ARB SET FOR:

THE RESIDENCES OF BAL HARBOUR

10245 COLLINS AVENUE, BAL HARBOUR FL, 33154

DEVELOPER

RELATED

THE RELATED GROUP
2850 TIGERTRAIL AVENUE, SUITE 800
MIAMI, FL 33133

DEVELOPER

TWO ROADS DEVELOPMENT

TWO ROADS DEVELOPMENT
1217 SOUTH FLAGLER DRIVE (2ND FLOOR)
WEST PALM BEACH, FL 33401

LANDSCAPE

enea garden design

ENEA GARDEN DESIGN INC.
7500 NORTHEAST 4TH COURT, STUDIO 104
MIAMI, FL 33138

DESIGN ARCHITECT

SOM

SKIDMORE, OWINGS AND MERRILL, FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST.
NEW YORK, NY 10007

ARCHITECT OF RECORD

CFE | Architects

COHEN FREEDMAN ENCINOSA & ASSOC. PA
8085 NORTHWEST 155TH STREET.
MIAMI, FL 33016

CIVIL ENGINEER

FORTIN, LEAVY, SKYLES, INC.

FORTIN, LEAVY, SKILES, INC.
180 NORTHEAST 168TH STREET
NORTH MIAMI BEACH, FL 33162

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

COVER

revisions:

drawn by: CFE & SOM

date:

sheet no: **A0.00**

project: 3810

SITE DATA

ZONING DISTRICT:
LOT 16: "OF" OCEAN FRONT DISTRICT
ECL AREA: "UN-ZONED"

LAND USE: 35 - MULTI-FAMILY. HIGH DENSITY

COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM):
LOT 16: HIGH DENSITY RESIDENTIAL (35-55 DUA)
ECL AREA: BEACHFRONT

SITE: LOT 16 (INCLUDING THE LAND SEAWARD TO THE EROSION CONTROL LINE) OF THE OCEAN FRONT SECTION OF BAY HARBOR ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44 AT PAGE 27 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

SITE SIZE:
LOT 16: 111,069 SF / .254 ACRES
ECL AREA: 5,175 SF / 119 ACRES
TOTAL SITE AREA = 116,244 SF / 2.67 ACRES

DENSITY: 55 DUA
ALLOWED = .254 ACRES X 55 DUA = 140 DU
PROVIDED = 61 DU

BUILDING HEIGHT:
AVERAGE STREET GRADE: 4.35' NGVD
MAX HEIGHT ALLOWED: 4.35' + 275' = 279.35' NGVD
PROPOSED HEIGHT: 268'-4" NGVD

OCCUPANCY TYPE: MIX-USED PROJECT
LEVEL B2: STORAGE (S-2)
LEVEL B1: STORAGE (S-2)
ASSEMBLY (A-3)
LEVEL 1: ASSEMBLY (A-2 & A-3)
LEVEL 2 TO 24: RESIDENTIAL (R-2)

CONSTRUCTION TYPE:
TYPE IA (FULLY SPRINKLERED)

RISK CATEGORY: II (175 MPH WIND) PER ASCE-7

EXPOSURE CATEGORY: D (MIAMI DADE COUNTY 175 MPH)

MAX FLOOR AREA RATIO: 2.8 TO 1
2.8 x 116,244 SF = 325,483.2 SF
PROPOSED FLOOR AREA RATIO = 324.636 SF

MAX LOT COVERAGE:
20% MAX FOR 17 LEVELS
PLUS 1% REDUCTION FOR EACH EXTRA LEVEL

24 LEVELS PROPOSED = 13% LOT COVERAGE

116.244 SF x 0.13 = 15,111.72 SF
PROPOSED LOT COVERAGE = 15,060.82 SF

SETBACKS:
FRONT:
REQUIRED: 150'-0" FOR 17 LEVELS
+25'-0" PER ADDITIONAL LEVEL

PROVIDED: 269'-4" TO 21ST LEVEL
300'-0" TO 22ND LEVEL
342'-0" TO 23RD LEVEL
REAR:
REQUIRED: 55'-0" WEST OF E.C.L.
PROVIDED: 102'-0" WEST OF E.C.L.
SIDES:
REQUIRED: 50'-0"
PROVIDED: 50'-0"

FLOOD PER ASCE-24
PROJECT PROPOSED ON ZONES AE (EL 8) AND ZONE X
AVERAGE STREET GRADE: 4.35' NGVD
LOWEST GARAGE LEVEL PROPOSED AT -18'-8" NGVD
LOWEST PUBLIC SPACE (SPA) PROPOSED AT -8'-2" NGVD
POOL EQUIPMENT ROOM PROPOSED AT -8'-2" NGVD
MAIN ENTRY TO BUILDING PROPOSED AT +9'-8" NGVD
FIRE COMMAND ROOM PROPOSED AT +9'-8" NGVD
TRANSFORMER VAULT PROPOSED AT +9'-8" NGVD
MAIN ELECTRICAL ROOM PROPOSED AT +9'-8" NGVD
EMERGENCY GENERATOR PROPOSED AT +9'-8" NGVD
EMERGENCY SWITCHGEAR PROPOSED AT +9'-8" NGVD
FIRE & DOMESTIC PUMPS PROPOSED AT +9'-8" NGVD

PROJECT TO BE FLOOD PROOFED USING MANUAL FLOOD PANEL SYSTEM. THE LOCATION OF THESE IS MARKED ON THE GROUND FLOOR PLAN. PANELS TO BE STORED ON THE GROUND LEVEL

OPEN SPACE (REFER TO LANDSCAPE SET FOR CALCULATIONS):
REQUIRED OPEN SPACE 60%
PROPOSED OPEN SPACE 87.05%

REQUIRED OPEN SPACE TO BE RECREATIONAL 50%
PROPOSED OPEN SPACE TO BE RECREATIONAL 56.38%

OFF-STREET PARKING:

REQUIRED:
RESIDENTIAL: 1.5 PER UNIT X 61 UNITS = 92 SPACES

GUEST: 1 SPACE PER 10 UNITS
61 UNITS / 10 = 7 SPACES

MEDICAL OFFICE (ACCESSORY USE OPEN TO THE PUBLIC):
3.1 SPACES PER 1,000 SF OF 90% GROSS AREA
1.060 SF X 0.9 = 954 SF (90% OF GROSS AREA)
3.1 SPACES X 1 = 4 SPACES

AMENITIES & SPA (ACCESSORY USE FOR RESIDENTS ONLY):
1 SPACE PER 400 SF OF GROSS AREA
18,817 SF / 400 = 48 SPACES

TOTAL REQUIRED:
92 + 7 + 4 + 48 = 151 SPACES REQUIRED

PROVIDED:
LEVEL B1 = 56 SPACES
LEVEL B2 = 104 SPACES
TOTAL = 160 SPACES

UNIT BREAKDOWN

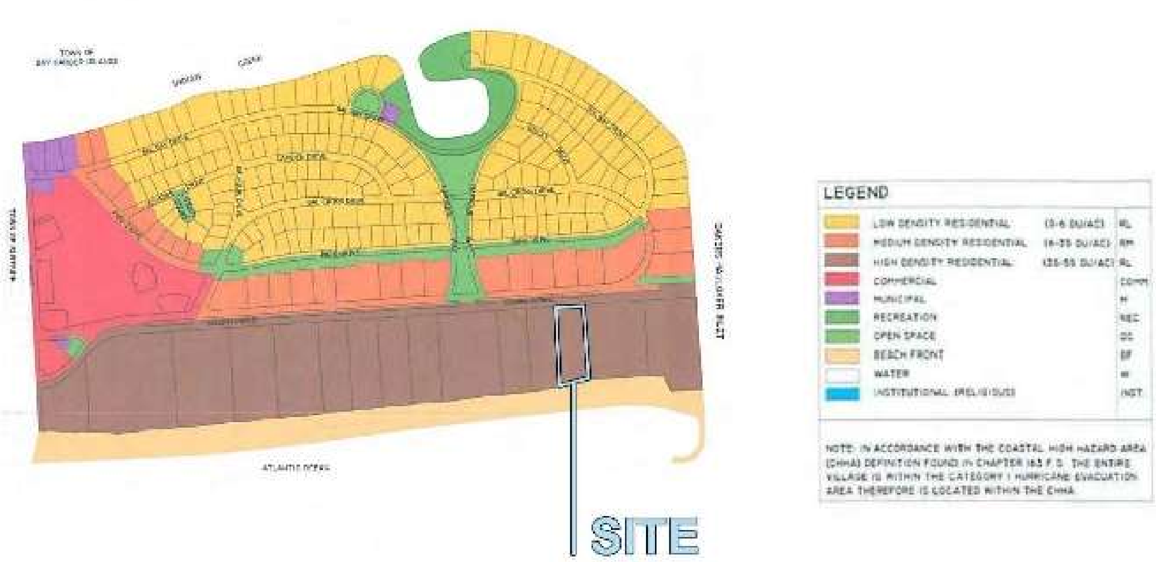
UNIT NAME	SQUARE FOOTAGE	LEVEL 2nd-20th	LEVEL 21st	LEVEL 22nd	TOTAL UNITS	NET SALEABLE
UNIT A (2nd lvl)	4,012	1 x 1 = 1			1	4,012
UNIT A (Typ)	4,167	1 x 18 = 18			18	75,006
UNIT B	4,771	1 x 19 = 19			19	90,649
UNIT C	3,222	1 x 19 = 19			19	61,218
PENTHOUSE A	12,339			1	1	12,339
PENTHOUSE A low	5,121		1		1	5,121
PENTHOUSE B	5,927		1		1	5,927
PENTHOUSE C	6,842		1		1	6,842
				TOTAL	61	261,114

AVERAGE UNIT: 4,280 SF

AREAS BREAKDOWN

LEVEL	PROGRAM	SALEABLE AREA	NON-SALEABLE AREA	GROSS AREA PER FAR
B2	GARAGE		75,638	1,850
B1	GARAGE, SPA & MED. OFFICE		59,698	17,768
1st	LOBBY / AMENITY		22,230	22,230
2nd	RESIDENTIAL	12,005	904	12,909
3rd	RESIDENTIAL	12,160	857	13,017
4th	RESIDENTIAL	12,160	857	13,017
5th	RESIDENTIAL	12,160	857	13,017
6th	RESIDENTIAL	12,160	857	13,017
7th	RESIDENTIAL	12,160	857	13,017
8th	RESIDENTIAL	12,160	857	13,017
9th	RESIDENTIAL	12,160	857	13,017
10th	RESIDENTIAL	12,160	857	13,017
11th	RESIDENTIAL	12,160	857	13,017
12th	RESIDENTIAL	12,160	857	13,017
13th	RESIDENTIAL	12,160	857	13,017
14th	RESIDENTIAL	12,160	857	13,017
15th	RESIDENTIAL	12,160	857	13,017
16th	RESIDENTIAL	12,160	857	13,017
17th	RESIDENTIAL	12,160	857	13,017
18th	RESIDENTIAL	12,160	857	13,017
19th	RESIDENTIAL	12,160	857	13,017
20th	RESIDENTIAL	12,160	857	13,017
21st	RESIDENTIAL	12,223	721	12,944
22nd	RESIDENTIAL	10,802	736	11,538
23rd	RESIDENTIAL	6,926	1,089	8,015
24th	ROOF	278	2,397	2,675
	MECHANICAL		208	208
	TOTAL	261,114	178,839	324,443

N
LOCATION



N
ZONING

N
LAND USE

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
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CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8095 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
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10245 COLLINS AVE. BAL HARBOUR, FL 33154

SITE DATA

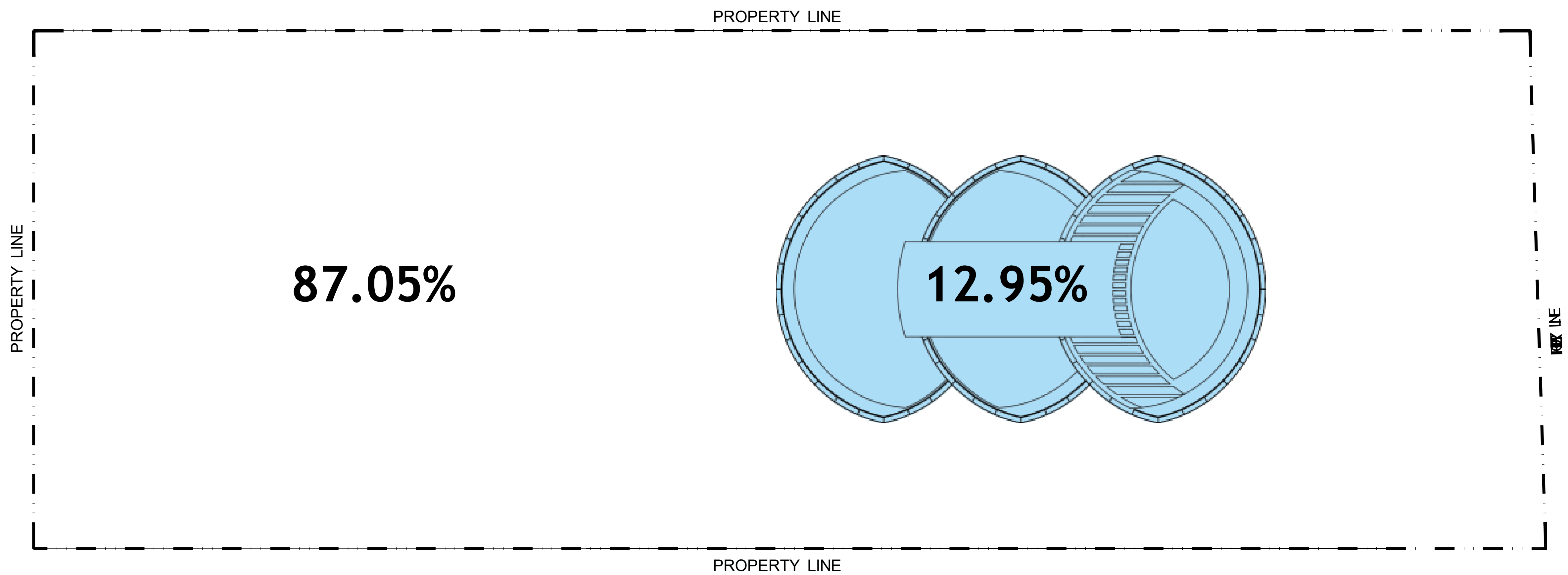
revisions:

drawn by: CFE & SOM

date:

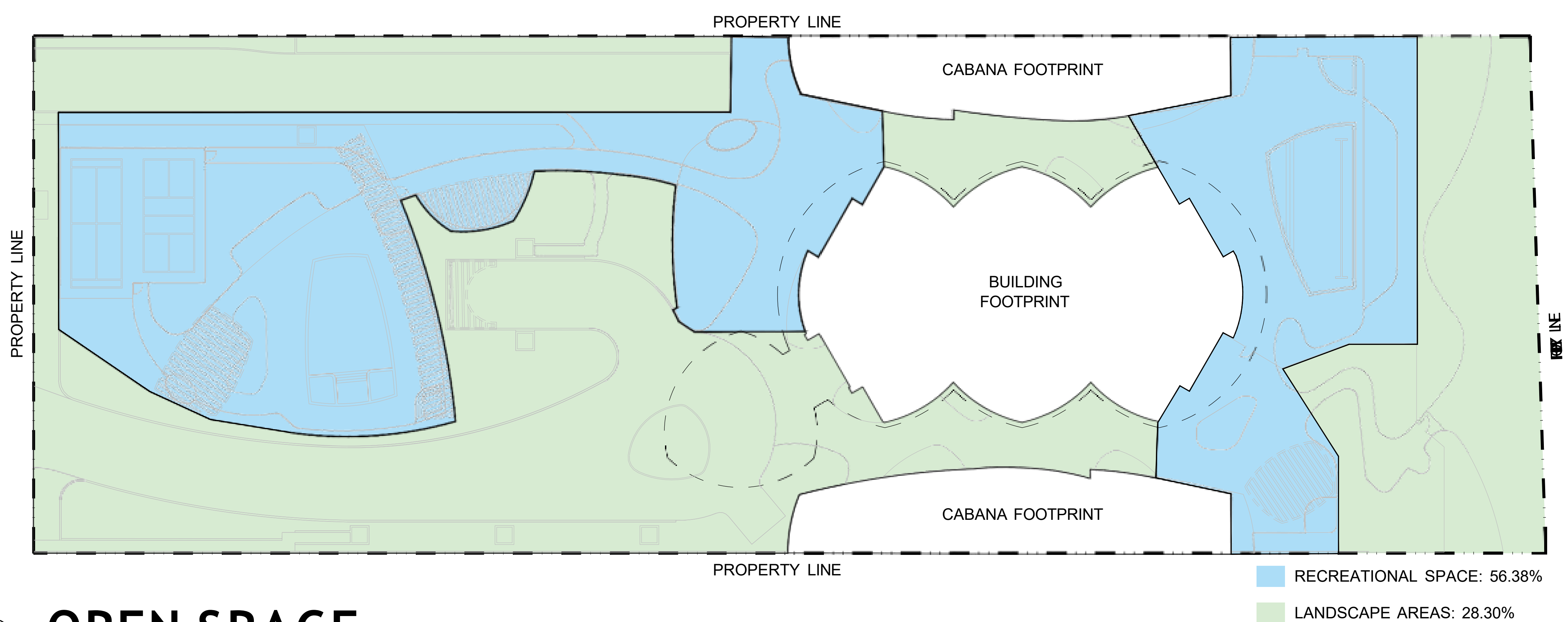
sheet no: A0.01

project: 3810



LOT COVERAGE

0 10' 20' 50' 100'



OPEN SPACE

0 10' 20' 50' 100'

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DIAGRAMS

revisions:

drawn by: CFE & SOM

date:

sheet no:
A0.02

project: 3810

Delivering Creative Life Safety Solutions

VIA EMAIL DELIVERY

Chief Darren Williams
Fire Prevention Division
Miami-Dade Fire Rescue Department
9300 N.W. 41st Street
Doral, Florida 33178

May 31, 2022

FIRE DEPARTMENT AERIAL APPARATUS SET-UP SITE EQUIVALENCY
PROJECT NAME: 10245 COLLINS AVENUE
LOCATION: 10245 COLLINS AVENUE, BAL HARBOUR, FLORIDA 33154
DEVELOPER: CARLTON TERRACE OWNER, LLC

Dear Chief Williams:

This letter is to respectfully request for the fire department to consider an equivalency for the set-up site requirements. The 10245 Collins Avenue project does not comply with emergency equipment access or other site features as required by NFPA 1, Chapter 18 of the Florida Fire Prevention Code (FFPC), 2020 Edition and the Miami-Dade Fire Rescue Access Road Requirements document. Carlton Terrace Owner, LLC ask the Fire Department to permit additional Life Safety features as indicated in the Fire Department Aerial Apparatus Set-Up Sites Equivalency in lieu of providing two set up sites for the aerial apparatus.

In order to assist with this request, Carlton Terrace Owner, LLC hired SLS Consulting, LLC to provide input and recommendations, in order to achieve an acceptable level of equivalency for fire department access.

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PROJECT DESCRIPTION:

The proposed 10245 Collins Avenue project will be a mixed-use building composed of 24 stories above grade and 2 stories below grade. The building has primary use of Residential (Apartments/condos Group R-2)(Floors 2 through 24) along with 2 levels of Parking (Storage, Group S-2) below grade. The Ground Floor is primarily used for Amenities (Assembly, Groups A-2, A-3) such as lounges, gallery, café, and restaurant, in addition to Offices (Business, Group B). The total building height is approximately 268' 4".

The building will be protected throughout by automatic sprinklers designed in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems and an emergency-voice alarm communication system designed in accordance with NFPA 72, National Fire Alarm and Signaling Code.

APPLICABLE CODES:

The major applicable codes for the project include, but are not limited to, the following:

- FBC: Florida Building Code, Seventh Edition.
- FFPC: Florida Fire Prevention Code, Seventh Edition.

Proposed Non-Compliant Features: Per Section 18.2.3.3 of NFPA 1 (2018 Edition), access to multiple sides of a building may be required by the authority having jurisdiction (AHJ). Per the Miami-Dade County Fire Rescue Access Road Requirements, the aerial apparatus vehicles shall have access to at least two (2) sides of every building over three stories in height. Based on site constraints, the currently proposed configuration as shown in
Figure 1, does not fully meet the requirements intended by the FFPC.

The project site is bounded by the property line on the South and North, and by the Atlantic Way on the East. The building is accessible only the West side via Collins Avenue.

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Figure 1: Project Site

One setup site will be accessed from Collins Avenue which is a 2-way street. The Fire Department will be able to access the building by going under a porte cochere with a height of 14'6" (Figure 2). The minimum one-way single traffic lane road width at least 15 ft. throughout. The setup site is located approximately 10 ft. from the building as shown in Figure 3 below.

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Figure 2: Porte Cochere Rendering

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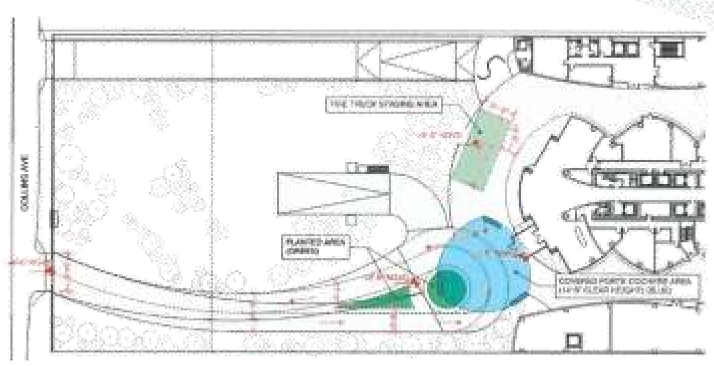

Figure 3: Fire Department Access Plan

Proposed Equivalencies: Per Section 18.2.3.1.4 of NFPA 1, when fully compliant fire department access roads cannot be provided, the AHJ shall be authorized to require additional fire protection features. With respect to this provision, and in accordance with the Miami-Dade Fire Department Aerial Apparatus Set-Up Sites Equivalency Standards, the following fire protection features are proposed to be incorporated into the design.

The building is approximately 268'4" from the lowest level of fire department access to the last occupied floor. Given the height, the building shall comply with Equivalency C.
Equivalency C: For buildings above 120 ft.

C1. Stair increase from 48" to 56" per flight and having 42" doors.

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The minimum required stair width is 44" for this building. Therefore, the width will be increased to 48" with 36" doors for both stairs.

C2. Increase unit to unit fire separation to two-hour fire rating and unit to common areas to 2 hours.

Design team will provide a 2-hour fire barrier between the units and between unit to common areas.

C3. Full smoke detection in common areas and rooms – excluding public restrooms.

Design team will provide full smoke detection in all common areas.

C4. Provide one system smoke detector located inside each living unit near the front door that reports to the fire alarm panel as a supervisory signal.

Design team will provide a smoke detector located inside each unit near the front entry as prescribed.

C5. Touch screen colored display interfaced with the FACP to show the following:
  a. Fire Floor Plan
  b. Incident Location (specific to the room)
  c. Type of Device in Alarm, Supervisory, or Trouble within the location of the incident
  d. User Friendly for First Responders: NO Passwords, log on requirements, or anything that would delay the first responders from getting immediate information regarding the incident.

Design team will provide colored display touch screen interfaced with FACP.

C6. Provide additional smoke control. The floor of incidence will have smoke exhaust. One floor above and one floor below the floor of incidence will be pressurized.

Design team will provide additional smoke control as prescribed.

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C7. Provide one additional elevator for a total of three that operate simultaneously under emergency generator power.

The building is provided throughout with 2 Fire Service Access Elevators (SRV/FSAE#1, SRV/FSAE#2) which will be under emergency power. All other elevators are PE1, PE2, and PE3 are for private use. Refer to Figure 4 below for location of the FSAEs.

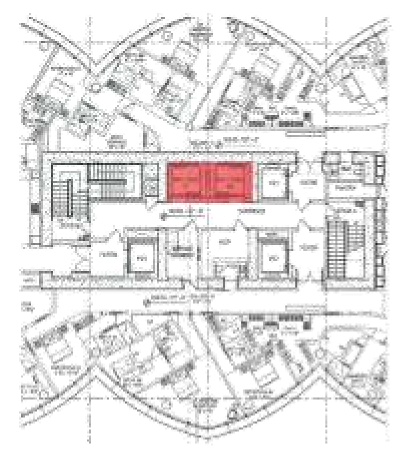

Figure 4: FSAE Elevator Location

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CONCLUSION/REQUEST:

It is the opinion of SLS Consulting, LLC on behalf of Carlton Terrace Owner, LLC that the proposed features (as listed above) will provide an equivalent level of fire protection and life safety, which meets or exceeds the intended level established by the 2020 Edition of the *Florida Fire Prevention Code* (FFPC), the 2020 Edition of the *Florida Building Code* (FBC) and the *Miami-Dade Fire Rescue Access Road Requirements* Standards.

The ownership is committed to providing the enhanced fire protection features and therefore, respectfully submits this request for your consideration for site access equivalency to be incorporated into the design of the 10245 Collins Avenue project in exchange for the non-compliant feature as described within this letter.

Acceptance of the proposed equivalency contained in this letter shall serve as a binding agreement between Carlton Terrace Owner, LLC, and the Miami- Dade Fire Department and that this approach will be included within the scope of the permit application (construction documents) <u>and may not be removed under any circumstances throughout the life of the building.</u>

Sincerely,

Eric Fordin, Authorized Party
Carlton Terrace Owner, LLC

This document was acknowledged before me by Eric Fordin as Authorized Party of Carlton Terrace Owner, LLC who is personally known to me ✓ or who produced the following identification ______ and who ~~took~~ an oath.

NOTARY PUBLIC, State of Florida

Notary Public State of Florida
Jessica Vieras
My Commission GG 268687
Expires 10/18/2022

4/5/2022

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
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10245 COLLINS AVE. BAL HARBOUR, FL 33154

FIRE DEPT. AERIAL APPARATUS SET-UP SITE EQUIVALENCY

revisions:

drawn by: CFE & SOM

date:

sheet no: **A0.03**

project: 3810

Sunlight Analysis
March

Sunlight Analysis
June

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

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FIRE DEPT. AERIAL APPARATUS SET-UP SITE EQUIVALENCY

revisions:

drawn by: CFE & SOM

date:

sheet no: A0.04

project: 3810

Sunlight Analysis
September

9 am | 12 pm | 3 pm

Existing

Proposed

Sunlight Analysis
December

9 am | 12 pm | 3 pm

Existing

Proposed

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
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SUNLIGHT ANALYSIS

revisions:

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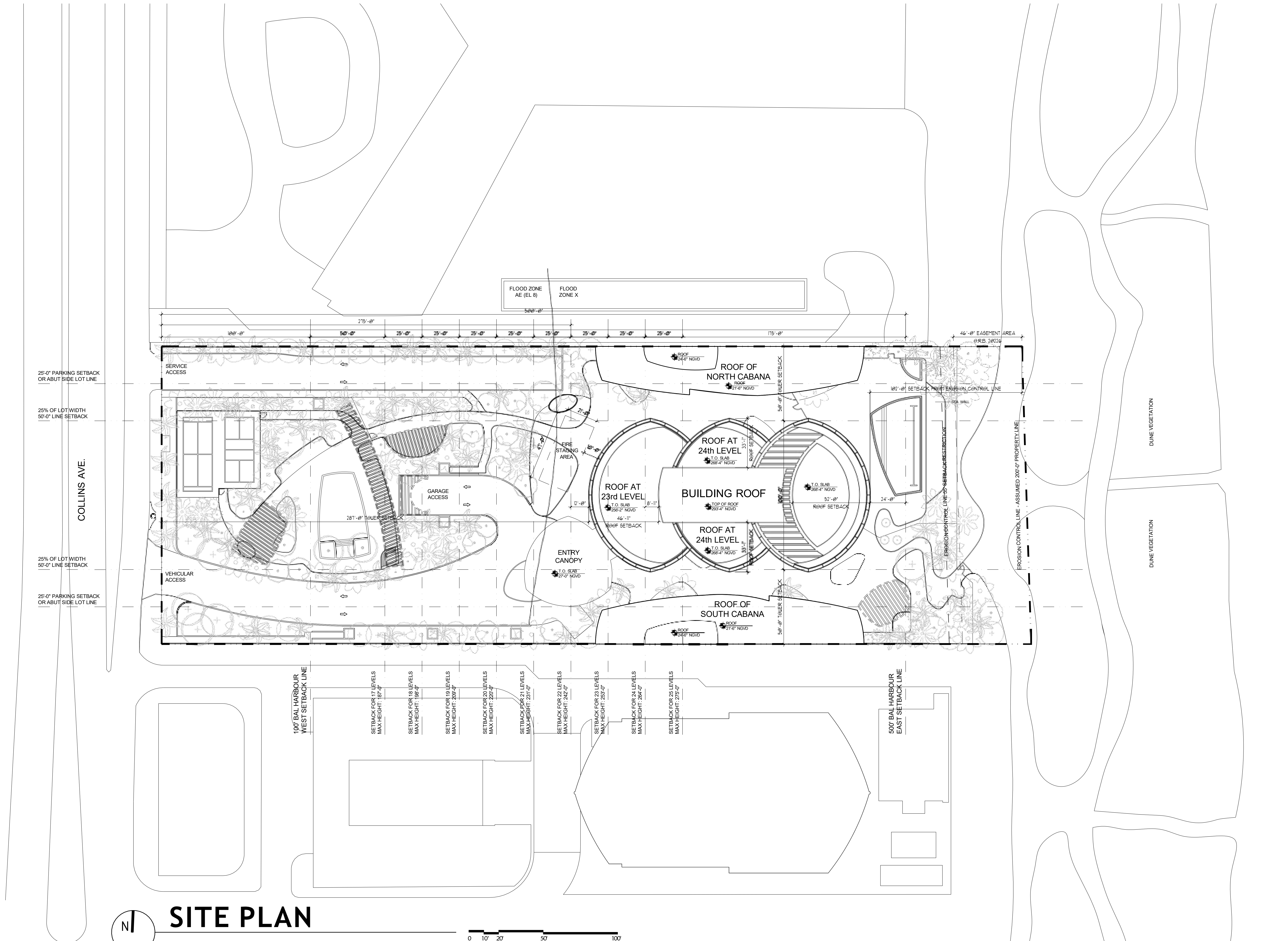

SITE PLAN

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

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SITE PLAN

revisions:

drawn by: CFE & SOM

date:

sheet no: **A1.00**

project: 3810

GARAGE LEVEL

BASEMENT 2 ELEVATION: -18'-8"

0 10' 20' 50' 100'

DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
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BASEMENT 2 FLOOR PLAN

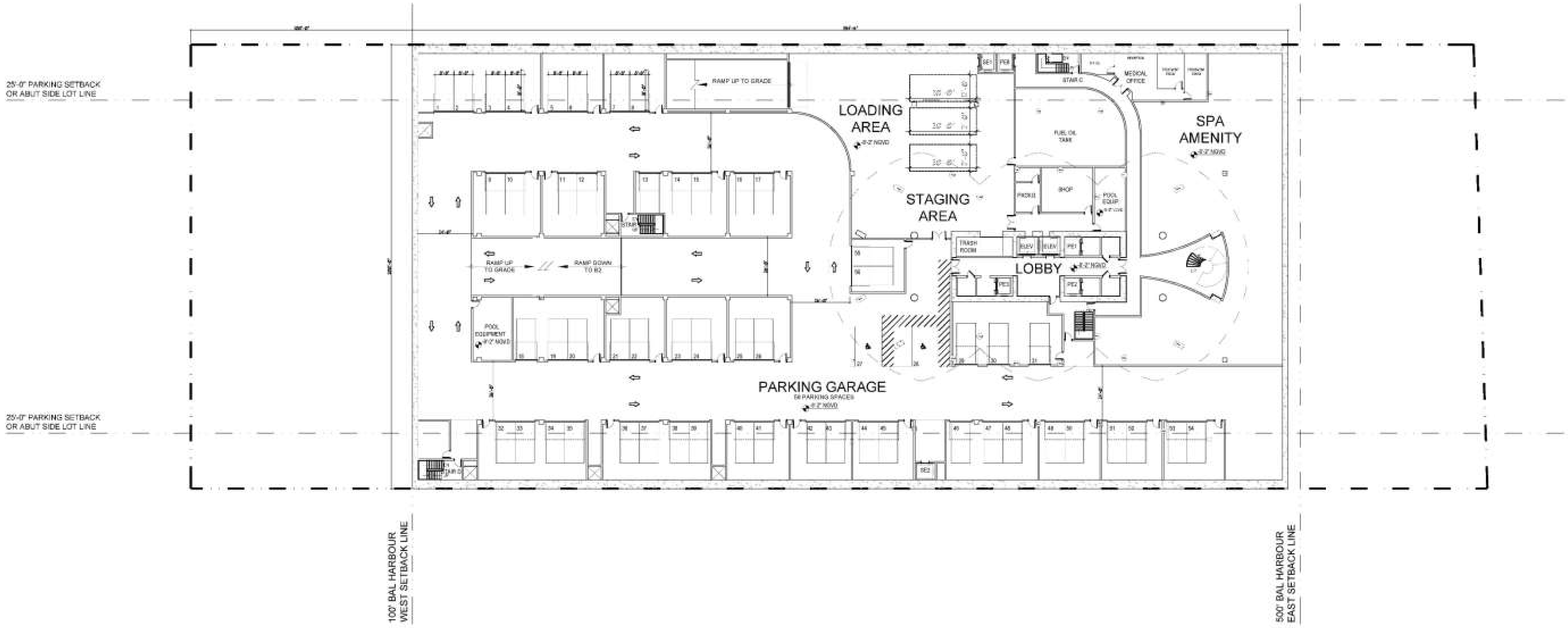
revisions:

drawn by: CFE & SOM

date:

sheet no: **A1.01**

project: 3810



GARAGE LEVEL

BASEMENT 1

ELEVATION: -8'-2"

0 10 20 50 100'

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ARB SET FOR

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10245 COLLINS AVE. BAL HARBOUR, FL 33154

BASEMENT 1 FLOOR PLAN

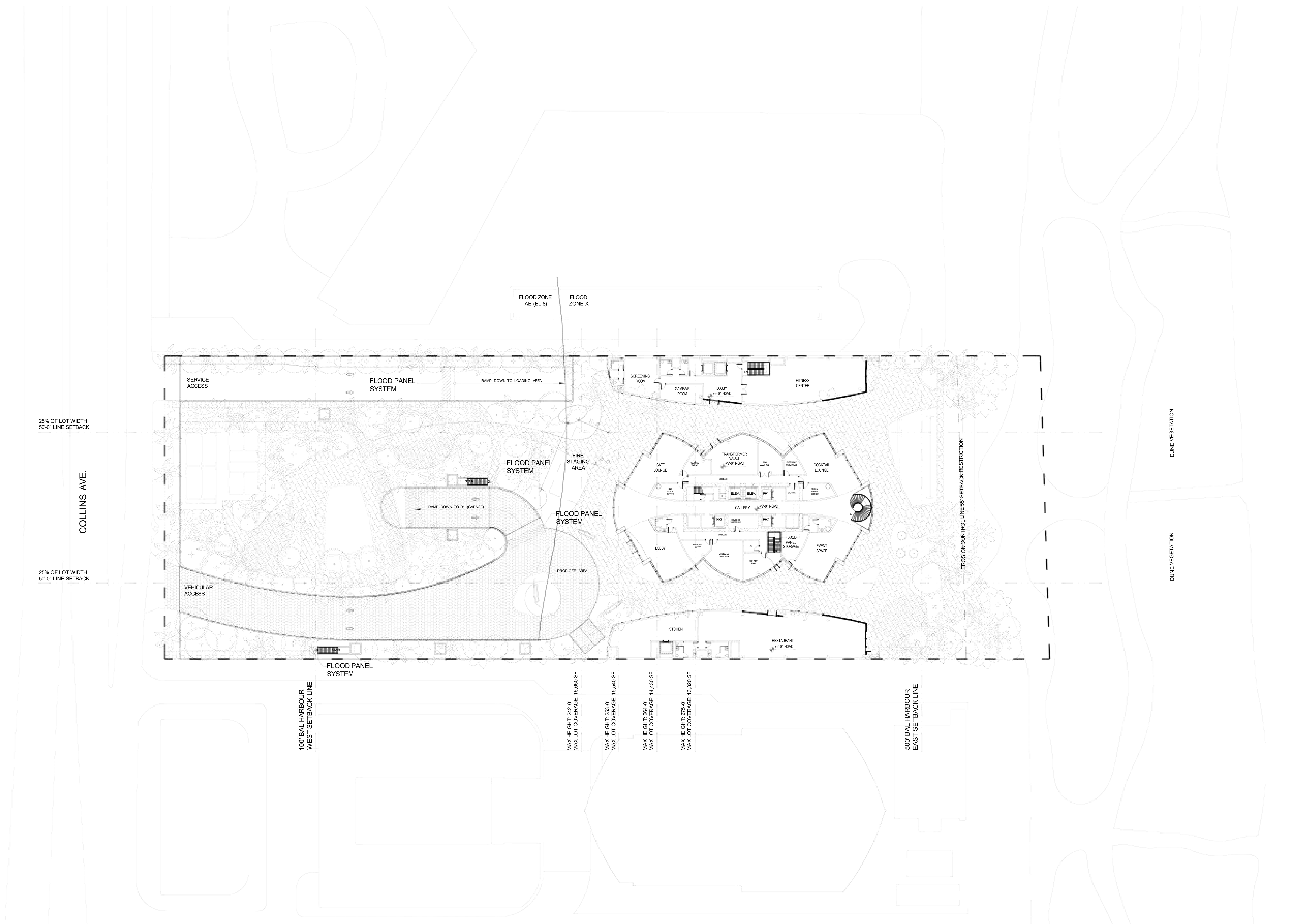
revisions:

drawn by: CFE & SOM

date:

sheet no: A1.02

project: 3810



GROUND LEVEL

LOBBY & AMENITIES ELEVATION: +9'-6"

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GROUND LEVEL FLOOR PLAN

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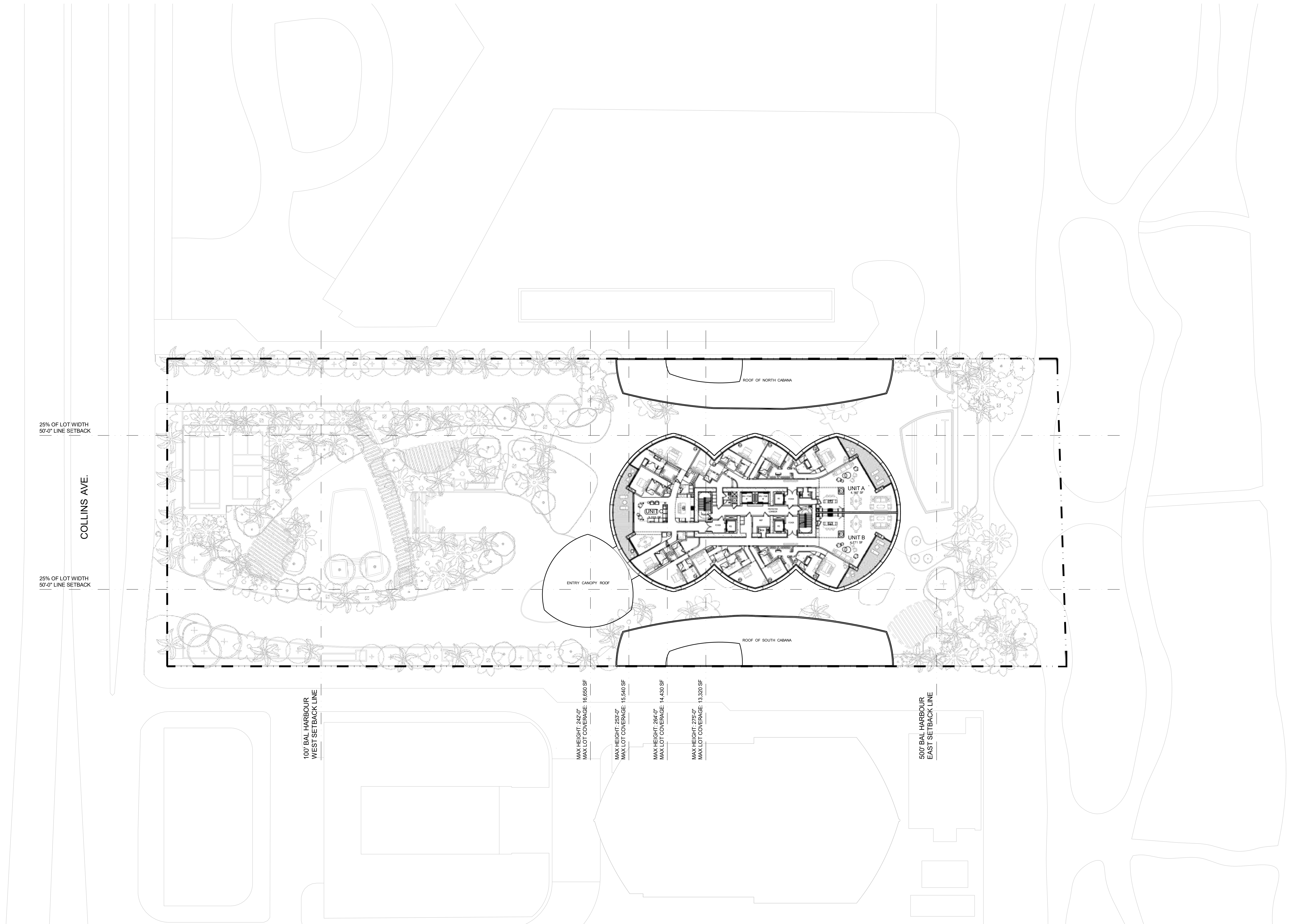

N

RESIDENTIAL (TYP)

2nd to 20th LEVELS

ELEVATION: +27'-8"
UP TO: +222'-2"

0 10' 20' 50' 100'

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
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2nd TO 20th LEVELS FLOOR PLAN

revisions:

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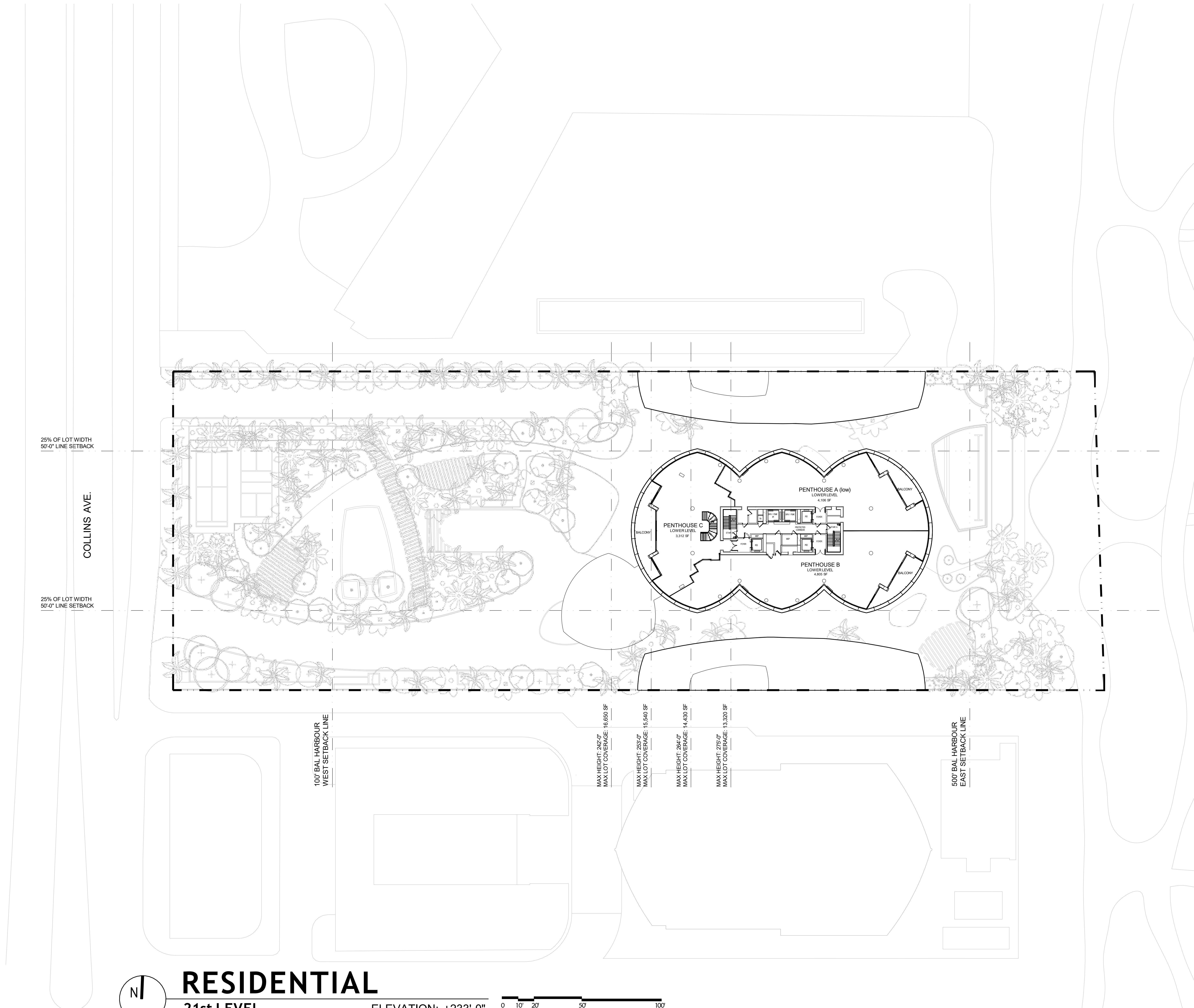

RESIDENTIAL

21st LEVEL ELEVATION: +233'-0"

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21st LEVEL FLOOR PLAN

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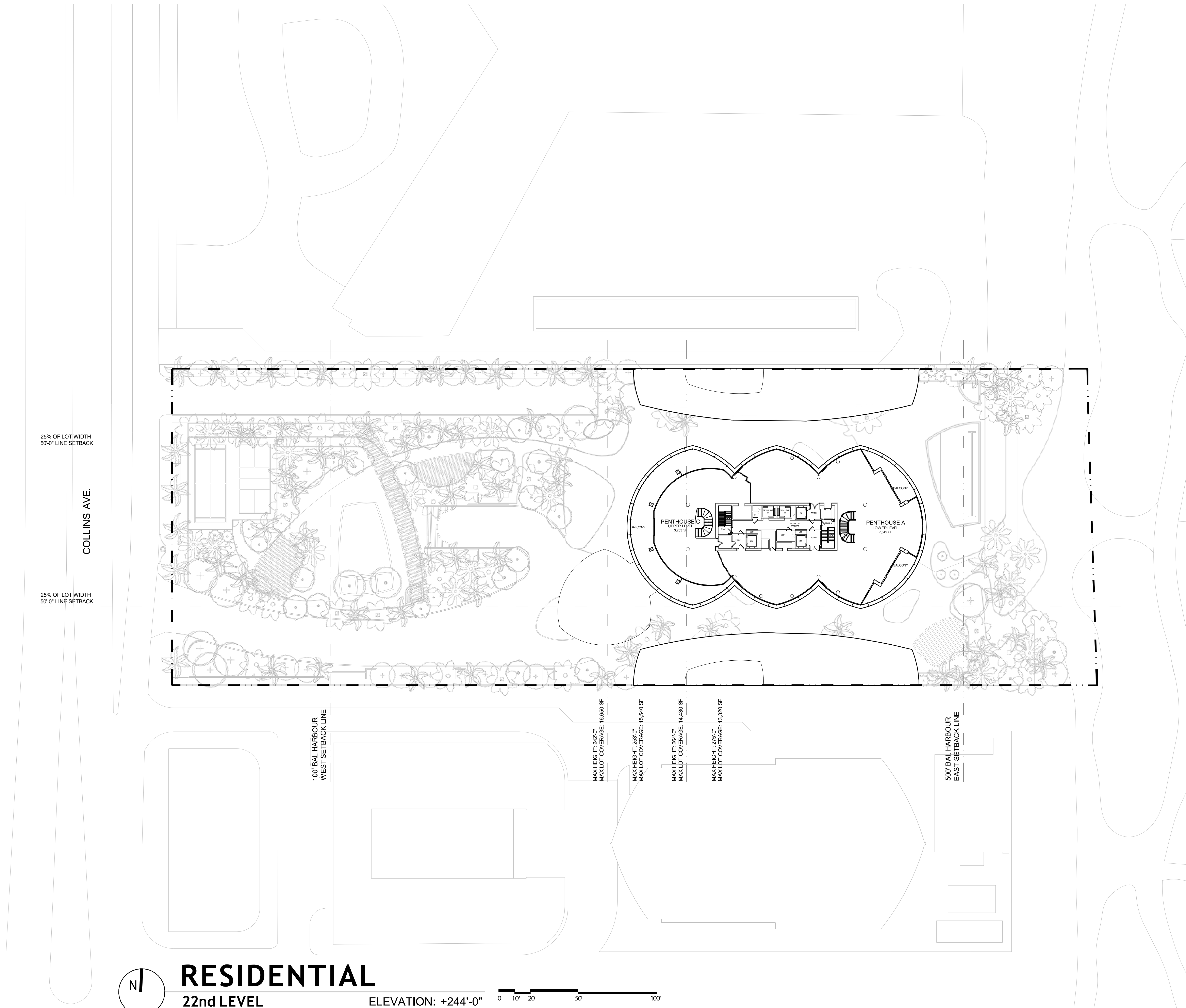

RESIDENTIAL

22nd LEVEL ELEVATION: +244'-0"

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ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

22nd LEVEL FLOOR PLAN

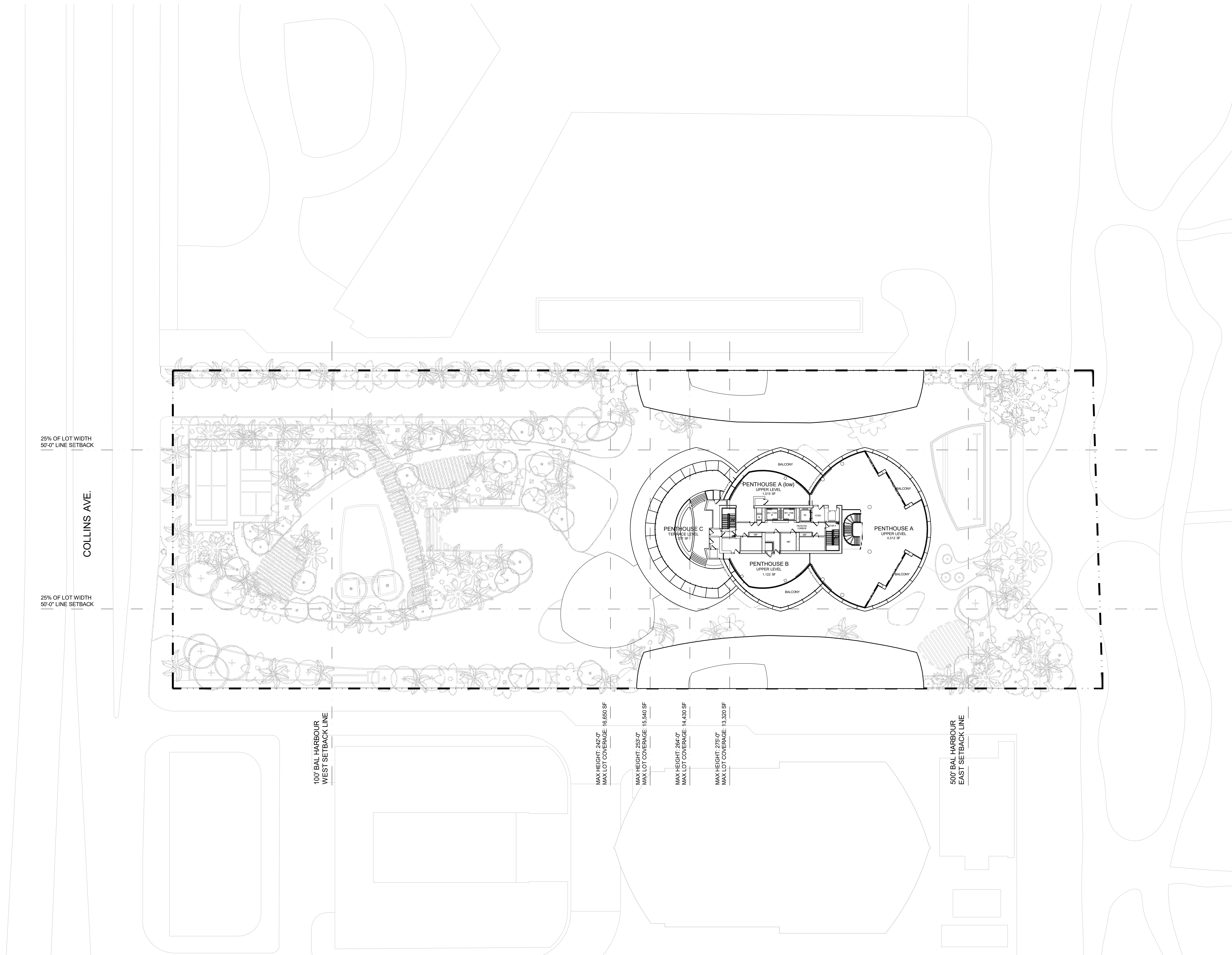
revisions:

drawn by: CFE & SOM

date:

sheet no: **A1.06**

project: 3810



N

RESIDENTIAL

23rd LEVEL

ELEVATION: +256'-2"

0 10' 20' 50' 100'

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

23rd LEVEL FLOOR PLAN

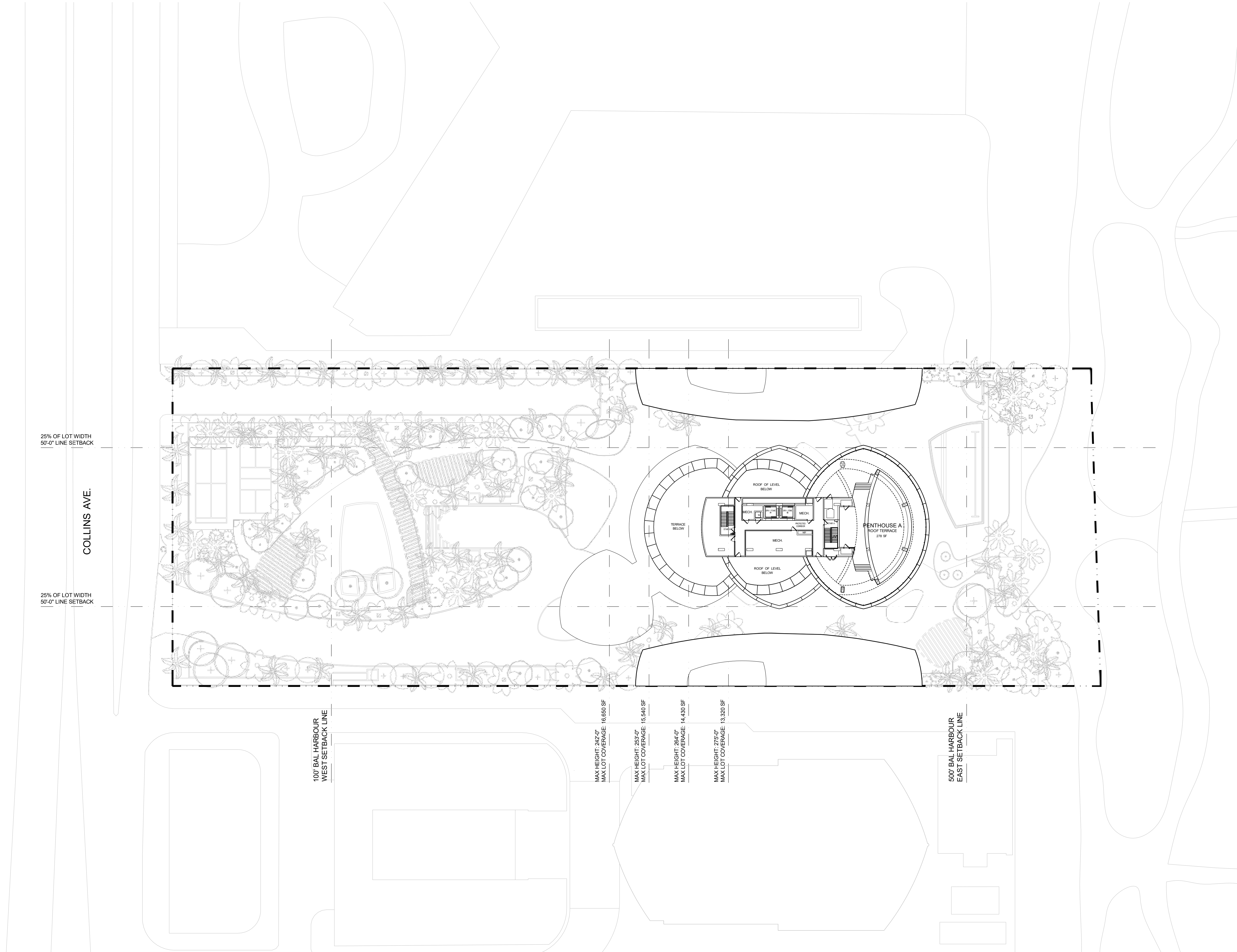
revisions:

drawn by: CFE & SOM

date:

sheet no: **A1.07**

project: 3810



N

ROOF

24th LEVEL

ELEVATION: +268'-4"

0 10' 20' 50' 100'

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

24th (MAIN ROOF) LEVEL FLOOR PLAN

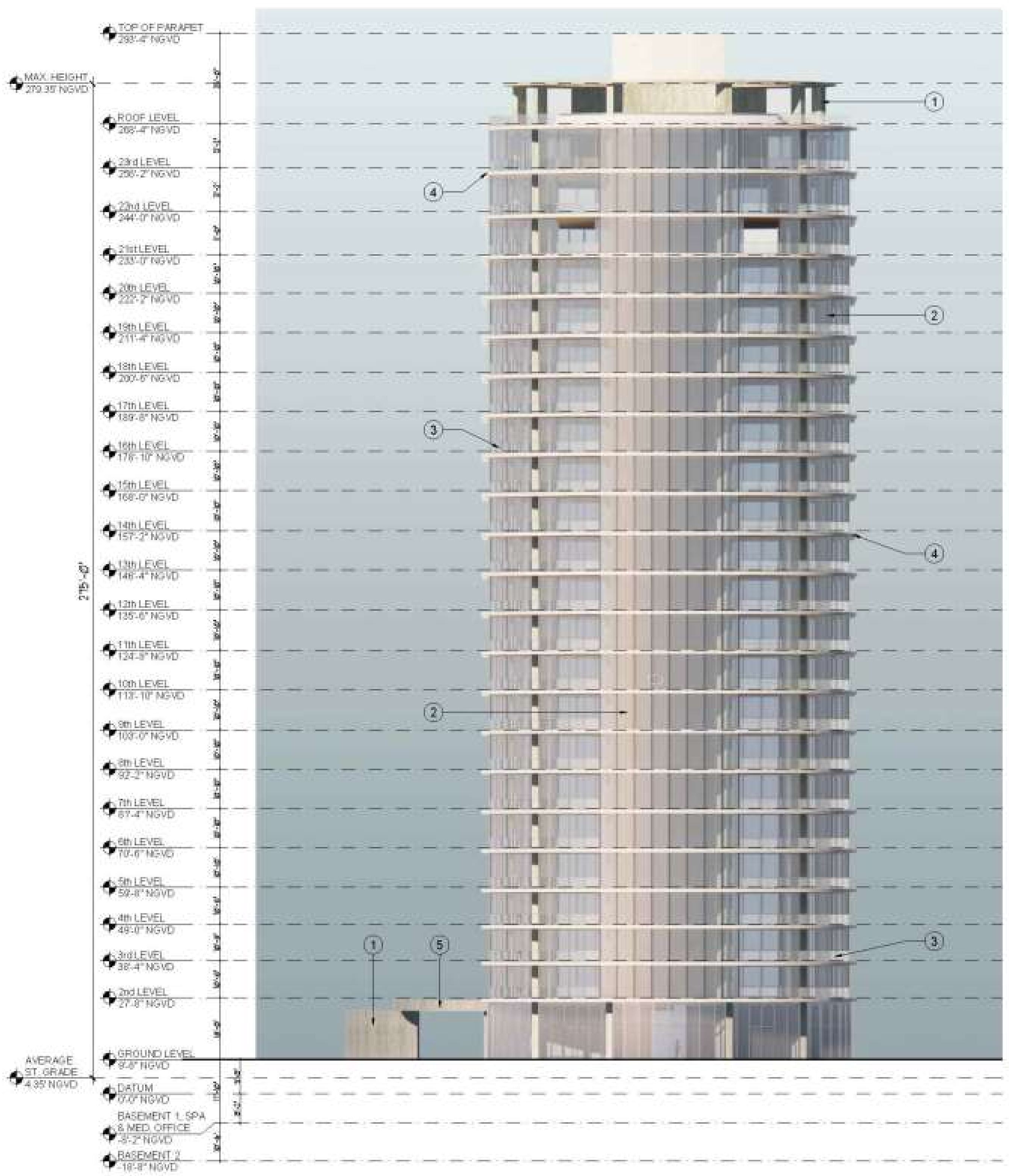
revisions:

drawn by: CFE & SOM

date:

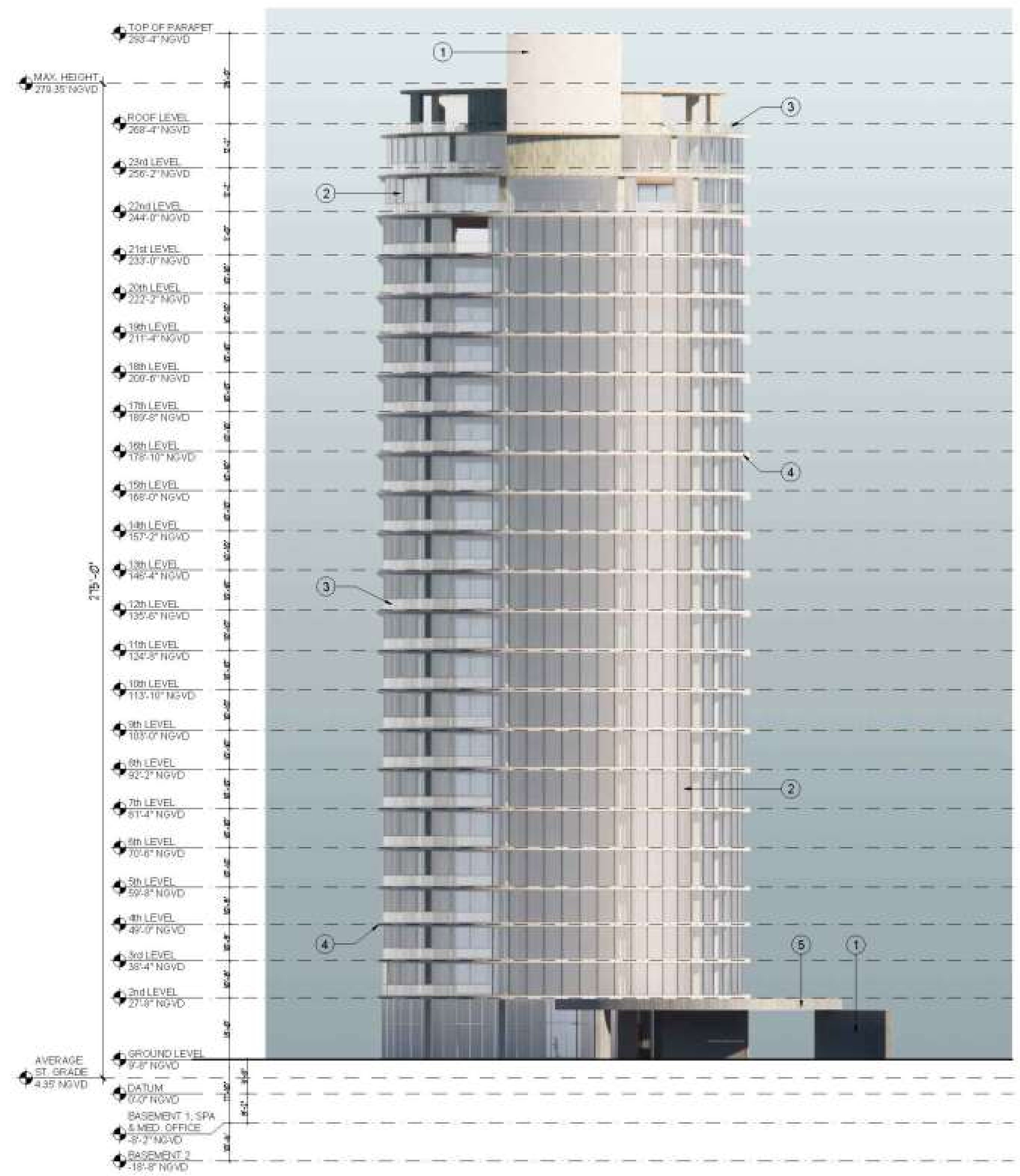
sheet no: **A1.08**

project: 3810



ELEVATION

EAST



ELEVATION

WEST

ELEVATION KEY NOTES

1 - EXTERIOR WALL CLADDING

2 - CLEAR STOREFRONT GLASS IN ALUMINUM FRAME ESP. FINISH

3 - CLEAR GLASS ON ALUMINUM FRAME RAILING ESP. FINISH

4 - SLAB EDGE CAP

5 - PORTE COCHERE

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

EAST & WEST ELEVATIONS

revisions:

drawn by: CFE & SOM

date:

sheet no: A2.00

project: 3810

ELEVATION
NORTH

0 10' 20' 50' 100'

ELEVATION
SOUTH

0 10' 20' 50' 100'

ELEVATION KEY NOTES

1 - EXTERIOR WALL CLADDING

2 - CLEAR STOREFRONT GLASS IN ALUMINUM FRAME ESP. FINISH

3 - CLEAR GLASS ON ALUMINUM FRAME RAILING ESP. FINISH

4 - SLAB EDGE CAP

5 - PORTE COCHERE

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

NORTH & SOUTH ELEVATIONS

revisions:

drawn by: CFE & SOM

date:

sheet no: A2.01

project: 3810

CABANA ELEVATION

NORTH

0 10' 20' 50' 100'

CABANA ELEVATION

SOUTH

0 10' 20' 50' 100'

ELEVATION KEY NOTES

1 - EXTERIOR WALL CLADDING

2- CLEAR STOREFRONT GLASS IN ALUMINUM FRAME ESP. FINISH.

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

NORTH & SOUTH CABANA ELEVATIONS

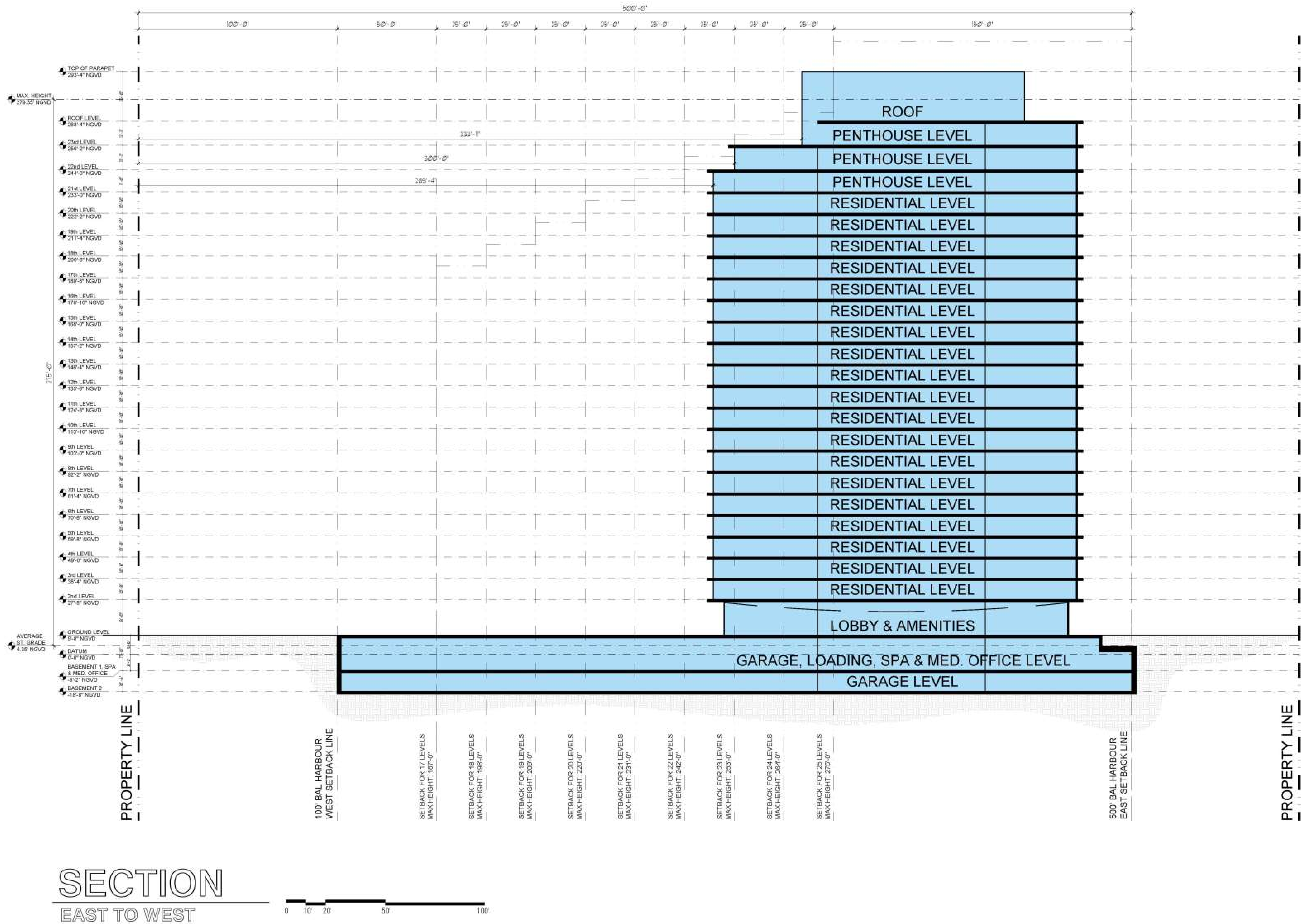
revisions:

drawn by: CFE & SOM

date:

sheet no: A2.02

project: 3810



SECTION

EAST TO WEST

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

EAST-WEST SECTION

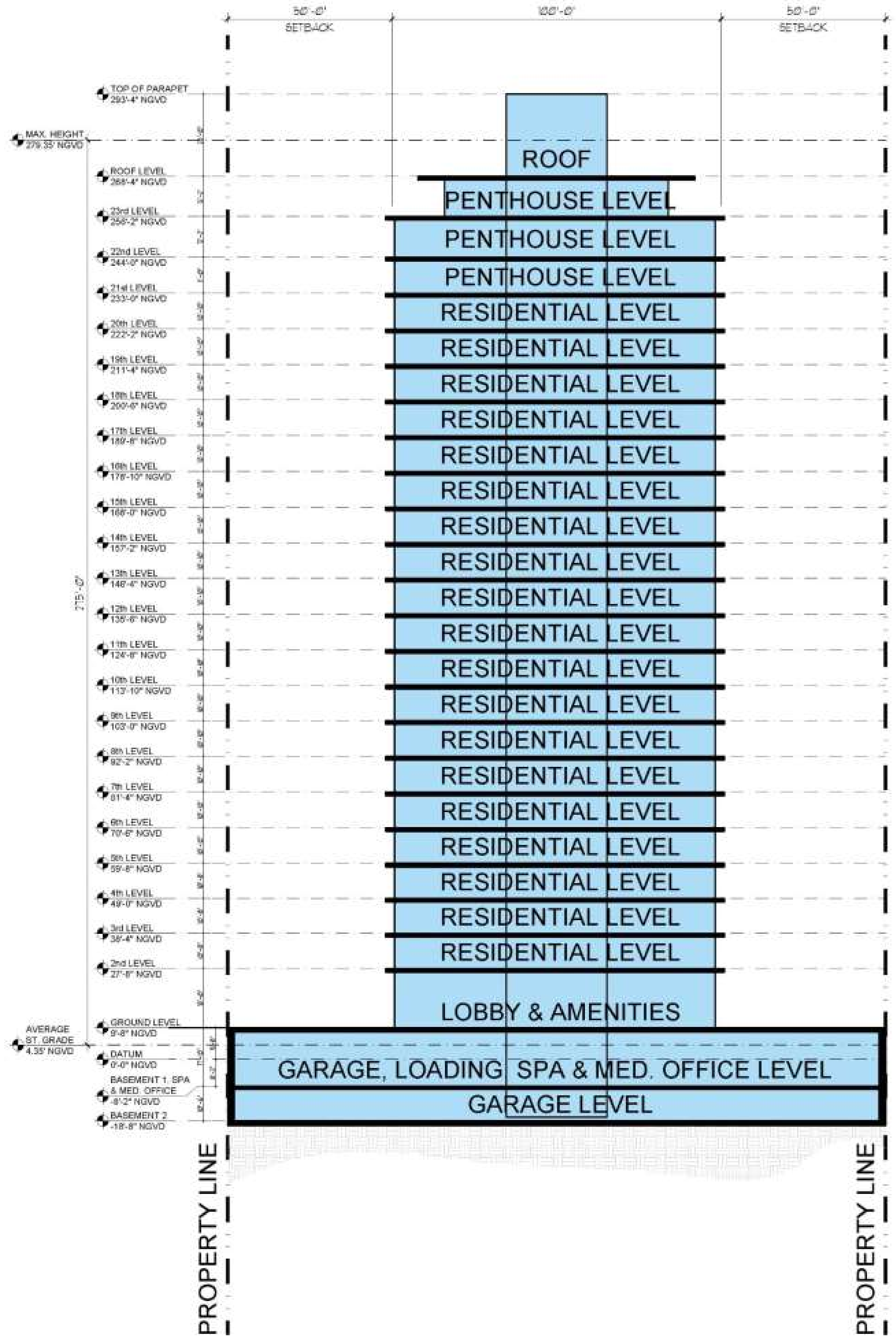
revisions:

drawn by: CFE & SOM

date:

sheet no: A3.00

project: 3810



SECTION
NORTH TO SOUTH

0 10' 20' 50' 100'

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

NORTH-SOUTH SECTION

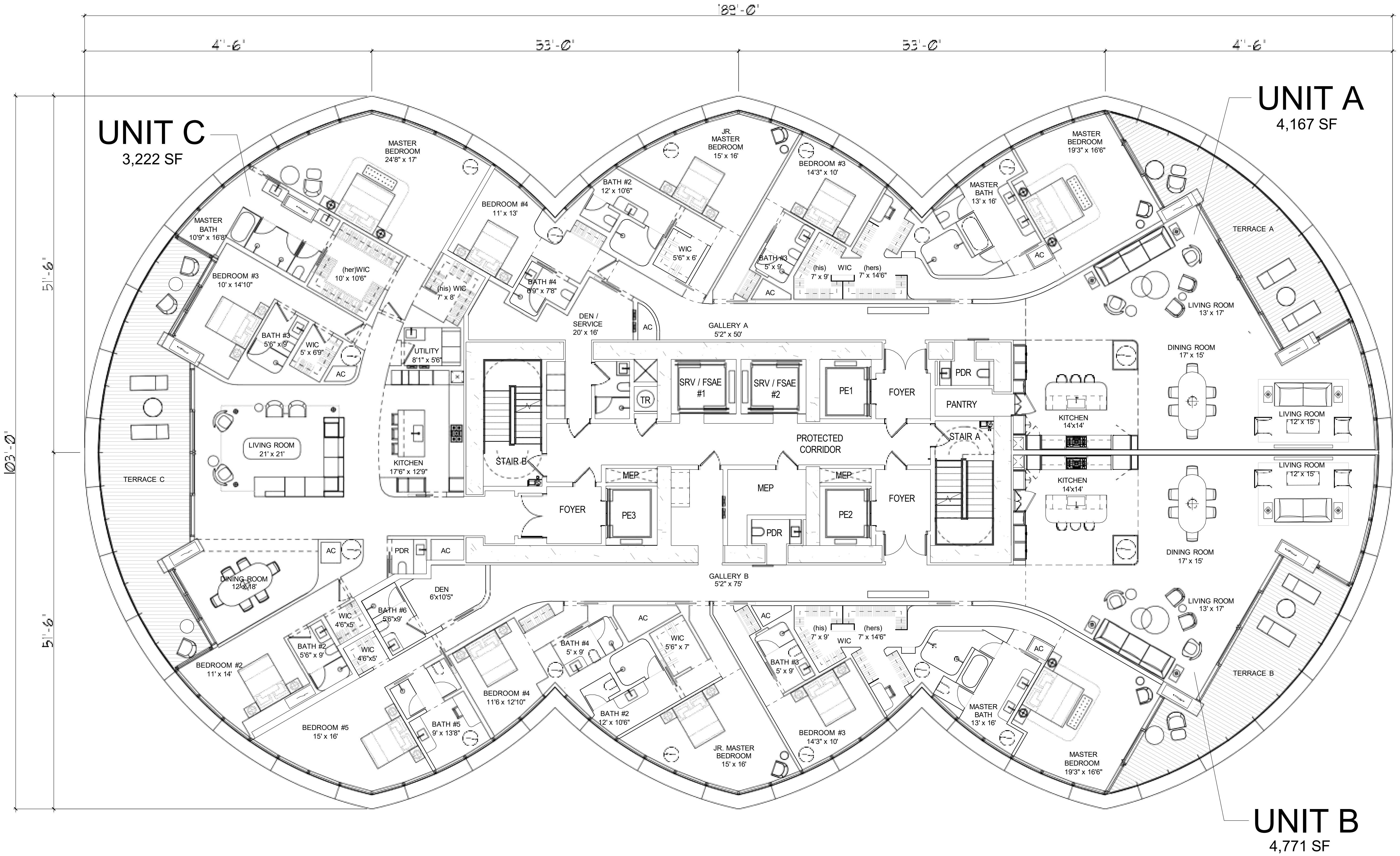
revisions:

drawn by: CFE & SOM

date:

sheet no: A3.01

project: 3810



N

RESIDENTIAL (TYP)

2nd to 20th LEVELS

ELEVATION: +27'-8"
UP TO: +222'-2"

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

2nd TO 20th TYP. LEVEL FLOOR PLAN

revisions:

drawn by: CFE & SOM

date:

sheet no:
A4.00

project: 3810

EXISTING EAST VIEW

EXISTING SOUTHEAST VIEW

EXISTING WEST VIEW

EXISTING SOUTHWEST VIEW

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

EXISTING CONDITIONS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.00**

project: 3810

ENTRY VIEW FROM STREET

ENTRY VIEW FROM DRIVEWAY

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.01**

project: 3810

AERIAL VIEW LOOKING WEST

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.02**

project: 3810

PORTE COCHERE

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.03**

project: 3810

LOBBY ENTRANCE

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.04**

project: 3810

EAST AMENITIES DECK

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.05**

project: 3810

SUNRISE POOL

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.06**

project: 3810

NORTH CABANA FITNESS AND ENTERTAINMENT

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.07**

project: 3810

SOUTH CABANA FINE DINING RESTAURANT

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: A5.08

project: 3810

TOWER EXTERIOR

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no:
A5.09

project: 3810

TOWER HELICOPTER

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no:

A5.10

project: 3810

PENTHOUSE A TERRACE

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A5.11**

project: 3810

AERIAL VIEW LOOKING WEST

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

RENDERINGS

revisions:

drawn by: CFE & SOM

date:

sheet no: A5.12

project: 3810

- THE RESIDENCES OF BAL HARBOUR
10245 COLLINS-
BAL HARBOUR, FLORIDA

SHEET INDEX

THE RESIDENCES OF BAL HARBOUR - SHEET INDEX

LEGEND X= SHEET SUBMITTED •=SHEET REVISED

SHEET #	SHEET NAME	ARB SUBMISSION 05/06/2022		ARB REVISION 1 06/17/2022	
L-000	SHEET INDEX	X		X	•
L-001	SITE PHOTOS	X		X	
L-100	TREE DISPOSITION PLAN	X		X	•
L-101	TREE DISPOSITION SCHEDULE, NOTES & DETAILS	X		X	•
L-200	PROPOSED RENDERED OVERALL SITE PLAN	X		X	•
L-201	PROPOSED OVERALL SITE PLAN	X		X	•
L-202	HARDSCAPE PLAN	X		X	•
L-300	SITE ELEVATIONS	X		X	•
L-301	SITE ELEVATIONS	X		X	•
L-500	CANOPY PLANTING PLAN	X		X	•
L-501	UNDERSTORY PLANTING PLAN	X		X	•

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
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CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

enea garden design

revisions:

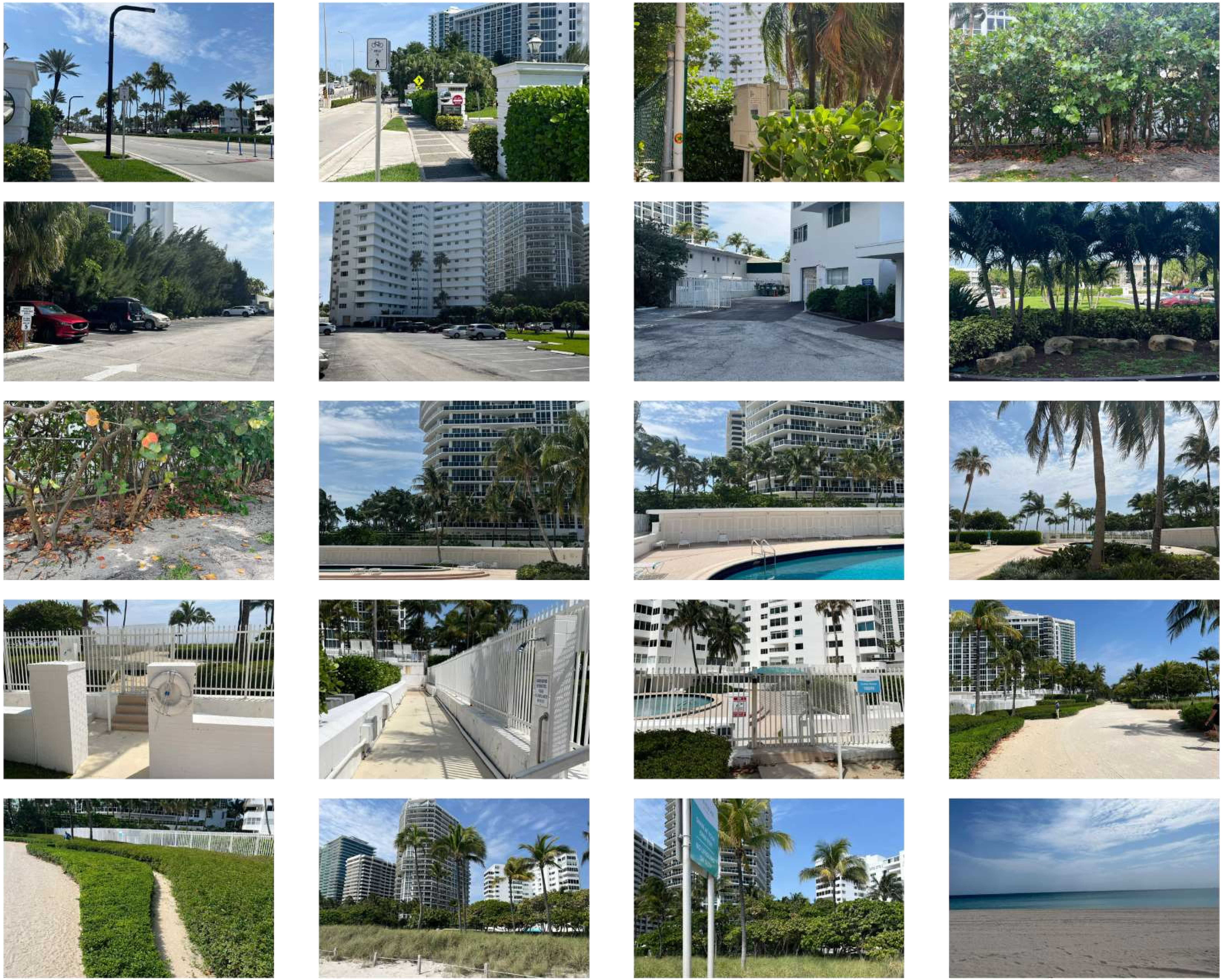
drawn by: CFE & SOM

date: 05-05-2022

sheet no: L-000

project: MA21118

SHEET INDEX



SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

enea garden design

revisions:

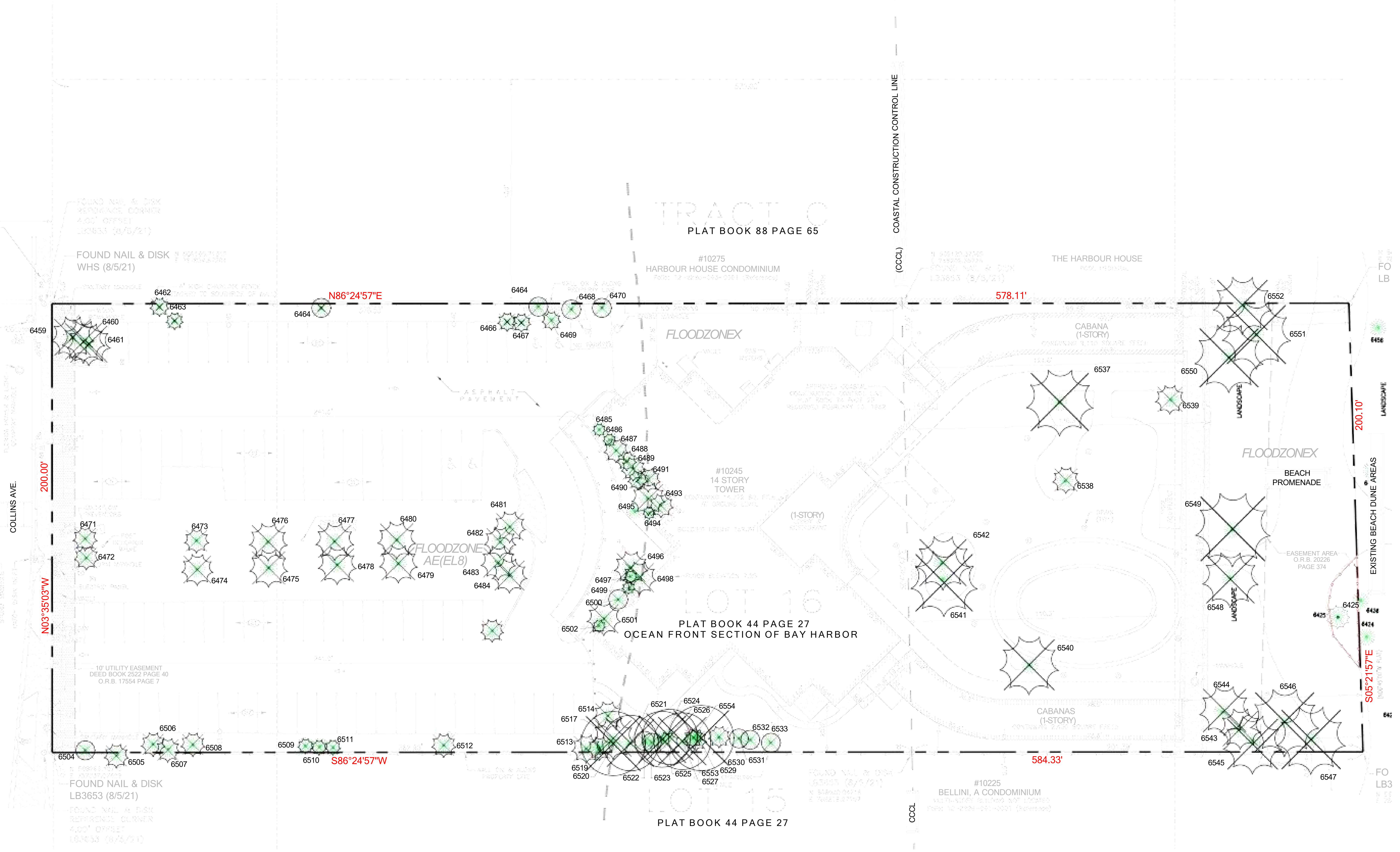
drawn by: CFE & SOM

date: 05-05-2022

sheet no: L-001

project: MA21118

SITE PHOTOS



NOTES:

1. EXISTING TREE AND PALM LOCATIONS ARE BASED ON THE VEGETATION SURVEY BY A PROFESSIONAL LAND SURVEYOR; REFER TO FORTIN, LEAVY, SKILES, INC.. PLANS (DATED 03/15/2022).
2. TREE DISPOSITION IS BASED ON THE WRITTEN EVALUATION BY THE ISA CERTIFIED ARBORIST. REFER TO THE ISA CERTIFIED ARBORIST REPORT FROM THE SANTIAGO GROUP LLC (DATED 04/07/22).
3. THIS DISPOSITION REQUIRES A TREE REMOVAL PERMIT WITH THE BAL HARBOUR VILLAGE ENVIRONMENTAL RESOURCE DIVISION PRIOR TO ANY REMOVAL OR RELOCATION OF ANY NON-INVASIVE TREES WITH A DBH OF 2" OR GREATER, ALL SEAWARD OF CCCL TO FOLLOW (FDEP) REQUIRED APPROVALS
4. ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT OF WAY, INCLUDING LANDSCAPE AND IRRIGATION, REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT OF WAY APPROVAL.

