

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

**DEVELOPMENT & REVIEW COMMITTEE MEETING**

**March 20, 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**  
March 20, 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 #4 MMPA DRC Staff Report March 10 2025
2.	Response to DRC comments
3.	DEVELOPMENT IMPACT ANALYSIS REPORT
4.	1085 94 Street DRC Set 3.20.2025
5.	Approved fire truck set up plans

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

---

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

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

**Date:** March 10<sup>th</sup>, 2025

**Subject:** Site Development Plan Application (4<sup>th</sup> DRC Review)  
1085 Townhouses – 6 DU Townhouse Complex  
1085 94<sup>th</sup> Street  
Bay Harbor Islands Acct. No. SPR24-000025  
MMPA Account No. 01-0702-1197

---

**RECOMMENDED ACTION**

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed Site Development Plan application at this time to allow the applicant to move forward with scheduling their "Community" meeting and subsequently being scheduled to appear before the Design Review Board (DRB) for consideration. The latest revised submittal package addressed all previous MMPA comments.

---

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** MH – Medium-High Density Residential  
**Zoning District:** RM-2 Multiple Family District  
**General Location:** 1085 94<sup>th</sup> 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.

**EXISTING DEVELOPMENT PROJECT**

The existing development is a six (6) dwelling unit / one-story multifamily complex. According to Miami-Dade County Property Appraiser website the site was constructed in 1950. This complex will be demolished in connection with the proposed construction of six (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 4-story / six (6) dwelling unit "townhouse" development located at 1085 94<sup>th</sup> Street. Although not a true "townhouse" development per FBC definition, each 4-story vertical DU would share a common interior separation wall. Per Code the Platted lot cannot be subdivided to create fee simple mini-lots – the DUs must be sold like condominiums with common outdoor areas (yards / parking).

The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site with the six (6) "townhouse" units facing toward Bay Harbor Terrace. The site is a corner lot with the main frontage on Bay Harbor Terrace and the side street to the south is 94<sup>th</sup> Street. The "front doors" of the proposed dwelling units face westerly. Five (5) of the six (6) driveway connections are shown along Bay Harbor Terrace with one driveway connection to 94<sup>th</sup> Street. 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 space. The site plan has parking spaces next to the driveways that connect to the car parking spaces within the garage. 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. The latest revised plans now include calculations demonstrating Code compliance.

The proposed dwelling units are quite large ranging in size between 3,650 to 3,745 square feet of A/C space plus garages, balconies, etc. On the building rooftops are proposed "open roof" areas with a powder room bath and small interior areas. The latest revised plans show that at least 15% of the roof areas used for recreation are 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 23+/- 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 latest revised submittal package addresses all previous MMPA comments.

## **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). Those portions of the building over 30 feet in height have increased setbacks as per Code. The proposed use and density of the property is consistent with this zoning classification and the latest revised site design is now consistent with the Zoning / Landscaping / Other Codes.

## **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 94<sup>th</sup> 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 for the partial lot / on-street parking. Therefore, no additional right-of-way is required. As stated above, five (5) of the six (6) driveway connections are shown along Bay Harbor Terrace with one driveway connection to 94<sup>th</sup> Street. The proposed driveways are straight-in driveways leading to 1-car garages within the building. A driveway is provided from the roadways to the garages with a 2<sup>nd</sup> parking space outdoors next to the driveways (separated by landscape strips). Sec. 23-24(d)(6) sets forth the driveway / parking design requirements for townhouse complexes. As stated above, for townhouse complexes with direct driveway connections to a street at least 50% of the front yard(s) must be landscaped open space. The latest revised plans now include calculations demonstrating Code compliance.

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. As a matter of practice the individual driveways will serve for guests / deliveries.

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.

**Site Development Plan Application (4<sup>th</sup> DRC Review)  
Development Review Committee Report  
1085 Townhouses (6 DU)  
1085 94<sup>th</sup> Street  
March 10<sup>th</sup>, 2025  
Page 4**

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 applicant has addressed all previous MPPA comments by plan amendments or via supplemental documents. The following comments are based on the applicant's DRC responses & revised plans (S&S) dated February 25<sup>th</sup>, 2025, submitted to the Town for consideration:

- 1) No further comments at this time.

- 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.

All sheets checked and revised with accurate scale as requested. Previous printing errors solved. Please refer to Site plan, Floor Plans, etc.

- 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 r 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 th 1.0 is exceeded. Revise.

New Photometric Plan showing foot-candle less than 1.0 provided as requested.  
Please refer to Photometric drawings.

- 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 drive ay surfaces. MMPA mentioned this at the #2 DRC meeting and requested the p,ans be revised to meet this Code requirement and to provide calculations demonstrating compliance. No calculations have been provided, and it appea 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 94<sup>th</sup> Street to have its garage facing that roadway.

Property's street frontage less than 50% provided as requested. Corner unit driveway modified and facing 94<sup>th</sup> ST as suggested. Please refer to sheet A-1 for calculations and Site Plan for drawings.

- 4) The proposed driveway design for the DU adjoining 94<sup>th</sup> Street, in an attempt to comply with the Town's 30' visibility setback at comers, is inconsistent from sheet to sheet (Sheet A-2 appears to show it encroaching).

Driveway configuration for corner unit changed. No driveway encroaching any visibility triangle. Please refer to sheet A-1 and A-2 for new drawings.

- 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.

Rooftop open space calculations provided as requested. Please refer to sheet A-1 / Site Data table.

- 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.

Driveways or any impervious area are not part of the 20% calculation.  
Please refer to breakdown area calculations on Sheet A-1

**TO:** Mr. Randy Daniels, Town Engineer  
**FROM:** G. Van meek, P.E. Consulting Engineer  
**PROJ. LOCATION:** BAY HARBOR TPOWNHOMES (1095 94<sup>th</sup> Street Bay harbor Island 33154)  
**SUBJECT:** Responses to comments from Town Engineer  
**DATE:** February 25, 2025

---

This information is being forwarded to you to clarify the comments discussed during the latest Development & Review Committee Meeting of February 13<sup>th</sup>, 2025, as follows:

- 1- Previous comments not addressed.  
**Response: Aforementioned comments were not received.**
  
- 2- **Stormwater** 1. Provide design calculations Et...All; 2- Illustrate on drainage plans how the runoff from...Et..  
**Response: Refer to attachment – Calculations are included.**
  
3. Provide Water Pollution Prevention plan Et. All..  
**Response: To be done in conjunction with the civil works contractor once it has been selected.**
  
- 3- **Sewer: 1.** A 6” Sewer lateral exists Et. 2. Provide calculations Et...All  
3. Provide calculations to verify exiting public sewerage collection Et...All..  
**Response: Referred to the Development Impact Analysis Report. (Attached.) additionally, currently an existing building with 6 individual units (similar to the new proposed project) connected to the existing 8” public sanitary sewer line in 94<sup>th</sup> street via a 6” sewer lateral. Therefore, the new project will not increase demand.**
  
- 4- Water supply 1. Provide calculation to determine the size of domestic water  
**Response: Referred to the Development Impact Analysis Report. (Attached.) additionally, currently an existing building with 6 individual units (similar to the new proposed project) Therefore, the new project will not increase the water supply demand.**
  
2. Show details of fire line Et..All..  
**Response: Refer to Sht. C-2 of the project submitted of the working drawings.**

We would like and would to have a mtg. with the Town Engr. at his convenience, should he deem it necessary to expand further on the above comments

# DEVELOPMENT IMPACT ANALYSIS REPORT

## Bay Harbor Townhomes

1085 94<sup>th</sup> Streer, Bay Harbor Island, FL 33154

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

**Potable water: 200 gallons / capita, per day:**

200 Gal x 36 = 7200 gal/day

**Sanitary sewer: 156 gallon / capita, per day:**

156gal x 36 = 5616gal/day

**Solid waste: 0.632 Tons per capita, per year**

0.632 Ton x 36 = 22.752 Ton/year

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 AERIAL AND CONTEXT RENDERINGS A-0B 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 ROOF LANDSCAPE PLAN L-3 LANDSCAPE DETAILS L-4 PLANTING NOTES



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



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

LEGEND	
SYMBOL	DESCRIPTION
[Solid Grey]	NEW BUILDING
[Dotted Pattern]	LANDSCAPING / LAWN
[Horizontal Lines]	EXTERIOR/STRUCTURE WALLS
[Vertical Lines]	NEW INTERIOR PARTITION WALLS
[Diagonal Lines]	CONCRETE DRIVEWAY
[Stippled Pattern]	CONCRETE
[+1.23]	PROPOSED GRADE ELEVATION N.G.V.D. 1929
[+1.21]	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
FOLIO	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 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00

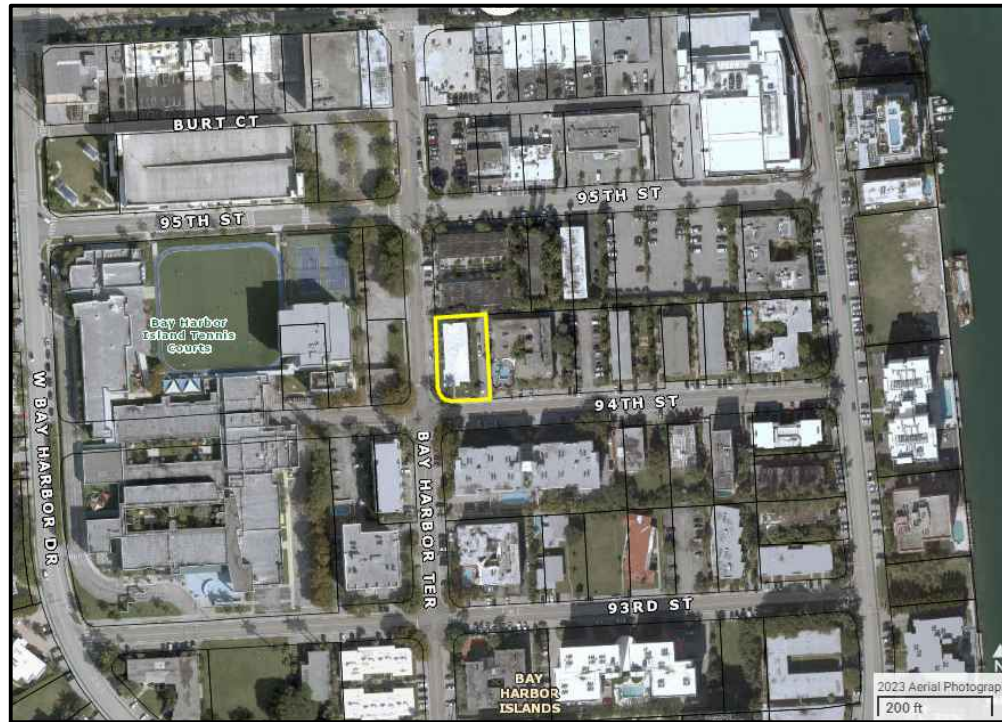
BUILDING HEIGHT	ALLOWED / REQ (FROM BASE FLOOR ELEV.)	PROVIDED
BUILDING HEIGHT	65 FT	6
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
UNIT #1	846.4	891	891	838.2	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.

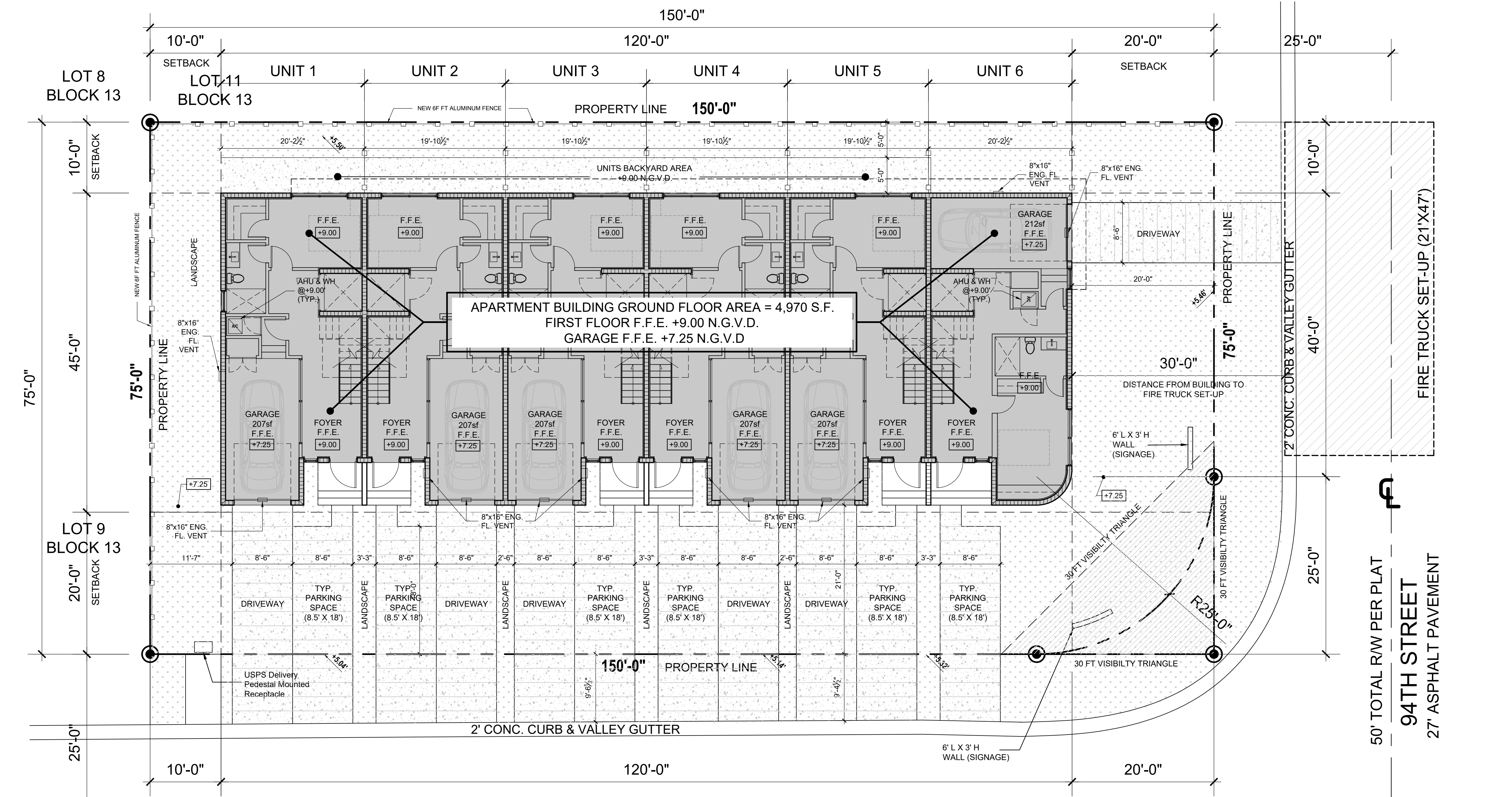
BUILDING AREAS	S.F.
BUILDING (STEPS IN FRONT INCLUDED)	5,211.6 S.F.
DRIVEWAYS	2,042.3 S.F.
BACKYARD	600 S.F.
GREEN AREA	3,258.6 S.F.
MAILBOX	3.5 S.F.
TOTAL AREA	11,116 S.F.

SETBACKS	ALLOWED / REQ	PROVIDED
PRINCIPAL FRONT (BAY HARBOR TE)		
- 30 FT IN HEIGHT	20'-0" MIN	20'-0"
- FROM 30FT TO 45FT IN HEIGHT	25'-0" MIN	25'-0"
SECONDARY FRONT (94TH STREET)		
- 30 FT IN HEIGHT	20'-0" MIN	20'-0"
- FROM 30FT TO 45FT IN HEIGHT	25'-0" MIN	25'-0"
INTERIOR SIDE (NORTH)		
- 30 FT IN HEIGHT	10'-0" MIN	10'-0"
- 40 FT IN HEIGHT (*)	23'-0" MIN	13'-0"
- 48 FT IN HEIGHT (*)	16'-0" MIN	17'-0"
REAR		
- 30 FT IN HEIGHT	10'-0" MIN	10'-0"
- 40 FT IN HEIGHT (*)	13'-0" MIN	13'-0"
- 48 FT IN HEIGHT (*)	16'-0" MIN	20'-8"

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



LOCATION MAP



MIN. FRONTAGE GREEN AREA	REQUIRED	PROPOSED
(50% FRONTAGE TOTAL AREA) FRONTAGE AREA = 3,965 S.F.	MIN. 1,982.5 S.F. (50%)	1,998.5 S.F. (50.4%)
MIN. ROOFTOP LANDSCAPE	REQUIRED	PROPOSED
(15% RECREATION AREA) RECREATION AREA = 1,845 S.F.	276.75 S.F.	460 S.F. (24.9%)

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	+5.34' 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			
200sqft 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
UNIT	#6	GARAGE AREA 231sf	2-PROVIDED

**PLEASE NOTE:**

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

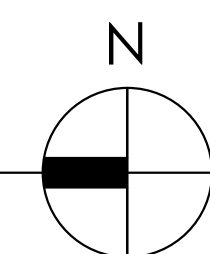
**PLEASE NOTE:**

EMPTY CONDUIT WILL BE INSTALLED DURING CONSTRUCTION OF NEW BUILDING

50' TOTAL RW PER PLAT  
BAY HARBOR TERRACE  
20' ASPHALT PAVEMENT

**SITE PLAN**

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



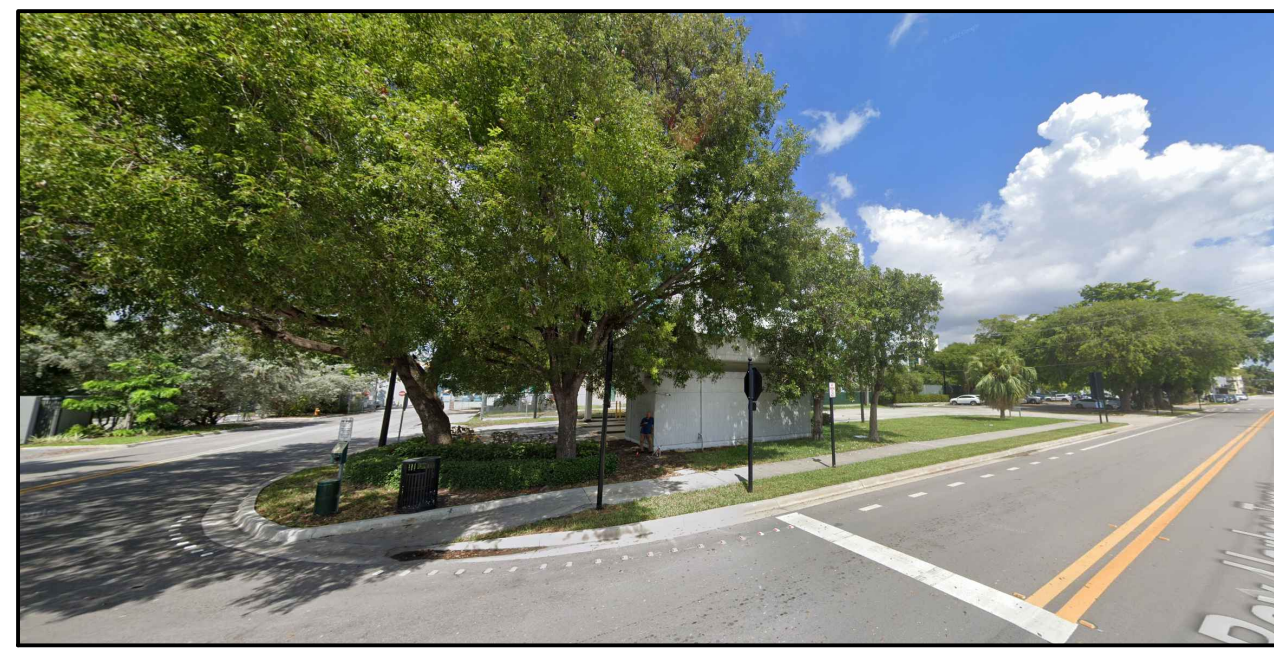
**BLITSTEIN DESIGN architects**  
285 Sevilla Avenue  
Coral Gables, Florida 33134  
Ph (305) 444-4433  
Fax (305) 444-0181  
PETER BLITSTEIN  
LIC. No. - AR0007570

