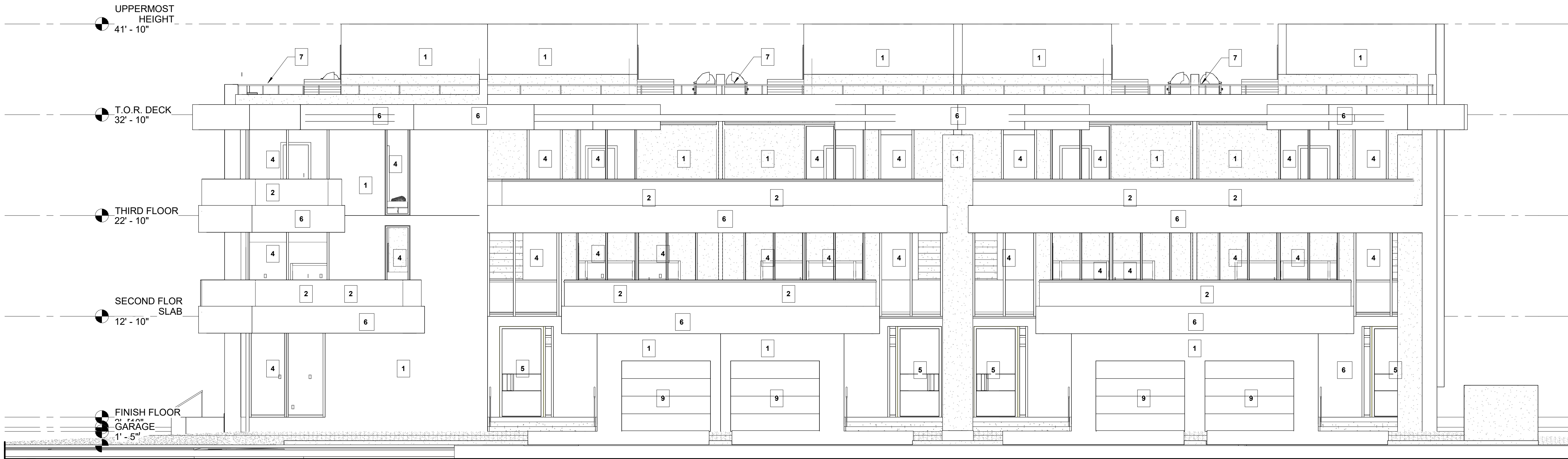
OF

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2 RIGHT ELEVATION

EXTERIOR FACADES FINISH SCHEDULE				
No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	RAILINGS	TEMPERED OR LAMINATED GLASS RAILINGS	BRONZE COLOR LAMNATED OR TEMPERED GLASS W/ BRONZE COLOR ALUMINUM TOP RAIL	
3	BALCONY ACCENT TRELLIS	POWDER COATED ALUMINUM TUBING TRELLIS	WOOD PATTERN POWDER COATED NATURAL OAK COLOR AS PER MANUF.	
4	GLAZING	COLORLED GLAZING / TINTED FLOAT (LIGHT REFLECTIVE)	BRONZE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	
5	FRONT DOOR	WOOD PIVOT DOOR W/ SIDELITES W/ BIOMETRIC SECURITY SYSTEM	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
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8	SITE & PRIVACY FENCE	WOOD SLATS W/ METAL FRAME AS PER MANUF. SPECS	WOOD SLATS AND BLACK METAL POSTS	
9	GARAGE DOOR	OVERHEAD WOOD GARAGE DOOR	NATURAL OAK COLOR AND BLACK OR BRONZE HARDWARE	
10	EXTERIOR AREAS CEILING	PVC SLATS CEILING	PVC - OAK WOOD COLOR AS PER MANUF.	



3 FRONT ELEVATION

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ORLANDO CASTRO

ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:

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CHECKED BY:

O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET

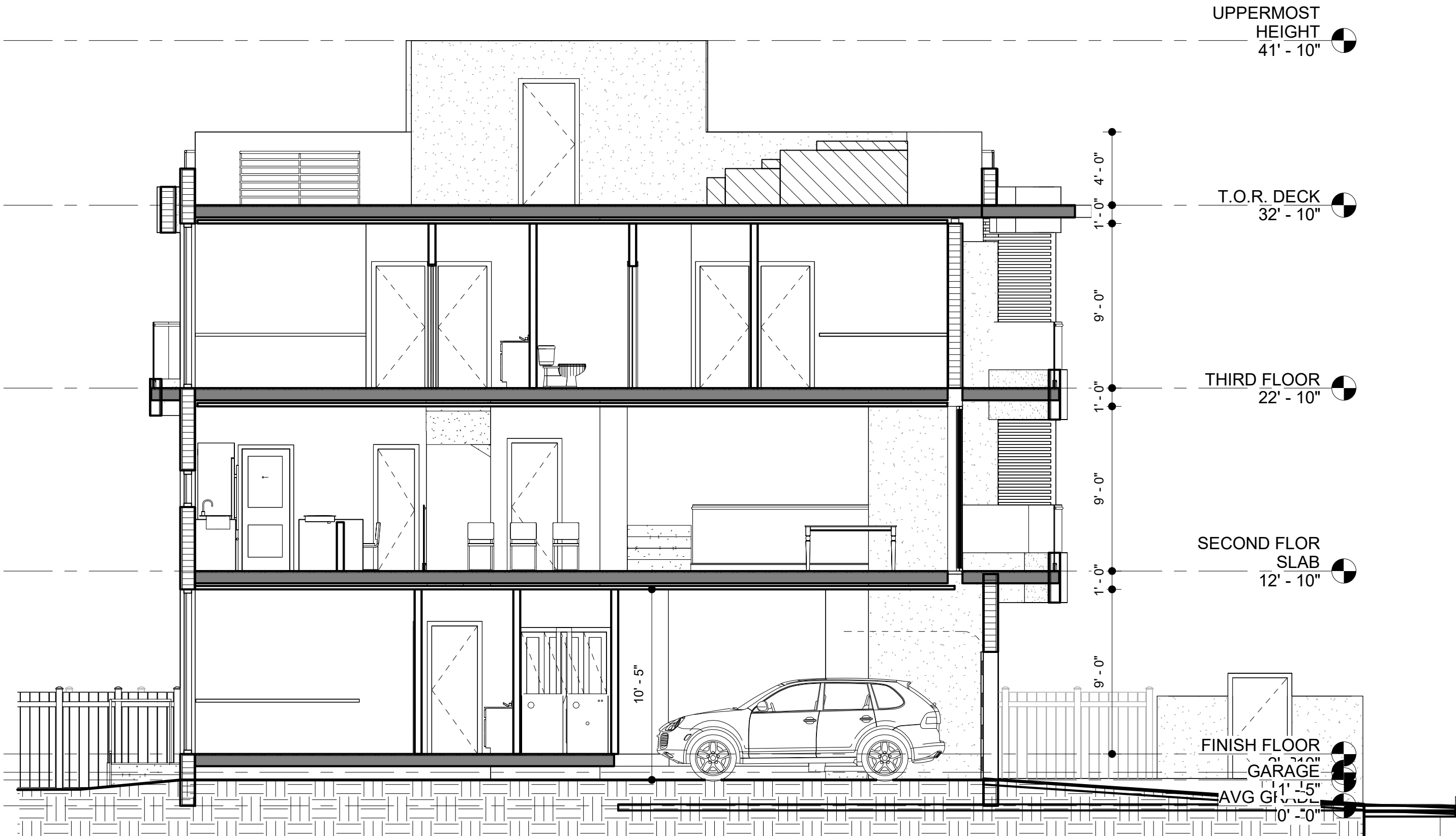
SOUTH &
WEST
ELEVATIONS

SHEET

A104

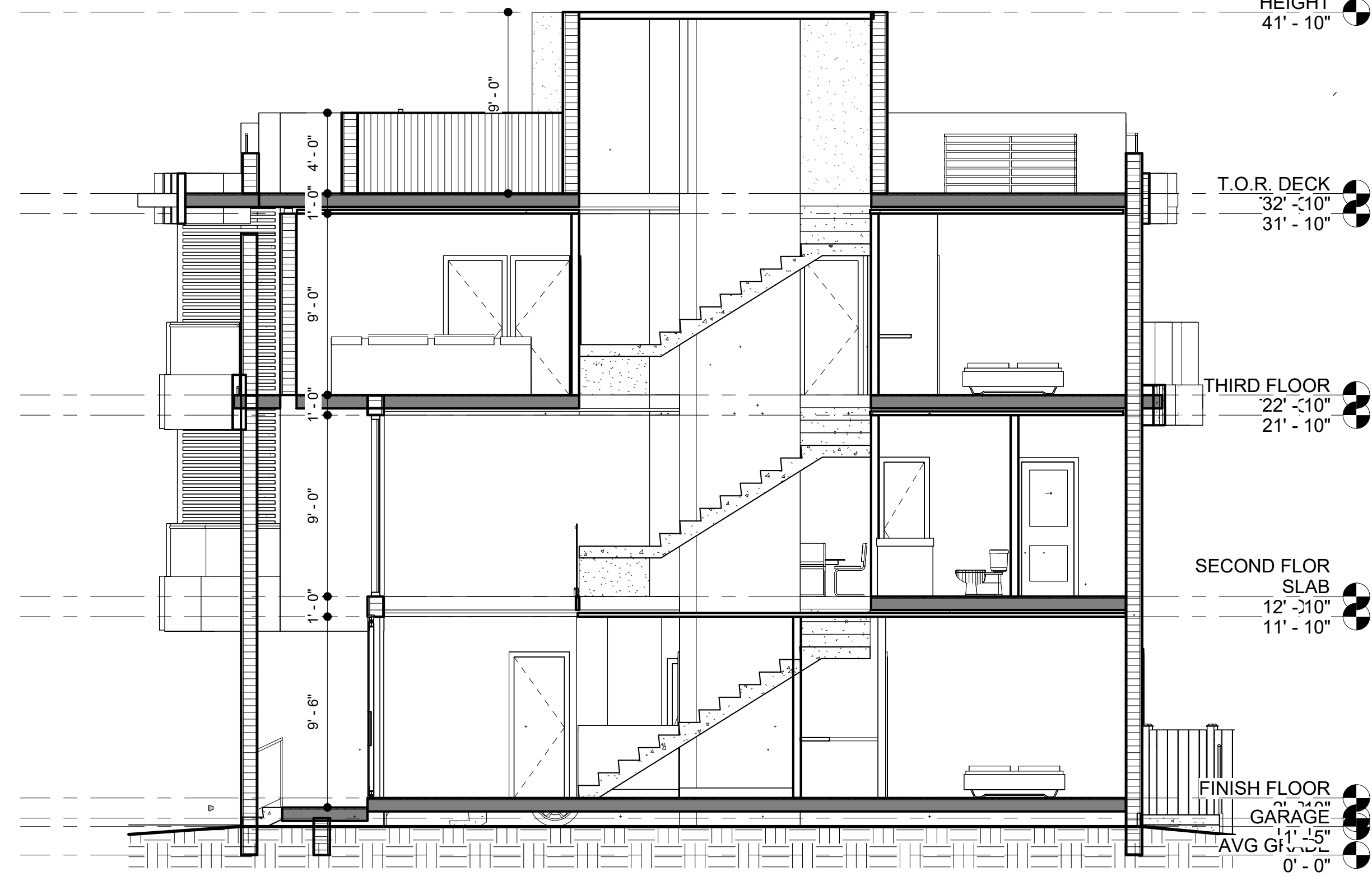
OF

ARCHITECT



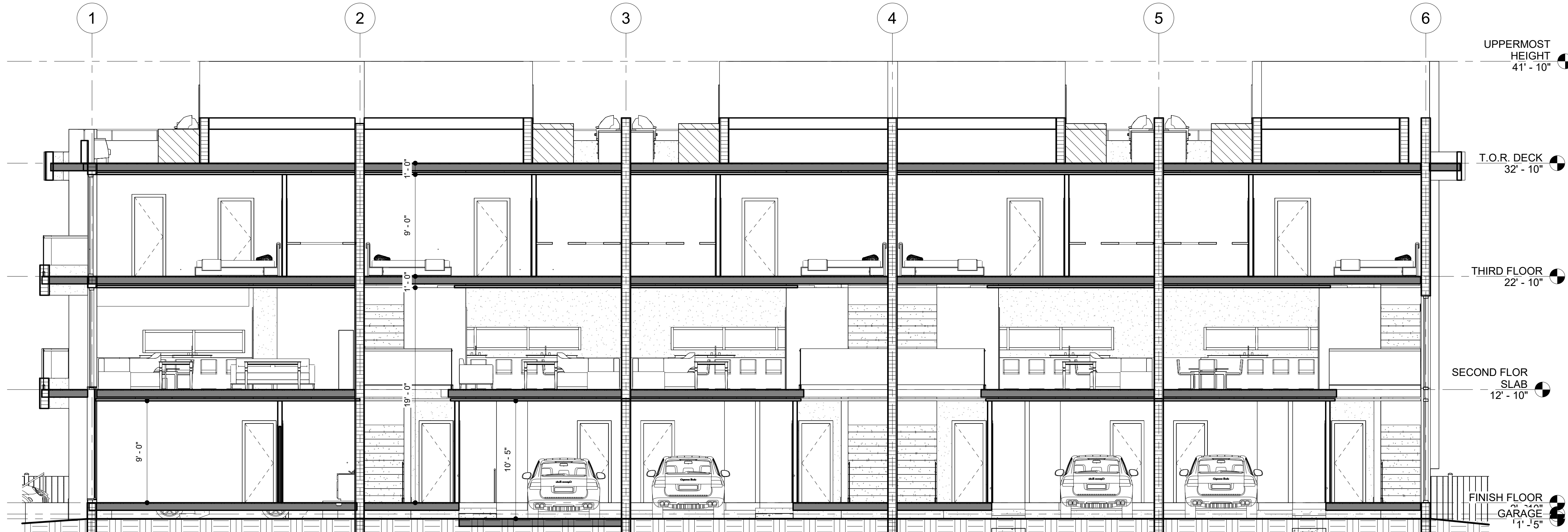
SECTION A

1 3/16" = 1'-0"



SECTION B

2 3/16" = 1'-0"



SECTION C

3 3/16" = 1'-0"

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ORLANDO CASTRO

ARCHITECT.

AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220

EMAIL: america.gcs@hotmail.com

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DRAWN BY:

ALBO

CHECKED BY:

O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET

**BUILDING
SECTIONS**

SHEET

A105

OF

ARCHITECT



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33154

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ORLANDO CASTRO

ARCHITECT.

AR98530

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SUNRISE BLVD
PLANTATION FL. 33322

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EMAIL america.gcs@hotmail.com

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REVISIONS

1 CITY COMMENTS.11/26/24

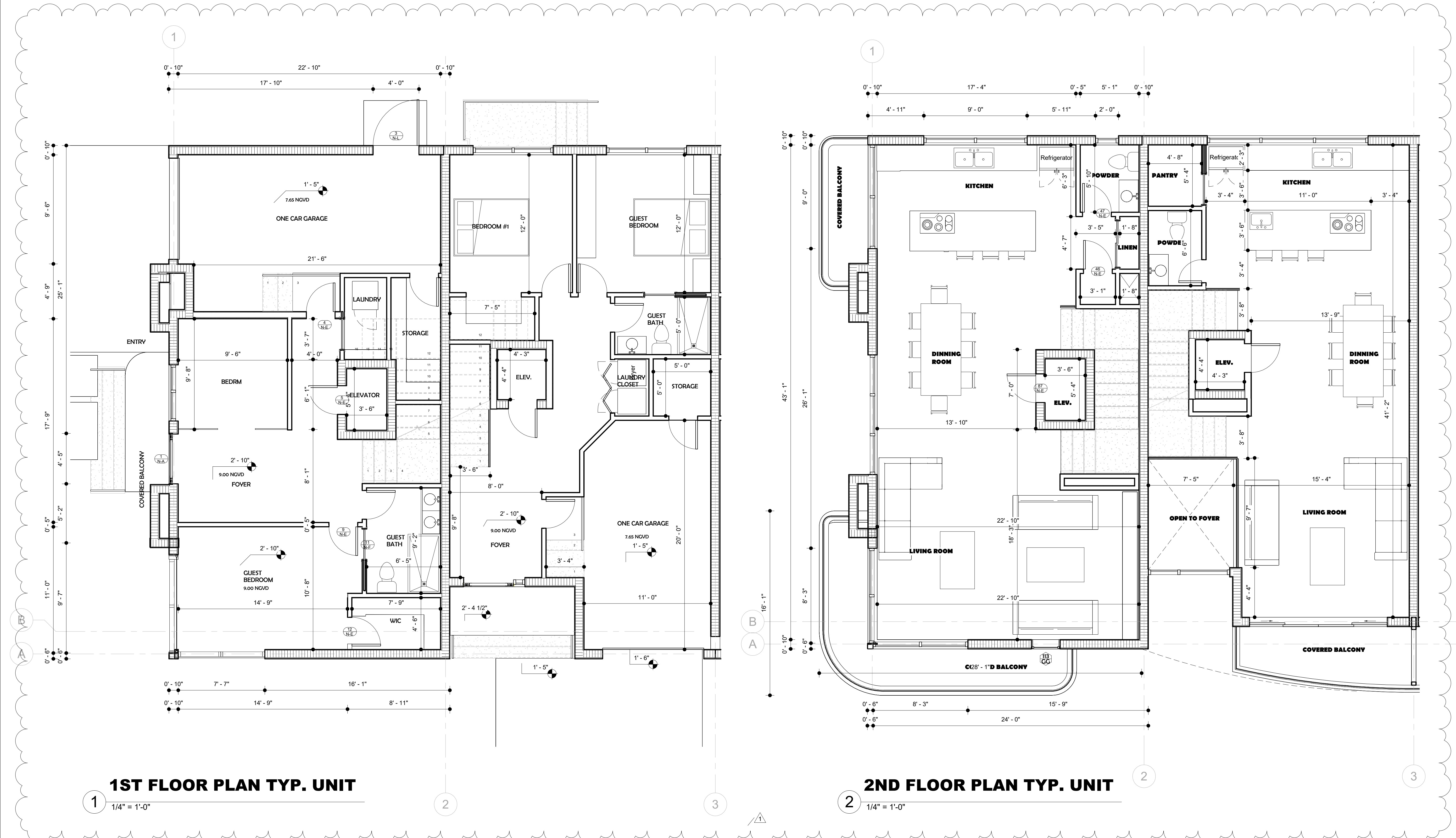
ZONING SET
PROPOSED
VIEWS

SHEET

A106

OF

ARCHITECT



1ST FLOOR PLAN TYP. UNIT

2ND FLOOR PLAN TYP. UNIT

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AR98530

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PLANTATION FL. 33322
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DRAWN BY: ALBO
CHECKED BY: O.C.S.

REVISIONS
1 CITY COMMENTS.11/26/24

ZONING SET
FLOOR
PLAN PER
UNIT

SHEET
A107

OF

ARCHITECT

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BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:

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ORLANDO CASTRO

ARCHITECT.

AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220

EMAIL: america.gcs@hotmail.com

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REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET

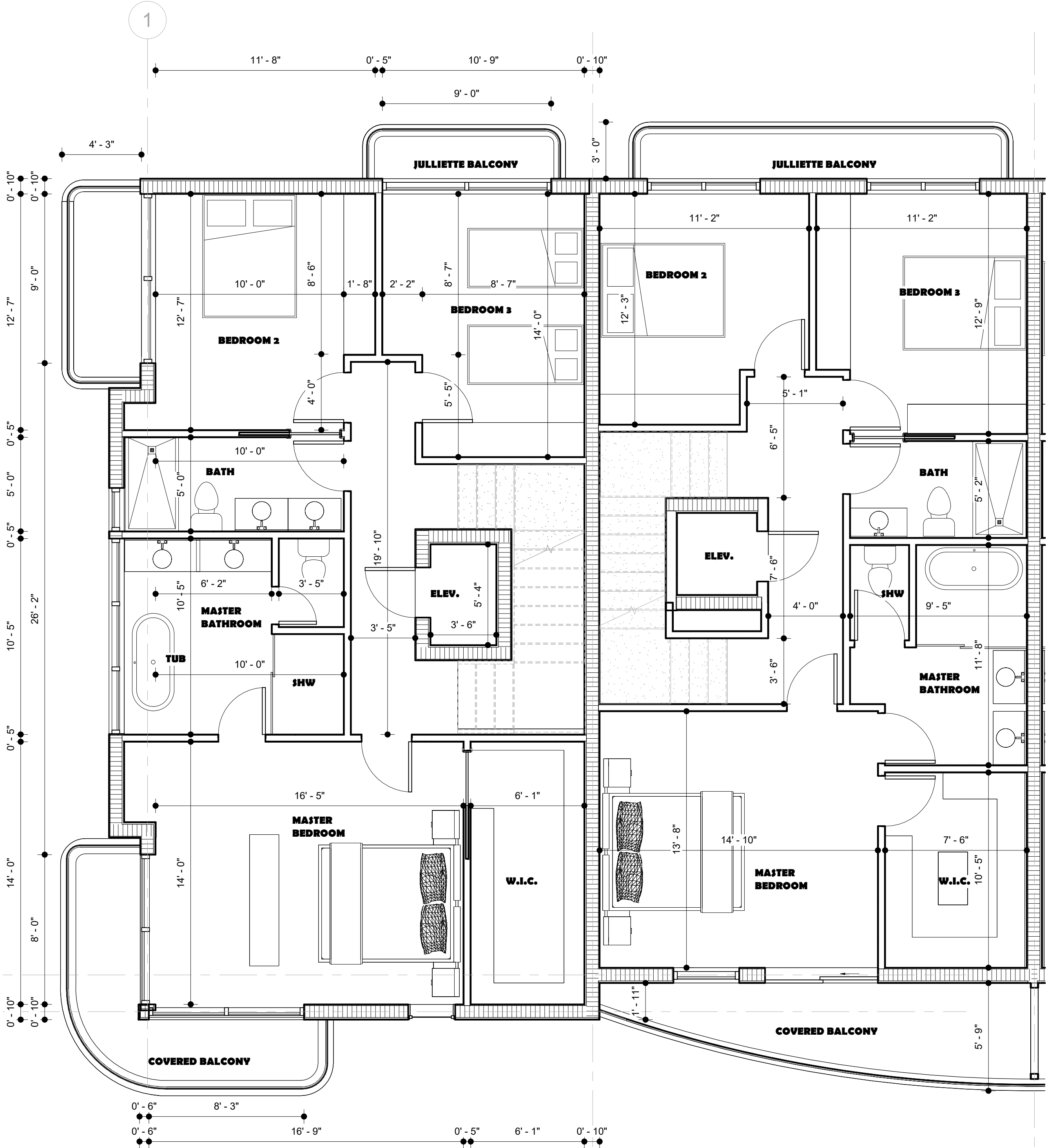
FLOOR
PLAN PER
UNIT

SHEET

A108

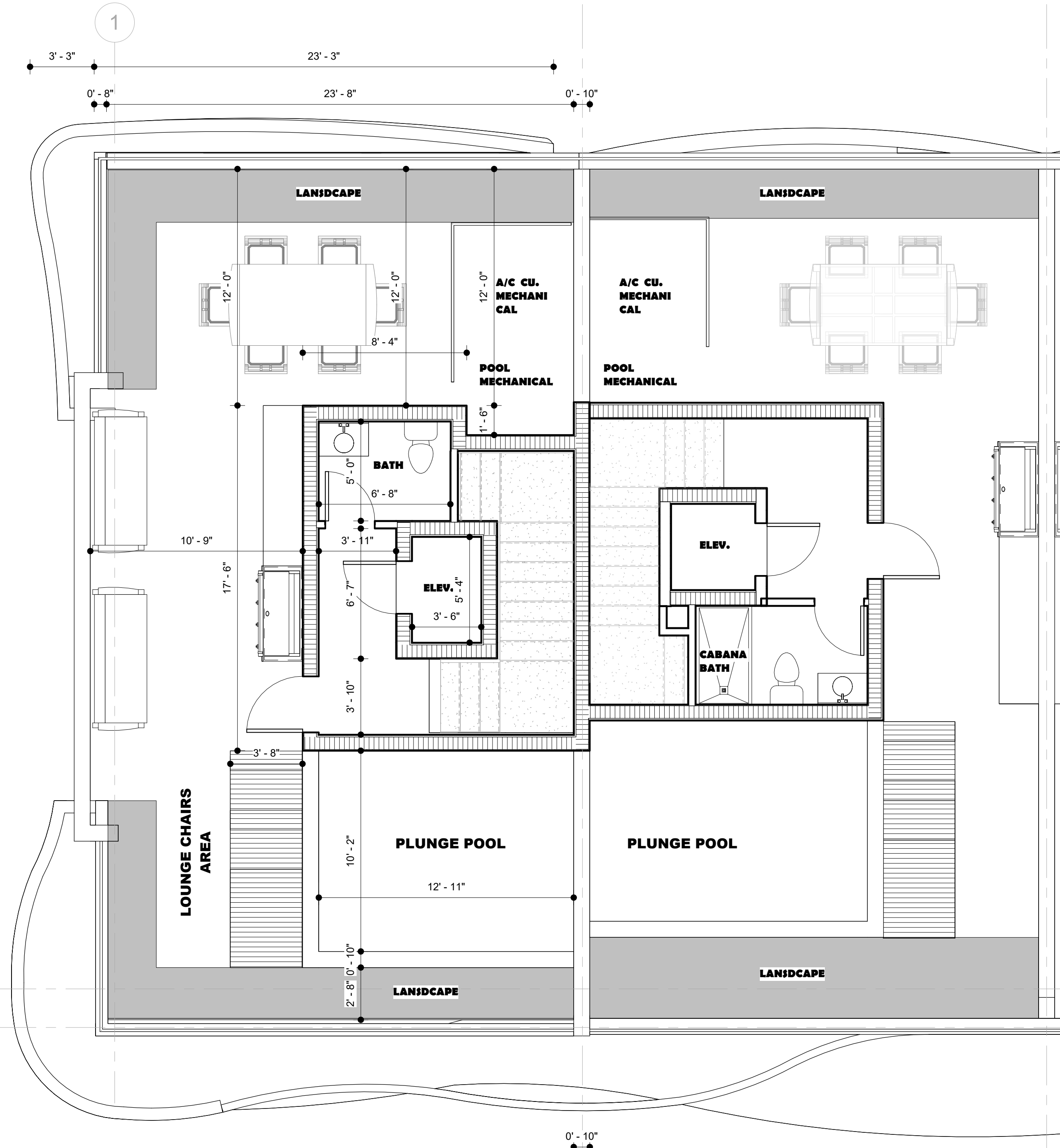
OF

ARCHITECT



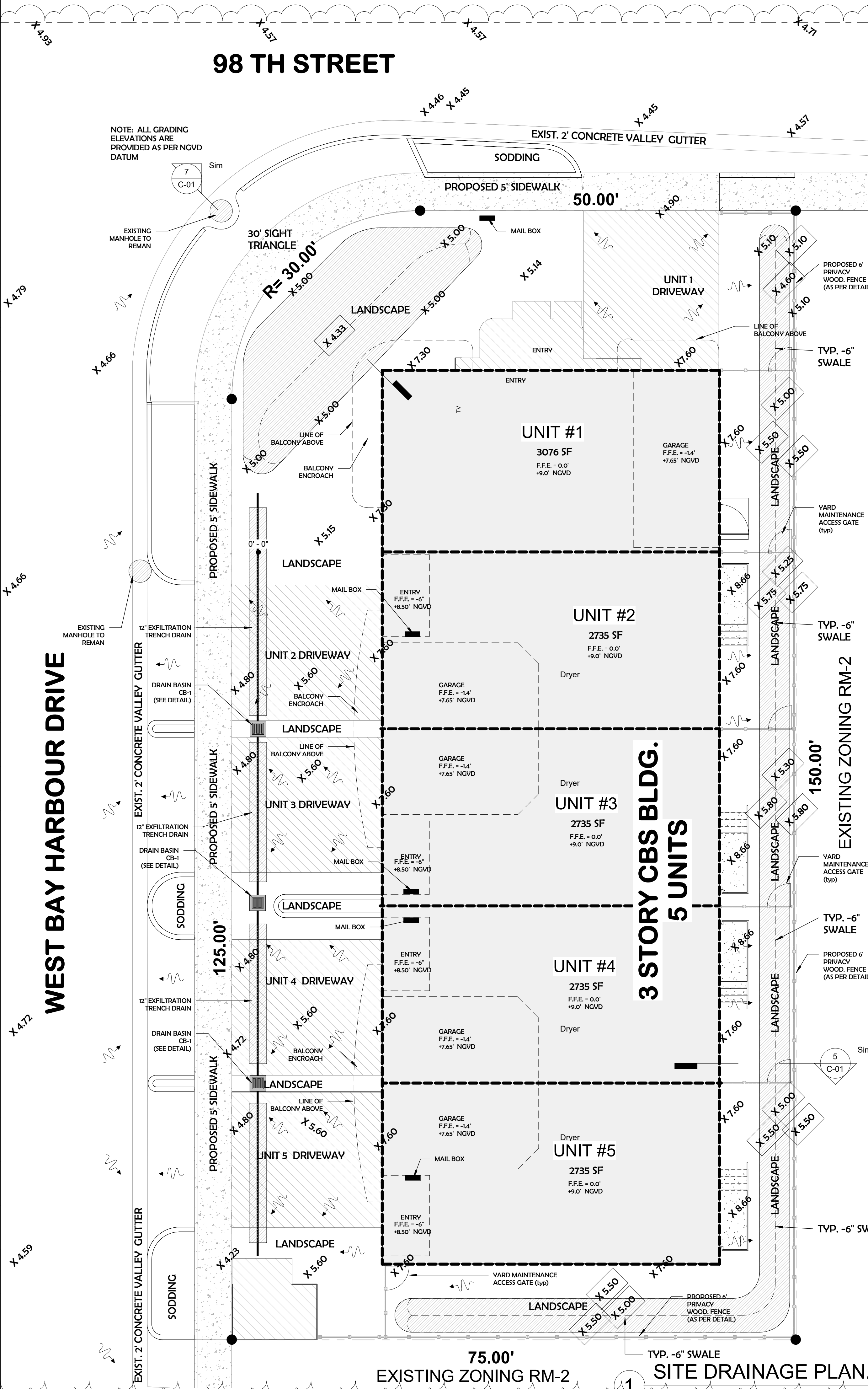
3RD FLOOR PLAN TYP. UNIT

1/4" = 1'-0"



TERRACE FLOOR PLAN TYP. UNIT

1/4" = 1'-0"

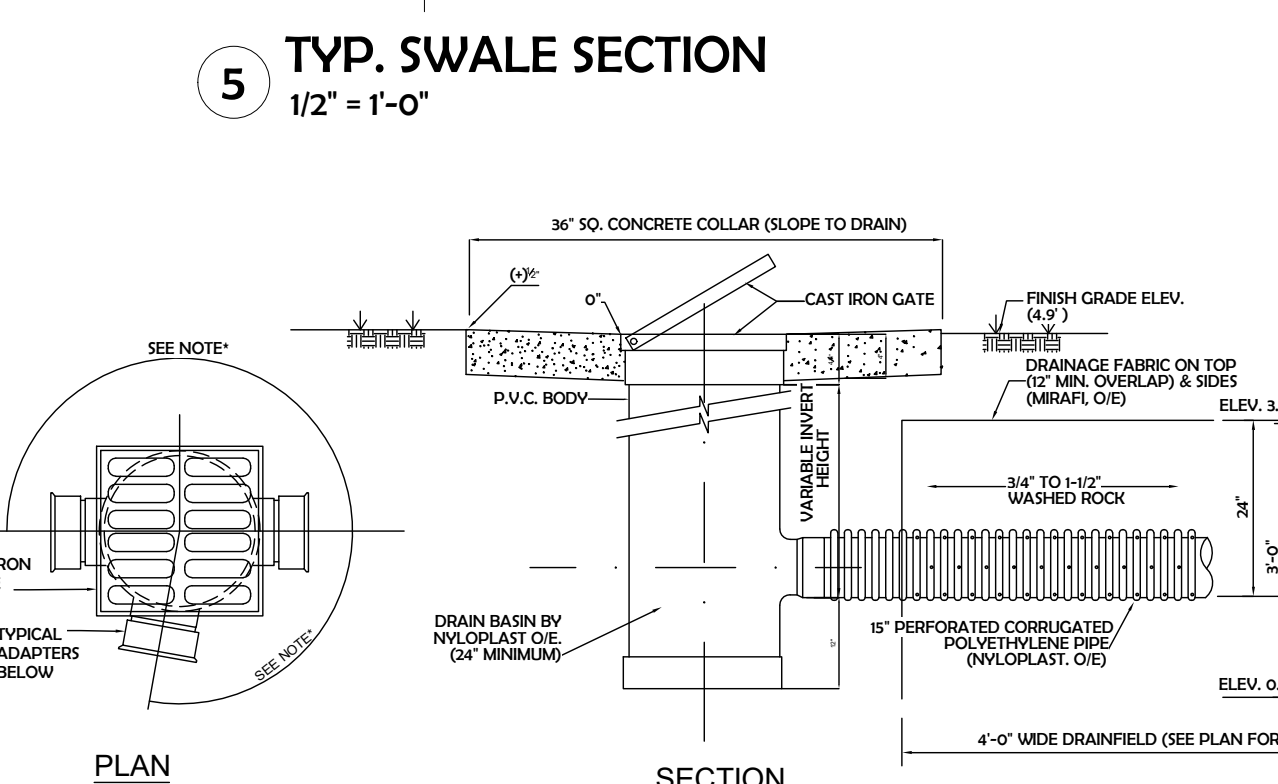
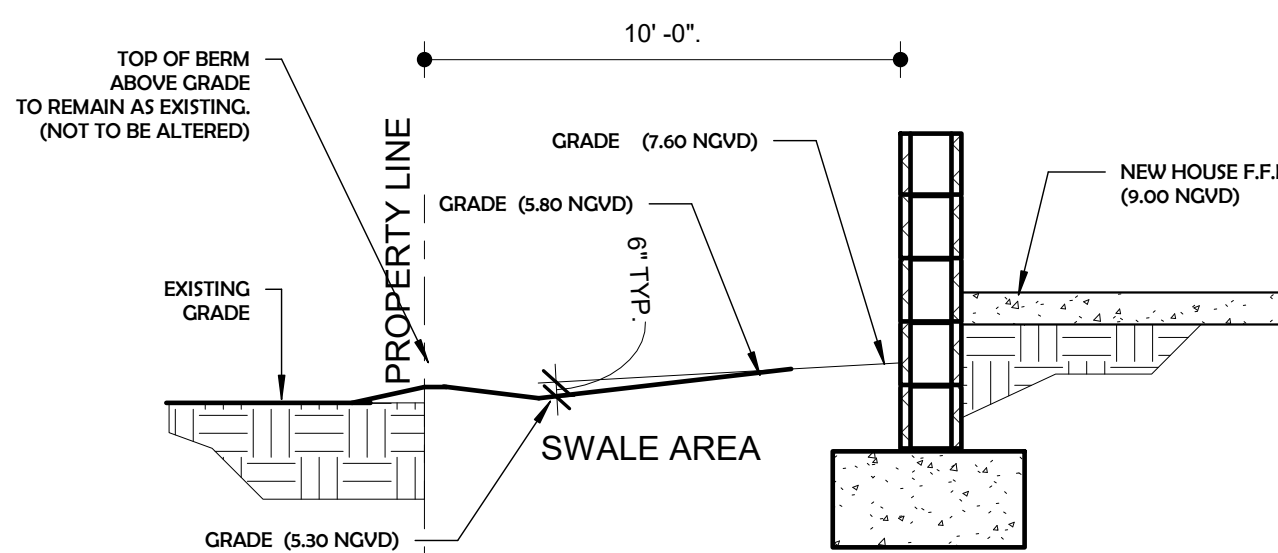


RAINFALL STORM DRAINAGE CALCULATIONS	
LOT AREA	11250 SF
BUILDING ROOF AREA	5350 SF
TOTAL IMPERVIOUS AREA	7548 SF
TOTAL PERVIOUS AREA (GRASS)	3702 SF
5 YR HOURLY RAINFALL RATE	3.2 INCH
PROPOSED SWALE AREA	1300 SF
PROPOSED SWALE DEPTH	6 - 8 INCH
PROPOSED PAVEMENT DRIVEWAYS AREA	2051 SF

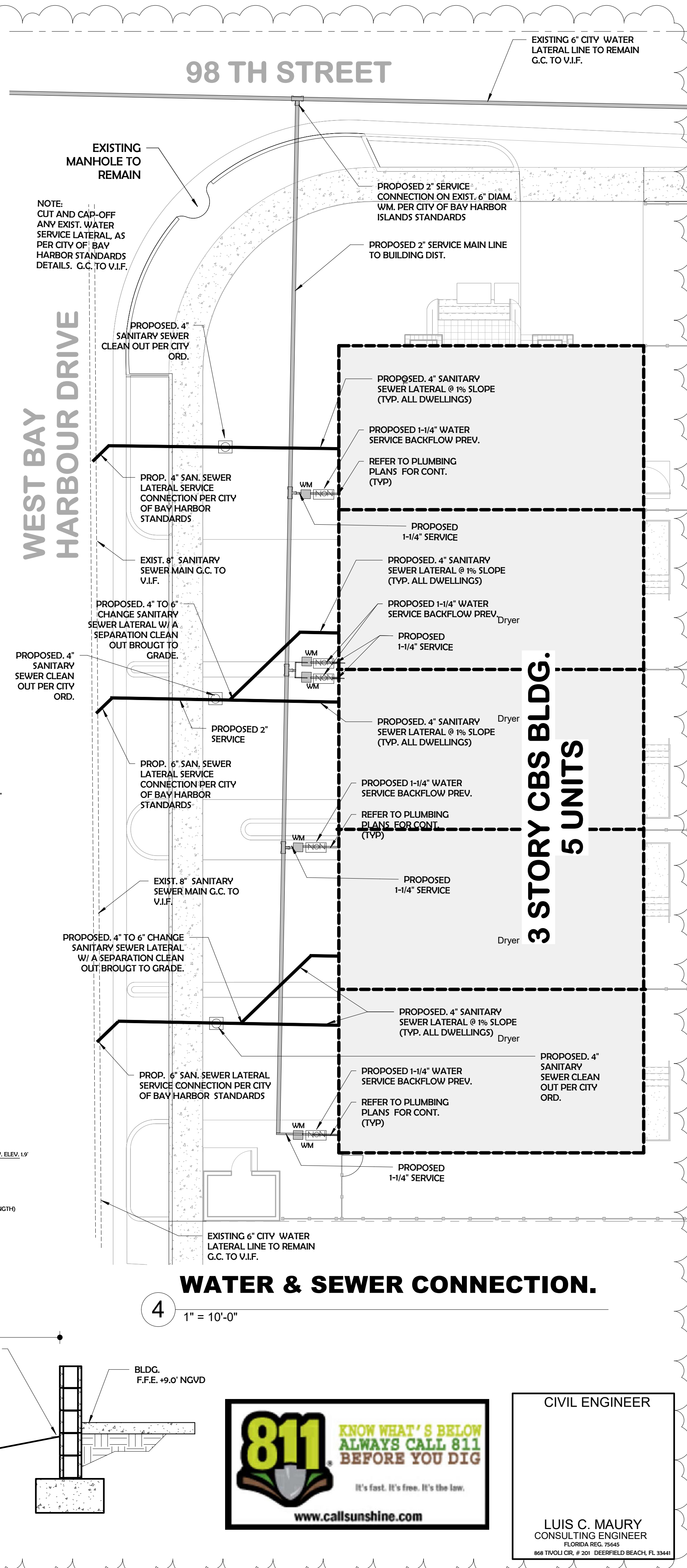
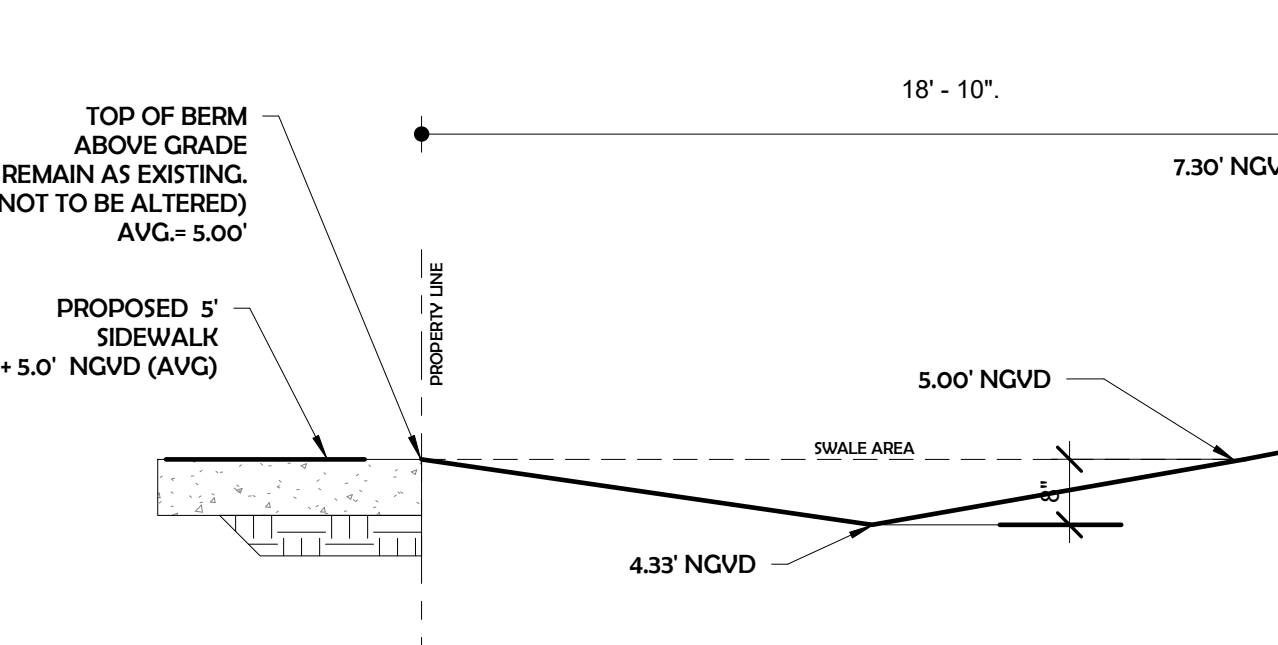
NOTES:
* ALL ROOF DRAINAGE WATER TO BE DISCHARGED INTO PERVIOUS AREA (SWALES)
* DRIVEWAYS & WALKWAYS RAINFALL WATER TO BE DISCHARGE INTO SWALE AT ADJACENT ROADS.
* PROJECT STORMWATER DRAINAGE DESIGN CRITERIA WAS BASED UPON THE ADOPTED LEVEL OF SERVICE REQUIRING THE RETENTION OF THE FIRST INCH OF RUNOFF FROM THE ENTIRE SITE.

