ONSULTATIO BAL HARBOUR

:01 Collins Av. BAL HARBOUR, FLORIDA

TE PLAN APPROVAL

RCHITECTURAL REVIEW BOARD **October 3rd, 2012**

PAGE INDEX

PAGE	DESCRIPTION
SURVEY	
S-1	BOUNDARY & TOPOGRAPHIC SURVEY
S-2	SPECIFIC PURPOSE TREE SURVEY
CIVIL (UNDER SEPARATE COVER)	
C-0	COVER AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-4	SITE AND PAVING DETAILS
C-5	OVERALL GRADING AND DRAINAGE PLAN
C-8	STORM DRAINAGE DETAILS
C-9	SEDIMENT TANK & DRAINAGE WELL NO 1 DETAILS
C-16	WATER DISTRIBUTION SYSTEM COVER SHEET
C-18	OVERALL SITE UTILITIES PLAN
LANDSCAPE	
L0-000	GENERAL NOTES
L1-110	WEST HARDSCAPE PLAN
L1-111	CENTRAL HARDSCAPE PLAN
L1-112	EAST HARDSCAPE PLAN
L1-120	WEST PLANTING PLAN
L1-121	CENTRAL PLANTING PLAN
L1-122	EAST PLANTING PLAN
L5-010	HARDSCAPE DETAILS
L5-020	PLANTING DETAILS
L-300	RENDERED SECTIONS
ARCHITECTURE	
A0.000	CONTEXT PHOTOS
A0.001	PROJECT DATA
A0.002	SITE PLAN
A1.101	PARKING LEVEL -2 FLOOR PLAN
A1.102	PARKING LEVEL -1 FLOOR PLAN
A1.103	LOBBY LEVEL FLOOR PLAN
A1.104	AREA ANALYSIS
A1.105	UNIT LAYOUT EXAMPLE
A1.106	ROOF TOP/ SALE CENTER LOCATION
A1.107	SHADOW STUDY
A3.001	WEST ELEVATION
A3.002	NORTH ELEVATION
A4.001	SECTION A
A4.002	SECTION B
A5.000	RENDERS

OWNERS:

CONSULTATIO REAL ESTATE

1395 Brickell Avenue - Suite 950
Miami - FL 33131
Main: (786)-414-2900

www.consultatiousa.com

ARCHITECT OF RECORD

ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
305 372 1812 TEL

www.arquitectonica.com

LANDSCAPE ARCHITECT:

ARQUITECTONICAGEO

2900 Oak Avenue
Miami, Florida 33133
305 372 1812 TEL

www.arquitectonicageo.com

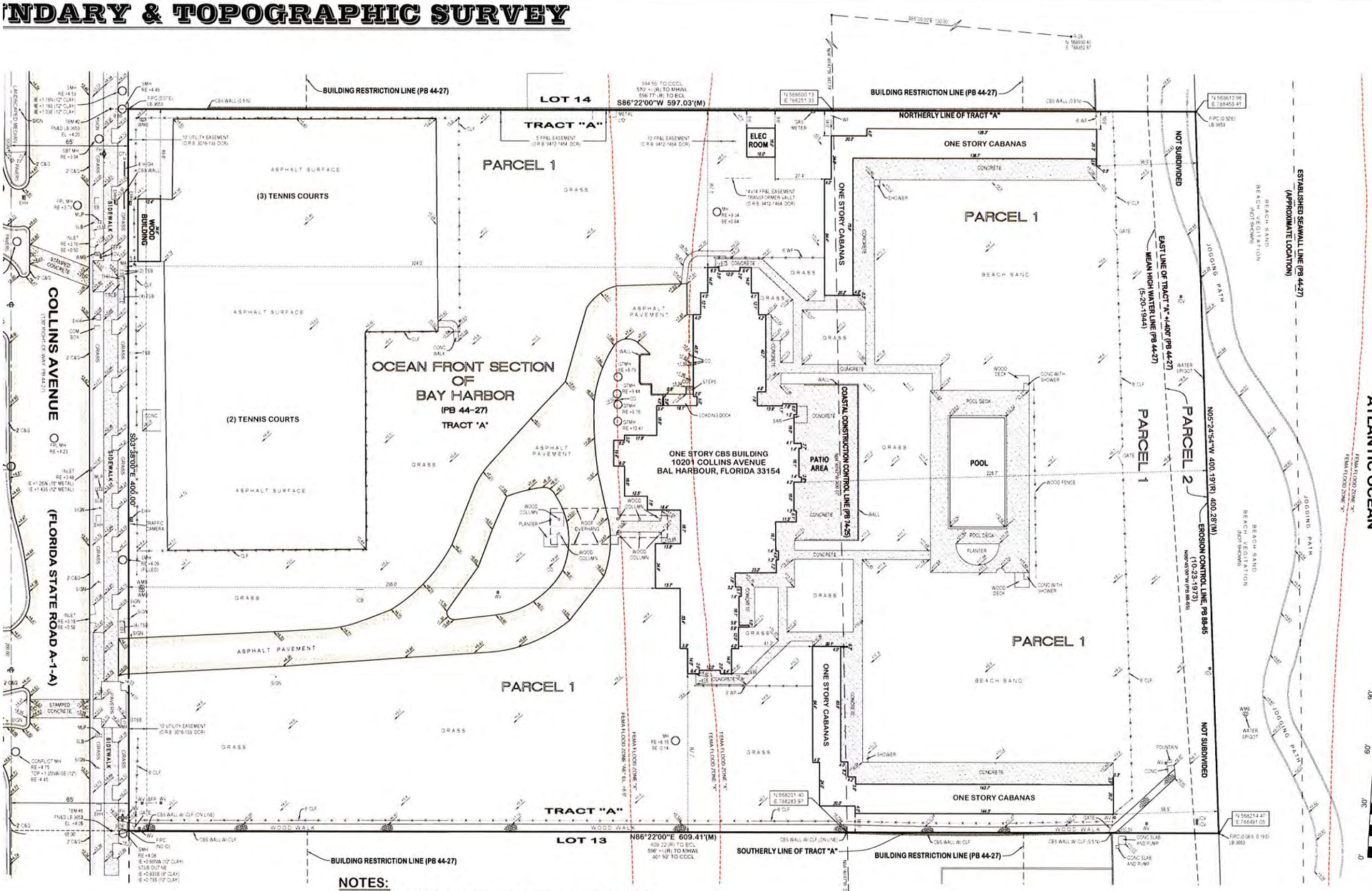
CIVIL ENGINEER:

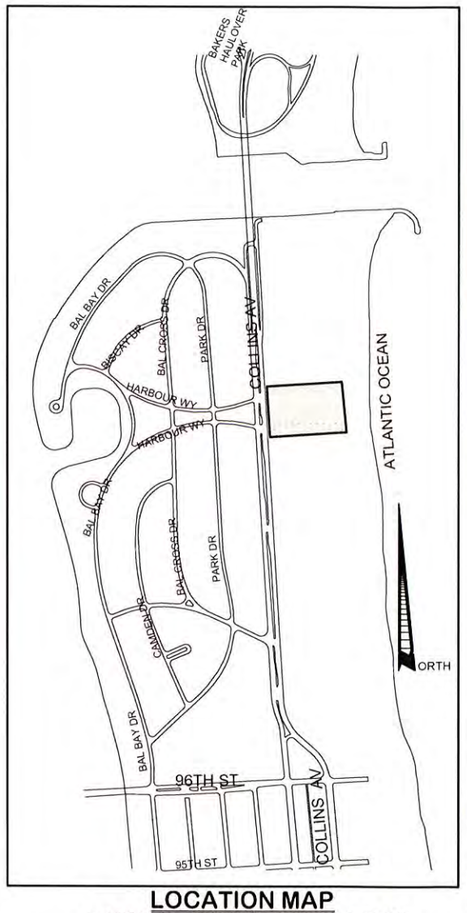
VSN

8550 W. Flagler Street, Suite 113
Miami - FL 33144
Main: (305)-551-6267

www.vsneng.com

NDARY & TOPOGRAPHIC SURVEY





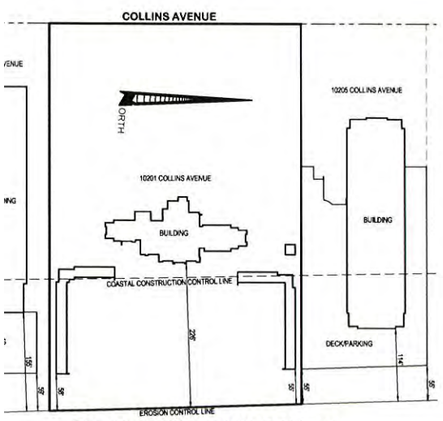
LOCATION MAP

IN SECTION 26, TOWNSHIP 52 SOUTH, RANGE 42 EAST
VILLAGE OF BAL HARBOUR, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 600'

SCALE 1"=30'
0' 30' 60' 90'
NORTH

NOTES:

1. BEARINGS and COORDINATES shown hereon are based upon the "FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE" (1927 Datum) as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map, as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida, dated 02-10-82.
2. Coordinate conversions were calculated using CORPSCON software.
3. The Erosion Control Line was computed using the legal description shown on the Plat thereof as recorded in Plat Book 88 Page 65 of the Public Records of Miami-Dade County, Florida.
4. LEGAL DESCRIPTION was provided by client.
5. BENCHMARK: Miami-Dade County Benchmark No. Z-313, Locator Number 2225E. Described as US C&G brass disc in the NE corner of sewer pumping station, 96th Street - 215' North of North edge of pavement, Highway A-1-A (Collins Avenue) - 81' SW of SW curb, Harding Avenue - 42' East of East curb. Elevation +9.59 NGVD.
6. All elevations shown hereon are in decimal feet and relative to the National Geodetic Vertical Datum 1929. Elevations measured on 5-7-2012.
7. The area of Parcel 1 is 5.3535 acres (more or less) as bounded on the East by the Mean High Water Line. The area of Parcel 2 is 0.1836 acres (more or less) as bounded on the West by the Mean High Water Line and on the East by the Erosion Control Line.
8. Flood Zones: This property is in Community Number 120636, Panel 0163, Suffix L, by F.I.R.M. Map dated 9-11-2009. The property lies within two different Flood Zones, i.e. Zone AE (Elevation 8.0'); and Zone X.
9. Visible indicators of utilities have been shown hereon, but no attempt has been made by this office to locate buried utilities. Contractor must verify the size, depth, and character of all utilities prior to construction and call Sunshine utility locator service at 1-800-432-4770.
10. Distances along boundary of subject property are recorded and measured unless otherwise stated.
11. The lands shown hereon have not been abstracted by this firm regarding matters of interest of other parties, such as easements, rights-of-ways, reservations, etc.
12. Surveyor has not shown any official zoning classification, variances, uses permitted thereunder, setback, height, bulk, density and/or parking requirements, reference to Miami-Dade County building codes, or zoning codes, as same may vary depending on construction. All to be determined by others.
13. All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
14. No tree or landscaping information was collected or shown.
15. Location of buildings and parking/decks shown on adjacent properties are approximate.



ADJACENT BUILDINGS

SCALE: 1" = 120'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

LEGAL DESCRIPTION:

PARCEL 1

TRACT "A", OF **"OCEAN FRONT SECTION OF BAY HARBOR"**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 88, PAGE 65; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF TRACT "A", AS RECORDED IN PLAT BOOK 44, PAGE 27 AS EXTENDED TO THE EROSION CONTROL LINE; BOUNDED ON THE WEST, BY THE EAST LINE OF TRACT "A"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF TRACT "A" AS EXTENDED.

LEGEND

(M)	MEASURED
(R)	RECORD
BE	BOTTOM BOX ELEVATION
BFP	BACK FLOW PREVENTOR
C&G	CURB AND GUTTER
CB	CATCH BASIN
CBS	CEMENT BLOCK & STUCCO
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
COM	COMMUNICATIONS BOX
CONC	CONCRETE
CTV	CABLE TELEVISION
L	CENTER LINE
DC	DROP CURB
DCR	MIAMI-DADE COUNTY RECORDS
DMH	STORM DRAINAGE MANHOLE
EB	ELECTRIC BOX
EHH	ELECTRIC HANDHOLE
EL	ELEVATION
ELEC	ELECTRIC
FH	FIRE HYDRANT
FIPC	FOUND 5/8" DIAMETER IRON PIPE & CAP
FN&D	FOUND NAIL AND DISC
FP&L	FLORIDA POWER & LIGHT COMPANY
GTMH	GREASE TRAP MANHOLE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
ID	IDENTIFICATION
IE	INVERT ELEVATION
LB	LICENSED BUSINESS
MA	MAST ARM TRAFFIC LIGHT
MH	MANHOLE
MLP	METAL LIGHT POLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO	NUMBER
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PSP	PEDESTRIAN SIGNAL POLE
PXP	PEDESTRIAN CROSSING POLE
RE	RIM ELEVATION
SBTMH	SOUTHERN BELL TELEPHONE MANHOLE
SLB	STREET LIGHT BOX
SLHH	STREET LIGHT HAND HOLE
SMH	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCHMARK
THH	TRAFFIC SIGNAL HANDHOLE
TSB	TRAFFIC SIGNAL BOX
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
WF	WOOD FENCE
WMB	WATER METER BOX
WV	WATER VALVE

BAL HARBOR BEACH CLUB

10201 COLLINS AVENUE, BAL HARBOUR, FLORIDA 33154

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

TYPE OF SURVEY	*BOUNDARY & TOPOGRAPHIC SURVEY*
PREPARED FOR	**CONSULTATIO BAL HARBOUR, LLC** 1395 BRICKELL AVENUE, SUITE 950, MIAMI, FL 33131
SURVEY DATE	5-7-2012
JOB ORDER	12-134
FILE NO.	B-2268
FILE NAME	12-134BOUNDARY.dwg
F.B. 291	PG. 53-64

REVISIONS:

DATE	JOB ORDER	DESCRIPTION	F.B.	PG.

NOTES:

1) ELEVATIONS (WHEN SHOWN) REFER TO THE NATIONAL GEODETIC VERTICAL DATUM IN G.V.D. 1929
2) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED)
3) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OTHER PARTIES SUCH AS EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
4) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE
5) ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM SET WITH CAP OR DISC WITH LB#6787

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES

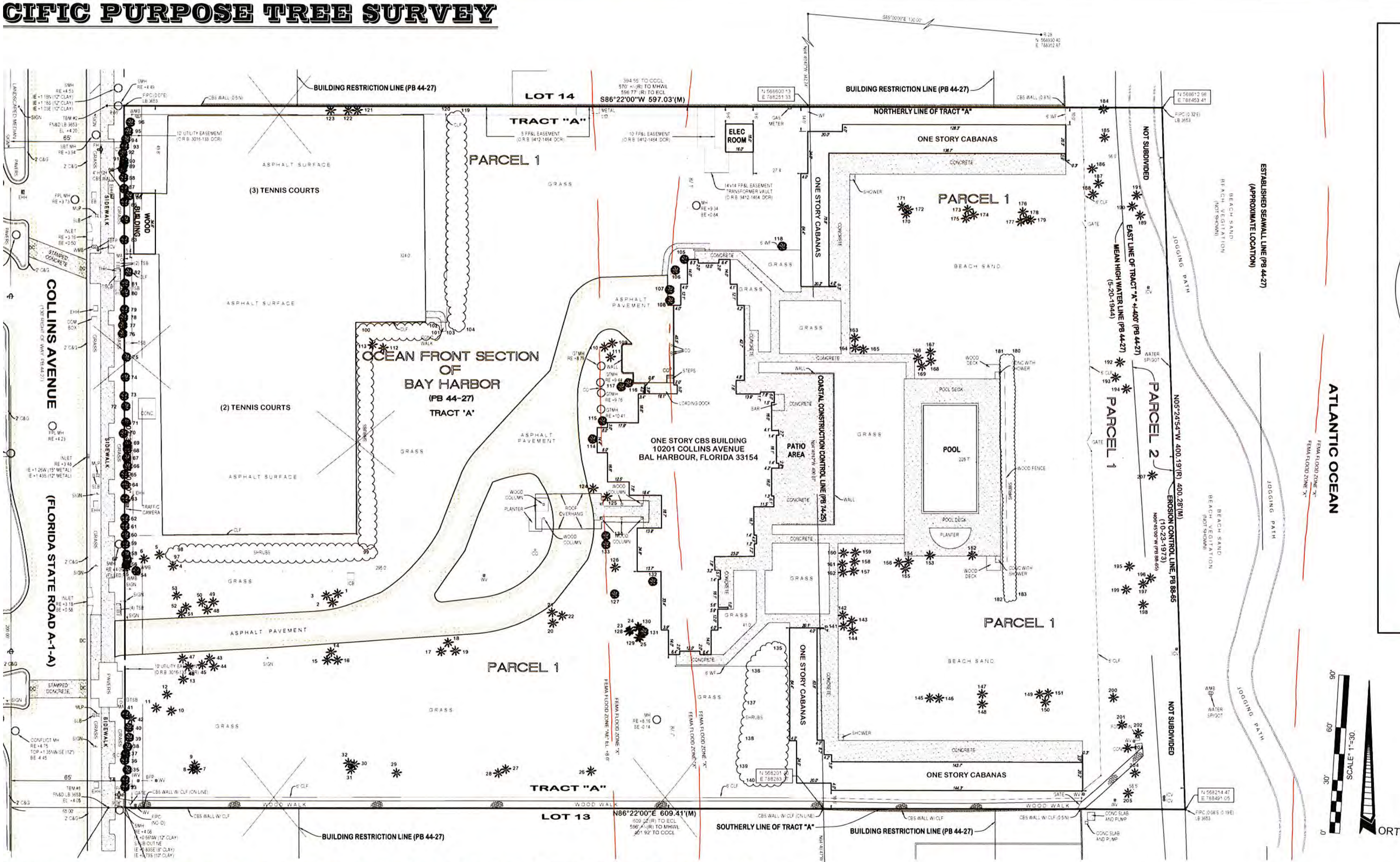
LEITER PEREZ & ASSOCIATES, INC

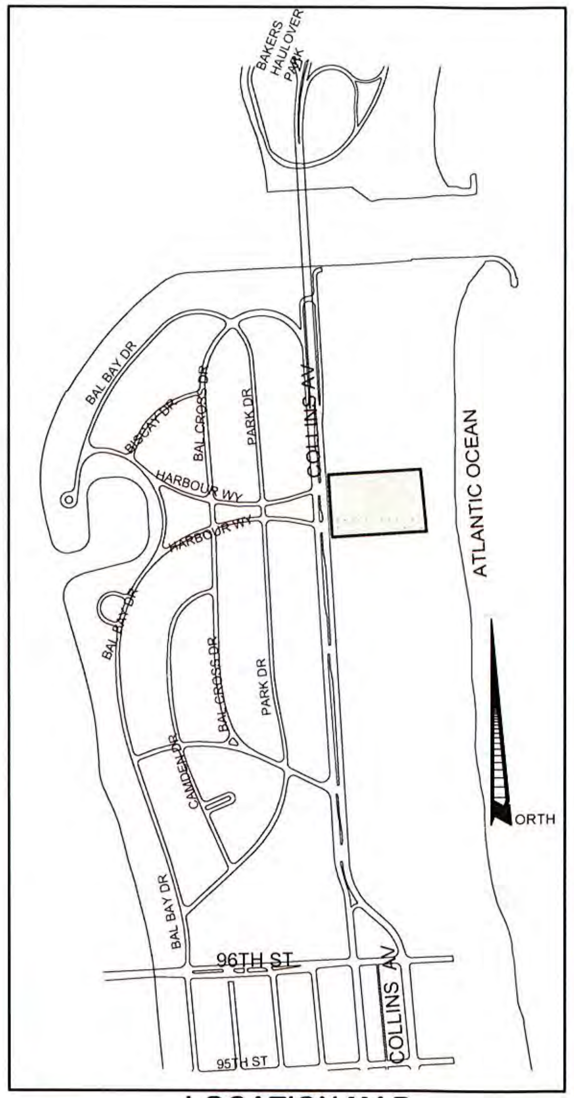
BY _____, PRESIDENT

GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CIFIC PURPOSE TREE SURVEY





LOCATION MAP

IN SECTION 26, TOWNSHIP 52 SOUTH, RANGE 42 EAST
VILLAGE OF BAL HARBOUR, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 600'

DIA. (IN)	HEIGHT (FT)	SPREAD (FT)
10	19	10
10	15	10
10	17	10
9	30	12
9	30	12
10	35	12
9	22	12
8	15	12
8	20	12
9	30	12
9	30	12
9	30	12
10	45	10
9	15	10
9	12	10
10	12	10
10	17	10
8	14	10
10	22	10
10	15	10
10	15	10
10	15	10
8	15	10
10	15	10
8	12	10
8	30	12
8	25	12
8	20	12
8	25	12
6	9	12
9	21	12
8	19	12
10	10	10
12	10	10
18	10	10
12	10	10
12	10	10
24	10	10
12	10	10
24	10	10
15	10	10
12	10	10
16	12	8
9	15	8
8	15	8
9	20	8
9	25	10
9	30	10
8	15	10
8	15	10

TREE NO.	DESCRIPTION	DIA. (IN)	HEIGHT (FT)	SPREAD (FT)
51	SABAL PALM	8	12	10
52	SABAL PALM	8	25	8
53	SABAL PALM	8	25	8
54	SABAL PALM	8	25	8
55	UMBRELLA TREE	16	12	10
56	SABAL PALM	4	10	5
57	BLACK OLIVE	6	8	6
58	BLACK OLIVE	6	8	6
59	BLACK OLIVE	12	6	6
60	BLACK OLIVE	12	6	6
61	BLACK OLIVE	8	6	6
62	BLACK OLIVE	8	8	10
63	BLACK OLIVE	10	8	10
64	BLACK OLIVE	6	6	6
65	BLACK OLIVE	18	8	12
66	BLACK OLIVE	10	6	8
67	BLACK OLIVE	6	8	8
68	BLACK OLIVE	24	10	10
69	BLACK OLIVE	8	10	10
70	BLACK OLIVE	8	10	10
71	BLACK OLIVE	10	10	10
72	BLACK OLIVE	20	10	12
73	BLACK OLIVE	10	10	10
74	BLACK OLIVE	8	6	6
75	BLACK OLIVE	8	6	8
76	BLACK OLIVE	10	8	8
77	BLACK OLIVE	6	6	6
78	BLACK OLIVE	6	6	6
79	BLACK OLIVE	6	6	6
80	BLACK OLIVE	20	8	10
81	BLACK OLIVE	20	8	10
82	BLACK OLIVE	16	6	12
83	BLACK OLIVE	12	6	10
84	BLACK OLIVE	20	8	8
85	BLACK OLIVE	10	8	8
86	BLACK OLIVE	10	8	8
87	UMBRELLA TREE	6	10	6
88	BLACK OLIVE	10	8	6
89	BLACK OLIVE	10	8	6
90	BLACK OLIVE	10	8	6
91	BLACK OLIVE	8	8	6
92	BLACK OLIVE	8	8	5
93	BLACK OLIVE	6	6	6
94	BLACK OLIVE	16	6	6
95	BLACK OLIVE	12	6	8
96	BLACK OLIVE	10	6	8
97	BLACK OLIVE	12	8	8
98	AUSTRALIAN PINE	6	12	7
99	AUSTRALIAN PINE	6	12	7
100	AUSTRALIAN PINE	6	12	7

TREE NO.	DESCRIPTION	DIA. (IN)	HEIGHT (FT)	SPREAD (FT)
101	AUSTRALIAN PINE	6	12	7
102	AUSTRALIAN PINE	6	12	7
103	AUSTRALIAN PINE	6	12	7
104	AUSTRALIAN PINE	6	12	7
105	AUSTRALIAN PINE	6	12	7
106	SEA GRAPE	10	10	8
107	SEA GRAPE	10	10	8
108	SEA GRAPE	8	10	6
109	SEA GRAPE	14	10	10
110	SABAL PALM	10	15	10
111	SABAL PALM	10	18	8
112	SABAL PALM	8	12	8
113	SABAL PALM	8	12	8
114	SEA GRAPE	8	10	12
115	SEA GRAPE	6	6	8
116	BLACK OLIVE	20	20	20
117	SEA GRAPE	8	6	6
118	SEA GRAPE	24	15	10
119	AUSTRALIAN PINE	6	12	7
120	AUSTRALIAN PINE	6	12	7
121	SABAL PALM	8	6	6
122	SABAL PALM	8	6	7
123	SABAL PALM	10	8	6
124	SABAL PALM	10	12	8
125	SABAL PALM	10	12	8
126	SABAL PALM	10	12	8
127	BLACK OLIVE	30	20	30
128	SABAL PALM	10	12	8
129	SABAL PALM	10	12	8
130	SABAL PALM	10	12	8
131	SEA GRAPE	10	10	10
132	SEA GRAPE	10	10	10
133	SEA GRAPE	12	10	10
134	SEA GRAPE	10	12	8
135	SEA GRAPE	6	18	70
136	SEA GRAPE	6	18	70
137	SEA GRAPE	6	18	70
138	SEA GRAPE	6	18	70
139	SEA GRAPE	6	18	70
140	SEA GRAPE	6	18	70
141	SEA GRAPE	6	18	70
142	SABAL PALM	8	15	7
143	SABAL PALM	8	10	7
144	SABAL PALM	8	15	8
145	COCONUT PALM	8	17	7
146	COCONUT PALM	6	8	6
147	COCONUT PALM	8	10	8
148	COCONUT PALM	8	10	8
149	COCONUT PALM	8	10	8
150	COCONUT PALM	8	10	8