TREE PROTECTION FENCE

EXISTING TREE TO REMAIN	EXISTING PALM TO REMAIN
EXISTING TREE TO BE REMOVED	EXISTING PALM TO BE REMOVED

SCALE: 1"=20'

0 10' 20' 40'

DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

enea garden design

CFE & SOM

05-05-2022

TREE DISPOSITION PLAN

L-100

MA21118

TREE DISPOSITION LIST - 10245 COLLINS

TREE #	COMMON NAME	BOTANICAL NAME	DBH (in)**	HEIGHT (ft)	SPREAD (ft)	DISPOSITION	CONDITION **	CANOPY TO MITIGATE	NOTES
6425	Coconut Palm	*Cocos nucifera*	9	23CT 31OA	20	REMAIN	GOOD		PART OF DUNE PLANTING
6459	Chinese Fan Palm double	*Livistona chinensis*	14	21CT 29OA	20	REMOVE	GOOD	314	
6460	Chinese Fan Palm double	*Livistona chinensis*	14	21CT 29OA	20	REMOVE	GOOD	314	
6461	Queen Palm	*Syagrus romanzoffiana*	7	18CT 29OA	16	REMOVE	MODERATE	201	
6462	Australian Pine hedge	*Casuarina equisetifolia*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
6463	Sabal Palm	*Sabal palmetto*	0	8OA	8	REMOVE	GOOD	50	
6464	Australian Pine hedge	*Casuarina equisetifolia*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
6465	Australian Pine hedge	*Casuarina equisetifolia*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
6466	Washingtonia Palm	*Washingtonia robusta*	4	5CT 9OA	7	REMOVE	GOOD	38	
6467	Washingtonia Palm	*Washingtonia robusta*	8	6CT 11OA	8	REMOVE	GOOD	50	
6471	Chinese Fan Palm	*Livistona chinensis*	8	9CT 17OA	11	REMOVE	GOOD	95	
6472	Chinese Fan Palm	*Livistona chinensis*	8	9CT 17OA	11	REMOVE	GOOD	95	
6473	Adonidia Palm triple	*Veitchia merrillii*	8	5CT 9OA	8	REMOVE	GOOD	50	
6474	Adonidia Palm triple	*Veitchia merrillii*	11	6CT 10OA	11	REMOVE	GOOD	95	
6475	Adonidia Palm triple	*Veitchia merrillii*	13	7CT 11OA	12	REMOVE	GOOD	113	
6476	Adonidia Palm triple	*Veitchia merrillii*	12	7CT 11OA	12	REMOVE	GOOD	113	
6477	Adonidia Palm triple	*Veitchia merrillii*	12	7CT 11OA	11	REMOVE	GOOD	95	
6478	Adonidia Palm triple	*Veitchia merrillii*	11	7CT 11OA	10	REMOVE	GOOD	79	
6479	Adonidia Palm triple	*Veitchia merrillii*	11	7CT 11OA	10	REMOVE	GOOD	79	
6480	Adonidia Palm triple	*Veitchia merrillii*	11	7CT 11OA	10	REMOVE	GOOD	79	
6481	Adonidia Palm triple	*Veitchia merrillii*	10	7CT 11OA	9	REMOVE	GOOD	64	
6482	Adonidia Palm triple	*Veitchia merrillii*	11	7CT 11OA	11	REMOVE	GOOD	95	
6483	Adonidia Palm triple	*Veitchia merrillii*	12	7CT 11OA	12	REMOVE	GOOD	113	
6484	Adonidia Palm triple	*Veitchia merrillii*	12	7CT 11OA	10	REMOVE	GOOD	79	
6485	Robellini	*Phoenix roebelenii*	0	3OA	4	REMOVE	GOOD	13	
6486	Robellini	*Phoenix roebelenii*	0	3OA	4	REMOVE	GOOD	13	
6487	Montgomery Palm Triple	*Veitchia arecina*	9	8CT 14OA	9	REMOVE	GOOD	64	
6488	Robellini	*Phoenix roebelenii*	0	5OA	7	REMOVE	GOOD	38	
6489	Montgomery Palm Triple	*Veitchia arecina*	9	8CT 14OA	9	REMOVE	GOOD	64	
6490	Robellini	*Phoenix roebelenii*	0	5OA	7	REMOVE	GOOD	38	
6491	Montgomery Palm Triple	*Veitchia arecina*	9	8CT 14OA	9	REMOVE	GOOD	64	
6492	Robellini	*Phoenix roebelenii*	0	6OA	6	REMOVE	GOOD	28	
6493	Areca Palm	*Dypsis lutescens*	4	10OA	9	REMOVE	MODERATE	64	
6494	Robellini	*Phoenix roebelenii*	0	3OA	4	REMOVE	GOOD	13	
6495	Washingtonia Palm	*Washingtonia robusta*	14	54CT 62OA	12	REMOVE	GOOD	113	
6496	Washingtonia Palm	*Washingtonia robusta*	12	54CT 62OA	12	REMOVE	GOOD	113	
6497	Robellini	*Phoenix roebelenii*	0	4OA	5	REMOVE	GOOD	20	
6498	Areca Palm	*Dypsis lutescens*	12	30OA	14	REMOVE	MODERATE	154	
6499	Robellini	*Phoenix roebelenii*	0	4OA	5	REMOVE	GOOD	20	
6500	Montgomery Palm Triple	*Veitchia arecina*	5	6CT 12OA	11	REMOVE	GOOD	95	
6501	Montgomery Palm Triple	*Veitchia arecina*	5	6CT 12OA	11	REMOVE	GOOD	95	
6502	Robellini	*Phoenix roebelenii*	0	3OA	4	REMOVE	GOOD	13	
6504	Australian Pine hedge	*Casuarina equisetifolia*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
6505	Washingtonia Palm	*Washingtonia robusta*	0	9	8	REMOVE	GOOD	50	
6506	Washingtonia Palm	*Washingtonia robusta*	0	7	8	REMOVE	GOOD	50	
6507	Washingtonia Palm	*Washingtonia robusta*	0	9	8	REMOVE	GOOD	50	
6508	Washingtonia Palm	*Washingtonia robusta*	0	10	8	REMOVE	GOOD	50	
6509	Phoenix spp.	*Phoenix spp.*	0	8	6	REMOVE	GOOD	28	
6510	Strangler Fig	*Ficus aurea*	2	6	6	REMOVE	MODERATE	28	
6511	Phoenix spp.	*Phoenix spp.*	0	8	6	REMOVE	GOOD	28	
6512	Sabal Palm	*Sabal palmetto*	0	8	10	REMOVE	GOOD	79	
6512a	Solitaire Palm	*Ptychosperma elegans*	3	22CT 26OA	10	REMOVE	GOOD	79	
6514	Montgomery Palm	*Veitchia arecina*	3	7CT 16OA	11	REMOVE	GOOD	95	
6517	Washingtonia Palm	*Washingtonia robusta*	0	14	14	REMOVE	GOOD	154	
6518	Seagrape	*Coccoloba uvifera*	5	18	10	REMOVE	MODERATE	79	
6519	Mimusops spp.	*Mimusops spp.*	2	23	9	REMOVE	MODERATE	64	
6520	Seagrape	*Coccoloba uvifera*	36	25	30	REMOVE	MODERATE	707	
6521	Seagrape	*Coccoloba uvifera*	26	25	25	REMOVE	MODERATE	491	
6522	Seagrape	*Coccoloba uvifera*	4	8	7	REMOVE	POOR	38	
6523	Seagrape	*Coccoloba uvifera*	6	10	8	REMOVE	POOR	50	
6524	Seagrape	*Coccoloba uvifera*	14	27	25	REMOVE	MODERATE	491	
6525	Umbrella Tree	*Schefflera actinophylla*	3	26	5	REMOVE	GOOD	20	
6526	Seagrape	*Coccoloba uvifera*	8	27	25	REMOVE	MODERATE	491	
6527	Seagrape	*Coccoloba uvifera*	12	25	20	REMOVE	MODERATE	314	
6528	Seagrape	*Coccoloba uvifera*	9	22	17	REMOVE	MODERATE	227	
6529	Seagrape	*Coccoloba uvifera*	32	24	30	REMOVE	MODERATE	707	
6530	Solitaire Palm	*Ptychosperma elegans*	3	19CT 23OA	5	REMOVE	MODERATE	20	
6531	Seagrape	*Coccoloba uvifera*	14	11	8	REMOVE	MODERATE	50	
6532	Seagrape	*Coccoloba uvifera*	8	9	9	REMOVE	MODERATE	64	
6533	Seagrape	*Coccoloba uvifera*	5	12	8	REMOVE	MODERATE	50	
6537	Coconut Palm	*Cocos nucifera*	8	22CT 32OA	22	REMOVE	POOR	380	
6538	Washingtonia Palm	*Washingtonia robusta*	10	23CT 28OA	9	REMOVE	MODERATE	64	
6539	Washingtonia Palm	*Washingtonia robusta*	11	36CT 43OA	11	REMOVE	GOOD	95	
6540	Coconut Palm	*Cocos nucifera*	9	30CT 44OA	24	REMOVE	MODERATE	452	
6541	Coconut Palm	*Cocos nucifera*	12	26CT 40OA	26	REMOVE	MODERATE	531	
6542	Coconut Palm	*Cocos nucifera*	14	23CT 36OA	22	REMOVE	MODERATE	380	
6543	Screwpine	*Pandanus utilis*	10	18	14	REMOVE	GOOD	154	
6544	Coconut Palm	*Cocos nucifera*	9	25CT 33OA	17	REMOVE	MODERATE	227	
6545	Coconut Palm	*Cocos nucifera*	9	26CT 35OA	20	REMOVE	MODERATE	314	
6546	Coconut Palm	*Cocos nucifera*	8	28CT 38OA	23	REMOVE	GOOD	415	
6547	Coconut Palm	*Cocos nucifera*	9	26CT 35OA	23	REMOVE	GOOD	415	
6548	Coconut Palm	*Cocos nucifera*	10	23CT 31OA	20	REMOVE	MODERATE	314	
6549	Coconut Palm	*Cocos nucifera*	9	19CT 28OA	24	REMOVE	GOOD	452	
6550	Coconut Palm	*Cocos nucifera*	10	28CT 38OA	23	REMOVE	GOOD	415	
6551	Coconut Palm	*Cocos nucifera*	9	28CT 38OA	23	REMOVE	GOOD	415	
6552	Coconut Palm	*Cocos nucifera*	9	23CT 31OA	20	REMOVE	MODERATE	314	
6553	Umbrella Tree	*Schefflera actinophylla*	3	22	5	REMOVE	GOOD	20	
6554	Sabal Palm	*Sabal palmetto*	8	18CT 22OA	7	REMOVE	MODERATE	38	
6468	Silver Buttonwood hedge	*Conocarpus erectus var. sericeus*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
6469	Silver Buttonwood hedge	*Conocarpus erectus var. sericeus*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
6470	Silver Buttonwood hedge	*Conocarpus erectus var. sericeus*	0			REMOVE			HEDGEROW. NOT EVALUATED AS TREES BY ARBORIST
TOTAL REQUIRED MITIGATION								**13175**	
TOTAL PROVIDED MITIGATION								**26,900**	

NOTES:

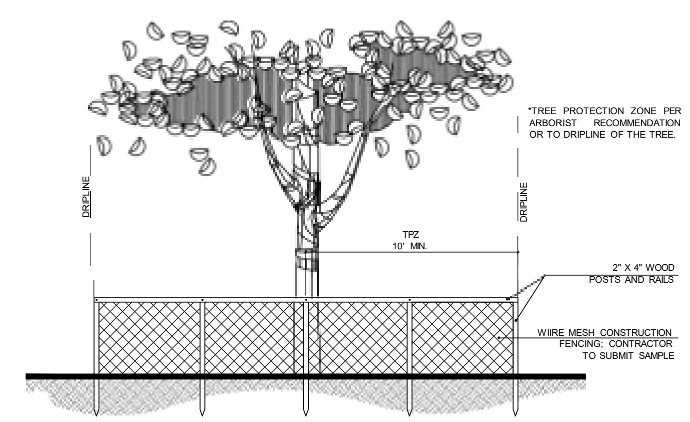
1. TREE DISPOSITION PLAN AND SCHEDULE PER TREE SURVEY AND CORRESPONDING ISA CERTIFIED ARBORIST REPORT (DATED 04-07-22)
2. A "0" (EMPTY TAB) IN THE DBH COLUMN DENOTES NO TRUNK AT 4.5 FEET ABOVE GRADE.
3. TREES LESS THAN 12' IN HEIGHT AND 2" DBH; AND PALMS LESS THAN 16' IN HEIGHT AND 6" DBH ARE NOT REGULATED UNDER CH. 17 AND DO NOT REQUIRE MITIGATION.
4. PLANTS PROHIBITED BY THE CITY OF BAL HARBOUR SHALL BE REMOVED FROM ALL PORTIONS OF THE PROPERTY PRIOR TO DEVELOPMENT AND DEVELOPED PARCELS SHALL BE MAINTAINED TO PREVENT THE GROWTH OR ACCUMULATION OF PROHIBITED SPECIES.

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

Zoning District: OF   Net Site Area: 2.67 acres   116,244 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of Landscaped Open Space per Sec. 21-290, as indicated on site plan: Net lot area = 116,244 square feet x 25 % = 29,061 square feet	29,061	32,902
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces N/A x 10 square feet per parking space =	N/A	N/A
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	29,061	32,902
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	29,061	
B. Maximum lawn area (St. Augustine sod) permitted = 60 % x 29,061 square feet =	17,437	2,793
TREES		
A. The number of trees required per net lot acre	28	
less the existing number of trees that meet minimum requirements (minus)	0	
= 0 trees x net lot acreage =	70	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	21	21 (= 42 palms)
C. Percentage of native trees required = the number of trees provided x 30% =	24	36
D. Street trees (max. average spacing of 35' o.c.): N/A linear feet along street ÷ 35 =	N/A	N/A
Palms as street trees (max. average spacing 25' o.c.): 152 linear feet along street ÷ 25 =	6	6
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided =	70	78
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	700	8,617
B. The number of shrubs required x 30% = the number of native shrubs required	210	5,722

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



1 TREE PROTECTIVE BARRIER DETAIL

SCALE: N.T.S.

TREE PROTECTION NOTES:
(SEE GENERAL LANDSCAPE NOTES FOR ADDITIONAL INFORMATION ON PLANTING)

1. FENCING TO EXTEND FULL WIDTH OF TREE'S DRIP LINE AND IN NO CASE LESS THAN TEN FEET FROM THE TRUNK OF TREE, TREE CLUSTER OR PRESERVATION AREA.
2. FENCED TREE PROTECTION ZONES SHALL BE EXTENDED AS NEEDED TO PROTECT SIGNIFICANT ROOTS.
3. TREE MAINTENANCE MEASURES MUST BE IN PLACE PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING
4. CONTRACTOR TO NOTIFY AND COORDINATE WITH L.A. IF SITE LIMITS LOCATION OF TREE PROTECTION
5. CONTRACTOR SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "REMAIN".
6. PLANTS THAT ARE NOTED AS "REMAIN" SHALL BE ROOT PRUNED IF NECESSARY AND STAKED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. FENCING SHALL BE INSTALLED ONE TO TWO FEET BEYOND THE EDGE OF ROOT BALL. THE INSTALLATION OF THE FENCING SHALL BE COORDINATED WITH ANY PHASED ROOT PRUNING THAT MUST OCCUR. CONTRACTOR SHALL SUBMIT MAINTENANCE MEASURES PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING.
7. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS; UNLESS OTHERWISE NOTED.
8. TREE PROTECTION BARRIERS MAY NOT BE ADJUSTED OR REMOVED WITHOUT WRITTEN APPROVAL OF THE COUNTY URBAN FORESTER

MITIGATION TABLE					
CATEGORY	**BOTANICAL NAME**	**COMMON NAME**	**QUANTITY**	**VALUE**	**TOTAL**
SHADE 1	Clusia rosea	Pitch Apple Tree	2	500	1000
SHADE 1	Coccoloba uvifera	Sea Grape	2	500	1000
SHADE 1	Conocarpus erectus	Buttonwood	0	500	0
SHADE 1	Noronhia emarginata	Madagascar Olive	0	500	0
SHADE 1	Pimenta dioica	Allspice	0	500	0
SHADE 1	Tabebuia heterophylla	Pink Tabebuia	2	500	1000
SHADE 1	Plumeria obtusa	Singapore Plumeria	0	500	0
SHADE 2	Jacquinia keyensis	Joewood	0	300	0
PALM 1	Cocos nucifera	Coconut Palm	74	300	22200
PALM 1	Phoenix dactylifera	Date Palm	0	300	0
PALM 2	Thrinax radiata	Thatch Palm	17	100	1700
TOTAL PROVIDED CANOPY					**26900**
TOTAL PROVIDED SPECIES					**5**

REFER TO SHEET L-500 CANOPY PLAN FOR COMPLETE TREE/PALM SCHEDULE

CODE REQUIRED TREES		
BOTANICAL NAME	**COMMON NAME**	**QUANTITY**
Clusia rosea	Pitch Apple Tree	0
Coccoloba uvifera	Sea Grape	30
Conocarpus erectus	Buttonwood	6
Noronhia emarginata	Madagascar Olive	7
Pimenta dioica	Allspice	2
Tabebuia heterophylla	Pink Tabebuia	7
Plumeria obtusa	Singapore Plumeria	5
TOTAL PROVIDED CANOPY		**57**
Cocos nucifera	Coconut Palm	21*
Phoenix dactylifera	Date Palm	0
Thrinax radiata	Thatch Palm	0
TOTAL PROVIDED PALMS*		**21**
TOTAL PROVIDED SPECIES		**78**
TOTAL PROVIDED SPECIES		**7**

* 30% OF PALM TREES ALLOWED (TWO PALMS = ONE TREE)

TREE DISPOSITION SCHEDULE, NOTES & DETAILS

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

SOM
DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE Architects
AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
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revisions:

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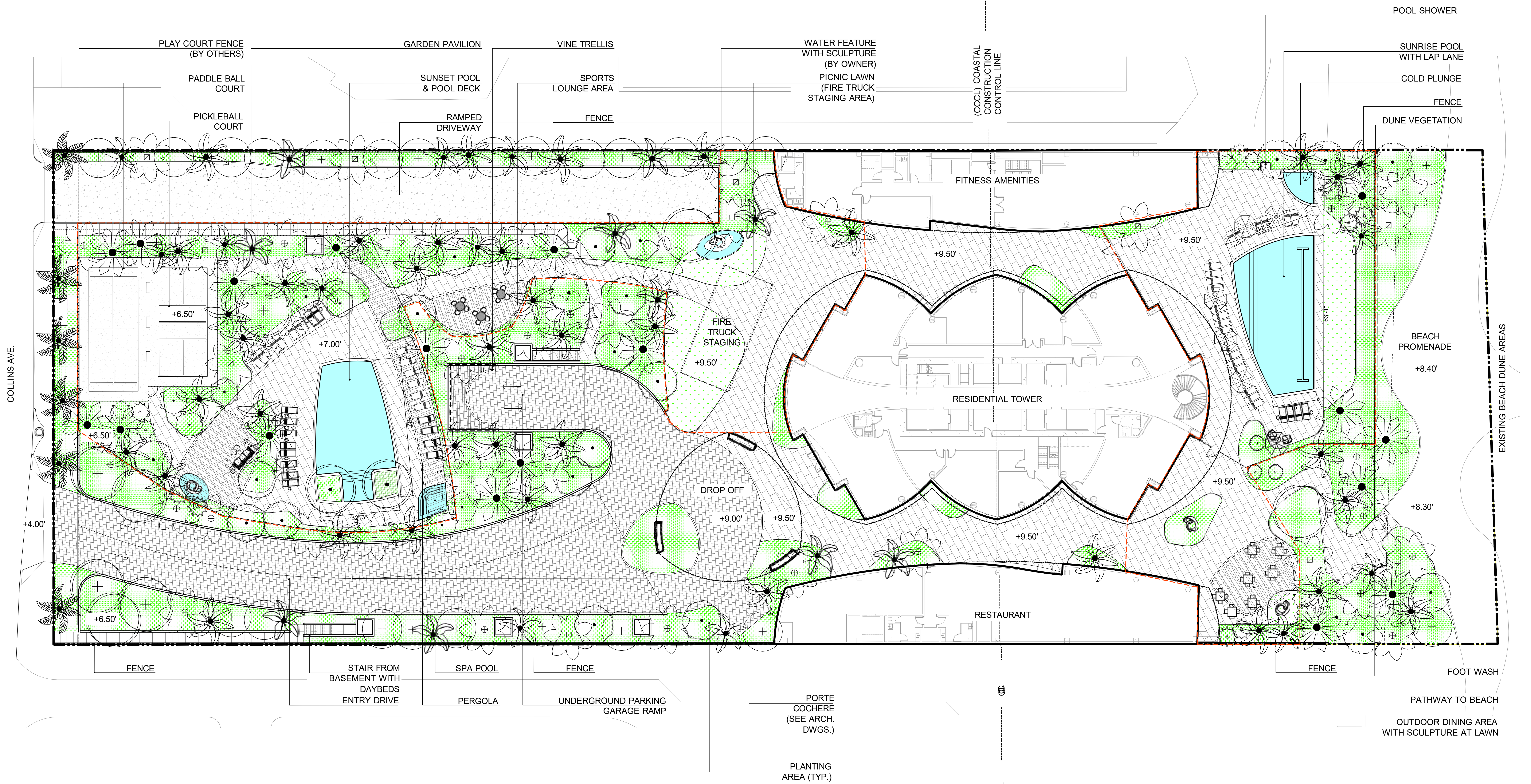
project: MA21118

RENDERED OVERALL SITE PLAN



SITE CALCULATIONS

TOTAL SITE AREA: 116,244 SF
MINIMUM OPEN SPACE REQUIRED (SEC. 21-290): 69,746 SF (60%)
TOTAL OPEN SPACE PROVIDED: 101,190 SF (87.05%)

MINIMUM RECREATION AREAS REQUIRED (SEC. 21-290): 34,873 SF (50% OF REQ. OPEN SPACE)
TOTAL RECREATION AREA PROVIDED: 39,326 SF (56.38%)

MINIMUM LANDSCAPED AREAS (SEC. 21-292): 29,061 SF (25% OF TOTAL SITE AREA)
TOTAL LANDSCAPED AREAS PROVIDED: 32,902 SF (28.30%)

NOTES:
1. ONLY GENERAL ELEVATIONS INDICATED ON THIS SITE PLAN. REFER TO CIVIL DRAWINGS FOR PAVING, GRADING, AND DRAINAGE PLANS.
2. REFER TO ARCHITECTURE DRAWINGS FOR ADDITIONAL SITE AND BUILDING CALCULATIONS.

SCALE: 1"=20'
0 10' 20' 40'

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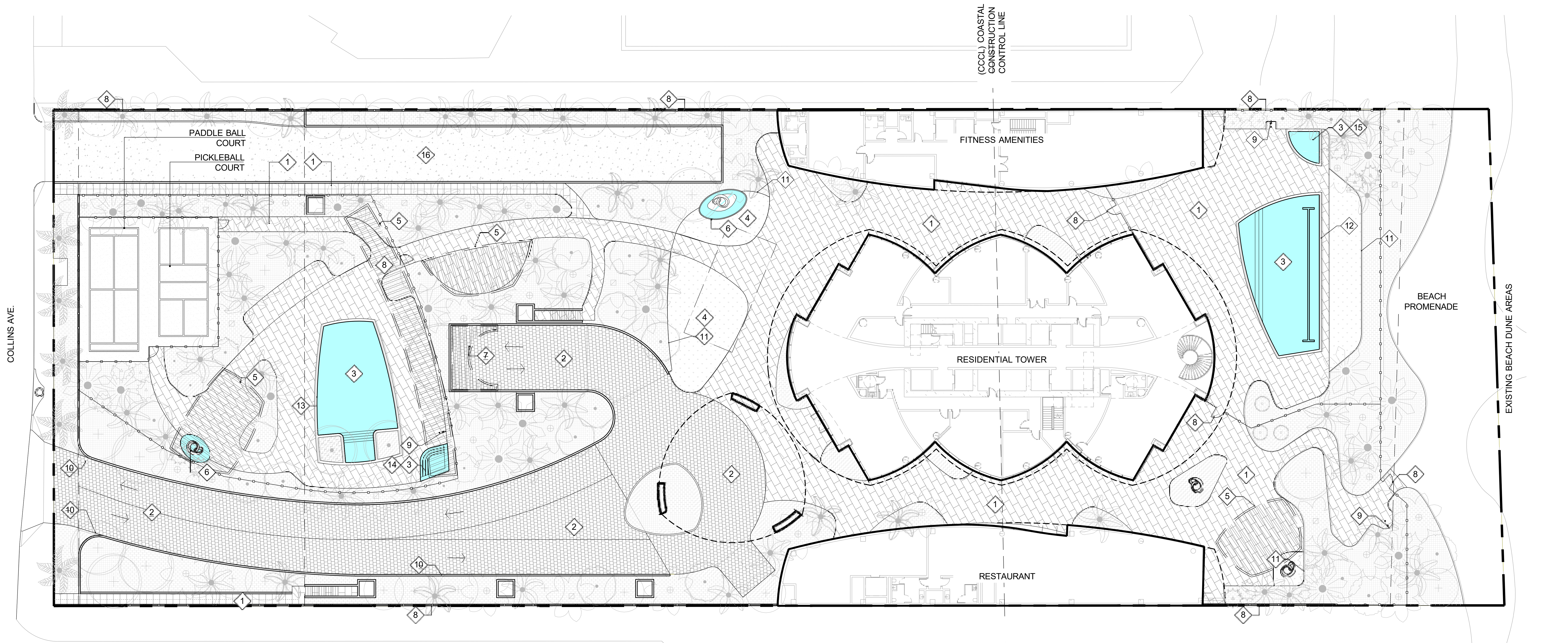
project: MA21118

OVERALL SITE PLAN



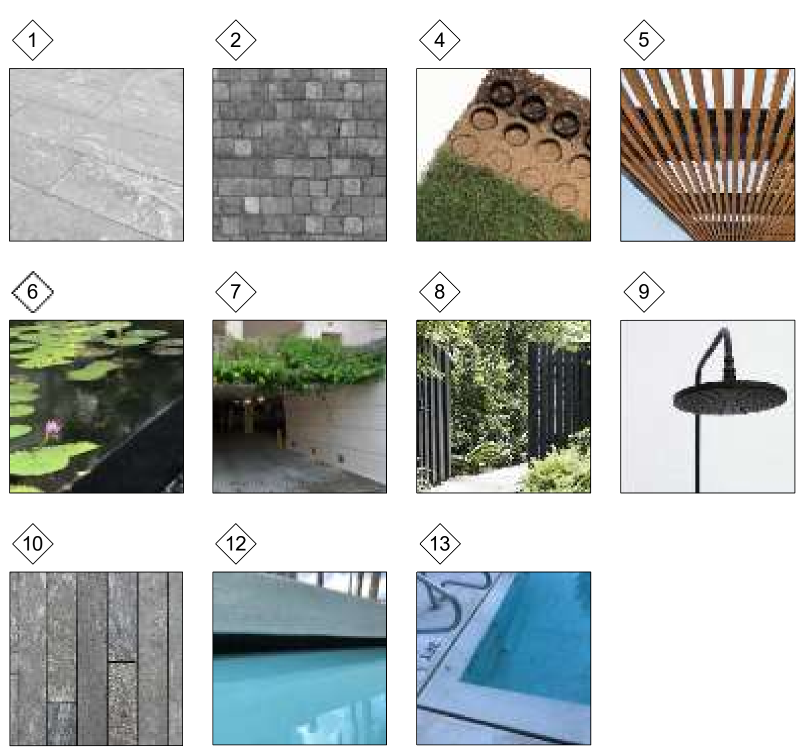
HARDSCAPE KEY

- PLANTING (TYP.)
- LAWN (TYP.)

1. PEDESTRIAN PAVER
2. VEHICULAR PAVER
3. POOL FINISH
4. TURF STABILIZER
5. PERGOLA
6. FOUNTAIN FINISH
7. TRELLIS
8. FENCE AND GATE
9. OUTDOOR SHOWER
10. SITE WALLS
11. LANDSCAPE EDGING
12. RECESSED GUTTER POOL
13. SLOT DRAIN POOL
14. HOT SPA POOL
15. COLD PLUNGE POOL
16. SERVICE DRIVE

NOTES:
1. POOL DESIGN AND ENGINEERING BY POOL CONSULTANT

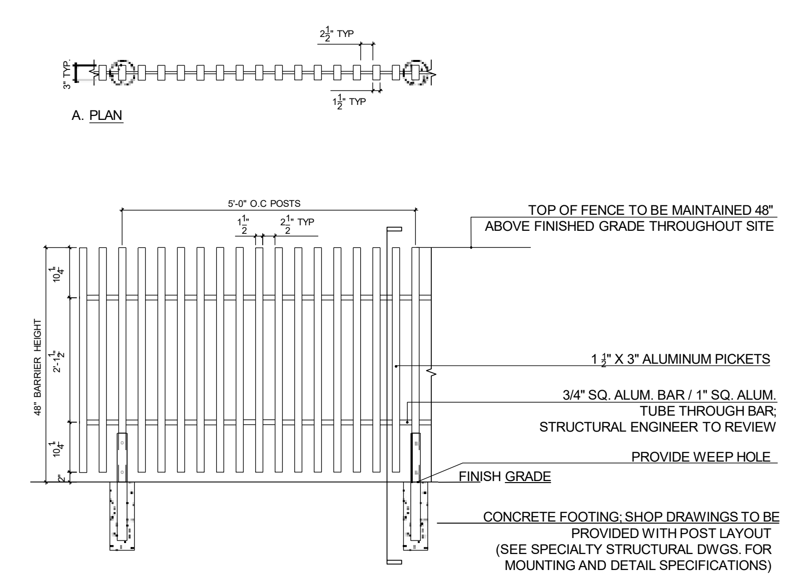
MATERIAL IMAGE REFERENCE



MATERIALS SCHEDULE

GROUND LEVEL

SYM	MATERIAL	DESCRIPTION (OR APPROVED EQUAL)	LOCATION
1	PEDESTRIAN PAVER	MATERIAL: NATURAL STONE FINISH: SANDBLASTED SIZE: 18" X 36" X 2" COLOR: LIGHT GRAY	PATHWAYS AND POOL DECKS
2	VEHICULAR PAVER	MATERIAL: GRANITE STONE (MORTAR SET) FINISH: SPLIT FACE SIZE: 4"X4"X2" COLOR: MEDIUM GRAY	DRIVEWAY
3	POOL FINISH	MATERIAL: CEMENTITIOUS PLASTER FINISH: PEBBLE FINISH COLOR: TBD (DOH APPROVED COLOR ONLY)	SUNRISE POOL AND SUNSET POOL
4	TURF STABILIZER	MATERIAL: POROUS GRASS PAVERS (SYSTEM TBD)	FIRE TRUCK STAGING AREA NEAR ENTRY
5	PERGOLA	MATERIAL: POWDER COATED ALUMINUM FROM WITH WOOD SLATS FINISH: ALUMINUM FINISH TBD, IPE WOOD SLATS OR APPROVED ALTERNATE	SUNSET AND SUNRISE POOL DECKS
6	FOUNTAIN FINISH	MATERIAL: CERAMIC TILE FINISH: SMOOTH/ GLAZED COLOR: BLACK	WATER FEATURES WEST OF THE TOWER
7	TRELLIS	MATERIAL: STAINLESS STEEL CABLE	BASEMENT GARAGE ENTRY
8	FENCE AND GATE	MATERIAL: ALUMINUM FINISH: POWERCOATED SIZE: VARIES COLOR: BLACK (TBD)	POOL AREAS, SITE PERIMETER
9	OUTDOOR SHOWER	MATERIAL: MARINE GRADE 316 STEEL FINISH: SMOOTH COLOR: BLACK	SUNRISE AND SUNSET POOL
10	SITE WALLS	MATERIAL: QUARTZITE STONE CLAD C.I.P. CONC. WALLS FINISH: HONED SIZE: 4" X 36" X 3/4" COLOR: GRAY	ENTRY DRIVE AND POOL DECKS
11	LANDSCAPE EDGING	MATERIAL: COL-MET 1011BK SIZE: 120"L x 5"W COLOR: BLACK CUT: 1/4" GA THICKNESS	GARDEN LAWN
12	RECESSED GUTTER POOL	MATERIAL: NATURAL STONE FINISH: SANDBLASTED SIZE: 18" X 36" X 2" WITH BULLNOSE COLOR: LIGHT GRAY	SUNRISE POOL
13	SLOT DRAIN POOL	MATERIAL: NATURAL STONE (CUSTOM CUT SLOT) FINISH: SANDBLASTED SIZE: 18" X 36" X 2" COLOR: LIGHT GRAY	SUNSET POOL
14	HOT SPA POOL	MATERIAL: CEMENTITIOUS PLASTER FINISH: PEBBLE FINISH COLOR: TBD (DOH APPROVED COLOR ONLY)	SUNSET POOL DECK
15	COLD PLUNGE POOL	MATERIAL: CEMENTITIOUS PLASTER FINISH: PEBBLE FINISH COLOR: TBD (DOH APPROVED COLOR ONLY)	SUNRISE POOL DECK
16	SERVICE DRIVE	MATERIAL: VEHICULAR RATED C.I.P CONCRETE ENGINEERING AND DETAILS BY OTHERS	NORTH DRIVEWAY



NOTE:
1. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
2. CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCH, STRUCTURAL ENG., AND LA FOR REVIEW, PRIOR TO PROCUREMENT OF MATERIALS FOR MANUFACTURING.
3. SEE SPECIALTY STRUCTURAL DWGS. FOR POST INSTALLATION AND STRUCTURAL DETAILS AND SPECIFICATIONS
4. SPECIALTY ENGINEER TO PROVIDE ALL LOAD CALC.S AND REQUIREMENTS
5. CONTRACTOR TO FLAG POST LOCATIONS FOR L.A REVIEW AND APPROVAL PRIOR TO INSTALLATION
6. FENCES WHICH ARE GUARDRAILS SHALL COMPLY WITH FBC 1607.8

1 ALUMINUM FENCE (TYP.)
SCALE: 1/2" = 1'-0"

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project: MA21118

HARDSCAPE PLAN

PLANTING | RAMP TO UNDERGROUND LOADING DOCK | PLANTING WITH SUNSET POOL & POOL DECK BEYOND | ENTRANCE DRIVEWAY | PLANTING

1 WEST ELEVATION LOOKING EAST

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

RESTAURANT BUILDING WITH PLANTING BUFFER | BEACH ACCESS PATHWAY | NATIVE DUNE PLANTING WITH SUNRISE POOL & POOL DECK WITH RESIDENT'S TOWER BEYOND | PLANTING WITH FITNESS AMENITIES BUILDING BEYOND

2 EAST ELEVATION LOOKING WEST

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

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revisions:

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sheet no: L-300

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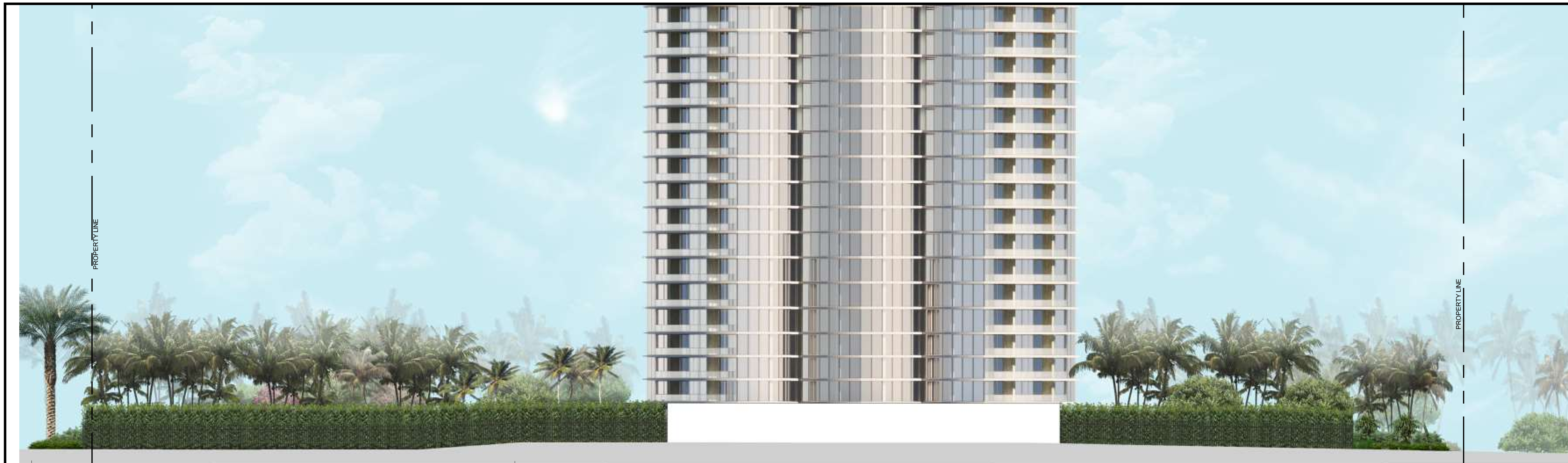
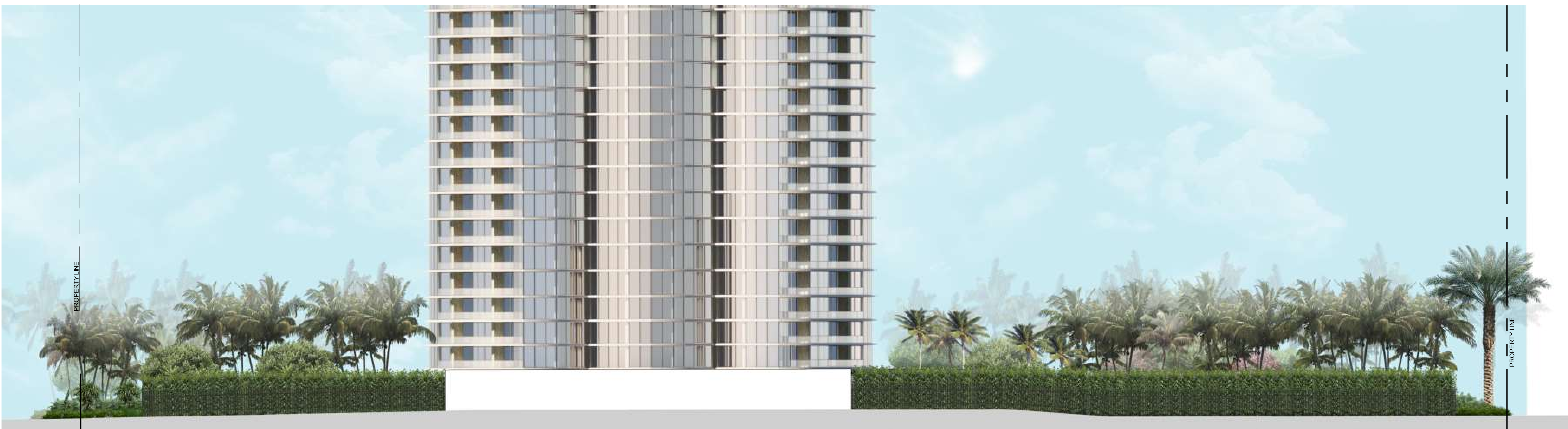
SITE ELEVATIONS



SIDEWALK | PLANTING WITH ENTRANCE GARDENS BEYOND | DROP OFF AND AMENITIES | RESTAURANT & PEDESTRIAN PATHWAY | SUNRISE POOL REAR GARDENS & AMENITIES | BEACH PROMENADE

1 SOUTH ELEVATION LOOKING NORTH

Scale: N.T.S.