STORM WATER RETENTION CALCULATION	
COMPUTE THE FIRST 1.00" OF RUNOFF FROM THE DEVELOPED PROJECT AREA	
SITE AREA FOR WATER QUALITY PERVIOUS / IMPERVIOUS CALCULATIONS ONLY:	11,250 SF
IMPERVIOUS AREA FOR WATER QUALITY CALCULATIONS ONLY:	7,548 SF
7,548 / 11,250 = 67.09 % IMPERVIOUS	
FOR 1.00 INCHES TIMES THE DEVELOPED AREA = 1.00 X 11,250 X 1 FT / 12 INCH	
COMPUTE VOLUME REQUIRED FOR QUALITY DETENTION	= 937 CF
REQUIRED DETENTION STORAGE	
TOTAL VOL. REQUIRED	= 937 CF
TOTAL VOL. TO BE RETAINED IN SWALES 800 SF X 0.5" LF	= 400 CF
TOTAL VOL. RETAINED AT FRONT. = 500 SF X 0.8" LF	= 400 CF
TOTAL VOL. RETAINED AT TRENCH DRAIN (3 CB X 100 CF EA)	= 300 CF
TOTAL VOL. PROVIDED	= 1100 CF
TOTAL RETENTION PROVIDED = 1100 CF > 937 CF (REQ'D) OK	

SANITARY AND POTABLE WATER CALCULATION	
GENERAL OCCUPANT CALCULATION:	
UNIT #1 = (4 BEDROOM) = 5 OCC.	
UNIT #2 = (5 BEDROOM) = 5-6 OCC.	
UNIT #3 = (5 BEDROOM) = 5-6 OCC.	
UNIT #4 = (5 BEDROOM) = 5-6 OCC.	
UNIT #5 = (5 BEDROOM) = 5-6 OCC.	
TOTAL CALCULATED OCCUPATION = 29 OCC.	
SANITARY SEWER (156 GALLONS PER CAPITA / DAY) = 156 GAL. X 29 OCC. = 4524 GAL / DAY	
SOLID WASTE (0.632 TONS PER CAPITA / YEAR) = 0.632 TON X 29 OCC. = 18.33 TON / YEAR	
POTABLE WATER (200 GALLONS PER CAPITA / DAY) = 200 GAL. X 29 OCC. = 5800 GAL / DAY	



300 CF. TO BE RETAINED IN EXFILTRATION TRENCH
TYPICAL DRAIN BASIN DETAIL 1/C-1



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ORLANDO CASTRO
ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322
PH: (954) 474-0220
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REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET
SITE DRAINAGE PLAN

SHEET

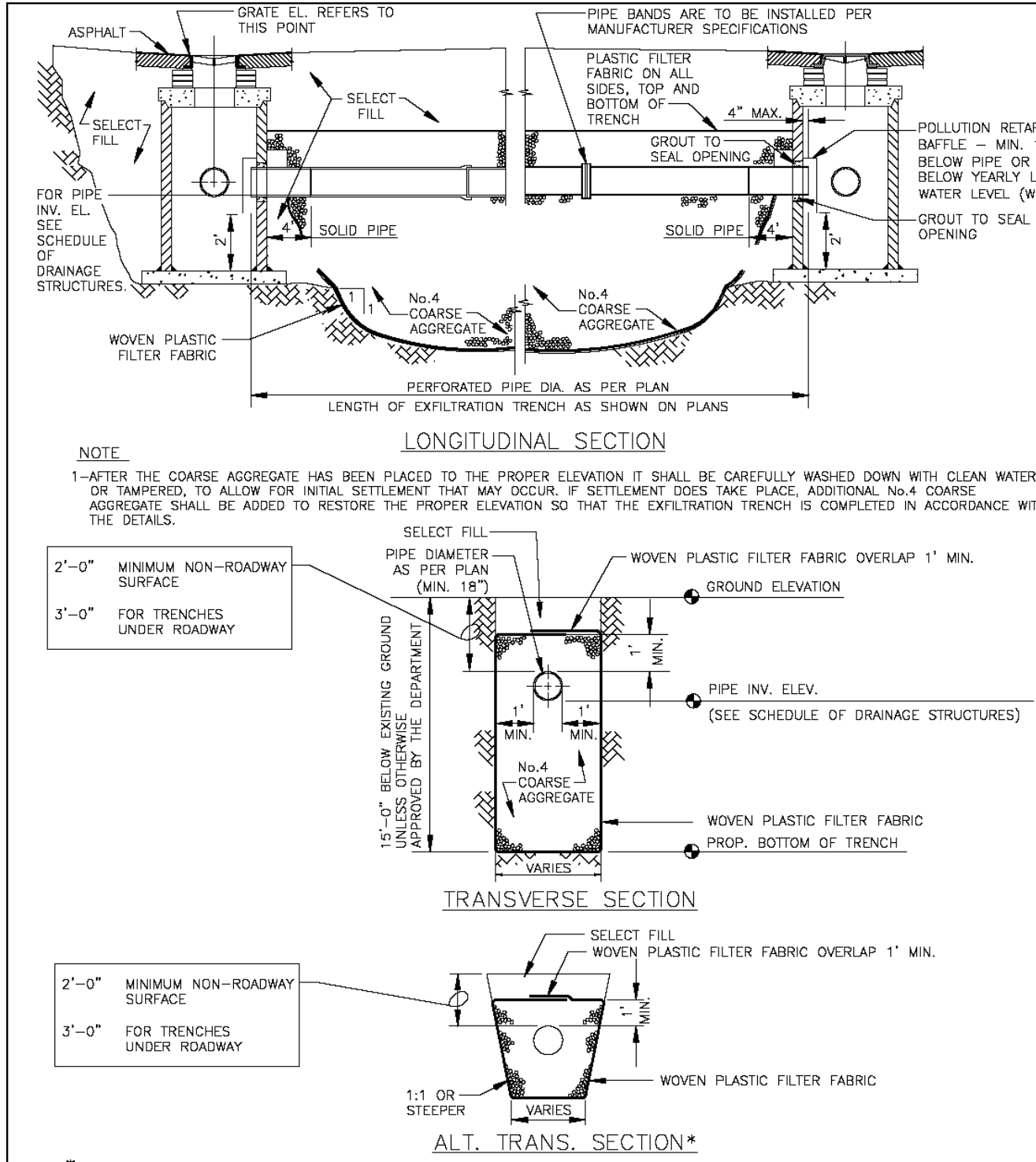
C-01

OF

ARCHITECT



CIVIL ENGINEER
LUIS C. MAURY
CONSULTING ENGINEER
FLORIDA REG. 76645
868 TWOLI CIR. # 201 DEERFIELD BEACH, FL 33441



MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2019	REVISED 02/09/2011 09/25/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2
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EXFILTRATION TRENCH SPECIFIC NOTES

- 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. IF INITIAL SETTLEMENT TAKES PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
- TRENCH ENDS AND SIDES SHALL BE EXCAVATED AS NEAR VERTICAL AS CONDITIONS ALLOW.
- CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES FOR ENGINEER'S APPROVAL.
- STRUCTURES & ADAPTERS SPECIFICATIONS ARE AVAILABLE FROM MANUFACTURER AND SHALL BE INCLUDED AS PART OF THE SHOP DRAWING SUBMITTAL PACKAGE.

NOTES (CONTINUED)

- THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
- NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
- TYPE "F" S.D. 2.5 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
- TYPE "F" S.D. 2.5 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
- ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
- PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
- NEEDLINE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
- DIL AND GRADE: BATTLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES. IN PROJECTS LOCATED IN WETLANDS PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
- DIL AND GRADE: BATTLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

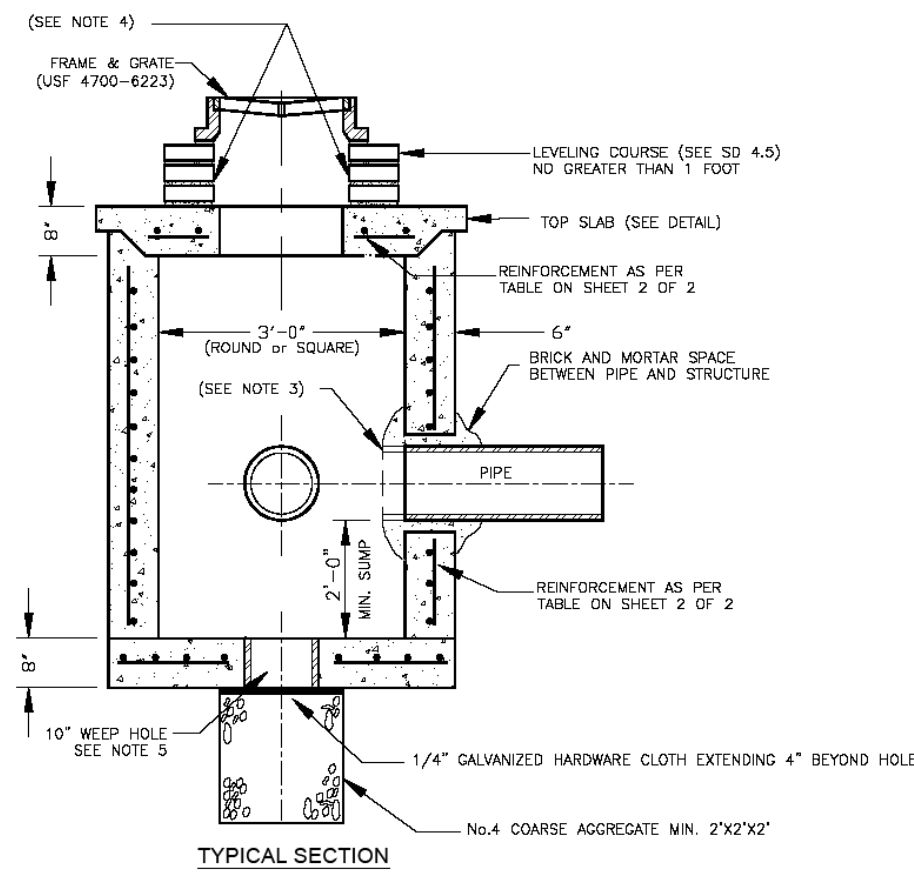
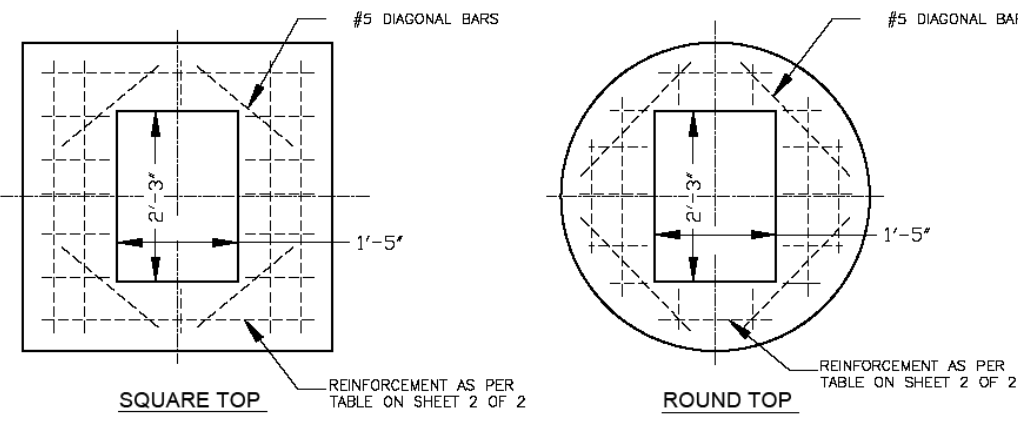
MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (inches)	OUTER SHELL		LINER	
	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPES)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPES)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50		
18	120	60		
24	160	80		
30	200	100		
36	240	120		
42	275	140		
48	315	150		
54	355	180		
60	395	200		
72	470	235		
84	550	275		

NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2019	REVISED 08-08-86 10-22-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2
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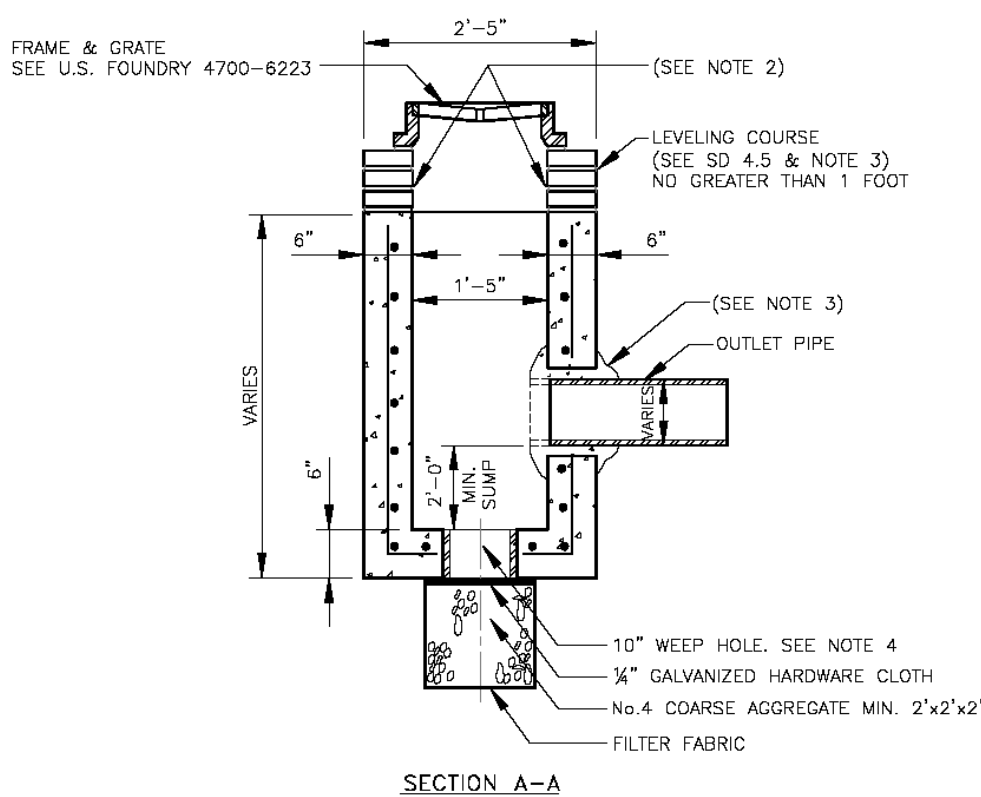
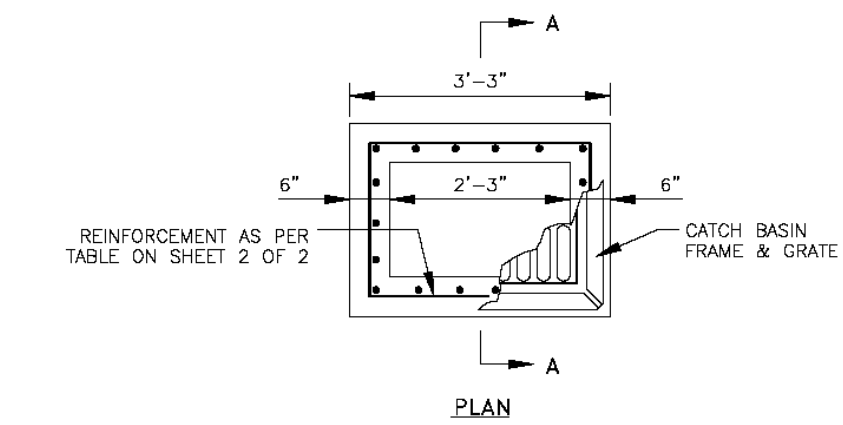
- NOTES:
- CAST TOP SLAB TO FIT WALL USED.
 - USE 4,000 psi CONCRETE. (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
 - PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
 - APPLY A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
 - WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/9/2018	REVISED 5/9/2018 5/18/2013 5/28/2012 5/8/2011 5/7/1981	STANDARD STORM DRAINAGE DETAIL PRECAST CATCH BASIN (D-3)	SD 2.2 SHEET 1 OF 2
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SQUARE STRUCTURE									
Standard Detail	Width (ft)	Length (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.2	3	3	0.0-5.0	6	#4@10"H #4@10"V	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	3	5.1-10.0	6	#4@7.5"H #4@10"V	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	3	10.1-15.0	6	#5@7.5"H #4@10"V	8	#4@5" E.W.	8	#4@10" E.W.

ROUND STRUCTURE							
Standard Detail	Dia. (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Steel
2.2	3	0.0-5.0	6	5 X 8 W20 #4@10"E.W.	8	#4@5" E.W.	#4@10" E.W.
2.2	3	5.1-15.0	6	5 X 8 W20 #4@10"E.W.	8	#4@5" E.W.	#4@10" E.W.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/9/2018	REVISED 5/9/2018	STANDARD STORM DRAINAGE DETAIL PRECAST CATH BASIN (TYPE D-3)	SD 2.2 SHEET 2 OF 2
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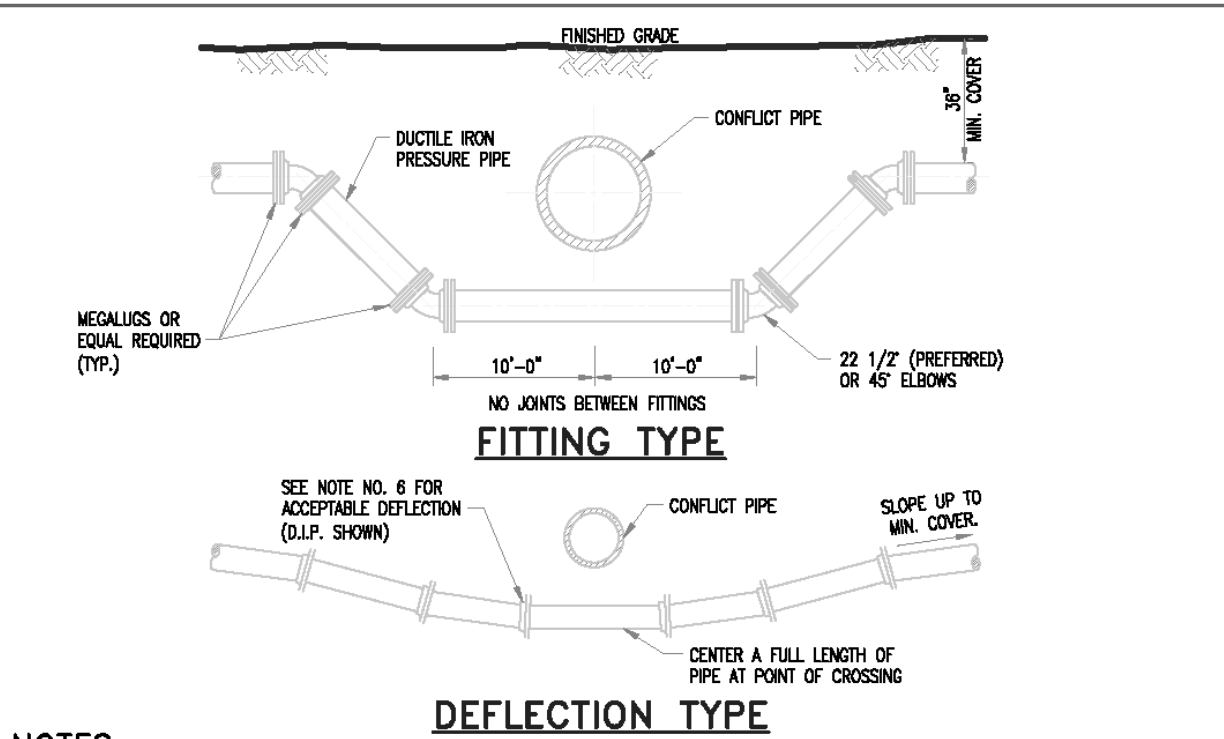


- NOTES:
- PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
 - USE 4,000 psi CONCRETE. (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
 - A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
 - WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.
 - THIS STRUCTURE IS ONLY TO BE USED WHERE UTILITY CONFLICTS DO NOT ALLOW FOR INSTALLATION OF STANDARD STRUCTURES. THE INSTALLATION OF THIS STRUCTURE MUST BE APPROVED BY THE DEPARTMENT.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/9/2018	REVISED 5/9/2018	STANDARD STORM DRAINAGE DETAIL SWALE INLET (TYPE D-1)	SD 3.1 SHEET 1 OF 2
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RECTANGULAR BOX									
Standard Detail	Width (ft)	Length (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
3.1	1.42	2.25	0-5.0	6"	#4@10"H #4@10"V	N/A	N/A	6"	#4@12" E.W.
3.1	1.42	2.25	5.1-10.0	6"	#4@10"H #4@10"V	N/A	N/A	6"	#4@12" E.W.
3.1	1.42	2.25	10.1-15.0	6"	#4@10"H #4@10"V	N/A	N/A	8"	#4@12" E.W.

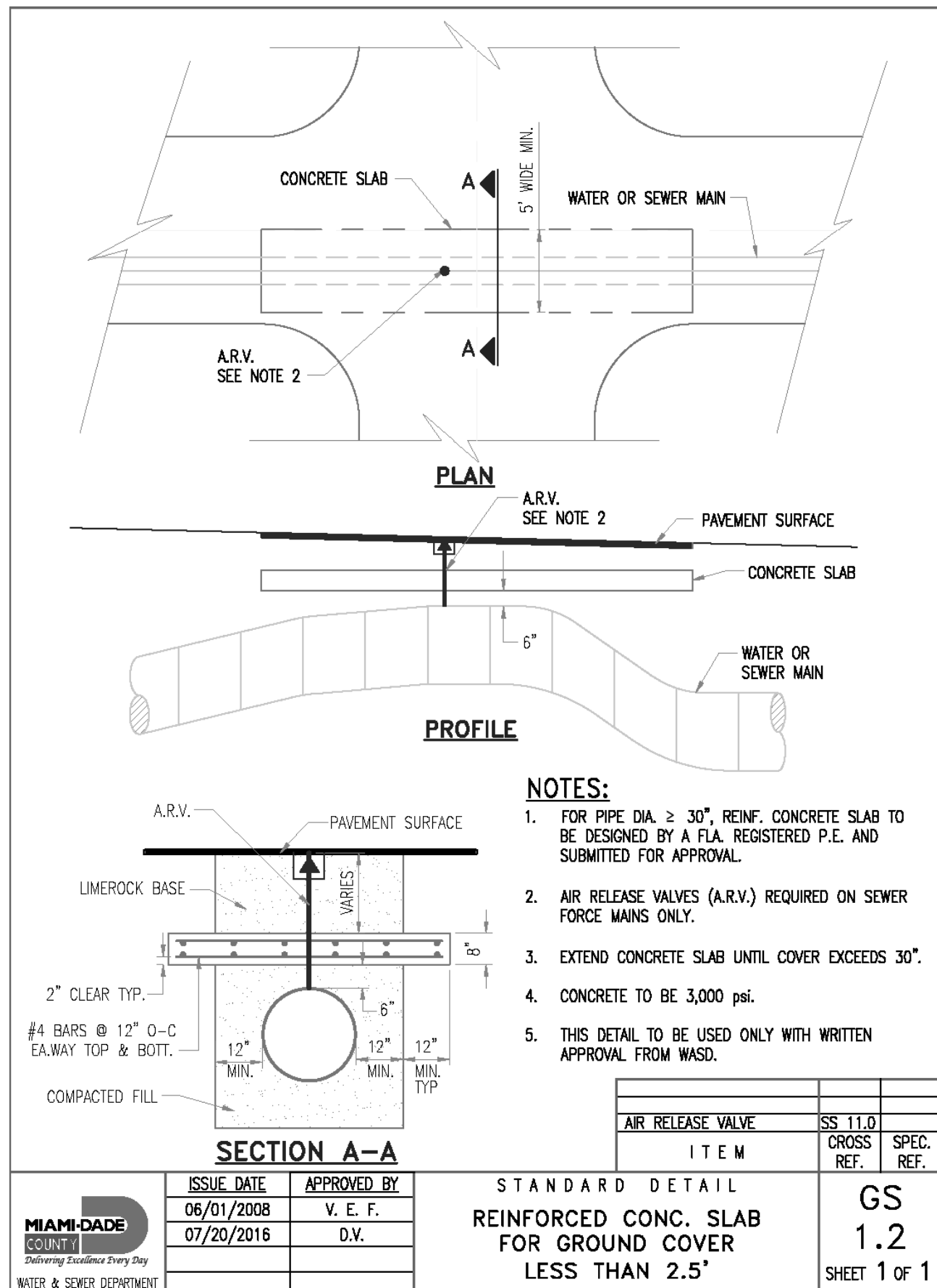
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/9/2018	REVISED 5/9/2018	STANDARD STORM DRAINAGE DETAIL SWALE INLET (TYPE D-1)	SD 3.1 SHEET 2 OF 2
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NOTES:

- STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE TOWN/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS. BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
- WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6" SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS). MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
- FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
- FITTINGS SHALL BE RESTRAINED.
- THE DEFLECTION TYPE CROSSING IS PREFERRED.
- DO NOT EXCEED 50% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE. PVC PIPE CURVATURE MAY ONLY BE ACCOMPLISHED BY INSTALLING APPROPRIATE BENDS.
- POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10" LONG CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
- WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
07/20/2016	D.V.	POTABLE WATER MAIN/FORCE MAIN PRESSURE PIPE CONFLICT DETAIL	GS 1.1	SHEET 1 OF 1



NOTES:

- FOR PIPE DIA. ≥ 30", REIN. CONCRETE SLAB TO BE DESIGNED BY A FLA. REGISTERED P.E. AND SUBMITTED FOR APPROVAL.
- AIR RELEASE VALVES (A.R.V.) REQUIRED ON SEWER FORCE MAINS ONLY.
- EXTEND CONCRETE SLAB UNTIL COVER EXCEEDS 30".
- CONCRETE TO BE 3,000 psi.
- THIS DETAIL TO BE USED ONLY WITH WRITTEN APPROVAL FROM WASD.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
06/01/2016	V. E. F.	REINFORCED CONC. SLAB FOR GROUND COVER LESS THAN 2.5'	GS 1.2	SHEET 1 OF 1

CIVIL ENGINEER

LUIS C. MAURY
CONSULTING ENGINEER
FLORIDA REG. 73645
868 TWOULI CIR. # 201 DEERFIELD BEACH, FL 33441

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF ORLANDO CASTRO ARCHITECT. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICTED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE

CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:

BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO

ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL america.gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

1 CITY COMMENTS.11/26/24

ZONING SET

STANDARD DETAILS 1

SHEET

C-02

OF

ARCHITECT

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING & CROSSINGS (FULL LENGTH OF PIPE CENTERED)
Storm Sewer; Stormwater Force Main; Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum.	Alternate: 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 8 inches minimum	Alternate: 3 ft. minimum Water Main
Gravity or Pressure; Sanitary Sewer Force Main; Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum.	Alternate: 6 ft. minimum Water Main
On-Site Storage Treatment & Disposal System	10 ft. minimum		

NOTES:

- (1) STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS. BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
- (2) WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6" SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS). MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
- (3) FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
- (4) WASTEWATER LATERALS SHALL CROSS UNDER POTABLE WATER MAINS WITH A MIN. 12" VERTICAL SEPARATION WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, A 20' SECTION OF DUCTILE IRON PIPE POTABLE WATER MAIN CENTERED ON THE CROSSING IS REQUIRED AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6" WHERE THERE IS NO ALTERNATIVE TO A WASTEWATER LATERAL PIPE CROSSING OVER A POTABLE WATER MAIN, A MINIMUM 12" VERTICAL SEPARATION IS REQUIRED, THE LATERAL SHALL BE P.V.C. C-900 SDR18 OR BETTER, THE POTABLE WATER MAIN SHALL BE D.I.P. AND THE PIPE JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING.
- (5) POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH A MIN. 12" VERTICAL SEPARATION, WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10' LONG PVC CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
- (6) WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	GS
10/1/2017	D.V.	POTABLE WATER MAIN, WASTEWATER & STORM SEWER CONFLICT	1.5
			SHEET 1 OF 2

SECTION 145 - CONCRETE SIDEWALK

145.09 JOINTS:

- a. Type "A" (Open Joint): Type "A" joints shall be formed by staking or otherwise securing a metal bulkhead in place and placing concrete on both sides. The bulkhead shall be ½ inch thick and equal in depth to the sidewalk. After the concrete has set sufficiently to preserve the shape of the joint, the bulkhead shall be removed. Then after the sidewalk has been finished over the joint, the slot shall be edged with a finishing tool having a ½ inch radius. After the concrete has hardened and become dry, the open joint shall be thoroughly cleaned of all debris and loose material for the full section of the sidewalk.