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

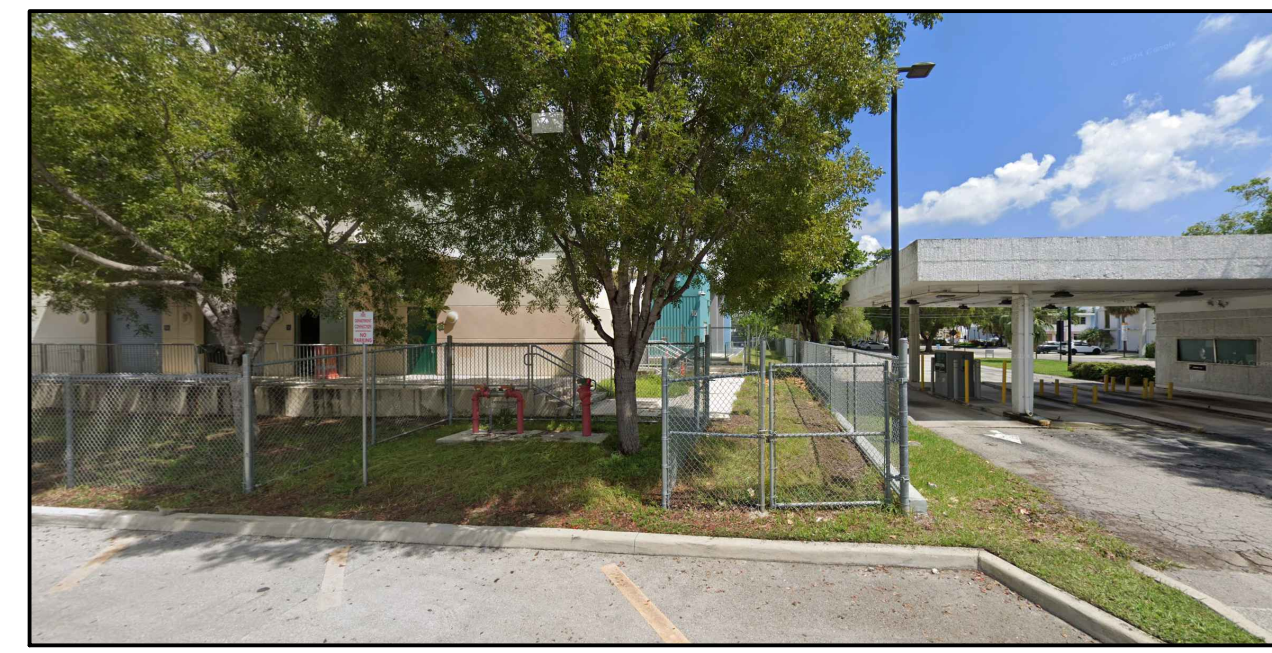
project name	date	revisions	drawn by	F.P.	sheet title
	2024				

SITE PLAN,  
SITE DATA &  
LOCATION PLAN

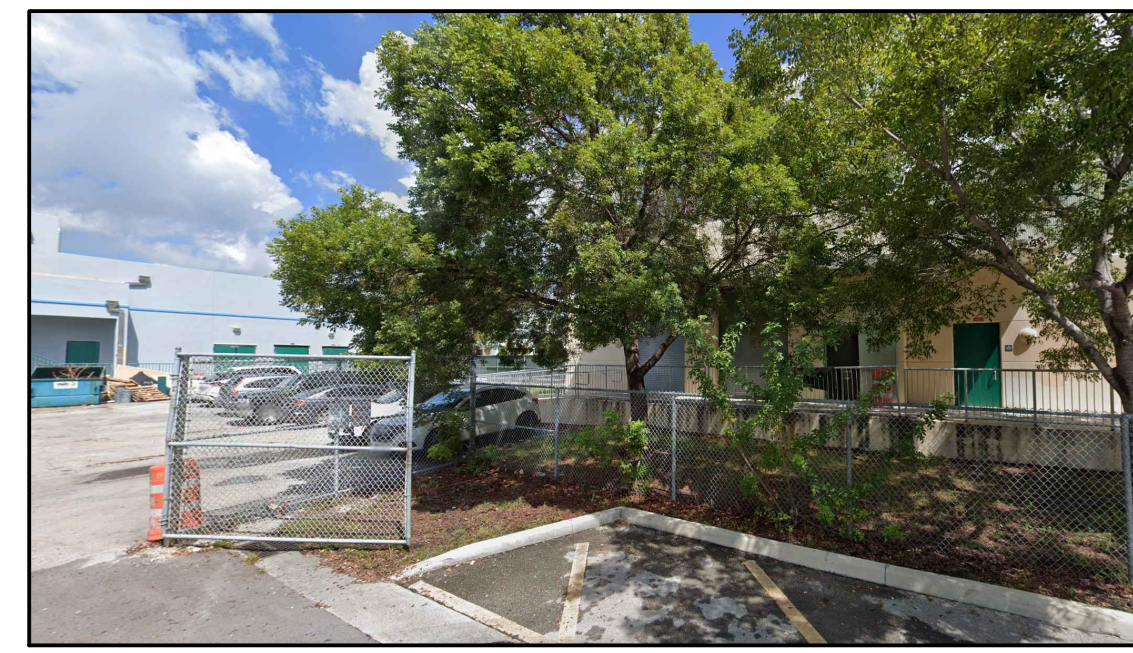
sheet number  
**A-1**  
SCALE: AS SHOWN



1 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



2 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



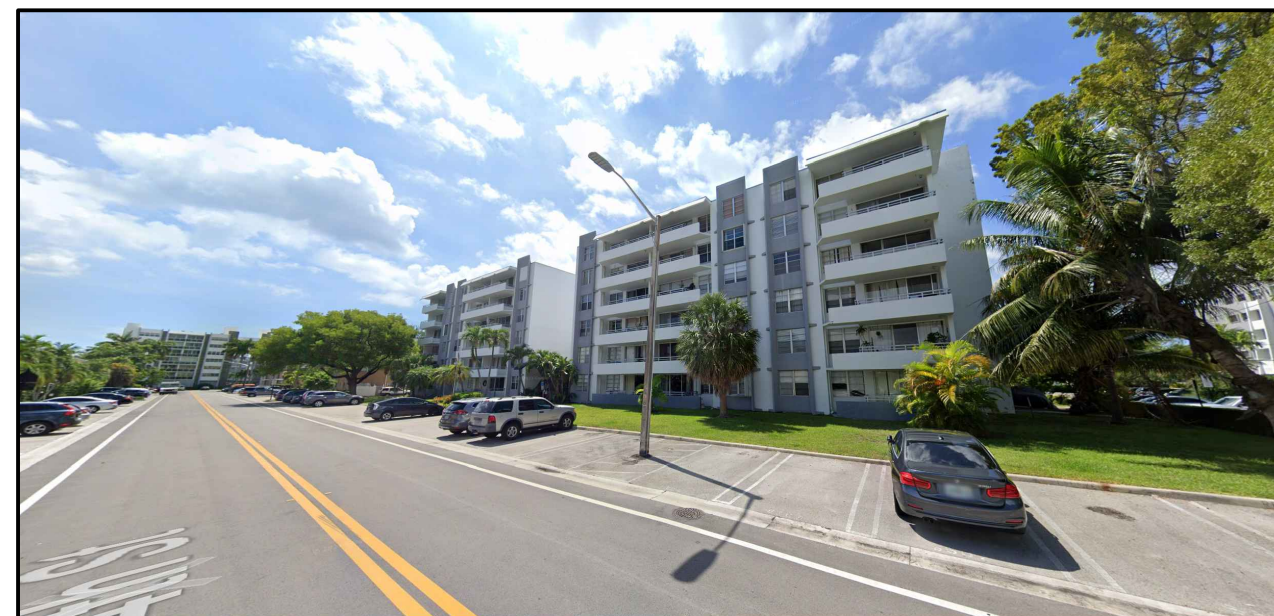
3 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



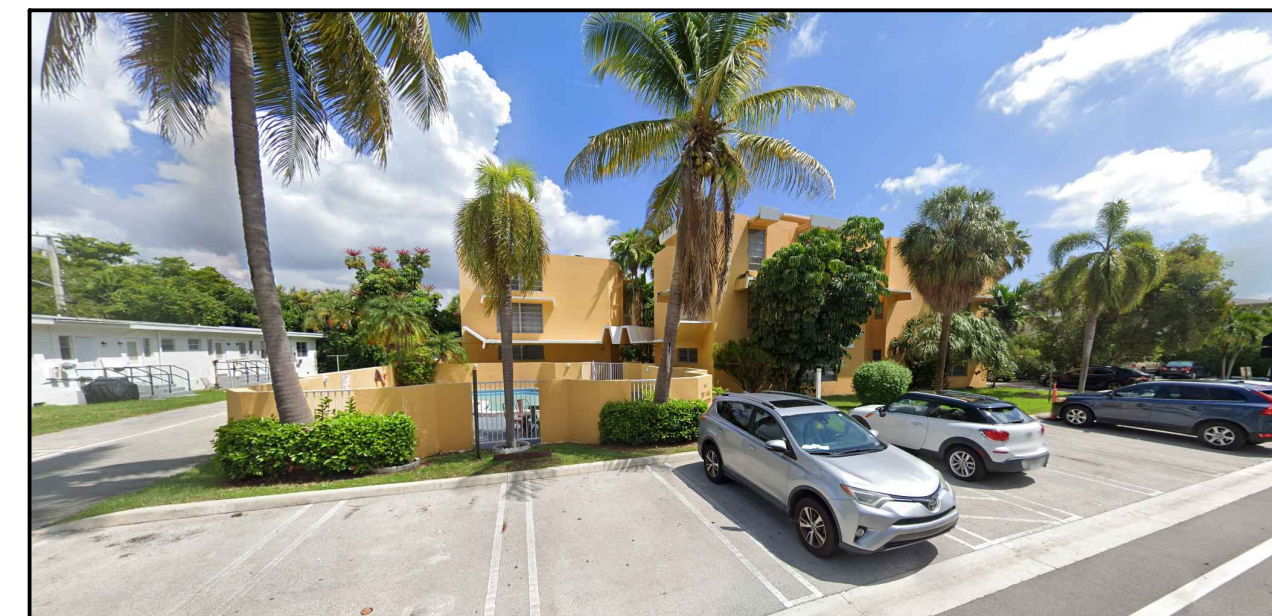
4 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



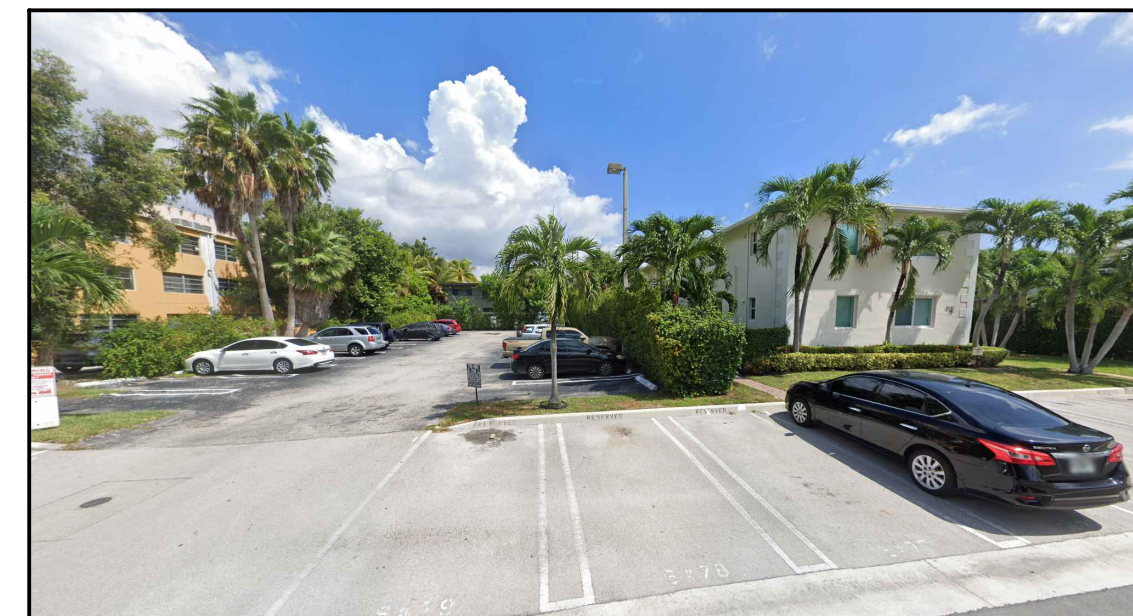
5 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



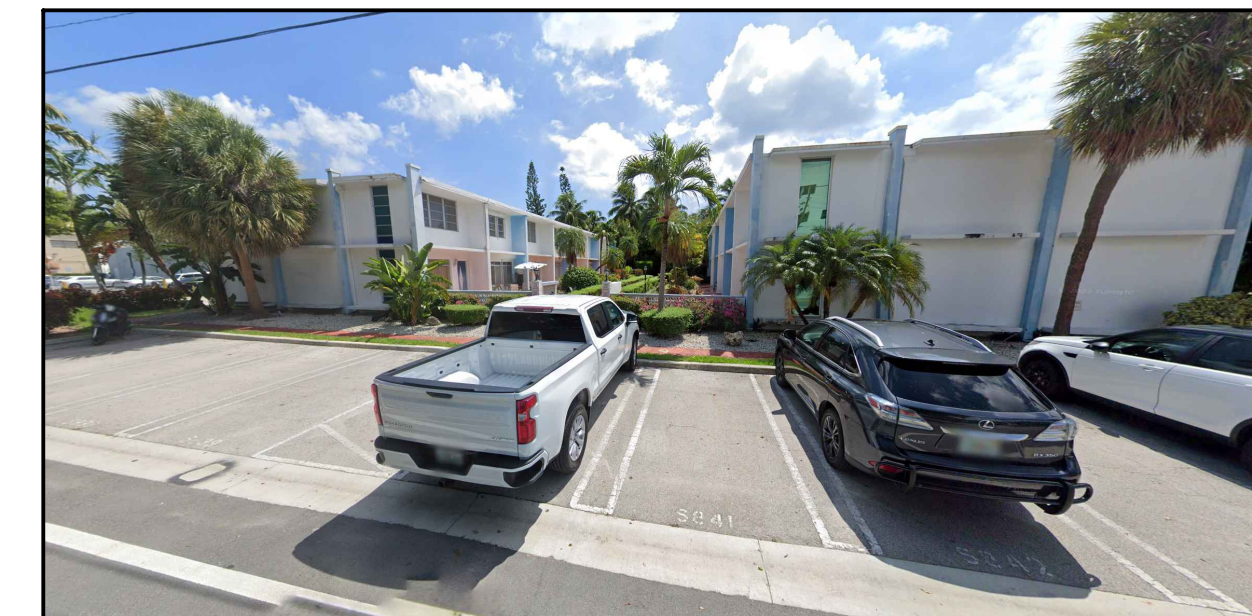
6 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



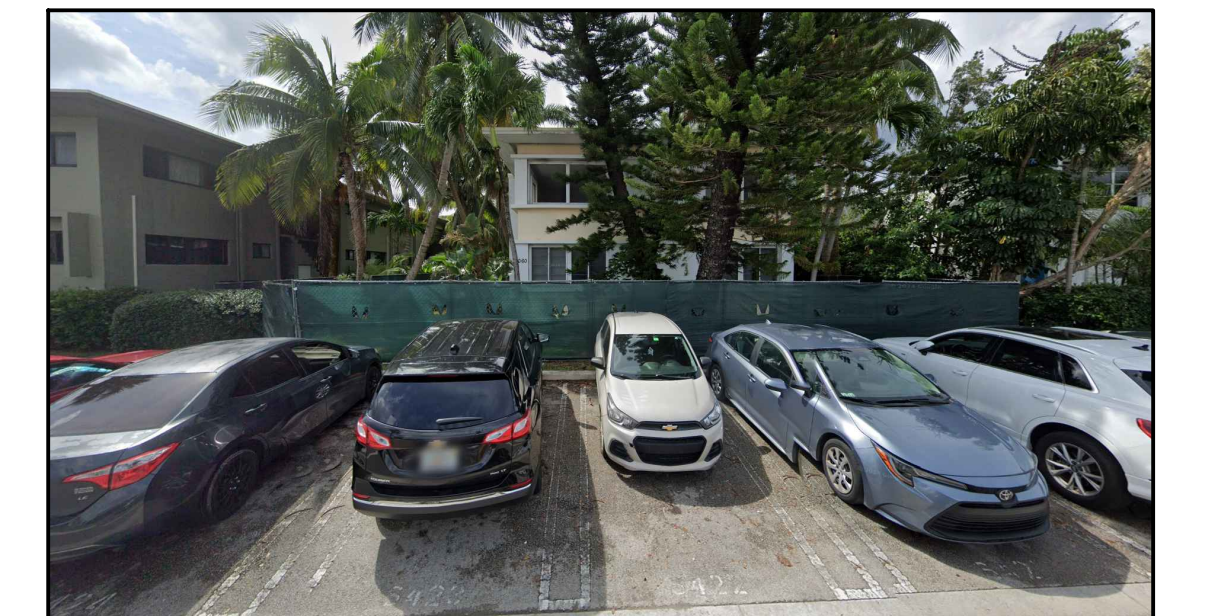
7 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



8 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



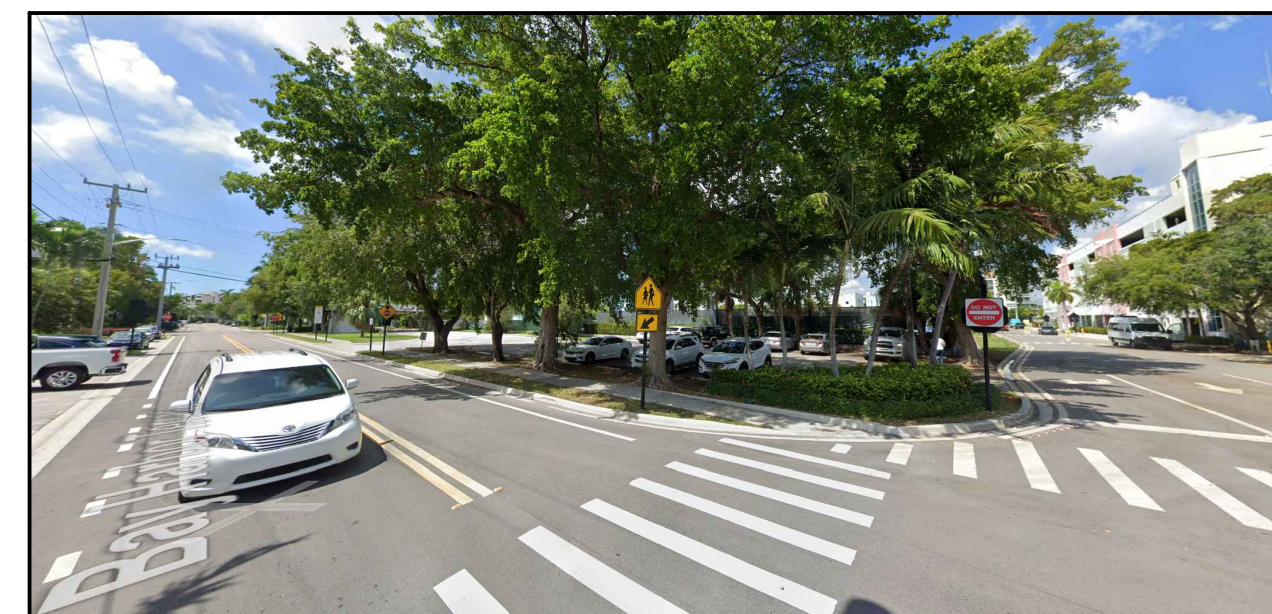
9 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



