

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

DEVELOPMENT & REVIEW COMMITTEE MEETING

**January 9, 2025
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 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

January 9, 2025

ITEM NUMBER: 1.

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
 Ayanidys Martinez

ATTACHMENTS

1.	9761 WBH Drive Response Letter to Comments
2.	9761 WBH Drive DRC Set 1.9.2025
3.	BHI 9761 WBHD TH MMPA #3 DRC Staff Report Jan 9 2024



DESIGN & CONSTRUCTION CORPORATION

9039 West Sunrise Blvd, Plantation, Fl
954-474-0220. America.gcs@hotmail.com

RESPONSE LETTER TO COMMENTS ROUND #1

PROJECT: BAY HARBOR LUXURY TOWNHOMES

WEST BAY HARBOUR 9761 LLC

SPR24-000021

DRC REVIEW COMMENTS : NEW MF 5 DU

PARCEL NUMBER: 1322270013820

ADDRESS: 9761 WEST BAY HARBOUR DRIVE

BUILDING INSPECTOR REVIEW: MIKE MESA

1. SHOW A COMPLETE FLOOD LEGEND (FINISH FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEV. HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5.
R/ COMPLETE FLOOD LEGEND AND NOTES ARE SHOWN IN SHEET A-01
2. PLANS SHOWS ENCLOSURES ON GROUND FLOOR THAT ARE BELOW DFE (BFE + 1 FT). CLARIFY HOW EACH OF THESE AREAS WOULD COMPLY WITH ASCE 24 *DRY OR WET FLOODPROOFING? MATERIALS BELOW BFE)
R/ NOTE REGARDING FLOODPROOFING MATERIALS COMPLYING ASCE 24, SHOWN IN SHEET A-01
3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC) SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24, FEMA AND FBC.
R/ ALL PROPOSED ELEVATIONS , SHOWN AS NGVD AND PHYSICAL FROM LEVEL 00 OF BUILDING (FIRST FLOOR) ARE SHOWN IN SHEETS A-01, A-02, A-101, A-107
4. ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF REQUESTED DOCUMENTS AS LISTED ABOVE.
R/ AWARE AND PENDING

TOWN ENGINEER PLAN REVIEWER: RODNEY CARRERO

1. NO CIVIL DRAWINGS PROVIDED WITH THE SET OF DRAWINGS
R/ NEW CIVIL PLANS PROVIDED, SHEETS C-1, C-2, C-3, C-4, WS-1

TOWN PLANNER COMMENTS: MICHAEL J. MILLER

SITE DEVELOPMENT PLAN COMMENTS

1. ON THE GENERAL CODE DATA TABLE, THE FLUM DESIGNATION OF MEDIUM -HIGH DENSITY (6-34 DUA) MUST BE LISTED.
R/ FLUM DESIGNATION SHOWN IN SHEET A-01
2. THE SETBACKS AND HEIGHT REQUIREMENTS TABLE HAS THE FOLLOWING ISSUES:
 - a) the maximum height allowed should state 65'-0" above BFE +1. FBC FREEBOARD.
R/ SEE SHEET A-01 ZONING CODE APPLICATION TABLE
 - b) THE HIGHT PROVIDED IS 37' – 10" ABOVE BFE. T THE MAIN ROOF DECK, ALTHOUGH THERE ARE PORTIONS OF THE BUILDING THAT EXCEED THAT (ACCESS ELLEVATOR / STAIRS) (47' – 10")
R/ BUILDING ADJUSTED TO MEET HEIGHT ALLOWED, TO 30'-0" FROM FFE (DFE) SEE ELEVATIONS AND SECTIOSN SHEETS A-103, A-104, A-105
3. A CURRENT TREE SURVEY NEEDS TO BE SUBMMITED INDICATING TYPE, CALIPER, SPREAD, ETC. OF ALL EXISTING TREES ON SITE (SAME SIZE AND SCALE)
R/ TREE SURVEY PROVIDED ATTACHED
4. PER SEC. 5-20 AND 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.
R/ MAP PROVIDED SEE SHEET A-01
5. PER SECTION 5-20 PERSPECTIVE ILUSTRATIONS OF THE PROPOSED NEW DEVELOPMENT WITH EXIST. 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.

R/ PLEASE SEE NEW SHEET A-109

6. ROOFTOP RECREATION AREAS MUST HAVE 15% OF THE RECREATION AREAS LANDSCAPED.

R/ ROOFTOP RECREATION AREA COMPLYING WITH THE 15% REQUIREMENT, PLEASE SEE SHEET A-01, LANDSCAPE AREAS KEY PLAN.

7. THE SITE PLAN HAS THE FOLLOWING ISSUES:

- A) THE SITE PLAN SHOWS PROPOSED FENCES. PLEASE PROVIDE A DETAIL OF THE PROPOSED FENCES ALONG THE P.L

R/ FENCE PROVIDED, PLEASE SEE SHEET A-02, FENCE DETAIL

- B) PROVIDE A DETAIL / PLAN SHOWING PERVIOUS IMPERVIOUS AREAS.

R/ KEY PLAN PROVIDED ON SHEET A-01

- C) PLEASE SHOW 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.

R/ ELEVATIONS SHOWED AT SHEETS A-01, A-02, A-101, A-107

- D) THE BUILDING SETBACKS ARE NOT CORRECTE. PER SEC. 23-11 (B2)(1)(2)(3) THE PROPOSED BUILDING IS OVER 30' IN HEIGHT. THEREFORE ADDITIONAL SETBACKS ARE REQUIRED FOR THOSE PORTIONS OF THE BUILDING EXCEEDING 30'

R/ BUILDING ADJUSTED IN HEIGHT TO MEET THE REQ'D 30' HEIGHT, THEREFORE ADDITIONAL SETBACK IS NO LONGER NEEDED. SEE ELEVATIONS SHEET A-103, A-104

- E) THE OFF-STREET PARKING ARRAGEMENT IS NOT ACCEPTABLE AND DOES NOT MEET CODE.

R/ NEW OFF- STREET PARKING ARRANGEMENT PROVIDED TO MEET CODE, AND SEC. 23-24(D)(5)(C). SEE SITE PLAN SHEET A-02

- F) THE DRIVEWAY MATERIAL MUST BE A SOLID SURFACE ALL THE WAY ACROSS.

R/ DRIVEWAYS TO BE SOLID CONCRETE , AND 18' WIDE TO COMPLY

- G) PROVIDE THE LOCATION AND TYPE OF MAIL RECEPTACLES

R/ MAILBOXES LOCATED ON KEYPLAN AND SITE PLAN SHEETS A-01, A-02

- H) UNIT #1 SHOWS A SIDEWALK WITH A WIDTH THAT SCALE ABOUT 10'. PER SEC. 23-12 (15) THE MAX. ALLOWABLE WIDTH OF A SIDEWALK IS 5' PLEASE REVISE DIMENSION . THE SIDEWALKS IN FRONT OF THE UNITS 2-6 ARE ALSO NOT DIMENSIONED. PLEASE DIMENSIN THE SIDEWALKS.

R/ NO SIDEWALKS ARE LONGER PROPOSED ON THIS PROJECT. SEE SITE PAN SHEET A-02

8. THE LANDSCAPE PLAN MUST BE SIGNED AND SEALED BY A REGISTERED FLORIDA LANDSCAPE ARCHITECT.ADDITIONALLY, THERE ARE NUMEROUS ITEMS THAT DO NOT MEET THE TOWN CODE STANDARDS IN SEC. 24-16.

R/ NEW LANDSCAPE PLAN PROVIDED.

9. PER SEC. 23-9 EACH UNIT MUST PROVIDE A SEPARATE STORAGE AREA OUTSIDE OF THE D.U. PROVIDE DIMENSIONS /SF. FOR THE STORAGE. (MIN 25 SF)

R/ STORAGE AREAS PROVIDED AT EACH DWELLING, COMPLYING WITH REQUIREMENTS OS AREA AND HEIGHT. SEE FLOOR PLAN SHEETS A-101, A-107

10. PLEASE DIMENSION THE PROJECT BALCONIES.

R/ BALCONIES DIMENSIONED SEE SHEETS A-107, A-108

11. THE SITE PLAN APPEARS TO HAVE A LOT AREA OF 11,116 SF. MIAMI PROPERTY APPRAISER HAS A LOT AREA OF 11,250 SF. THE SURVEY DOES NOT PROVIDE A LOT AREA. UP-DATE AREA.

R/ THE 11,116 SF ARE CORRECT, SINCE THE LOT AREA HAS A ROUND CORNER, LOT AREA WAS CONFIRMED BY SOFTWARE AND SURVEY, EVEN THOUGH THE PROPERTY APPRAISER DOES NOT MATCH.

12. A CIVIL ENGINEERING PLAN WAS SUBMMITED AS REQU'D. THE PLAN IS NOT CLEAR HOW STORM WATER WILL BE KEPT ON SITE. NEED PRELIMINARY CALCULATIONS.

R/ PRELIMINARY CALCULATIONS PROVIDED, AND NEW SITE DRAINAGE PLAN PROVIDED SHEET C-01

13. IS ANY SIGNAGE PROPOSED?

R/ NO SIGNAGE IS PROPOSED AT THIS PROJECT.

14. PER SEC. 23-19 A PRELIMINARY PHOTOMETRIC PLAN MUST BE SUBMMITED.

R/ PHOTOMETRIC PLAN COMPLYING SEC. 23-19 IS PROVIDED ON SET.

15. A CONCEPTUAL FIRE DEPT. STAGING AREA NEEDS TO BE AGREED TO BY THE MIAMI – DADE FIRE DPT. ASAP. AS THIS COULD AFFECT THE DSIGN/

R / FIRE DPT. STAGING AREA PROVIDED. SEE SHEET A-02

16. LANDSCAPE PLAN SHEET LSCP-101 HAS THE FOLLOWING COMMENTS.

- A) THE LANDSCAPE PLAN NEEDS TO BE REVISED TO ACCURATELY REFLECT THE TOWN'S SUPPLEMENTAL LANDSCAPE CODE REQUIREMENTS. (SEC. 24-16) % OF NATIVE SPECIES, % DROUGHT TOLERANT SPECIES, % OF PALMS ALLOWED, ETC. IN ADDITION TO THE MIAMI-DADE COUNTY MIN. REQUIREMENTS)

R/ NEW LANDSCAPE PLAN PROVIDED COMPLYING REQUIREMENTS.

- B) THE PLAN DOES NOT PROVIDE THE REQ'D STREET TREES PER MIAMI – DADE CH. 18B...

R/ SAME RESPONSE FROM ABOVE.

- C) CANNOT PLANT CUBAN PALMS IN THE RIGHT OF WAY OF WEST BAY HARBOR DRIVE AND 98TH STREET.

W/ NO NEW CUBAN PALM TREES ARE PROPOSED TO BE PLANTED, THE PALMS SHOWN ARE EXISTING TO REMAIN.

17. PER SEC. 11-8 AN IMPACT ANALYSIS REPORT (IAR) FOR INFRASTRUCTURE MUST BE SUBMITTED. SEE THE ATTACHED TEMPLATE.

R/ (IAR) REPORT PROVIDED ATTACHED.

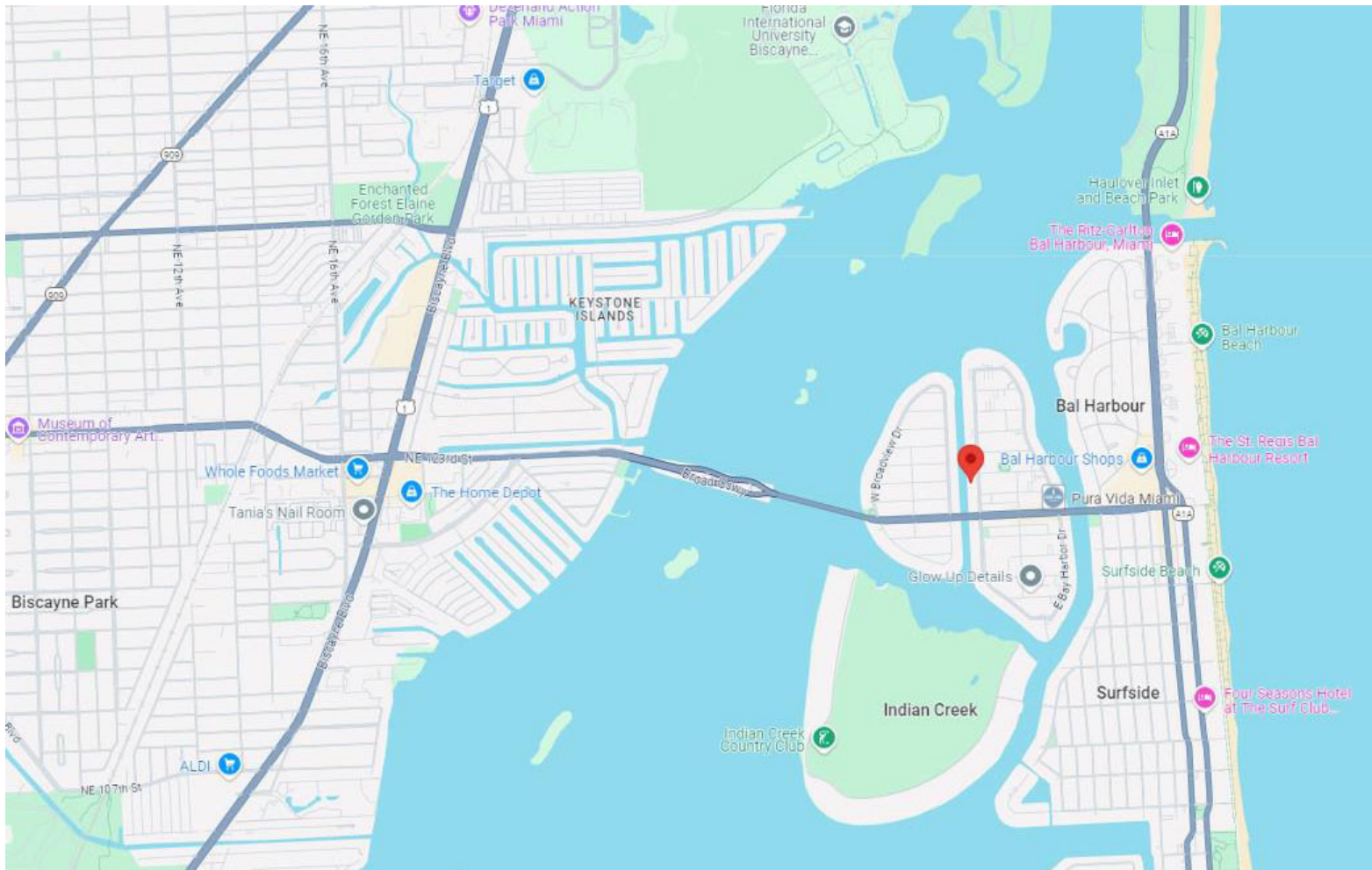
SINCERELY,

A handwritten signature in black ink, appearing to read "ORLANDO CASTRO", with a long vertical line extending upwards from the top of the signature.

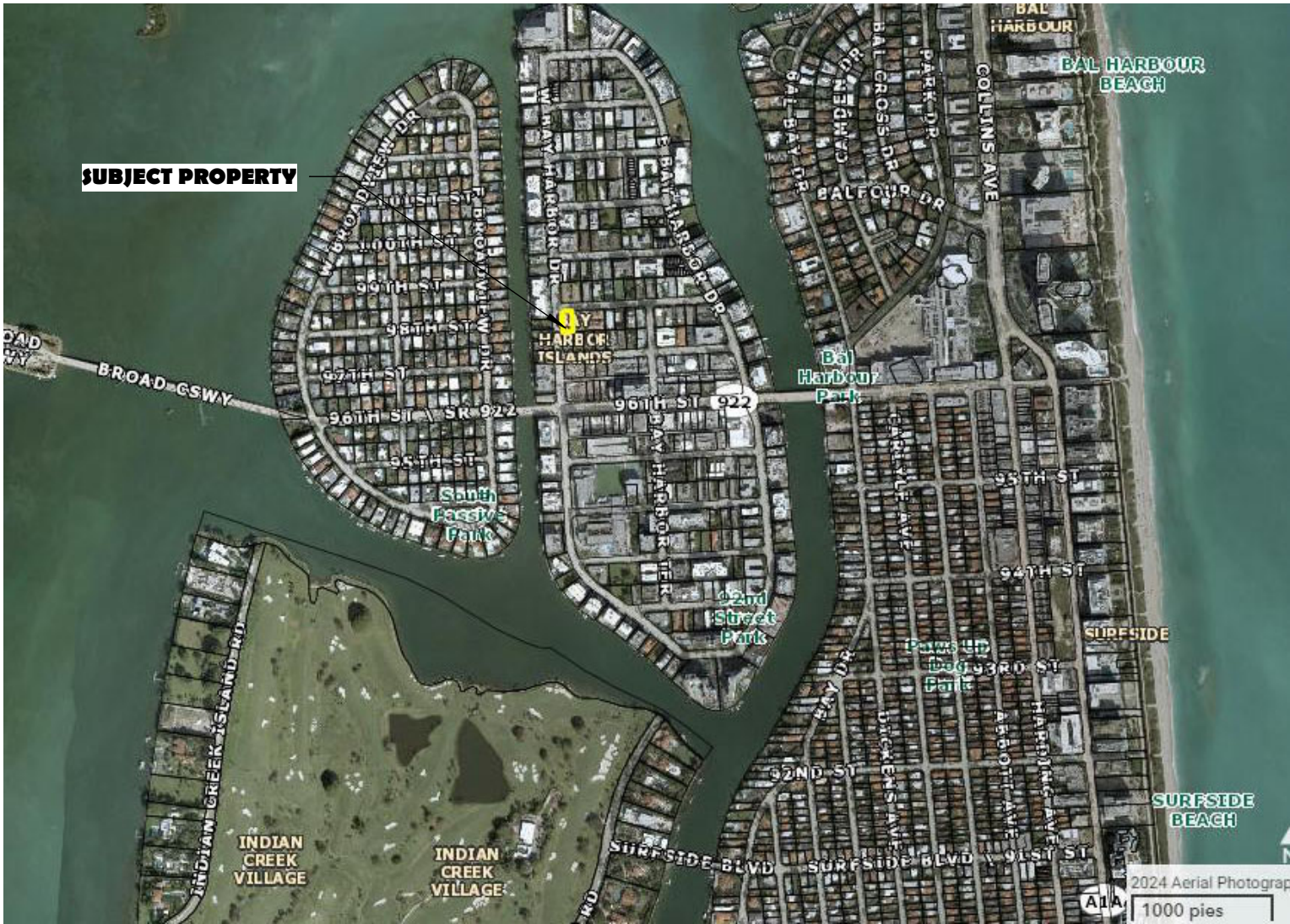
ORLANDO CASTRO
REGISTERED ARCHITECT AR98530

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
A109	PERSPECTIVES
A-01	SITE PLAN GENERAL DETAILS
A-02	SITE PLAN
A-109	IMAGES
C-01	SITE DRAINAGE PLAN
C-02	STANDARD DETAILS 1
C-03	STANDARD DETAILS 2
C-04	EROSION CTRL PLAN
IR-01	IRRIGATION PLAN
L-01	LANDSCAPE PLAN
WS-01	WATER & SEWER CONNECTION 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:

12-05-2024

DRAWN BY:

NPB

CHECKED BY:

O.C.S.

REVISIONS

1. CITY COMMENTS 11/26/24

2. DRC COMMENTS 12/17/24

ZONING SET

COVER
PAGE/
PROJECT
INFO.

SHEET

A000

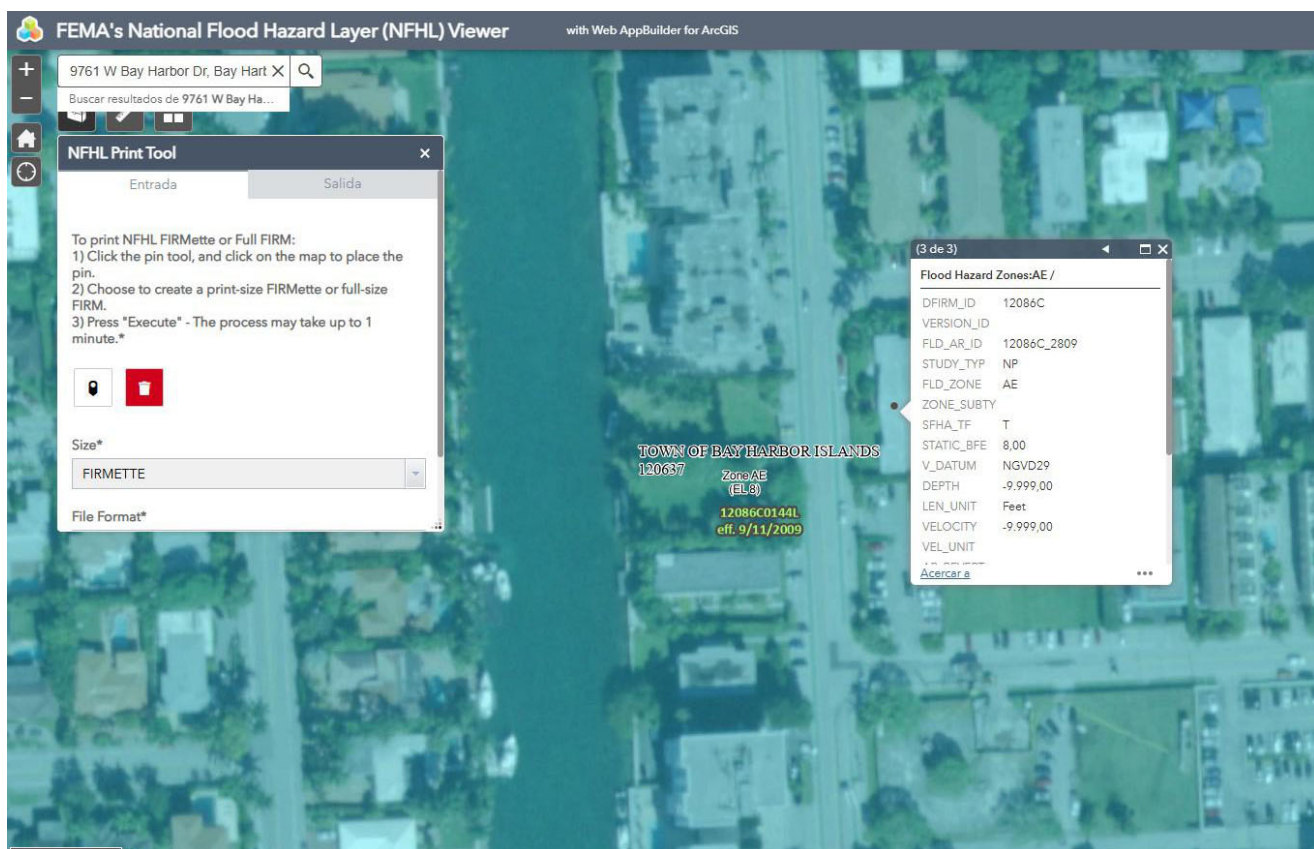
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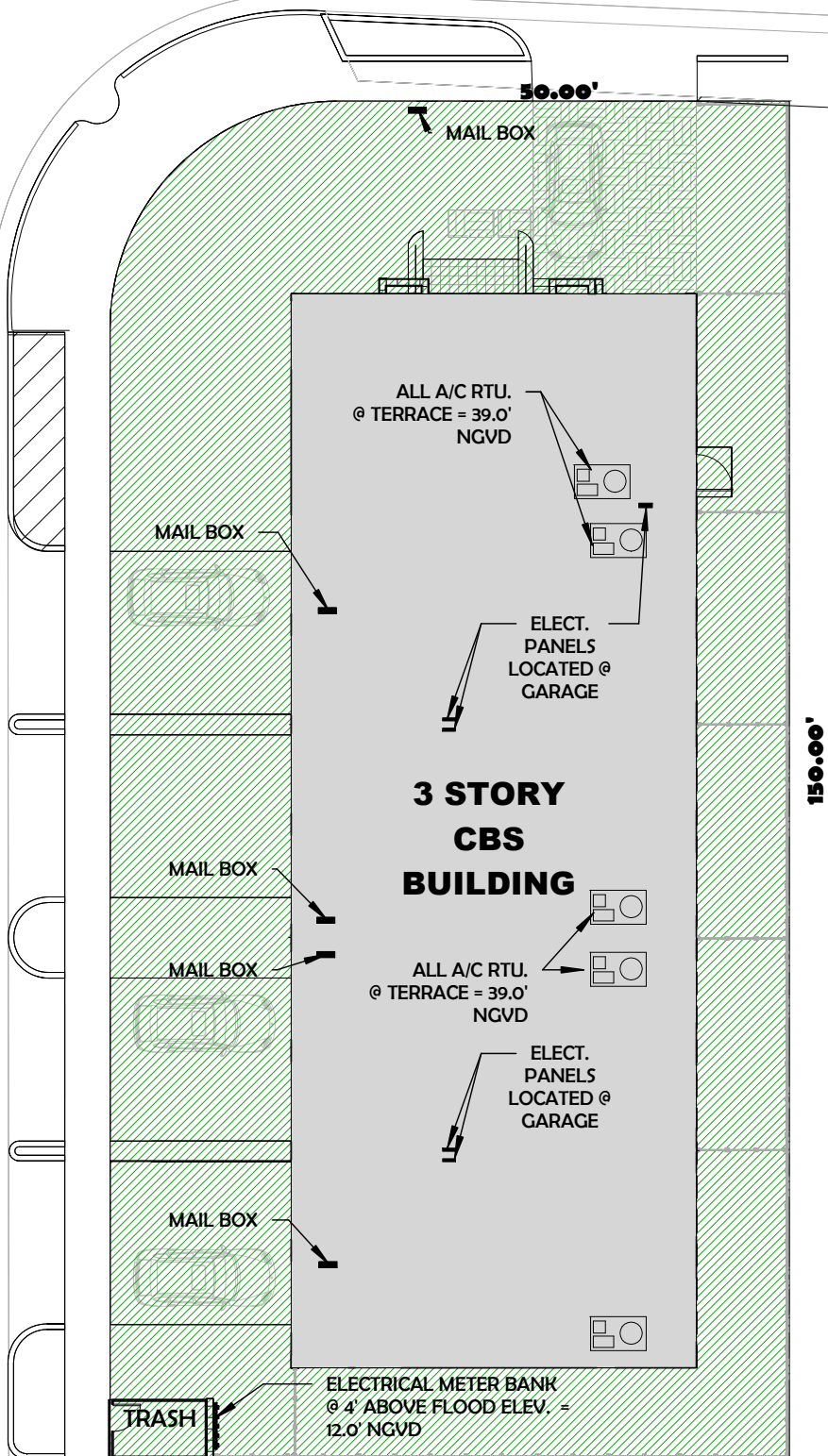


ZONING MAP

1 3/4" = 1'-0"



FLOOD ZONE MAP



AREAS BELOW FLOOD ELEVATION NOTE:

EQUIPMENT	LOCATION PLAN	REQ'D	PROV'D
ELECTRICAL PANELS	9' NGVD	11.65' NGVD	
A/C & POOL EQUIP.	9' NGVD	39.0' NGVD	
LAUNDRY EQUIP.	9' NGVD	9.0' NGVD	
TANKLESS WATER HEATER	9' NGVD	14.0' NGVD	

EQUIP. LOCATION KEY PLAN

1" = 20'-0"