TREE NO.	DESCRIPTION	DIA. (IN)	HEIGHT (FT)	SPREAD (FT)
151	COCONUT PALM	8	10	8
152	COCONUT PALM	6	12	8
153	COCONUT PALM	6	10	7
154	SABAL PALM	8	12	8
155	SABAL PALM	8	12	8
156	SABAL PALM	8	12	10
157	SABAL PALM	8	12	10
158	SABAL PALM	8	12	10
159	SABAL PALM	8	12	10
160	SABAL PALM	8	12	10
161	SABAL PALM	8	12	10
162	SABAL PALM	8	12	10
163	SABAL PALM	10	12	10
164	SABAL PALM	10	12	10
165	SABAL PALM	10	12	10
166	SABAL PALM	8	12	10
167	SABAL PALM	8	12	10
168	SABAL PALM	8	12	10
169	SABAL PALM	8	12	10
170	COCONUT PALM	6	12	8
171	COCONUT PALM	6	12	8
172	COCONUT PALM	6	12	8
173	COCONUT PALM	6	12	8
174	COCONUT PALM	6	12	8
175	COCONUT PALM	6	12	8
176	COCONUT PALM	6	10	8
177	COCONUT PALM	8	12	10
178	COCONUT PALM	6	10	6
179	COCONUT PALM	6	10	6
180	SEA GRAPE	3	6	7
181	SEA GRAPE	3	6	7
182	SEA GRAPE	3	6	7
183	SEA GRAPE	3	6	7
184	COCONUT PALM	6	12	8
185	COCONUT PALM	6	15	10
186	COCONUT PALM	8	15	10
187	COCONUT PALM	6	15	10
188	COCONUT PALM	6	12	8
189	COCONUT PALM	8	15	6
190	COCONUT PALM	6	15	8
191	COCONUT PALM	6	12	8
192	COCONUT PALM	6	12	8
193	COCONUT PALM	6	12	8
194	COCONUT PALM	5	12	8
195	COCONUT PALM	6	10	8
196	COCONUT PALM	6	10	8
197	COCONUT PALM	6	12	6
198	COCONUT PALM	6	15	6
199	COCONUT PALM	6	15	8
200	COCONUT PALM	6	10	6

TREE NO.	DESCRIPTION	DIA. (IN)	HEIGHT (FT)	SPREAD (FT)
201	COCONUT PALM	8	15	3
202	COCONUT PALM	8	12	3
203	COCONUT PALM	8	12	3
204	COCONUT PALM	8	15	3
205	COCONUT PALM	8	15	3
206	COCONUT PALM	8	15	3
207	COCONUT PALM	8	12	3

NOTES:

1. This is a Specific Purpose Tree Survey. Limits of tree survey are within the subject property. Tree classification and geometry shown hereon was obtained by a surveyor and not a botanist.
2. BEARINGS and COORDINATES shown hereon are based upon the "FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE" (1927 Datum) as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map, as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida, dated 02-10-82.
3. Coordinate conversions were calculated using CORPSCON software.
4. Refer to Boundary & Topographic Survey (Job Order 12-134. File No. B-2268) prepared by this Firm for additional Boundary Survey information.
5. Visible indicators of utilities have been shown hereon, but no attempt has been made by this office to locate buried utilities. Contractor must verify the size, depth, and character of all utilities prior to construction and call Sunshine utility locator service at 1-800-432-4770.
6. The lands shown hereon have not been abstracted by this firm regarding matters of interest of other parties, such as easements, rights-of-ways, reservations, etc.
7. Surveyor has not shown any official zoning classification, variances, uses permitted thereunder, setback height, bulk, density and/or parking requirements, reference to Miami-Dade County building codes, or zoning codes, as same may vary depending on construction. All to be determined by others.
8. All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
9. Location of buildings and parking/decks shown on adjacent properties are approximate.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

LEGAL DESCRIPTION:

PARCEL 1

TRACT "A", OF **"OCEAN FRONT SECTION OF BAY HARBOR"**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 88, PAGE 65; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF TRACT "A", AS RECORDED IN PLAT BOOK 44, PAGE 27 AS EXTENDED TO THE EROSION CONTROL LINE; BOUNDED ON THE WEST, BY THE EAST LINE OF TRACT "A"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF TRACT "A" AS EXTENDED.

LEGEND

(M)	MEASURED
(R)	RECORD
BE	BOTTOM BOX ELEVATION
BFP	BACK FLOW PREVENTOR
C&G	CURB AND GUTTER
CB	CATCH BASIN
CBS	CEMENT BLOCK & STUCCO
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
COM	COMMUNICATIONS BOX
CONC	CONCRETE
CTV	CABLE TELEVISION
℄	CENTERLINE
DC	DROP CURB
DCR	MIAMI-DADE COUNTY RECORDS
DMH	STORM DRAINAGE MANHOLE
EB	ELECTRIC BOX
EHH	ELECTRIC HANDHOLE
EL	ELEVATION
ELEC	ELECTRIC
FH	FIRE HYDRANT
FIPC	FOUND 5/8" DIAMETER IRON PIPE & CAP
FN&D	FOUND NAIL AND DISC
FP&L	FLORIDA POWER & LIGHT COMPANY
GTMH	GREASE TRAP MANHOLE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
ID	IDENTIFICATION
IE	INVERT ELEVATION
LB	LICENSED BUSINESS
MA	MAST ARM TRAFFIC LIGHT
MH	MANHOLE
MLP	METAL LIGHT POLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO	NUMBER
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PSP	PEDESTRIAN SIGNAL POLE
PXP	PEDESTRIAN CROSSING POLE
RE	RIM ELEVATION
SBTMH	SOUTHERN BELL TELEPHONE MANHOLE
SLB	STREET LIGHT BOX
SLHH	STREET LIGHT HAND HOLE
SMH	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCHMARK
THH	TRAFFIC SIGNAL HANDHOLE
TSB	TRAFFIC SIGNAL BOX
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
WF	WOOD FENCE
WMB	WATER METER BOX
WV	WATER VALVE

BAL HARBOUR BEACH CLUB

10201 COLLINS AVENUE, BAL HARBOUR, FLORIDA 33154

TYPE OF SURVEY: *SPECIFIC PURPOSE TREE SURVEY*
PREPARED FOR: **CONSULTATIO BAL HARBOUR, LLC**
1395 BRICKELL AVENUE, SUITE 950, MIAMI, FL 33131

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 524-2202 FAX (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

SURVEY DATE 8-2-2012
JOB ORDER 12-148
FILE NO. B-2268(T)
FILE NAME 12-148TREESURVEY.dwg
FB 292 PG 40-43

REVISIONS:

DATE	JOB ORDER	DESCRIPTION	FB	PG

NOTES:

1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3.) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OTHER PARTIES SUCH AS EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
4.) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5.) ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

LEITER PEREZ & ASSOCIATES, INC.

BY ______________________, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CONSULTATIO BAL HARBOUR

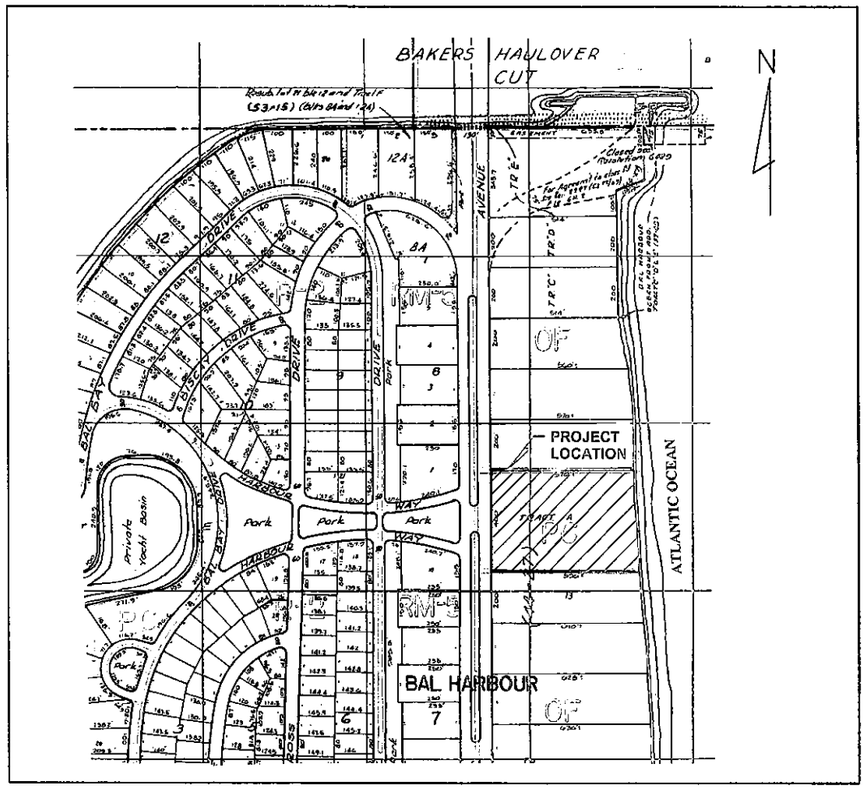
AT

10201 COLLINS AVENUE

VILLAGE OF BAL HARBOUR, FLORIDA

OWNER:

CONSULTATIO
BAL HARBOUR
1200 BRICKELL AVENUE, SUITE 1950
MIAMI, FLORIDA 33131
(786) 528-5874



LOCATION SKETCH

SCALE: 1" = 300'

ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

C-0 COVER SHEET AND LOCATION MAP
C-1 OVERALL SITE AND PAVING PLAN
C-2 SITE AND PAVING PLAN
C-3 SITE AND PAVING PLAN
C-4 SITE AND PAVING DETAILS
C-5 OVERALL GRADING AND DRAINAGE PLAN
C-6 GRADING AND DRAINAGE PLAN
C-7 GRADING AND DRAINAGE PLAN
C-8 STORM DRAINAGE DETAILS
C-9 SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-10 SEDIMENT TANK AND DRAINAGE WELL NO 2 DETAILS
C-11 SEDIMENT TANK AND DRAINAGE WELL NO 3 DETAILS
C-12 SEDIMENT TANK AND DRAINAGE WELL NO 4 DETAILS
C-13 SEDIMENT TANK AND DRAINAGE WELL NO 5 DETAILS
C-14 SEDIMENT TANK AND DRAINAGE WELL NO 6 DETAILS
C-15 SEDIMENT TANK AND DRAINAGE WELL NO 7 DETAILS
C-16 WATER DISTRIBUTION SYSTEM COVER SHEET
C-17 SEWER COLLECTION SYSTEM COVER SHEET
C-18 OVERALL SITE UTILITIES PLAN
C-19 SITE UTILITIES PLAN
C-20 SITE UTILITIES PLAN
C-21 SITE UTILITIES PLAN
C-22 TURBINE METER DETAILS
C-23 WATER DETAILS
C-24 WATER PROFILES
C-25 SEWER DETAILS
C-26 SEWER PROFILES

LEGAL DESCRIPTION

PARCEL 1

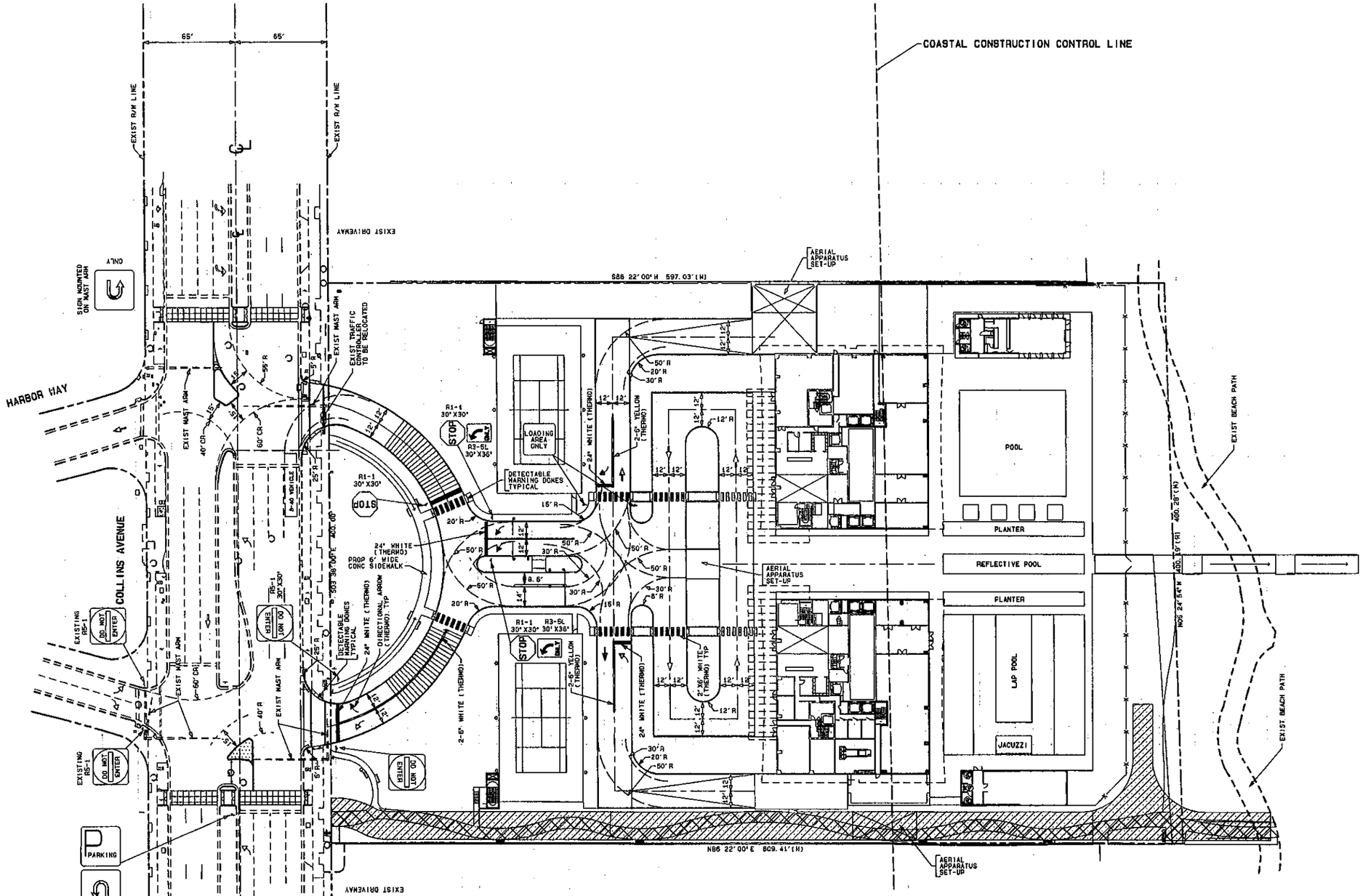
TRACT "A" OF OCEAN FRONT SECTION OF BAY HARBOUR" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41 AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 88, PAGE 55, BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF TRACT "A" AS RECORDED IN PLAT BOOK 41 PAGE 27 AS EXTENDED TO THE EROSION CONTROL LINE; BOUNDED ON THE WEST BY THE EAST LINE OF TRACT "A" AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF TRACT "A" AS EXTENDED.

RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH # 5529
dated: August 4, 2012
cad ref: 12013-10



GENERAL NOTES

1. ALL RADII ARE TO FACE OF CURB.
2. TOPOGRAPHIC PROVIDED BY LEITER, PEREZ & ASSOCIATES, INC. LAND SURVEYOR DADE COUNTY, FLORIDA.
3. ALL SIGNS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAVEMENT CONNECTIONS MUST BE SAW-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND DADE COUNTY AND SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION FHWA). ATTENTION IS ALSO DIRECTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEX. 600 THRU 650.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED TO THE EXTEND THAT A "FIELD REVISION" IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-4
8. ALL WORK TO BE DONE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) METROPOLITAN DADE COUNTY AND VILLAGE OF BAL HARBOUR, STANDARD DETAILS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK, PERFORMED INCLUDING VERTICAL AND HORIZONTAL INFORMATION AND ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. CONTRACTOR TO RE-STRIPE ALL EXISTING PAVEMENT MARKERS AS REQUIRED THAT ARE DAMAGED DURING CONSTRUCTION.

LEGEND:

	EXISTING	PROPOSED
PAVERS (SEE LANDSCAPE PLANS)		
HANDICAPPED PARKING SPACES		♿
TRAFFIC SIGN		
REFERENCE LINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
6" CURB (TYPE 'D')		
2' CURB & GUTTER		
DIRECTIONAL ARROW		
PEDESTRIAN RAMP		
NO. OF PARKING SPACES		10
CONCRETE WHEELSTOP		
TRAFFIC FLOW		

Scale: 1" = 40' 40' 20' 0' 40'

OVERALL SITE AND PAVING PLAN

VSN engineering inc.
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

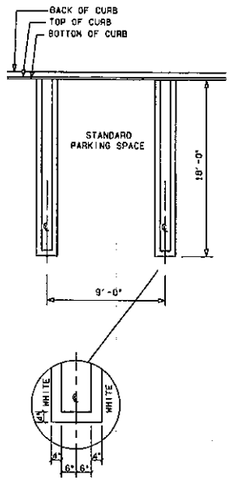
CONSULATIO BAL HARBOUR CONDOMINIUMS
10201 COLLINS AVENUE
VILLAGE OF BAL HARBOUR, FLORIDA

no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	12013-01
scale	1" = 40'
date	DEC 19, 2012
cad ref	12013-A1

RODOLFO J. VARGAS
PE # 35648

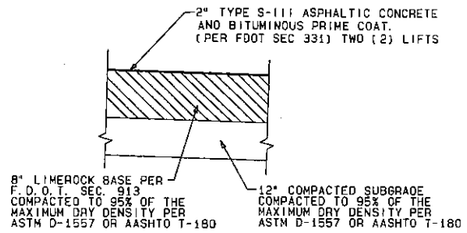
drawing
C-1



NOTE: ALL PAVEMENT MARKINGS ARE WHITE PAINTED UNLESS OTHERWISE NOTED

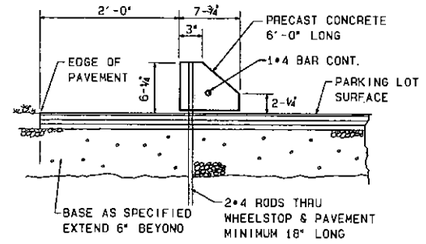
TYPICAL STALL MARKINGS

N. T. S.



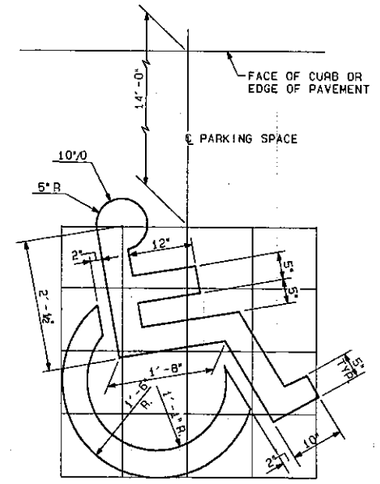
TYPICAL HEAVY DUTY PAVEMENT SECTION

N. T. S.



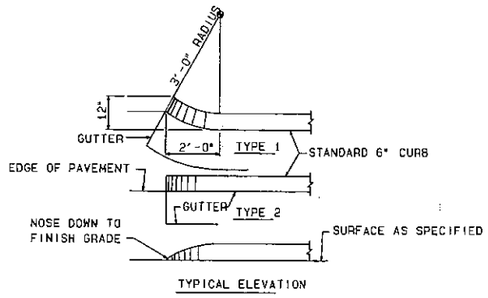
PRECAST CONCRETE WHEELSTOP

N. T. S.



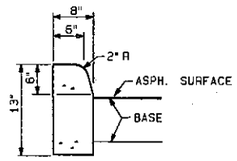
TYPICAL PAVEMENT MARKING FOR HANDICAPPED PARKING SPACE

N. T. S.



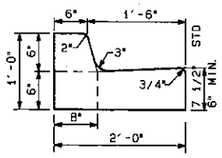
STANDARD CURB NOSING

N. T. S.



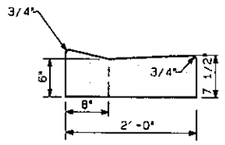
TYPE "D" CURB

N. T. S.



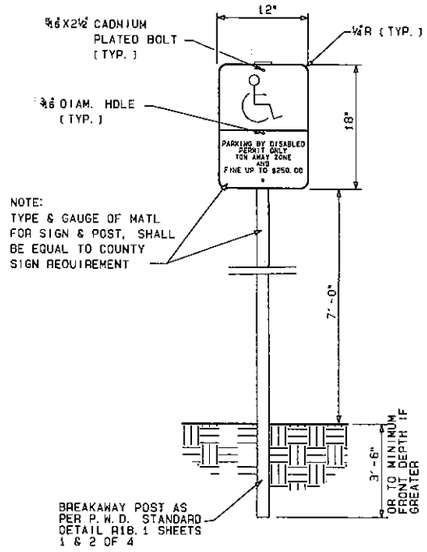
TYPE "F" CONCRETE CURB & GUTTER

N. T. S.



VALLEY GUTTER

N. T. S.



NOTES

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

HANDICAPPED SIGN DETAIL

N. T. S.

NOTE:
CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

SITE AND PAVING DETAILS

VSNE engineering inc.
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsnf@vsneng.com

CONSULATIO BAL HARBOUR
CONDOMINIUMS
10201 COLLINS AVENUE
VILLAGE OF BAL HARBOUR, FLORIDA

no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	12013-01
scale	AS SHOWN
date	AUG 6, 2012
cad ref.	12013-14

RODOLFO J. VARGAS
PE • 35648

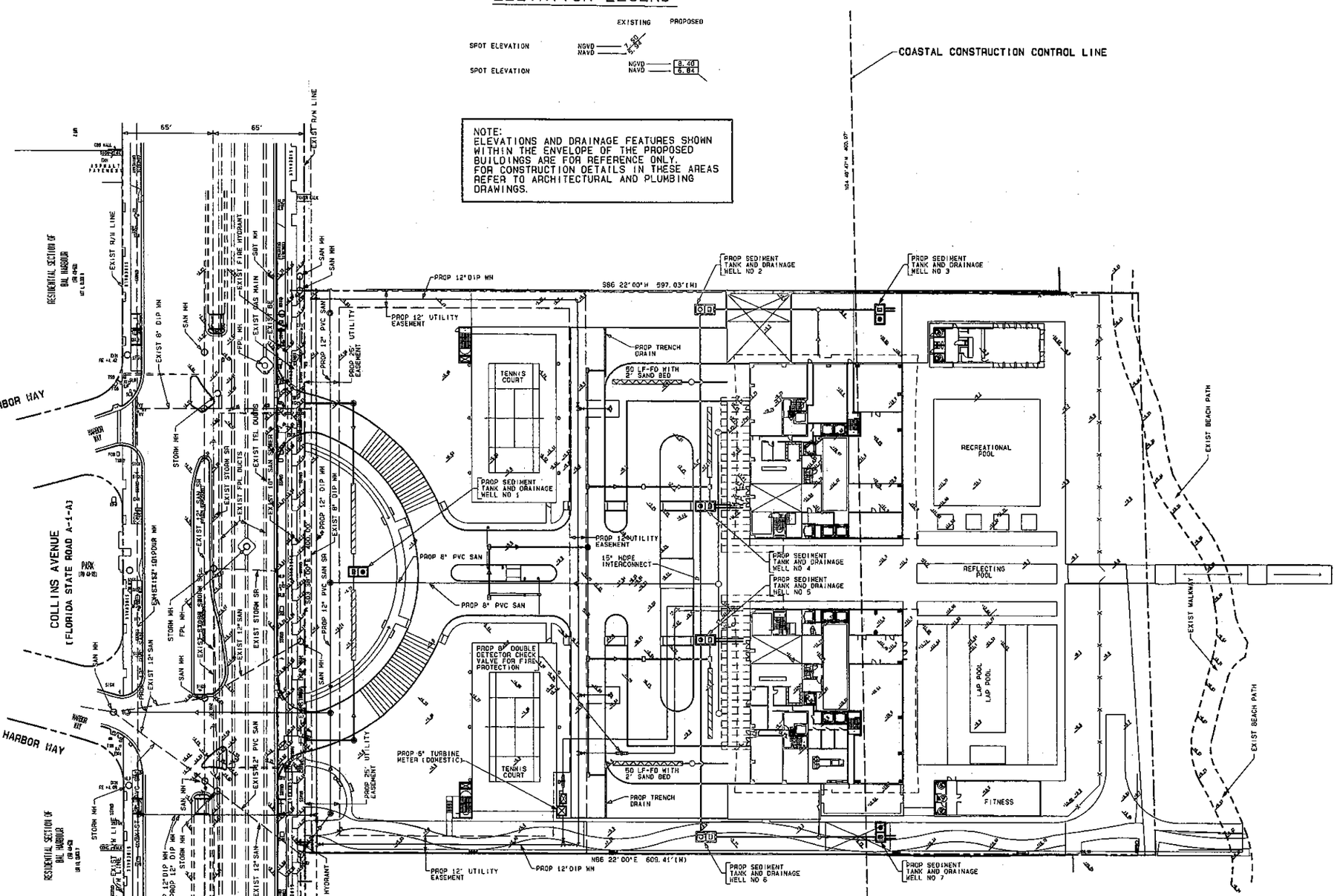
drawing

C-4

ELEVATION LEGEND

		EXISTING	PROPOSED
SPOT ELEVATION	NGVD / NAVD	7.40 / 5.84	
SPOT ELEVATION	NGVD / NAVD		8.40 / 6.84

NOTE:
ELEVATIONS AND DRAINAGE FEATURES SHOWN WITHIN THE ENVELOPE OF THE PROPOSED BUILDINGS ARE FOR REFERENCE ONLY. FOR CONSTRUCTION DETAILS IN THESE AREAS REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS.



