

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

DEVELOPMENT & REVIEW COMMITTEE MEETING

**February 13, 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 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.

ADJOURNMENT:

AGENDA ITEM REPORT

February 13, 2025

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
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1085 94 St TH #3 MMPA DRC Staff Report Feb 13 2025
2.	SPR24-000025 DRC Application
3.	Response to DRC comments - Narratives
4.	Fire Truck Set Up
5.	Fire Truck Approved plans
6.	1085 94 Street DRC Set 2.13.2025

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

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

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

Date: February 13th, 2025

Subject: Site Development Plan Application (3rd 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 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: 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. Sheet A-1 indicates the scale of the drawing is 1/8" = 1'; however, that is not correct as pointed out previously - the drawing & others do not scale. Zoning Code Sec. 23-24(d)(6) sets forth the driveway / parking design requirements for townhouse complexes. As pointed out previously for townhouse complexes with direct driveway connections to a street at least 50% of the front yard must be landscaped open space. MMPA requested calculations demonstrating Code compliance at the #2 DRC meeting, but no calculations have been provided. MMPA roughly calculates that about 68.5% of the front yard area facing BHT is impervious / not open space.

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 driveway is provided behind the garage and was revised to meet Code. See Sec. 23-24(d)(6) for the driveway / parking design requirements for townhouse complexes. As pointed out previously at least 50% of the front yard must be landscaped open space. MMPA requested calculations demonstrating Code compliance at the #2 DRC meeting, but no calculations have been provided. MMPA roughly calculates that about 68.5% of the front yard area facing BHT is impervious / not open space. Per Sec. 23-1 “Open Space” cannot count any “pervious” paver areas at all.

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

Preliminary Fire Dept. staging areas are shown on the plans. The applicant filed a request with the Fire Dept. to identify agreeable fire staging area(s) but their review is apparently not complete. Pending. Plan note OK as to sprinklers.

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 January 13th, 2025, submitted to the Town for consideration:

- 1) Again, Site Plan Sheet A-1 / Elevation Sheet A-3 / others do not scale to 1/8" = 1'-0". Please check and revise to provide an accurate scale. This makes it very difficult to measure / review the plans. This comment was made previously by MMPA. The applicant's response is it was corrected – but it has NOT been corrected.
- 2) Per Sec. 23-19 a preliminary Photometric Plan must be submitted showing foot-candle readings at all property lines and on the rooftop. The re-submittal package now includes a preliminary plan. Again, the maximum foot-candle reading allowed at any property line in 1.0; however, the plans show several locations where the 1.0 is exceeded. Revise.
- 3) Site Plan A-1 still has the following issues:
 - a. Again, per Sec. 23-24(d)(6)(b) not more than 50% of a property's street frontage in a townhouse development may have hard driveway surfaces. MMPA mentioned this at the #2 DRC meeting and requested the plans be revised to meet this Code requirement and to provide calculations demonstrating compliance. No calculations have been provided, and it appears the applicant is proposing to use so-called "pervious pavers" to achieve this requirement, but the Code prohibits that. MMPA roughly calculates that about 68.5% of the yard area facing BHT is impervious / not landscaped open space. This is not just about drainage – it is about appearance – the Town wants its streetscapes to have an open / landscaped look – not hardscapes. The project fails to meet the Code criteria. Revise. Perhaps reorient the unit along 94th Street to have its garage facing that roadway.

Sec. 23-1. - Definitions.

Open space: Those areas on a plot that include permeable landscaped materials such as grass, trees, shrubs, ground covers, open earth with mulch or decorative materials, sand and any type of living landscaping. **The term shall not include driveways, other paved areas, swimming pools, spas, ponds, walkways, patios and decks, and similar impervious areas. No partial credit shall be allowed for "pervious pavers."** Artificial turf shall not count toward any required open space.

**Site Development Plan Application (3rd DRC Review)
Development Review Committee Report
1085 Townhouses (6 DU)
1085 94th Street
February 13th, 2025
Page 5**

- b. The proposed driveway design for the DU adjoining 94th Street, in an attempt to comply with the Town's 30' visibility setback at corners, is inconsistent from sheet to sheet (Sheet A-2 appears to show it encroaching).
 - c. The Site Data Table must include the required / provided rooftop landscaped open space calculations in addition to being on new Sheet A-2d. Add below 20% data.
 - d. The Zoning Code requires that a minimum of 20% of the site be landscaped open space. The plans indicate that a minimum of 2,804 sq. ft. is required but 3,100 sq. ft. is to be provided. Please verify that the landscaped open space to be provided does not include the driveways or any other impervious area (USPS concrete pad / walks / etc.). Revise the plans as necessary to meet Code.
- 4) 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

December 23, 2024



Town of Bay Harbor Island
9665 Bay Harbor Terrace
Bay Harbor Islands. FL 33154

Re: 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

Responses to Comments

Site Plan Comments

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

Previous sheet A-3 had printing mistakes. New A-3 with scale 1/8"=1'-0" provided as requested.

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.

New sheet A-1a showing all existing adjacent land uses / zoning district with a 300-ft radius provided as requested.

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.

New rooftop area and landscape calculations provided as requested. Please refer to sheet A-2d

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 is 1.0.

Photometric plans provided as requested. Refer to photometric files.

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.

Fire Truck Staging area is still in review for Miami-Dade Fire Department. Pending approval.

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.

As per city's recommendation, 5' concrete sidewalk was removed from project. Please refer to sheet A-1 for new Site Plan

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.

New parking spaces and driveways widths modified as requested. Please refer to sheets A-1 Site Plan and A-2 Floor Plan for new dimensions.

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.

New driveway material provided (Permeable pavers) along the entire street frontage. Please refer to Sheet A-1 for new Site Plan.

c. Dimension the width of the walkway at the rear of the building / add a setback dimension (3' min.).

Dimensions provided as requested. Please refer to Site Plan, sheet A-1 and Floor Plan, sheet A-2

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

Noted. New Site Plan and Floor plans with more dimensions provided as requested. Refer to sheet A-1 and A-2

e. A drawing scale is provided-1'-0" = 1/8". The drawing is not to scale.

Previous sheet A-3 had printing mistakes. New A-3 with scale 1/8"=1'-0" provided as requested.

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.

New garages elevation, 7.25' modifies as requested. Please refer to all new sheets.

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.

Front fence and low wall will no longer be provided.

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.

Noted.

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.

Noted. Please refer to new landscape drawings.

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.

Noted. Please refer to new landscape drawings.

12) Provide a written response to each comment.

Noted. Response letter for each comment provided as requested.

Flood:

Building Inspector Review: Mike Mesa, Status: Disapproved Start Date: 11/27/2024 Completed Date: 12/10/2024

1. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC)AS PER FBC 107.3.5.

Complete flood legend added to Sheet A-1.00

2. PLANS SHOW ENCLOSURES ON GROUND FLOOR THAT ARE BELOW DFE (BFE PLUS 1FT). CLARIFY HOW EACH OF THESE AREAS WOULD COMPLY WITH ASCE 24 (DRY OR WET FLOODPROOFING? MATERIALS BELOW BFE).

Proposing engineered flood vents for garage areas below flood. See Site plan and flood legend sheet A-1.00

3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC), SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24, FEMAAND FBC.

Showing finished floor heights (FFE) and mounting height of equipment. See flood legend and Site plan on Sheet A-1.00

4. CLARIFY OCCUPANCY TYPE AS PER CH 3 FBC 2023. 5. ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.

Occupancy type clarified on Site Data schedule on sheet A-1.00

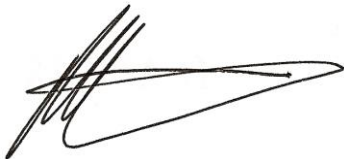
4. FEMA

1. The project is in a FEMA AE flood zone with BFE of 8 feet. Code requires FFE to be at BFE plus 1 foot, or 9 feet.

New building is proposed to be at 9 feet. (BFE plus 1 foot) as required. Please refer to Architectural Sheets.

Please feel free to contact me with any questions or concerns.

Regards,



Peter Blitstein, Architect
Blitstein Design Associates

01.08.25

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

RE: DRC COMMENTS RESPONSES FOR LANDSCAPE

Comments dated 11.08.24

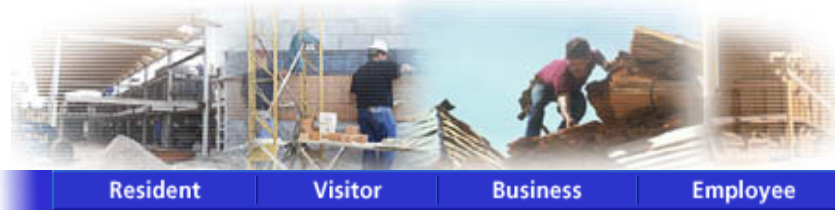
1085 Townhouses, Bay Harbor, FL

MMPA Account No. 01-0702-1197

- a. Comment 4: Open Roof Planting
The required 15% landscaping on the rooftop is now shown on Sheet L-2 per Town code.
- b. Comment 10: Street Trees
Along 94th Street the sidewalk has been removed from the Site Plan, and the required Mahogoni street trees have been moved into the R.O.W. per Town code.

e-Permitting

miamidade.gov



MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 01/09/2025

MUNICIPAL NO.2025-018039 FOLIO: 1322270012570

JOB SITE ADDRESS 1085 94 ST

PROPOSED USE APT BUILDING 3-4 UNITS /SITE PLAN

LEGAL BAY HARBOR ISLAND PB 46-5 LOT 10 BLK 13

APPLICATION TYPE NEW 500 SQFT 3 UNITS 1 FLOORS

OWNER NAME ARMAN CORP

CONTRACTOR

QUALIFIER

PERMIT TYPE MUNICIPAL BLDG

CATEGORIES 0111 SITE PLAN

DATE: 1/09/2025 PROCESS NUMBER: M2025006213 NEW *AMOUNT PAID 310.60

FIRE 1 TECHNICAL PRO 252.81 FIRE 1 WATER MAIN/SI 35.10

FRWK 1 1ST FIRE MINO 92.89 UBS1 1 BLDG 7.5% UPF 1.88

UPMU 25 UPFRONT FEE F 25.00

1/ 9/2025 08:39 BNZWEB1 182501090482 WEBIPAS 310.60

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 01/09/2025

MUNICIPAL NO.2025-018039 PROCESS NO. M2025006213 FOLIO: 1322270012570

JOB SITE ADDRESS 1085 94 ST

PROPOSED USE APT BUILDING 3-4 UNITS /SITE PLAN

REQUIRED INSPECTIONS INIT DATE

FIRE

0111 SITE PLAN

200 FIRE HYDRANTS

209 FIRE FINAL

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 01/09/2025

MUNICIPAL NO.2025-018039 PROCESS NO. M2025006213 FOLIO: 1322270012570

JOB SITE ADDRESS 1085 94 ST

PROPOSED USE APT BUILDING 3-4 UNITS /SITE PLAN

TO SCHEDULE A FIRE INSPECTION, PLEASE VISIT THE WEB AT
WWW.MIAMIDADE.GOV/BUILDING OR WWW.MIAMIDADE.GOV/FIRE. YOU WILL
NEED TO PROVIDE YOUR TEN DIGIT MUNICIPAL INSPECTION NUMBER AND
INSPECTION TYPE. THE INSPECTION TYPE CAN BE FOUND ON YOUR
INSPECTION REQUIREMENTS AND RECORDS CARD.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING AN INSPECTION,
SCHEDULING A PRELIMINARY INSPECTION, OR LOAD BANK TEST
INSPECTION, PLEASE CALL FIRE PREVENTION AT 786-331-4800.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING A PLAN REVIEW,
PLEASE CALL FIRE ENGINEERING AT (786) 315-2771.

**BE ADVISED THIS IS NOT A PERMIT. PERMIT IS TO BE ISSUED BY
YOUR CORRESPONDING MUNICIPAL BUILDING DEPARTMENT.

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LEGEND	
SYMBOL	DESCRIPTION
	NEW BUILDING
	LANDSCAPING / LAWN
	EXTERIOR/STRUCTURE WALLS
	NEW INTERIOR PARTITION WALLS
	PERMEABLE PAVERS
	CONCRETE
	PROPOSED GRADE ELEVATION N.G.V.D. 1929
	EXISTING GRADE ELEVATION N.G.V.D. 1929

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
LOT ID	13-2227-001-2570
GROSS LOT AREA	11,116 SQ FT = 0.26 ACRES
DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)
FLOOD ZONE	AE (BASE FLOOD ELEV. = 8'-0" N.G.V.D.)
OCCUPANCY CLASSIFICATION	RESIDENTIAL (GROUP R-2 / 2023 FBC 310.1)
LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5 LOT 10 BLK13 LOT SIZE: 75,000 X 150 OR 10390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00	

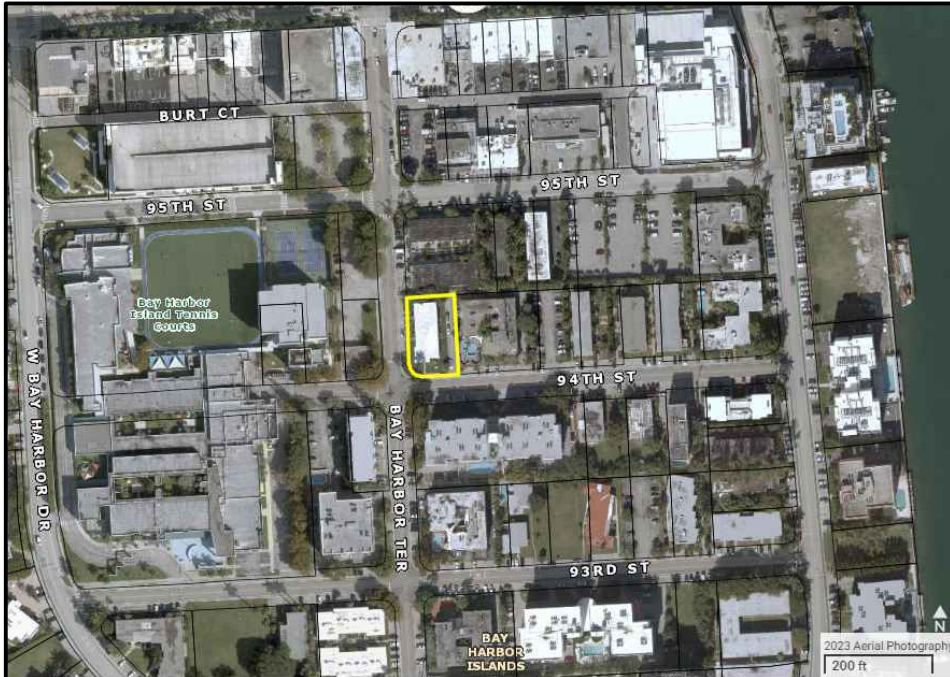
	ALLOWED / REQ	PROVIDED
BUILDING HEIGHT	65 FT (FROM BASE FLOOR ELEV.)	6
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

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 (*) - 48 FT IN HEIGHT (*)	10'-0" MIN 23'-0" MIN 16'-0" MIN	10'-0" 13'-0" 17'-0"
REAR - 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" MIN 15'-0" MIN 16'-0" MIN	10'-0" 13'-0" 20'-8"
(*) FOR ADDITIONAL 3 FT OF BUILDING HEIGHT ABOVE 30 FT ONE ADDITIONAL FOOT OF SETBACK FOR PORTION OF STRUCTURE ABOVE 30 FT		

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

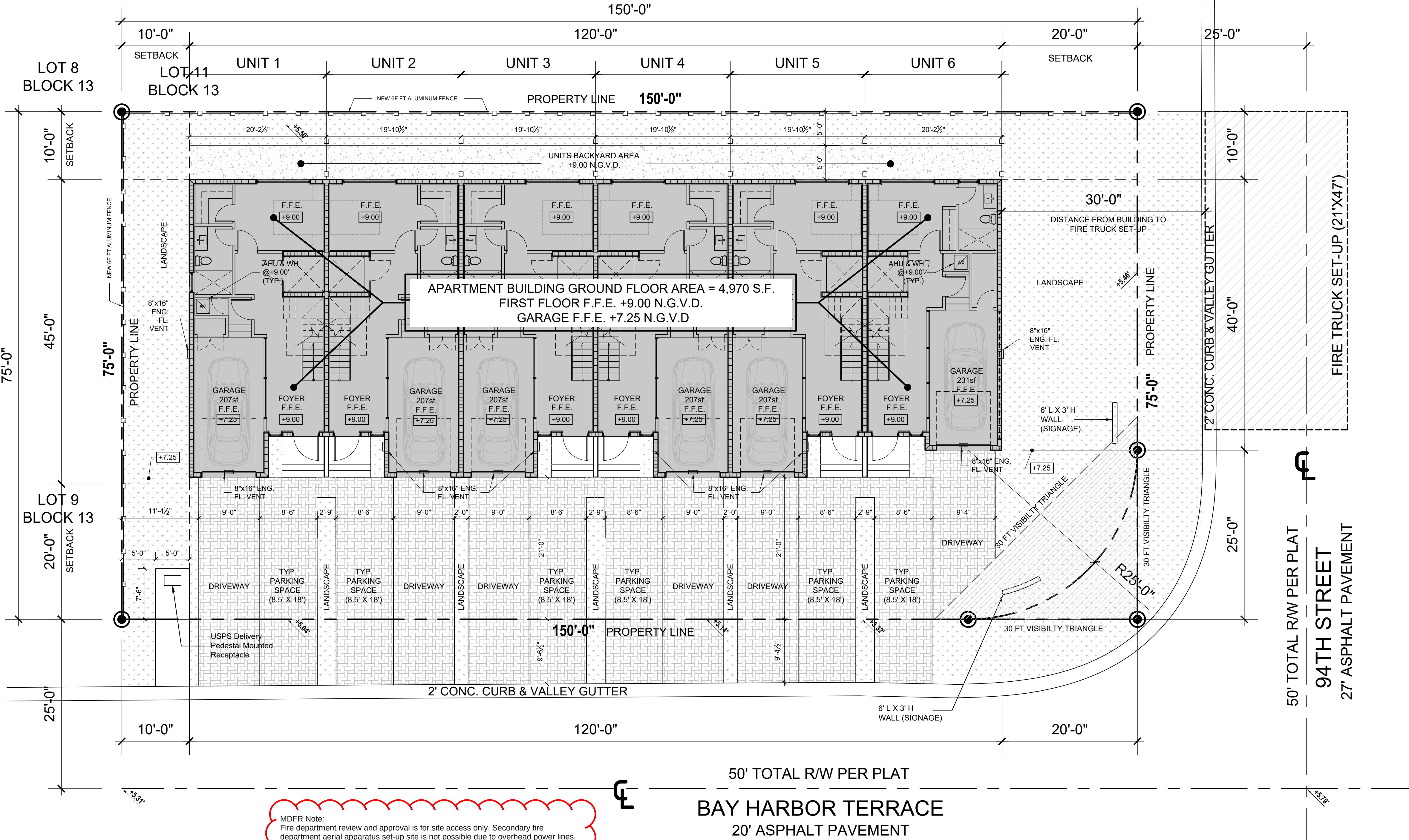


LOCATION MAP

PLEASE NOTE:
The project is in a FEMA AE flood zone with BFE of 8 feet. All habitable areas/spaces are designed 1 foot above the min. 8 feet (+9 N.G.V.D. feet.)