- b. Type "B" (Contraction Joint): Type "B" joints shall be formed with a 1/8" thick metal bulkhead which shall be placed to a depth of 1½ inches. After the concrete has set sufficiently to preserve the shape of the joint, the bulkhead shall be removed. Then after the sidewalk has been finished over the joint, it shall be edged with a finishing tool having a ½ inch radius.

The Type "B" joint may also be formed by sawing the concrete. A slot approximately 3/16 inch wide and not less than 1½ inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 5-foot intervals within 12 hours after finishing. Remaining joints within 48 hours after finishing.

- c. Type "C" (Expansion Joint): Type "C" joints shall be constructed by securing ½ inch premolded expansion joint material, equal in depth to the concrete, and placing the concrete directly against it. The joint material shall be secured during concrete placement so that it is held vertical and in a straight line. The premolded expansion joint material shall meet the requirements of AASHTO Specification M 153 (ASTM D 1752).

145.10 CURING THE CONCRETE: Curing the concrete shall be as specified in Section 522 of the Florida Department of Transportation Specifications with the following modifications:

The impervious coating may be either clear or white pigmented membrane curing compound.

The impervious coating may be used after the preliminary curing period with other materials or it may be used initially and for the entire 72-hour curing period.

SECTION 145 - CONCRETE SIDEWALK

145.10 CURING THE CONCRETE (Cont'd)

The impervious coating shall be applied by the hand-operated spray equipment with nozzles capable of thoroughly atomizing the curing compound so as not to mar the surface and, when necessary, equipped with an appropriate wind guard to assure uniform application.

The compound shall be applied in a single coat, continuous operation at a uniform coverage of at least one gallon per each 200 square feet.

Surfaces covered by membrane curing compound shall remain undisturbed for a period of 72 hours after beginning of initial curing.

145.11 PROTECTION OF NEWLY FINISHED SURFACES: The Contractor shall have available at the site, an adequate quantity of suitable covering material to protect the surface of concrete which has not hardened, from damage by rain.

Forms shall not be removed from freshly placed concrete until it has set for at least 12 hours.

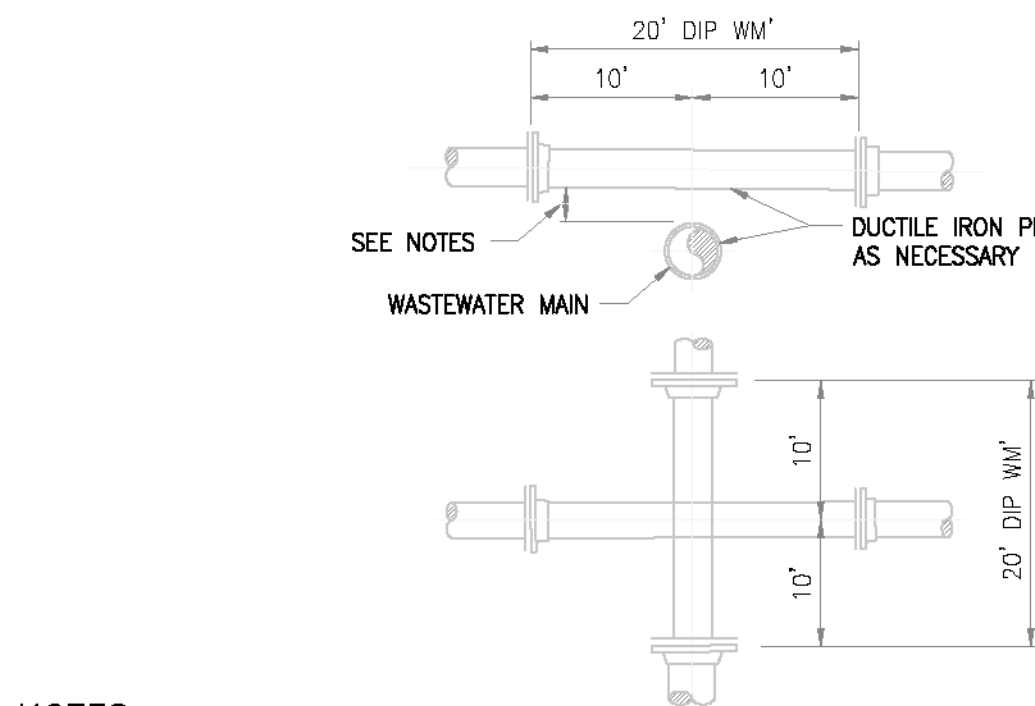
145.12 PRIVATE PROPERTY REPAIRS: All structures, living trees, shrubs or grassed areas on private property, removed for the convenience of the Contractor or damaged in any way while work is in progress, shall be repaired or replaced to its original condition in a manner acceptable to the Engineer.

All concrete entrance walks and driveways, as required, shall be extended or cut back to an existing joint or to a sawed joint provided by the Contractor. Slopes for the altered walks and driveways shall not be greater than one vertical to eight horizontal. In place of sloping walks, steps shall be constructed when requested by property owners. Risers shall not exceed seven (7) inches and treads shall not be less than twelve (12) inches wide. Forms shall be set and concrete shall be replaced to match existing concrete work both in surface texture and color as closely as possible.

Each property owner is responsible for any walls, fences, hedges, trees, mail boxes or other improvements which encroach upon the right of way, and shall remove or relocate the same at his expense.

The Contractor shall cooperate with the owner in an effort to facilitate removal prior to construction.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	GS
10/1/2017	D.V.	WATER AND SEWER MAINS CROSSING	1.5
			SHEET 2 OF 2



NOTES:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS. BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6" SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS). MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. WASTEWATER LATERALS SHALL CROSS UNDER POTABLE WATER MAINS WITH A MIN. 12" VERTICAL SEPARATION WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, A 20' SECTION OF DUCTILE IRON PIPE POTABLE WATER MAIN CENTERED ON THE CROSSING IS REQUIRED AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6" WHERE THERE IS NO ALTERNATIVE TO A WASTEWATER LATERAL PIPE CROSSING OVER A POTABLE WATER MAIN, A MINIMUM 12" VERTICAL SEPARATION IS REQUIRED, THE LATERAL SHALL BE P.V.C. C-900 SDR18 OR BETTER, THE POTABLE WATER MAIN SHALL BE D.I.P. AND THE PIPE JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING.
5. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH A MIN. 12" VERTICAL SEPARATION, WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10' LONG PVC CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
6. WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

SECTION 145 CONCRETE SIDEWALK

- 145.01 **DESCRIPTION:** The work outlined in this Section consists of the construction of concrete sidewalk in accordance with these specifications, and in conformity with the line, grades and dimensions shown on the plans and on the Standard Details.

- 145.02 **CONCRETE:** The concrete used for sidewalk construction shall be Class I concrete and shall attain a minimum compressive strength of 3,000 psi in 28 days.

- 145.03 **REINFORCEMENT:** Where the plans call for steel fabric reinforcement to be placed in the sidewalk, such reinforcement shall meet the requirements of AASHTO Specification M 55.

- 145.04 **SUBGRADE:** In the area where the sidewalk slab is to be constructed, the existing ground shall be excavated or filled, as the case may require, to such an elevation that its finished surface will be uniformly parallel to, and four or six inches, as the case may be, below the proposed surface of the finished sidewalk.

All roots, vegetation, and other deleterious materials shall be removed from the sidewalk area. All fill shall be clean limerock or limerock and sand mixtures of quality acceptable to the Engineer. All fill shall be placed in layers not exceeding six (6) inches in compacted thickness, each layer uniformly compacted to a minimum field density of 90% of the maximum density obtainable under AASHTO T 180-70.

Subgrade fill, unless retained by existing curbs or walls, shall have a surface width equal to that of the slab plus one (1) foot on each side thereof. Side slopes on private property shall have a maximum one (1) foot vertical to a four (4) foot horizontal slope, unless otherwise specified by the Engineer. Slopes within the right of way shall conform with those required for the particular typical section.

Areas requiring excavation for the construction of the sidewalk slab shall have a finished bottom width sufficient for the slab and for the placement and removal of the forms employed. The top six (6) inches of subgrade in this base shall be uniformly compacted to a minimum field density of 90% of the maximum density obtainable under AASHTO T 180-70, unless the excavation is into natural limerock.

SECTION 145 - CONCRETE SIDEWALK

145.04 SUBGRADE (Cont'd)

After forms are set, and just prior to the pouring of the sidewalk slab, the subgrade shall be wetted and checked for elevation, and where found to be above or below the proper grade it shall be regraded and recompacted. A movable templet approved by the Engineer shall be provided for checking the finished subgrade.

- 145.05 **DEPTH OF SIDEWALK:** Sidewalk in residential areas shall be a minimum of four (4) inches in depth except where the sidewalk is part of a driveway or a tee-turn-around in which case the depth shall be increased to a minimum of six (6) inches.

In all other areas, such as commercial or industrial where the sidewalk is subject to vehicle loading; the sidewalk shall have a minimum thickness of six (6) inches which shall extend at least (5) feet each side of the area designated for vehicle crossing.

- 145.06 **FORMS:** Forms for this work may be made of either wook or metal. They shall be straight, free from warp or bends, and of sufficient strength (when staked) to resist the pressure of the concrete without springing. Forms shall have a depth equal to the depth of the concrete being deposited against them.

The forms shall be set plumb, properly aligned, and with their bottom in full and continuous contact with the subgrade. Forms shall be thoroughly cleaned and lightly oiled before concrete is placed against them.

- 145.07 **PLACING CONCRETE:** The concrete shall be deposited evenly and slightly in excess of the required finished depth, and shall be tamped and spaded until mortar covers the entire surface. It shall then be struck-off by means of a wood or metal screed used perpendicular to the forms, to obtain the required grade and to remove surplus water and laitance.

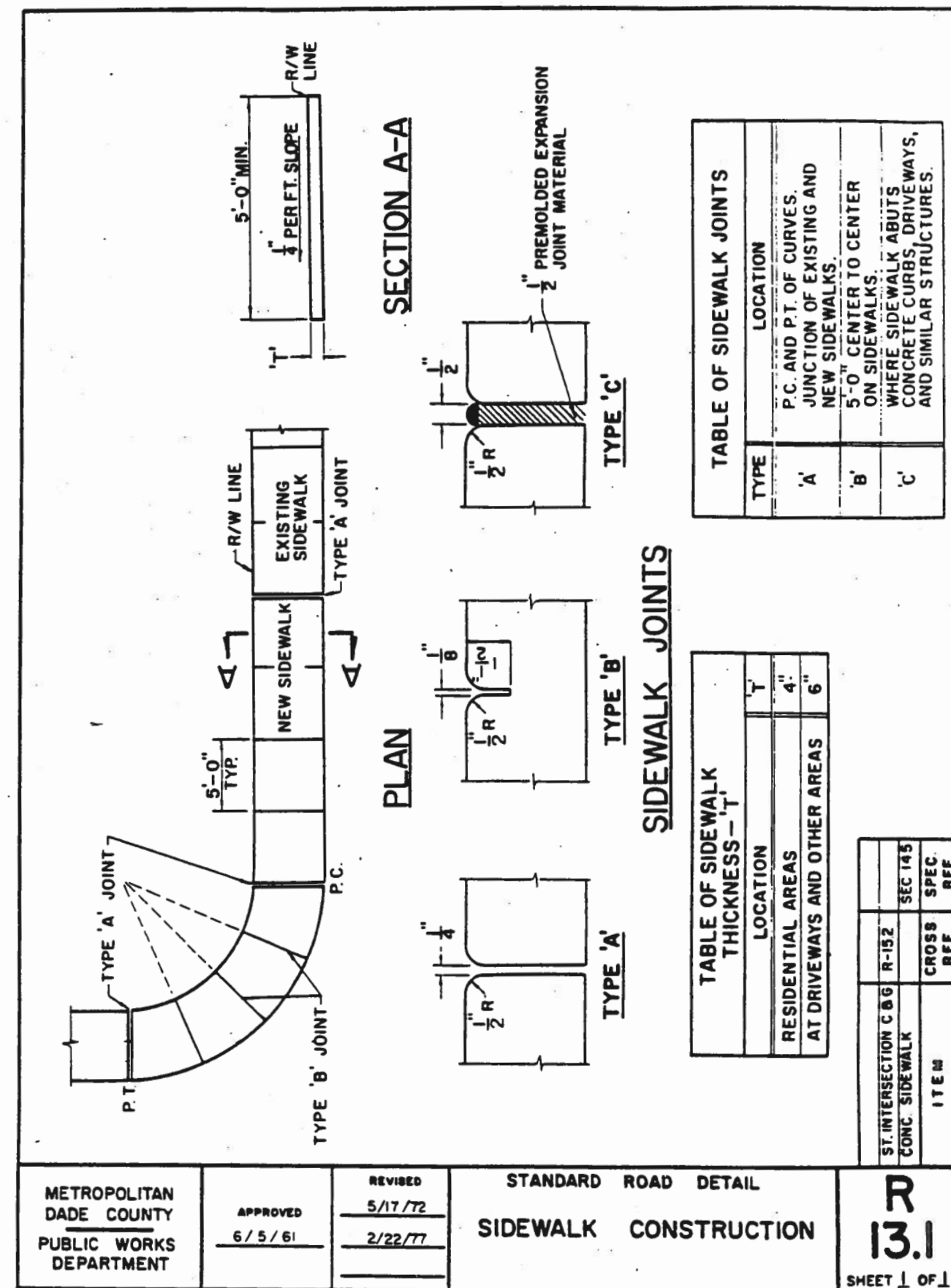
No concrete shall be placed until the subgrade is properly prepared and the forms are set and inspected.