LEGEND:

	EXISTING	PROPOSED
POLLUTION RETARDANT CATCH BASIN		
CURB INLET		
FRENCH DRAIN & LENGTH		20 LF
CURB		
CURB & GUTTER		
VALLEY GUTTER		
FLOW DIRECTION		
SIDEWALK		
POWER POLE		

Scale: 1" = 40' 40' 20' 0' 40'

OVERALL GRADING AND DRAINAGE PLAN

VSNE engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

ATLANTIC OCEAN

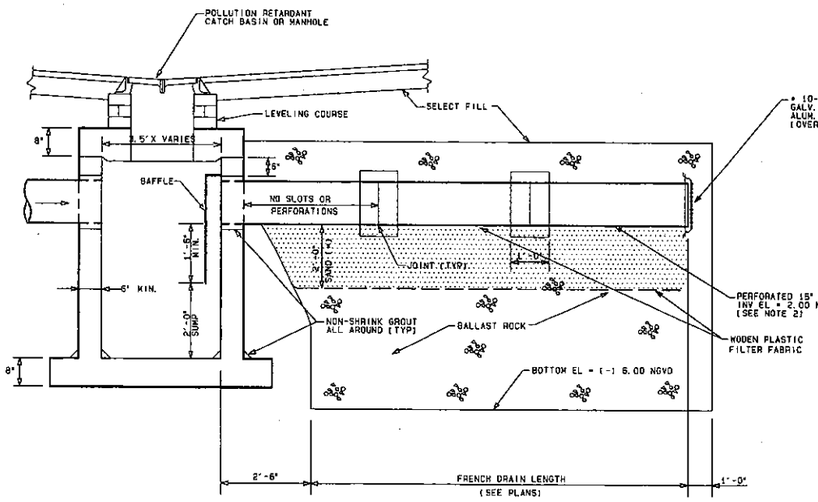
CONSULATIO BAL HARBOUR CONDOMINIUMS
10201 COLLINS AVENUE
VILLAGE OF BAL HARBOUR, FLORIDA

no	date	revision/issue

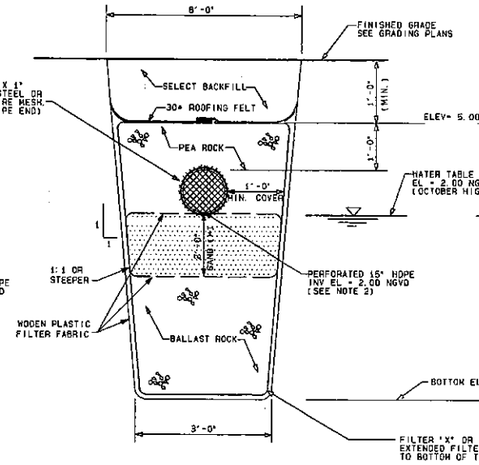
designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	12013-01
scale	1" = 40'
date	DEC 5, 2012
cad ref	12013-15

RODOLFO J. VARGAS
PE # 35648

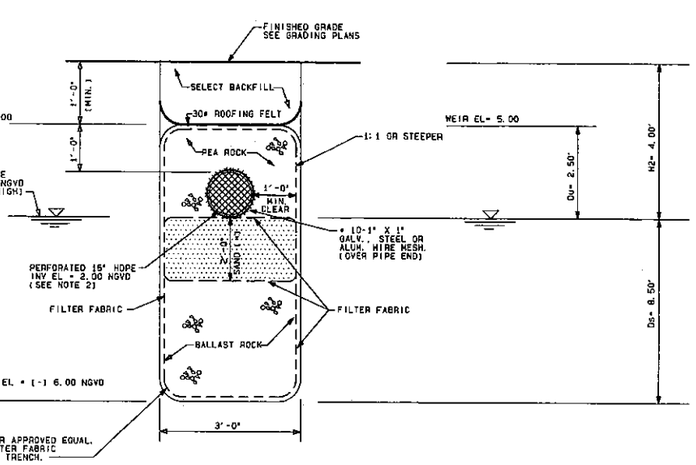
drawing
C-5



LONGITUDINAL SECTION
N. T. S.



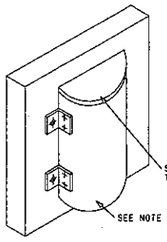
ALTERNATE CROSS-SECTION DETAIL FOR SANDY SOIL CONDITION
N. T. S.



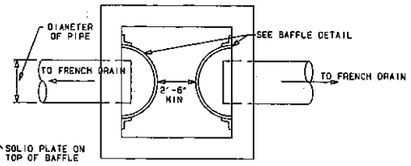
TRANSVERSE SECTION DETAIL
N. T. S.

NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1992.
2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
4. FOR PERFORATED CMP PIPE JOINT ARE TO BE SANDED, BUT NOT GASKETED.
5. FOR BAFFLE DETAILS SEE THIS SHEET

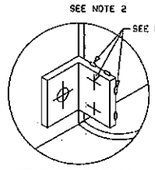
[*] NOTE:
SAND BED TO BE USED ONLY ON FRENCH DRAIN FOR THE GARAGE AND PLANTERS



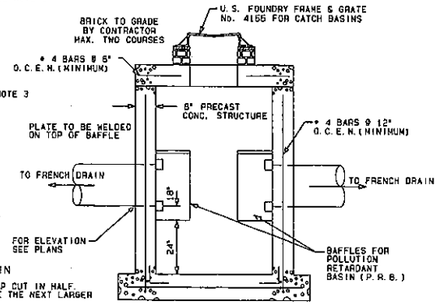
BAFFLE DETAIL



PLAN



BRACKET DETAIL



NOTES FOR P. R. CATCH BASIN
1) BAFFLE TO BE A SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN "D".
2) 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
3) WELD OR 2-1/2" THRU BOLTS (S.S.).
4) GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.
5) MINIMUM SIZE OF CATCH BASIN PER SD 2.6 OR LARGER ONE BAFFLE (42"X42"), TWO BAFFLES (54"X54") SQUARE

POLLUTION RETARDANT CATCH BASING DETAIL
N. T. S.

DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, aesthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N. G. V. D.). 1929.
4. Dade County Flood Criteria for this project is 5.00 (N. G. V. D.)
5. October High Water Elevation is 2.00 (N. G. V. D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. All French Drain perforated pipe shall be 15" diameter and shall have a minimum invert elevation of 2.50 (N. G. V. D.). (Unless otherwise noted).
8. French Drain bottom elevation shall be (-) 10.00 (N. G. V. D.).
9. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:
   a. French Drain.....S. D. 1. 1
   b. Catch Basin.....S. D. 2. 5
   c. Catch Basin Frame and Grate.....S. D. 2. 3
   d. 2' Valley Gutter.....R. 1.4.6
   e. P-6 Inlet.....SD 3. 4
   f. Swale Inlet.....SD 3. 1
10. Contractor must observe extreme care to prevent debris, silts and fines from entering French Drain. Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
11. Contractor to verify soil conditions at site. If muck is encountered, contractor shall demuck area and fill to grade with minimum 98% density.
12. All areas not paved must be sodded.
13. All work to be done in accordance with Miami-Dade County and Village of Bal Harbour Public Works Standard Details and Specifications.
14. All topographic and survey information is based on Sketches of Survey prepared by Leiter, Perez & Associates, Inc. Land Surveyors.
15. Pipe requirements:
    French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS N-12 Polyethylene Non-Perforated. (or approved equal).
16. Contractor shall provide a Paving and Drainage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existing pavement and swale area grades, catch basin rim and invert elevations, French drain length and bottom elevation, etc.
17. a. Drainage trenches to be ZURN Z-882 12" Perma-Trench as per ZURN-FLO-THRU DRAIN COMPANY (813) 754-7148 or approved equal.
    b. Trench drains shall be capable of conveying a minimum flow of 1,709 gpm at the foot down stream section.
    c. Contractor shall submit shop drawings and documentation for review and approval prior to ordering, and shall strictly follow the manufacture's Specifications and Installation Instructions.
    d. Contractor to install Class E Grates Type Z-882-HDP, heel proof, capable of supporting H-20 loading.
18. Contractor to submit shop drawings for Sidewalk Inlets and piping connection to Engineer before prior to ordering.
19. Contractor shall provide an Erosion Control Fence around the entire perimeter of the project as per FDOT Standard Index NO. 102. Erosion control fence shall be operational during the entire period of construction.
20. On-Site Storm Drainage Wells could be used as means of disposal of dewatering during construction. Contractor is responsible for preparing Dewatering Plans and obtaining all necessary permits. Contractor shall be responsible for providing settling tanks and/or any other method to insure that the water to be discharged into the wells meets the water quality standards of the permitting agencies. Contractor shall test each well after completion of dewatering operations and if the required discharge rates are not obtained, Contractor shall be responsible for re-developing the wells and providing information on the well discharges to the Engineer.

STORM DRAINAGE DETAILS

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

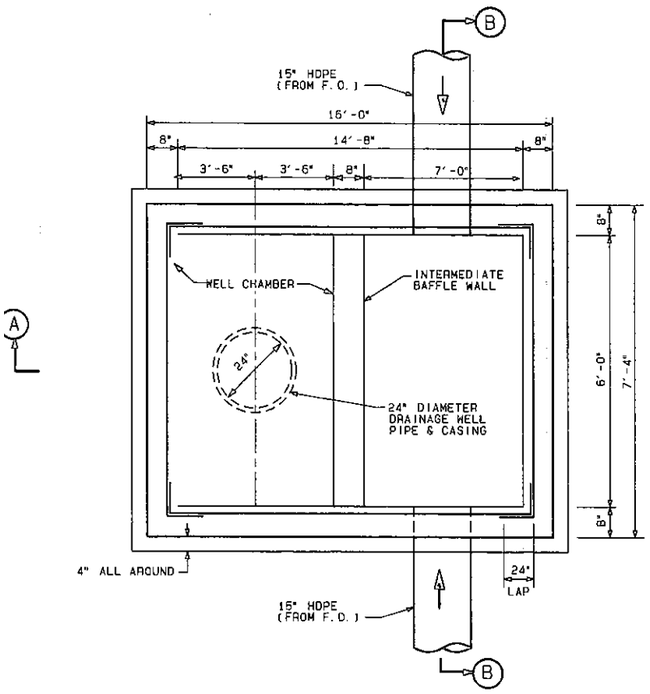
CONSULATIO BAL HARBOUR
CONDOMINIUMS
10201 COLLINS AVENUE
VILLAGE OF BAL HARBOUR, FLORIDA

no	date	revision/issue

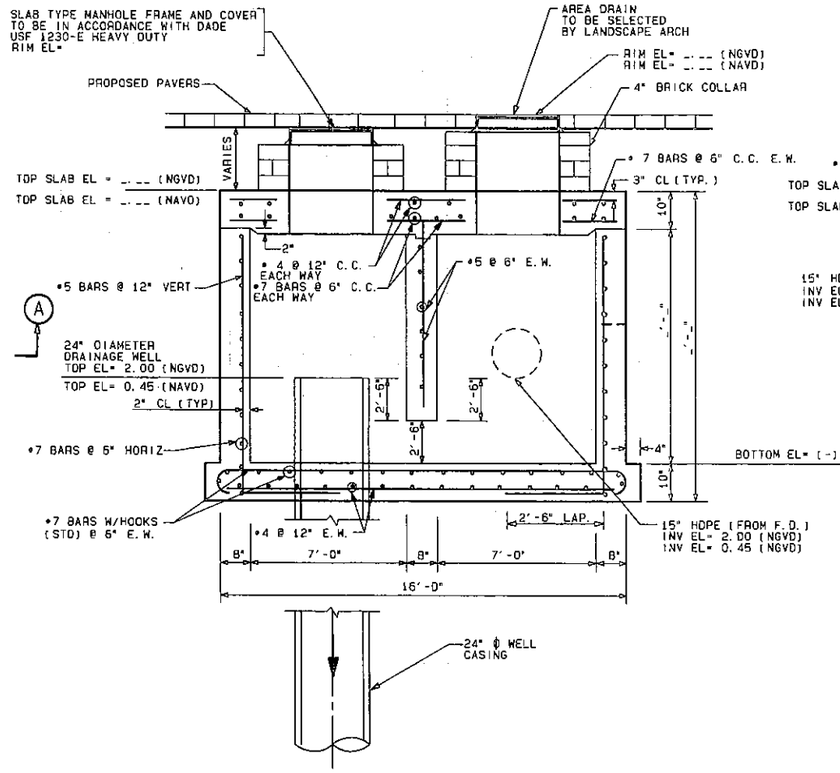
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	12013-01
scale	AS SHOWN
date	AUG 6, 2012
cad ref	12013-18

RODOLFO J. VARGAS
PE # 35648

drawing
C-8

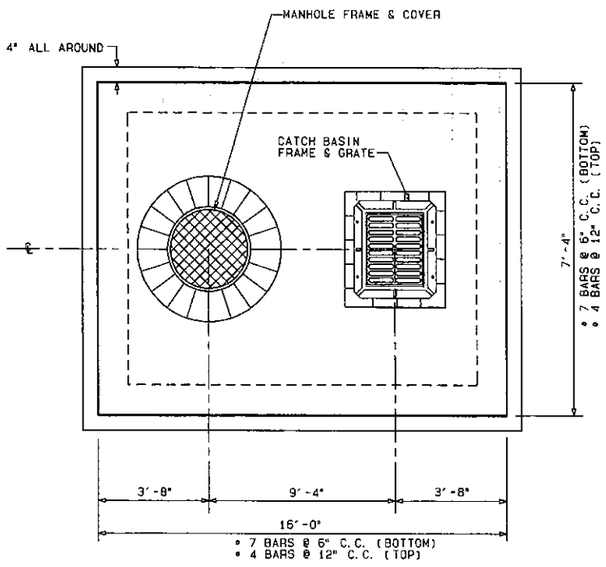


PLAN VIEW
N.T.S.

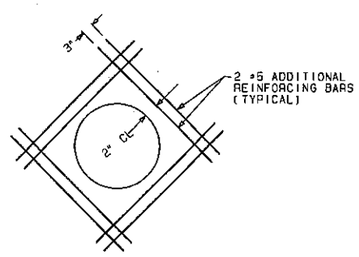


SECTION A-A
N.T.S.

SECTION B-B
N.T.S.



TOP SLAB REINFORCING DETAIL
N.T.S.



TYPICAL OPENING REINFORCING DETAIL
N.T.S.

NOTES:

1. CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CLORIDES ARE PERMITTED IN CONCRETE.
2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF ____ GPM AT ____ FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OTBAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
8. CONTRACTOR SHALL MAINTAIN SEDIMENT TANK CLEAN OF ANY DEBRIS FOR THE LENGHT OF THE PROJECT. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE.

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS

engineering inc
VSN
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

CONSULATIO BAL HARBOUR
CONDOMINIUMS
10201 COLLINS AVENUE
VILLAGE OF BAL HARBOUR, FLORIDA

no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	12013-01
scale	AS SHOWN
date	AUG 6, 2012
cad ref	12013-19

RODOLFO J. VARGAS
PE • 35648

drawing
C-9

CONSULTATIO BAL HARBOUR
AT
10201 COLLINS AVENUE
VILLAGE OF BAL HARBOUR, FLORIDA

WATER DISTRIBUTION SYSTEM

OWNER:

CONSULTATIO
BAL HARBOUR
1200 BRICKELL AVENUE, SUITE 1950
MIAMI, FLORIDA 33131
(786) 528-5874

ENGINEERS:

V.S.N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION (PER GS 0.5) SHEET 1 OF 2

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL M-DWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT.
   a. EASEMENTS, IF REQUIRED.
   b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
   c. ABSOLUTE BILL OF SALE.
   d. I. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT).
      II. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
   e. "AS-BUILT" PRINTS 24"x36" SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED FLORIDA SURVEYOR, ALONG WITH PRINTS OF "AS-BUILT" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). THE DEPARTMENT RESERVES THE RIGHT TO REQUIRE SUBMITTAL ON ELECTRONIC MEDIA IN ACCORDANCE WITH SEC. 01775 "MAGNETIC MEDIA SUBMITTAL".
   f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
   g. BILL OF SALE SKETCH (8½"x11") FOR WATER AND SEWER, SEPARATELY.
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

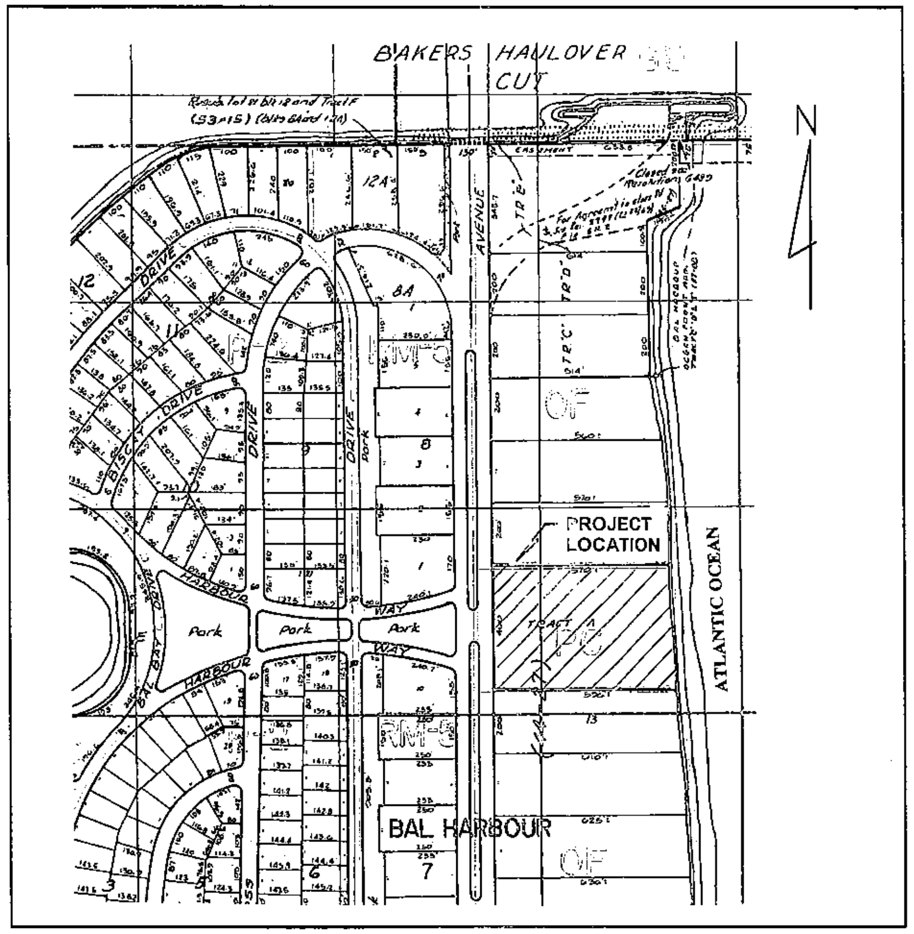
MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	ITEM / STANDARD DETAIL	CROSS REF.	SPEC. REF.
	03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5 SHEET 1 OF 2	

"AS-BUILTS" REQUIREMENTS (PER GS 0.5) SHEET 2 OF 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB, EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. AS-BUILT PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. (QTY. OF PRINTS, AS REQUIRED BY THE DEPARTMENT.)
2. "AS-BUILT" FORMAT:
   a. 24"x36" PRINTS
   b. LOCATION MAP SCALE SHOULD BE 1"=300' AND SECTION-TOWNSHIP-RANGE SHOULD BE SHOWN.
   c. THE WORD "AS-BUILT" IN LARGE LETTERS.
   d. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION.
   e. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*.
   f. STREET NOMENCLATURE.
   g. SEPARATE AS-BUILTS FOR WATER AND SEWER.
   h. SEPARATE WATER AND SEWER PROFILE.
   i. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E., ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN.
   j. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.
   k. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC).
   l. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY "AS-BUILT" INFORMATION REFLECTED IN DRAWINGS.
3. WATER "AS-BUILTS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS AND FITTINGS AT THE MAINLINE (IF PERPENDICULAR TO IT), AND AT MAIN AND END OF SERVICES IF ANY, OTHER ANGLE, AND DEFLECTION OF PIPE, IF ANY.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "AS-BUILTS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, IF ANY (FORCE MAIN ONLY), AND LOCATION OF LATERALS WITH REFERENCE TO MANHOLE.
   b. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC), AND STATION STARTING AT EACH 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "AS-BUILT" SAME AS WATER MAIN ABOVE.
6. EACH AS-BUILT SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO SUBMITTAL OF DRAWINGS.

MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	ITEM / STANDARD DETAIL	CROSS REF.	SPEC. REF.
	03/11/2009	V.F.C.	"AS-BUILT" REQUIREMENTS	GS 0.5 SHEET 2 OF 2	



LOCATION MAP

LEGAL DESCRIPTION

PARCEL 1

TRACT "A" OF OCEAN FRONT SECTION OF BAY HARBOUR" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41 AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 88, PAGE 65, BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF TRACT "A" AS RECORDED IN PLAT BOOK 41 PAGE 27 AS EXTENDED TO THE EROSION CONTROL LINE: BOUNDED ON THE WEST BY THE EAST LINE OF TRACT "A" AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF TRACT "A" AS EXTENDED.