PROMENADE | REAR GARDENS AT SUNRISE POOL & POOL DECK BEYOND | FITNESS AMENITIES BUILDING & PEDESTRIAN PATHWAY | ENTRANCE GARDENS WITH SUNSET POOL & PICKLEBALL & PADDLEBALL COURTS BEYOND

2 NORTH ELEVATION LOOKING SOUTH

Scale: N.T.S.

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ARB SET FOR
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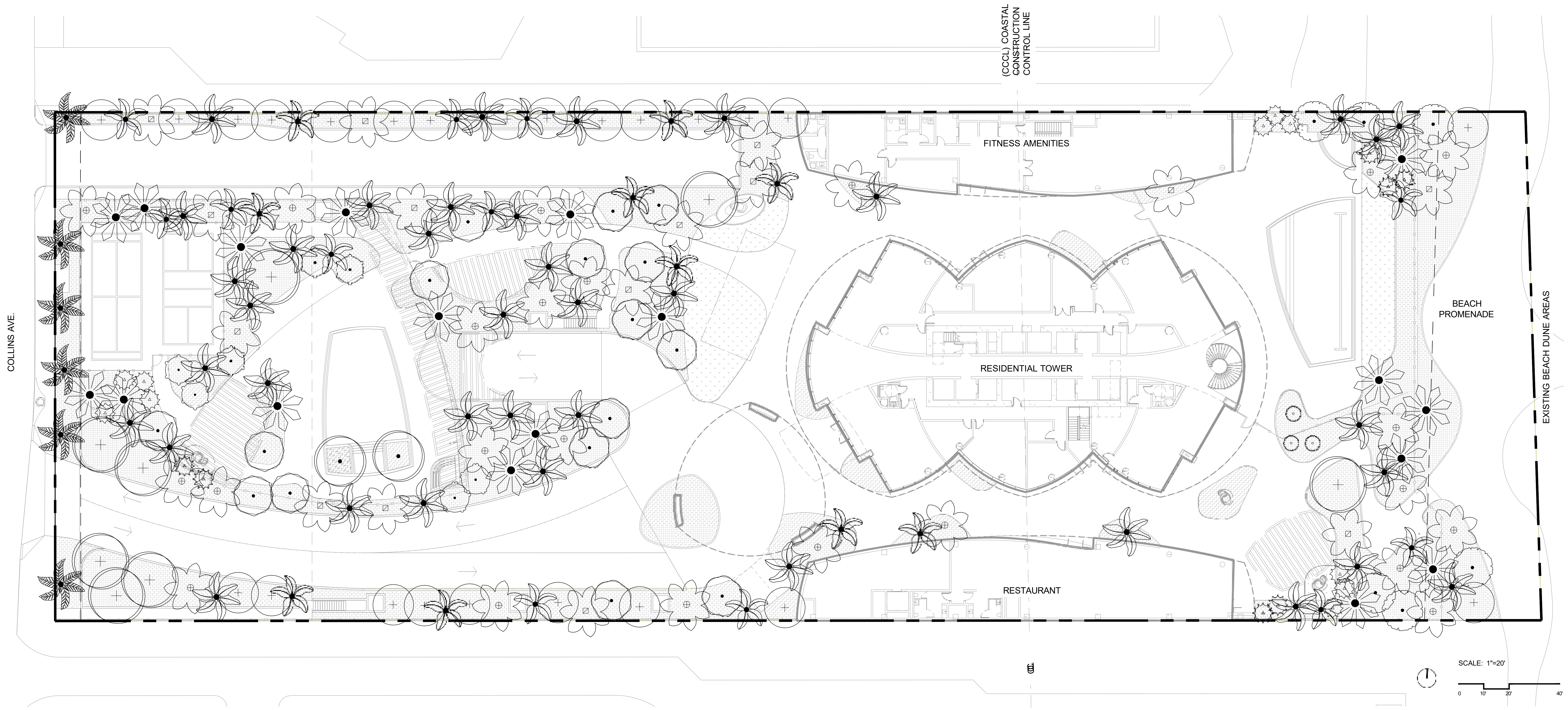
project: MA21118

SITE ELEVATIONS



PLANT SCHEDULE										
ACCENT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE		REMARKS
	JK	3	Jacquinia keyensis / Joewood	100 GAL		7 - 8 FT	5 FT	YES		FLORIDA GRADE 1, COLLECTED SPECIMENT, SINGLE LEADER
	PS	5	Plumeria obtusa / Singapore White Plumeria	200 GAL	4 IN	12 FT	10 FT	NO		COLLECTED SPECIMEN
CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE		REMARKS
	CR2	2	Clusia rosea / Pitch Apple Tree	FG, B&B		25 FT	20 FT	YES		MULTI-TRUNK, COLLECTED SPECIMEN
	CU	24	Coccoloba uvifera / Sea Grape	200 GAL	4 -5 IN	16 FT	16 FT	YES		MULTI TRUNK, FULL CANOPY, FLORIDA FANCY GRADE
	CU2	8	Coccoloba uvifera / Sea Grape	FG, B&B	-	18 -20 FT	16 FT	YES		MULTI-TRUNK, COLLECTED SPECIMEN
	CE	6	Conocarpus erectus / Buttonwood	FG, B&B	6 IN MIN	18 -20 FT	15 FT	YES		STANDARD, 6.5 FT CLEAR TRUNK, COLLECTED
	NE2	7	Noronhia emarginata / Madagascar Olive	200 GAL	4 IN MIN	16 - 18 FT		NO		STANDARD, FULL CANOPY
	PD	2	Pimenta dioica / Allspice Tree	100 GAL	4 IN MIN	14 - 16 FT	8 FT	NO		STANDARD, FULL
	TH	9	Tabebuia heterophylla / Pink Tabebuia	FG, B&B	8" min.	20` - 22`	16 FT	NO		COLLECTED SPECIMEN
STREET TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE		REMARKS
	PD	6	Phoenix dactylifera 'Medjool' / Medjool Date Palm	FG, B&B		22FT GW	20 FT	NO		
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE		REMARKS
	CNU2	23	Cocos nucifera `Maypan` / Maypan Coconut Palm	FG.	-	12 FT GW		NO		CURVED, COLLECTED, CURVED FACING SHALL BE DETERMINED AT TIME OF PLANTING WITH LA
	CNU1	15	Cocos nucifera `Maypan` / Maypan Coconut Palm	FG.	-	8 FT GW		NO		CURVED, COLLECTED, CURVED FACING SHALL BE DETERMINED AT TIME OF PLANTING WITH LA
	CN2	38	Cocos nucifera `Maypan` / Maypan Coconut Palm	FG.		16 - 18 FT GW; 28 - 30 FT OA		NO		STRAIGHT TRUNK
	CN3	18	Cocos nucifera `Maypan` / Maypan Coconut Palm	FG.		20 - 22 FT CT; 32 - 34 FT OA		NO		STRAIGHT TRUNK
	CN1	22	Cocos nucifera `Maypan` / Maypan Coconut Palm	FG.		8 - 10 FT GW; 22 - 24 FT OA		NO		STRAIGHT TRUNK
	TR	17	Thrinax radiata / Florida Thatch Palm	FG, B&B		6 - 8 FT OA		YES		SINGLE

NOTES:
1. VEGETATION SHALL BE MAINTAINED SO THAT NO FRUIT OR LEAF DEBRIS AFFECTS ANY NEIGHBORING PROPERTY.
2. A LANDSCAPE MAINTENANCE PLAN WILL BE DEVELOPED DURING CONSTRUCTION PHASE.
3. ALL LANDSCAPED AREAS SHALL REQUIRE IRRIGATION.

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007
CFE Architects AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016

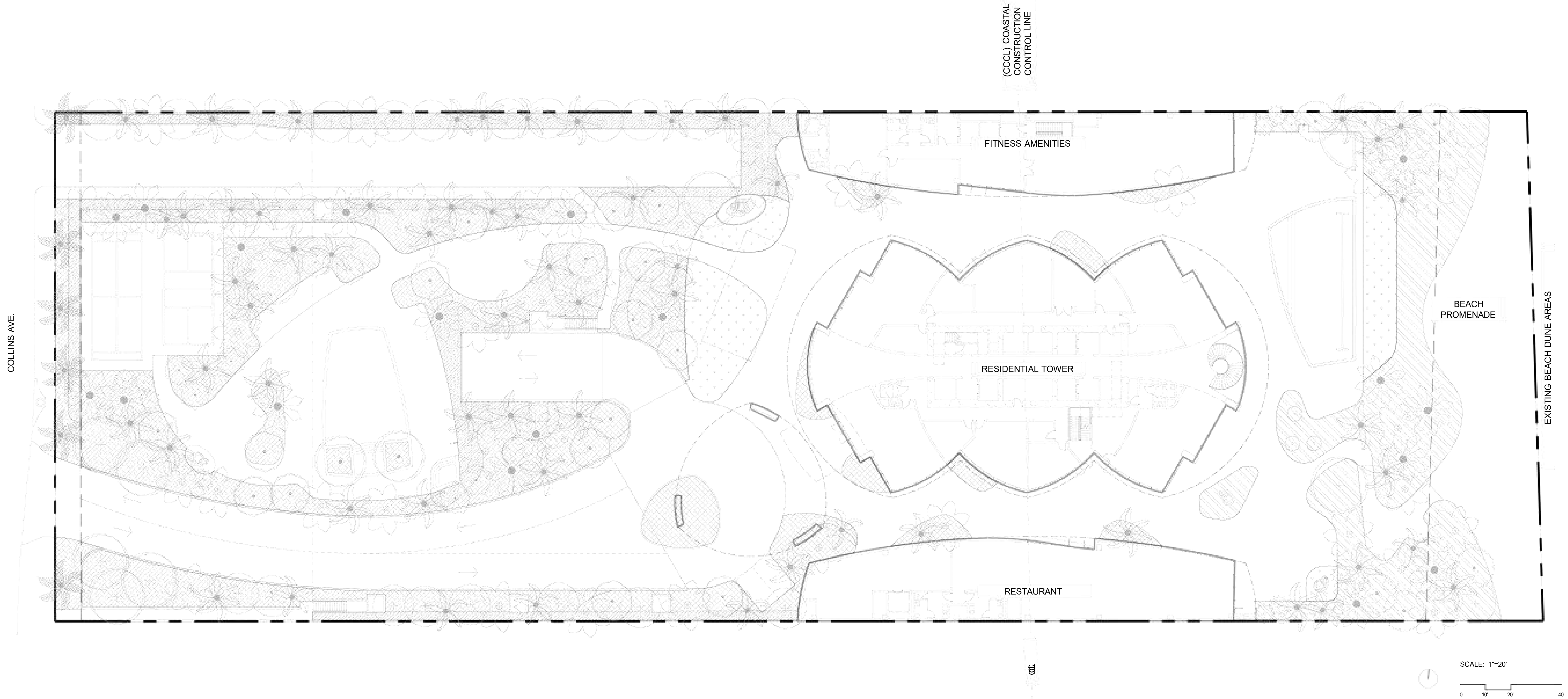
ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154

enea garden design

revisions:

drawn by: CFE & SOM
date: 05-05-2022
sheet no: L-500
project: MA21118

CANOPY PLANTING PLAN



CONCEPT_PLANT_SCHEDULE

					NATIVE
SOD	2,793 sf				
Zoysia x 'Empire' / Empire Zoysia		SOD			NO
COASTAL	8,397 sf				
Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	219	3 GAL	10% @ 24" oc		YES
Conocarpus erectus / Buttonwood	280	7 GAL	20% @ 30" oc		YES
Ernodea littoralis / Golden Creeper	2,182	1 GAL	25% @ 12" oc		YES
Hymenocallis latifolia / Spider Lily	776	3 GAL	20% @ 18" oc		YES
Ipomoea pes-caprae / Beach Morning Glory	873	1 GAL	10% @ 12" oc		YES
Serenoa repens / Saw Palmetto	146	7 GAL	15% @ 36" oc		YES
BUFFER	4,842 sf				
Clusia guttifera / Small Leaf Clusia	392	15 Gal	70% @ 36" oc		NO
Gymnanthes lucida / Crabwood	168	15 Gal	30% @ 36" oc		YES
GRASSES	4,875 sf				
Dietes bicolor / African Iris	254	3 GAL	20% @ 24" oc		NO
Neomarica caerulea 'Regina' / Giant Walking Iris	254	3 GAL	20% @ 24" oc		NO
Tripsacum dactyloides / Fakahatchee Grass	254	3 GAL	20% @ 24" oc		YES
Tripsacum floridanum / Florida Gamagrass	325	3 GAL	40% @ 30" oc		YES
TROPICAL	11,995 sf				
Alocasia alba / Elephant Ear	139	7 GAL	10% @ 36" oc		NO
Dioon edule / Mexican Cycad	70	7 GAL	5% @ 36" oc		NO
Monstera deliciosa / Split-leaf Philodendron	399	7 GAL	20% @ 30" oc		NO
Philodendron burle-marxii / Burle Marx Philodendron	1,109	7 GAL	20% @ 18" oc		NO
Psychotria nervosa / Wild Coffee	499	7 GAL	25% @ 30" oc		YES
Rhapis excelsa / Lady Palm	139	7 GAL	10% @ 36" oc		NO
Zamia furfuracea / Cardboard Palm	139	7 GAL	10% @ 36" oc		NO

SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
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ARB SET FOR
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10245 COLLINS AVE. BAL HARBOUR, FL 33154

enea garden design

UNDERSTORY PLANTING PLAN

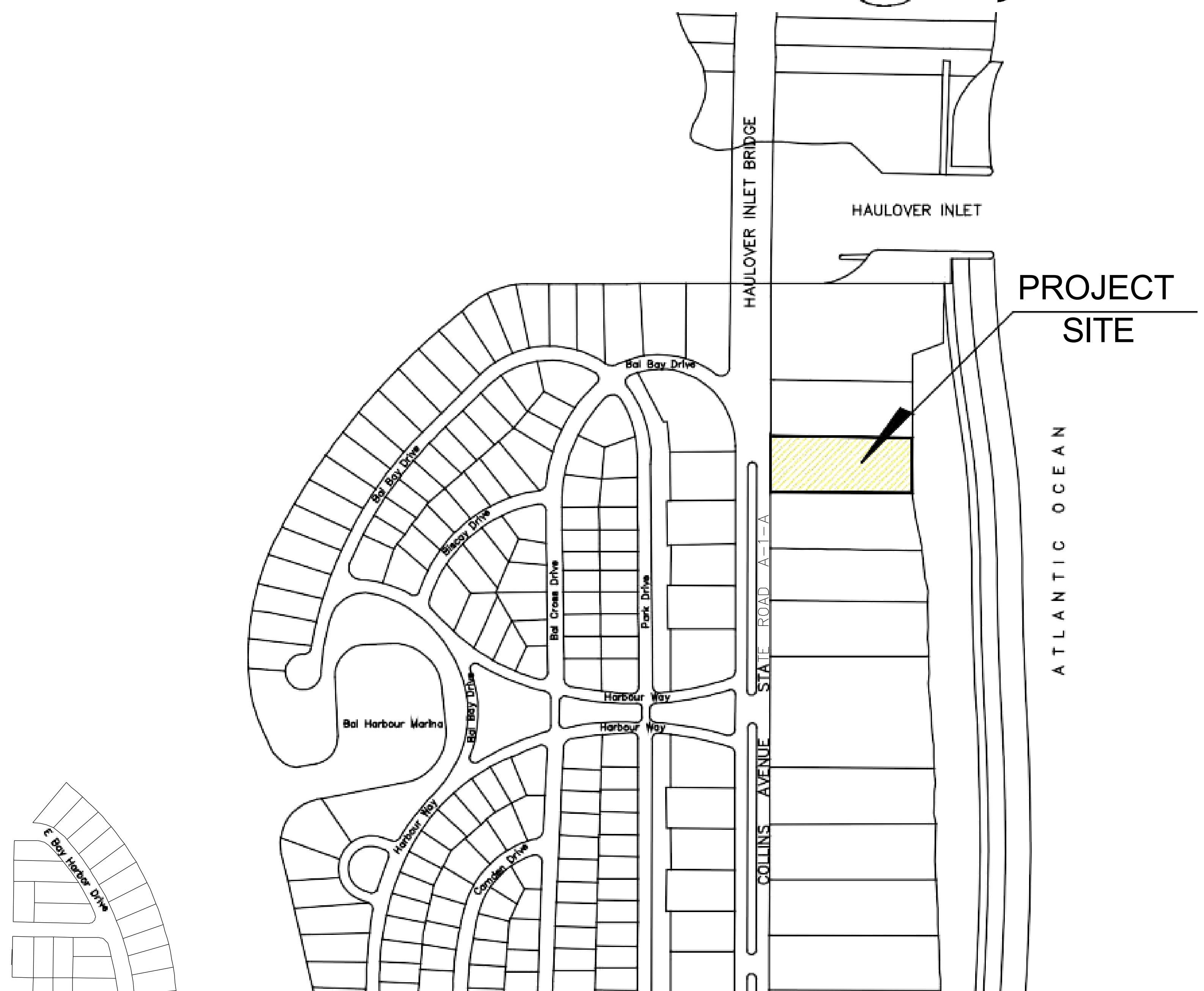
CFE & SOM

05-05-2022

L-501

MA21118

THE RESIDENCES OF BAL HARBOUR
PAVING AND DRAINAGE PLANS
Bal Harbour Village, Florida



LOCATION SKETCH
SECT. 26, TWP. 52s., RNG. 42e.
SCALE: 1"=300'

NOTE: EXISTING CONDITIONS SHOWN UNLESS OTHERWISE NOTED.

LEGEND:

EXISTING

CATCH BASIN
UTILITY MANHOLES
STORM MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
UTILITY VALVES
WATER METER
TEL./ELEC. BOX
WOOD POWER POLE
POWER POLE w/LUMINAIRE
CONC. POWER POLE
SAN — SANITARY SEWER MAIN
WM — WATER MAIN
X" SS — STORM SEWER LINE
COMM — BURIED COMMUNICATION
X" GAS — GAS MAIN
BE — UNDERGROUND ELECTRIC (FPL)
BE — UNDERGROUND ELECTRIC
OHW — OVERHEAD WIRES
EXISTING TREE (By Others)
EXISTING TREE (By Others)
CONC. CURB
CURB & GUTTER
EXISTING IMPROVEMENTS
TRAFFIC SIGN
CONC. WHEEL STOP
GROUND ELEVATION
CONCRETE WALKWAYS
CHAIN LINK FENCE

PROPOSED

CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
RET./SED. TANK
OIL INTERCEPTOR TANK
WATER VALVE FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
9.50 PROPOSED GRADE
FLOW DIRECTION ARROW
+67.77 (28.0 LT.) STATION OFFSET, LT.=LEFT, RT.=RIGHT
CONCRETE DRIVEWAYS
ASPHALT PAVEMENT
LANDSCAPE AREAS (SEE LANDSCAPE PLANS)
PROPOSED TREES (FOR REFERENCE ONLY, REFER TO ARCHITECTURAL LANDSCAPE PLANS) (TYP.)
LIGHT POLE (BY OTHERS)
TYPE "D" CONC. CURB
RELOCATED HANDHOLE (By Others)
WATER MAIN
STORM SEWER LINE BURIED
COMMUNICATION
GAS MAIN
UNDERGROUND ELECTRIC (FPL)
FIRE HYDRANT LOCATION

ABBREVIATIONS

CL	= CENTERLINE	PL	= PROPERTY LINE
RW	= RIGHT OF WAY LINE	(T)	= THERMOPLASTIC
Prop.	= PROPOSED	Perf.	= PERFORATED
Elev.	= ELEVATION	C.AL.	= CORRUGATED ALUMINUM
TYP.	= TYPICAL	W.L.	= WATER LINE
F.C.O.	= FLUSH CLEAN OUT	Eq.	= EQUAL
Exist.	= EXISTING	Conc.	= CONCRETE
Inv.	= INVERT	M.H.	= MANHOLE
Cond.	= CONDENSATE	I.E.	= INVERT ELEVATION
P.I.V.	= POST INDICATOR VALVE	M.E.G.	= MATCH EXISTING GRADE
N.A.P.	= NOT A PART OF THESE PLANS	PRB	= POLLUTANT RETARDANT BAFFLE

ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD)

FLOOD LEGEND
MIXED USE BUILDING

PROJECT NAME: THE RESIDENCES OF BAL HARBOUR

LEGAL: Lot 16, Ocean Front Section Of Bay Harbor, according to the plat thereof, as recorded in Plat Book 44, Page 27, of the Public Records of Miami-Dade County, Florida, and that area between the Easterly line of Lot 16 as shown on the aforementioned plat and the Erosion Control Line Easterly thereof; bordered on the North by the Northerly line of said Lot 16 extended Easterly to the Erosion Control Line; bordered on the South by the Southerly line of said Lot 16 extended Easterly to the Erosion Control Line.

ADDRESS: 10245 Collins Ave, Bal Harbour LOT/UNIT: ______ BLOCK/BLDG: ______
ADDRESS: ______ LOT/UNIT: ______ BLOCK/BLDG: ______
ADDRESS: ______ LOT/UNIT: ______ BLOCK/BLDG: ______
ADDRESS: ______ LOT/UNIT: ______ BLOCK/BLDG: ______
ADDRESS: ______ LOT/UNIT: ______ BLOCK/BLDG: ______
ADDRESS: ______ LOT/UNIT: ______ BLOCK/BLDG: ______
ADDRESS: ______ LOT/UNIT: ______ BLOCK/BLDG: ______

CROWN OF ROAD ELEV.: +4.35 Avg. FT.NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: Daniel C. Fortin, JR., FORTIN, LEAVY, SKILES, Inc. (SURVEYOR'S NAME) PLS LIC.#: LS6435

DRAINAGE PLANS SHALL BE ATTACHED (IF>2 ACRES IMPERVIOUS PLANS SHALL BE STAMP WITH THE DERM/ WATER CONTROL SECTION APPROVAL)

DERM/WC- SURFACE STORMWATER PERMIT (COPY ATTACHED) ______
SFWMD - ENVIRONMENTAL RESOURCES PERMIT (COPY ATTACHED) ______

TOTAL IMPERVIOUS AREA: ______ UNDERGROUND PARKING: YES/ *NO (CIRCLE ONE)
* IF YES, FLOODPROOFING PLANS AND CERTIFICATE SHALL BE ATTACHED
BASEMENT: YES/ NO (CIRCLE ONE)

	CATCH BASIN ELEVATION	RETENTION/SWALE AREA ELEVATION
PROPOSED	FT. NGVD	FT. NGVD
	+5.00 NGVD	N/A

HAVE THESE SITES OR OTHER PORTIONS OF THESE PROPERTIES BEEN GRANTED A CLOMR OR ______ FINAL LOMR? (CIRCLE ONE) YES LOMR#: ______ NO

	Lowest Floor Elev.(including lobby/sunken areas)	Garage/ Storage Floor Elevation	Adjacent Grade Elevation (next to the wall of the structure)
PROPOSED	FT. NGVD	FT. NGVD	FT. NGVD
	+9'-8"	(-)18'-8"	+9'-6"
BELOW GRADE PARKING/BASEMENT ELEV. (-)18.67 FT. NGVD			

0'-0" = NGVD

* FLOOD PROOFING CERTIFICATE WILL BE PROVIDED BY ARCHITECT

SHEET INDEX

LEGAL DESCRIPTION:

Lot 16, Ocean Front Section Of Bay Harbor, according to the plat thereof, as recorded in Plat Book 44, Page 27, of the Public Records of Miami-Dade County, Florida, and that area between the Easterly line of Lot 16 as shown on the aforementioned plat and the Erosion Control Line Easterly thereof; bordered on the North by the Northerly line of said Lot 16 extended Easterly to the Erosion Control Line; bordered on the South by the Southerly line of said Lot 16 extended Easterly to the Erosion Control Line.

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. E-320, Elevation +3.40 N.G.V.D. of 1929, located by PK nail & aluminum washer in concrete catch basin in front of Carlton Terrace Condominium (47' North of South Entrance).

NOTE: UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED PER ATLASES, AS-BUILTS, SOFT DIGS AND UTILITY LOCATE.

SSOC DESIGN TICKET: 1322004878
DATED 05/12/2022

Michael Vazquez
Digitally signed by Michael Vazquez
Date: 2022.08.12 14:44:01 -04'00'

MICHAEL A. VAZQUEZ
LICENSE
No. 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael A. Vazquez, PE on the date adjacent to the seal.

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

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:18 PM
Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Cover Sheet

Date
Dwg. No. 2022-006
Sheet C1

K:\DWG3\220177CP.dwg, 8/12/2022 2:18:59 PM, rdbert

I. APPLICABLE CODES:

A. GENERAL:

EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF BAL HARBOUR VILLAGE, THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, THE FLORIDA BUILDING CODE, AND THE AMERICANS WITH DISABILITIES ACT (ADA), 2010 STANDARDS. IF ANY ITEM OF WORK IS NOT COVERED IN EITHER OF THOSE SPECIFICATIONS, IT SHALL BE CONSTRUCTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

B. CONSTRUCTION SAFETY:

1. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SHALL BE STRICTLY OBSERVED. SHALL BE STRICTLY OBSERVED.

2. CONTRACTOR PERFORMING UNDERGROUND WORK SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF CHAPTER 556, FLORIDA STATUTES AND THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT".

C. TRENCH SAFETY ACT:

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA "TRENCH SAFETY ACT", AND ALL REQUIREMENTS OF O.S.H.A..

2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5.0') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID.

   a. A REFERENCE TO THE SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

   b. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

   c. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

3. WHERE A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2, TO THE ENGINEER PRIOR TO STARTING WORK.

D. SURVEY DATA:

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

2. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.

3. THE APPROXIMATE LOCATION OF ALL EXISTING UTILITIES SHOWN HEREON WERE DETERMINED FROM AVAILABLE "AS-BUILT" PLANS AND/OR FIELD LOCATION OF VISIBLE IMPROVEMENTS. SOME EXISTING UTILITIES MIGHT NOT BE SHOWN DUE TO THE LACK OF RECORDS AND/OR INACCESSIBILITY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATION PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IF ANY ADDITIONAL DIMENSIONS OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROJECT. UPON REQUEST, AN ELECTRONIC FILE OR GEOMETRIC CONTROL SHEET WILL BE PROVIDED TO THE CONTRACTOR BY THE CONTRACTOR BY THE ENGINEER OF RECORD.

II. PRECONSTRUCTION RESPONSIBILITY:

A. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE THE APPROPRIATE PERMITTING AGENCIES, THE OWNER, AND THE ENGINEER OF RECORD, AFTER OBTAINING A CONSTRUCTION PERMIT FROM THE APPROPRIATE PERMITTING AGENCY.

B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE CERTIFICATION NUMBER" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, MATERIAL, AND CONDITION OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

D. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

E. CONTRACTOR SHALL UNCOVER ALL UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT APPARENT REPORT THE MEASUREMENTS TO THE ENGINEER OF RECORD.

F. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO RESOLVE CONFLICTS BETWEEN DESIGN AND EXISTING FEATURES.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS SUNSHINE CERTIFICATION NUMBER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

H. ALL EXISTING IMPROVEMENTS THAT ARE TO BE DEMOLISHED MUST BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

I. CONTRACTOR SHALL COORDINATE SEQUENCE OF UTILITY CONSTRUCTION TO PREVENT UNDERMINING THE EXISTING AND PROPOSED BUILDING FOUNDATIONS.

III. SHOP DRAWING NOTES:

A. SHOP DRAWINGS SHALL BE CHECKED AND APPROVED FIRST BY THE CONTRACTOR AND THEN ONE COPY SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, SIGNED AND SELAED BY A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA PRIOR TO THE PURCHASEOR INSTALLATION OF ANY SYSTEM COMPONENTS.

B. ANY SYSTEM COMPONENT THAT IS ADDED DURING CONSTRUCTION MUST BE APPROVED IN ADVANCE BY THE ENGINEER OF RECORD. SUCH APPROVAL REQUIRES THE SUBMISSION OF A SHOP DRAWING (ONE COPY ONLY) FOR EACH SYSTEM COMPONENT. SHOP DRAWINGS WILL ALSO BE REQUIRED FOR ALL NON-STANDARD ITEMS.

C. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

IV. TEMPORARY FACILITIES:

A. TEMPORARY UTILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND FPL ELECTRICITY TO HIS EMPLOYEE AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

2. OBTAIN CONSTRUCTION METER FOR ALL WATER USED ON JOB. ALL WATER USED FOR CLEANING, TESTING, ETC. WILL BE PAID FOR BY THE CONTRACTOR. IF WATER CAN NOT BE METERED THEN IT WILL BE CALCULATED.

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. AND F.D.O.T.

2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

3. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE PERMITTING AGENCIES.

V. PROJECT CLOSE OUT:

A. GENERAL:

1. CERTIFICATION OF COMPLETION OF PROJECT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS WILL "NOT" BE ISSUED BY THE ENGINEER OF RECORD TO THE APPROPRIATE APPROVAL AND PERMITTING AGENCIES UNTIL ALL THE REQUIREMENTS DESCRIBED HEREIN HAVE BEEN MET.

B. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN DRAINS, WATER COURSES, DITCHES, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

4. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE APPROPRIATE PERMITTING AGENCIES.

C. PROJECT RECORD DOCUMENTS:

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH A SET OF FINAL "AS-BUILT" DRAWINGS, SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED SURVEYOR, FOR ENGINEER'S REVIEW AND FILE.

2. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF ALL WORK ITEMS COMPLETED.

3. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER OF RECORD THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

4. PRIOR TO PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES AND ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER OF RECORD AND THE APPROPRIATE PERMITTING AGENCIES AGENCIES HAVE REVIEWED AND APPROVED THE "AS-BUILTS".

5. ALL REQUIRED DENSITY AND L.B.R. TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCIES PRIOR TO PLACING THE LIMEROCK BASE MATERIAL.

6. ALL REQUIRED DENSITY AND L.B.R. TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCIES PRIOR TO PLACING ASPHALT.

VI. EARTHWORK AND COMPACTION NOTES:

A. GENERAL:

1. QUALITY, CONTROL TESTING FOR STABILIZATION, BASE, PAVEMENT, COMPACTION, AND MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. REQUIREMENTS, AND SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AS THEY ARE RECEIVED.

2. EXISTING ON-SITE BASE MATERIAL SHALL NOT BE REUSED FOR BASE CONSTRUCTION, BUT MAY BE USED FOR BACKFILL AROUND UTILITY AND DRAINAGE LINES, AND FOR SUBGRADE CONSTRUCTION, AND FOR GENERAL FILL IF NECESSARY.

3. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 40 AND SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

4. ALL SUBGRADE UNDER SIDEWALK AREAS SHALL HAVE A MINIMUM OF 6" COMPACTED SUBGRADE TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

5. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

6. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.

7. SOD SHALL BE INSTALLED AND SPECIFIED AS SHOWN IN THE LANDSCAPED PLANS.

8. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.

9. NO MUCK BLANKET IS TO BE PLACED ON THE BOTTOM OF RETENTION AREAS OR SWALES.

B. ON-SITE:

1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE (3) FEET OF FINISHED GRADE AREAS TO BE PAVED SHALL BE REMOVED.

2. SUITABLE BACKFILL SHALL BE MINIMUM L.B.R. 40 MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

3. EROSION CONTROL TO BE PROVIDED BY THE CONTRACTOR PER DETAILS ON THE PLANS.

VII. STORM DRAINAGE NOTES:

A. GENERAL:

1. EXISTING STORM DRAINAGE GRATES AND FRAMES AND MANHOLE COVERS AND RINGS THAT ARE TO BE REMOVED OR ADJUSTED, MAY BE REUSED ON THE SITE.

2. THE EXISTING DRAINAGE SYSTEM SHALL BE CLEANED AND/OR GRADED TO ENSURE PROPER FLOW AND FUNCTION.

3. THE CONTRACTOR SHALL INSTALL FILTER CLOTH AT ALL CATCH BASIN GRATES ADJACENT TO THE AREA OF CONSTRUCTION UNTIL FINAL ACCEPTANCE OF THE IMPROVEMENTS.

B. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS, UNLESS OTHERWISE NOTED ON THE PLANS.

1. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.)

   a. PIPE SHALL BE CORRUGATED SMOOTH BORE POLYETHYLENE PIPE (N-12 PRO LINK ULTRA) OR APPROVED EQUAL, MANUFACTURED IN CONFORMANCE WITH ASTM M294.

   b. PIPE SHALL HAVE BUILT-IN BELL JOINT WITH RUBBER GASKET IN CONFORMANCE WITH ASTM F477.

   c. PIPE COUPLING BANDS IF NEEDED SHALL BE SPLIT/SPLIT PREMIUM REQUIRING MAXIMUM PULL-APART RESISTANT.

2. CORRUGATED ALUMINUM PIPE (CAP):

   a. ALUMINUM PIPE SHALL CONFORM TO AASHTO M196 FOR CIRCULAR CORRUGATED PIPE OF AASHTO M211 FOR HELICALLY CORRUGATED PIPE, AND SECTION 945, AS PER FDOT STANDARD SPECIFICATIONS.

   b. MAKE FIELD JOINTS IN (CAP) WITH BANDS FABRICATED OF THE SAME ALLOY AS THE CULVERT PIPE AND CONFORMING TO THE REQUIREMENTS OF AASHTO M196.

   c. GASKET THE BANDED JOINTS WITH A NEOPRENE GASKET OF THE DESIGN INDICATED TO SECURE A SOIL-TIGHT OR WATERTIGHT JOINT.

3. POLYVINYL CHLORIDE PIPE (PVC):

   a. PLASTIC PIPE SHALL CONFORM WITH ASTM D 3034, TYPE PSM, POLYVINYL CHLORIDE (PVC) MATERIAL; BELL AND SPIGOT STYLE SOLVENT SEALED END JOINTS.

4. REINFORCED CONCRETE PIPE (RCP):

   a. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM C 76, CLASS III WITH WALL TYPE A; BAR REINFORCEMENT.

   b. ALL REINFORCED CONCRETE PIPES SHALL HAVE BELL AND SPIGOT END JOINTS, AS MODIFIED BY SECTION 941, FDOT STANDARD SPECIFICATIONS.

   c. ALL REINFORCED CONCRETE PIPES SHALL HAVE RUBBER COMPRESSION GASKET JOINTS AS PER ASTM C443, UNLESS OTHERWISE SPECIFIED.

C. MISCELLANEOUS:

1. TRENCH RESTORATION SHALL BE IN ACCORDANCE TO FDOT INDEX 125-001 FY 2019-20.

2. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 IN 12" LAYERS MAX.

3. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE WITH REINFORCED STEEL PER ASTM A615.

D. INSTALLATION:

1. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.

2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX INCHES (6").

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER. CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION SHALL NOT BE ALLOWED WITH LESS THAN 24 INCHES OF COVER.

4. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER MANAGEMENT DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

VIII. STORM DRAINAGE PRE-TREATMENT/EXFILTRATION SYSTEM:

A. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER OF RECORD.

B. THE FILTER FABRIC SHALL BE WOVEN MONOFILAMENT TYPE D-3 PER F.D.O.T. INDEX 443-001 AND SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JANUARY 2017 EDITION, OR APPROVED EQUAL. IT SHALL BE USED ON THE BOTTOM, SIDES AND TOP OF DRAIN FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

C. PERFORATED PIPE WITHIN THE DRAIN FIELDS AND EXFILTRATION TRENCHES SHALL COMPLY WITH AASHTO CLASS II PERFORATIONS.

D. PERFORATED PIPE SHALL TERMINATE FIVE FEET (5.0') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5.0') SHALL BE NON-PERFORATED PIPE.

E. PIPES SHALL TERMINATE TWO FEET (2.0') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

IX. PAVING NOTES:

A. GENERAL:

1. ALL UNDERGROUND FACILITIES, INCLUDING WATER, SEWER, STORM DRAINAGE, SLEEVES FOR PUBLIC UTILITIES, AND IRRIGATION LINES SHALL BE INSTALLED PRIOR TO COMPACTION OF ROAD SUBGRADE AND INSTALLATION OF BASE MATERIAL.

2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

4. EXISTING ASPHALT PAVEMENT THAT IS TO BE REMOVED SHALL BE TRUCKED OFF SITE BY THE CONTRACTOR FOR DISPOSAL AT AN APPROVED LOCATION.

5. ALL ACCESSIBLE ROUTES CANNOT EXCEED A RUNNING SLOPE OF 1:20 (5%) AND CURB CUT RAMPS AND RAMPS CANNOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6" IN RISE REQUIRES HANDRAILS. ALL CROSS SLOPES CANNOT EXCEED A SLOPE 1:50 (2%).

B. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.

2. ALL LIMEROCK BASE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 100, AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

3. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.

4. PAVEMENT SECTION IS TO CONSIST OF A 2" ASPHALTIC CONCRETE PAVEMENT F.D.O.T. TYPE SP-9.5, IN TWO 1" LIFTS.

5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" No. 10 GAUGE MESH, OR AS SHOWN ON THE PLANS.

C. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE IN THE COMPACTION THICKNESS SHOWN ON THE PLANS AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.

3. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.

4. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.

D. TESTING:

1. ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OF RECORD AND/OR THE PERMITTING AGENCY.

2. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

3. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCY. ALL TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.

X. CONCRETE PAVERS INSTALLATION:

A. SPREAD THE BEDDING MATERIAL EVENLY OVER THE BASE COURSE AND SCREED TO PLAN THICKNESS, NOT TO EXCEED A THICKNESS OF 1 1/2 INCH. DO NOT DISTURB THE SCREEDED BEDDING MATERIAL. ENSURE PLACEMENT OF SUFFICIENT BEDDING MATERIAL TO STAY AHEAD OF THE LAID CONCRETE PAVERS. DO NOT USE THE BEDDING MATERIAL TO FILL DEPRESSIONS IN THE BASE COURSE.

B. LAY CONCRETE PAVERS IN THE PATTERN(S) SHOWN IN THE HARDSCAPE PLANS (BY OTHERS, NOT PART OF THE CIVIL PLANS) AND MAINTAIN STRAIGHT PATTERN LINES.

C. JOINTS BETWEEN THE CONCRETE PAVERS, ON AVERAGE, WILL BE BETWEEN 1/16 TO 3/16 INCH WIDE.

D. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT OR EDGE CONCRETE PAVERS.

E. WHEN UTILIZING BEDDING AND JOINT SAND:

1. USE A LOW AMPLITUDE VIBRATOR CAPABLE OF 5,000 FOOT-POUNDS WITH 7-100 HZ FREQUENCIES TO VIBRATE AND COMPACT CONCRETE PAVERS INTO BEDDING SAND.

2. VIBRATE THE CONCRETE PAVERS, SWEEPING DRY JOINT SAND INTO THE JOINTS AND VIBRATING, UNTIL THE JOINTS ARE FULL. DO NOT VIBRATE WITHIN 3 FEET OF THE UNRESTRAINED EDGES OF THE CONCRETE PAVERS.

3. AT THE END OF EACH DAY, ALL WORK WITHIN 3 FEET OF LAYING FACE MUST BE LEFT FULLY COMPACTED, WITH SAND-FILLED JOINTS.

4. SWEEP OFF THE EXCESS SAND.

F. LEAVE A FINAL SURFACE ELEVATION OF CONCRETE PAVERS OF 1/8 TO 1/4 INCH ABOVE ADJACENT DRAINAGE INLETS, CONCRETE COLLARS OR CHANNELS.

G. DO NOT PERMIT THE FINAL SURFACE ELEVATIONS OF THE PAVERS TO DEVIATE MORE THAN 3/8 INCH UNDER A 10 FOOT LONG STRAIGHTEDGE, OR MORE THAN 1/8 INCH BETWEEN ADJACENT PAVERS.

H. WHEN SETTING CONCRETE PAVERS ON A CONCRETE SLAB, USE MORTAR SET BEDDING 3/4" MINIMUM THICKNESS.

XI. INSPECTION NOTES:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AT LEAST 24 HOURS PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1. STORM DRAINAGE. TELEVISED INSPECTION OF ALL GRAVITY STORM PIPES AND LATERALS.
2. SANITARY SEWER AND WATER SYSTEMS.
3. SUBGRADE; ENGINEER TO BE PRESENT AT TIME OF COMPACTION DENSITY TESTS. SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4. LIMEROCK BASE; ENGINEER TO BE PRESENT AT TIME OF COMPACTION DENSITY TESTS. SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5. ASPHALTIC PAVEMENT AND CONCRETE CURBS.
6. FINAL.

XII. SIGNING AND MARKING NOTES:

A. CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY EXISTING TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS REMOVED OR DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITIONS.

B. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND THE DADE COUNTY PUBLIC WORKS MANUAL.

C. ASPHALT CONCRETE SURFACE: ALL OFF-SITE PAVING MARKINGS TO BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND ALL ON-SITE MARKINGS SHALL BE TRAFFIC PAINT PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, UNLESS OTHERWISE NOTED.

D. PAVER SURFACES: MARKINGS TO BE COLOR PAVERS. COLOR OF PAVERS TO BE AS SPECIFIED ON PLANS. PAVERS MATERIAL TO BE AS SPECIFIED IN THE LANDSCAPE ARCHITECT PLANS.

E. INSTALL REFLECTIVE PAVEMENT MARKERS PER F.D.O.T. STANDARDS, OR AS SHOWN ON THE PLANS.

F. ALL SIGNS SHALL BE HIGH-INTENSITY GRADE REFLECTIVE SHEETING, MOUNTED ON A BREAK AWAY POST ASSEMBLY PER F.D.O.T. SPECIFICATIONS.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.

H. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.

I. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT.

J. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR APPROVAL AGENCIES' INSPECTOR.

XIII. UNDERGROUND STRUCTURES INSTALLATION NOTE:

A. EXCAVATE 12 INCHES BELOW TO DESIGN BEARING LEVEL AND BACKFILL TO THE REQUIRED GRADE USING FREE DRAINING GRAVEL (PEA ROCK OR ROCK #57). THE SURFACE OF THE GRAVEL SHALL BE TAMPED TO ENSURE A FIRM BEARING SURFACE. A GEOTECHNICAL ENGINEER IS TO OBSERVE THE GRAVEL PLACEMENT AT THE END OF THE EXCAVATION PROCESS.

XIV. SURVEYOR'S NOTE:

A. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON MIAMI-DADE COUNTY BENCHMARK NO. Z-313, ELEVATION +9.59, LOCATED ON OCTOBER 8, 2010 NEAR THE INTERSECTION OF 96TH STREET AND COLLINS AVENUE.

B. LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE (EL 8) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO.S 12086C0144L AND 12086C0163L FOR COMMUNITY NO. 120636, DATED SEPTEMBER 11, 2009, AND INDEX MAP REVISED SEPTEMBER 11, 2009, AND IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

C. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT SHOWN UNLESS OTHERWISE INDICATED.

D. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE DETERMINED FROM AS-BUILT PLANS AND/OR ON-SITE LOCATIONS AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

This item has been digitally signed and sealed by Michael A. Vazquez, PE on the date adjacent to the seal.

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MICHAEL A. VAZQUEZ LICENSE No. 69249 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

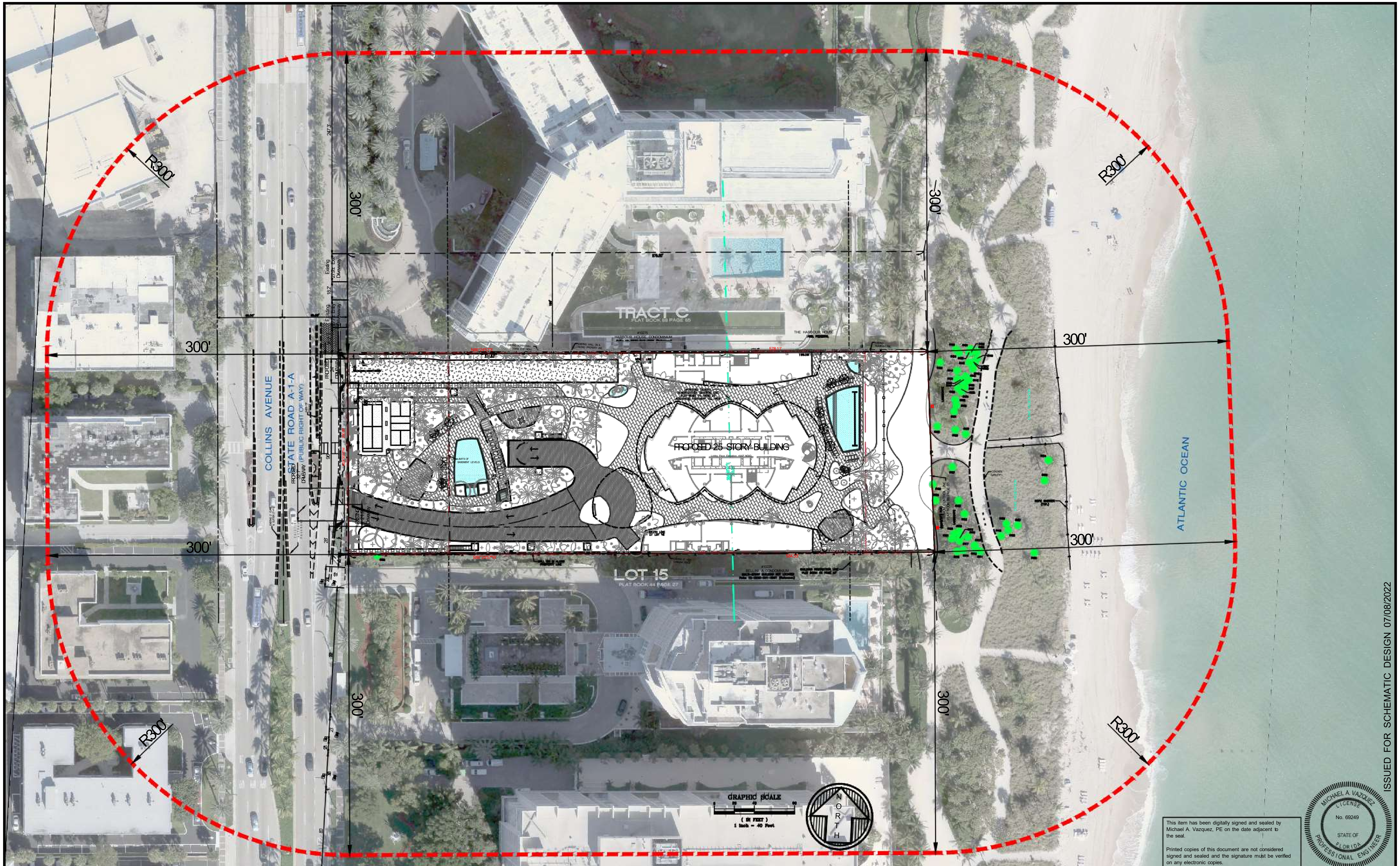
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:19 PM
Cad. No.: 220177CP
Scale: None
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Notes and Specifications

Date:
Dwg. No.: 3022-006
Sheet: C2



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ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

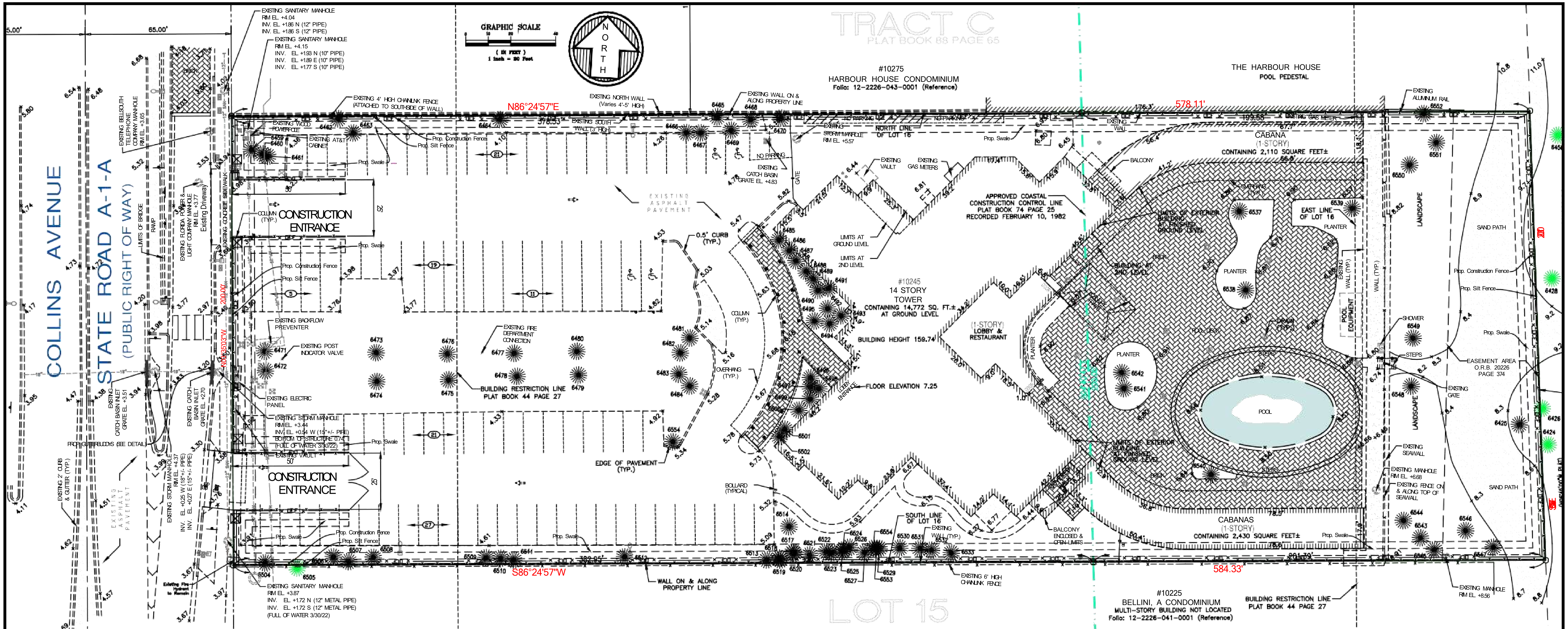
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP	Cad. No.: 220177CP
Ref. Dwg.: 2019-0104-NGVD	Scale: 1" = 40'
Date Plotted: 8/12/2022 2:19 PM	Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Adjacent Driveway Plan

Date	03/23/2022
Dwg. No.	3022-006
Sheet	C3



ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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MICHAEL A. VAZQUEZ
LICENSE
No. 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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Drawn By:	REP	Cad. No.:	220177CP
Ref. Dwg.:	2019-0104-NGVD	Scale:	1" = 20'
Date Plotted:	8/12/2022 2:19 PM	Job. No.:	210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Stormwater Pollution Prevention Plan

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C4

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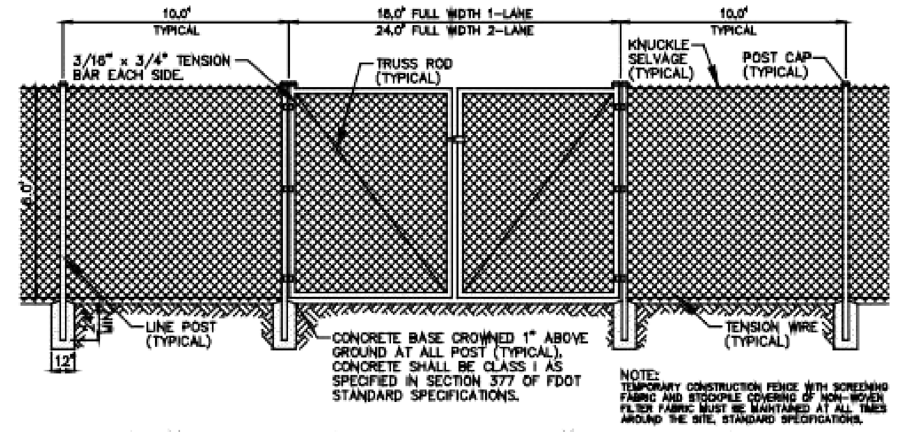
EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS AS SHOWN HEREON AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
3. INSTALLATION OF ALL EROSION AND SEDIMENTATION CONTROL DEVISES SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
4. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IF ANY ADDITIONAL DIMENSIONS OR SPECIFICATION ARE NEEDED TO LAYOUT THE POLLUTION CONTROL DEVISE.
5. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO RESOLVE CONFLICTS BETWEEN DESIGN AND EXISTING FEATURES.
6. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVISES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
8. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, E.T.C. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
9. BALES IF USED SHALL BE EITHER WIRE–BOUND OR STRING–TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
10. BALES SHALL BE PLACED LENGTH WISE IN A SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF THE ADJACENT BALES PRESSED TOGETHER.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRE REPAIRS SHALL BE MADE IMMEDIATELY.
12. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
13. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–THIRD THE HEIGHT OF THE BARRIER.
14. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES.
15. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER) CHAPTER 6.
16. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS A POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
17. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
18. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
19. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION SILT SCREENS, HAY BALES, AND GRASSINGS. ALL THE FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
20. ALL DEWATERING EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
21. THIS PLAN INDICATES MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL EROSION AND SEDIMENTATION CONTROLS.
22. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER D.E.P. INQUIRIES RELATIVE TO COMPLIANCE OF D.E.P. FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
23. WHERE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) SPECIFICATIONS AND INDEX ARE REFERENCED, PLEASE REFER TO (F.D.O.T.) ROADWAY AND TRAFFIC DESIGN STANDARDS AND (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

OTHER CONTROLS:

1. WASTE MATERIALS: ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT AND IS RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
2. HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY–TO–DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
3. SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH THE STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER SYSTEMS.
4. OFFSITE VEHICLE TRACKING: A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED.



CHAIN LINK FENCE MATERIAL SPECIFICATION:

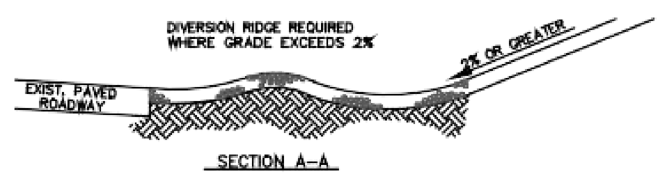
CHAIN LINK: 6' HG. x 2 3/8" DIAMOND x 11.5 GAUGE KK
TIES: 12ga x 7 STEEL, 4 PER POST
LINE POST SPACING: 10'
LINE POST: 1 5/8" x 8' GATE POST, WALL THICKNESS .080
BRACE POST: 1 5/8" x 8' GATE POST, WALL THICKNESS .095

GATE MATERIAL SPECIFICATION:

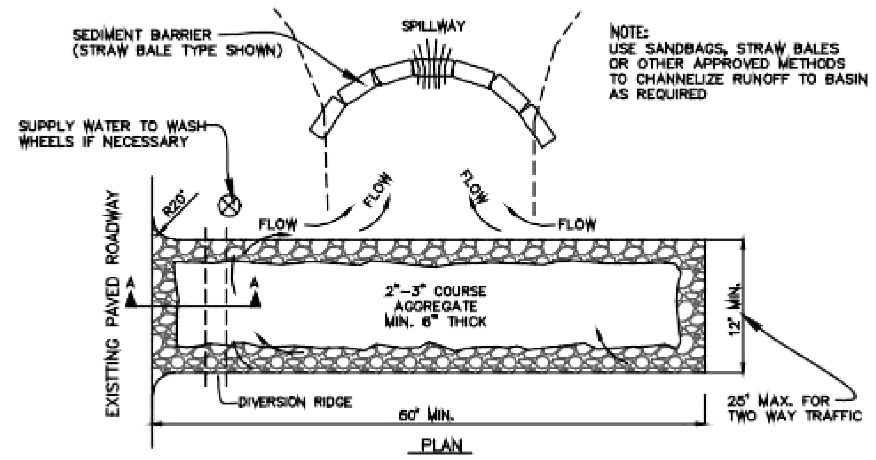
GATE FRAME: 1 3/8", WALL THICKNESS .065
CHAIN LINK: 6' HIGH x 2 3/8" DIAMOND x 11.5 GAUGE KK
MALE HINGES: 2.0" x 1 1/8" WIDE x 1/8" THICK HEAVY DUTY STEEL
FEMALE HINGE: 1 3/8" x 1/8" THICK HEAVY DUTY STEEL
GATE POST: 2.5" x 8' GATE POST, WALL THICKNESS .095

CONSTRUCTION FENCE SCREEN	
PROPERTIES	
COLOR	GREEN, BLACK, BROWN, BEIGE, ROYAL BLUE
MATERIAL COMPOSITION	KNITTED HDPE HIGH DENSITY POLYETHYLENE
FILAMENT STRENGTH	50 LBS. PER FT.
MATERIAL BREAK STRENGTH	500 LBS. PER FT.
MATERIAL WEIGHT	145 GRAMS PER SQ. METER
CRYSTALLINE MELT POINT	133 DEGREES C
COMPOSITION OF UV INHIBITOR	1.5% AMPLAS GM11621/1.5% EQUASTER GM106000
SHADE VALUE	88%
FLAMMABILITY POINT	384 DEGREES C

TYPICAL DETAIL
TEMPORARY CONSTRUCTION CHAIN LINK FENCE
N.T.S.



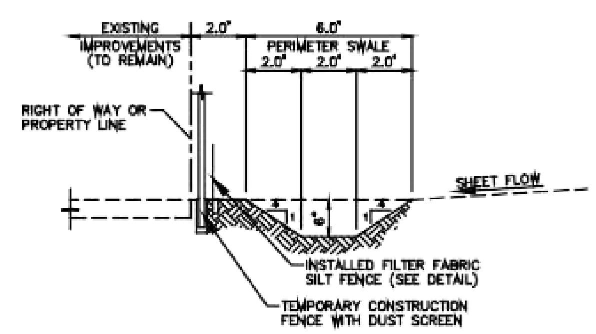
SECTION A–A



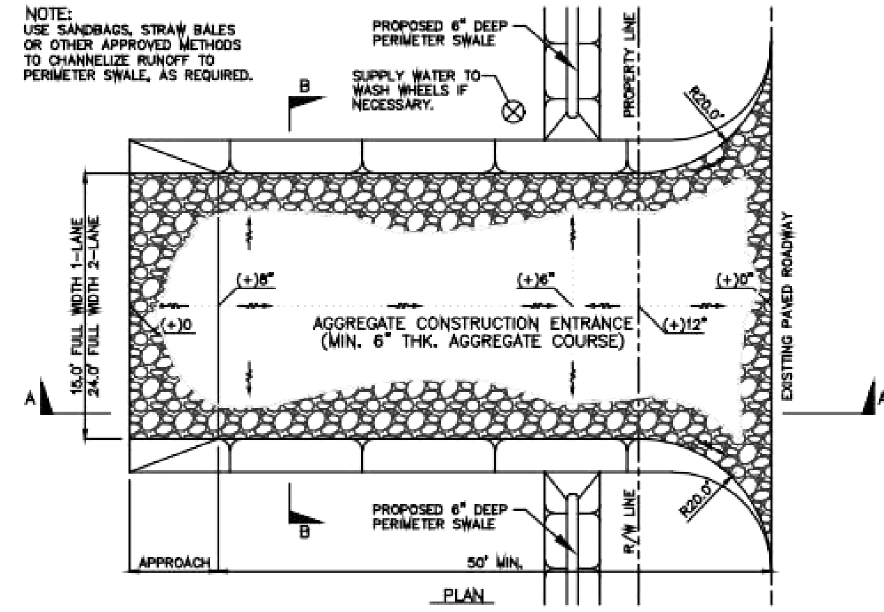
PLAN

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/ OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

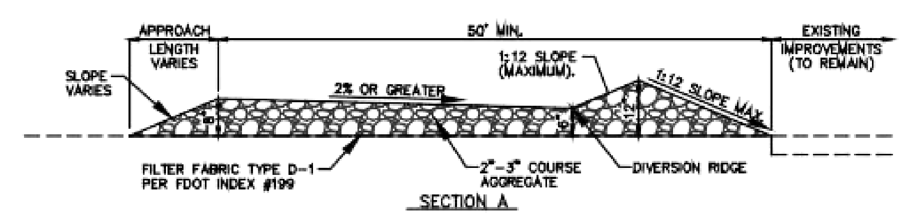
TYPICAL DETAIL
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



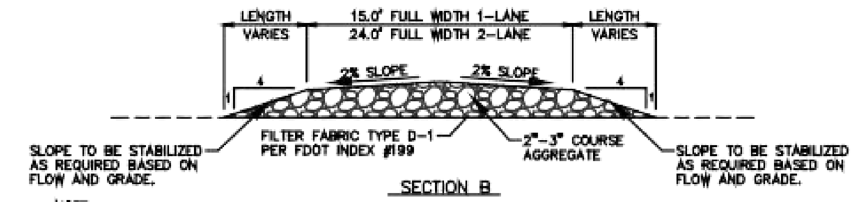
TYPICAL DETAIL
EROSION PROTECTION
N.T.S.



PLAN



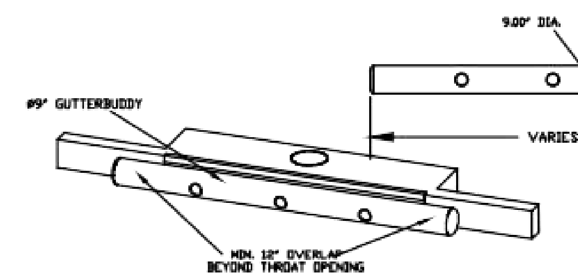
SECTION A



SECTION B

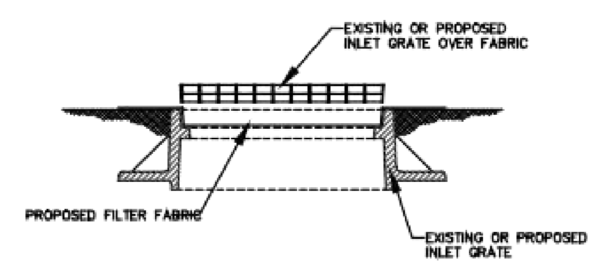
NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/ OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TYPICAL DETAIL
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

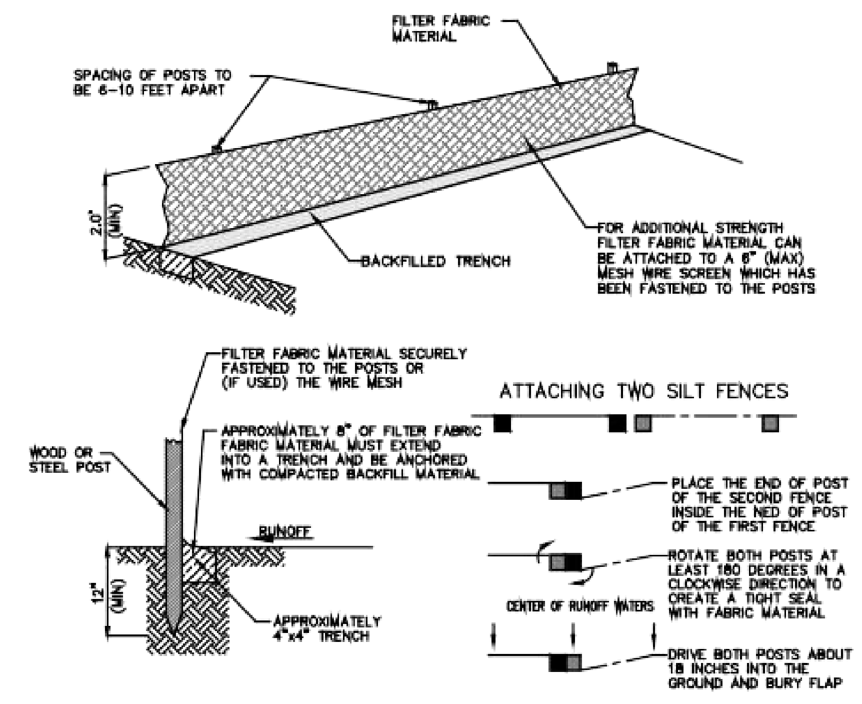


GUTTERBUDDY SIZES	
DIAMETER	LENGTH
9"	4'
9"	6'
9"	8'
9"	10'
9"	12'
9"	14'
9"	16'

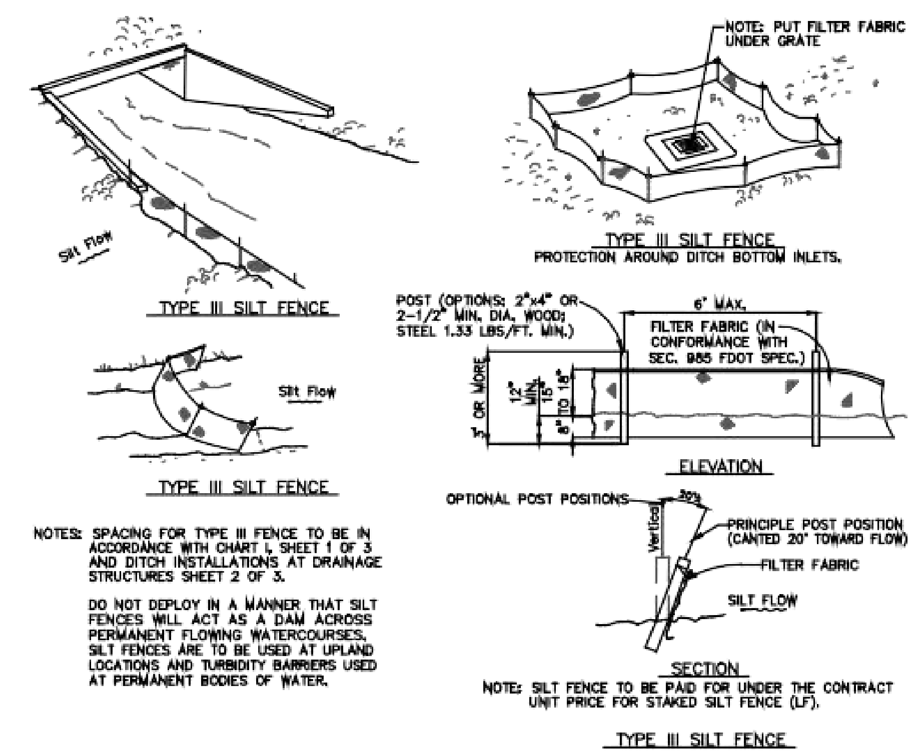
TYPICAL DETAIL
GUTTERBUDDY INSTALLATION
N.T.S.



TYPICAL DETAIL
FILTER FABRIC INSTALLATION
N.T.S.

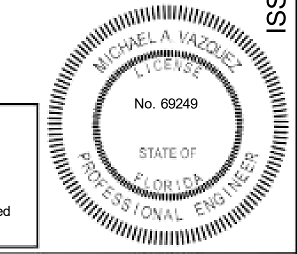


TYPICAL DETAIL
INSTALLING A FILTER FABRIC SILT FENCE
N.T.S.



TYPICAL DETAIL
SILT FENCE APPLICATION
N.T.S.

ISSUED FOR SCHEMATIC DESIGN 07/08/2022



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No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th, Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:19 PM
Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Stormwater Pollution Prevention Details

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C5

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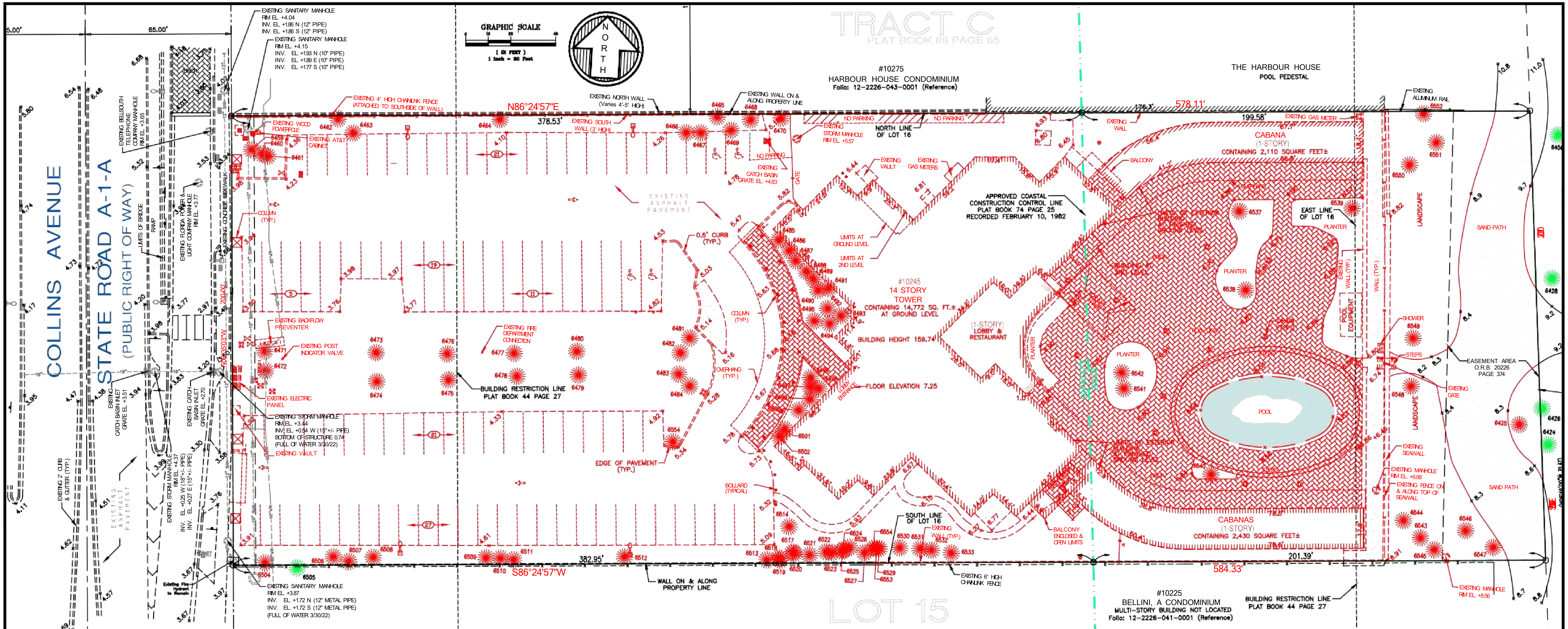

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MICHAEL A. VAZQUEZ
LICENSE
No. 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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Drawn By: REP
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Date Plotted: 8/12/2022 2:19 PM

Cad. No.: 220177CP
Scale: 1" = 20'
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Demolition Plan

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C6

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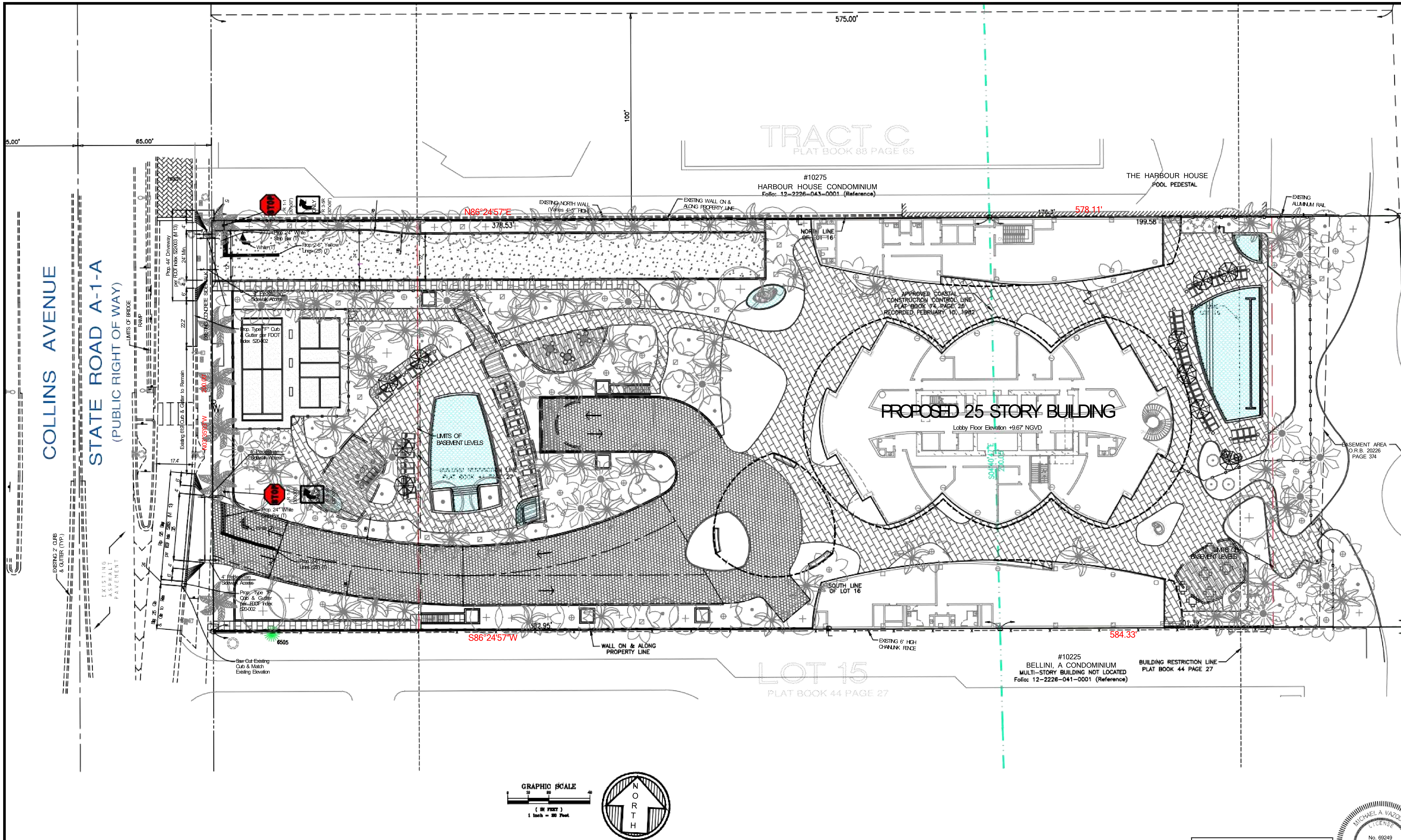

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MICHAEL A. VAZQUEZ LICENSE No. 69249 STATE OF FLORIDA PROFESSIONAL ENGINEER

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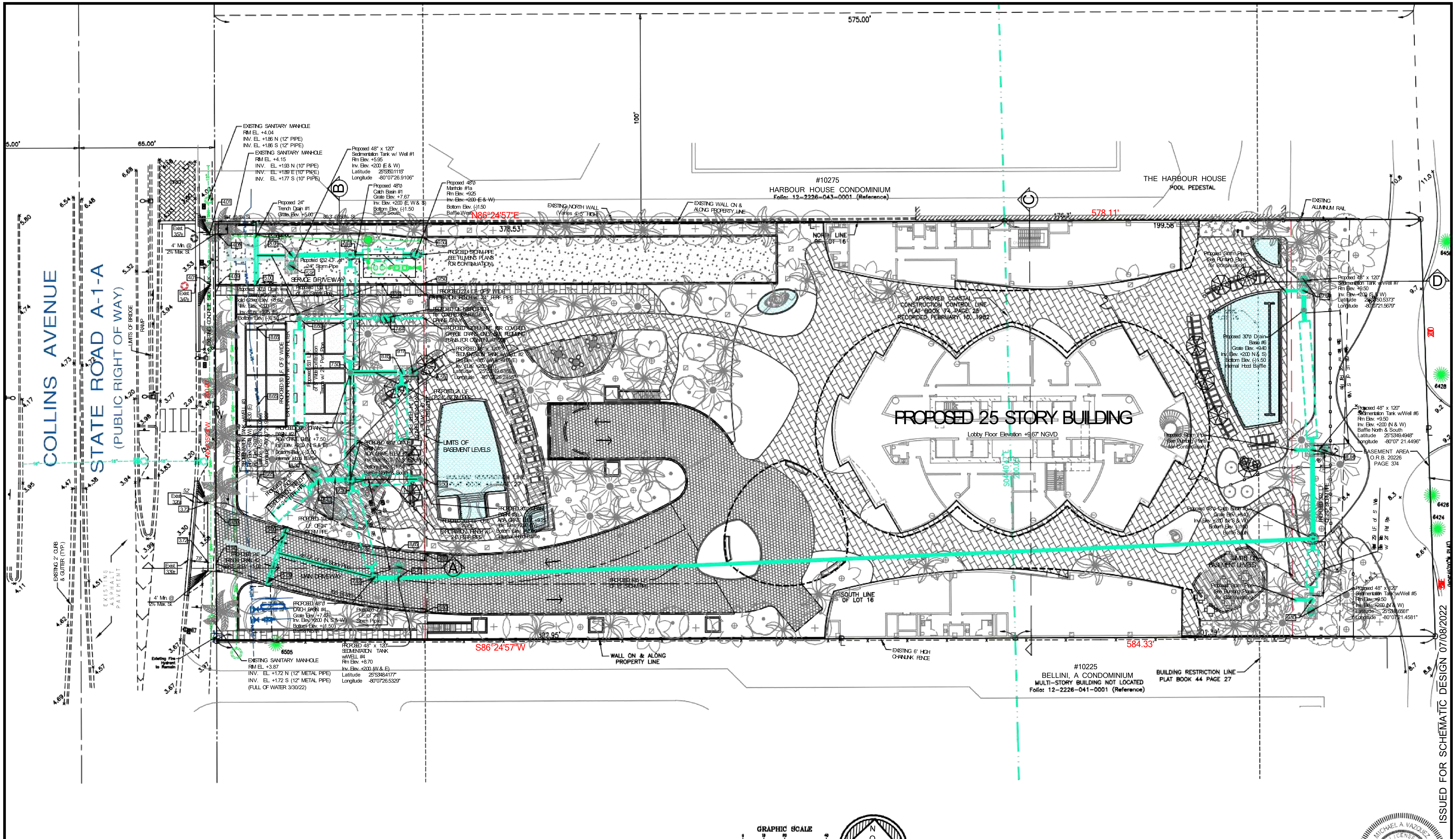
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Driveway Marking & Signage Plan

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C7



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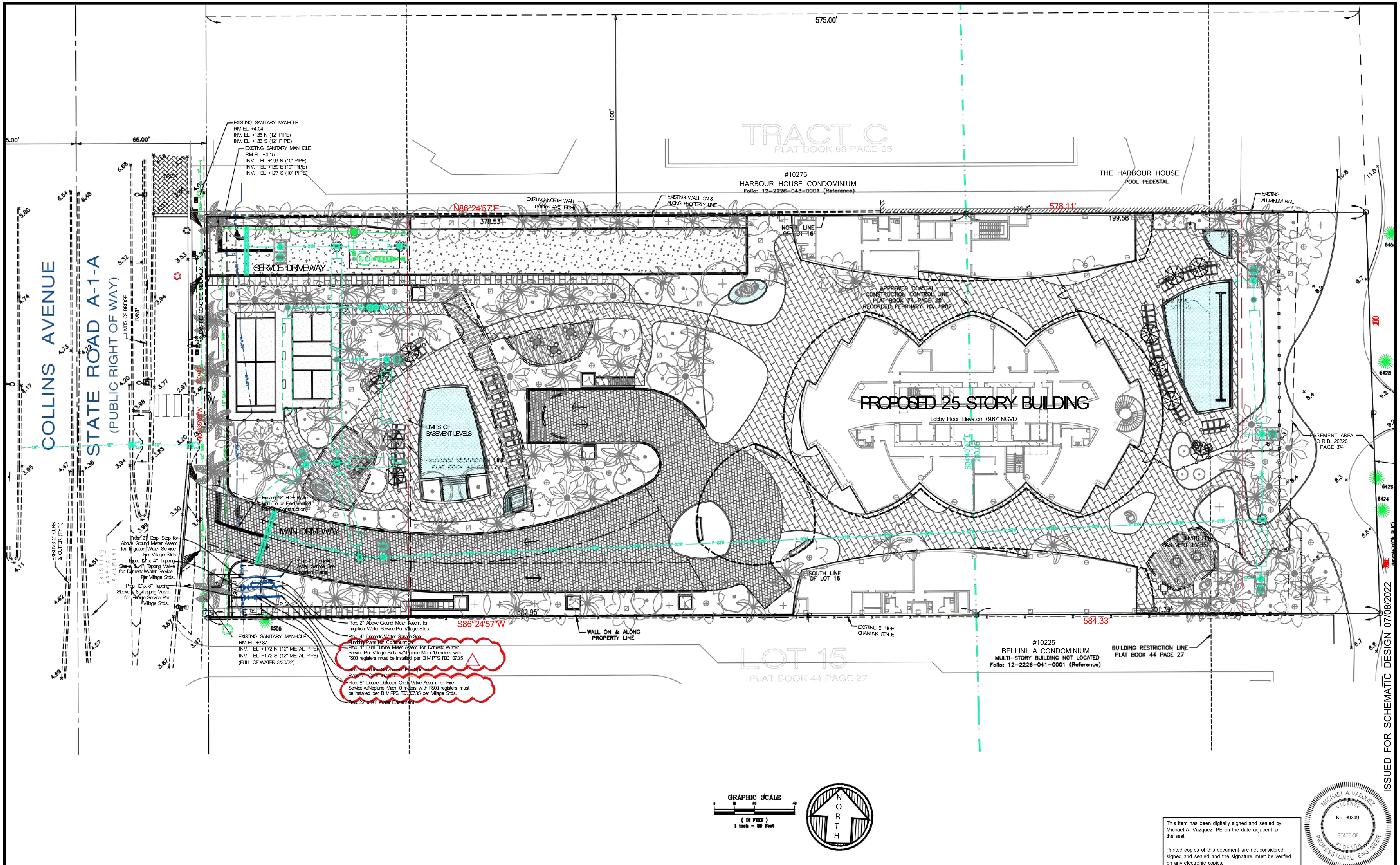
Cad. No.: 220177CP
Scale: 1" = 20'
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Paving, Grading & Drainage Plan

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C8



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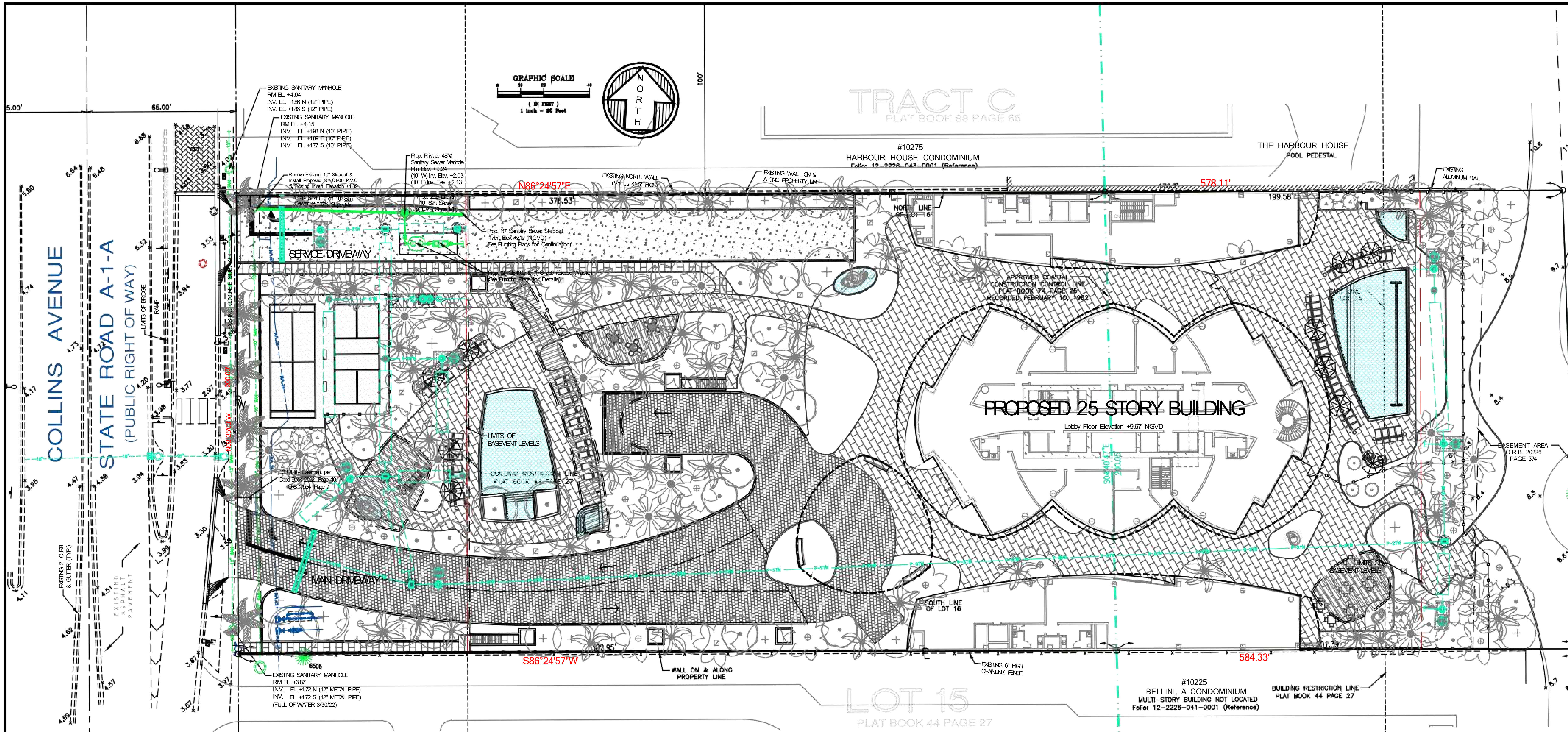
Scale: 1" = 20'
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Water Plan

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C9



ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Sewer Plan

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C10

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GENERAL NOTES & SPECIFICATIONS FOR WATER MAIN INSTALLATIONS

1. All materials and construction under this project shall be in strict accordance with the requirements of the Bal Harbour Village Parks and Public Spaces (BHV) and/or Miami-Dade County Public Works Department (MDCPWD) and/or the Florida Department of Transportation (FDOT) and shall conform to the standards and specifications available and on file with the department. As a minimum requirement, the standards of the AWWA shall apply.