- 145.08 **FINISHING CONCRETE:** The concrete shall be given a wooden float finish. The surface variation shall not be more than ¼ inch under a ten foot straight edge, parallel to the centerline, nor more than 1/8 inch under a five foot straight edge transverse to the centerline. All edges and expansion joints of the sidewalk shall be carefully finished with an edging tool having a radius of ¼ inch. Finally, the sidewalk shall be broomed perpendicular to the forms to produce an even textured surface.

SECTION 145 - CONCRETE SIDEWALK

- 145.13 **CLEAN UP:** Pavements, driveways, swales and other areas affected by this work shall be swept or otherwise cleaned and restored to its original condition as approved by the Engineer.

- 145.14 **INSPECTION:** All work pursuant to this Section will be subject to inspection during its progress as specified in Section C-1 of the Design and Construction Manual.



METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 5/17/72 2/22/77	STANDARD ROAD DETAIL SIDEWALK CONSTRUCTION	R 13.1
				SHEET 1 OF 1

CIVIL ENGINEER

LUIS C. MAURY
CONSULTING ENGINEER
FLORIDA REG. 73645
868 TWOLI CIR. # 201 DEERFIELD BEACH, FL 33441

CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA
33154

PROJECT:

BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO

ARCHITECT.
AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220

EMAIL america-gcs@hotmail.com

JOB NUMBER:	2024-0010
DATE:	10-25-2024
DRAWN BY:	ALBO
CHECKED BY:	O.C.S.

REVISIONS

1	CITY COMMENTS.11/26/24
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ZONING SET

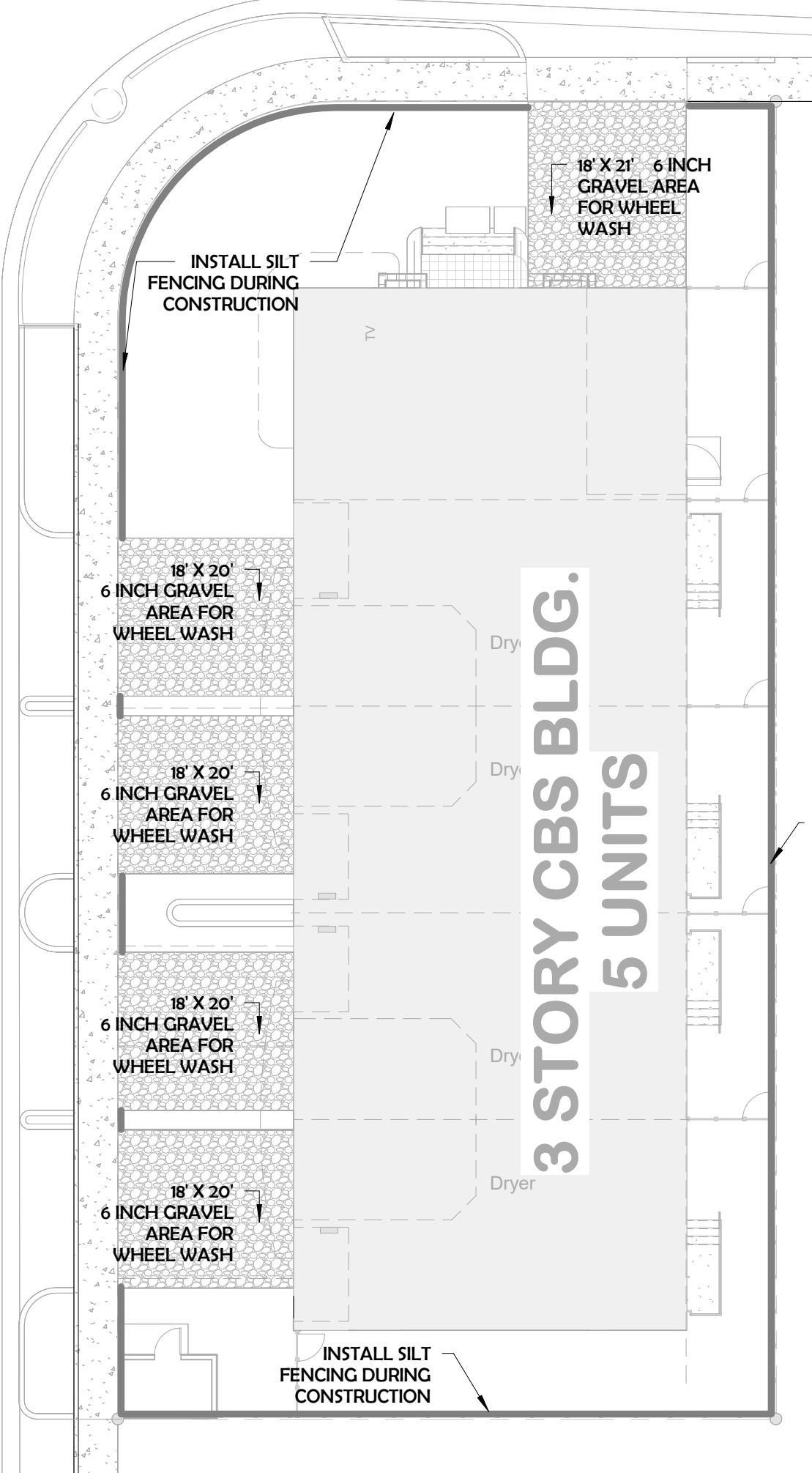
STANDARD
DETAILS 2

SHEET

C-03

OF

ARCHITECT



EROSION CTRL PLAN

2 1/16" = 1'-0"

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs) INSTALLED, MAINTAINED, AND INSPECTED AS PER THE FDEP STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
2. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
3. TAKE MEASURES TO ENSURE TO CLEANUP OF SEDIMENT THAT HAS BEEN TRACKED BY CONSTRUCTION VEHICLES WITHIN THE PROJECT LIMITS. INSTALL EROSION CONTROL DEVICES TO ENSURE SEDIMENT DOES NOT ENTER THE EXISTING OR PROPOSED DRAINAGE SYSTEMS AND ADJACENT PROPERTIES.
4. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS ARE TO BE SODDED. THE REPLACEMENT SOD SHALL BE OF THE SAME TYPE AS THE EXISTING SOD. ALL AREAS OUTSIDE OF THE CLEARING AND GRUBBING LIMITS THAT ARE DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL INCLUDE FURNISHING EQUIPMENT AND LABOR NECESSARY TO DESILT AND CLEAN OUT ALL EXIST DRAINAGE PIPES, AND INLETS FOR CLOSEOUT OF THE PROJECT.

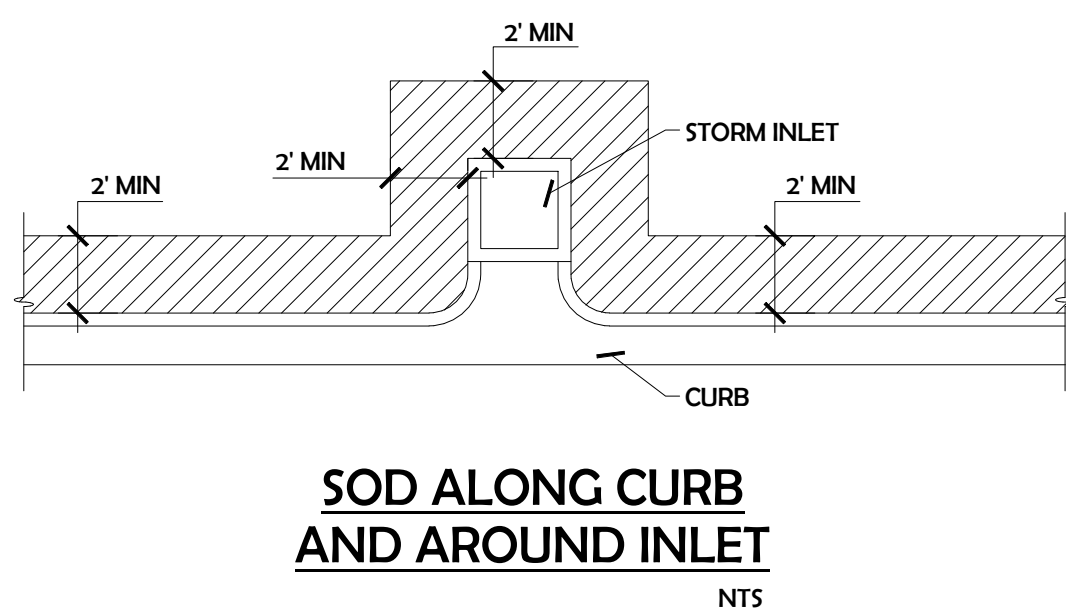


FIGURE 9

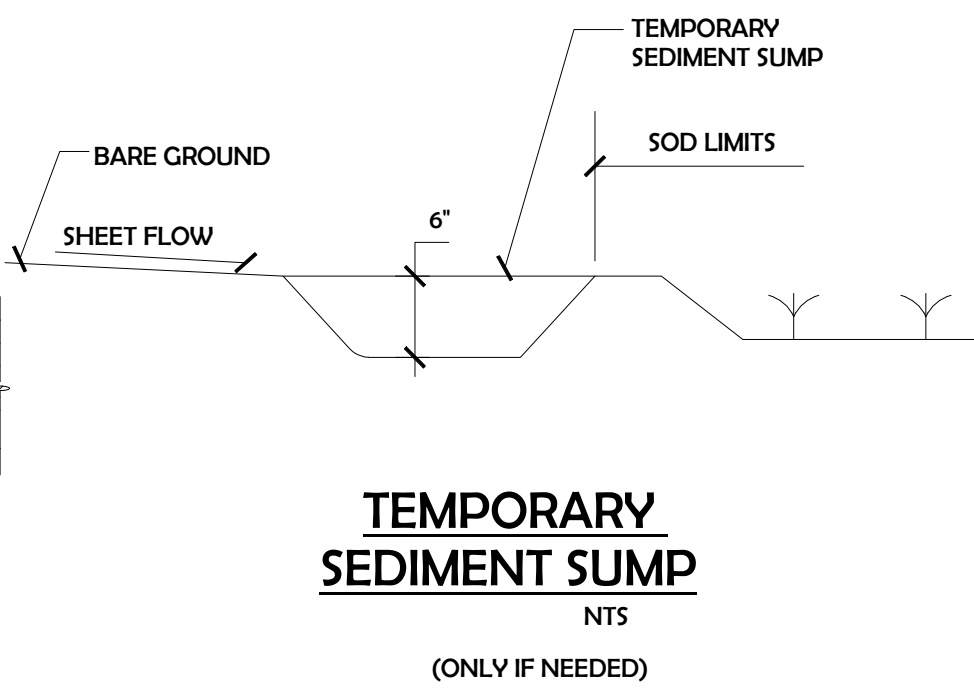
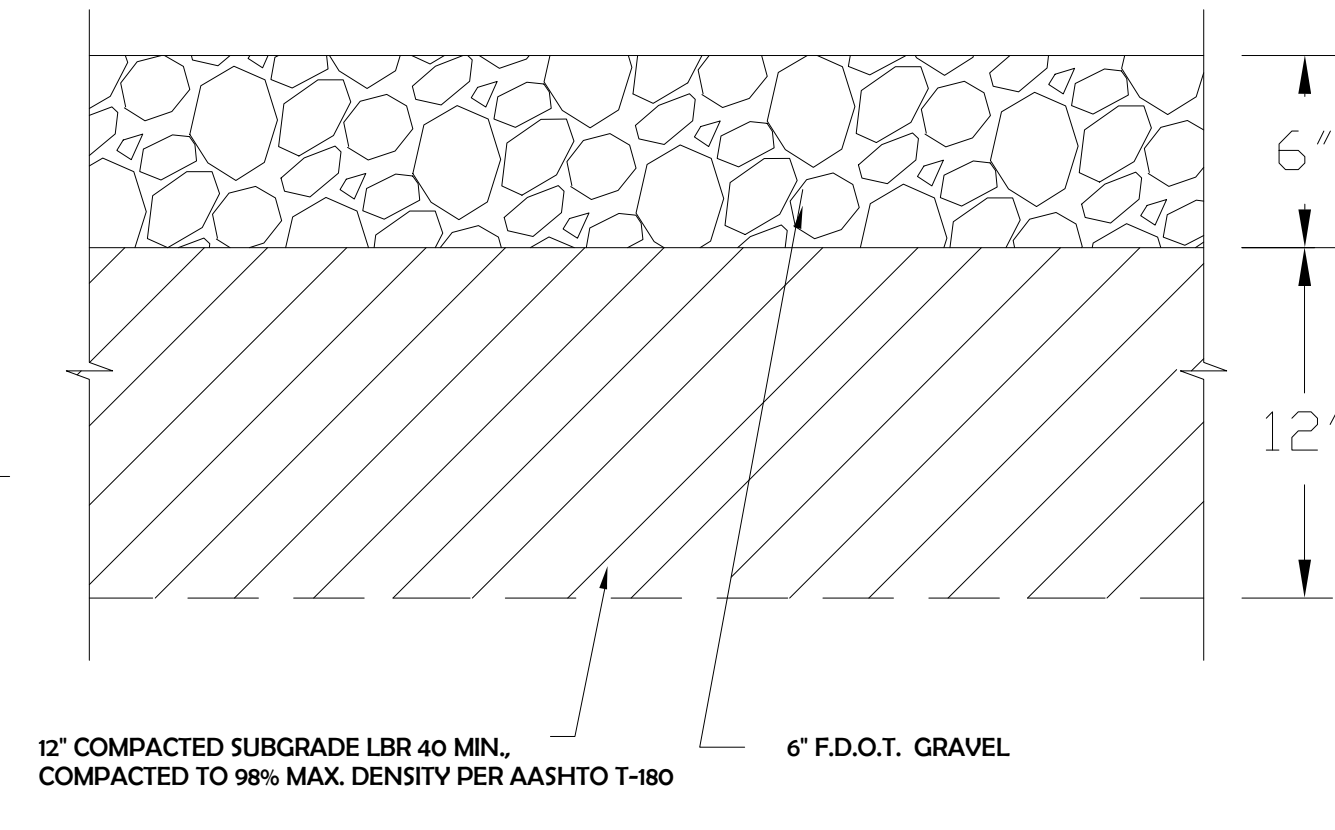


FIGURE 10



CONSTRUCTION ENTRANCE SECTION

BEST MANAGEMENT PRACTICES SECTION A GENERAL EROSION CONTROL

A.1 GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS, WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE OND PION SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

A.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUND COVER.

A.3 SLOPES OF BANKS RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 4H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL AS SHOWN IN FIGURE 5.

A.4 ALL GROSS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED AS SOON AS PRACTICAL AFTER THEIR CONSTRUCTION AS SHOWN IN FIGURE 8.

A.5 SOD SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS SHOWN IN FIGURE 9. SOD SHALL BE PLACED BEFORE SILT BARRIERS, SHOWN IN FIGURE 6, ARE REMOVED.

A.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWOLE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED AS SHOWN IN FIGURE 10. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PIECE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

SECTION B PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

B.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

B.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWOLES. SWALES SHALL BE CONSTRUCTED AS SHOWN IN FIGURE 5.

B.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY, WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING.

A. IN GENERAL EROSION SHALL BE CONTROLLED AT THE FLURTHST PRACTICAL UPSTREAM LOCATION.

B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN IN FIGURES 6 AND 7. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

B.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES IN ELUJING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE ABSORBENT FILTER PODS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

B.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION C CONTROL OF WIND EROSION

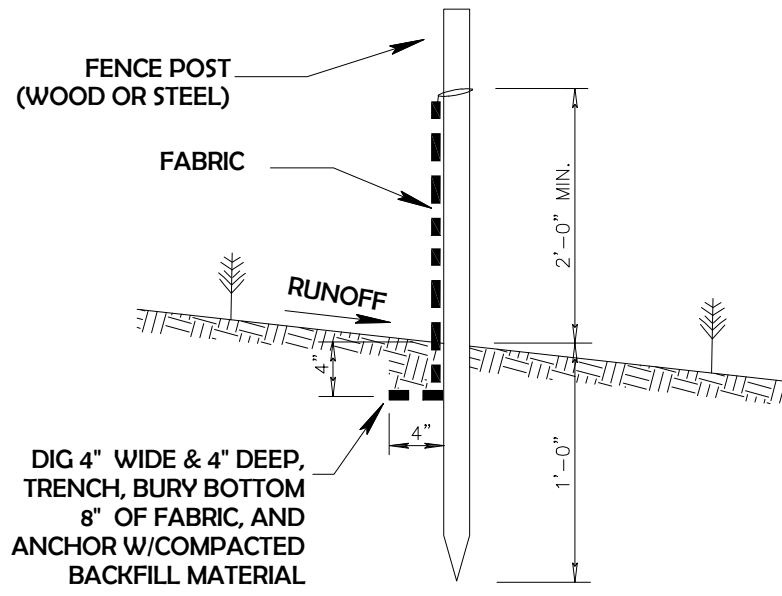
C.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BORE EARTH HAS NOT BEEN EFFECTIVELY WATERED.

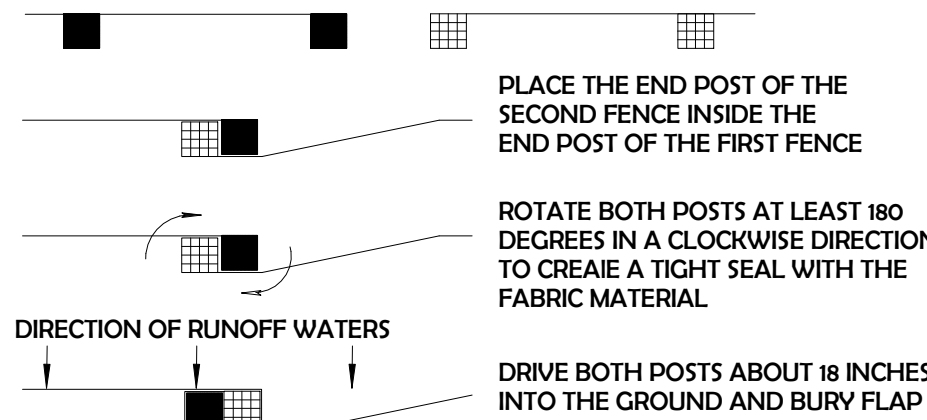
IN NO CASE SHELL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL OFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND OFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ORE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE SHOWN IN FIGURE 2, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

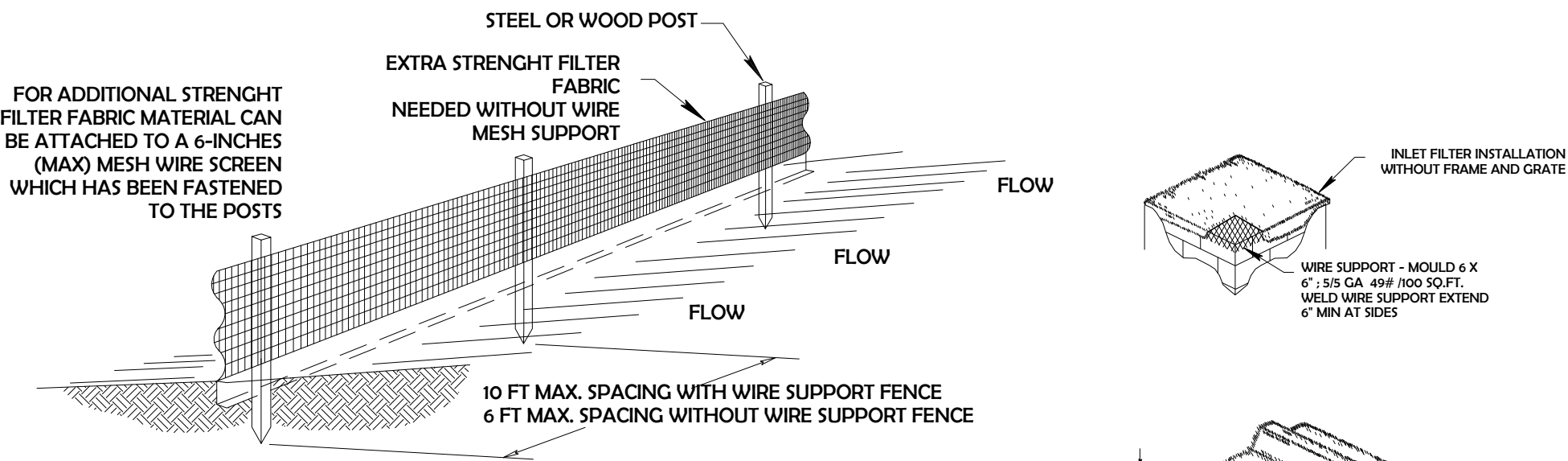


SILT FENCE SECTION NTS



ATTACHING TWO SILT FENCES NTS

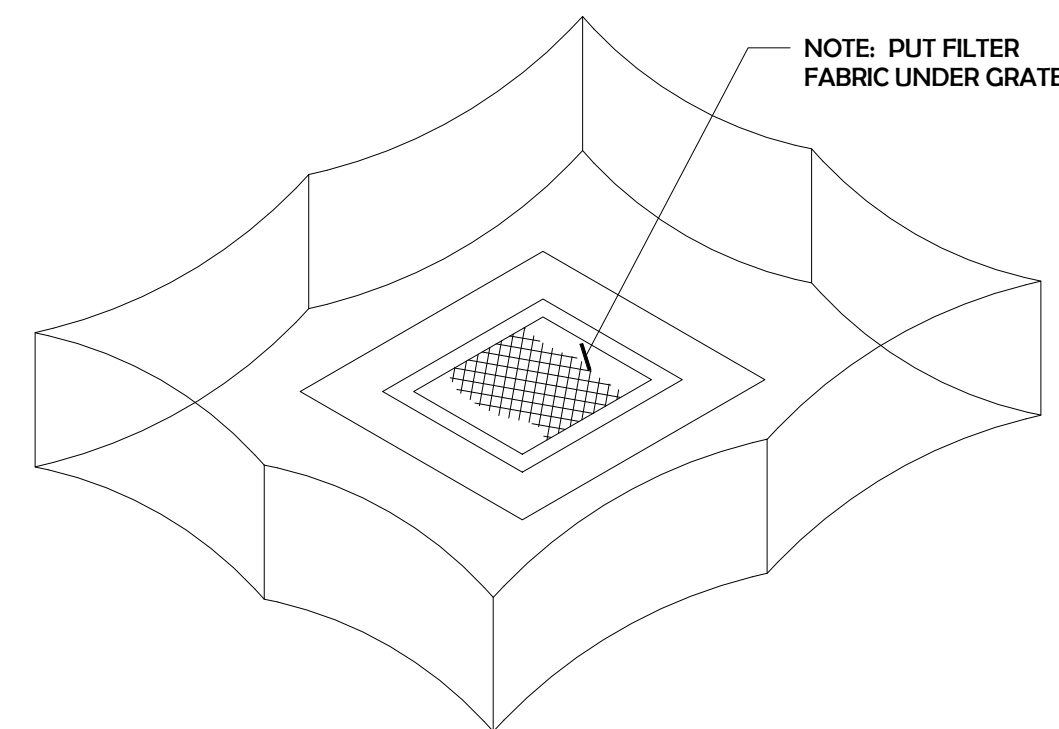
SILT FENCE INSTALLATION DETAIL



NOTES:

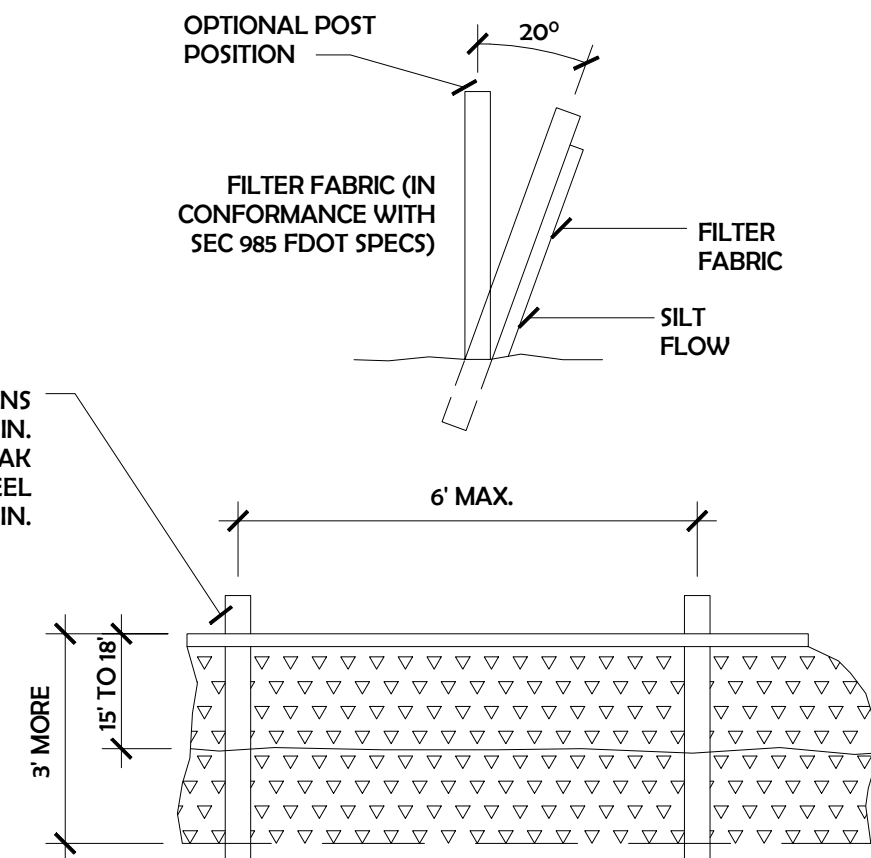
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE WIRE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILIER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH, SHALL BE BACKFILLED AND THE SOIL COMPACIED OVER THE FILTER FABRIC.

SILT FENCE INSTALLATION DETAIL



STACKED SILK BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS NTS

FIGURE 7



ELEVATION TYPICAL SILT FENCE NTS

FIGURE 2

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING
3. A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET, THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH AND APPROXIMATELY 7 TO 10 FT IN LENGTH PARALLEL TO THE CURB
4. STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SHAL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

EROSION CONTROL FILTER FABRIC OVER GRATE INLET NTS

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF ORLANDO CASTRO ARCHITECT. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICTED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE

CLIENT NAME AND ADDRESS:

WEST BAY HARBOR 9761 LLC
9761 WEST BAY HARBOR DRIVE
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PROJECT:

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AR98530

ADDRESS: 9039 WEST
SUNRISE BLVD
PLANTATION FL. 33322

PH: (954) 474-0220
EMAIL: america.gcs@hotmail.com

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1	CITY COMMENTS.11/26/24
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ZONING SET

EROSION CTRL PLAN

SHEET

C-04

OF

ARCHITECT

CIVIL ENGINEER

LUIS C. MAURY
CONSULTING ENGINEER
FLORIDA REG. 79645
868 TWOLI CIR. # 201 DEERFIELD BEACH, FL 33441