LIST OF DRAWINGS:

C-16 WATER DISTRIBUTION SYSTEM COVER SHEET
C-17 SEWER COLLECTION SYSTEM COVER SHEET
C-18 OVERALL SITE UTILITIES PLAN
C-19 SITE UTILITIES PLAN
C-20 SITE UTILITIES PLAN
C-21 SITE UTILITIES PLAN
C-22 TURBINE METER DETAILS
C-23 WATER DETAILS
C-24 WATER PROFILES

NOTES ON WATER-SEWER INSTALLATIONS

1. A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE TOP OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   a. THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   b. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
   c. THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THE DISTANCE CAN BE RECUCED TO 3 FEET FOR VACUUM-TYPE SEWERS. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CAN NOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   a. THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   b. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
3. IN HIGHLY CONGESTED AREAS, WHERE EITHER WATER OR SEWER FACILITIES ARE EXISTING AND THE SEPARATION REQUIREMENTS CANNOT BE MET, SPECIAL CONSIDERATION MAY BE GIVEN SUBJECT TO SUBMITTAL OF DOCUMENTATION SHOWING THAT THE PROPOSED ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
4. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR RESIDENTIAL LAND USE AND TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR NON-RESIDENTIAL LAND USE.
5. FORCE MAIN SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE EITHER DUCTILE IRON OR REINFORCED CONCRETE PRESSURE SEWER PIPE. FOR DUCTILE IRON PIPE EXFILTRATION RATE SHALL NOT BE GRATER THAN THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI.
   FOR REINFORCED CONCRETE PRESSURE SANITARY SEWER FORCE MAIN EXFILTRATION RATE SHALL NOT BE GREATER THAN ONE-HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI.
6. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
7. ALL OTHER PUBLIC OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED AT LEAST 5 FEET FROM ANY WATER AND SEWER MAIN AS MEASURED FROM THE OUTSIDE BELL OF THE WATER OF THE UTILITY PIPE.
8. WHEN THE 5 FEET SEPARATION BETWEEN PROPOSED AND EXISTING LINE IS NOT POSSIBLE, THE CONTRACTOR SHALL HAND DIG OR EXPOSE THE WATER AND SEWER PIPES BEFORE PROCEEDING WITH POWER EQUIPMENT EXCAVATION.
9. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLE, ETC. IN THE SAME TRENCH PARALLEL AND ABOVE AN EXISTING WATER OR SEWER PIPES EXCEPT WHERE THEY CROSS. ANY DEVIATION FROM NOTES 6, 7 AND 8 SHALL BE APPROVED IN WRITING BY THE RESPONSIBLE WATER AND SEWER UTILIY.
10. A NON-RESETTABLE ELAPSE TIME METER SHALL BE INSTALLED AT EACH PUMP TO RECORD THE TOTAL OPERATING HOURS OF THE STATION.

HRS NOTES:

THE FOLLOWING ARE REQUIREMENTS
per
Department of Health

WATER MAIN HORIZONTAL SEPARATIONS

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

BETWEEN WATER MAINS AND VACUUM TYPE SEWERS PREFERABLY 10 FEET AND AT LEAST 3 FEET MINIMUM.

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

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

WATER MAIN VERTICAL SEPARATIONS

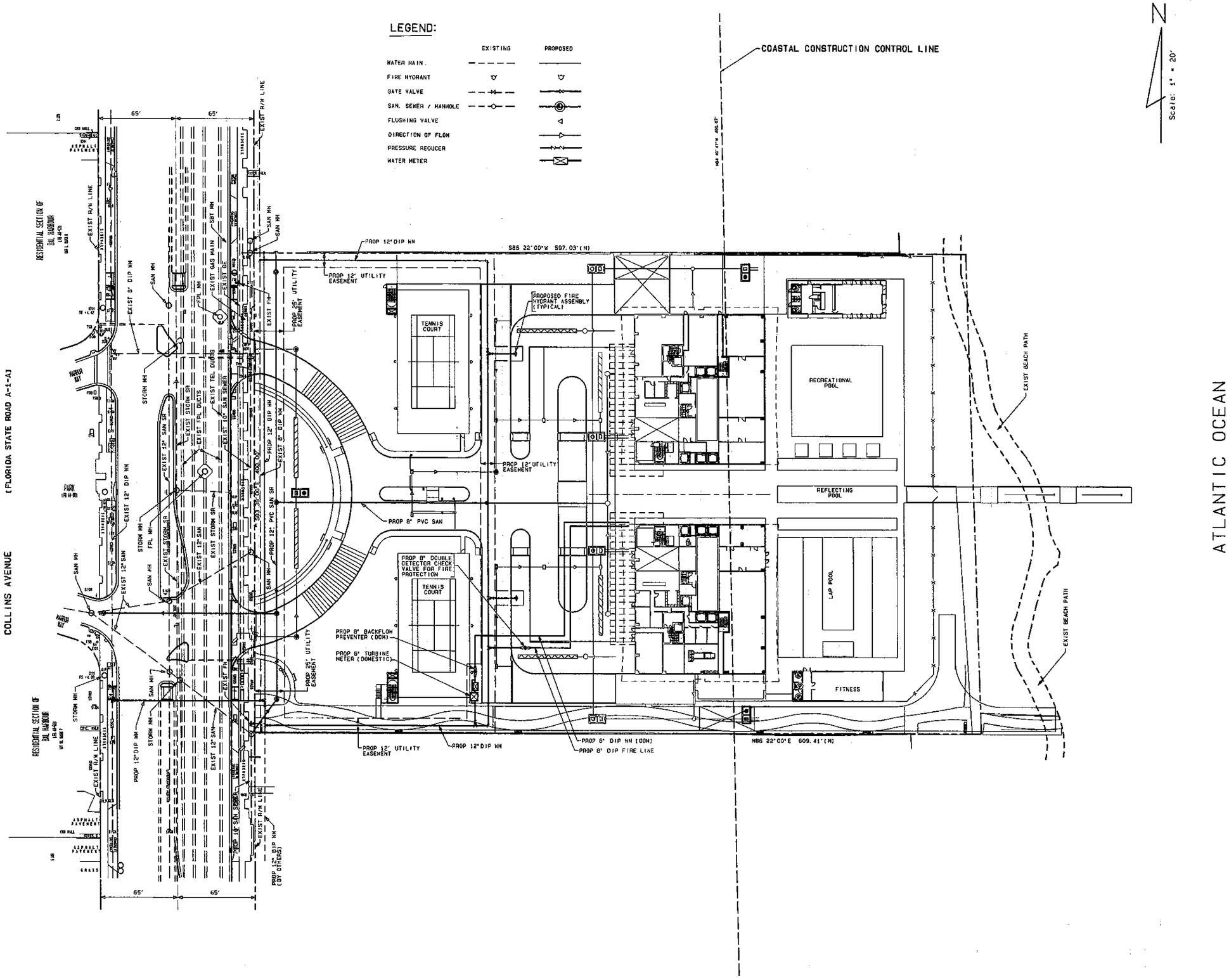
SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW. *

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

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

RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH # 5529
dated: August 6, 2012
cad ref: 12013-26



OVERALL SITE UTILITIES PLAN

ATLANTIC OCEAN

CONSULATIO BAL HARBOUR CONDOMINIUMS

10201 COLLINS AVENUE
VILLAGE O FBAL HARBOUR, FLORIDA

engineering inc
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

no	date	revision/issue

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	12013-01
scale	1" = 40'
date	DEC 5, 2012
cad ref	12013-28

RODOLFO J. VARGAS
PE # 35648

drawing

C-18

. NOTES

se plans reflect the scope of the Landscape Architect external ices. For Architectural, Civil, please refer to the appropriate sultant documents.

locations of all site amenities are approximate and may be adjusted e field with owner and/or their representatives approval. See plans ocations of fixed amenities.

locations of plants, as shown in these plans, are approximate. The locations may be adjusted to accommodate unforeseen field itions to comply with safety criteria, to avoid creating unsafe sight itions, or as otherwise directed by or approved by the landscape itect or owner's representative.

struction shall comply with all local building codes.

imensions shall be verified in the field prior to construction. Written ensions shall take precedence over scaled drawings.

discrepancy should arise between layout geometry and design intent, gn intent shall take precedence.

project is pursuing LEED Core & Shell 2009 Silver Certification. All tractors with scope contributing towards LEED requirements shall be onsible for documenting and executing all activities as directed by ion 018113 of the Project Specs-LEED Requirements for further mation.

ndependent commissioning agent has been retained to ensure that project is completed according to owner requirements. mmissioned systems shall include HVAC, Lighting/Lighting Control, Domestic Hot Water. All contractors with scope for these systems l be responsible for carrying out testing activities as directed by missioning agent. See the project commissioning plan for further mation.

. GRADING NOTES

grading information is intended for aesthetic purposes and to show ionship only. For detailed grading information see Civil Engineers wings.

gh grading and site preparation shall be completed for review by dscape Architect / or owners representative prior to final grading.

dway grading and transition areas to be reviewed and approved by / Traffic Engineer.

ding and calculations for retention areas to be provided by Civil ineers.

tractor shall not substantially modify grading plan without the roval of designer. All site aesthetic grading is subject to review and roval of the landscape architect or owner's representative.

tours for earth mounds shall be smooth, continuous arcs. Side es shall be smooth and even in transition and void of depressions ful attention should be given to the grading plans concerning the pes and formations of proposed slopes.

graded areas shall be dragged with a drag mat or hand radeel to blend nall imperfections and round off any sharp lines that may have been structed by equipment. All areas to be planted shall have no water ing pockets.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.

2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.

3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.

4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.

5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.

6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.

7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**

8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.

9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by Miami Dade County.

10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.

13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.

14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CON'T'D

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.

17. Trees grown in grow bags or grow bag type material are not allowed.

18. All planting materials shall meet or exceed local requirements as specified by local plant standards.

19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.

20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.

21. Plant size specifications take precedence over container size.

22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.

23. All plant material shall be graded Florida #1 or better. Unless otherwise noted.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be removed and properly disposed of offsite at contractors expense unless otherwise noted.

2. Before replacing topsoil, rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

3. Holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is unnecessary if the hole is properly dug and the surrounding area left uncompacted.

4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.

5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall consist of a thoroughly blended mixture of:

a. Palms
   45% D.O.T sand #70 (coarse)
   20% Bark chips compost
   Dolomite (10 lbs/yd)
   Leonards minors (4 lbs./yd)

b. Trees/Shrubs/Groundcover
   25% D.O.T sand #70 (coarse)
   20% Bark chips compost
   Dolomite (10 lbs/yd)
   Leonards minors (4 lbs/yd)
   6-12-14 (5 lbs/yd)

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed. Landscaper should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil mixture to two inches (2") below finish grade areas to be sodded without compaction.

8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas which may collect water.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants.

PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.

2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the lastest issue.

3. All trees must be guyed or staked as shown in details. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in a vertical position.

4. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

5. There shall be no chains or cables used on trees or palms, handle with 2" minimum width nylon straps or equal.

6. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection of the L.A.

7. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.

8. Substantial completion constitutes the beginning of guarantee period.

9. Contractor to replace rejected plant within two (2) weeks of notice.

10. All crown pruning shall be done in accordance with national arborist association standards or palm pruning in accordance with city standards.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:

LA- 1 00
- SHEET NUMBER
- DRAWING GROUP
- DISCIPLINE

2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

LA-0 = GENERAL
LA-1 = PLANS
LA-2 = ELEVATIONS
LA-3 = SECTIONS
LA-4 = ENLARGEMENTS

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM **00** TO **99**.

4. DRAWING NUMBER EXAMPLES:

2LA-100 SITE PLAN

SYMBOLS

NORTH ARROW

SECTION KEY

ENLARGED PLAN REFERENCE KEY

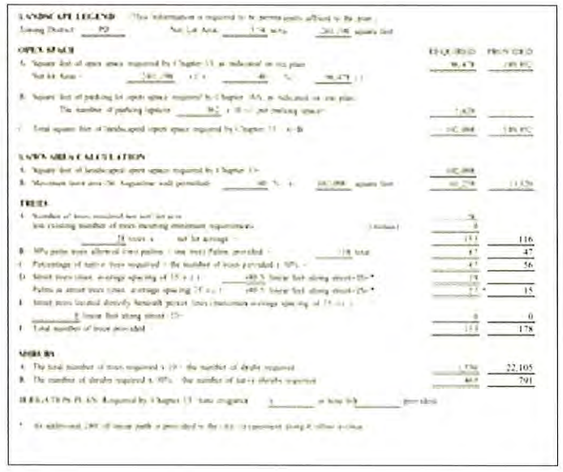
SHEET DETAIL REFERENCE KEY

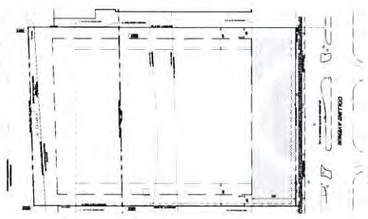
TREE REFERENCE KEY

HARDSCAPE PRODUCT REFERENCE KEY

LEVEL MARK - PLANS

LEVEL MARK - SECTIONS/ELEVATIONS
FFL = FINISH FLOOR LEVEL
FGL = FINISH GROUND LEVEL





LANDSCAPED FRONT YARD SETBACK AREA

DESCRIPTION	VALUE
TOTAL	37637 SQ. FT.
LANDSCAPE	29174 SQ. FT.
PERCENTAGE	77.00%

MINIMUM LANDSCAPE AREA

DESCRIPTION	VALUE
TOTAL	233158 SQ. FT.
LANDSCAPE	82333 SQ. FT.
PERCENTAGE	35.00%

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE
Landscape Architect: John Hutchens
License: 6667038

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

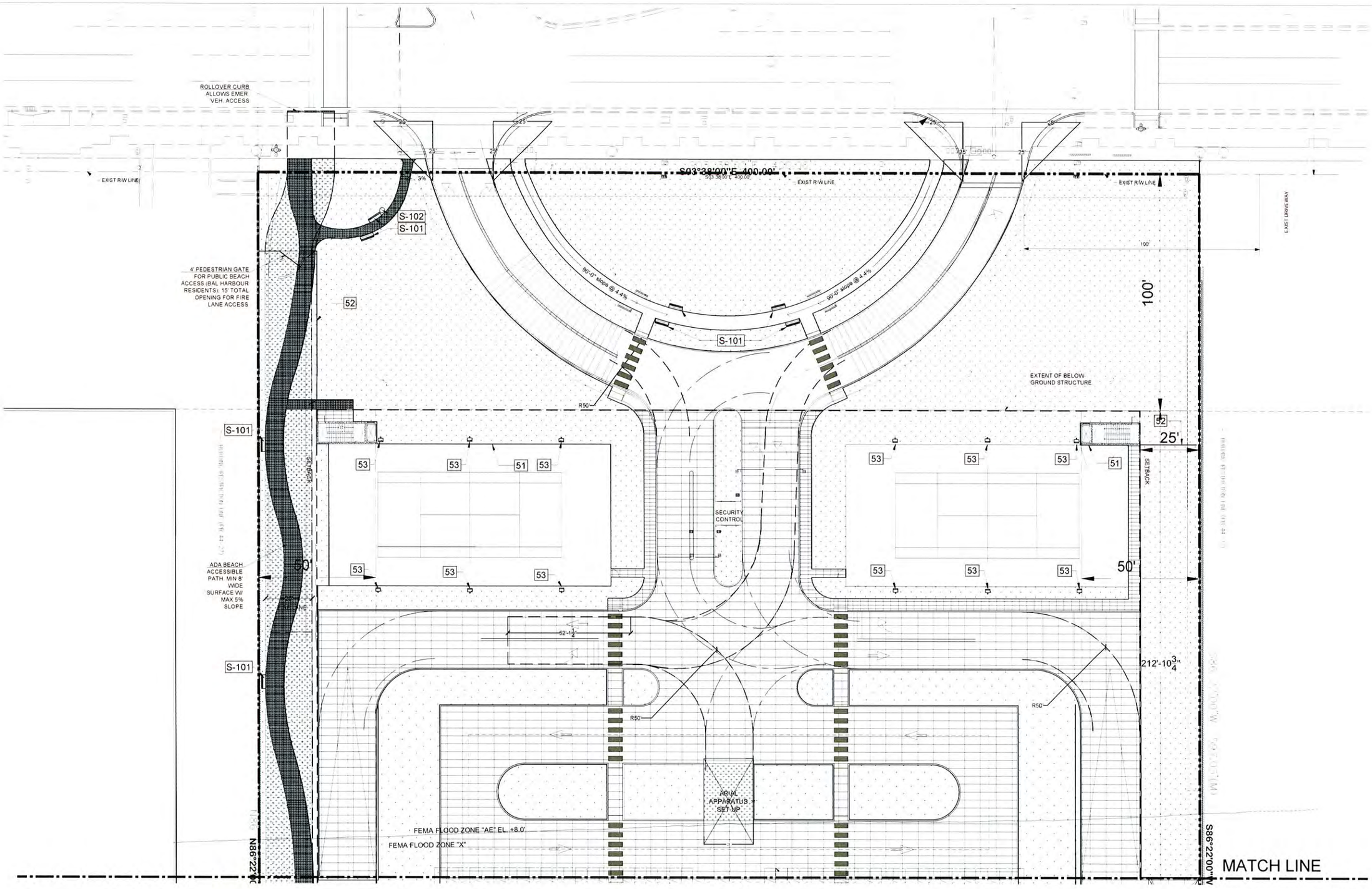
SHEET INDEX

GENERAL NOTES

SCALE:

L0-000

© 2008 ARQUITECTONICA INTERNATIONAL INC.



1 WEST HARDSCAPE PLAN
SCALE: 1:20

HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY
51	FENCE- Tennis court fence with windscreen	716 lf
52	FENCE- Perimeter fence, aluminium picket or similar	989 lf
53	LIGHT- Tennis court fixture, full cut-off 20' M.H.	12
	SITE FURNISHINGS	
CODE	DESCRIPTION	QTY
S-101	BENCH Landscape Forms Austin or equivalent	12
S-102	TRASH RECEPTICLE- Landscape Forms Austin or equivalent	3

SYMBOL	DESCRIPTION	QTY
	GRASSPAVE- ADA accessible drivable surface with plant or sand infill	6,931 sf
	SHELLCRETE- ADA accessible c i p concrete	21,871 sf
	PLANTING BED	109,121 sf
	SANDSET CONCRETE PAVERS- Sandset vehicular pavers	14,801 sf
	MUDSET CONCRETE PAVERS- Over structure	40,097 sf
	RESYSTA DECKING- ADA accessible wood deck <1/4" gaps	8,229 sf
CABANA	MOVABLE CABANAS	4

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950 Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

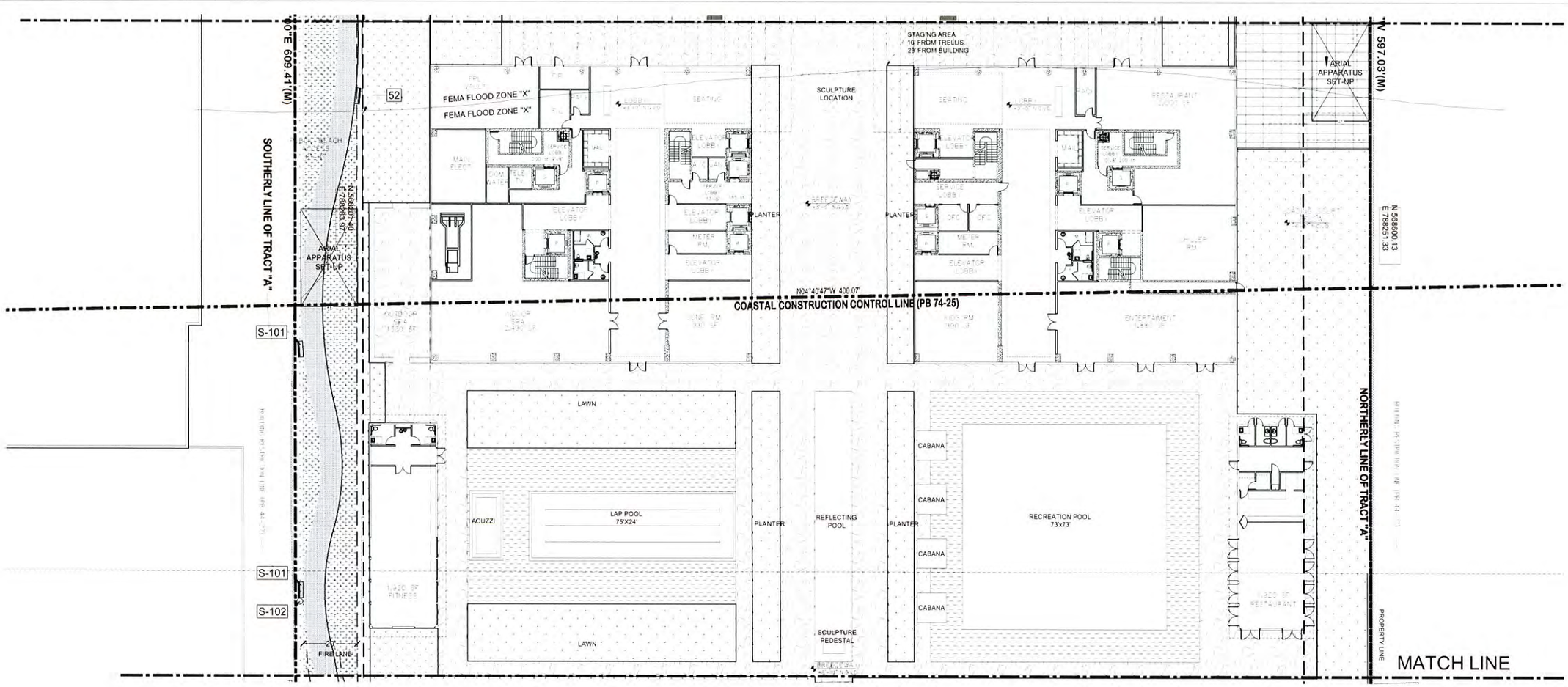
SHEET INDEX

WEST HARDSCAPE PLAN

SCALE:

L1-110

© 2008 ARQUITECTONICA INTERNATIONAL, INC



HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY
51	FENCE- Tennis court fence with windscreen	716 lf
52	FENCE- Perimeter fence, aluminium picket or similar.	989 lf
53	LIGHT- Tennis court fixture, full cut-off 20' M.H.	12
	SITE FURNISHINGS	
CODE	DESCRIPTION	QTY
S-101	BENCH Landscape Forms Austin or equivalent	12
S-102	TRASH RECEPTICLE- Landscape Forms Austin or equivalent	3
SYMBOL	DESCRIPTION	QTY
	GRASSPAVE- ADA accessible drivable surface with plant or sand infill.	6,931 sf
	SHELLCRETE- ADA accessible c.i.p. concrete	21,871 sf
	PLANTING BED	109,121 sf.
	SANDSET CONCRETE PAVERS- Sandset vehicular pavers.	14,801 sf
	MUDSET CONCRETE PAVERS- Over structure	40,097 sf
	RESYSTA DECKING- ADA accessible wood deck. <1/4" gaps.	8,229 sf
CABANA	MOVABLE CABANAS	4

1 CENTRAL HARDSCAPE PLAN
SCALE: 1:20

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950 Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

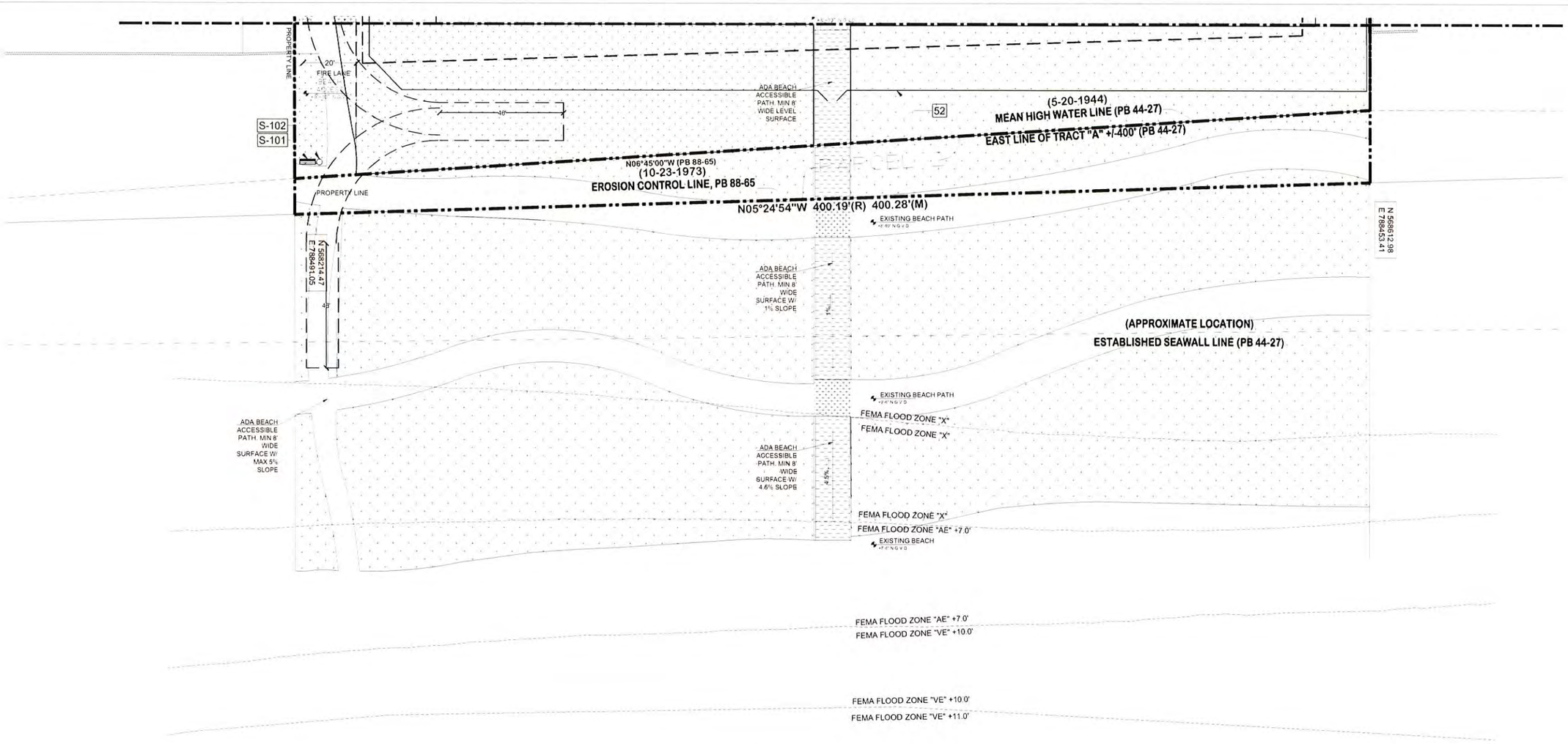
SHEET INDEX

CENTRAL HARDSCAPE PLAN

SCALE:

L1-111

© 2006 ARQUITECTONICA INTERNATIONAL, INC



HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY
51	FENCE- Tennis court fence with windscreen	716 lf
52	FENCE- Perimeter fence, aluminium picket or similar.	989 lf
53	LIGHT- Tennis court fixture, full cut-off 20' M.H.	12
	SITE FURNISHINGS	
CODE	DESCRIPTION	QTY
S-101	BENCH Landscape Forms Austin or equivalent	12
S-102	TRASH RECEPTICLE- Landscape Forms Austin or equivalent	3
SYMBOL	DESCRIPTION	QTY
	GRASSPAVE- ADA accessible drivable surface with plant or sand infill.	6,931 sf
	SHELLCRETE- ADA accessible c.i.p. concrete	21,871 sf
	PLANTING BED	109,121 sf
	SANDSET CONCRETE PAVERS- Sandset vehicular pavers.	14,801 sf
	MUDSET CONCRETE PAVERS- Over structure	40,097 sf
	RESYSTA DECKING- ADA accessible wood deck. <1/4" gaps.	8,229 sf
CABANA	MOVABLE CABANAS	4

1 EAST HARDSCAPE PLAN
SCALE: 1:20

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950 Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

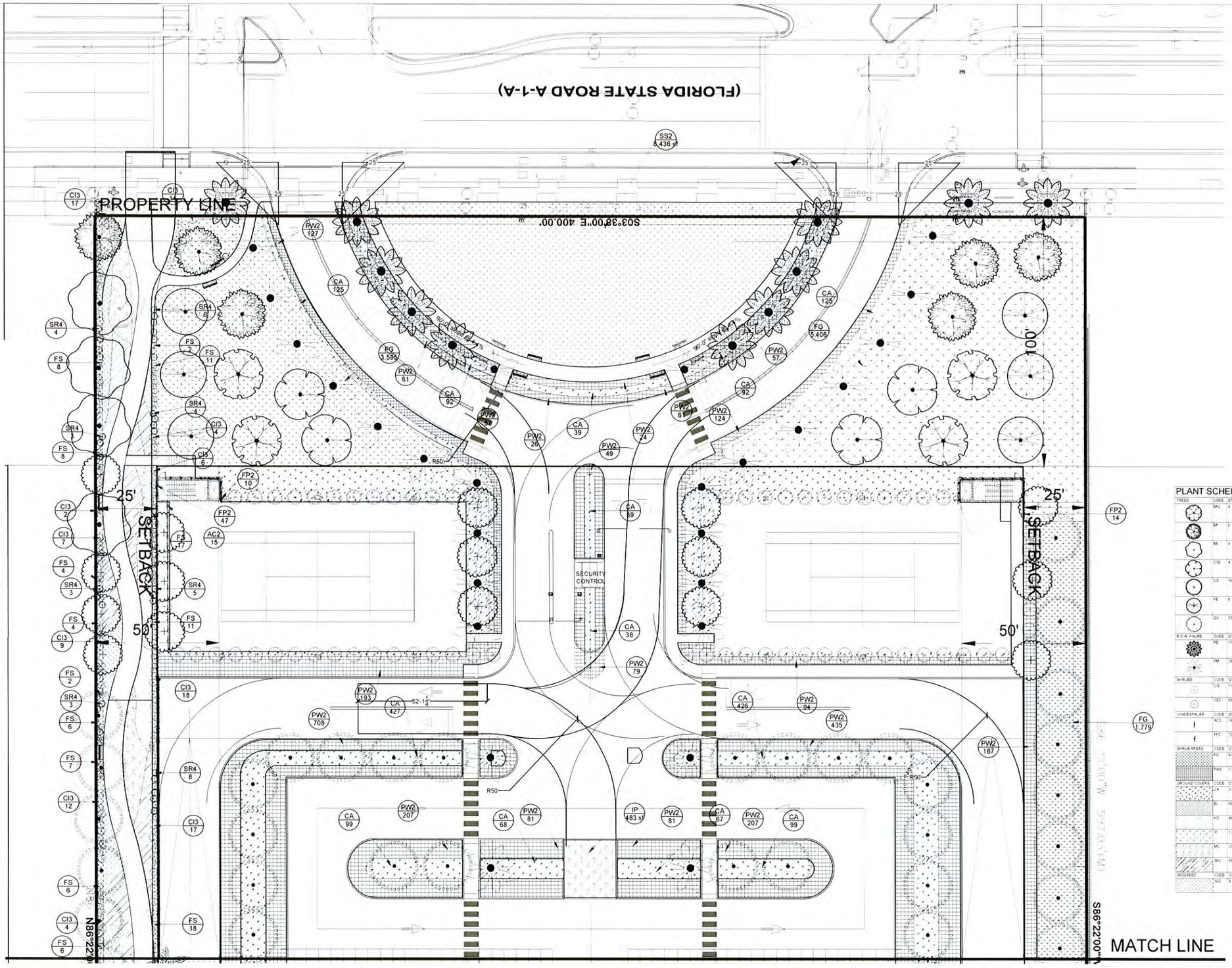
SHEET INDEX

EAST HARDSCAPE PLAN

SCALE:

L1-112

© 2008 ARQUITECTONICA INTERNATIONAL, INC



PLANT SCHEDULE WEST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	NATIVE
	BA2	4	Bauhinia monandra	Flame Tree	25	18	2"	No
	BA	6	Bursera simaruba	Venkwood	25	18	2"	No
	BS	4	Bursera simaruba	Gumbo Limbo	16-18-13 CLEAR TRUNK	12-15	2"	Yes
	CSS	4	Cassia speciosa	Flowy Silk Tree	25	18	2"	No
	CS	16	Conocarpus erectus sericeus	Silver Button Wood	16 OA	18	2"	Yes
	PE	6	Pseudosamanea ellipticum	Pink Bonsai	25	18	2"	No
	QV	33	Quercus virginiana	Southern Live Oak	20	22	2"	Yes

R.O.W. PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	NATIVE
	PD	11	Phoenix dactylifera RELOCATED	Date Palm	VARIES			No
	PM	26	Phoenix dactylifera Medjool	Date Palm	25 OA	20	8'	No

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	CS	111	Chrysobalanus icaco	Coco Plum	36"	36"		Yes
	CE2	66	Conocarpus erectus	Green Buttonwood Shrub	8	4		Yes

VINES/STALER	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	AC2	18	Allamanda cathartica	Golden Trumpet	18"	12"	36"	Yes
	FP2	72	Ficus pumila	Creeping Fig	4"	4"	48"	No

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	FG	9,001	Ficus microcarpa 'Green Island'	Green Island Ficus	12 @ 18" oc	15"	18"	No
	PA2	1,287	Pennisetum setaceum 'White'	White Fountain Grass	3 gal @ 30" oc	24"-48"	30"	No

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	CA	3,067	Crinum americanum	Seven Sisters	12 @ 24" oc	18"	24"	Yes
	EL	1,531	Ernodea littoralis	Golden Creeper	flat @ 18" oc	24"	18"	Yes
	HD	466 sf	Helianthus debilis	Dune Sunflower	seeding	24"-48"	24"	Yes
	IP	1,206 sf	Ipomoea pes-caprae	Railroad Vine	seeding	36"-48"	18"	Yes
	MC	23	Muhlenbergia capillaris	Pink Muhly	24 @ 30" oc	24"	30"	Yes
	SP3	667	Sesuvium portulacastrum	Shoreline Sesuvium	flat @ 18" oc	24"-48"	18"	Yes

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	SS2	8,436 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			Yes

1 WEST PLANTING PLAN
SCALE: 1:20

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 900 Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6287
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A R B RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

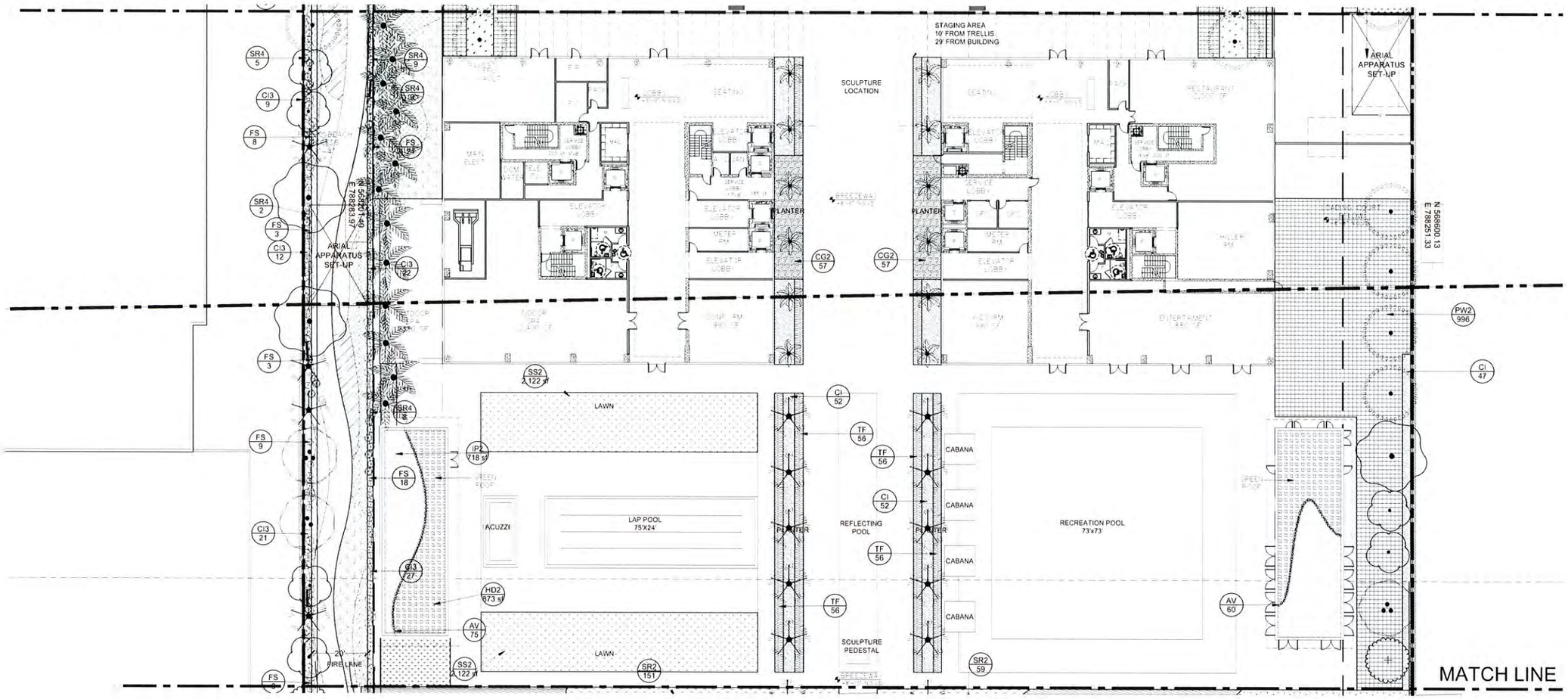
SHEET INDEX

WEST PLANTING PLAN

SCALE:

L1-120

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



1 CENTRAL PLANTING PLAN
SCALE: 1:20

PLANT SCHEDULE CENTRAL

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	NATIVE
	BS	3	Bursera simaruba	Gumbo Limbo	16-18 / 3 CLEAR TRUNK	12'-15'	2"	Yes
	CV	3	Coccoloba diversifolia	Sea Grape	11'-12'	7'	Multi Trunk	Yes
	CE	6	Conocarpus erectus	Green Buttonwood	11'-12'	8'	2"	Yes
	CS	1	Conocarpus erectus sericeus	Silver Button Wood	16'-18'	16'	2"	Yes
	QV	1	Quercus virginiana	Southern Live Oak	20'	22'	2"	Yes
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	NATIVE
	CC	13	Cocos nucifera	Coconut Palm	18' GW	20'	8'	No
	RR	14	Sabal palmetto	Sabal palm	18' GW	9'-11'	6'	Yes
	TR	12	Thrinax radiata	Florida Thatch Palm	10'-12' CT	10'	8'	Yes
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	AV	130	Aloe vera	Medicinal Aloe	6'	6"	12"	Yes
	CI3	32	Chr. icaco var. orbicula	Coco Plum	36'	36'		Yes
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	CI	2/1	Chr. icaco var. orbicula	Coco Plum	24" @ 36" o.c.	30"	36"	Yes
	CG2	114	Ocimum guatemalense	Dwarf Clusia	24" @ 36" o.c.		36"	Yes
	EL	106	Ernodea littoralis	Golden Creeper	flat @ 18" o.c.	24"	18"	Yes
	HD	1,773 sf	Helianthus debilis	Dune Sunflower	seeding	24"-48"	24"	Yes
	HD2	1,143 sf	Helianthus debilis / Ernodea	Dune Sunflower / Golden Creeper	seeding	24"-48"	24"	Yes
	IP	1,435 sf	Ipomoea pes-caprae	Railroad Vine	seeding	36"-48"	12"	Yes
	IP2	1,585 sf	Ipomoea pes-caprae / Sesuvium	RR Vine / Sea Purslane	seeding	36"-48"	18"	Yes
	MC	111	Muhlenbergia capillaris	Pink Muhly	24" @ 30" o.c.	24"	30"	Yes
	SP1	4/2	Sesuvium portulacastrum	Shoreline Seapurslane	flat @ 18" o.c.	24"-48"	18"	Yes
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	TF	208	Tripsacum floridanum	Paleta/Fakahatchee Grass	24" @ 30" o.c.	36"	30" O.C.	Yes
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	SS2	4,243 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			Yes

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

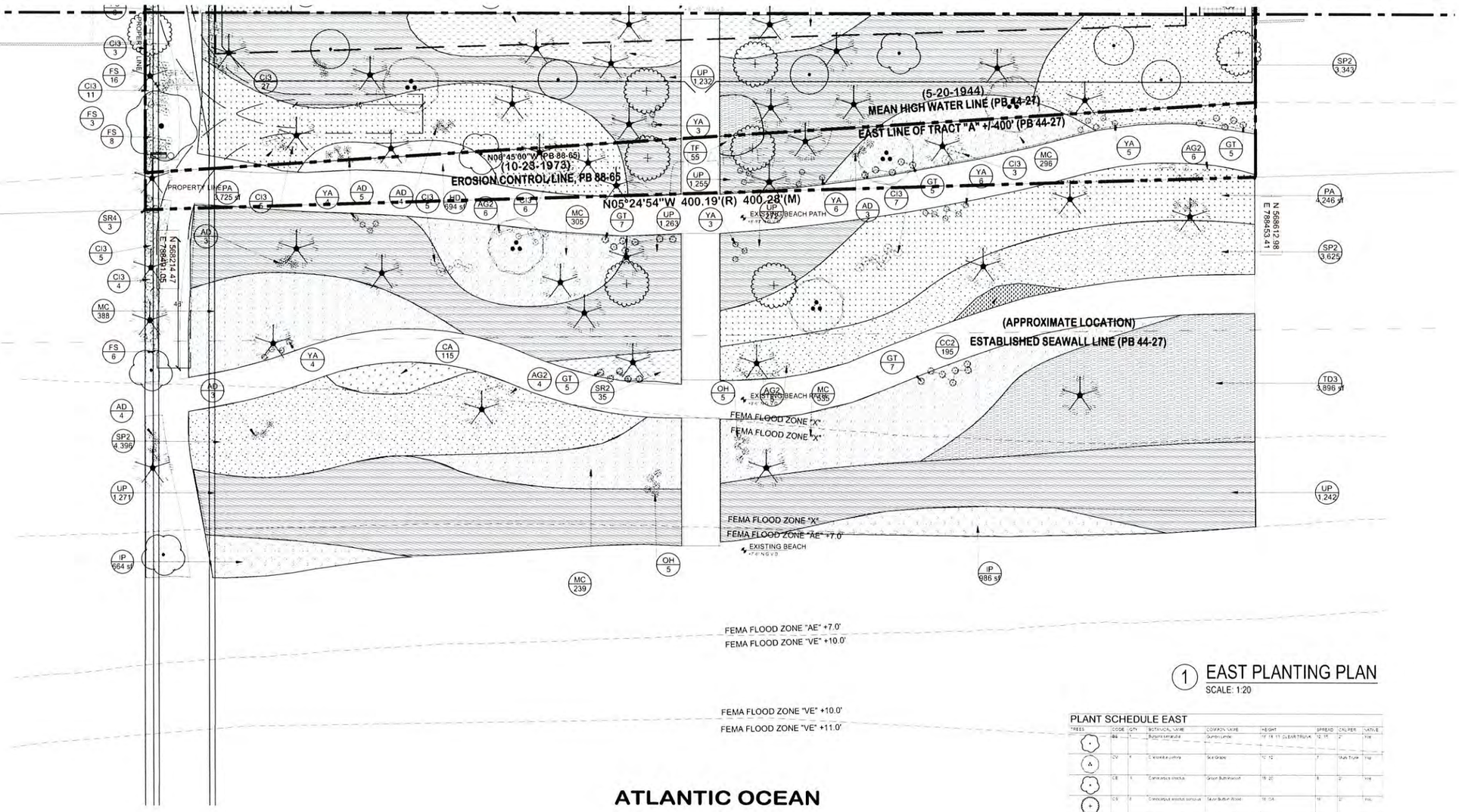
SHEET INDEX

CENTRAL PLANTING PLAN

SCALE:

L1-121

© 2008 ARQUITECTONICA INTERNATIONAL INC



1 EAST PLANTING PLAN

SCALE: 1:20

PLANT SCHEDULE EAST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	NATIVE
	BS	1	Bursera simaruba	Gumbo Limbo	14' TO 15' CLEAR TRUNK	12' TO	2"	Yes
	CV	4	Coccoloba uvifera	Sea Grape	10' TO 12'	7'	Multi Trunk	Yes
	CB	1	Conocarpus erectus	Green Buttonwood	18' TO 20'	8'	2"	Yes
	CS	8	Conocarpus erectus sericeus	Silver Buttonwood	18' TO 20'	10'	2"	Yes
	CS2	4	Clusia rosea	Orange Geiger Tree	10' TO 12'	15'		Yes

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	NATIVE
	WA	10	Sabal palmetto	Sabal palm	18' OAK	8' TO	6"	Yes

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	AD	28	Agave sisalana	Florida Agave	10"	36"		Yes
	AG2	47	Angiopteris evecta	Sea Rosemary	18"	2'		Yes
	CI3	59	Chrysobalanus icaco	Coco Plum	30"	36"		Yes
	GT	29	Graptophyllum pictum	Red Caribbean	24"	18"		Yes
	OH	10	Osmanthus fragrans	Fragrant Plum	24"	24"		Yes
	YA	37	Yucca aloifolia	Aloe Yucca	36"	36"		Yes

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	CC2	195	Chamaesyce thymifolia	Spurge Plant	12" Sq 12" o.c.	6"	12"	No
	CI	17	Chrysobalanus icaco	Coco Plum	24" Sq 36" o.c.	30"	36"	Yes
	CA	115	Canna americanum	Seven Sisters	12" Sq 24" o.c.	18"	24"	Yes
	HD	1,138 sf	Helianthus debilis	Dune Sunflower	varies	24" 36"	24"	Yes
	IP	1,850 sf	Ipomoea pes-caprae	Railroad Vine	varies	36" 60"	18"	Yes
	MC	1,637	Muhlenbergia capillaris	Pink Muhly	24" Sq 30" o.c.	24"	30"	Yes
	SR2	35	Scaevola plumieri	Sea Plumbob	12" Sq 12" o.c.	12"	12"	Yes
	SP2	11,343	Stenotaphrum secundatum	Sod (Bahia or Cent Grass)	Flat Sq 12" o.c.		12"	Yes

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE
	BPA	7,874 sf	Paspalum arenarium	Bahia Paspalum Beachgrass	24"		30" O.C.	Yes
	TF	55	Trichloris crinita var. subnuda	Fakahatchee Grass	24" Sq 30" o.c.	30"	30" O.C.	Yes
	TD1	5,984 sf	Tripsacum floridanum	Florida Gamagrass	24"	20"	20"	Yes
	UP	8,518	Uniola paniculata	Sea Oats	Flat Sq 24" o.c.		1'	Yes

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1396 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

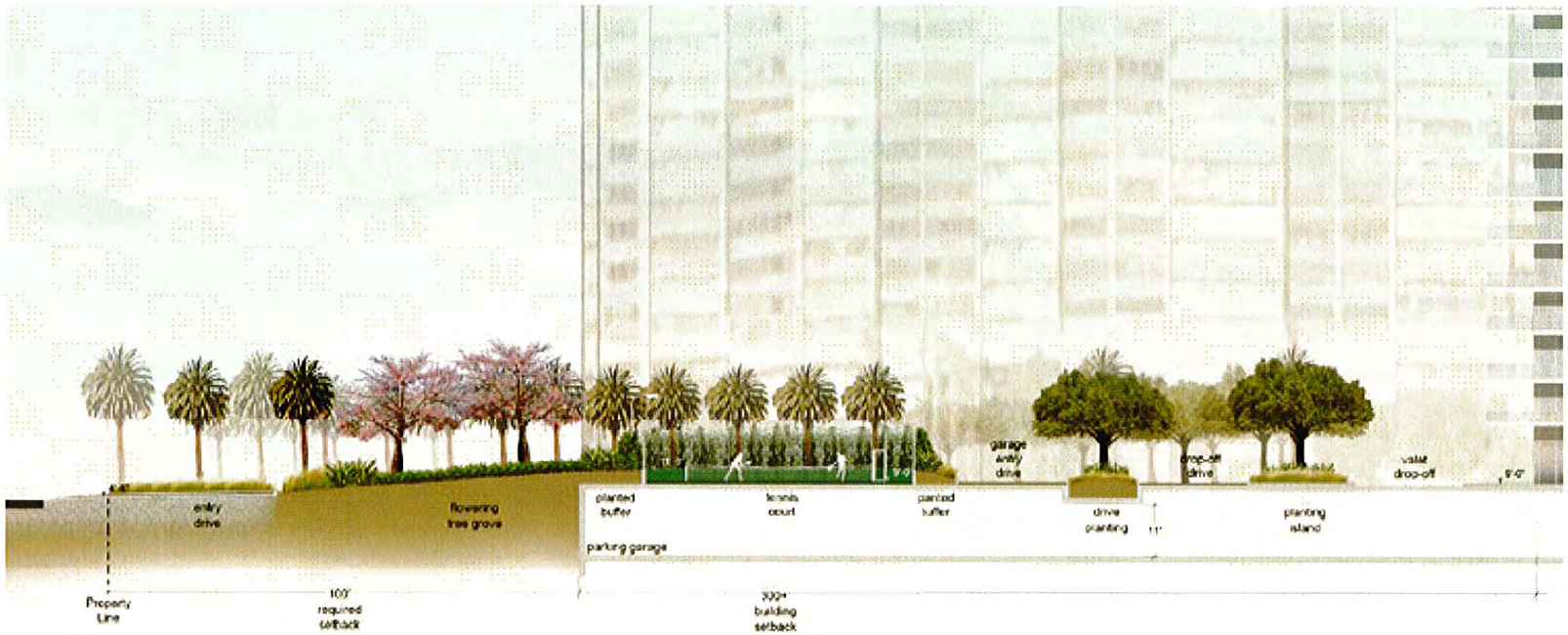
SHEET INDEX

EAST PLANTING PLAN

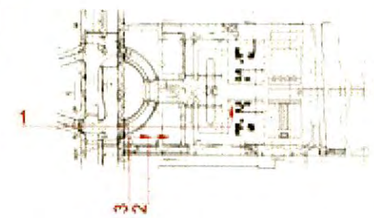
SCALE:

L1-122

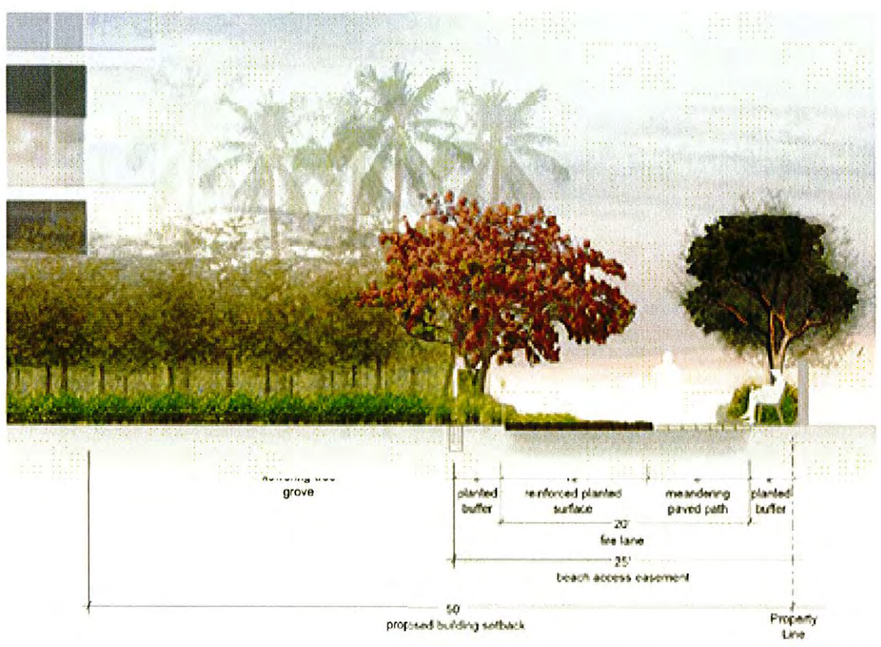
© 2008 ARQUITECTONICA INTERNATIONAL INC



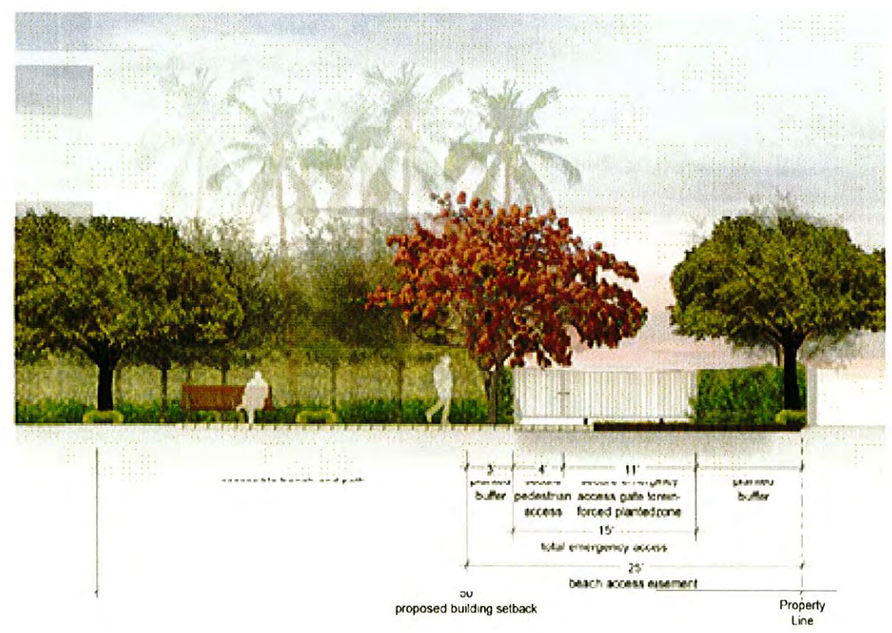
1 EW SECTION
NOT TO SCALE



KEY PLAN



2 TYPICAL BEACH ACCESS PATH
NOT TO SCALE



3 BEACH ACCESS GATE
NOT TO SCALE

3030 000
1001 COLLINS AVENUE
BAL HARBOUR VILLAGE FL 33154

CONSULTATIO USA

ARCHITECT OF RECORD
ARQUITECTONICA
3440 Oak Avenue
Miami, Florida 33133
T 305 572 1812
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICA GEO
3440 Oak Avenue, Miami, FL 33133
T 305 572 1812 F 305 572 1179
www.arquitectonicageo.com

VSN
3000 N PLANCHER STREET SUITE 110
MIAMI, FL 33146
305 501 6267
305 501 4040

CONSULTANT

CONSULTANT

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION # AA C000026

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL

ARQ Project No.: 3030.000
Drawn by: DO
Approved by:

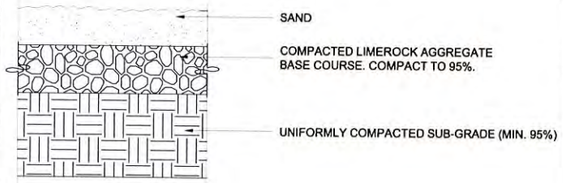
SHEET INDEX

LANDSCAPE SECTIONS

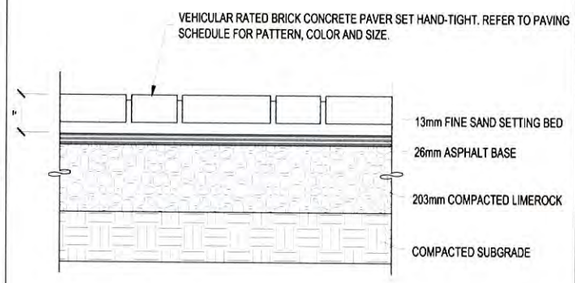
SCALE:

L3-000

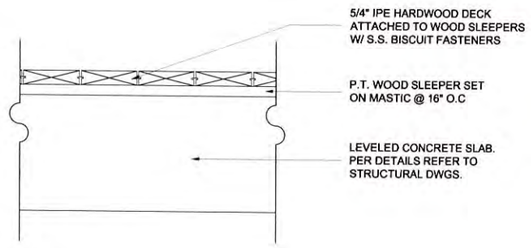
© 2012 ARQUITECTONICA INTERNATIONAL, INC.



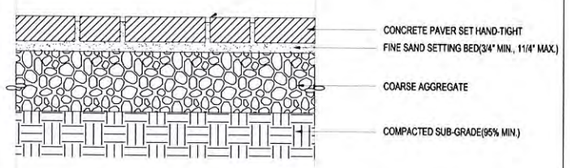
4 TYP. SAND ON COMPACTED SOIL
N.T.S.



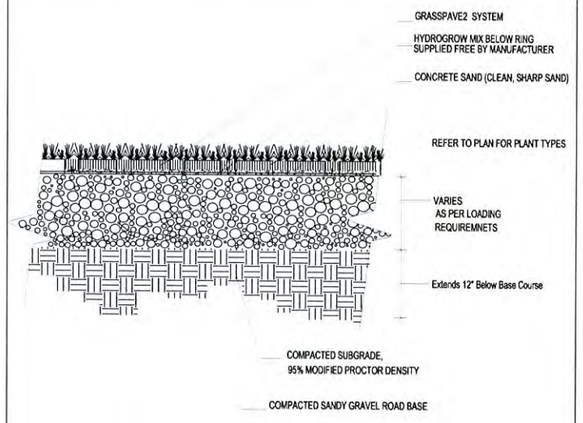
1 VEHICULAR RATED PAVER
N.T.S.



5 TYP. WOOD DECK
N.T.S.



2 SANDSET PAVER
N.T.S.



3 TYP. COMMERCIAL GRASSPAVE
N.T.S.

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 900, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

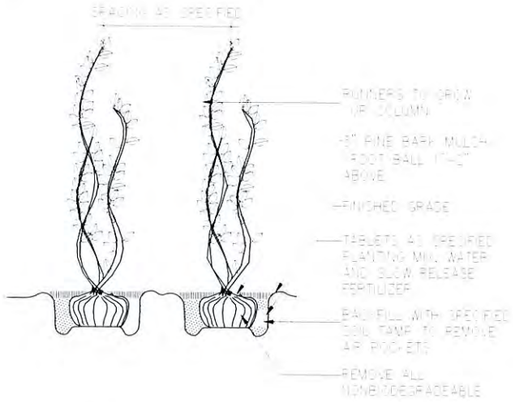
SHEET INDEX

HARDSCAPE DETAILS

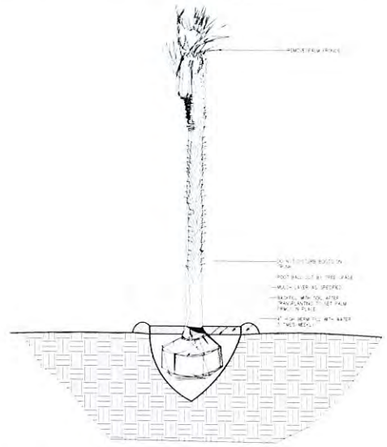
SCALE:

L5-010

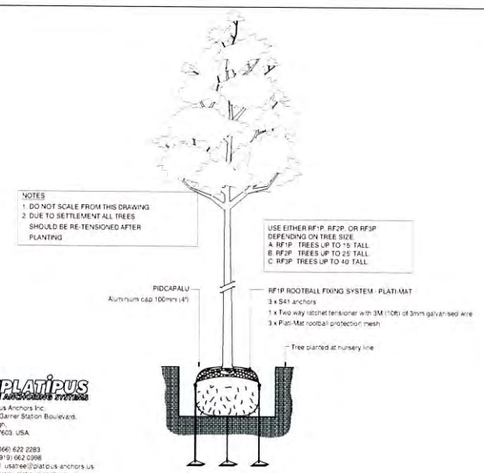
© 2008 ARQUITECTONICA INTERNATIONAL, INC



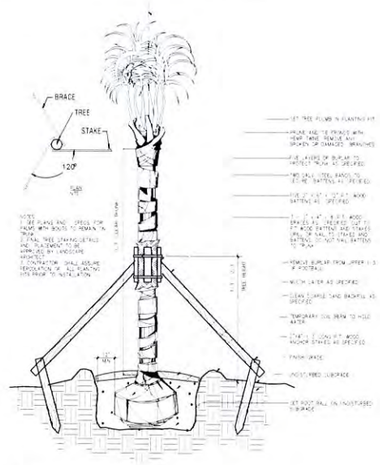
4 VINE/FENCE
N.T.S.



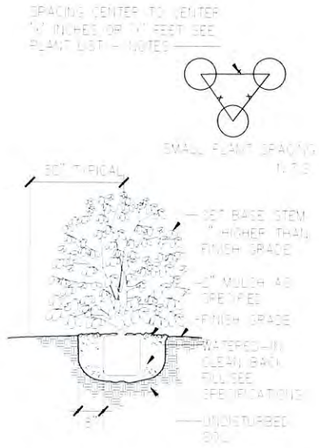
1 SABAL PALM TRANSPLANT
N.T.S.



5 PLATIPUS TREE ANCHOR
N.T.S.



2 TYPICAL PALM TREE PLANTING
N.T.S.



3 SHRUB & GROUNDCOVER PLANTING
N.T.S.

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

PLANTING DETAILS

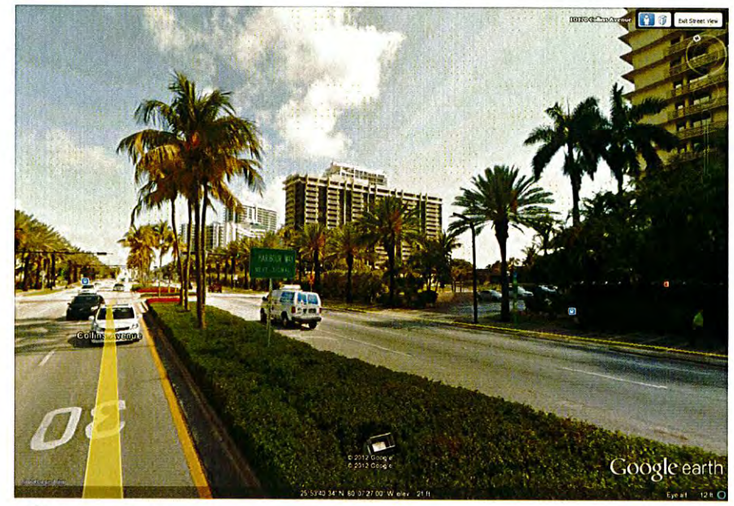
SCALE:

L5-020

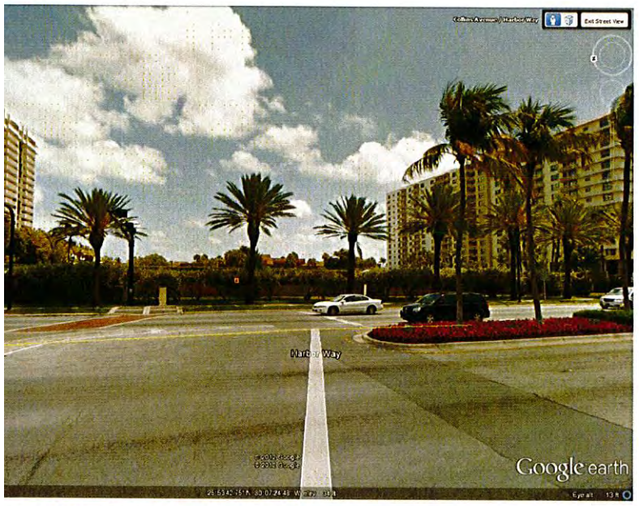
© 2008 ARQUITECTONICA INTERNATIONAL INC

ET ADDRESS 10201 Collins Av. Site view from Collins

(#2) STREET ADDRESS Site North view from Collins

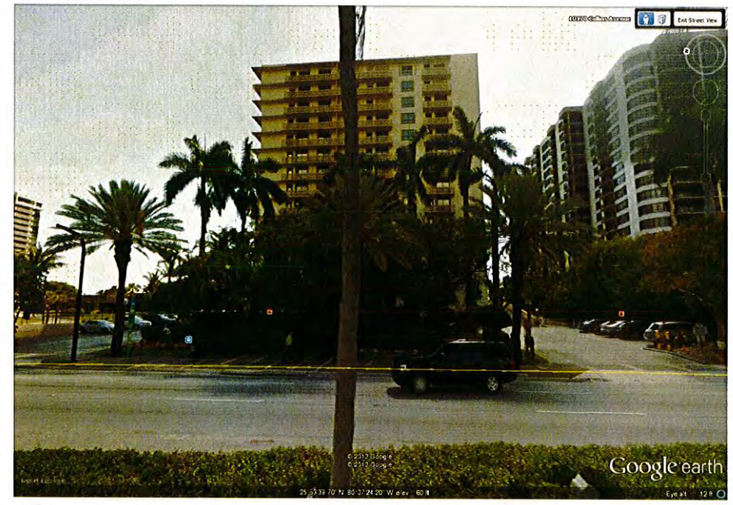


(#3) STREET ADDRESS Site South view from Collins



ET ADDRESS 10201 Collins Av. Site view from Collins

(#5) STREET ADDRESS 10205 Collins Av. Property North of Site



(#6) STREET ADDRESS 10181 Collins Av. Property South of Site

ET ADDRESS 1 Harbour Way. Property North front of Site

(#8) STREET ADDRESS 10190 Collins Av. Property South front of Site

(#9) STREET ADDRESS Collins Av, entrance to Harbour Way. Front of Site

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6287
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000485

Date	Revision

Issue (#)	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

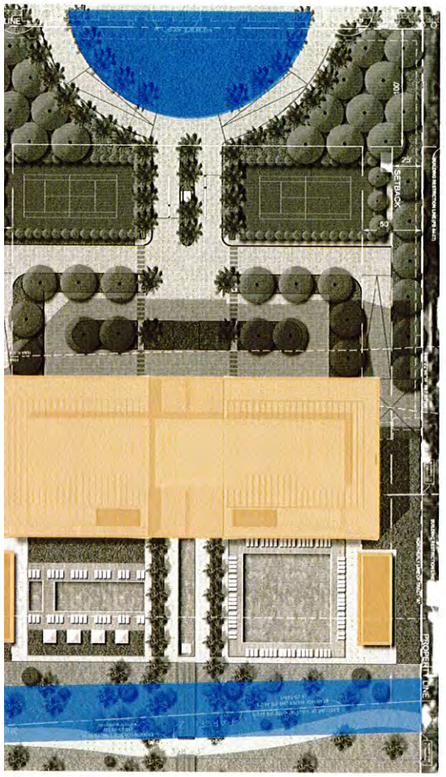
ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX
CONTEXT PHOTOS

SCALE:

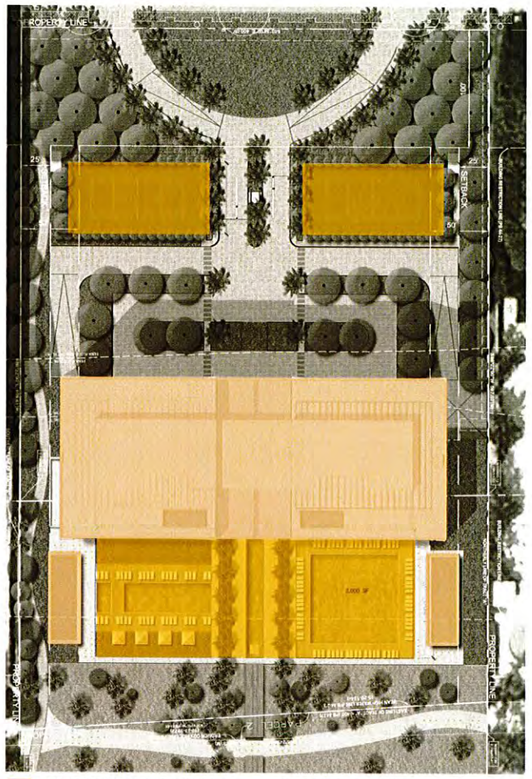
A0.000

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



)PEN SPACE DIAGRAM 47,124 SF
1"=1'

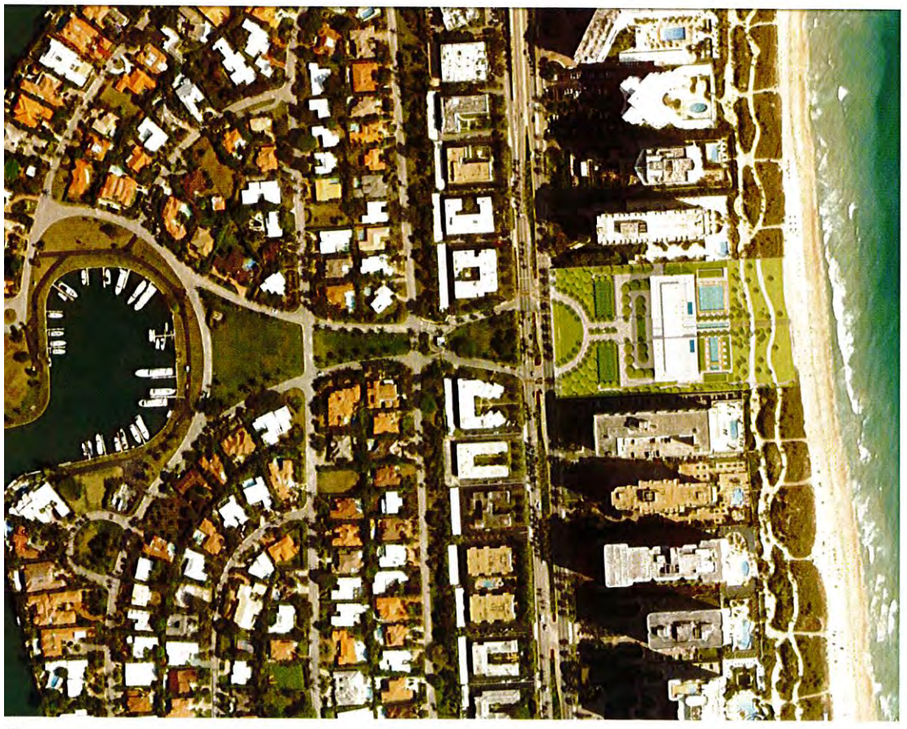
PEN SPACE



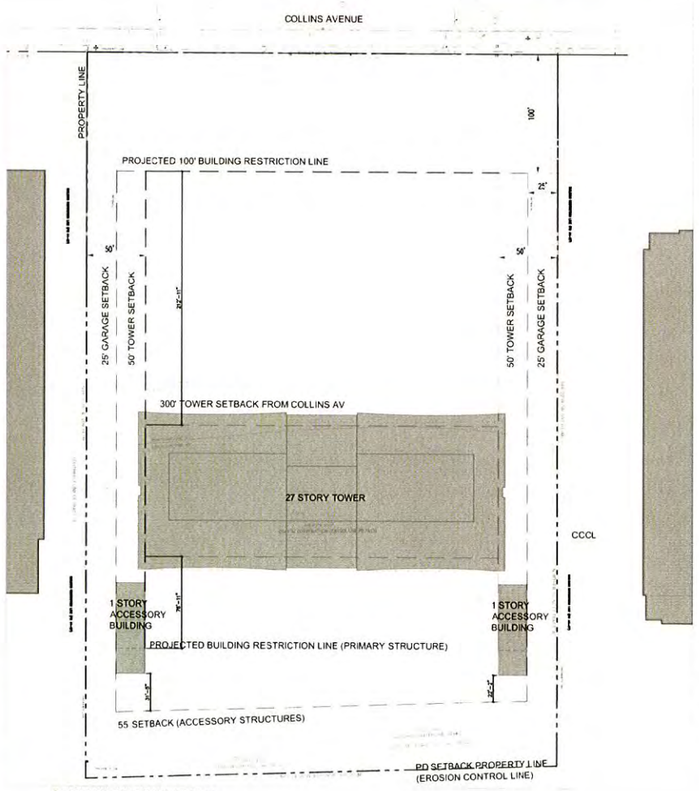
PRIVATE OPEN SPACE DIAGRAM 41,437 SF x 50% = 20,718 SF
Scale: 1/64"=1'
Building

OPEN SPACE DIAGRAM
Scale: 1/64"=1'

Open Space (Includes Usable Recreation Areas):
189,952 SF / 241,196 SF. = 78%
Usable Recreation Areas:
131,765 SF /189,952 = 69%
Building



AN



SETBACK DIAGRAM 1/64"=1'

PROJECT DATA

ONE RESIDENTIAL BUILDING TOWER CONSISTING OF TWO LEVELS OF BELOW GRADE PARKING, GROUND FLOOR AMENITIES AND 26 RESIDENTIAL LEVELS WITH UP TO A TOTAL OF 260 RESIDENTIAL UNITS.
THE TOWER MAIN ENTRANCE MAIN LOBBY AND RESIDENT AMENITIES ARE LOCATED AT THE GROUND LEVEL

I. LEGAL DESCRIPTION

PARCEL 1:
TRACT "A", OF "OCEAN FRONT SECTION OF BAY HARBOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 2:
THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 88, PAGE 65; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF TRACT "A", AS RECORDED IN PLAT BOOK 44, PAGE 27 AS EXTENDED TO THE EROSION CONTROL LINE; BOUNDED ON THE WEST, BY THE EAST LINE OF TRACT "A"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF TRACT "A" AS EXTENDED.