10 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



11 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



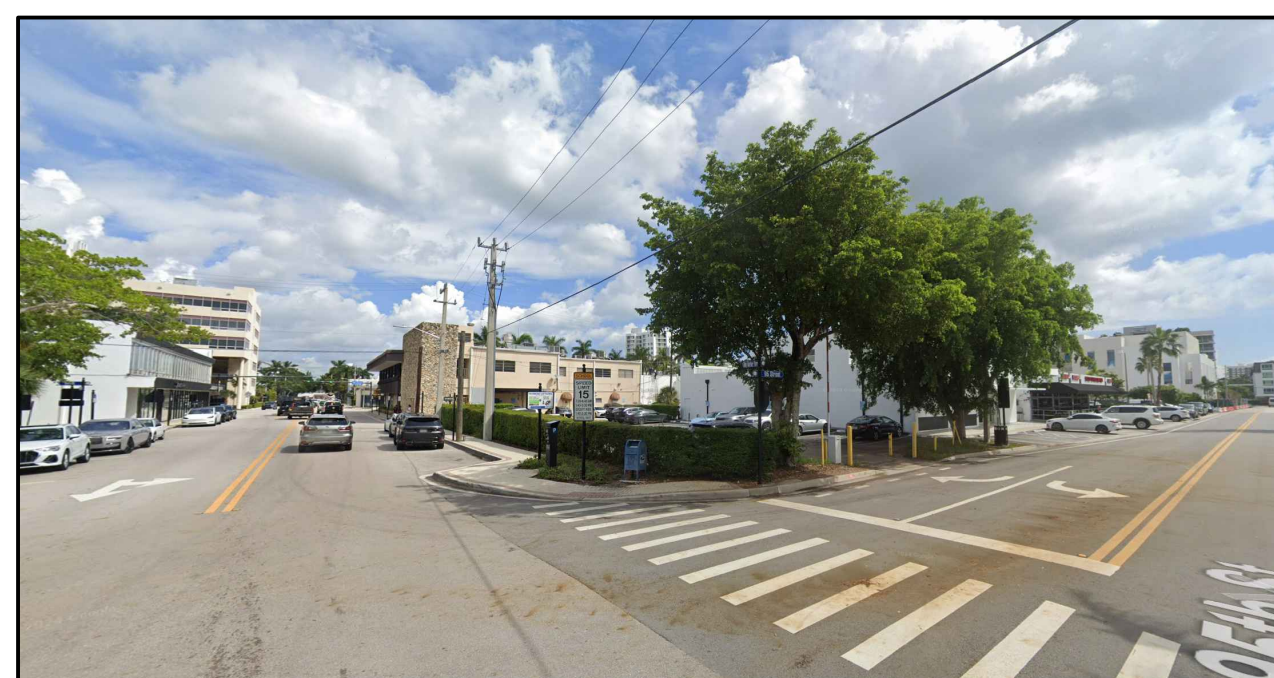
12 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



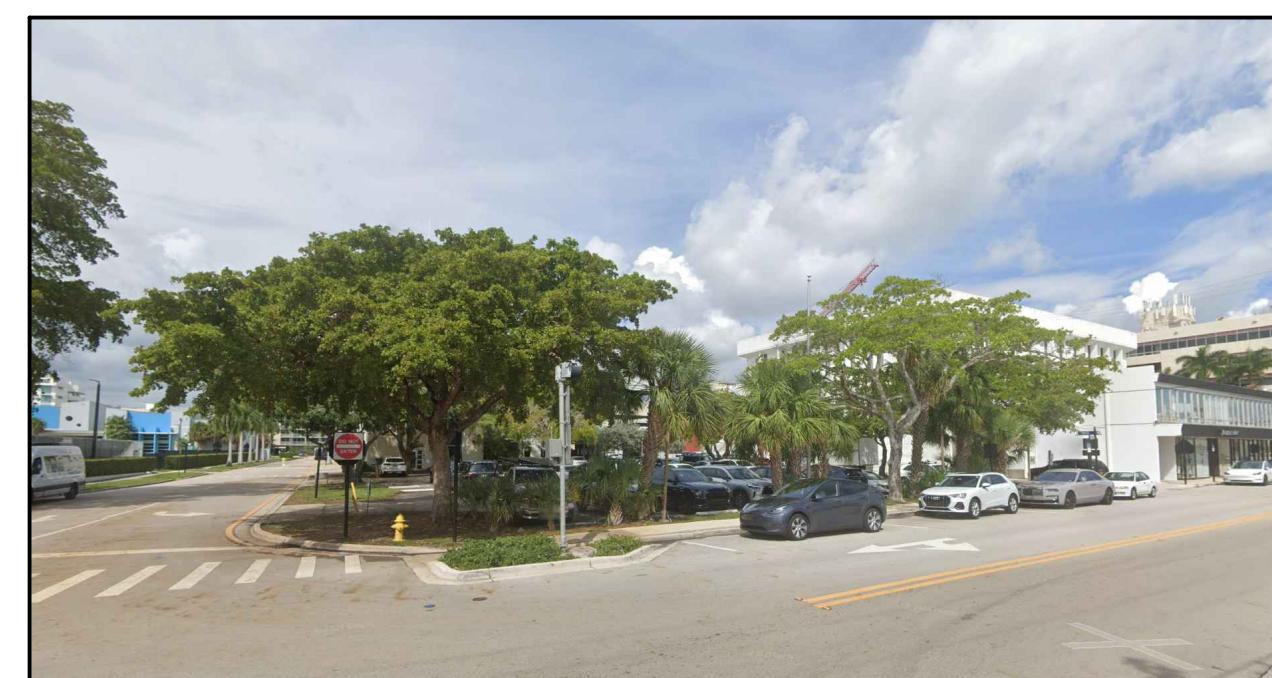
13 B-1 (BUSINESS DISTRICT)



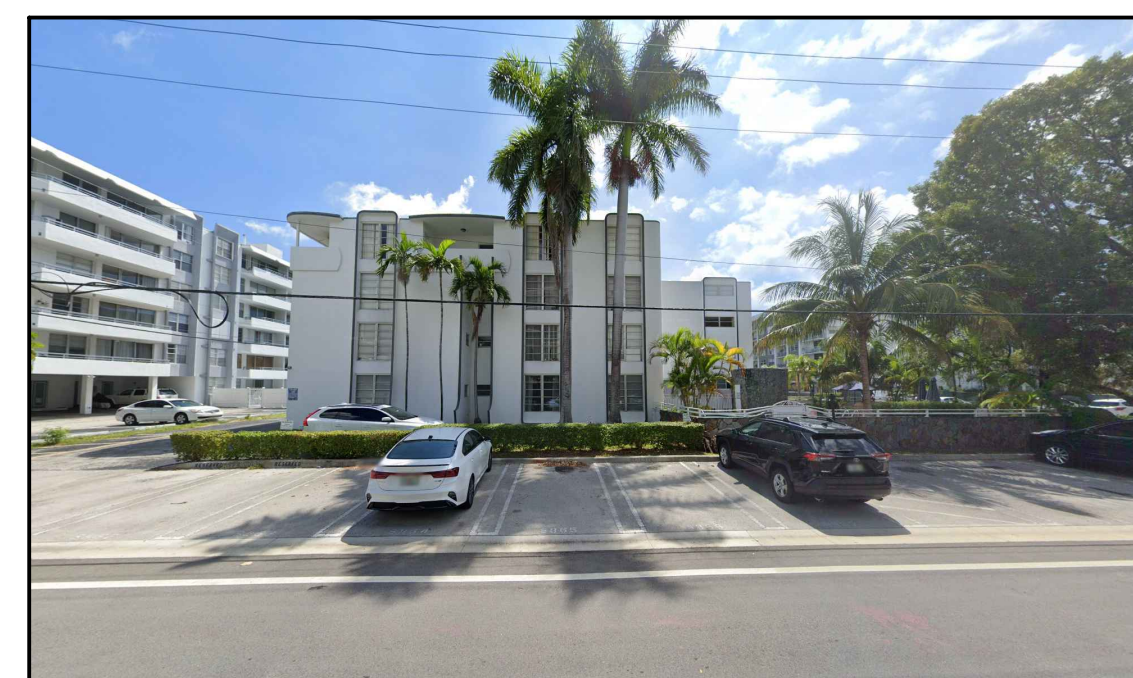
LOCATION MAP



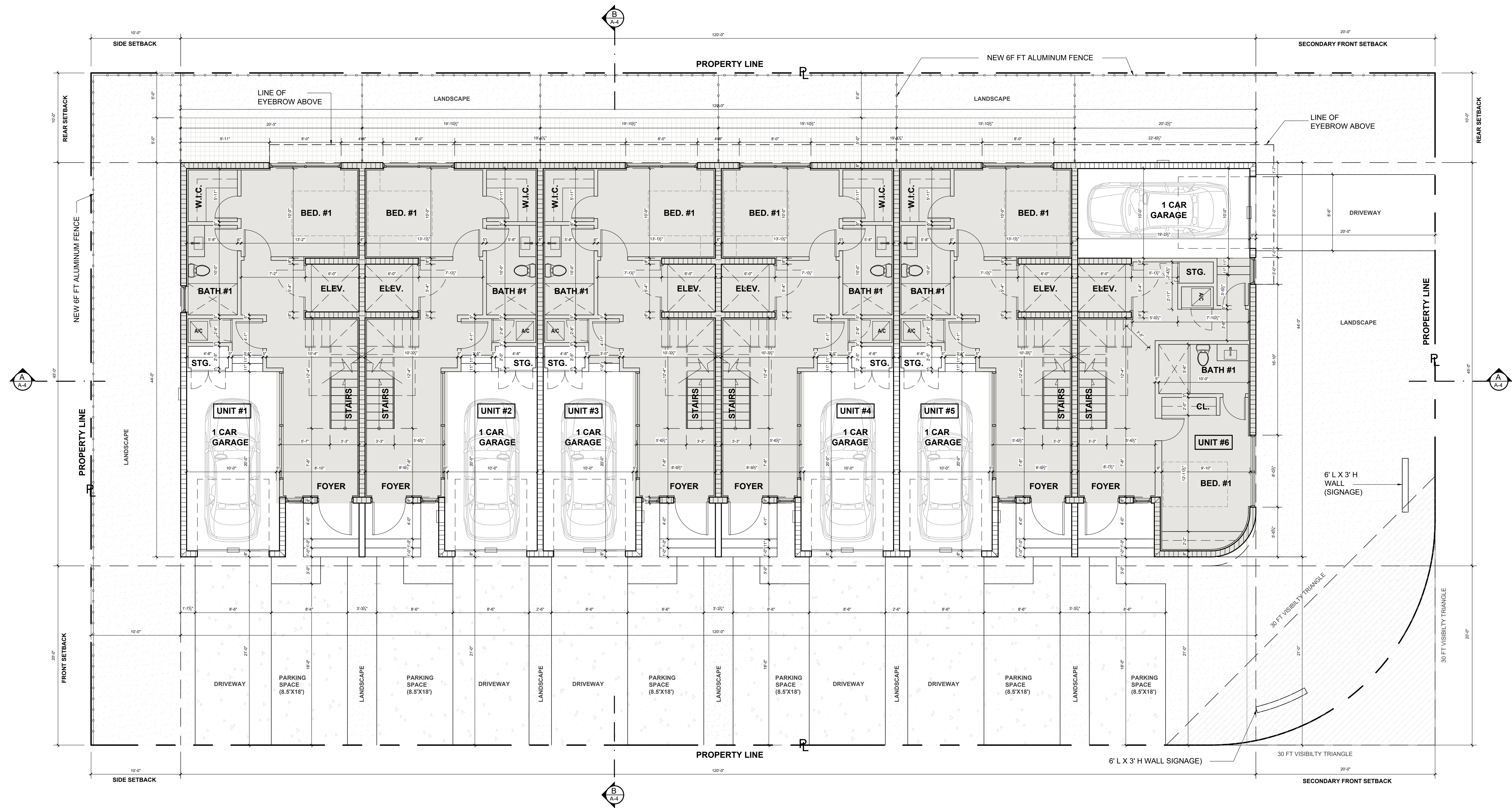
14 B-1 (BUSINESS DISTRICT)



15 B-1 (BUSINESS DISTRICT)

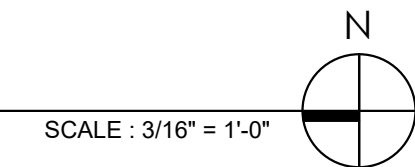


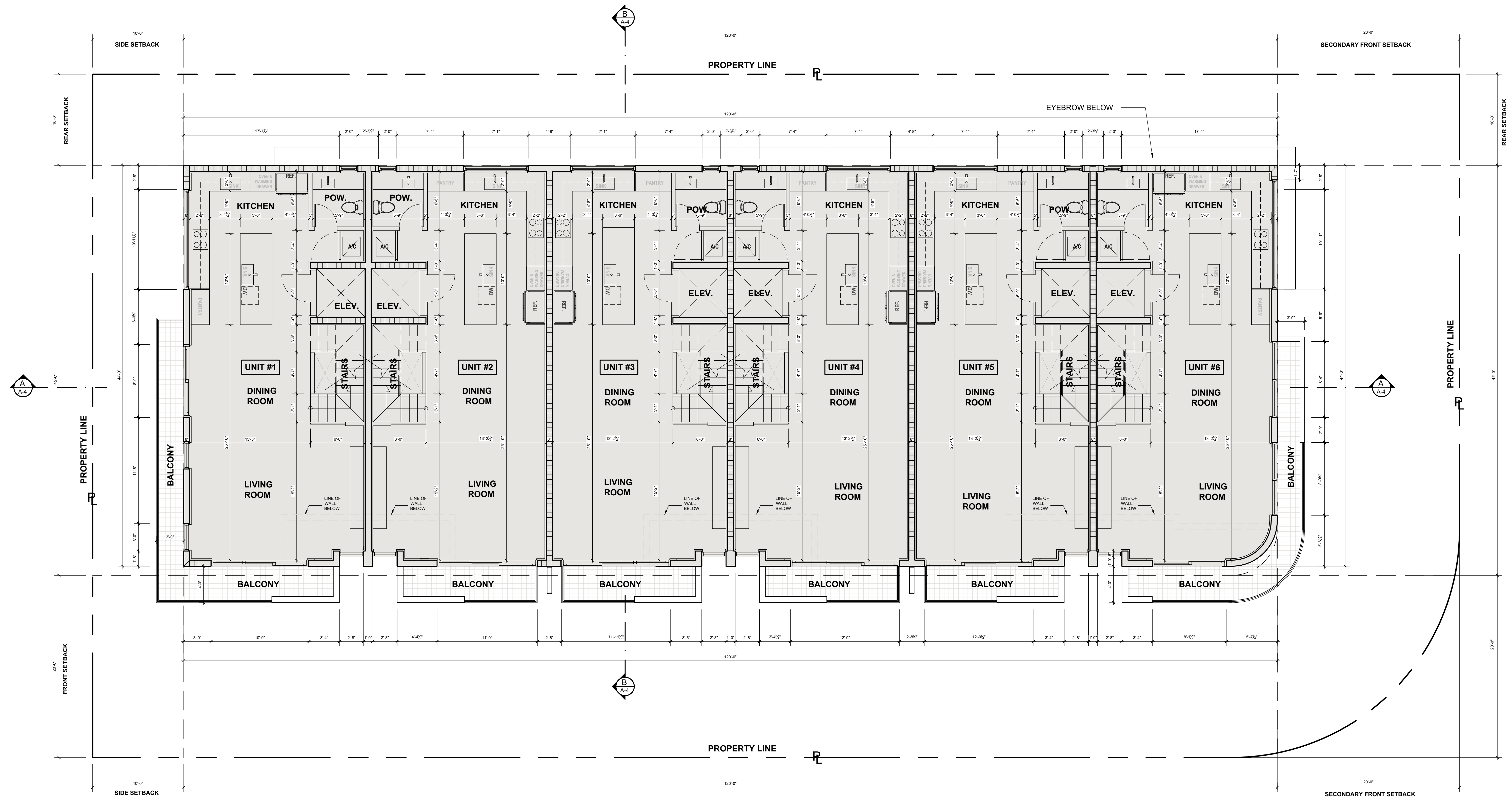
16 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



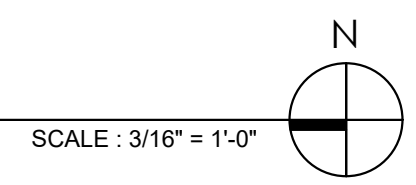
**FIRST FLOOR PLAN**

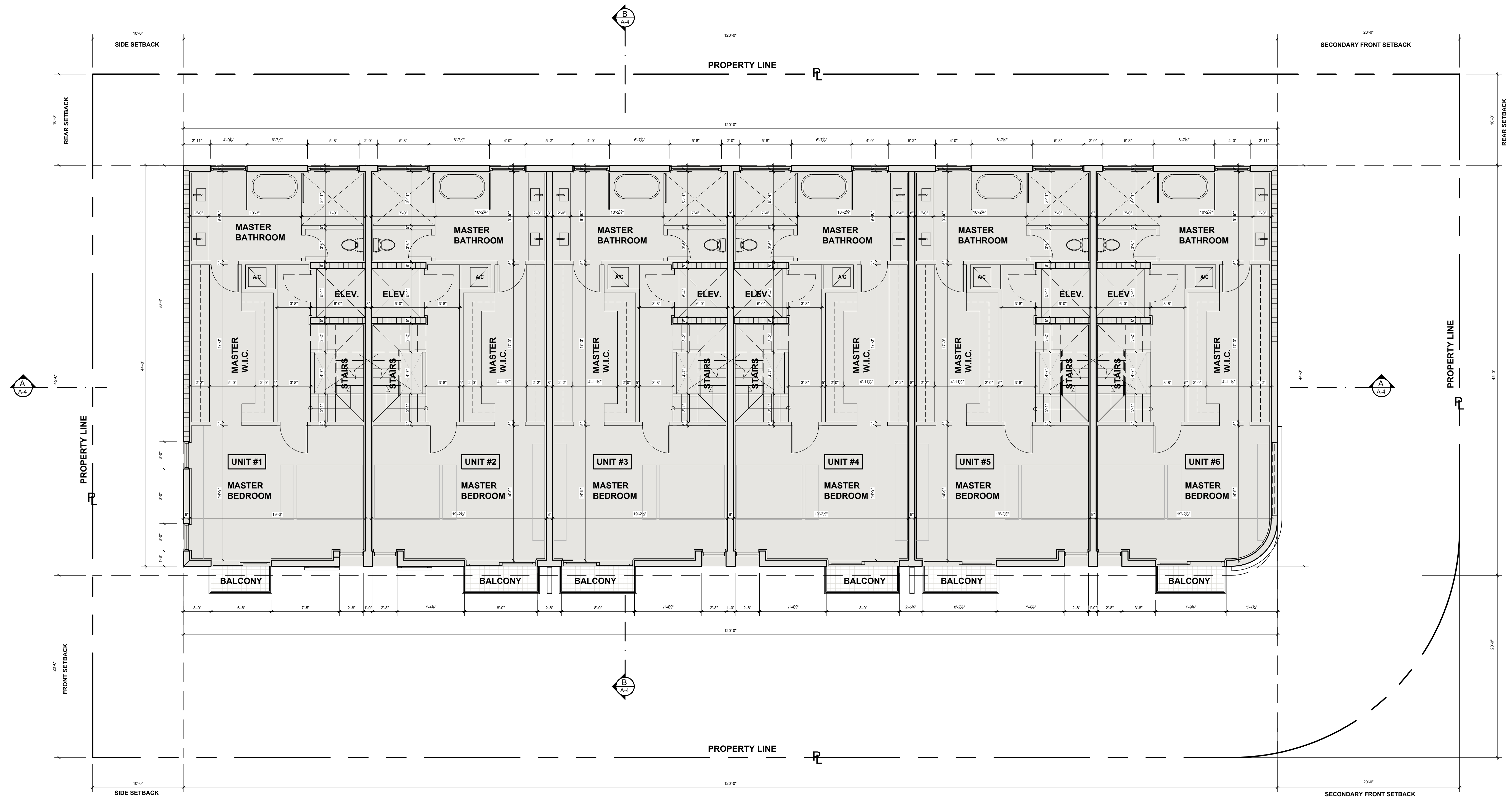
- F.F.E. +9.00 N.G.V.D.
- F.F.E. +7.25 N.G.V.D.