FLOOD LEGEND

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

CLASSIFICATION OF STRUCTURE:
FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION
CLASS II - AS PER ASCE 24-14, TABLE 1-1

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 WHICH EVER 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 WHICH EVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL". (ASCE 24-14, (ASCE 24-14 CH. 5.0)

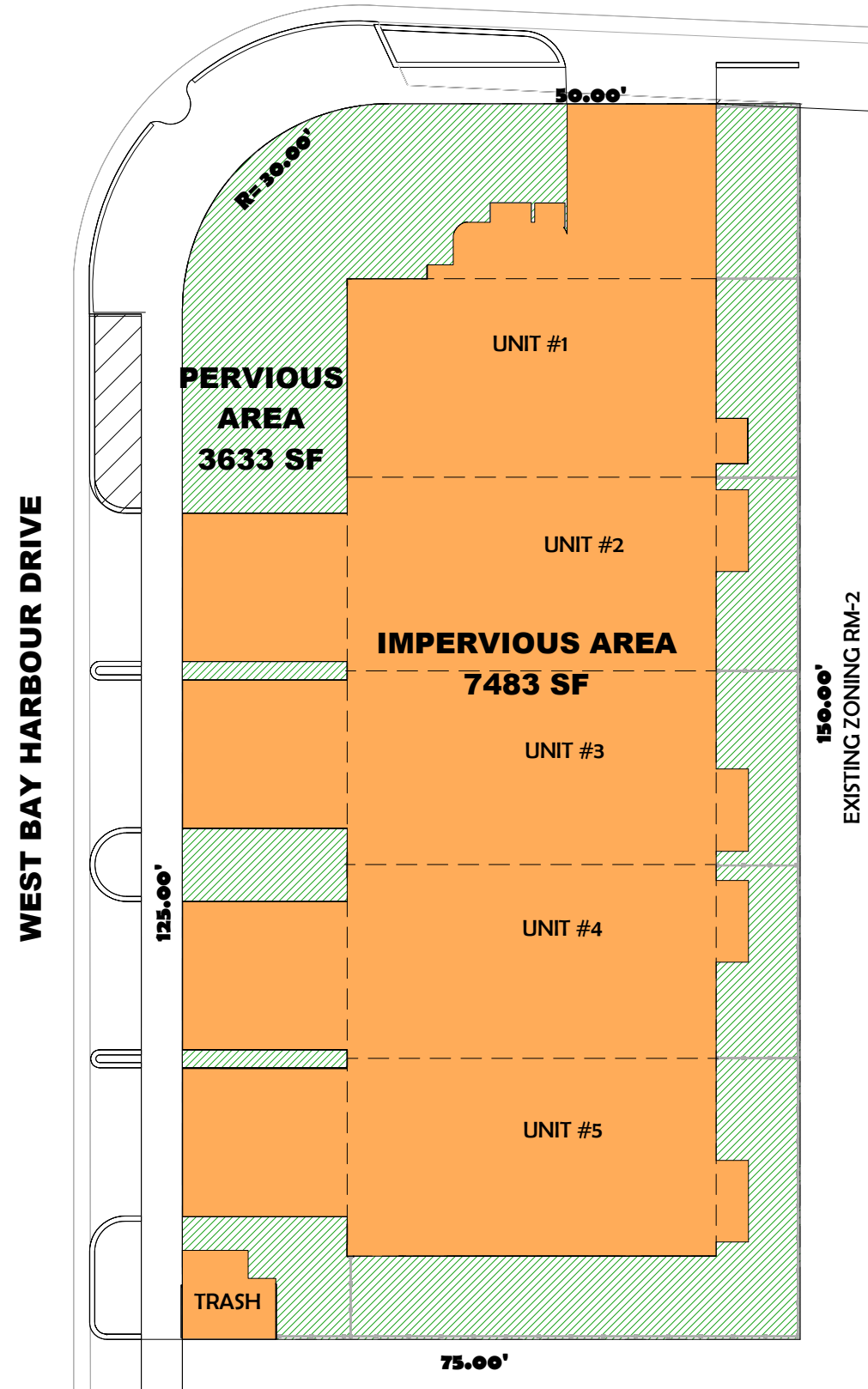
AREAS BELOW FLOOD ELEVATION NOTE:

1 - PROVIDE A MINIMUM OF 2 (TWO) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE (1) FOOT ABOVE GRADE.

2 - THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

	REQUIRED	PROPOSED
CROWN OF ROAD	+ 4.79' NGVD	+ 4.79' NGVD
MAX. HEIGHT FROM DFE	30'	30'
FLOOD ZONE	AE	AE
BASE FLOOD ELEV.	-8.00' NGVD	
PROPOSED 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 MECH. EQUIP. (LOCATED AT TERRACE)	9.00' NGVD	39.00' NGVD
PANEL NUMBER	0144	0144
LOWEST ELEV. OF EQUIP.	9.00' NGVD	39.00' NGVD
HIGHEST CROWN ELEV.	4.79	4.79
ADJACENT GRADE AVG ELEV.	5.50 - 5.80' NGVD	5.50 - 5.80' NGVD
WATER HEATER INSTALLATION LOWEST ELEV. (LOCATED AT 1ST FL. 5' ABOVE FF.)	9.00' NGVD	14.00' NGVD
ELECT. PANELS INSTALLATION LOWEST ELEV. (LOCATED AT GARAGE & ABOVE FF.)	9.00' NGVD	11.65' NGVD
LAUNDRY INSTALLATION LOWEST ELEV. (LOCATED AT 1ST FL.)	9.00' NGVD	9.00' NGVD

98 TH STREET

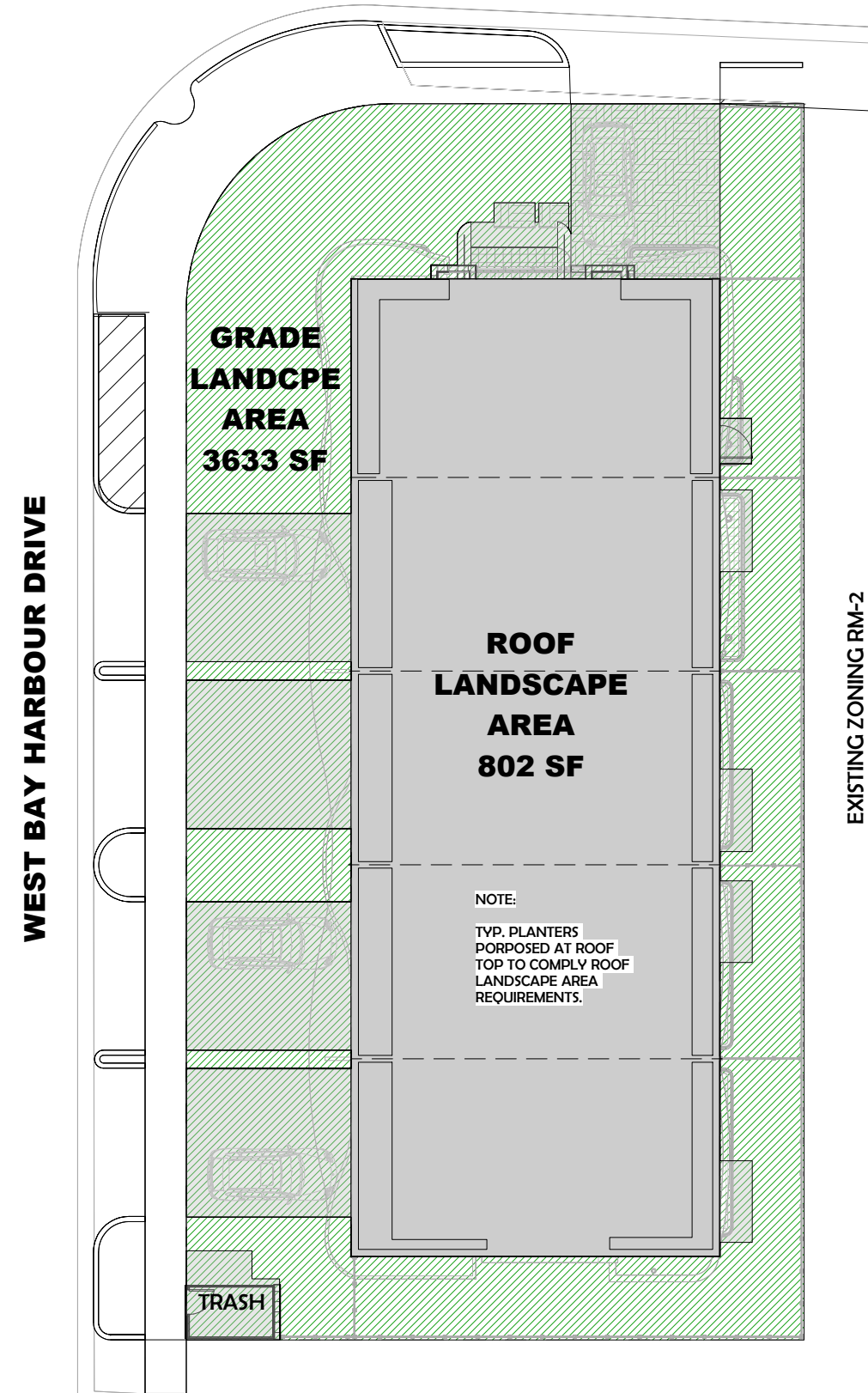


PERVIOUS AREA KEY PLAN
3633 SF = 32.68% > 2223 SF (20% MIN REQ'D)

PERVIOUS AREA PLAN

1" = 20'-0"

98 TH STREET

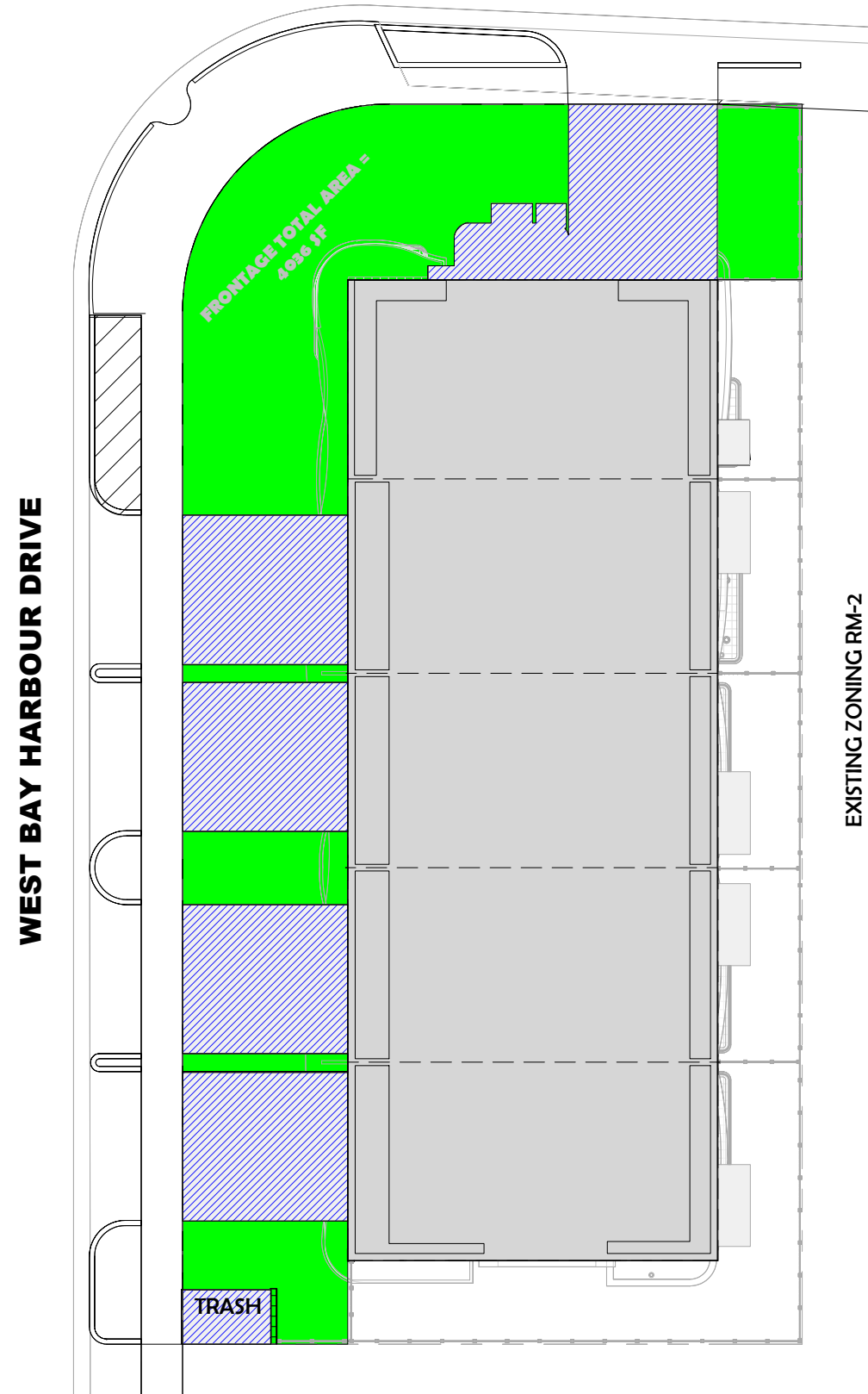


LANDSCAPE AREA KEY PLAN	REQ'D	PROVIDED
GRADE LEVEL LANDSCAPE AREA		= 3633 SF
ROOF LANDSCAPE AREA (15% MIN.) (PLANTERS PROPOSED)		= 802 SF

LANDSCAPED AREAS

1" = 20'-0"

98 TH STREET



FRONTAGE AREA KEY PLAN	REQ'D	PROV'D	%
LANDSCAPE AREA (50% MIN.)	= 2018 SF	2020 SF	50.05%
HARD DRIVEWAY AREA (50% MAX)	= 2018 SF	2016 SF	49.95%

FRONTAGE AREA KEY PLAN

1" = 20'-0"

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O.C.S.

REVISIONS

1 CITY COMMENTS 11/26/24

2 DRC COMMENTS 12/17/24

ZONING SET

SITE PLAN
GENERAL
DETAILS

SHEET

A-01

OF

ARCHITECT



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REVISIONS

- 1 CITY COMMENTS 11/26/24
- 2 DRC COMMENTS 12/17/24

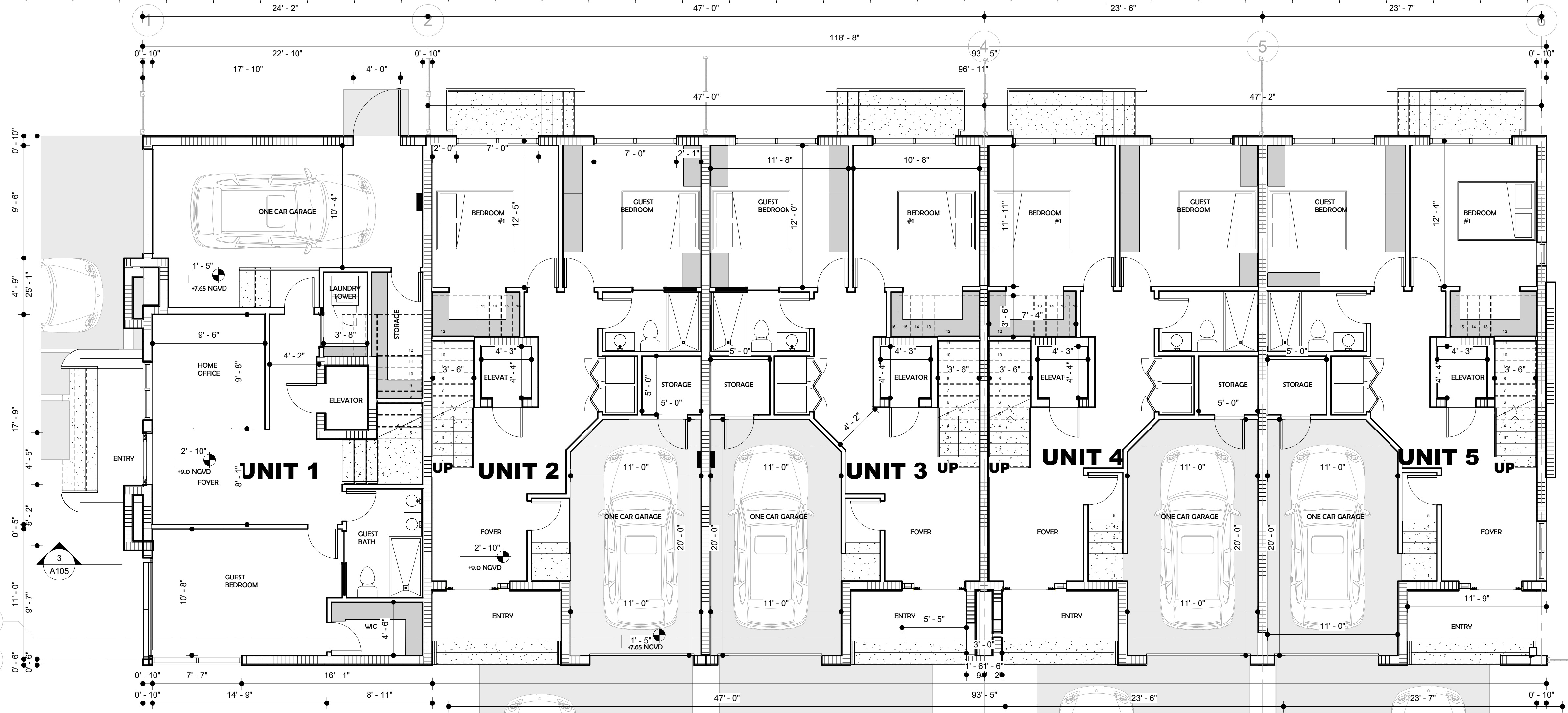
ZONING SET
PROPOSED
1ST & 2ND
FLOOR
PLAN

SHEET

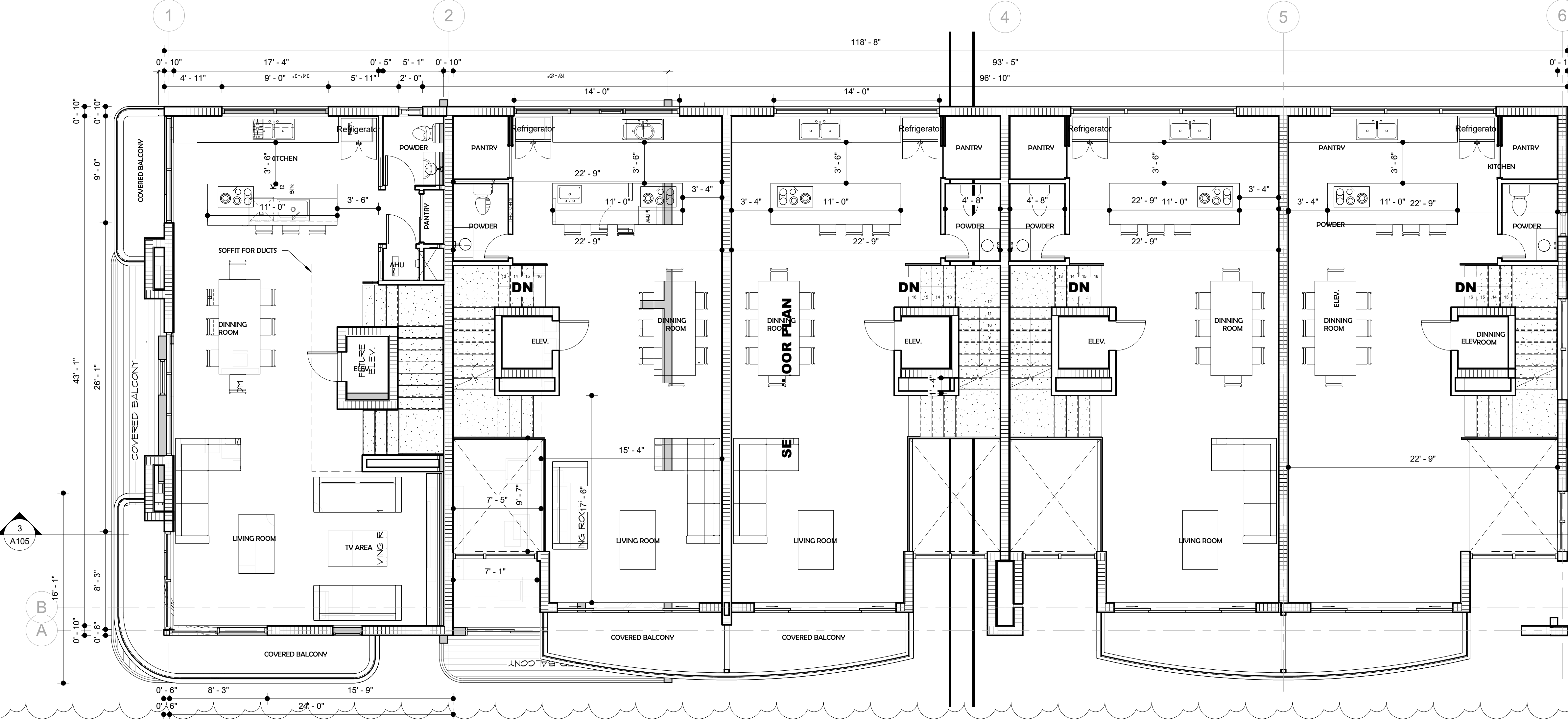
A101

OF

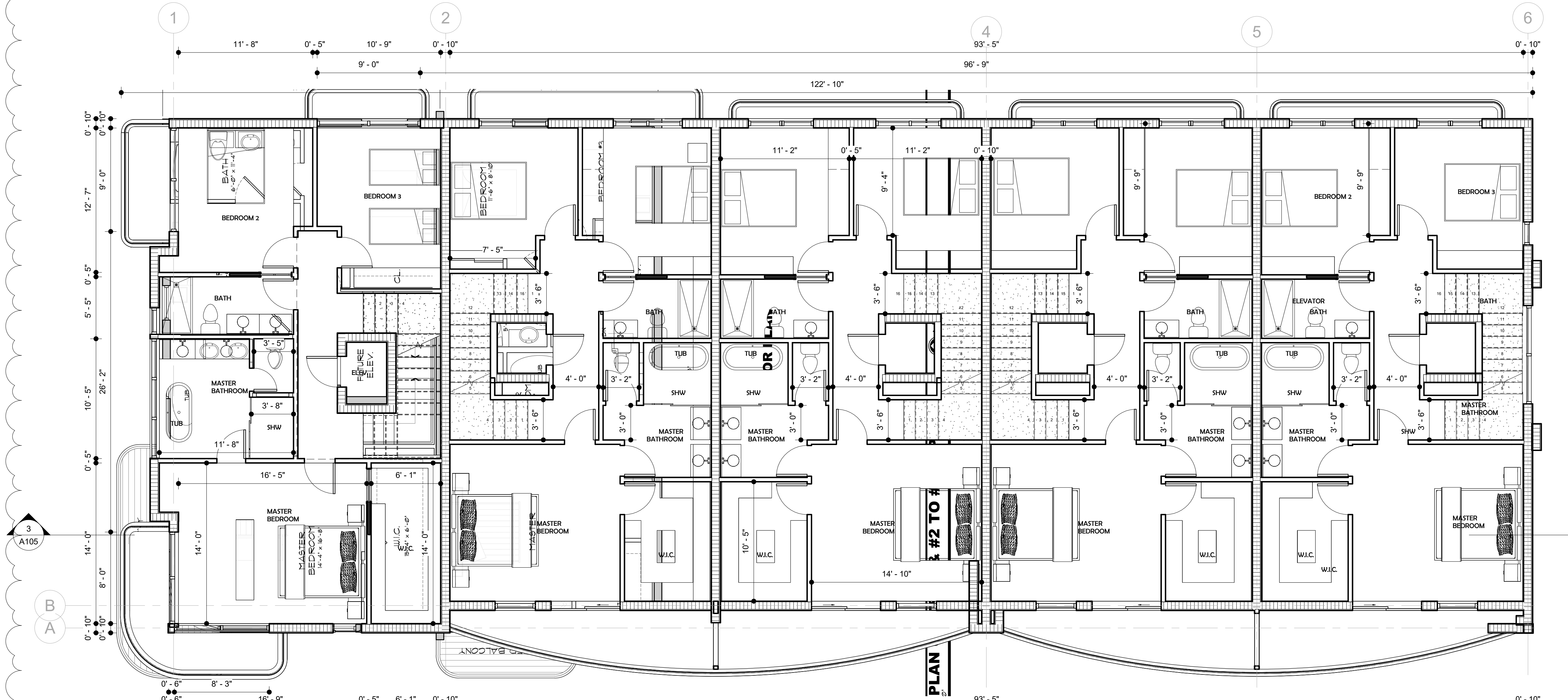
ARCHITECT



1 3/16" = 1'-0"



2 3/16" = 1'-0"



3RD FLOOR PLAN



TERRACE FLOOR PLAN

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9761 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:
BAY HARBOR
MULTIFAMILY

ORLANDO CASTRO
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AR98530

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PLANTATION FL. 33322
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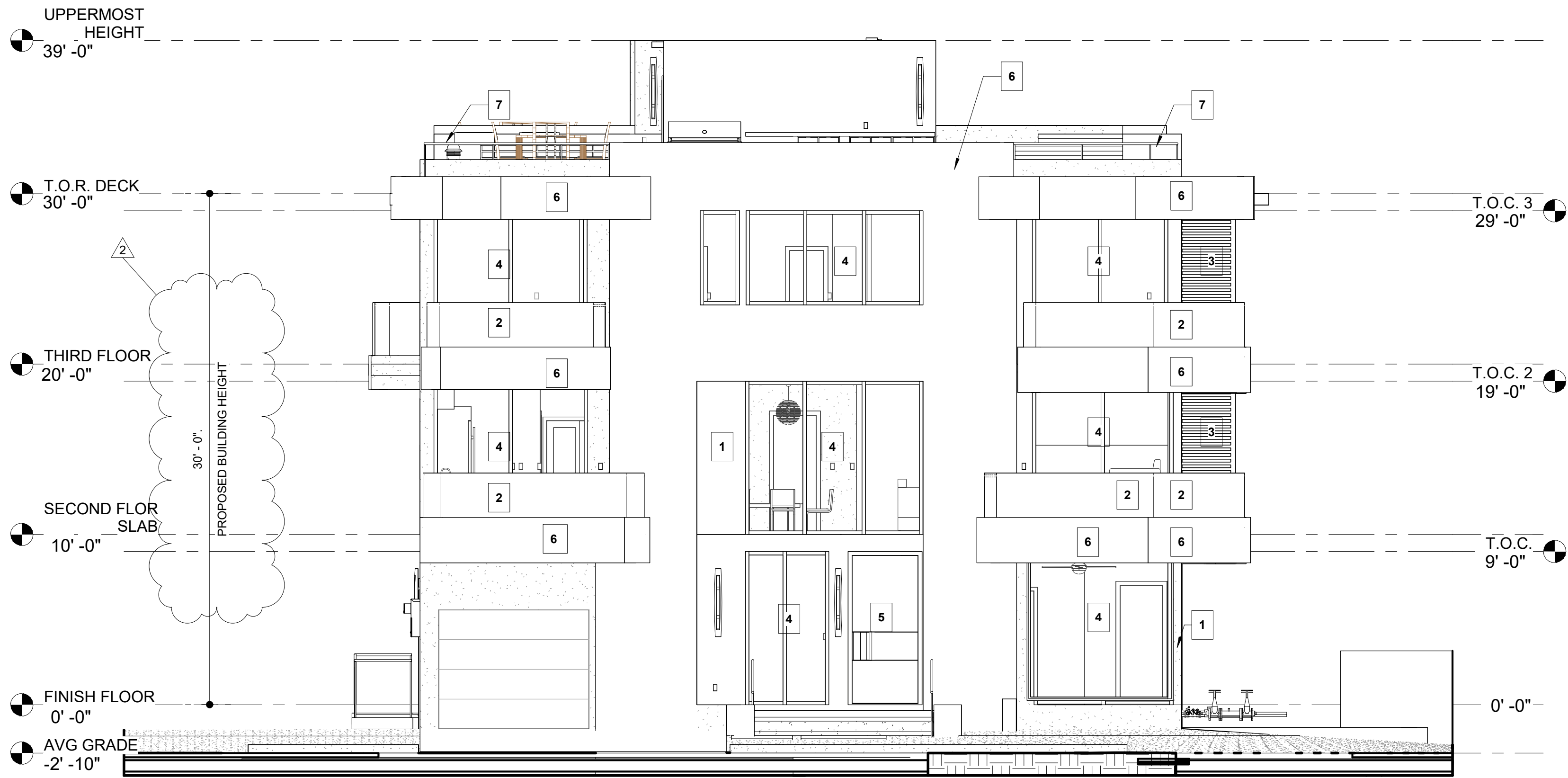
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DATE:	12-05-2024
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CHECKED BY:	O.C.S.

