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

DEVELOPMENT & REVIEW COMMITTEE MEETING

October 9, 2025
11:00 AM

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by Condra Property Group, to construct a new 7-unit multi-family development to be located at 9440 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT
October 9, 2025

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by Condra Property Group, to construct a new 7-unit multi-family development to be located at 9440 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:
Owner's Name: Condra Property Group
Folio: 13-2227-028-0001
Property Address: 9440 West Bay Harbor Drive
Zoning District: RM-1
Legal Description: Lot 7 of Block 2

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	SPR25-000018 DRC Application
2.	BHI 9440 WBHD MFR MMPA #2 DRC Staff Report Oct 6 2025
3.	RESPONSES TO COMMENTS
4.	9440 Bay Harbor Dr Fire Flow Requirements Calculations
5.	MDC FIRE DEPARTMENT
6.	MDC FIRE DEPARTMENT-MTG
7.	NOA GLASS RAILING
8.	SWM Calculations for 9440 W Bay Harbor 5-1-25
9.	CALCULATION SETBACKS DIAGRAM
10.	TABLE CALCULATION SIDE SETBACKS

11.	ARCHITECTURE
12.	CIVIL
13.	LANDSCAPE
14.	SURVEY

APPLICATION FOR SITE PLAN REVIEW

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

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

Lot 7 less the easterly 11.0 feet, Block 2 of Bay Harbor Island. According to the Plat thereof as recorded in Plat Book 46 Page 5 Miami Dade County

Folio # 13-2227-028-0010

Size of described property 10,425 Sqft 0.2393 Acres

Project Description New 8 Story Residential Bldg. w/Rooftop Units 7

Owner(s) Name Condra Property Group

Mailing Address 1719 East 33rd Street

City Brooklyn State NY Zip 11234

Phone Number +19174949723 Email Allen@condrapg.com

Signature of Owner

Name of Applicant (if different from owner) N/A.

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative Joseph B. Kaller - Kaller Architecture

Mailing Address 2417 Hollywood Blvd.

City Hollywood State FL Zip 33020

Phone Number 954-920-5746 Email Joseph@Kallerarchitects.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 7/30/2025 By

Process Number SPR25-000018 Fee Paid $3,000 C/C

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: October 6th, 2025

Subject: Site Development Plan Application – #2 Formal DRC Plan Review
9440 West Bay Harbor Drive - 7 DU Multi-Family Residential Complex
Bay Harbor Islands Acct. No. SPR24-000024
MMPA Acct. No. 01-0702-1198

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) either **DEFER** action on the proposed Site Development Plan application to allow the applicant's design team to address the remaining minor listed comments or **APPROVE** with a condition that a DRC Check-Set be submitted / signed-off prior to the matter being placed on a DRB agenda. The submittal package still has a few minor items that need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9440 West Bay Harbor Drive
Legal Description: Lot 7, less the easterly 11.00 feet thereof, Block 2, of "Bay Harbor Island", according to the Plat thereof as recorded in Plat Book 46, at Page 5 of the Public Records of Miami / Dade County.

Note: The applicant intends to vacate the old 11' ROW area and add it back to the lot to recreate a "whole" lot. The applicant's Site Plan design is based on this occurring (lot area / setbacks / open space / etc.).

The Town's DRC met on Aug. 14th 2025 / reviewed the project / provided comments and deferred the item, to allow the applicant time to research / correct the plans.

PROJECT DESCRIPTION

The project architect (Kaller Architecture) has submitted a formal Site Development Plan application to allow for the construction of a seven (7) dwelling unit complex located at 9440 West Bay Harbor Drive. The proposed dwelling units will range from 1,339 to 3,640 square feet of A/C space plus balconies, etc. The site is currently developed with a 5-story / 12 DU multifamily building (W. Bay Club). The proposed site design incorporates one rectangular-shaped building-oriented east / west on the site.

One two-way access driveway is proposed connecting to West Bay Harbor Drive. The driveway will be 2-way and meet the Town's minimum 23' wide requirement. Per a request made at the #1 DRC meeting the applicant met with MDFD to discuss a preliminary Fire Department staging area. The proposed new building is 7-stories in height with six (6) floors of residential use over one (1) floor of grade level parking @ 65-feet above BFE + 1' FBC Freeboard.

The survey submitted shows the current site area as 10,425 sq. ft / 0.239 acres. It is noted that some time in the past the property owners deeded the front 11' of the site to the Town, as many owners did, related to the on-street parking. The Town has created an administrative process to deed back the 11' to the adjoining lot owners and receive easements over the area. The current lot area (less the front 11') would allow for a maximum of eight (8) DU on the property at the maximum allowable base density (34 DUA). If the 11' area was deeded back to the owner, the lot area would be 11,250 sq. ft. / 0.258 acres in size would allow for a maximum of nine (9) DU on the property at the maximum allowable base density (34 DUA). The proposed site plan design proposes seven (7) DU; therefore, it appears two (2) TDR units would be available if the 11' were returned. The site design is based on obtaining and utilizing the 11' area.

The adjoining / nearby development sites currently include the 7-story St. Regis MFR complex @ 48 DU / 62 DUA to the immediate north. The lot to the immediate south is developed as the 7-story Riva MFR complex @ 25 DU / 48.5 DUA. To the immediate west is the 150' wide Bay Harbor Waterway with single family homes abutting the waterway on the West Island. To the east across from West Bay Harbor Drive is the Ruth K. Broad K-8 Miami-Dade public school campus. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (up to 7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town 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 the interior (non-waterfront lots) are zoned RM-2. This waterfront lot is Zoned RM-1. 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. Prior to scheduling before the DRB a few remaining items need to be corrected.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 7 DU that are allowed via the base density (no TDRs needed / requested).

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

PLATTING

The site will not require replatting, as the site is currently platted as described above (single lot). However, as noted above the front 11' of the site was deeded to the Town in the past to address the on-street parking arrangement. As the development plans is based on a whole lot the applicant should seek to have the 11' of land deeded back to make the lot "whole" again ASAP.

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

The site abuts West Bay Harbor Drive, a 60-foot wide local street. No additional right-of-way is required. As stated above, the Site Development Plan depicts access to the site from one (1) driveway connecting to West Bay Harbor Drive. The driveway is shown as one (2) two-way driveway. It is dimensioned to 23' in width, which would be adequate and meet Code.

Based on seven (7) DU the Code requires at least fourteen (14) parking spaces. Fourteen (14) parking spaces are shown on the plans with thirteen (13) standard parking spaces under the building and one (1) ADA parking space. The lobby drop-off / delivery parking space is shown in the front yard; but it is not labeled nor dimensioned. It appears to be the correct size.

A proposed Fire Department staging area is now shown in the plans. The applicant met with the Miami-Dade Fire Department staff to identify a conceptual staging area, as this affects the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern and with an abundant use of glass. The design concept includes expansive curvilinear balconies on the upper floors. In addition, some interesting curvilinear architectural features are shown on the front facade facing WBHD but meet setbacks.

The building does not exceed one hundred twenty (120) feet in length; therefore, a formal "breezeway" is not required.

SITE PLAN COMMENTS

Following are comments based on the revised plans dated September 25th, 2025, for consideration:

1) On Sheet L-2 (Landscape Plan) the plans shows four (4) Mahogany Street Trees in the roadway swale; however, the spacing is incorrect and the tree species should be modified due to the FPL lines fronting this site. MD Chapter 18B is the Countywide Street Tree Code. Street Tres are to be spaced at 35' on center to allow proper appearance and growth. The plans show the Mahogony trees with only a 10' separation / 2 on each side of the driveway. These trees grow quite large. While the Town Code requires developers to underground any existing overhead utilities during redevelopment, FPL has been objecting to this for small segment areas. The Town's Master Street Tree Plan has a specified tree species if there are no overhead utilities and an alternative tree species if they remain for now. Revise the landscape table under "Street Trees" to list the Mahogony trees if FPL agree to the undergrounding tree, but also add Gaucous Cassia trees as the alternative. Only 1 Street Tree is to be planted in the road swale on each side of the driveway (center).

2) On Sheet PH-1 (Photometric Plan) the footcandle readings are almost impossible to read to determine compliance. The maximum allowed footcandle reading at any property line is 1.0. It appears some readings exceed that. See Codd Sec. 23-19. Revise the plans as necessary.

3) Sheet SP-1 has the following issues:

    a. In the Site Data Table it is correctly stated that at least 20% of the site must be open space (landscaping) at ground level. On Sheet L-5.3 the diagram shows 2,308 SF / 20.5% of the site as open space. However, the data on Sheet SP-1 states 5,510 SF (48%) + 3,071 SF (27%). This cannot be accurate looking at the site plan, as most of the site is impervious. Research / update the data and to be internally consistent in the plan set – it appears to be close to 20%. Also, on the roof plan at least 15% of the roof area used for recreation must be landscaped. Sheet L-5.3 shows 849 SF / 20% but the Sheet SP-1 data show 28%. Research and update.

    b. The legal description is correct as it is today - less the front 11' for parking. But the entire plan set is based on the re-acquisition of the 11' to make the lot whole again. Add a note like: "It is the intention to vacate the 11' of ROW back to the adjoining lot owner. All plans are based on using the whole platted lot".

4) On Sheet A-3 (3rd Level) there is note for a "Treatment Room" near the gym. Please clarify what type of "treatment" is planned for this room. There can be no commercial use (residents only).

5) Again, it is still not clear concerning the proposed screening method of the open garage sides or fencing around the property. The building elevation shows screening and a proposed fence. Need an enlarged cross section of the side yard areas illustrating the perimeter wall / collective garage screening and more detail on the fence material, height and color.

KallerArchitecture

Site Development Plan Application - Pre-DRC Plan Review 9440 West Bay Harbor Drive - 7 DU Multi-Family Residential Complex Bay Harbor Islands Acct. No. SPR24-000024 MMPA Acct. No. 01-0702-1198

- **BUILDING COMMENTS**

Building Inspector Review: Eliezer Palacio, Status: Disapproved Start Date: 07/31/2025 Completed Date: 08/11/2025

1. Need design criteria show: occupancy type, occupancy load, construction type, risk category, Exposure category as per FBC ch. 107.3.5 & Miami Dade county code section 8-10.

RESPONSE: Please refer to site plan information with occupancy type, load calculation, construction type, risk category, and exposure cat. Per FBC. 2023

2. Need to show compliance with ASCE 24 sections 2.7, 2.7.2.2 engineered openings, 2,7.3 installation of openings. (1 sq.ft. /1 sq.in.). Needs to be equal on both sides with the submitted vents opening on two different walls of each enclosed area.

RESPONSE: Flood vents are shown on both sides of the vestibule as required by ASCE 24. The space has 208 SF (equal to 208 SI/5 vents: 41.6 SI each vent) we provide 16" X 8" = 128" SI typical vent.

3. Need to show compliance with FEMA technical bulletin 4 section 6.2 elevator equipment float Switches: installing detection systems with one or more float switches in elevator shafts will prevent elevator cabs from descending into floodwater, providing a safer system while Minimizing costly repairs or replacement. A float switch system or another system that provides The same level of safety is required, per ASME a17.1, for all elevators where there is potential For the elevator cab to descend below the BFE during flood conditions & ASCE 24 section 7.5 Elevators.

RESPONSE: Please refer to note # 7 provided in site plan. Plumbing Engineer and Electrical Engineer will show in the plumbing and Electrical sets the devices required within Building permit submittal.

4. Need to show compliance with F.B.C. 1618.4.6.3 glass railings must have satisfactorily passed the 400 Ft-pounds of energy impact test as specified in ANSI z97.1. Submit Florida state/Miami Dade county Approved NOA for glass railing system.

RESPONSE: Please refer to submitted NOA for glass railing system (basis of design). For Building permit submittal will be provided more information and details.

5. Need to compliance with asce 24 section 6.3 wet floodproofing shall be accomplished through the use of flood damage-resistant materials and techniques that minimize damage to a structure during periods where the lower portion of the structure is inundated by floodwater. All Materials in contact with floodwaters shall conform with the requirements of chapter 5.

RESPONSE: We will provide all waterproofing materials and devices required to comply with ASCE 24. A waterproofing consultant is preparing documentation and specifications for Building permit submittal to comply with ASCE 24 and FBC 2023.

6. need to clarify on the elevations for 2nd floor level it shows 8'-8"?

RESPONSE: It was set 0'-0" for ground floor (parking elevation) = 5'-9" NGVD, 2nd level is 8'-8" above 0'-0" parking slab, 14'-5" NGVD.

7. Do not remove void sheets. Cloud-in all changes (rework). Provide a response sheet, indicating the page where the comment was addressed, highlight or cloud the change, void & keep old pages Within the set for reference and insert new page on top. For comments that do not apply, provide Code reference to that effect. See village copy for any applicable markups, additional comments May be pending after review of the requested documents as listed above. (a) comment approved.
(p) comment pending.

- **<u>TOWN ENGINEER & PLANNER COMMENTS</u>**

Town Engineer Plan Review: Randy Daniel, Status: Disapproved Start Date: 07/31/2025 Completed Date: 08/14/2025

1. See Town Engineer Comments under Documents dated 8.11.2025

RESPONSE: ACKNOWLEDGEMENT.

Town Planner Review: Michael Miller, Status: Disapproved Start Date: 07/31/2025 Completed Date: 08/12/2025

1. See Stalf Report attached under documents.

RESPONSE: ACKNOWLEDGEMENT.

Stormwater

1. Provide Design Calculations using the prescribed design storm (1 in 25 years) to calculate the volume of run off that will be handled on site.

RESPONSE: Refer to submitted document with calculation. SWM Calcs are based on the 10-year, 48-hour that is equivalent to the 25-year, 24-hour storm event (10.5") based on Figure WC 1.2 from the Miami Dade Public Works Manual, Section D4

2. Increase the depth of the interceptor drain on the perimeter to ensure that site runoff is not discharged onto adjacent properties. A depth of 0.1 foot appears to be grossly inadequate.

RESPONSE: Please note that the 0.1' is just to create a slightly deep conveyance swale. The storm runoff will be kept onsite via the proposed perimeter walls

Sewer

1. Provide calculations that compute the peak hourly sewage demand for 7 DU and show that the 6" lateral is sufficient to service the project.

RESPONSE: See daily flow calculations on sheet SP-1. Based on the 10-state peak flow formula the peak flow is 0.02 cfs, below the peak flow for a 6" pipe at 1.04% slope of 0.87 cfs.

2. Provide calculations to verify that the existing sewerage collection and transmission systems that are owned and operated by the Town are adequate to handle the increased flows resulting from the project.

RESPONSE: In fact, this project represents a decrease in volume since the number of units are being reduced. See flow calculations in Sheet SP-1

Water Supply

1. Provide calculations to determine the size of domestic water service required.

RESPONSE: Calculation of consumption is provided in site plan; service size was calculated based on this calculation.

2. Show details of fire line and FDC requirements (if applicable) and provide calculations to illustrate that the existing infrastructure is adequate to service the project.

RESPONSE: See attached minimum fire flow requirements. Fire flow test shall be obtained to confirm minimum requirements are met.

FEMA
1. The project is in an AE Flood Zone with BFE 8; according to the Town Code, FFE must be a minimum of BFE plus 1 foot, or 9 feet.
RESPONSE: We concur. It was used BFE: 8' + freeboard 1'= 9'

2. Show the proposed FFE on 1st floor plans.

RESPONSE: First floor has only the vestibule as enclosed unoccupied space. The open parking space underneath the building and the entrance to the building, in addition to services room (trash room, storage). FFE applied to 2nd floor: 14'-5" NGVD. FFE to 1st floor 5.75' NGVD

- **SITE PLAN COMMENTS**

1) Per Sec. 23-9(4) all residential developments must depict a storage area outside of the DU. Min. size = 25 sq. ft. / Hgt. = 7' clear interior. The second and third levels show two (2) storage units (OK). However, on Level 4 the plans appear to show 3 storage units – but They are not designated as "storage" like the lower floors - the plans state "PH 1/ PH 2 /PH 3)". Revise the plans to clearly indicate all the applicable storage units for each DU.
RESPONSE: Please refer to updated room name for the unit's storage in all levels.

2) Again, provide a conceptual Fire Department staging area on the plans. It must be eventually agreed by the Miami-Dade County Fire Department ASAP, as this could affect the design.

RESPONSE: We held a meeting with MDC FD; they provided guidance regarding staging area. One is shown in the driveway as we agreed with FD, the second one will be determined by FD through a Site Equivalency submittal, in progress. Refer to attached email and proof of meeting with FD attached with the responses.

3) Sheet SP-1 has the following issues:
a. The lot area noted on this sheet is 10,425 SF based on the current lot size. However, the site plan boundaries show a 150' depth which implies the 11' will be vacated. The lot area should reflect the final lot size.

RESPONSE: please refer to site plan SP-1 with updated lot area information.

b. In the Site Data Table, the "Required" Code for the side setback information is correct (10' below 30' / 1':3' increase over 30") but the "Provided" information states all side setbacks will be 10' - that is not correct or possible. Revise the table to include the actual side setbacks based on each Level drawing (4th Level = 12' / etc.)

RESPONSE: please refer to updated setbacks information for all levels rear, front and side setbacks. In addition we are submitting the calculation of side setbacks in a table. Refer to attached table and diagram.

c. Balconies - Included in our Pre-DRC comments was a request to provide width dimensions on all balconies. The maximum encroachment allowed into the setbacks are: 4' max. into a front setback / 2' max. into a side setback / 6' max. into a waterfront rear setback. See Sec. 23-12(15). There appears to be some confusion by the architect about how this works. The 2' side yard encroachment is measured from the applicable side setback based on building height. Because the upper floors are required to be setback more than the lower 3 floors the 2' encroachment is from that increased side setback. As drawn, some of the balconies extend too far into the required side setbacks. As an example, if the 5th Level side setback is 15'-4" the 2' balcony extension is from that setback, except at flex areas. Also, something is wrong with the 6 & 7t Level setbacks noted – as the 6th Floor setback is noted more than the 7t Floor setback. Revise the plans.

RESPONSE: please refer to floor plans, elevations and schematic section showing correct setbacks. In addition, attached the table and diagram calculation of side setbacks above 30 feet height and balconies encroachment.

d. Provide multiple setback dimensions for front, sides and rear from building and all other features (walkways / pool / pool deck / etc.) to the property lines. The site plan drawing appears more as an engineering plan than an architectural site plan.

RESPONSE: Please refer to updated site plan and floor plans with the dimensions required.

e. Again, provide dimensions for the proposed one (1) two-way driveway connections to West Bay Harbor Drive.

RESPONSE: Please refer to updated site plan with the dimensions required.

f. Again, dimension the proposed paver walkways on both sides of the building. The max. walkway width is 5'. Dimension the landscape area between the paver's walkway and property line (3' minimum setback). Some dimensions are provided but add additional dimensions.

RESPONSE: Please refer to updated site plan with the dimensions required.

g. Again, dimension the proposed walkway in the front yard from the bldg. entry to the street. The max. paved walkway width is 5'. Dimension the landscape areas on the sides of the walkway.

RESPONSE: Please refer to updated site plan with the dimensions required.

h. Again, per Sec. 23-12(15) a min. 5' landscape strip is required along the west (rear) property line adjoining the seawall. This is for aesthetic reasons and environmental reasons (to contain stormwater runoff pollutants per the NPDES permit). A landscape strip is provided, please provide dimensions.

RESPONSE: Please refer to updated site plan with the dimensions required.

i. Again, it is still not clear concerning the screening of the open garage sides or fencing around the property. The building elevation shows screening and a proposed fence. Need a cross section of the side yard areas illustrating the perimeter wall / collective garage screening and more detail on the fence material, height and color.

RESPONSE: The garage sides have a 6 feet height trellis screen, aluminum type. Refer to detail provided in SP-1 and SP-2 plans.

Joseph B. Kaller, AIA LEED AP BD+C

Project ID. 9440 Bay Harbor Dr
Engineer: Jorge M. Szauer, P.E.
Client: Kaller Arch
Date: 9/24/2025

Fire Flow Calculations for 9440 Bay Harbor Dr

SITE DATA

Proposed is the construction of a seven (7) story Class II-B (II(000)) residential Building located at 9440 Bay Harbor Dr in Bay Harbor Islands, Florida, Miami Dade County. The existing land uses surrounding the site are residentiall to the North, South, East and West.

DESIGN CRITERIA

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4 fire flow area shall be the total floor area of all levels of a building. Fire flow area: 41,681 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 41,681 sf Type IIB Building is 4,250 gpm with a flow duration of 4 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

REQUIRED FIRE FLOW

4,250 X 0.25 = 1,062.5 GPM (1,000 gpm Min)

Hydrant Flow Test Result on Bay Harbor Dr has been requested and will be provided when available.

Jorge M. Szauer, P.E.
FL REG No. 62579

ePayment
ePayment

This application is available seven days a week from 12:30 a.m. to 11:30 p.m.

To report a problem, email epaymentrer@miamidade.gov or call 786-315-2100 during the business hours of 7:30 a.m. to 4:00 p.m., Monday through Friday.

For the best experience use Chrome or Microsoft Edge browsers. Some features may not be available in Internet Explorer.

Shopping Cart

Next »

There is a maximun of 4 Processes/Invoice Numbers per transaction.

Process/Invoice Number Add
Total
$0.00
Process/Invoice Number
Description
Amount Due ($)
Options

Payment Information

« Back Next »

MasterCard
Credit Card Information
Card Number
Exp. Month
Exp. Year
CVV
Personal Information
First Name
Middle Name
Last Name
Phone Number
Email Address
Billing Information
Billing Address 1
Billing Address 2
Afghanistan
City
Zip Code
CVV Number

Review Payment

« Back Submit »

Payment Method
[Credit Card]
Joseph Kaller
Email Notification
lmendoza@kallerarchitects.com
`Invalid Information`
2417 Hollywood Blvd
Process/Invoice Number
Process/Invoice Number
Price
X2025164886
$252.81
Total
$252.81

Payment Status

« Start Over Print »

Miami-Dade County

ePayment ePayment

Thank You For Your Payment!

Nothing to show.

Order Date	8/29/2025
Order Time	1:08:55 PM
Transaction Number	290825C1C-3F4602F5-0D2D-4F4B-A5AA-0F292324E30A
Authorization Number	926994
Payment Option	Credit Card
Name	Joseph Kaller
Payment Item(s)(1)	$252.81
X2025164886	$252.81
Job Address	9440 W BAY HARBOR DR

TOTAL $252.81

If you have questions about payments assessment, acceptable forms of payment or other payment processing issues call 786-315-2100.
Back to Home Page

Miami-Dade County © 2025 - Miami-Dade County. All rights reserved.

20250820.1

Outlook

Re: X2025164886(Paid) | Pre-Submittal Meeting | 9440 West Bay Harbor Drive

From Bennett, Kellyi (MDFR) <Kellyi.Bennett@miamidade.gov>
Date Thu 9/4/2025 3:53 PM
To Alejandra Molina-Jackson <amolinajackson@kallerarchitects.com>; Laurie Yoder <laurie@kallerarchitects.com>; Carrier, Kevin (MDFR) <Kevin.Carrier@miamidade.gov>
Cc Garcia, Jorge (MDFR) <Jorge.Garcia@miamidade.gov>

1 attachment (222 KB)
Aerial Apparatus Set-Up-Sites Equivalency.pdf;

Hello Alejandra,

It was a pleasure meeting with you and your team. As we discussed, an equivalency approval will be required for the building in order to obtain Fire Department approval for site access. A written request for the equivalency will need to be submitted via email to Captain Raul Rodriguez (raul.rodriguez@miamidade.gov). The letter must be addressed to Chief Fire Marshal Alan Cominsky. The letter must be signed by the property owner and the design professional. The letter must be notarized. The request letter must include the list of requirements from the "Aerial Apparatus Set-Up-Sites Equivalency Submittal Standard" that the building will be providing. According to our meeting the height to the floor of the highest occupied story of the building is 72 ft. This would mean that you will have to provide the requirements listed under Equivalency A (A-1 through A-5) of the standard. (Copy attached)
The request email will also need to include a copy of the site plan, the elevation plans and, the architectural floor plans for the project. After the equivalency is approved, you will need to superimpose a copy of the approved equivalency document on to the site plan that will be submitted for the building site plan category 0111 permit.

The process for obtaining an equivalency approval takes time as I mentioned in our meeting. I recommend starting the process as soon as possible. If you need anything from us for your zoning approval with the city let me know. Please contact me if you have any questions. Hope you have a good evening.

Kellyi Bennett, Fire Safety Specialist 2
Miami-Dade Fire Rescue Department
Fire Prevention Division
Special Events Supervisor / ASPR Review Supervisor
Fire Engineering Bureau
Miami-Dade County Permitting and Inspection Center
11805 SW 26th Street, Suite 150
Miami, Florida 33175
786-315-2771 Main Office
786-367-6732 Mobile
kellyi.bennett@miamidade.gov
www.miamidade.gov/fire

"Always Ready, Proud to Serve"
Please consider the environment before printing this e-mail.
Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure.

From: MDFR FEB Meet Request (MDFR)
Sent: Friday, August 29, 2025 1:54 PM
To: MDFR FEB Meet Request (MDFR) <mdfr-feb-meetings@miamidade.gov>; Alejandra Molina-Jackson <amolinajackson@kallerarchitects.com>; Laurie Yoder <laurie@kallerarchitects.com>; Bennett, Kellyi (MDFR) <Kellyi.Bennett@miamidade.gov>; Carrier, Kevin (MDFR) <Kevin.Carrier@miamidade.gov>
Cc: Garcia, Jorge (MDFR) <Jorge.Garcia@miamidade.gov>
Subject: X2025164886(Paid) | Pre-Submittal Meeting | 9440 West Bay Harbor Drive
When: Thursday, September 4, 2025 2:00 PM-3:00 PM.
Where: Microsoft Teams Meeting

From: Alejandra Molina-Jackson <amolinajackson@kallerarchitects.com>
Sent: Friday, August 29, 2025 9:51 AM
To: Laurie Yoder <laurie@kallerarchitects.com>; MDFR FEB Meet Request (MDFR) <mdfr-feb-meetings@miamidade.gov>
Subject: Re: 9440 West Bay Harbor Drive

Good morning,
The project is in site plan, Bay Harbor City. (
Attached the Site plan, comments from DRC Board. Check M. Miller comment (#2).

This is multifamily residential, 7 floors building, 7 units.
Name/location: 9440 W BAY HARBOR Dr. (Bay Harbor, Fl 33154)

It is a sprinkled building. Refer to attached Site plan with Site Data.

Thank you!

Alejandra Molina-Jackson AIA NCARB NCIDQ LEED AP BD+C

2417 Hollywood Blvd Hollywood, FL 33020

t. 954 920 5746 **c.** 305 934 0826

e. amolinajackson@kallerarchitects.com

w. kallerarchitects.com

From: Laurie Yoder <laurie@kallerarchitects.com>
Sent: Tuesday, August 26, 2025 8:53 AM
To: MDFR FEB Meet Request (MDFR) <mdfr-feb-meetings@miamidade.gov>
Cc: Alejandra Molina-Jackson <amolinajackson@kallerarchitects.com>
Subject: 9440 West Bay Harbor Drive

Good Morning……

I would like to request a meeting with Miami Dade Fire regarding the below comment from Michael Miller from Bay Harbor. I have attached a Survey and Site Plan for your review in order to help coordinate this meeting.

Thanks Much!
Laurie

Comment from Michael Miller

Laurie Yoder | Executive Assistant
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 **e.** laurie@kallerarchitects.com
w. kallerarchitects.com

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 296 766 174 971 0

Passcode: gp9Dz9Ay

For organizers: Meeting options

Privacy and security

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Q-railing USA Co.
14321 Franklin Avenue
Tustin, CA 92780

SCOPE:
This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER- Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Easy Glass Strong Postless Glass Railing System - LMI

APPROVAL DOCUMENT: Drawing No. 24-13D, titled "Easy Glass Strong Alum. Glass Railing System", sheets 1 through 5 of 5, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E., on April 22, 2024, bearing Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and the approval date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official. The structural adequacy of the supporting structures is not part of this approval & shall be reviewed by the corresponding Building Dept.

This NOA consists of this page 1, evidence submitted page E-1 as well as approval document mentioned above.

The submitted documentation was reviewed by **Helmy A. Makar, P.E., M.S.**

Helmy A. Makar
08/01/24

MIAMI-DADE COUNTY APPROVED

NOA No. 24-0429.03
Expiration Date: 08/01/2029
Approval Date: 08/01/2024

Q-railing USA Co.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. *Drawing No. 24-13D, titled "Easy Glass Strong Alum. Glass Railing System", sheets 1 through 5 of 5, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E., on April 22, 2024.*

B. TESTS

1. *Test Report No. Q7716.01-3033-18 R2, by Intertek, dated April 11, 2024, testing per TAS 202, TAS 201/203 (Large Missile), FBC 1607.8.1, and ANSI Z97.1, signed and sealed by Tyler Westerling, P.E.*
2. *Test Report No. Q7716.02-303-18 R3, by Intertek, dated April 11, 2024, testing per TAS 202, TAS 201/203 (Large Missile), FBC 1607.8.1, and ANSI Z97.1, signed and sealed by Tyler Westerling, P.E.*

C. CALCULATIONS

1. *Calculation titled Series "Easy Glass Strong" Aluminum Postless Glass Railing (Large Missile Impact-HVHZ), 10 sheets, dated 04/22/24, prepared by Al-Farooq Corp., signed & sealed by Jalal Farooq, P.E., on 04/22/24.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Department of Regulatory and Economic Resources.*

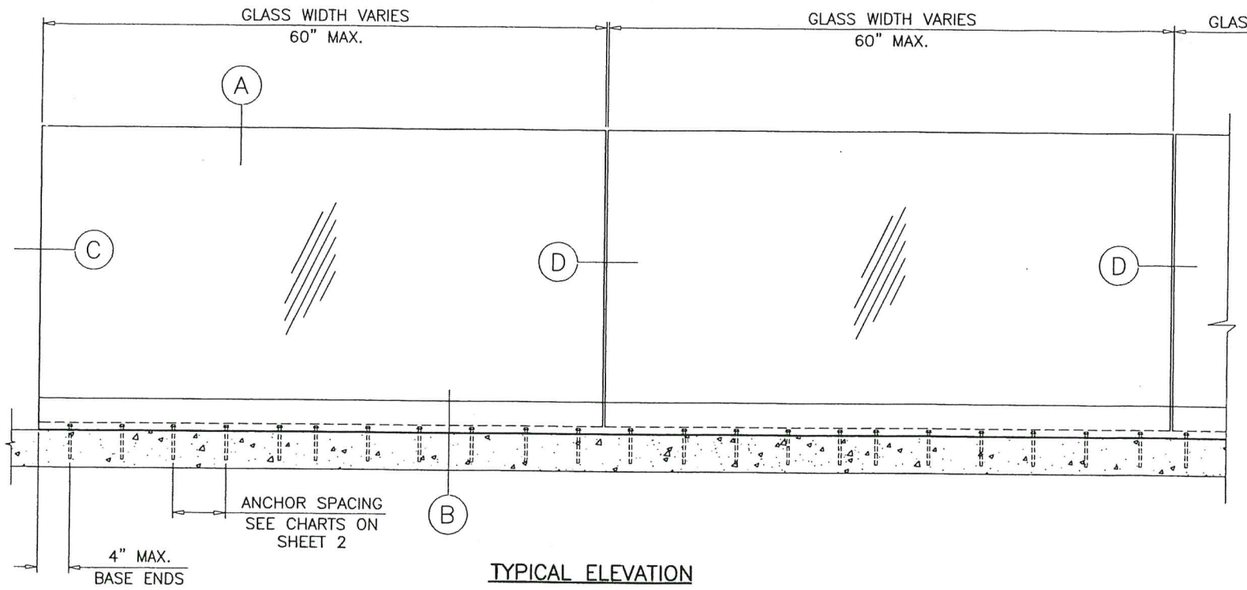
E. MATERIAL CERTIFICATIONS

1. *None.*

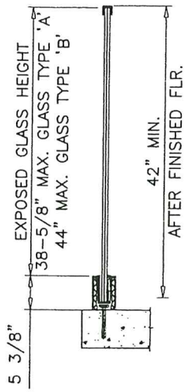
F. OTHERS

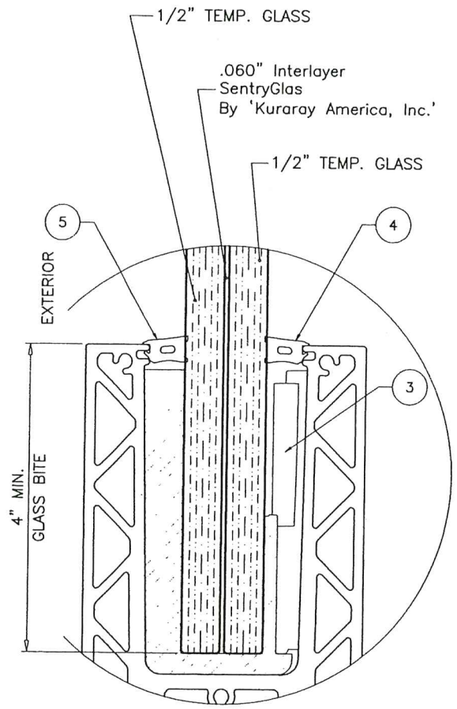
1. *FBC, 2023 Edition, compliance letter, dated April 12, 2024, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E., on April 22, 2024.*

Helmy A. Makar, P.E., M.S.
Product Control Section Supervisor
NOA No. 24-0429.03
Expiration Date: 08/01/2029
Approval Date: 08/01/2024



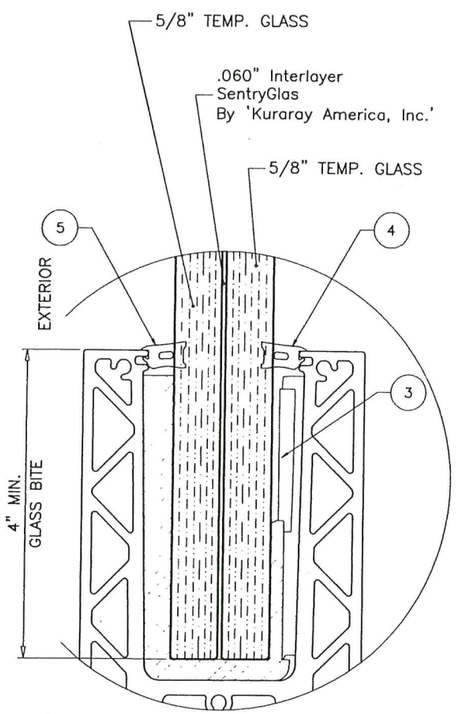
TYPICAL ELEVATION





GLASS TYPE 'A'

MAXIMUM DESIGN LOAD RATING = + 125.0 PSF
(FOR SIZES SHOWN ABOVE) − 125.0 PSF
(1-1/16" OVERALL LAMINATED GLASS)



GLASS TYPE 'B'

MAXIMUM DESIGN LOAD RATING = + 150.0 PSF
(FOR SIZES SHOWN ABOVE) − 150.0 PSF
(1-5/16" OVERALL LAMINATED GLASS)

PRODUCT COMPLIES WITH REQUIREMENTS OF ANSI Z97.1.

EASY GLASS STRONG
ALUMINUM GLASS RAILING SYSTEM

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2023 (8TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND FLOOR DRESSING.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2023 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.

Approved as complying with the
Florida Building Code
Date 08/01/2029
NOA# 24-0429.03
Miami Dade Product Control
By

APR 22 2024

JALAL FAROOQ
LICENSE
No. 81223
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100
WWW.AFCENG.COM
FBPE #3538

RAILING\24-13D-QRN

EASY GLASS STRONG ALUM GLASS RAILING SYS.

Q-railing USA Co.
14321 Franklin Ave. Suite A
Tustin, CA 92870
Phone: (714) 259-1372
www.q-railing.com

revisions:		
no	date	by description

date: 04-04-24
scale: 1/2"=1'-0"
dr. by: TARIQ
chk. by:

drawing no. 24-13D

sheet 1 of 5

MAX. DESIGN LOAD CAPACITY – PSF
ANCHOR SPACING AT 8" O.C. MAX.