FLOOD LEGEND	
CODE REFERENCES	ASCE 24-14 2023 FBC 1612 FEMA (NFIP)
COMMUNITY NAME	TOWN OF BAY HARBOR ISLANDS
COMMUNITY NUMBER	120637
MAP NUMBER	12086C0144L
PANEL No.	0144
FLOOD ZONE	AE
BASE FLOOD ELEVATION	+8.00' NGVD 1929
HIGHEST CROWN OF ROAD	+5.79' NGVD 1929
HIGHEST ADJACENT GRADE	+5.64' NGVD 1929
LOWEST ADJACENT GRADE	+5.33' NGVD 1929
FINISHED FLOOR ELEVATION	(BFE +1) +9.00' NGVD 1929
FINISHED FLOOR ELEVATION - GARAGE	+7.25' NGVD 1929
LOWEST ELEVATION OF EQUIPMENT	(MIN.) +9.00' NGVD 1929

WET FLOODPROOFING METHOD PROPOSED FOR ENCLOSED GARAGE AREAS BELOW B.F.E.			
ENGINEERED FLOOD VENTS: SMART-VENT #1540-510 WALL & #1540-524 GARAGE DOOR			
2008 PER VENT			
VENTS TO BE INSTALLED @ 12" ABOVE INT. FIN. FLOOR or EXT. FIN. GRADE, WHICHEVER IS HIGHEST			
UNITS #1 TO #5	GARAGE AREA 207sf	2-REQ.	2-PROVIDED
UNIT #6	GARAGE AREA 231sf	2-REQ.	2-PROVIDED
ALL INTERIOR FINISHES IN THE BUILDING SHALL BE WATER RESISTANT UP TO MIN. (BFE + 1.50') - AND IN ACCORDANCE WITH FEMA TECH BULLETIN-2			
WALLS:			
• NON PAPER-FACED GYPSUM BOARD.			
• POLYESTER/EPOXY AND OTHER OIL-BASED PAINT, WATERPROOF TYPES OR LATEX.			
• CER. OR PORCELAIN TILE WITH MORTAR SET			
FLOORS:			
• CAST-IN-PLACE CONCRETE			
• CER. OR PORCELAIN TILE WITH MORTAR SET			
ELEVATOR NOTES:			
IN ACCORDANCE WITH ASCE-24 AND FEMA TECH BULLETIN-4			
• THE ELEVATOR MOTORS, ELECTRIC CONTROL PANELS AND ASSOCIATED EQUIPMENT SHALL BE LOCATED ABOVE (BFE + 1') MIN.			
• THE ELEVATOR SHALL BE EQUIPPED WITH CONTROLS THAT WILL PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS BELOW ELEVATION (BFE +1')			

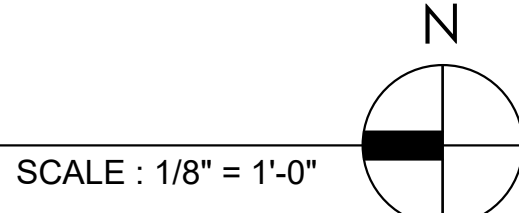


MDFR Note:
Fire department review and approval is for site access only. Secondary fire department aerial apparatus set-up site is not possible due to overhead power lines. Requirement for an equivalency is being waived due to building size and design. Building has no common areas, shared egress, or shared elevators. Building will be provided with a full fire protection system.

BAY HARBOR TERRACE
20' ASPHALT PAVEMENT

PLEASE NOTE:
- 1 HOUR SEPARATION BETWEEN UNITS
- THERE ARE NO COMMON AREAS ELEVATORS ARE PRIVATE WITHIN EACH UNIT

SITE PLAN



Digitally
signed by
Peter
Blitstein
Date:
2025.01.08
12:23:56
-05'00'

project name

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

date
2024

revisions

drawn by

F.P.

sheet title

SITE PLAN,
SITE DATA &
LOCATION PLAN

SCALE: AS SHOWN

sheet number

A-1

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME <i>(print clearly)</i> Eliaenet	LAST NAME <i>(print clearly)</i> Thorne
MOBILE PHONE 305.299.3720	OFFICE/HOME PHONE 305.299.3720
EMAIL <i>(required so you can be notified on the status of your plans)</i> esrtenterprises@outlook.com	

COMMENTS *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*
FIRE REVIEW

PLANS *(check all that apply)*

Please indicate if plans qualify for the following expedited plan reviews:

- | | | |
|--|---|--|
| ☐ GOV'T PROJECT/DEPT _____ | ☐ GREEN BLDG* <i>(new construction only)</i> | ☐ PACE PROJECT* |
| ☐ AFFORDABLE/WORKFORCE HOUSING* | ☐ ECONOMIC SIGNIFICANCE* | ☐ CONCIERGE |

(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

- | | | | | | |
|--------------------------------------|--|---|---|--|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☒ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☐ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☐ DOH/HRS | ☐ DERM OSTD | | | | |

OPTIONAL PLAN REVIEWS *(check all that apply)*

- | | | | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ☐ BLDG | ☐ ELEC | ☐ MECH | ☐ PLUM | ☐ STRU |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|

OPR DERM INITIAL REVIEWS *(check all that apply)*

- | | |
|------------------------------------|---|
| ☐ DERM CORE | ☐ DERM SPECIALTY <i>(You will be notified after core review is complete for additional fees)</i> |
|------------------------------------|---|

OPR DERM REWORK *(OPR for specialty only available at PIC)*

- | | | | | | |
|--------------------------------|-------------------------------------|-----------------------------------|--|-------------------------------|--|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	PROCESS NUMBER	PROCESS NUMBER
☐ RE-ISSUE	☐ PLAN REVISION	☐ REWORK
☐ SHOP DRAWING		

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-1 SITE PLAN / SITE DATA / LOCATION MAP A-1A LAND USE 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



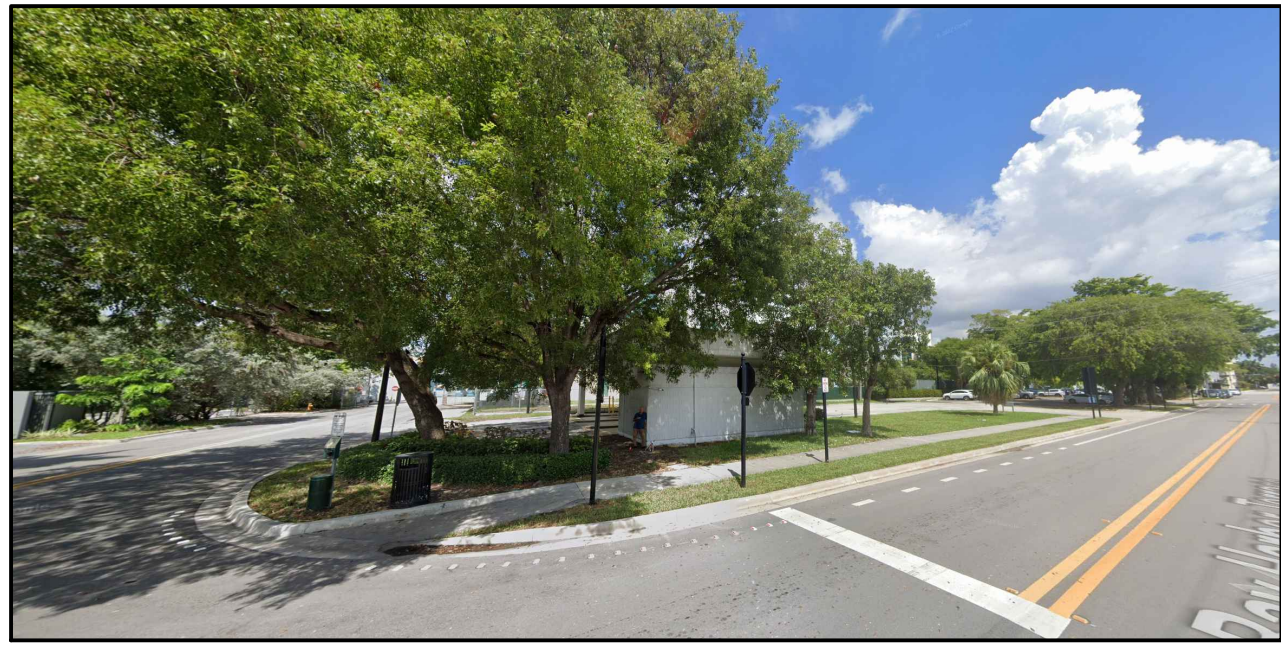
AERIAL PERSPECTIVE LOOKING SOUTH-EAST



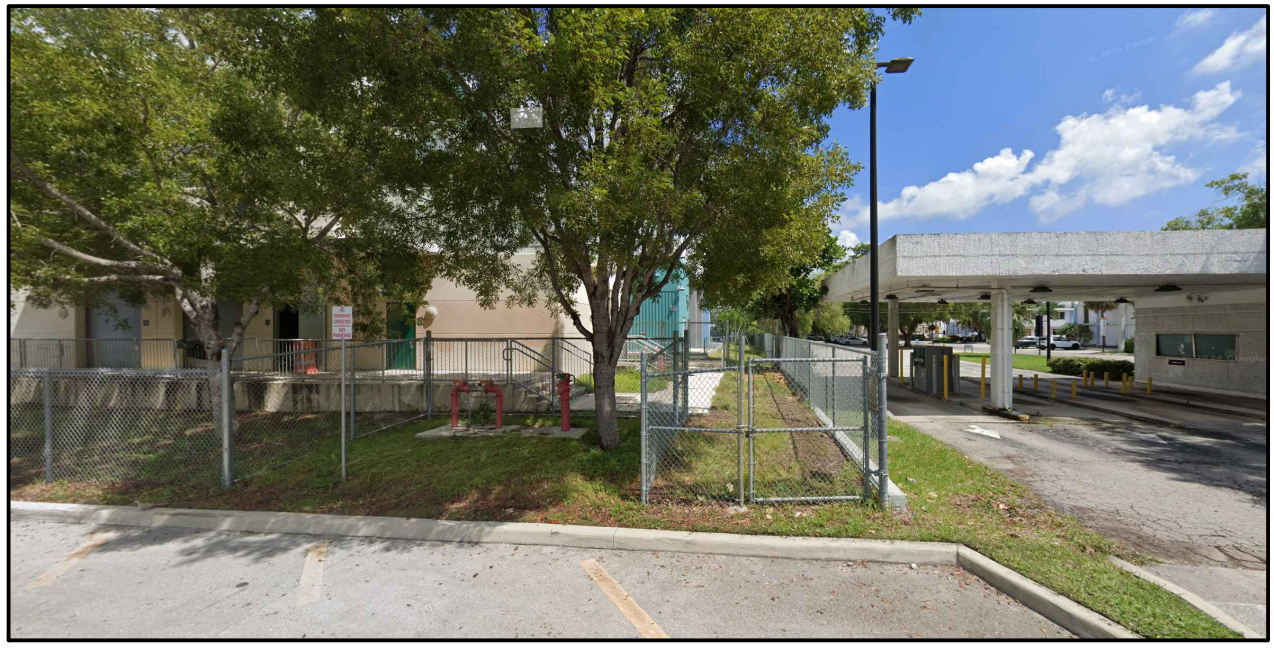
STREET VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-EAST



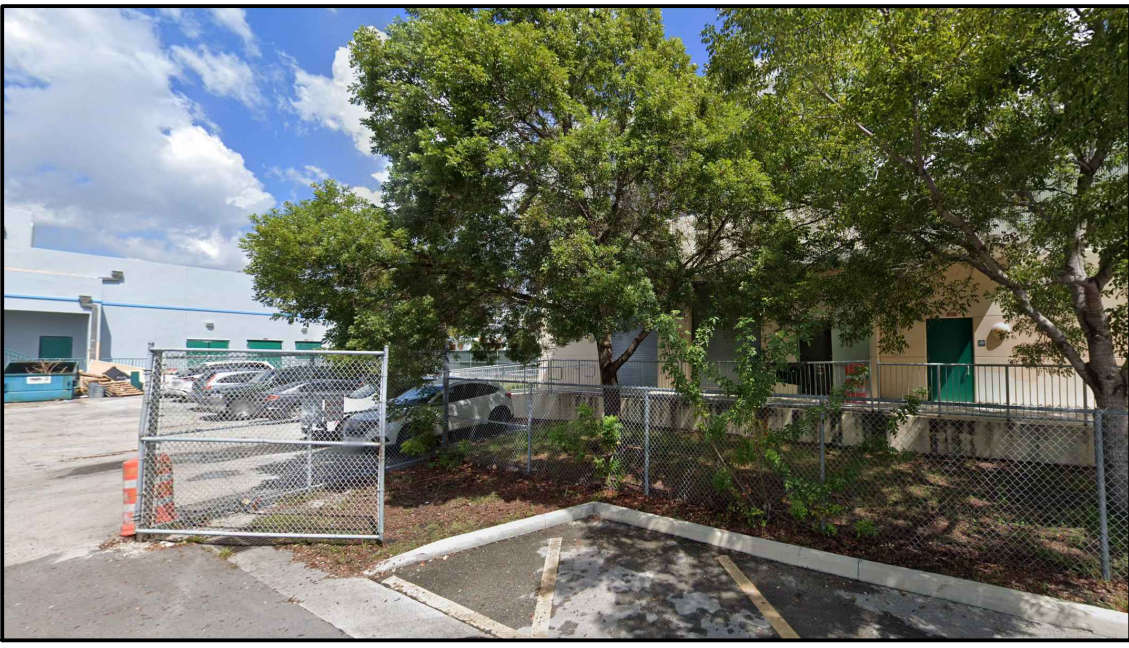
STREET VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-WEST



1 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



2 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



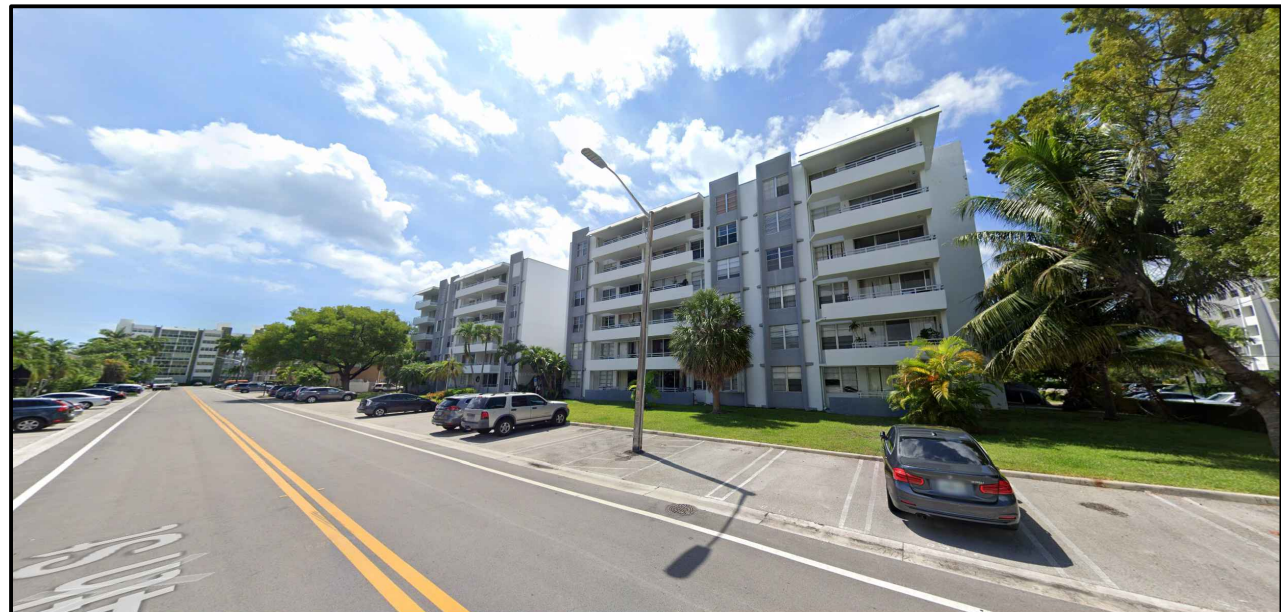
3 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



4 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



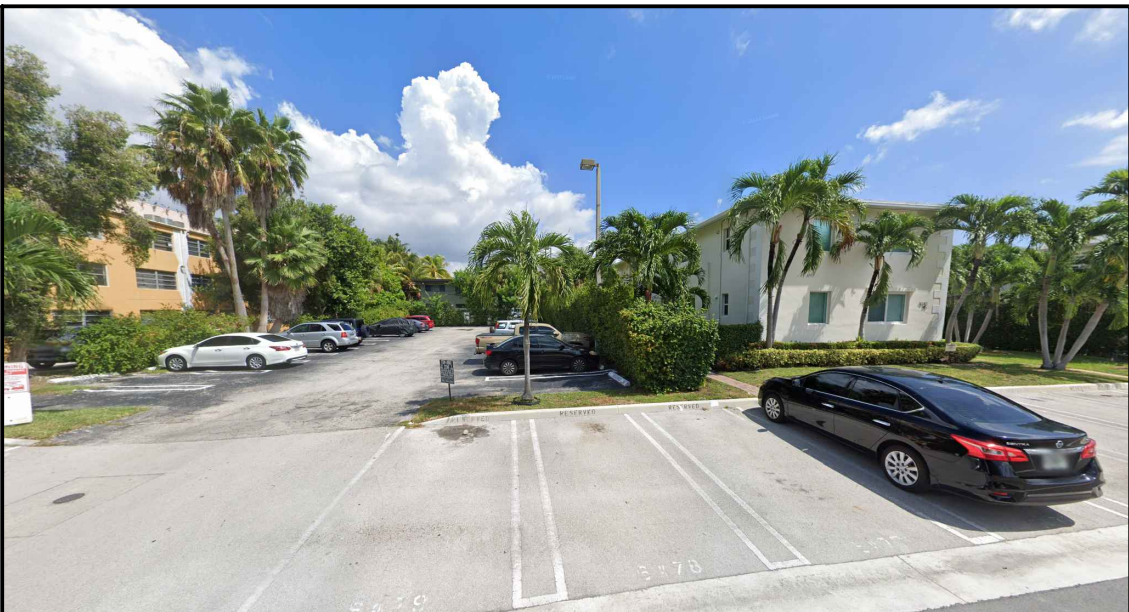
5 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