REVISIONS
1. CITY COMMENTS 11/26/24
2. DRC COMMENTS 12/17/24

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/ S/S 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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DATE:

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DRAWN BY:

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REVISIONS

1 CITY COMMENTS 11/26/24

2 DRC COMMENTS 12/17/24

ZONING SET

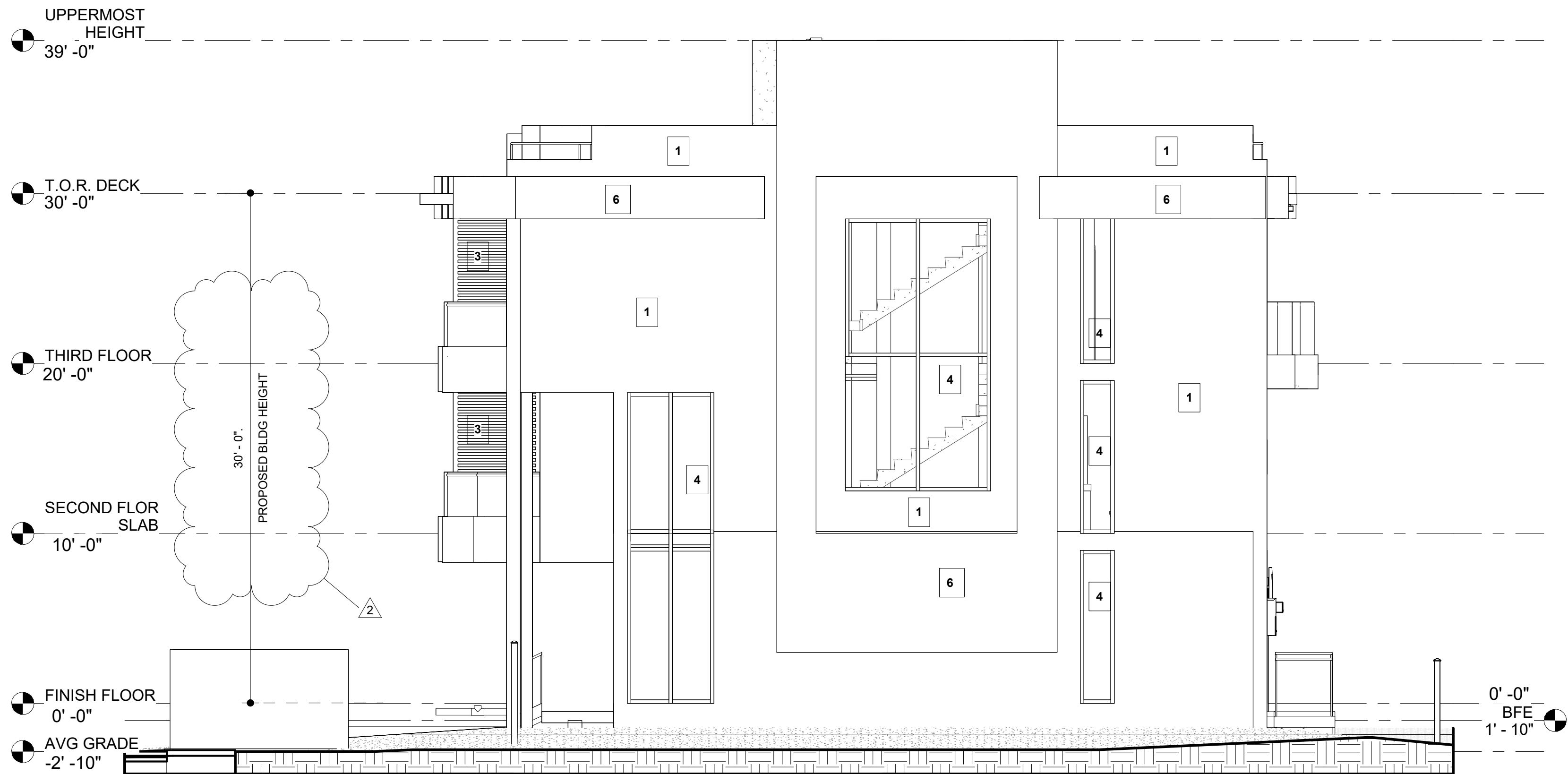
EAST &
NORTH
ELEVATIONS

SHEET

A103

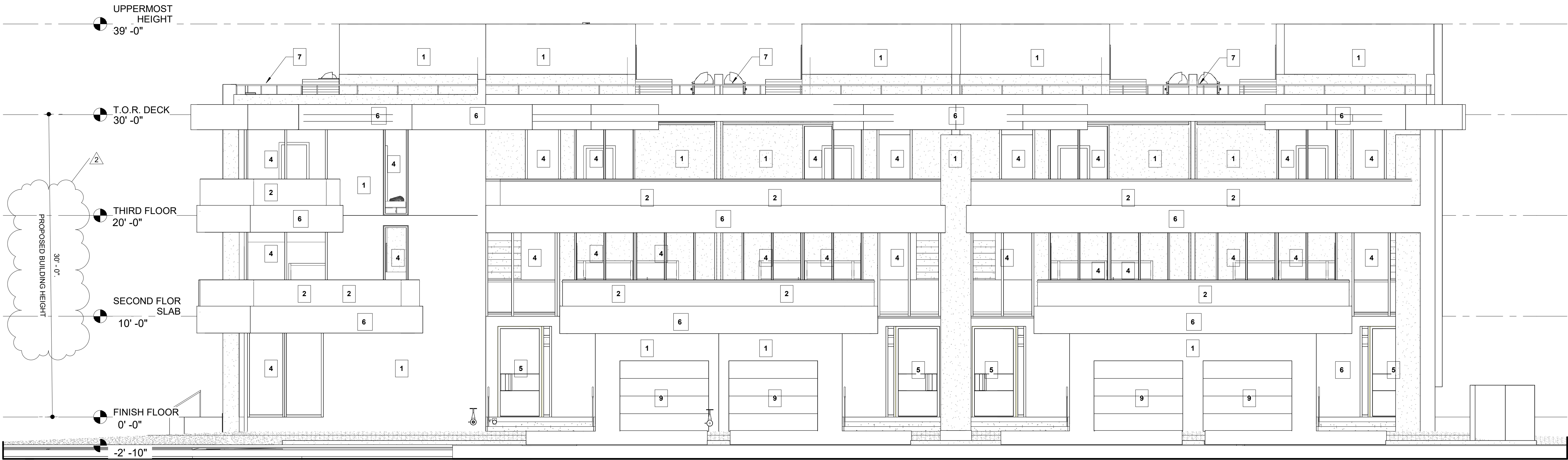
OF

ARCHITECT



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	
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/ S/S 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.	



3 FRONT ELEVATION

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BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT:

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REVISIONS

1 CITY COMMENTS 11/26/24

2 DRC COMMENTS 12/17/24

ZONING SET

SOUTH &
WEST
ELEVATIONS

SHEET

A104

OF

ARCHITECT

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ZONING SET

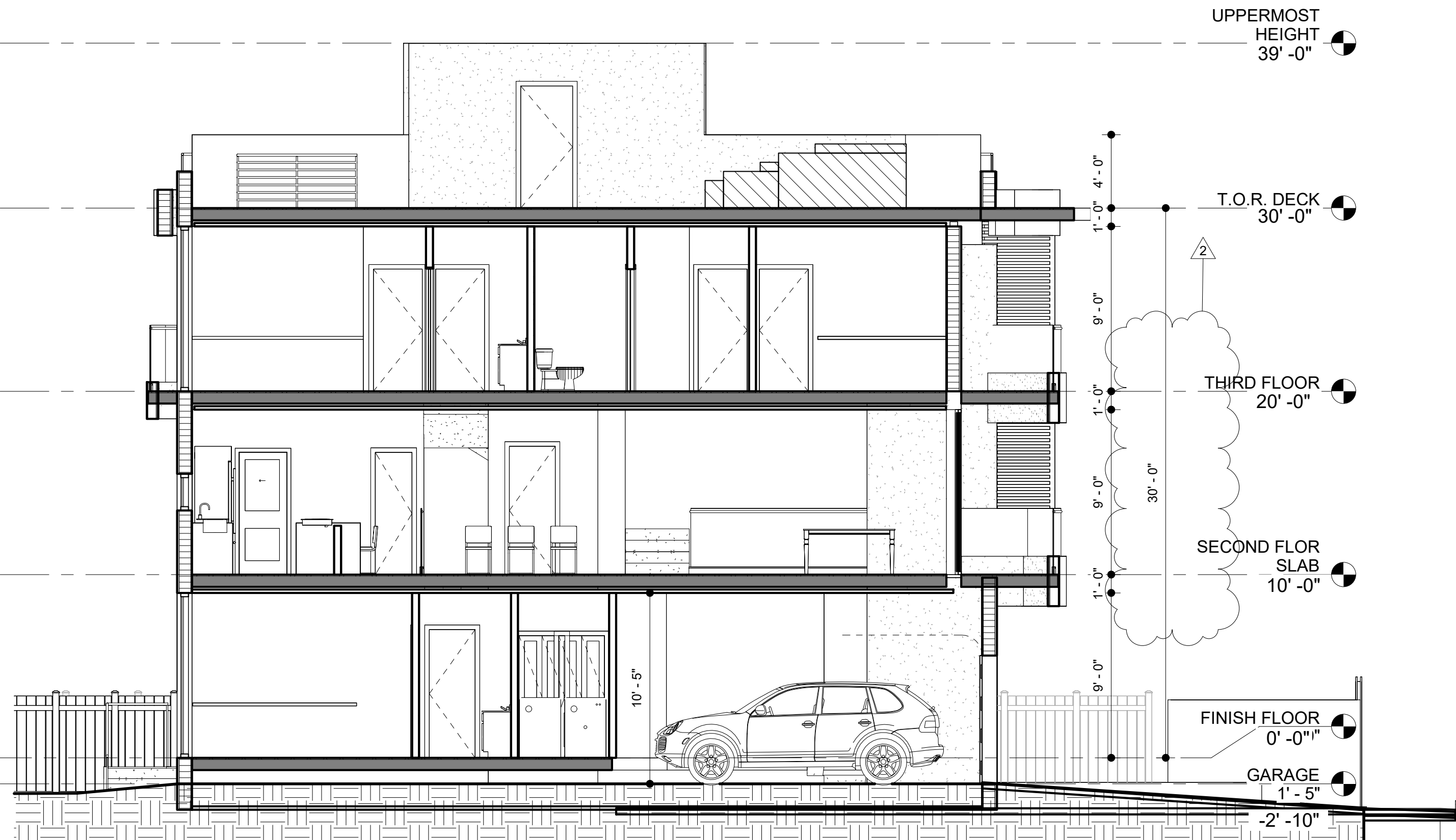
BUILDING
SECTIONS

SHEET

A105

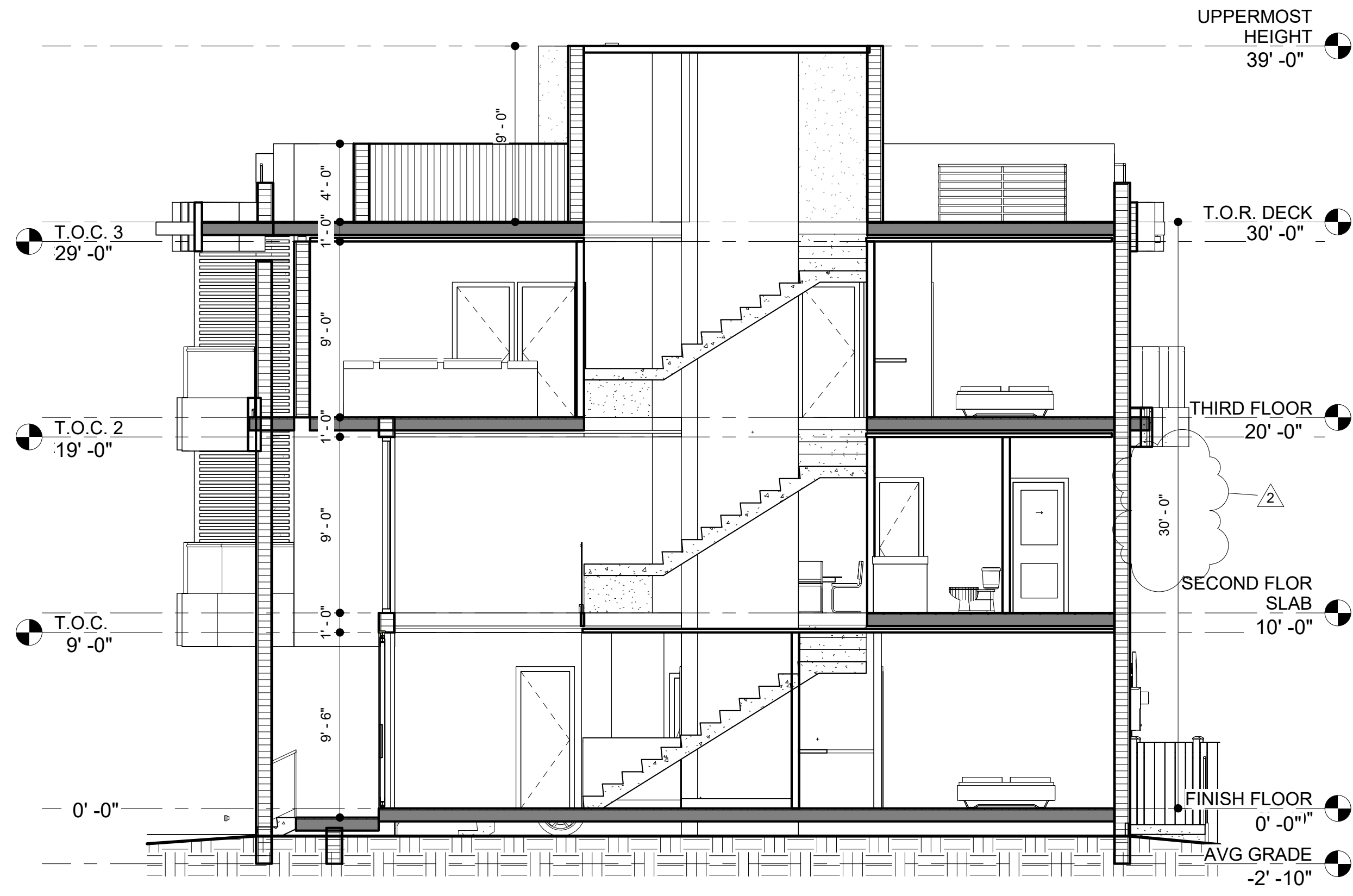
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ARCHITECT



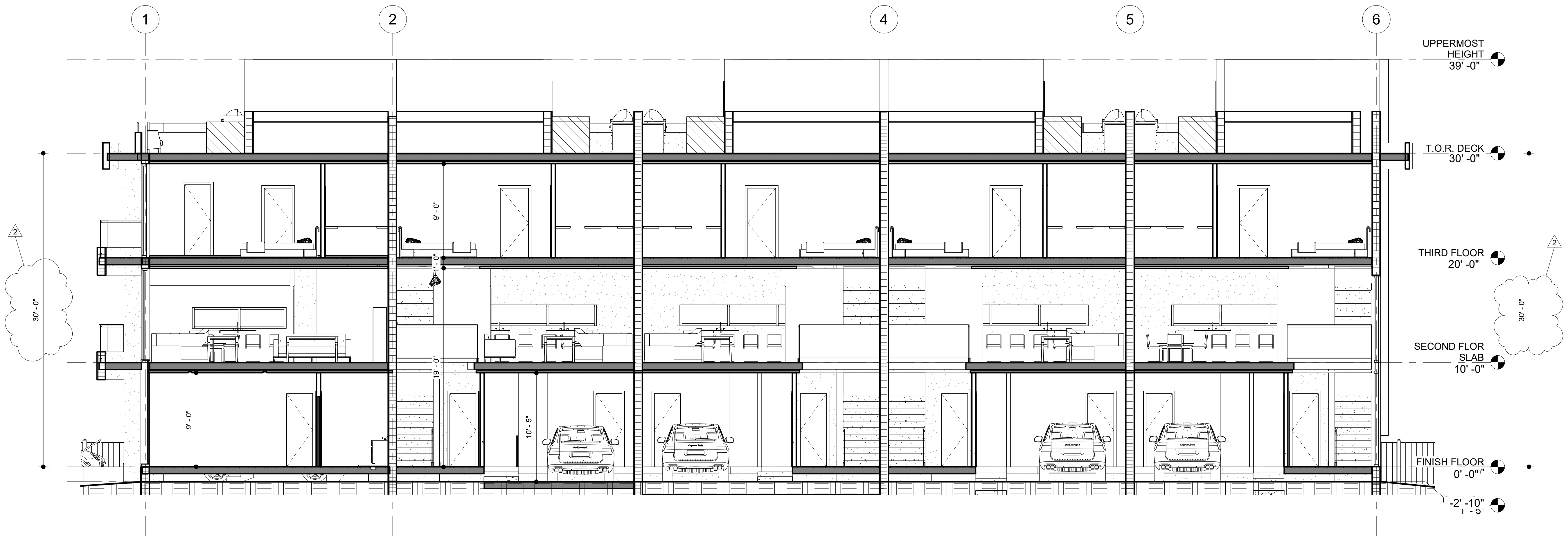
SECTION A

1
3/16" = 1'-0"



SECTION B

2
3/16" = 1'-0"



SECTION C

3
3/16" = 1'-0"



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ZONING SET

PROPOSED
VIEWS

SHEET

A106

OF

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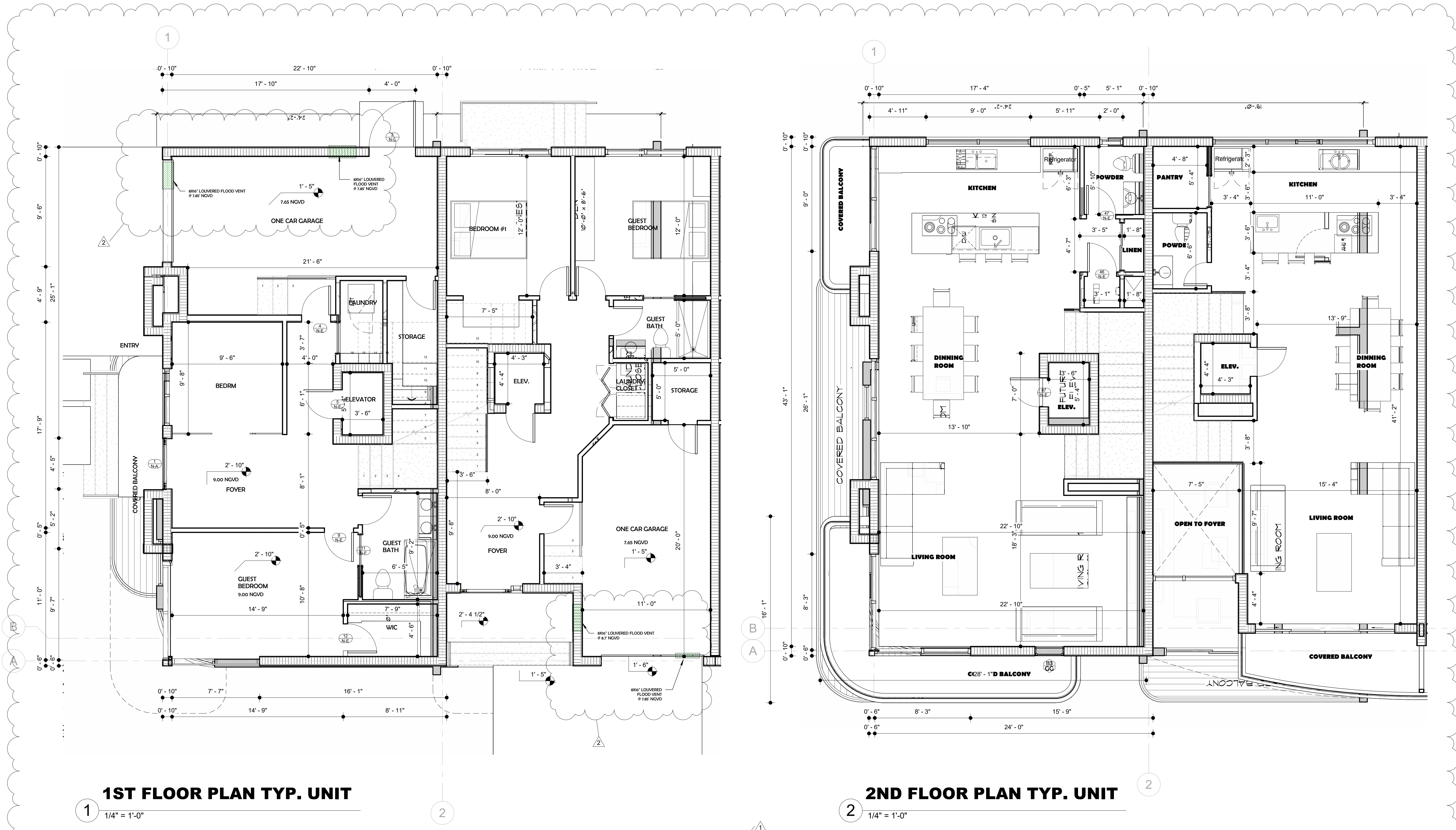
FLOOR
PLAN PER
UNIT

SHEET

A107

OF

ARCHITECT



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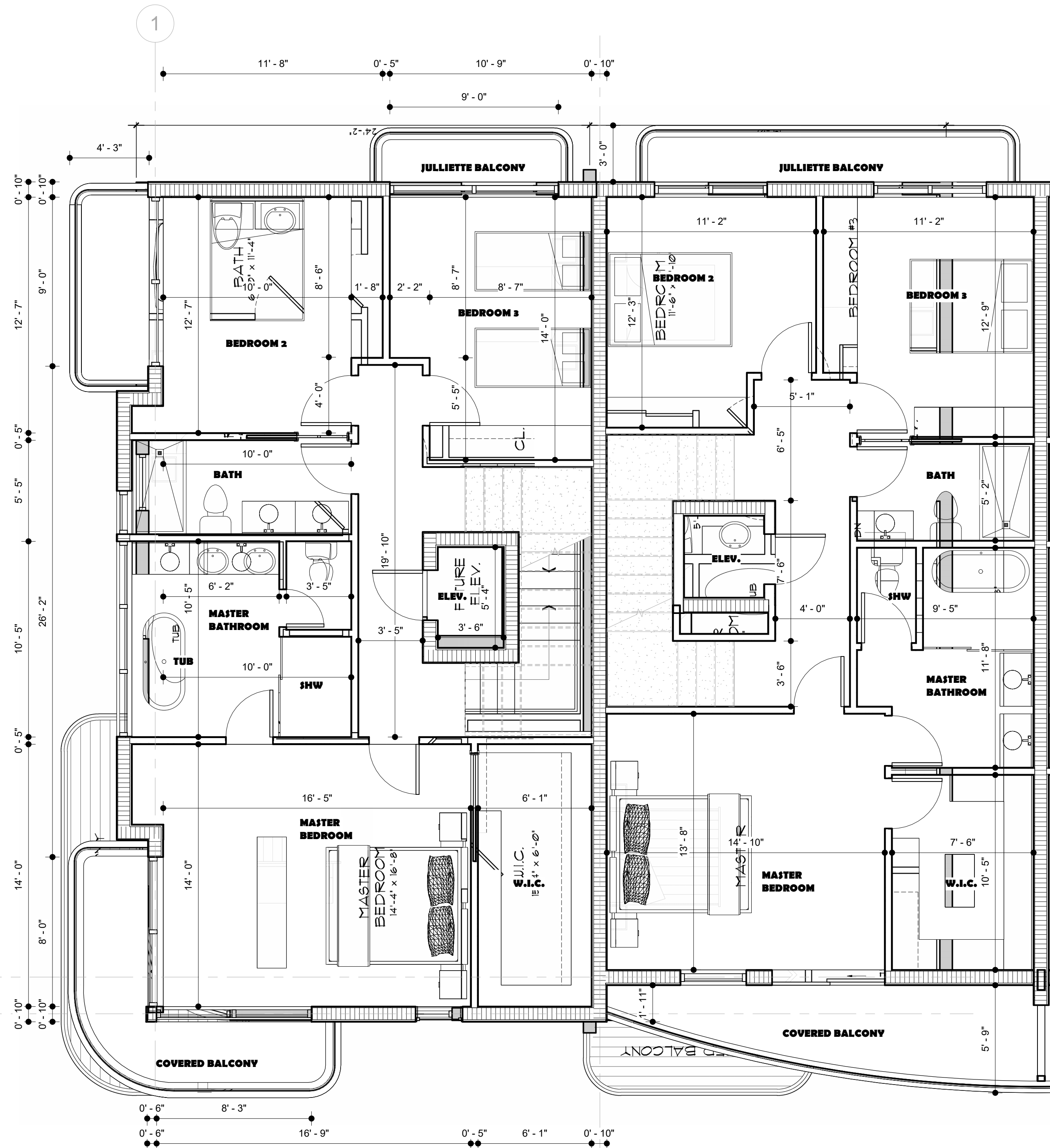
FLOOR
PLAN PER
UNIT