EXPOSED GLASS HEIGHT	3000 PSI CONCRETE 3-1/2" MIN. EDGE DIST.				4000 PSI CONCRETE 3-1/2" MIN. EDGE DIST.				5000 PSI CONCRETE 3-1/2" MIN. EDGE DIST.				A36 STEEL 3/8" THK. MIN.
	ANCHOR 'A' 3-3/4" EMBED	ANCHOR 'B' 3" EMBED	ANCHOR 'C' 4-1/2" EMBED	ANCHOR 'D' 4-1/4" EMBED	ANCHOR 'A' 3-3/4" EMBED	ANCHOR 'B' 3" EMBED	ANCHOR 'C' 4-1/2" EMBED	ANCHOR 'D' 4-1/4" EMBED	ANCHOR 'A' 3-3/4" EMBED	ANCHOR 'B' 3" EMBED	ANCHOR 'C' 4-1/2" EMBED	ANCHOR 'D' 4-1/4" EMBED	ANCHOR 'E' –
36 IN.	77.6	41.4	52.6	105.6	89.6	47.9	60.7	124.7	99.1	53.2	63.9	124.7	150.0
38 IN.	70.6	37.8	48.3	96.2	81.5	43.7	55.8	113.8	90.2	48.5	58.7	113.8	150.0
40 IN.	64.6	34.6	44.6	88.1	74.6	40.0	51.4	104.2	82.5	44.5	54.1	104.2	150.0
42 IN.	59.3	31.8	41.2	81.0	68.4	36.8	47.6	95.8	75.7	40.9	50.0	95.8	150.0
44 IN.	54.6	29.4	38.3	74.8	63.0	33.9	44.1	88.4	69.8	37.7	46.4	88.4	139.6

MAX. DESIGN LOAD CAPACITY – PSF
ANCHOR SPACING AT 4" O.C. MAX.

EXPOSED GLASS HEIGHT	3000 PSI CONCRETE 3-1/2" MIN. EDGE DIST.				4000 PSI CONCRETE 3-1/2" MIN. EDGE DIST.				5000 PSI CONCRETE 3-1/2" MIN. EDGE DIST.				A36 STEEL 3/8" THK. MIN.
	ANCHOR 'A' 3-3/4" EMBED	ANCHOR 'B' 3" EMBED	ANCHOR 'C' 4-1/2" EMBED	ANCHOR 'D' 4-1/4" EMBED	ANCHOR 'A' 3-3/4" EMBED	ANCHOR 'B' 3" EMBED	ANCHOR 'C' 4-1/2" EMBED	ANCHOR 'D' 4-1/4" EMBED	ANCHOR 'A' 3-3/4" EMBED	ANCHOR 'B' 3" EMBED	ANCHOR 'C' 4-1/2" EMBED	ANCHOR 'D' 4-1/4" EMBED	ANCHOR 'E' –
36 IN.	85.2	67.0	87.9	150.0	99.0	77.4	101.5	150.0	109.9	86.0	106.8	150.0	150.0
38 IN.	77.5	61.1	80.7	150.0	90.1	70.6	93.2	150.0	100.0	78.5	97.9	150.0	150.0
40 IN.	70.8	56.0	74.4	146.4	82.3	64.7	85.8	150.0	91.3	71.9	90.2	150.0	150.0
42 IN.	65.0	51.5	68.8	134.6	75.5	59.5	79.4	150.0	83.8	66.1	83.3	150.0	150.0
44 IN.	59.8	47.5	63.8	124.1	69.5	54.9	73.6	146.8	77.2	61.0	77.3	146.8	150.0

DESIGN LOADS SHOWN IN CHARTS ABOVE ARE FOR RAILINGS WITH GLASS TYPE 'B'
FOR RAILINGS WITH GLASS TYPE 'A' LIMIT MAX. LOADS TO ±125.0 PSF
FOR INSTALLATION ANCHOR DESCRIPTIONS SEE SHEET 3

Approved as complying with the
Florida Building Code
Date 06/07/2029
NOA# 24-0429.03
Miami Dade Product Control
By

APR 22 2024

JALAL FAROOQ
LICENSE
No. 81223
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100
WWW.AFCENG.COM
FBPE #3538

RAILING\24-13D-QRN

EASY GLASS STRONG ALUM GLASS RAILING SYS.

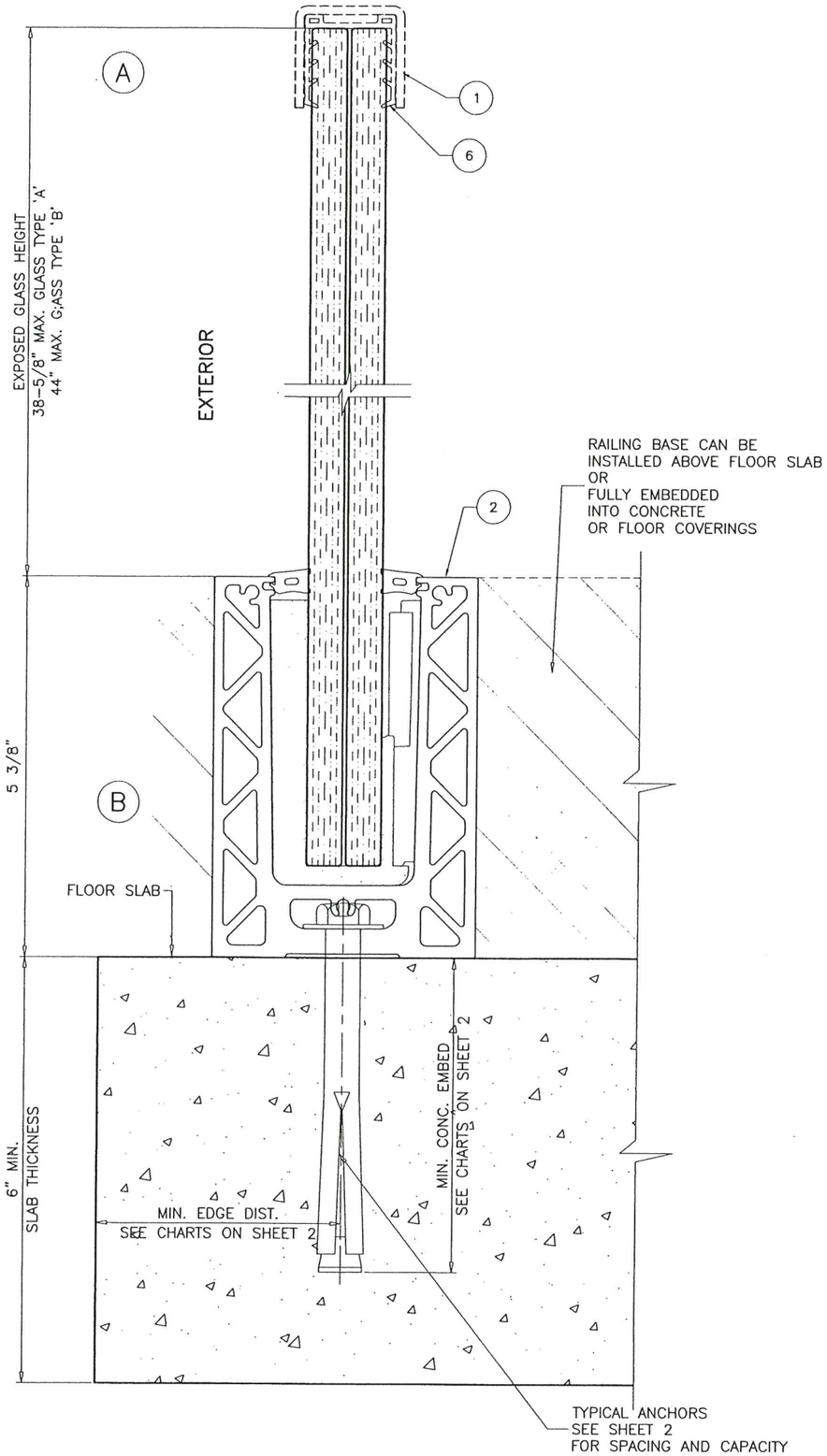
Q-railing USA Co.
14321 Franklin Ave. Suite A
Tustin, CA 92870
Phone: (714) 259-1372 www.q-railing.com

revisions:

no	date	by	description

date: 04-04-24
scale: –
dr. by: TARIQ
chk. by:

drawing no. 24-13D



ANCHOR 'A'

INTO CONCRETE
1/2" DIA. SZ-S (SZ18-10) WEDGE ANCHOR BY 'MKT'
SEE CHARTS FOR MIN. EDGE DIST. AND MIN. EMBEDMENT

ANCHOR 'B'

INTO CONCRETE
1/2" DIA. KWIK HUS-EZ SCREW BY 'HILTI'
SEE CHARTS FOR MIN. EDGE DIST. AND MIN. EMBEDMENT

ANCHOR 'C'

INTO CONCRETE
HIT-HY ANCHORING SYSTEM BY 'HILTI'
WITH HIT-HY ADHESIVE CAPSULE AND
1/2" DIA. 'HILTI' THREADED ROD
(HIT-Z-R STAINLESS AISI 304/316 SS)
SAE J995 GRADE 5 NUT
AND ANSI B18.22.1 TYPE A PLAIN WASHER
SEE CHARTS FOR MIN. EDGE DIST. AND MIN. EMBEDMENT

ANCHOR 'D'

INTO CONCRETE
HVU ANCHORING SYSTEM BY 'HILTI'
WITH HVU ADHESIVE CAPSULE AND
1/2" DIA. 'HILTI' THREADED ROD
(HAS-R STAINLESS AISI 304/316 SS)
SAE J995 GRADE 5 NUT
AND ANSI B18.22.1 TYPE A PLAIN WASHER
SEE CHARTS FOR MIN. EDGE DIST. AND MIN. EMBEDMENT

ANCHOR 'E'

INTO A36 STEEL STRUCTURES (3/8" MIN. THK.)
3/8" DIA. ST/ST SCREW (Groups 1, 2 OR 3, Cond. CW)
(Fu = 100,000 PSI & Fy = 65,000 PSI)
(3) THREADS TO EXTEND BEYOND METAL THICKNESS
1" MIN. MIN. EDGE DISTANCE

NOTE:
ANCHOR TORQUED AND OTHERWISE INSTALLED AS
PER MANUFACTURER SPECIFICATIONS.

Approved as complying with the
Florida Building Code
Date 05/01/2029
NOA# 24-0429.01
Miami Dade Product Control
By

APR 22 2024

JALAL FAROOQ
LICENSE
No. 81223
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100
WWW.AFCENG.COM
FBPE #3538

RAILING\24-13D-ORN

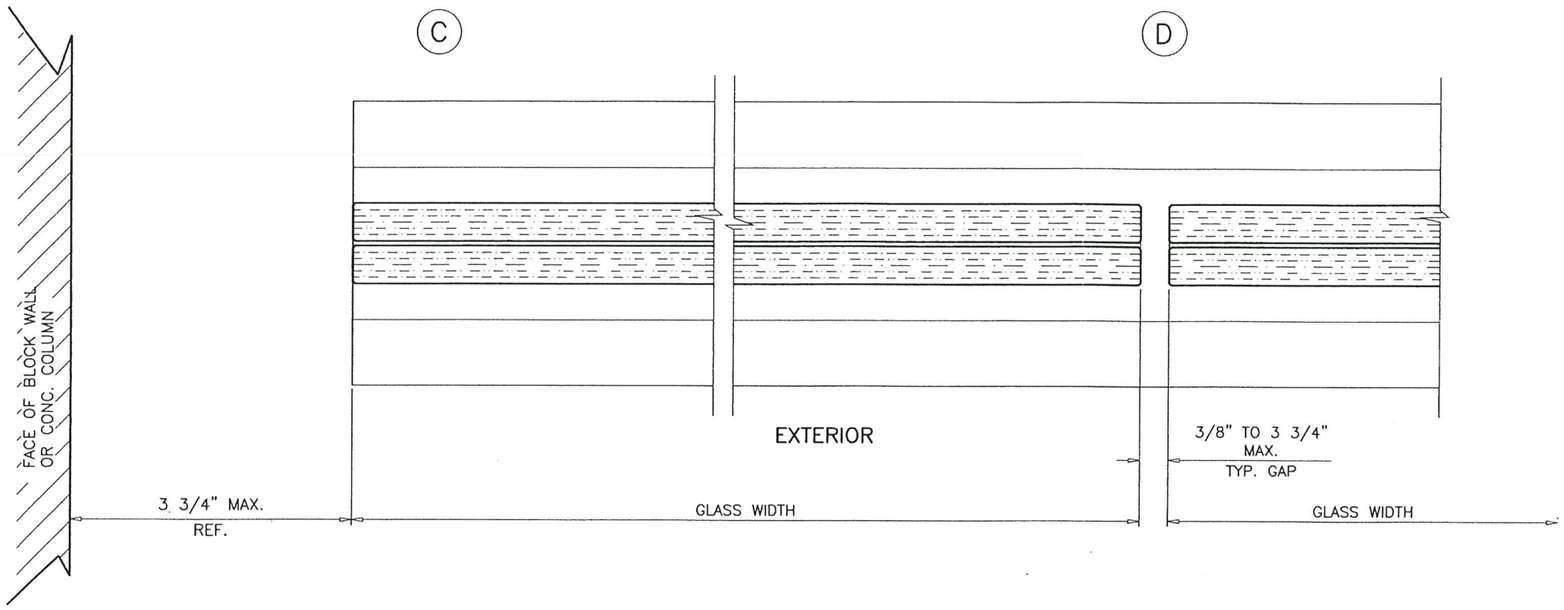
EASY GLASS STRONG ALUM GLASS RAILING SYS.

Q-railing USA Co.
14321 Franklin Ave. Suite A
Tustin, CA 92870
Phone: (714) 259-1372
www.q-railing.com

revisions:		
no	date	by description

date: 04-04-24
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
24-13D



Approved as complying with the Florida Building Code
Date 04/01/2029
NOA# 24-0429.03
Miami Dade Product Control
By

APR 2 2 2024

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100
WWW.AFCENG.COM
FBPE #3538

RAILING\24-13D-QRN

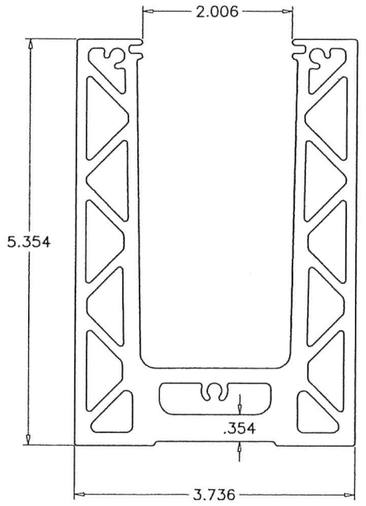
EASY GLASS STRONG ALUM GLASS RAILING SYS.

Q-railing USA Co.
14321 Franklin Ave. Suite A
Tustin, CA 92870
Phone: (714) 259-1372 www.q-railing.com

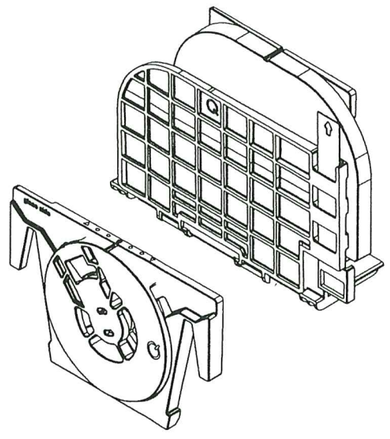
revisions:			
no	date	by	description

date: 04-04-24
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

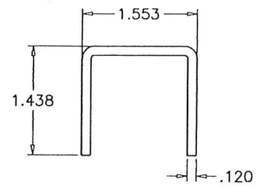
drawing no. 24-13D



(2) BASE SHOE



(3) ADJUSTABLE Q–DISC



(1) CAP RAIL

ITEM	PART #	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	–	CAP RAIL (OPTIONAL)	ST. STEEL	–
2	MOD 8610	BASE SHOE	6063–T6	–
3	MOD 8601	ADJUSTABLE Q–DISC, AT 10" O.C. MAX.	ABS PLASTIC	–
4	–	INTERIOR GLAZING GASKET	EPDM	DUROMETER 80±5 SHORE A
5	–	EXTERIOR GLAZING GASKET	EPDM	DUROMETER 80±5 SHORE A
6	–	GASKET AT HAND RAIL	EPDM	DUROMETER 80±5 SHORE A

GASKETS PROPERTIES

BASE POLYMER = PVC
DENSITY = 1.5g/cm3
HARDNESS = SHORE D 90 HD
IMPACT STRENGTH = 10 KJ/M2
SOFTENING TEMPERATURE = 85° C
FIREPROOF PERFORMANCE = B1
TENSILE STRENGTH = 60 MPa

Approved as complying with the
Florida Building Code
Date 04/01/2029
NOA# 24-8429.03
Miami Dade Product Control
By

APR 22 2024

JALAL FAROOQ
LICENSE
No. 81223
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

afc
AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100
WWW.AFCENG.COM
FBPE #3538

RAILING\24-13D-QRN

EASY GLASS STRONG ALUM GLASS RAILING SYS.

Q-railing USA Co.
14321 Franklin Ave. Suite A
Tustin, CA 92870
Phone: (714) 259-1372
www.q-railing.com

revisions:			
no	date	by	description

date: 04-04-24
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no. 24-13D

Project ID.: **9440 W Bay Harbour Dr**
Engineer: **Jorge M. Szauer, P.E.**
Client: **Kaller Architects**
Date: **5/1/2025**

Surface Water Management Calculations for 9440 W Bay Harbor Drive

Proposed is the removal of an existing structure and the construction of a multifamily building project on the property located at 9440 W Bay Harbor Drive, Bay Harbor Islands. The proposed drainage system is designed to retain on-site the run-off resulting from a 10-year storm. The proposed drainage system will consist of swales, one grit tank and one drainage well.

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Proposed Site (Ac)
Total Site Area:	0.258
Roof Area:	0.131
Pool Deck and Driveway Area:	0.066
Pervious Area:	0.061

Coefficient of Runoff

Impervious = 0.9
Pervious = 0.2

$$Cwt = \frac{0.9\,(0.197) + 0.2\,(0.061)}{0.258} \qquad \textbf{Cwt = 0.73}$$

Peak Runoff Calculation

Peak Flow = CiA
Design Frequency = 10 years
Time of Concentration = 10.0 min
Intensity (i) = 7.6 inches/hour (From FDOT IDF curve - Zone 10 - Figure WC 1.1 of the Miami Dade County Public Works Manual, Section D4)
Peak Flow = (0.73)(7.6)(0.258) = 1.43cfs

Total Runoff Calculation

From Figure WC 1.2 of the Miami Dade County Public Works Manual, Section D4, the rainfall amount in inches for a 10-year, 48-hour storm event is **10.5"**

Assuming the worst case scenario of the soil being 100% saturated the soil storage will be accounted as zero and the runoff volume 10.5" times the total site acreage (0.258 acres) = 2.71 ac-in = 0.226 ac-ft = 9834 cf in 48 hours = **0.05 cfs**

Drainage Well Design

One (1) drainage well is proposed to dispose of the peak and total runoff volume of a 10-year storm event.

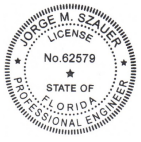
A Well Capacity of 750 GPM/FT of head is assumed based on existing wells in the vicinity of the project.

The effective head over the well is calculated substracting the SHWT and the Head loss due to fresh-salt water hydrostatic balance.

The control elevation shall be set at 3.5' NGVD. The SHWT is 2.0' NGVD and the head loss due to hydrostatic balance is 1.5'.

The wells shall have an average drainage capacity of 750 GPM . The proposed well is more than adequate to provide drainage for a 10-year, 48-hour storm event and a peak flow of a 10-year, 10-min .

Digitally signed by Jorge M Szauer
Date: 2025.05.01 10:35:36-04'00'



Jorge M. Szauer
FL P.E. No. 62579

Water Level (NGVD)	Well System Capacity (gpm)
4.00	750 gpm x 0.5 ft of head = 375 gpm = 0.83 cfs
4.50	750 gpm x 1.0 ft of head = 750 gpm = 1.67 cfs
4.75	750 gpm x 1.25 ft of head = 937 gpm = 2.09 cfs

Grit Tank Design

Impervious = 0.9
Pervious = 0.2

Ground Surface Impervious Area = 0.162
Ground Surface Pervious Area = 0.063 ac

$$Cwt = \frac{\mathbf{0.9\ (0.177) + 0.2\ (0.061)}}{\mathbf{0.238}} \qquad \mathbf{Cwt = 0.72}$$

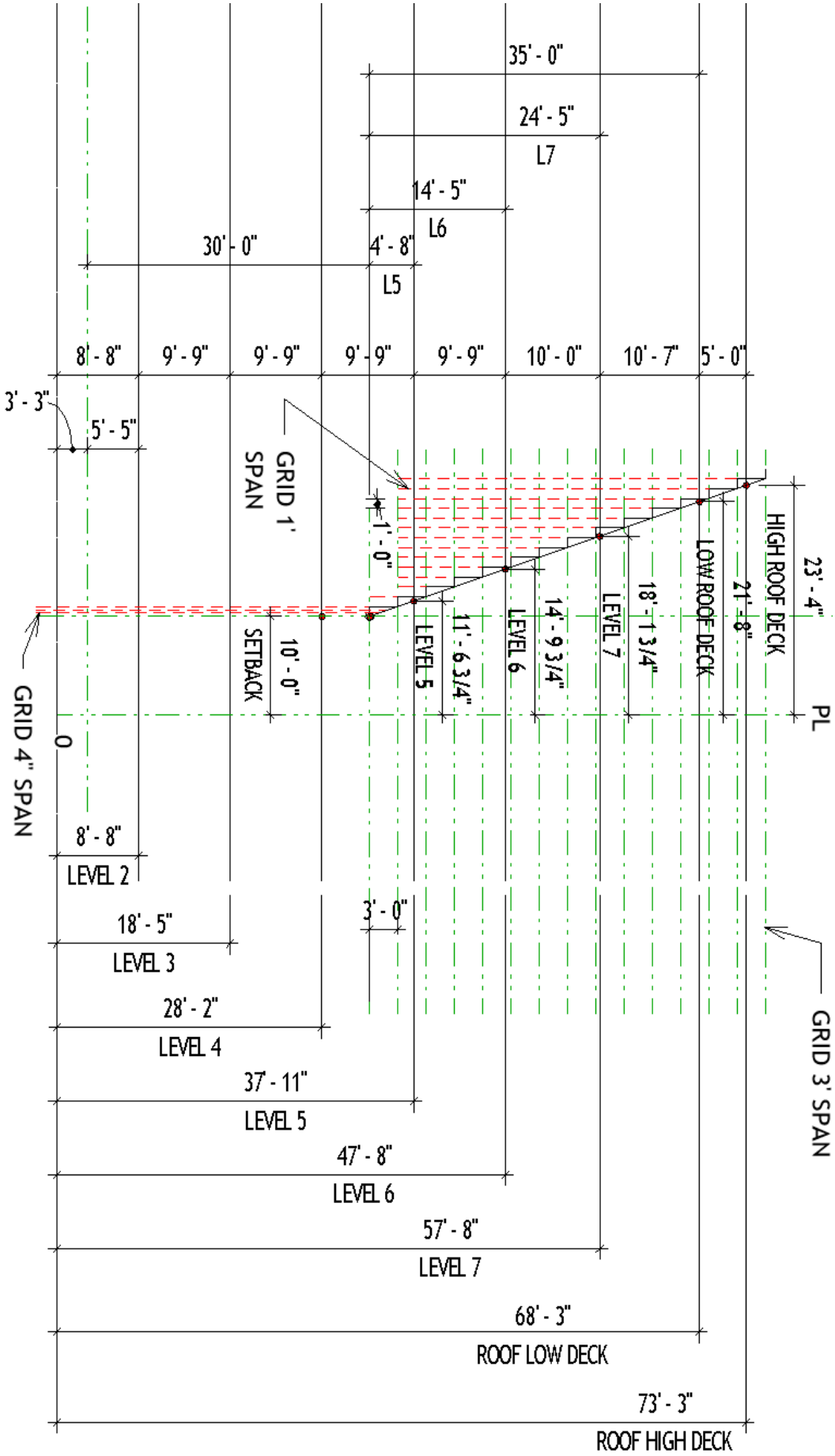
Runoff
Peak Flow = CiA
Design Frequency = 10 years
Time of Concentration = 10.0 min
Intensity (i) = 7.6 inches/hour (From FDOT IDF curve - Zone 10)
Peak Flow = (0.72)(7.6)(0.238) = 1.30cfs

Required detention time = 90 seconds
Volume Required = 1.3 cfs x 90 seconds = 117 cf

1 Grit Box 8'-0" x4'-0" x 4' deep = 128 cf =OK

Jorge M. Szauer
FL P.E. No. 62579

Jorge M. Szauer
FL P.E. No. 62579


35' - 0"
24' - 5"
L7
14' - 5"
L6
30' - 0"
4' - 8"
L5
8' - 8"
9' - 9"
9' - 9"
9' - 9"
9' - 9"
10' - 0"
10' - 7"
5' - 0"
3' - 3"
5' - 5"
GRID 1' SPAN
1' - 0"
HIGH ROOF DECK
LOW ROOF DECK
23' - 4"
21' - 8"
18' - 1 3/4"
14' - 9 3/4"
11' - 6 3/4"
LEVEL 5
LEVEL 6
LEVEL 7
10' - 0"
SETBACK
PL
GRID 4" SPAN
0
8' - 8"
LEVEL 2
3' - 0"
18' - 5"
LEVEL 3
28' - 2"
LEVEL 4
37' - 11"
LEVEL 5
47' - 8"
LEVEL 6
57' - 8"
LEVEL 7
68' - 3"
ROOF LOW DECK
73' - 3"
ROOF HIGH DECK
GRID 3' SPAN

TOTAL		PARTIAL		CALCULATION	BALCONY
HEIGHT (FROM BFE+1)	SETBACK	HEIGHT ABOVE 30'	RECESS PER FOOT	SETBACK **(+10')**	**SETBACK**
30'	10'				
31'	10'-4"	1'	4"		
32'	10'-8"	2'	8"		
33'	11'	3'	1' (12")		
34'	11'-4"	4'	1'-4"	FLOOR ELEV. 5: 37'-11-(3'-3"): 34'-8" (4-8" FROM 30') :	
L5: 34'-8"	**11'-6.75"**	**4'-8"**	**1' -6.75"**	1'-4" + 2 3/4" =**1'-6 3/4"**	**13'-6.75"**
35'	11'-8"	5'	1'-8"		
36'	12'	6'	2' (24")		
37'	12'-4"	7'	2'-4"		
38'	12'-8"	8'	2'-8"		
39'	13'	9'	3' (36")		
40'	13'-4"	10'	3'-4"		
41'	13'-8"	11'	3'-8"		
42'	14'	12'	4'		
43'	14'-4"	13'	4'-4"		
44'	14'-8"	14'	4'-8"	FLOOR ELEV. 6: 47'-8 - (3'-3"): 44'-5" (14'-5" FROM 30')	
L6: 44'-5"	**14'-9.75"**	**14'-5"**	**4'-9.75"**	4'-8" +1.75"= **4'-9.75"**	**16'-9.75"**
45'	15'	15'	5'		
46'	15'-4"	16'	5'-4"		
47'	15'-8"	17'	5'-8"		
48'	16'	18'	6'		
49'	16'-4"	19'	6'-4"		
50'	16'-8"	20'	6'-8"		
51'	17'	21'	7'		
52'	17'-4"	22'	7'-4"		
53'	17'-8"	23'	7'-8"		
54'	18'	24'	8'	FLOOR ELEV. 7: 57'-8 - (3'-3"): 54'-5" (24'-5" FROM 30')	
L7: 54'-5"	**18'-1.75"**	**24'-5"**	**8-1.75"**	8'+1.75": **8'-1.75"**	**18'-1.75"**
55'	18'-4"	25'	8'-4"		
56'	18'-8"	26'	8'-8"		
57'	19'	27'	9'		
58'	19'-4"	28'	9'-4"		
59'	19'-8"	29'	9'-8"		
60'	20'				**22'**
61'	20'				
62'	20'				
63'	20'				
64'	20'				
ROOF DECK 65'	20'				

9440 W BAY HARBOR RESIDENCES
9440 W BAY HARBOR DR, BAY HARBOR ISLAND FLORIDA 33154

PERMIT NUMBER: SPR25-000018 – REVISION 2 (SEPTEMBER 25TH, 2025)





SITE AERIAL

SUBJECT SITE

NORTH

APPLICABLE CODES

ZONING REGULATIONS – TOWN OF BAY HARBOR ISLANDS
UNIFIED LAND DEVELOPMENT REGULATIONS.

FLORIDA BUILDING CODE 2023, 8TH ED.

FLORIDA FIRE PREVENTION CODE, 8TH ED.

D.O.J – FAIR HOUSING ACT.

FLORIDA HOUSING FINANCE CORPORATION
–UNIVERSAL DESIGN AND VISIBILITY

JURISDICTION:

CITY OF BAY HARBOR ISLANDS
MIAMI DADE COUNTY
STATE OF FLORIDA

PROJECT TEAM

OWNER

CPG BH LLC
CONTACT: ALLEN KONSTAM
ADDRESS: 1719 EAST 33RD STREET
BROOKLYN, NY 11234
PHONE: (917) 494-9723
EMAIL: allen@condrapg.com

DESIGN ARCHITECT

LAVIKU
CONTACT: JOANNA-MARIA HELINURM
ADDRESS: 163 W 4TH STREET
NEW YORK, NY 10014
PHONE: (213) 400-0772
EMAIL: joannamaria@laviku.com

ARCHITECT OF RECORD

KALLER ARCHITECTURE
CONTACT: JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
EMAIL: (954) 926-2841
joseph@kallerarchitects.com

LANDSCAPE

CLAD
CONTACT: CAROLINA MONTERO DA SILVA
ADDRESS: 8020 NE 4TH AVENUE, STUDIO 113
MIAMI, FL 33138
PHONE: (786) 536-6076
EMAIL: Info@cladlandscape.com

CIVIL

SZAUER ENGINEERING
CONTACT: JORGE SZAUER P.E.
ADDRESS: 7251 W. PALMETTO PARK RD. SUITE 100
BOCA RATON, FL 33433
PHONE: (561) 716-0159
EMAIL: jszauer@szauereng.com

SURVEYOR

COUSINS SURVEYORS
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 47TH AVE.
DAVIE, FL 33314
PHONE: (954) 689-7766
EMAIL: office@csasurvey.net

ATTORNEY

GOVERNMENT LAW GROUP
CONTACT: Keith M. Poliakoff
ADDRESS: 200 S. Andrews Ave., Suite 601
FORT LAUDERDALE, FL 33301
PHONE: (954) 909-0590
EMAIL: kpoliakoff@govlawgroup.com

INDEX OF DRAWINGS

T-1 COVER SHEET

SURVEY

SURVEY SHEET 1
SURVEY SHEET 2

CIVIL

C-01A GENERAL NOTES
C-01B GENERAL NOTES
C-02 EROSION CONTROL PLAN
C-03 PAVING, GRADING AND DRAINAGE
C-04 UTILITIES

LANDSCAPE

L-0 COVER SHEET & SHEET INDEX
L1 TREE DISPOSITION PLAN & SCHEDULE
L1.1 TREE MITIGATION PLAN & SCHEDULE
L-2 ILLUSTRATIVE OVERALL SITE PLAN GROUND FLOOR
L-2.1 ILLUSTRATIVE OVERALL SITE PLAN ROOF TOP
L-5 CANOPY PLANTING PLAN- GROUND FLOOR
L-5.1 UNDERSTORY PLANTING PLAN- GROUND FLOOR
L-5.2 OVERALL PLANTING PLAN -ROOFTOP
L-5.3 PLANTING SCHEDULE & CODE CALCULATIONS
L-5.4 PLANTING DETAILS
L-5.5 GENERAL LANDSCAPE NOTES

ARCHITECTURAL

LU-1 LAND USE PLAN
LU-2 LAND USE PLAN
LU-3 LAND USE PLAN
PH-1 PHOTOMETRIC SITE PLAN
PH-2 PHOTOMETRIC ROOF PLAN
SP-1 SITE PLAN & SITE DATA
SP-2 SITE PLAN DETAILS
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 FOURTH FLOOR PLAN
A-5 FIFTH FLOOR PLAN
A-6 SIXTH FLOOR PLAN
A-7 SEVENTH FLOOR PLAN
A-8 ROOF AMENITY PLAN
A-9 EAST ELEVATION WITH LANDSCAPE
A-10 EAST ELEVATION
A-11 SOUTH ELEVATION WITH LANDSCAPE
A-12 SOUTH ELEVATION
A-13 WEST ELEVATION WITH LANDSCAPE
A-14 WEST ELEVATION
A-15 NORTH ELEVATION WITH LANDSCAPE
A-16 NORTH ELEVATION
A-17 RENDERING VIEW FROM THE CANAL SIDE
A-18 RENDERIGN VIEW FROM THE STREET SIDE
A-19 CONTEXT RENDERINGS
A-20 CONTEXT RENDERINGS
A-21 PERSPECTIVE RENDERINGS
A-22 ROOFTOP RENDERINGS
A-23 BUILDING SECTION
A-24 BUILDING CROSS SECTION

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B. Kaller, O=Kaller Architecture, OU=A01410D0000019663F7E000083078, dnQualifier=A01410D0000019663F7E000083078, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:17-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
COVER SHEET

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7-25-25
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
T-1
SHEET – OF –

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

(1) 1030 95TH STREET, BAY HARBOR ISLANDS FL 33154
ZONED – B-1 BUSINESS DISTRICT
LAND USE – COMMERCIAL

(2) 1030 95TH STREET, BAY HARBOR ISLANDS FL 33154 — 4 STORIES
ZONED – B-1 BUSINESS DISTRICT
LAND USE – COMMERCIAL

(3) 1165 94TH STREET, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RM-2 MULTI-FAMILY DISTRICT
LAND USE – COMMUNITY FACILITIES

(4) 1450 NE 2ND AVENUE, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RM-2 MULTI-FAMILY DISTRICT
LAND USE – COMMUNITY FACILITIES

(5) 9350 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 7 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(6) 9370 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 4 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(7) 9420 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 7 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(8) SUBJECT SITE — 5 STORIES
9440 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(9) 9500 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 7 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(10) 9540 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154 — 6 STORIES
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY

(11) 9525 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(12) 9501 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 1 STORY
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(13) 9461 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(14) 9451 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 1 STORY
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(15) 9441 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(16) 9431 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(17) 9421 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY

(18) 9411 E. BROADVIEW DR, BAY HARBOR ISLANDS FL 33154 — 2 STORIES
ZONED – RD – SINGLE FAMILY DISTRICT
LAND USE – LOW DENSITY





(7) SOUTH OF SUBJECT SITE

9420 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY



(8) SUBJECT SITE

9440 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY



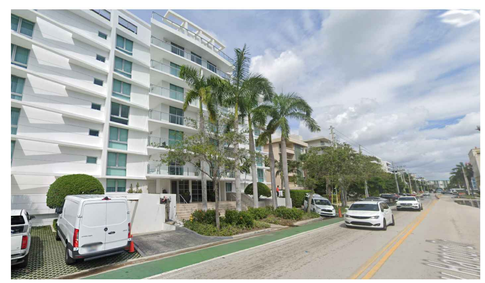
(9) NORTH OF SUBJECT SITE

9500 W. BAY HARBOR DR, BAY HARBOR ISLANDS FL 33154
ZONED – RM-1 MULTI-FAMILY DISTRICT
LAND USE – MED – HIGH DENSITY



(3) DIRECTLY ACROSS W. BAY HARBOR DR.

1165 94TH STREET, BAY HARBOR ISLANDS FL 33154
ZONED – RM-2 MULTI-FAMILY DISTRICT
LAND USE – COMMUNITY FACILITIES



LOOKING NORTH ON W. BAY HARBOR DR.

LAND USE PLAN
SCALE: NTS

KA
KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B. Kaller
CN=Joseph B. Kaller, E=joseph@kallerarchitects.com, OU=Kaller Architecture, O=Kaller Architecture, C=US, 2.16.840.1.113883.13.186.000083078, dnQualifier=A00000083078
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:18-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
LAND USE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
LU-1
SHEET – OF –

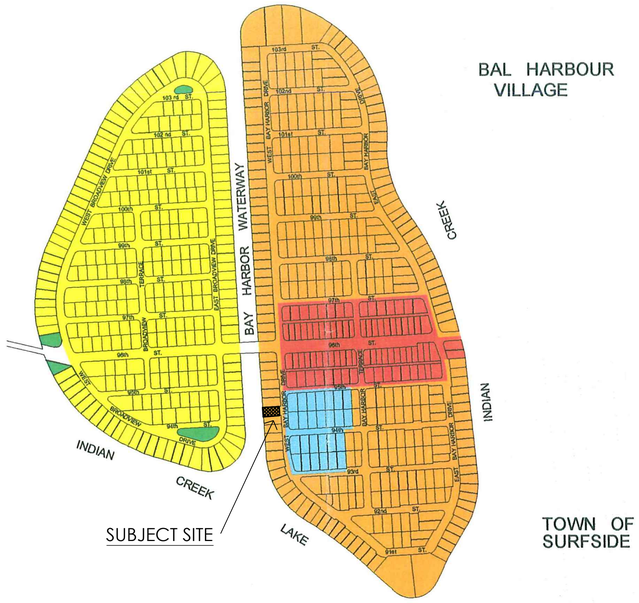
Bidders shall visit complete sets of Bidding Documents in preparing bids, either the Owner or Architect assumes no responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is customarily inferable from the work being required to produce the intended results.