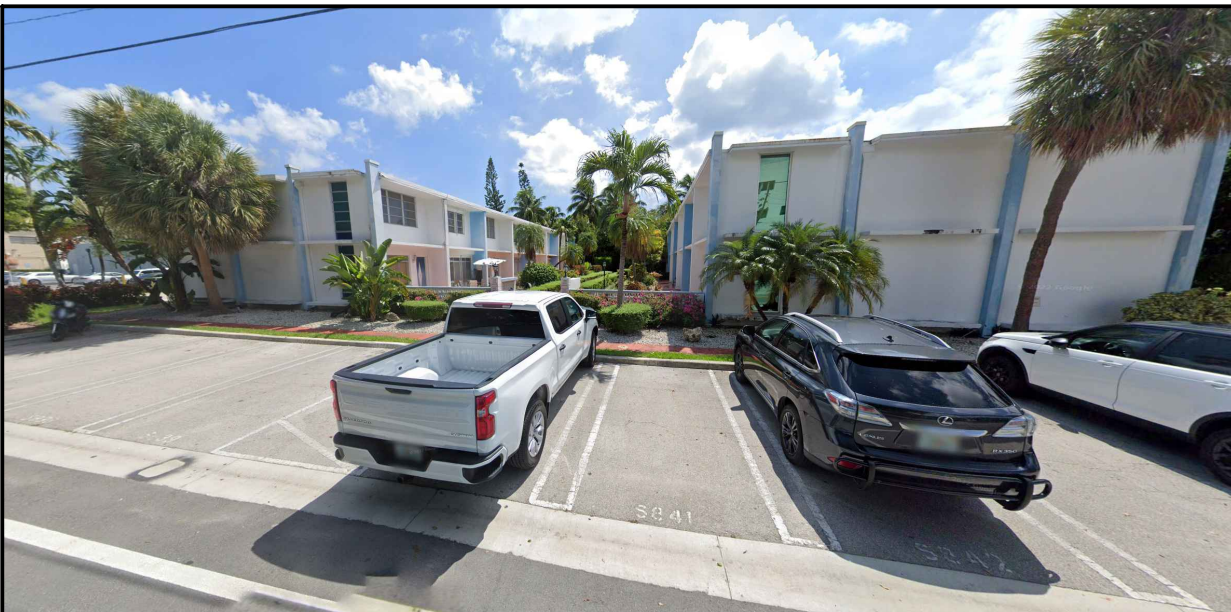
6 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



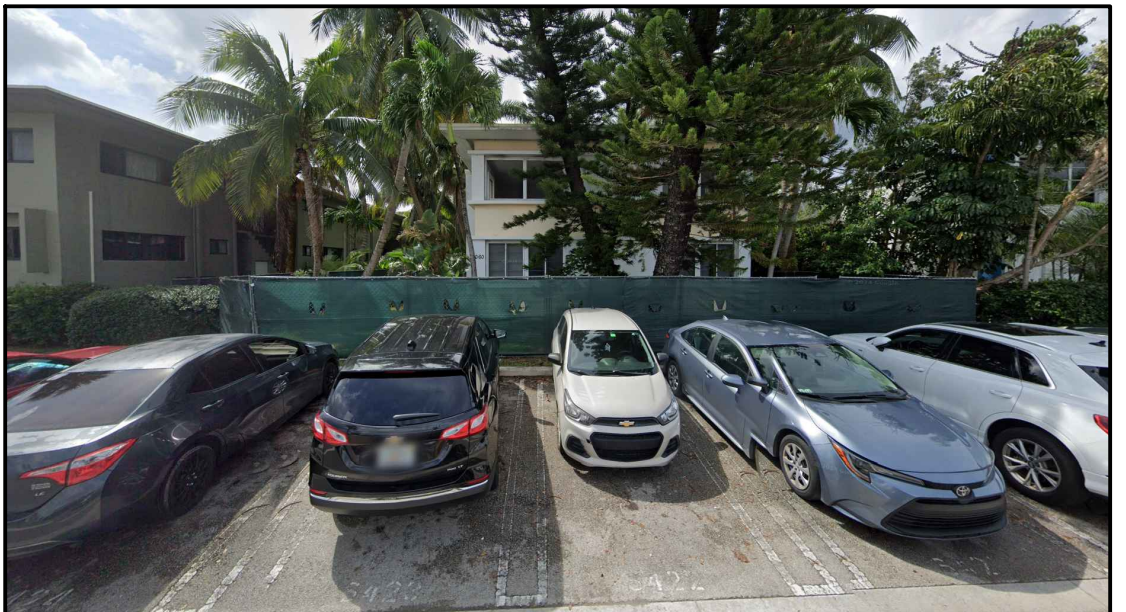
7 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



8 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



9 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



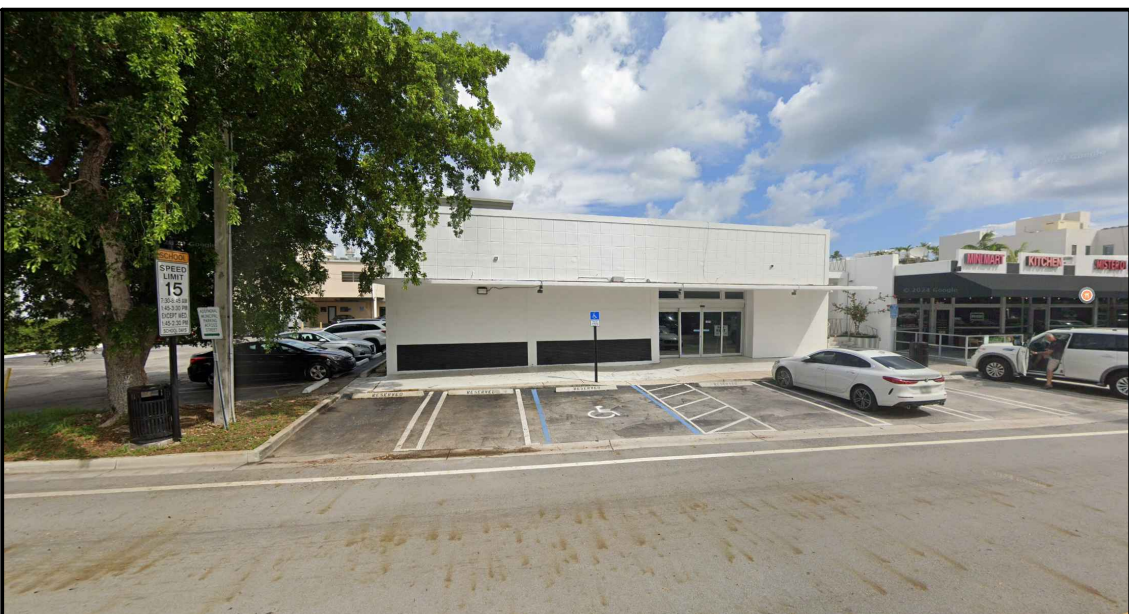
10 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



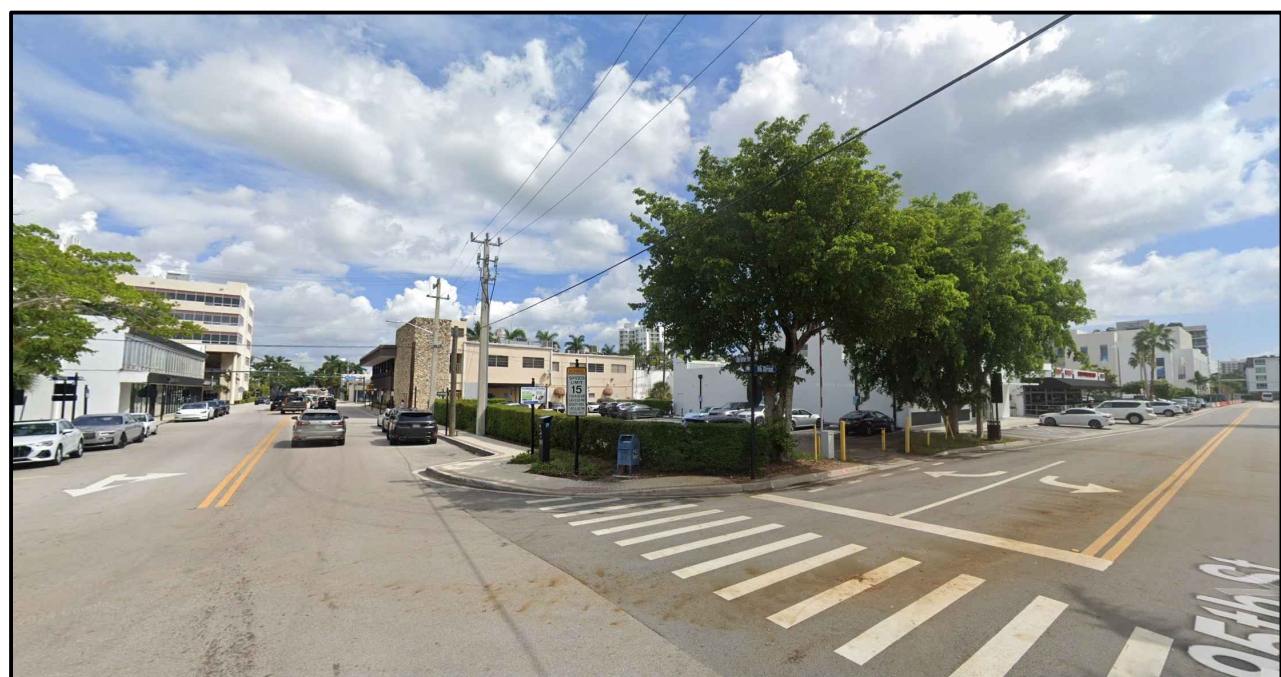
11 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



12 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



13 B-1 (BUSINESS DISTRICT)



14 B-1 (BUSINESS DISTRICT)



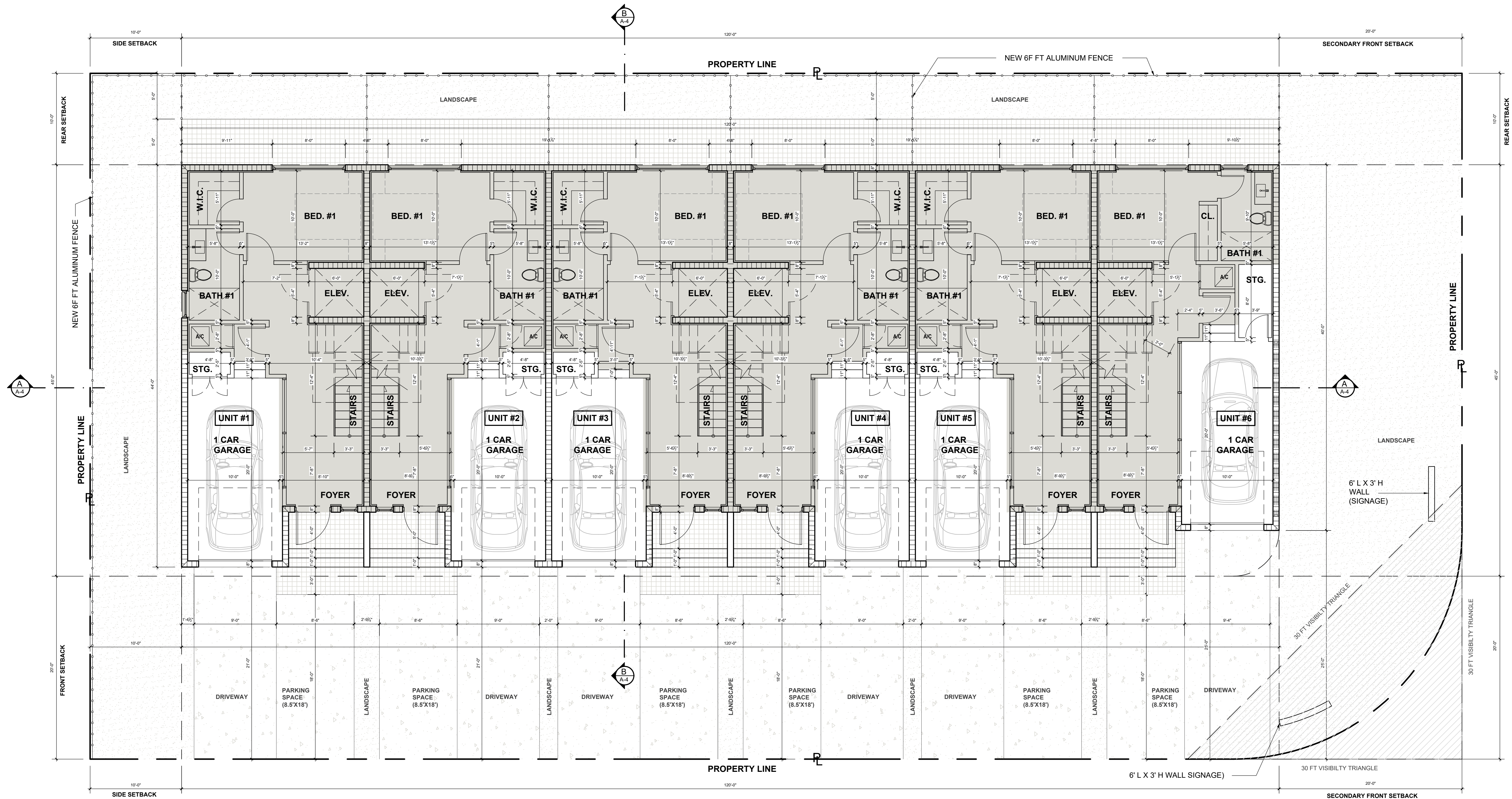
15 B-1 (BUSINESS DISTRICT)



16 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)

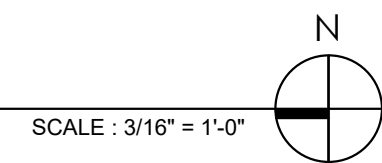


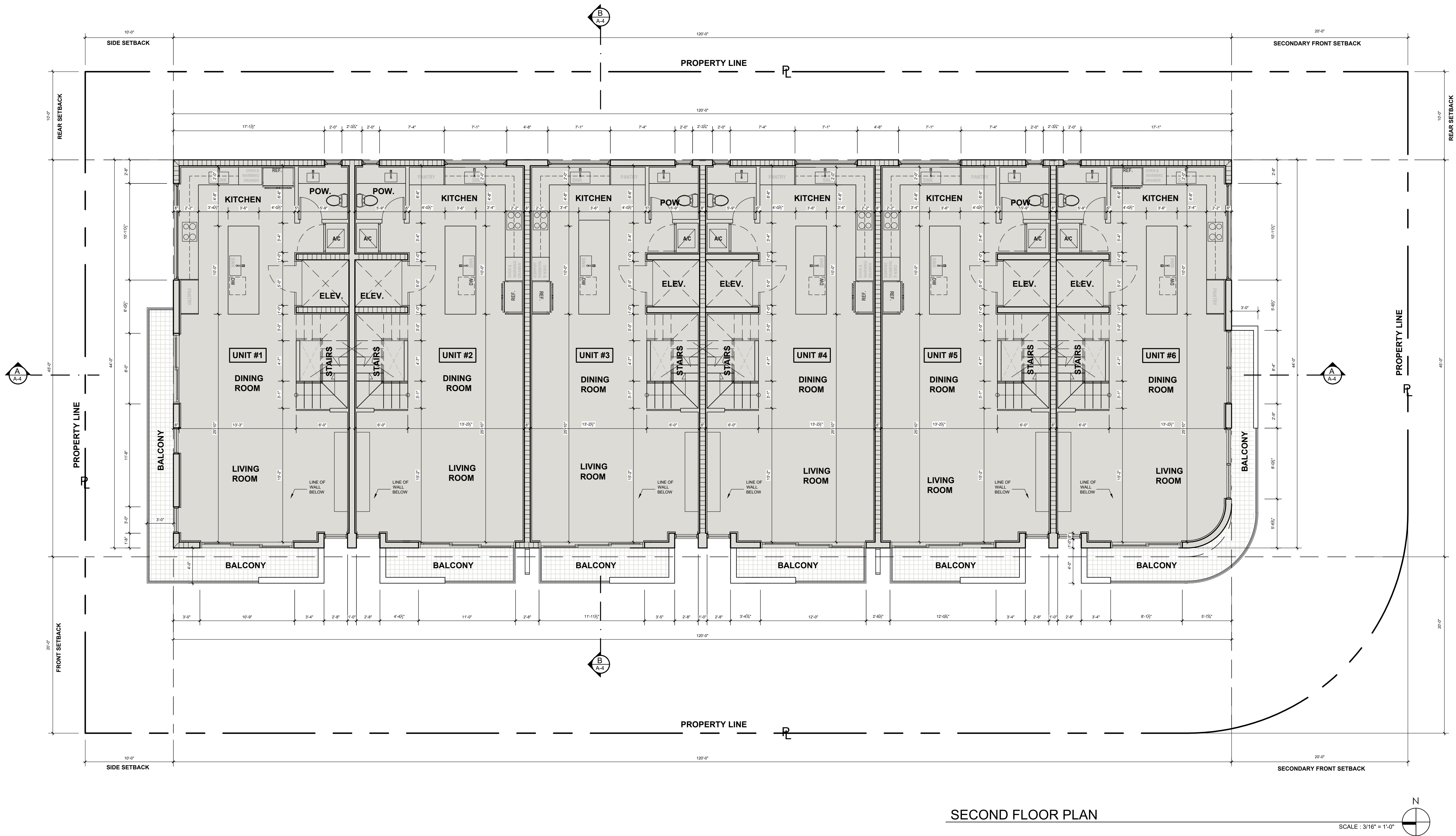
LOCATION MAP



FIRST FLOOR PLAN

■ F.F.E. +9.00 N.G.V.D.
□ F.F.E. +7.25 N.G.V.D.