SHEET

A108

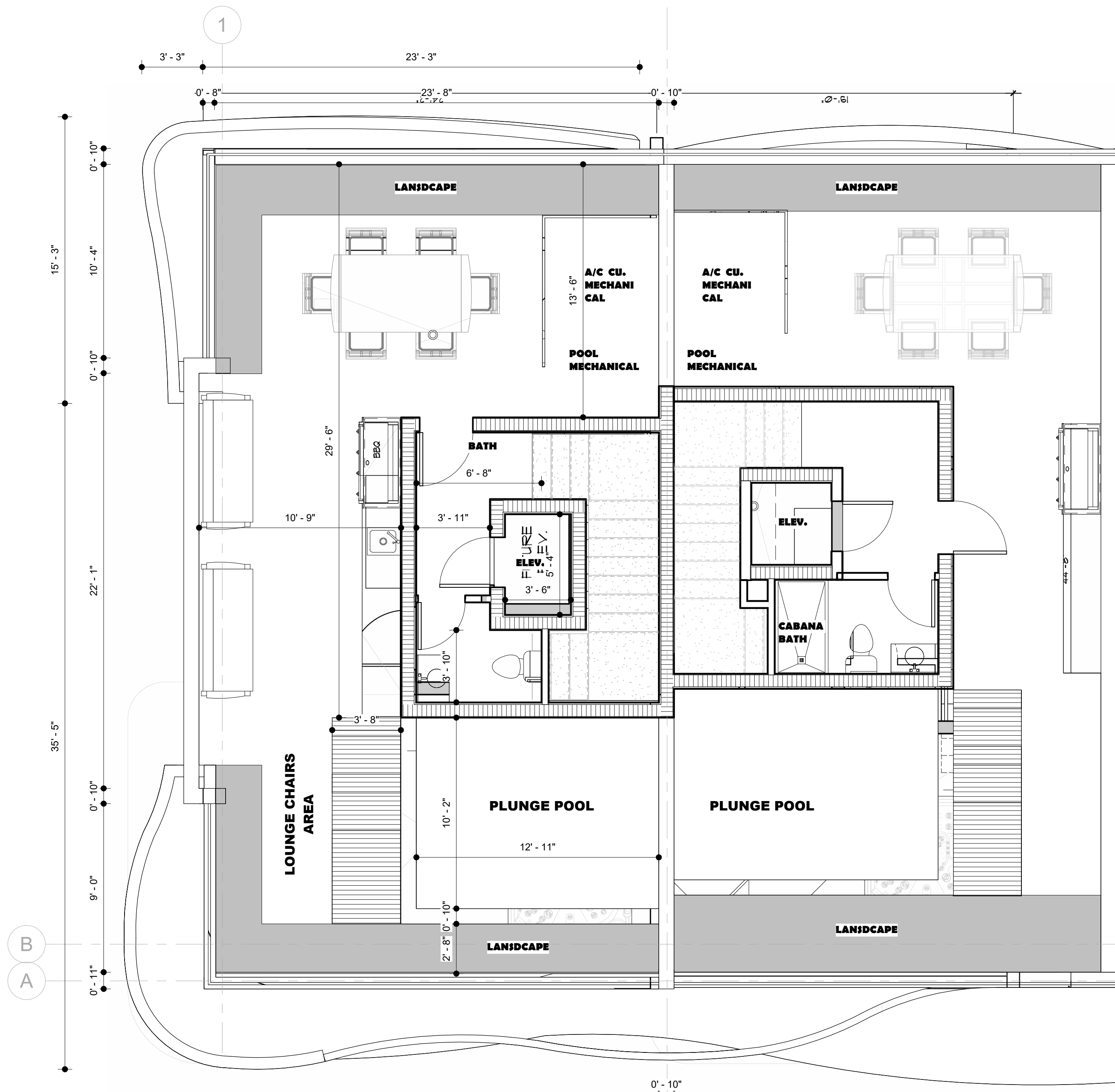
OF

ARCHITECT



3RD FLOOR PLAN TYP. UNIT

1 $\frac{1}{4}" = 1'-0"$



TERRACE FLOOR PLAN TYP. UNIT

$$\frac{1}{4}'' = 1'-0''$$



EXISTING

PROPOSED

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PERSPECTIVES

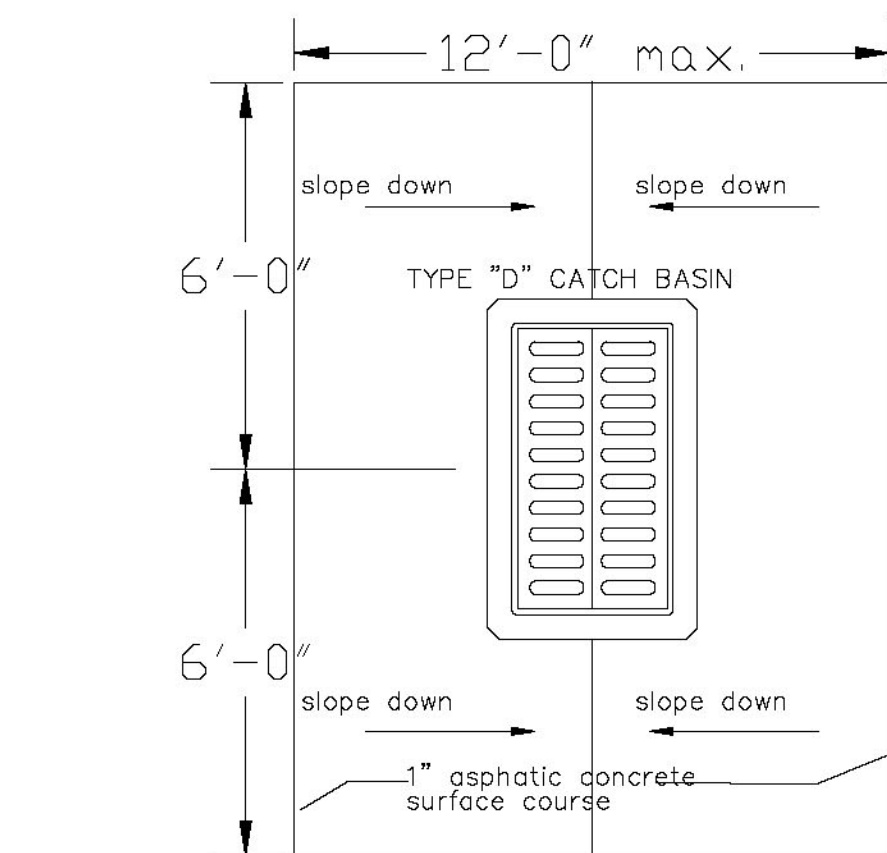


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A109

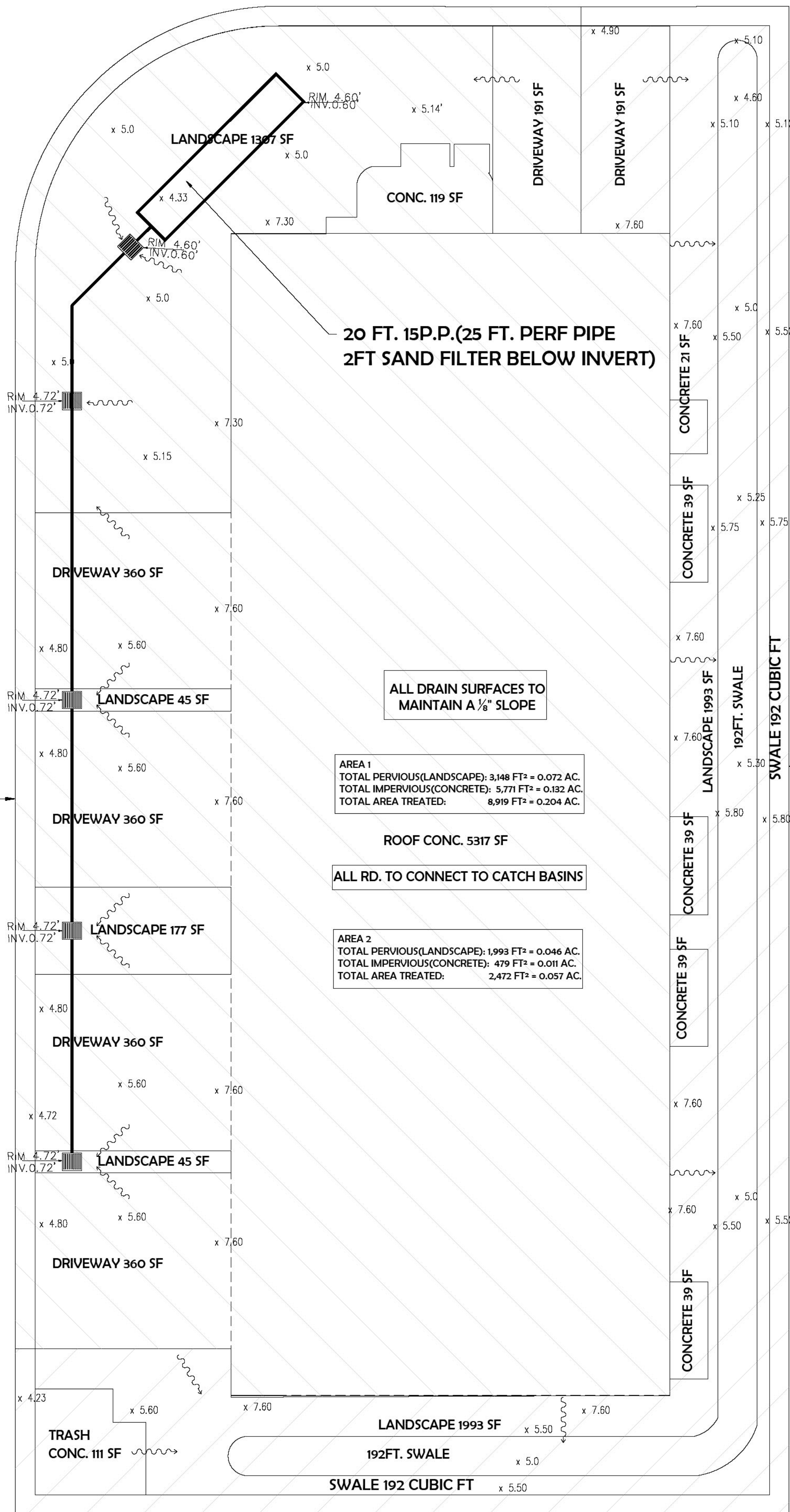
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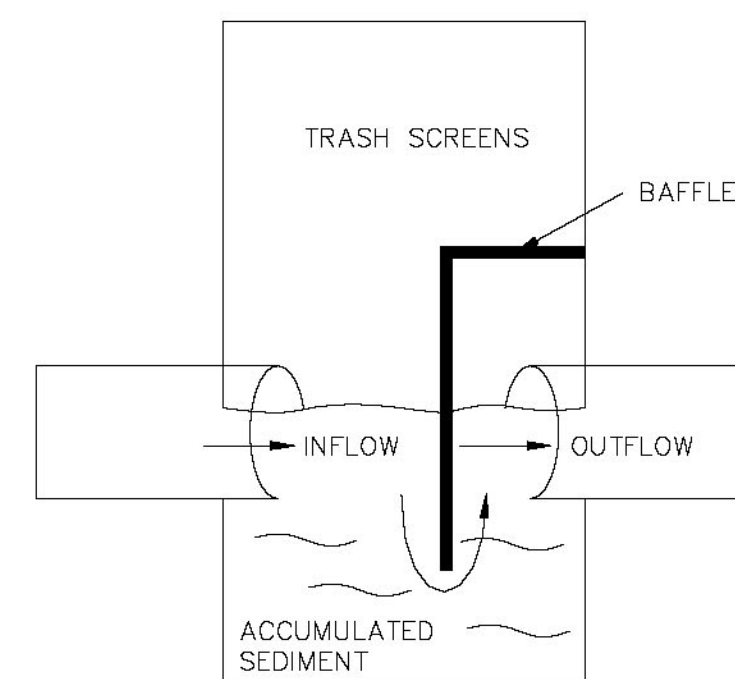
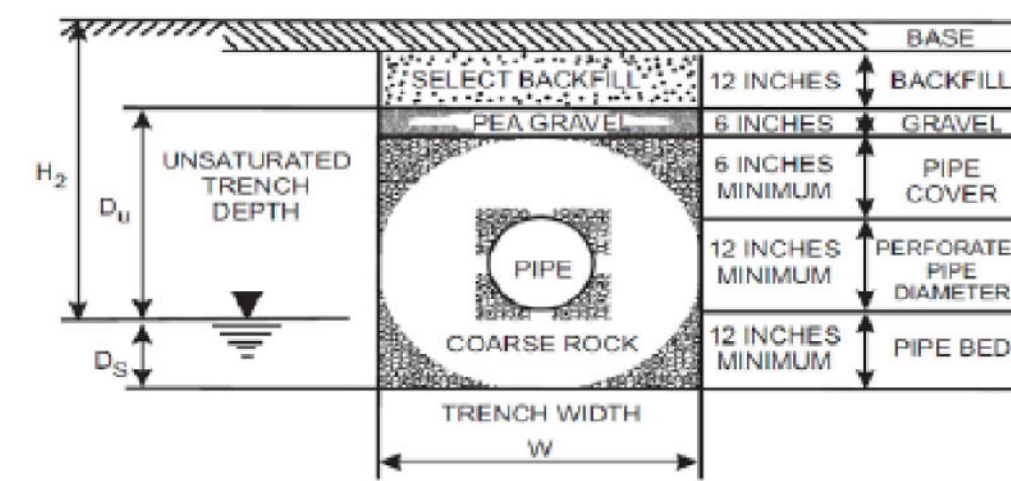


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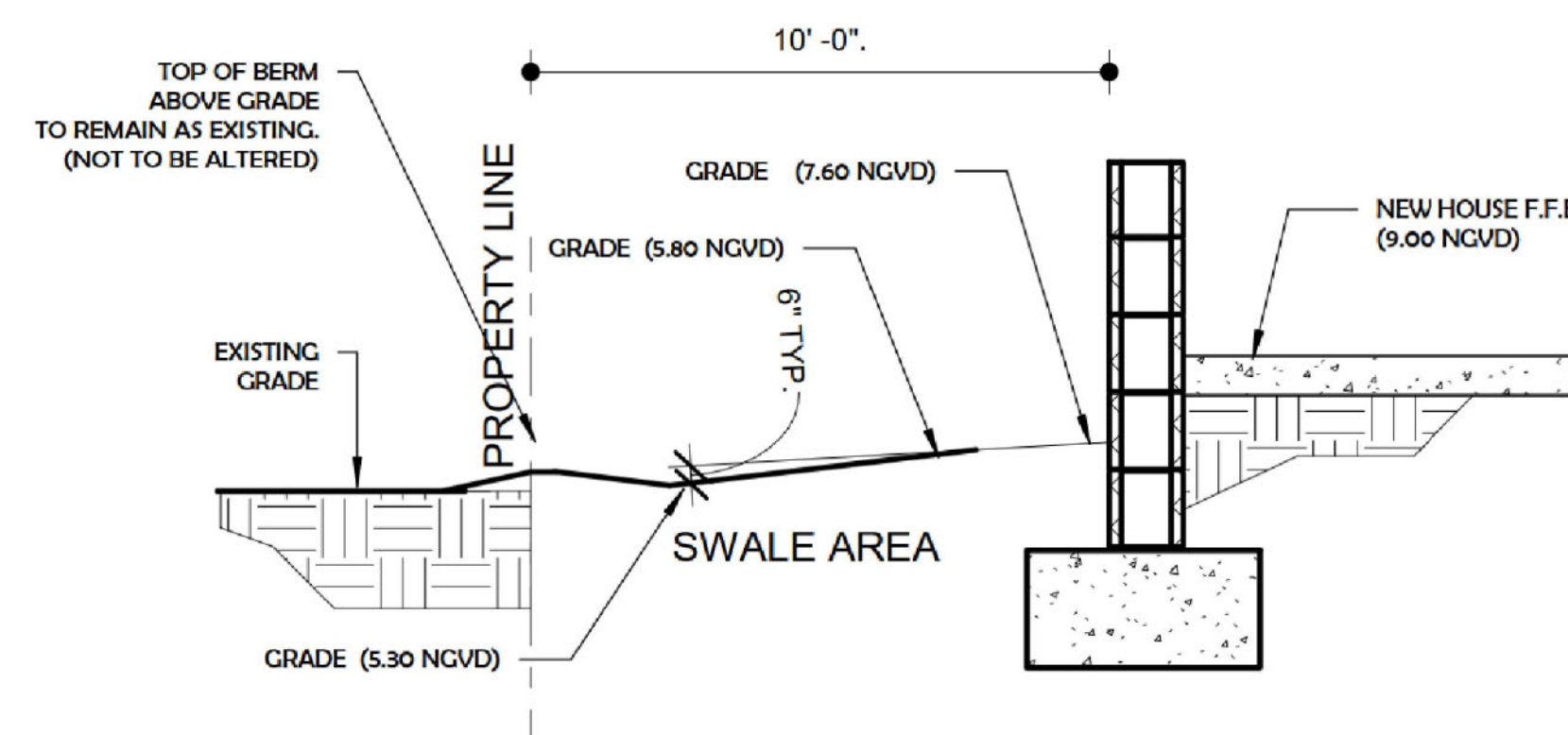
1. PLASTIC FILM FABRIC (AT EA. SIDE) SHALL BE USE IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15"-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITION WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACE TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MY OCCUR, IF IT DOES TAKE PLACE.
ADDITIONAL BALLAST ROCK WILL ADDED TO RESTORE THE BALLAST ROCK TO BE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS



① $\frac{1}{8}" = 1'-0"$



N.T.S.



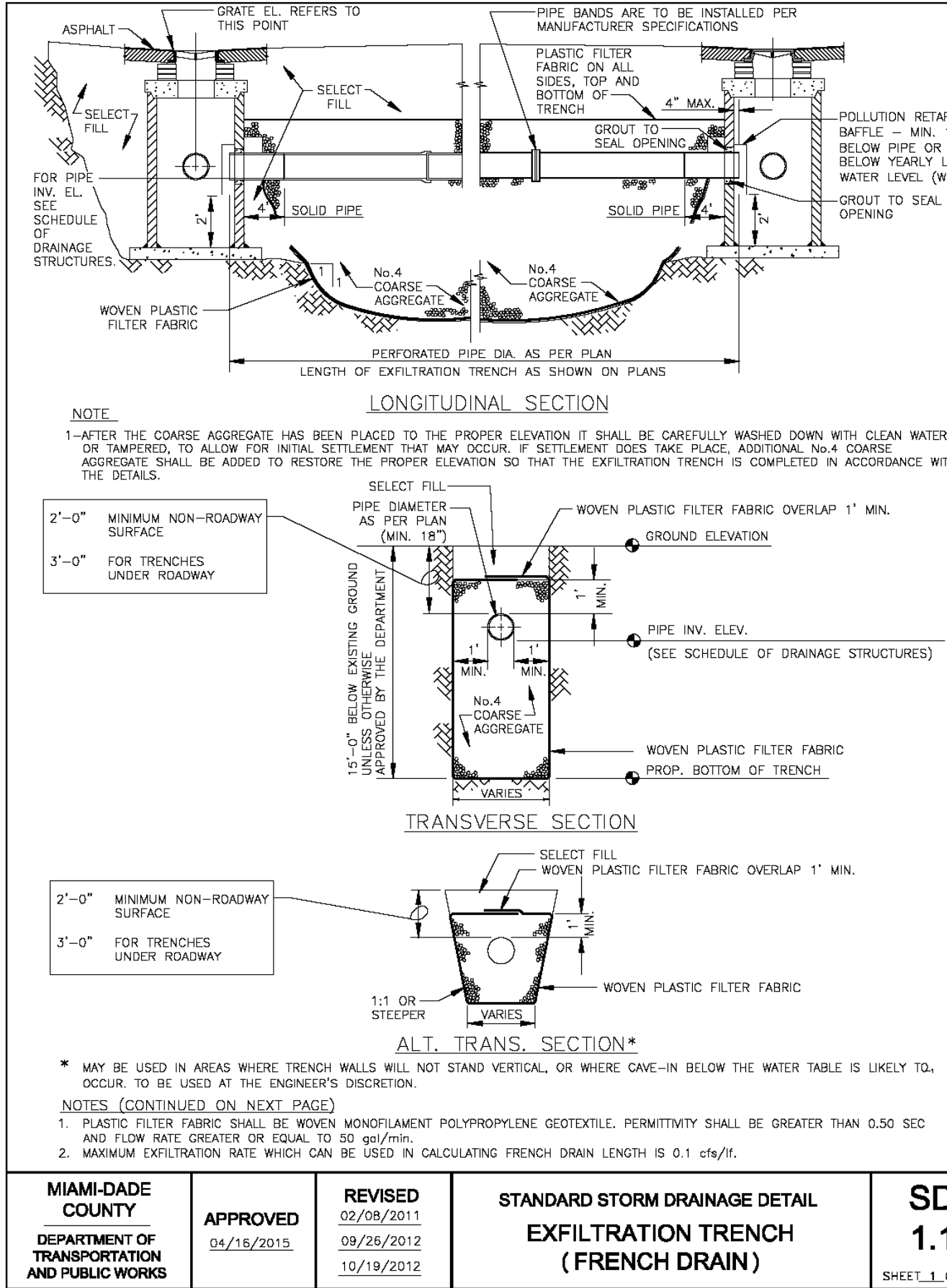
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CONSULTING ENGINEER
FLORIDA REG. 75645
868 TIVOLI CIR, # 201 DEERFIELD BEACH, FL 33441

ARCHITECT



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 WETLAND 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

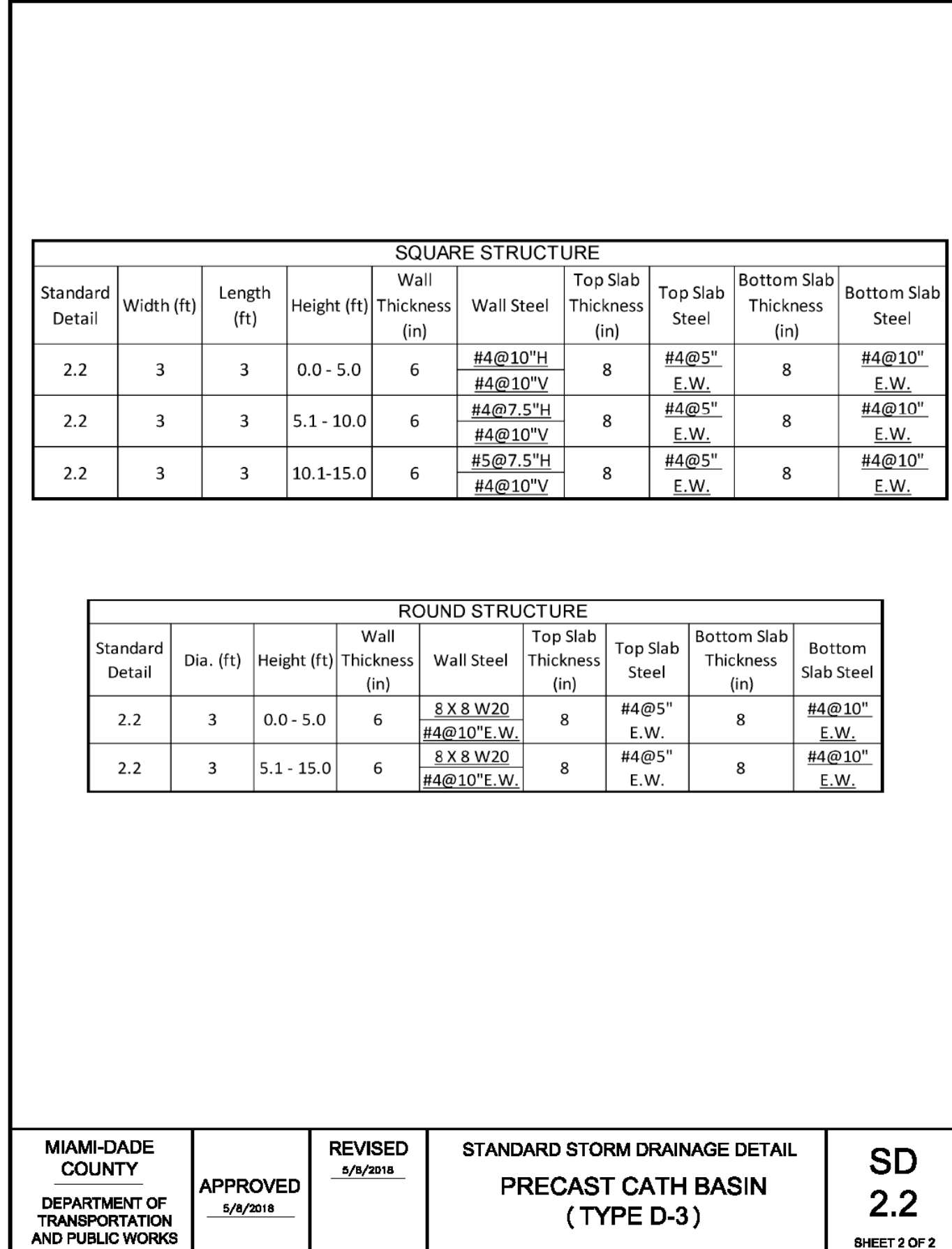
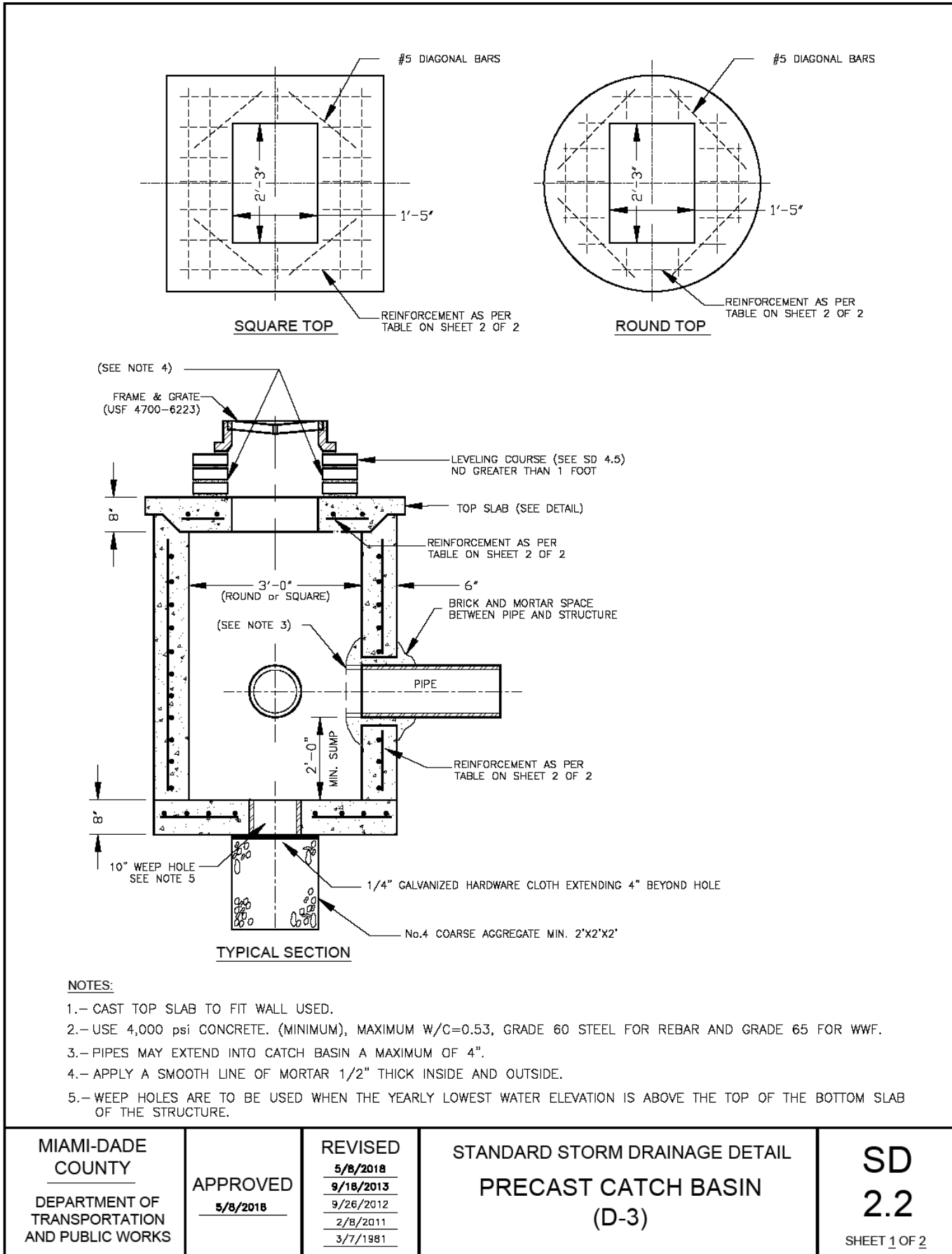
PIPE DIAMETER (inches)	OUTER SHELL		LINER	
	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPES)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPES)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50		
18	120	60		
24	160	80		
30	200	100		
36	240	120		
42	275	140		
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.