SUBJECT SITE

AERIAL MAP

SCALE: NTS



INDIAN CREEK VILLAGE

LEGEND

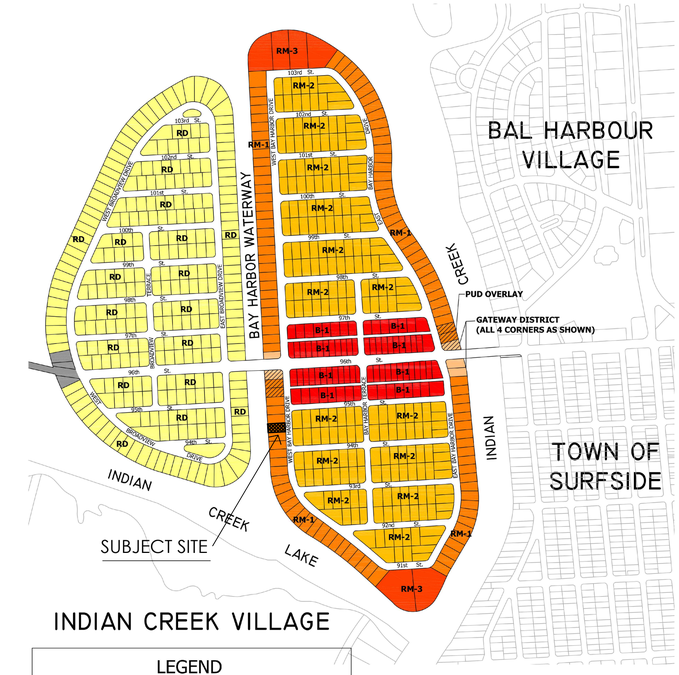
RESIDENTIAL
- LOW DENSITY (0-6 DU/AC)
- MEDIUM-HIGH DENSITY (6-34 DU/AC)

NOTE:
THE TOWN MAY AUTHORIZE INDIVIDUAL PROJECT DENSITIES IN THE MEDIUM-HIGH DENSITY AT HIGHER DENSITIES THROUGH THE TDR PROCESS.

- COMMERCIAL
- COMMUNITY FACILITIES
- PARKS AND RECREATION
- OPEN SPACE

FUTURE LAND USE MAP

SCALE: NTS



INDIAN CREEK VILLAGE

LEGEND

- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT

ZONING MAP

SCALE: NTS

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A00000B3078, dnQualifier=A00000B3078, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:19-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR DR.
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
AERIAL AND MAPS

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
LU-2
SHEET – OF –

Contractor: The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
Drawings shall not be scaled. Refer to Owner or Architect for clarification of dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to the Architect before proceeding with the work. Contractor shall coordinate all work of all trades. Shop drawings must be submitted to the Architect for review before proceeding with fabrication. Contractor shall perform all work in accordance with all applicable codes and regulations. Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contract Documents are to include all items necessary for the proper execution and completion of the work by the Contractor. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract

9440 W. BAY HARBOR DR.



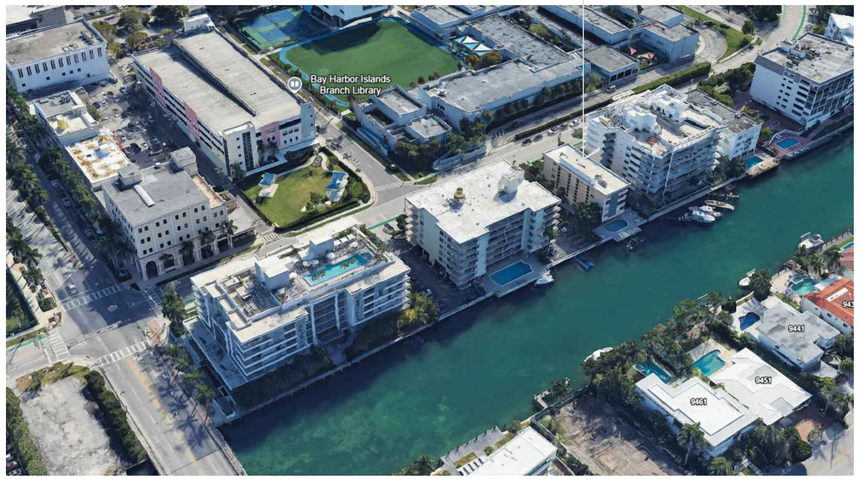
SUBJECT SITE SW CORNER

9440 W. BAY HARBOR DR.



SUBJECT SITE SE CORNER

9440 W. BAY HARBOR DR.



SUBJECT SITE NW CORNER

9440 W. BAY HARBOR DR.



SUBJECT SITE NE CORNER

SITE LOCATION
SCALE: NTS

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, PLLC, E=joseph@kallerarchitects.com, C=US, dnQualifier=A01410D000001978EA0008B3078, OI=Kaller Architecture, PLLC
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:20-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
LAND USE PLAN

REVISIONS

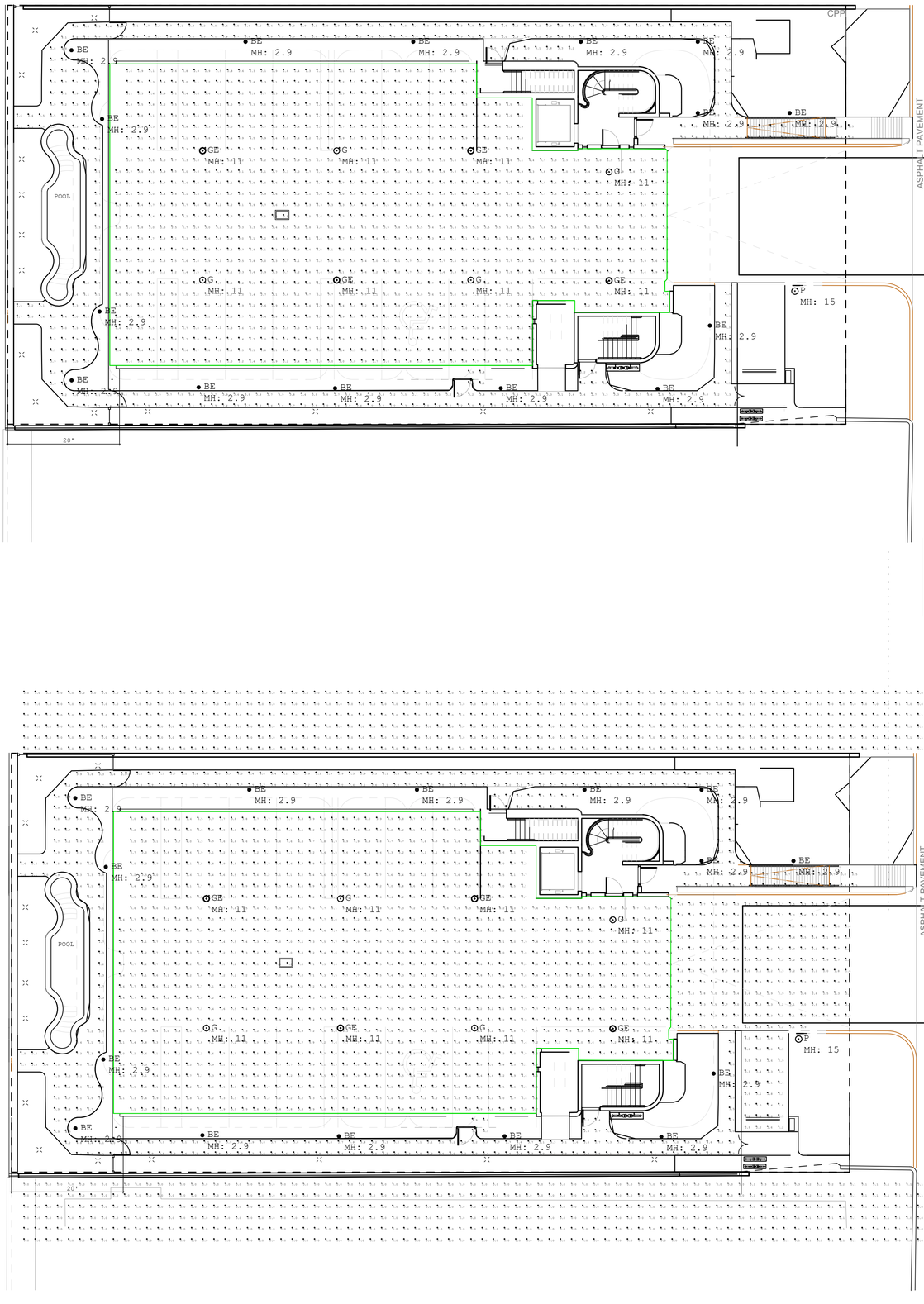
No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
LU-3
SHEET – OF –

Before shall use complete sets of Bidding Documents in preparing bids. Where the Owner has furnished information stating from the use of incomplete or preliminary sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one will be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is customarily inferable from that which is fairly necessary to produce the intended results. Do not scale drawings. Any errors or misrepresentations resulting from the use of scaled dimensions shall be the responsibility of the Contractor.



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	1	P	Single	Rangi Lighting CIRLY-16-4-350-T4-XX-TP-XX	0.900	2370	18.9	18.9
⊙	4	GE	Single	SLG Lighting PG-LS100-G3-FSK (Connected to Generator)	0.900	4527	30.12	120.48
⊙	4	G	Single	SLG Lighting PG-LS100-G3-FSK	0.900	4527	30.12	120.48
⊙	15	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	255

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage Floor	Illuminance	Fc	3.16	7.5	0.4	7.90	18.75
Pool Deck	Illuminance	Fc	4.12	6.9	1.2	3.43	5.75
Sidewalks	Illuminance	Fc	3.55	6.1	1.5	2.37	4.07

FIRST FLOOR PHOTOMETRIC PLAN (EMERGENCY LIGHTING)

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

NORTH

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	1	P	Single	Rangi Lighting CIRLY-16-4-350-T4-XX-TP-XX	0.900	2370	18.9	18.9
⊙	4	GE	Single	SLG Lighting PG-LS100-G3-FSK (Connected to Generator)	0.900	4527	30.12	120.48
⊙	4	G	Single	SLG Lighting PG-LS100-G3-FSK	0.900	4527	30.12	120.48
⊙	15	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	255

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Beyond Property	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.
Entrance Drive and Parking	Illuminance	Fc	2.64	4.3	1.2	2.20	3.58
Entrance Spill	Illuminance	Fc	0.11	0.4	0.0	N.A.	N.A.
Parking Garage Floor	Illuminance	Fc	6.36	9.9	2.0	3.18	4.95
Pool Deck	Illuminance	Fc	4.12	6.9	1.2	3.43	5.75
Sidewalks	Illuminance	Fc	3.62	6.2	1.5	2.41	4.13

FIRST FLOOR PHOTOMETRIC PLAN

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

NORTH

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A01410D000003078, OI=Kaller Architecture, C=US, E=joseph@kallerarchitects.com, SERIALNUM=A01410D000003078, I attest to the accuracy and integrity of this document.
2025.09.25 11:15:21-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

FIRST FLOOR
PHOTOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

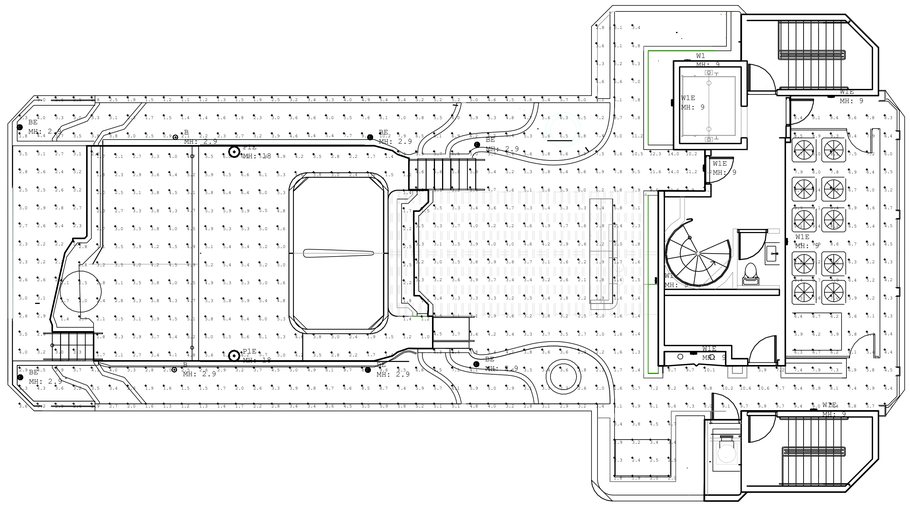
SHEET

PH-1

SHEET - OF -

Bidders shall visit complete sets of Bidding Documents in preparing bids. Contractor shall verify all dimensions in the field and be responsible for errors or misrepresentations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Performance by the Contractor shall be required to the extent consistent with the Contract Documents and not greater or less than the Contract Documents require. Discrepancies between the Contract Documents and between the Contract Documents and governing codes, rules and regulations, or between the Contract Documents and field conditions, shall be promptly reported to the Architect in writing by the Contractor before proceeding with the affected work. The Contractor shall be responsible for the proper fitting of all work that is required to connect its own work to existing work or to the work of others. Should conflicts occur between the Contract Documents and governing codes, rules and regulations, the most stringent shall govern. Should conflicts occur between the Contract Documents and existing conditions, the most stringent shall govern. Should conflicts occur between the Contract Documents and between the Contract Documents and governing codes, rules and regulations, or between the Contract Documents and field conditions, the Contractor shall be responsible for the most stringent unless otherwise instructed by the Architect in writing.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	B	Single	PIL Index+33-360-18W-4K-XX-UNV-NA	0.900	2120	17	34
	6	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	102
	2	P1E	Single	Ragni Lighting CIRLY-16-4-50-T3-XX-TP-XX (Connected to Generator)	0.900	3260	25.5	51
	2	W1	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA	0.900	2149	26	52
	6	W1E	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA (Connected to Generator)	0.900	2149	26	156



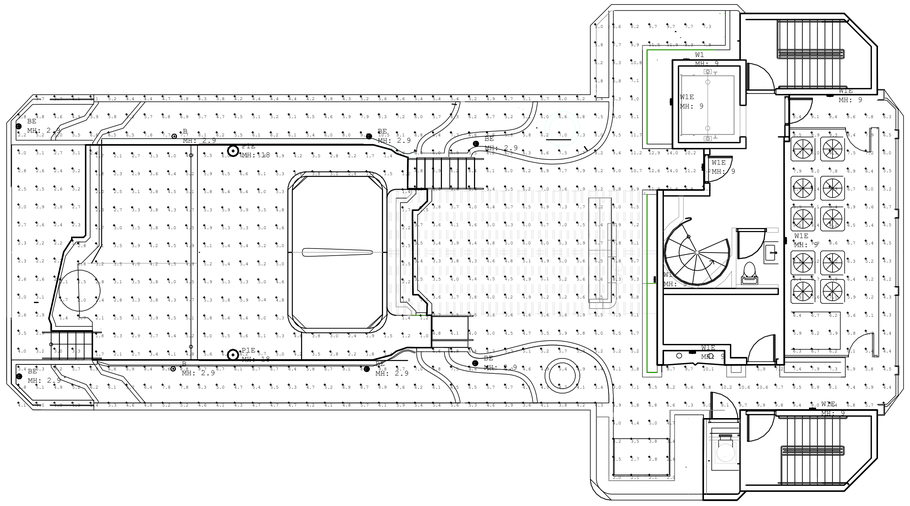
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Deck	Illuminance	Fc	4.50	14.0	0.9	5.00	15.56
Mechanical Area	Illuminance	Fc	7.24	9.9	5.1	1.42	1.94
Pool Deck_Top	Illuminance	Fc	3.90	6.6	1.0	3.90	6.60

ROOF FLOOR PHOTOMETRIC PLAN (EMERGENCY LIGHTING)

SCALE1/8"= 1'-0"

NORTH

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	B	Single	PIL Index+33-360-18W-4K-XX-UNV-NA	0.900	2120	17	34
	6	BE	Single	PIL Index+33-360-18W-4K-XX-UNV-NA (Connected to Generator)	0.900	2120	17	102
	2	P1E	Single	Ragni Lighting CIRLY-16-4-50-T3-XX-TP-XX (Connected to Generator)	0.900	3260	25.5	51
	2	W1	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA	0.900	2149	26	52
	6	W1E	Single	PIL M20-M-26-T4-XX-70-40K-UNV-NA (Connected to Generator)	0.900	2149	26	156



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Deck	Illuminance	Fc	5.85	14.0	1.7	3.44	8.24
Mechanical Area	Illuminance	Fc	7.24	9.9	5.1	1.42	1.94
Pool Deck_Top	Illuminance	Fc	3.90	6.6	1.0	3.90	6.60

ROOF FLOOR PHOTOMETRIC PLAN

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

NORTH

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A01410D000003078, E=joseph@kallerarchitects.com, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:22-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

FIRST FLOOR
PHOTOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

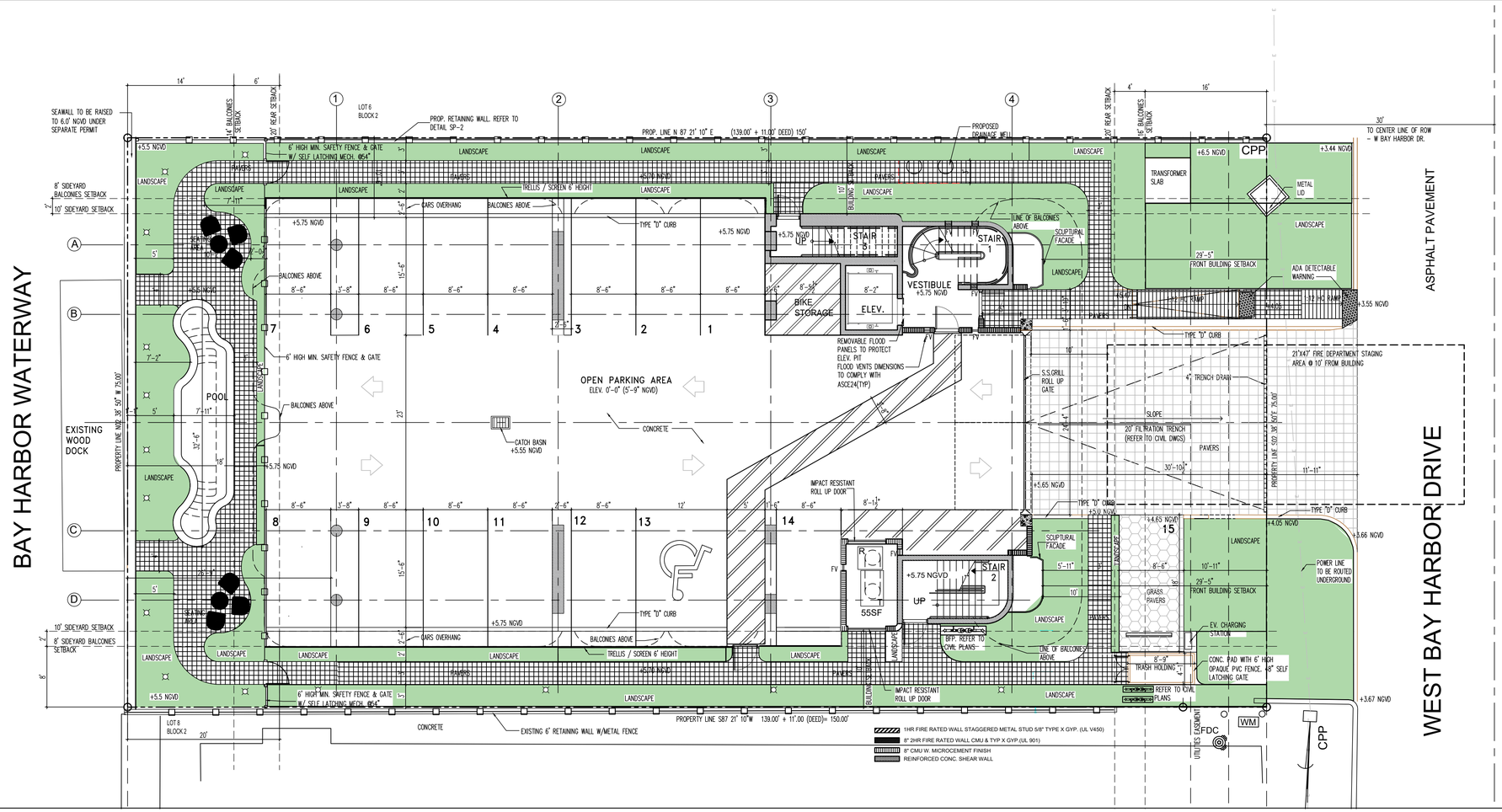
PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET

PH-2

SHEET - OF -

Bidders shall use composite sets of Bidding Documents (Engineering Disciplines and the Contractor-Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

SITE PLAN

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

TOTAL SITE:
AREA: 11,250 SF
0.258 ACRES

PROJECT DATA

LEGAL DESCRIPTION:	LOTS 7, LESS THE EASTERLY 11.00 FEET THEREOF, BLOCK 2 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/ DADE COUNTY, FLORIDA.
ADDRESS:	9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLANDS FL 33154
FOLIO NUMBER:	13-2227-028-0001
PROJECT NAME:	9440 BAY HARBOR ISLANDS CONDO
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLANDS
ZONING:	RM-1 (MULTI-FAMILY DISTRICT - WATERFRONT)
LAND USE DESIGNATION:	MED-HIGH DENSITY 6-32 DU/AC
BUILDING STORIES:	7 STORIES

SITE REQUIREMENTS

	REQUIRED/ ALLOWED	PROPOSED
LOT AREA:	11,250 SF (.0258 AC)	
DENSITY:	34 DU/ AC = 8.8 UNITS	7 UNITS
BUILDING HEIGHT:	65'-0" (FROM FEMA+1')	65'-0" (FROM FEMA+1')
BUILDING LENGTH:	120'-0"	108'-0"
OPEN SPACE: GROUND LEVEL	MIN 20% (11,250) = 2,250 SF	5,510 SF (48 %) LANDSCAPE + 3,071.70 SF (27 %) LANDSCAPE
ROOF AMENITY LEVEL	MIN 15% ROOF DECK=539 SF	1038 SF (28 %) LANDSCAPE
PARKING SPACES:	2 PER UNIT 1 DROP OFF SPACE	15 SPACES (INCLUDING 1 ADA)

FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00 NGVD
COMMUNITY NUMBER:	120637
PANEL NUMBER:	12086C0144L
SUFFIX:	SUFFIX:
BASE FLOOD ELEVATION:	8.00' NGVD
BASE FLOOD ELEVATION +1 FREEBOARD:	9.00' NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	14.41' NGVD
ELEVATION DATUM USED:	NGVD 1929
LEVEL 1 F.F.E.:	5.75' NGVD
LEVEL 2 F.F.E. (HABITABLE FLOOR):	14.41' NGVD
BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	N/A
GARAGE ELEVATION:	5.75' NGVD
LOWEST ELEVATION OF MACHINERY/ EQUIPTMENT:	14.41' NGVD
ELEVATION OF LOWEST GRADE ADJ. TO BUILDING:	5.50' NGVD
ELEVATION OF HIGHEST GRADE ADJ. TO BUILDING:	5.70' NGVD
HIGHEST CROWN OF ROAD:	4.19' NGVD

CODE INFORMATION

SPRINKLERED BUILDING
OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: IIB

OCCUPANCY (FBC CH.10 TABLE 1004.5):200 SF GROSS:
37,496 SF/200: 187 OCCUPANTS

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY: 2

RISK CATEGORY II
EXPOSURE D
WIND SPEED V=175MPH

DEVELOPMENT IMPACT ANALYSIS

2020 U.S. CENSUS 2.60 PERSONS PER HOUSEHOLD

EXISTING PROPERTY INFORMATION 12 UNITS / 5 STORIES

POTABLE WATER:	200 GALLONS PER CAPITA PER DAY X 2.60 =	520 GAL X 12 DU =	6,240 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA PER DAY X 2.60 =	405.6 GAL X 12 DU =	4,867.2 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA PER DAY X 2.60 =	1.64 GAL X 12 DU =	19.68 GAL PER DAY

PROPOSED PROPERTY INFORMATION 7 UNITS / 7 STORIES

POTABLE WATER:	200 GALLONS PER CAPITA PER DAY X 2.60 =	520 GAL X 7 DU =	3,640 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA PER DAY X 2.60 =	405.6 GAL X 7 DU =	2,839.2 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA PER DAY X 2.60 =	1.64 GAL X 7 DU =	11.48 GAL PER DAY

TRAFFIC:

Table 1
Condominiums - 9440 W. Bay Harbor Drive
Trip Generation Analysis
Bay Harbor Islands, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips In	AM Peak Hour Trips Out	AM Peak Hour Trips Total	PM Peak Hour Trips In	PM Peak Hour Trips Out	PM Peak Hour Trips Total
Existing Multifamily Housing (Mid-Rise)	12 DU	54	1	3	4	3	2	5
Proposed Multifamily Housing (Mid-Rise)	7 DU	32	1	2	3	2	1	3
Difference (Proposed - Existing)		**(22)**	**0**	**(1)**	**(1)**	**(1)**	**(1)**	**(2)**

Compiled by: KBP Consulting, Inc. (June 2025).
Source: ITE Trip Generation Manual (11th Edition).

BUILDING AREAS

UNIT MIX CHART / UNIT AREA

FLOOR LEVEL	UNIT #	BED/ BATH	UNIT AREA MIN. REQUIRED	UNIT AREA PROPOSED
2ND	201	2/ 2.5	1,150	1,835
2ND	202	3/ 3.5	1,350	1,835
3RD & 4TH	301	4/ 4.5	1,550	3,107
3RD & 4TH	302	4/ 4.5	1,550	3,051
5TH	PH1	5/ 5.5	1,750	3,882
6TH	PH2	5/ 5.5	1,750	3,694
7TH	PH3	5/ 5.5	1,750	3,445

FLOOR AREA

1ST FL	5,740 SF
2ND FL	5,499 SF
3RD FL	5,881 SF
4TH FL	4,675 SF
5TH FL	5,483 SF
6TH FL	4,925 SF
7TH FL	4,580 SF
8TH FL	713 SF OPEN AREA ROOF: 3,597 SF
TOTAL AREA	37,496 SF

AMMENITIES AREA

1ST FL	660 SF OPEN SPACE POOL AREA
2ND FL	759 SF
3RD FL	495 SF
4TH FL	495 SF
8TH FL	1,776 SF OPEN SPACE AREA
TOTAL AREA	4,185 SF

SETBACK REQUIREMENTS

	REQUIRED BUILDING	ALLOWED BALCONIES	PROPOSED BUILDING	PROPOSED BALCONIES
FRONT YARD				
BUILDING LESS THAN 30': 20'-0"	LEVEL 1: 20'		LEVEL 1: 29'-5"	
BUILDING LESS THAN 45': 25'-5"	LEVEL 2: 20'	(-4': 16')	LEVEL 2: 28'-5"	LEVEL 2: 24'-4"
BUILDING LESS THAN 65': 30'-0"	LEVEL 3: 20'	(-4': 16')	LEVEL 3: 29'	LEVEL 3: 24'-4"
BALCONIES SETBACK ENCROACHMENT: 4'-0" FROM SETBACK	LEVEL 4: 25'	(-4': 21')	LEVEL 4: 30'	LEVEL 4: 24'-4"
BUILDING LESS THAN 30': 16'-0"	LEVEL 5: 25'	(-4': 21')	LEVEL 5: 30'-11"	LEVEL 5: 29'-3"
BUILDING LESS THAN 45': 21'-5"	LEVEL 6: 30'	(-4': 26')	LEVEL 6: 30'-2 1/2"	LEVEL 6: 30'-1 1/2""
BUILDING LESS THAN 65': 26'-0"	LEVEL 7: 30'	(-4': 26')	LEVEL 7: 30'-3"	LEVEL 7: 30'-3"
	LEVEL 8: 30'	(-4': 26')	LEVEL 8 (ROOF): 30'-51/2"	
SIDE YARD				
BUILDING LESS THAN 30': 10'-0"	LEVEL 1: 10'		LEVEL 1: 10'	
ABOVE 30': FOR EACH ADD. 3'-0"	LEVEL 2: 10'	(-2': 8")	LEVEL 2: 10'	LEVEL 2: 8'
IN HGT. +1'-0" ADD. SETBACK	LEVEL 3: 10'	(-2': 8")	LEVEL 3: 10'	LEVEL 3: 8'
MAX. 20'-0".	LEVEL 4: 10'	(-2': 8")	LEVEL 4: 11'-6 3/4"	LEVEL 4: 8'-8"
BALCONIES SETBACK ENCROACHMENT: 2'-0" FROM SETBACK	LEVEL 5: 11-6 3/4"	(-2': 9'-6 3/4")	LEVEL 5: 15'-3"	LEVEL 5: 10'-9"
	LEVEL 6: 14'- 9 3/4"	(-2':12'-9 3/4")	LEVEL 6: 18'- 4 3/4"	LEVEL 6: 13'-4 1/2"
	LEVEL 7: 18'-1 3/4"	(-2':16'-1 3/4")	LEVEL 7: 20'	LEVEL 7: 16'-1 3/4"
	LEVEL 8: 20'-0"		LEVEL 8: 20'-0"	
REAR YARD				
20'-0"	LEVEL 1: 20'		LEVEL 1: 18' (TO FENCE & EDGE OF SLAB)	
BALCONIES SETBACK ENCROACHMENT: 6'-0" FROM SETBACK (14'-0")	LEVEL 2: 20'	(-6': 14')	LEVEL 2: 20'	LEVEL 2: 16'-6"
	LEVEL 3: 20'	(-6': 14')	LEVEL 3: 23'-8"	LEVEL 3: 16'-10"
	LEVEL 4: 20'	(-6': 14')	LEVEL 4: 23'-8"	LEVEL 4: 16'-6"
	LEVEL 5: 20'	(-6': 14')	LEVEL 5: 23' -9"	LEVEL 5: 16'-6"
	LEVEL 6: 20'	(-6': 14')	LEVEL 6: 23'-1"	LEVEL 6: 17'-6"
	LEVEL 7: 20'	(-6': 14')	LEVEL 7: 23'-2"	LEVEL 7: 18'-6"
	LEVEL 8: 20'		LEVEL 8: 20'	

NOTES

1. WET FLOOD PROOFING SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 24-14
2. BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.
3. ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD.
4. THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
6. ENCLOSED AREAS THAT ARE IN THE AE ZONE SHALL BE LIMITED TO BUILDING ACCESS AREAS, GARAGES AND STORAGE, AND MUST BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND NOT BE FINISHED. ENCLOSED AREAS MUST NOT BE USED FOR HABITABLE OR RECREATIONAL PURPOSES.
7. ELEVATOR EQUIPMENT FLOAT SWITCHES WITH DETECTION SYSTEM INCLUDING FLOAT SWITCHES IN ELEVATOR SHAFT IN COMPLIANCE WITH FEMA TECHNICAL BULLETIN 4 SECTION 6.2. AND ASME A17.1
8. WET WATERPROOFING WILL BE DESIGNED AND BUILT WITH FLOOD DAMAGE RESISTANT MATERIALS AND TECHNIQUES ACCORDING TO ASCE 24 SECTION 6.3.

SITE DATA

KA
KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, P.A., E=joseph@kallerarchitects.com, C=US, 2.16.840.1.113883.13.186.1.1.3.E0000B3078, OI=Kaller Architecture, P.A.
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:23-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SITE PLAN
SITE DATA

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

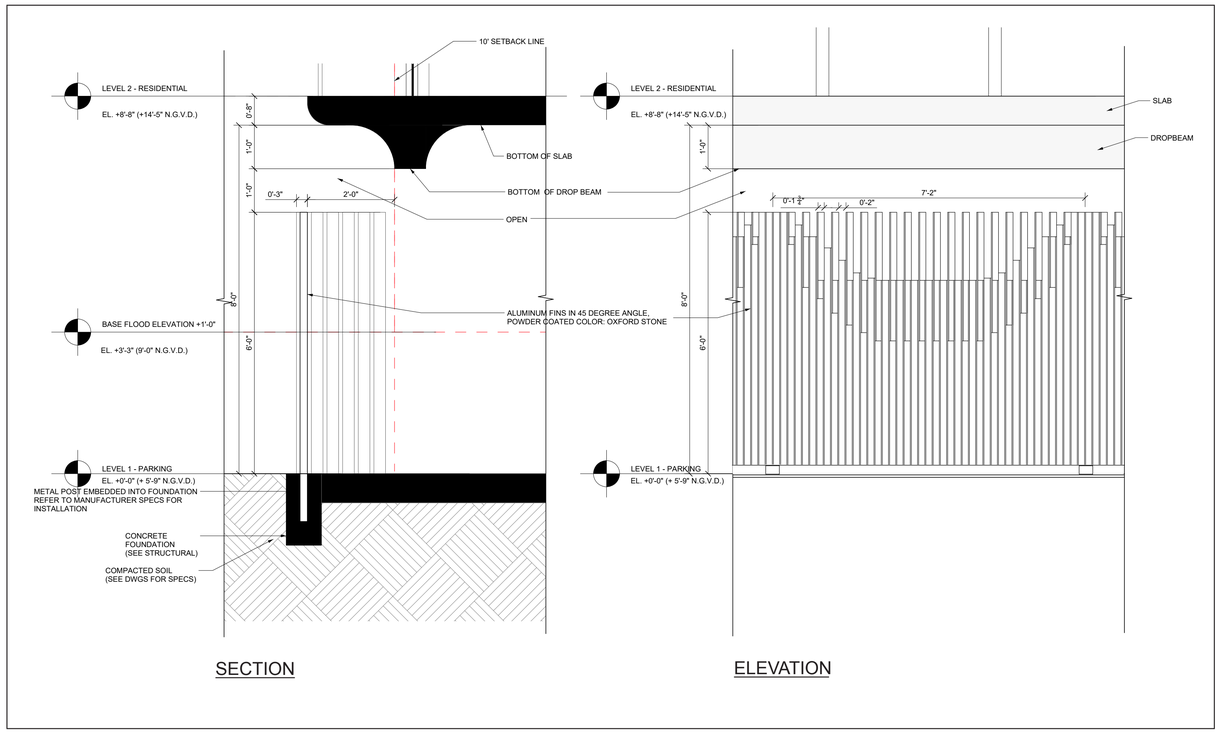
PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET

SP-1

SHEET - OF -

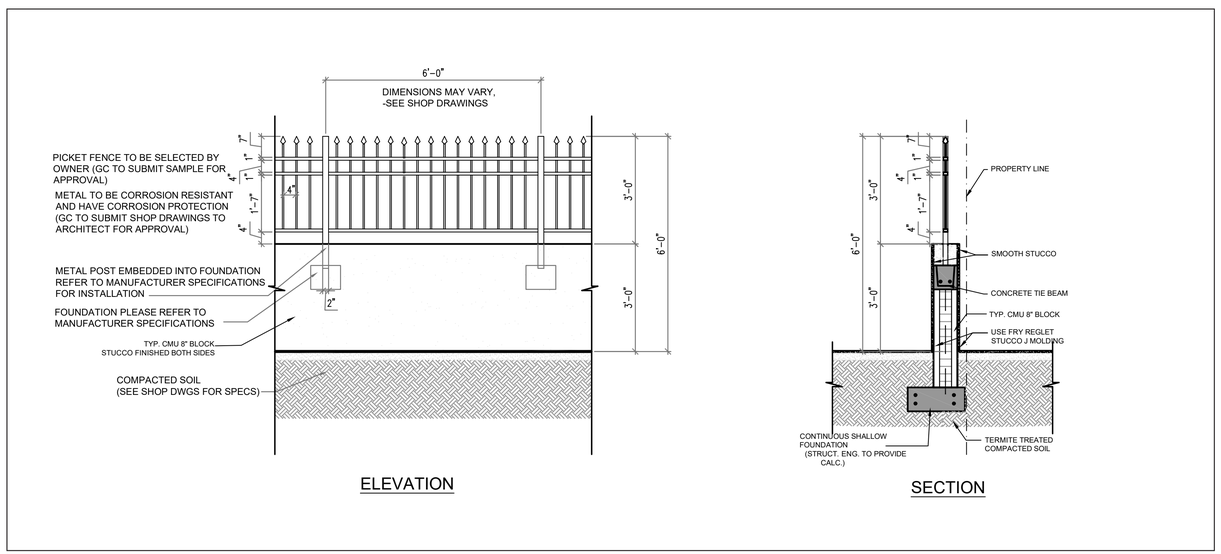
Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



2 PARKING PERIMETER TRELLIS FENCE



3 PARKING PERIMETER TRELLIS FENCE 3D VISUALISATION



1 PERIMETER CONCRETE WALL WITH PICKET FENCE



4 PERIMETER CONCRETE WALL WITH PICKET FENCE

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A.
0009239
REGISTERED ARCHITECT

Joseph B Kaller
On: Joseph B Kaller, ou=Qualifier=A01410C0D0000018B0B3FA0C00083078, cn=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:25-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SITEPLAN DETAIL

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
SP-2

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

FIRST LEVEL FLOOR PLAN

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

PROP. RETAINING WALL. REFER TO DETAIL SP-2

PROP. LINE N 87° 21' 10" E (139.00' + 11.00' DEED) 150'

LOT 6 BLOCK 2

6' HIGH MIN. SAFETY FENCE & GATE W/ SELF LATCHING MECH. @54"

14' BALCONIES SETBACK

20' REAR SETBACK

16' BALCONIES SETBACK

PROPOSED DRAINAGE WELL

TRELLIS / SCREEN 6' HEIGHT

CARS OVERHANG

BALCONIES ABOVE

TYPE "D" CURB

10' BUILDING SETBACK

LINE OF BALCONIES ABOVE

SCUPTURAL FACADE

TRANSFORMER SLAB

METAL LID

CPP

29'-5" FRONT BUILDING SETBACK

ADA DETECTABLE WARNING

1:12 HC RAMP

OPEN PARKING AREA
ELEV. 0'-0" (5'-9" NGVD)

POOL

SEATING AREA

BIKE STORAGE

ELEV.