2. Minimum cover over water mains shall be 3'-0" unless specific written exception is issued or required by an authorized representative of BHV.

3. Detector tape shall be installed 18" above the centerline of water mains and services.

4. All water main line valves shall be installed complete with 10' riser pipes and No. 3 valve boxes. Fire hydrants and service valves shall be installed complete with 8' riser pipes and No. 2 valve boxes.

5. All water meters up to 2" will be installed by department personnel providing the appropriate charges have been pre-paid. Provision of service pipes, backflow preventers, valves and meter or pits will be in accordance with construction plans and specifications approved by BHV.

6. Fire hydrant requirements (number and location) shall be as required by the Miami-Dade County Fire Department or the appropriate fire agency with installations in accordance with BHV standards.

7. Contractor MUST call the BHV Inspection Division and all other applicable permitting agencies to arrange for a Pre-Construction Meeting at least 72 hours prior to proposed start of construction.

8. BHV personnel will inspect all facilities approved by the Engineering Department. All other requirements of the permitting agency shall be in accordance with their standards and requirements.

9. Work performed under this project will not be considered as complete until final acceptance of the system by the department and until the following documents are received and approved by BHV:

* Easements, if required (whether by deed or plat suitably recorded)
* Contractor's Waiver and Release of Lien
* Absolute Bill of Sale
* Contractor's Letter of Warranty (i.e. Letter Agreement)
* Contractor's Maintenance Bond (for 1 year)
* As-Built 3 mil mylar 24" x 36" showing specific locations, depths, etc. of all water facilities as located by a licensed surveyor, along with two (2) prints of the "As-Built" which have been signed and sealed by a registered surveyor or Engineer of record and endorsed by the Contractor in accordance with BHV standards.

10. All wet connections from existing BHV mains to be inspected by BHV forces prior to backfill.

11. The Contractor shall be responsible for verifying all locations, dimensions, elevations and the locations of all underground structures and utilities prior to the start of construction. The locations shown on the plans are not guaranteed accurate or correct by the various utility companies.

12. Thrust blocks shall be provided at all bends, tees, and plugs in accordance with BHV standard details.

13. All new fittings at reaction points shall be fitted with megalug retainer glands or approved equal, meeting BHV requirements. All valves are to be restrained with retainer glands.

14. Pipe installation, cleaning, flushing, testing, and disinfecting, as per BHV and State of Florida Department of Environmental Protection (FDEP) Standards for the installation of water mains by customer donation projects.

15. Preliminary cleaning of all water mains 12" and larger to be accomplished by use of a poly-pig per BHV standards.

16. The Contractor is responsible for the cost of inspections for any construction activities occurring outside normal working hours (8:00 a.m. to 5:00 p.m.) weekends and holidays. Arrangements for inspections outside normal working hours must be made a minimum of 48 hours in advance of the construction activity.

17. All trenches to be over-excavated a minimum of 6" to provide for installation of rock bedding in accordance with BHV Standards.

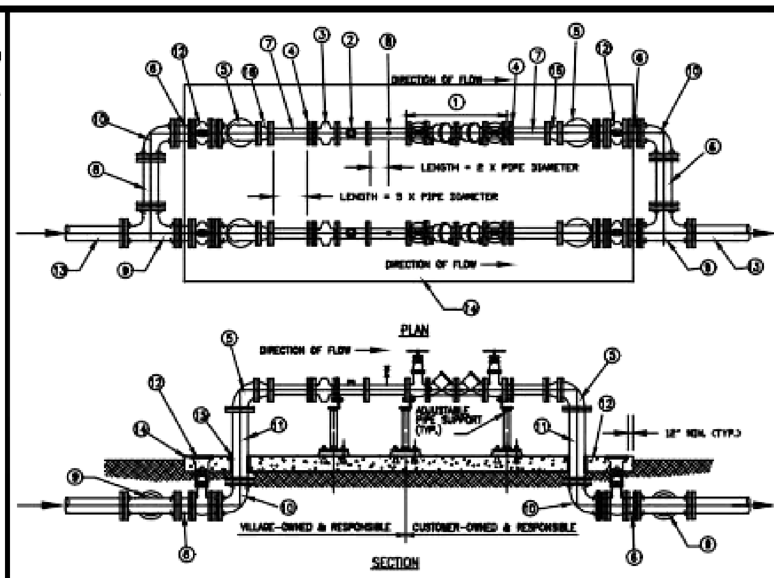
18. Surface restoration, pavement replacement, sidewalk replacement, trench backfilling and compaction shall comply with the applicable current BHV, MDCPWD and FDOT Standards.

19. All gate valves to be resilient seat per AWWA-C509.

20. Where field conditions require, as determined by BHV, the water main shall be polyethylene encased in accordance with AWWA-C105.

21. The Engineer of Record shall be responsible for providing BHV with DOH Letter of Clearance to Place a Public Drinking Water Facility into Service. The Engineer of record shall provide BHV with a signed and sealed pressure test report certifying pressure test results.

BHV WATER
Bal Harbour Village Parks and Public Spaces
POTABLE WATER MAINS
GENERAL NOTES
Date | Revisions | Appr. by | Scale: N.T.S.



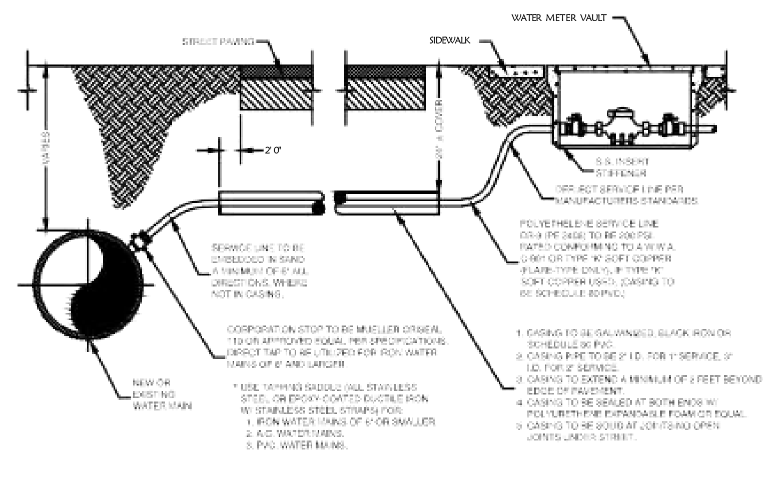
PIPING DESIGNATION:

1. BHV APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY
2. METER (SENSUS TURBINE METER) (FLG X FLG) (SEE NOTE 17) TO BE SUPPLIED BY CONTRACTOR
4. RESTRAINED FLANGE ADAPTER, 2100 SERIES BY EBAA IRON SALES, INC.
5. 90 BEND (FLG X FLG)
6. DIP SPOOL PIECE (PE X PE) LENGTH AS REQUIRED
7. DIP SPOOL PIECE (FLG X PE) LENGTH AS REQUIRED
8. 12" LONG DIP SPOOL PIECE (FLG X FLG) WITH 2" TAP FOR BLOW-OFF (2" X 4" NIPPLE W/2" BALL VALVE & PLUG)
9. TEE (MJ X MJ) DIP, RESTRAINED.
10. 90° BEND (MJ X MJ) DIP, RESTRAINED.
11. DIP SPOOL PIECE (FLG X PE) LENGTH AS REQUIRED
12. RESILIENT SEAT GATE VALVE (MJ X MJ) WITH SQUARE NUT, VALVE BOX & COVER
13. CLASS 250 DIP, RESTRAINED AS REQUIRED.
14. 4" THK. CONC. SLAB
15. WRAP PIPE
16. ...
17. NEPTUNE MACH 10 METERS WITH R900I REGISTERS MUST BE INSTALLED PER BHV PPS. FBC 107.3.5

GENERAL NOTES:

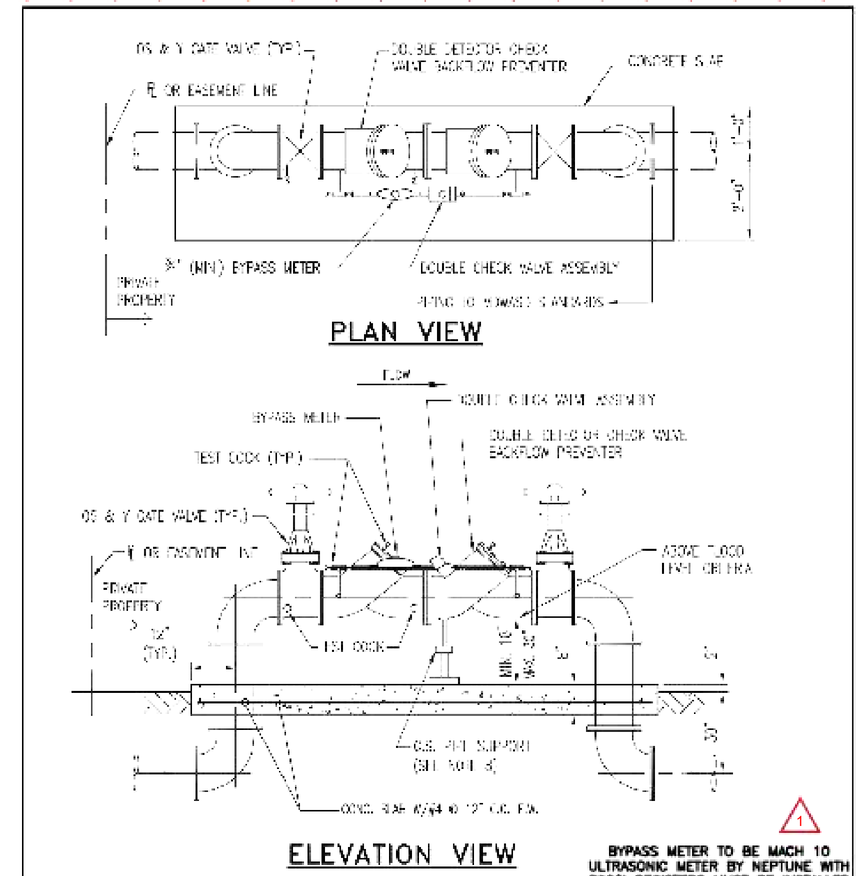
A. THE ASSEMBLY MUST BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
B. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF SOUTHERN CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
C. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AND BE APPROVED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
D. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY BAL HARBOUR VILLAGE PARKS AND PUBLIC SPACES. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
E. GUARDPOSTS OR PROTECTIVE ENCLOSURE ARE REQUIRED DEPENDING ON SITE CONDITIONS.
F. ALL ABOVE-GROUND PIPING TO BE FLANGED.
G. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
H. SIZE OF METER AND PIPING SHALL BE DETERMINED BY THE PROJECT ENGINEER OF RECORD.
I. BOTH METERS SHALL BE OF THE SAME SIZE AND SHALL BE EQUAL OR (MAXIMUM) ONE SIZE SMALLER THAN THE SERVICE LINE.

BHV WATER
BAL HARBOUR VILLAGE PARKS AND PUBLIC SPACES
ABOVE-GROUND METER & BACKFLOW INSTALLATION FOR METERS 3" AND LARGER
Date | Revisions | By | Scale: N.T.S. | Fig: 364



NOTE:

BAL HARBOUR VILLAGE
PARKS AND PUBLIC SPACES
TYPICAL WATER SERVICE CONNECTION
Date | Revisions | Appr. by | Scale: N.T.S. | Fig: 350-M

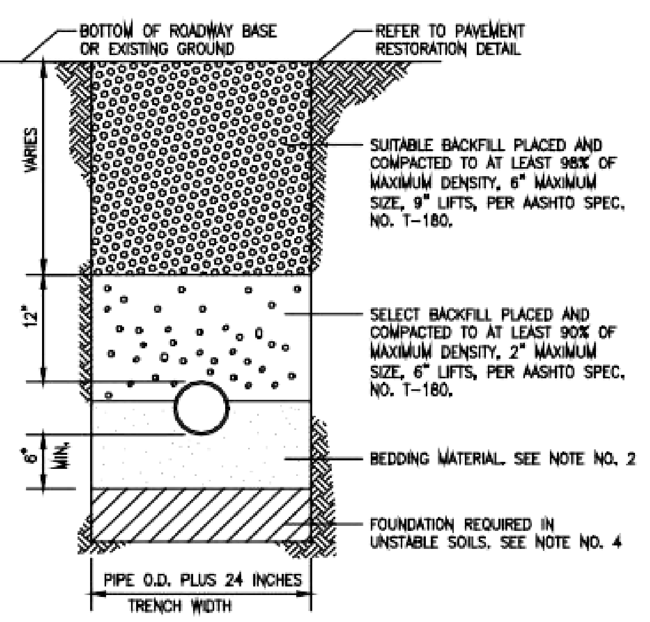


BYPASS METER TO BE MACH 10 ULTRASONIC METER BY NEPTUNE WITH R900I REGISTERS MUST BE INSTALLED PER BHV PPS. FBC 107.3.5

NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS"

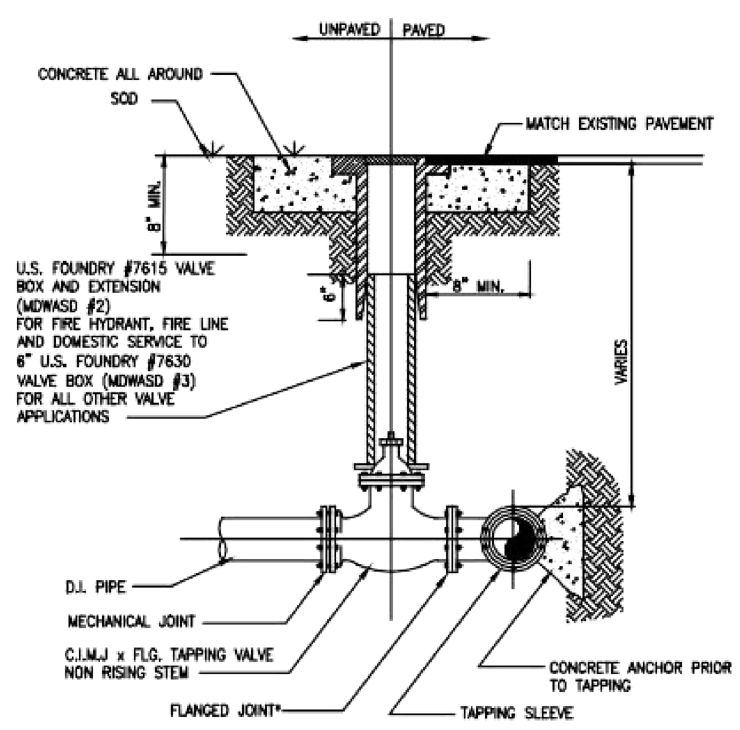
MIAMI-DADE COUNTY
STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE
WS 4.20
SHEET 2 OF 4



NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8" - 7/8"), COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATION.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED, COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. NO. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE, 6" LIFTS. EXTEND EXCAVATION UNTIL A SUITABLE MATERIAL IS FOUND.
5. IN A LOW PRESSURE SEWER SYSTEM USE SAND OR 1/4" RICE ROCK FOR SELECT BEDDING AND 12" SELECT BACKFILL MATERIAL AS SHOWN ABOVE. MINIMUM 36" OF COVER.

BAL HARBOUR VILLAGE
PARKS AND PUBLIC SPACES
TYPICAL TRENCH BACKFILL
Revisions | Appr. by | Scale: N.T.S. | Fig: 250-M



NOTES

1. DUCTILE IRON M.J. TAPPING SLEEVES SHALL BE USED FOR C.I OR D.I PIPE, WHEN MAKING A FULL DIAMETER TAP. WHERE THE TAP IS LESS THAN THE DIAMETER OF THE EXISTING MAIN, A STAINLESS STEEL SLEEVE MAY BE USED.
2. TAP SLEEVE TO BE ROMAC STAINLESS STEEL STYLE (SST) OR JCM 432 FOR A.C OR PLASTIC PIPE.
3. WHEN TAPPING INTO A FORCE MAIN, AFTER COMPLETION OF THE TAPPING OPERATION, A PLUG VALVE SHALL BE INSTALLED AFTER THE TAPPING VALVE.

BAL HARBOUR VILLAGE
PARKS AND PUBLIC SPACES
TYPICAL TAPPING VALVE SETTING (16" AND SMALLER)
Date | Revisions | Appr. by | Scale: N.T.S. | Fig: 284

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	23	30	36	42	53	63	73	86	97
45° BEND	10	12	15	17	22	26	30	36	40
22-1/2° BEND	5	6	7	8	11	26	30	36	19
11-1/4° BEND	2	3	4	4	5	6	7	8	10
PLUG, BRANCH OF TEE OR DEAD END	23	30	36	42	53	63	73	86	97

NOTES:

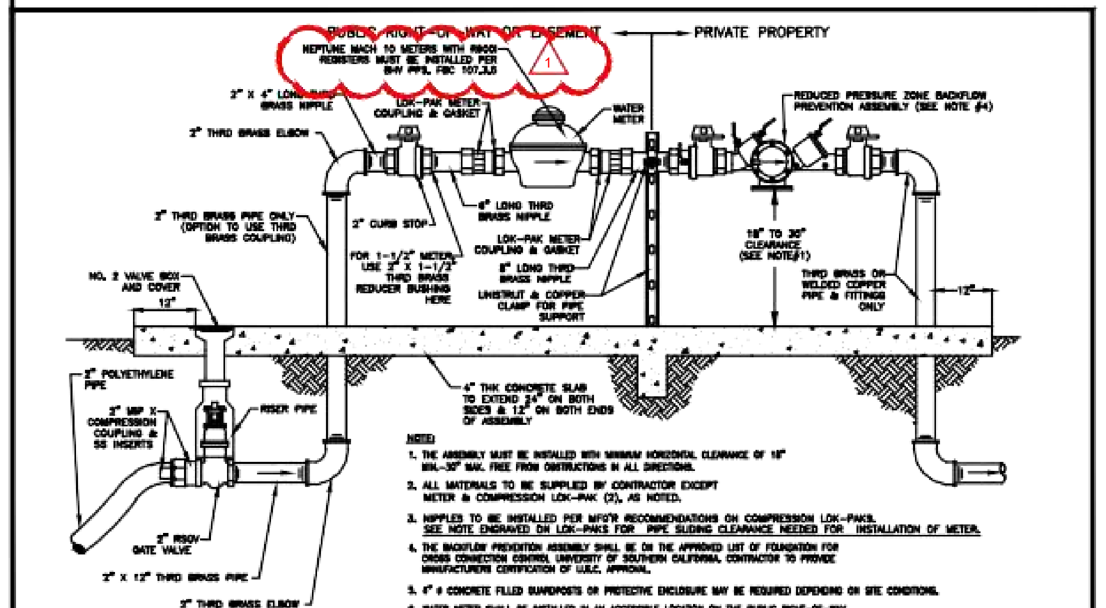
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

   WORKING PRESSURE: 150 P.S.I.*
   SOIL CONDITIONS: SAND / SILT *
   MINIMUM COVER: 3 FT. *

   ENGINEER OF RECORD SHALL CONFIRM ACTUAL LAYING CONDITIONS AND INCREASE RESTRAINED LENGTHS AS REQUIRED.
5. FOR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR 1.5.
6. ALL FITTINGS AND PIPE JOINTS 6" OR SMALLER MAY BE RESTRAINED USING THRUST BLOCKS. ALL OTHERS MUST BE RESTRAINED AS FOLLOWS:

JOINT	RESTRAINT
PUSH-ON PVC	EBAA IRON SERIES 2800 HARNESS
PUSH-ON DIP	TR-FLEX BY U.S. PIPE OR FLEX RING BY AMERICAN
FITTINGS WITH DIP	EBAA IRON SERIES 1100 MEGALUG
FITTINGS WITH PVC	EBAA IRON SERIES 2000 MEGALUG

BAL HARBOUR VILLAGE
PARKS AND PUBLIC SPACES
RESTRAINED PIPE DETAIL
Date | Revisions | Appr. by | Scale: N.T.S. | Fig: 240



BAL HARBOUR VILLAGE
PARKS AND PUBLIC SPACES
TYPICAL 1 1/2" & 2" SERVICE & ABOVE GROUND METER-BACKFLOW INSTALLATION
Date | Revisions | Approved by | Scale: N.T.S. | Fig: 364a

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

This item has been digitally signed and sealed by Michael A. Vazquez, PE on the date adjacent to the seal.

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

MICHAEL A. VAZQUEZ
LICENSE
No. 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:20 PM
Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Water & Sewer Details

Date: 03/23/2022
Dwg. No. 3022-006
Sheet d11

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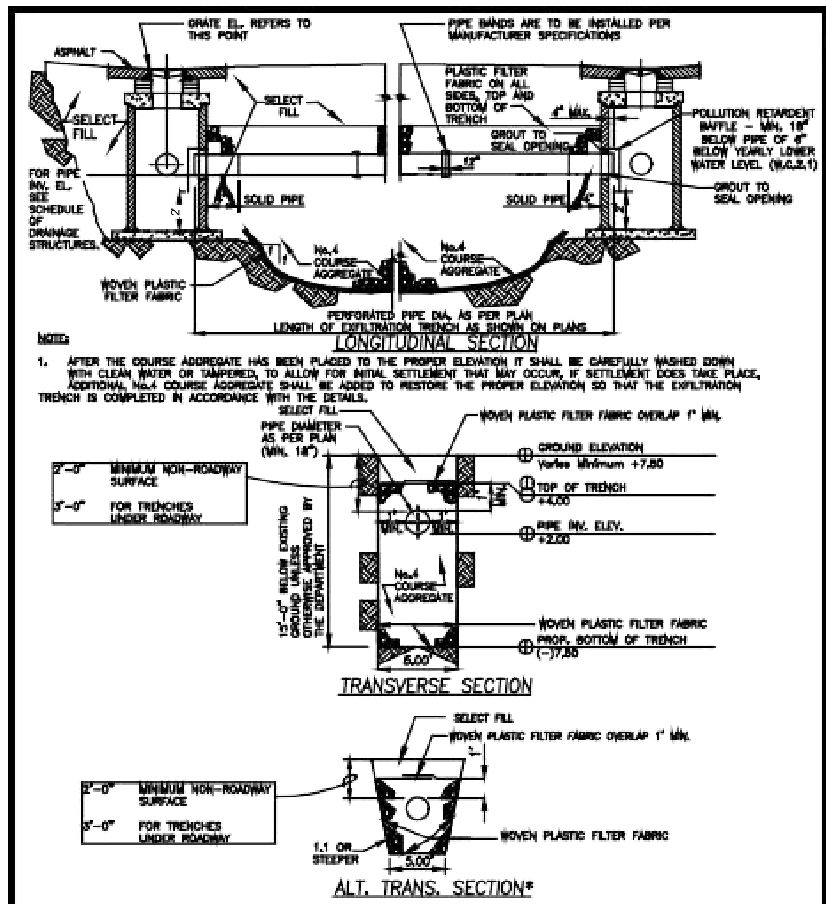


NOTE:

1. AFTER THE COURSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR, IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COURSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.80 SEC AND FLOW RATE GREATER OR EQUAL TO 80 gal/min.
2. MAXIMUM EXFILTRATION WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/lf.

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

NOTES — CONTINUED

3. The minimum pipe diameter for drainage system within the roadway right-of-way shall be 18 inches. 15 inch pipe may be used in private roadways.
4. No trees to be planted within 5 feet of the edge of the trench.
5. Type "P" S.D. 2.6 structure is recommended for small drainage areas less than 0.2 acre per catch basin.
6. Type "J" S.D. 2.6 structure is recommended for areas larger than 0.2 acre
7. All inverts of perforated pipes to be at mean high October water table W.C. 2.2
8. Pipes can be allowed below mean high October water table due to utility conflicts or in order to provide the required minimum cover.
9. Neoprene gasket required for baffles on all contact edges mounted on wall.
10. Oil and grease baffle is required for all drainage structures preceding an outfall or exfiltration trenches. In projects located in wellfield protection areas, road intersections with traffic lights, and large parking lots which include 15 parking spaces or more.
11. Oil and grease baffle may be waved in suburban residential areas.

GENERAL NOTES FOR PIPE CULVERTS

Contractor has the option of installing any pipe meeting the requirements of Section 443-2 of the FDOT Standard Specifications for road and bridge construction as long as the manufacturer is listed. At the time of pipe installation, in FDOT's list of producers with accepted quality control programs. Pipes with less than a 100-year certification cannot be used on section line, half section line, collector roadways, and arterials. 50-year pipe certification required for all other minor/local roadways.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (Inches)	OUTER SHELL No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	LINER No. of 5/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	160
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:

Perforations shall be uniformly spaced around the full periphery of the pipe to within 4" of each end of each length of pipe. The number of perforations per linear foot of pipe and the diameter of the perforations shall be as shown on the above table.

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2

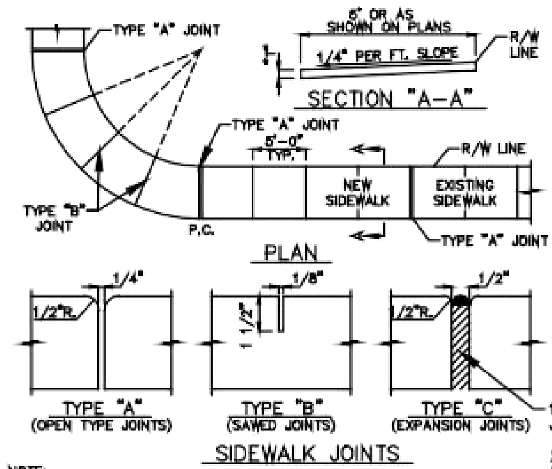


TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXIST. AND NEW SIDEWALKS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	*WHERE SIDEWALK ABUTS CONC. CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

NOTE: ALL SIDEWALKS SHALL BE 5 FEET WIDE MINIMUM IN PUBLIC RIGHT OF WAY.

TABLE OF SIDEWALK THICKNESS - "T"

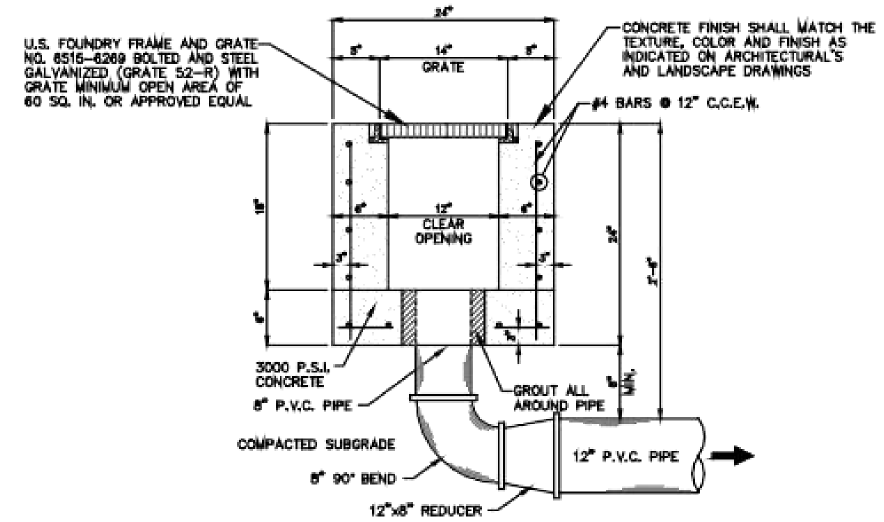
LOCATION	"T"
RESIDENTIAL AREAS	4"
● DRIVEWAYS & OTHER AREAS	6"

* AT THE DISCRETION OF THE ENGINEER

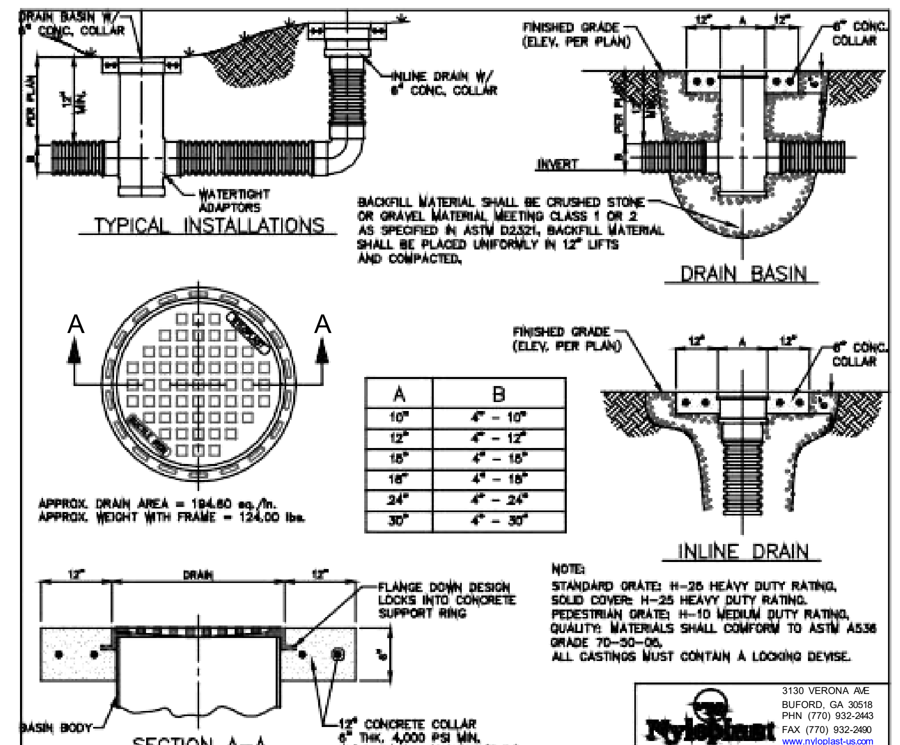
NOTE:
6" THK. CONC. SIDEWALKS SHALL BE CONSTRUCTED OVER A 6" LIMEROCK BASE, (L.B.R. 100) PRIMED, COMPACTED TO 98% DENSITY AND 12" STABILIZED SUBGRADE, (L.B.R. 40) COMPACTED TO 98% PER AASHTO T-180

SUBGRADE NOTE:
6" OF COMPACTED SUBGRADE TO A MINIMUM OF 98% OF AASHTO T-99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE WHERE RIGHT OF WAY AND CONDITIONS ALLOW.

TYPICAL DETAIL
SIDEWALK CONSTRUCTION
N.T.S.



TYPICAL DETAIL
CONCRETE TRENCH DRAIN
N.T.S.

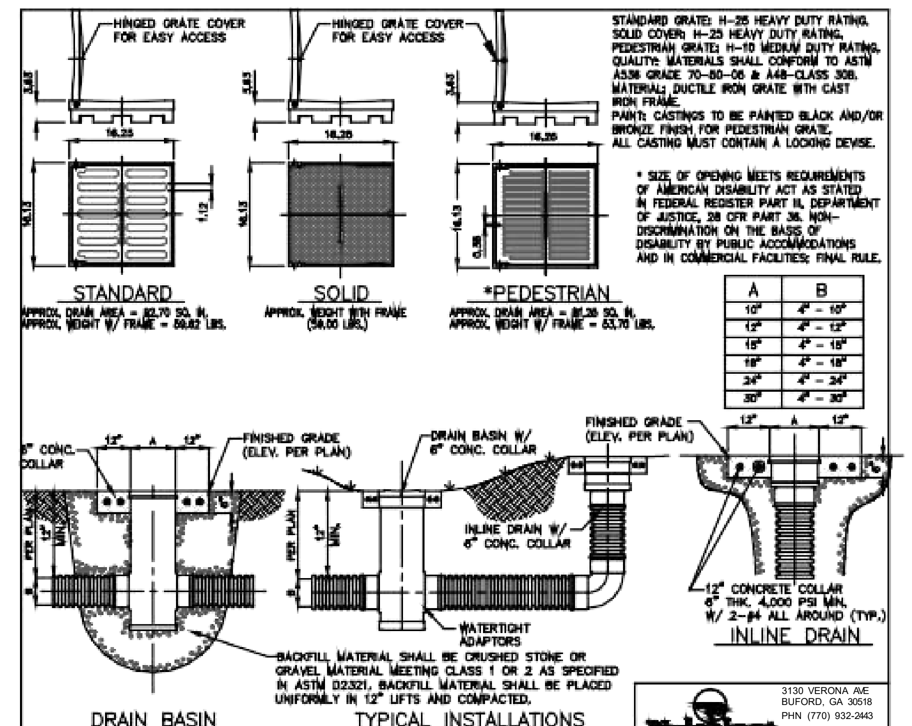


A	B
10"	4" - 10"
12"	4" - 12"
15"	4" - 15"
18"	4" - 18"
24"	4" - 24"
30"	4" - 30"

APPROX. DRAIN AREA = 194.60 sq./in.
APPROX. WEIGHT WITH FRAME = 124.00 lbs.

NOTE:
STANDARD GRATE: H-20 HEAVY DUTY RATING.
SOLID COVER: H-20 HEAVY DUTY RATING.
PEDESTRIAN GRATE: H-10 MEDIUM DUTY RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
ALL CASTINGS MUST CONTAIN A LOCKING DEVISE.

Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE 18 - 30 IN TYPICAL INSTALLATION
DWG NO. REV
OR APPROVED EQUAL

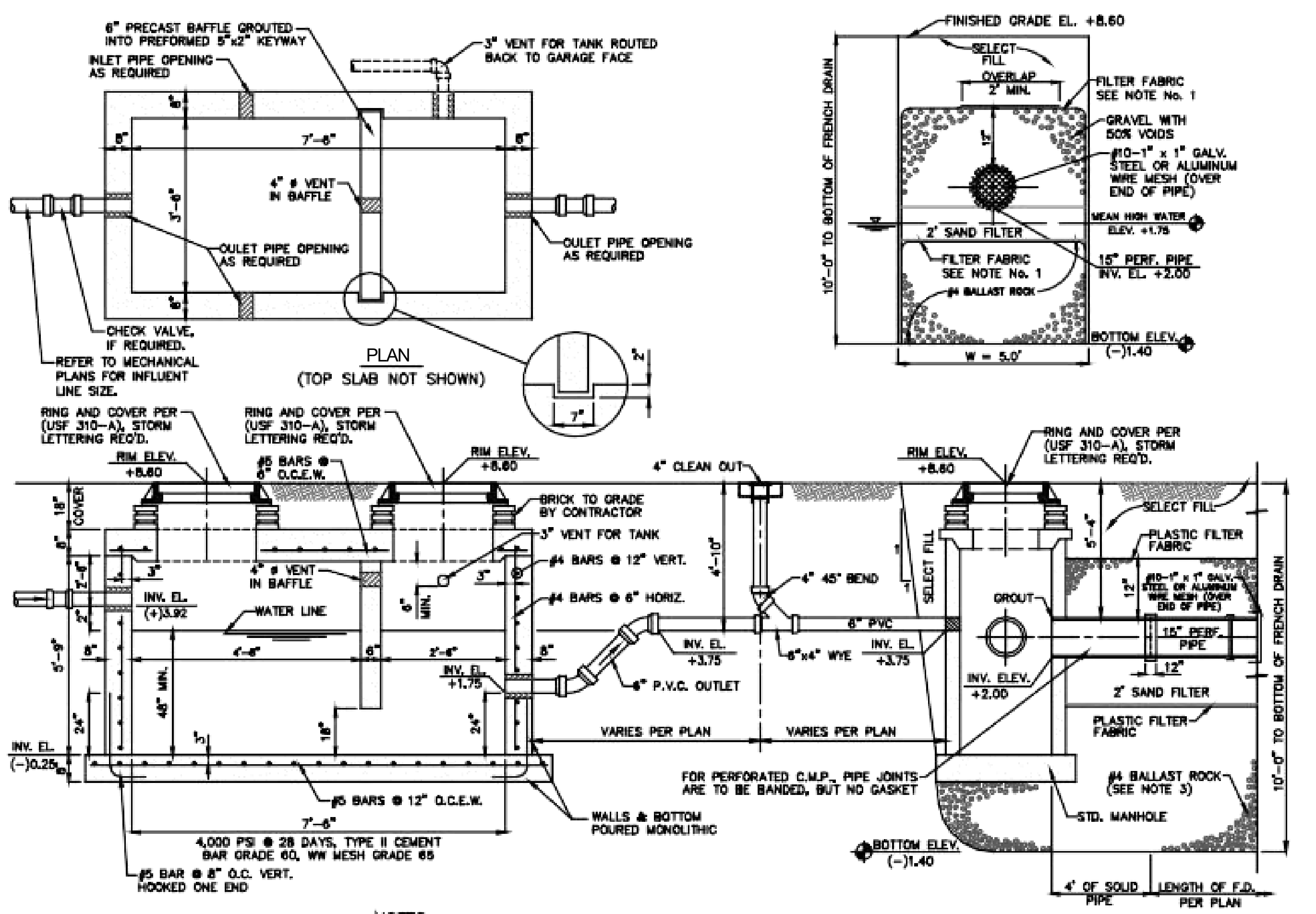


STANDARD GRATE: H-20 HEAVY DUTY RATING.
SOLID COVER: H-20 HEAVY DUTY RATING.
PEDESTRIAN GRATE: H-10 MEDIUM DUTY RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE WITH CAST IRON FRAME.
PAINT: CASTINGS TO BE PAINTED BLACK AND/OR BRONZE FINISH FOR PEDESTRIAN GRATE.
ALL CASTING MUST CONTAIN A LOCKING DEVISE.

* SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36. NON-DISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES; FINAL RULE.

A	B
10"	4" - 10"
12"	4" - 12"
15"	4" - 15"
18"	4" - 18"
24"	4" - 24"
30"	4" - 30"

Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE 12 - 15 IN TYPICAL INSTALLATION
DWG NO. REV
OR APPROVED EQUAL

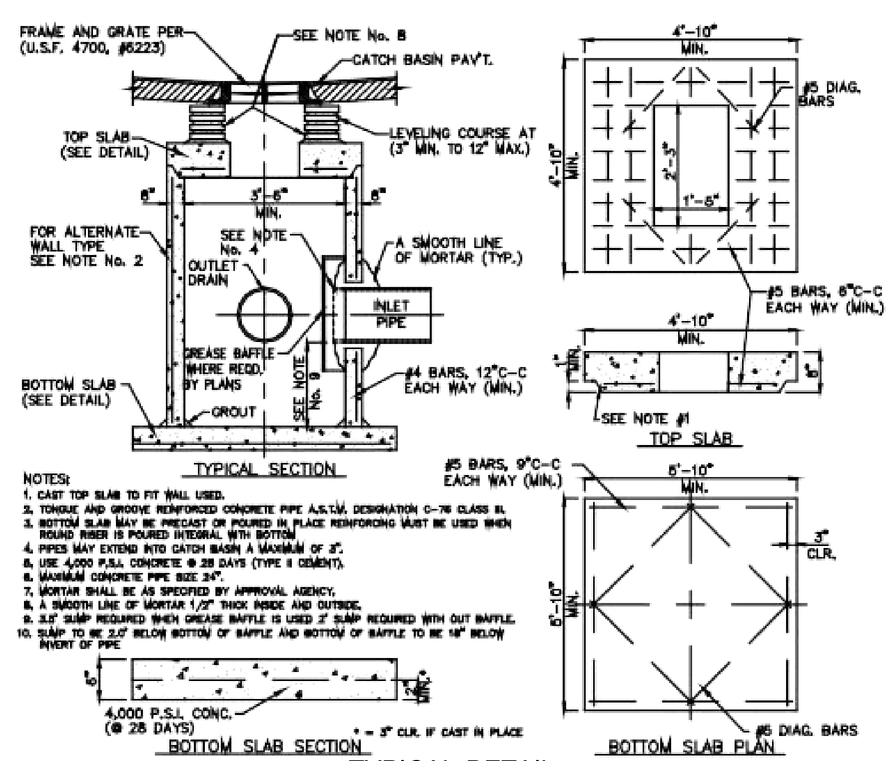


NOTES:
(MIN. OF 750 GALLONS) CONSTRUCTION OF OIL INTERCEPTOR SHALL MEET THE FLORIDA BUILDING CODE DESIGN CONSTRUCTION AND SPECIFICATIONS.

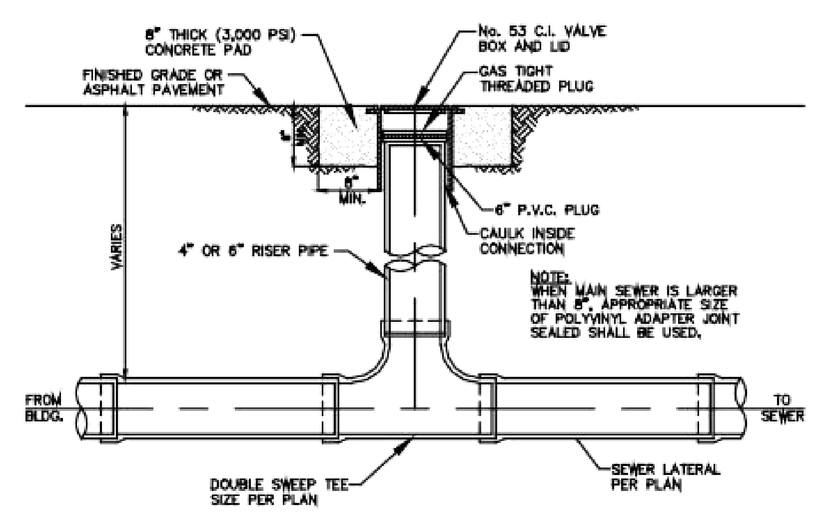
NOTES

1. NON-WOVEN PLASTIC FILTER FABRIC PER F.D.O.T. STANDARD INDEX #199 (TYPE D-3 FOR FRENCH DRAIN) SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH. SHOP SPECS. AND A SAMPLE OF THE MATERIAL SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING THE FABRIC.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE AT ELEV. (-)1.40 N.G.V.D. UNLESS OTHERWISE SHOWN
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR, IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

TYPICAL SECTION
OIL INTERCEPTOR and EXFILTRATION TRENCH DETAIL
N.T.S.



TYPICAL DETAIL
PRECAST CATCH BASIN
N.T.S.



TYPICAL DETAIL
TWO WAY CLEAN-OUT
N.T.S.

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

This item has been digitally signed and sealed by Michael A. Vazquez, PE on the date adjacent to the seal.

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

MICHAEL A. VAZQUEZ LICENSE No. 69249 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP | Ref. Dwg.: 2019-0104-NGVD | Date Plotted: 8/12/2022 2:20 PM
Cad. No.: 220177CP | Scale: As Shown | Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Paving and Drainage Details

Date 03/23/2022 | Dwg. No. 3022-006 | Sheet C12

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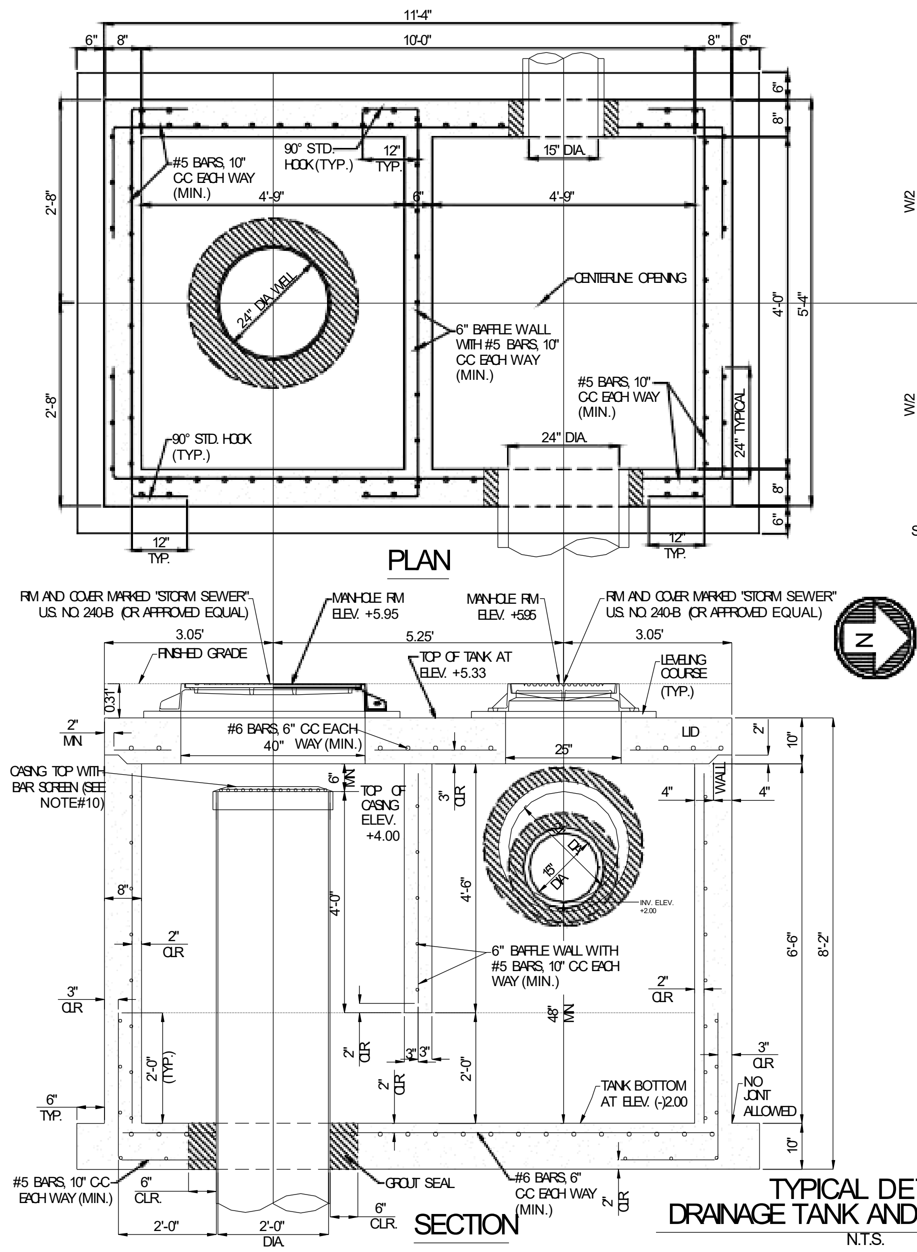
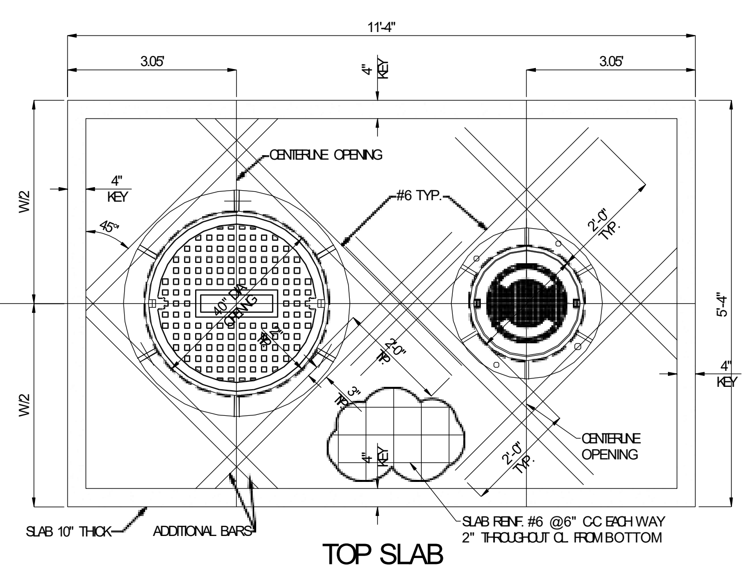
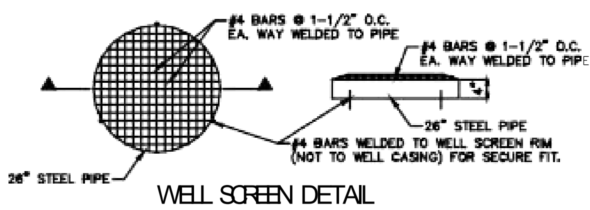


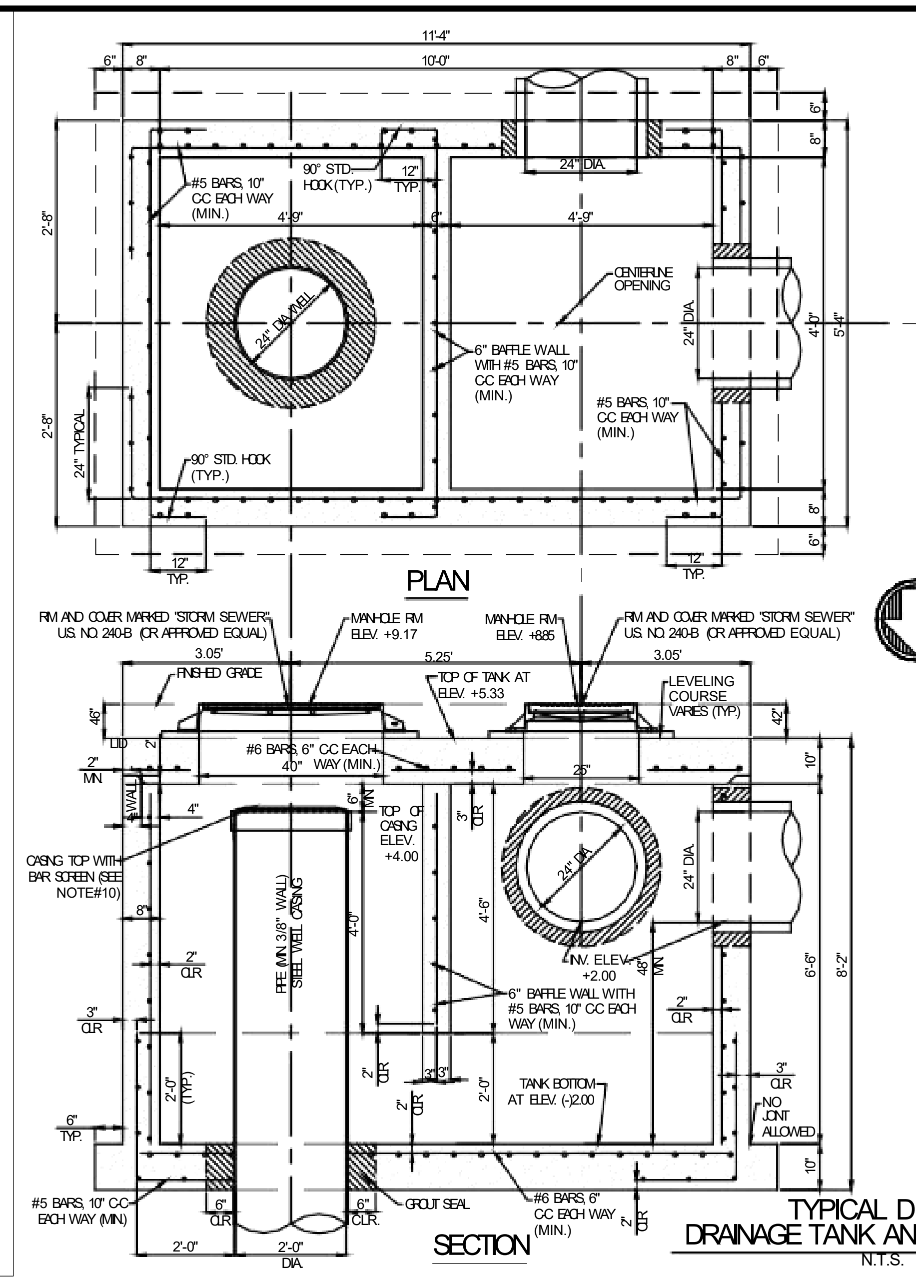


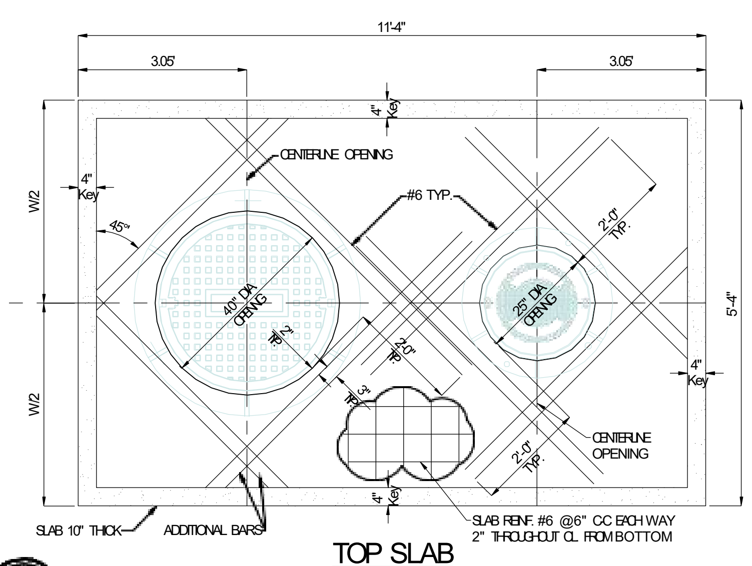


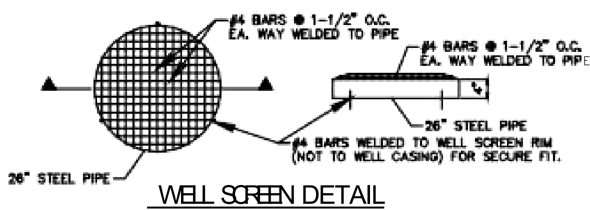
GENERAL NOTES:

1. THE DRAINAGE WELL CASING SHALL BE EXTENDED TO A DEPTH AT WHICH THE GROUND WATER CONTAINS NOT LESS THAN 10,000 P.P.M. TOTAL DISSOLVED SOLIDS.
2. THE BOTTOM OF THE WELL SHALL EXTEND AT LEAST 10 FT. BELOW THE BOTTOM OF THE WELL CASING.
3. EACH OF THE WELLS SHALL BE DEVELOPED TO DISCHARGE 900 G.P.M. PER FOOT OF HEAD.
4. RIM AND COVER SHALL BE MARKED "STORM SEWER" WITH SERIES TYPE "A" LETTERING. (OR APPROVED EQUAL)
5. ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
6. ALL REINFORCING SHALL BE A.S.T.M. A-36.
7. TANK STRUCTURE SHALL BE PREFABRICATED.
8. LIFTING BARS TO BE CAST IN IF REQUIRED AND CUT OFF AFTER INSTALLATION OF BOX.
9. ENGINEERING INSPECTIONS REQUIRED FOR TANK AFTER UNLOADING AT JOB SITE PRIOR TO PLACEMENT, AND AGAIN AFTER PLACEMENT BUT PRIOR TO COVER INSTALLATION.
10. A BAR SCREEN WITH 1-1/2" MAX. OPENING SHALL BE WELDED TO THE TOP OF THE WELL CASING (SEE DETAIL ABOVE).

TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 1
N.T.S.



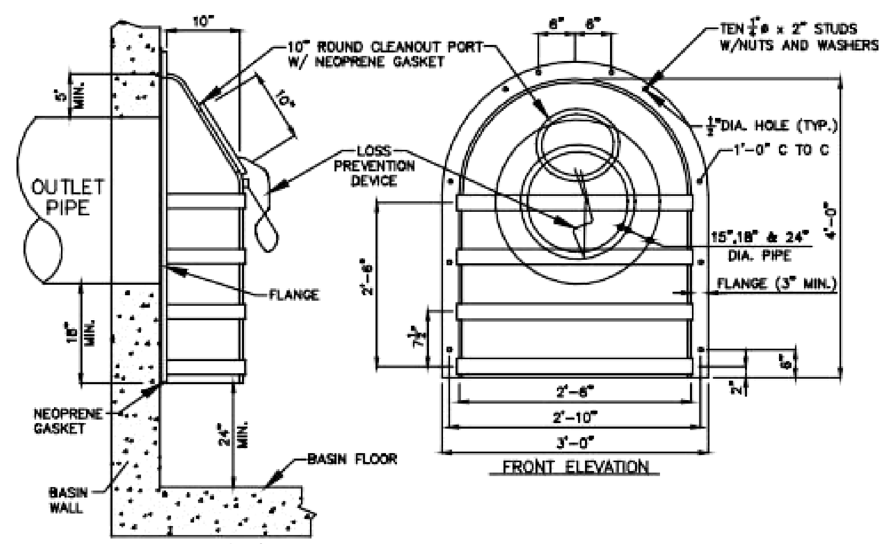




GENERAL NOTES:

1. THE DRAINAGE WELL CASING SHALL BE EXTENDED TO A DEPTH AT WHICH THE GROUND WATER CONTAINS NOT LESS THAN 10,000 P.P.M. TOTAL DISSOLVED SOLIDS.
2. THE BOTTOM OF THE WELL SHALL EXTEND AT LEAST 10 FT. BELOW THE BOTTOM OF THE WELL CASING.
3. EACH OF THE WELLS SHALL BE DEVELOPED TO DISCHARGE 900 G.P.M. PER FOOT OF HEAD.
4. RIM AND COVER SHALL BE MARKED "STORM SEWER" WITH SERIES TYPE "A" LETTERING. (OR APPROVED EQUAL)
5. ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
6. ALL REINFORCING SHALL BE A.S.T.M. A-36.
7. TANK STRUCTURE SHALL BE PREFABRICATED.
8. LIFTING BARS TO BE CAST IN IF REQUIRED AND CUT OFF AFTER INSTALLATION OF BOX.
9. ENGINEERING INSPECTIONS REQUIRED FOR TANK AFTER UNLOADING AT JOB SITE PRIOR TO PLACEMENT, AND AGAIN AFTER PLACEMENT BUT PRIOR TO COVER INSTALLATION.
10. A BAR SCREEN WITH 1-1/2" MAX. OPENING SHALL BE WELDED TO THE TOP OF THE WELL CASING (SEE DETAIL ABOVE).

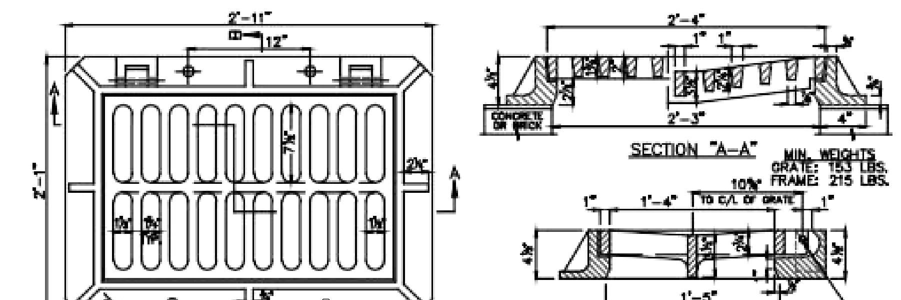
TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 2
N.T.S.



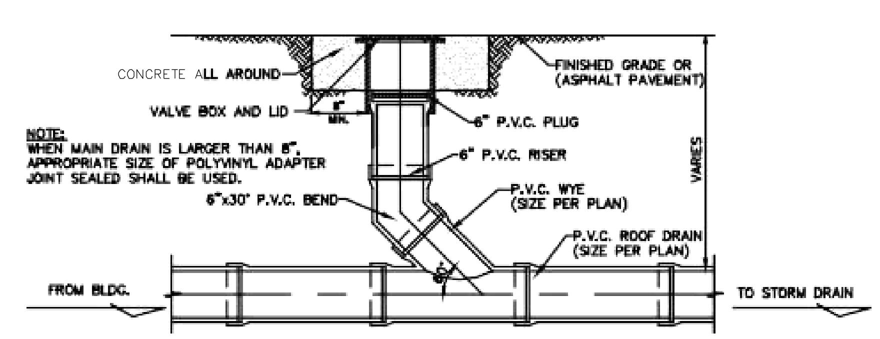
GENERAL NOTES

1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE GASKETED, WITH EITHER A THREADED SCREW-IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK-RELEASE LATCHES.
2. PLACE NEOPRENE GASKET MATERIAL BETWEEN THE SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES.
3. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHORIDE, POLYETHYLENE, FIBERGLASS OR ACRYONITRILE BUTADIENE STYRENE. ALL STEEL COMPONENTS, OTHER THAN STANLESS, SHALL BE HOT-DIP GALVANIZED.
4. MOUNTING HARDWARE, HINGES AND LATCHES SHALL ALL BE STAINLESS STEEL LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
5. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPE SHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
6. PLASTIC SKIMMERS SHALL CONTAIN A MINIUM OF 1.5% BY WEIGHT OF CARBON BLACK FOR UV PROTECTION.
7. THE CONTRACTOR MAY SUBMIT ON ALTERNATIVE DESIGN PREFABRICATED FRENCH DRAIN SKIMMER FOR APPROVAL BY THE ENGINEER OF RECORD.

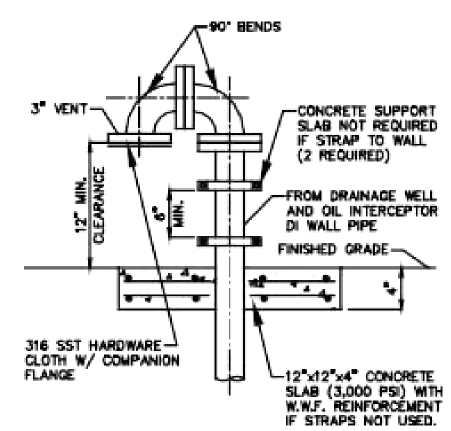
TYPICAL DETAIL
TYPE II SKIMMER
N.T.S.



TYPICAL DETAIL
FRAME AND HINGED GRATE
N.T.S.



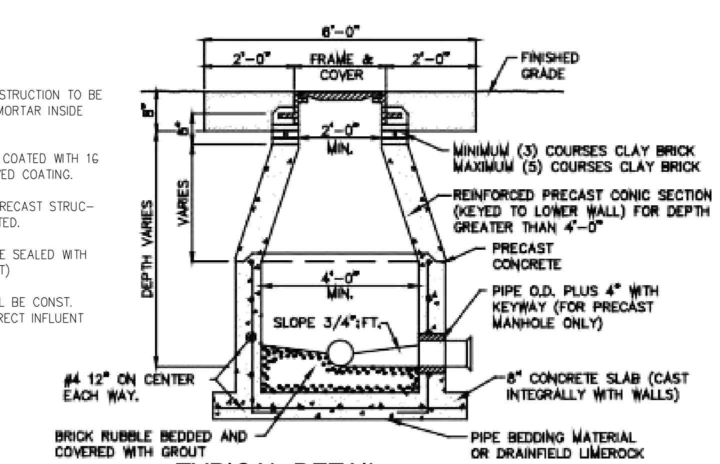
TYPICAL DETAIL
STORM DRAIN and CLEAN-OUT
N.T.S.



TYPICAL DETAIL
VENT PIPE
N.T.S.

NOTES:

1. BRICK MANSONARY CONSTRUCTION TO BE STUCCOED WITH 3/4" MORTAR INSIDE AND OUTSIDE.
2. CONCRETE TO BE SEAL COATED WITH 16 MIL THICKNESS APPROVED COATING.
3. LIFT HOLES THROUGH PRECAST STRUCTURE ARE NOT PERMITTED.
4. ALL OPENINGS SHALL BE SEALED WITH GROUT (TYPE 2 CEMENT)
5. A FLOW CHANNEL SHALL BE CONST. INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.



TYPICAL DETAIL
SANITARY SEWER STANDARD MANHOLE
N.T.S.

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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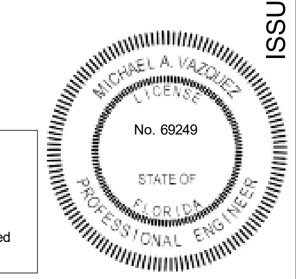

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No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

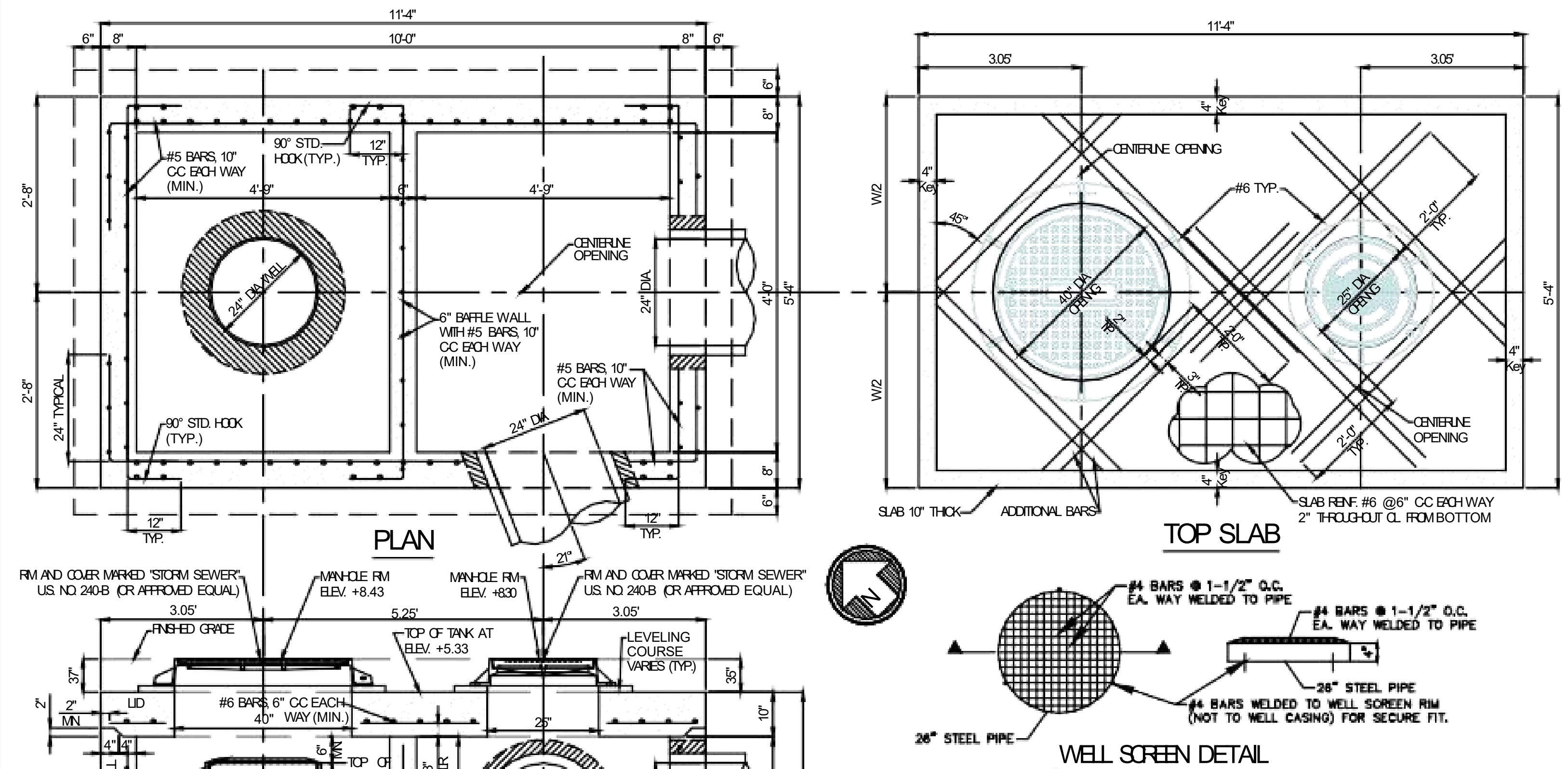
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

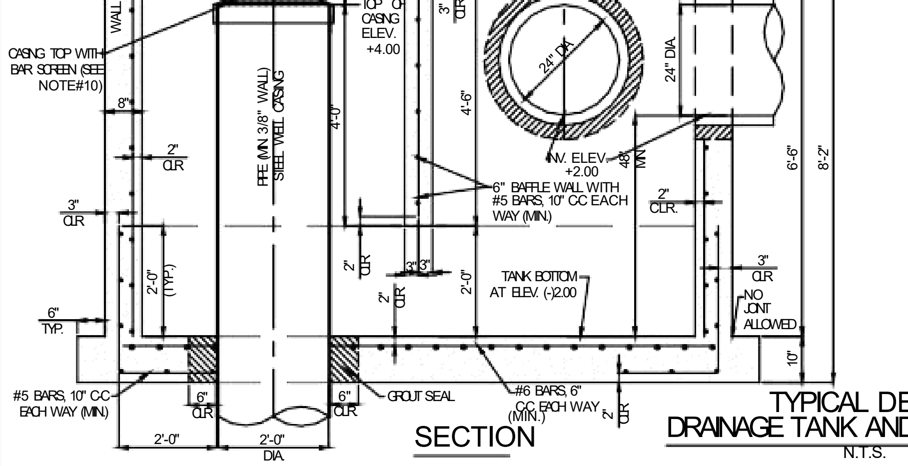
Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:20 PM
Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Paving and Drainage Details

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C13

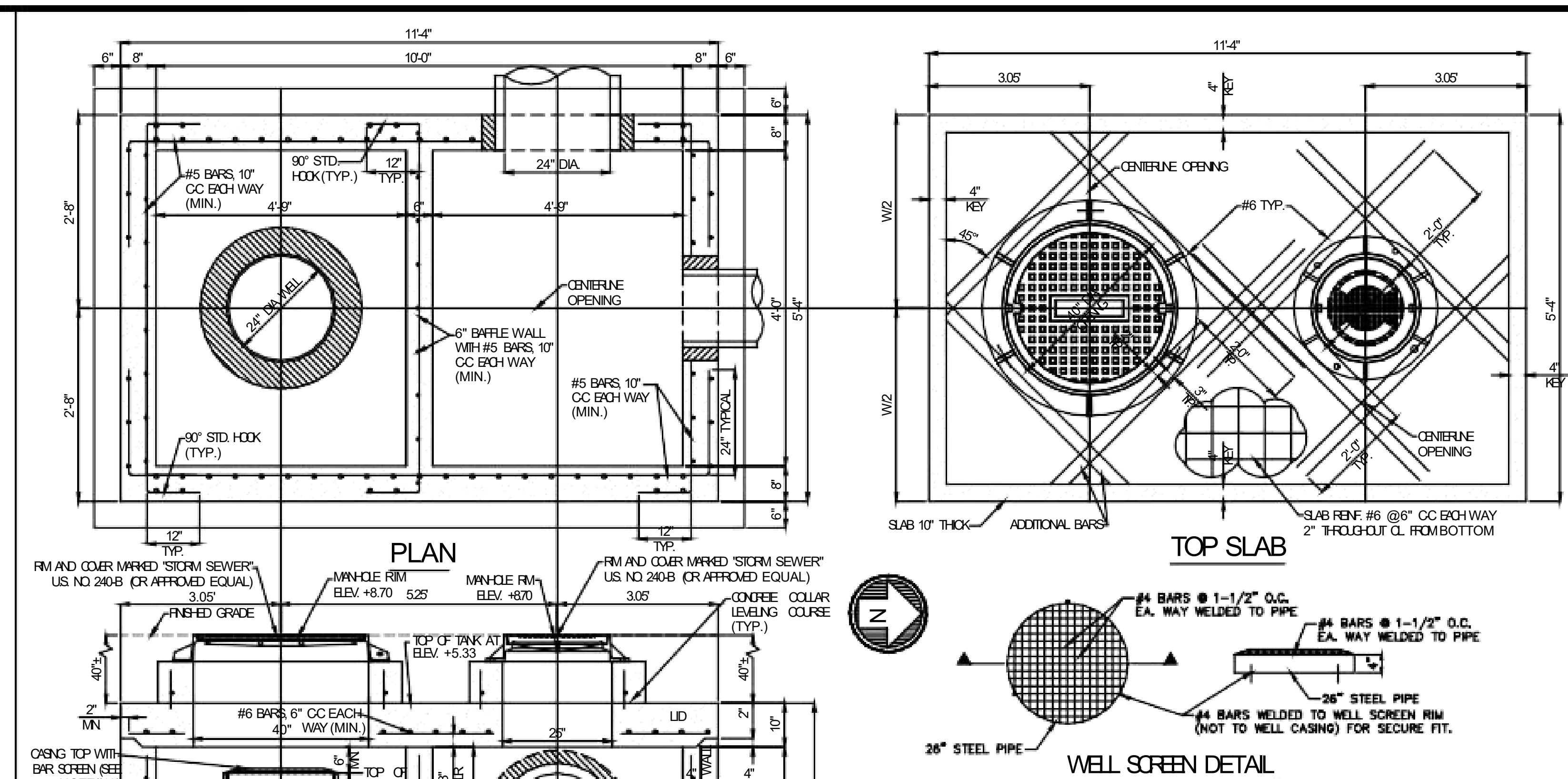


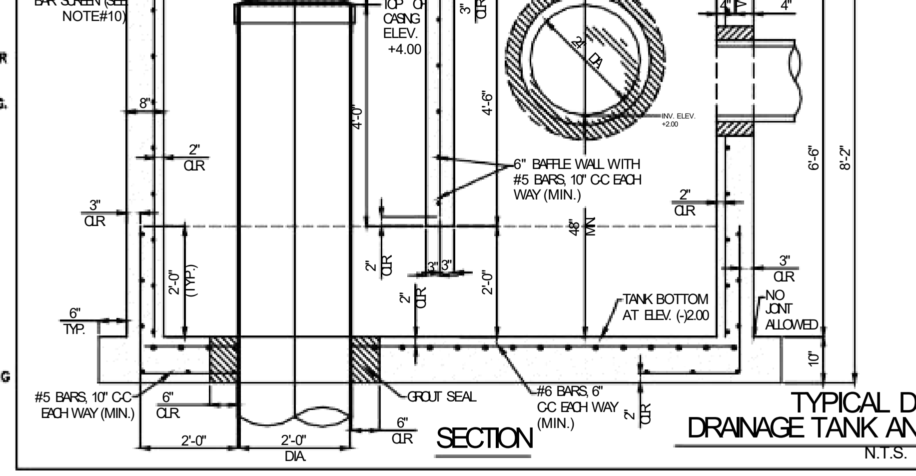


GENERAL NOTES:

1. THE DRAINAGE WELL CASING SHALL BE EXTENDED TO A DEPTH AT WHICH THE GROUND WATER CONTAINS NOT LESS THAN 10,000 P.P.M. TOTAL DISSOLVED SOLIDS.
2. THE BOTTOM OF THE WELL SHALL EXTEND AT LEAST 10 FT. BELOW THE BOTTOM OF THE WELL CASING.
3. EACH OF THE WELLS SHALL BE DEVELOPED TO DISCHARGE 900 G.P.M. PER FOOT OF HEAD.
4. RIM AND COVER SHALL BE MARKED "STORM SEWER" WITH SERIES TYPE "A" LETTERING. (OR APPROVED EQUAL)
5. ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
6. ALL REINFORCING SHALL BE A.S.T.M. A-36.
7. TANK STRUCTURE SHALL BE PREFABRICATED.
8. LIFTING BARS TO BE CAST IN IF REQUIRED AND CUT OFF AFTER INSTALLATION OF BOX.
9. ENGINEERING INSPECTIONS REQUIRED FOR TANK AFTER UNLOADING AT JOB SITE PRIOR TO PLACEMENT, AND AGAIN AFTER PLACEMENT BUT PRIOR TO COVER INSTALLATION.
10. A BAR SCREEN WITH 1-1/2" MAX. OPENING SHALL BE WELDED TO THE TOP OF THE WELL CASING (SEE DETAIL ABOVE).

TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 3
N.T.S.





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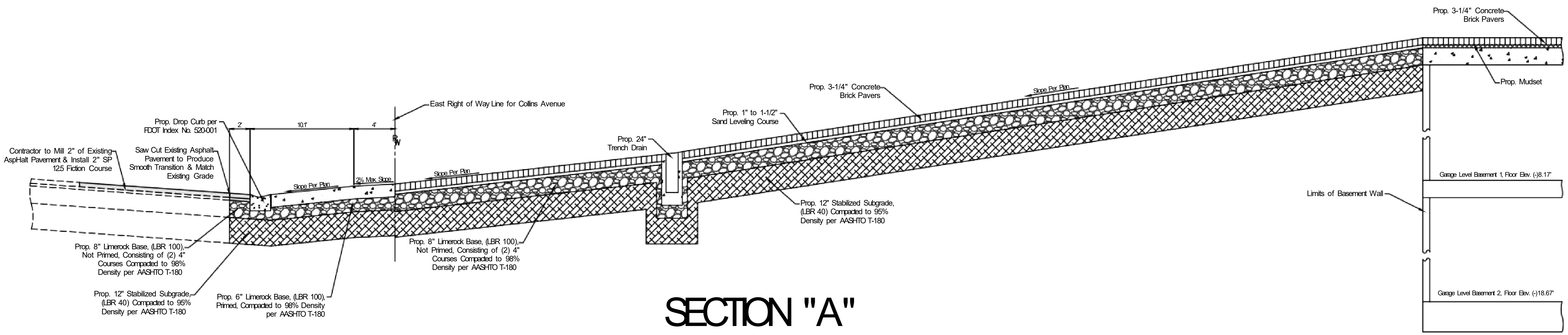
TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 4
N.T.S.