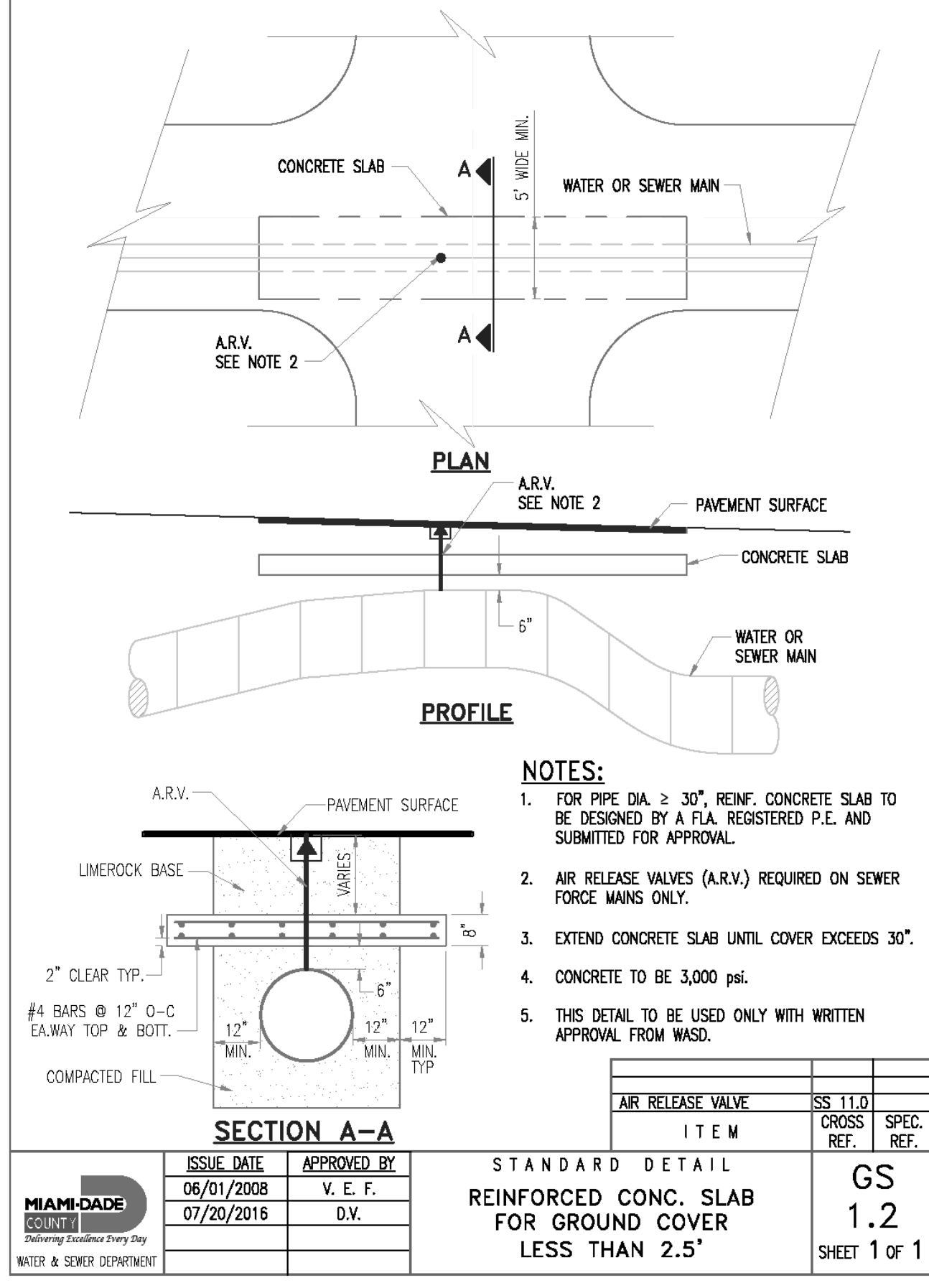
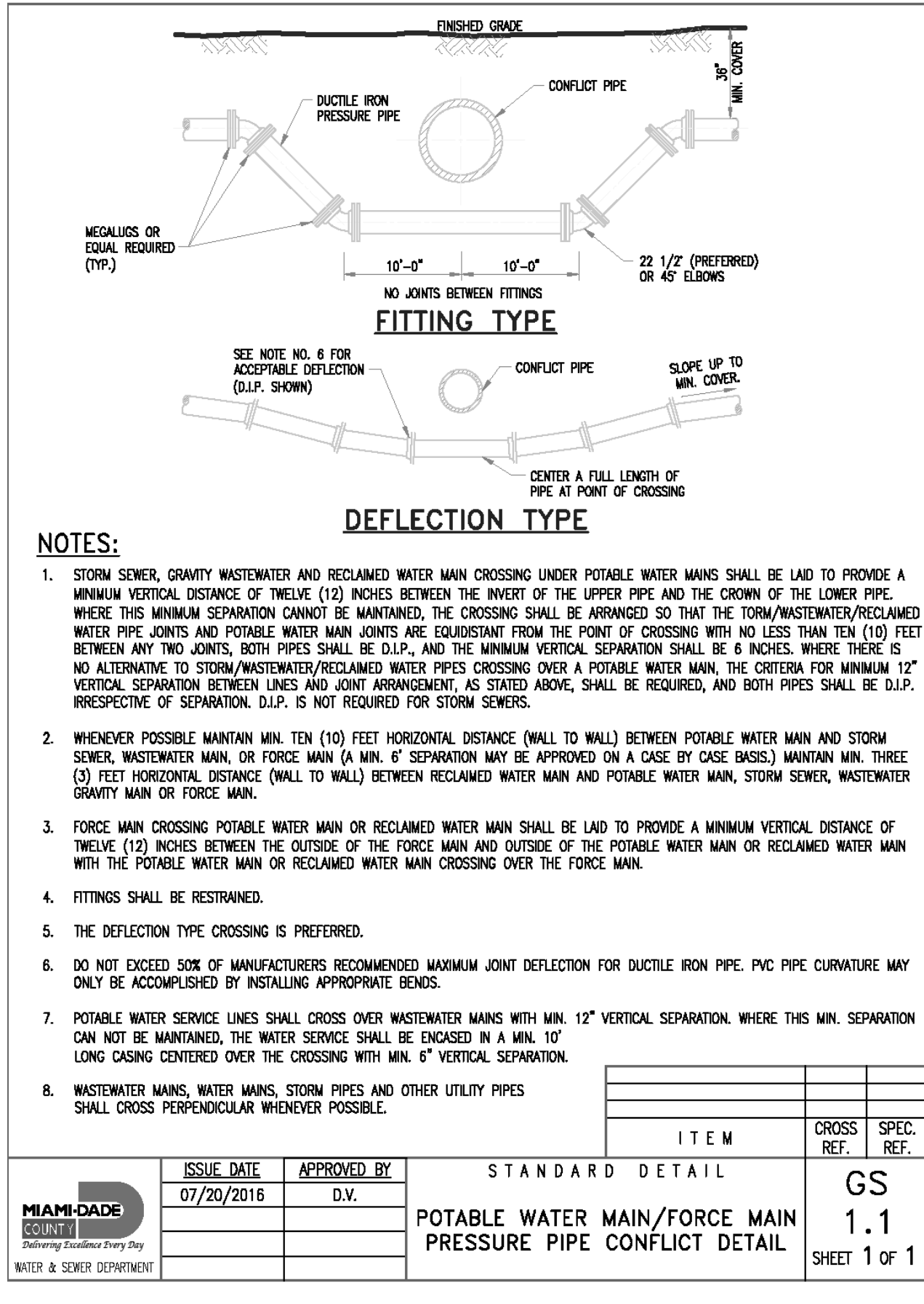
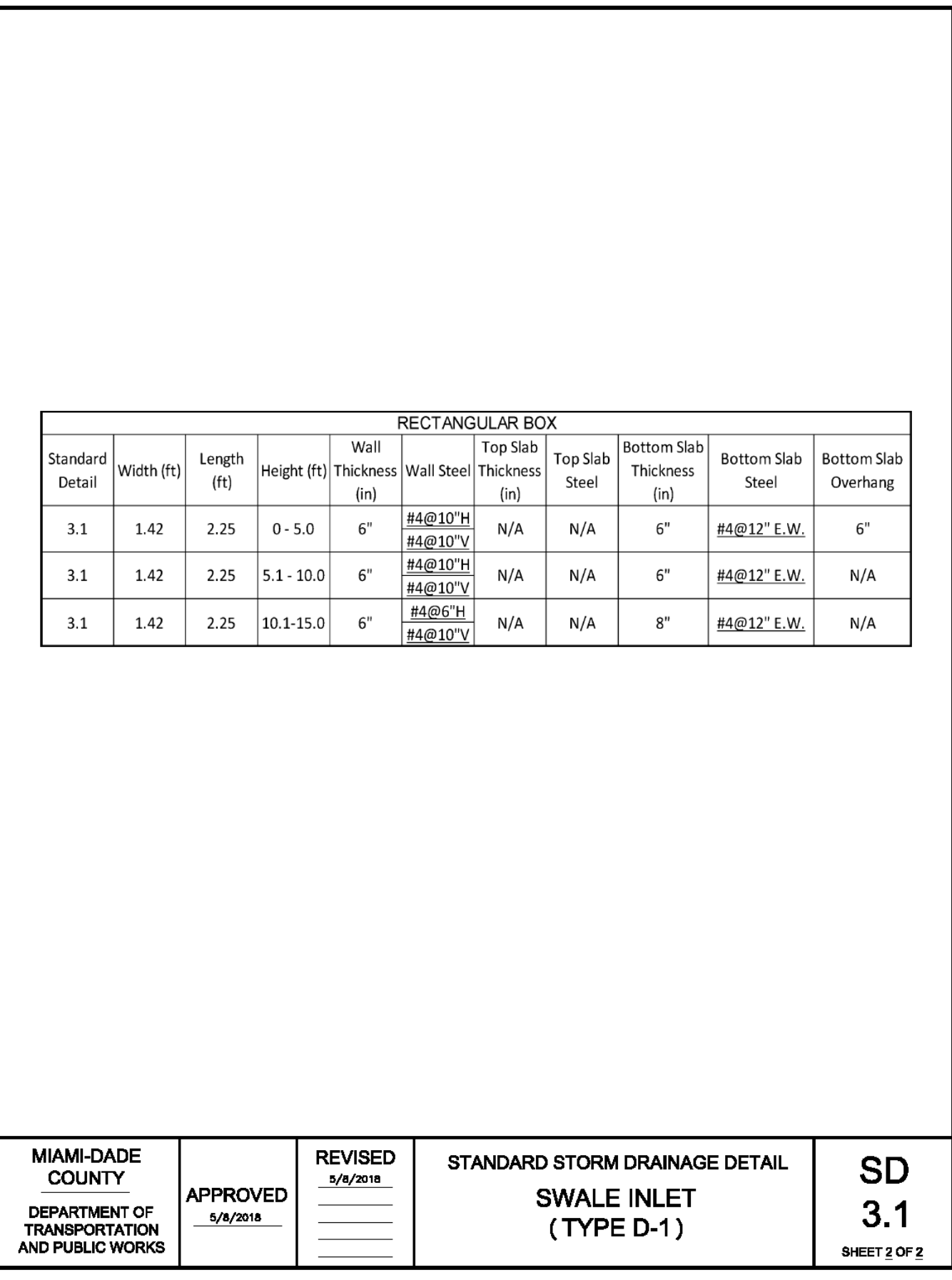
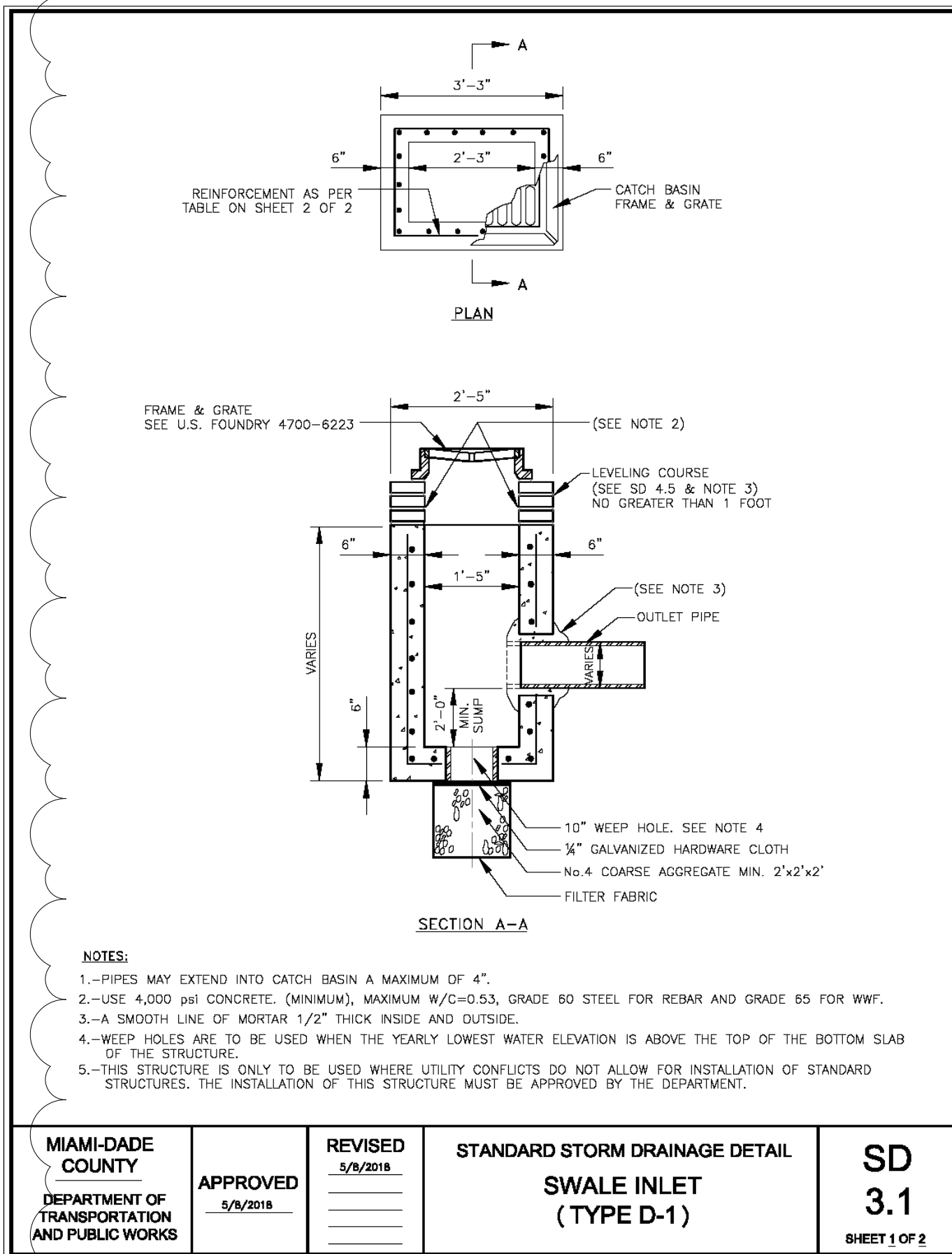
MIAMI-DADE COUNTY	APPROVED	REVISED	STANDARD STORM DRAINAGE DETAIL	SD
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	04/16/2019	08-08-86 10-22-13 05-02-81	EXFILTRATION TRENCH (PIPE CULVERT NOTES)	1.1

SHEET 2 OF 2



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.



CIVIL ENGINEER

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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.
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JOB NUMBER:	2024-0010
DATE:	12-05-2024
DRAWN BY:	NPB
CHECKED BY:	O.C.S.

REVISIONS

- CITY COMMENTS 11/26/24
- DRC COMMENTS 12/17/24

ZONING SET

STANDARD DETAILS 1

SHEET

C-02

OF

ARCHITECT

LOCATION OF PUBLIC WATER SYSTEM MAINS ACCORDANCE WITH F.A.C. RULE 62-555.314

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

MIAMI-DADE COUNTY

Building Excellence Every Day

WATER & SEWER DEPARTMENT

ISSUE DATE

10/1/2017

APPROVED BY

D.V.

STANDARD DETAIL

POTABLE WATER MAIN, WASTEWATER & STORM SEWER CONFLICT

ITEM

CROSS REF.

SPEC. REF.

GS 1.5

SHEET 1 OF 2

NOTES:

(1) WATER MAIN SHOULD BE ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.

(2) STORM SEWER, STORM FORCE MAIN, RECLAIMED WATER, VACUUM SANITARY SEWER, AND VACUUM SANITARY FORCE MAIN SHALL BE LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(3) 3 FT. GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(4) RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-510, F.A.C.

SECTION 145 - CONCRETE SIDEWALK

20' DIP WM'

10'

10'

10'

10'

20' DIP WM'

SEE NOTES

DUCTILE IRON PIPE AS NECESSARY

WASTEWATER MAIN

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.

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ISSUE DATE

10/1/2017

APPROVED BY

D.V.

STANDARD DETAIL

WATER AND SEWER MAINS CROSSING

ITEM

CROSS REF.

SPEC. REF.

GS 1.5

SHEET 2 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 premoled 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 held vertical and in a straight line. The premoled 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.

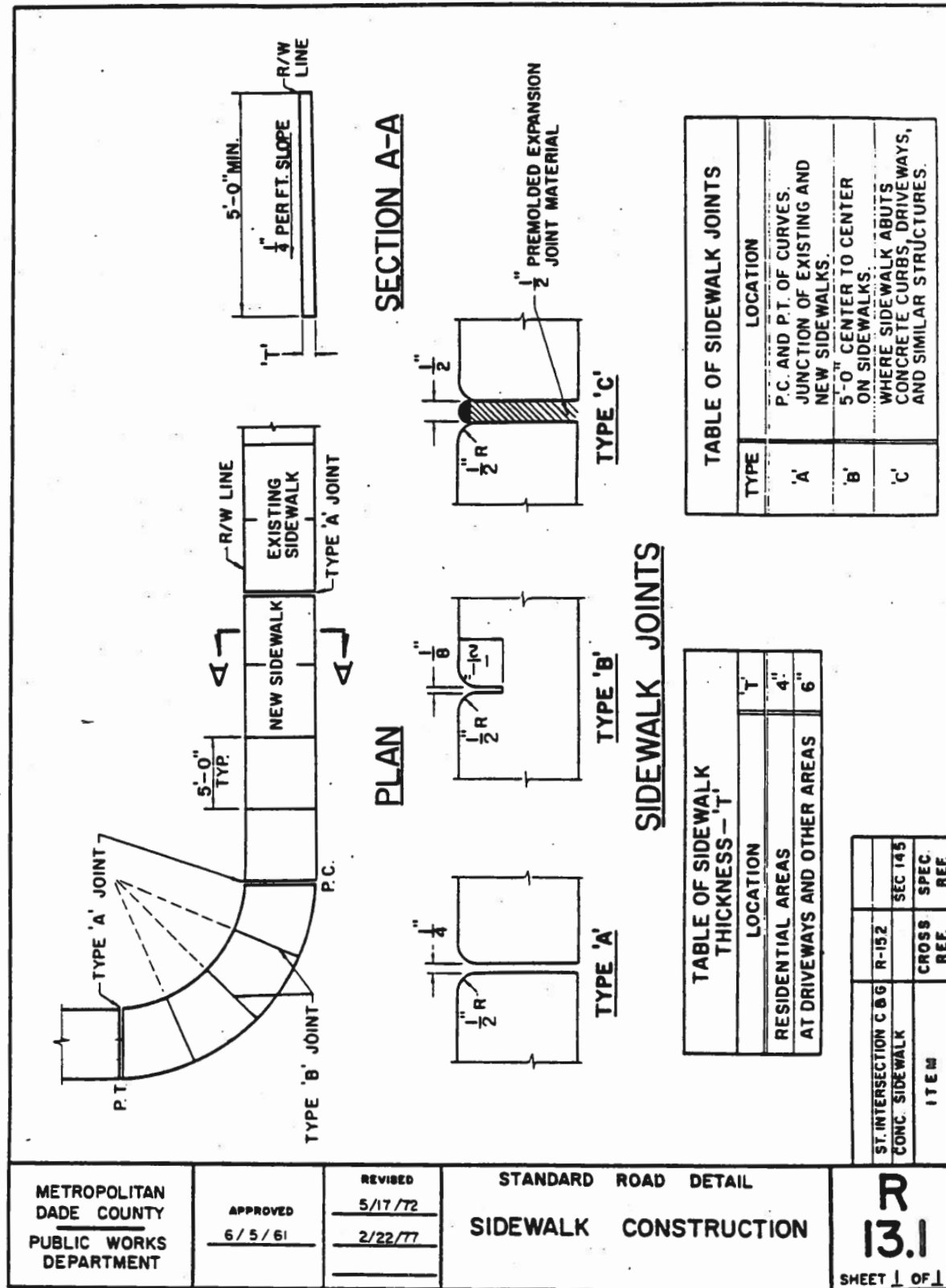
The impervious coating may be used after the preliminary curing period with other materials or it may be used initially and for the entire 72-hour curing period.

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 saved 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.

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.



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 ½ inch. Finally, the sidewalk shall be broomed perpendicular to the forms to produce an even textured surface.

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JOB NUMBER:	2024-0010
DATE:	12-05-2024
DRAWN BY:	NPB
CHECKED BY:	O.C.S.

REVISIONS	
1	CITY COMMENTS 11/26/24
2	ZONING SET
3	ORC COMMENTS 12/17/24

STANDARD DETAILS 2

SHEET

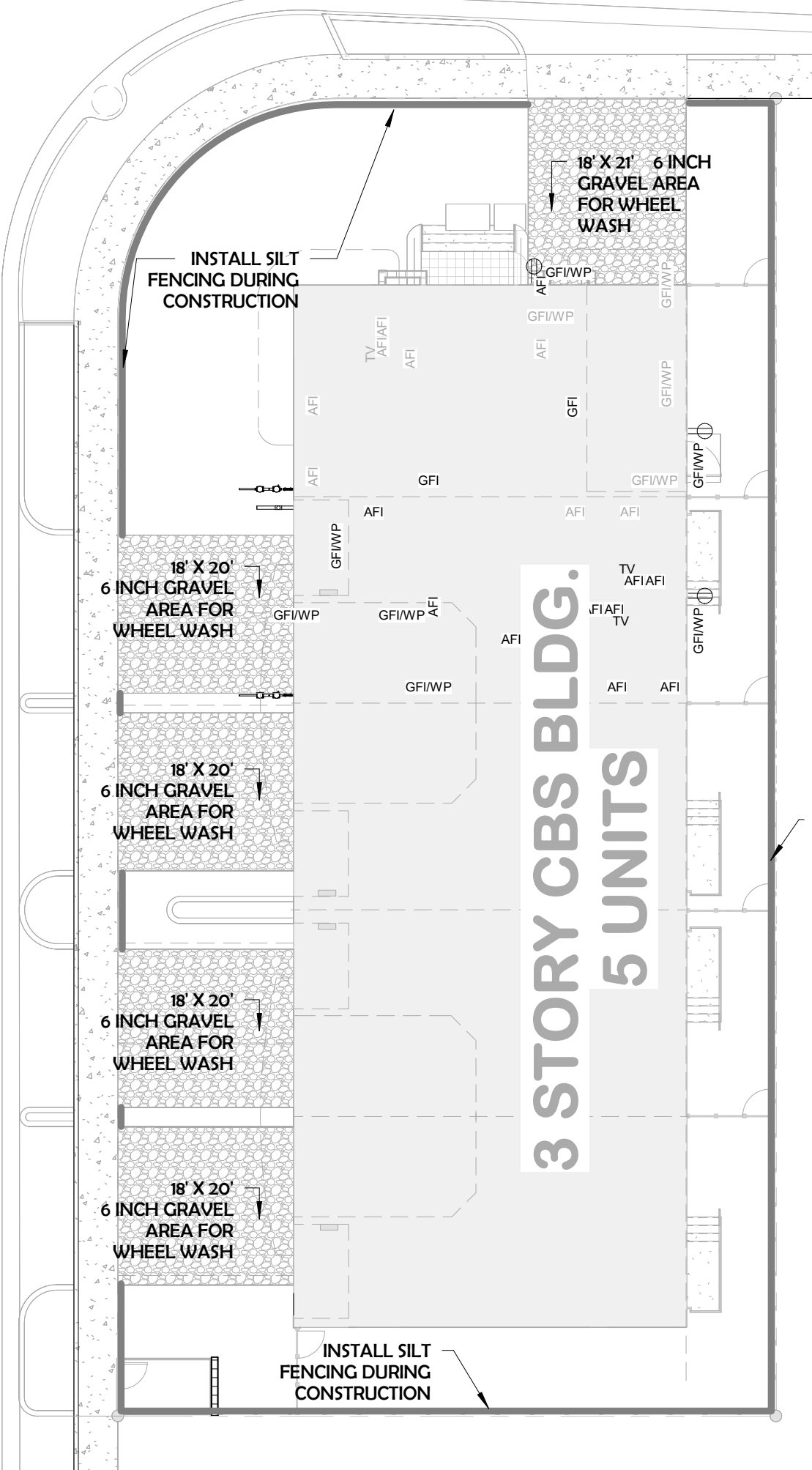
C-03

OF

ARCHITECT

CIVIL ENGINEER

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CONSULTING ENGINEER
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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.