VESTIBULE
+5.75 NGVD

STAIR 1

STAIR 2

STAIR 3

UP

REMOVABLE FLOOD PANELS TO PROTECT ELEV. PIT
FLOOD VENTS DIMENSIONS TO COMPLY WITH ASCE24(TYP)

IMPACT RESISTANT ROLL UP DOOR

S.S.GRILL ROLL UP GATE

4" TRENCH DRAIN

SLOPE

20' FILTRATION TRENCH (REFER TO CIVIL DWGS)

21'X47' FIRE DEPARTMENT STAGING AREA @ 10' FROM BUILDING

CATCH BASIN
+5.55 NGVD

CONCRETE

EXISTING 6' RETAINING WALL W/METAL FENCE

PROPERTY LINE S87° 21' 10"W 139.00' + 11'.00 (DEED)= 150.00'

PROPERTY LINE N02° 38' 50" W 75.00'

PROPERTY LINE S02° 38' 50"E 75.00'

LOT 8 BLOCK 2

20'

R 55SF T

REFER TO CIVIL PLANS

BFP. REFER TO CIVIL PLANS

GRASS PAVERS

EV. CHARGING STATION

TRASH HOLDING

CONC. PAD WITH 6' HIGH OPAQUE PVC FENCE. 48" SELF LATCHING GATE

POWER LINE TO BE ROUTED UNDERGROUND

UTILITIES EASEMENT

FDC

WM

1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)

8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

KA
KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, A=ADSP, C=US, E=joseph@kallerarchitects.com, O=Kaller Architecture, OU=A00008078, OU=Kaller Architecture, T=R.A. 0009239
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:26-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES

9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

FIRST FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

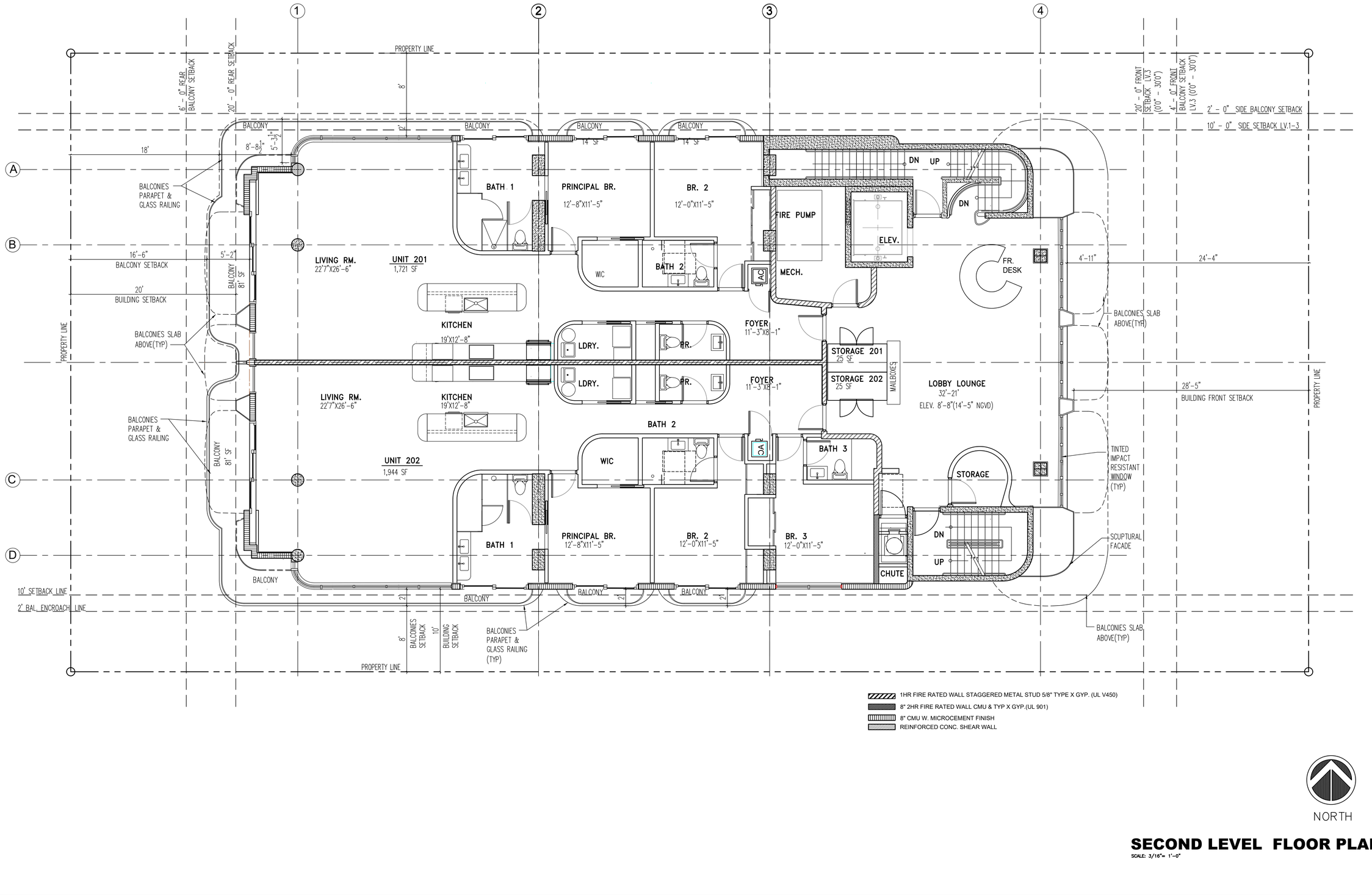
PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET

A-1

SHEET - OF -

Bidders shall use concepts and Existing Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Existing Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall verify all dimensions and conditions of the job and shall be solely responsible for same. Contractor shall notify Architect of any discrepancies before proceeding with the work. Contractor shall coordinate all trades and be solely responsible for the construction means, methods, techniques, sequences and procedures. Contractor shall be solely responsible for all safety precautions and programs in connection with the work. Contractor shall be responsible for all work and materials furnished by subcontractors. Contractor shall be responsible for all damages to persons or property that occur as a result of his fault or negligence in connection with the work. Contractor shall take all precautions necessary to protect adjacent property from damage during construction. Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the work. Contractor shall give all notices necessary and incidental to the due and lawful prosecution of the work. Contractor shall be responsible for all permits, fees, licenses and inspections necessary for the proper execution and completion of the work by the Contractor. The Contractor shall verify all dimensions and conditions of the job and shall be solely responsible for same. Contractor shall notify Architect of any discrepancies before proceeding with the work. Contractor shall coordinate all trades and be solely responsible for the construction means, methods, techniques, sequences and procedures. Contractor shall be solely responsible for all safety precautions and programs in connection with the work. Contractor shall be responsible for all work and materials furnished by subcontractors. Contractor shall be responsible for all damages to persons or property that occur as a result of his fault or negligence in connection with the work. Contractor shall take all precautions necessary to protect adjacent property from damage during construction. Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the work. Contractor shall give all notices necessary and incidental to the due and lawful prosecution of the work. Contractor shall be responsible for all permits, fees, licenses and inspections necessary for the proper execution and completion of the work by the Contractor.



1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)

8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

SECOND LEVEL FLOOR PLAN

SCALE: 3/16"= 1'–0"

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A01410D000B3078, dnQualifier=A01410D000B3078, C=US, E=joseph@kallerarchitects.com
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:27-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS

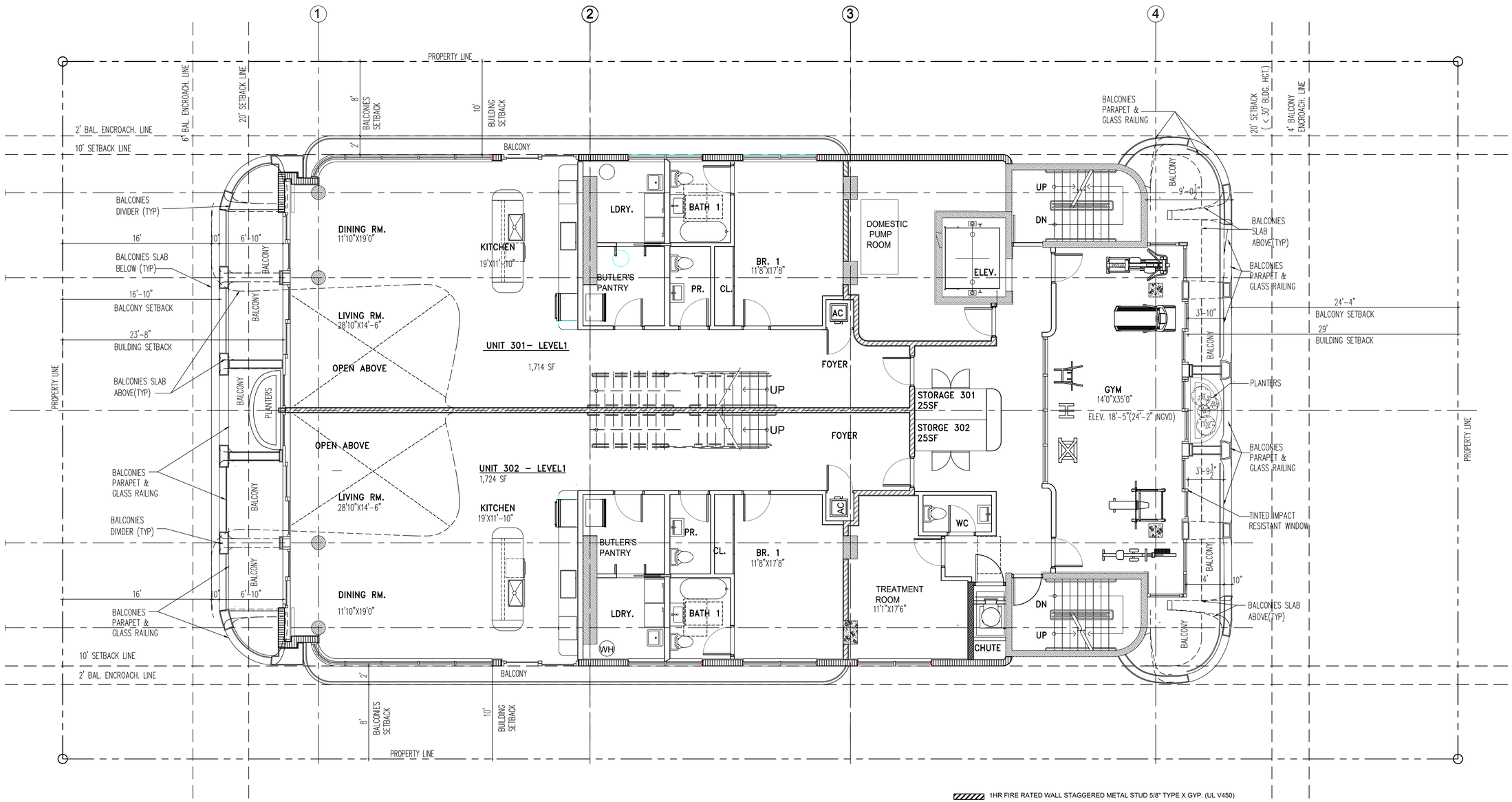
No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
A-2
SHEET – OF –

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or prelimitinary sets of Bidding Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to produce the intended results.



1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)

8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

THIRD LEVEL FLOOR PLAN

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

KA

KallArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller, A.I.A.
CN=Joseph B Kaller, A.I.A., E=joseph@kallerarchitects.com, OU=Kaller Architecture, O=Kaller Architecture, PLC, C=US, 2.16.840.1.113883.3.4.2=E00008078, dnQualifier=A00000B3078
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:28-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
THIRD
FLOOR PLAN

REVISIONS

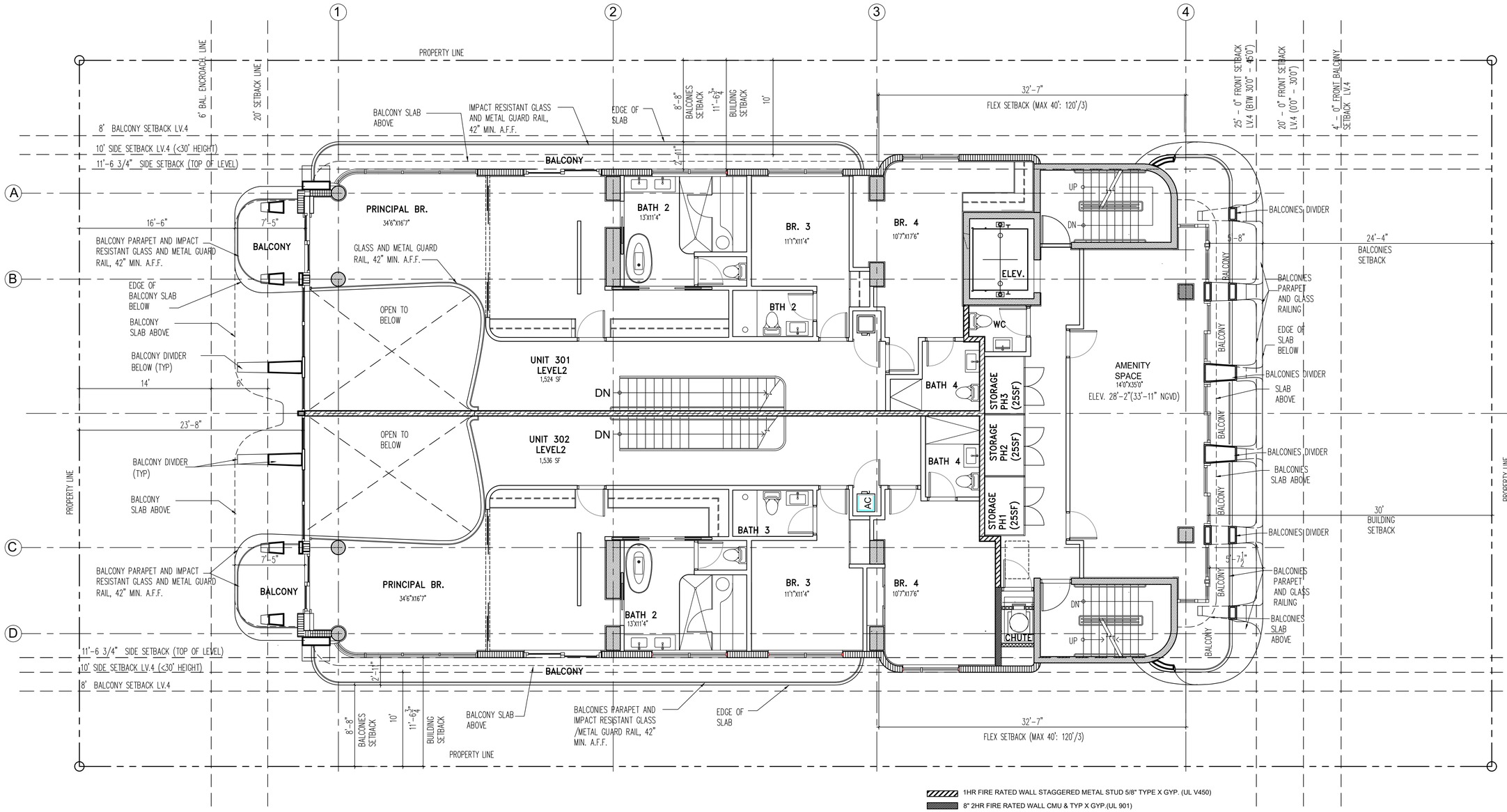
No.	DATE	DESCRIPTION
1		

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	7/28/2025
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-3
SHEET – OF –

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)
8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)
8" CMU W. MICROCEMENT FINISH
REINFORCED CONC. SHEAR WALL

NORTH

FOURTH LEVEL FLOOR PLAN

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

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, P.A., E=joseph@kallerarchitects.com, C=US
dnQualifier=A01410D000001978DA0E000B3078, OU=Kaller Architecture, P.A.
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:30-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS

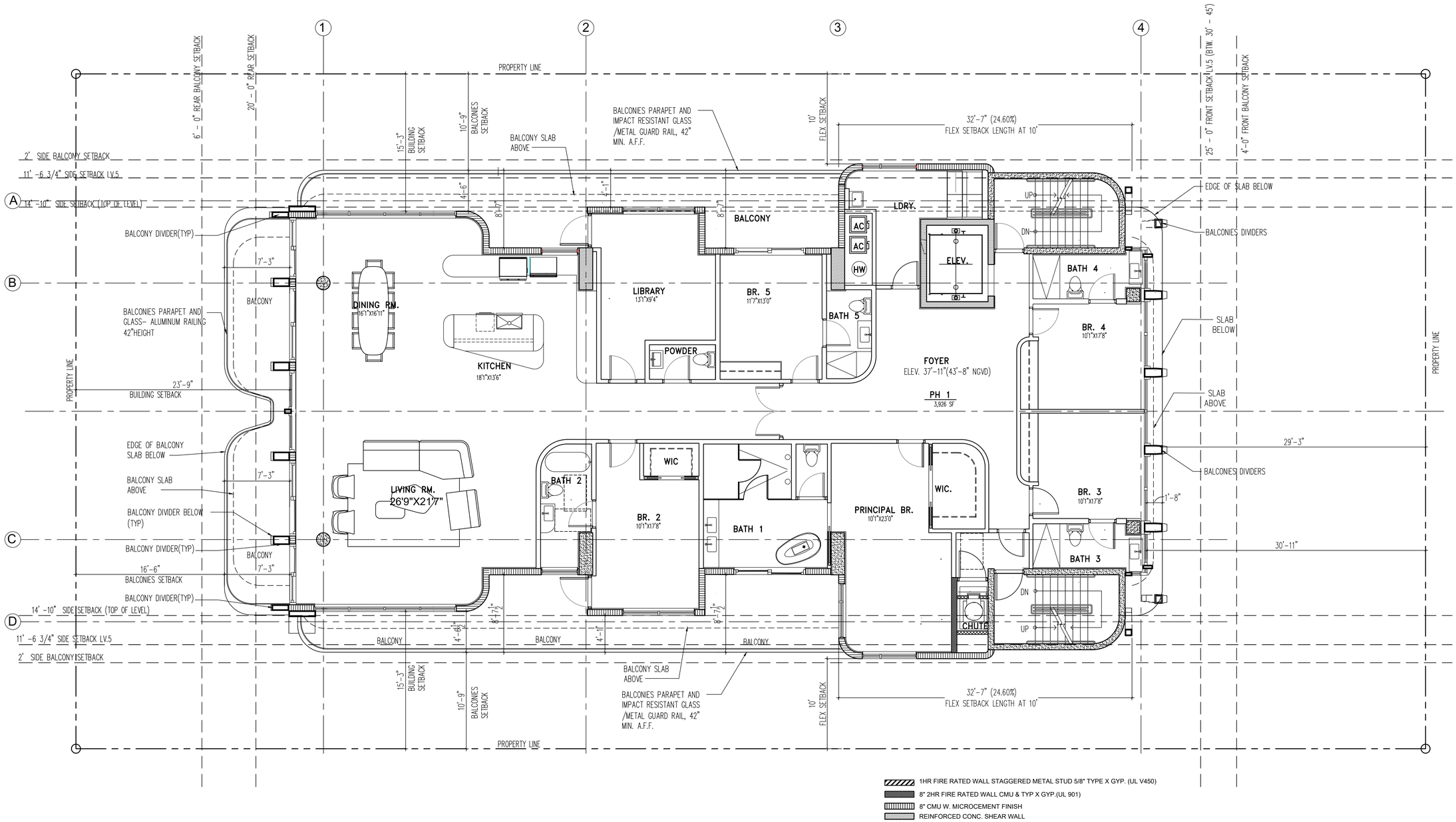
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
A-4
SHEET - OF -

Bidders shall use concepts sets of Bidding Documents in preparing bids, either the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Head of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all. In case of discrepancy the better quality or greater quantity of work shall be estimated upon, and shall be provided unless otherwise directed in writing by the Architect prior to the execution of the work. Do not scale drawings. Verify all dimensions and conditions at the site before commencing work. Report any discrepancies to the Architect before proceeding with the work.



1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)

8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)

8" CMU W. MICROCEMENT FINISH

REINFORCED CONC. SHEAR WALL

NORTH

FIFTH LEVEL FLOOR PLAN

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

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A00000B3078, dnQualifier=A00000B3078, C=US, E=joseph@kallerarchitects.com
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:31-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

FIFTH
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

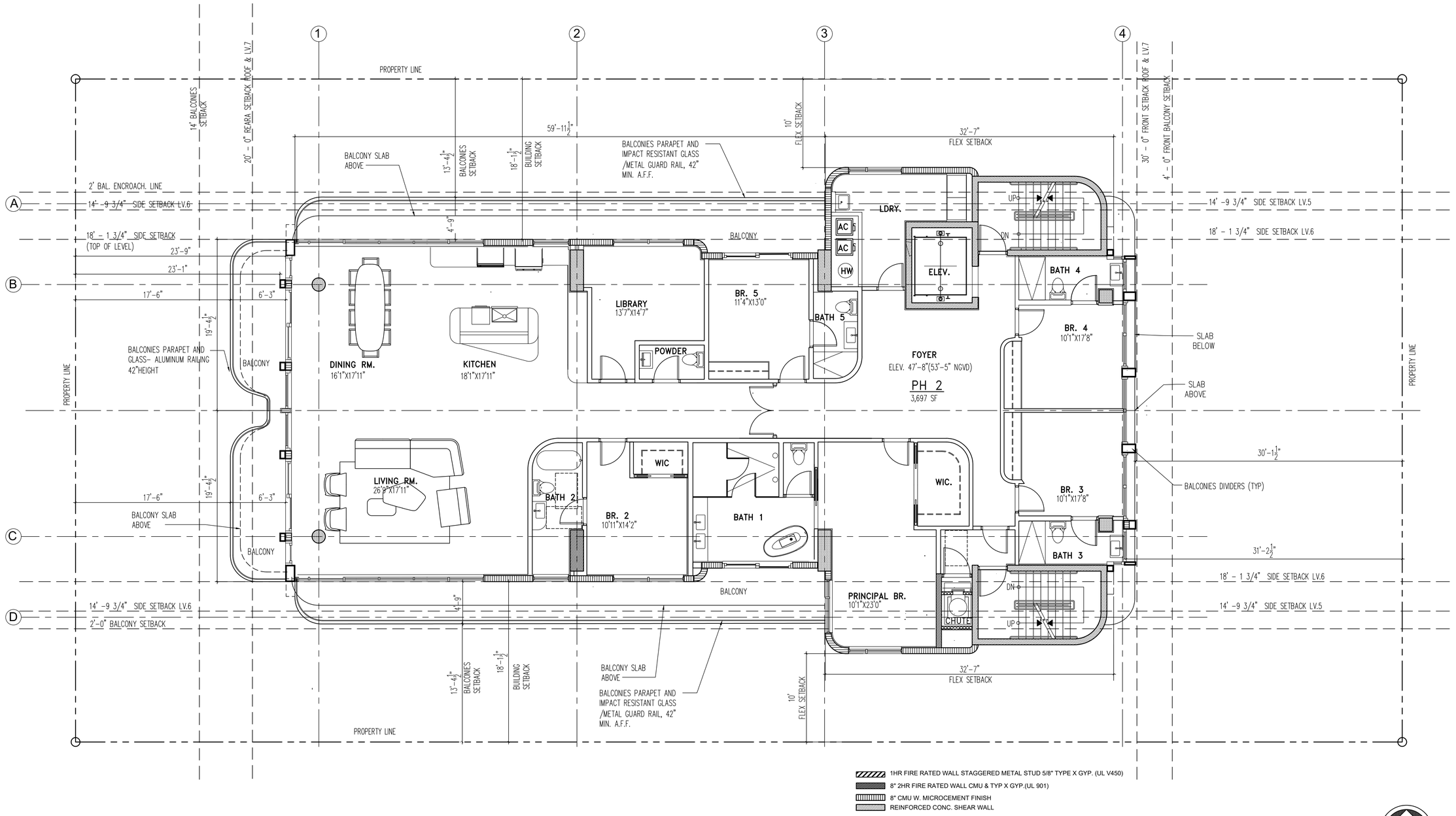
PROJECT No.:	23084
DATE:	7/28/2025
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET

A-5

SHEET – OF –

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the accuracy of the information contained in the Contract Documents and shall verify the same before proceeding with the work. The Contractor shall be responsible for the coordination of the trades, subcontractors and suppliers and shall be responsible for all construction means, methods, techniques, sequences and procedures necessary to coordinate all portions of the work under the Contract. The Contractor shall be responsible for the accuracy of the information contained in the Contract Documents and shall verify the same before proceeding with the work. The Contractor shall be responsible for the coordination of the trades, subcontractors and suppliers and shall be responsible for all construction means, methods, techniques, sequences and procedures necessary to coordinate all portions of the work under the Contract.



NORTH

SIXTH LEVEL FLOOR PLAN

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

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R. A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A01410D0000003078, dnQualifier=A01410D0000003078, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:32-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SIXTH FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

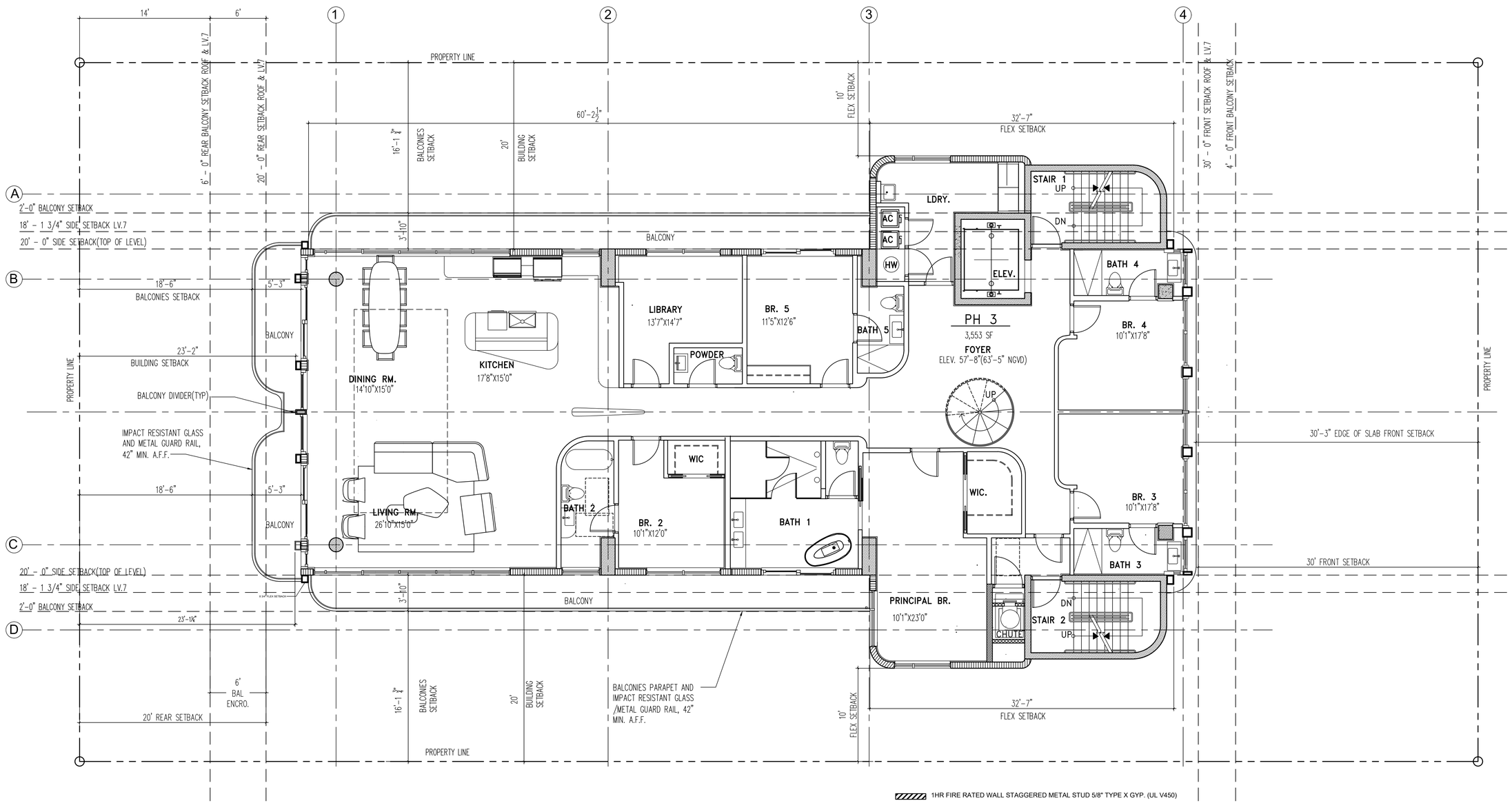
PROJECT No.:	23084
DATE:	7/28/2025
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET

A-6

SHEET - OF -

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)
8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)
8" CMU W. MICROCEMENT FINISH
REINFORCED CONC. SHEAR WALL

NORTH

SEVENTH LEVEL FLOOR PLAN

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

KallArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, OU=A00008078, dnQualifier=A00008078, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:34-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SEVENTH FLOOR PLAN

REVISIONS

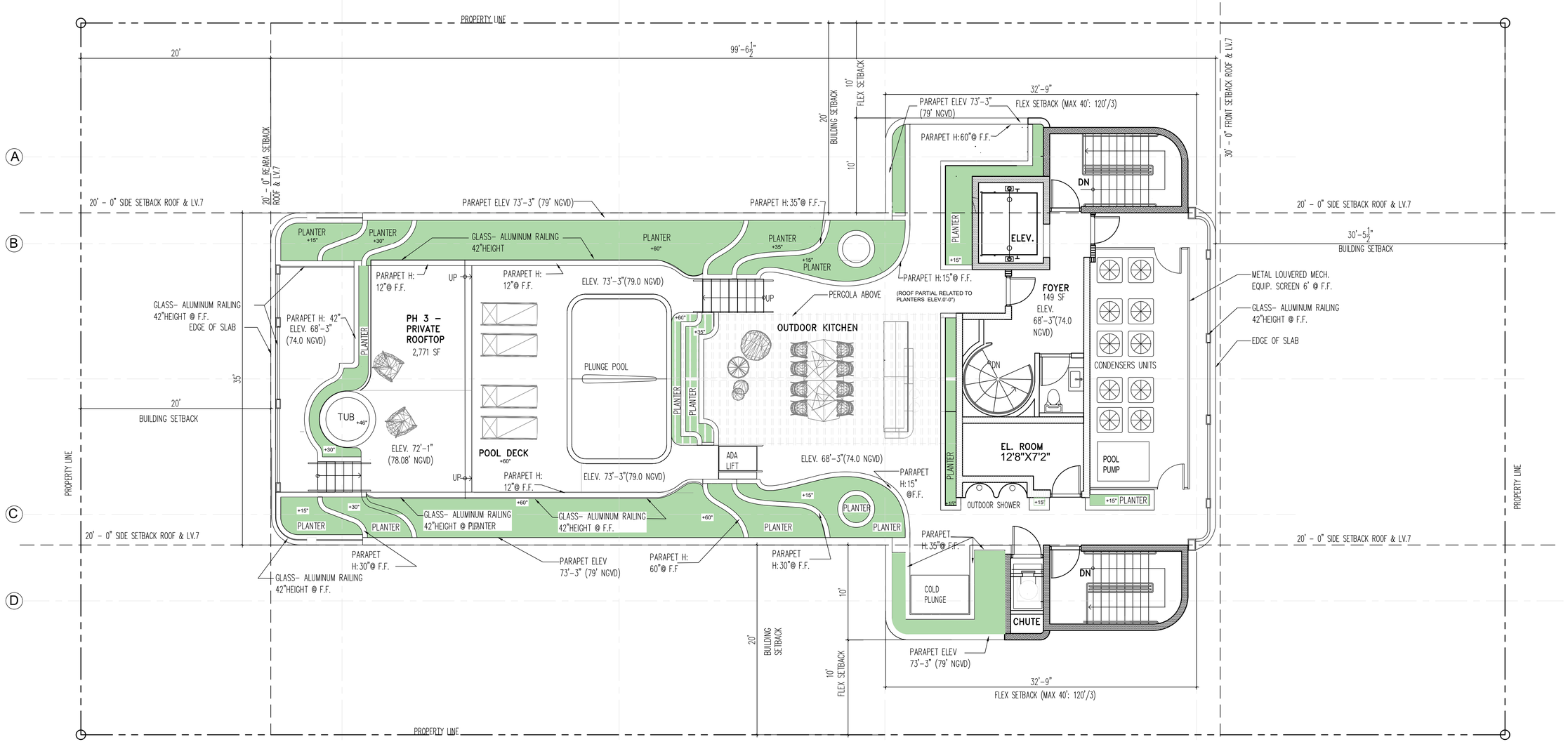
No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
A-7
SHEET – OF –

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

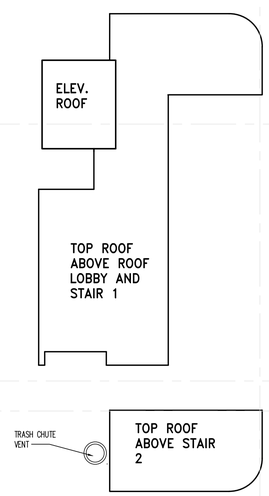


1HR FIRE RATED WALL STAGGERED METAL STUD 5/8" TYPE X GYP. (UL V450)
8" 2HR FIRE RATED WALL CMU & TYP X GYP.(UL 901)
8" CMU W. MICROCEMENT FINISH
REINFORCED CONC. SHEAR WALL

ROOF LEVEL FLOOR PLAN

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

NORTH



ELEV/ STAIRS ROOF FLOOR PLAN

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

NORTH

KA
KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B. Kaller
CN=Joseph B. Kaller, O=Kaller Architecture, OU=A01410D000003078, dnQualifier=A01410D000003078, C=US
I attest to the accuracy and integrity of this document.
© 2025.09.25 11:15:35-04'00'

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street.
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
ROOF
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	–	–

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 7/28/2025
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
A-8
SHEET – OF –

Bidders shall visit and examine with all Bidding Documents in preparing bids. Notify the Owner and Architect immediately of any errors or misinterpretations resulting from the visit and incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the coordination of all trades, subcontractors and suppliers. Contractor shall verify all dimensions, quantities and conditions at the job site and be responsible for same. Contractor shall coordinate all work with that of all trades. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures. Contractor shall be responsible for all safety programs in connection with the work. Contractor shall be responsible for all temporary facilities and controls. Contractor shall be responsible for all work performed and all products supplied by its subcontractors and suppliers. Contractor shall be responsible for all warranties required by the Contract Documents. Contractor shall be responsible for all permits, fees and notices required by the Contract Documents. Contractor shall be responsible for all inspections required by the Contract Documents. Contractor shall be responsible for all testing required by the Contract Documents. Contractor shall be responsible for all submittals required by the Contract Documents. Contractor shall be responsible for all shop drawings required by the Contract Documents. Contractor shall be responsible for all samples required by the Contract Documents. Contractor shall be responsible for all mock-ups required by the Contract Documents. Contractor shall be responsible for all as-built drawings required by the Contract Documents. Contractor shall be responsible for all operation and maintenance manuals required by the Contract Documents. Contractor shall be responsible for all training required by the Contract Documents. Contractor shall be responsible for all commissioning required by the Contract Documents. Contractor shall be responsible for all close-out documents required by the Contract Documents. Contractor shall be responsible for all final cleaning required by the Contract Documents. Contractor shall be responsible for all punch list items required by the Contract Documents. Contractor shall be responsible for all warranty items required by the Contract Documents. Contractor shall be responsible for all guarantee items required by the Contract Documents. Contractor shall be responsible for all maintenance items required by the Contract Documents. Contractor shall be responsible for all repair items required by the Contract Documents. Contractor shall be responsible for all replacement items required by the Contract Documents. Contractor shall be responsible for all removal items required by the Contract Documents. Contractor shall be responsible for all disposal items required by the Contract Documents. Contractor shall be responsible for all recycling items required by the Contract Documents. Contractor shall be responsible for all hazardous material items required by the Contract Documents. Contractor shall be responsible for all asbestos items required by the Contract Documents. Contractor shall be responsible for all lead items required by the Contract Documents. Contractor shall be responsible for all mold items required by the Contract Documents. Contractor shall be responsible for all PCB items required by the Contract Documents. Contractor shall be responsible for all radon items required by the Contract Documents. Contractor shall be responsible for all underground storage tank items required by the Contract Documents. Contractor shall be responsible for all wetlands items required by the Contract Documents. Contractor shall be responsible for all endangered species items required by the Contract Documents. Contractor shall be responsible for all historic preservation items required by the Contract Documents. Contractor shall be responsible for all archaeological items required by the Contract Documents. Contractor shall be responsible for all paleontological items required by the Contract Documents. Contractor shall be responsible for all geological items required by the Contract Documents. Contractor shall be responsible for all seismic items required by the Contract Documents. Contractor shall be responsible for all flood items required by the Contract Documents. Contractor shall be responsible for all hurricane items required by the Contract Documents. Contractor shall be responsible for all tornado items required by the Contract Documents. Contractor shall be responsible for all fire items required by the Contract Documents. Contractor shall be responsible for all security items required by the Contract Documents. Contractor shall be responsible for all safety items required by the Contract Documents. Contractor shall be responsible for all environmental items required by the Contract Documents. Contractor shall be responsible for all sustainability items required by the Contract Documents. Contractor shall be responsible for all energy items required by the Contract Documents. Contractor shall be responsible for all water items required by the Contract Documents. Contractor shall be responsible for all waste items required by the Contract Documents. Contractor shall be responsible for all recycling items required by the Contract Documents. Contractor shall be responsible for all hazardous material items required by the Contract Documents. Contractor shall be responsible for all asbestos items required by the Contract Documents. Contractor shall be responsible for all lead items required by the Contract Documents. Contractor shall be responsible for all mold items required by the Contract Documents. Contractor shall be responsible for all PCB items required by the Contract Documents. Contractor shall be responsible for all radon items required by the Contract Documents. Contractor shall be responsible for all underground storage tank items required by the Contract Documents. Contractor shall be responsible for all wetlands items required by the Contract Documents. Contractor shall be responsible for all endangered species items required by the Contract Documents. Contractor shall be responsible for all historic preservation items required by the Contract Documents. Contractor shall be responsible for all archaeological items required by the Contract Documents. Contractor shall be responsible for all paleontological items required by the Contract Documents. Contractor shall be responsible for all geological items required by the Contract Documents. Contractor shall be responsible for all seismic items required by the Contract Documents. Contractor shall be responsible for all flood items required by the Contract Documents. Contractor shall be responsible for all hurricane items required by the Contract Documents. Contractor shall be responsible for all tornado items required by the Contract Documents. Contractor shall be responsible for all fire items required by the Contract Documents. Contractor shall be responsible for all security items required by the Contract Documents. Contractor shall be responsible for all safety items required by the Contract Documents. Contractor shall be responsible for all environmental items required by the Contract Documents. Contractor shall be responsible for all sustainability items required by the Contract Documents. Contractor shall be responsible for all energy items required by the Contract Documents. Contractor shall be responsible for all water items required by the Contract Documents. Contractor shall be responsible for all waste items required by the Contract Documents.