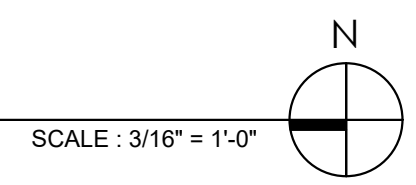


SECOND FLOOR PLAN

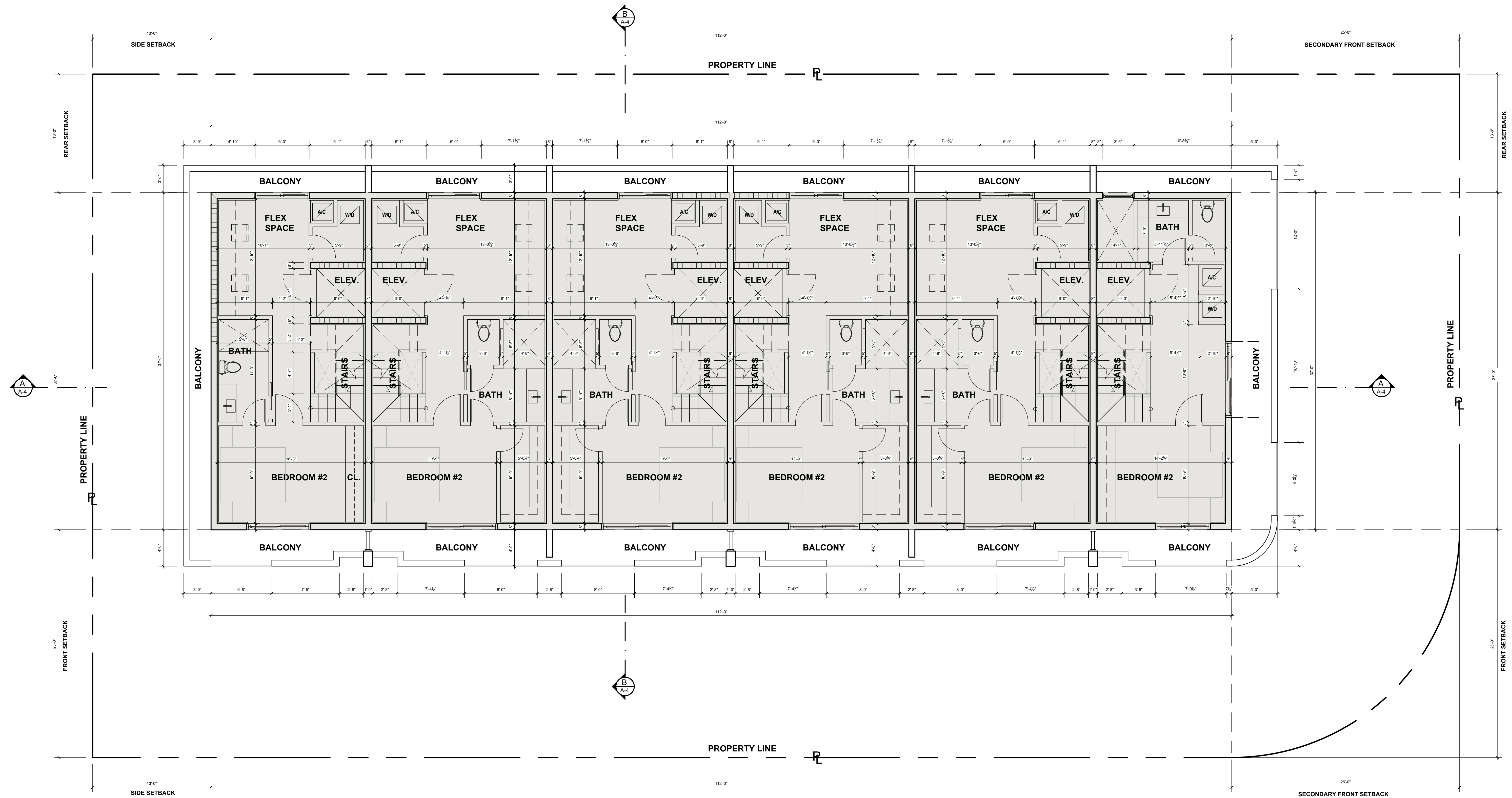




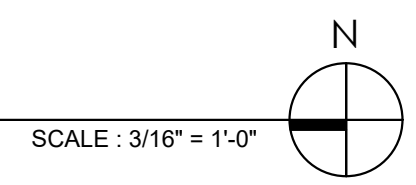
THIRD FLOOR PLAN

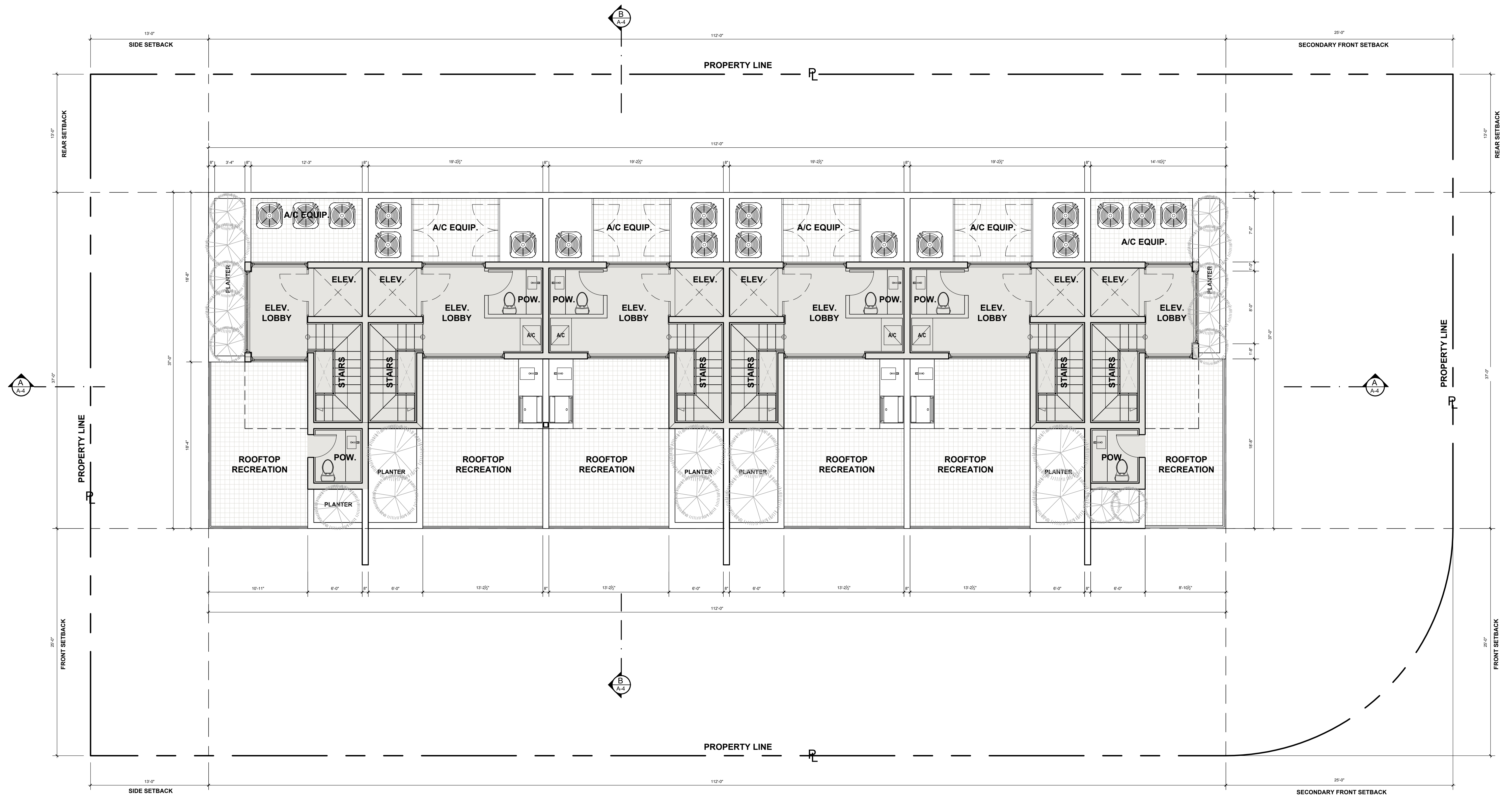


NO.	DATE	DESCRIPTION



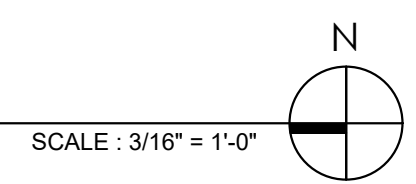
FOURTH FLOOR PLAN



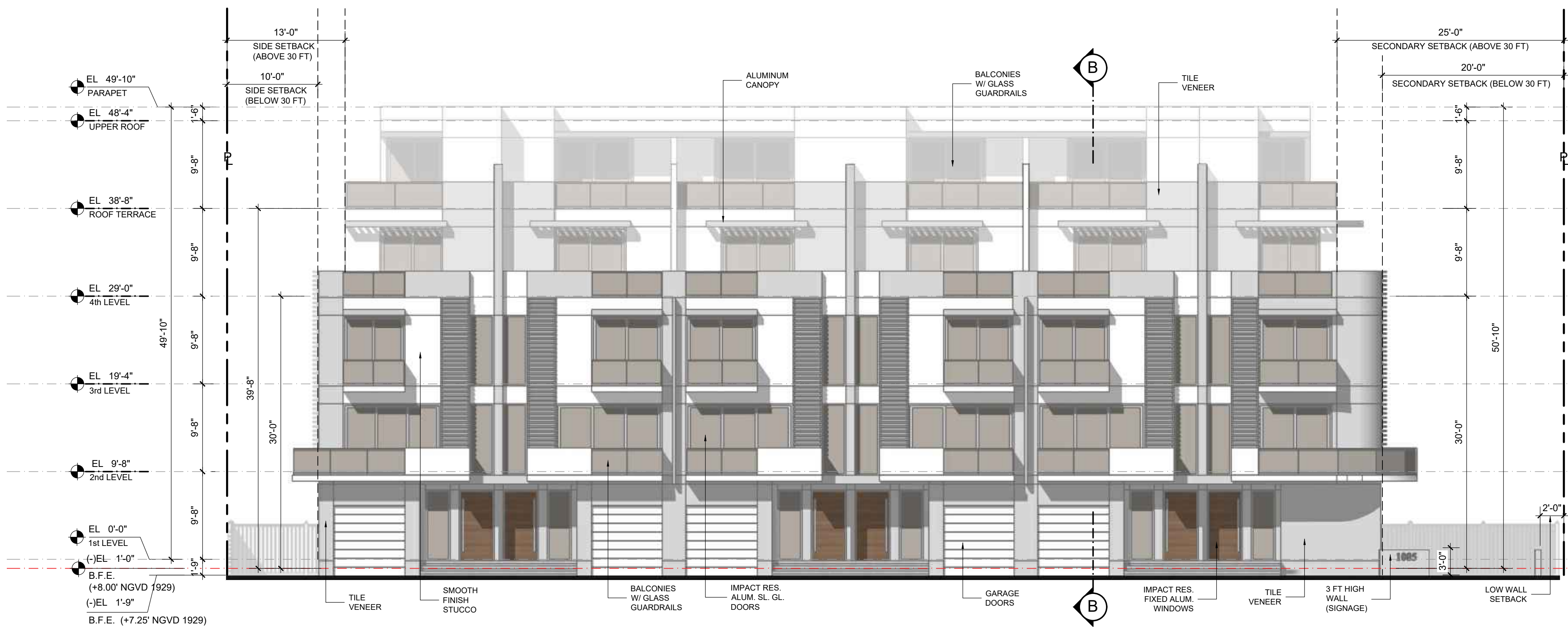


ROOF PLAN

TOTAL ROOFTOP RECREATION AREA = 1,875 S.F.

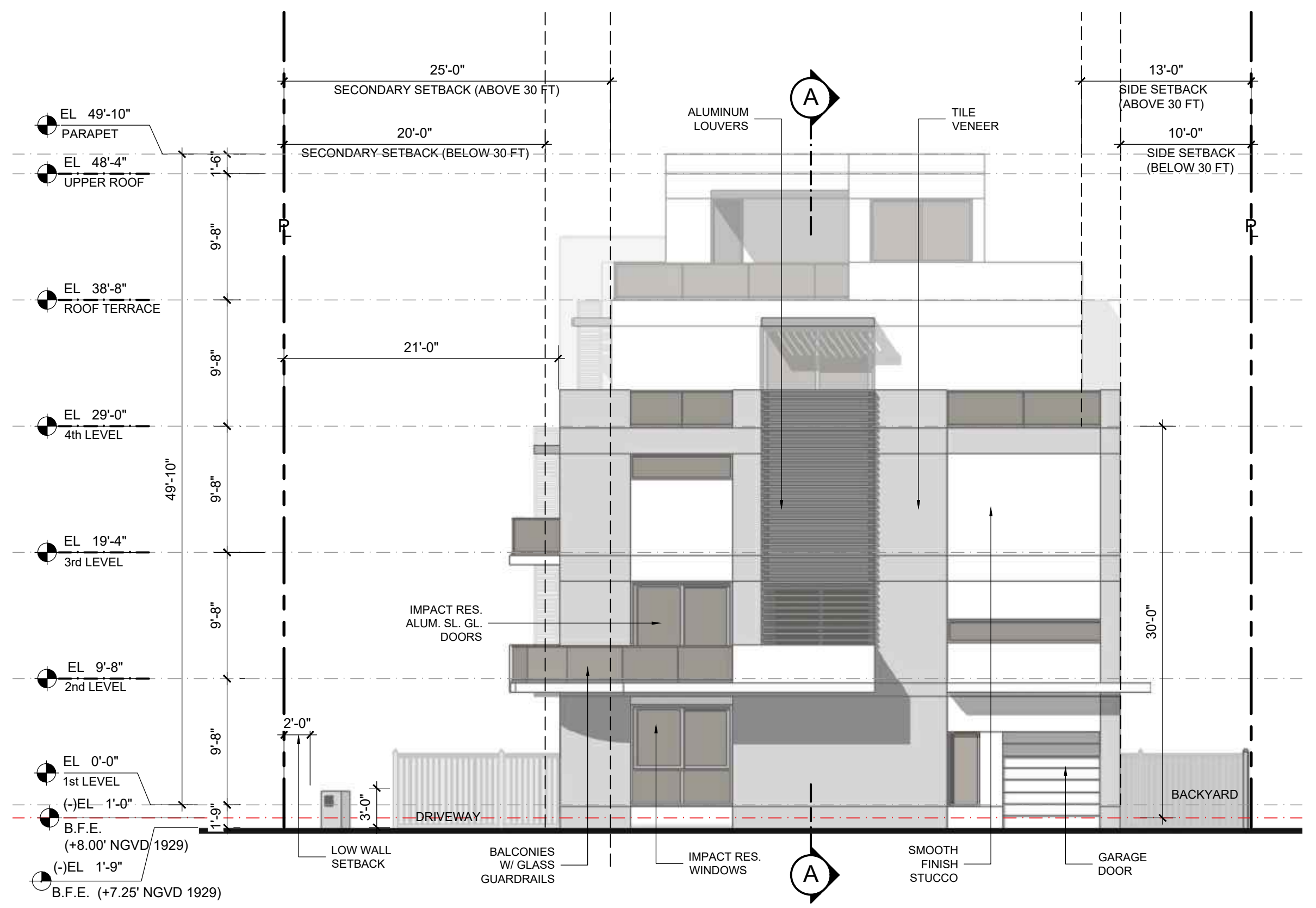


	REQUIRED	PROPOSED
MIN. ROOFTOP LANDSCAPE (15% RECREATION AREA)	276.75 S.F.	460 S.F. (24.9%)



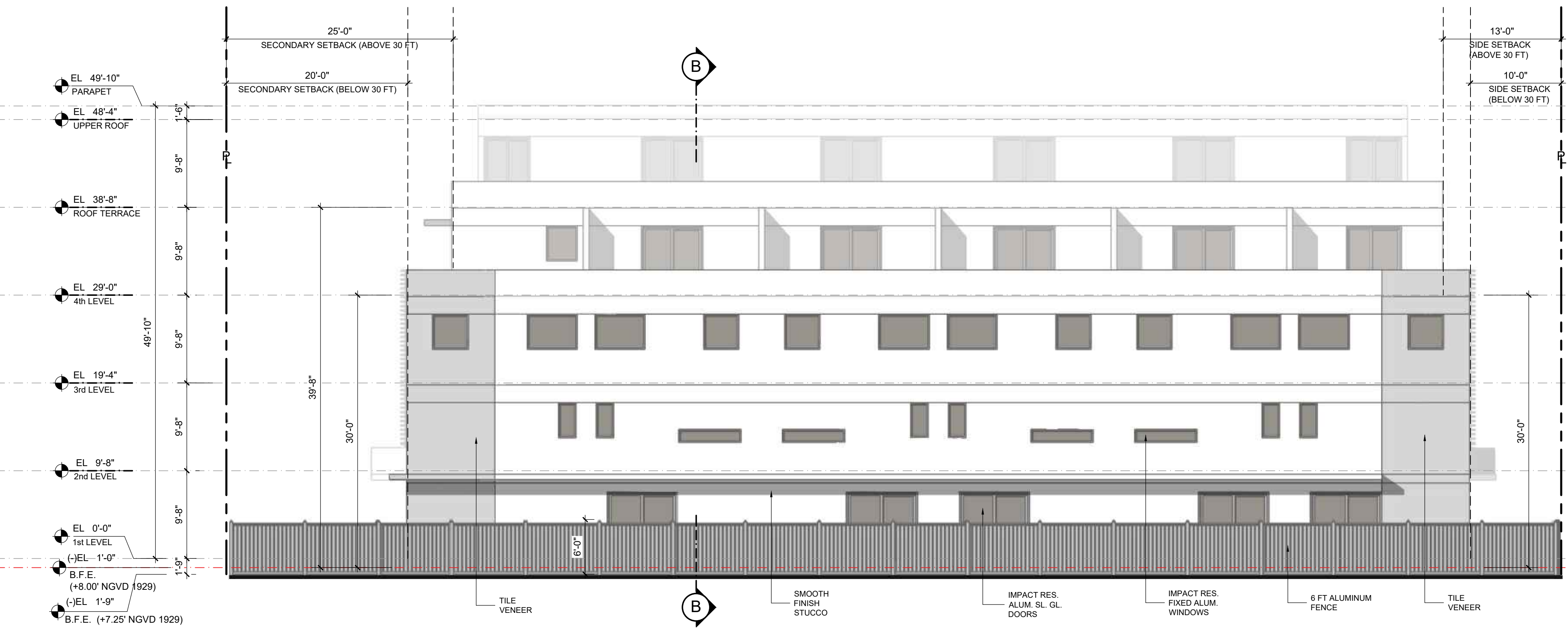
WEST ELEVATION (BAY HARBOR TERRACE)

SCALE 1/8" = 1'-0"



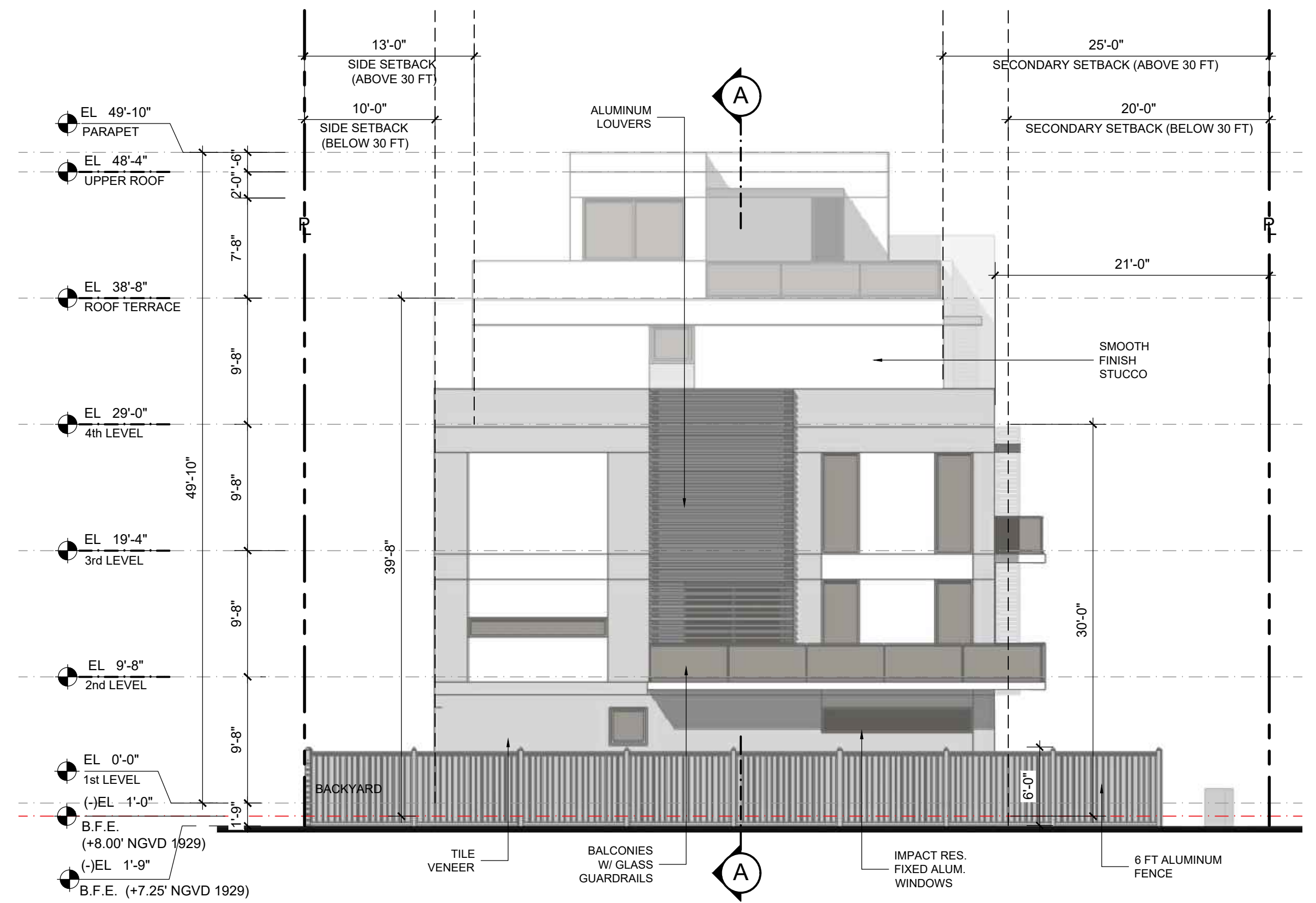
SOUTH ELEVATION (94th STREET)

SCALE 1/8" = 1'-0"



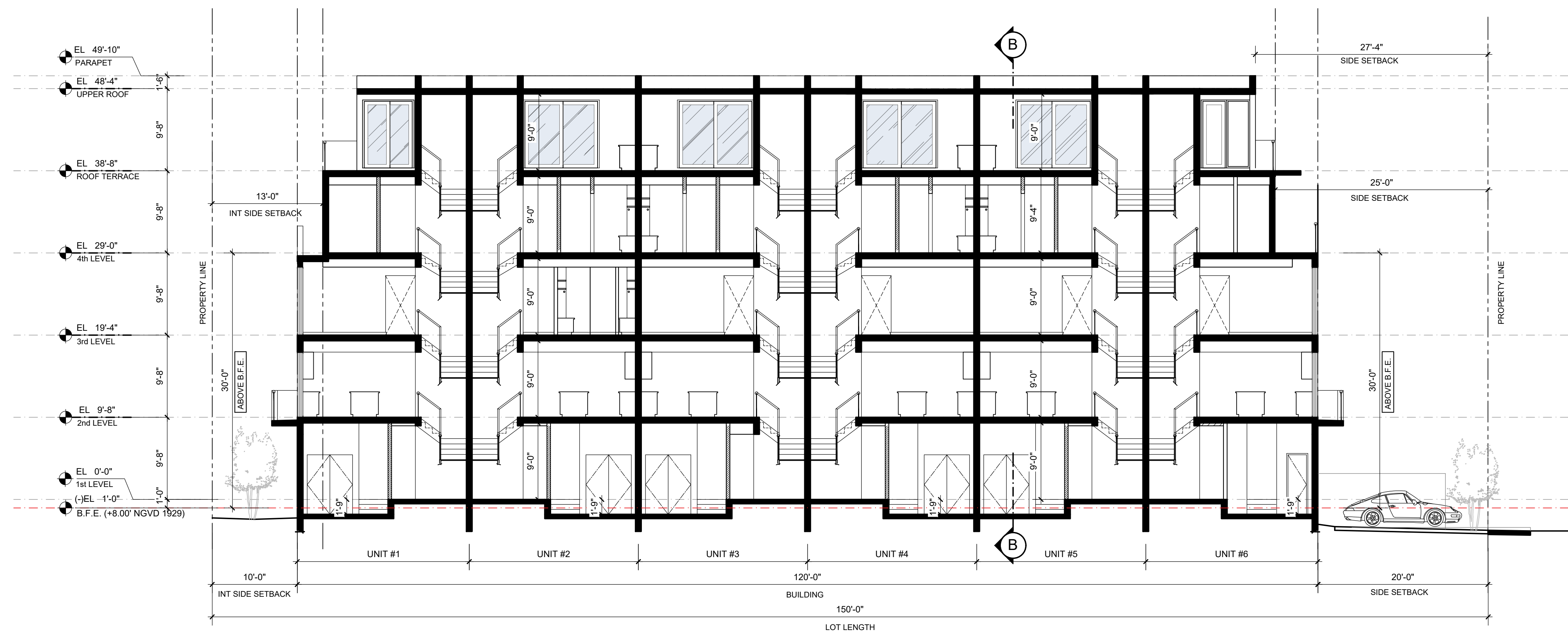
EAST ELEVATION (REAR)

SCALE 1/8" = 1'-0"



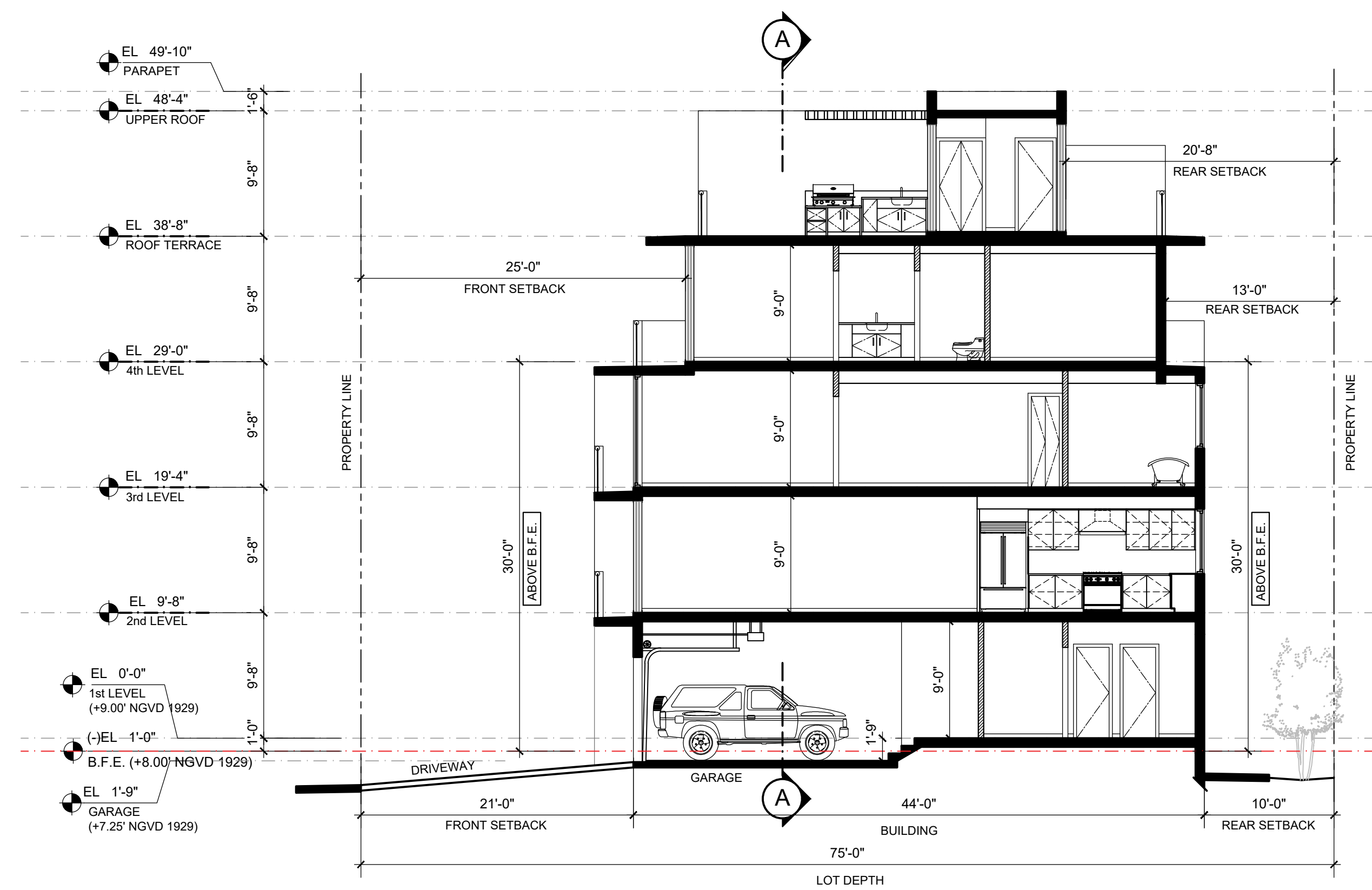
NORTH ELEVATION (INT. SIDE)

SCALE 1/8" = 1'-0"



**A** BUILDING SECTION

SCALE 1/8" = 1'-0"



**B** BUILDING SECTION

SCALE 1/8" = 1'-0"

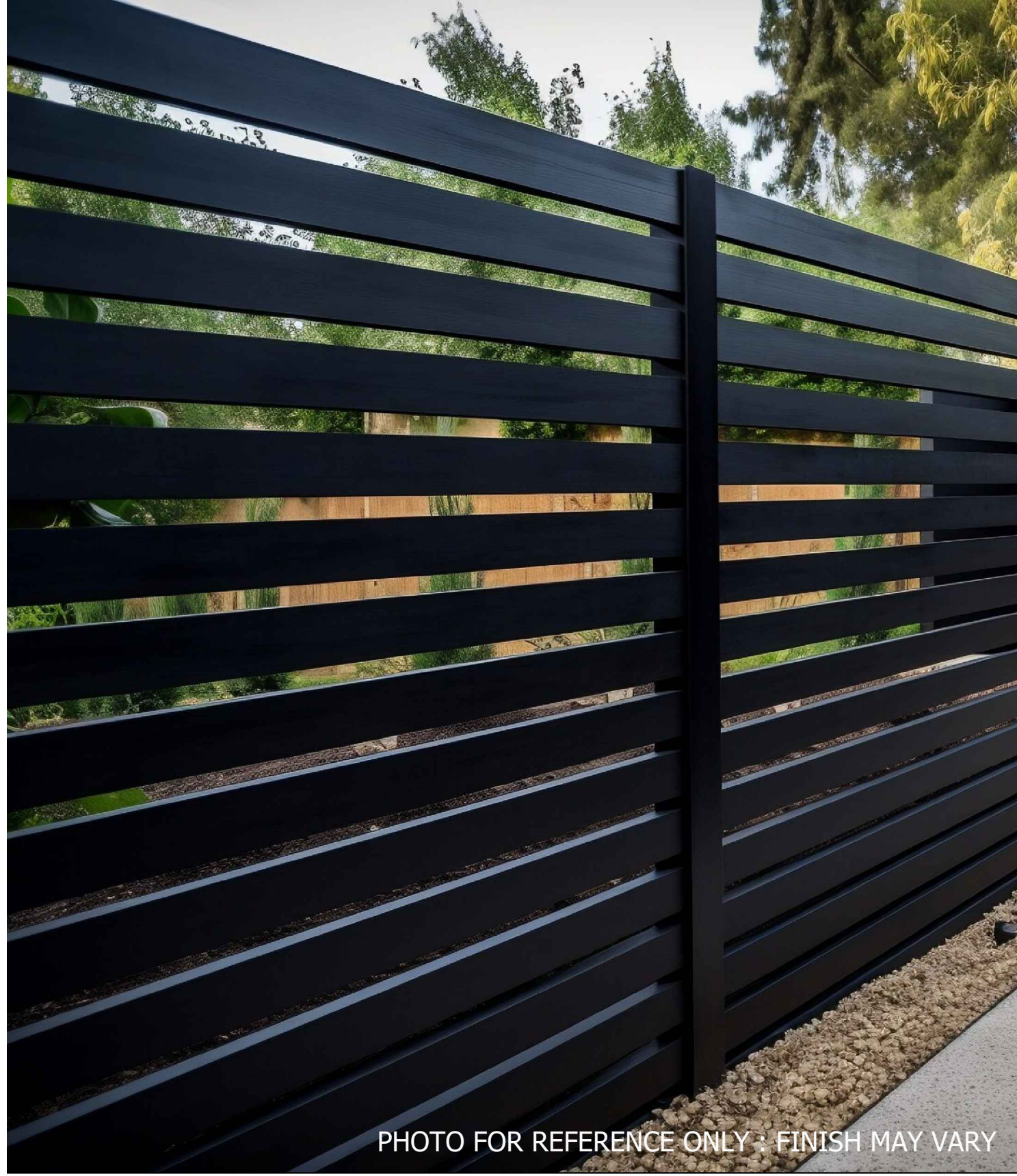


PHOTO FOR REFERENCE ONLY - FINISH MAY VARY

**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.)**

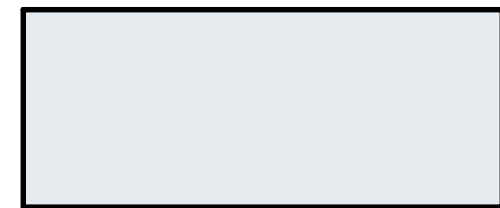
ROOF TERRACES



**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.)**



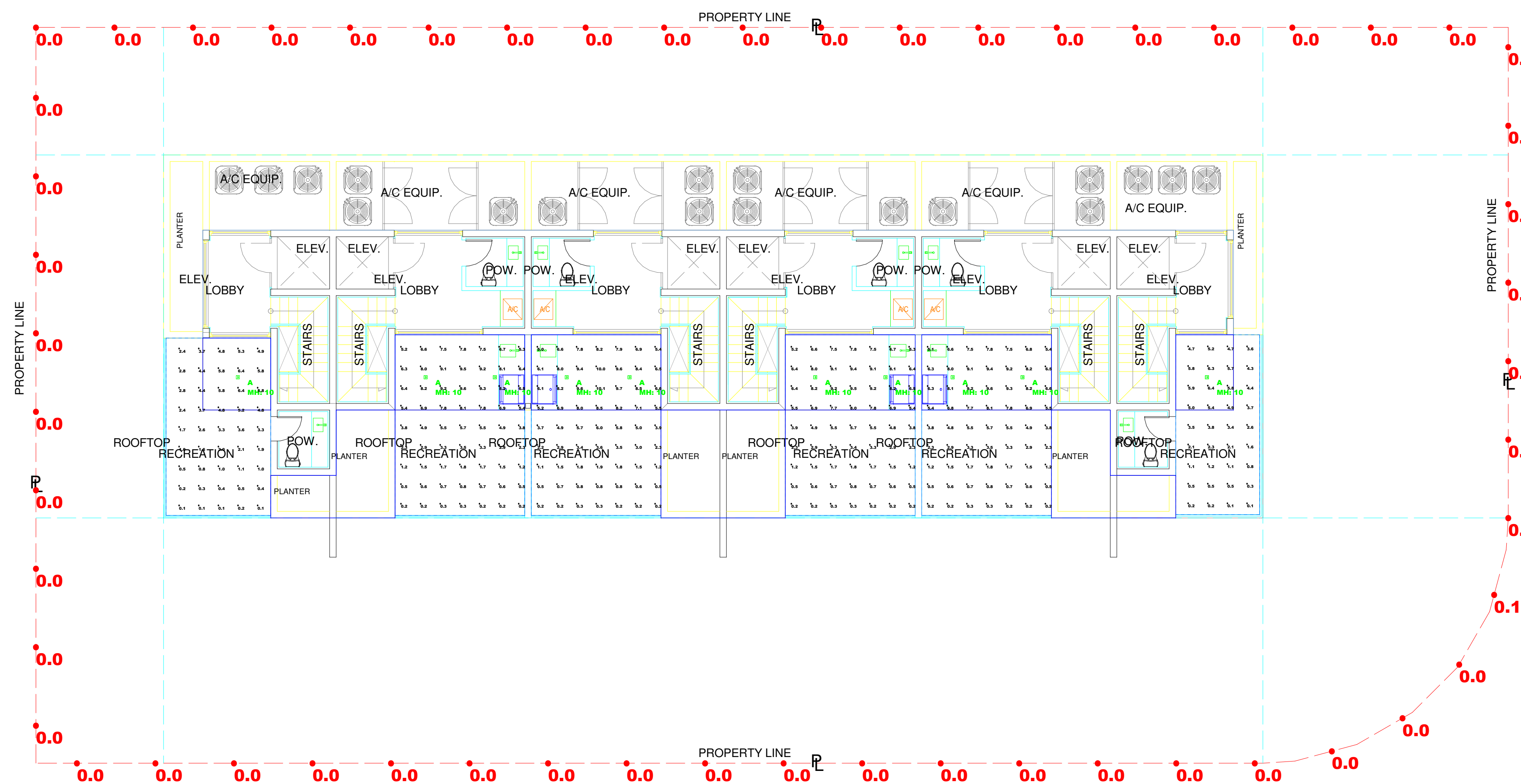
**GALSS GUARDRAILINGS**



**TILE VENEER**

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 3STP 80CRI 30K TRM SCL FTMB WET	RECESSED	N/A	0.760	1242	14	



Scale: 1 inch= 8 Ft.

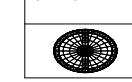
**DESCRIPTION:**  
**ROOFTOP**  
**NORMAL POWER**

**DATE:**  
**12/23/2024**

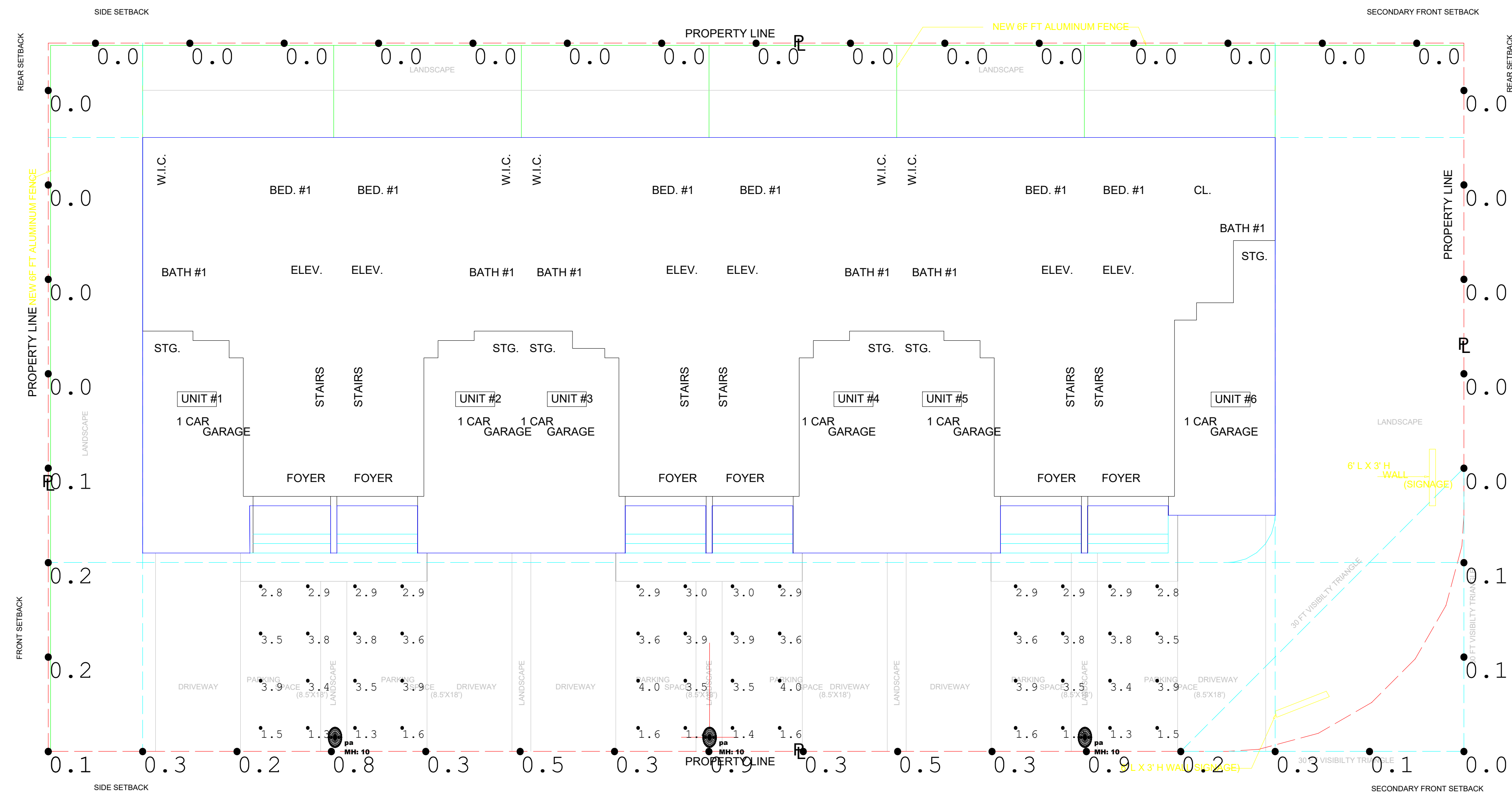
**PROJECT:**  
**1085 TOWNHOMES**

REV# 0



LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLP	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	3	PR	Strip	U.S. ARCHITECTURAL LIGHTING	PAC16P72-PL18-14-FT-30LED-300MA-40C-1H			0.800	4341	41.3	41.3

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVGMIN	MAXMIN
PARKING & DRIVE	Photometric	Fc	5	5	5	2.84	4.0	1.3	2.26	3.48
PROPERTY LINE	Photometric	Fc	10	N.A.	N.A.	0.15	0.0	0.0	N.A.	N.A.



# PHOTOMETRIC REPORT

Scale: 1 inch= 8 Ft.

**DESCRIPTION:**  
**PARKING**  
**NORMAL POWER**  
**DATE:**  
**2/26/2025**

## PROJECT: 1085 TOWNHOMES

REV# 02 jel

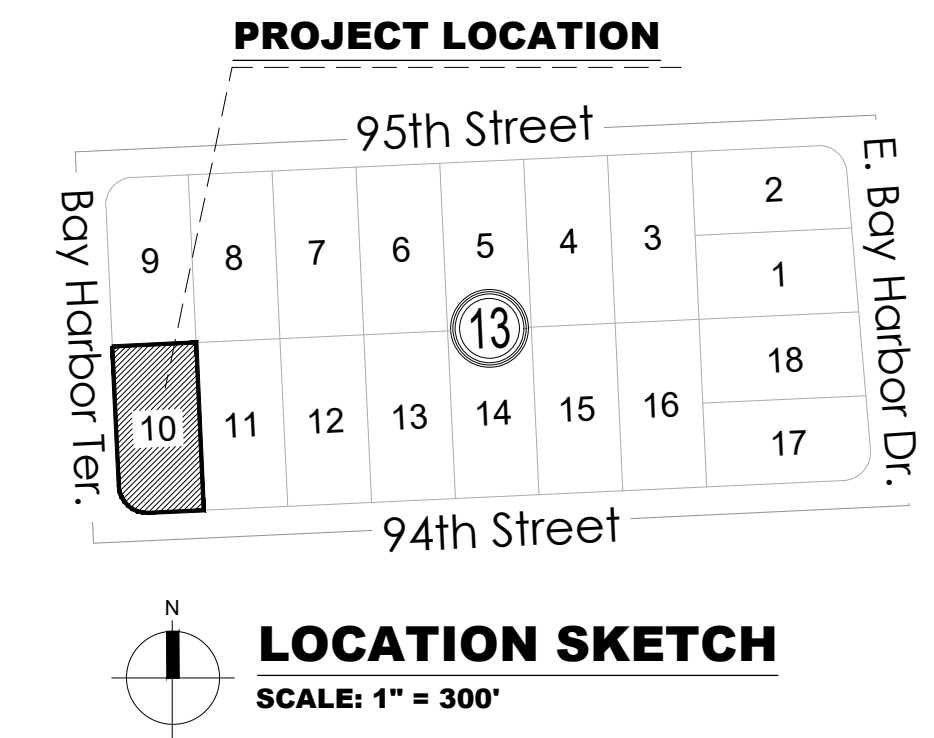






**BLITSTEIN DESIGN** Architects  
 285 Sevilla Avenue  
 Coral Gables, FL 33134  
 Ph : (305) 444-4433  
 Fax : (305) 444-0181

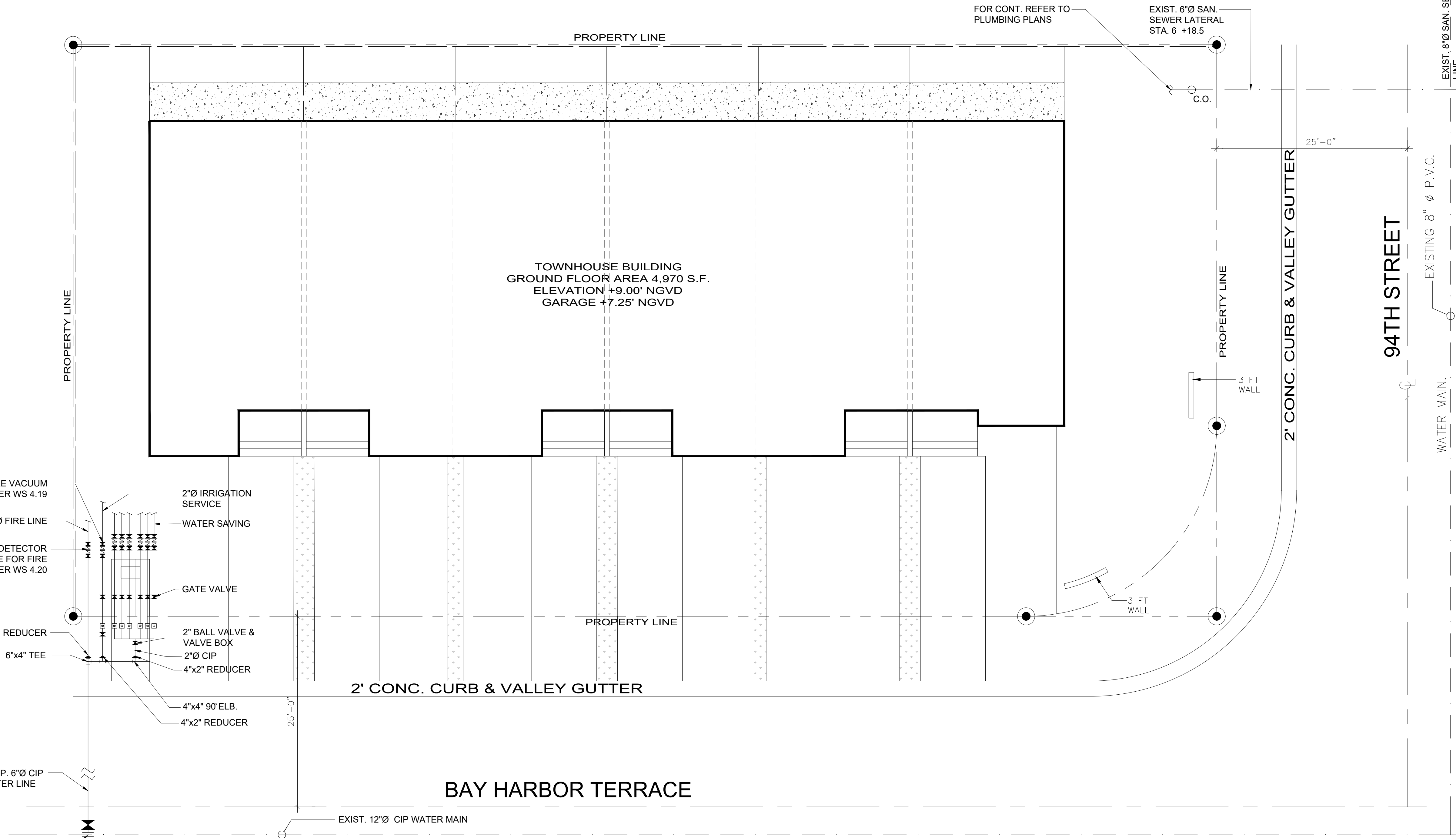
PETER BLITSTEIN  
 LIC. No. - AR0007570



**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.

- RER-DERM WATER-SEWER GENERAL NOTES**
- A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
    - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
    - The sewer is encased in a watertight carrier pipe or concrete.
    - The top of the sewer is at least 18 inches below the bottom of the water pipe.
  - A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
    - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
    - The sewer is encased in a watertight carrier pipe or concrete.
  - Air release valves shall be provided at high points of new force main sanitary sewers.
  - Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
    - Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
    - Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
    - Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
  - The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
  - Force main sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
    - Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
    - Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
    - Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
  - The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
  - In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
  - If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    - All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    - Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    - If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    - The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
  - Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
  - The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at [tree@miamidade.gov](mailto:tree@miamidade.gov), or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
  - Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos-cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) or DERM, at least ten (10) working days prior to starting any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.153 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at [asbestos@miamidade.gov](mailto:asbestos@miamidade.gov) or 305-372-6925.

Rev. 4/30/2018  
\\p1\pub\regulator\delisted\env\permits\gas\com\_admin\sewer\_extensions\forms\_and\_packages\application\_packages\sewer\_packages\package\_march-2018\dem-dms-official-plan-revised-2018-0420.dwg



**BAY HARBOR TERRACE**

**WATER AND SEWER PLAN**

SCALE: 1" = 10'

- NOTES:**
- ALL EXISTING WATER AND FORCE MAINS BEING IMPACTED BY THIS PROJECT, INCLUDING OTHER PROPOSED MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
  - THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:
    - CUT AND PLUGS
    - WATER MAIN OFFSETS
    - INTERCONNECTIONS
    - SERVICE INSTALLATIONS / RETIREMENTS / SERVICE TRANSFERS
    - HYDRANT INSTALLATIONS / RETIREMENTS / RELOCATIONS
    - ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASH'S WATER TRANSMISSION AND DISTRIBUTION SYSTEM.
 SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASH LICENSED OPERATOR AND WASH DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT OF WAY PERMIT PRIOR TO ANY WORK BEING DONE. THE LICENSED CONTRACTOR SHALL COORDINATE WITH THE WASH DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR THE PROPOSED ACTIVITY.
  - MD-WASH DOES NOT PROCESS THE PARTIAL RELEASE OF AN EXISTING EASEMENT. A RELEASE OF THE WHOLE EASEMENT SHOULD BE DONE AND THEN A NEW EASEMENT FOR THE REMAINING PORTION AND/OR ANY ADDITIONAL PORTIONS SHOULD BE RECORDED.
  - PROJECT WITHIN WELLFIELD PROTECTION AREA, GRAVITY SEWER MATERIAL MUST BE PVC C-900 OR DIP.
  - NO STRUCTURES LIKE FENCES AND RELATED FOUNDATION, LIGHT POLES, TREES ETC. SHALL BE PERMITTED INSIDE OF THE M-D WASH'S EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THEREOF. EASEMENTS SHALL BE EXCLUSIVELY FOR M-DWASH MAINS. OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF M-DWASH WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY FIVE (25) FEET CLEARANCE IS PROVIDED.
  - METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
  - ALL WATER MAINS WASTEWATER AND STORM SEWER CROSSINGS SEPARATION AND CONFLICTS, SHALL COMPLY WITH GS 1.5.
  - BACKFLOW PREVENTER DEVICE LOCATIONS ARE APPROVED SUBJECT TO BUILDING AND FIRE DEPARTMENT APPROVAL.
  - MD-WASH FORCES SHALL HAVE 24/7 UNRESTRICTED ACCESS TO THE PROPOSED BACKFLOW DEVICES.
  - SCOPE OF WORK TO BE COORDINATED BY DEVELOPER AND CONTRACTOR WITH WASH FIELD INSPECTOR AND WATER DISTRIBUTION TO AVOID ANY WATER SERVICE INTERRUPTION TO THE NEIGHBORING PROPERTIES.
  - ALL WATER MAINS WASTEWATER AND STORM SEWER CROSSINGS, SEPARATION AND CONFLICTS SHALL COMPLY WITH GS A.5.

**HEALTH DEPARTMENT NOTES:**  
 (Not Part of MDWASH Notes nor Approval)

**WATER MAIN HORIZONTAL SEPARATIONS**

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

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

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

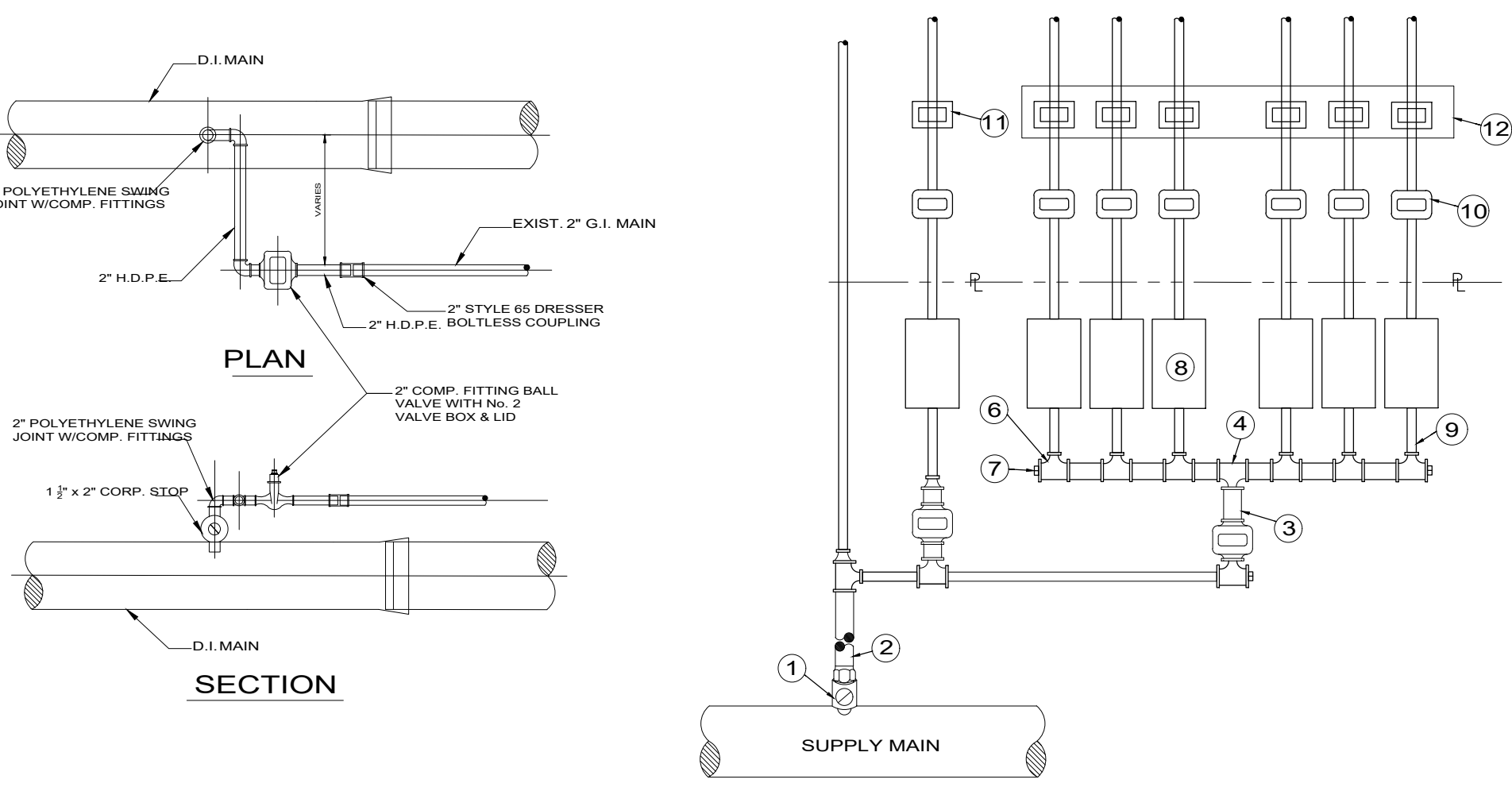
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

**WATER MAIN HORIZONTAL SEPARATIONS**

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

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

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

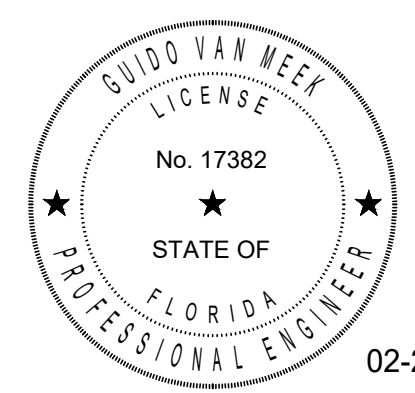


- LEGEND:**
- EXISTING CORPORATION STOP (NOTES 1& 2 APPLIES)
  - EXISTING HEADER SUPPLY -6" PIPE
  - EXISTING 2" BALL VALVE & VALVE BOX
  - 2"x2" POLYETHYLENE TEE
  - HEADER- 2" PIPE
  - 2"x1" TEE
  - 2" POLYETHYLENE PLUG
  - METER BOX - SINGLE SERVICE
  - 1" SERVICE PIPE
  - GATE VALVE
  - 1" x 4" DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE PER WS 4.20
  - 12 X 2" x 2" DOUBLE DETECTOR CHECK VALVE

- NOTES:**
- MAXIMUM OF 10-5/8" METER OR 5-1" METERS.
  - FOR LARGER DEMAND SEE WS 4.16 SHEET 2 OF 2.
  - METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.