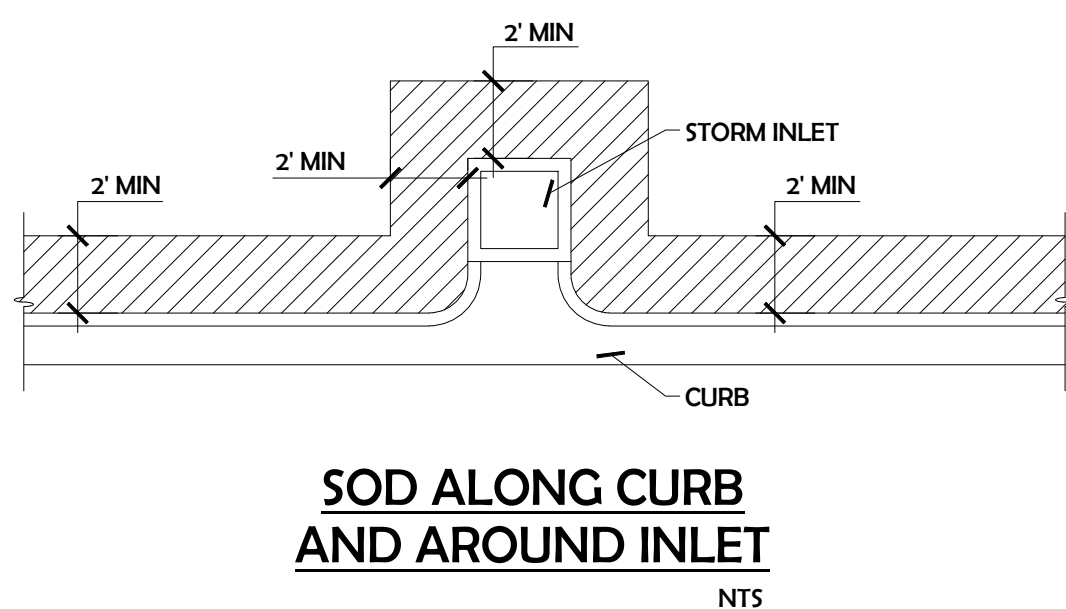


FIGURE 9

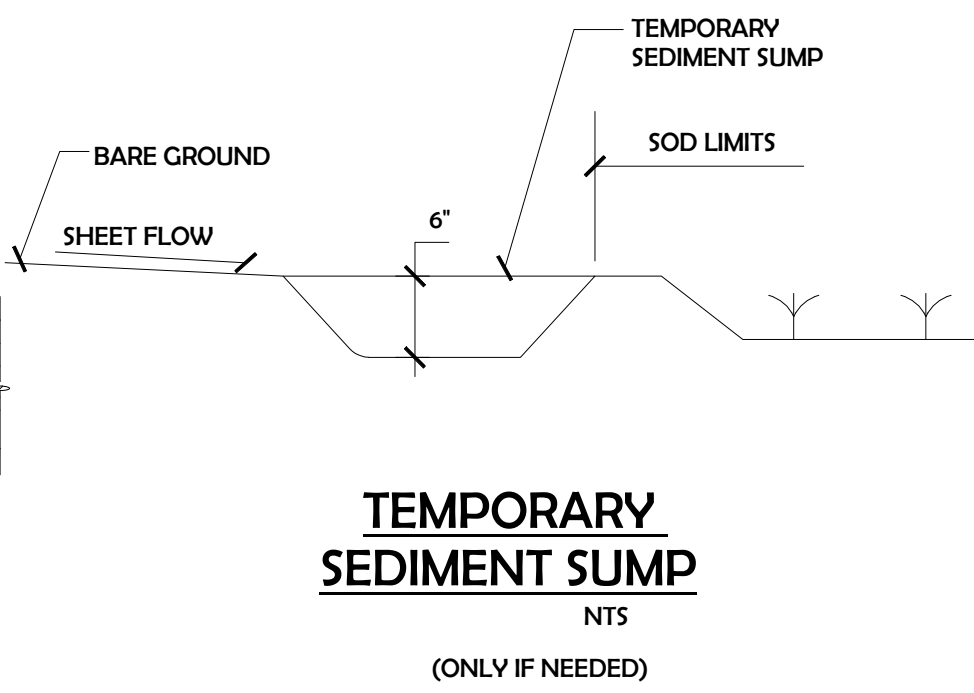
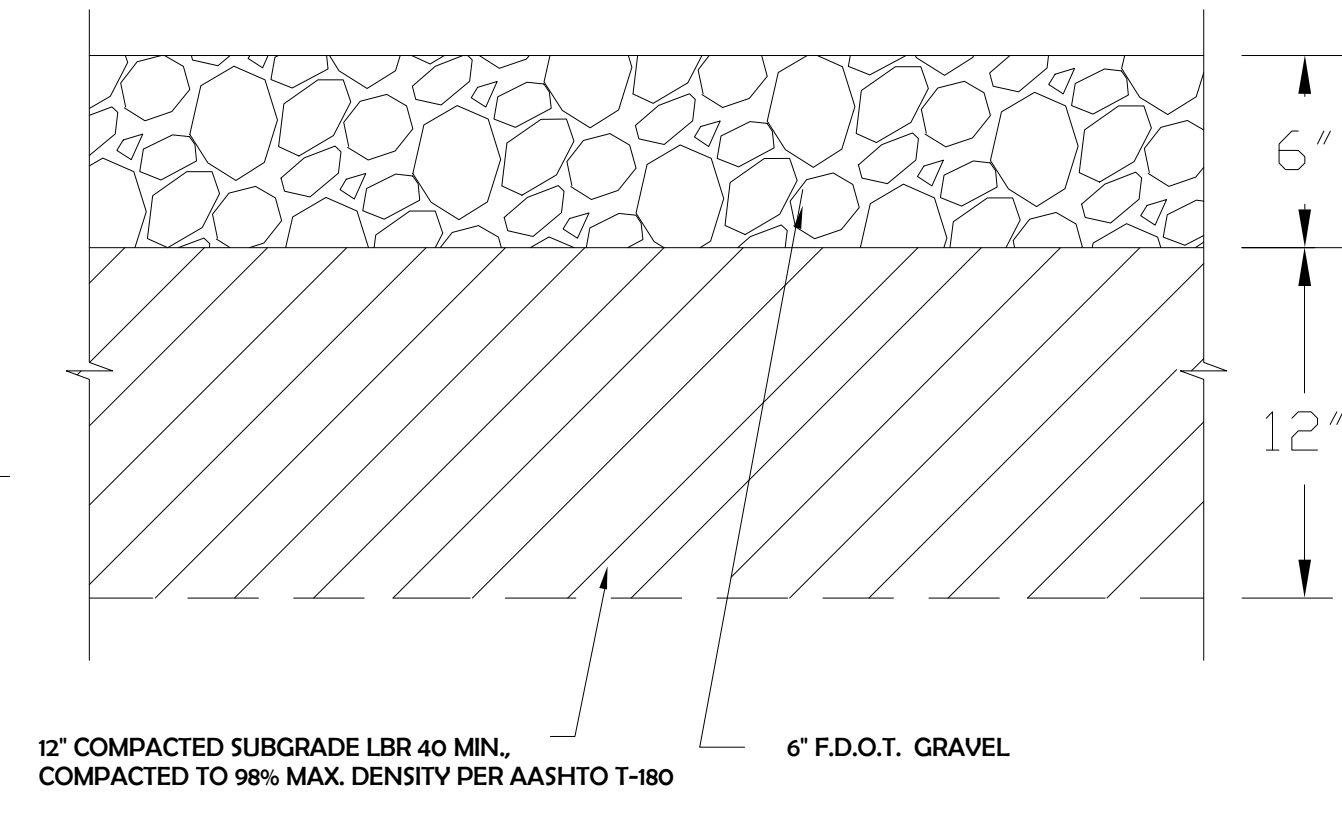


FIGURE 10



CONSTRUCTION ENTRANCE SECTION

BEST MANAGEMENT PRACTICES SECTION A GENERAL EROSION CONTROL

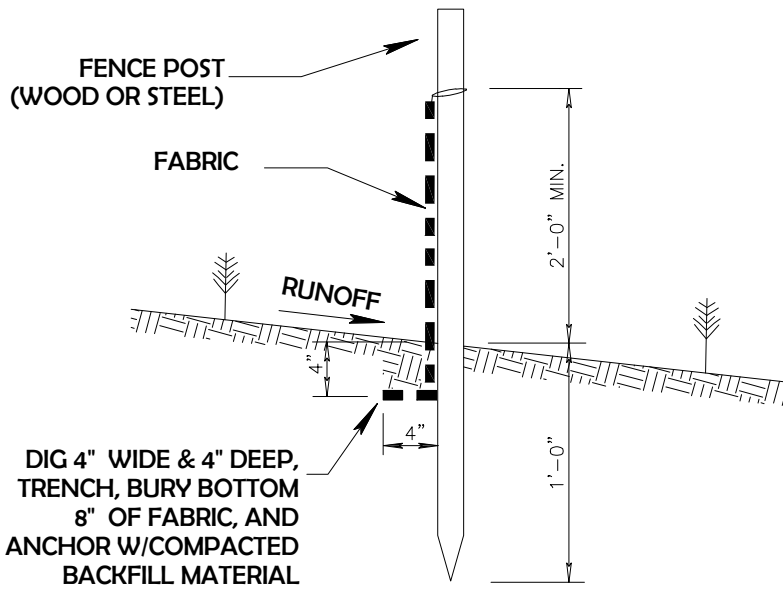
- A.1 GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS, WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE OND PION SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.
- A.2 CLEARED SITE DEVELOPMENT AREAS NOT 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

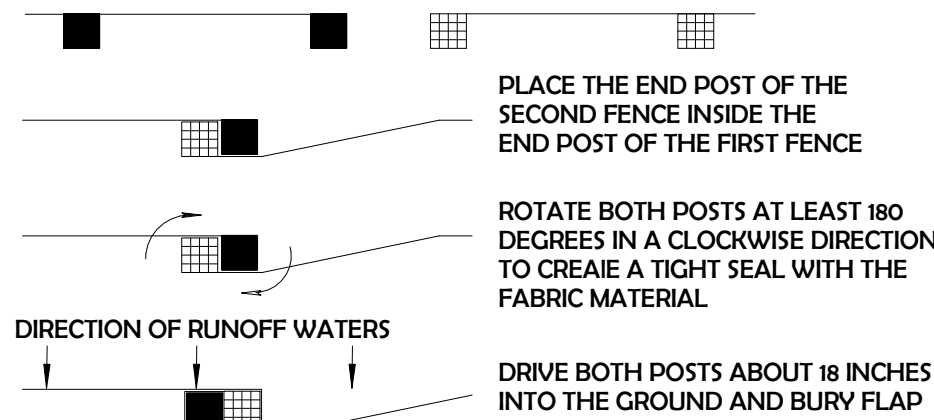
- B.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.
- B.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWOLES. SWALES SHALL BE CONSTRUCTED AS SHOWN IN FIGURE 5.
- B.3 EROSION CONTROL MEASURES SHALL BE 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.
- C. 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 ELUJIDING 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 OCCURENCE.
- 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

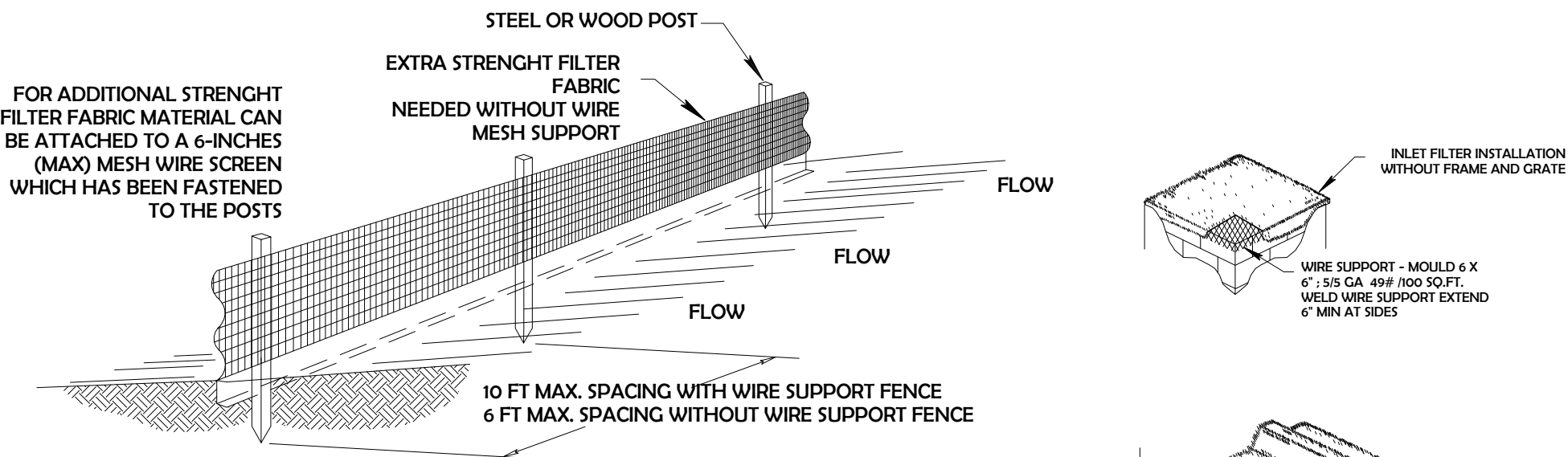
- C.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
- A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BORE EARTH HAS NOT BEEN 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

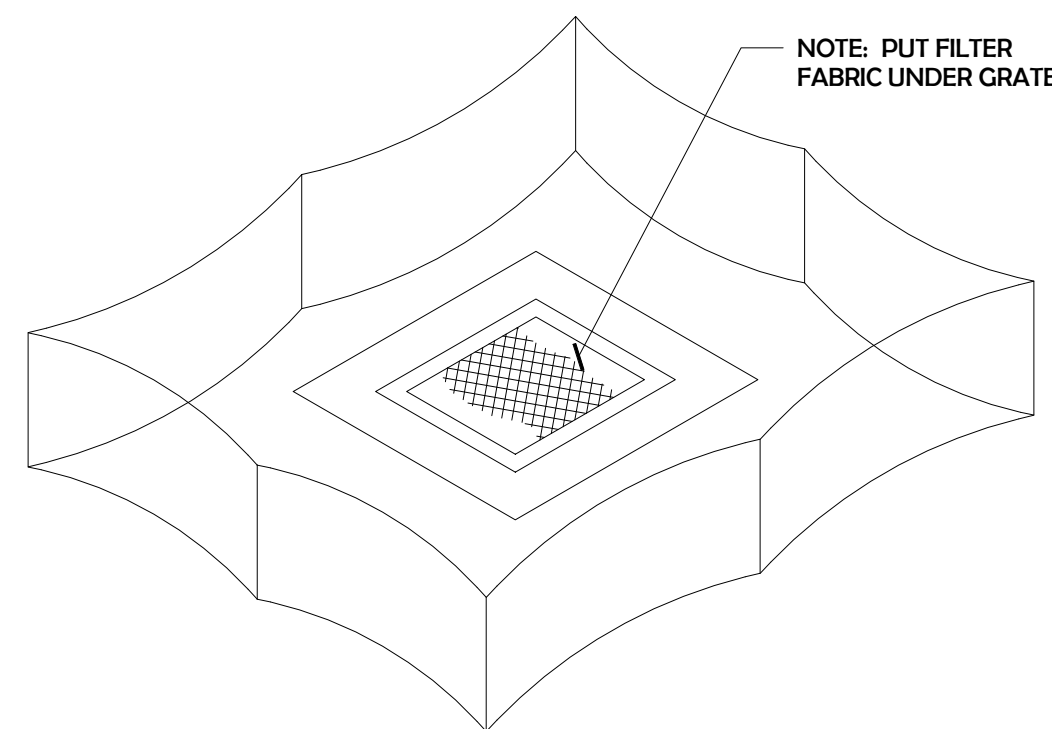


ATTACHING TWO SILT FENCES NTS SILT FENCE INSTALLATION DETAIL



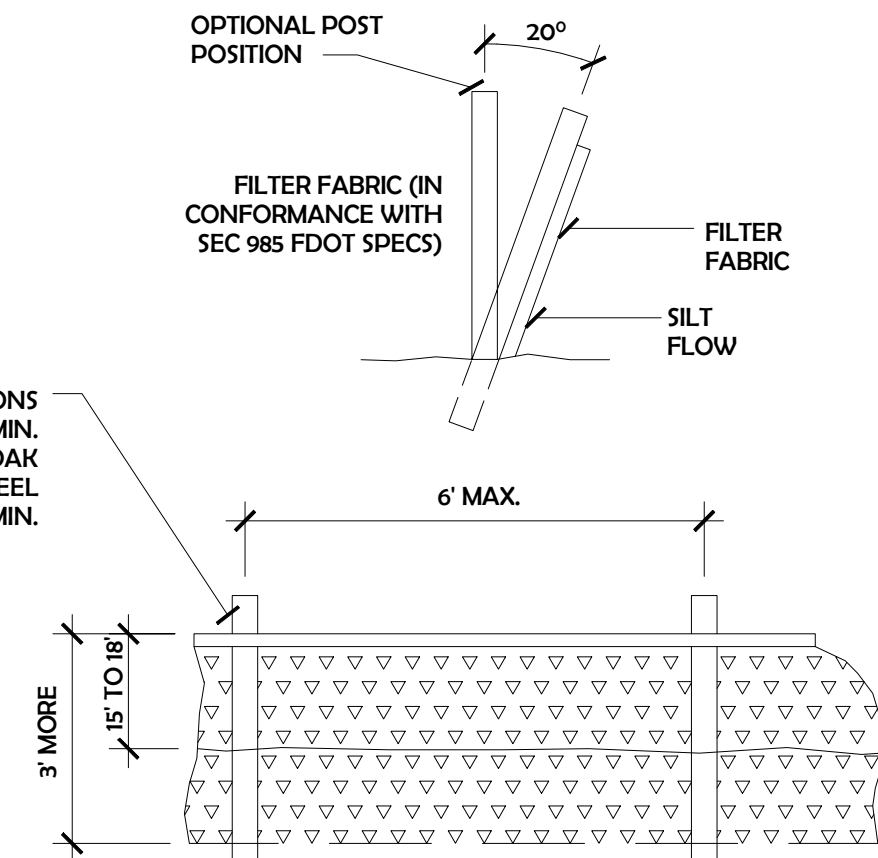
- NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY 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 FILTER 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

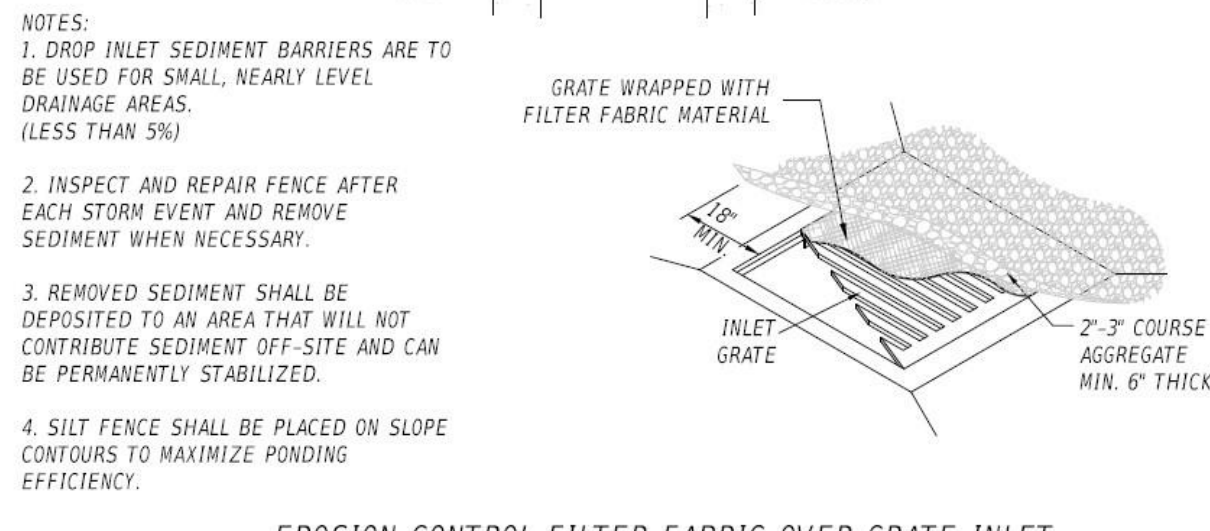
FIGURE 7



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.



EROSION CONTROL FILTER FABRIC OVER GRATE INLET
NTS

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FLORIDA REG. 79645
868 TWOLI CIR. # 201 DEERFIELD BEACH, FL 33441

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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:	12-05-2024
DRAWN BY:	NPB
CHECKED BY:	O.C.S.

REVISIONS

1. CITY COMMENTS 11/26/24
2. DRC COMMENTS 12/17/24

ZONING SET

EROSION CTRL PLAN

SHEET

C-04

OF

ARCHITECT

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12-05-202

DRAWN BY:

NPB

CHECKED BY:

O.C.S.

REVISIONS

- 1 CITY COMMENTS 11/26/24
2 DRC COMMENTS 12/17/24

WATER & SEWER CONNECTION PLAN

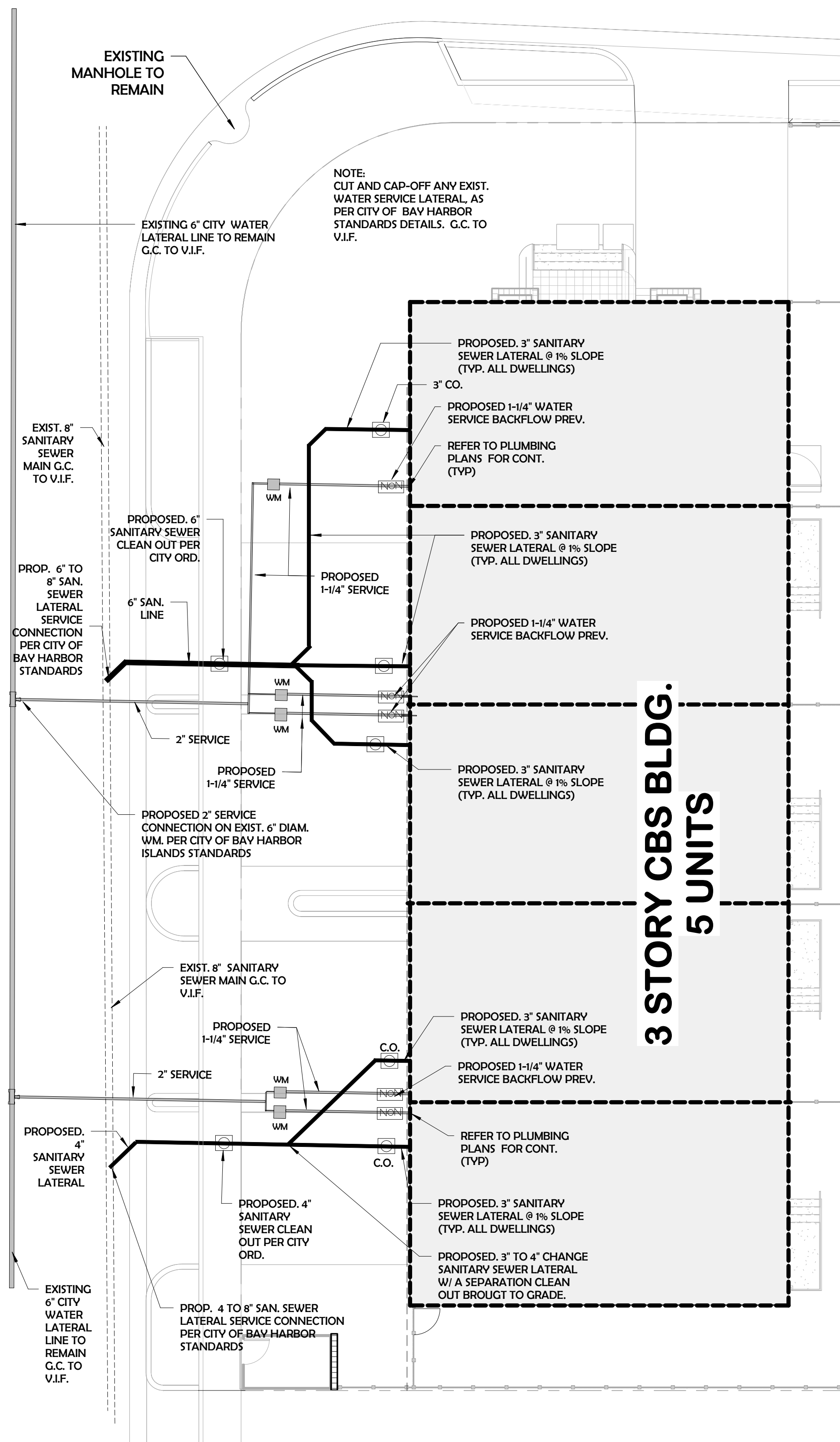
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WS-01