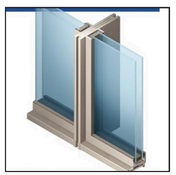




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



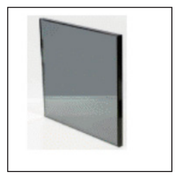
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS FRAME COLOR OXFORD STONE



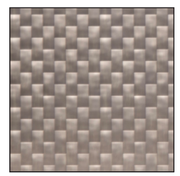
D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS (~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED



G GARAGE DOORS EMBOSSED POWDER COATED ALUMINUM DOORS

1 EAST (FRONT) ELEVATION WITH LANDSCAPE

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Digitally signed by Joseph B Kaller
DN: c=US, o=Kaller Architecture, cn=Joseph B Kaller, 0.9.2342.19200300.100.1.1=A01410C000001A0B0B3B1F800083078, ou=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:36-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
EAST ELEVATION WITH LANDSCAPE

REVISIONS

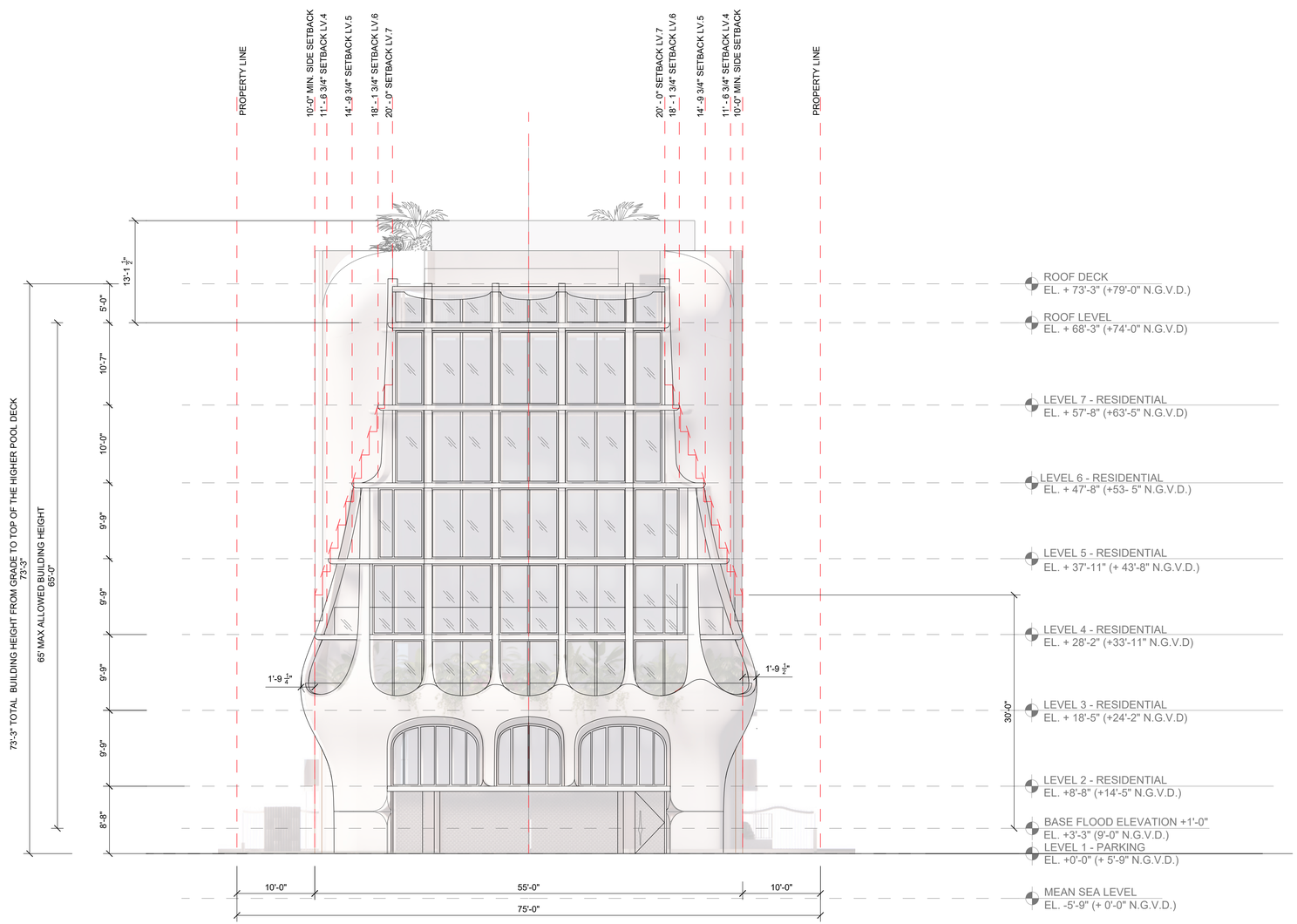
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-9

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 EAST (FRONT) ELEVATION

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

Joseph B Kaller
On Joseph B Kaller, ou=Kaller Architecture, C=US
Reason: I am the author of this document.
2025.09.25 11:15:38-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
EAST ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-10

Bidders shall visit complete walls of Bidding Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

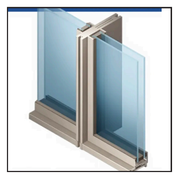




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



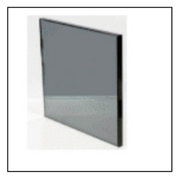
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS FRAME COLOR OXFORD STONE



D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS (~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED

1 SOUTH ELEVATION WITH LANDSCAPE

SCALE: 1/8” = 1’-0”

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
DN: Joseph B Kaller, cn=Joseph B Kaller, 0.9.2342.19200300.100.1.1=A01410C000001A0B0B3B1F00083078, o=Kaller Architecture, C=US
Attest to the accuracy and integrity of this document.
2025.09.25 11:15:39-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SOUTH ELEVATION
WITH LANDSCAPE

REVISIONS

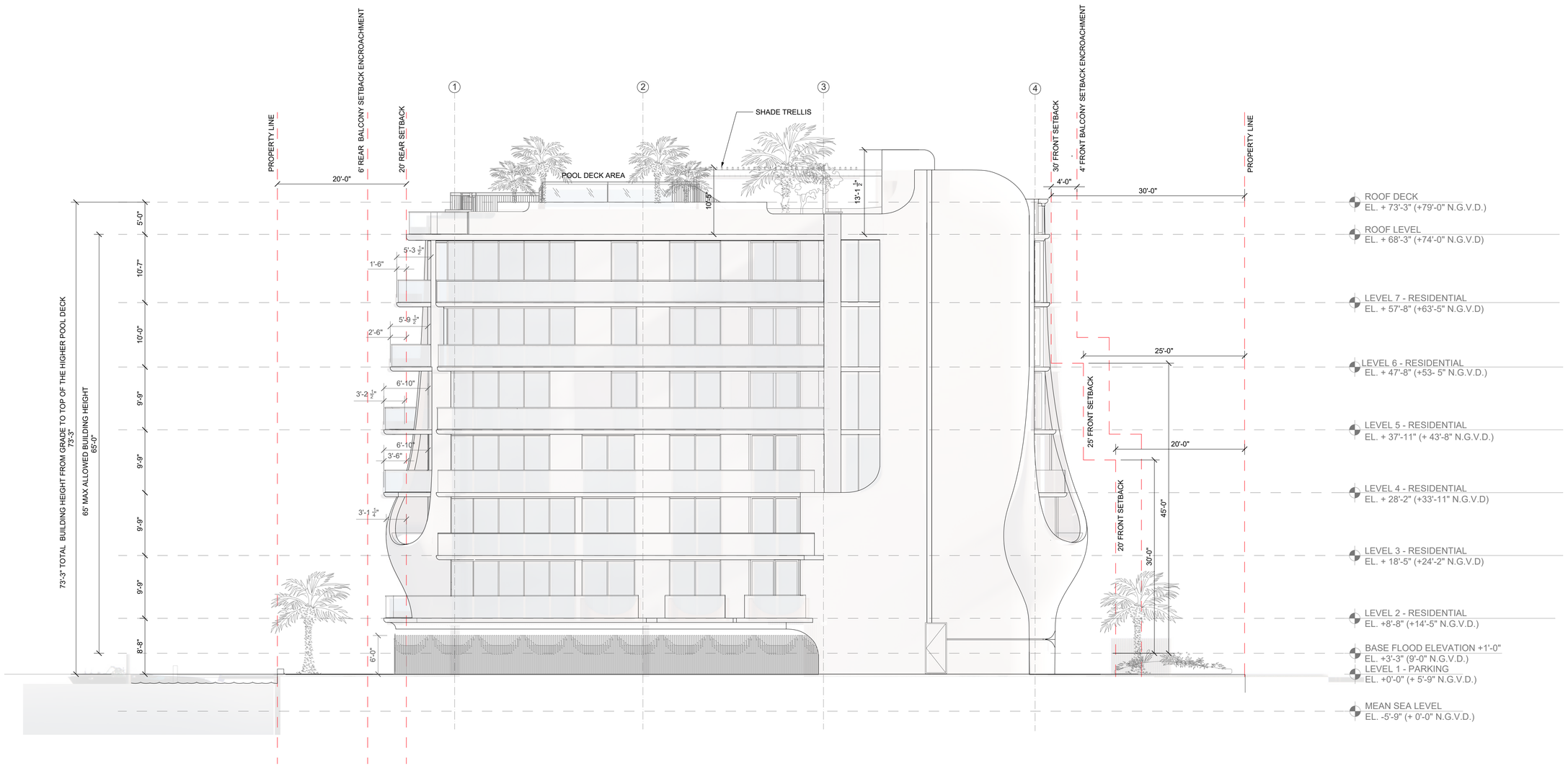
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-11

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 SOUTH ELEVATION

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, O=Kaller Architecture, P.A., 0083078, OU=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:41-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
SOUTH ELEVATION

REVISIONS

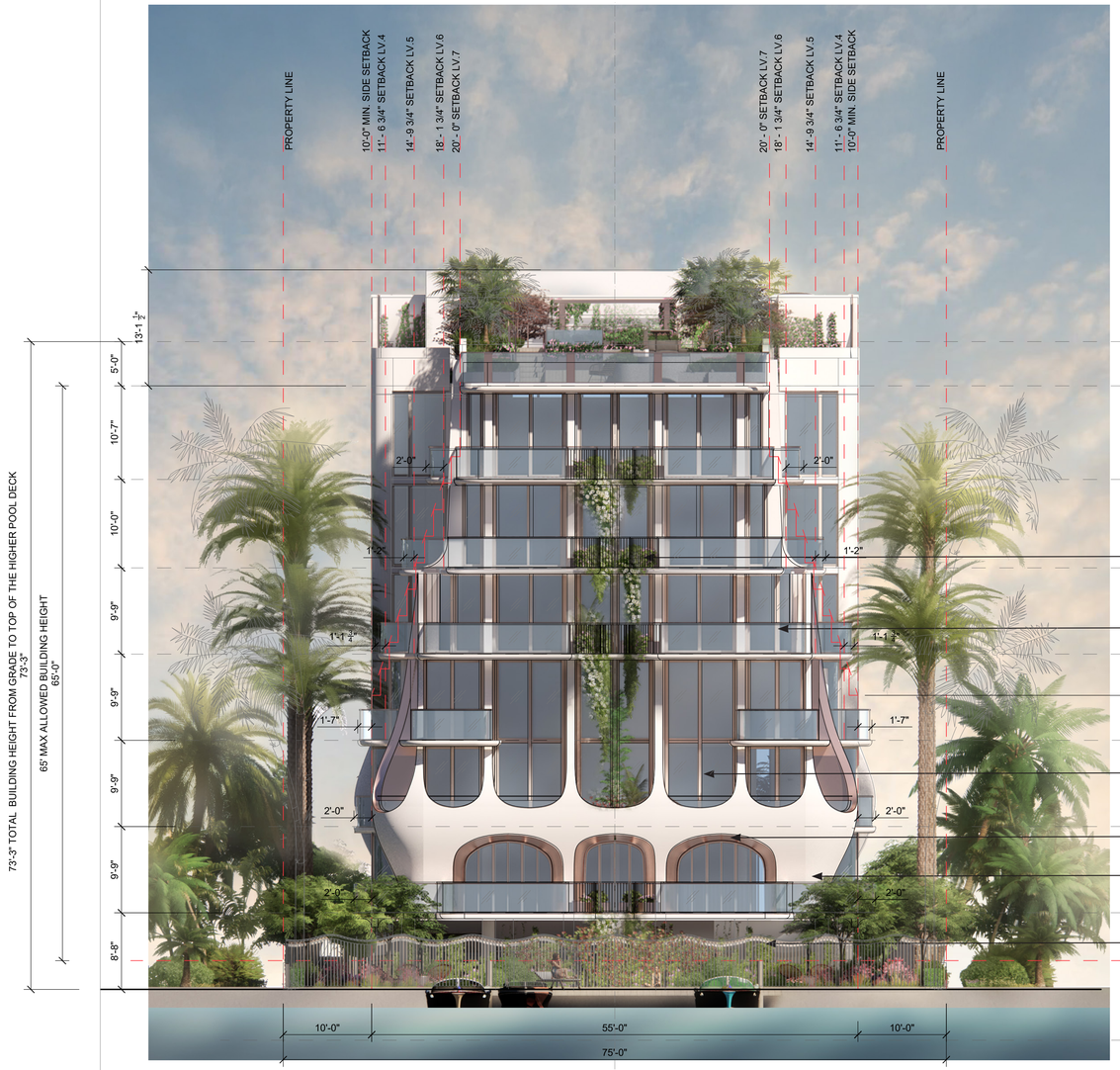
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-12

Bidders shall use comercial sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor is to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

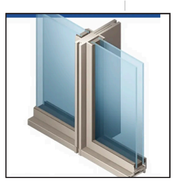




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



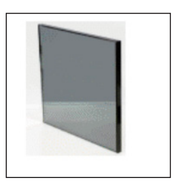
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS
FRAME COLOR OXFORD STONE



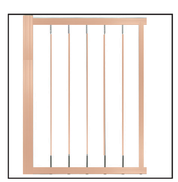
D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS
(~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED



G 3/16" STAINLESS STEEL BRUSHED ANTIQUE COPPER COLOR FOUNDRY FINISH CABLE RAILING

1 WEST (REAR) ELEVATION WITH LANDSCAPE

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Reason=Joseph B Kaller
Qualifier=A01410C0000018B3B7FE00083078, OU=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:42-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
WEST ELEVATION WITH LANDSCAPE

REVISIONS

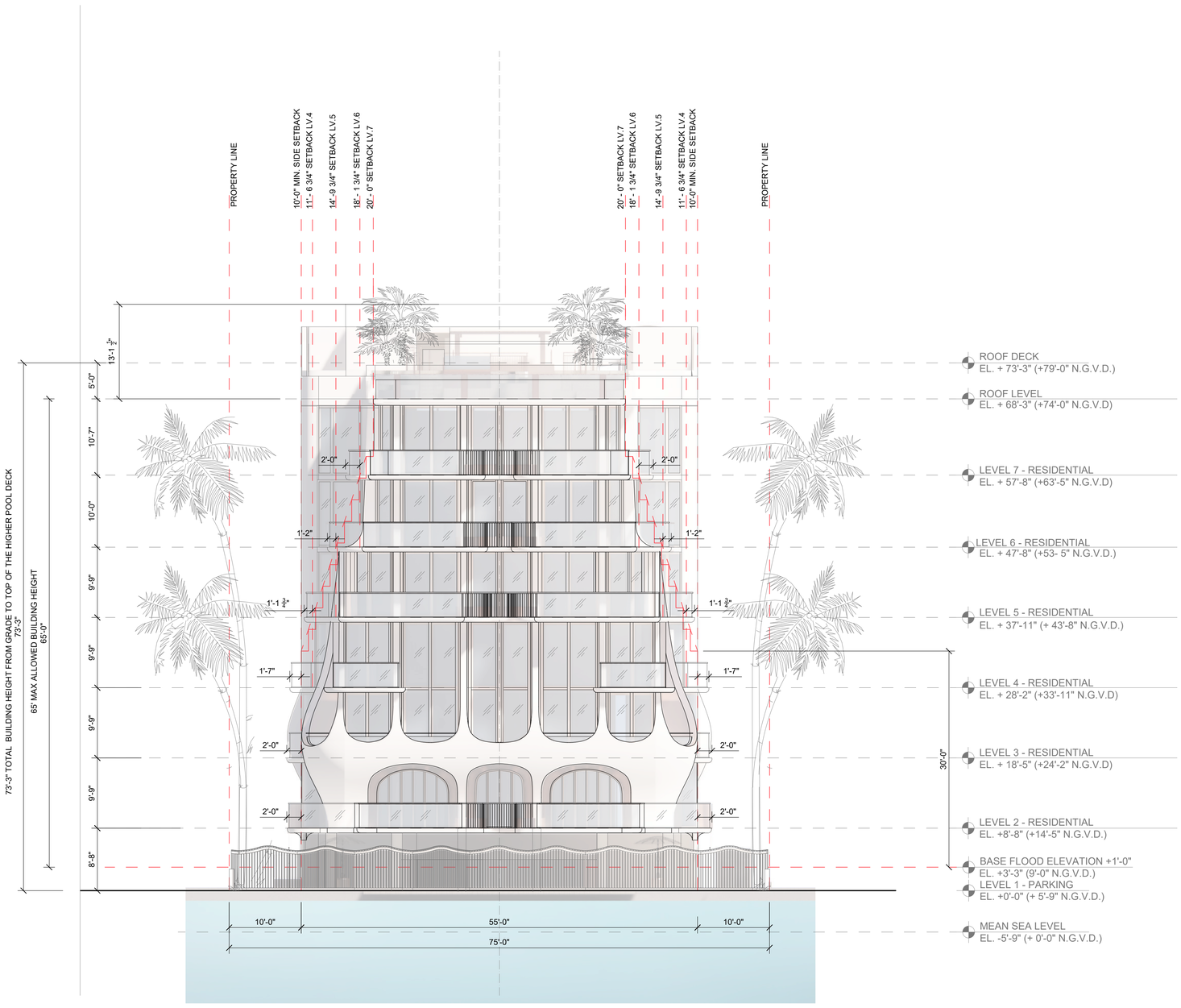
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-13

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor is to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 WEST (REAR) ELEVATION

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

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the contractor shall be to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Digitally signed by Joseph B Kaller
DN: cn=Joseph B Kaller, o=Qualifier=A01410C0000019B0B5F4F000083078, Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:44-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
WEST ELEVATION

REVISIONS

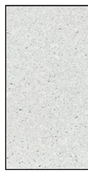
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-14

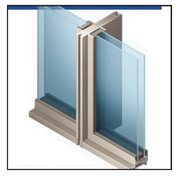




A WHITE BURNISHED CONCRETE WITH CRUSHED GLASS



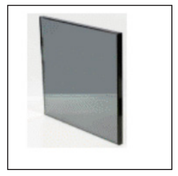
B ALUCOBOND BRUSHED ANTIQUE COPPER



C STOREFRONT WINDOW IR. GLASS FRAME COLOR OXFORD STONE



D BALCONY CLEAR GLASS WITH ALCUBOND BRUSHED ANTIQUE COPPER RAILING AND FRAME



E NEUTRAL GRAY LOW-E GLASS (~40% REFLECTANCE)



F POWDER COATED ALUMINUM PAINTED

1 NORTH ELEVATION WITH LANDSCAPE

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
DN: Joseph B Kaller, E=joseph@kallerarchitects.com, O=Kaller Architecture, C=US
Location: A01410C0C0A1B0B3B1E0008307B,
Reason: I attest to the accuracy and integrity of this document.
Date: 2025.09.25 11:15:45-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
NORHT ELEVATION WITH LANDSCAPE

REVISIONS

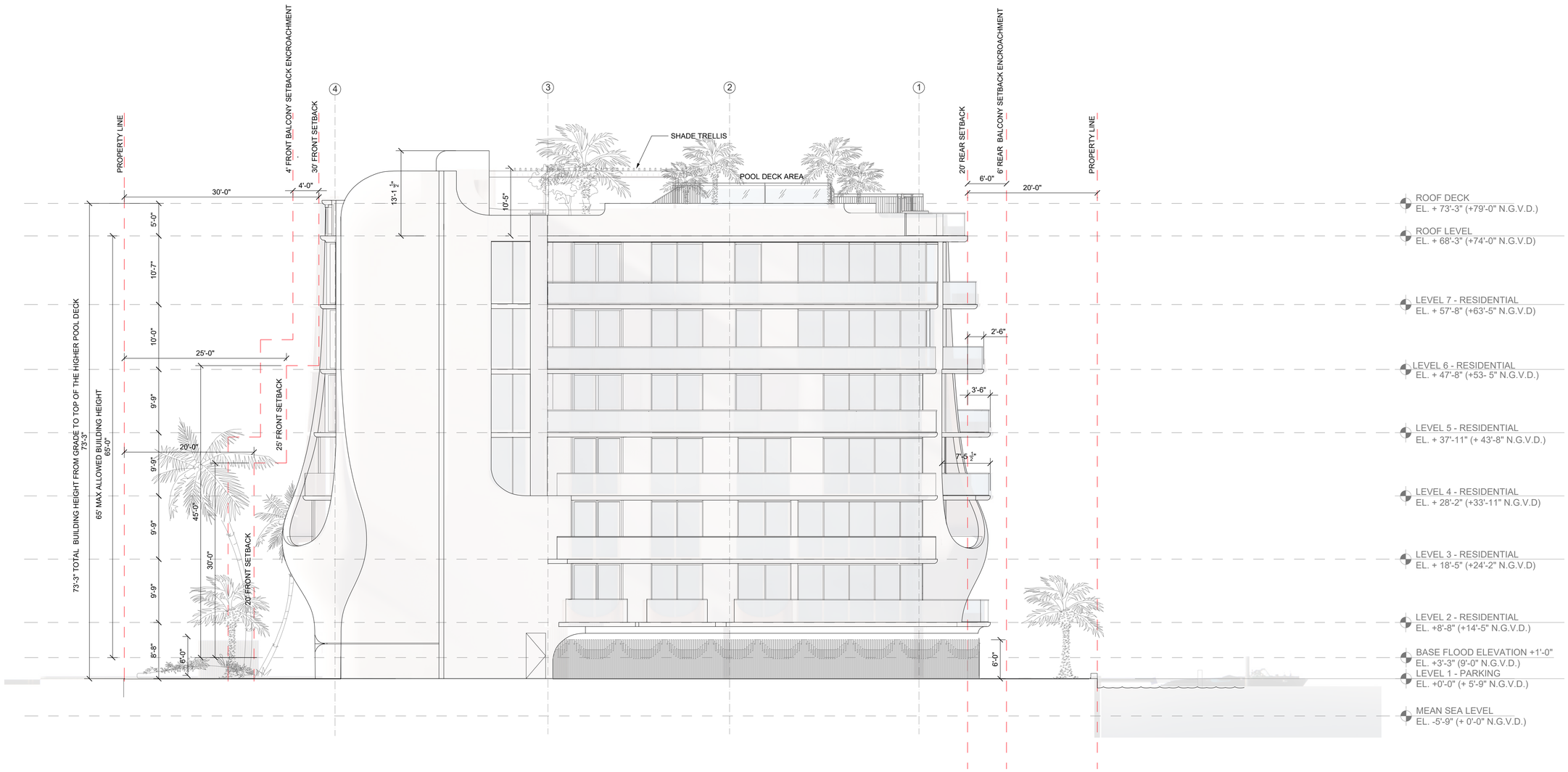
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-15

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor is to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 NORTH ELEVATION

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

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Digitally signed by Joseph B Kaller
DN: cn=Joseph B Kaller, o=Qualifier=A01410C0D0000018C5B3F7A00083078, o=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:47-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
NORTH ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-16

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



RENDERING - VIEW FROM THE CANAL

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Digitally signed by Joseph B Kaller
DN: cn=Joseph B Kaller, o=Kaller Architecture, ou=A01410C0D0000019B0F4F4E00083078, c=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:49-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

RENDERING - VIEW
FROM THE CANAL SIDE

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET

A-17

Bidders shall use complete set of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor is to be such as to indicate that he has satisfied himself as to the conditions and limitations under which the work is to be performed, including those with respect to labor, materials and equipment. Any work that may reasonably be inferred from the Contract Documents as being required to produce the intended results.



RENDERING - VIEW FROM THE STREET

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Digitally signed by Joseph B Kaller
DN: c=US, o=Kaller Architecture, ou=A01410C0D0000018B3F1FE000083078, cn=Joseph B Kaller, email=joseph@kallerarchitects.com
Reason: I am the author of this document
Location:
Date: 2025.09.25 11:15:50-04'00'

I attest to the accuracy and integrity of this document.
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
RENDERING - VIEW FROM THE STREET SIDE

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE: 9-25-25
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET
A-18

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor is responsible for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by the Contractor is to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



ADJACENT SOUTH NEIGHBOR | 9440 SUBJECT SITE | ADJACENT NORTH NEIGHBOR

EXISTING PROPERTIES



ADJACENT SOUTH NEIGHBOR | SUBJECT SITE PROPOSED DESIGN | ADJACENT NORTH NEIGHBOR

CONTEXT FRONT ELEVATION

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller, CN=Joseph B Kaller, OU=Qualifier=A01410D0000018E0000B3078, O=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:52-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
CONTEXT RENDERINGS

REVISIONS

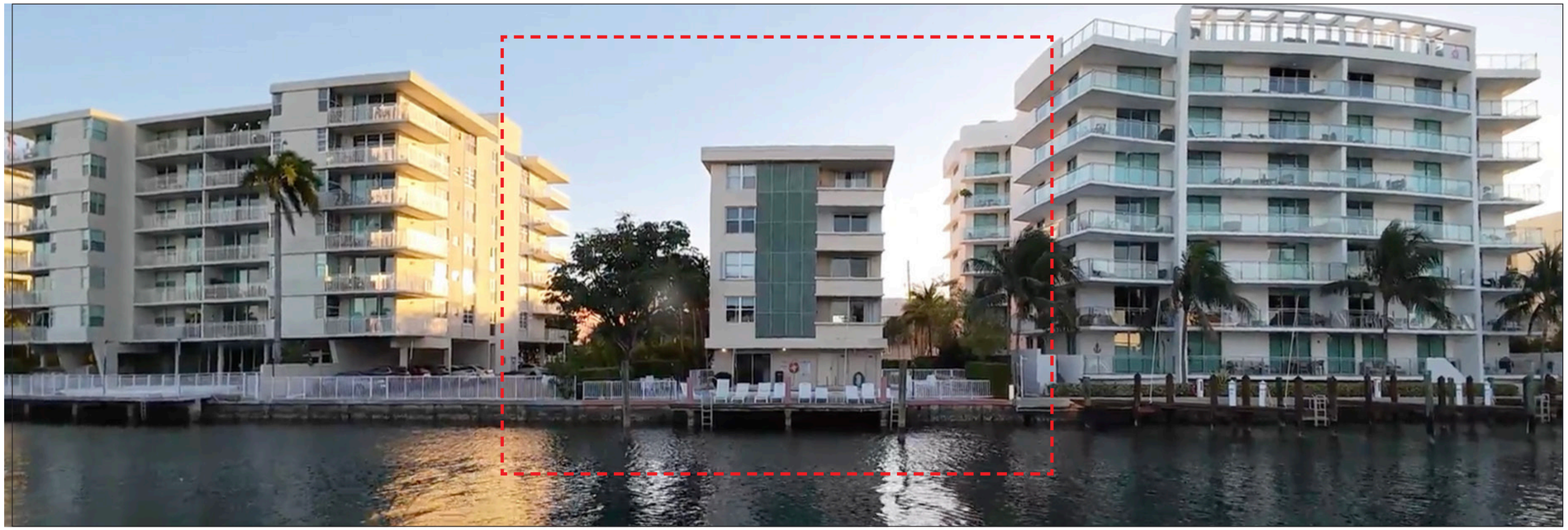
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	7-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-19

Bidders Shall be complete part of Bidding Documents to prepare bids. Refer to the Cover to Architect and be responsible for errors or misinterpretations resulting from the use of incomplete or erroneous sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor and all Subcontractors are expected to examine carefully the site and the entire contract with the Contract Documents and reasonably inferable for them as being necessary to produce the intended results.



ADJACENT SOUTH NEIGHBOR | 9440 SUBJECT SITE | ADJACENT NORTH NEIGHBOR

EXISTING PROPERTIES



ADJACENT SOUTH NEIGHBOR | SUBJECT SITE PROPOSED DESIGN | ADJACENT NORTH NEIGHBOR

CONTEXT REAR ELEVATION

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
DN: Joseph B Kaller, E=joseph@kallerarchitects.com, O=Kaller Architecture, C=US
Qualifier=A01410C0000018B3B7F600083078, Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:53-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
CONTEXT RENDERINGS

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by the Contractor is to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



PERSPECTIVE FROM CANAL SIDE



PERSPECTIVE FROM STREET SIDE

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
Digitally signed by Joseph B Kaller
DN: cn=Joseph B Kaller, o=Kaller Architecture, ou=A01410C0D0000019A0D83078, c=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:55-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
PERSPECTIVE RENDERINGS

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

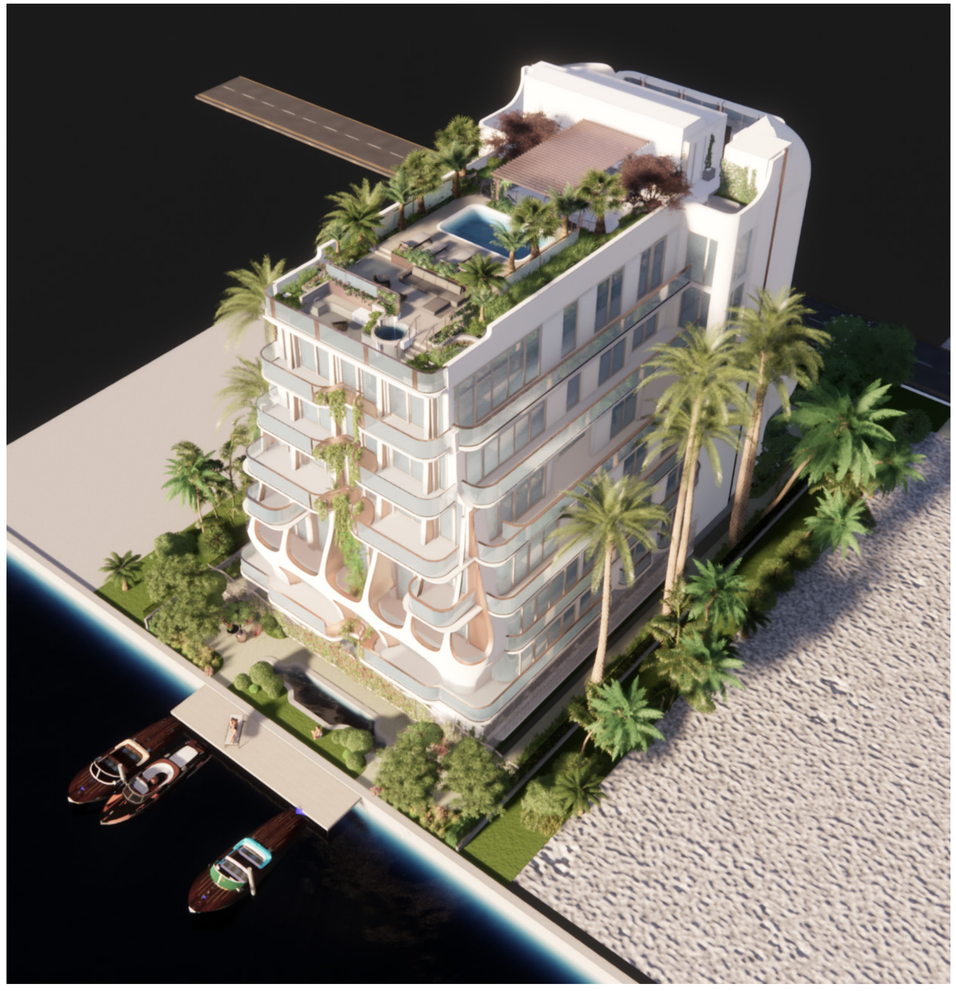
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-21

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.