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.

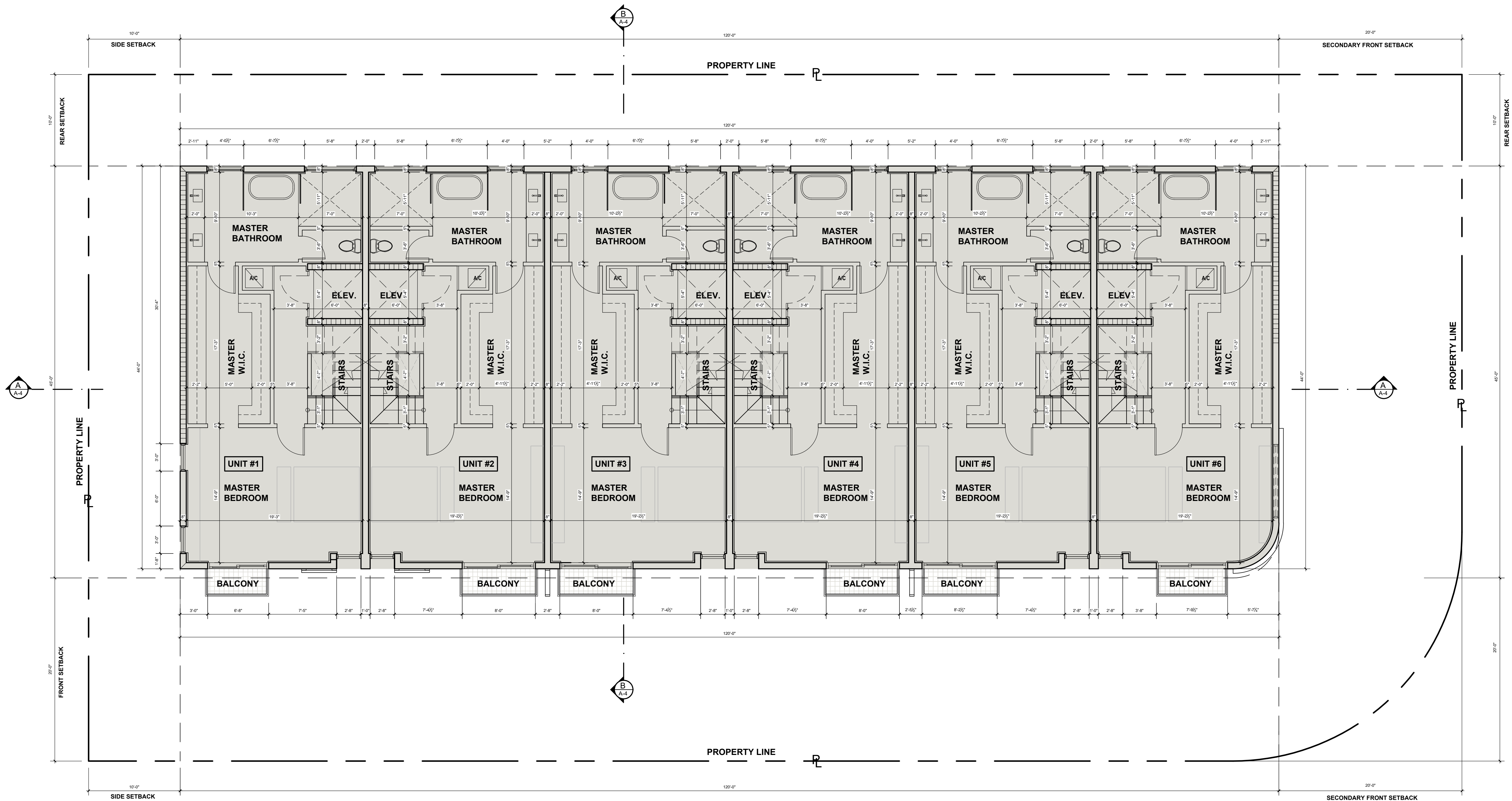
sheet title

SECOND FLOOR PLAN

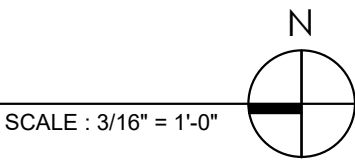
SCALE: AS SHOWN

sheet number

A-2a



THIRD FLOOR PLAN



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

PETER BLITSTEIN
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project name

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date

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revisions

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F.P.

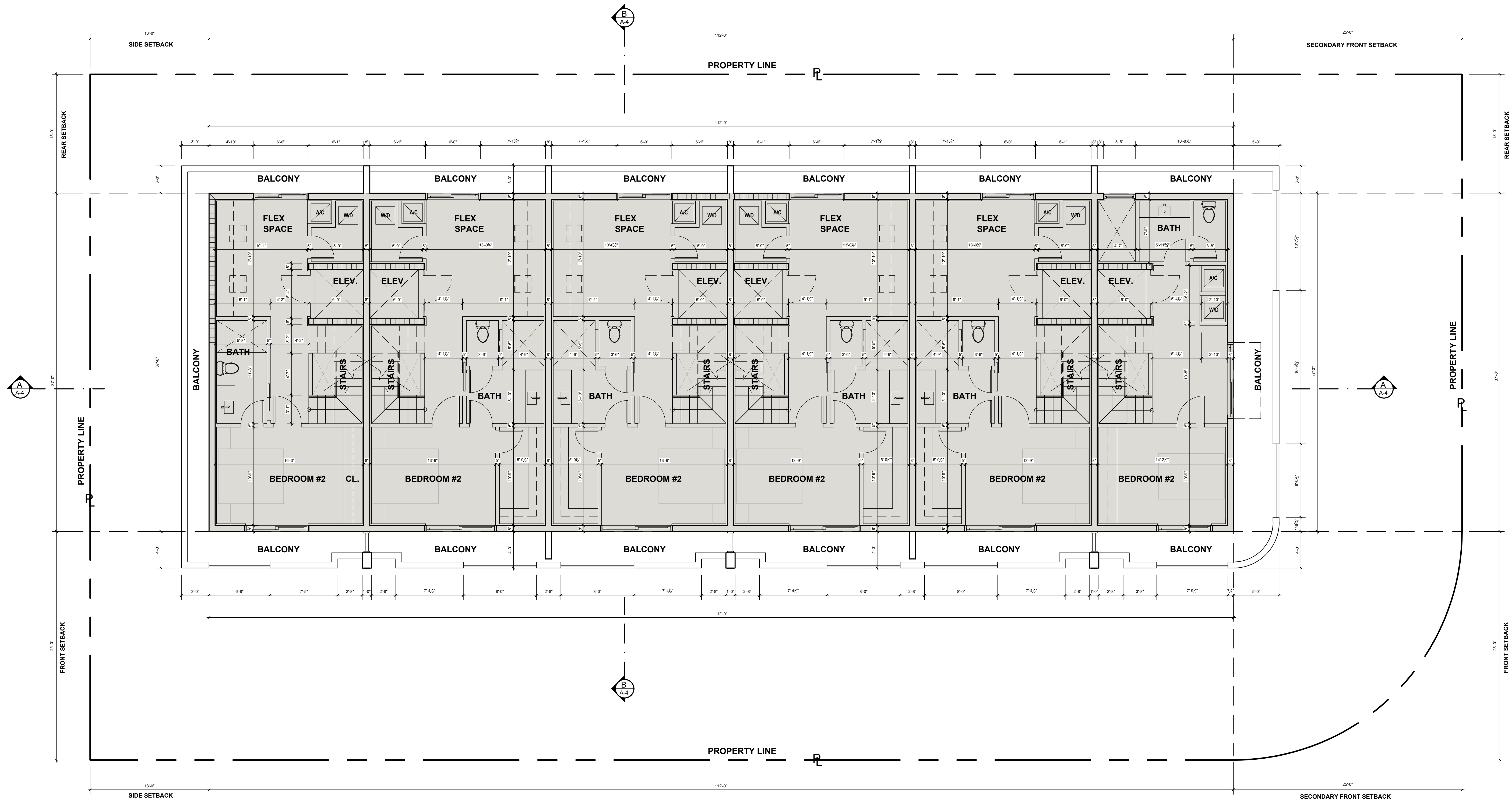
sheet title

THIRD FLOOR PLAN

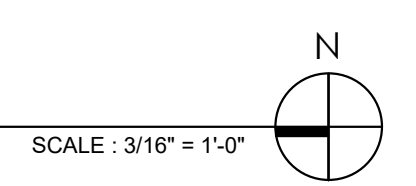
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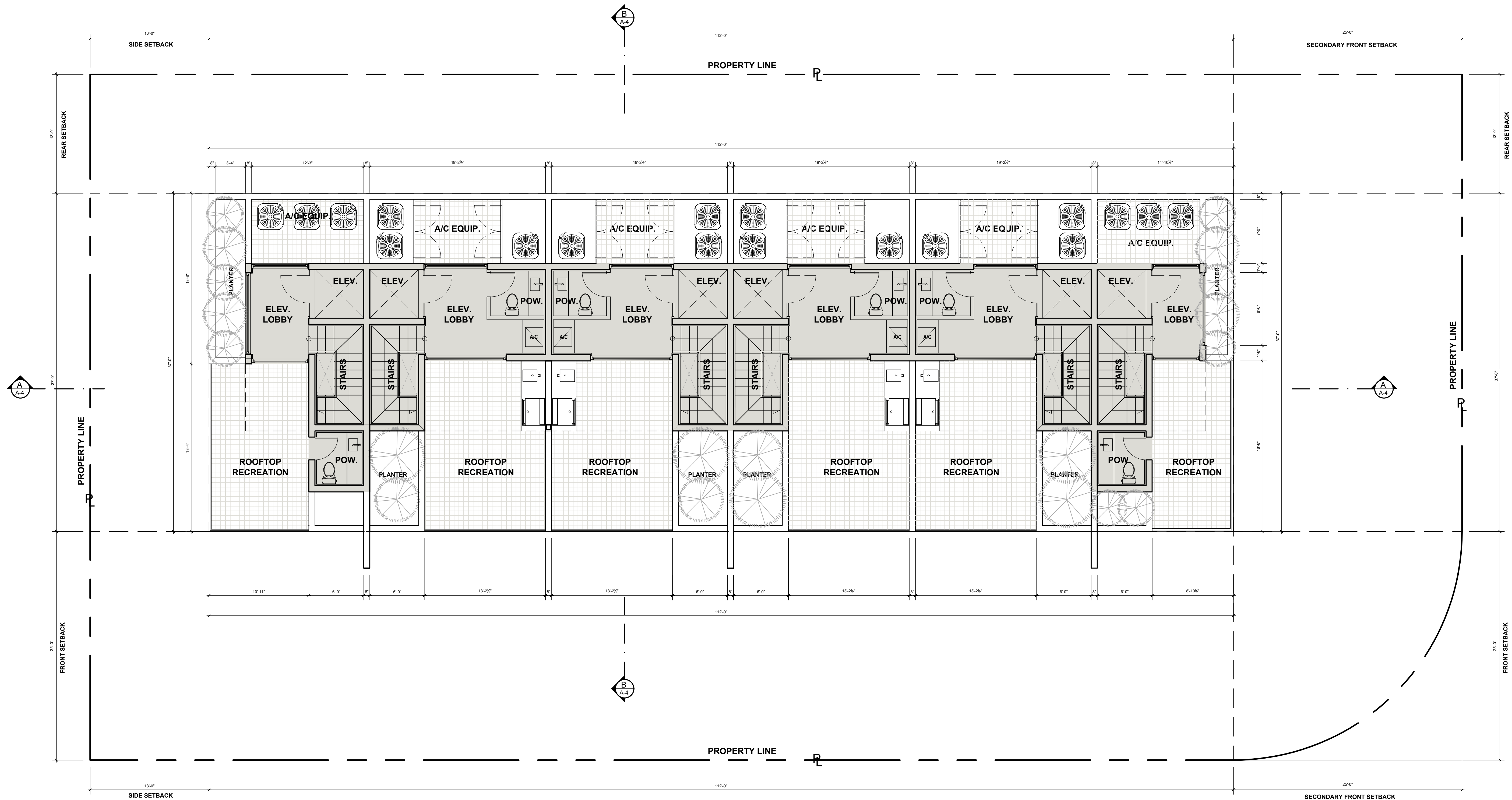
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A-2b

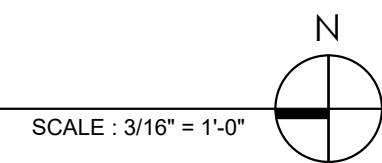


FOURTH FLOOR PLAN





ROOF 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

ROOF PLAN

SCALE: AS SHOWN

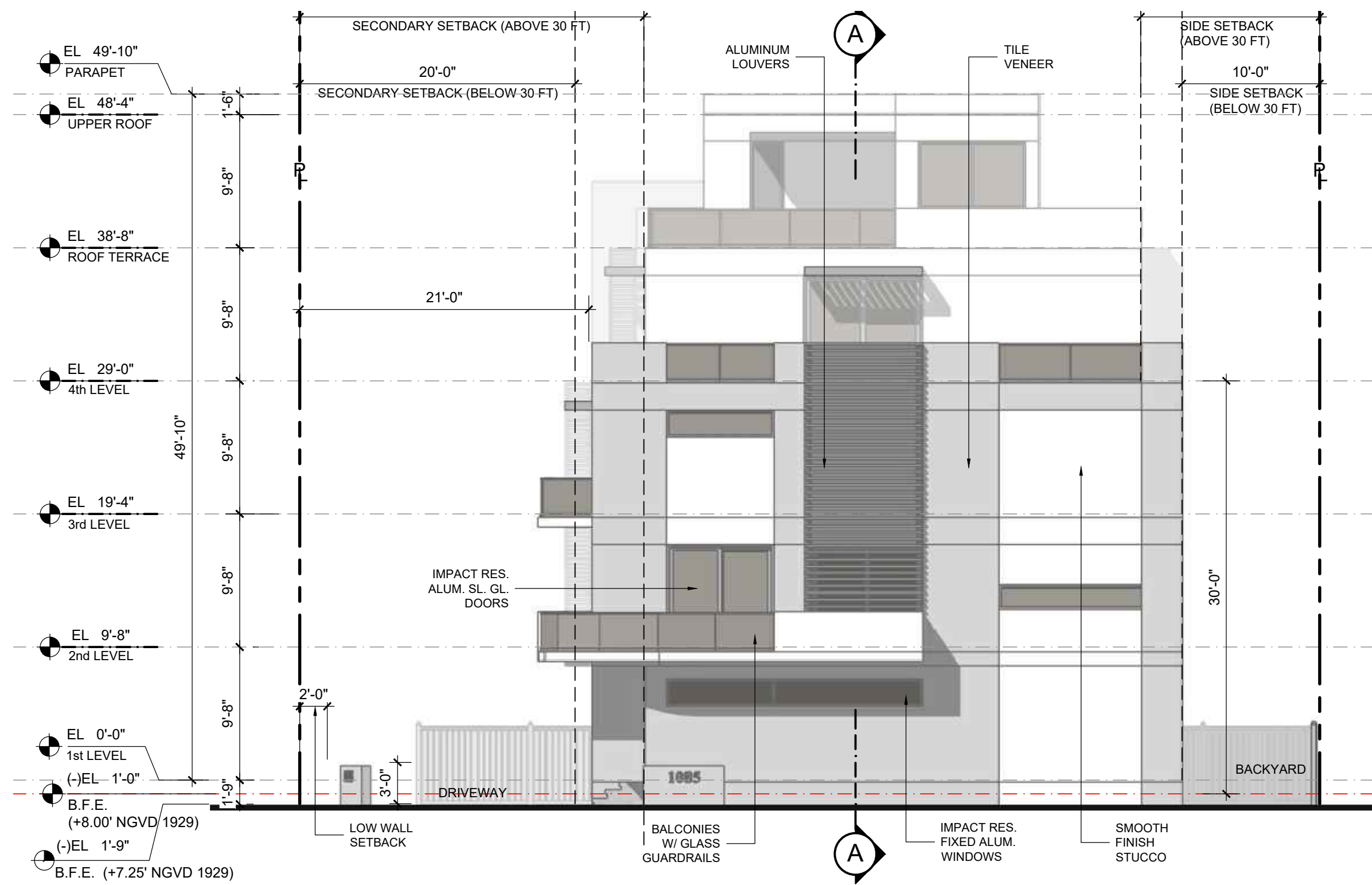
sheet number

A-2d



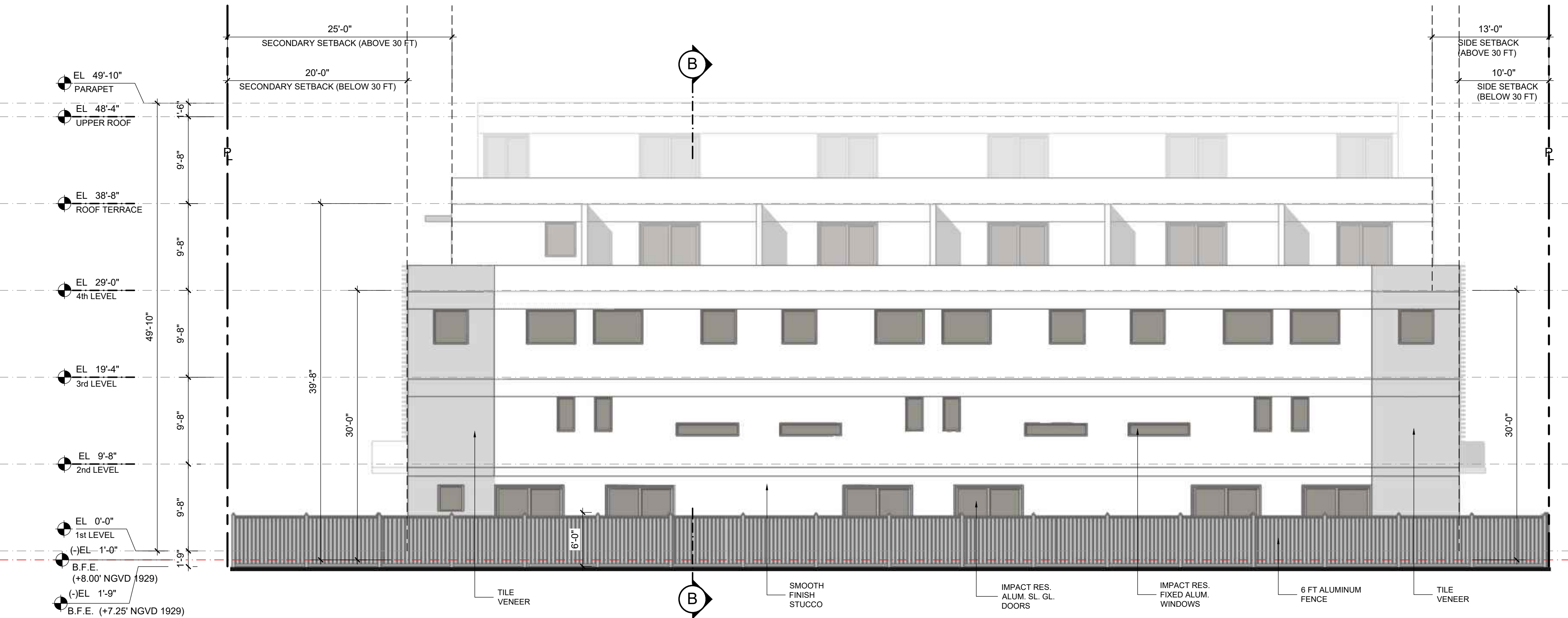
WEST ELEVATION (BAY HARBOR TERRACE)