OF

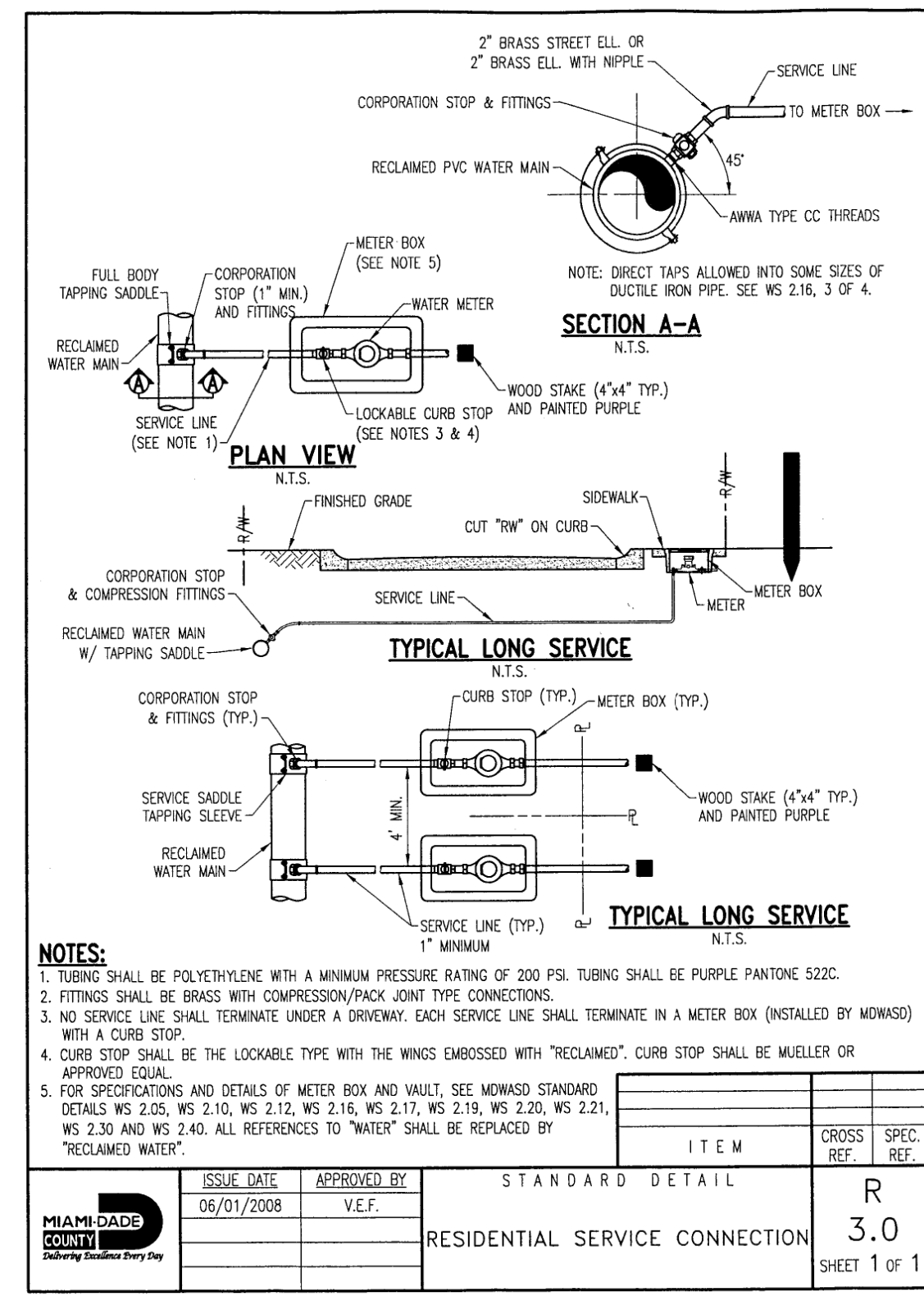
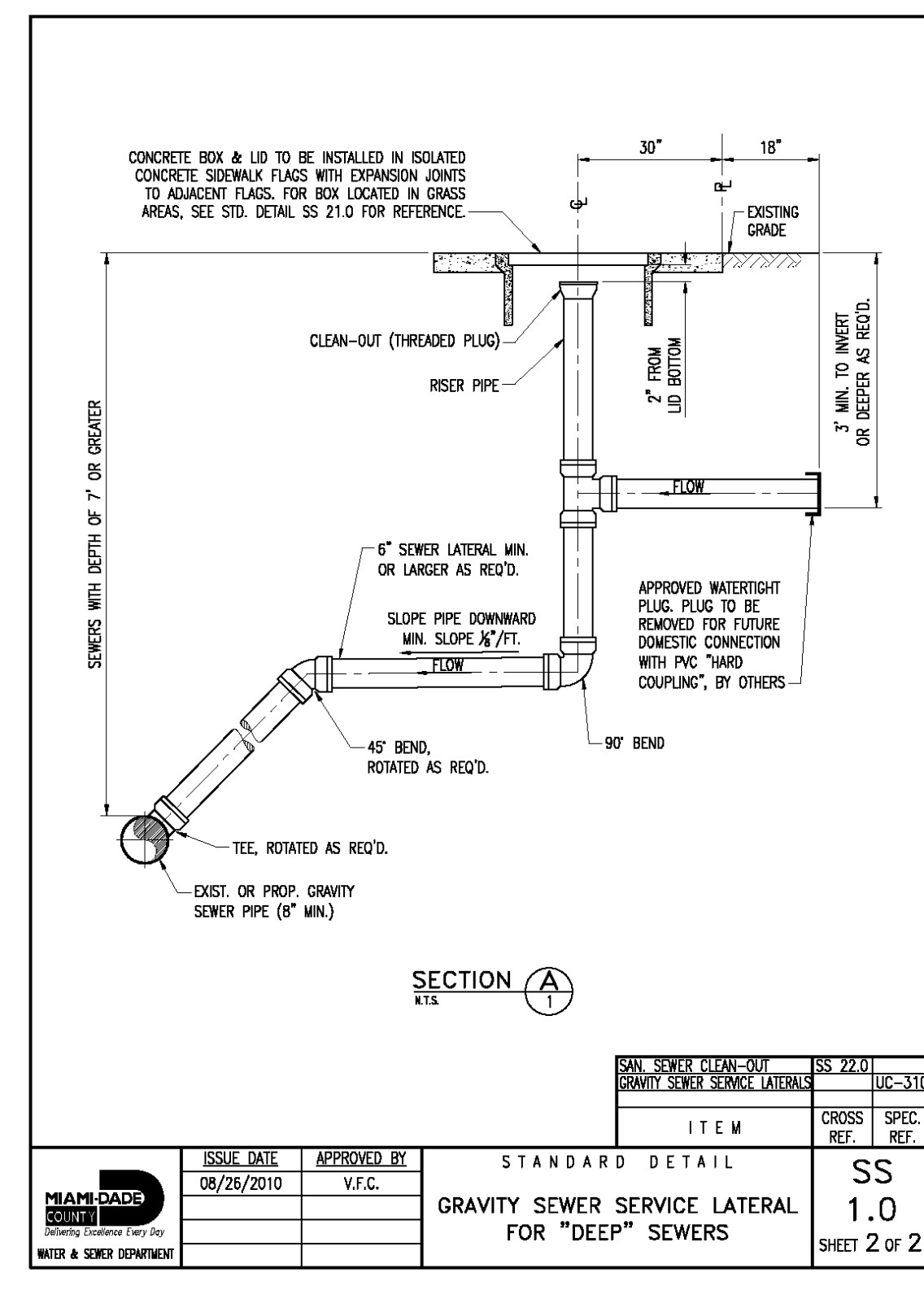
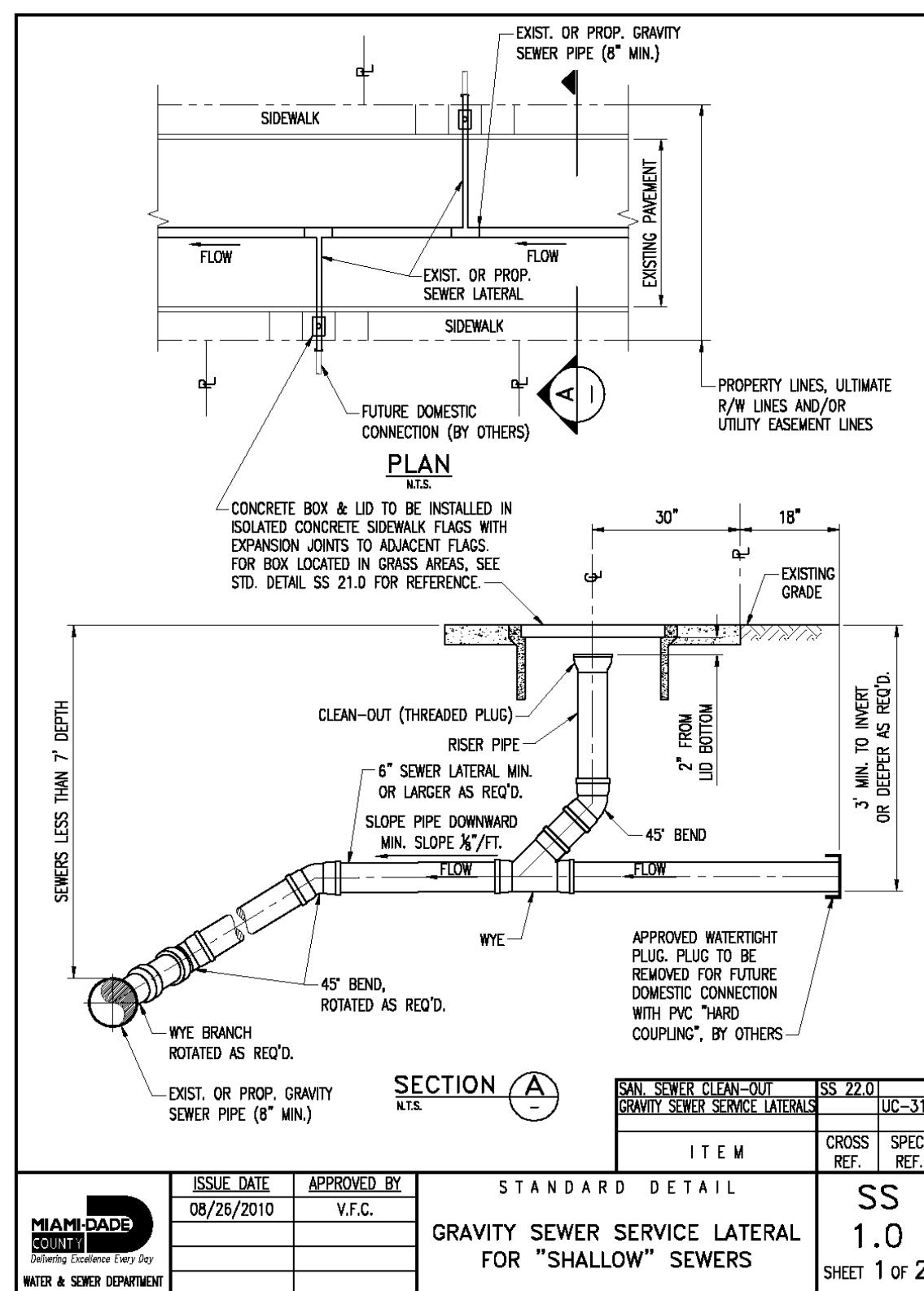
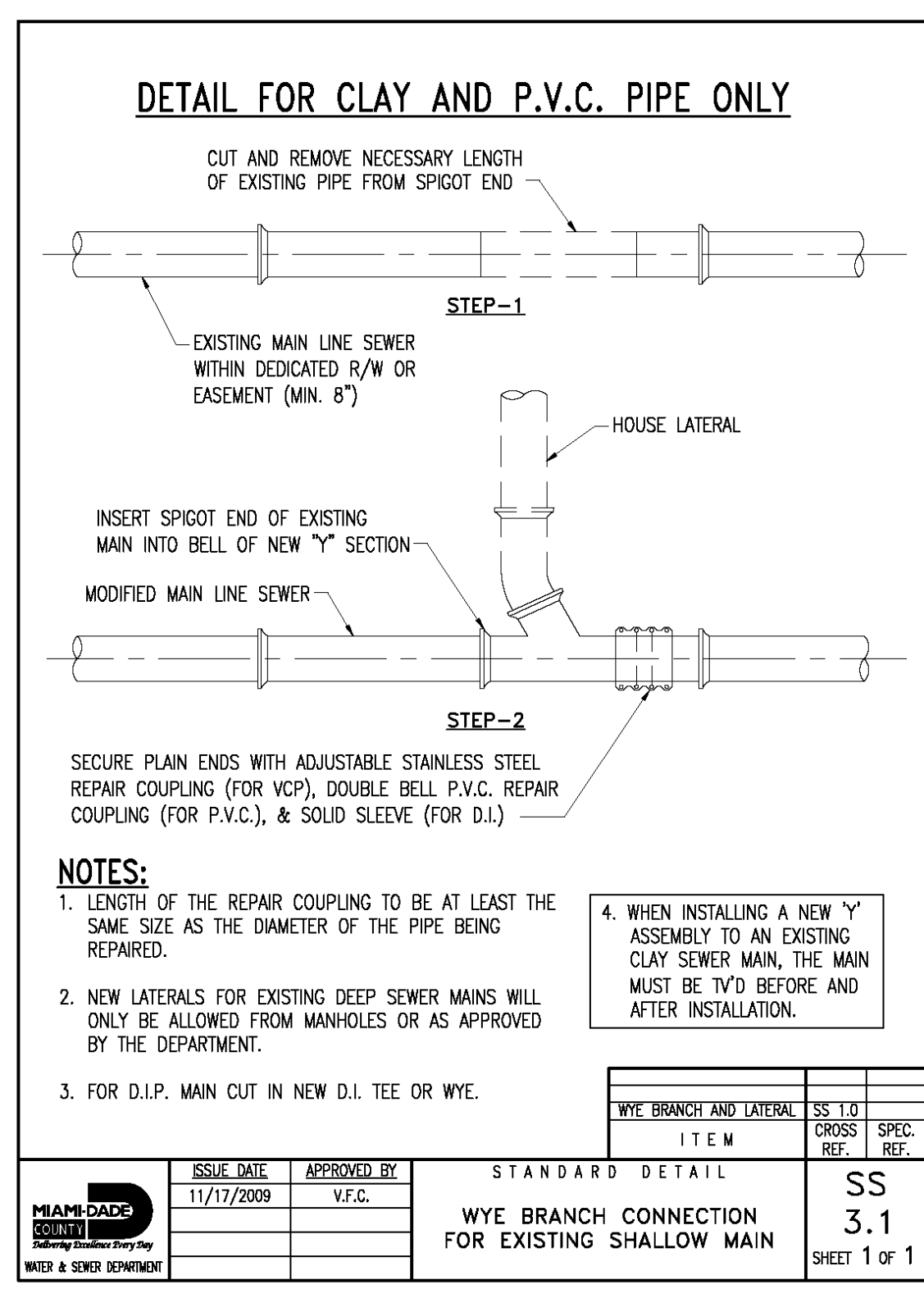
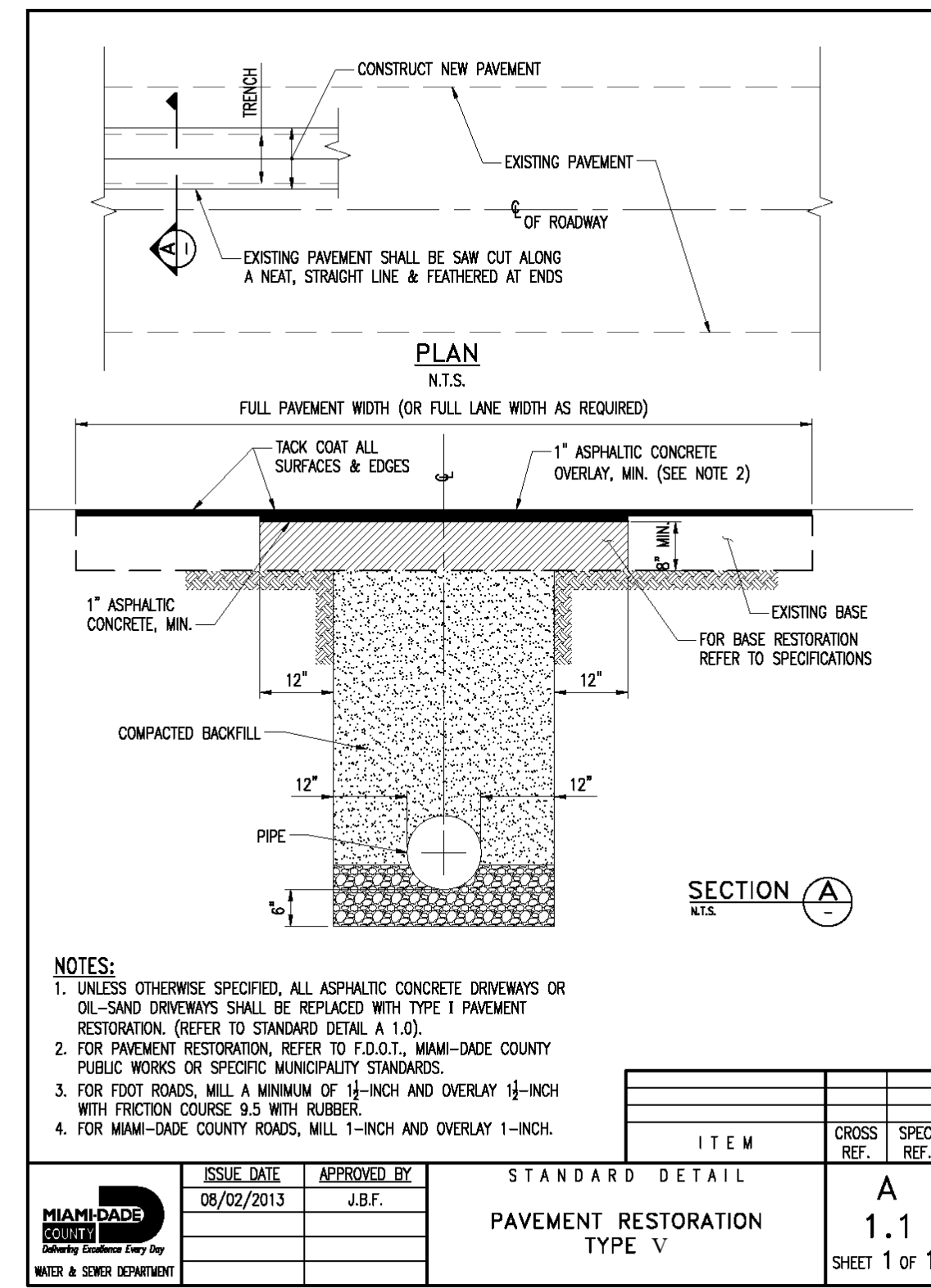
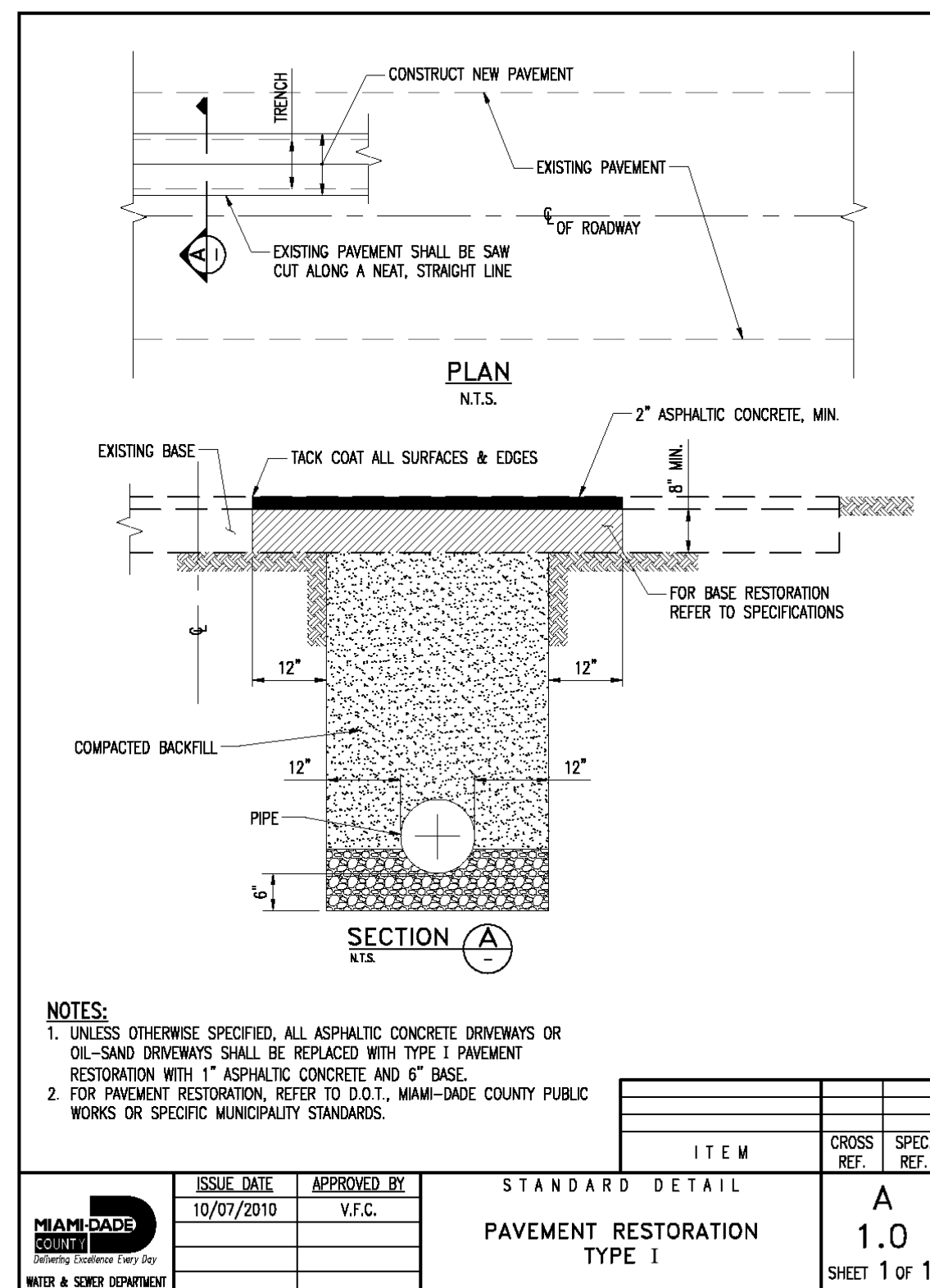
ARCHITECT

98 TH STREET



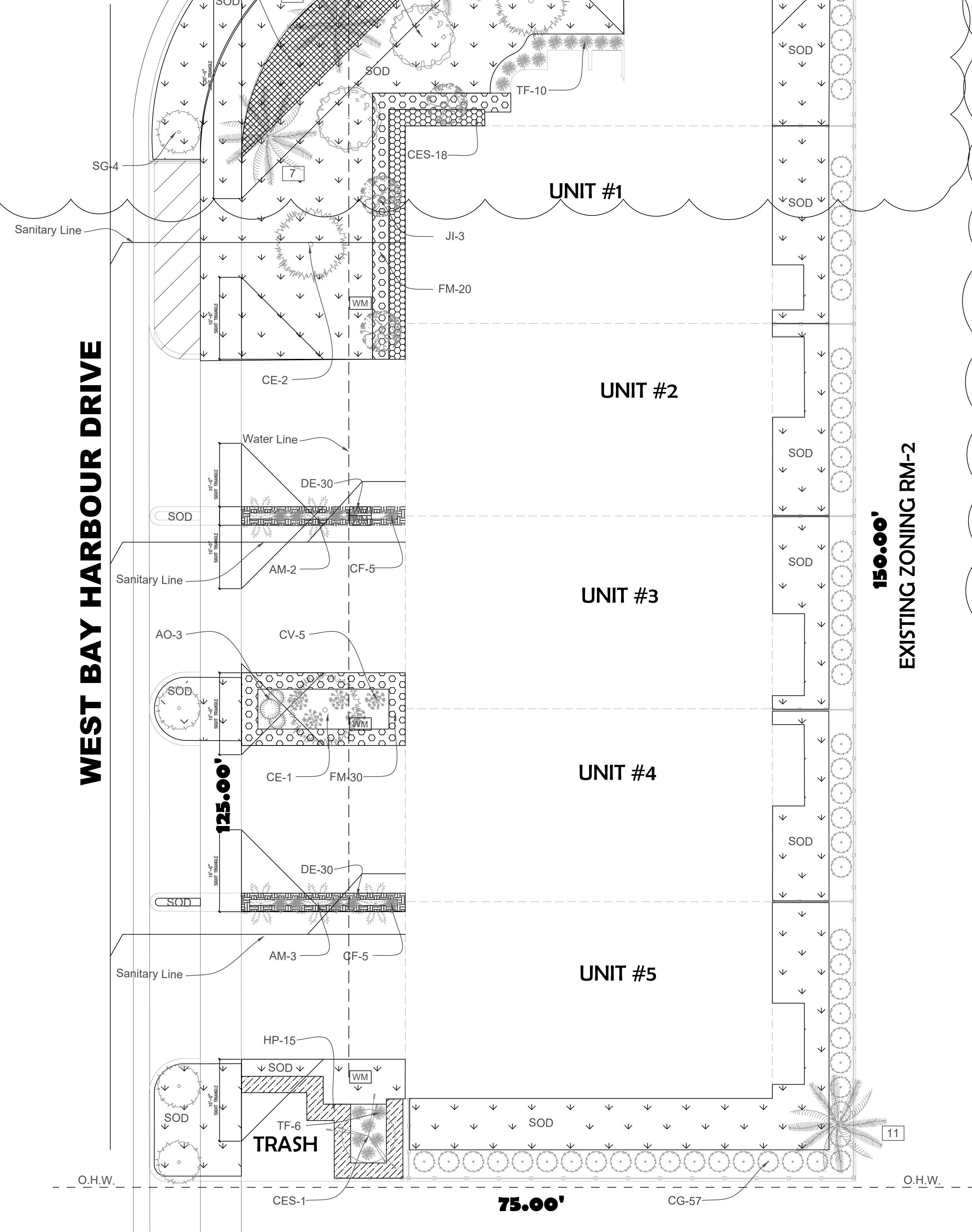
WATER & SEWER CONNECTION.

1 $1'' = 10'-0''$



REVISION / DATE	
12/15/2024	

EXISTING LANDSCAPE TO BE
MAINTAINED UNDER 30" INCHES.
REPLACE ANY DEAD
OF POOR PLANTS



98 TH STREET

UNIT #1

UNIT #2

UNIT #3

UNIT #4

UNIT #5

EXISTING ZONING RM-2

PERVIOUS AREA KEY PLAN

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 West Bay harbor Legal Description Lot 8

Net Lot Area .26 Acres / 11,116 Sqft

I. Open Space Requirement
1. Net Lot Area = 11,116SF x 20% = 2,223.2 SF 20% /2,223.2 SF 32.91% /3,702 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A-6(A)(5))
a. Req. open space 3,702 SF x 60% = 2,221 SF 60% Max. / 2,221 SF 54.22% /2,187SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x .26acres = 7.28
(Min. 12" in height / 4" clear wood / 2 1/2" 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

2. Native Species Required - 50% Min.
of shade trees req. 8 x 50% = 4
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
of shade trees req. 8 x 50% = 4
(MDC - Sec. 18A-6(C)(1)(b))

B. Tree Species

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

2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2))

*See Following Table.

Page 1 of 3

Revised 7/15/21

IV. Shrubs Required
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))

2. Native Species Required - 30% Min.
(MDC - Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
(MDC - Sec. 18A-6(D)(1)(b))

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

1. Street Trees @ 1:35'
Width of lot .205 / 35' = .58
(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))

Page 2 of 3

Revised 7/15/21

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	14' HT. 5" SPR. MIN. 2" Caliper 4" CT MIN	Yes	3	Low
SM	Swietenia mahagoni	Mahogany	14' HT. 6" SPR. MIN. 3"Caliper , 4" CT	Yes	2	Low
TC	Tabebuia chrysotricha	Yellow Tabebuia	12' HT. 6" SPR. MIN. 3"Caliper , 4" CT	No	2	Medium
SG	Simarouba glauca	Paradise Tree	14' HT. 6" SPR. MIN. 3"Caliper , 4" CT	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	Duranto 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

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

KEY	COMMON NAME	BOTANTICAL 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	

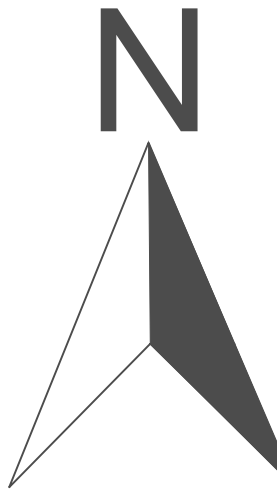
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4132 SW 51 ST
Dania Beach FL 33314

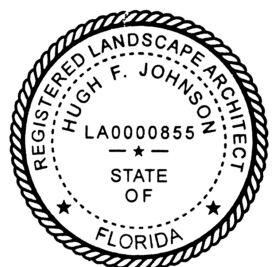
BAY HARBOR MULTI FAMILY

9761 West Bay Harbor
Bay Harbor Islands Florida

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-01.d
DATE:	12/17/2024



SCALE 1/8"=1'



SEAL

L-1

GENERAL PLANTING REQUIREMENTS

1–All sizes shown for plant material on the plans are to be considered Minimum.

2–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(s) will also be required for final acceptance.

3–All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4–All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5–All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well–drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

6–All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7–All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8–All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9–Each system shall be installed with a rain sensor.

10–It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11–Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12–All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N–P–K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13–Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14–All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15–The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

TREE RELOCATION

1) ROOT PREPARATION

A. Trees to be root pruned with clean, sharp equipment.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.

2. After root pruning, backfill with good rooting medium, fertilize with organic

fertilizer to promote root growth.

3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize

temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards

set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees,

Florida Department of Agriculture.

1. Trees–Minimum Ball Sizes:

3–1/2" to 4" 28"

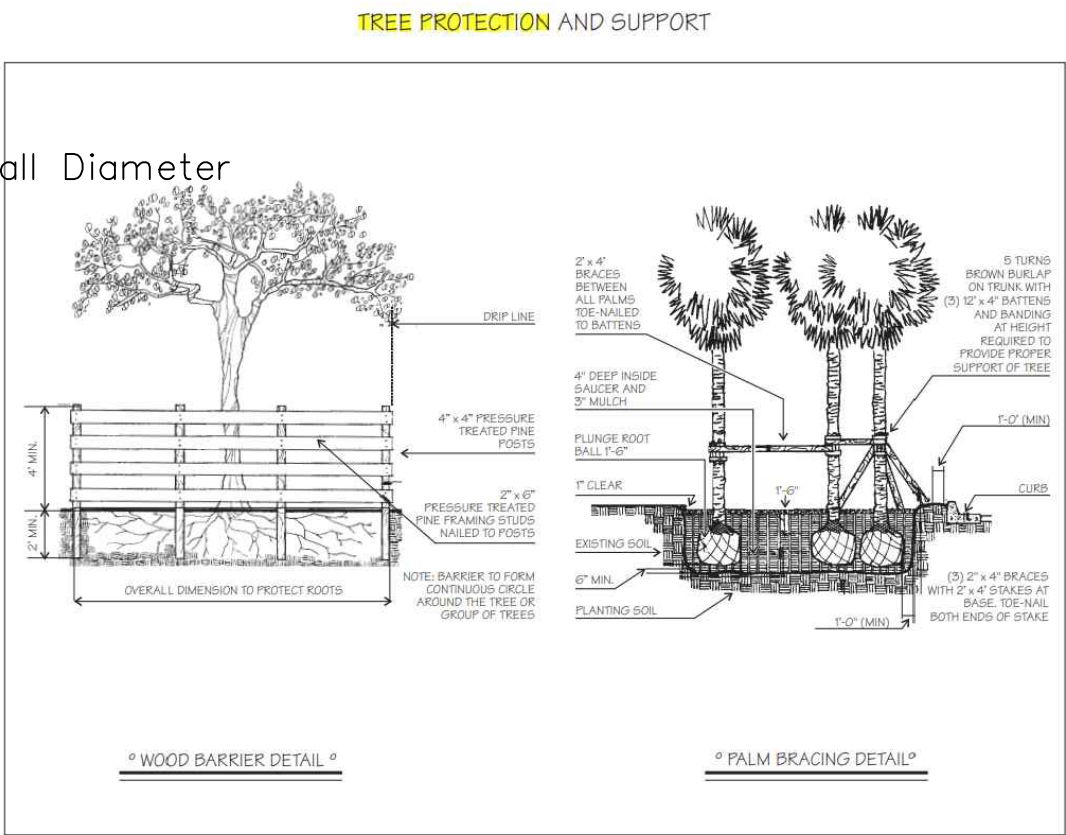
4" to 4–1/2" 30"

4–1/2" to 5" 32"

5" to 5–1/2" 34"

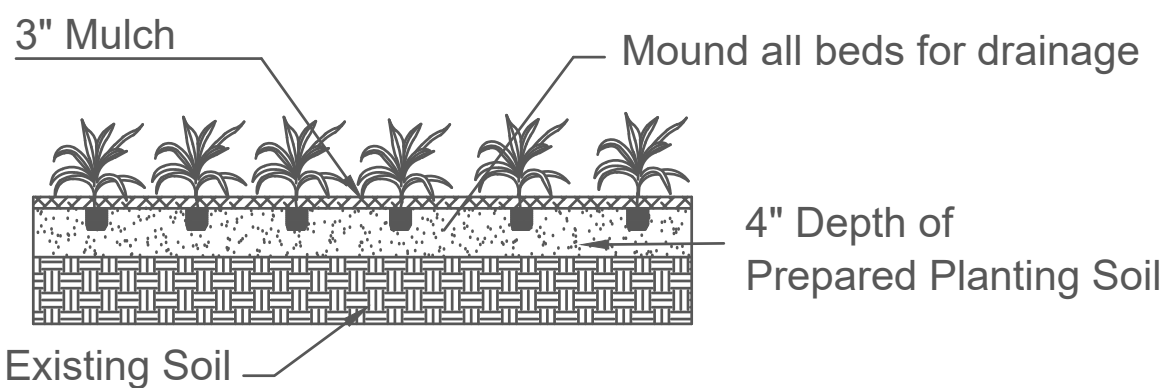
Larger sizes increase proportionally.

DBH Minimum Ball Diameter



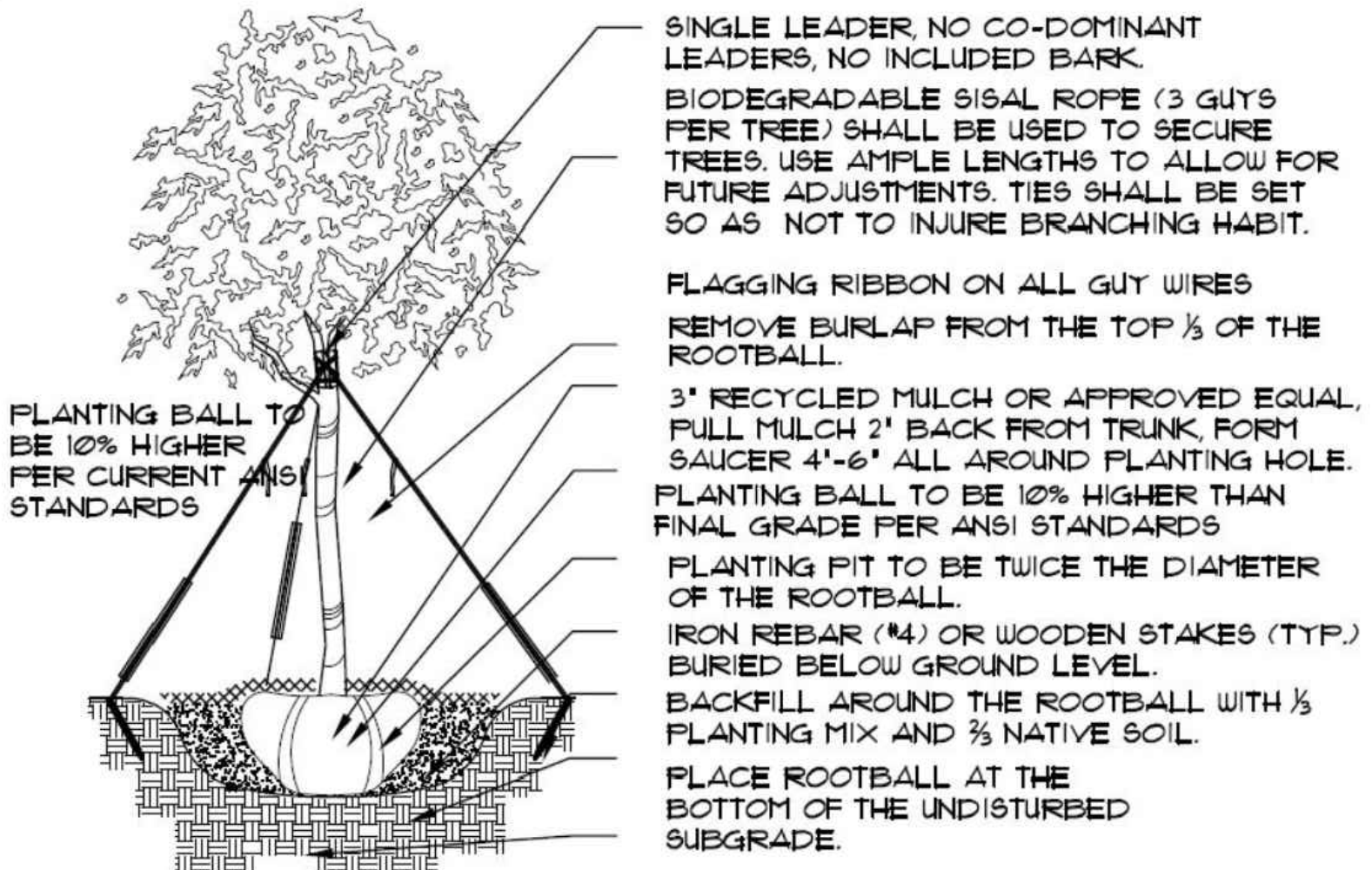
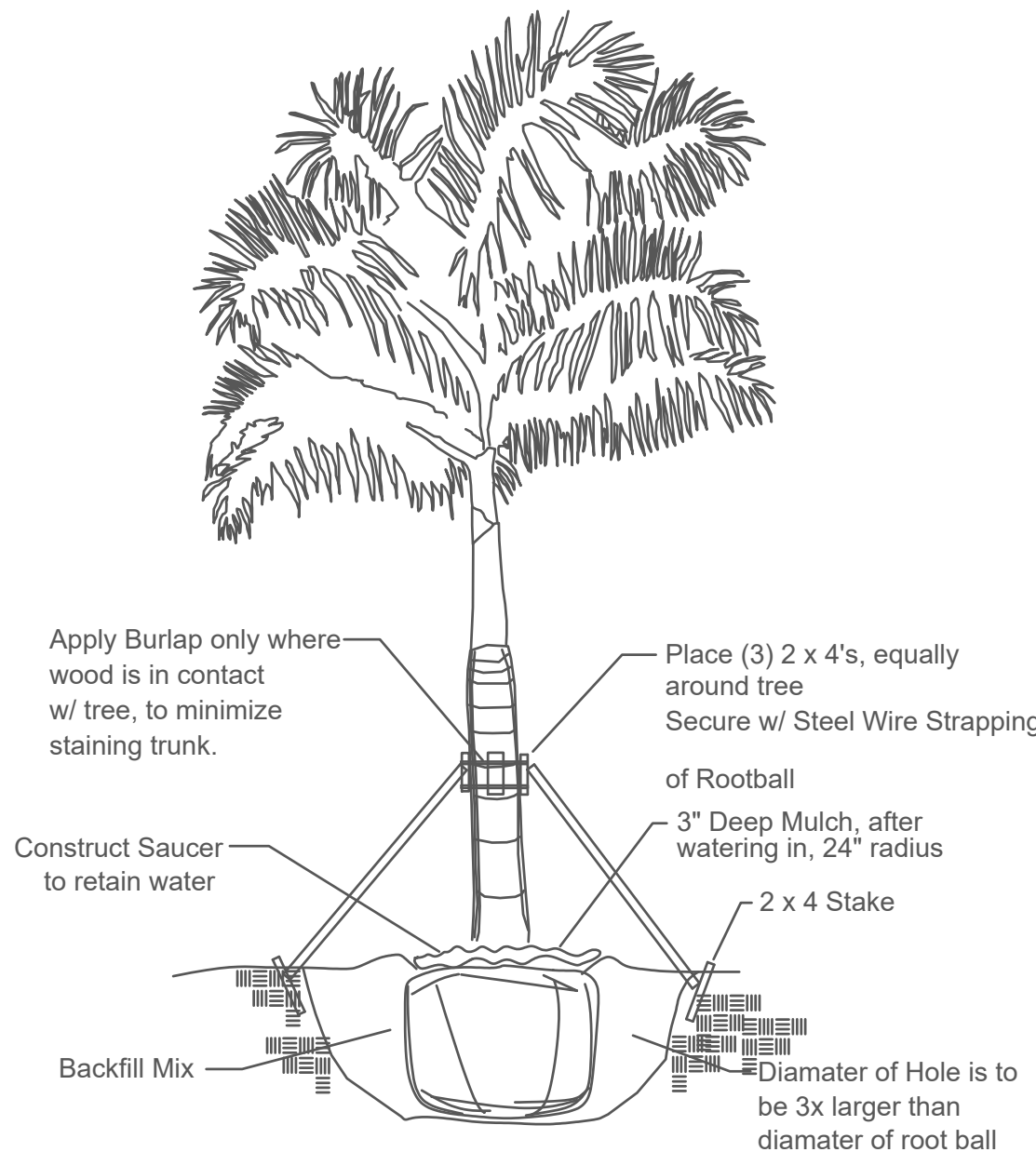
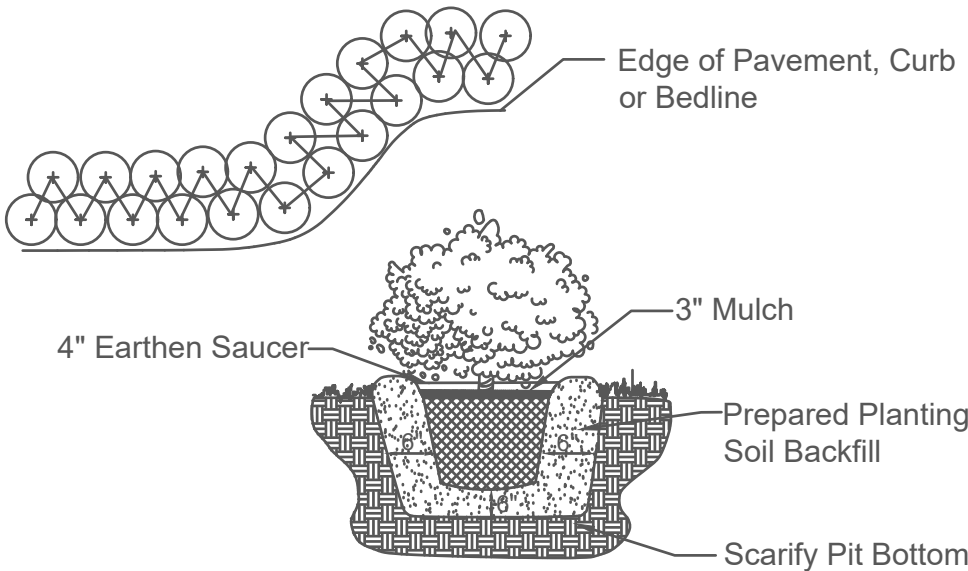
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NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Shrub & Groundcover Planting Detail

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



TREE PLANTING DETAIL

NTS.

1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Miami, Florida landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system

designed and constructed in accordance with the City of Miami Code of

Ordinances, the Florida Building Code, State Law, and the regulations of

the South Florida Water Management District. Failure to maintain or

disconnection of the irrigation system shall be a violation of these

regulations.

17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Miami
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

Right Place' and City of Miami Landscape Manual.

28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.

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line visibility.

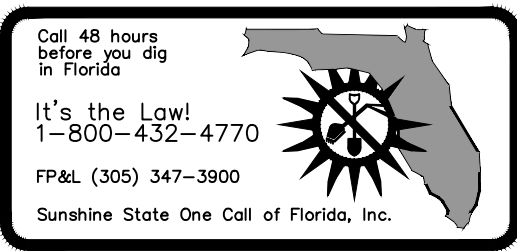
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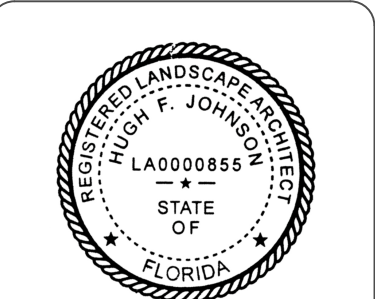
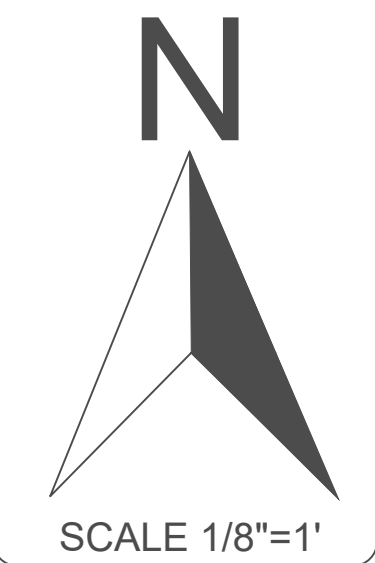
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Dania Beach FL 33314

BAY HARBOR MULTI FAMILY

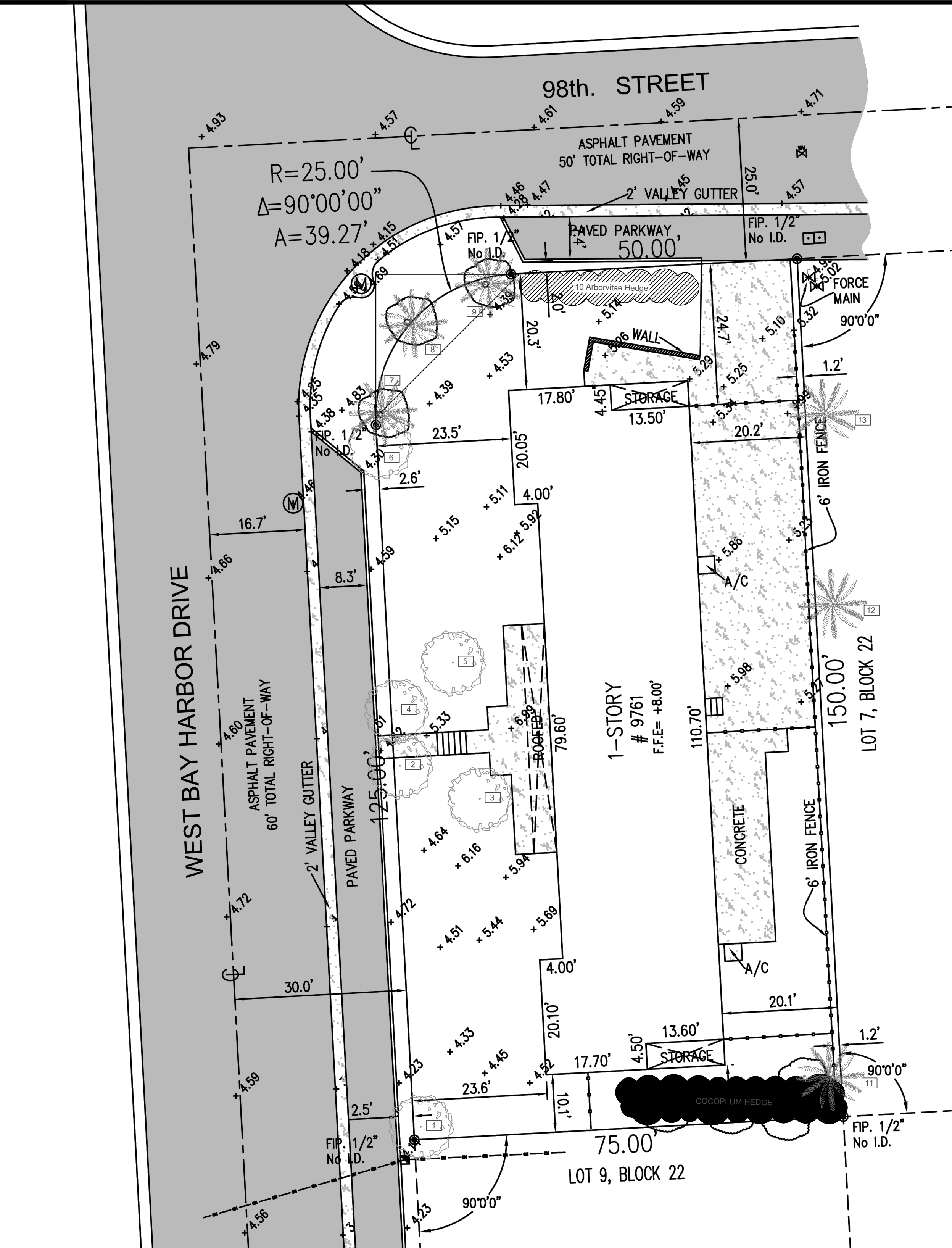
9761 West Bay Harbor
Bay Harbor Islands Florida

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



SEAL

L-2



UNLIMITED SURVEYING SERVICES, LLC

W. 43rd TERRACE MIAMI, FLORIDA 33165 PHONE: 786-970-7577 E-MAIL: arodriguez0525@comcast.net

EST BAY HARBOR 9761 LLC

TYPE OF PROJECT:

SKETCH OF SURVEY

FLOOD ELEVATION INFO

Date of Field Work: 09-17-2009

DATE OF FIRM: 09/11/2009

COMMUNITY No:120637/BAY 1

PANEL: 0144 SUFFIX: L

ZONE: AE

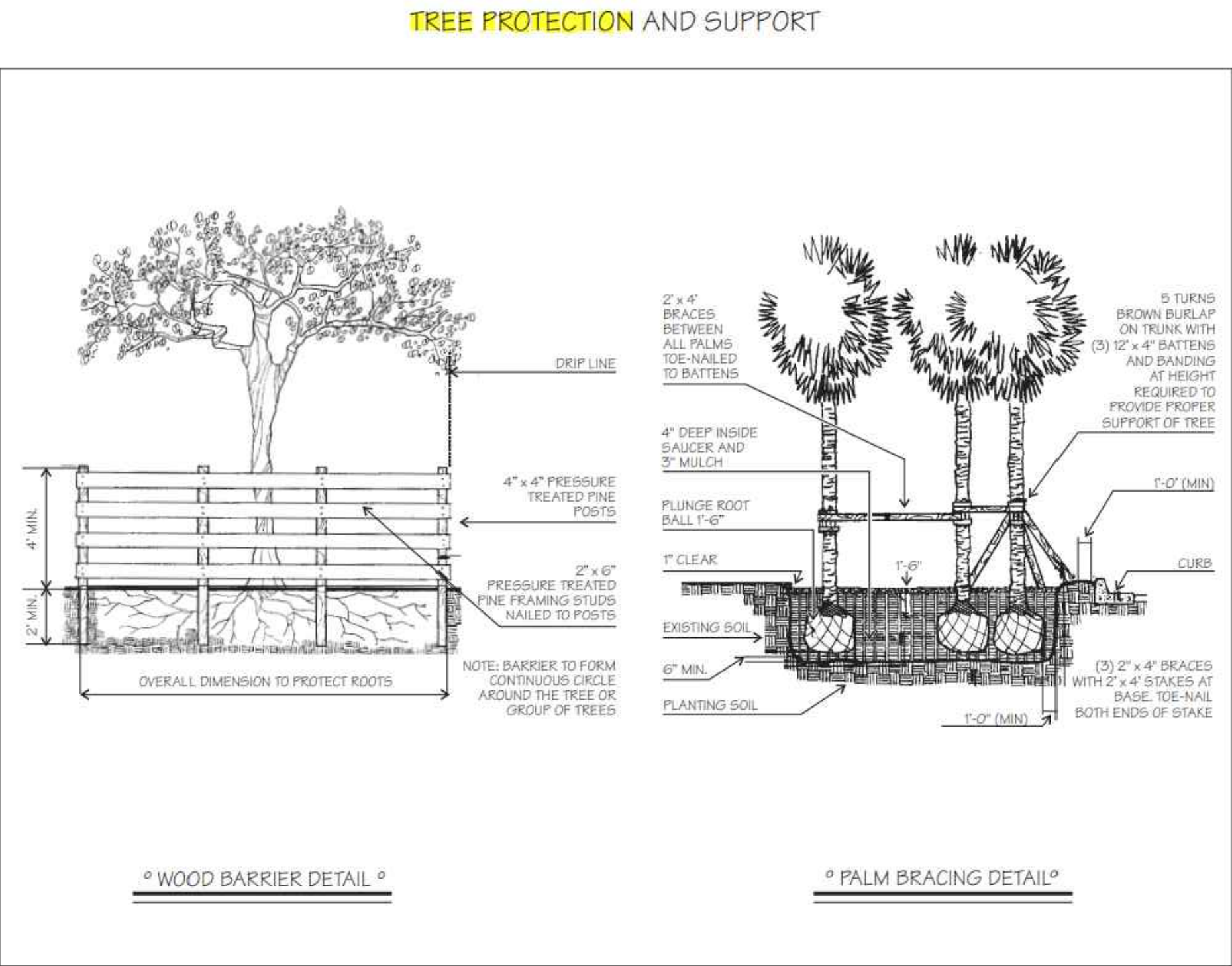
BASE FLOOD ELEVATION: +8'

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

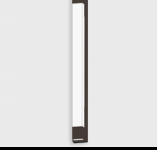
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SCALE 1/8"=1'

REGISTERED LANDSCAPE ARCHITECT
HUGH F. JONNESEN
LA0000855
STATE OF FLORIDA

SEAL

TD-1

9761 WEST BAY HARBOR DRIVE									
LIGHTING FIXTURE SCHEDULE									
TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED LAMPS	VOLTS	MOUNTING	REMARKS	INPUT WATTS
L1		ELCO	EKCL3663* / EKCL2130D / E3KCL10IC	KOTO - 3" RND DOWNLIGHT / 950LM / 38° ENTRY UNITS 2-5 & TERRACE - CEILING	1	120V	CEILING RECESSED	3" CEILING CLEARANCE	10.5
L2		ELCO	ELK4163* / ELK2430D-S / E4LK78ICA	KOTO -4" RND DOWNLIGHT / 1950LM / 18° ENTRY - UNIT 1	1	120V	WALL MOUNT	6" CEILING CLEARANCE	18.9
W1		PERFORMANCE IN LIGHTING	SH1-8-80-XX-XX-UNV-NA	WALL PACK W/EM REAR ENTRY	1	120-277V	WALL MOUNT	COLOR FINISH TBC	8
W2		KREON	KUD80-OW-[MOUNTING]-UPD-8FT-LED-30-80-[FINISH]*	DOLMA80 LINEAR (UP/DOWN) ENTRY UNIT 1 - WALL	2	120V	WALL RECESSED		6
W3		LIGHTWAY	NECW-426-O2C-3-[FINISH]*	WALL SCONCE GARAGE COLUMN	1	120V	WALL MOUNT		18
LIGHTING SCHEDULE NOTES: 1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Dayam Garcia @ 305-684-3007 (dgarcia@genesislighting.net) 2. No substitutions allowed without prior approval by architect, engineer or design team 3. Verify Voltages prior to bid and installation of fixtures 4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans 3. *COLOR FINISH TO BE DETERMINED BY THE ARCHITECT. 									

LIGHTING SCHEDULE

**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: January 9th, 2025

Subject: Site Development Plan Application (#3 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) **APPROVE** the proposed Site Development Plan application at this time, subject to receipt & sign-off on a DRC Check-set for the remaining listed items. The submittal package is still missing an up-to-date survey with a lot area calculation and some minor corrections are needed.

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 M-D 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 in the original package, it did not contain the actual lot square footage. The M-D 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 (#3 DRC Review)
Bay Harbor Luxury Townhomes
9761 West Bay Harbor Drive
Development Review Committee Report
January 9th, 2025
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 December 17th, 2024, submitted to the Town DRC for consideration:

- 1) Again, it was noted in the original submission and #2 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 latest revised site plan shows a lot area of 11,116 sq. ft., but there is no proof of that by a license surveyor. Pending resolution of the actual lot size the current plans are tentatively acceptable subject to receipt of a surveyor's info.
- 2) On the applicant's Response Letter, it references the #1 DRC Comments – there has already been a #2 DRC review & comments – this is DRC review #3. As related to MMPA comments it appears most of our #2 comments have been addressed.
- 3) The Civil Engineering Plan on Sheet C-01 states the Area Drainage Calculations are for a site located at 1945 NW 24th Court Miami Florida 33125? Is this a typo? It seems the calculations are for this site. However, the Town's current LOS for drainage is a 10-Year storm event – these calculations appear to be for a 5-Year storm event. FYI – M-D has recently adopted a new more stringent "countywide" drainage LOS for a 25-Year storm event (not effective for mi year). Revise the calculations & plans if necessary for a 10-year storm event (maybe 25-year as M-D will review BP plans).
- 4) Per Sec. 23-19 a preliminary Photometric Plan has now been submitted showing foot-candle readings at all property lines and on the rooftop. The maximum foot-candle reading allowed at any property line is 1.0. However, on Sheet 1 of 1 of the Genesis Lighting plans we note several readings along the east / south property lines exceeding the allowance. Revise the plans to meet Code.