II. SITE DATA SUMMARY

PROJECT ADDRESS:	10201 COLLINS AVE BAL HARBOUR, FL. 33154
ZONING CLASSIFICATION:	PD (PLANNED DEVELOPMENT DISTRICT)
F.E.M.A. FLOOD ZONE:	AE - 8
LOT AREA	5.54 ACRES (241,196 Sq ft)

	REQUIRED	PROVIDED
OPEN SPACE (Sec. 21-2.90)	144,171 SF	189,952 SF
USABLE RECREATION AREAS	72,085 SF	131,765 SF

DENSITY	**ALLOWED**	**PROVIDED**
RESIDENTIAL		
55 UNITS P/ ACRE	304 UNITS	260 UNITS

BUSINESS ESTABLISHMENT AREA BREAKDOWN

SPA	4,500 SF
RESTAURANT	2,500 SF

III. SETBACK REQUIREMENTS	**REQUIRED**	**PROVIDED**
FRONT (COLLINS AVENUE)	100'-0"	100'-0"
SIDE:	25'-0"	25'-0"
SIDE (SUBTERRANEAN):	0'	0'
REAR:	25'-0"	25'-0"

IV. BUILDING STATISTICS	**ALLOWED**	**PROVIDED**
NUMBER OF STORIES	UNLIMITED	27
MAX. BUILDING HEIGHT:	297'-0"	297'-0"
MAX HEIGHT MODIFICATION	25'-0"	22'-0"

	GROSS AREA	FLOOR AREA
LEVEL -2 PARKING	100,727 GSF	0 SF
LEVEL -1 PARKING	103,601 GSF	0 SF
GROUND FLOOR	27,500 GSF	25,737 SF
LEVELS 2-6 (5 @ 27,500)	137,500 GSF	128,685 SF
LEVELS 7-27 (21 @ 33,000)	693,000 GSF	655,977 SF
LEVEL 28	28,834 GSF	26,751 SF
ROOF LEVEL	12,000 GSF	10,021 SF
TOTAL AREA	1,103,162 GSF	847,171 SF

V. PARKING & LOADING	**REQUIRED**	**PROVIDED**
OFF-STREET PARKING (SEC 21-384)		
260 UNITS (1.5 SPACES)	390 SPACES	390 SPACES
VISITORS (260 x .1)	26 SPACES	26 SPACES
BUSINESS ESTABLISHMENT (7,000 SF / 250)	28 SPACES	28 SPACES
ADDITIONAL SPACES	0 SPACES	108 SPACES
TOTAL SPACES	444 SPACES	545 SPACES
OFF-STREET LOADING:	4 SPACES	3 SPACES

PARKING NOTES:
A. VALET PARKING WILL BE PROVIDED 24 HOURS, 7 DAYS A WEEK

VI. APPLICABLE CODES

1- FLORIDA BUILDING CODE 2010 EDITION (WITH SUPPLEMENTS)
2- NFPA 101 FIRE PREVENTION CODE 2010
3- VILLAGE OF BAL HARBOUR CODE OF ORDINANCES

UNIT SUMMARY

Unit Type	No. of Units	Percent of Total	Unit Net Sq. Ft.	
U1: 4 Bed, 5.5 Bath	38	16.03%	4,885.00 SF	185,630 SF
U2: 4 Bed, 5.5 Bath	38	16.03%	3,995.00 SF	151,810 SF
U3: 3 Bed, 4.5 Bath	38	16.03%	2,602.00 SF	98,876 SF
U4: 2 Bed, 3.5 Bath +Den	19	8.02%	2,976.00 SF	56,544 SF
U5: 2 Bed, 3.5 Bath	38	16.03%	1,706.00 SF	64,828 SF
U6: 2 Bed, 2.5 Bath	10	4.22%	1,660.00 SF	16,600 SF
U7: 2 Bed, 2.5 Bath	10	4.22%	1,527.00 SF	15,270 SF
U8: 2 Bed, 2.5 Bath	10	4.22%	1,776.00 SF	17,760 SF
U9: 2 Bed, 2.5 Bath + Den	10	4.22%	2,152.00 SF	21,520 SF
U10: 2 Bed, 2.5 Bath + Den	10	4.22%	1,987.00 SF	19,870 SF
U11: 2 Bed, 2.5 Bath + Den	10	4.22%	2,143.00 SF	21,430 SF
PH1: 5 Bed, 7.5 Bath + Amenity and terrace	2	0.84%	12,411.00 SF	24,822 SF
PH2: 4 Bed, 6.5 Bath	2	0.84%	7,568.00 SF	15,136 SF
PH3: 4 Bed, 6.5 Bath + Amenity and terrace	2	0.84%	7,368.00 SF	14,736 SF
Totals or Weighted Averages	237 *	100%		724,832 SF

* ALTERNATE FLOOR PLAN WOULD ALLOW UP TO 260 UNITS. (REF. A1.104, #7)

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950 Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2908 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6257
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

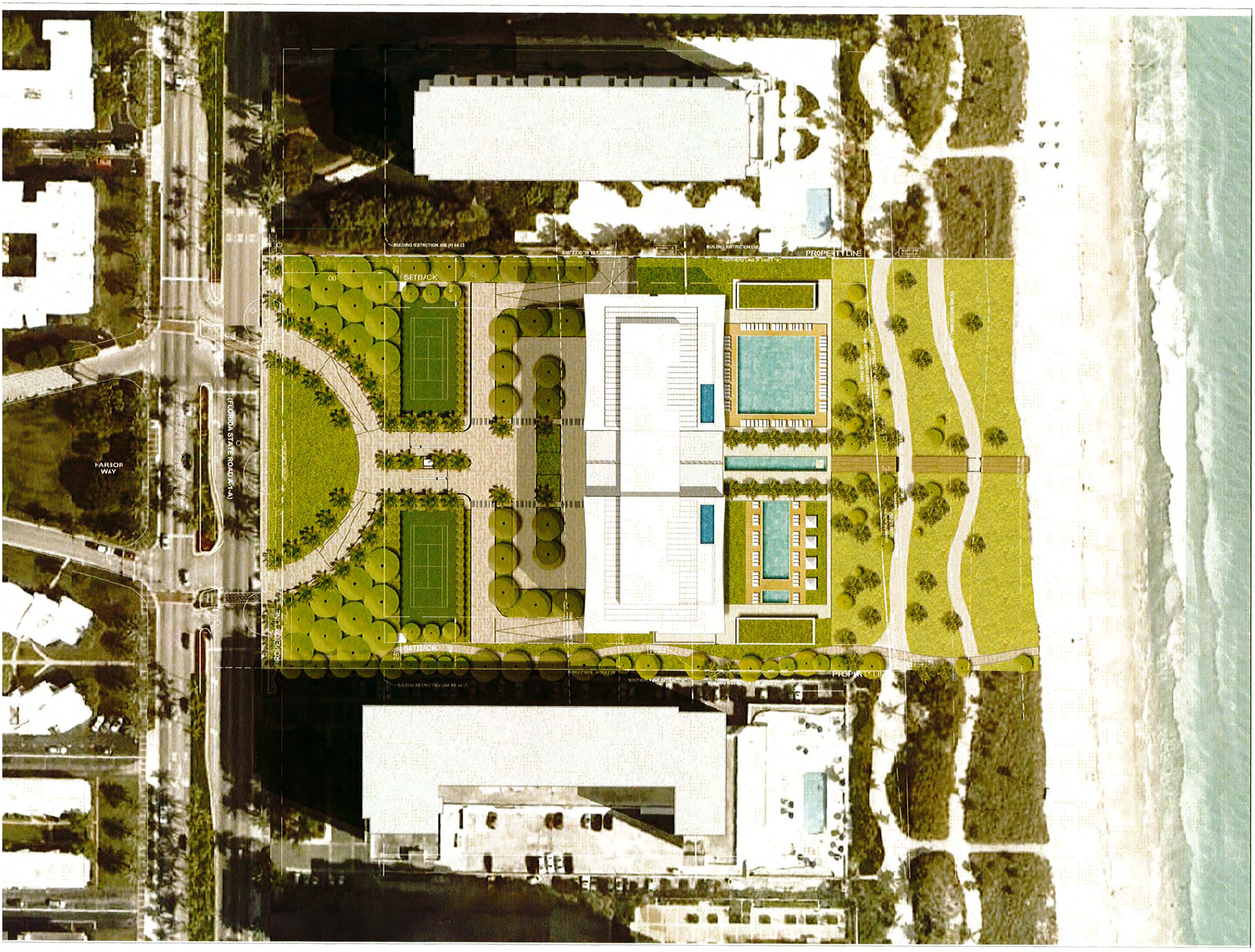
ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX
PROJECT DATA

SCALE:

A0.001

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



3030.000
1021 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATION USA
135 Biscayne Avenue Suite 90 Miami, FL 3311

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.812
F 305.372.175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICA GEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.812 F 305.372.175
www.arquitectonicageo.com

CIVIL ENGINEER
VSB
855 W FLAGLER STREET SUITE 103
MIAMI FL 33144
305.551.6207
305.551.4562

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITEPLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
03.15.11	SITE PLAN APPROVAL
10.03.11	DRB RESUBMISSION

ARQ Project No.: 3031.000
Drawn by: DJ
Approved by:

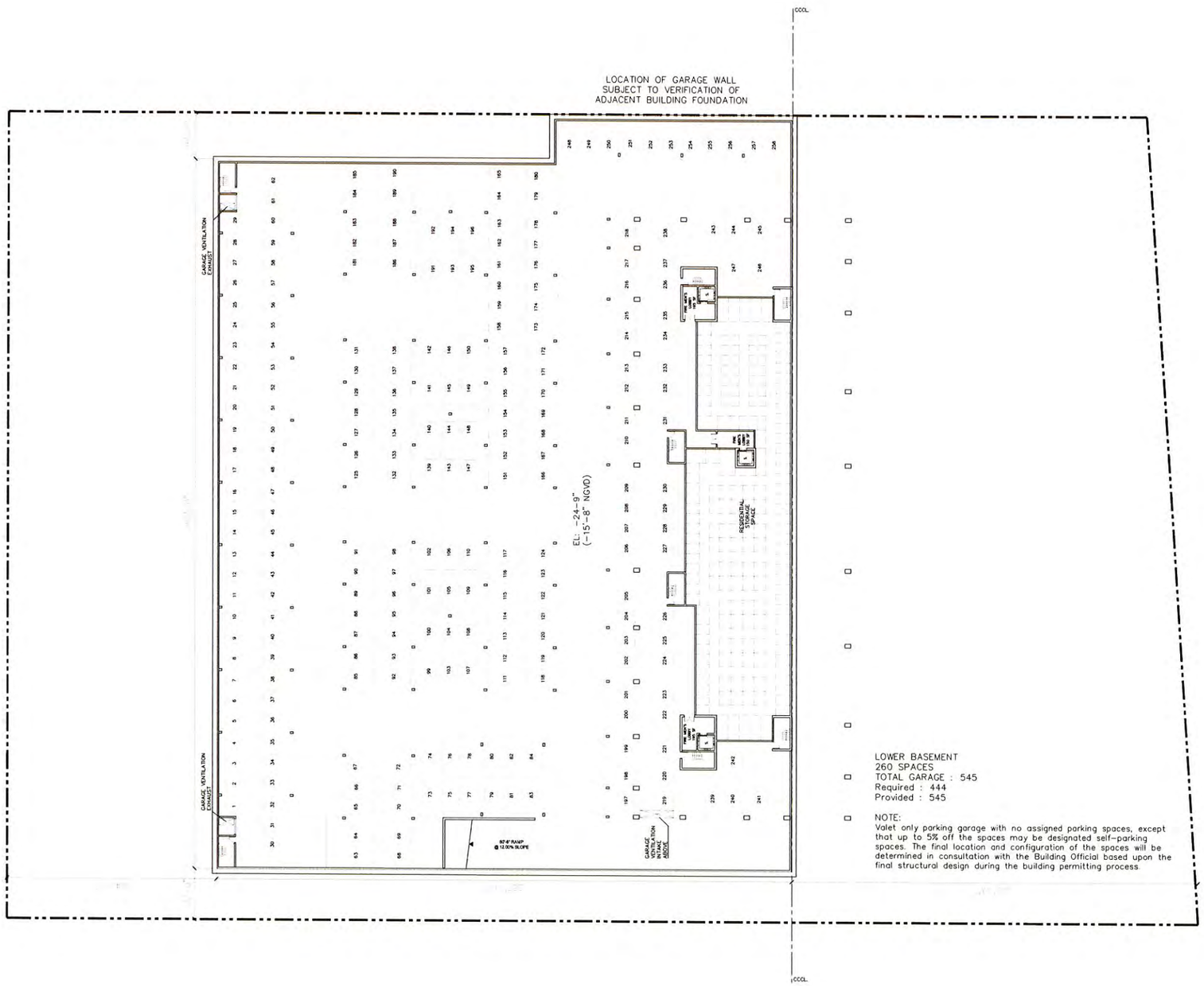
SHEET INDEX

SITE PLAN

SCALE:

A0.002

© 2008 ARQUITECTONICA INTERNATIONAL INC.



LOWER BASEMENT
260 SPACES
TOTAL GARAGE : 545
Required : 444
Provided : 545

NOTE:
Valet only parking garage with no assigned parking spaces, except that up to 5% off the spaces may be designated self-parking spaces. The final location and configuration of the spaces will be determined in consultation with the Building Official based upon the final structural design during the building permitting process.

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 8267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

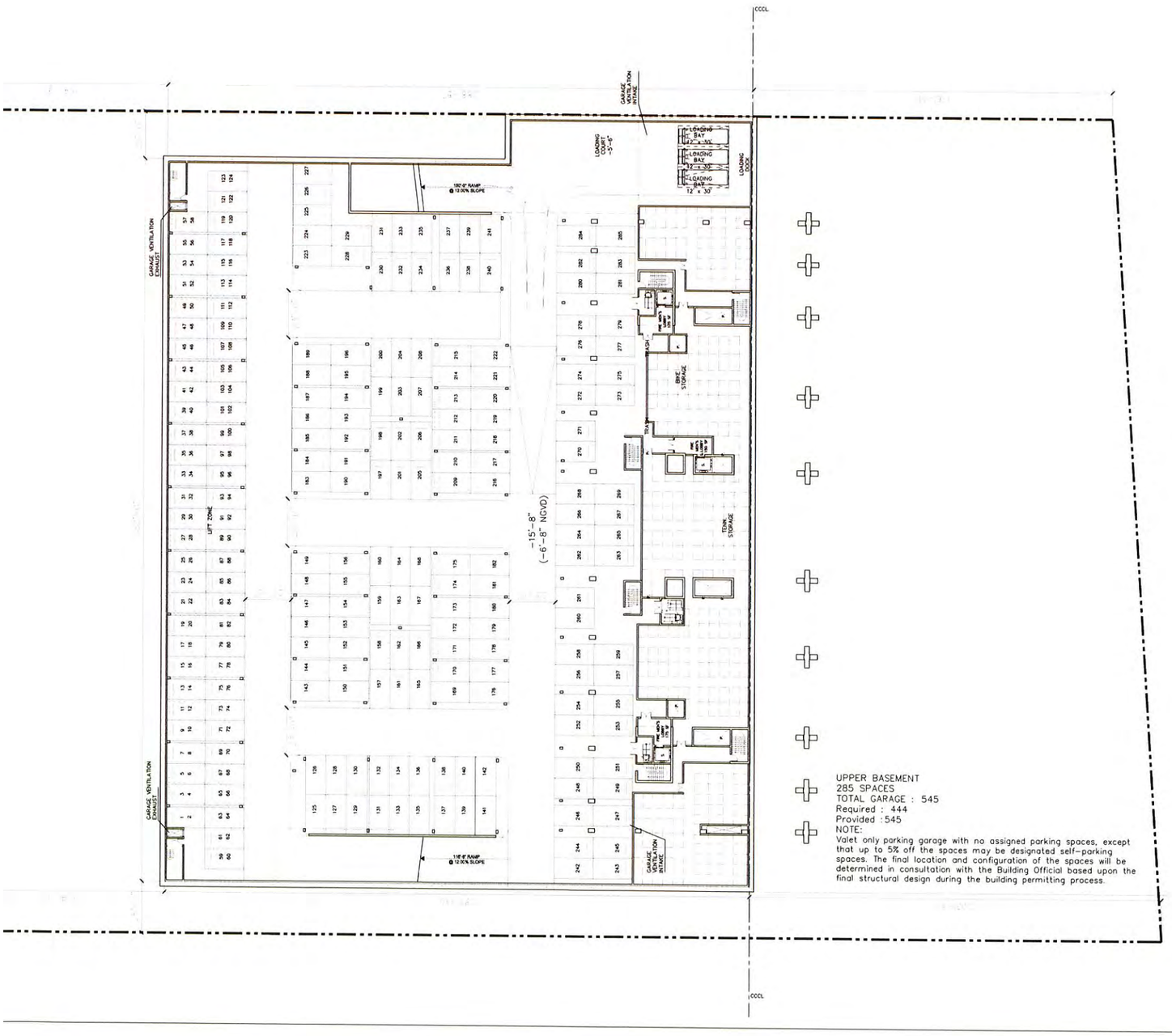
SHEET INDEX

GARAGE
LOWER LEVEL -P2

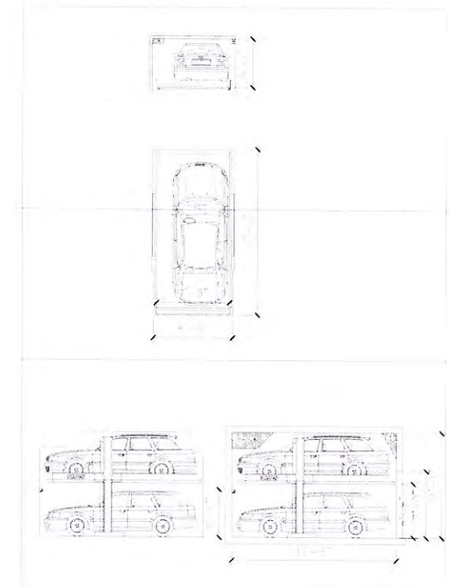
SCALE: 1" - 30'

A1.101

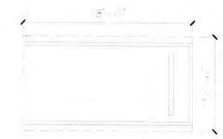
© 2008 ARQUITECTONICA INTERNATIONAL, INC.



UPPER BASEMENT
285 SPACES
TOTAL GARAGE : 545
Required : 444
Provided :545
NOTE:
Valet only parking garage with no assigned parking spaces, except that up to 5% off the spaces may be designated self-parking spaces. The final location and configuration of the spaces will be determined in consultation with the Building Official based upon the final structural design during the building permitting process.



#1 LIFT SYSTEM DETAIL
Scale. 1/8"-1'



#2 TYPICAL PARKING SPACE
Scale. 1/8"-1'

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

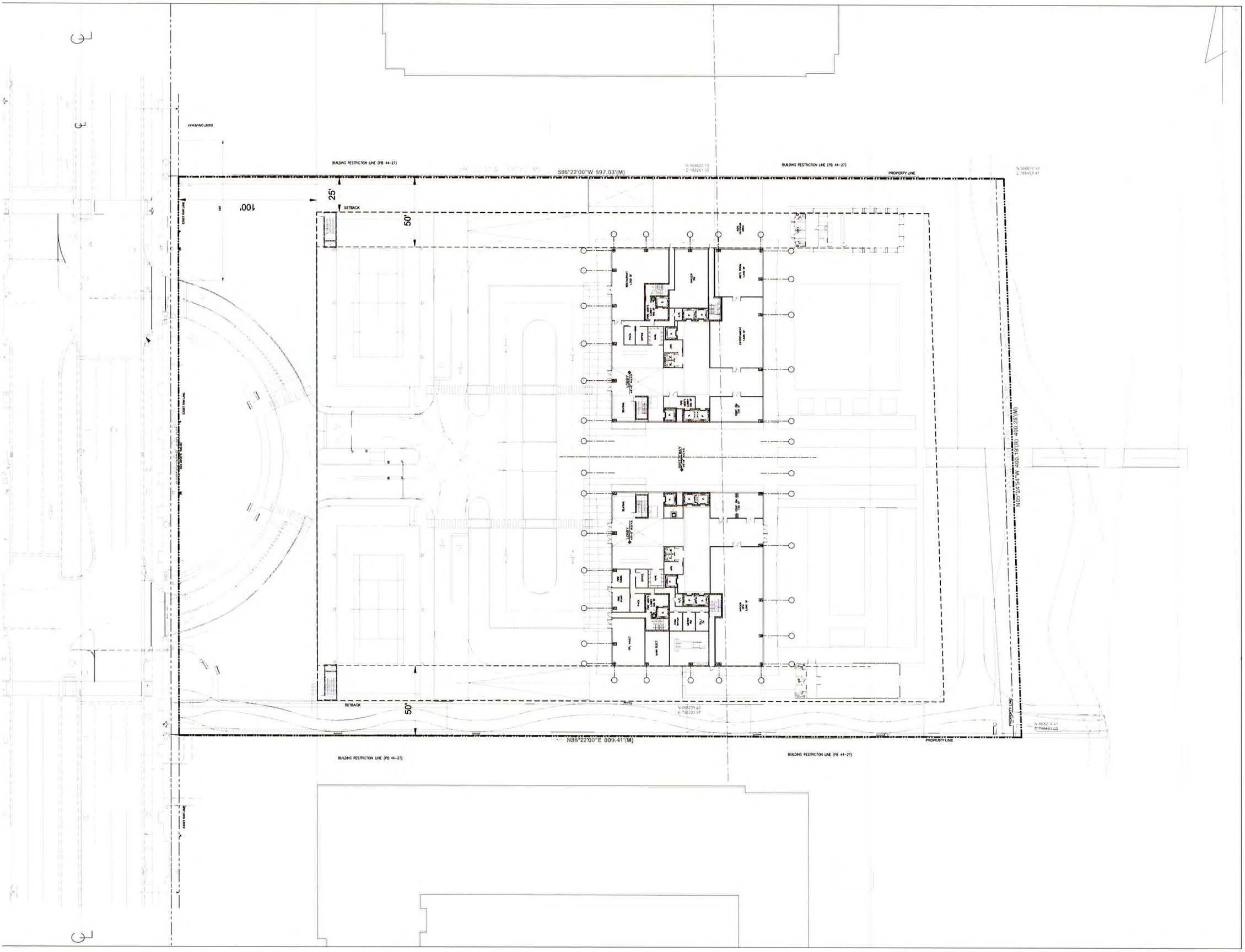
SHEET INDEX

Garage
Upper Level - P1

SCALE: 1"-30'

A1.102

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

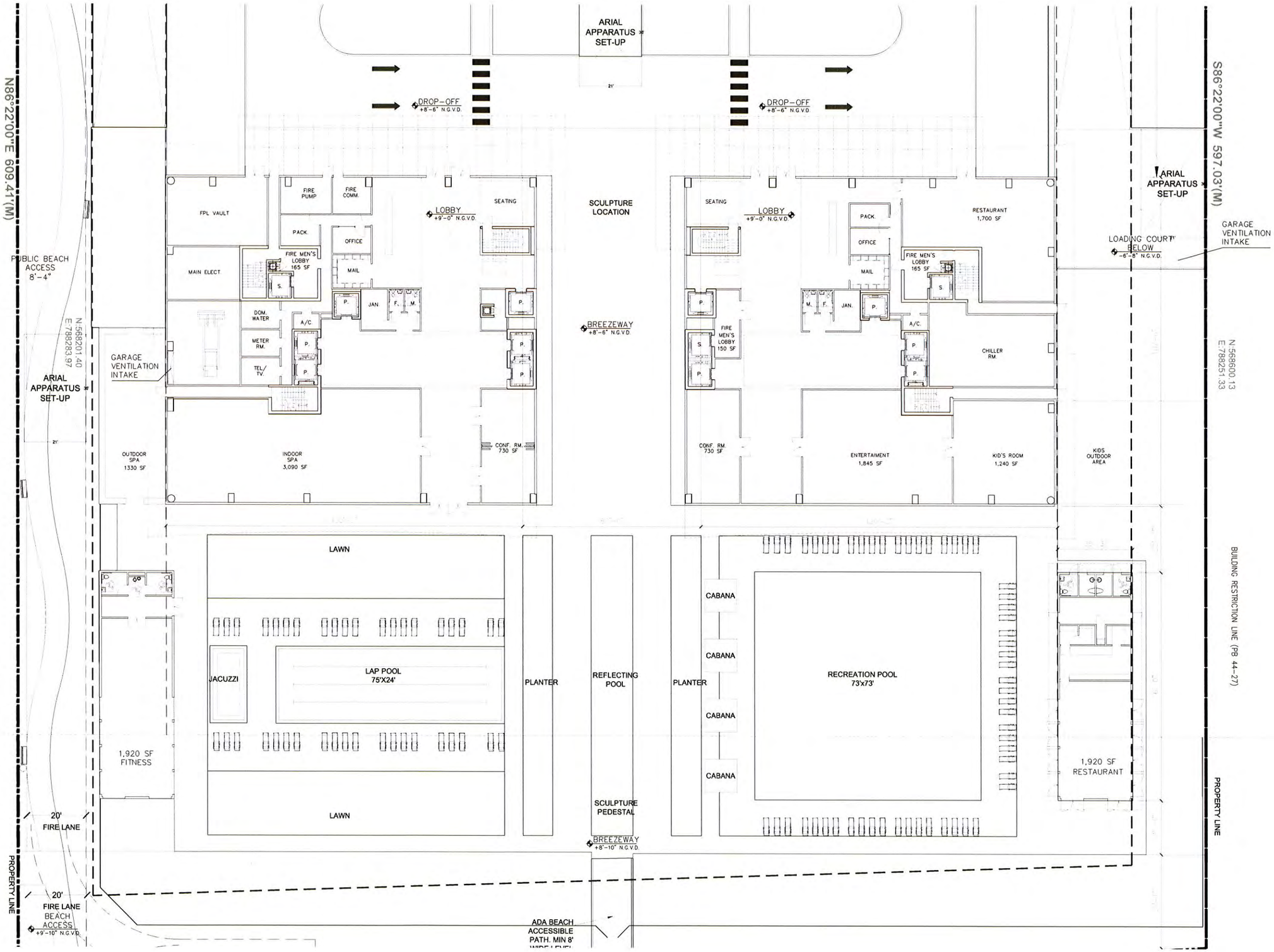
SHEET INDEX

GROUND FLOOR

SCALE: 1" = 30'