**1 C-2 DETAIL PIPELINE SCHEMATIC**

SCALE: N.T.S.



**GUIDO VAN MEEK, P.E.**  
 Consulting Engineers and Planners  
 12534 N.W. 11th Lane - Miami, Florida 33182  
 Tel: (786) 972-8465 - gvm@meekconsult.com  
 State of Florida Reg # 17382

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

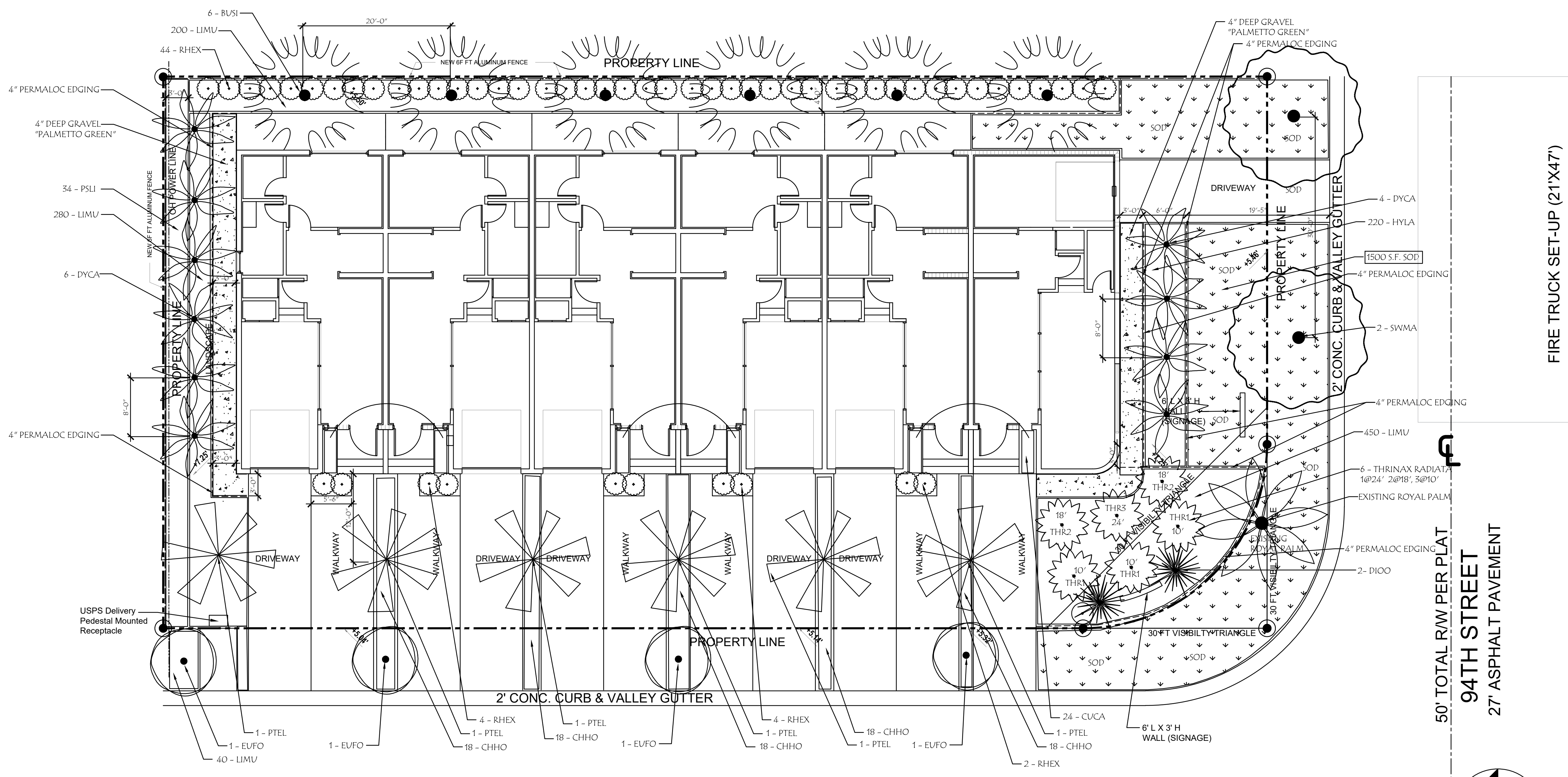
**WATER AND SEWER PLAN**

sheet number

**C-2**

SEE L - 3 LEGEND  
AND CODE CALCULATIONS

PLANTING LIST										UPDATED 02.25.25		
NO.	CODE	BOTANICAL NAME	COMMON NAME	POT	HEIGHT	SPREAD	DIAM	NATIVE	LOW MAINT	DROUGHT TOLERANT		
SHADE AND STREET TREES												
6	BUSI	BURSERA SIMARUBA	GIUMBO LIMBO	B&B	16'	6'	3.5"	YES	YES	YES		
4	MYFR	MYRCIANTHES FRAGRANS	SIMPSON STOPPER-STANDARD	B&B	10'	4'	2"	YES	YES	YES		
6	PTEL	PTYCHOSPERMA ELEGANS - DBL	DOUBLE SOUTAIRE PALM	B&B	22'				YES	YES		
2	SWMA	SWETENIA MAHOGONI	MAHOGONY	B&B	16'	6'	3"		YES	YES		
PALMS												
2	DIOO	DIOON SPINULOSUM		25G	5'	5'			YES	YES		
10	DYCA	DYPSIS CABADAE	CABADA PALM	B&B	14'	7 Trunk Min			YES	YES		
54	RHEX	RHAPIS EXCELSA	LADY PALM	15G	4'	2'			YES	YES		
11	THR41	THRINAX RADIATA - DOUBLE	GREEN THATCH PALM	B&B	10' O.A.	DOUBLE		YES	YES	YES		
2	THR42	THRINAX RADIATA	GREEN THATCH PALM	B&B	18' O.A.			YES	YES	YES		
1	THR43	THRINAX RADIATA	GREEN THATCH PALM	B&B	24' O.A.			YES	YES	YES		
NEW SHRUBS												
NO.	CODE	BOTANICAL NAME	COMMON NAME	POT	HEIGHT	WIDTH	NATIVE	YES	YES	YES		
72	CHHO	CHRYSOBALANUS SP. 'HORIZONTAL'	HORIZONTAL COCOPLUM	3G	24"	24"		YES	YES	YES		
24	CUCA	CURCALIGO CAPITATA	PALM GRASS	3G	18"	18"						
34	PSLI	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA COFFEE	3G	24"	24"		YES	YES	YES		
GROUND COVER/SPECIMENS												
320	HYLE	HYMENOCALLIS LATIFOLIA	SPIDER LILY	1G	12"	12"	FULL	YES	YES	YES		
970	LIMU	LIRIOPE SP. 'SUPERBLUE'	LIRIOPE	1G	12"	12"		YES	YES	YES		
32	ZAFI	ZAMIA FLORIDANA	COONTIE	3G	18"	18"		YES	YES	YES		
MISC ITEMS												
565 SF		SOD - S.T. AUG 'PALMETTO'										
		MULCH - 3" DEEP EUCALYPTUS	FIELD MEASURE									
		GRAVEL - 4" DEEP 'PALMETTO GREEN'	FIELD MEASURE									



**HS2G INC**  
**LANDSCAPE ARCHITECTURE**  
 4747 NORTH OCEAN DRIVE, SUITE #212  
 LAUDERDALE-BY-THE-SEA, FL 33308  
 PHONE 954.326.7212  
 E-MAIL : PETE@HS2G.NET  
 state of florida registered landscape architect #la0000894

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

**REVISIONS**

CITY DRC COMMENTS	01/06/2025
CITY DRC COMMENTS	02/13/2025

SCALE 1/8" = 1'-0"

DESIGNED BY PFS  
 DRAWN BY PFS  
 DATE 11/25/2024

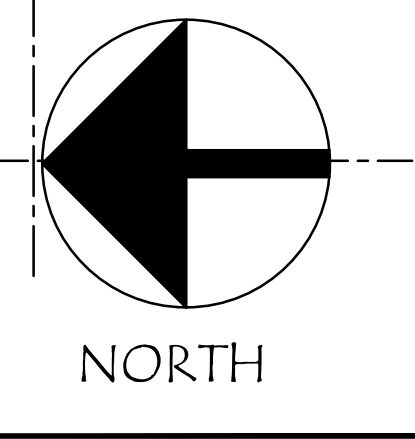
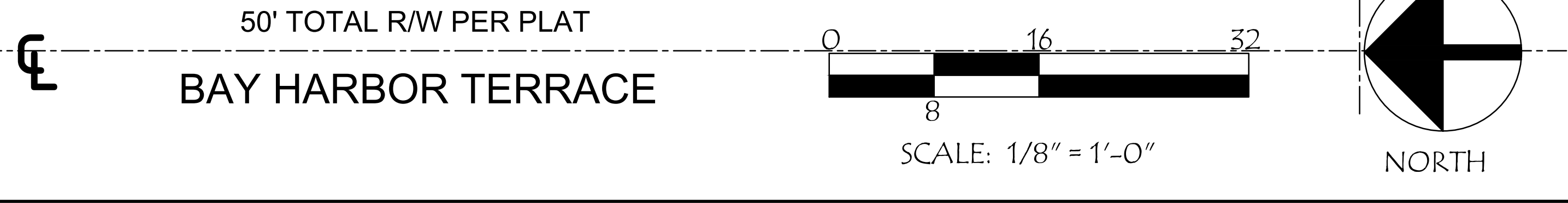
**DRAWING TITLE**  
**LANDSCAPE PLAN**

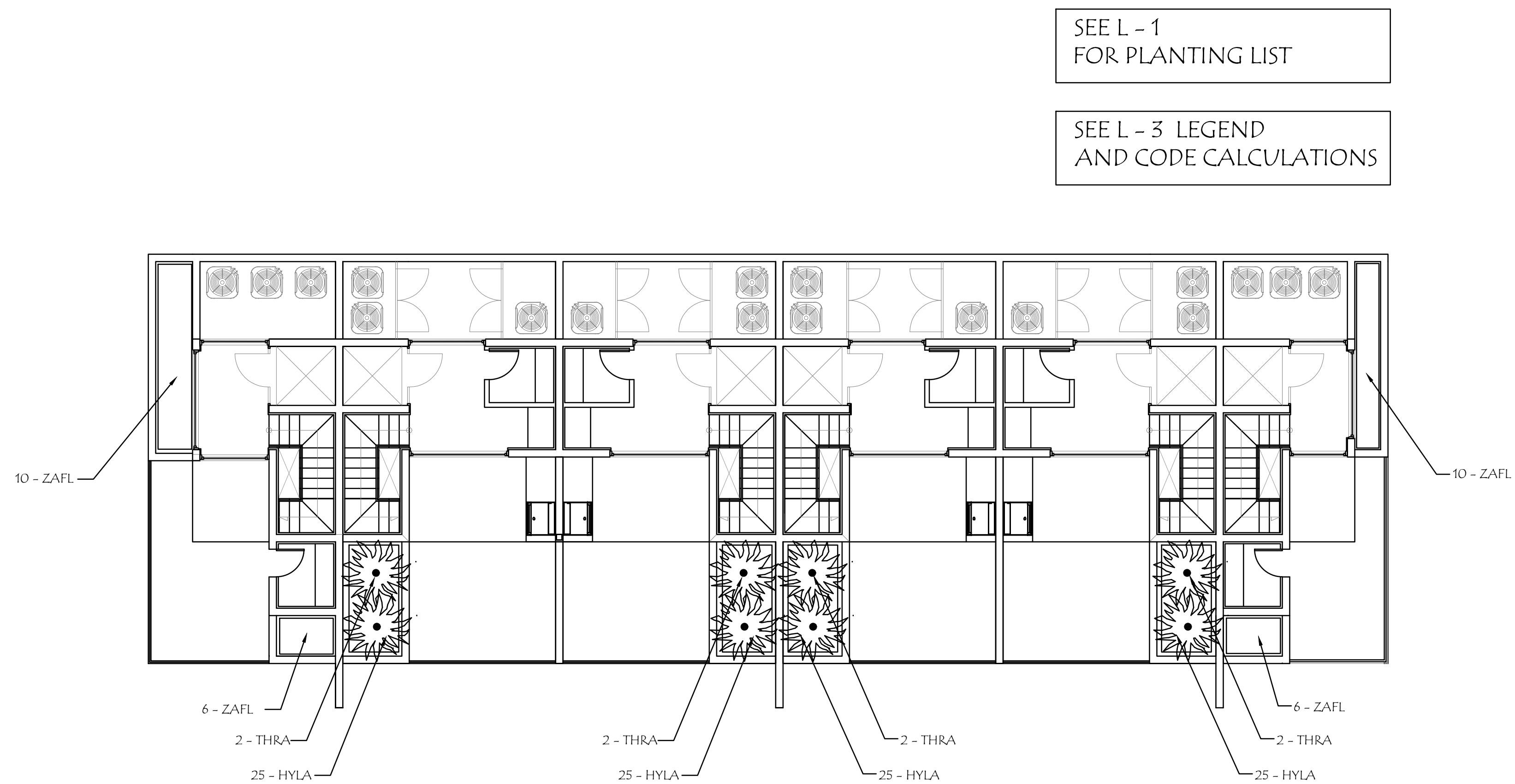
SEAL:  
  
 Date: \_\_\_\_\_

**SHEET NUMBER**  
**L-1**

**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

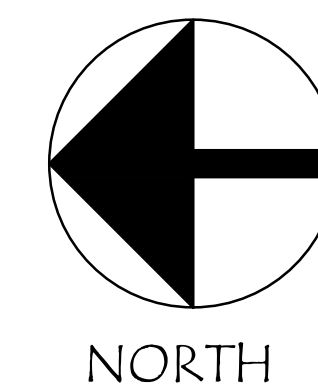
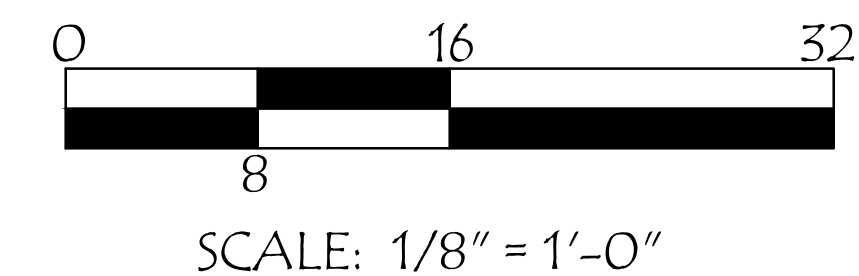




# ROOF LANDSCAPE PLAN

**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**  
 4747 NORTH OCEAN DRIVE, SUITE #212  
 LAUDERDALE-BY-THE-SEA, FL 33308  
 PHONE 954.326.7212  
 E-MAIL : PETE@HS2G.NET  
 state of florida registered landscape architect #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

**ROOF LANDSCAPE PLAN**

SEAL:



Date: \_\_\_\_\_

SHEET NUMBER

**L-2**



A. GENERAL CONDITIONS AND REQUIREMENTS

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

B. MATERIALS:

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

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

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

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

C. INSTALLATION

PLANTING BED PREPARATION: REFER TO PLANTING DETAILS.

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

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

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

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

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

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

GUYING AND STAKING: REFER TO PLANTING DETAIL SHEET.

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

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

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

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

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

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

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

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

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

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.

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

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

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

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

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

TREE GUYING AND STAKING: SEE PLANTING DETAILS.

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

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

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

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

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

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

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

D. FINAL COMPLETION:

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

E. GUARANTEE:

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

**HS2G INC**  
**LANDSCAPE ARCHITECTURE**  
 4747 NORTH OCEAN DRIVE, SUITE #212  
 LAUDERDALE-BY-THE-SEA, FL 33308  
 PHONE 954.326.7212  
 E-MAIL : PETE@HS2G.NET  
 state of florida registered landscape architect #1a0000894

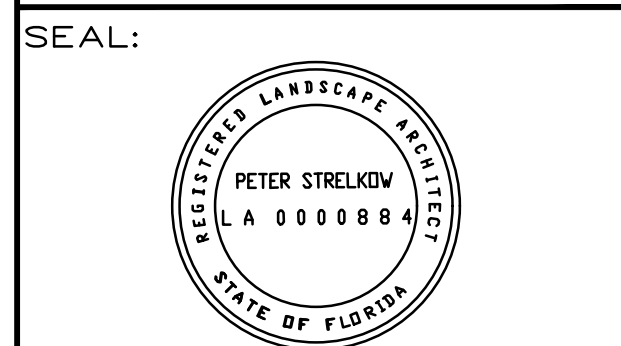
**1085 TOWNHOUSES**  
 1085 94TH STREET  
 BAY HARBOUR ISLANDS, FL 33154

REVISIONS


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

DRAWING TITLE

**PLANTING NOTES**



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

LEGEND	
SYMBOL	DESCRIPTION
[Solid Grey]	NEW BUILDING
[Dotted Pattern]	LANDSCAPING / LAWN
[Horizontal Lines]	EXTERIOR/STRUCTURE WALLS
[Vertical Lines]	NEW INTERIOR PARTITION WALLS
[Cross-hatch]	PERMEABLE PAVERS
[Stippled]	CONCRETE
[+1.23]	PROPOSED GRADE ELEVATION N.G.V.D. 1929
[+1.23]	EXISTING GRADE ELEVATION N.G.V.D. 1929

SCOPE OF WORK:  
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT

**SITE DATA**

ZONING	RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT - NON WATERFRONT)
FUTURE LAND USE DESIGNATION	MEDIUM - HIGH DENSITY RESIDENTIAL
ADDRESS	1085 94th St, Bay Harbor Islands, FL 33154
FOLIO	13-2227-001-2570
GROSS LOT AREA	11,116 SQ FT = 0.26 ACRES
DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)
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 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00

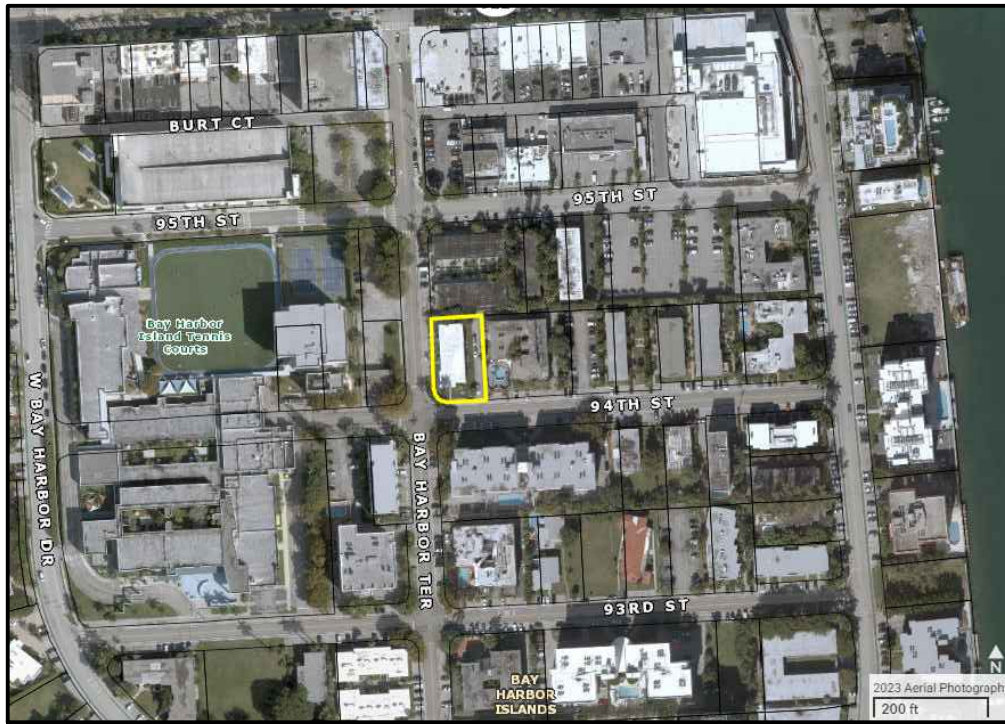
	ALLOWED / REQ	PROVIDED
BUILDING HEIGHT	65 FT (FROM BASE FLOOR ELEV.)	
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

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" 25'-0"
SECONDARY FRONT (94TH STREET)	- 30 FT IN HEIGHT - FROM 30FT TO 45FT IN HEIGHT	20'-0" 25'-0"
INTERIOR SIDE (NORTH)	- 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" 23'-0" 17'-0"
REAR	- 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" 13'-0" 20'-8"

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

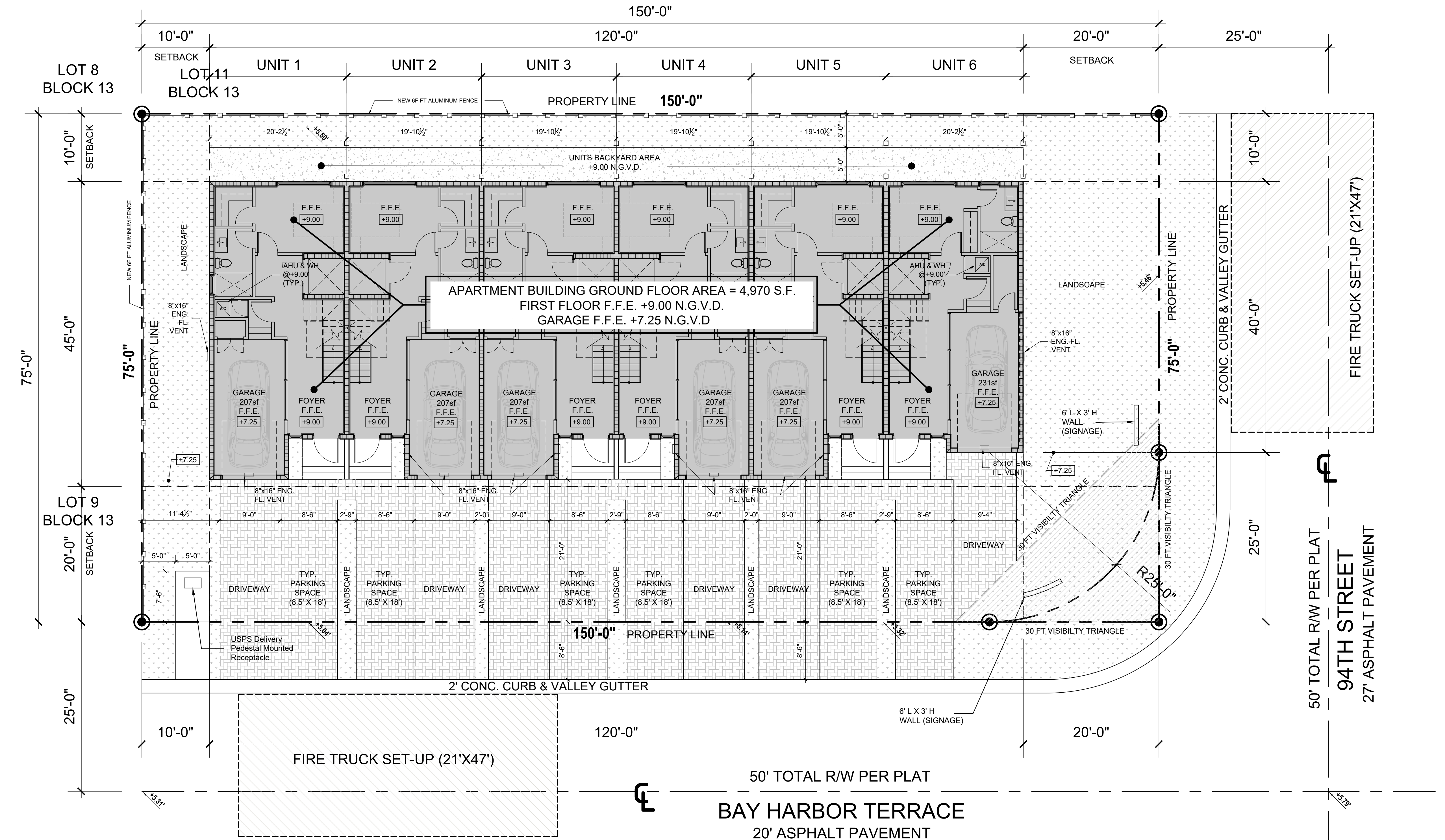


LOCATION MAP

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.)

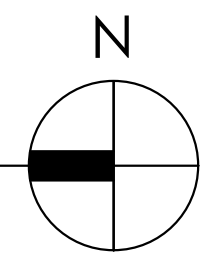
FLOOD LEGEND	
CODE REFERENCES	ASCE 24-14 2023 FBC 1612 FEMA (NFIP)
COMMUNITY NAME	TOWN OF BAY HARBOR ISLANDS
COMMUNITY NUMBER	120637
MAP NUMBER	12086C0144L
PANEL No.	0144
FLOOD ZONE	AE
BASE FLOOD ELEVATION	+8.00' NGVD 1929
HIGHEST CROWN OF ROAD	+5.79' NGVD 1929
HIGHEST ADJACENT GRADE	+5.84' NGVD 1929
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			
300GPM 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
UNITS	#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')			



**SITE PLAN**

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



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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy  
1/9/2025 4:12:44 PM FIRE - Void

DATE TIME TRADE STAMP NAME  
1/9/2025 4:12:44 PM FIRE - Void

Digitally signed by Peter Blitstein  
Date: 2024.12.24 09:36:07 -05'00'

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

date	revisions	drawn by	F.P.	sheet title
2024				

SITE PLAN,  
SITE DATA &  
LOCATION PLAN

sheet number  
SCALE: AS SHOWN  
**A-1**

LEGEND	
SYMBOL	DESCRIPTION
[Solid Grey]	NEW BUILDING
[Dotted Pattern]	LANDSCAPING / LAWN
[Dashed Pattern]	EXTERIOR/STRUCTURE WALLS
[Thin Solid Line]	NEW INTERIOR PARTITION WALLS
[Grid Pattern]	PERMEABLE PAVERS
[Solid Grey]	CONCRETE
+1.23	PROPOSED GRADE ELEVATION N.G.V.D. 1929
+1.25	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
FILE NO.	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 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00

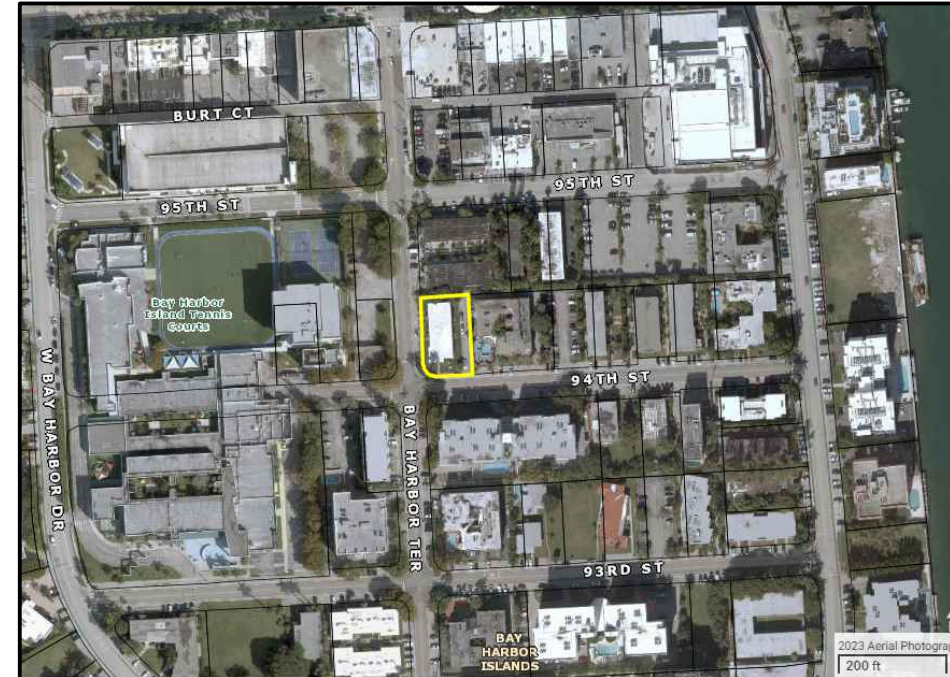
	ALLOWED / REQ	PROVIDED
BUILDING HEIGHT	65 FT (FROM BASE FLOOR ELEV.)	6
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
UNIT #1	846.4	891	891	638.2	234.4	3,505 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	20'-0" MIN	20'-0"
- FROM 30FT TO 45FT IN HEIGHT	25'-0" MIN	25'-0"
SECONDARY FRONT (94TH STREET)		
- 30 FT IN HEIGHT	20'-0" MIN	20'-0"
- FROM 30FT TO 45FT IN HEIGHT	25'-0" MIN	25'-0"
INTERIOR SIDE (NORTH)		
- 30 FT IN HEIGHT	10'-0" MIN	10'-0"
- 40 FT IN HEIGHT (*)	23'-0" MIN	13'-0"
- 48 FT IN HEIGHT (*)	16'-0" MIN	17'-0"
REAR		
- 30 FT IN HEIGHT	10'-0" MIN	10'-0"
- 40 FT IN HEIGHT (*)	13'-0" MIN	13'-0"
- 48 FT IN HEIGHT (*)	16'-0" MIN	20'-8"

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



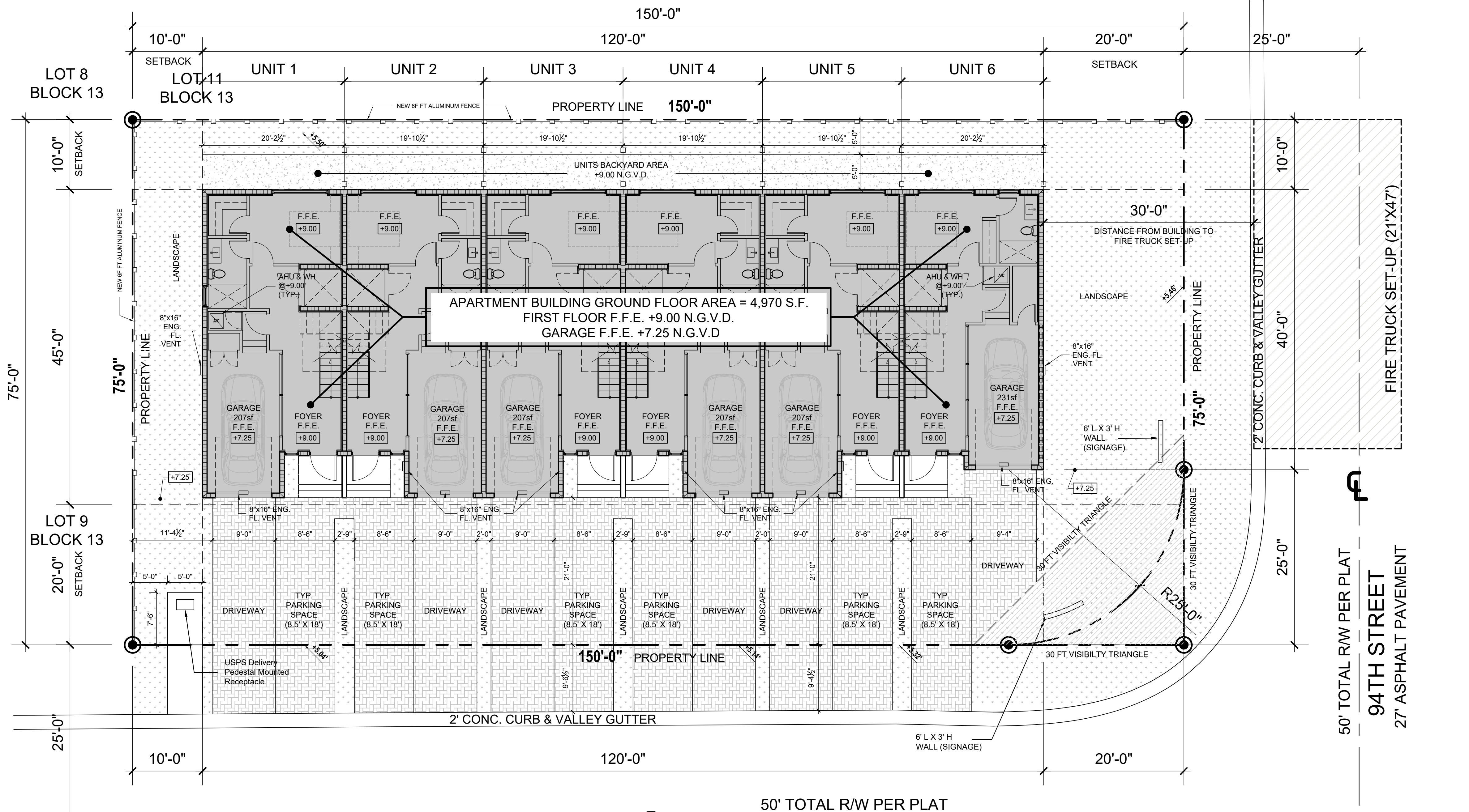
LOCATION MAP

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	1208C0144L
PANEL No.	0144
FLOOD ZONE	AE
BASE FLOOD ELEVATION	+8.00' NGVD 1929
HIGHEST CROWN OF ROAD	+5.79' NGVD 1929
HIGHEST ADJACENT GRADE	+5.84' 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			
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.

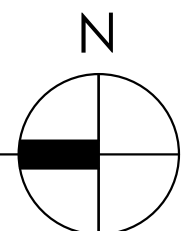


BAY HARBOR TERRACE  
20' ASPHALT PAVEMENT

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

SITE PLAN

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



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

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

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

date	revisions	drawn by	F.P.	sheet title
2024				

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> Elianet	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\* *(new construction only)*     
  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)***

<input type="checkbox"/> ALL	<input type="checkbox"/> BLDG/HCAP	<input type="checkbox"/> ELEC	<input type="checkbox"/> ENRG	<input checked="" type="checkbox"/> FIRE	<input type="checkbox"/> ROOF
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> MECH	<input type="checkbox"/> PLUM	<input type="checkbox"/> PWKS	<input type="checkbox"/> PWCC	<input type="checkbox"/> SIGN
<input type="checkbox"/> STRU	<input type="checkbox"/> ZNPR	<input type="checkbox"/> WASD	<input type="checkbox"/> PWIF	<input type="checkbox"/> LPGX	<input type="checkbox"/> SHOP DRAWING
<input type="checkbox"/> DERM CORE	<input type="checkbox"/> DERM AIR	<input type="checkbox"/> DERM AIRPORT	<input type="checkbox"/> DERM ASBESTOS	<input type="checkbox"/> DERM COASTAL	<input type="checkbox"/> DERM FLOOD
<input type="checkbox"/> DERM GREASE	<input type="checkbox"/> DERM INDUSTRIAL	<input type="checkbox"/> DERM PAVING & DRAINAGE	<input type="checkbox"/> DERM POLLUTION	<input type="checkbox"/> DERM PRE-TREATMENT	<input type="checkbox"/> DERM SOLID WASTE
<input type="checkbox"/> DERM TANKS	<input type="checkbox"/> DERM TREES	<input type="checkbox"/> DERM WATER TREATMENT	<input type="checkbox"/> DERM WETLANDS	<input type="checkbox"/> PERMIT BY AFFIDAVIT CHECK	<input type="checkbox"/> SHORT TERM EVENT AFFIDAVIT CHECK
<input type="checkbox"/> DOH/HRS	<input type="checkbox"/> 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 *(You will be notified after core review is complete for additional fees)*

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

<input type="checkbox"/> TREE	<input type="checkbox"/> GREASE	<input type="checkbox"/> ASBESTOS	<input type="checkbox"/> COASTAL	<input type="checkbox"/> AIR	<input type="checkbox"/> PAVING & DRAINAGE
<input type="checkbox"/> TANKS	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> WETLAND	<input type="checkbox"/> PRE-TREATMENT	<input type="checkbox"/> CORE	<input type="checkbox"/> FLOOD

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

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	PROCESS NUMBER	PROCESS NUMBER
<input type="checkbox"/> RE-ISSUE	<input type="checkbox"/> PLAN REVISION	<input type="checkbox"/> REWORK
<input type="checkbox"/> SHOP DRAWING		