SCALE 1/8" = 1'-0"



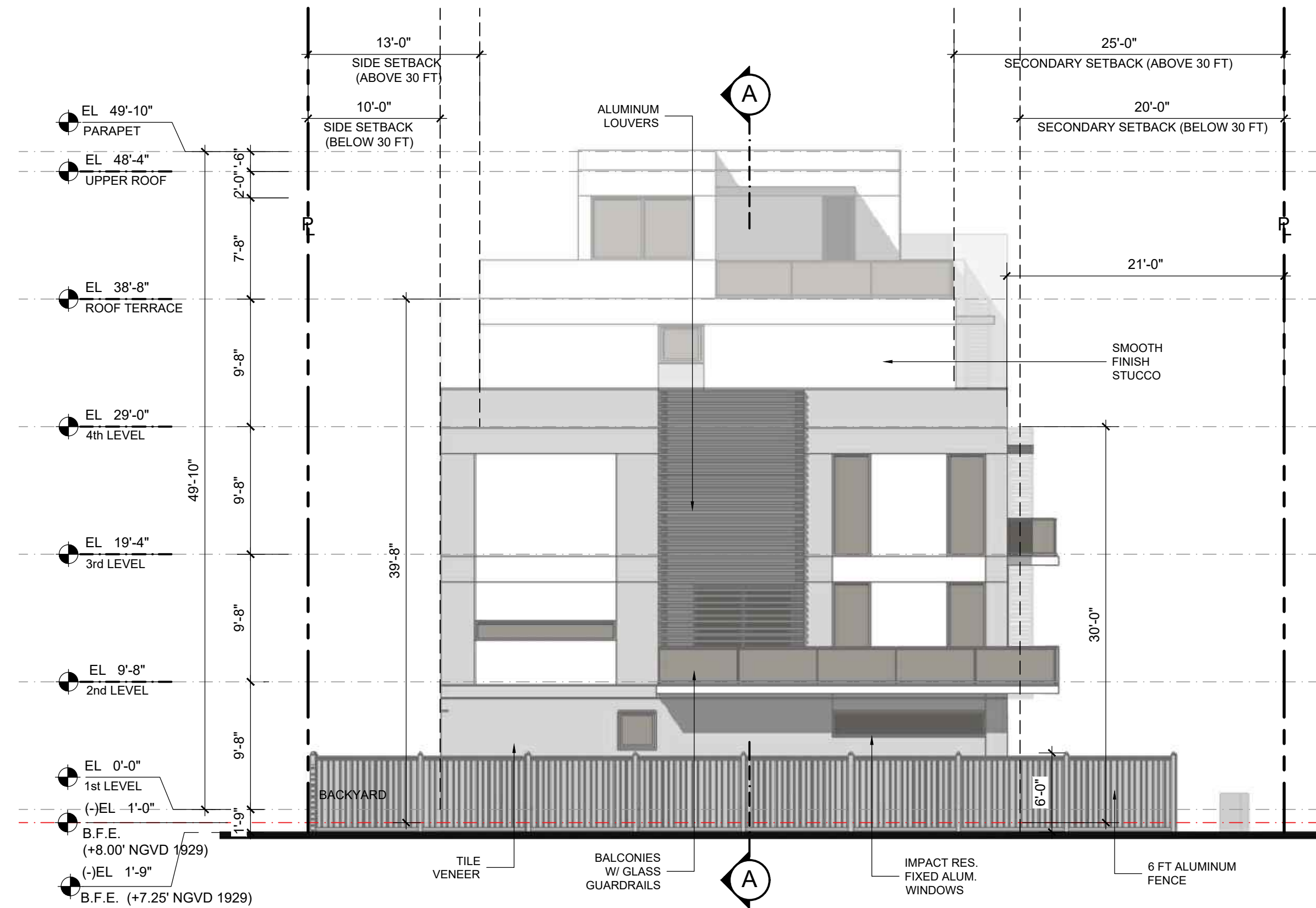
SOUTH ELEVATION (94th STREET)

SCALE 1/8" = 1'-0"



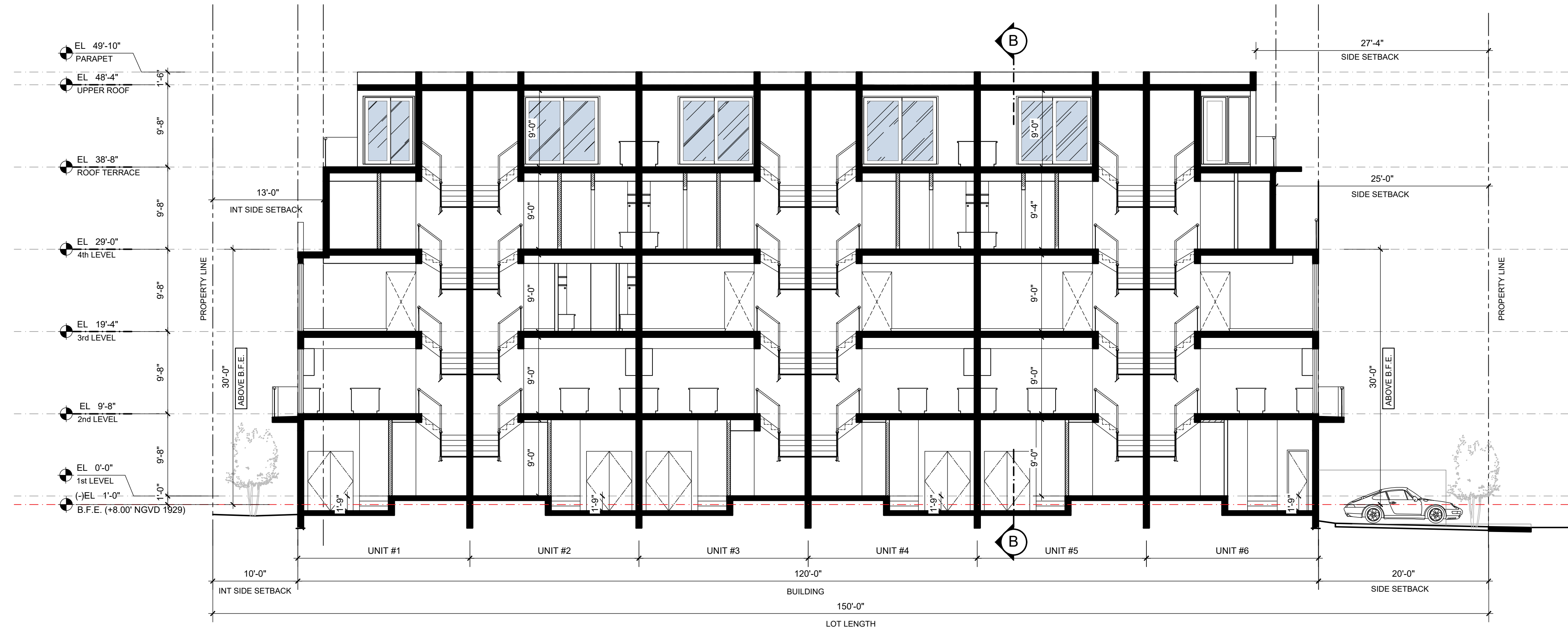
EAST ELEVATION (REAR)

SCALE 1/8" = 1'-0"



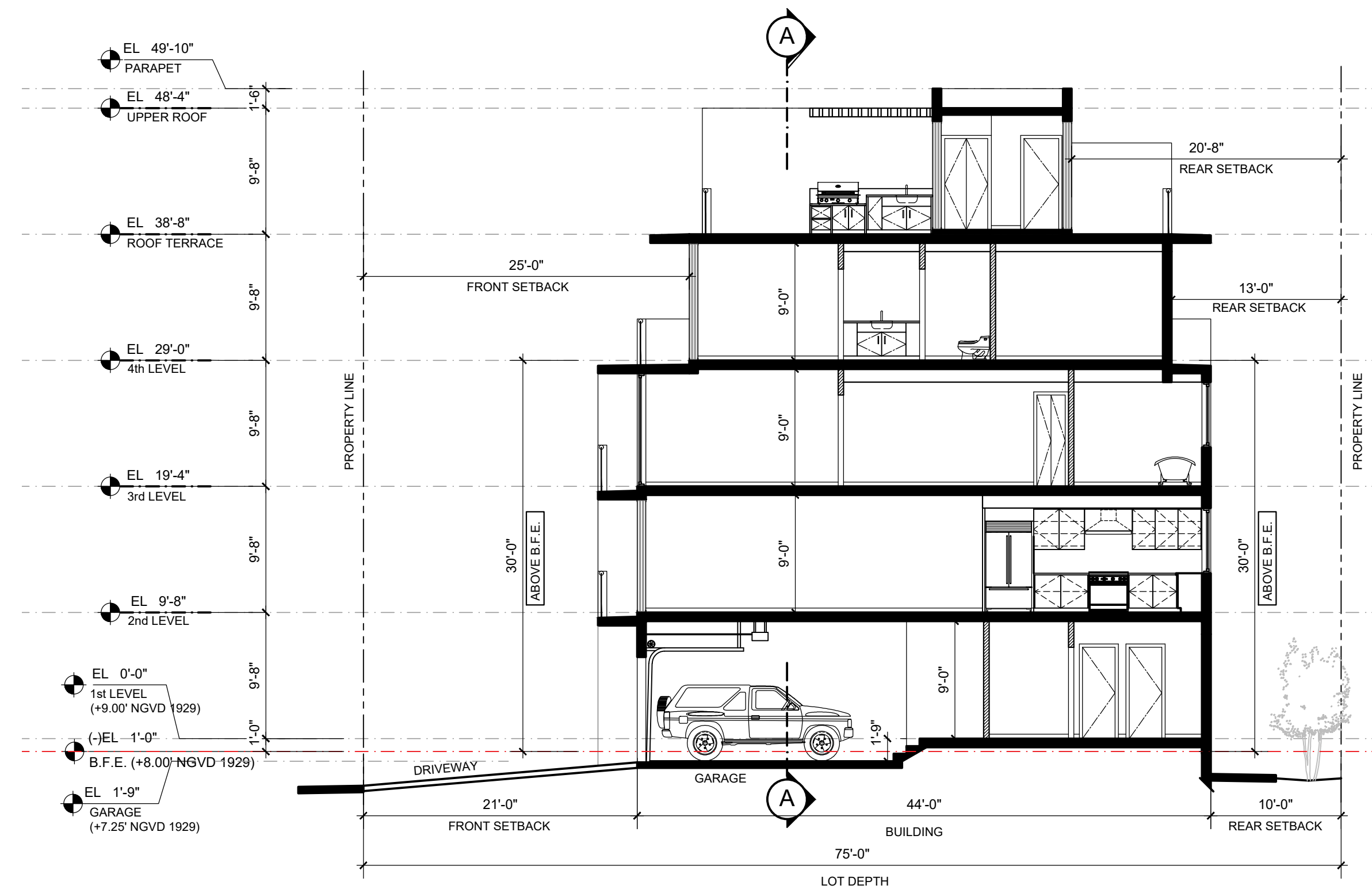
NORTH ELEVATION (INT. SIDE)

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.)

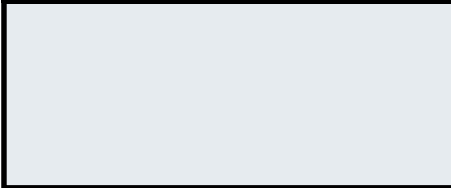
ROOF TERRACES



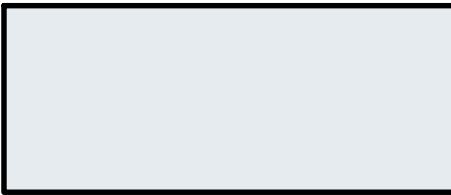
SMOOTH STUCCO TEXTURE



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

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

drawn by

F.P.

sheet title

MATERIAL SAMPLES

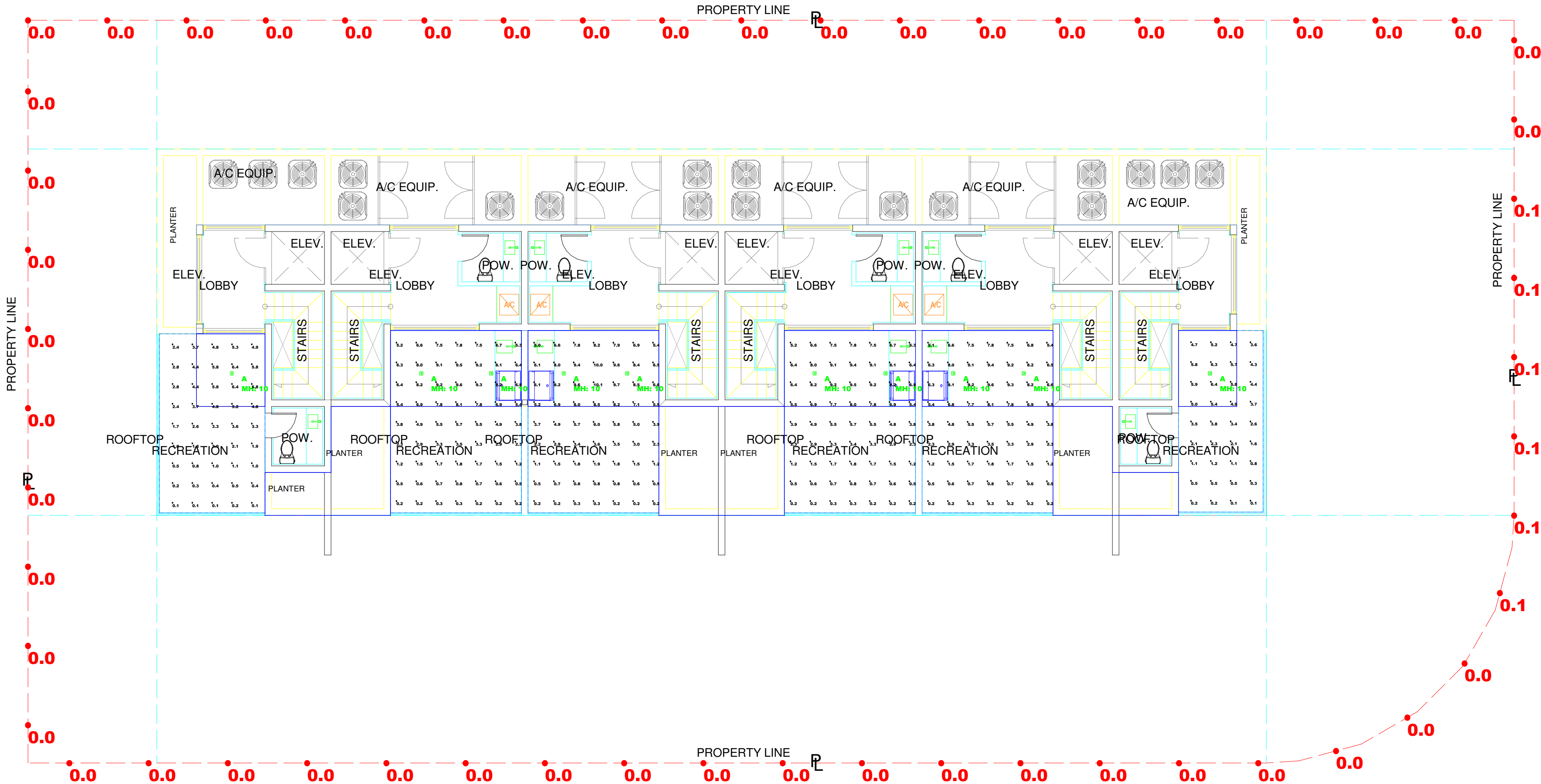
sheet number

A-5

SCALE: AS SHOWN

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.01	0.1	0.0	N.A.	N.A.
ROOFTOP 1 Floor	Illuminance	Fc	2	2	0	2.72	6.4	0.1	27.20	64.00
ROOFTOP 2 Floor	Illuminance	Fc	2	2	0	4.45	9.6	0.2	22.25	48.00
ROOFTOP 3 Floor	Illuminance	Fc	2	2	0	4.56	10.1	0.2	22.80	50.50
ROOFTOP 4 Floor	Illuminance	Fc	2	2	0	4.44	9.5	0.2	22.20	47.50
ROOFTOP 5 Floor	Illuminance	Fc	2	2	0	4.44	9.6	0.2	22.20	48.00
ROOFTOP 6 Floor	Illuminance	Fc	2	2	0	3.05	6.4	0.1	30.50	64.00

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	
	10	A	Single	LUMENWERX	AE4SRB SW 14W 90DEG 35TP 80CRI 30K TRN SGL PTMB WET	RECESSED	N/A	0.760	1242	14	



Scale: 1 inch= 8 Ft.