A1.103

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 8287
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
06.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

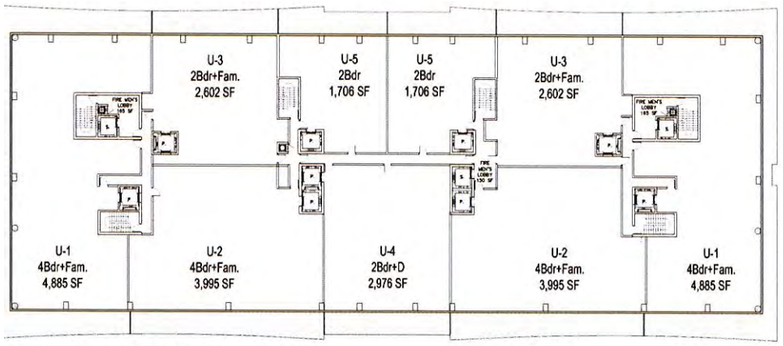
GROUND FLOOR

SCALE: 1/16" - 1'

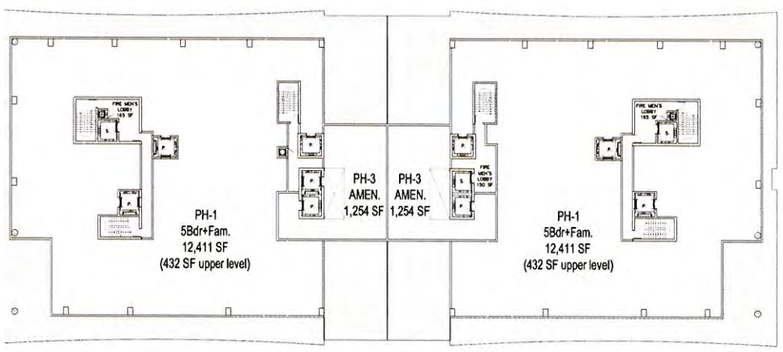
A1.103-B

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

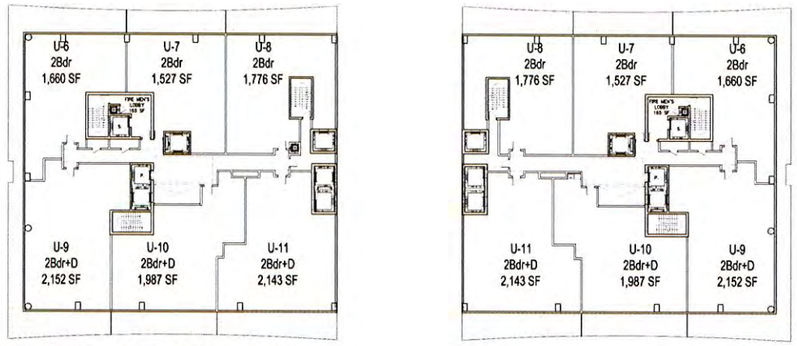
Y LEVEL 1. 27,500 GSF



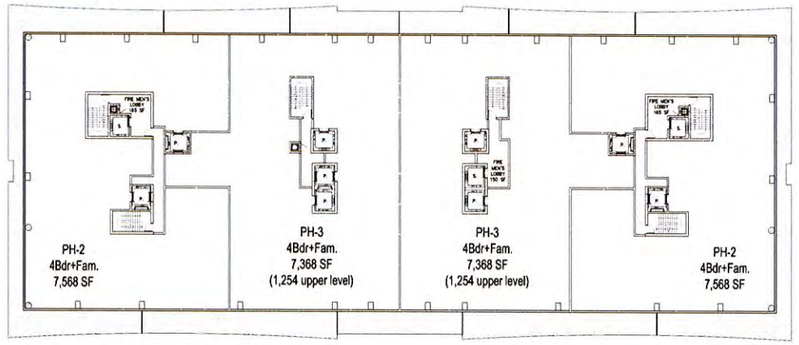
R LEVEL 7-26 TOTAL NET AREA 31,237 SF
TOTAL GROSS AREA 33,000 SF



R LEVEL 28 TOTAL NET AREA 26,751 SF
TOTAL GROSS AREA 28,834 SF



(#2) FLOOR LEVEL 2-6 TOTAL NET AREA 25,737 SF
TOTAL GROSS AREA 27,500 SF



(#4) FLOOR LEVEL 27 TOTAL NET AREA 31,237 SF
TOTAL GROSS AREA 33,000 SF

(#6) FLOOR LEVEL 29 TOTAL NET AREA 10,021 SF
TOTAL GROSS AREA 12,000 SF

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

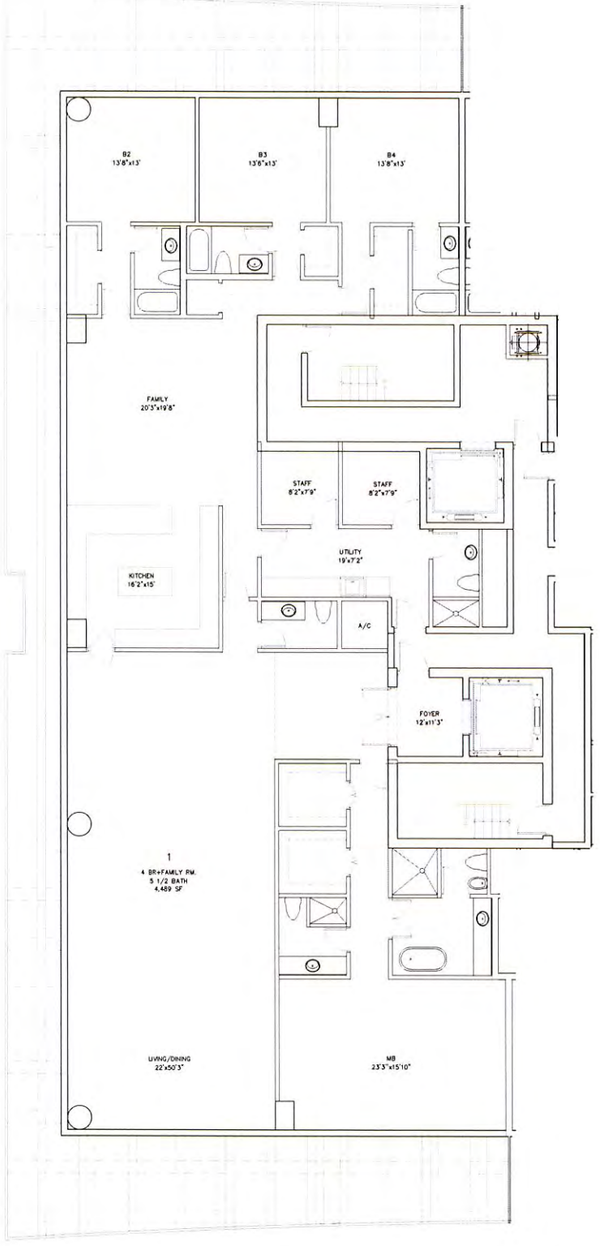
SHEET INDEX

AREA ANALYSIS

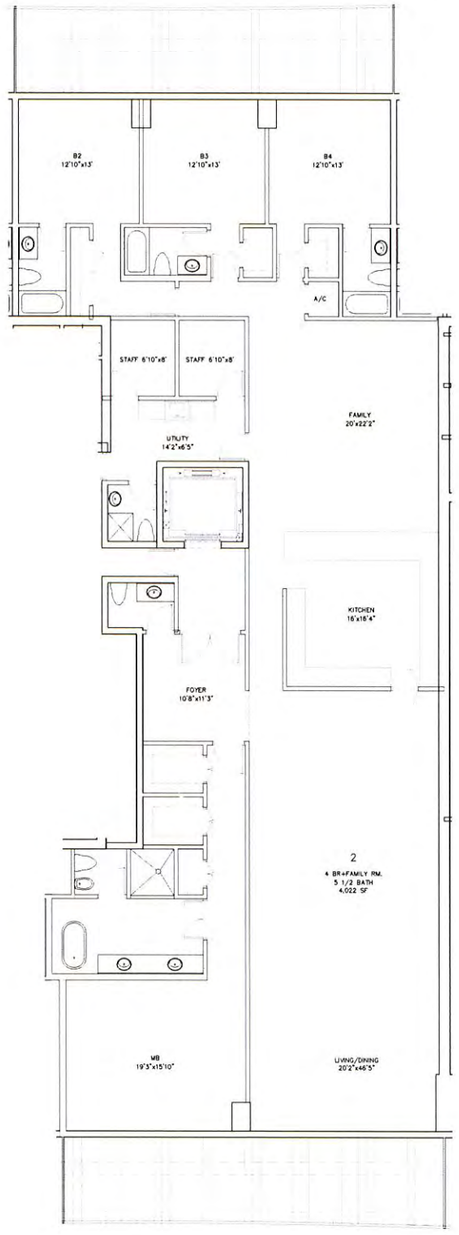
SCALE:

A1.104

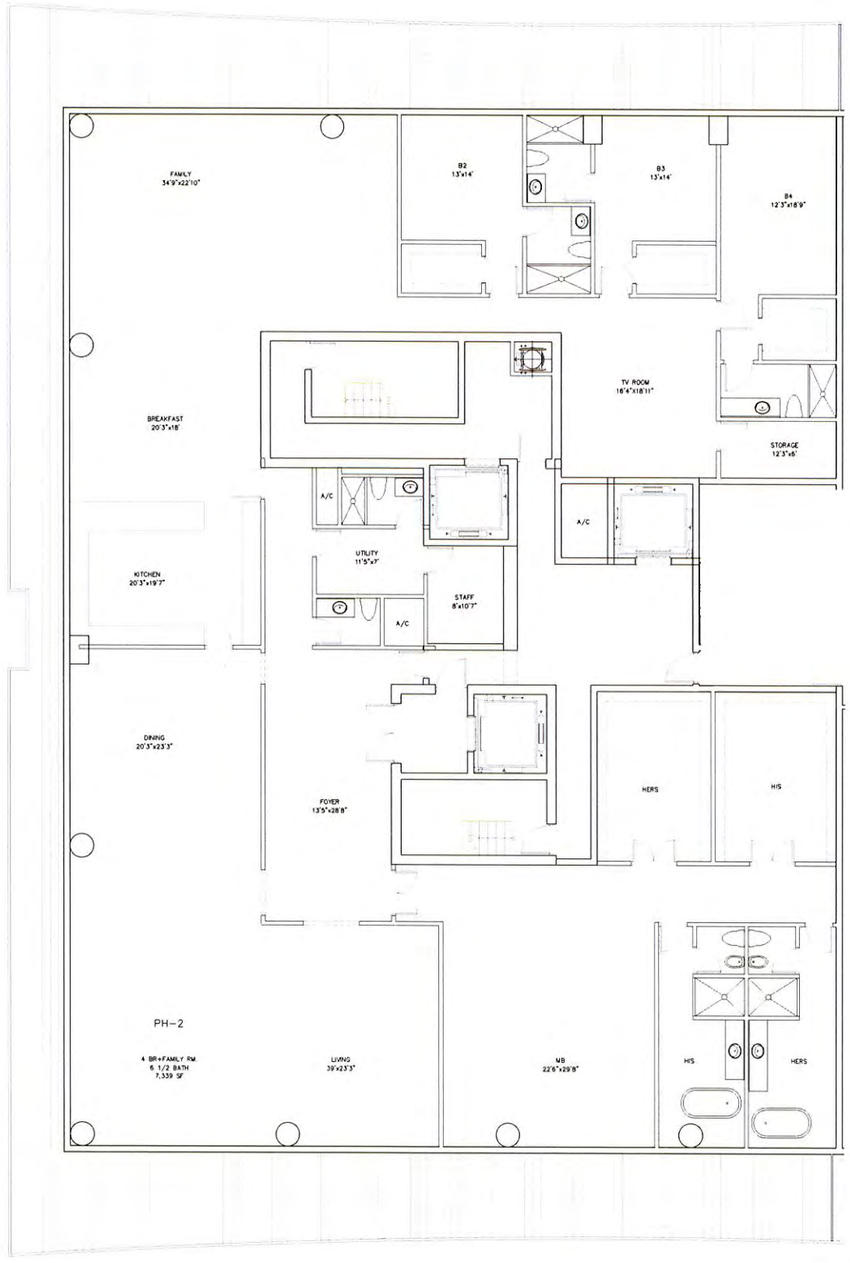
© 2008 ARQUITECTONICA INTERNATIONAL, INC.



UNIT TYPE 1 4 Bdr + Family. 5 1/2 Bth.
Scale. 1/8"-1' 4,885 SF



(#2) **UNIT TYPE 2** 4 Bdr + Family. 5 1/2 Bth.
Scale. 1/8"-1' 4,022 SF



(#3) **JUNIOR PENT HOUSE** 4 Bdr + Family. 6 1/2 Bth.
Scale. 1/8"-1' 7,568 SF

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

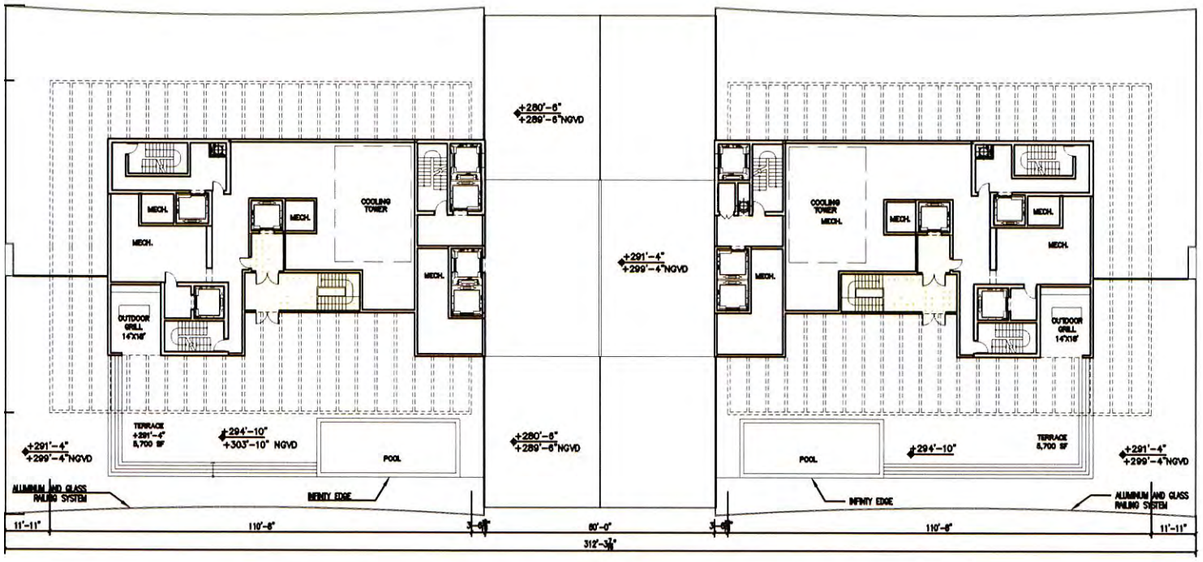
SHEET INDEX

UNIT LAYOUT EXAMPLE

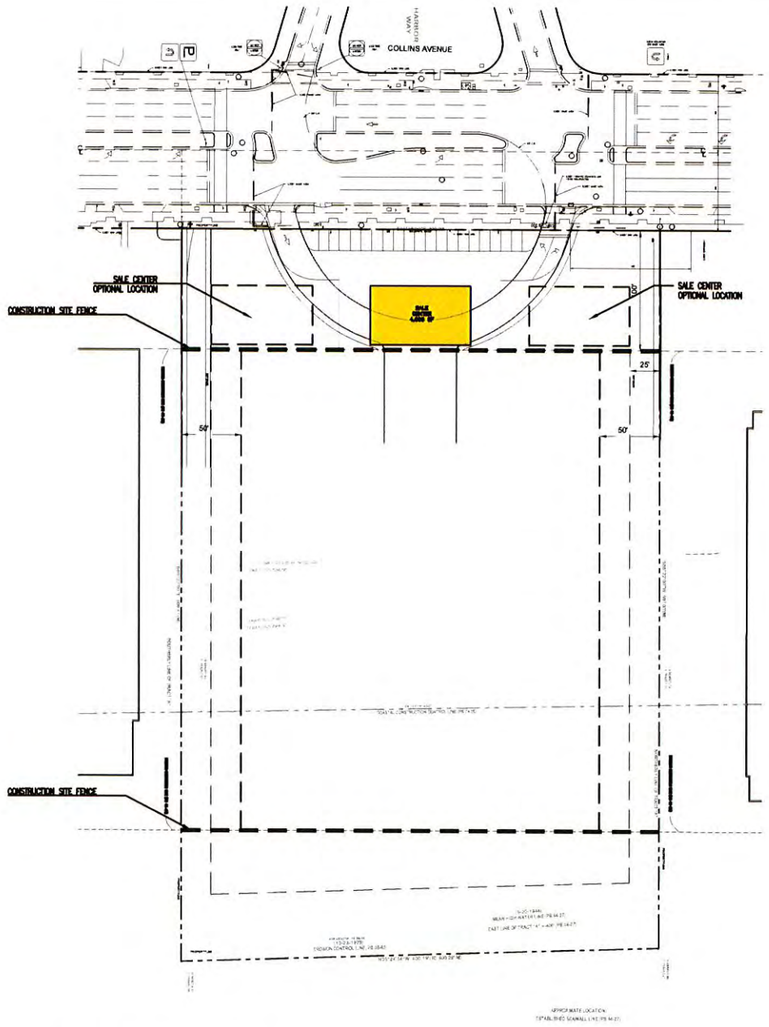
SCALE: 1/8"=1'-0"

A1.105

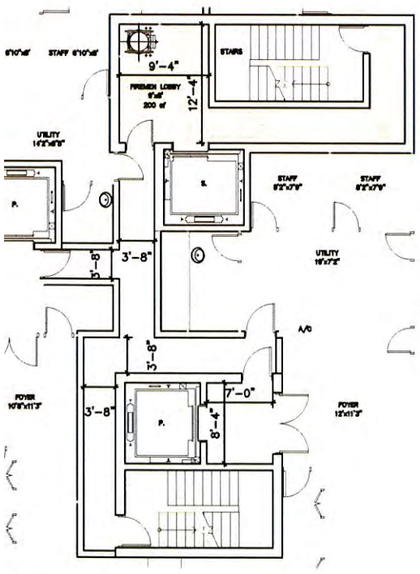
© 2008 ARQUITECTONICA INTERNATIONAL, INC.



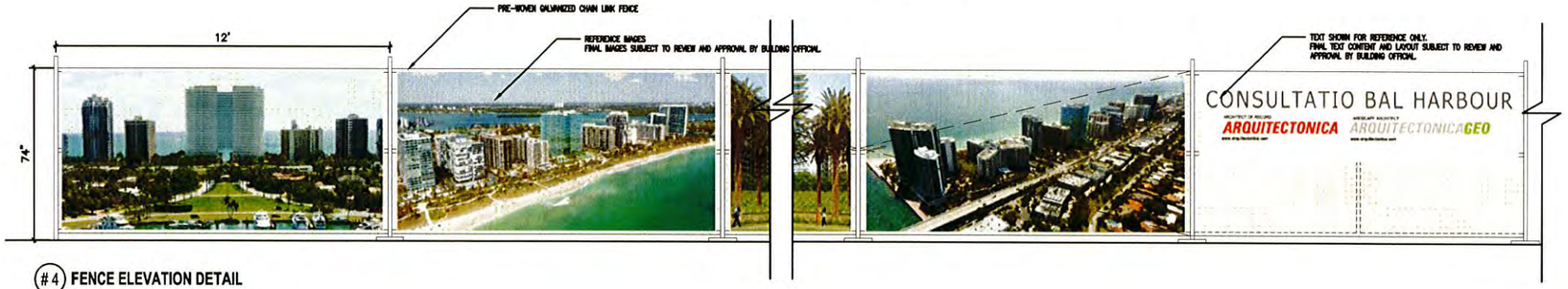
)OF PLAN
ale. 1" - 20'



(#3) SALE CENTER LOCATION
Scale. 1/64" - 1'



)RE DETAIL
ale. 1/8" - 1'



(#4) FENCE ELEVATION DETAIL
Scale. 3/8" = 1'

TE FENCE ELEVATION
ale. =1"-10'

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950 Miami - FL 33131

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX
FP LVL 28, CORE DETAIL

SCALE:

A1.106

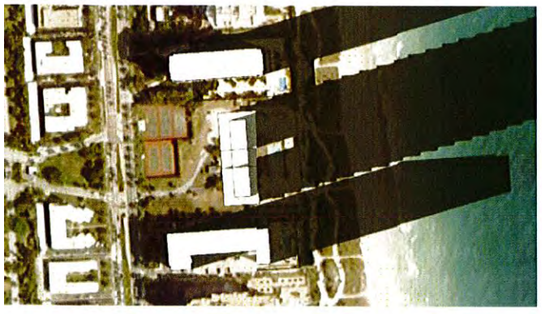
© 2008 ARQUITECTONICA INTERNATIONAL, INC

ınuary 21st, 5:00 pm
nrise time: 7:08 am
nset time: 5:56 pm

ɔril 21st, 5:00 pm
nrise time: 6:52 am
nset time: 7:47 pm

ly 21st, 5:00 pm
nrise time: 6:42 am
nset time: 8:12 pm

ctober 21st, 5:00 pm
nrise time: 7:23 am
nset time: 6:47 pm



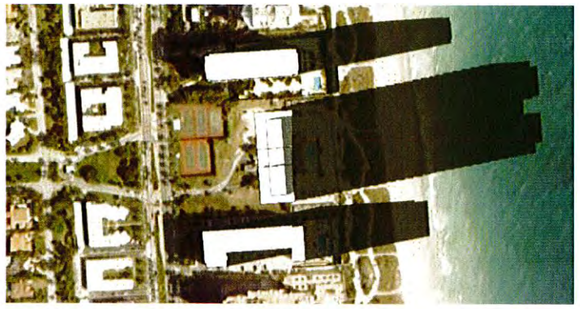
(# 2) February 21st, 5:00 pm
sunrise time: 6:52 am
sunset time: 6:18 pm

(# 5) May 21st, 5:00 pm
sunrise time: 6:32 am
sunset time: 8:03 pm

(# 8) August 21st, 5:00 pm
sunrise time: 6:57 am
sunset time: 7:51 pm

(# 11) November 21st, 5:00 pm
sunrise time: 6:43 am
sunset time: 5:30 pm

(# 3) March 21st, 5:00 pm
sunrise time: 7:23 am
sunset time: 7:33 pm



(# 6) june 21st, 5:00 pm
sunrise time: 6:30 am
sunset time: 8:15 pm

(# 9) September 21st, 5:00 pm
sunrise time: 7:09 am
sunset time: 7:18 pm

(# 12) December 21st, 5:00 pm
sunrise time: 7:03 am
sunset time: 5:35 pm

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950 Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 5267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

SHADOW STUDY

SCALE:

A1.107.2

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	#	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

WEST ELEVATION

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

A3.001

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

3030.000
10201 COLLINS AVENUE

BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 8267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000485

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

NORTH ELEVATION

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

A3.002

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

3030.000
10201 COLLINS AVENUE

BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

RENDERING

SCALE:

A5.001

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

3030.000
10201 COLLINS AVENUE

BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT

ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:

VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6287
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

RENDERING

SCALE:

A5.002

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

3030.000
10201 COLLINS AVENUE
BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT

ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:

VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000485

Date	⚠	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

RENDERING

SCALE:

A5.003

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

3030.000
10201 COLLINS AVENUE

BAL HARBOUR VILLAGE, FL 33154

CONSULTATIO USA
1395 Brickell Avenue - Suite 950, Miami - FL 33131

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175
www.arquitectonicageo.com

CIVIL ENGINEER:
VSN
8550 W FLAGLER STREET SUITE 113
MIAMI FL 33144
305 551 6267
305 551 4542

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN APPROVAL

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For
08.15.12	SITE PLAN APPROVAL
10.03.12	A.R.B. RESUBMISSION

ARQ Project No.: 3030.000
Drawn by: DD
Approved by:

SHEET INDEX

RENDERING

SCALE:

A5.004

© 2008 ARQUITECTONICA INTERNATIONAL, INC.