SECTION "A"

Scale: 1" = 5' Horizontal & 1" = 2' Vertical

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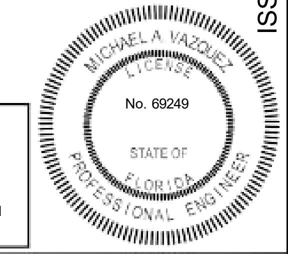

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No.	Date	Revision Description	
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CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:20 PM
Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Paving and Drainage Details

Date: 03/23/2022
Dwg. No.: 3022-006
Sheet: C14

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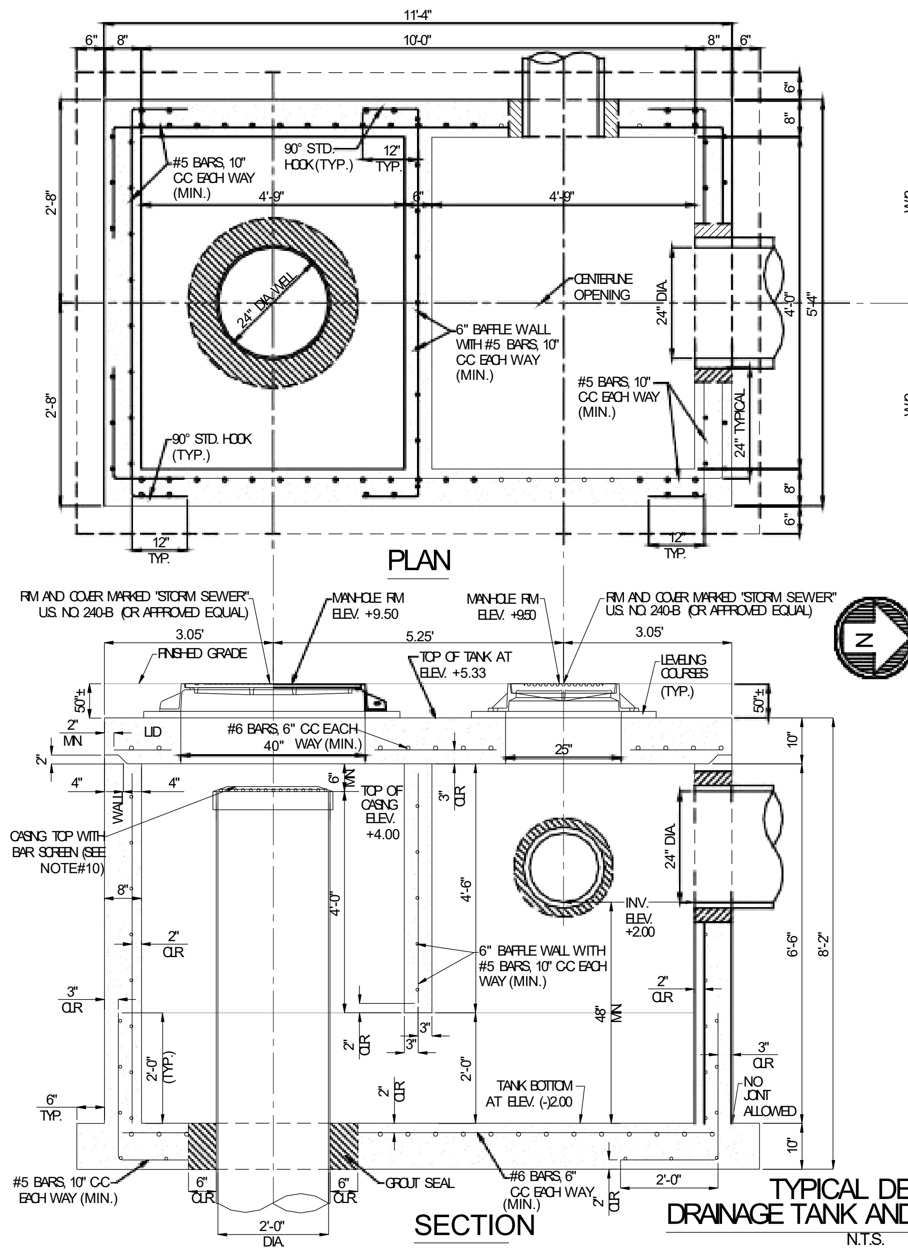

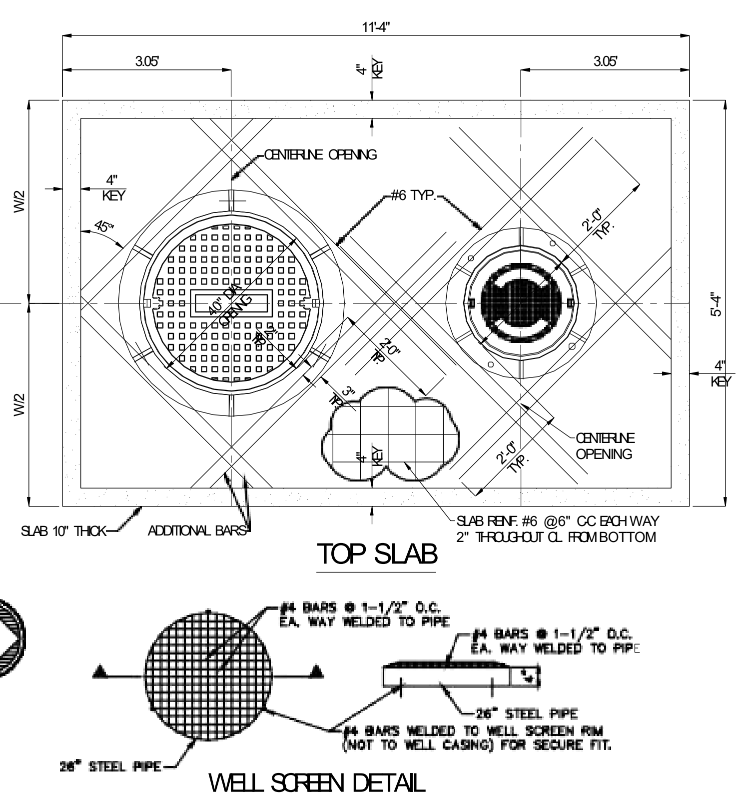

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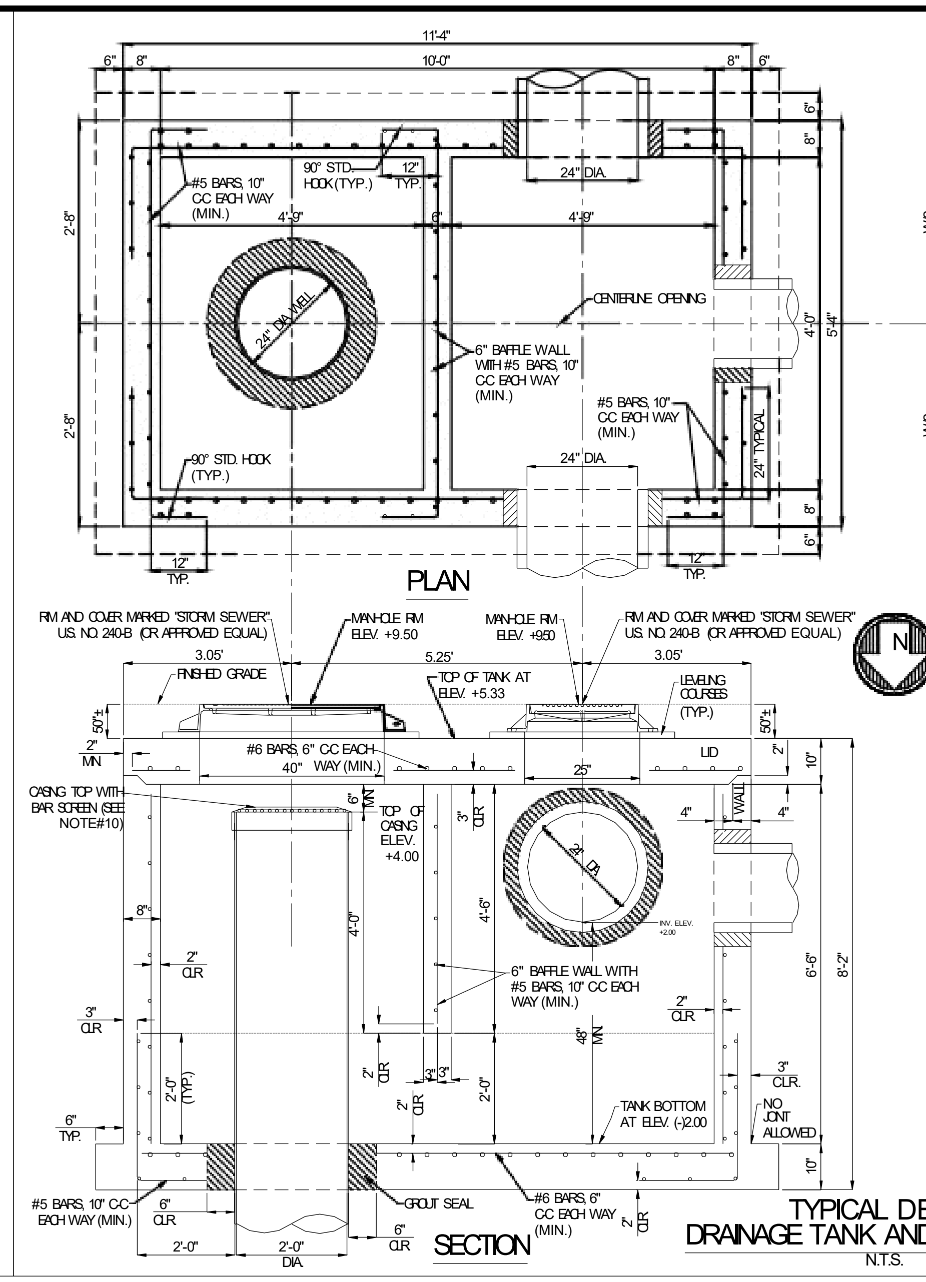
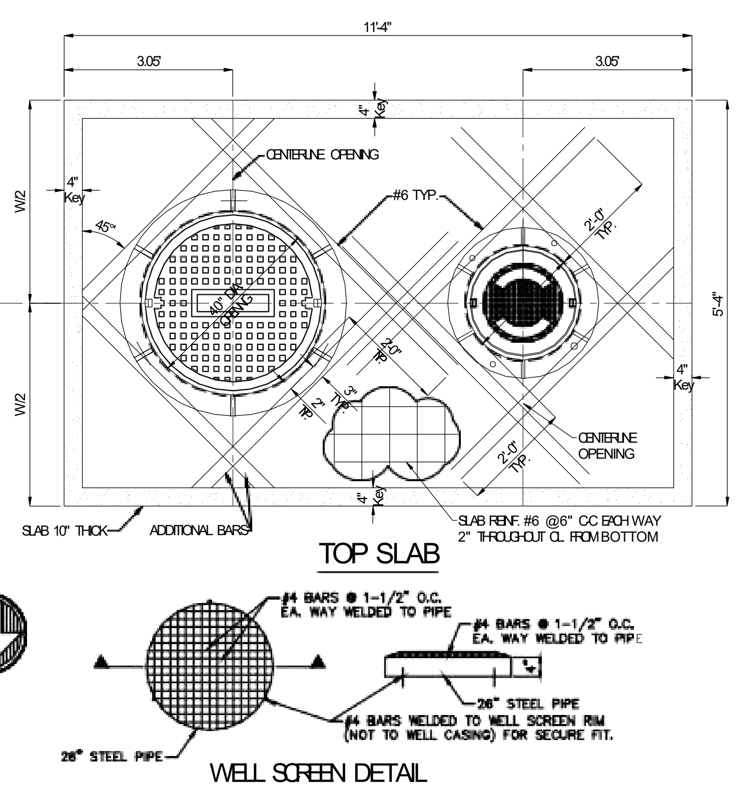
TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 5
N.T.S.





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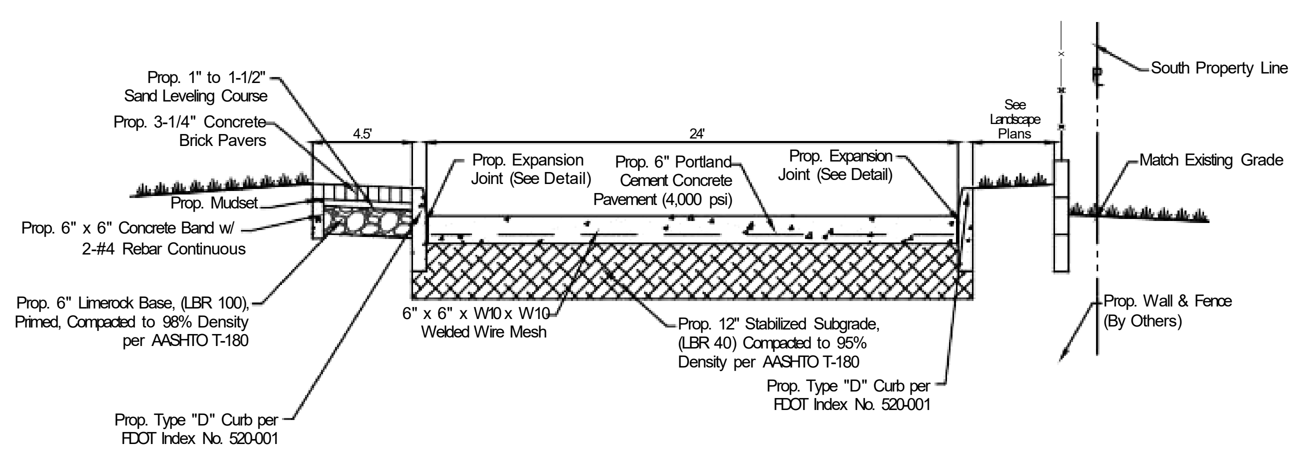
TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 6
N.T.S.



SECTION "B"

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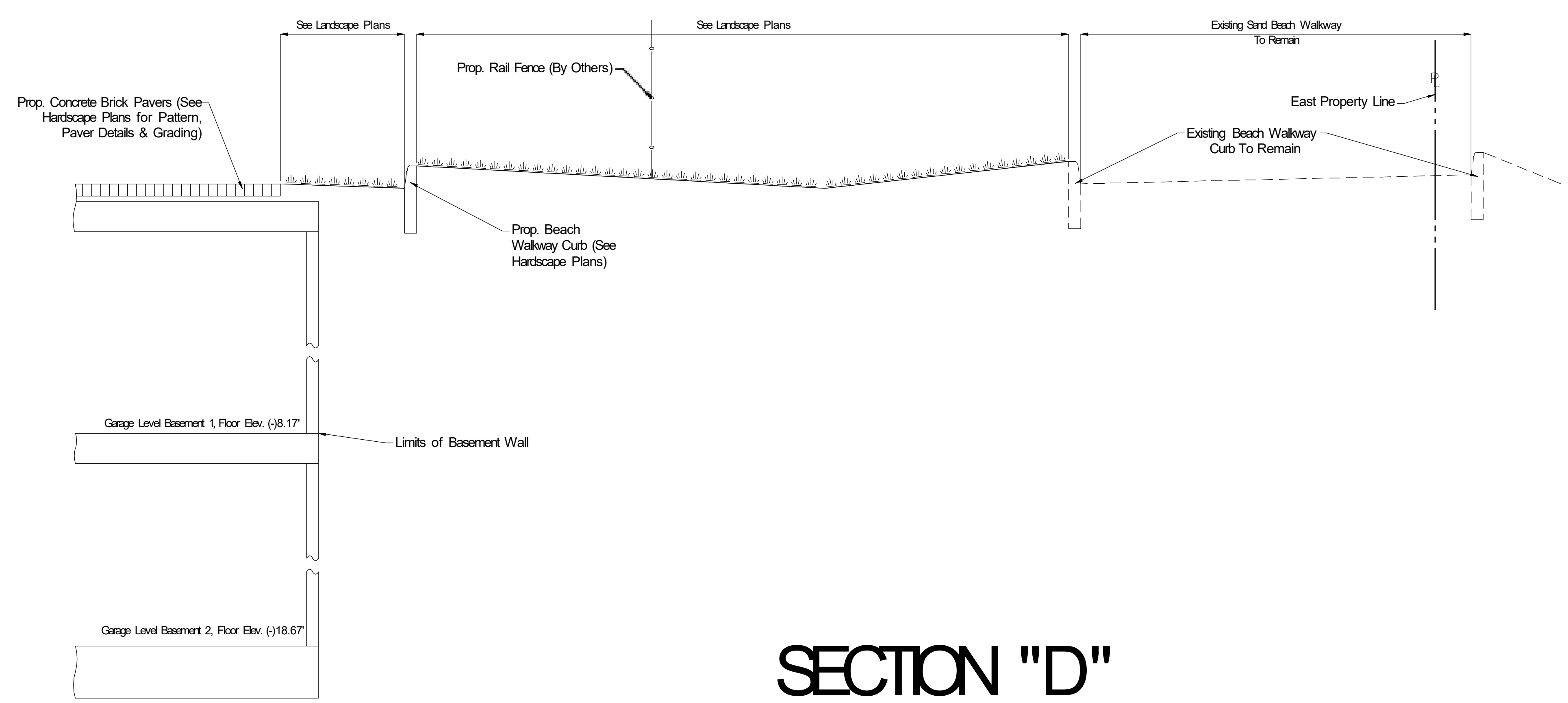

SECTION "D"

Scale: 1" = 5' Horizontal & 1" = 2' Vertical

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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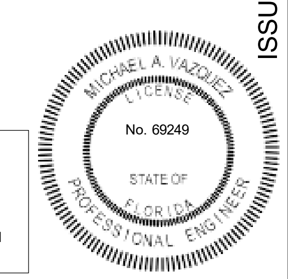

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No.	Date	Revision Description	
1	08/12/2022	REVISED PER BAL HARBOUR VILLAGE COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

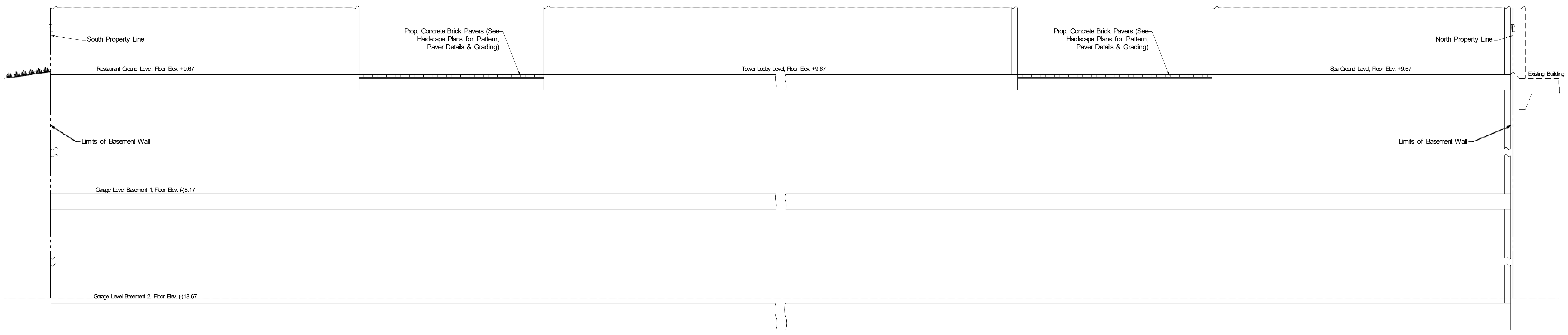
Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:20 PM

Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Paving and Drainage Details

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C15



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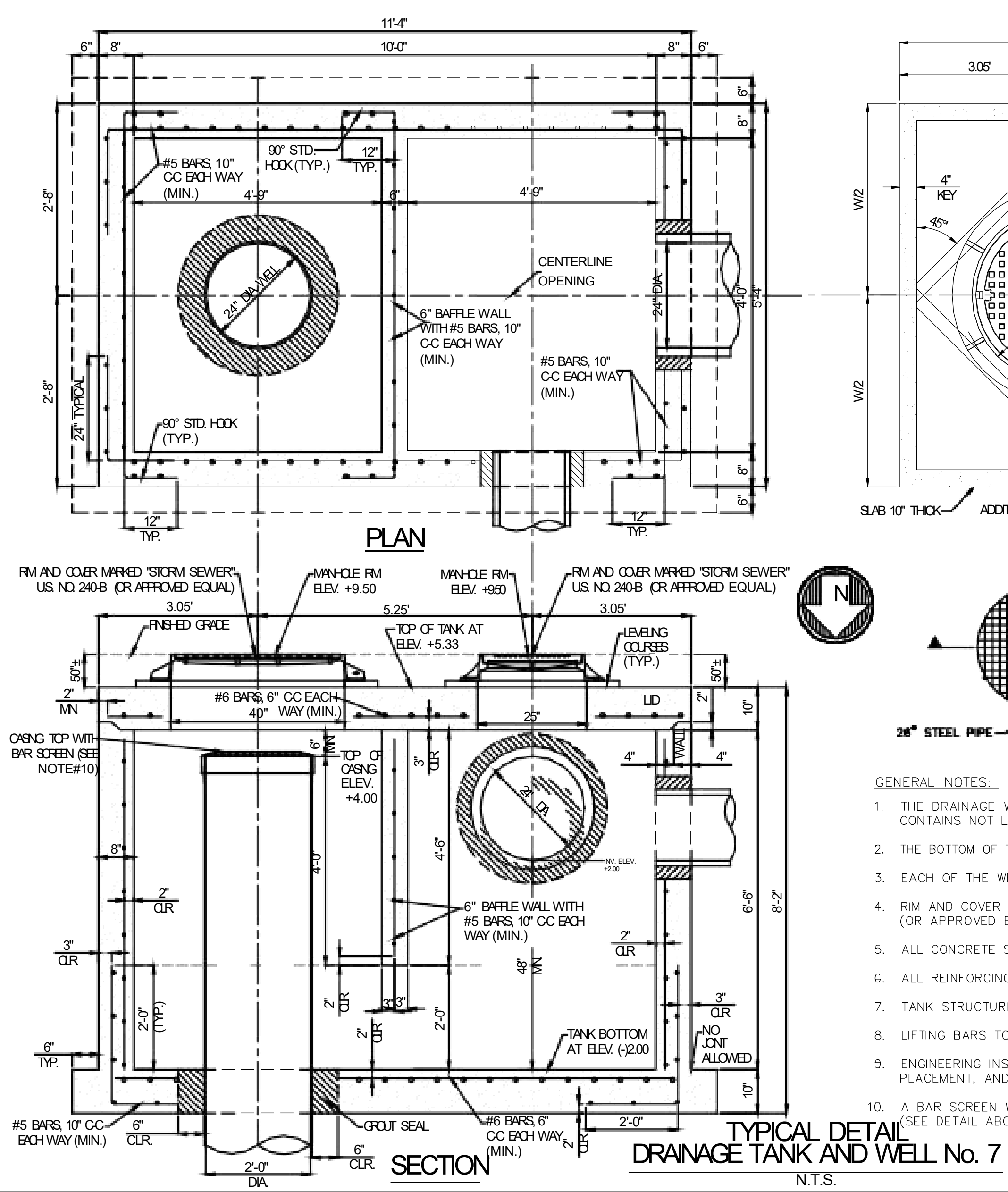

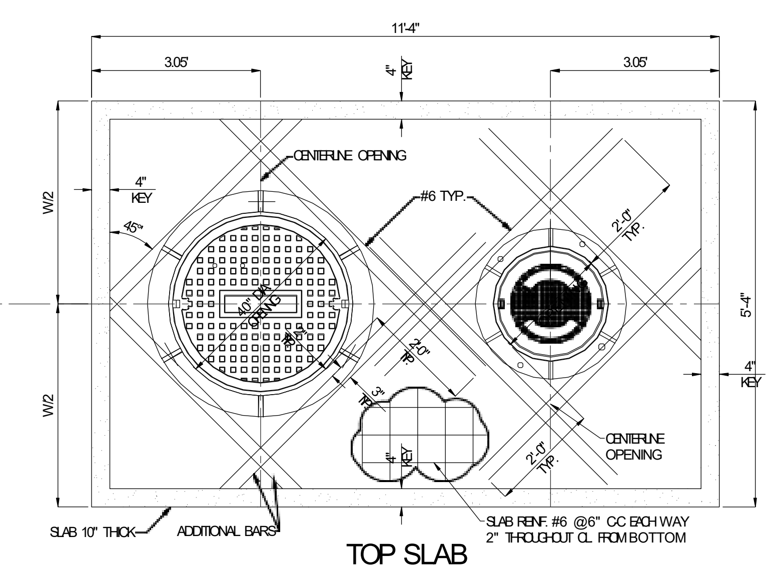

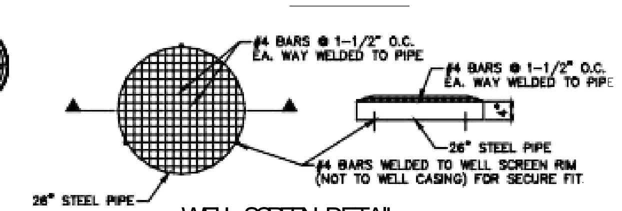

WELL SCREEN DETAIL

GENERAL NOTES:

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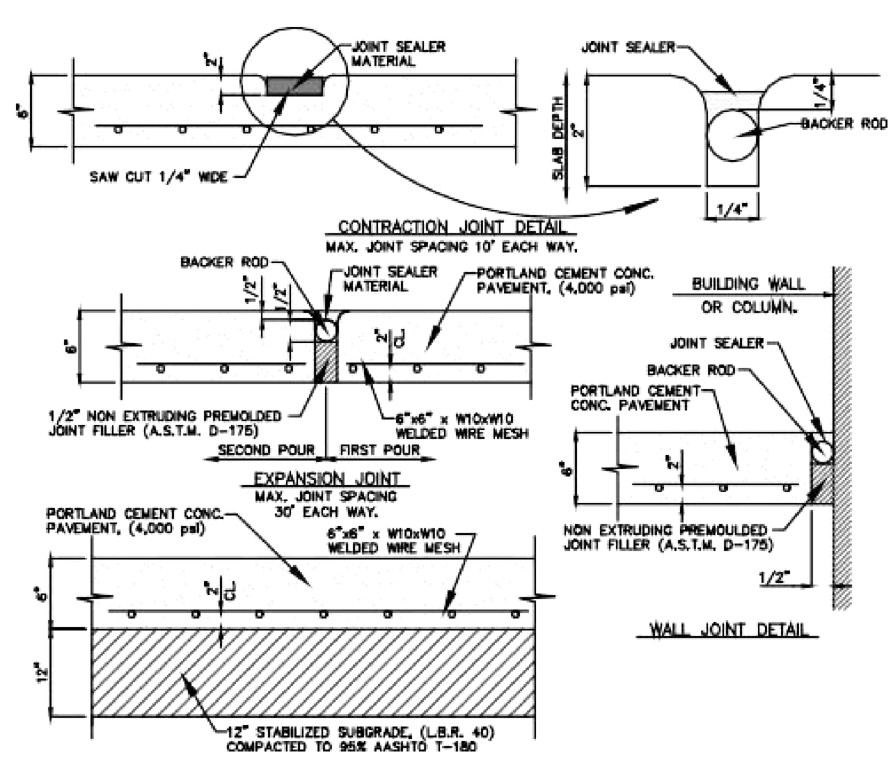
4. RIM AND COVER SHALL BE MARKED "STORM SEWER" WITH SERIES TYPE "A" LETTERING. (OR APPROVED EQUAL)
5. ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
6. ALL REINFORCING SHALL BE A.S.T.M. A-36.
7. TANK STRUCTURE SHALL BE PREFABRICATED.
8. LIFTING BARS TO BE CAST IN IF REQUIRED AND CUT OFF AFTER INSTALLATION OF BOX.
9. ENGINEERING INSPECTIONS REQUIRED FOR TANK AFTER UNLOADING AT JOB SITE PRIOR TO PLACEMENT, AND AGAIN AFTER PLACEMENT BUT PRIOR TO COVER INSTALLATION.
10. A BAR SCREEN WITH 1-1/2" MAX. OPENING SHALL BE WELDED TO THE TOP OF THE WELL CASING (SEE DETAIL ABOVE).

TYPICAL DETAIL
DRAINAGE TANK AND WELL No. 7
N.T.S.



TYPICAL DETAIL
CONCRETE PAVEMENT SECTION
N.T.S.

CONCRETE PAVERS INSTALLATION

A. SPREAD THE BEDDING MATERIAL EVENLY OVER THE BASE COURSE AND SCREED TO PLAN THICKNESS, NOT TO EXCEED A THICKNESS OF 1 1/2 INCH. DO NOT DISTURB THE SCREEDED BEDDING MATERIAL. ENSURE PLACEMENT OF SUFFICIENT BEDDING MATERIAL TO STAY AHEAD OF THE LAID CONCRETE PAVERS. DO NOT USE THE BEDDING MATERIAL TO FILL DEPRESSIONS IN THE BASE COURSE.

B. LAY CONCRETE PAVERS IN THE PATTERN(S) SHOWN IN THE HARDSCAPE PLANS (BY OTHERS, NOT PART OF THE CIVIL PLANS) AND MAINTAIN STRAIGHT PATTERN LINES.

C. JOINTS BETWEEN THE CONCRETE PAVERS, ON AVERAGE, WILL BE BETWEEN 1/16 TO 3/16 INCH WIDE.

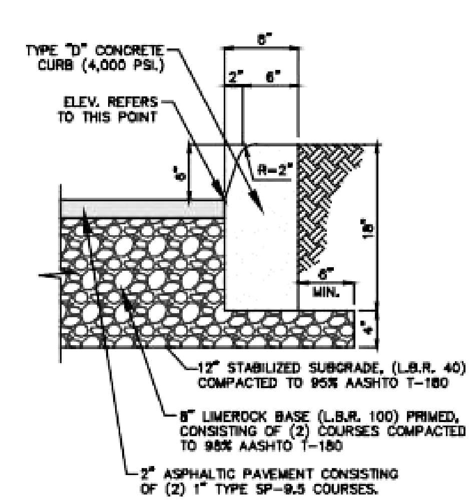
D. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT OR EDGE CONCRETE PAVERS.

E. WHEN UTILIZING BEDDING AND JOINT SAND:

1. USE A LOW AMPLITUDE VIBRATOR CAPABLE OF 5,000 FOOT-POUNDS WITH 7-100 HZ FREQUENCIES TO VIBRATE AND COMPACT CONCRETE PAVERS INTO BEDDING SAND.
2. VIBRATE THE CONCRETE PAVERS, SWEEPING DRY JOINT SAND INTO THE JOINTS AND VIBRATING, UNTIL THE JOINTS ARE FULL. DO NOT VIBRATE WITHIN 3 FEET OF THE UNRESTRAINED EDGES OF THE CONCRETE PAVERS.
3. AT THE END OF EACH DAY, ALL WORK WITHIN 3 FEET OF LAYING FACE MUST BE LEFT FULLY COMPACTED, WITH SAND-FILLED JOINTS.
4. SWEEP OFF THE EXCESS SAND.

F. LEAVE A FINAL SURFACE ELEVATION OF CONCRETE PAVERS OF 1/8 TO 1/4 INCH ABOVE ADJACENT DRAINAGE INLETS, CONCRETE COLLARS OR CHANNELS.

G. DO NOT PERMIT THE FINAL SURFACE ELEVATIONS OF THE PAVERS TO DEVIATE MORE THAN 3/8 INCH UNDER A 10 FOOT LONG STRAIGHTEDGE, OR MORE THAN 1/8 INCH BETWEEN ADJACENT PAVERS.



TYPICAL DETAIL
TYPE "D" CONC. CURB
N.T.S.

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MICHAEL A. VAZQUEZ · LICENSE · No. 69249 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

ISSUED FOR SCHEMATIC DESIGN 07/08/2022

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FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By: REP
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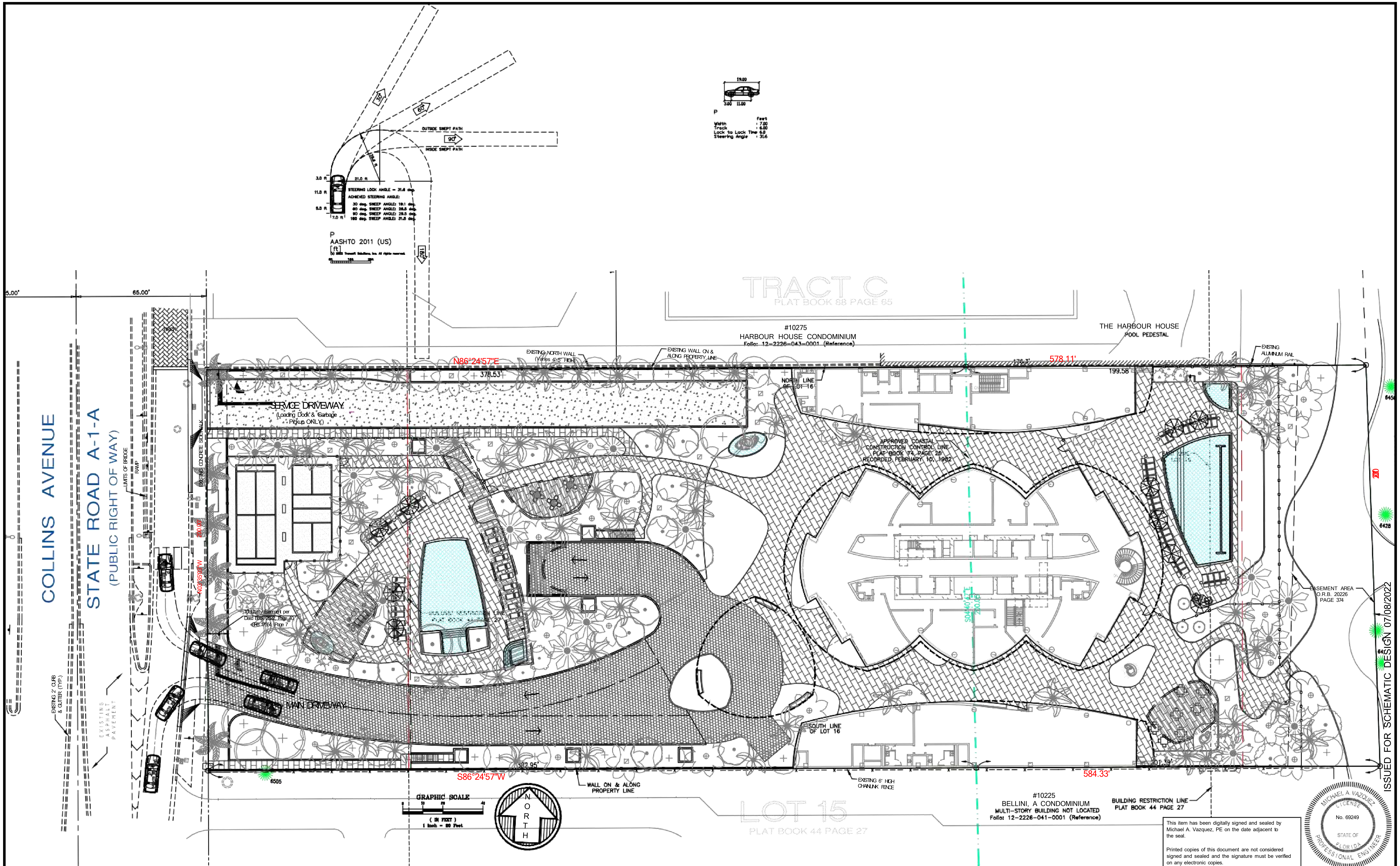
Cad. No.: 220177CP
Scale: As Shown
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Paving and Drainage Details

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C16



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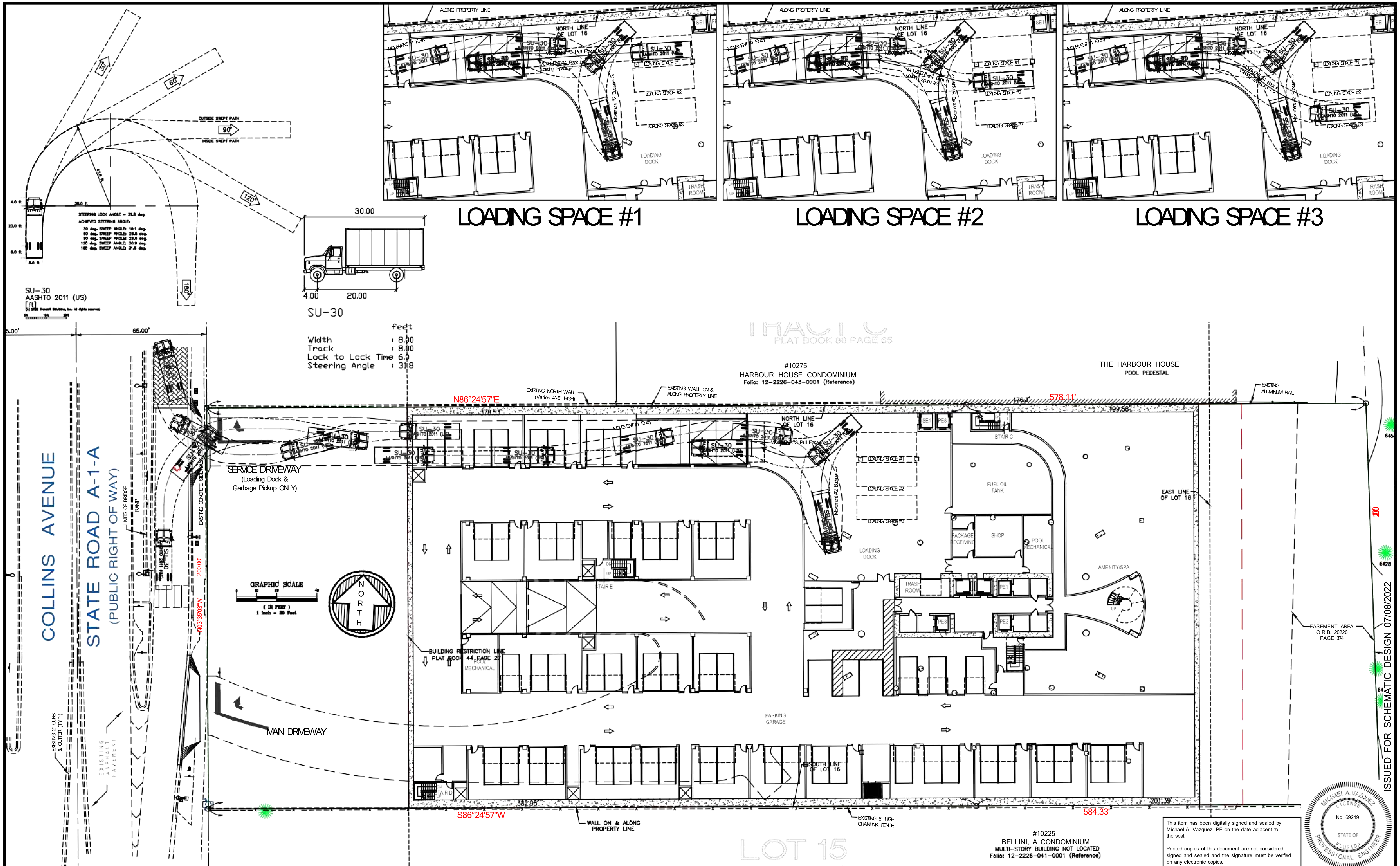
Date Plotted: 8/12/2022 2:20 PM
Cad. No.: 220177CP
Scale: 1" = 20'
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Passenger Vehicle Drive Entry & Exit Exhibit

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C17



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Drawn By: REP
Ref. Dwg.: 2019-0104-NGVD
Date Plotted: 8/12/2022 2:21 PM
Cad. No.: 220177CP
Scale: 1" = 20'
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
Loading Area - SU 30 Truck Path Exhibit

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C18

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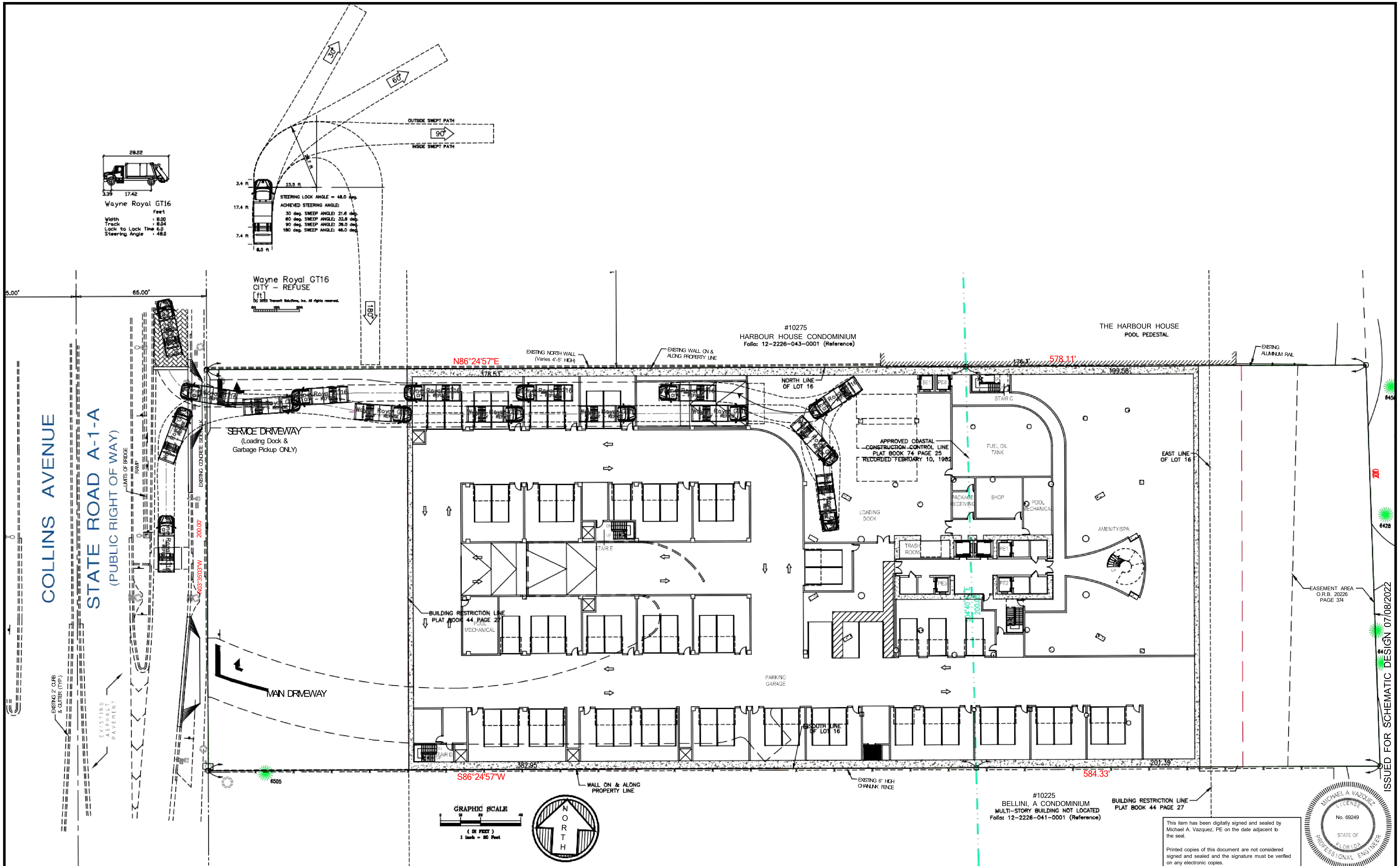

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Scale: 1" = 20'
Job. No.: 210930

10245 Collins Avenue
Bal Harbour Village, Florida

THE RESIDENCES OF BAL HARBOUR
CIVIL SITE PLAN - Garbage Truck Path Exhibit

Date: 03/23/2022
Dwg. No. 3022-006
Sheet C19