AERIAL RENDERINGS OF ROOFTOP

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
DN: Joseph B Kaller, E=joseph@kallerarchitects.com, O=Kaller Architecture, PC, OU=Qualifier=A01410C0000018B5B1F8E00083078, C=US
Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:57-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
ROOFTOP
RENDERINGS

REVISIONS

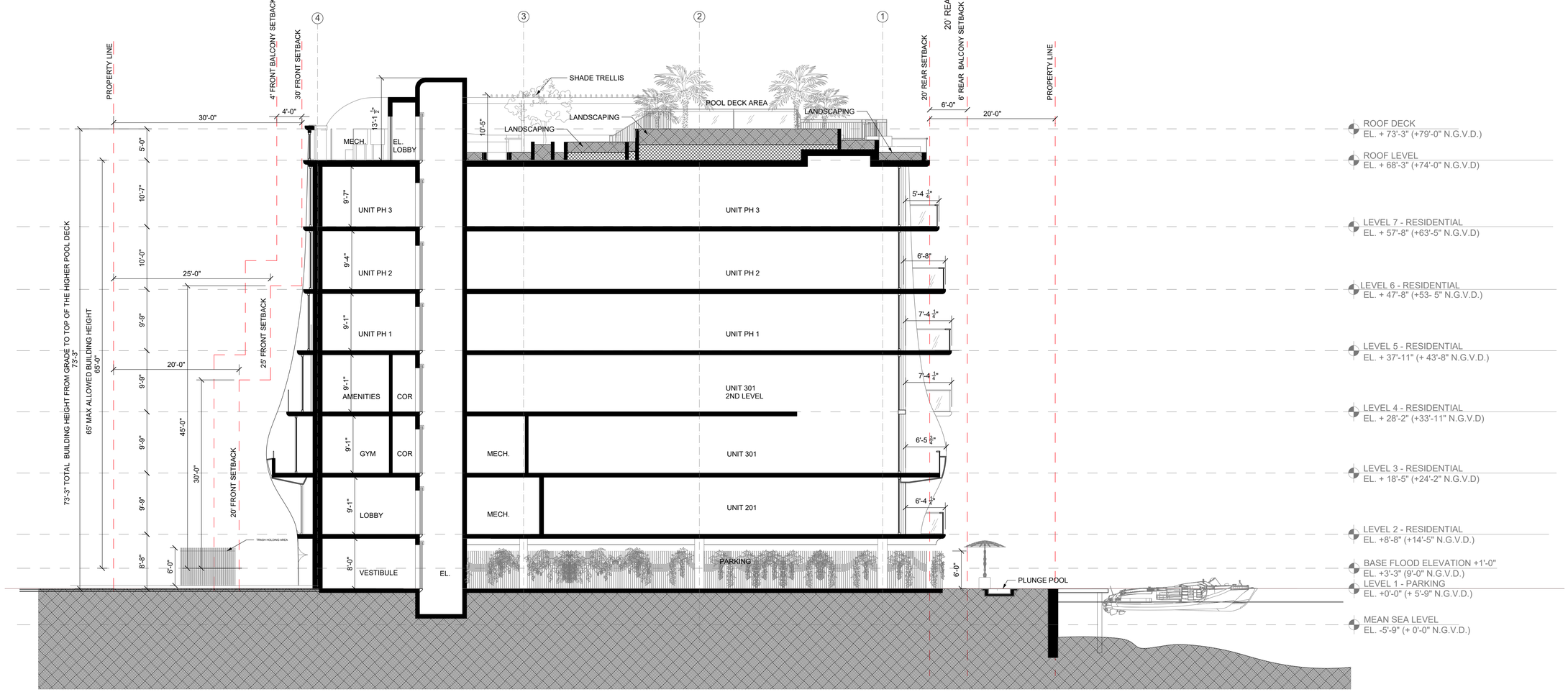
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-22

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 BUILDING SECTION

SCALE 1/8" = 1'-0"

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
DN: cn=Joseph B Kaller, o=Kaller Architecture, ou=A01410C0D0000018F0C00083078, c=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:15:58-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE
9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
BUILDING SECTION

REVISIONS

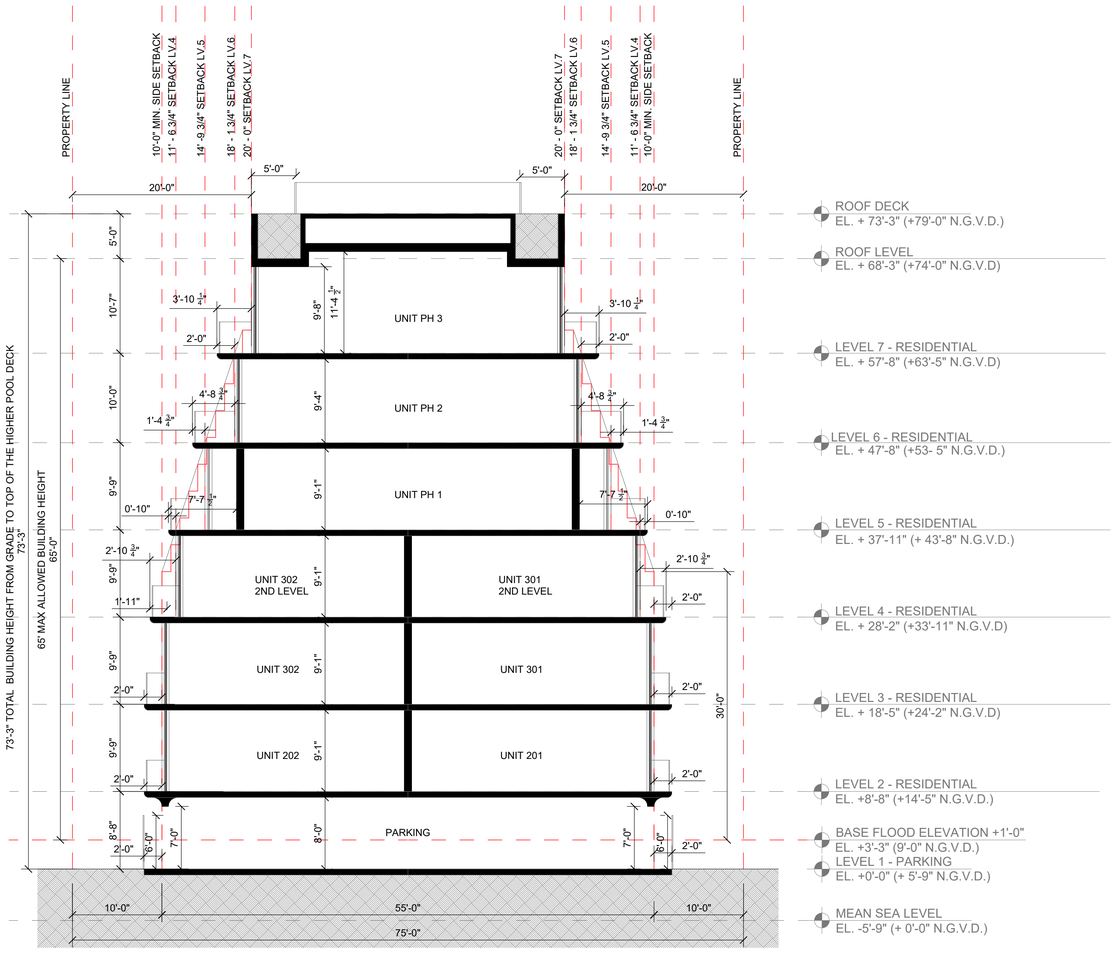
No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23084
DATE:	9-25-25
DRAWN BY:	JMH/ TMS
CHECKED BY:	JBK

SHEET
A-23

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall examine the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 BUILDING CROSS SECTION

SCALE 1/8" = 1'-0"

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

Joseph B Kaller
CN=Joseph B Kaller, E=joseph@kallerarchitects.com, O=Kaller Architecture, C=US
I attest to the accuracy and integrity of this document.
2025.09.25 11:16:00-04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

LAVIKU
DESIGN ARCHITECT
LAVIKU
163 W4th Street,
New York, NY 10014
(213) 400-0772
joannamaria@laviku.com

PROJECT TITLE

9440 W BAY HARBOR
RESIDENCES
9440 W BAY HARBOR DR.
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

BUILDING CROSS SECTION

REVISIONS

No.	DATE	DESCRIPTION
1	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23084
DATE:
DRAWN BY: JMH/ TMS
CHECKED BY: JBK

SHEET

A-24

Bidders shall visit complete work of Existing Documents in preparing bids, notify the Owner nor Architect discrepancies. Responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by any one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (N01) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 'A-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.

   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

11. EX

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR ISLANDS. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR ISLANDS.

2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.

4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.

5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) T THROUGH 24" DIAMETER = TC 53

6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

7. PVC PIPE 4" - 17 SHALL CONFORM TO AWWA C900. PIPE 14" - 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.

8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.

9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10.
   EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

10. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.

11. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.

12. ALL SERVICE PIPING (W -T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.

13. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS.
   OUTLET OF SADDLE TO HAVE NPT THREADS.

14. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT.

15. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.

16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.

17. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

18. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.

19. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.

20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.

21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE.
   SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.

22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION 'WATER' OR "RECLAIMED WATER'.

23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE', AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (RECLAIMED WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 7" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.

26. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 7 AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.

27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION.

28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

30. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

31. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.

32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

37. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.

2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.

3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9-2.

4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).

5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.

6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.

7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH [(2) 2-1/2"] HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.

8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF BAY HARBOR ISLANDS. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF BAY HARBOR ISLANDS.

2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27".

3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.

4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.

5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.

6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2. LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE..

9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.

10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

11. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC; OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.

15. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.

16. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.

17. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PRECAST STRUCTURES AND APPURTENANCES

8. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.

9. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.

10. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.

11. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.

12. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.

13. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.

14. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.

15. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.

16. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.

17. MANHOLE COATINGS AND FINISHES SHALL BE:

   A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

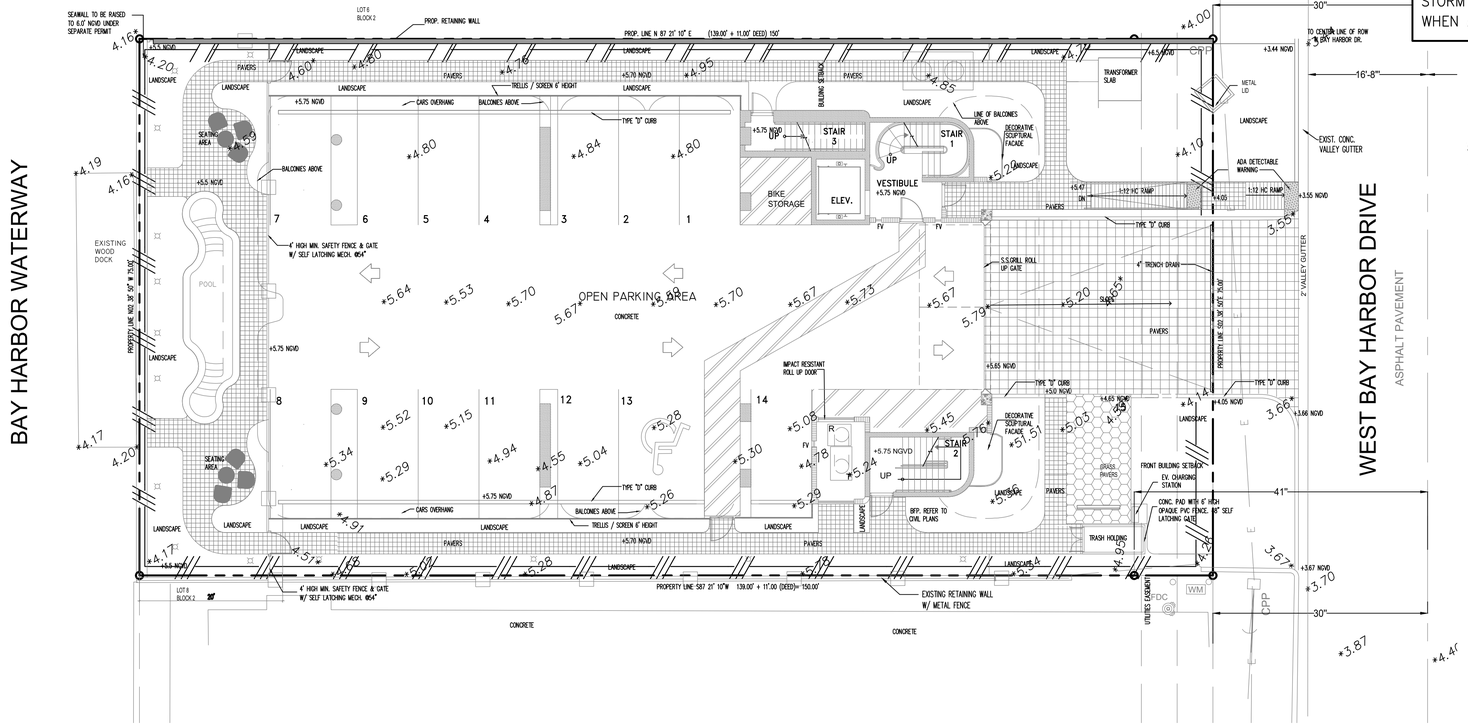
   B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

   C. EXTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

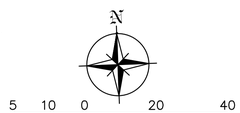
11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

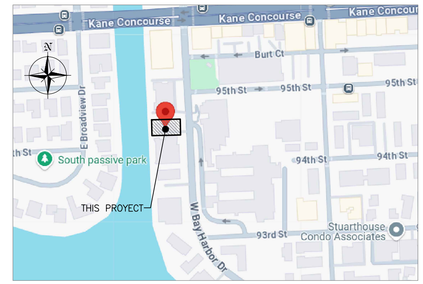
STORM SEWER SYSTEMS

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE



CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



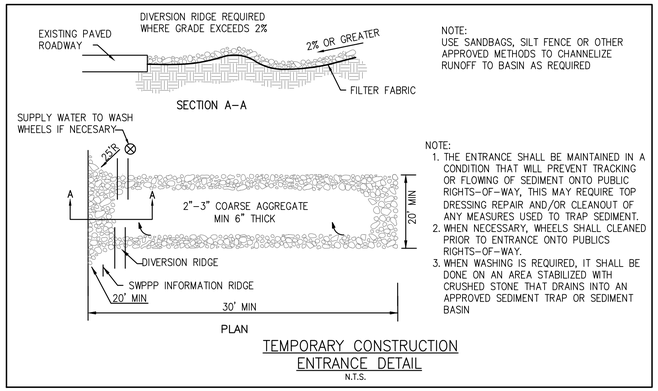


LOCATION MAP
N.T.S.

LEGEND

PROPERTYLINE

PROPOSED SILT FENCE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST–GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON–SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

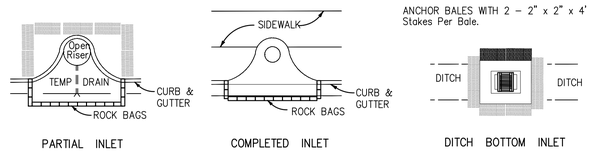
BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

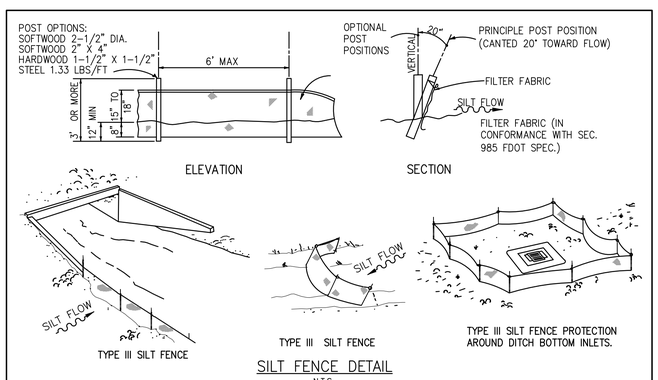
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: BAY HARBOR DRIVE RESIDENCE
9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL. 33154

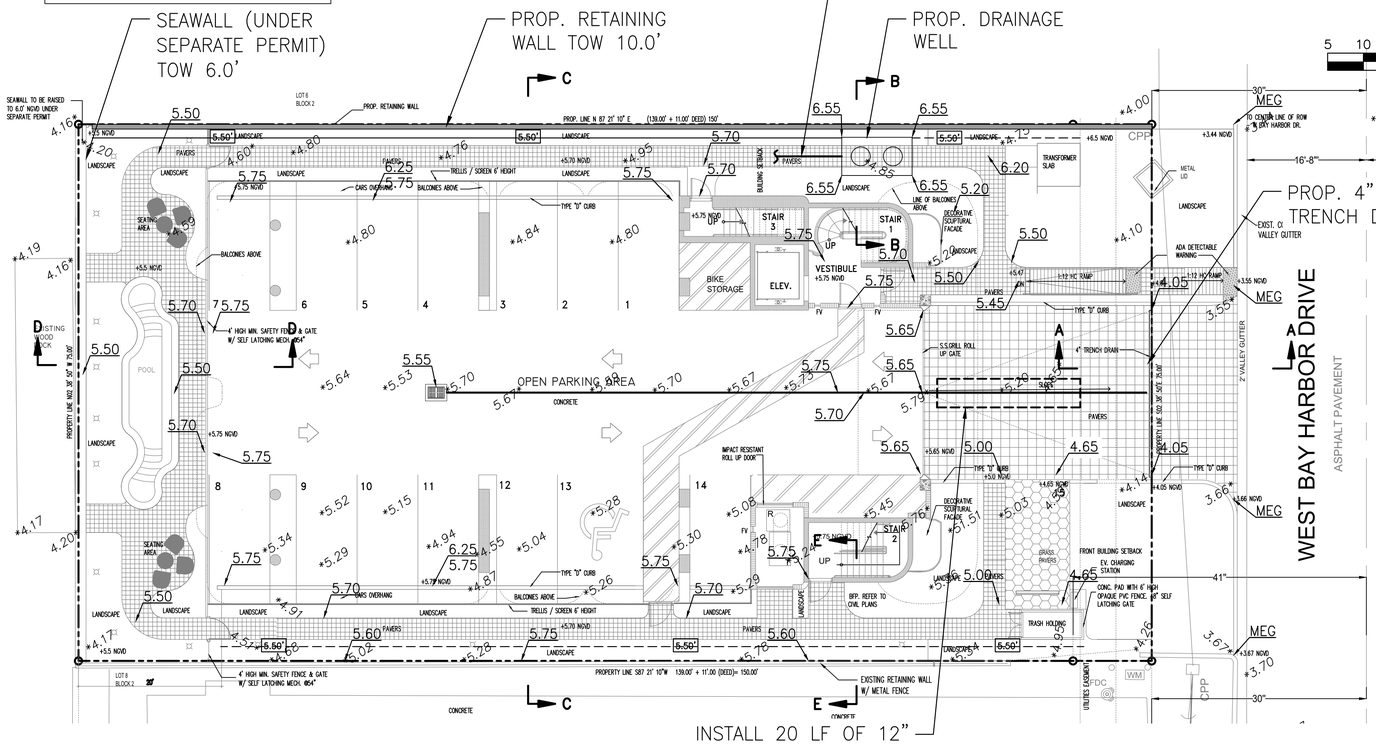
Plan Description: EROSION COENTROL PLAN

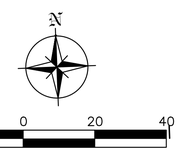
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	MARCH 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-02
of Sheets

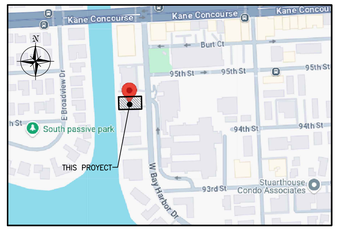
NOTE:
ROOF RUNOFF DRAINAGE SYSTEM SHALL BE CONNECTED TO DRAINAGE WELL





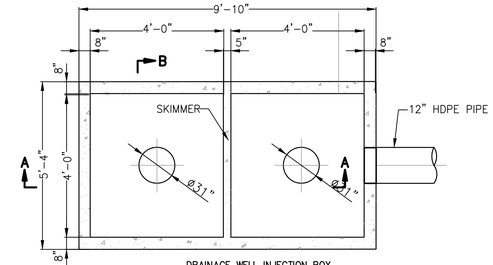
NOTE:
ALL ELEVATIONS ARE RELATIVE TO THE NGVD 29 DATUM

NOTE:
MIN. FFE = BFE(8.00')+1 = 9.00'
PROPOSED MIN.= FFE 14'-5"



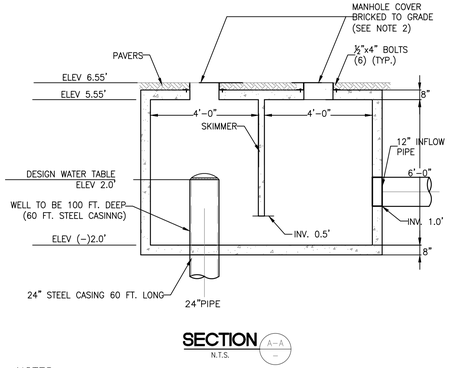
LOCATION MAP
N.T.S.

FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER

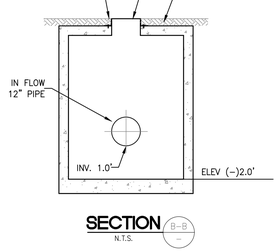


DRAINAGE WELL INJECTION BOX

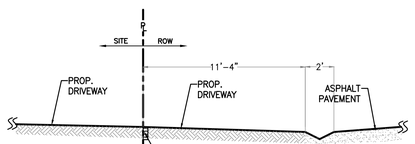
DETAIL 1 | NTS | STD



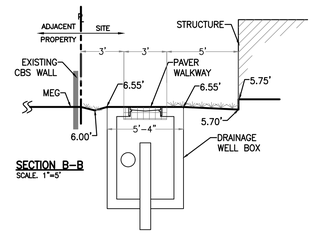
SECTION A-A
N.T.S.



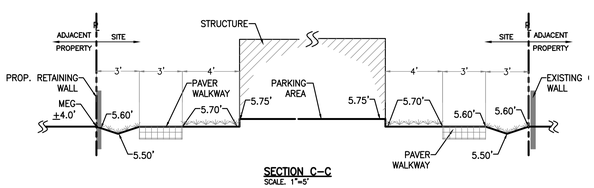
SECTION B-B
N.T.S.



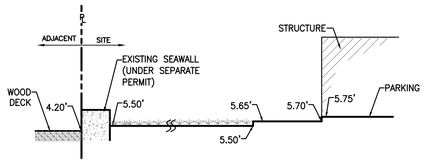
SECTION A-A
SCALE: 1"=5'



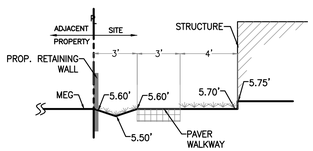
SECTION B-B
SCALE: 1"=5'



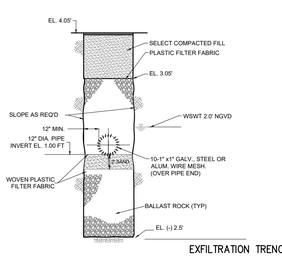
SECTION C-C
SCALE: 1"=5'

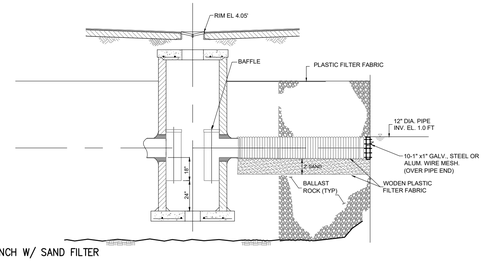


SECTION D-D
SCALE: 1"=5'



SECTION E-E
SCALE: 1"=5'





EXFILTRATION TRENCH W/ SAND FILTER

DETAIL 2 | NTS | STD

LEGEND

- PROPERTY LINE
- x11.3 EXISTING ELEVATION
- 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE

NOTES:

1. CONTRACTOR MAY REFER TO FDOT DESIGN STANDARDS 2021-22 FOR MATERIALS, DIMENSIONS, AND CONSTRUCTION PROCEDURES THAT ARE NOT SHOWN HERE. WHERE THERE IS A CONFLICT BETWEEN THE FDOT DESIGN STANDARDS AND THIS DRAWING, THIS DRAWING SHALL SUPERCEDE.
2. 31" DIA. MANHOLE COVERS SHALL BE U.S. FOUNDRY MODEL 119-BM-BWT BOLTED WATERTIGHT OR EQUAL WITH LETTERING "STORM SEWER" CAST ON COVER.
3. WELL GRATE SHALL BE USF GRATE No. 5698 OR APPROVED EQUAL. WELL COVER SHALL HAVE OPENINGS OF MAXIMUM 1.5-IN O.C., AND BE SECURED AND TAMPERPROOF, BUT REMOVABLE IN THE EVENT OF WELL MAINTENANCE
4. WELL CASING SHALL BE 24" DIA. STEEL PIPE WITH A MIN. WALL THICKNESS OF ⅜" CONFORMING TO ASTM A53, A120.
5. WELL CASING SHALL EXTEND TO DEPTH OF 110' BELOW GROUND SURFACE OR TO A DEPTH WHERE THE GROUNDWATER T.D.S. IS GREATER THAN 10,000 P.P.M., WHICHEVER IS DEEPER.
6. OPEN HOLE SHALL EXTEND TO A DEPTH SUCH THAT THE DESIGN DISCHARGE RATE OF 750 G.P.M./FT HEAD IS ACHIEVED. CONTRACTOR SHALL PERFORM A STEP DRAW DOWN TEST OR INJECTION TEST TO DEMONSTRATE CAPACITY.
7. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED. IF USED FOR DEWATERING DURING CONSTRUCTION, WELL SHALL BE REDEVELOPED PRIOR TO BEING PLACED INTO SERVICE.
8. ALL NECESSARY PERMITS FROM F.D.E.P. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

NOTES:

1. THE EXISTING TOWN STORMWATER DRAINAGE PIPE WITHIN THE PROPERTY SHALL BE CLEANED AND A CCTV SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND PERMIT CLOSEOUT.
2. STORMWATER DRAINAGE PIPE EASEMENT SHALL BE INCLUDED WITH THE DOCUMENTATION AND SHOWN ON THE CIVIL PLANS.
3. ALL TOWN-OWNED LANDSCAPING, CURBING, GUTTERING, AND ROADWAY AREAS DISTURBED OR REMOVED ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

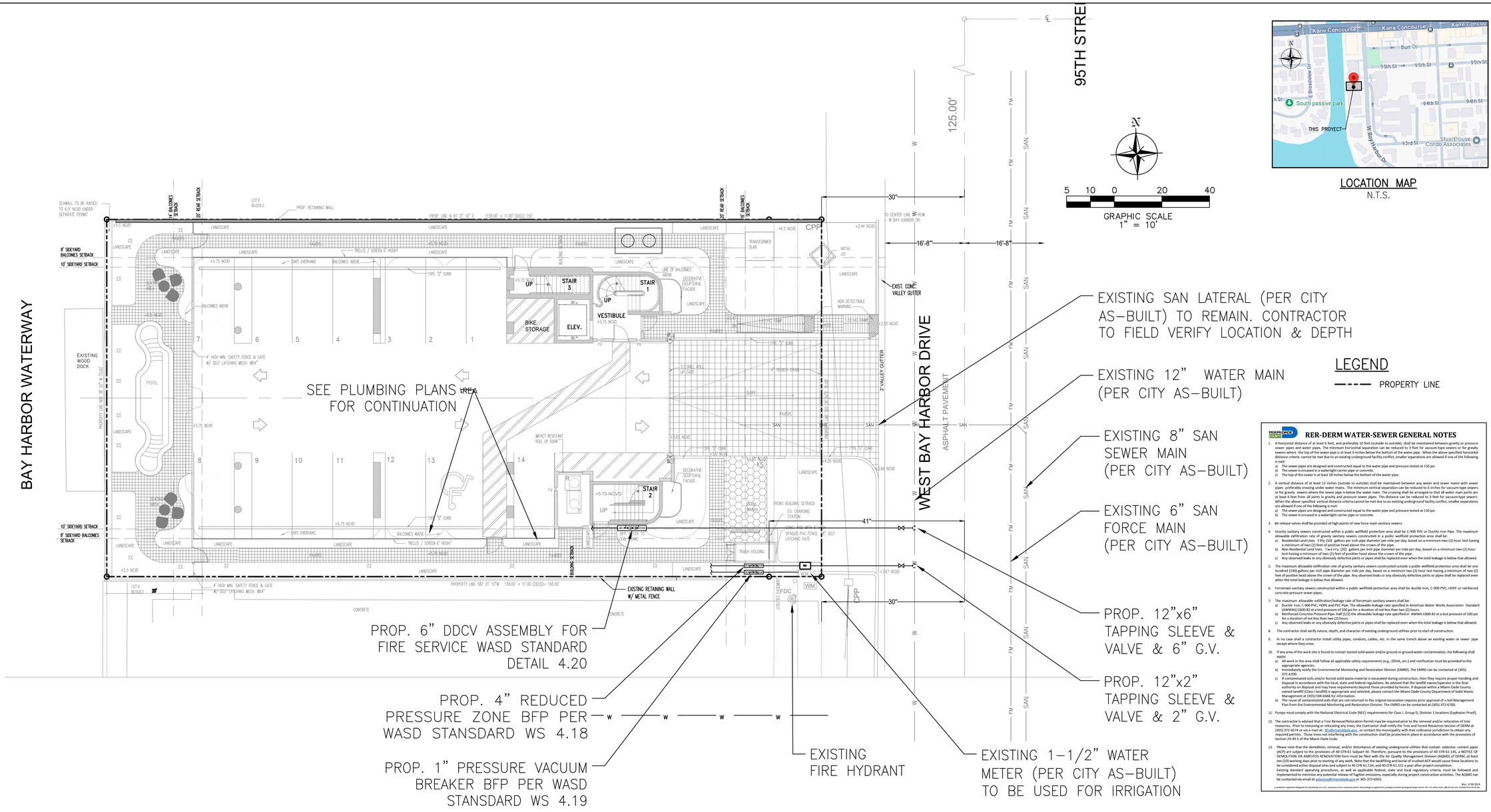
Client:
Project: BAY HARBOR DRIVE RESIDENCE
9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

Plan Description: PAVING, GRADING & DRAINAGE

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	MARCH 2025
Scale:	AS SHOWN
Job N°:	

Sheet: C-03 of Sheets



LOCATION MAP
N.T.S.

LEGEND

PROPERTY LINE

WATER AND SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BAY HARBOR ISLANDS STANDARD SPECIFICATIONS AND DETAILS, AND IN DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION.
2. ALL WORK LOCATED IN ROADWAY RIGHT-OF-WAY SHALL BE PERFORMED BY CITY OF MIAMI BEACH FORCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUCH WORK WITH THE CITY AND SHALL PAY ALL CITY IMPOSED FEES.
3. SEE GENERAL NOTES, SHEET C-1.
4. CONTRACTOR'S ATTENTION IS DIRECTED TO GENERAL AND SPECIFIC CONDITIONS AND PERMIT PROVISIONS OF WATER SUPPLY AND SEWAGE SYSTEM PERMITS.
5. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS DETAILED IN
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52. WATER MAINS, INCLUDING PIPES, FITTINGS, VALVES AND HYDRANTS SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA STANDARD C-105.
7. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMASETIC GASKET JOINTS.
8. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS INDICATING ALL FINAL RIM ELEVATIONS, INVERT ELEVATIONS, TOP OF PIPE ELEVATIONS, AS APPLICABLE, AND ALL ELEVATIONS FROM THESE DRAWINGS. AS-BUILT DRAWINGS SHALL BE PREPARED BY, AND SIGNED AND SEALED BY, A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

RER-DERM WATER-SEWER GENERAL NOTES

1. 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:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes 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:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed 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:
   a) 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.
   b) 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.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable 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.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWA) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Shall (1) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) 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.
    d) 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.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of 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: tfrs@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.
13. 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) of DERM, at least ten (10) working days prior to starting of 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 61.151 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 or 305-372-6925.

Rev. 4/30/2013

*a prohibition regarding backlogged and penetrating iron cases, galvanized steel, unlined pipe and packaging or applications packaging or painted packaging package material. Old "iron" items alone, offered but not accepted, by the RER-DER.

REQUIREMENTS PER DEPARTMENT OF HEALTH

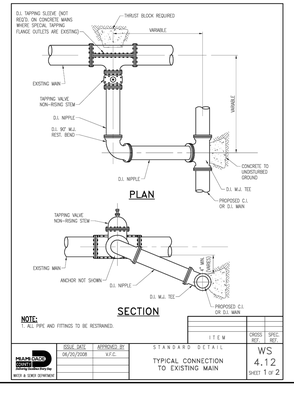
WATER MAIN HORIZONTAL SEPARATIONS

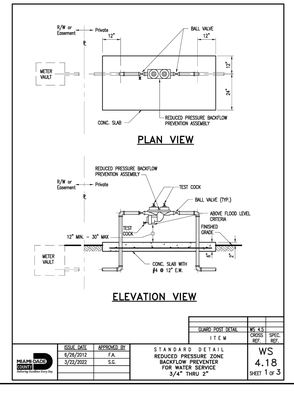
1. Separations shall be measured outside edge to outside edge.
2. Between water mains and, storm sewers, stormwater force mains, or reclaimed water lines, **Shall be 3 ft. minimum.**
3. Between water mains and vacuum type sewer **preferably 10 ft. and at least 3 ft. minimum.**
4. Gravity or pressure 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 main is at **least 6 inches above top of sewer.**
5. **10 ft. of any part** of on-site sewer treatment or disposal system.

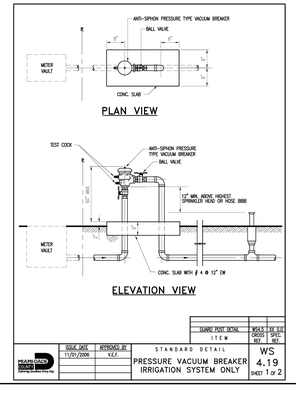
WATER MAIN VERTICAL SEPARATIONS

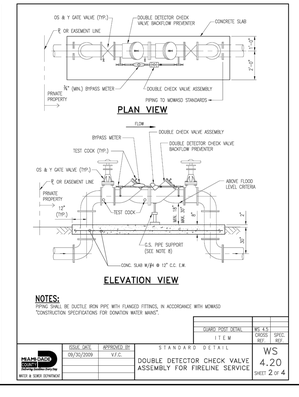
1. Separations between water mains and gravity sewer, vacuum type sewer, or storm sewers, **to be preferably 12 inches, or at least 6 inches above, or at least 12 inches if below.***
2. Pressure sanitary sewer, wastewater or storm water force main, or reclaimed water, **at least 12 inches above or below.***

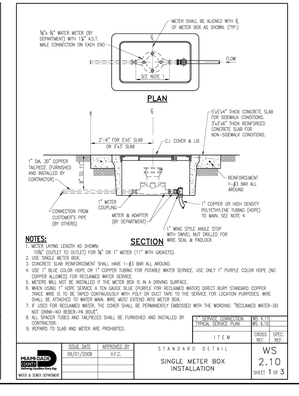
* NOTE: Center 1 – full length of water main pipe at crossings; alternatively arrange pipes so joints are at least 3 feet from joints in vacuum, storm or storm force mains. At least 6 feet from joints in gravity of pressure sewers, wastewater force mains or reclaimed water.











Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:

Project: BAY HARBOR DRIVE RESIDENCE
9440 W. BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL. 33154

Plan Description: UTILITIES

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: MARCH 2025
Scale: AS SHOWN
Job N°:

Sheet: C-04 of Sheets

- 9440 W BAY HARBOR DR -
BAY HARBOR, FL

DRC SECOND SUBMITTAL

SHEET INDEX

9440 W BAY HARBOR DR		x = SHEET SUBMITTED		• = SHEET REVISED		
SHEET #		DRC FIRST SUBMITTAL 07-28-2025	DRC SECOND SUBMITTAL 09-25-2025			
L-0	COVER SHEET & SHEET INDEX	X	•	X		
L-1	TREE DISPOSITION PLAN & SCHEDULE	X	•	X		
L-1.1	TREE MITIGATION PLAN & SCHEDULE	X		X		
L-2	ILLUSTRATIVE OVERALL SITE PLAN - GROUND FLOOR	X	•	X		
L-2.1	ILLUSTRATIVE OVERALL SITE PLAN - ROOFTOP	X	•	X		
L-5	CANOPY PLANTING PLAN - GROUND FLOOR	X	•	X		
L-5.1	UNDERSTORY PLANTING PLAN - GROUND FLOOR	X	•	X		
L-5.2	OVERALL PLANTING PLAN - ROOFTOP	X	•	X		
L-5.3	PLANTING SCHEDULES & CODE CALCULATIONS	X	•	X		
L-5.4	PLANTING DETAILS	X		X		
L-5.5	GENERAL LANDSCAPE NOTES	X		X		

Carolina Monteiro da Silva
2025.09.24 10:38:15-04'00'

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER SHEET & SHEET INDEX

© 2025 CLAD, LLC

REVISIONS:

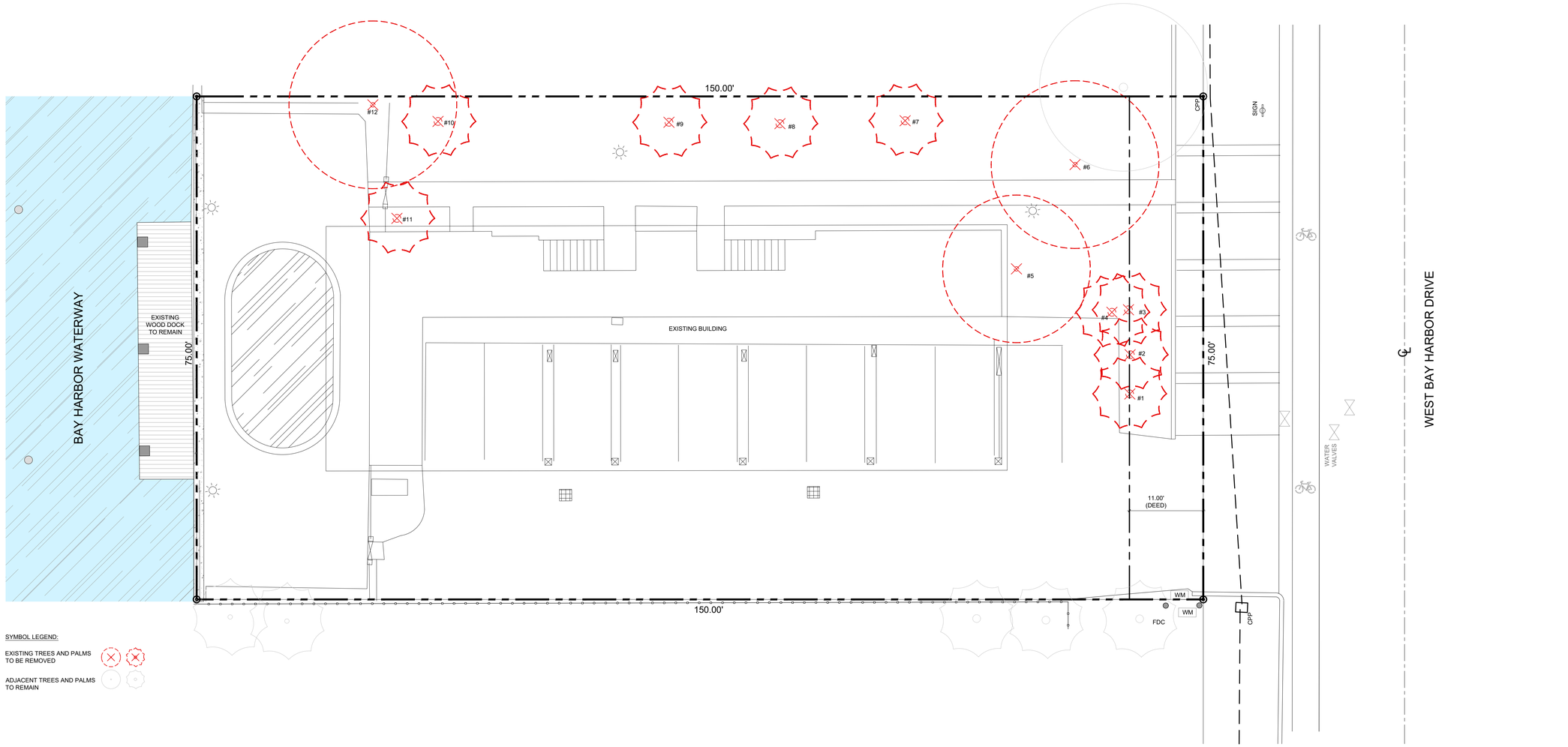
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

SCALE:

PROJ. N°:
2509

SHEET N°:
L-0



SYMBOL LEGEND:

EXISTING TREES AND PALMS TO BE REMOVED

ADJACENT TREES AND PALMS TO REMAIN

TREE DISPOSITION SCHEDULE - 9440 W BAY HARBOR DR

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	DISPOSITION	NOTES	CANOPY TO MITIGATE (sqft)
1	*Ptychosperma elegans*	SOLITAIRE PALM	3.4	12	7	REMOVE		38
2	*Ptychosperma elegans*	SOLITAIRE PALM	3.4	12	7	REMOVE		38
3	*Ptychosperma elegans*	SOLITAIRE PALM	4	25	7	REMOVE		38
4	*Ptychosperma elegans*	SOLITAIRE PALM	4	20	7	REMOVE		38
5	*Clusia rosea*	AUTOGRAPH TREE	15	25	22	REMOVE		380
6	*Schefflera actinophylla*	UMBRELLA TREE	24	20	25	REMOVE	INVASIVE - N/A	
7	*Sabal palmetto*	CABBAGE PALM	8	35	9	REMOVE		64
8	*Sabal palmetto*	CABBAGE PALM	8	40	9	REMOVE		64
9	*Sabal palmetto*	CABBAGE PALM	8	40	9	REMOVE		64
10	*Sabal palmetto*	CABBAGE PALM	8	40	9	REMOVE		64
11	*Ptychosperma elegans*	SOLITAIRE PALM	4	25	9	REMOVE		64
12	*Schefflera actinophylla*	UMBRELLA TREE	24	20	25	REMOVE	INVASIVE - N/A	
						TOTAL REQUIRED MITIGATION POINTS:		**852**

Carolina Monteiro da Silva
2025.09.24 10:38:17-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT — CAROLINA MONTEIRO — LA 6667311 — STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

TREE DISPOSITION PLAN & SCHEDULE

© 2025 CLAD, LLC

REVISIONS:

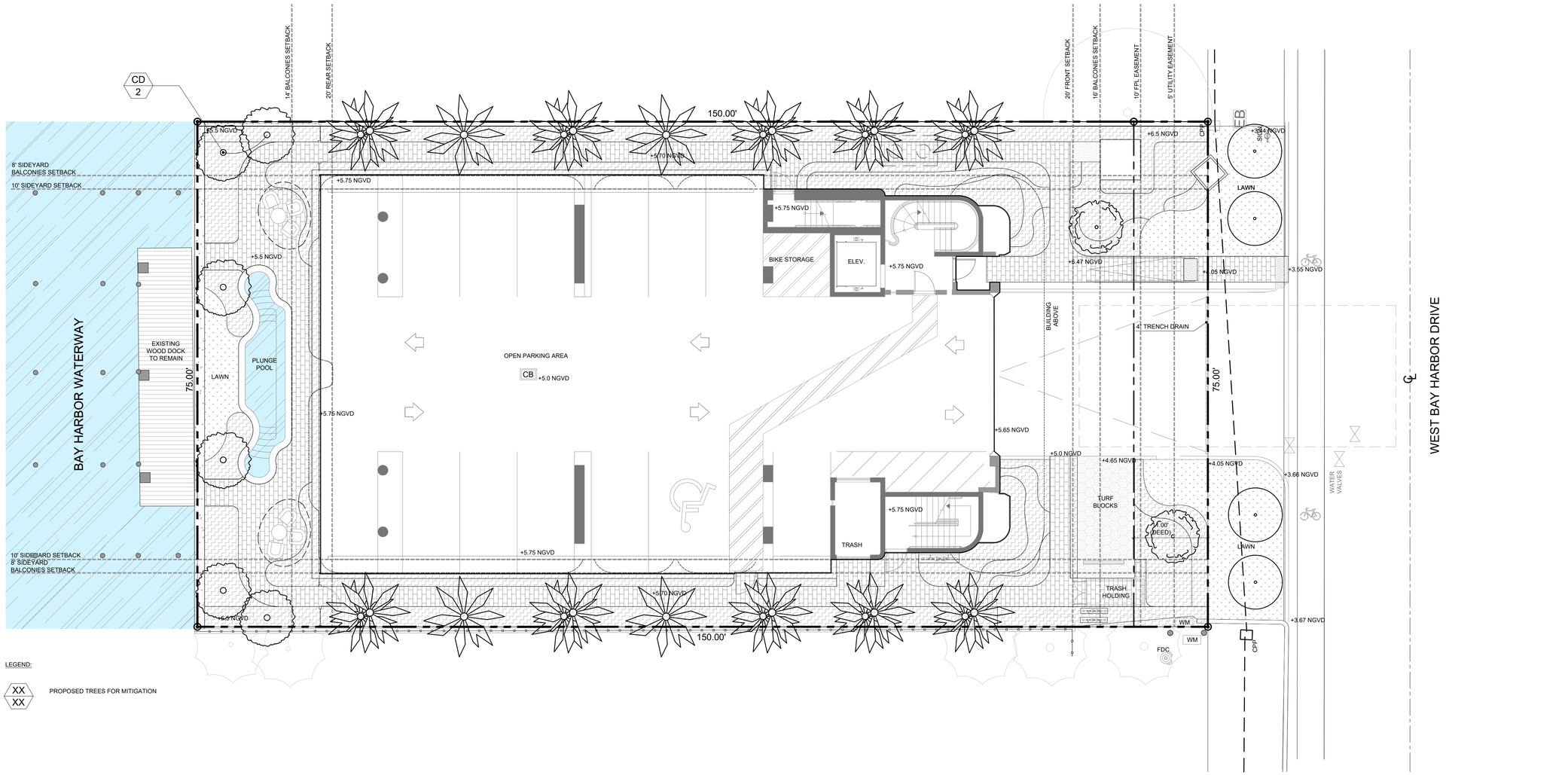
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°: 2509

SHEET N°: L-1



LEGEND:

XX
XX — PROPOSED TREES FOR MITIGATION

CANOPY MITIGATION SCHEDULE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	CREDIT (SQFT) PER TREE	TOTAL CREDIT OBTAINED:
TREES					
CD	2	*Coccoloba diversifolia*	16' HT, 4" DBH, 8' SP	500	1000
		PIGEON PLUM	FG		
				TOTAL CREDITS OBTAINED:	1000

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 2
TOTAL MITIGATION SPECIES PROVIDED: 1
% OF NATIVE MITIGATION TREES PROVIDED: 100%

Carolina Monteiro da Silva
2025.09.24 10:38:20-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES
BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT — CAROLINA MONTEIRO — LA 6667311 — STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

TREE MITIGATION PLAN & SCHEDULE

© 2025 CLAD, LLC

REVISIONS:

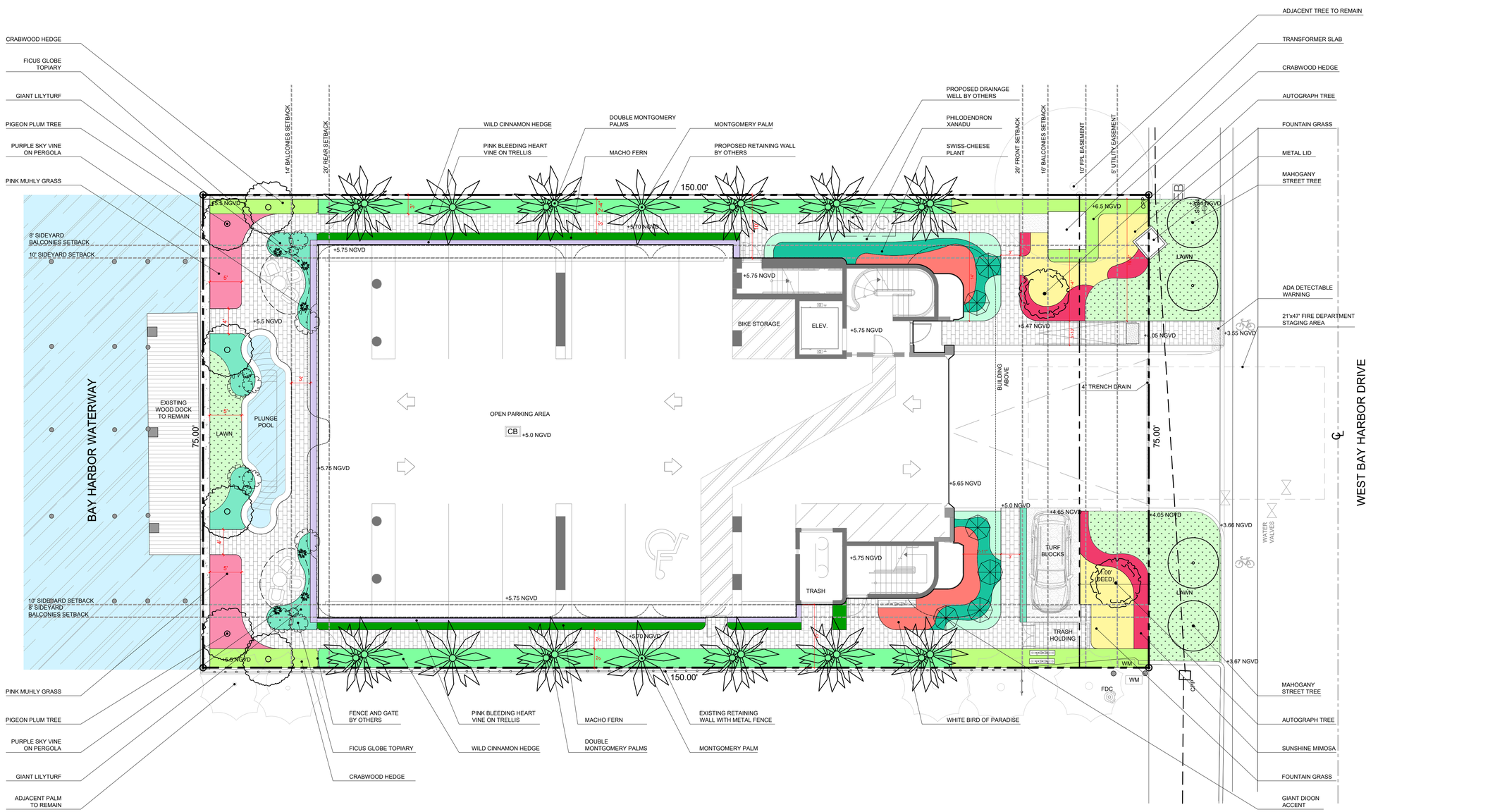
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°: 2509

SHEET N°: L-1.1



Carolina Monteiro da Silva
2025.09.24 10:38:23-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT CAROLINA MONTEIRO DA SILVA 6667311 STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

ILLUSTRATIVE OVERALL SITE PLAN - GROUND FLOOR

© 2025 CLAD, LLC

REVISIONS:

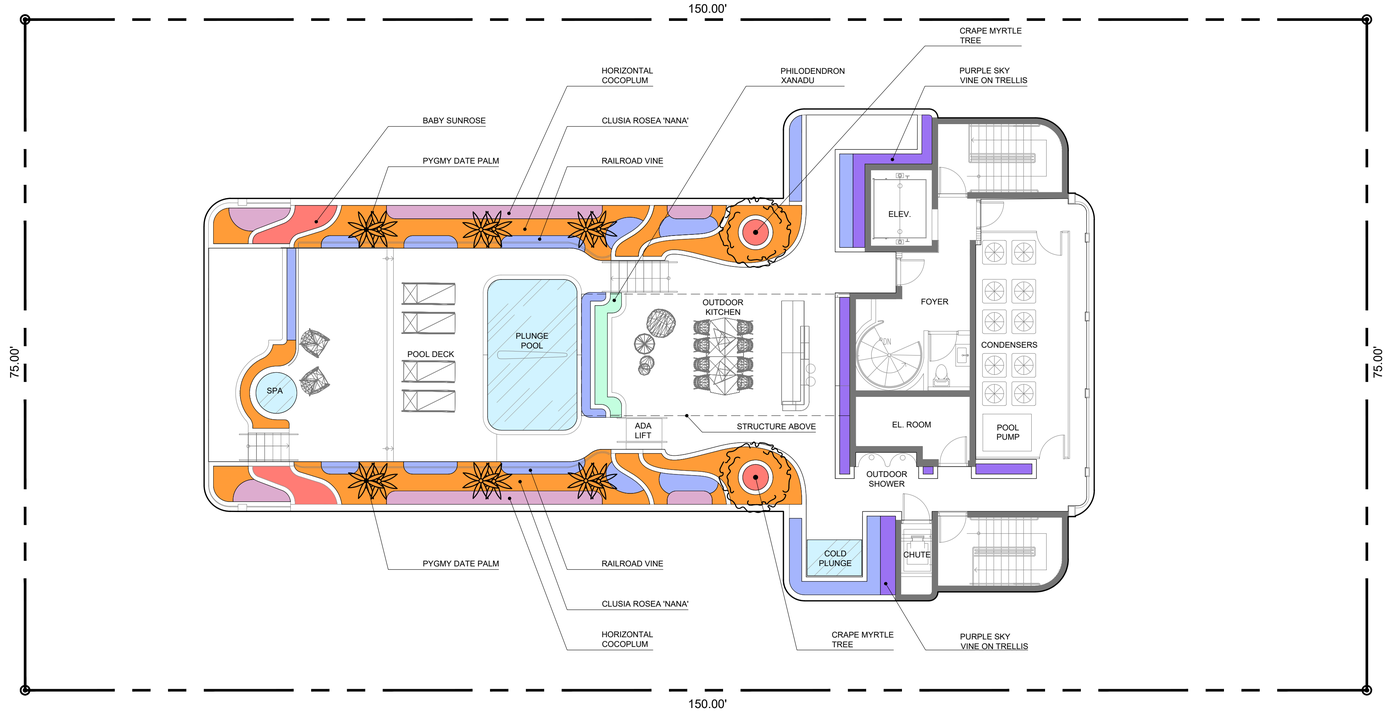
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°:
2509

SHEET N°:
L-2



Carolina Monteiro da Silva
2025.09.24 10:38:25-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

ILLUSTRATIVE OVERALL SITE PLAN - ROOFTOP

© 2025 CLAD, LLC

REVISIONS:

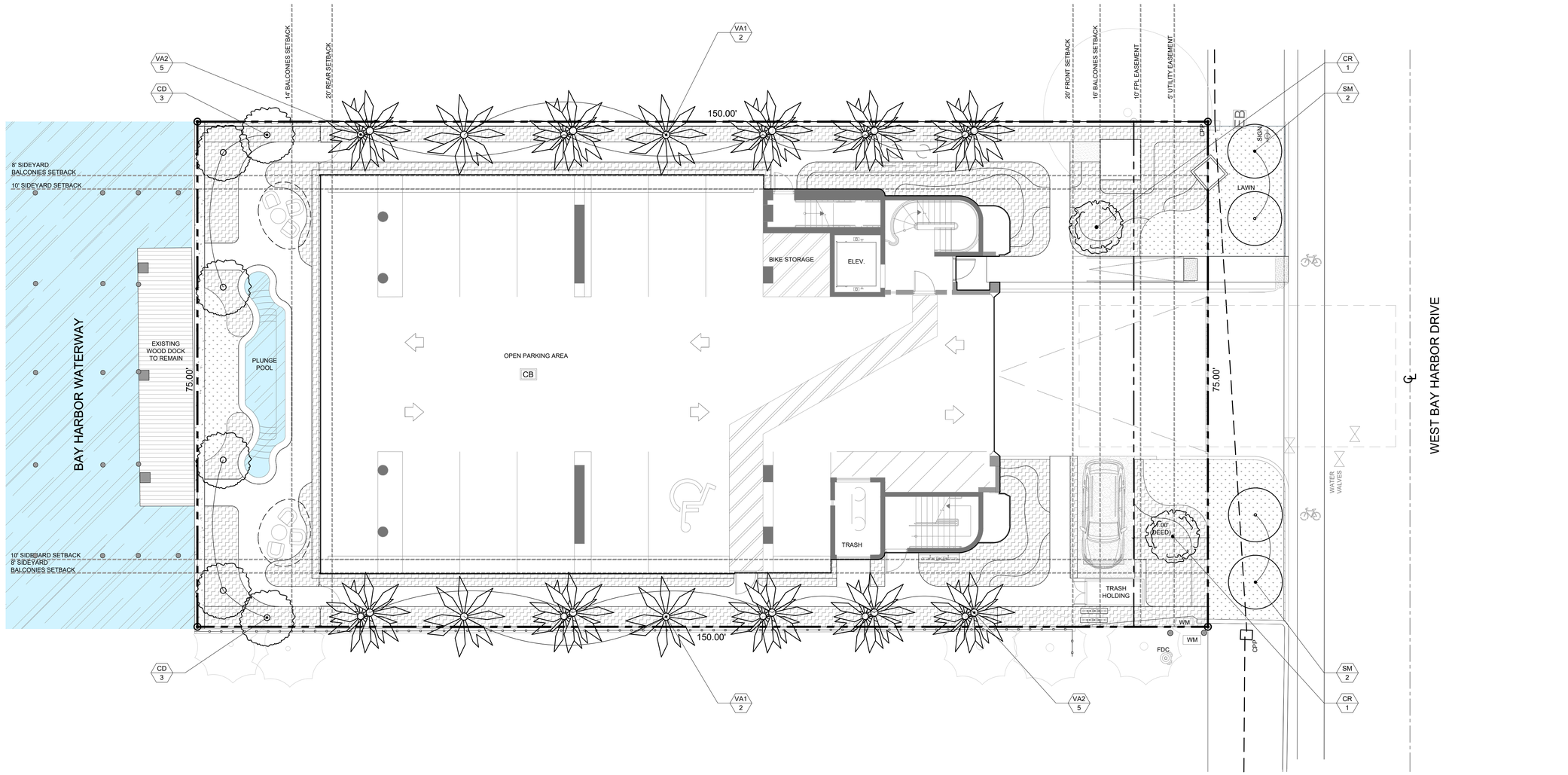
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°:
2509

SHEET N°:
L-2.1



SYMBOL LEGEND:

PROPOSED:
TREES AND PALMS XX XX

Carolina Monteiro da Silva
2025.09.24 10:38:28-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

CANOPY PLANTING PLAN - GROUND FLOOR

© 2025 CLAD, LLC

REVISIONS:

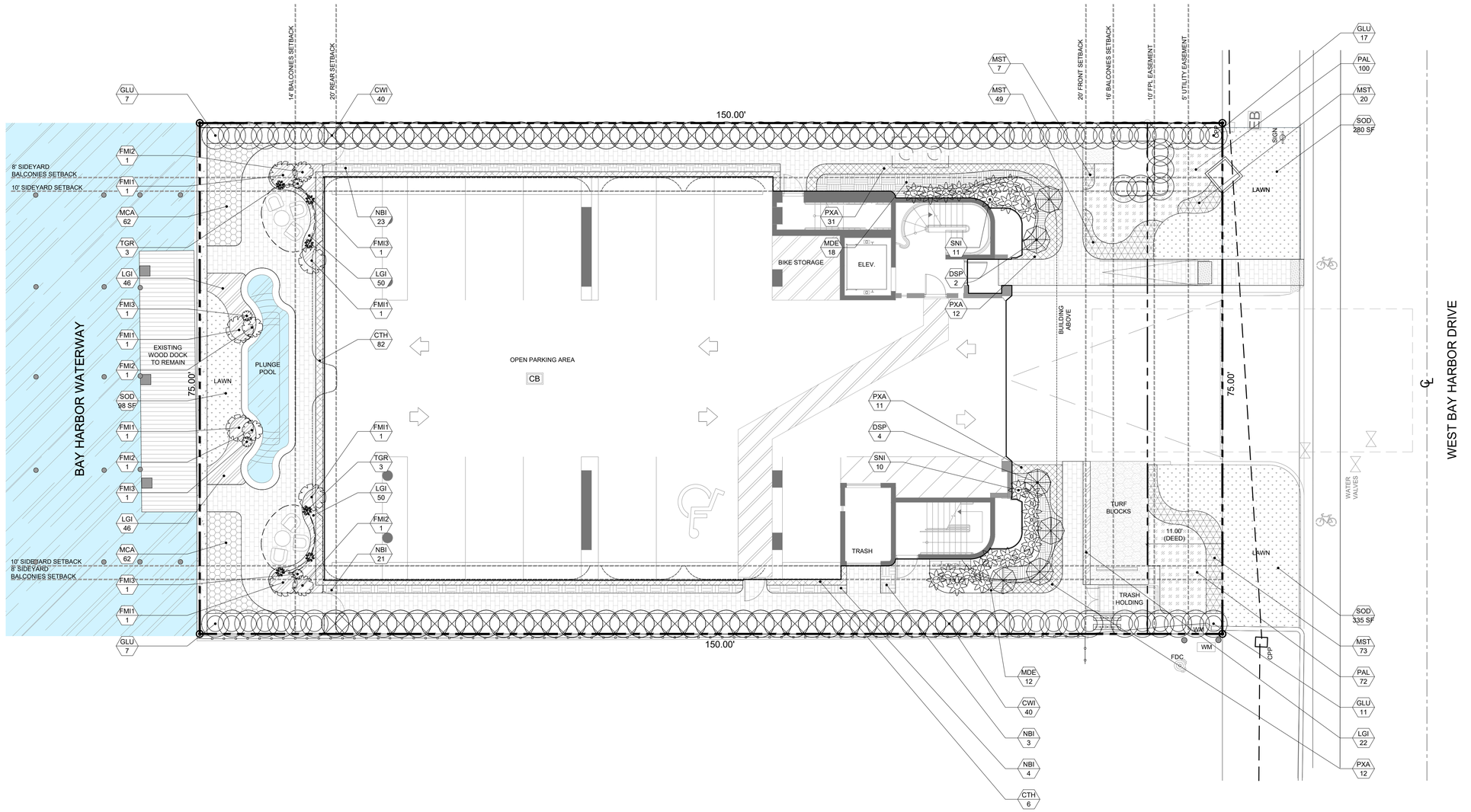
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°: 2509

SHEET N°: L-5



SYMBOL LEGEND:

PROPOSED:
UNDERSTORY PLANTING XX XX

Carolina Monteiro da Silva
2025.09.24 10:38:30-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT CAROLINA MONTEIRO DA SILVA 6667311 STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

UNDERSTORY PLANTING PLAN - GROUND FLOOR

© 2025 CLAD, LLC

REVISIONS:

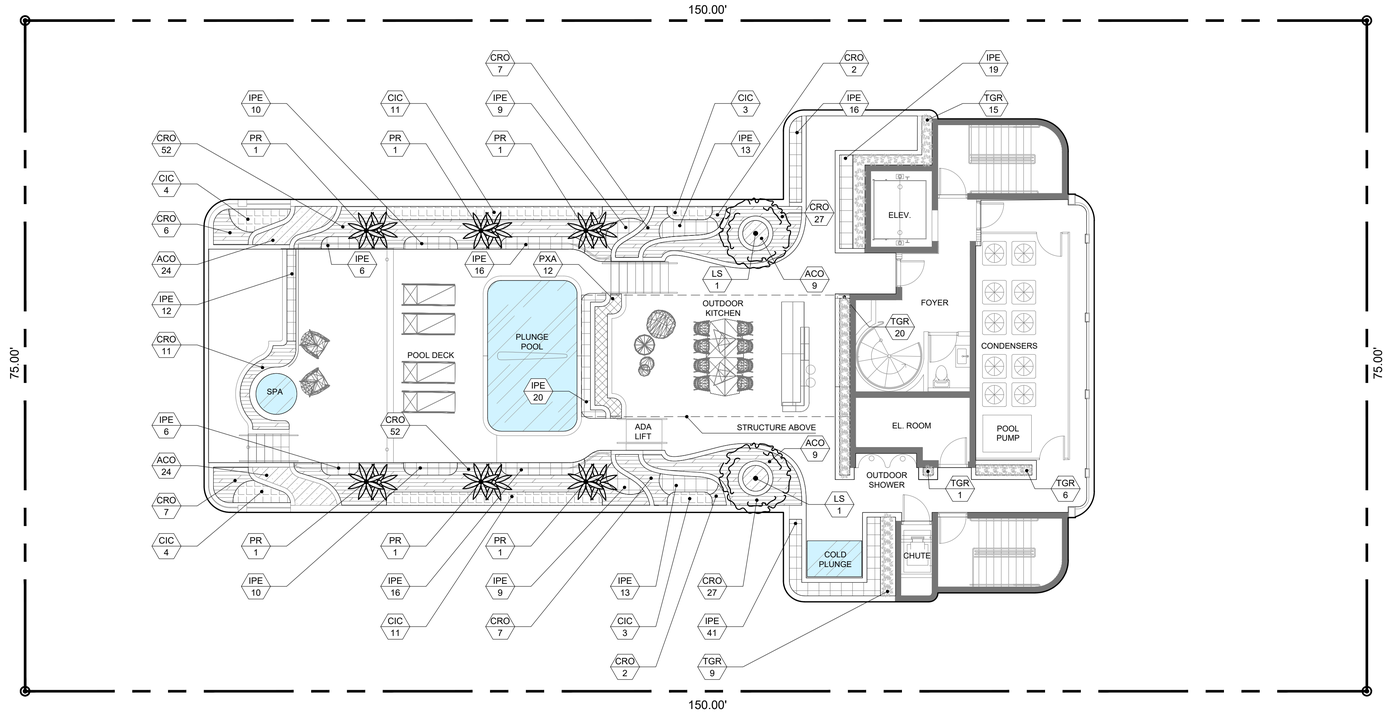
ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°:
2509

SHEET N°:
L-5.1



SYMBOL LEGEND:

PROPOSED:
TREES AND PALMS XX XX

Carolina Monteiro da Silva
2025.09.24 10:38:33-04'00'

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

OVERALL PLANTING PLAN - ROOFTOP

© 2025 CLAD, LLC

REVISIONS:

ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

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

PROJ. N°:
2509

SHEET N°:
L-5.2

CANOPY LANDSCAPE SCHEDULE - GROUND FLOOR - 9440 W BAY HARBOR DR					
SYMBOL	**QTY**	**PROPOSED MATERIAL**	**DESCRIPTION AND NOTES**	**NATIVE**	**DROUGHT TOLERANT**
STREET TREES					
SM	4	*Swetenia mahagoni*	16' HT, 8' SP, MIN 4" DBH	N	Y
		WEST INDIAN MAHOGANY	FG		
TREES					
CR	2	*Clusia rosea*	18' HT, 8' SP, MIN 6" DBH	Y	Y
		AUTOGRAPH TREE	FG		
CD	6	*Coccoloba diversifolia*	16' HT, 8' SP, MIN 4" DBH	Y	Y
		PIGEON PLUM	FG		
PALMS					
VA1	4	*Veitchia arecina*	22'-32' CT, STAGGERED HEIGHTS, SINGLE	N	N
		MONTGOMERY PALM	FG		
VA2	10	*Veitchia arecina*	22'-32' CT, STAGGERED HEIGHTS, DOUBLE	N	N
		MONTGOMERY PALM	FG		

UNDERSTORY LANDSCAPE SCHEDULE - GROUND FLOOR - 9440 W BAY HARBOR DR				
SYMBOL	**QTY**	**PROPOSED MATERIAL**	**DESCRIPTION AND NOTES**	**NATIVE**
SHRUBS				
GLU	42	*Gymnanthes lucida*	8' HT, 30" O.C.	Y
		CRABWOOD	15G	
CWI	80	*Canella winterana*	8' HT, 30" O.C.	Y
		WILD CINNAMON	15G	
SNI	21	*Strelitzia nicolai*	6' HT, AS SHOWN	N
		WHITE BIRD OF PARADISE	25G	
MDE	30	*Monstera deliciosa*	3' HT, 30" O.C	N
		SWISS CHEESE PLANT	7G	
MCA	124	*Muhlenbergia capillaris*	3' HT, 15" O.C	Y
		MUHLY GRASS	3G	
PAL	172	*Pennisetum alopecuroides*	3' HT, 15" O.C	N
		FOUNTAIN GRASS	3G	
NBI	51	*Nephrolepis biserrata*	30" HT, 24" O.C	Y
		MACHO FERN	3G	
PXA	66	*Philodendron 'Xanadu'*	24" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
LGI	214	*Liriope gigantea*	18" HT, 12" O.C	N
		GIANT LILYTURF	3G	
GROUNDCOVERS				
MST	149	*Mimosa strigillosa*	6" HT, 12" O.C	Y
		SUNSHINE MIMOSA	1G	
ACCENTS				
DSP	6	*Dioon spinulosum*	4' HT, 4' SP	N
		GIANT DIOON	15G	
FMI1	6	*Ficus microcarpa 'Green Island'*	4' HT, 4' SP., TOPIARY, GLOBE	N
		GREEN ISLAND FICUS		
FMI2	4	*Ficus microcarpa 'Green Island'*	3' HT, 3' SP., TOPIARY, GLOBE	N
		GREEN ISLAND FICUS		
FMI3	4	*Ficus microcarpa 'Green Island'*	18" HT, 18" SP., TOPIARY, GLOBE	N
		GREEN ISLAND FICUS		
VINES				
CTH	88	*Clerodendrum thomsoniae*	4' HT TRELLIS, 18" O.C	N
		PINK BLEEDING HEART VINE	7G	
TGR	6	*Thunbergia grandiflora*	4' HT' TRELLIS, AS SHOWN	N
		PURPLE SKY VINE	7G	
SOD				
SOD	713	*Paspalum vaginatum*	STAGGERED AND BUTTED JOINTS	N
		SEASHORE PASPALUM		

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

OVERALL PLANTING SCHEDULE - ROOFTOP - 9440 W BAY HARBOR DR				
SYMBOL	**QTY**	**PROPOSED MATERIAL**	**DESCRIPTION AND NOTES**	**NATIVE**
TREES				
LS	2	*Lagerstroemia spp.*	16' HT, 8' SP, MULTI-TRUNK	N
		PURPLE CRAPE MYRTLE	FG, MAX 4' ROOTBALL	
PALMS				
PR	6	*Phoenix roebelenii*	6'-8" HT, 2 TRUNKS	N
		PYGMY DATE PALM	FG	
SHRUBS				
CIC	36	*Chrysobalanus icaco 'Horizontalis'*	2' HT, 24" O.C	Y
		HORIZONTAL COCOPLUM	7G	
CRO	200	*Clusia rosea 'Nana'*	18"-24" HT, 18" O.C	N
		DWARF CLUSIA	3G	
PXA	12	*Philodendron 'Xanadu'*	24" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
GROUNDCOVERS				
IPE	216	*Ipomoea pes-caprae*	8" HT, 12" O.C	Y
		RAILROAD VINE	1G	
ACO	66	*Aptenia cordifolia*	6" HT, 12" O.C	N
		BABY SUNROSE	1G	
VINES				
TGR	51	*Thunbergia grandiflora*	4' HT' TRELLIS, AS SHOWN	N
		PURPLE SKY VINE	7G	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

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

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

Site Address 9440 W BAY HARBOR DR **Legal Description** LOT 7, BLOCK 2

Net Lot Area 0.26 **Acres /** 11,250 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11250 SF x 20% = 2250 SF (BHI - Sec. 23-11)	20% / 2250 SF	22% / 2470 SF
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(6))		
a. Req. open space 2250 SF x 60% = 1350 SF	60% Max / 1350 SF	10% / 229 SF
II. Shade Trees		
A. Required		
1. 26 shade trees/acre: 26 x 0.26 acres = 7.231405 (Min. 12' in height / 4' clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio, max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(1) and BHI Sec. 24-16	8	8
2. Native Species Required - 50% Min. # of shade tree req. 8 x 50% = 4 (BHI - Sec. 24-16(a)(2))	4	8
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade tree req. 8 x 50% = 4 (MDC - Sec. 18A-6(C)(11)(b))	4	8
Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	8	
2. Number of shade species required (BHI - Sec. 24-16(a)(2))	3	3

* See Following Table.