DESCRIPTION:
ROOFTOP
NORMAL POWER

DATE:
12/23/2024

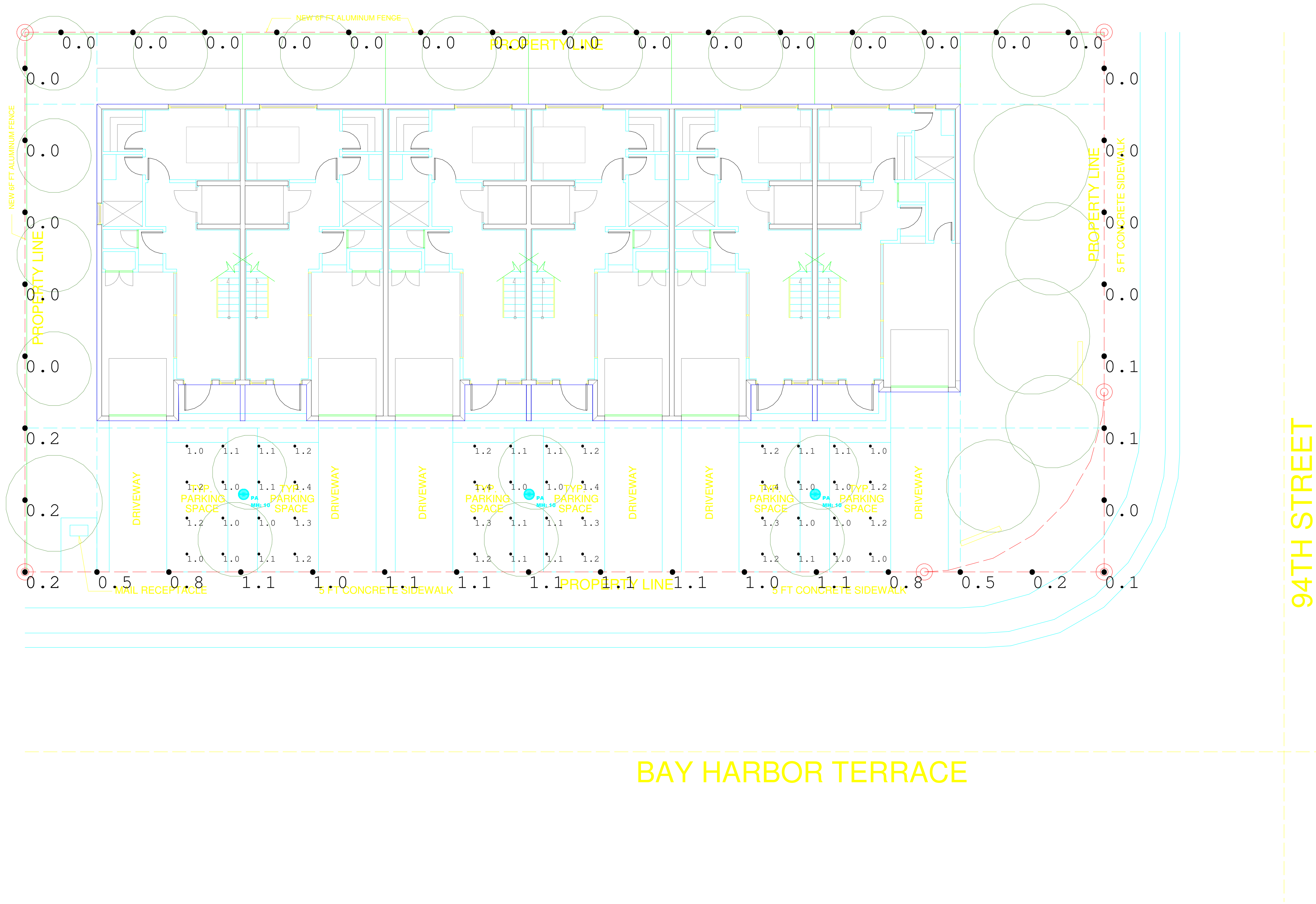
REV# 0

PROJECT:
1085 TOWNHOMES



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	PA	Single	HLS LIGHTING	ORR-2-DPT-TS-16L-330-40K	POLE MOUNTED- 10' A.F.D.	N/A	0.85	2824	65

CALCULATION SUMMARY											
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN	
PARKING & DRIVE	Mountance	Ft	5	5	0	1.14	1.4	1.0	1.04	1.40	
PROPERTY LINE	Mountance	Ft	10	N/A	N/A	0.30	1.1	0.0	N/A	N/A	



Scale: 1 inch= 8 Ft.

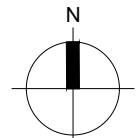
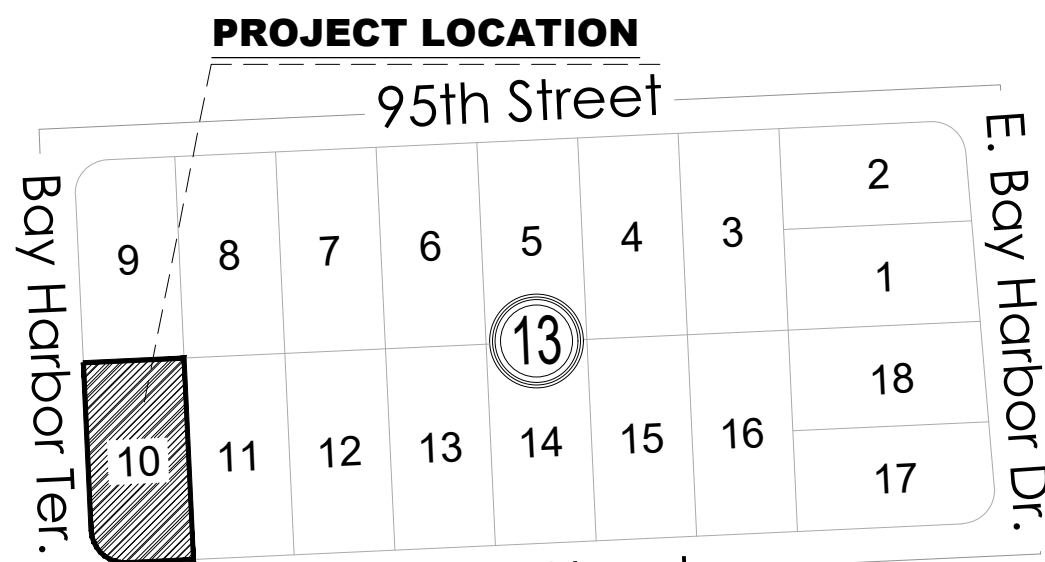
DESCRIPTION:
PARKING
NORMAL POWER

DATE:
12/5/2024

REV# 0

PROJECT:
1085 TOWNHOMES





LOCATION SKETCH
SCALE: 1" = 300'

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	
+9.70'	GROUND ELEVATION	+9.70'
	PAVEMENT	
WM	WATER MAIN	WM
	SANITARY SEWER LATERAL	
	SANITARY SEWER & MANHOLE	San-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.

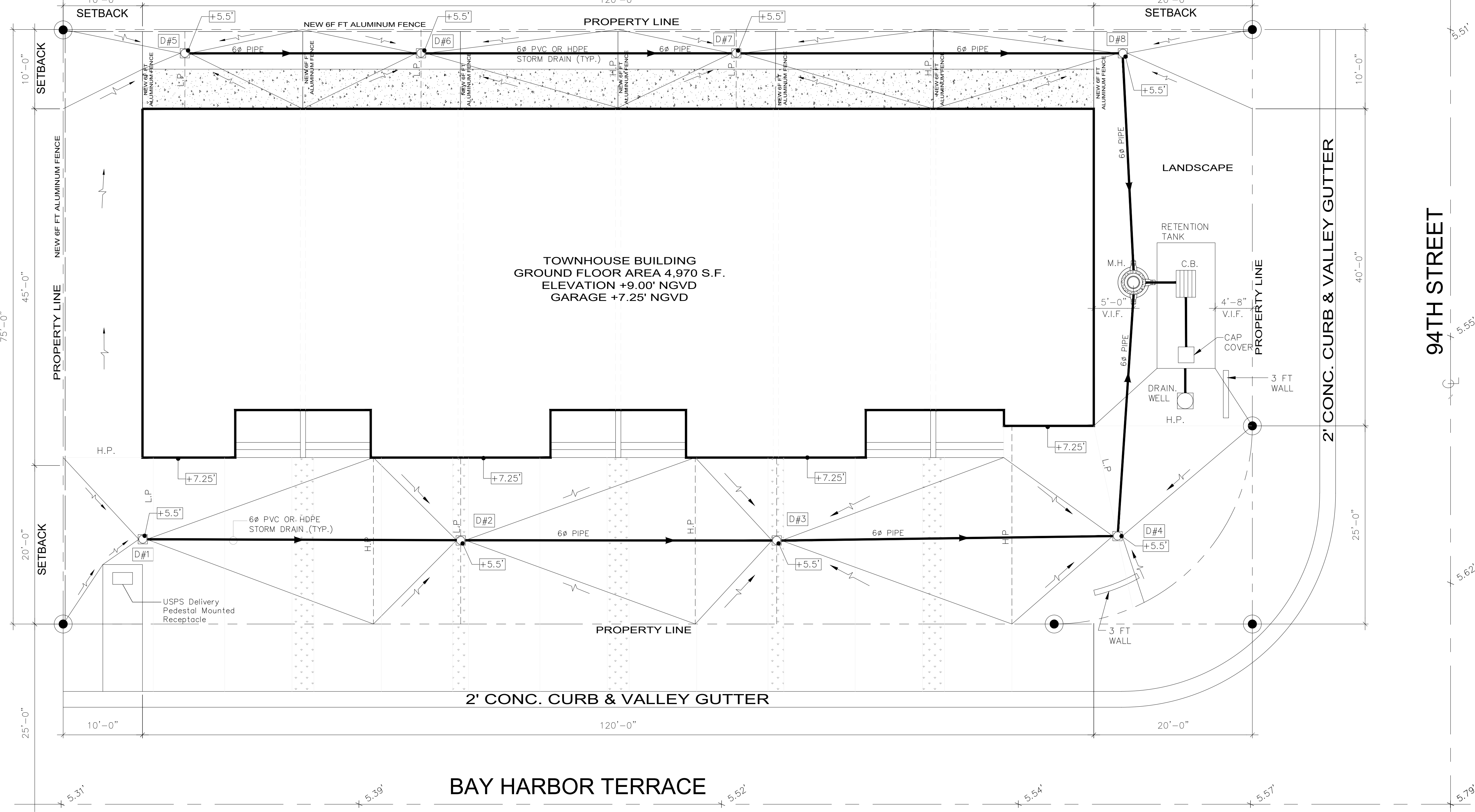
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



GUIDO VAN MEEK
LICENSE
No. 17382
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
01-09-25



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



PAVING AND DRAINAGE PLAN
SCALE: 1" = 10'

- 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.
- COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
- 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.
- ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
- ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
- ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
- 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.
- CONTRACTOR MUST CALL MIMSD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION, CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
- CONTRACT INSPECTOR SHALL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
- 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:
 - EASEMENTS, IF REQUIRED
 - CONTRACTOR'S WAIVER AND RELEASE OF LIEN
 - ABSOLUTE BILL OF SALE
 - CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
 - DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT)
- "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submitted as final CAD files required.
- H.A.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
- BILL OF SALE SECTION (86% - 117) FOR WATER AND SEWER, SEPARATELY
- 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.
- AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MIMSD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
- 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 ALLOWED 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	0.5
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION		
SHEET 1 of 2		

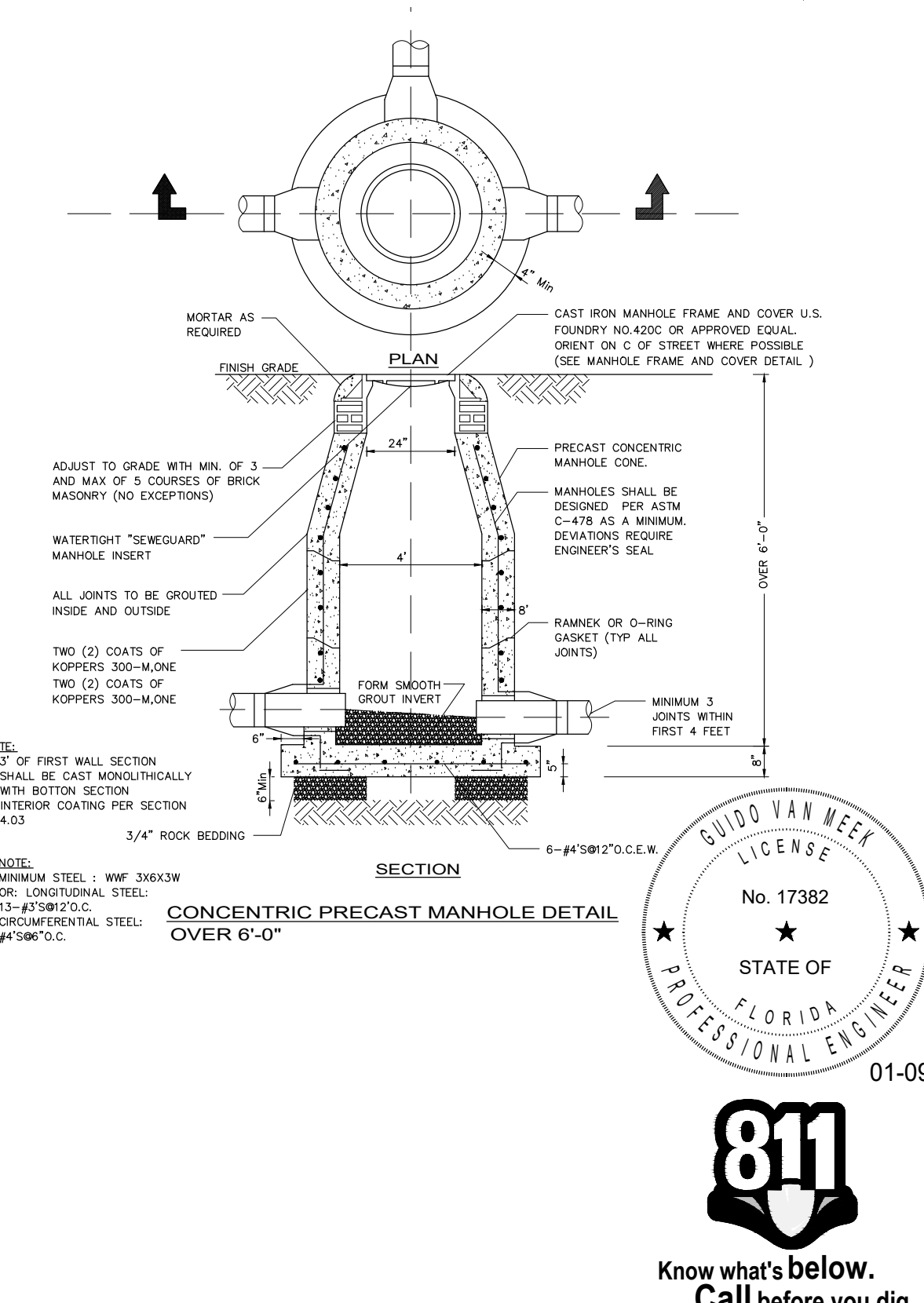
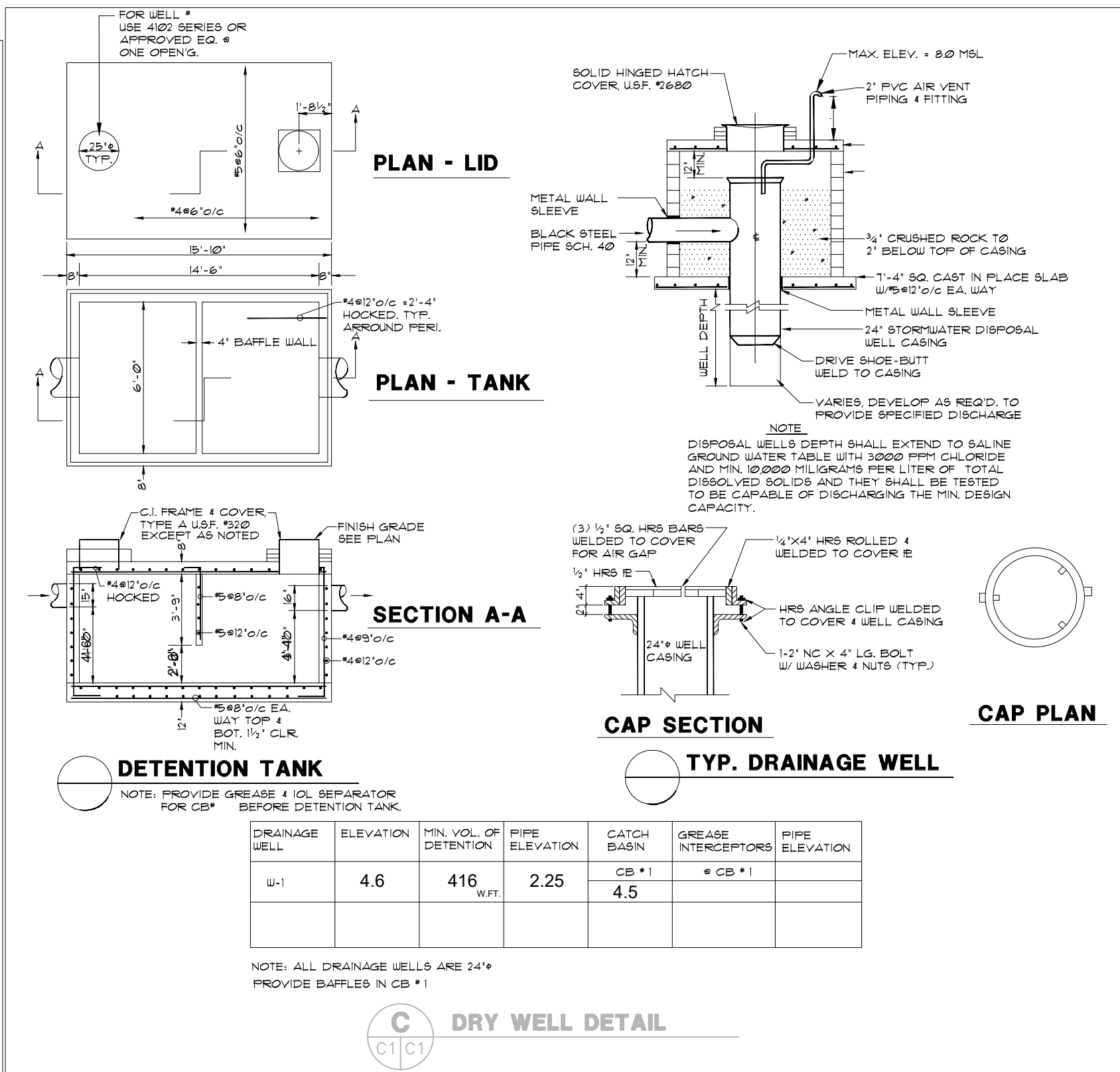
- AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
 - RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
- "RECORD DRAWING" FORMAT:
 - 24"x 36" PRINTS
 - PDF FILE
 - CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
 - THE WORDS "RECORD DRAWING" IN LARGE LETTERS
 - TITLE BLOCK WITH DEPARTMENT D.S. DW OR EX NUMBER AND PERTINENT INFORMATION
 - PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY
 - STREET NOMENCLATURE
 - SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
 - SEPARATE WATER AND SEWER PROFILE
 - STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. E, S, E, etc.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
 - EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
 - IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
 - ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
- WATER "RECORD DRAWINGS" MUST INCLUDE:
 - 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.
 - 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.
- SEWER "RECORD DRAWINGS" MUST INCLUDE:
 - PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEAROUTS.
 - THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
 - 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.
- FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
- 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.



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ITEM	CROSS REF.	SPEC. REF.
STANDARD DETAIL	GS	0.5
"RECORD DRAWING" REQUIREMENTS		
SHEET 2 of 2		



project name

PROPOSED 5 NEW STORY
BUILDING FOR:

1085 TOWNHOUSES

1085 94th.,
Bay Harbor Island, FL 33154

date

November 27, 2024

revisions

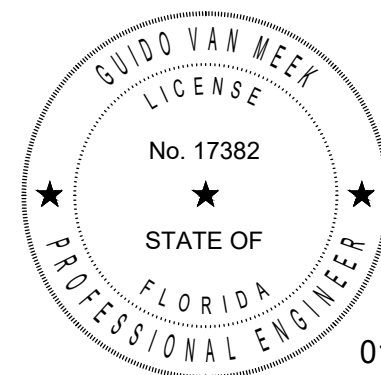
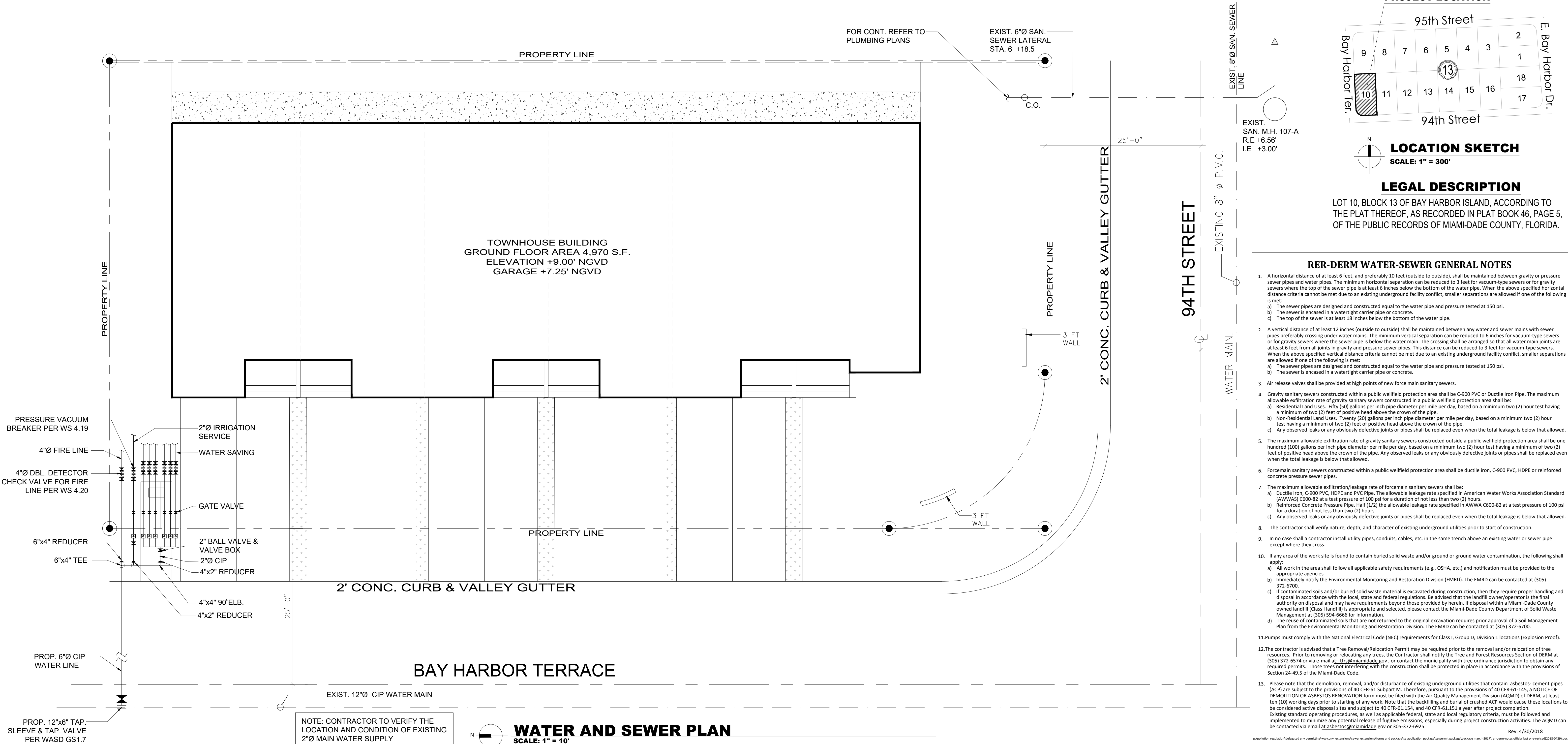
drawn by

sheet title

**WATER AND
SEWER
PLAN**

sheet number

C-2

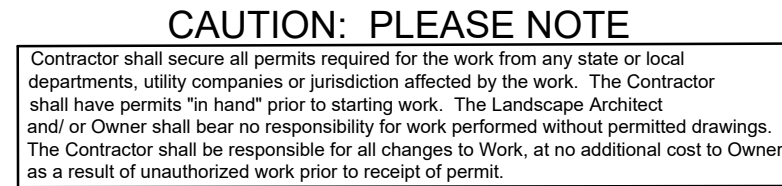


01-09-25



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PLANTING LIST									UPDATED 01.06.25
		SHADE AND STREET TREES							LOW MAINT DROUGHT TOLERANT
NO.	CODE	BOTANICAL NAME	COMMON NAME	POT	HEIGHT	SPREAD	DIAM	NATIVE	LOW MAINT DROUGHT TOLERANT
6	BUSI	BURSERA SIMARUBA	GUMBO LIMBO	B&B	16'	6'	3.5"	YES	YES
4	EUFO	EUGENIA FOETIDA	SPANISH STOPPER	B&B	12'	4'	2"	YES	YES
4	PTSC	PTYCHOSPERMA SCHEFFERI	SCHEFFERS PALM	B&B	20'	7 Trunk Min		YES	YES
2	SWMA	SWETENIA MAHOGONI	MAHOGONY	B&B	16'	6'	3"	YES	YES
PALMS									
10	DYCA	DYPsis CABADAE	CABADA PALM	B&B	14'	7 Trunk Min		YES	YES
53	RHEX	RHAPIS EXCELSA	LADY PALM	15G	4'	2'		YES	YES
8	TRHA	THRINAX RADIATA - TRIPLE	GREEN THATCH PALM	15G	4'-5' O.A.	TRIPLE		YES	YES
3	THRA1	THRINAX RADIATA	GREEN THATCH PALM	B&B	10' O.A.	SINGLE		YES	YES
3	THRA2	THRINAX RADIATA	GREEN THATCH PALM	B&B	18' O.A.	SINGLE		YES	YES
1	THRA3	THRINAX RADIATA	GREEN THATCH PALM	B&B	24' O.A.	SINGLE		YES	YES
NEW SHRUBS									
NO.	CODE	BOTANICAL NAME	COMMON NAME	POT	HEIGHT	WIDTH		NATIVE	LOW MAINT DROUGHT TOLERANT
130	CHHO	CHRYSOBALANUS SP. 'HORIZONTAL'	HORIZONTAL COCOPLUM	3G	24"	24"		YES	YES
34	PSLI	PSYCHOTRIA ILUGSTRIFOLIA	BAHAMA COFFEE	3G	24"	24"		YES	YES
24	SOTO	SOPHORA TOMENTOSA	NECLACE POD	3G	24"	24"		YES	YES
GROUND COVER/SPECIMENS									
12	ALJU	ALCANTAREA SP. 'JULIETA'	JULIETA BROMELIAD	7G	15"	15"		YES	YES
320	HYLA	HYMENOCALLIS LATIFOLIA	NATIVE SPIDER LILY	1G	12"	12"		YES	YES
500	LIMU	LIRIOPE SP. 'SUPERBLUE'	LIRIOPE	1G	12"	12"		YES	YES
10	POFA	POLYCIAS SP. 'FABIAN'	SAME	7G	24"	18"		YES	YES
340	TRSS	TRACHELOSPERMUM SP.	SUMMER SUNSET JASMINE	1G	12"	12"		YES	YES
32	ZAFL	ZAMIA FLORIDANA	COONTIE	3G	14"	14"		YES	YES
MISC ITEMS									
1500 SF	SOD - S T. AUG 'PALMETTO'								
230 LF	4" PERMALOC EDGING 'BLACK'								
	MULCH - 3" DEEP EUCALYPTUS	FIELD MEASURE							
	GRAVEL-4" DEEP 'PALMETTO GREEN'	FIELD MEASURE							



HS2G INC

LANDSCAPE ARCHITECTURE

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LAUDERDALE-BY-THE-SEA, FL 33308
PHONE 954.326.7212
E-MAIL : PETE@HS2G.NET

state of florida registered landscape architect #la0000894

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

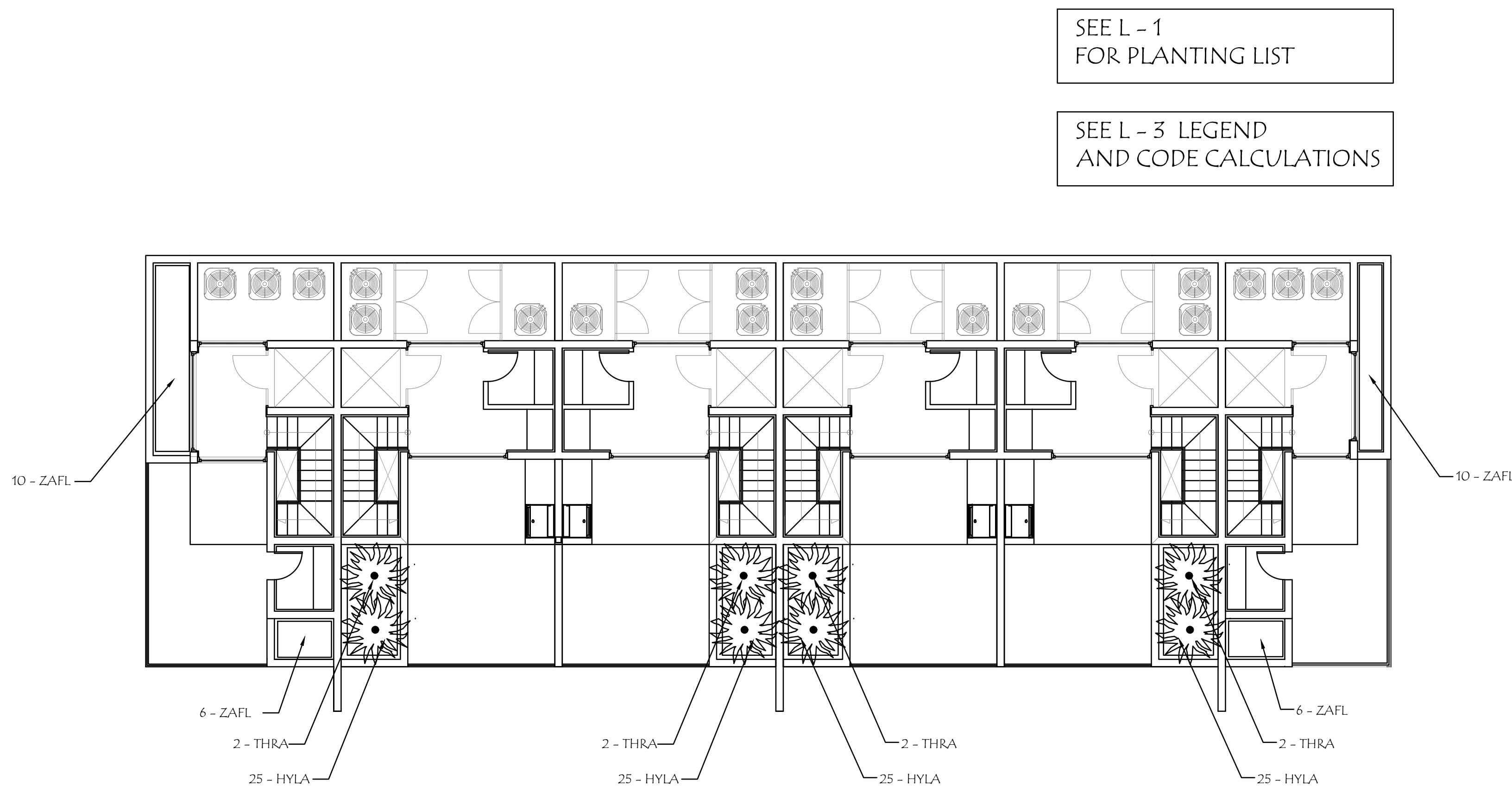
SEAL



Date:_____

■ SHEET NUMBER ■

L-1

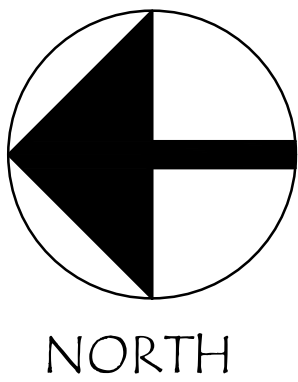
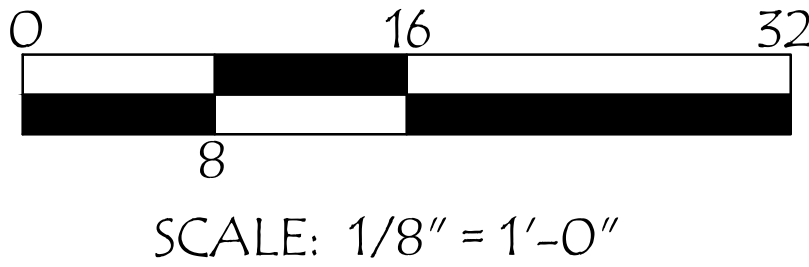


ROOF LANDSCAPE PLAN

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



■ **HS2G INC** ■
LANDSCAPE ARCHITECTURE
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■ **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 ■

ROOF
LANDSCAPE
PLAN

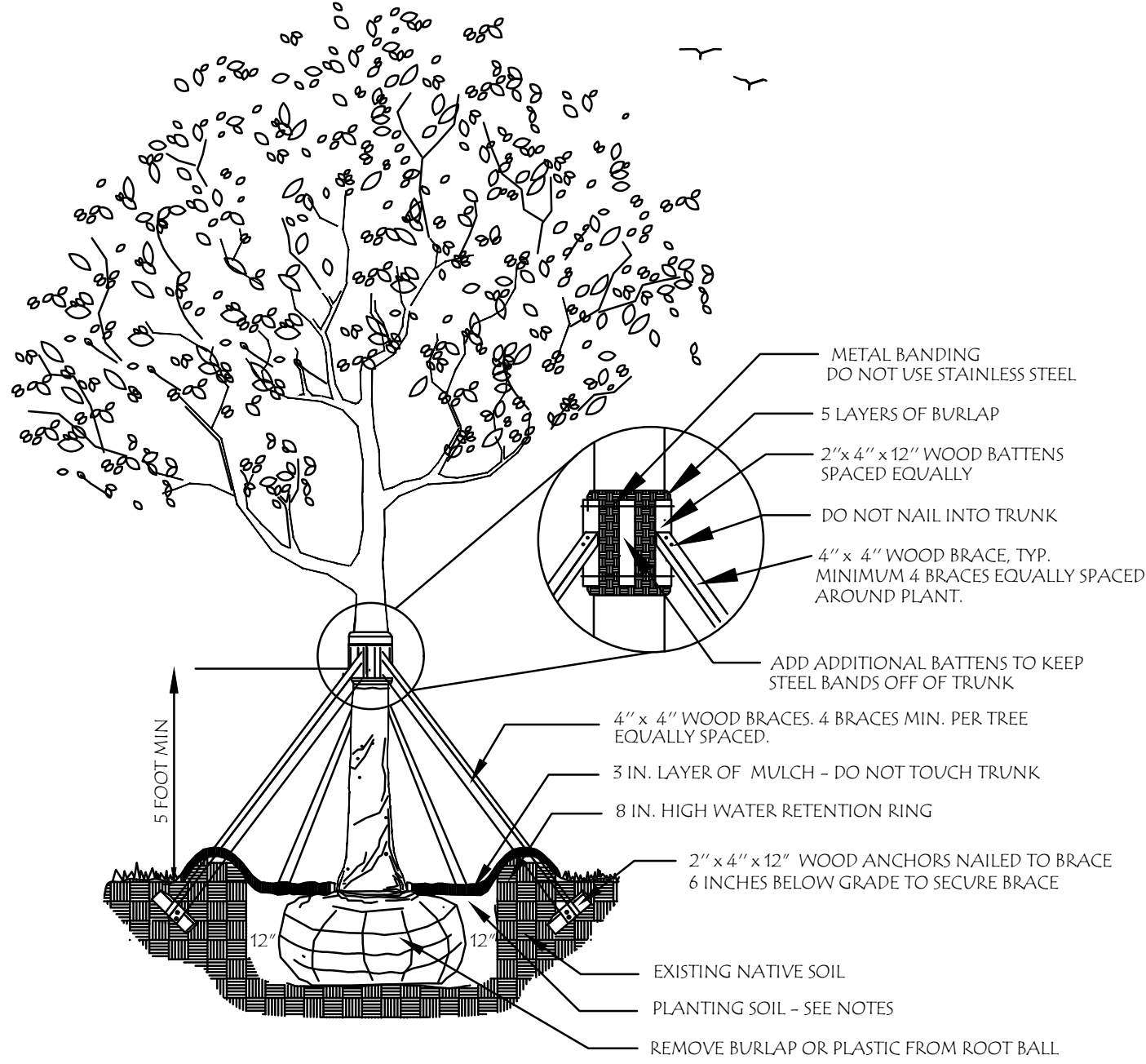
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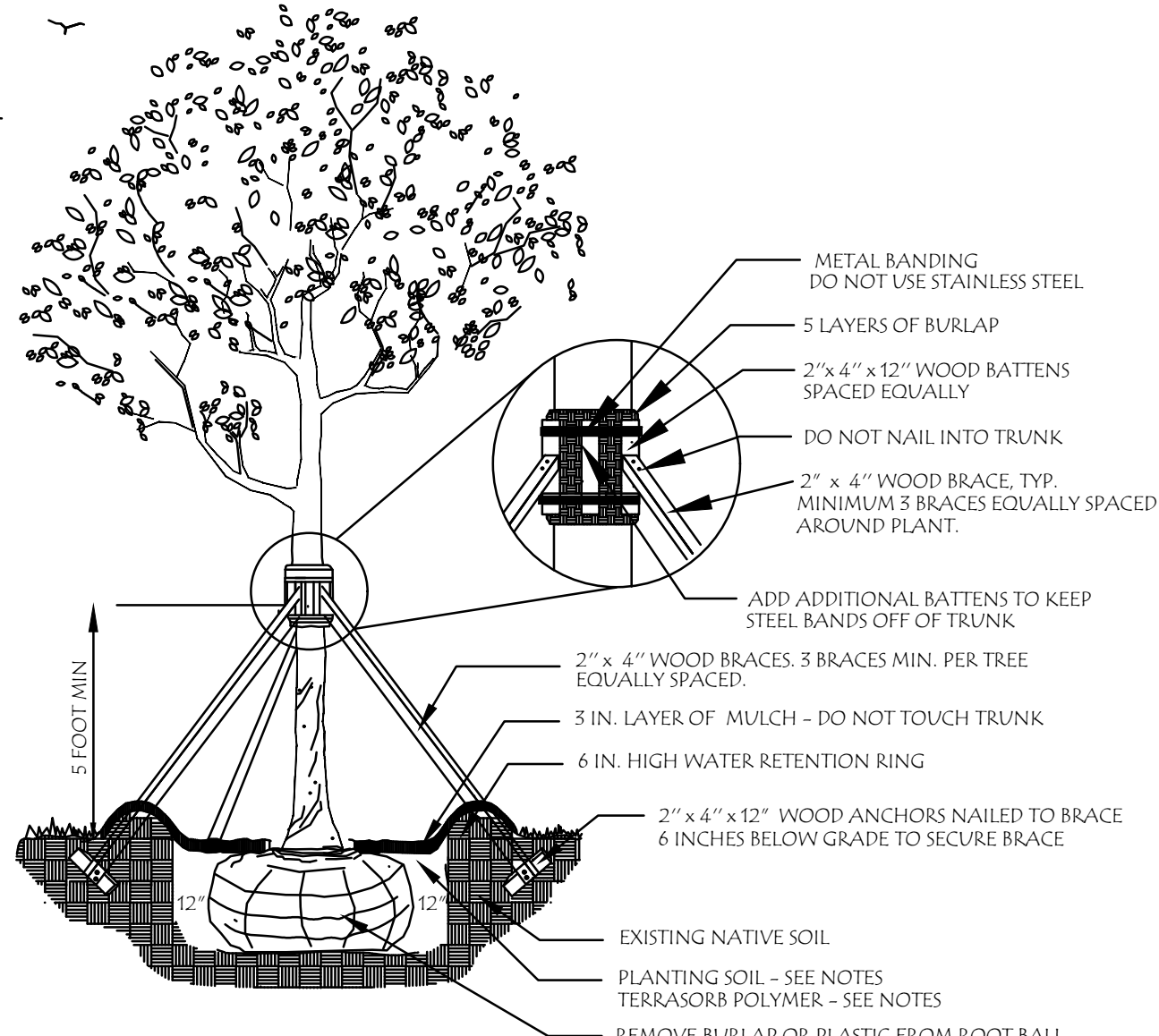
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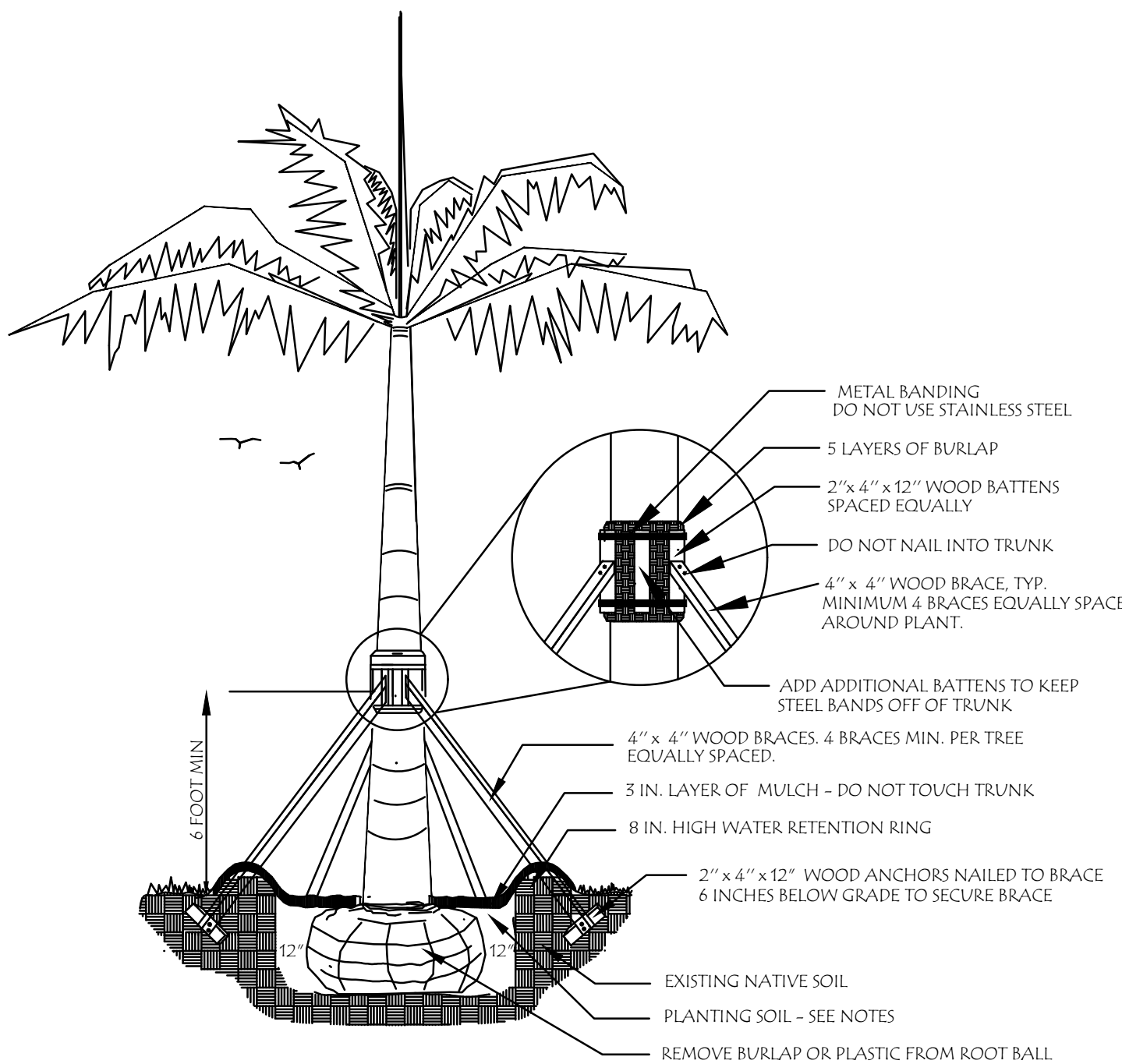
LARGE TREE PLANTING DETAIL

N.T.S.



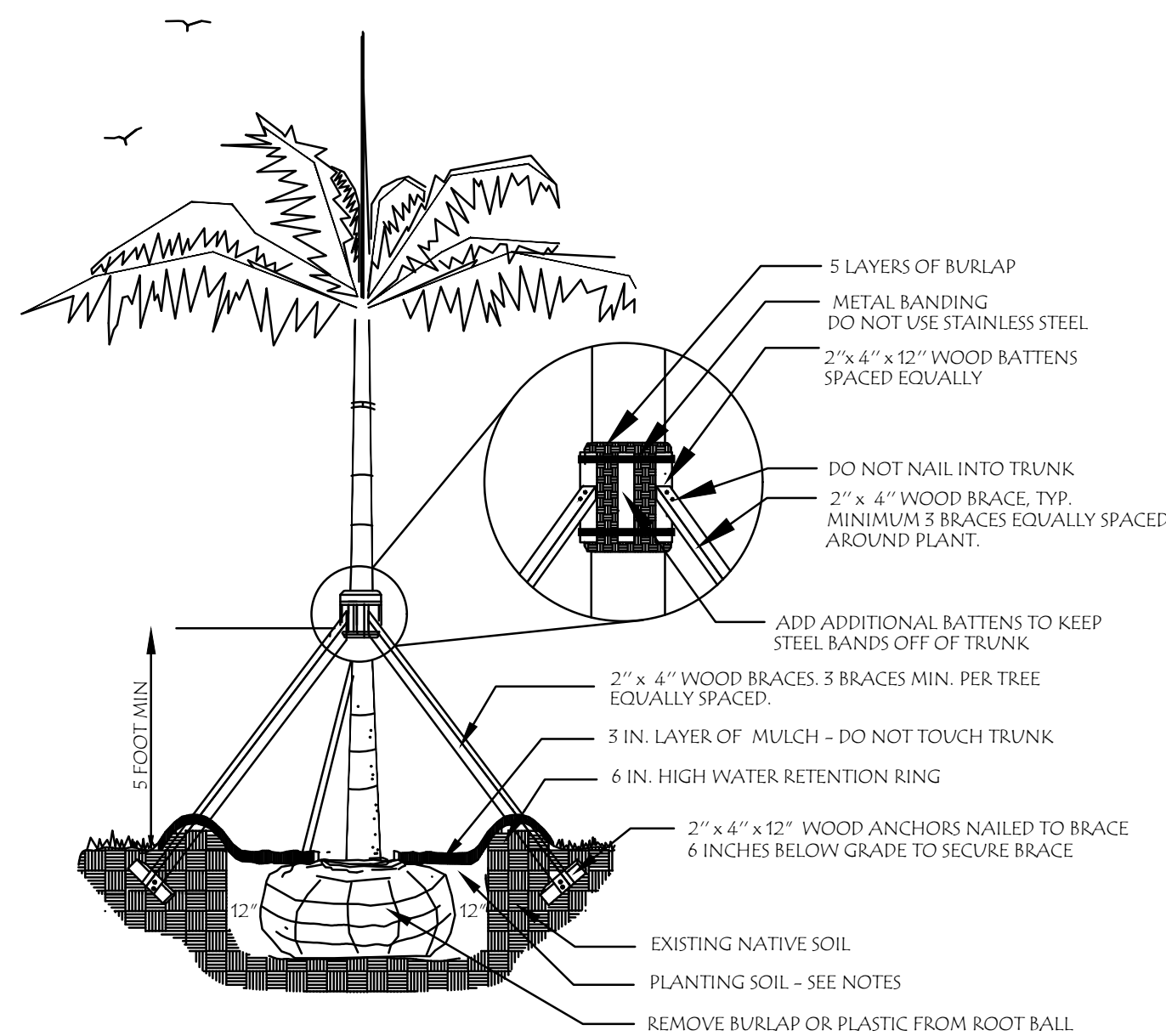
MEDIUM TREE PLANTING DETAIL

N.T.S.



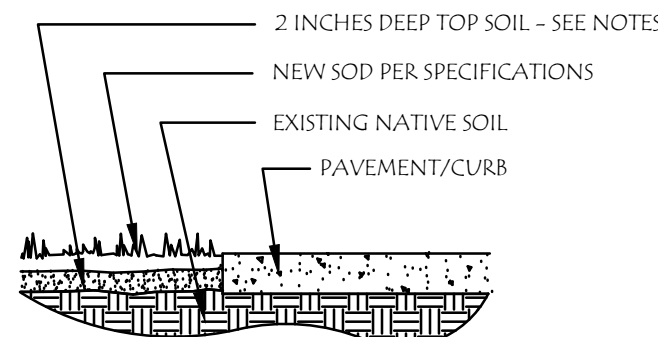
LARGE PALM PLANTING DETAIL

N.T.S.



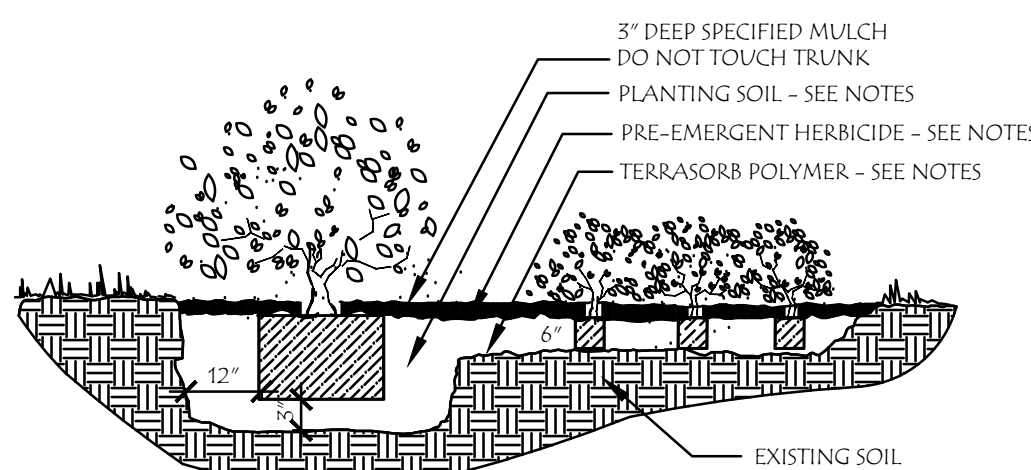
MEDIUM PALM PLANTING DETAIL

N.T.S.



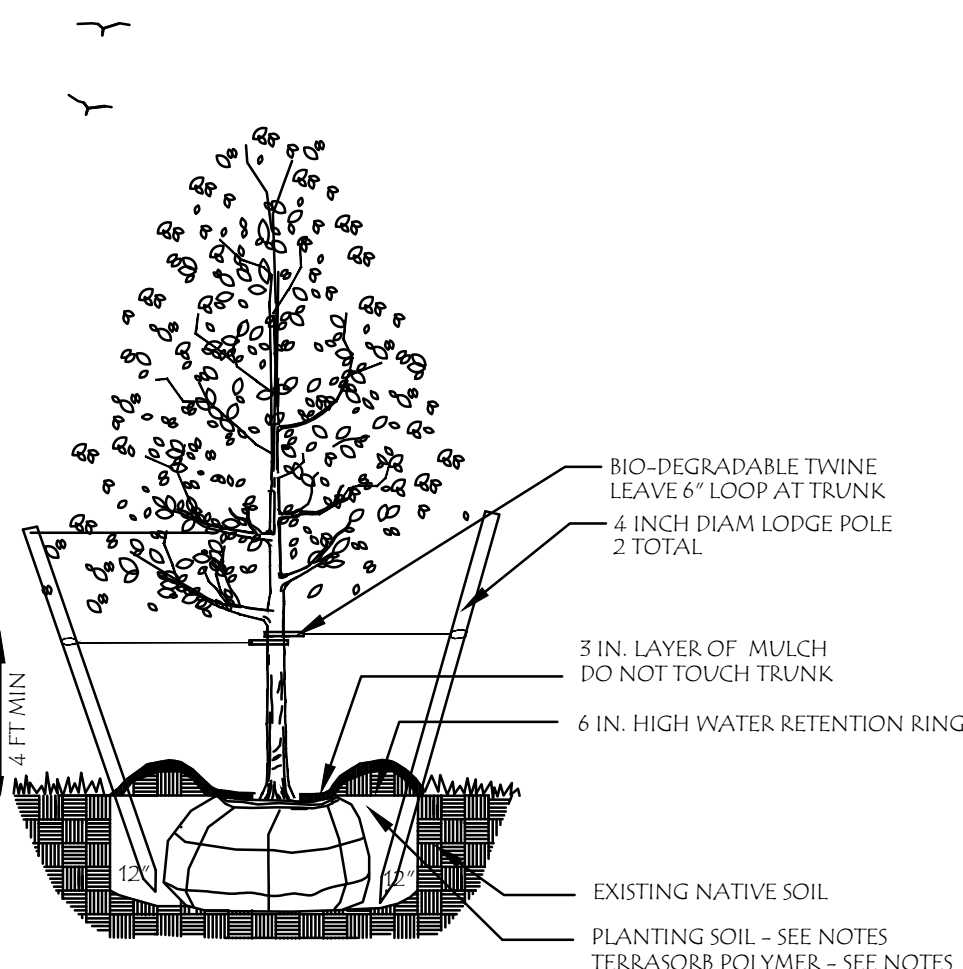
SOD INSTALLATION DETAIL (TYP.)

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			
Net Lot Area: 11.14 AC. Acres: 1.26 AC. SF			
I. Open Space Requirement			
1. Net Lot Area = 11.14 AC. SF x 20% = 2,228 SF	20%	2,228 SF	26%
2. Maximum Lawn Area Allowed (MGL - Sec. 16A-40.1)			
a. New open space: 2,228 SF x 80% = 1,782 SF	80% Max	1,782 SF	44% / 56% SF
II. Shade Trees			
A. Requirement			
1. 28' x 28' canopy: 28 x 28 = 784 sq. ft. (MGL - Sec. 16A-40.1)	7		7
(MGL - Sec. 16A-40.1) (MGL - Sec.			

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.
- 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.

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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 IT'S 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

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REVISIONS

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

DRAWING TITLE

PLANTING
NOTES

SEAL:



Date:_____

SHEET NUMBER

L-4

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