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required (from Sec. (II)(A)(1) above) 8
3. Shade tree heights required
   12 ft. - 0 % or 0 shade trees
   14-16 ft. - 0 % or 0 shade trees
   16-18 ft. - 75 % or 6 shade trees
   18-20 ft. - 25 % or 2 shade trees

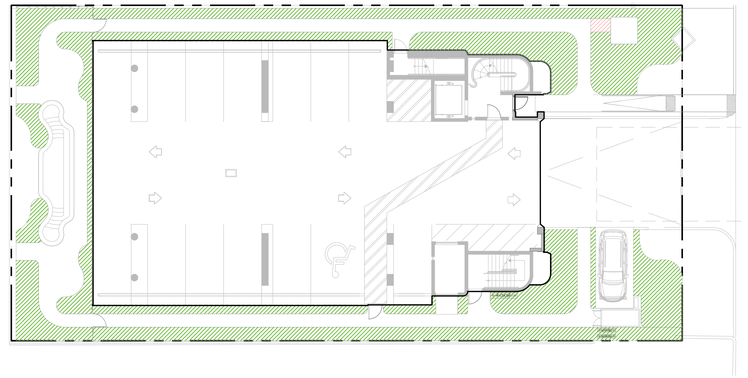
Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-26
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-26
	25% 18-20	8	22-26

(BHI - Sec. 24-16(a)(2)

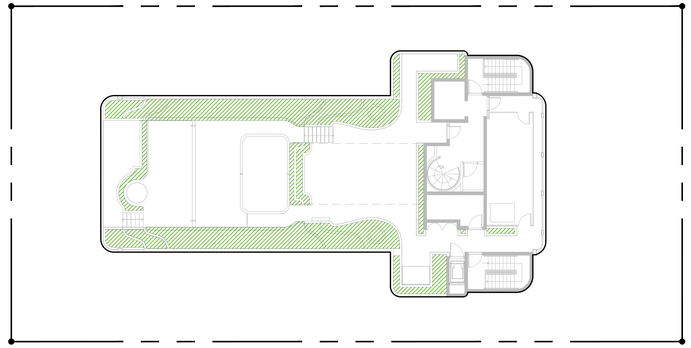
	Required	Provided
III. Street Trees		
1. Street Trees @ 1:35' Width of lot 75 / 35'= 3 (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16(a)(2)(a))	3	4
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	80	586
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	24	297
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	40	297
VII. Right Tree Right Place (BHI - Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		4
VIII. Florida friendly Landscaping (MDC - Sec. 18A-3(A))		

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



OPEN SPACE DIAGRAM - GROUND FLOOR				
LOT AREA	**OPEN SPACE 20% MIN. BY CODE**			
	MINIMUM	**PROPOSED**	**%**	**COLOR**
11,250 SF	2,250 SF	2,295 SF	20.40%	
		13 SF GRAVEL	0.10%	
TOTAL:		2,308 SF	20.50%	

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 2,295 SF
GRAVEL: 13 SF
TOTAL: 2,308 SF



OPEN SPACE DIAGRAM - ROOFTOP				
LOT AREA	**OPEN SPACE 15% MIN. BY CODE**			
	MINIMUM	**PROPOSED**	**%**	**COLOR**
4250 SF	637.5 SF	849 SF	20.0%	
TOTAL:		849 SF	20.0%	

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 849 SF
TOTAL: 849 SF

Carolina Monteiro da Silva
2025.09.24 10:38:35-04'00'

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES
BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

PLANTING SCHEDULES & CODE CALCULATIONS

© 2025 CLAD, LLC

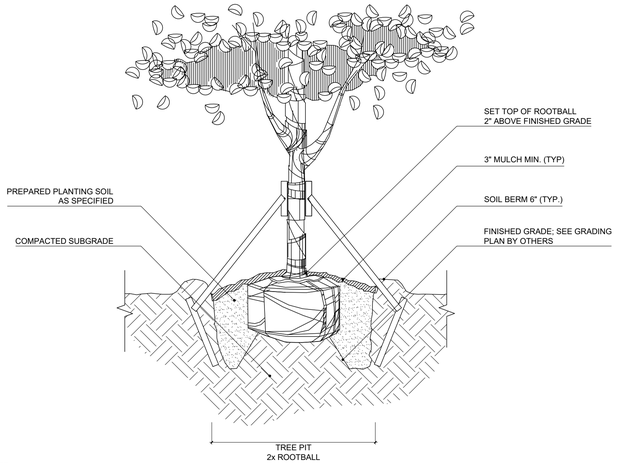
REVISIONS:

ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

SCALE:

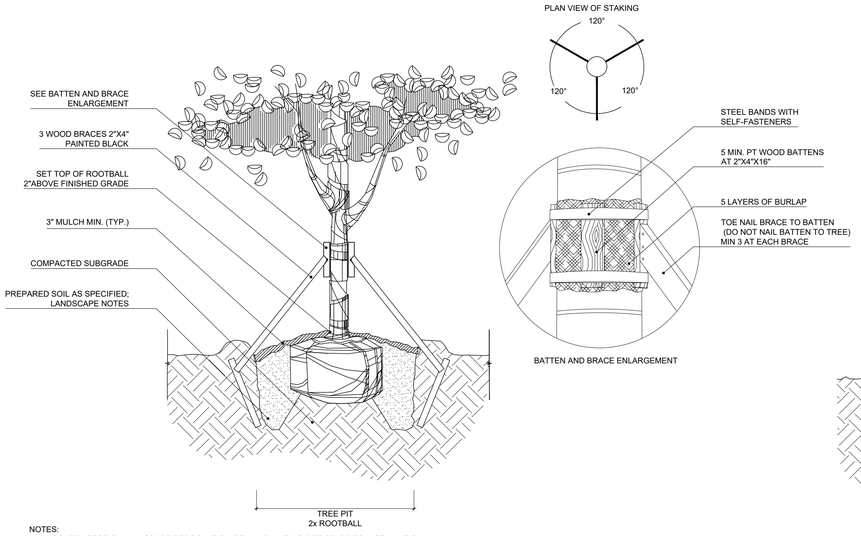
PROJ. N°: 2509
SHEET N°: L-5.3



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

1 TREE PLANTING DETAIL

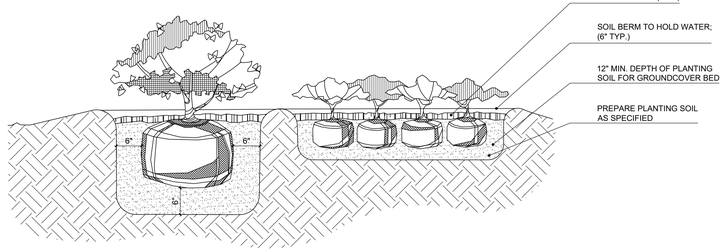
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

2 TREE STAKING DETAIL

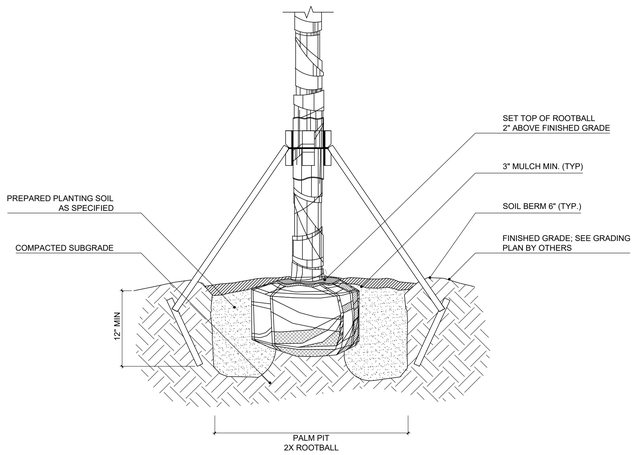
SCALE: N.T.S.



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

3 SHRUB AND GROUNDCOVER PLANTING DETAIL

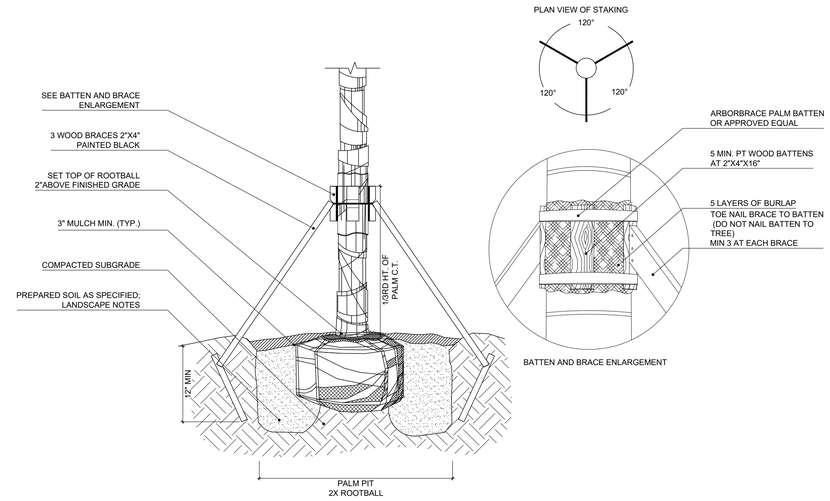
SCALE: N.T.S.



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM PLANTING DETAIL

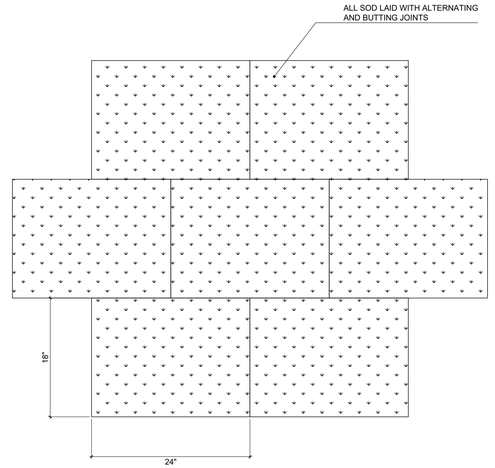
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

5 PALM STAKING DETAIL

SCALE: N.T.S.



NOTE:
PROVIDE 2"-3"OF TOP SOIL FOR FINAL GRADING PRIOR TO LAY DOWN SOD

6 SOD PLANTING DETAIL

SCALE: N.T.S.

Carolina Monteiro da Silva
2025.09.24 10:38:38-04'00'

CLAD
Landscape Architecture and Design

BAY HARBOR RESIDENCES

BAY HARBOR, FL

SITE ADDRESS:
9440 WEST BAY HARBOR DRIVE
BAY HARBOR, FL, 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

PLANTING DETAILS

© 2025 CLAD, LLC

REVISIONS:

ISSUE	DATE
DRC SUBMITTAL	07/28/25
DRC SECOND SUBMITTAL	09/25/25

THIS DRAWING SHALL BE VIEWED IN COLOR FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN.

SCALE:

PROJ. N°: 2509

SHEET N°: L-5.4

LANDSCAPE NOTES

1. SCOPE OF WORK
   i. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR AND INCIDENTAL TO THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
   ii. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS DRAWING SET UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
   iii. PROTECTION OF EXISTING STRUCTURES, ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER WITH COSTS BY CONTRACTOR.
   iv. ALL WORK SHALL BE PERFORMED TO SPECIFICATIONS WRITTEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANSI A-300, ANSI Z-133, GOVERNMENT, AND LOCAL STANDARDS.

2. TREE PROTECTION:
   i. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
   ii. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A-300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD AND DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS, AND SUBORDINATE BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY.
   iii. DO NOT REMOVE MORE THAN 25% OF THE CANOPY WITHIN A TWELVE-MONTH PERIOD.
   iv. ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. THE ROOT SYSTEM SHALL NOT BE SUBJECT TO TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A-300.
   v. PROTECTIVE BARRIERS SHALL BE PLACED AT THE DRIP LINE OF EACH TREE, CLUSTER OF TREES, OR PRESERVATION AREA, AND IN NO CASE LESS THAN TEN (10) FEET FROM THE TRUNK OF ANY PROTECTED TREE, TREE CLUSTER OR PRESERVATION AREA.
   vi. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEMOLITION OR LAND-CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.
   vii. ANY TREE WHOSE ROOT SYSTEM IS IMPACTED SHALL BE WATERED ACCORDING TO THE TREE RELOCATION SPECIFICATIONS.
   viii. WHERE CONSTRUCTION ACTIVITY IMPACTS THE EXISTING TREE ROOT SYSTEM, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ONLY ROOT PRUNE IN THE IMPACTED AREAS PER SPECIFICATIONS WRITTEN IN ACCORDANCE WITH ANSI A-300 STANDARDS.
   ix. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED.
   x. UNDERGROUND UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS
   xi. NO VEHICLES, EQUIPMENT, OR STOCKPILING/STORAGE OF MATERIALS SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS
   xii. FENCES, WALKWAYS, AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE.

3. TREE RELOCATION:
   3.a. RELOCATIONS, GENERAL: TRANSPLANTING SHALL CONSIST OF ON-SITE TRANSPLANTING OF EXISTING PLANT MATERIALS FROM PROPOSED CONSTRUCTION AREAS TO PERMANENT POSITIONS AS NOTED ON DRAWINGS.
   i. ALL PLANTING, TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL, AT MINIMUM, BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF ANSI A-300 STANDARDS.
   ii. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
   iii. SOAK TREE ROOT BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING
   iv. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY THE LANDSCAPE ARCHITECT
   v. NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT 24 HRS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.
   vi. MATERIALS TO BE TRANSPLANTED SHALL BE ROOT PRUNED A MINIMUM OF SIX MONTHS PRIOR TO RE-LOCATION.
   vii. CONTRACTOR SHALL MAINTAIN TRANSPLANTED MATERIALS DURING CONSTRUCTION PERIOD BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, PRUNING, AND OTHER HORTICULTURAL PRACTICES.
   viii. OWNER AND/OR LANDSCAPE ARCHITECT SHALL REGULARLY INSPECT THE RELOCATED MATERIALS TO ENSURE THAT ALL HORTICULTURAL PRACTICES ARE BEING ADHERED TO. OWNER SHALL SUBMIT A WRITTEN REPORT TO LANDSCAPE CONTRACTOR NOTIFYING HIM OF ANY DEFICIENCIES FOUND DURING THE MAINTENANCE PERIOD. ANY LOSS OF PLANT MATERIALS DUE TO THE NEGLIGENCE OF THE LANDSCAPE CONTRACTOR SHALL RESULT IN THE REPLACEMENT OF THE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. SAID PLANT MATERIALS SHALL BE REPLACED WITH THE SAME SPECIES OF EQUAL SIZE.
   3B. QUALITY ASSURANCE:
   i. THE SUPERVISORS FOR TRANSPLANTING EXISTING TREES, PALMS AND/ OR SHRUBS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
   ii. CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL
   iii. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF WORK
   iv. CONTRACTOR SHALL VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED IN THE DRAWINGS.
   v. VERIFY PERCOLATION RATES AND SOILS ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.
   vi. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT
   3C. PREPARATION:
   i. FERTILIZATION AND WATERING:
   a. INJECT FERTILIZER MIXTURE WITHIN 24 HRS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION
   b. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE PLANT MATERIAL TO BE RELOCATED
   ii. CROWN PRUNING:
   a. DO NOT REDUCE CROWN DIMENSIONS; TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY
   b. REMOVE SEED PODS FROM SABAL PALMS, AND ALL BUT THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN REGULAR PATTERN.
   c. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. ONLY DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME
   iii. ROOT PRUNING:
   a. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
   b. PROVIDE A MIN OF 10" OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER MEASURED AT 12" ABOVE GRADE.
   c. TREES WITH A CALIPER MORE THAN 12" SHALL BE ROOT PRUNED BY HAND.
   d. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEMS IN THIRDS, 8 WEEKS APART.
   3D. SUBMITTALS:
   i. SUBMIT A LIST OF EQUIPMENT, PROCEDURES AND LABOR FORCE USED FOR TRANSPLANTING THE WORK.
   ii. ARBORIST MUST PROVIDE TO THE OWNER WEEKLY REPORTS INCLUDING:
   a. SITE ACTIVITIES SUMMARY AND CONDITIONS RELATING TO ALL TREES ON SITE
   b. EVALUATION OF EACH TREE'S CONDITION
   c. RECOMMENDATIONS FOR SURVIVABILITY OF RELOCATED TREES
   iii. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, CONDITIONERS AND INJECTION EQUIPMENT INFORMATION.
   3E. WATER AND IRRIGATION:
   i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE
   ii. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL
   iii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE. RATE OF WATER APPLICATION: A MINIMUM OF 20 GALLONS/ INCH CALIPER PER APPLICATION.
   iv. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
   v. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
   vi. FOR TREES THAT WILL BE RELOCATED, IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY REESTABLISHED AT THE NEW PLANTING SPACE.
   vii. A TENSIOMETER SHALL BE USED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE NOTED IN ARBORIST'S REPORT.
   3F. TRANSPLANTING OPERATIONS:
   i. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING:
   a. ROOT PRUNE ONE THIRD OF BALL AT A TIME.
   b. THIN OUT THE INTERIOR CROWN OF DICOTS, IN A SIMILAR SEQUENCE, TO COMPENSATE FOR ROOT LOSS, LEAVING THE ENTIRE CANOPY INTACT.
   c. LEAVE MONOCOT LEAVES ALONE, ALLOWING PLANT TO BALANCE ITSELF. PROTECT GROWING POINT AS REQUIRED.
   d. AFTER ROOT PRUNING, BACKFILL WITH GOOD ORGANIC ROOTING MEDIUM. FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH AND USE 'ROOT STIMULATOR AND STARTER' BY GREEN LIGHT OR APPROVED EQUAL.
   e. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
   f. BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FORM (+/-1 YEAR).
   g. AT THE TIME OF PLANTING, FILL AIR POCKETS TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS MOIST, ALIVE AND HEALTHY. USE SOIL NEEDLE FOR WATERING NEW TRANSPLANT. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.
   3G. EQUIPMENT:
   i. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT FITTING AND SHARP BLADES.
   ii. TREES TO BE RELOCATED IN EXCESS OF 12" CALIPER SHALL BE RELOCATED VIA BOX OR OTHER APPROVED METHOD.
   3H. DIGGING AND MOVING:
   i. DIG PITS TO A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND BOTTOMS.
   ii. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAIN AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
   iii. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY LANDSCAPE ARCHITECT IF BALL DEPTH VARIES FOR SPECIFIED DEPTH.
   iv. PLACE TREES IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES.
   v. PLANT TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
   vi. ALL TRANSPLANTED TREES SHALL BE WATERED IN, SANDED, MULCHED, AND UNTIED ON THE SAME DAY.
   vii. STAKE OR BRACE RELOCATED TREES/ PALMS AS SHOWN ON THE DRAWINGS.
   viii. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
   3I. POST RELOCATION:
   i. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE
   ii. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS AND UNDAMAGED.
   3J. GUARANTEE:
   i. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AND APPROVED BY THE LANDSCAPE ARCHITECT. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTEE PERIOD
   ii. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4. MATERIALS
   4A. SUBMITTALS:
   i. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, AT LEAST FOURTEEN (14) WORKING DAYS PRIOR TO ITS INTENDED DELIVERY TO THE SITE. UPON APPROVAL OF SUBMITTALS, DELIVERY OF MATERIALS MAY BEGIN.
   a. MULCH - ONE (1) CUBIC FOOT
   b. ROOT STIMULATOR - ONE (1) CONTAINER
   c. FERTILIZER - ONE (1) CONTAINER
   d. TOPSOIL - ONE (1) CUBIC YARD
   e. PLANTS - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER FOR APPROVAL PRIOR TO TAGGING.
   f. TREES - ONE PHOTOGRAPH W/ CLEARLY LEGIBLE MEASURING ROD OF ACTUAL CONTRACTOR PRE-TAGGED TREES. UPON APPROVAL OF TREE SUBMITTAL, LANDSCAPE CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE TO SCHEDULE TREE TAGGING.
   g. PLANTING MIX - ONE (1) CUBIC YARD
   4B. MULCH:
   i. MULCH TYPE: PINE BARK MINI NUGGETS
   ii. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION.
   iii. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE A MINIMUM OF 2" OF MULCH IMMEDIATELY AFTER PLANTING.
   iv. MULCH SHALL BE MAINTAINED BELOW THE ELEVATION OF ADJACENT FINISHED SURFACES AND SWEPT CLEAR OF PATHS.
   4C. FERTILIZER:
   i. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
   ii. FERTILIZER SHALL BE ORGANIC IN MATERIAL CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN EQUAL PERCENTAGES OF PLANT FOOD BY WEIGHT, IN THE FOLLOWING FORM:
   iii. CONTAINERIZED MATERIAL (I.E. SHRUBS, VINES, GROUND COVERS) SHALL RECEIVE A GRANULAR SUCH AS 'TRI-NITE' OR APPROVED EQUAL.
   iv. SPECIMENS SHALL RECEIVE TIME-RELEASED FERTILIZER, SUCH AS OSMOCOTE, OR APPROVED EQUAL.
   v. THIS INSTRUCTION SHALL SUPERSEDE OTHER NOTES REGARDING FERTILIZERS ON THE DRAWINGS OR DETAILS.
   4D. PLANTS:
   i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS AND CITED HEREIN. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS.
   ii. ALL PLANTS SHALL BE FLORIDA GRADE NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. TREES AND SHRUBS SHALL HAVE PRONOUNCED SYMMETRY OF FOLIAR CROWN. PLANTS JUDGED TO BE NOT IN ACCORDANCE WITH THESE STANDARDS WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE OF THE WORK AND REPLACED AT THE CONTRACTOR'S EXPENSE.
   iii. ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF THEIR RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO FINAL BID ACCEPTANCE.
   4E. PLANTING MIX:
   i. PLANTING MIX SHALL BE 70/30 MIX. 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% EVERGLADES PEAT).
   ii. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATION AT ANY TIME DURING EXECUTION OF WORK.
   4F. SOD:
   i. SELECTION:
   a. GRASS SPECIES: *Paspalum vaginatum*
   b. AMERICAN SOD PRODUCERS ASSOCIATION GRADE: NURSERY GROWN OR APPROVED. FIELD GROWN SOD IS NOT ACCEPTABLE.
   c. FURNISHED IN PADS: 18" X 24" X 1" THICK EXCLUDING TOP GROWTH AND THATCH.
   d. NOT STRETCHED, BROKEN OR TORN.
   e. UNIFORMLY MOWED HEIGHT WHEN HARVESTED.
   f. FREE OF WEEDS AND FOUND FREE OF DISEASES, NEMATODES, PESTS, AND PEST LARVAE.
   g. UNIFORM IN COLOR, LEAF TEXTURE, AND DENSITY.
   h. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 24 HOURS.
   i. BEGIN INSTALLATION OF SOD AFTER COMPLETION OF PRECEDING WORK (I.E. EARTH WORK, UNDERGROUND SPRINKLER SYSTEM, SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, ETC.)
   ii. INSTALLATION:
   a. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING
   b. CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS HEREIN
   c. BEGIN SODDING AT BOTTOM OF SLOPES
   d. LAY FIRST ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS
   e. LAY ALL ROWS WITH ALTERNATING AND ABUTTING JOINTS.
   f. DO NOT STRETCH OR OVERLAP ROWS
   g. ROLL SOD, EXCEPT PEGGED AREAS, WITH ROLLER WEIGHING NO MORE THAN 100LBS PER FOOT OF ROLLER WIDTH.
   h. DURING ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
   iii. SOIL PREPARATION:
   a. PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS.
   b. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED.
   iv. SOIL WATERING:
   a. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
   b. KEEP SOD MOIST DURING FIRST WEEK AFTER PLANTING.
   c. AFTER FIRST WEEK, SUPPLEMENT RAINFALL TO PRODUCE A TOTAL OF 2" PER DAY.
   d. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL PLANT MATERIAL.

5. TREES:
   i. TREES AND PALMS SHALL BE FRESHLY DUG, BALLED AND BURLAPPED. ALL PLANT MATERIAL SHALL BE FREE OF BROKEN OR DAMAGED ROOT BALLS, OR ROOT BOUND CONDITIONS. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS.
   ii. TREES ARE NOTED ON PLANS AND HEREIN AS APPROVED BY THE LANDSCAPE ARCHITECT.
   iii. LANDSCAPE ARCHITECT SHALL TAG ALL TREES. TAGS SHALL NOT BE REMOVED. ABSENCE OF TAG AT DELIVERY TO PROJECT SITE WILL BE GROUNDS FOR REJECTION OF THE TREE
   iv. SUBSTITUTIONS IN PLANT SPECIES OR SIZES SHALL BE MADE ONLY AFTER WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
   v. THE HEIGHT AND OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF CANOPY. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH.
   vi. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
   vii. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
   viii. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER AND LANDSCAPE ARCHITECT, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
   ix. CALIPER MEASUREMENT (DBH, 54" ABOVE CROWN OF ROOT BALL), HEIGHT AND SPREAD MEASUREMENTS, ROOT BALL DIMENSIONS, AND CONTAINER SIZE WHEN APPLICABLE, SHALL CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED WITHIN REFERENCE DOCUMENTS CITED HEREIN AND THE REQUIREMENTS FOR THIS PROJECT
   iy. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY PRIOR TO DELIVERY. TREES DELIVERED WITH NURSERY SUPPORT POLES WILL NOT BE ACCEPTED AND THEREFORE REJECTED WITH THE EXCEPTION OF *Clusia rosea* AND *Conocarpus erectus* var. *sericeus* TREE SPECIES.

6. EXECUTION
   6A. INSPECTION:
   i. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING.
   ii. DO NOT PROCEED WITH INSTALLATION OF MATERIALS OR PLANTS IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED TO THE SATISFACTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
   6B. PREPARATION:
   i. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
   ii. STAKE OR MARK WITH PAINT THE PROPOSED LOCATION OF ALL TREES AND PALMS TO BE PLANTED.
   iii. EXCAVATE PLANT BEDS.
   iv. ENSURE ALL PLANTING AREAS ARE FREELY DRAINING.
   v. PROVIDE PLANT MATERIALS, FERTILIZER, SOD, PLANTING MIX, AND INCIDENTAL MATERIALS AS SPECIFIED.
   vi. SET PLANTS, BACKFILL, AND GUY OR BRACE PLANTS AS REQUIRED.
   vii. COMPLETE INCIDENTAL WORK RELATED TO PLANTING OPERATIONS, AND AS SPECIFIED.
   6C. APPLICATION:
   i. FINISH SUB-GRADE: UPON ACCEPTANCE OF ROUGH GRADING ELEVATIONS, ESTABLISH FINE SUB-GRADE WITH SMOOTH AND EVEN FINISH. REMOVE ROCKS EXCEEDING ONE (1) INCH DIAMETER, STICKS, DEBRIS, DELETERIOUS MATERIAL, GRASS AND SOIL CLODS, AND VEGETATION.
   6D. EXCAVATION:
   i. EXCAVATIONS IDENTIFIED AS HAVING POTENTIAL UTILITY OR SERVICE LINE CONFLICTS SHALL BE EXCAVATED WITH HAND TOOLS TO DETERMINE THE LOCATION OF, AND AVOID DAMAGE TO, SUCH UTILITIES.
   ii. EXCAVATE TREE AND PALM PLANTING PITS A MINIMUM OF 24" GREATER IN DIAMETER THAN THE ROOT BALL, AND MINIMUM OF 12" DEEPER THAN VERTICAL DEPTH OF THE ROOT BALL. TEST SOIL FOR QUALITY OF PERCOLATION. IF DRAINAGE IS INADEQUATE, CREATE UNDERGROUND SEEPAGE/DRAINAGE. NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. BUDGET SHOULD ALLOCATE AN ALLOWANCE TO COVER THIS POSSIBILITY AND SHOULD BE PART OF THE ORIGINAL BID.
   iii. BARRICADE OR MARK EXCAVATIONS TO PREVENT HAZARDS TO MECHANICAL EQUIPMENT, VEHICLES, AND PEDESTRIANS.
   6E. PLANTING:
   i. SET TREES IN VERTICAL POSITION WITH THE TOP OF THE ROOT BALL FLUSH WITH THE ADJACENT, FINISH GRADE. AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE.
   ii. SET PLANT IN UPRIGHT POSITION IN CENTER OF PLANTING PIT AND PLACE SPECIFIED PLANTING MIX UNDER AND AROUND THE ROOT BALL. FOR BURLAPPED ROOT BALLS, CUT TOP 1/3 OF BURLAP AWAY FROM ROOT BALL, AND TURN DOWN INTO THE SIDE OF THE PLANTING PIT, BEFORE PLACING PLANTING MIX AROUND THE ROOT BALL.
   iii. PROPER 'JETTING IN' SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. 'JET STICK' OR EQUAL IS RECOMMENDED.
   iv. PRUNE TREES, REMOVING NO MORE THAN 1/3 OF TWIGS AND BRANCHES, WHILE MAINTAINING THE UNIFORM CHARACTER AND SHAPE OF THE TREE. REMOVE ALL DEAD, DISEASED, RUBBING, AND DYING BRANCHES. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS AFTER PRUNING.
   v. EARTH SHALL BE BANKED AT EDGE OF EACH PLANTING PIT TO FORM A WATERING SAUCER APPROXIMATELY 6" IN DEPTH. FLUSH PLANTING SOIL INTO PLACE WITH SLOW HOSE STREAM UNTIL AIR POCKETS ARE ELIMINATED AROUND ROOT BALL, AND PIT IS FILLED WITH PLANTING MIX TO TOP OF ROOT BALL.
   vi. PLACE MULCH IN LOOSE MEASURE 2" MIN. LAYER WITHIN EACH WATERING SAUCER.
   vii. IF PLANTING IS PERFORMED AFTER SOD PLACEMENT, PROPER PROTECTION SHALL BE PROVIDED AND DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY
   viii. TREE GUYING: FOR MATERIALS TO 12' IN HEIGHT, A MINIMUM OF FOUR WOVEN ANCHOR STRAP LINES EACH AT NINETY DEGREES FROM AND CONNECTED TO TREE TRUNK AND ANCHORED BELOW GRADE WITH PRESSURE TREATED STAKES. SECURE TREE AGAINST MOVEMENT IN WIND.
   ix. TREE BRACING: FOR MATERIALS GREATER THAN 12' IN HEIGHT, A MINIMUM OF THREE 2X4 APPEARANCE GRADE BRACES, SET AT 60 DEGREES TO THE GROUND PLANE, EQUIDISTANT AROUND THE TRUNK OF THE TREE, AND SECURED INTO THE GROUND PLANE WITH ONE, 12" #4 REBAR OR ½" GALVANIZED PIPE PASSING THROUGH EACH SUCH 2X4 BRACE, DRIVEN INTO THE GROUND, AND SET FLUSH WITH THE TOP OF THE BRACE. SECURE EACH ANGLED BRACE TO ONE 12" LONG 2X4 VERTICAL BLOCK OVER FOUR LAYERS OF BURLAP. SECURE BLOCKS WITH TWO METAL OR PLASTIC STRAPS, ONE 3" FROM THE TOP AND ONE 3" FROM THE BOTTOM OF EACH BLOCK. NAIL BRACE TO BLOCK WITH FOUR 16D NAILS. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION AND BRACING DETAILS. BRACES TO BE PAINTED WITH BENJAMIN MOORE 2118-10 UNIVERSAL BLACK, FLAT/MATTE EXTERIOR.
   x. THERE WILL BE NO PLANT MATERIAL PLANTED INTO ROOT BALLS OF TREES AND PALMS.
   xi. SHRUBS AND GROUND COVERS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWING AND AS INDICATED ON THE PLANT LIST.
   CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
   6F. WATER AND IRRIGATION:
   i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE.
   ii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.
   iii. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR ST

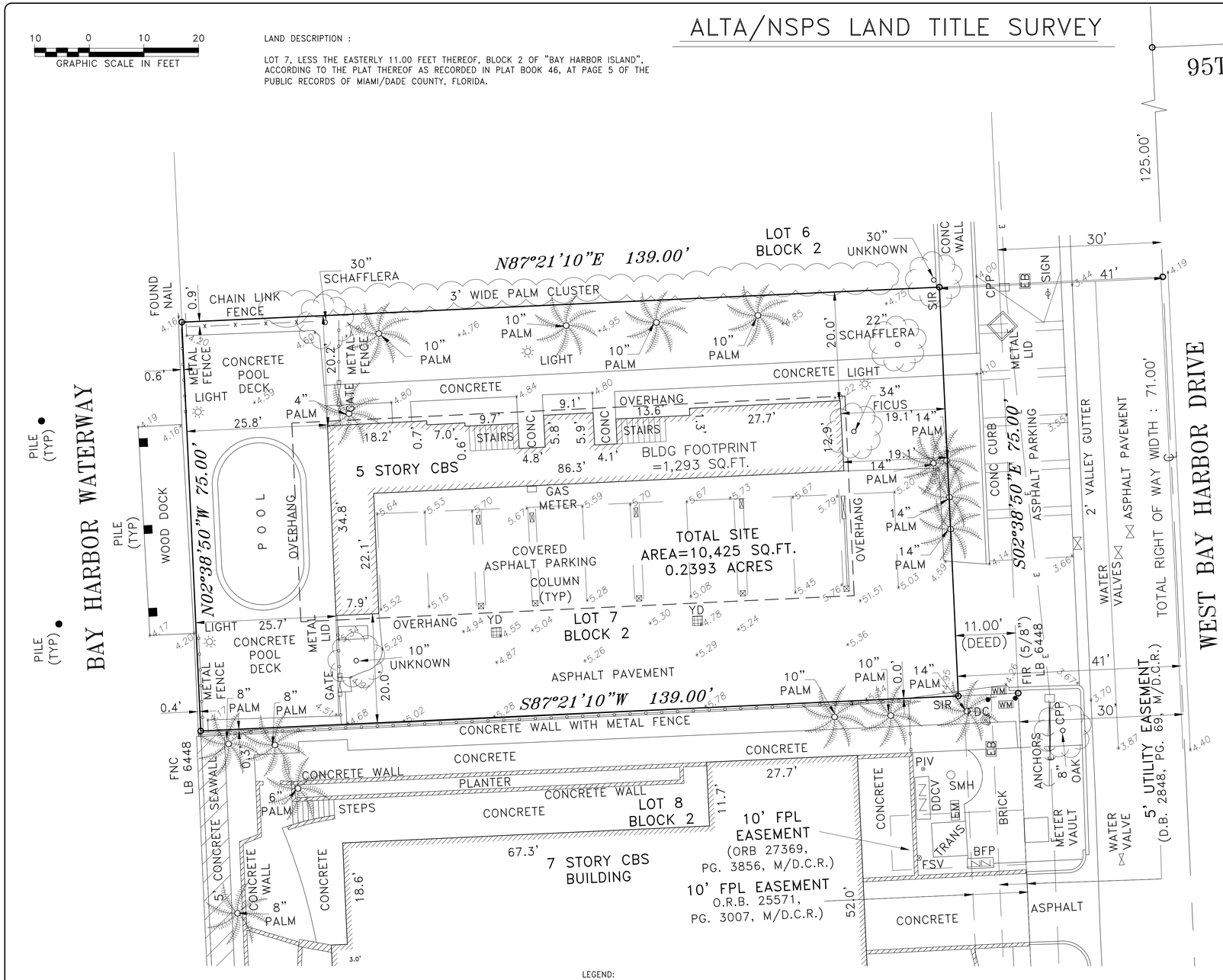
ALTA/NSPS LAND TITLE SURVEY

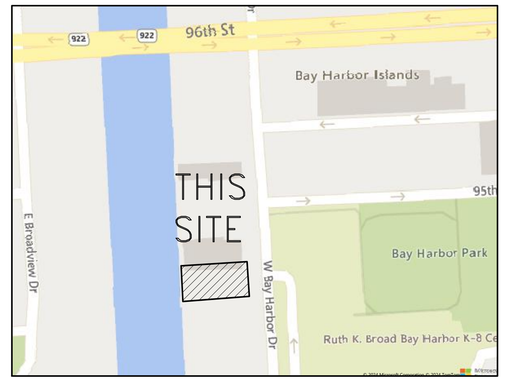
10 0 10 20
GRAPHIC SCALE IN FEET

LAND DESCRIPTION :

LOT 7, LESS THE EASTERLY 11.00 FEET THEREOF, BLOCK 2 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09





LOCATION MAP (NTS)

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "BAY HARBOR ISLAND", P.B. 46, PG. 5, M/D.C.R. SAID LINE BEARS S04°54'30"E.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK NO. R-243 ELEVATION = 6.59'
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, ORDER NO.: WITH AN EFFECTIVE DATE OF AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO W BAY HARBOR DRIVE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 46, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF BAY HARBOR ISLAND, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE 10 STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 24, 2025.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

RICHARD E. COUSINS LICENSED SURVEYOR AND MAPPER 4188 STATE OF FLORIDA

Digitally signed by Richard E Cousins
Date: 2025.07.28 13:42:03 -04'00'

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CLP	CONCRETE LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WPP	WOOD POWER POLE
PIV	POST INDICATOR VALVE
FSV	FIRE SPRINKLER VALVE
TRANS	ELECTRIC TRANSFORMER PAD
YD	YARD DRAIN
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
℄	CENTERLINE
FDC	FIRE DEPARTMENT CONNECTION
BFP	BACKFLOW PREVENTER
SMH	STORM MANHOLE

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
CPG

9440 W BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	03/18/24	SKETCH	AM	REC
UPDATE SURVEY	10/16/24	-----	AC	REC
ADDED TREES	07/24/25	-----	AM	REC
REVISED SHEET TO 24'X36'	07/25/25	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NO.: 10182-24

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET