

*When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.*

**MEETING OF THE  
PLANNING AND ZONING BOARD  
QUASI-JUDICIAL PUBLIC HEARING**

**November 18, 2014**

**AGENDA**

**CALL TO ORDER:** Set for 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Request for approval for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. On October 21, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board. Enclosed please find the site plan and elevations. (Item #1)

*\* Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

**PUBLIC COMMENT** - for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

**CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING**

2. Request for approval for a revision for "O' Residences (Edgewater Apts)" located at 9821-9841 E. Bay Harbor Drive, Lots 25-26 of Block 4. On March 11, 2013, the Board approved the construction of a new 41 unit multi family development. The owner is requesting to make some alterations to the previously approved design. Enclosed please find the site plan and elevations. (Item #2A)
3. Request for approval for a revision for "93 Bay Harbor Townhouse" located at 1055 93 Street, Lot 13 of Block 14. On January 21, 2014, the Board approved the construction of a new 6 unit townhouse development. The owner is requesting to make some alterations to the previously approved design. Enclosed please find the site plan and elevations. (Item #3A)

**ADJOURNMENT:** Approximately 8:00 p.m.

*Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

## **AGENDA ITEM REPORT**

November 18, 2014

### **ITEM NUMBER: 1.**

### **ITEM:**

Request for approval for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. On October 21, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board. Enclosed please find the site plan and elevations. (Item #1)

### **DESCRIPTION:**

for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

### **RECOMMENDED ACTION:**

Design meets Town Code and was approved by the Development Review Committee.

---

### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

---

Submitted By:           Ayanidys Marante  
                                  Ayanidys Marante

### **ATTACHMENTS**

|    |                         |                                                          |
|----|-------------------------|----------------------------------------------------------|
| 1. | Site Plan and Elevation | 9201Revised11.18.14.pdf                                  |
| 2. | Staff Report            | BHI PZB Staff Report 9201 WBHD Townhomes Nov 14 2014.pdf |



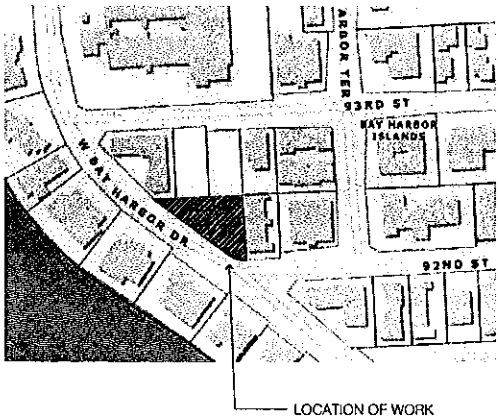
9201 W. Bay Townhouses



9201 W. Bay Harbor Drive  
Bay Harbor Islands, Florida

Owner

9201 WBH, LLC  
2645 NE 207th St.  
Aventura, FL



 Location Map n.t.s.

Sheet List

A-000 Cover Sheet  
1 of 1 Survey

Architectural

A-001 Site Photos  
A-002 Architectural Renderings  
A-003 Architectural Renderings  
A-004 Architectural Renderings  
A-005 Architectural Renderings  
A-101 Site Plan  
A-102 Site Photometrics Plan  
A-201 Ground Floor Plan  
A-202 Second Floor Plan  
A-203 Third Floor Plan  
A-204 Fourth Floor Plan  
A-204 Roof Plan  
A-401 Exterior Elevations  
A-402 Exterior Elevations  
A-601 Building Sections

Civil

C-0 Cover Sheet and Location Map  
C-1 Site and Paving Plan  
C-2 Site and Paving Details  
C-3 Drainage Plan  
C-4 Grading Plan  
C-5 Storm Drainage Details  
C-6 Sediment Tank Drainage 1 Details  
C-7 Site Utilities plan

Landscape

LA-101 Existing Tree Disposition Plan  
LA-102 Site Planting Plan  
LA-103 Landscaping Specifications and Planting Details  
LA-104 Landscape Elevations

Architect of Record

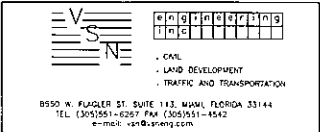


300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134  
Tel: (305) 567-0500 | Fax: (305) 448-3197 |  
www.vitalini.com | FL Registration AA25001554

Design Architects



BODAS MIAMI ANGER  
ARCHITECTS & ASSOCIATES  
ALVARO BODAS RODRIGUEZ



Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513

Planning and Zoning Submittal 11/18/2014  
SHEET NO.

A - 000

# Abbreviations

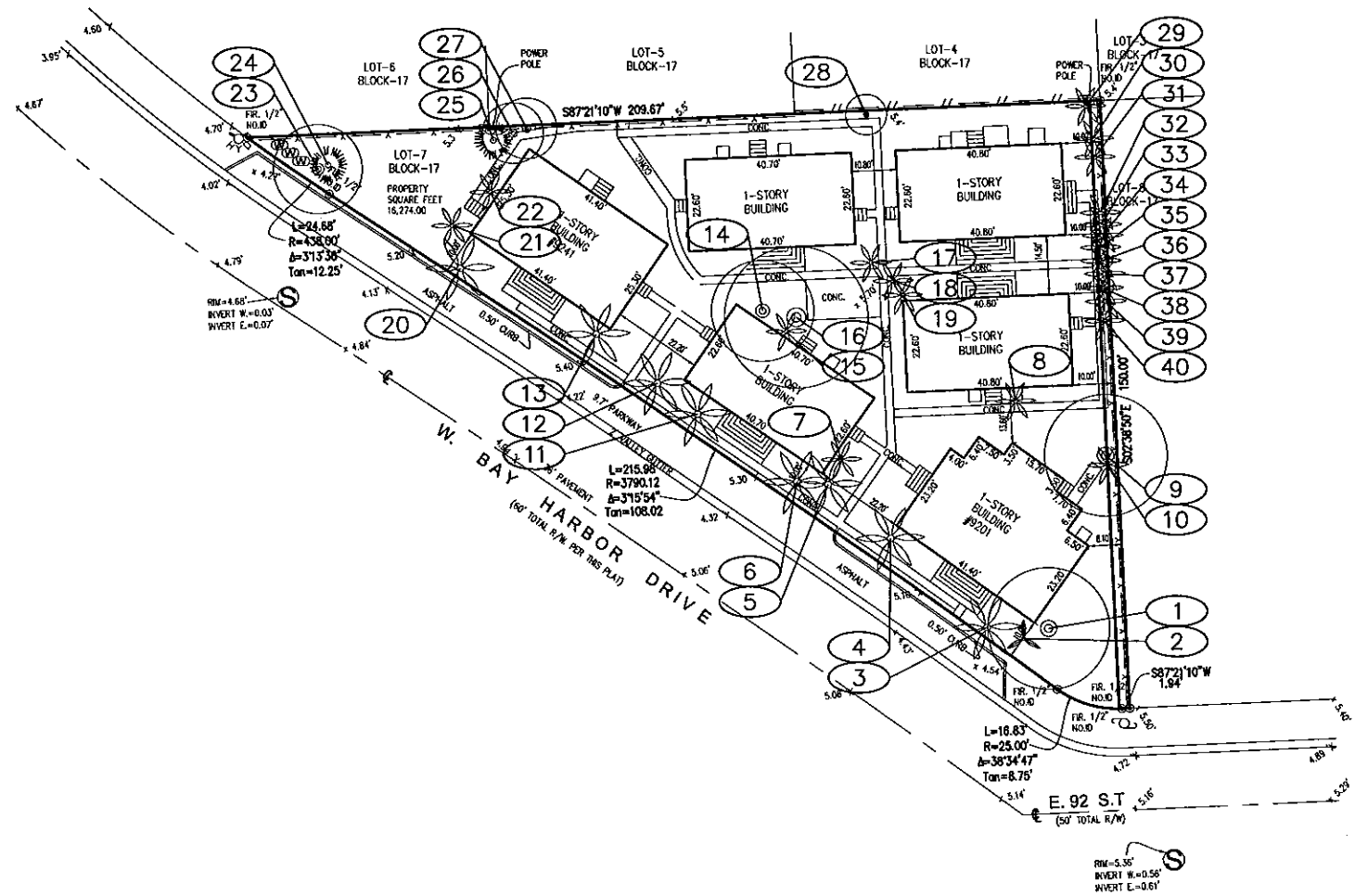
ADJ. -ADJACENT  
A/C -AIR CONDITIONER  
A -ARC  
BN -BENCHMARK  
B.C.R. -BROWARD COUNTY RECORDS  
(C) -CALCULATED  
DFT -CALCULATED FIELD TRAVERSE  
C.E. -CANAL EASEMENT  
C.M.E. -CANAL MAINTENANCE EASEMENT  
C/L -CENTERLINE  
CH -CHORD  
C.B.S. -CONCRETE BLOCK STRUCTURE  
COL -COLUMN  
CONC -CONCRETE  
D -DELTA  
D.E. -DRAINAGE EASEMENT  
D.M.E. -DRAINAGE MAINTENANCE EASEMENT  
ESK. -EASEMENT  
E/P -EDGE OF PAVEMENT  
E.O.V. -EDGE OF WATER ELEVATION  
F.D.H. -FOUND DRILL HOLE  
F.F.E. -FINISH FLOOR ELEVATION  
F.I.P. -FOUND IRON PIPE/PIPE  
F.I.R. -FOUND REBAR  
F.N.A.D. -FOUND NAIL & DISC  
F.N.D. -FOUND  
GAR. -GARAGE  
G.E. -GARAGE ELEVATION  
INV. -INVERT  
I.R. -IRON ROD  
L -ARC LENGTH  
L.M.E. -LAKE MAINTENANCE EASEMENT  
L.A.E. -LIMITED ACCESS EASEMENT  
L.F. -LOWEST FLOOR  
MAINT. -MAINTENANCE  
M.E. -MAINTENANCE EASEMENT  
M.D. -MEASURED  
M/N. -NAIL AND DISC  
N.G.V.D. -NATIONAL GEODETIC VERTICAL DATUM  
N.T.S. -NOT TO SCALE  
O/S -OFFSET  
O/L -ON LINE  
OPT. -OPTIONAL  
PG. -PAGE  
P.W. -PAVEMENT  
P.C.P. -PERMANENT CONTROL POINT  
P.R.K. -PERMANENT REFERENCE POINT  
P.L. -PLAT  
P.B. -PLAT BOOK  
P.C. -POINT OF CURVATURE  
P.I. -POINT OF INTERSECTION  
P.O.B. -POINT OF BEGINNING  
P.O.C. -POINT OF COMMENCE  
P.O.R. -POINT OF REVERSE CURVATURE  
P.T. -POINT OF TANGENCY  
P/L -PROPERTY LINE  
R -RADIUS  
RCD -RIGHT OF WAY  
R.E.C. -ROOF EMBODIMENT EASEMENT  
RD -RECORD  
S/W -SIDEWALK  
ST. -STORY  
T -TANGENT  
T.O.B. -TOP OF BANK  
U.E. -UTILITY EASEMENT  
U.E.A. -UTILITY EASEMENT ACCESS  
U.M.E. -UTILITY AND MAINTENANCE EASEMENT

## SYMBOL LEGEND

⊙ LIGHT POLE  
⊙ PHONE BOX  
⊙ CABLE BOX  
⊙ POWER POLE  
⊙ WATER METER  
⊙ WATER VALVE  
⊙ FIRE HYDRANT  
⊙ MANHOLE  
⊙ CATCH BASIN  
⊙ HANDICAP  
+ 0.00' GRADE ELEVATIONS  
- - - CHAIN LINK FENCE  
- - - VIVID FENCE  
- - - ALUMINUM FENCE  
- - - OVERHEAD ELECTRIC  
Δ DELTA



SCALE 1"=20'



Property Address:  
9201-9241 W. BAY HARBOR DRIVE, BAL HARBOR, FL. 33154

## LEGAL DESCRIPTION:

Lot 7, in Block 17, of "BAY HARBOR ISLAND" according to the plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

## SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded Instruments, if any affecting this property.
- 4) **Accuracy:**  
The expected use of the land, as classified in the Minimum Technical Standards, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.  
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.  
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described.  
8) The surveyor does not determine fence and/or wall ownership.  
9) Ownership subject to **OPINION OF TITLE.**  
10) Type of Survey: **BOUNDARY SURVEY.**  
11) Identification of trees by JFS Design, Inc. **LANDSCAPE ARCHITECTURE.**  
12) If shown, elevations are based on the National Geodetic Vertical Datum of 1929.  
13) Benchmark of Origin: Miami-Dade County Benchmark: R-243 222SW Elevation: 6.59'.  
14) Flood Zone: AE Base Flood Elev.: 8.00' as per map 120637, Suffix L, Panel 0144  
Date of Panel 9-11-09  
15) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any **unnamed party**:

A) 9201 WBH, LLC.  
B) Snyder Grolman P.A.  
C) First American Title Insurance Company

| DATE | BY | COMMON NAME    | DISTANCE, FEET | BEARING        | DEPT. I. STATUS | CADAST. COUNTY | PROPOSED | SPECIES | REMARKS        |
|------|----|----------------|----------------|----------------|-----------------|----------------|----------|---------|----------------|
| 1    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 2    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 3    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 4    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 5    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 6    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 7    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 8    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 9    | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 10   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 11   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 12   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 13   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 14   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 15   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 16   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 17   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
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| 19   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 20   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 21   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 22   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 23   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 24   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 25   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 26   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 27   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 28   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 29   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 30   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 31   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 32   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 33   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 34   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
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| 37   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 38   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 39   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |
| 40   | TA | STANDWELL P.O. | 25.00          | N 0° 00' 00" W | 20              | 20             | 20       | 20      | STANDWELL P.O. |

MARTINEZ & MARTINEZ ENTERPRISES, INC.  
7179 WEST 13th AVENUE, HIALEAH, FLORIDA 33014  
Phone: 786-277-4851 plm@martinez.com  
Business License # 7702

PROF. J. MARTINEZ, P.E. (FOR THE FIRM)  
PROFESSIONAL SURVEYOR AND MAPPER  
# 5443  
STATE OF FLORIDA  
I hereby certify that the above is a true and correct copy of the original survey and map as filed with me and the original survey and map of a Florida Licensed Surveyor and Mapper.

DRAWN BY: P.L.M.  
CHECKED BY: P.L.M.

DATE: 08-25-2014

SHEET:

1 of 1



9201 W. Bay Townhouses

9201 W. Bay Harbor Drive  
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2645 NE 207th St.  
Aventura, Florida

[illegible]

Design Architects

Pablo Corazzini

AR - 91716

Luigi Vitalini

AR - 13513

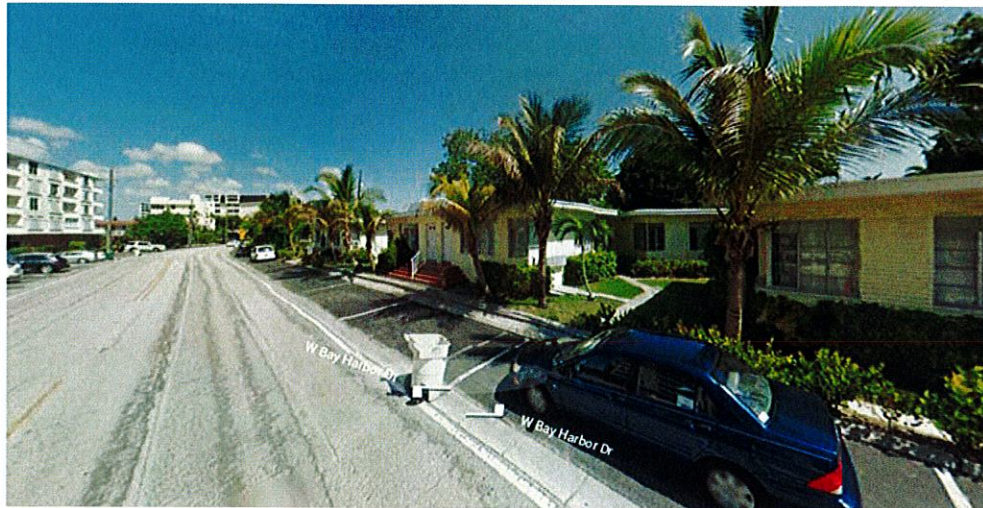


300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134  
tel: 305.567.0602 | fax: 305.446.3197 |  
www.vcmiami.com FL Registration AA26001654

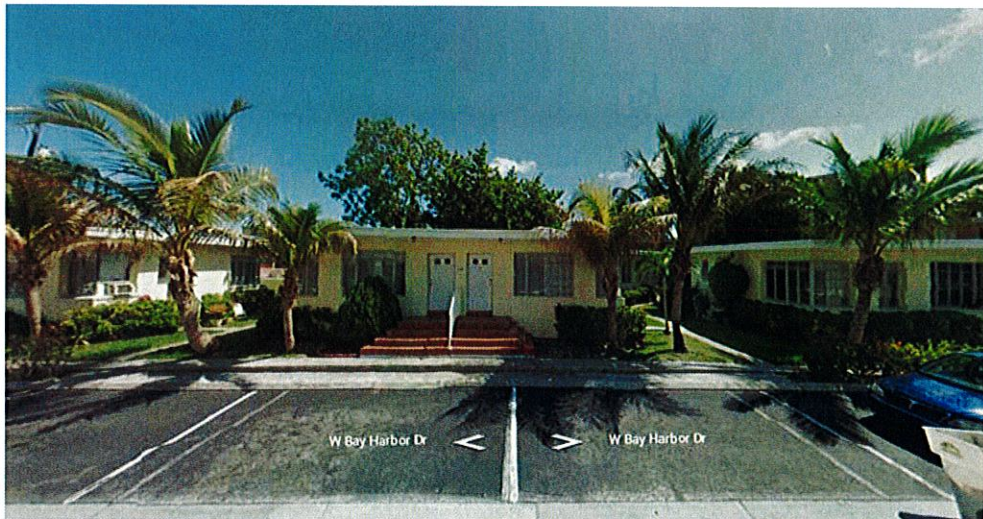
Architect of Record

SHEET NO.

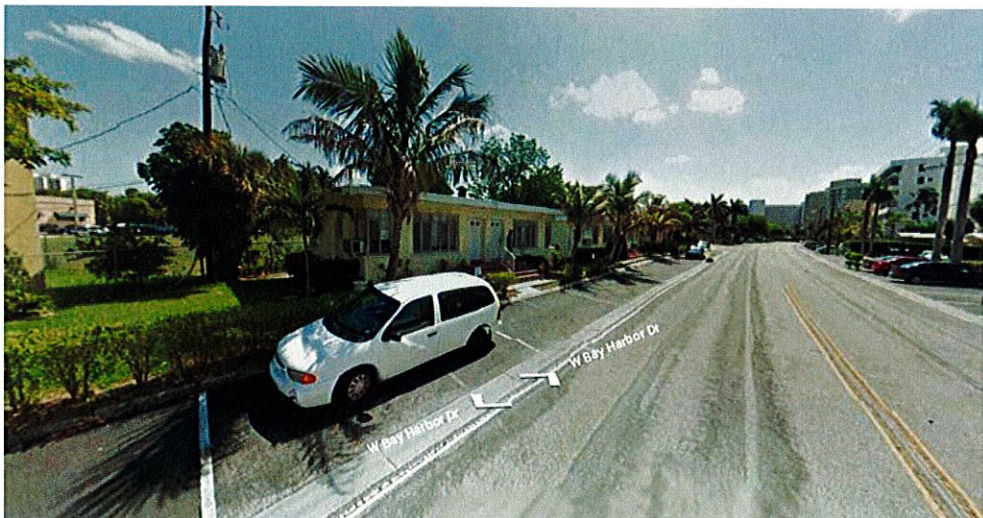
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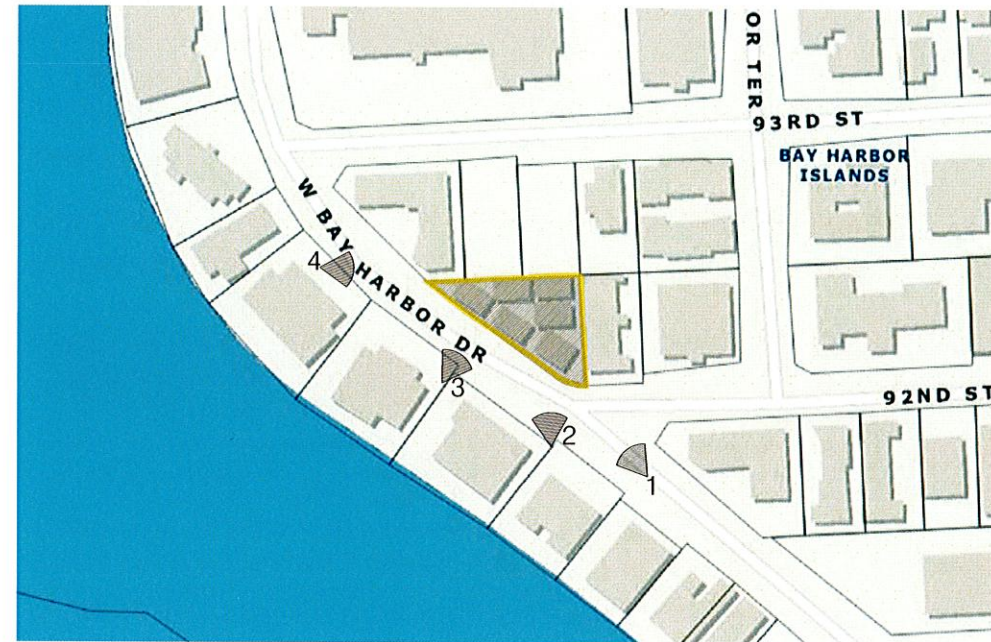
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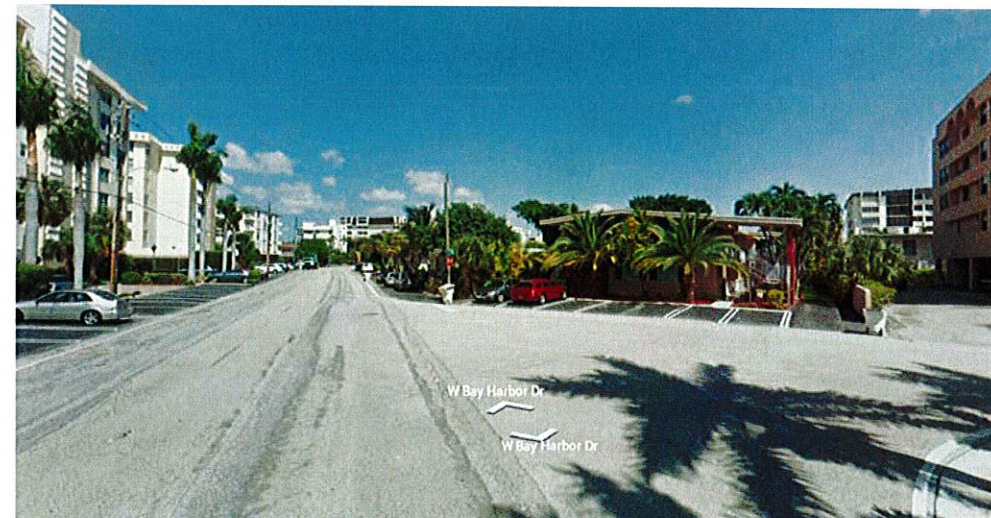
③



4



 Location Map N.T.S.



①





SHEET NO. A - 002









An aerial photograph showing a proposed 10-story building with a blue and white facade, situated on a city block. The building is a long, rectangular structure with multiple windows and a flat roof. It is surrounded by other buildings, including a large white building in the foreground and a smaller building to the right. The area includes streets, sidewalks, and some landscaping with trees and shrubs. The image is a color photograph with a white border.

An aerial photograph of a coastal urban area. In the foreground, several multi-story buildings are visible, including a prominent red brick building on the left and a white building with a blue roof in the center. A large, open green space with palm trees is situated between the buildings. To the right, a parking lot with several cars is visible. In the background, a large body of water, likely a bay or lake, stretches across the frame. Beyond the water, a golf course with green fairways and sand traps is visible under a clear sky.

SHEET NO. A - 004

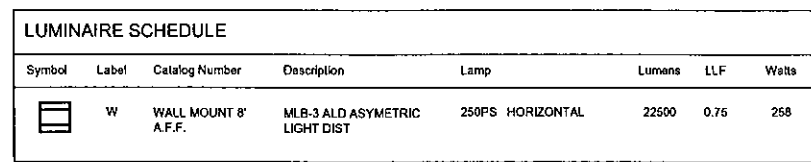












|         |           |
|---------|-----------|
| PROJECT | No. 14034 |
|---------|-----------|

OWNER  
9201 WBH, LLC  
2645 NE 207th St.  
Aventura, Florida

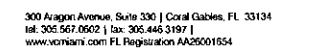
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# BH III

Design Architects

|                 |          |
|-----------------|----------|
| Pablo Corazzini | AR-91716 |
|-----------------|----------|

|                |            |
|----------------|------------|
| Luigi Vitalini | AR - 13513 |
|----------------|------------|



Architect of Record

SHEET NO.

A - 102



 Site Photometrics Plan 1/8"



|         |           |
|---------|-----------|
| PROJECT | No. 14034 |
|---------|-----------|

9201 W. Bay Townhouses

9201 W. Bay Harbor Drive  
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2645 NE 207th St.  
Aventura, Florida

PLANNING AND ZONING SUBMITTAL 11/18/14

**BMA**

**BODAS MIAMI ANGEL**  
ARQUITECTOS & ASOCIADOS

BH  
LI

**Design Architects**

|                 |            |
|-----------------|------------|
| Pablo Corazzini | AR - 91716 |
|-----------------|------------|

|                |            |
|----------------|------------|
| Luigi Vitalini | AR - 13513 |
|----------------|------------|



vitalinicorazzini  
ARCHITECTS

300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134  
tel: 305.567.0602 | fax: 305.446.3197 |  
www.vonmiami.com FL Registration AA26001654

Architect of Record

SHEET NO.

A - 201



Ground Floor 1/8"

E. 92 S.T

(50' TOTAL RUN)



E. 92 S.T

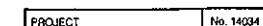












9201 W. Bay Harbor Drive  
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2645 NE 207th St.  
Aventura, Florida

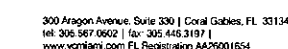
PLANNING AND ZONING SUBMITTAL 11/18/14

[illegible]BH  
II

Design Architect

|                 |            |
|-----------------|------------|
| Pablo Corazzini | AR - 91716 |
|-----------------|------------|

|                |            |
|----------------|------------|
| Luigi Vitalini | AR - 13513 |
|----------------|------------|



Architect of Record

SHEET NO.

A - 205

 Roof Plan

1/8"

E. 92 S.T









9201 W. Bay Harbor Drive  
Bay Harbor Islands, Florida

PLANNING AND ZONING SUBMITTAL 11/18/14

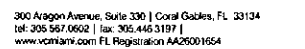
*(Blank lined paper for student response)*



**Design Architects**

|                 |          |
|-----------------|----------|
| Pablo Corazzini | AR-91716 |
|-----------------|----------|

|                |            |
|----------------|------------|
| Luigi Vitalini | AR - 13513 |
|----------------|------------|



Architect of Record

SHEET NO.

A - 402





9201 W. Bay Townhouses

9201 W. Bay Harbor Drive  
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2645 NE 207th St.  
Aventura, Florida

[illegible]

**DAS MIAMI ANGER**  
**INTERIORES & ASSOCIADOS**  
**MURAS BOGOTÓ DOMINIQUE**



Design Architects

|                 |          |
|-----------------|----------|
| Pablo Corazzini | AR-91716 |
|-----------------|----------|

|                |            |
|----------------|------------|
| Luigi Vitalini | AR - 13513 |
|----------------|------------|

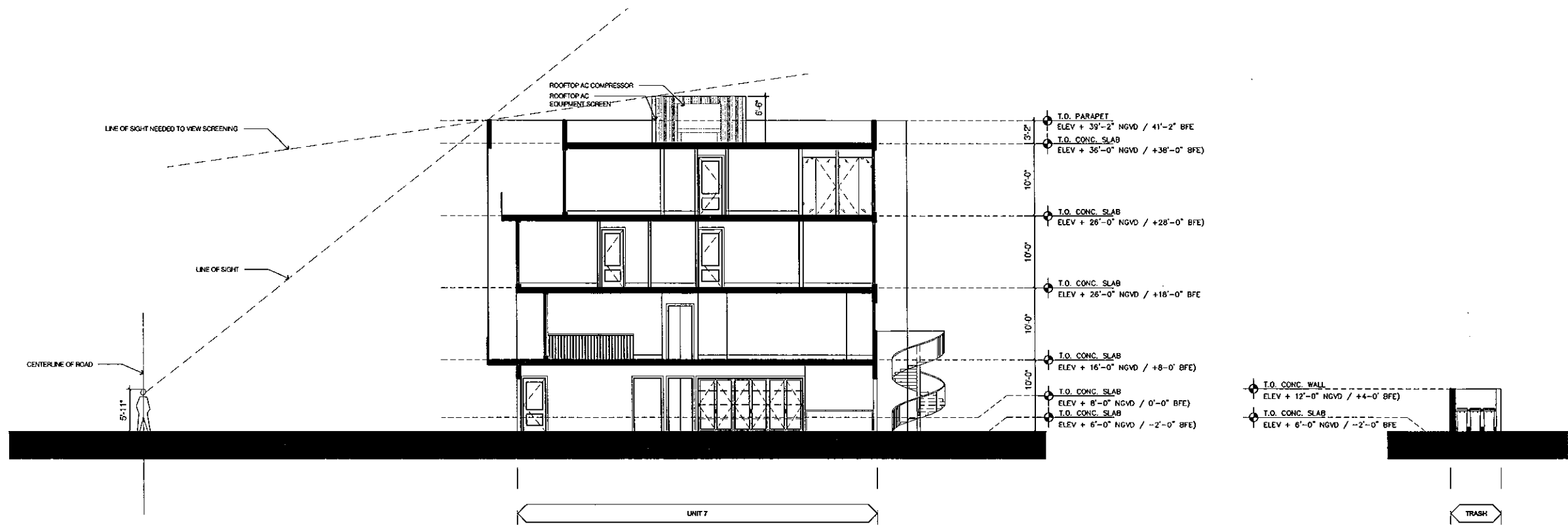


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tel: 305.587.0602 | fax: 305.446.3197 |  
www.vcmiami.com FL Registration AA26001654

**Architect of Record**

SHEET NO.

A - 601



① Building Section 1/8"

② Trash Enclosure Section 1/8"



③ Building Section 1/8"



# 9201 W. BAY TOWNHOUSES

AT

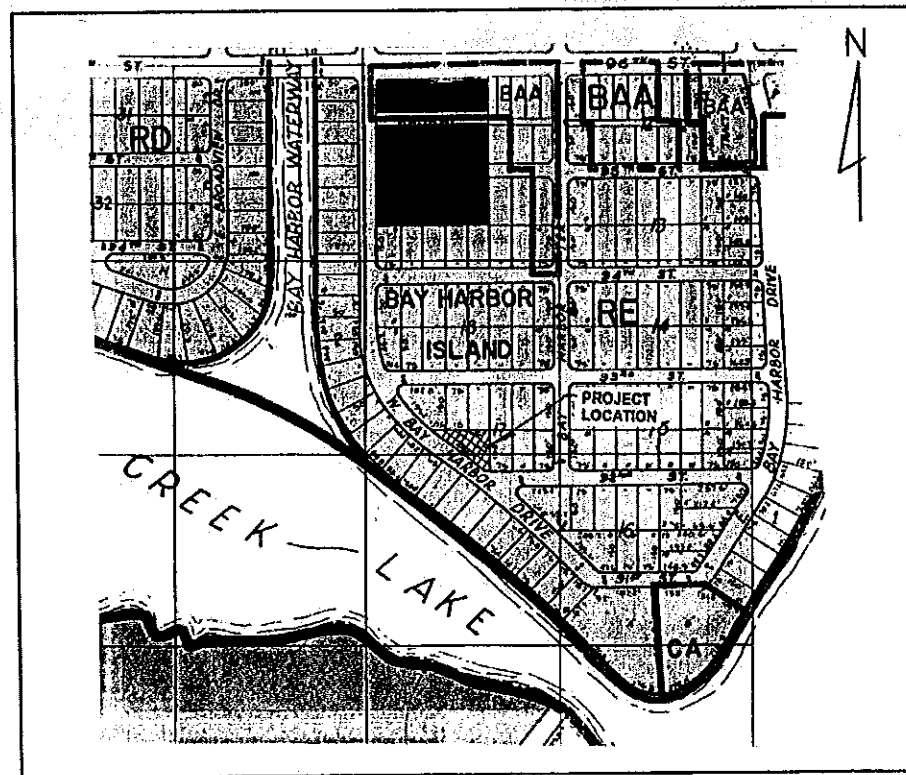
## 9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

9201 WBH, LLC

2645 NE 207H STREET  
AVENTURA, FLORIDA  
( )



LOCATION MAP

LEGAL DESCRIPTION:

LOT 7, BLOCK 17, OF 'BAY HARBOR ISLAND' ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 6,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 | SITE AND PAVING PLAN                         |
| C-2 | SITE AND PAVING DETAILS                      |
| C-3 | DRAINAGE PLAN                                |
| C-4 | GRADING PLAN                                 |
| C-5 | GRADING AND DRAINAGE DETAILS                 |
| C-6 | SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS |
| C-7 | SITE UTILITIES PLAN                          |

ISSUE DATE  
11/18/14

RODOLFO J. VARGAS  
PE # 35649

CERTIFICATE OF AUTH # 5529  
dated: September 22, 2014  
cad ref: 14013-10

C-0







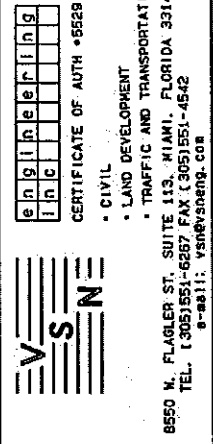
TO BE USED AT CURB RADIUS RETURN

9201 W. BAY TOWNHOUSES  
AT  
9201 WEST BAY HARBOR DRIVE  
TOWN OF BAY HARBOR ISLANDS, FLORIDA

C-2

## SITE AND PAVING DETAILS





9201 W. BAY TOWNHOUSES  
AT  
9201 WEST BAY HARBOR DRIVE  
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

|          |               |
|----------|---------------|
| designed | L. SERRATE    |
| drawn    | N. SERRATE    |
| checked  | L. SERRATE    |
| approved | R. VARGAS     |
| proj no  | 14013-01      |
| scale    | 1" = 10'      |
| date     | SEPT 22, 2014 |
| cad ref  | 14013-13      |

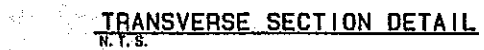
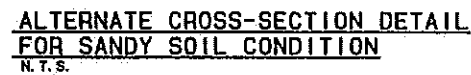
RODOLFO J. VARGAS  
PE # 35648

drawing

C-3







- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH  
DADE COUNTY STANDARD DETAILS RD-1.1  
LATEST REVISION MARCH 12, 1982.
  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 BANDOED,  
BUT NOT GASKETED.
  5. FOR BAFFLE DETAILS SEE THIS SHEET

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, the County Public Works Division 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, esthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1985.
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. The following items shall be constructed in accordance with the referenced details from the County Public Works Manual:
 

|                                     |          |
|-------------------------------------|----------|
| a. French Drain.....                | R.O. 1.1 |
| b. Catch Basin.....                 | R.O. 2.0 |
| c. Catch Basin Frame and Grate..... | R.O. 2.3 |
| d. S. Valley Gutter.....            | R.14.8   |
| e. P- Inlet.....                    | R.14.9   |
| f. Swale Inlet.....                 | SD 3.1   |
8. Contractor must observe extreme care to prevent debris, silt and fines from entering French Drain. Inlet Grates shall be covered with filter fabric until after construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If suck is encountered, contractor shall dump area and fill to grade with minimum 90% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and Town or Bal Harbor Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey Prepared by Martinez & Martinez Enterprises, Inc.
13. Pipe requirements:  
French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS M-12 Polyethylene Non-Perforated. (or approved equal)
14. Contractor shall provide a Paving and Drainsage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyer in the State of Florida reflecting all the features of the stormwater system and should include the following: catch basin location, catch basin rim and invert elevations, french drain length and bottom elevation, etc.
15. a. Drainage Trenches to be ZURN Z-682 12" Parap-French as per ZURN FLO-DRAIN COMPANY (813) 754-7168 or approved equal.
16. Trench Drains shall be capable of conveying a minimum flow of 1.709 gpm at the fast down stream section.
17. Contractor shall submit Shop Drawings and documentation for review and approval prior to starting. Submittal strictly follow manufacturer's Specifications and installation instructions.
18. Trench Drain grates shall be selected by the Project Architect.

**PLANNING AND ZONING SUBMITTAL**  
**OCTOBER 1, 2014**

## STORM DRAINAGE DETAILS

en g i n e e r i n g  
l n c

CERTIFICATE OF AUTH #5529

• CIVIL  
• LAND DEVELOPMENT  
• TRAFFIC AND TRANSPORTATION  
# 113, MIAMI, FLORIDA 33141  
FAX (305) 551-4542  
ssneng.com

V S N

9201 W. BAY TOWNHOUSES  
AT  
9201 WEST BAY HARBOR DRIVE  
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

|          |               |
|----------|---------------|
| designed | L. SERRATE    |
| drawn    | N. SERRATE    |
| checked  | L. SERRATE    |
| approved | R. VARGAS     |
| proj no  | 14013-01      |
| scale    | AS SHOWN      |
| date     | SEPT 22, 2014 |
| cad ref  | 14013-15      |

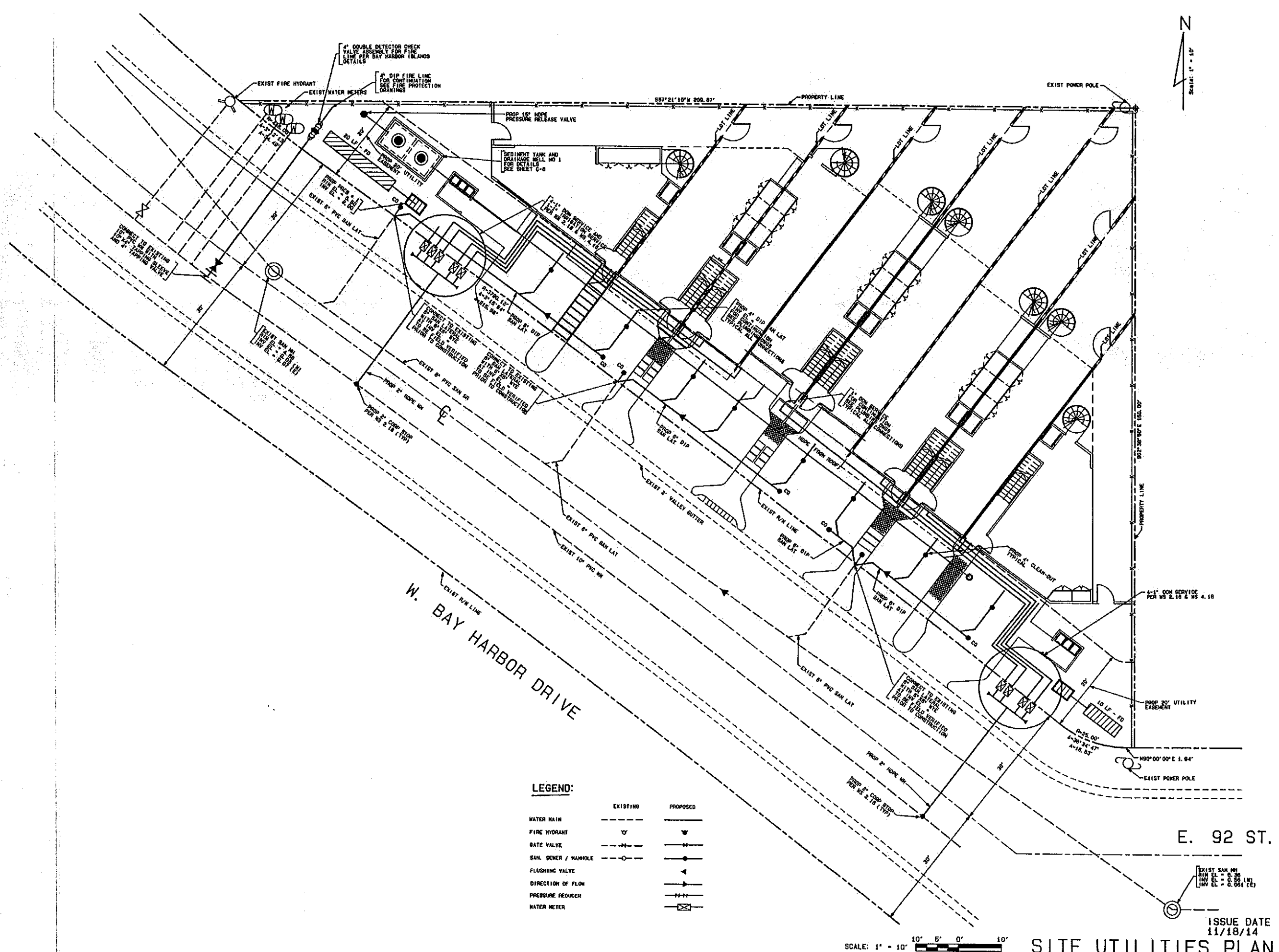
RODOLFO J. VARGAS  
PE # 35648

drawing

C-5









PROJECT No. 14034

Bay Harbor Townhouses  
W. Bay Harbor Drive  
Miami Beach, Florida

OWNER  
9201 WBH, LLC  
2845 NE 207th St.  
Aventura, Florida

DATE SUBMISSION 08/28/14  
DATE SUBMISSION 09/15/14  
DATE SUBMISSION 09/22/14  
PLANNING AND ZONING SUBMITTAL 10/01/14

BMA

BODAS MIAMI ANGER  
PROFESSIONAL ASSOCIATION  
ARCHITECTS

BH  
III

Design Architects

Ken Gardner FL LA - 0001569

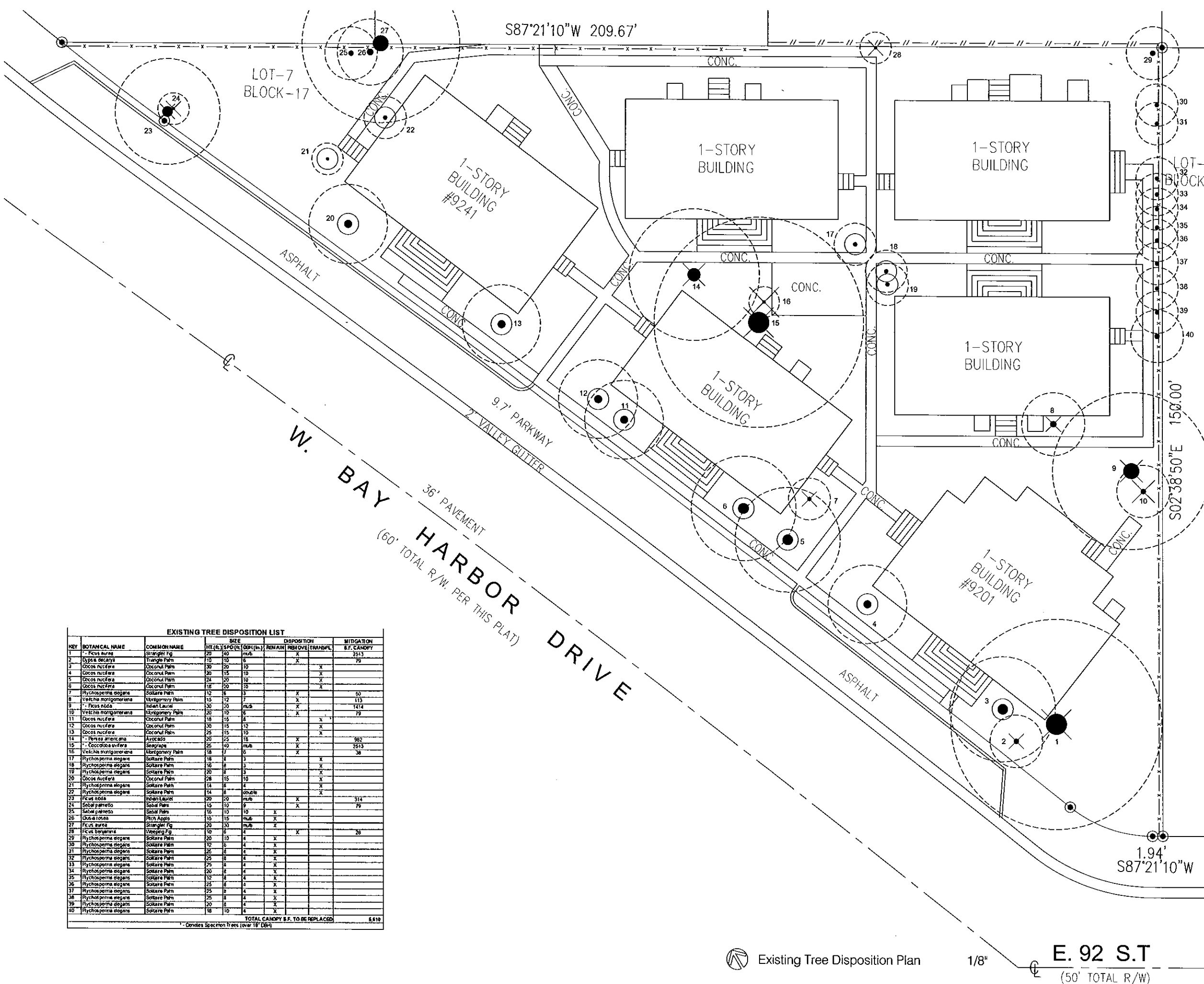
ROSENBERG  
GARDNER  
DESIGN

LANDSCAPE ARCHITECTURE / LAND PLANNING  
17670 NW 17th Ave., Suite 214, Miami, Florida 33155  
P: 305.592.0161 F: 305.592.0110 CORPORATE: 813.220.0008  
WWW.RGDESIGNARCHITECTURE.COM

Landscape Architect of Record

SHEET NO.

LA - 101



EXISTING TREE DISPOSITION LIST

| KEY                              | BOTANICAL NAME         | COMMON NAME     | HT. (ft.) | SPD. (ft.) | DBH (in.) | REMAIN | REMOVE | TRANSPL. | MITIGATION S.F. CANOPY |
|----------------------------------|------------------------|-----------------|-----------|------------|-----------|--------|--------|----------|------------------------|
| 1                                | Ficus aurea            | Strangler Fig   | 20        | 40         | 10        |        | X      |          | 2513                   |
| 2                                | Opuntia decarya        | Triangle Palm   | 10        | 10         | 6         |        | X      |          | 79                     |
| 3                                | Opuntia nuda           | Coconut Palm    | 30        | 20         | 10        |        |        | X        |                        |
| 4                                | Opuntia nuda           | Coconut Palm    | 30        | 15         | 10        |        |        | X        |                        |
| 5                                | Opuntia nuda           | Coconut Palm    | 24        | 20         | 10        |        |        | X        |                        |
| 6                                | Opuntia nuda           | Coconut Palm    | 18        | 20         | 10        |        |        | X        |                        |
| 7                                | Psychospermum elegans  | Solitaire Palm  | 12        | 8          | 3         |        | X      |          | 60                     |
| 8                                | Veitchia montgomeryana | Montgomery Palm | 15        | 12         | 7         |        | X      |          | 113                    |
| 9                                | Ficus religiosa        | Indian Laurel   | 30        | 20         | 10        |        | X      |          | 1414                   |
| 10                               | Veitchia montgomeryana | Montgomery Palm | 20        | 10         | 6         |        | X      |          | 79                     |
| 11                               | Opuntia nuda           | Coconut Palm    | 18        | 15         | 8         |        |        | X        |                        |
| 12                               | Opuntia nuda           | Coconut Palm    | 30        | 15         | 12        |        |        | X        |                        |
| 13                               | Opuntia nuda           | Coconut Palm    | 25        | 15         | 10        |        |        | X        |                        |
| 14                               | Persea americana       | Avocado         | 20        | 25         | 18        |        | X      | X        | 982                    |
| 15                               | Coccoloba trifida      | Sagepalm        | 25        | 40         | 10        |        | X      |          | 2513                   |
| 16                               | Veitchia montgomeryana | Montgomery Palm | 18        | 7          | 6         |        | X      |          | 38                     |
| 17                               | Psychospermum elegans  | Solitaire Palm  | 18        | 8          | 3         |        |        | X        |                        |
| 18                               | Psychospermum elegans  | Solitaire Palm  | 16        | 8          | 3         |        |        | X        |                        |
| 19                               | Psychospermum elegans  | Solitaire Palm  | 20        | 8          | 3         |        |        | X        |                        |
| 20                               | Opuntia nuda           | Coconut Palm    | 28        | 15         | 10        |        |        | X        |                        |
| 21                               | Psychospermum elegans  | Solitaire Palm  | 14        | 8          | 4         |        |        | X        |                        |
| 22                               | Psychospermum elegans  | Solitaire Palm  | 14        | 8          | 4         |        |        | X        |                        |
| 23                               | Ficus religiosa        | Indian Laurel   | 20        | 20         | 10        |        | X      |          | 314                    |
| 24                               | Sabal palmetto         | Sabal Palm      | 15        | 10         | 8         |        | X      |          | 79                     |
| 25                               | Sabal palmetto         | Sabal Palm      | 15        | 10         | 10        |        | X      |          |                        |
| 26                               | Quercus robus          | Rich Apple      | 15        | 15         | 10        |        | X      |          |                        |
| 27                               | Ficus aurea            | Strangler Fig   | 20        | 30         | 10        |        | X      |          |                        |
| 28                               | Ficus benjamina        | Weeping Fig     | 10        | 8          | 4         |        | X      |          | 28                     |
| 29                               | Psychospermum elegans  | Solitaire Palm  | 20        | 10         | 4         |        | X      |          |                        |
| 30                               | Psychospermum elegans  | Solitaire Palm  | 12        | 8          | 4         |        | X      |          |                        |
| 31                               | Psychospermum elegans  | Solitaire Palm  | 25        | 8          | 4         |        | X      |          |                        |
| 32                               | Psychospermum elegans  | Solitaire Palm  | 25        | 8          | 4         |        | X      |          |                        |
| 33                               | Psychospermum elegans  | Solitaire Palm  | 25        | 8          | 4         |        | X      |          |                        |
| 34                               | Psychospermum elegans  | Solitaire Palm  | 20        | 8          | 4         |        | X      |          |                        |
| 35                               | Psychospermum elegans  | Solitaire Palm  | 12        | 8          | 4         |        | X      |          |                        |
| 36                               | Psychospermum elegans  | Solitaire Palm  | 25        | 8          | 4         |        | X      |          |                        |
| 37                               | Psychospermum elegans  | Solitaire Palm  | 25        | 8          | 4         |        | X      |          |                        |
| 38                               | Psychospermum elegans  | Solitaire Palm  | 25        | 8          | 4         |        | X      |          |                        |
| 39                               | Psychospermum elegans  | Solitaire Palm  | 20        | 8          | 4         |        | X      |          |                        |
| 40                               | Psychospermum elegans  | Solitaire Palm  | 18        | 10         | 4         |        | X      |          |                        |
| TOTAL CANOPY S.F. TO BE REPLACED |                        |                 |           |            |           |        |        |          | 5,619                  |

\* - Denotes Specimen Trees (over 18" DBH)

Existing Tree Disposition Plan

1/8"

E. 92 S.T  
(50' TOTAL R/W)



## Bay Harbor Towhouses

W. Bay Harbor Drive  
Miami Beach, Florida

OWNER

9201 WBH, LLC

2645 NE 207th St.  
Aventura, Florida

[illegible]

Design Architects

|             |                 |
|-------------|-----------------|
| Ken Gardner | FL LA - 0001569 |
|-------------|-----------------|



Landscape Architect of Record

SHEET NO.

LA - 104



Front Elevation



Rear Elevation

## LANDSCAPE ELEVATIONS



West Elevation



East Elevation



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

---

**To:** Planning and Zoning Board  
Town of Bay Harbor Islands

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

**Date:** November 14<sup>th</sup>, 2014

**Subject:** Site Development Plan Application  
9201 WBH TH – 8 DU Townhouse Complex (2<sup>nd</sup> Review)  
9201 W. Bay Harbor Drive  
Bay Harbor Islands Acct. No. MB2014-98  
MMPA Acct. No. 01-0702-0996

---

**RECOMMENDED ACTION**

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 10/31/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to provide a few larger balconies than specified in Section 23-15(a)(vi).
  - (2) Subject to any staff recommended conditions listed herein.
- 

**PROJECT REVIEW HISTORY**

A formal Site Development Plan submission was made to the Town on 7/31/14. The Town's DRC met on 8/14/14 and deferred action on the application to allow the architect / developer time to analyze the DRC comments and revise the plans. Revised plans (dated 8/28/14) were submitted that addressed a majority of the earlier DRC comments; however, a few additional revisions were still necessary. The Town's DRC met again on 9/11/14 and recommended approval of the application, subject to the architect making a few minor additional revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for a Planning and Zoning Board meeting. MMPA received revised sets of plans from the architect and found that the previous DRC issues have been resolved.

---



**Site Development Plan Application  
9201 WBH TH – 8 DU Townhouse Complex (2<sup>nd</sup> Review)  
9201 W. Bay Harbor Drive  
Planning and Zoning Board Staff Report  
November 14<sup>th</sup>, 2014  
Page 2**

On October 21<sup>st</sup>, 2014, the PZB reviewed / discussed this item and deferred the project, due to several concerns (A/C screening / elevators / fence details). The applicant has since revised the plans and resubmitted plans for approval dated 10/31/14.

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** MH – Medium-High Density Residential

**Zoning District:** RM-2 Multiple Family District

**General Location:** 9201 W. Bay Harbor Drive

**Legal Description:** Lot 7 of Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

**PROJECT DESCRIPTION**

The project architect, Vitalini Corazzini, as agent for the property owner, 9201 WBH, LLC, has submitted a revised Site Development Plan application to allow for the construction of an eight (8) dwelling unit townhouse development located at 9201 West Bay Harbor Drive. The size of the proposed dwelling units range from 2,319 to 2,473 square feet of A/C space, plus balconies, garage, etc. The lot is currently developed with six (6) one-story buildings with a total of eleven (11) DU on site. There are numerous nonconformities with the existing development – it is presumed a number of variances were granted when the original development was built due to the irregular lot shape and position of buildings (do not meet setbacks / other criteria). Upon redevelopment, the lot will have a net decrease of three (3) DU. The proposed site design incorporates one (1) trapezoidal-shaped building positioned to front along West Bay Harbor Drive (facing southwest). Each unit has an individual driveway and a two-car garage. The proposed new building is 4-stories in height. The building includes three (3) floors of residential over one (1) story of garage @ 37'-6" above BFE.

Six (6) driveway connections to West Bay Harbor Drive are proposed. The driveways are straight driveways that range from 12 to 18 feet in width depending on the unit mix. The driveways provide access to eight (8) two-car garages (two driveway connections are shared). Two Fire Department staging areas are shown on the plans. It appears from the survey / verified by staff that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking. However, there are ten (10) parallel parking spaces in the Town's swale adjoining the site that will be removed. The Town's Code requires that all re-development sites must remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics when a site is re-developed.

According to the survey, the lot is currently developed as a "duplex" community with six (6) one-story buildings on site. The tree survey indicates that there are several existing trees on site (mostly palms), a few of which are planned to be incorporated into the new site design. The total lot area is 16,274 square feet / 0.37 acres in size. This would allow a maximum of thirteen

(13) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build eight (8) townhouses (21.6 DUA). The developer is not requesting any TDR units, nor does the project require any. Upon redevelopment there will be five (5) TDR units remaining.

The adjoining / nearby development sites include two vacant lots and the 2-story multi-family residential Harbor Point Condominium complex @ 14 DU / 35 DUA to the immediate north. To the immediate east is the two-story multi-family residential Grove Chalet apartment complex @ 8 DU / 30.8 DUA. To the southwest across West Bay Harbor Drive is the 7-story multi-family residential Monterey Condominium complex, @ 18 DU / 34.6 DUA and the 7-story multi-family residential Colony Bay Condominium complex @ 24 DU / 46.1 DUA.

This non-waterfront area of the Town is predominated by a mixture of mostly older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

## **BACKGROUND INFORMATION**

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

## **COMPREHENSIVE PLAN / ZONING**

**Comprehensive Plan** – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build eight (8) DU via the base density. Therefore, no TDR units are required. The proposed development is consistent with the applicable FLUM designation of the property.

**Land Development Regulations / Zoning Code** – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present, unless the PZ Board approves the items.

## **PLATTING**

The site will not require re-platting, as the site is currently platted as described above. The survey indicates the lot is "whole" meaning no right-of-way (11') was ever deeded to the Town.



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

As stated above, the Site Development Plan depicts access to the site from six (6) driveway connections to West Bay Harbor Drive (two driveway connections are shared) separated by landscaped islands. The driveways are straight driveways that range from 12 to 18 feet depending on the unit. The driveways provide access to eight (8) two-car garages. The first story of the complex is shown at elevation of 6.0-feet (1.5+/- foot above grade). The Town has detailed requirements for townhouse developments with individual driveways.

Based on eight (8) DU the Code requires at least sixteen (16) parking spaces. Sixteen (16) parking spaces are provided through eight (8) two-car garages. As this is a single lot development, no guest spaces are required.

The applicant stated that they have met with the Fire Department in regards to the staging areas shown on the plans.

## **BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY**

The building design is clean / modern with decorative vertical and horizontal design elements, as well as the use of wooden accents.

The building does exceed one hundred twenty (120) feet in length; however, the building is under forty-five (45) feet in height, therefore, no "breezeway" is required.

## **PLANNING AND ZONING BOARD REQUESTED CHANGES**

At the October 21<sup>st</sup>, 2014 Planning and Zoning Board meeting, the Board deferred the application and requested the applicant to make several design changes. It appears the applicant has attempted to address all of the requests. Below are the requested changes:

1. Screen the rooftop mounted A/C units and ensure that they will not be seen from the street. The applicant has provided screening around the A/C units and has provided a line-of-site illustration from the street showing they will not be seen. The Code exempts views of roof-mounted mechanical equipment from above (taller buildings). The proposed screening extends to the top of the A/C condensers.
2. The Board was concerned that portions of the elevators would project above the roof. The applicant has confirmed that the elevators will not project above the roof and that an override is provided in the garage.
3. The Board requested that the trash enclosure wall be extended to better screen the view of the trash cans from the street. The applicant has extended the trash enclosure wall.
4. The Board requested further fence details for the site. The applicant has provided further fence details on the plans.

**SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS**

Following are suggested conditions of approval and/or comments on the latest plans dated 10/31/14 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated 10/31/14, as well as any required modifications stated herein, and any modification required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning and Zoning Board as specified in the Code.
- 2) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 3) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front (street) yard may encroach 4' into the setback with a maximum depth of 6' unless the Town approves otherwise during site plan review. The applicant meets the minimum setback requirement but seeks balcony depths of 7'-10". This is not a variance – it is a allowable site plan criteria. **Specific Planning and Zoning Board approval is required.**



## **AGENDA ITEM REPORT**

November 18, 2014

### **ITEM NUMBER: 2.**

**ITEM:** Request for approval for a revision for "O' Residences (Edgewater Apts)" located at 9821-9841 E. Bay Harbor Drive, Lots 25-26 of Block 4. On March 11, 2013, the Board approved the construction of a new 41 unit multi family development. The owner is requesting to make some alterations to the previously approved design. Enclosed please find the site plan and elevations. (Item #2A)

### **DESCRIPTION:**

### **RECOMMENDED ACTION:**

Design meets town code and was approved by Michael Miller, Town Planner.

---

### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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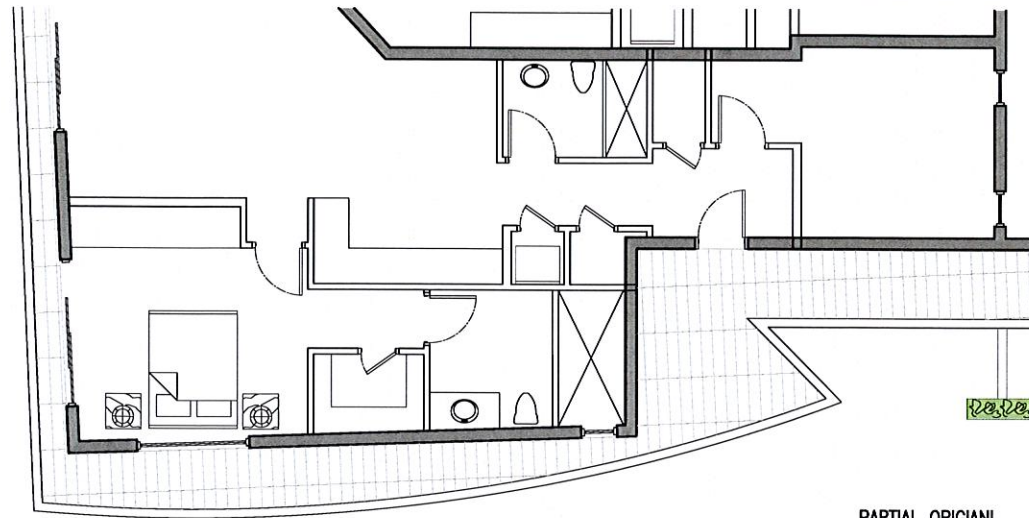
Submitted By:       Ayanidys Marante  
                          Ayanidys Marante

### **ATTACHMENTS**

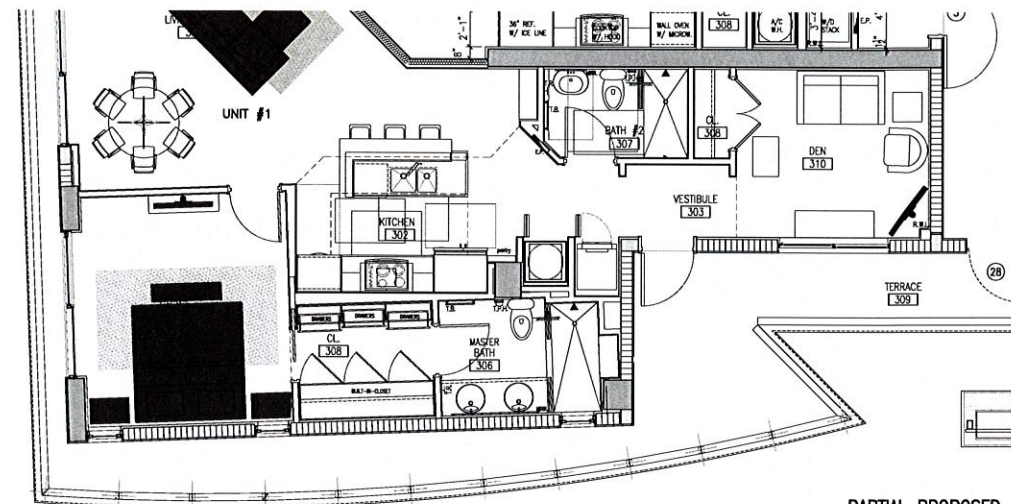
|    |                       |                                   |
|----|-----------------------|-----------------------------------|
| 1. | Site Plan & Elevation | OResidenceRevised11.18.14.pdf     |
| 2. | Staff Report          | OResidenceStaffreport11.18.14.pdf |
| 3. | Letter                | ORevisedLetter11.18.14.pdf        |



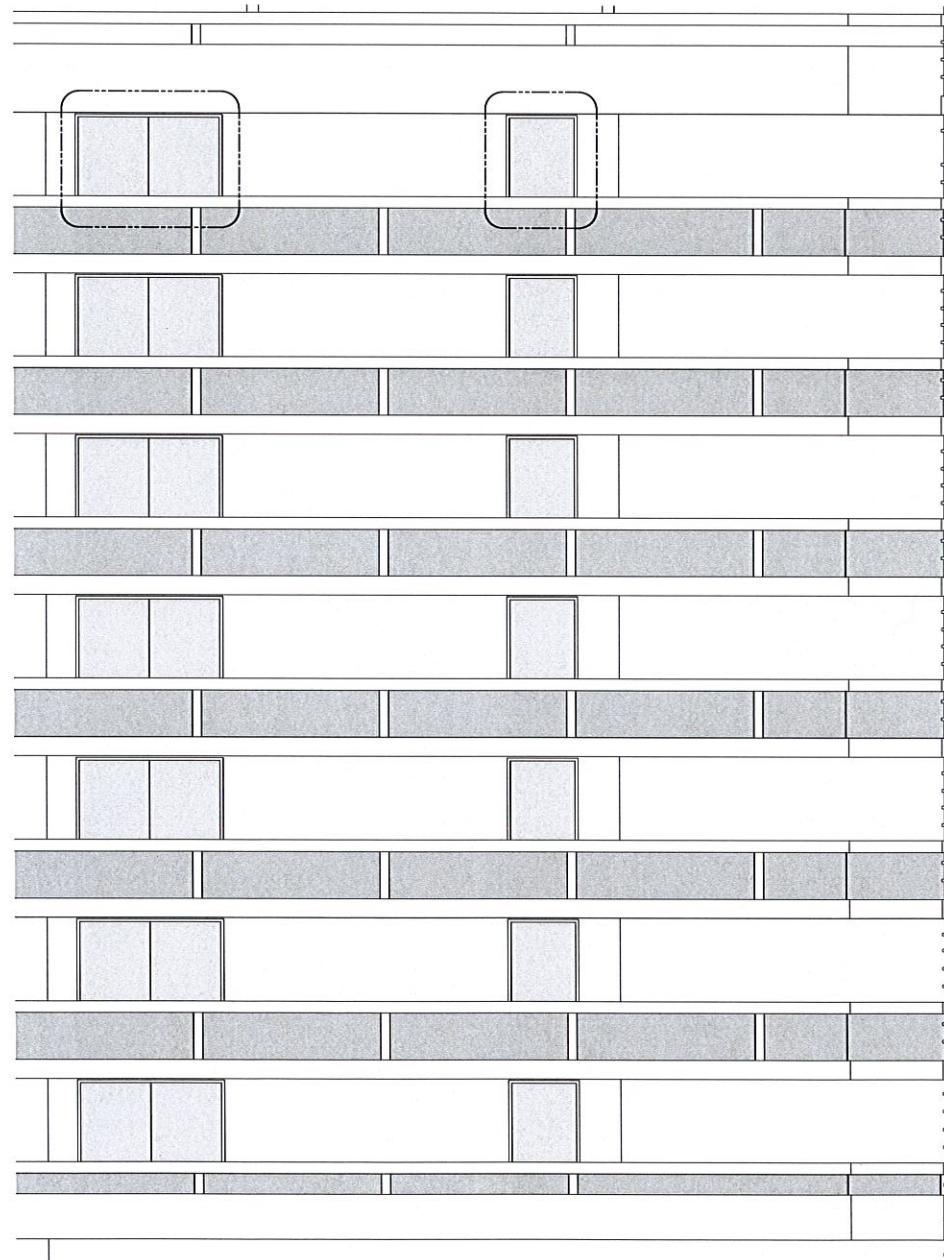




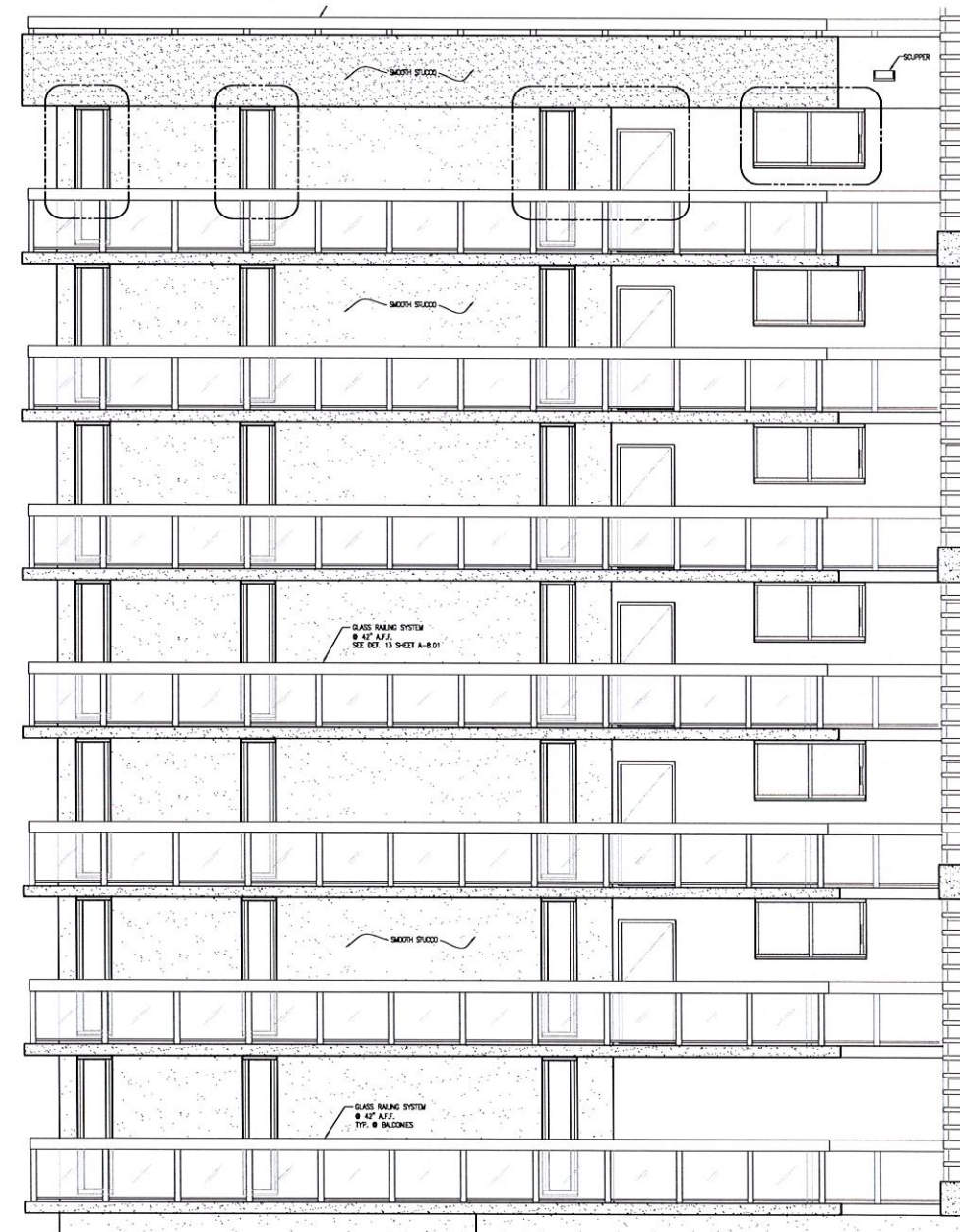
PARTIAL ORIGINAL  
FURNITURE PLAN  
SCALE: 1/8" = 1'-0"



PARTIAL PROPOSED  
FURNITURE PLAN  
SCALE: 1/8" = 1'-0"



PARTIAL ORIGINAL  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL PROPOSED  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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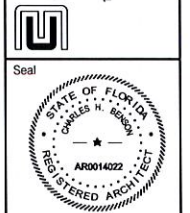
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LANDSCAPE ARCHITECT  
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Project:  
**"O" RESIDENCES  
APARTMENT BLDG.**  
9821 EAST BAY HARBOR DRIVE BAY  
HARBOR ISLAND, FLORIDA 33154

ARCHITECT OF RECORD  
**CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
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NCARB CERTIFICATE NO. 42,136



NOTE: DRAWINGS AND COPIES HEREBY FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

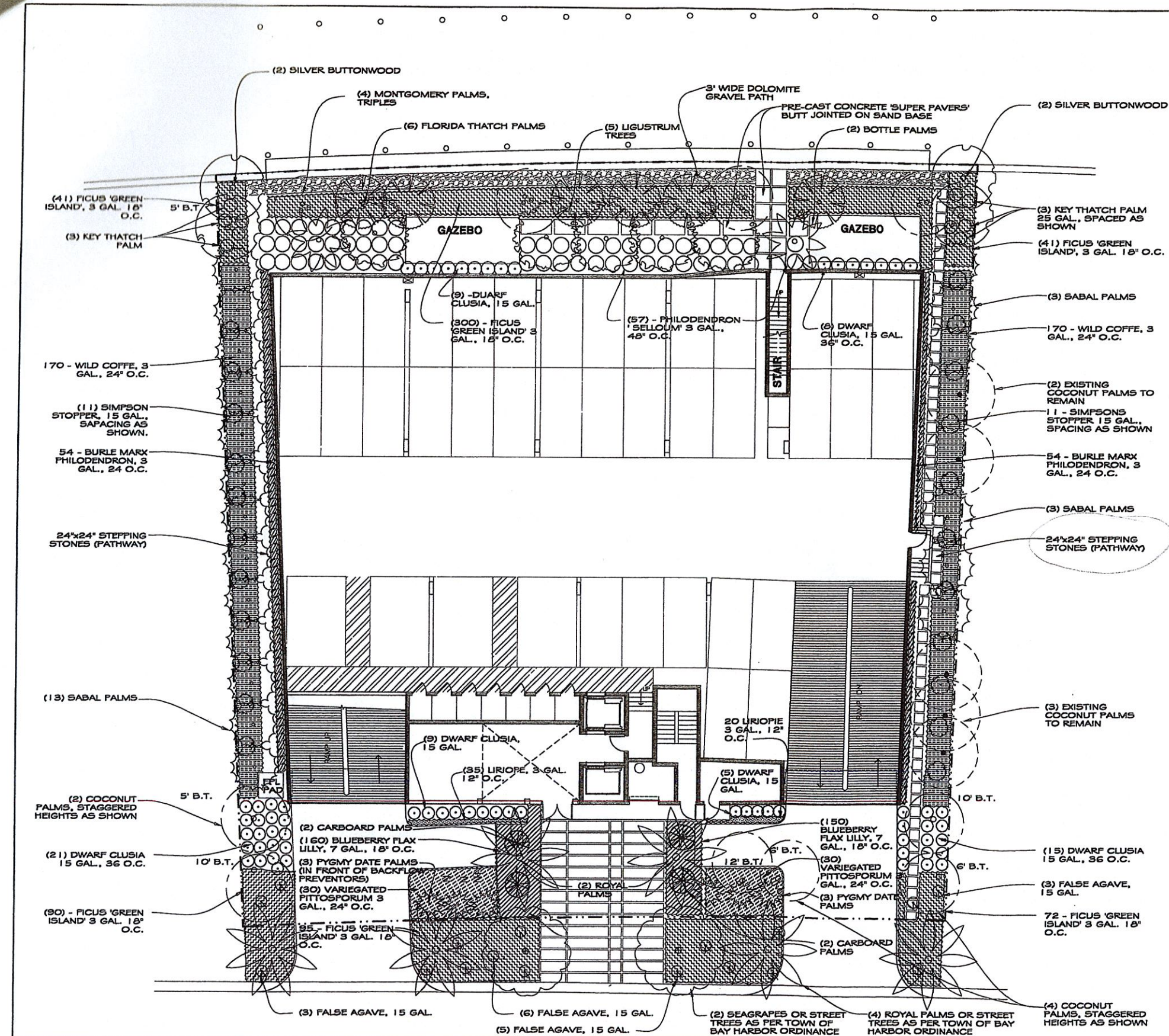
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**WEST  
ELEVATION**

21308 02/24/2014

**A-3.01**





| LANDSCAPE LEGEND                                                                                            |          |                  |
|-------------------------------------------------------------------------------------------------------------|----------|------------------|
| CHAPTER 18A-ORDINANCE 98-13                                                                                 |          |                  |
| Gross Land (Acre): 0.52                                                                                     |          |                  |
| Net Land (S.F.): 22,462                                                                                     |          |                  |
| Miami-Dade Code & Bay Harbor Island Code, Sec. 24-16                                                        |          |                  |
| Zoning: RM-1                                                                                                |          |                  |
| TREES:                                                                                                      | REQUIRED | PROVIDED         |
| Trees Per Net Lot: (23x.52)                                                                                 | 12       | 25               |
| NOTE: 50% of required trees and/or palms shall be of native species.                                        |          |                  |
| Native Trees Required: (Minimum of 50%)                                                                     | 6        | 21               |
| 4 Royal Palms + 9 (10) Sabal Palms + 5 Silver Buttonwood                                                    |          |                  |
| Street Trees: (1 Per 35 L.F. of Frontage)                                                                   | 4        | 6                |
| 2 Royal Palms + 2 Ligustrum                                                                                 |          |                  |
| Drought Tolerant Trees: (Minimum of 50%)                                                                    | 6        | 21               |
| 4 Royal Palms + 9 (10) Sabal Palms + 5 Silver Buttonwood                                                    |          |                  |
| Tree Species: Coconut Palm, Royal Palm, Sabal Palm, Montgomery Palm, Silver Buttonwood, Ligustrum, Live Oak | 4        | 7                |
| TOTAL NUMBER OF TREES                                                                                       | 16       | 31               |
| 3 (6) Coconut Palm + 6 Royal Palm + 9 (10) Sabal Palm + 2 Live Oak                                          |          |                  |
| 2 (4) Montgomery Palm + 4 Silver Buttonwood + 5 Ligustrum                                                   |          |                  |
| Min. Tree Height - 5 Plus Bldg.                                                                             |          |                  |
| 12' min. trees & 14' min. palms (25%)                                                                       | 3 trees  | 9 trees          |
| 16' min. trees & 18' min. palms (50%)                                                                       | 6 trees  | 11 palms         |
| 18' min. trees & 22' min. palms (25%)                                                                       | 3 trees  | 6 palms (Royals) |
| Shrubs: (10 Shrubs per 1 Tree Required)                                                                     | 150      | 1770             |
| Native Shrubs: (Minimum of 30%)                                                                             | 45       | 362              |

| PLANT LIST - GROUND FLOOR |                       |                      |            |        |         |          |        |           |                  |  |
|---------------------------|-----------------------|----------------------|------------|--------|---------|----------|--------|-----------|------------------|--|
| QTY.                      | BOTANICAL NAME        | COMMON NAME          | DROUGHT T. | NATIVE | CALIPER | HEIGHT   | CANOPY | CONTAINER | SPEC.            |  |
| PALMS                     |                       |                      |            |        |         |          |        |           |                  |  |
| 1                         | COCCOS NUCIFERA       | COCONUT PALM         | HIGH       | NO     | 10'-12' | 5' B.T.  | 20'    | F.O.      | BOWED TRUNK      |  |
| 2                         | COCCOS NUCIFERA       | COCONUT PALM         | HIGH       | NO     | 10'-12' | 5' B.T.  | 20'    | F.O.      | BOWED TRUNK      |  |
| 2                         | COCCOS NUCIFERA       | COCONUT PALM         | HIGH       | NO     | 10'-12' | 5' B.T.  | 20'    | F.O.      | BOWED TRUNK      |  |
| 1                         | COCCOS NUCIFERA       | COCONUT PALM         | HIGH       | NO     | 10'-12' | 5' B.T.  | 20'    | F.O.      | BOWED TRUNK      |  |
| 2                         | HYOPHORBE LAGENICULUS | BOTTLE PALM          | LOW        | NO     | 12'-14' | 8' O.A.  | 10'    | 15 GAL.   | BOWED TRUNK      |  |
| 6                         | PHOENIX ROSEBELLII    | PYGMY DATE PALM      | MEDIUM     | NO     | 4'      | 5'       | 5'     | 15 GAL.   | BOWED TRUNK      |  |
| 8                         | ROYSTONIA ELATA       | ROYAL PALM           | MEDIUM     | YES    | 12'-14' | 18' O.W. | 20'    | F.O.      |                  |  |
| 18                        | SABAL PALMETTO        | SABAL PALM           | HIGH       | YES    | 10'-12' | 18' O.A. | 8'     | F.O.      |                  |  |
| 3                         | THYRSAX MORISTII      | KEY THATCH PALM      | HIGH       | YES    | 3'-4'   | 8' O.A.  | 4'     | 25 GAL.   |                  |  |
| 4                         | MONTGOMERYANA         | MONTGOMERY PALM      | MEDIUM     | NO     | 8'      | 18' O.A. | 15'    | F.O.      | TRIPLE TRUNK     |  |
| TREES                     |                       |                      |            |        |         |          |        |           |                  |  |
| 4                         | ERECTUS SERICEUS      | SILVER BUTTWOOD      | HIGH       | YES    | 2'      | 12' O.A. | 10'    | 25 GAL.   | TRUNK + C.T.     |  |
| 5                         | JAPONICA              | JAPANESE PRIVET      | MEDIUM     | NO     | 3'      | 12' O.A. | 12'    | F.O.      | TRUNK + C.T.     |  |
| 2                         | QUERCUS VIRGINIANA    | LIVE OAK             | MEDIUM     | YES    | 5'      | 18' O.A. | 12'    | F.O.      | TRUNK + C.T.     |  |
| SHRUBS                    |                       |                      |            |        |         |          |        |           |                  |  |
| 50                        | CLUSIA GUTTIFERA      | DWARF CLUSIA         | HIGH       | NO     | N/A     | 35'      | 35'    | 15 GAL.   | 36" O.C.         |  |
| 300                       | DAVIDIA YAMAGUCHI     | BLUEBERRY FLAX LILLY | MEDIUM     | NO     | N/A     | 24'      | 18'    | 3 GAL.    | 18" O.C.         |  |
| 718                       | VARIEGATA             | GREEN ISLAND FICUS   | HIGH       | NO     | N/A     | 24'      | 24'    | 3 GAL.    | 18" O.C.         |  |
| 30                        | LIROPE MUSCARI        | LIROPE 'BENHURST'    | MEDIUM     | NO     | N/A     | 24'      | 18'    | 3 GAL.    | 12" O.C.         |  |
| 22                        | PHILODENDRON          | SIMPSON'S STOPPER    | HIGH       | YES    | 1.5'    | 8' O.A.  | 4'     | 25 GAL.   | SPACING AS SHOWN |  |
| 103                       | PHILODENDRON          | BURLE MARX           | MEDIUM     | NO     | N/A     | 24'      | 24'    | 3 GAL.    | 24" O.C.         |  |
| 54                        | SPINARIUM             | SELLOUM              | LOW        | NO     | N/A     | 35'      | 48'    | 3 GAL.    | 48" O.C.         |  |
| 60                        | TOURNAI VARIEGATA     | VARIEGATED           | HIGH       | NO     | N/A     | 24'      | 18'    | 3 GAL.    | 24" O.C.         |  |
| 340                       | NERVOZA               | WILD COFFEE          | HIGH       | YES    | N/A     | 24'      | 24'    | 3 GAL.    | 24" O.C.         |  |
| ACCENTS                   |                       |                      |            |        |         |          |        |           |                  |  |
| 17                        | FURCRAEA FETIDA       | FALSE AGAVE          | HIGH       | NO     | N/A     | 24'      | 35'    | 15 GAL.   | SPACING AS SHOWN |  |
| 4                         | ZAMIA FURCRAEA        | CARDBOARD PALM       | HIGH       | NO     | N/A     | 24'      | 35'    | 15 GAL.   | SPACING AS SHOWN |  |

PLANTING PLAN: GROUND FLOOR  
SCALE: 1" = 1'-0"

| <p>ORL ENG</p> <p><b>HOLLAND ENGINEERING INC.</b><br/>civil engineers</p> <p>3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021<br/>(954) 367-5371 • (954) 367-5372 Fax</p> <p>SUSAN C. HOLLAND, PE<br/>Reg. no. 41831</p> | <p>LANDSCAPE ARCH</p> <p><b>GEOMANTIC DESIGNS, INC.</b><br/>LANDSCAPE ARCHITECTURE</p> <p>ROBERT PARSLEY ASLA</p> <p>6302 S.W. 81 STREET BOCA RATON, FL 33433<br/>PHONE 954-942-1428 FAX 954-942-1429</p> | <p>STRUCTURAL ENG</p> <p><b>ARBAB ENGINEERING, INC.</b><br/>CONSULTING ENGINEERS</p> <p>3363 NE 163 STREET, SUITE 701<br/>NORTH MIAMI BEACH, FLORIDA 33160<br/>PHONE NO (305) 950-3086 FAX NO (305) 950-3273<br/>ED NUMBER: 0007488 PE NO. 35460</p> | <p>OWNER / DEVELOPER</p> <p><b>NORTH BAY HARBOUR VIEW, LLC</b></p> <p>9559 COLLINS AVE, SUITE 200, FLORIDA<br/>PHONE: 305.864.9393</p> | <p><b>EDGEWATER APARTMENTS CONDOMINIUM</b></p> <p>9821-9841 EAST BAY HARBOR DRIVE<br/>BAY HARBOR ISLANDS, FLORIDA 33154</p> | <p><b>FRANKEL BENAYOUN ARCHITECTS INC</b><br/>ARCHITECTS PLANNERS INTERIOR DESIGN</p> <p>1177 N.W. 107 STREET SUITE 130<br/>Ft. Lauderdale, FLORIDA 33304<br/>PH: (305) 846-5463<br/>FAX: (305) 846-5463<br/>E-MAIL: INFO@FRANKELBENAYOUN.COM</p> | <table border="1"> <tr> <th>NO</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>DRAWING TITLE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | NO | REVISION | DATE | BY | DRAWING TITLE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p><b>SITE PLANTING PLAN</b></p> <p>SCALE DATE APRIL 24, 2012</p> <p>SHEET NUMBER <b>L - 1</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------|------|----|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------------------------------------------------------------------------------|
| NO                                                                                                                                                                                                                       | REVISION                                                                                                                                                                                                  | DATE                                                                                                                                                                                                                                                 | BY                                                                                                                                     | DRAWING TITLE                                                                                                               |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                               |    |          |      |    |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                    |
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|                                                                                                                                                                                                                          |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                             |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                               |    |          |      |    |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                    |
|                                                                                                                                                                                                                          |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                             |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                               |    |          |      |    |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                    |



Project:  
**"O" RESIDENCES  
APARTMENT BLDG.**  
EAST BAY HARBOR DRIVE BAY HARBOR  
ISLAND, FLORIDA 33154

Project:  
**CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
1906 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE NO. AR 14022  
NCARB CERTIFICATE NO. 42,136



Seal

JAMES F. BOCASH  
FLA # 6002102

Revised:

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ISSUED FOR PERMIT  
ISSUED FOR BIDDING  
ISSUED FOR CONSTRUCTION

62-14-2814

L-1

| PLANTLIST                                                                                                                                                                                                                   |           |                                         |                                                |                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------|------------------------------------------------|---------------------------------------------------------------------|
| SYM. NATIVE                                                                                                                                                                                                                 | *         | NAME                                    | BOTANICAL NAME                                 | SPECIFICATION                                                       |
| ALL PROPOSED TREES ARE NATIVE (TREES 100% NATIVE)                                                                                                                                                                           |           |                                         |                                                |                                                                     |
| TREES                                                                                                                                                                                                                       |           |                                         |                                                |                                                                     |
| YES                                                                                                                                                                                                                         | 4         | STREET TREES                            |                                                | 18" x 6' spr, 3" cal, 6' c.i.                                       |
| * ASTERISK DENOTES TREE SPECIES TO BE PER TOWN'S STREET TREE MASTER PLAN.                                                                                                                                                   |           |                                         |                                                |                                                                     |
| CD                                                                                                                                                                                                                          | YES       | 1                                       | PIGEON PLUM                                    | <i>Coccoloba diversifolia</i><br>16" x 1' spr, 3" cal.              |
| CE                                                                                                                                                                                                                          | YES       | 4                                       | GREEN BUTTWOOD                                 | <i>Conocarpus erectus</i><br>18" x 8' spr, 4" cal, 6' c.i.          |
| IC                                                                                                                                                                                                                          | YES       | 4                                       | DAHOON HOLLY                                   | <i>Ilex cassine</i><br>12" x 5' spr, 2 1/2" cal.                    |
| PALMS                                                                                                                                                                                                                       |           |                                         |                                                |                                                                     |
| PM                                                                                                                                                                                                                          | 4         | TEDJOL DATE PALMS                       | <i>Phoenix dactylifera 'Medjool'</i>           | 12" c.i., full head, Spectrum                                       |
| SHRUBS                                                                                                                                                                                                                      |           |                                         |                                                |                                                                     |
| CC1                                                                                                                                                                                                                         | YES       | 24                                      | JAMAICA CAPER                                  | <i>Capparis cynophallophora</i><br>1 gal, 30" x 24" x 24" o.c. full |
| CK1                                                                                                                                                                                                                         | YES       | 140                                     | HITCH APPLE                                    | <i>Chaeta rosea</i><br>1 GAL, 30" x 24" full, 30" o.c.              |
| IMP                                                                                                                                                                                                                         | YES       | 40                                      | DIAMOND FIREBUSH                               | <i>Hamelia nodosa</i><br>3 gal, 18" x 18" x 18" o.c.                |
| ACCENTS AND GROUNDCOVERS                                                                                                                                                                                                    |           |                                         |                                                |                                                                     |
| ABC                                                                                                                                                                                                                         | 30        | ALCANTARA PICTETIADIS                   | <i>Asplenium blanchetianum 'Orange'</i>        | 3 gal, 18" x 18" BULLB                                              |
| BGT                                                                                                                                                                                                                         | 5         | BOUGAINVILLEA VINES                     | <i>Bougainvillea glabra</i>                    | 15 gal, trails, 5' BGT Interu                                       |
| CAT                                                                                                                                                                                                                         | 34        | CAT PALMS                               | <i>Gracilaria cataractarum</i>                 | 1 gal, 30" x 24" x 24" o.c.                                         |
| BL3                                                                                                                                                                                                                         | 369       | BLUEBERRY FLAX LILY                     | <i>Dianella isanensis</i>                      | 3 gal, 12" x 18" x 18" o.c. full                                    |
| FG3                                                                                                                                                                                                                         | 15        | GREEN ISLAND FIGUS                      | <i>Ficus 'Green Island'</i>                    | 3 gal, 18" x 18" x 18" o.c. full                                    |
| LEG                                                                                                                                                                                                                         | 100       | LIRIOPE 'EVERGREEN GIANT'               | <i>Liriope muscari 'Evergreen Giant'</i>       | 1 gal, 18" x 12" full, 14" o.c.                                     |
| EUR                                                                                                                                                                                                                         | 10        | PHILODENDRON 'ROJO CONGO'               | <i>Philodendron spp.</i>                       | 3 gal, 18" x 18" x 18" o.c. full                                    |
| CLIMBING VINES:                                                                                                                                                                                                             |           |                                         |                                                |                                                                     |
| CV                                                                                                                                                                                                                          | 40        | CONFEDERATE JASMINE                     | <i>Trachelospermum jasminoides</i>             | 3 gal, 24" x 18" full, 2 leaders                                    |
| PLANTED IN PLANTER BOXES BACKFILLED WITH 2100# MIX AND PLANTED AT 4" O.C.<br>PROVIDE IRRIGATION TO ALL PLANTER BOXES, COORDINATE WITH PROJECT SUPER-<br>FOR SOIL MIX PLANTING AND IRRIGATION PRIOR TO COMMENCEMENT OF WORK. |           |                                         |                                                |                                                                     |
| SOD                                                                                                                                                                                                                         |           |                                         |                                                |                                                                     |
| FLO                                                                                                                                                                                                                         | 4,000 SF. | 'FLORATAM' ST. AUGUSTINE                | <i>Stenotaphrum secundatum</i>                 | SOLID SOD, price per s.f.                                           |
| TOPSOIL:                                                                                                                                                                                                                    |           |                                         |                                                |                                                                     |
| TOPSOIL/SAND MIX                                                                                                                                                                                                            |           | 50:50 TOPSOIL/SAND MIX, SPREAD IN PLACE |                                                |                                                                     |
| 11 C.Y. TREES, PALMS, SHRUBS AND GROUNDCOVERS                                                                                                                                                                               |           |                                         |                                                |                                                                     |
| 25 C.Y. AREA TO BE SODDED WITH A 3" DEPTH OF TOPSOIL SPREAD IN PLACE                                                                                                                                                        |           |                                         |                                                |                                                                     |
| MULCHING:                                                                                                                                                                                                                   |           |                                         |                                                |                                                                     |
| 20 C.Y. 1/4"                                                                                                                                                                                                                |           | 'DECO BARK' MULCH                       | 3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL |                                                                     |
| PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION                                                                                                                                                                           |           |                                         |                                                |                                                                     |
| TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR<br>TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS<br>UPON FINAL INSPECTION AND APPROVAL.                                    |           |                                         |                                                |                                                                     |

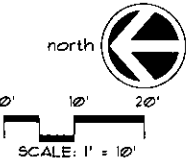
|                                                                                           |          |          |       |
|-------------------------------------------------------------------------------------------|----------|----------|-------|
| Town of Bay Harbor Islands<br>Landscape Code (Sec. 24-16) Requirements Legend (Worksheet) |          |          |       |
| Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)                             |          |          |       |
| Site Address: 9921-9931 EAST BAY HARBOR DRIVE, Bay Harbor Islands, FL 33154               |          |          |       |
| Net Lot Area: 0.62 Acres / 22,458 SF                                                      |          |          |       |
| A. Open Space Requirement                                                                 |          |          |       |
| 20% of Net Lot Area                                                                       | Required | Provided |       |
| 20% of 22,458 SF = 4,491 SF                                                               | 4,491 SF | 4,632 SF | 20.6% |
| B. Maximum Lawn Area Allowed**                                                            |          |          |       |
| Req. open space 4,491 SF x 60% = 2,695 SF                                                 | 60% Max  | 2,695 SF | 12.0% |
| C. Shade Trees Required*                                                                  |          |          |       |
| 1. 28 trees/acre: 28 x 0.52 acres =                                                       | 14       | 12       |       |
| 2. Native Species Required - 50%                                                          | 7        | 12       |       |
| 3. Drought Tolerant and Low Maintenance Species Required - 50%                            | 7        | 12       |       |
| D. Shrubs Required**                                                                      |          |          |       |
| 1. 10 shrubs/required trees                                                               | 140      | 204      |       |
| 2. Native Species Required - 30%                                                          | 42       | 204      |       |
| 3. Drought Tolerant and Low Maintenance Species Required - 50%                            | 70       | 204      |       |
| E. Parking Lot Landscaping (If applicable)                                                |          |          |       |
| 1. 10 SF/parking space:                                                                   |          |          |       |
| 10 x 10 = 100 SF                                                                          |          |          |       |
| 2. Trees Required                                                                         |          |          |       |
| 3. Shrubs Required                                                                        |          |          |       |

|                                                                                                                    |                     |                   |                     |
|--------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|---------------------|
| 9921-9931 EAST BAY HARBOR DRIVE<br>BAY HARBOR ISLANDS<br>SEC. 24-16. Minimum landscape standards<br>12/23/2015     |                     |                   |                     |
| (g) (2)<br>Number of required trees<br>(c) Multiple-family<br>Number of required tree species<br>14 required trees |                     |                   |                     |
| REQUIRED                                                                                                           | 4 species           | PROVIDED          | 4<br>CD, CE, IC, QV |
| Size of tree species in relationship to building height                                                            |                     |                   |                     |
|                                                                                                                    | min. tree ht. (ft.) | min. spread (ft.) | Palms height (ft.)  |
| 5 Stories plus                                                                                                     |                     |                   |                     |
| REQUIRED                                                                                                           | 25% min             | 6                 | 14-18               |
| REQUIRED                                                                                                           | 4 IC                | 6                 | not included        |
| PROVIDED                                                                                                           |                     |                   |                     |
| REQUIRED                                                                                                           | 50% 16-18           | 7                 | 22-28               |
| REQUIRED                                                                                                           | 7 CD                | 7                 |                     |
| PROVIDED                                                                                                           |                     |                   |                     |
| REQUIRED                                                                                                           | 25% 18-20           | 8                 | 22-28               |
| REQUIRED                                                                                                           | 4 CE                | 8                 |                     |
| PROVIDED                                                                                                           |                     |                   |                     |

A WRITTEN TREE REMOVAL PERMIT FROM  
MIAMI-DADE COUNTY DRR IS REQUIRED PRIOR TO  
REMOVAL OF ANY TREES FROM THE SITE.

SEE SHEET L-2 FOR DETAILS, SPECIFICATIONS,  
NOTES, ETC.

SEE SHEET L-3 FOR THIRD LEVEL LANDSCAPE  
PLANTINGS, ETC.

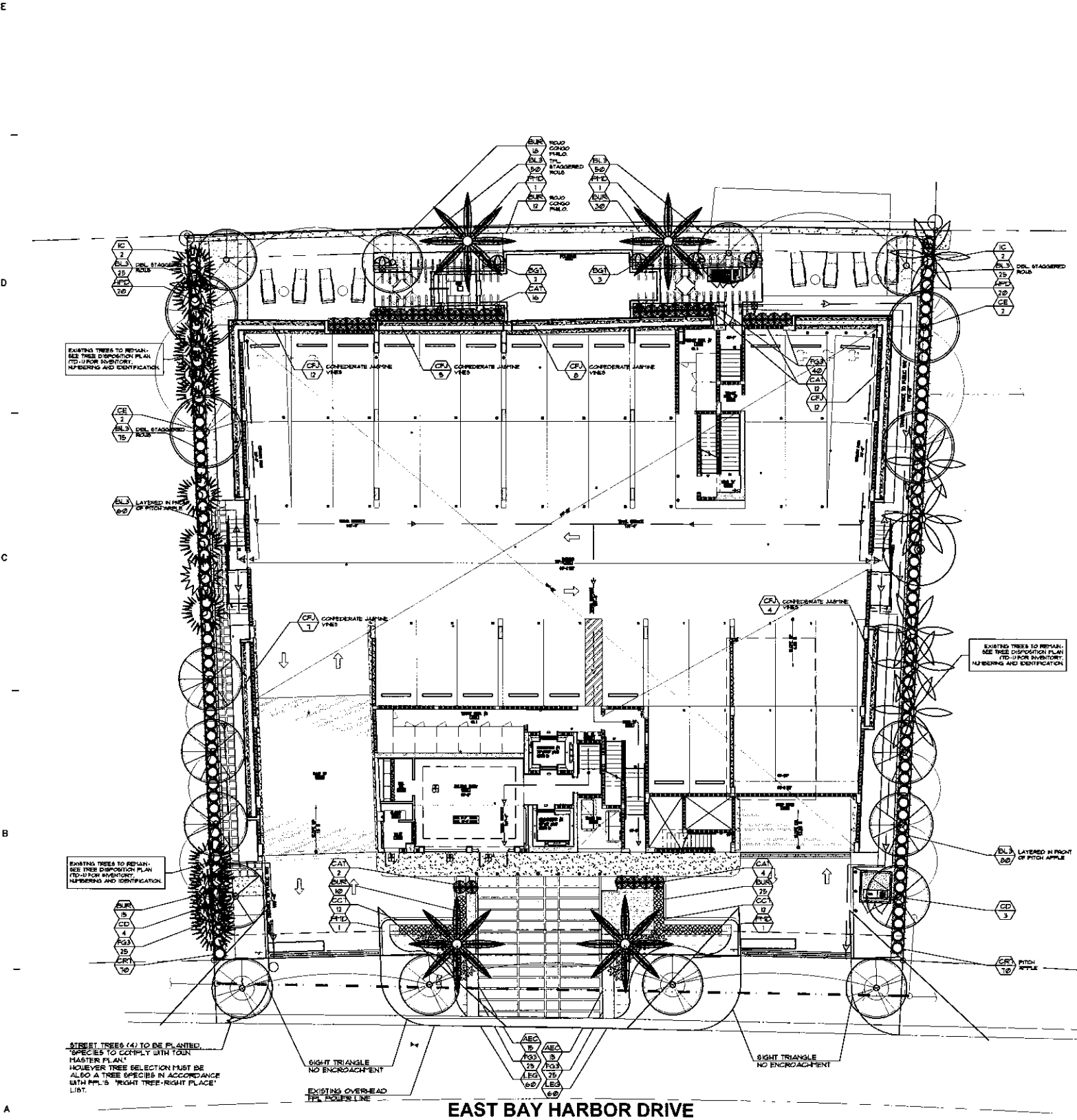


**SITE LANDSCAPE  
PLAN**

ISSUED FOR PERMIT  
ISSUED FOR BIDDING  
ISSUED FOR CONSTRUCTION

62-14-2814

L-1



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES,  
ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF  
THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING  
THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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

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**To:** Planning and Zoning Board  
Town of Bay Harbor Islands

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

**Date:** November 12<sup>th</sup>, 2014

**Subject:** "O" Residences / Edgewater Apartments Redevelopment  
9821-9841 East Bay Harbor Drive  
Proposed Revisions from Original PZ Board Approval  
Bay Harbor Islands Acct. No. MB2012-40  
MMPA Acct. No. 01-0702-0950

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**RECOMMENDED ACTION**

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 11/04/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
  - (2) Subject to any staff recommended conditions listed herein.
- 

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** MH – Medium-High Density Residential

**Zoning District:** RM-1 Multiple Family District

**General Location:** 9821-9841 East Bay Harbor Drive

**Legal Description:** Lots 25 and 26, Block 4, "Bay Harbor Island" subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

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## **PROJECT DESCRIPTION / HISTORY**

The Town's Planning and Zoning Board approved a Site Development Plan for the above project on 3/11/13 subject to several conditions. Since that time the land was sold and the project architect has changed from Frankel Benayoun Architects Inc. to Charles H. Benson & Associate Architects, P.A. Construction drawings are being prepared by Mr. Benson's firm and initial sales has commenced. Construction has not commenced as of yet.

On 11/12/13, MMPA received a set of revised plans and a letter from Charles Benson. The letter stated that several changes were desired by the client and project architect, as well as some changes required by the Miami-Dade County Fire-Rescue Department. Some of the alterations included changes to the site layout and building architecture. MMPA prepared a staff memo to the Town / architect dated 11/22/13 highlighting each change. Since that time, there have been occasional discussions with the owner / architect on the project design. MMPA believed that some of the changes required the PZB to re-review the project as per the Town Code requirements stated below. The developer attempted to address the staff review comments and revise the plans. They also requested the Town staff to administratively approve the alterations, as many others do. Town staff is reluctant to approve other than minor changes (mostly interior) based on structural engineering / fine tuning of floor plan layouts / Building Code / Fire Department required changes. Even some of those changes staff feels should be re-reviewed by the PZB.

On 10/29/14 a meeting (requested by the applicant) was held at Town Hall and each alteration was discussed. The Town acknowledges that on occasion construction plans need to be modified to meet technical Code requirements (Fire / Building / Other) and subtle fine-tuning. Some of the alterations are clearly caused by the M-D Fire Department staff. The architect subsequently submitted a series of plan revisions that were reviewed by MMPA / Town staff. While most of the plan alteration issues have been corrected / resolved, some are deemed such a departure from the PZB approved plans, that staff feels those changes must be re-submitted to the PZB for approval. The PZB spends most of its review time on detailed exterior appearances. The purpose of the Town Code provision below is that the project that is reviewed at public meetings is what will be built, and if "architect / client changes" or contractor "field adjustments" are made, they are re-approved by the PZB and the public is aware of the changes. Section 5-23.1(c) of the Town Code states:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

## **APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL**

MMPA notes the following modifications requested for PZB re-approval:

- 1) After the PZB approved the plans, the applicant requested to change / move some of the windows due to interior floor plan refinements. On Sheet A-3.01 the west building elevations show that some windows were removed and window placements differ from the PZB approved plans. **PZB approval is being requested for the design change.**
- 2) After the PZB approved the plans, the applicant requested to enlarge the footprint of the waterfront amenity area including terraces, a fountain, a shallow fountain, and more expansive seating areas. The landscape plan shows that the proposed change for the site still exceeds the 20% "green" landscape requirement. **PZB approval is being requested for the design change.**



# BH 98 LLC

November 3 2014

Town of Bay Harbor Islands Planning and Zoning Board,

This letter serves to provide a narrative explanation of the two requested enhancements for the O Residences project (formerly known as the Edgewater) located at 9821-9841 East Bay Harbor Drive.

## **1. Sliding Glass Door changed to two individual windows (West Façade):**

At the time plans come before the board for Site Plan Approval, it is very early on in the development of the overall project. Thus as the working drawings are commenced several tweaks are needed in order to make the building a pleasing and practical place to live.

The original plans called for a sliding glass door along the west façade of the unit. However, the plans also called for a sliding glass door on the north façade as well. This means that in that particular unit, there would be sliding glass doors on both exterior walls of the master bedroom and simply nowhere to place a bed.

In order to alleviate the issue, we request that the west façade is adjusted to two windows that can flank a bed rather than a sliding glass door that would prevent a beds placement. This also provides a more consistent look on the west façade.

## **2. East Side Water Feature/Amenities:**

The purchase of real estate is predominantly motivated by emotion, and while our product is simply bricks and mortar, it is really a lifestyle that is being sold to our future home owners. A lifestyle that must ultimately be delivered by us, the developer.

As our project seeks to provide buyers with an unparalleled waterfront living experience, we wanted to give our buyers the opportunity to truly utilize the east side of the property and maximize the amenity capability of the bay.

Therefore, rather than simply leaving the trellised grass area on the east side of the property as approved by the planning and zoning board, we seek to create a spectacular waterfront amenity area which features a hot tub, a waterfront lounging area, a summer kitchen and all while still maintaining the required amount of open green space and meeting all setbacks.

We have attached elevations and additional materials for each of the enhancements for your consideration.

Sincerely,



Marc Schmulian  
Authorized Representative

## **AGENDA ITEM REPORT**

November 18, 2014

### **ITEM NUMBER: 3.**

**ITEM:** Request for approval for a revision for "93 Bay Harbor Townhouse" located at 1055 93 Street, Lot 13 of Block 14. On January 21, 2014, the Board approved the construction of a new 6 unit townhouse development. The owner is requesting to make some alterations to the previously approved design. Enclosed please find the site plan and elevations. (Item #3A)

### **DESCRIPTION:**

### **RECOMMENDED ACTION:**

Design meets Town Code and was approved by Michael Miller, Town Planner.

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### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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Submitted By:       Ayanidys Marante  
                          Ayanidys Marante

### **ATTACHMENTS**

|    |                 |                              |
|----|-----------------|------------------------------|
| 1. | Staff Report    | 93BHStaffReport11.18.14.pdf  |
| 2. | Site Plan Set 1 | 93BHRevisedSet11.18.14.pdf   |
| 3. | Site Plan Set 2 | 93BHRevisedSet2.11.18.14.pdf |



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

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**To:** Planning and Zoning Board  
Town of Bay Harbor Islands

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

**Date:** November 7<sup>th</sup>, 2014

**Subject:** Site Development Plan Application  
Request for Modifications To 1/21/14 PZB Approved Plans  
93 Bay Harbor Townhouse Complex (6 DU)  
1055 93<sup>rd</sup> Street  
Bay Harbor Islands Acct. No. MB2013-161  
MMPA Acct. No. 01-0702-0977

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**RECOMMENDED ACTION**

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 11/6/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
  - (2) Subject to any staff recommended conditions listed herein.
- 

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** MH – Medium-High Density Residential

**Zoning District:** RM-2 Multiple Family District

**General Location:** 1055 93<sup>rd</sup> Street

**Legal Description:** Lot 13 of Block 14, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

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## PROJECT DESCRIPTION / HISTORY

In late-2013 / early-2014 the Town reviewed, processed and approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on January 21<sup>st</sup>, 2014 subject to several conditions. This single-lot development included six (6) DU on the approved plans, which **did not** require the developer to obtain any TDR units (they have 3 TDR units). The Town recently received and is currently reviewing the Building Permit plans for this development. Initial construction has not yet commenced. MMPA staff was requested to review the Building Permit plans prior to issuance to confirm consistency with the PZB approved plans, Code requirements and conditions of approval.

MMPA notes that some of the plans have been modified after approval by the PZB. The building elevations and roof layout were changed slightly and do not appear to be related to any Building / Fire Code requirements. The PZB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. If the changes are deemed "substantial", the Code requires re-approval by the PZB (Sec. 5-23.1(c)). Despite requests by the Town in the past, the Miami-Dade County Fire Department does not attend / review / comment on site plan applications during DRC processing, as is common in most communities. This concurrent review would afford a project designer knowledge of preliminary Fire Department issues, such as fire staging areas, access into, out of and around buildings, etc. This review would help to avoid conflicts at the time of Building Permit review / issuance. A standard Town condition of PZB approval is that if the Miami-Dade Fire Department requires any substantial site design changes, the Town staff will review those requested changes, and may require the submission and re-approval of a revised Site Development Plan. MMPA notes this project was approved by the PZB with that condition of approval noted.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

## APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

MMPA notes the following modifications requested for PZB re-approval:

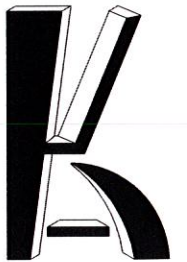
*Michael Miller Planning Associates, Inc.*



- 1) On Sheet A-201 the east building elevations show that some windows were removed and window placements differ from the PZB approved plans. Near the door entries, a small window was deleted from most of the units. Between the 2<sup>nd</sup> and 3<sup>rd</sup> levels a continuous smooth band was removed between some of the units. Some portions of the rooftop parapet wall / rooftop structures was also changed. **PZB approval is being requested for the design change.**
- 2) On Sheet A-201 the west building elevations show that the 2<sup>nd</sup> level and 3<sup>rd</sup> level window designs and garage door design differ from the PZB approved plans. Some portions of the rooftop parapet wall / rooftop structures was also changed. **PZB approval is being requested for the design change.**
- 3) On Sheet A-202 the south building elevations show that some windows were removed / added and window placements differ from the PZB approved plans. Also, the balcony design is different (does not project out as far / railing different). It appears some of the rooftop parapet walls / structures were also modified. At grade level, a sliding door was removed. It appears windows were added to the rooftop structures (stairs tower). **PZB approval is being requested for the design change.**
- 4) On Sheet A-202 the north building elevations show that some windows were removed / added and window placements differ from the PZB approved plans. Also, the decorative cladding was enlarged significantly. Some of the rooftop features are different as well. It appears windows were added on some of the rooftop structures (stairs tower). **PZB approval is being requested for the design change.**
- 5) The Landscape plans are significantly different then the PZB approved set. It appears to still meet the minimum Code requirements. **PZB approval is being requested as the design of the Landscape Plan has changed.**

# Kegdacc

exceed your dreams *designs*



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |    |  |  |
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|    | PROJECT LOCATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PROJECT TEAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |    |  |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ARCHITECT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | KENNETH E HUBBS<br>ARCHITECT - LEED A.P.<br>KHUBBS@KEGDACC.COM |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |    |  |  |
|    | INDEX SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Kegdacc</b><br>exceed your dreams <i>designs</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |    |  |  |
|    | ARCHITECTURAL:<br>SURVEY<br>A-101 SITE PLAN<br>A-102 GROUND FLOOR PLAN<br>A-103 SECOND STORY FLOOR PLAN<br>A-104 THIRD STORY FLOOR PLAN<br>A-105 TERRACE FLOOR PLAN<br>A-106 ROOF PLAN<br>A-201 EAST AND WEST ELEVATIONS<br>A-204 WEST ELEVATION RENDER<br>A-206 EAST ELEVATION RENDER<br>A-202 NORTH AND SOUTH ELEVATIONS<br>A-401 SECTIONS<br>A-401 INTERIOR UNIT FLOOR PLANS<br>A-402 EXTERIOR UNIT FLOOR PLANS<br><br>LANDSCAPE:<br>LNF-1 LANDSCAPE PLAN<br>LNF-2 LANDSCAPE DETAIL<br>LNF-3 TREE DISPOSITION PLAN<br>LNF-4 LANDSCAPE COMPARISON<br><br>CIVIL ENGINEERING<br>CN COVER SHEET<br>CEM-1 PAVING, GROUND AND DRAINAGE PLAN<br>WSP-1 WATER AND SEWER PLAN<br>EN-1 SITE DETAIL SHEET<br><br>ELECTRICAL:<br>EN PHOTO MONTAGE SITE PLAN | REVISIONS:<br><table><tr><td>1</td><td></td><td></td><td></td></tr><tr><td>2</td><td></td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td></td></tr><tr><td>4</td><td></td><td></td><td></td></tr><tr><td>5</td><td></td><td></td><td></td></tr><tr><td>6</td><td></td><td></td><td></td></tr><tr><td>7</td><td></td><td></td><td></td></tr><tr><td>8</td><td></td><td></td><td></td></tr><tr><td>9</td><td></td><td></td><td></td></tr><tr><td>10</td><td></td><td></td><td></td></tr></table><br>DRAWN BY: KEH CHECK BY: KEH<br>SHEET NAME:<br><b>COVER SHEET</b><br>PERMIT DATE: _____<br>PROJECT NUMBER: 1402<br>DESIGNED BY: KENNETH E HUBBS<br>ARCHITECT - LEED A.P.<br>AR96388<br>SEA: _____ SHEET NO.: <b>CS</b><br>ARCHITECTURE |                                                                | 1 |  |  |  | 2 |  |  |  | 3 |  |  |  | 4 |  |  |  | 5 |  |  |  | 6 |  |  |  | 7 |  |  |  | 8 |  |  |  | 9 |  |  |  | 10 |  |  |
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REV. 5/8/85

1

2 BUILDING DEPARTMENT 09:28:14

### GROUND FLOOR PLAN

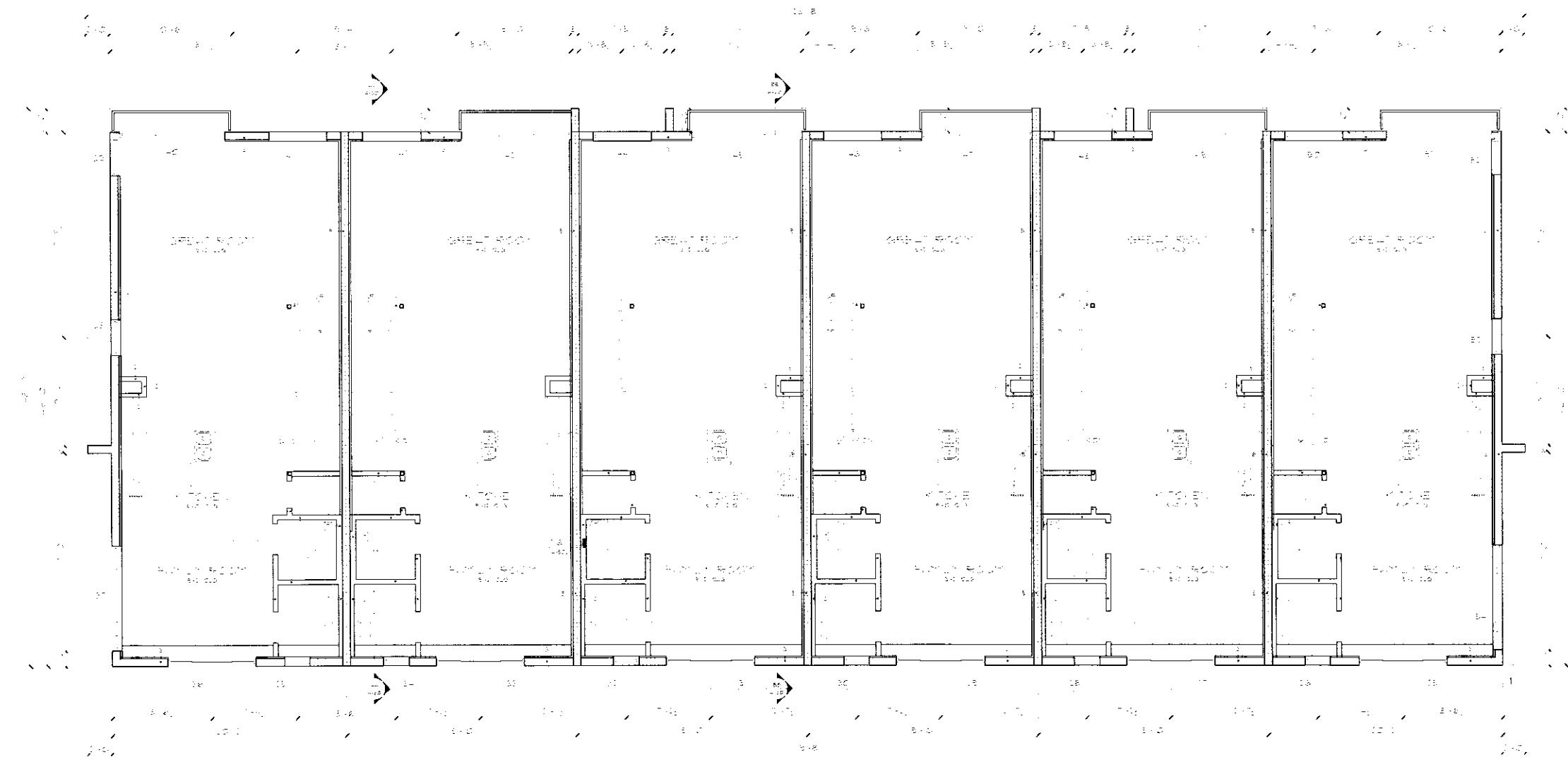
SEA. SEEING.

MIAMI-DADE COUNTY

A-102

## ARCHITECTURE





- FLOOR PLAN LEGEND**
- 1. EXTERIOR WALL - 1/2" THICK CONCRETE
  - 2. EXTERIOR WALL - 1/2" THICK CONCRETE
  - 3. EXTERIOR WALL - 1/2" THICK CONCRETE
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  - 100. EXTERIOR WALL - 1/2" THICK CONCRETE



REVISIONS

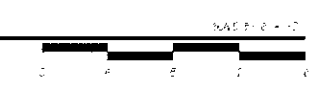
|   |                  |          |
|---|------------------|----------|
| 1 | RE MARKS COMMENT | 08/29/14 |
|---|------------------|----------|

93 BAY HARBOR  
1000 BAY HARBOR DRIVE  
MIAMI BEACH, FLORIDA 33139

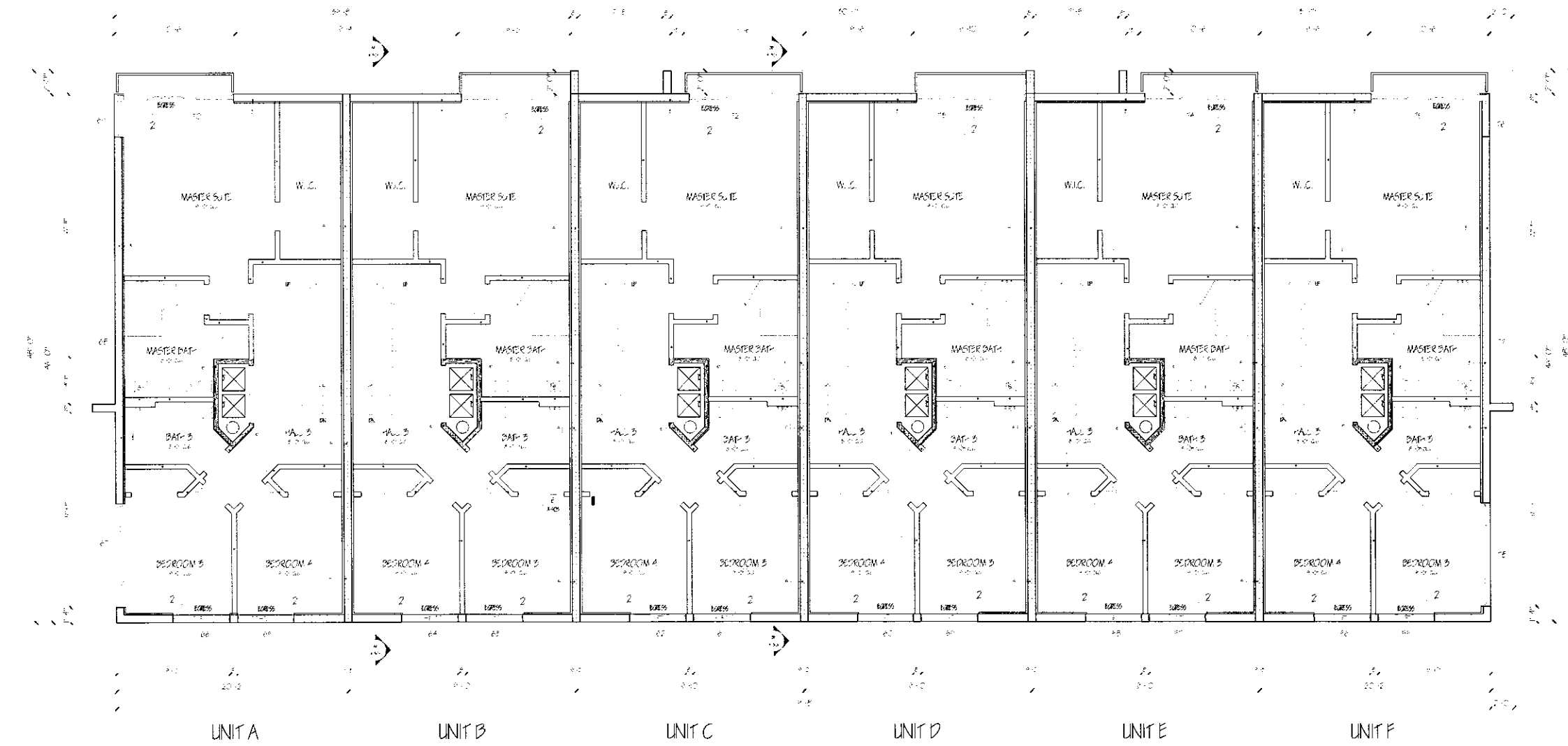
**SECOND STORY FLOOR PLAN**

DRAWN BY: KEM CHECK BY: G  
SHEET NAME:  
PERMIT DATE: 08/29/14  
PROJECT NUMBER: 1402  
DESIGNED BY: KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96585  
SHEET NO.:  
SCALE:

SECOND STORY FLOOR PLAN (PROPOSED)



A-103  
ARCHITECTURE



FLOOR PLAN LEGEND

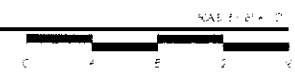
- 1. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 2. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 3. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 4. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 5. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 6. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 7. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 8. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 9. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD
- 10. EXTERIOR WALL WITH METAL STUDS AND GYPSUM BOARD



| REVISIONS                          |  |  |  |
|------------------------------------|--|--|--|
| 1                                  |  |  |  |
| DRAWN BY: KES CHECK BY: KES        |  |  |  |
| SHEET NAME: THIRD STORY FLOOR PLAN |  |  |  |
| PERMIT DATE: 1402                  |  |  |  |
| PROJECT NUMBER: 1402               |  |  |  |
| DESIGNED BY: KENNETH E. HUBBS      |  |  |  |
| ARCHITECT - LEED A.P. AR96388      |  |  |  |
| SEAL: SEEING                       |  |  |  |

93 BAY HARBOR  
1000-1000 BAY HARBOR AVENUE  
MARIETTA, GA 30067

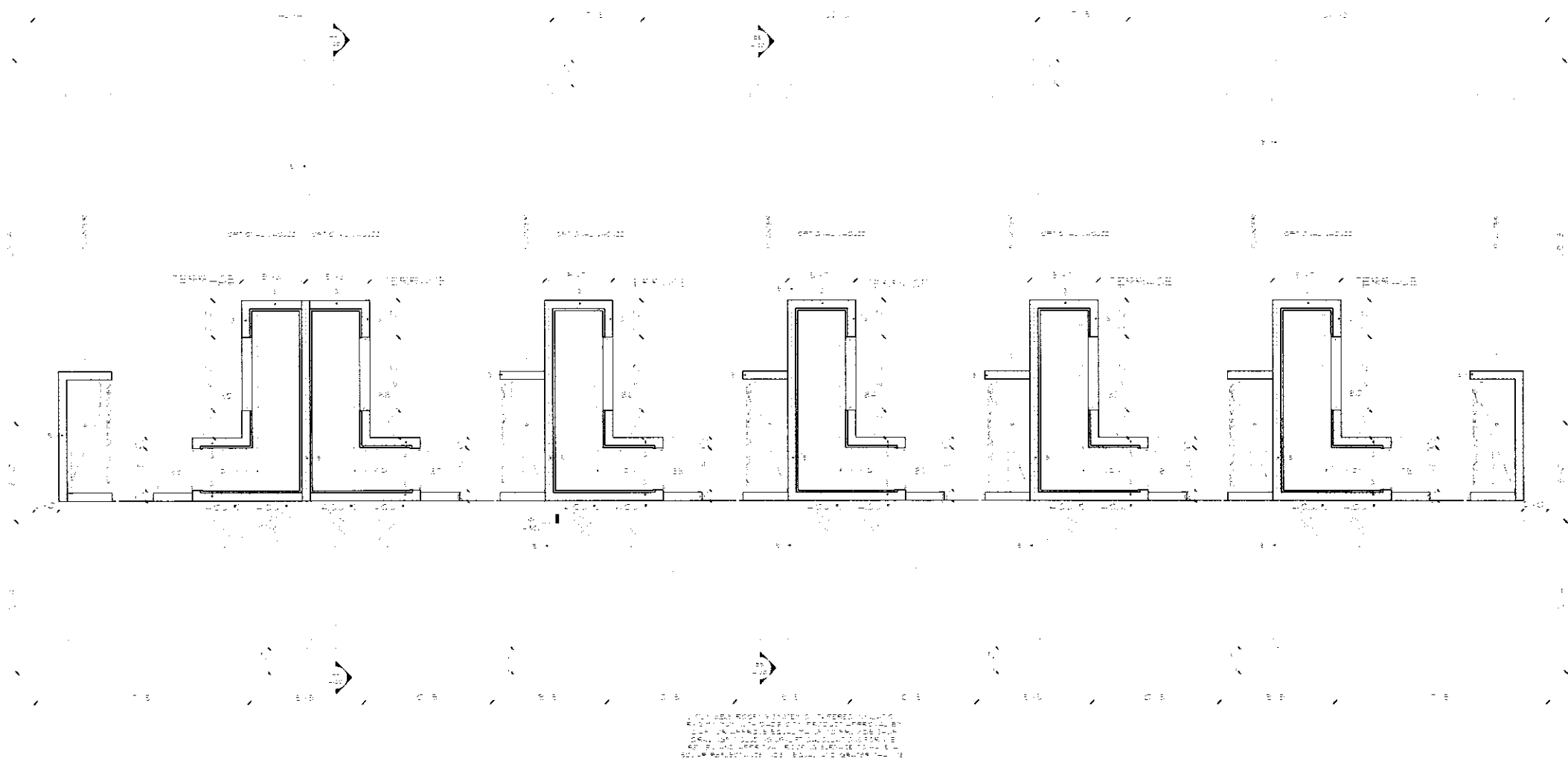
THIRD STORY FLOOR PLAN (PROPOSED)



A-104

ARCHITECTURE





TERRACE FLOOR PLAN (PROPOSED)

| FLOOR PLAN LEGEND |                                                                   |
|-------------------|-------------------------------------------------------------------|
| 1                 | INTERIOR WALL - METAL STUDS AND GYPSUM BOARD - SEE DETAIL 1-A-100 |
| 2                 | EXTERIOR WALL - METAL STUDS AND GYPSUM BOARD - SEE DETAIL 1-A-100 |
| 3                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 4                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 5                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 6                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 7                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 8                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 9                 | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |
| 10                | EXTERIOR WALL - CONCRETE - SEE DETAIL 1-A-100                     |

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exceed your dreams

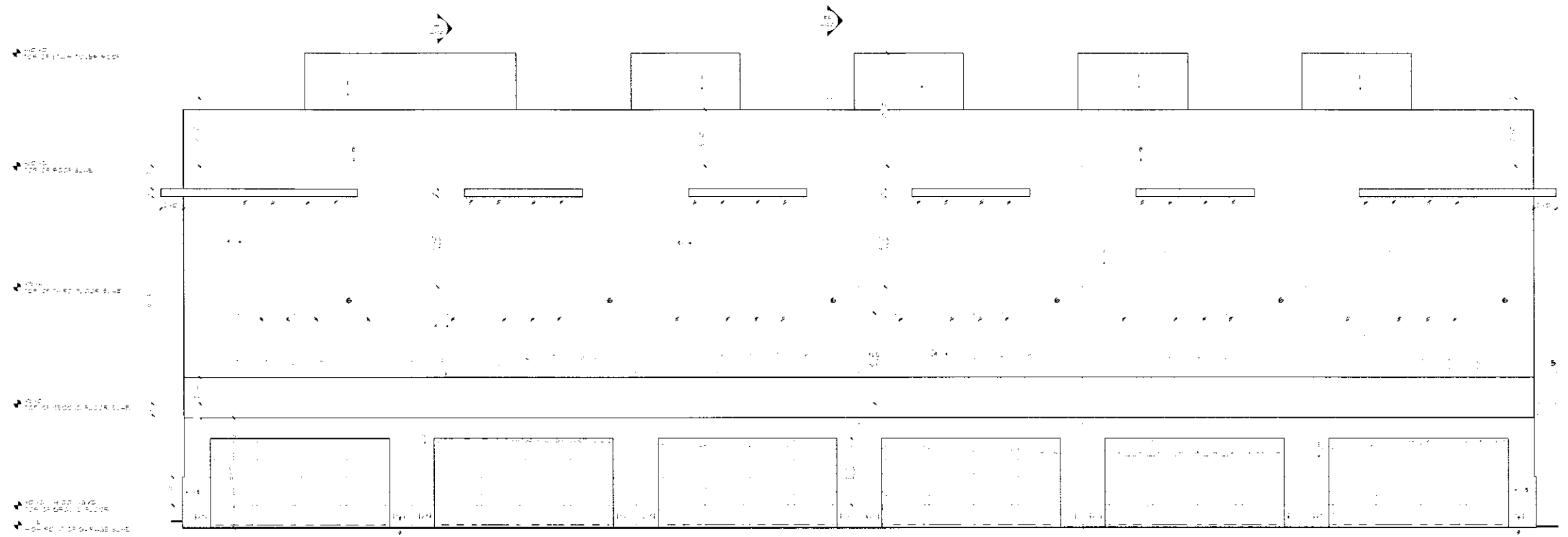
REVISIONS:  
1. 10/1/2020  
2. 10/1/2020  
3. 10/1/2020  
4. 10/1/2020  
5. 10/1/2020  
6. 10/1/2020  
7. 10/1/2020  
8. 10/1/2020  
9. 10/1/2020  
10. 10/1/2020

DRAWN BY: KEN CHECK BY: KEN  
SHEET NAME: TERRACE FLOOR PLAN  
PERMIT DATE: 10/1/2020  
PROJECT NUMBER: 1402  
DESIGNED BY: KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96308  
SEALED: 10/1/2020  
SHEET NO. 1

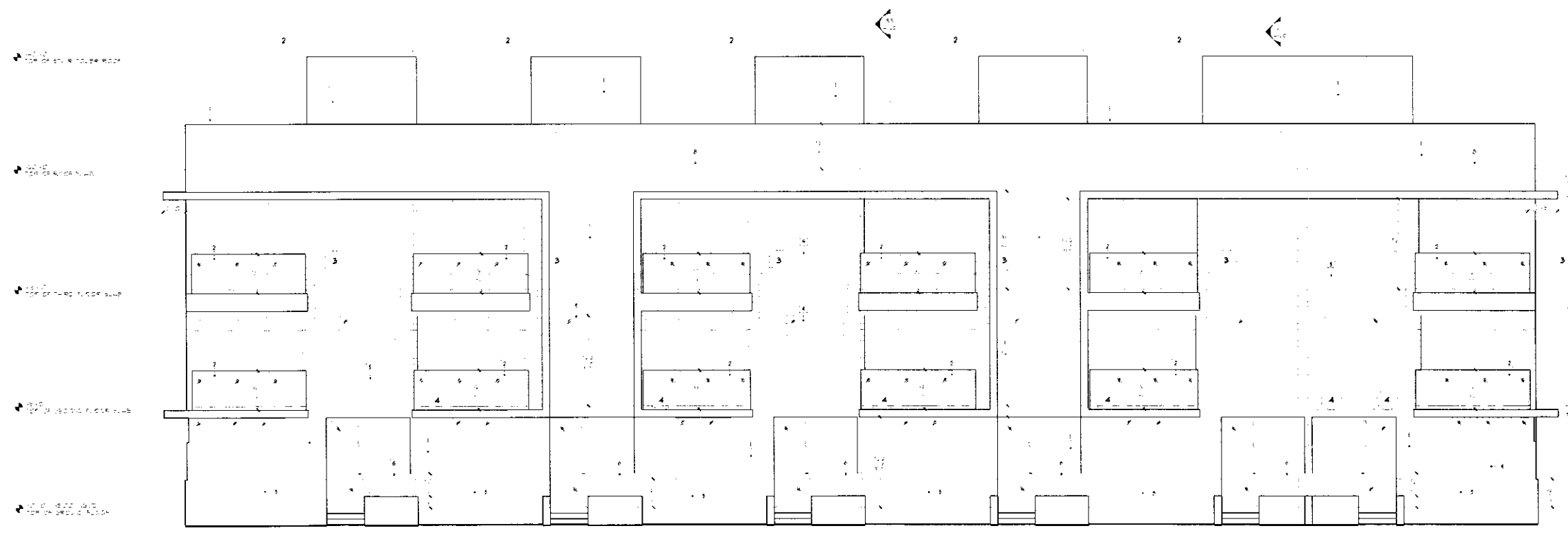
A-105

ARCHITECTURE





WEST ELEVATION (PROPOSED)



EAST ELEVATION (PROPOSED)

ELEVATION KEYNOTES

- 1. SECOND FLOOR WINDOW FRAME AND SILL
- 2. SECOND FLOOR WINDOW FRAME AND SILL
- 3. SECOND FLOOR WINDOW FRAME AND SILL
- 4. SECOND FLOOR WINDOW FRAME AND SILL
- 5. SECOND FLOOR WINDOW FRAME AND SILL
- 6. SECOND FLOOR WINDOW FRAME AND SILL
- 7. SECOND FLOOR WINDOW FRAME AND SILL
- 8. SECOND FLOOR WINDOW FRAME AND SILL
- 9. SECOND FLOOR WINDOW FRAME AND SILL
- 10. SECOND FLOOR WINDOW FRAME AND SILL
- 11. SECOND FLOOR WINDOW FRAME AND SILL
- 12. SECOND FLOOR WINDOW FRAME AND SILL

DESIGN MODIFICATIONS

- 1. REMOVE EXISTING WINDOW FRAME AND SILL
- 2. REMOVE EXISTING WINDOW FRAME AND SILL
- 3. REMOVE EXISTING WINDOW FRAME AND SILL
- 4. REMOVE EXISTING WINDOW FRAME AND SILL
- 5. REMOVE EXISTING WINDOW FRAME AND SILL
- 6. REMOVE EXISTING WINDOW FRAME AND SILL
- 7. REMOVE EXISTING WINDOW FRAME AND SILL
- 8. REMOVE EXISTING WINDOW FRAME AND SILL
- 9. REMOVE EXISTING WINDOW FRAME AND SILL
- 10. REMOVE EXISTING WINDOW FRAME AND SILL
- 11. REMOVE EXISTING WINDOW FRAME AND SILL
- 12. REMOVE EXISTING WINDOW FRAME AND SILL



REVISIONS  
1. PER MARSHALL COMMENT 08/29/14

DRAWN BY: [blank] CHECK BY: [blank]  
SHEET NAME: [blank]  
PERMIT DATE: 08/04/14  
PROJECT NUMBER: 14-02  
DESIGNED BY: KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96588  
SEALED: [blank] SHEET NO. [blank]

EAST AND WEST ELEVATIONS

PERMIT DATE: 08/04/14  
PROJECT NUMBER: 14-02  
DESIGNED BY: KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96588  
SEALED: [blank] SHEET NO. [blank]

A-201

ARCHITECTURE

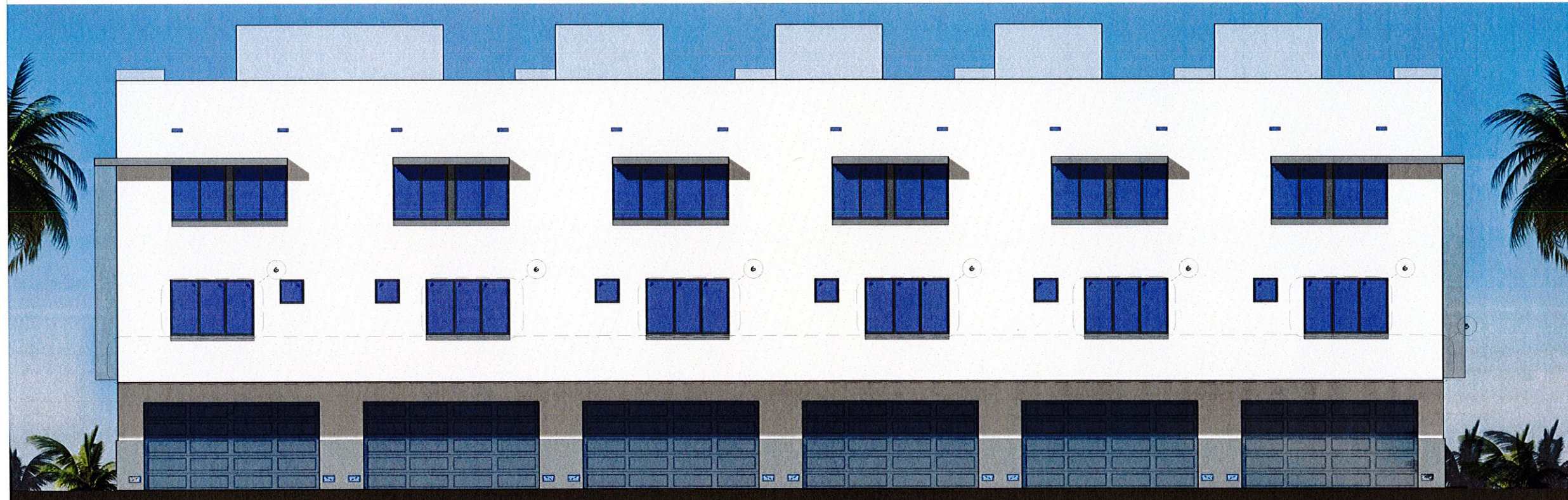




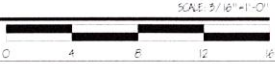
WEST ELEVATION (APPROVED 1/21/14)



| DESIGN MODIFICATIONS |                                                              |
|----------------------|--------------------------------------------------------------|
| NO.                  | DESCRIPTION                                                  |
| 1                    | FLY ENT UNIT CREATED                                         |
| 2                    | RELOCATED STAIRS                                             |
| 3                    | WIDER BALCONY                                                |
| 4                    | REMOVED WINDOW AT ENTRY                                      |
| 5                    | ONE FOOT REDUCE FOR FIRE DEPARTMENT REQUIREMENTS             |
| 6                    | BIGGER WINDOW AT PAINT ROOM                                  |
| 7                    | REMOVED SIDE DOOR AT POOL                                    |
| 8                    | BIGGER WINDOW INSTEAD OF TWO SMALLER WINDOWS IN GREAT ROOM   |
| 9                    | BIGGER WINDOW INSTEAD OF TWO SMALLER WINDOWS IN MASTER SUITE |
| 10                   | BIGGER WINDOW IN DINING ROOM                                 |



WEST ELEVATION (PROPOSED)



**Kegdacc** designs  
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| REVISIONS |  |
|-----------|--|
| 1         |  |
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DRAWN BY: KEH CHECK BY: KEH  
SHEET NAME:  
**EAST AND WEST ELEV.**  
PERMIT DATE:    
PROJECT NUMBER: 1402  
DESIGNED BY: KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96388

SEAL:    
SHEET NO: **A-201a**  
ARCHITECTURE

93 BAY HARBOR  
10055 SW 15th Street, Suite 100  
MIAMI, FL 33155  
MIAMI-DADE COUNTY

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EAST ELEVATION ( APPROVED 1/21/14)



EAST ELEVATION (PROPOSED)



| DESIGN MODIFICATIONS |                                                           |
|----------------------|-----------------------------------------------------------|
| MARK                 | DESCRIPTION                                               |
| 1                    | FLY ENT UNIT (REAR)                                       |
| 2                    | RELOCATED STAIRS                                          |
| 3                    | WOOD BALCONY                                              |
| 4                    | REMOVED WINDOW AT ENTRY                                   |
| 5                    | ONE FOOT REDUCE FOR AS DEPARTMENT REQUIREMENTS            |
| 6                    | PICKER WINDOW AT FAMILY ROOM                              |
| 7                    | REMOVED SIDE DOOR AT PORCH                                |
| 8                    | PICKER WINDOW NEAR OF TWO SMALLER WINDOWS IN GREAT ROOM   |
| 9                    | PICKER WINDOW NEAR OF TWO SMALLER WINDOWS IN MASTER SUITE |
| 10                   | PICKER WINDOW NEAR OF TWO SMALLER WINDOWS IN MASTER SUITE |
| 11                   | ARTS WOOD TREATMENT                                       |

**Kegdacc designs**  
exceed your dreams

REVISIONS:

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DRAWN BY: KEH CHECK BY: KEH

SHEET NAME:

EAST AND WEST ELEV.

PERMIT DATE:

PROJECT NUMBER: 1402

DESIGNED BY:

KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96585

SEA:

SHEET NO:

A-201b

ARCHITECTURE

93 BAY HARBOR  
1000 S. Bay Street, Suite 100  
Miami Beach, FL 33139  
MIAMI-DADE COUNTY

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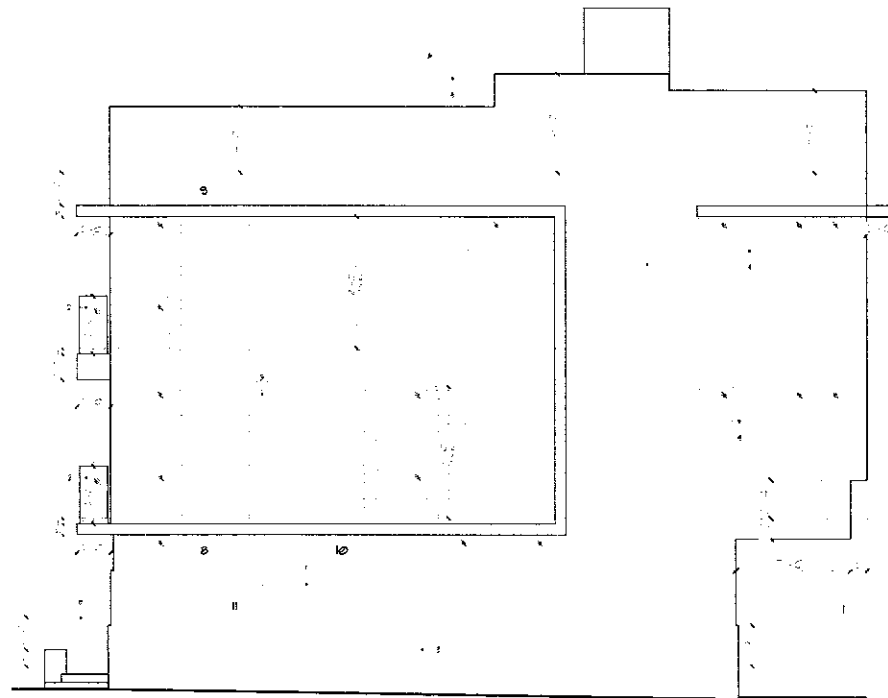
NO. 10  
TOP OF STAIR WALKER ROOF

NO. 15  
TOP OF ROOF SLAB

NO. 20  
TOP OF FIRST FLOOR SLAB

NO. 25  
TOP OF SECOND FLOOR SLAB

NO. 30  
TOP OF THIRD FLOOR SLAB



NORTH ELEVATION (PROPOSED)

#### ELEVATION KEYNOTES

| NO. | DESCRIPTION                                                  |
|-----|--------------------------------------------------------------|
| 1   | SHOWN ELEMENTS NOT TO SCALE UNLESS NOTED OTHERWISE           |
| 2   | CLASH CLARIFIED AS SHOWN ON ELEVATION UNLESS NOTED OTHERWISE |
| 3   | NOT RECORDED ELEMENTS NOT TO SCALE UNLESS NOTED OTHERWISE    |
| 4   | ALUMINUM WINDOW PER SECTION 02100                            |
| 5   | PAINT WOOD COLORED TO MATCH                                  |
| 6   | CLASH NOTED AS SHOWN                                         |
| 7   | CLASH NOTED AS SHOWN                                         |
| 8   | CLASH NOTED AS SHOWN                                         |
| 9   | CLASH NOTED AS SHOWN                                         |

#### DESIGN MODIFICATIONS

| NO. | DESCRIPTION             |
|-----|-------------------------|
| 1   | REMOVED WINDOW AT ENTRY |
| 2   | REMOVED WINDOW AT ENTRY |
| 3   | REMOVED WINDOW AT ENTRY |
| 4   | REMOVED WINDOW AT ENTRY |
| 5   | REMOVED WINDOW AT ENTRY |
| 6   | REMOVED WINDOW AT ENTRY |
| 7   | REMOVED WINDOW AT ENTRY |
| 8   | REMOVED WINDOW AT ENTRY |
| 9   | REMOVED WINDOW AT ENTRY |
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| 98  | REMOVED WINDOW AT ENTRY |
| 99  | REMOVED WINDOW AT ENTRY |
| 100 | REMOVED WINDOW AT ENTRY |

NO. 10  
TOP OF STAIR WALKER ROOF

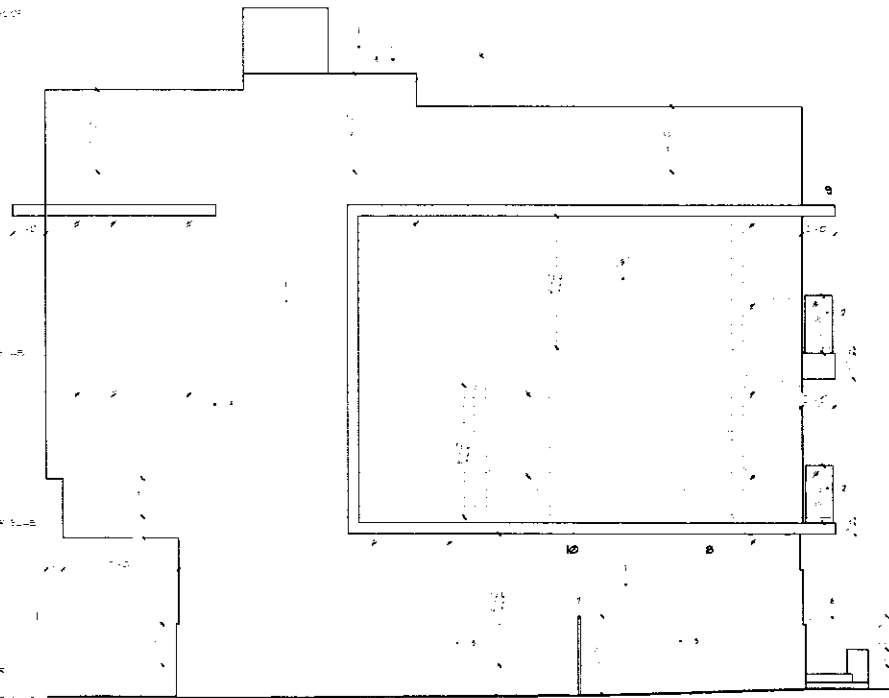
NO. 15  
TOP OF ROOF SLAB

NO. 20  
TOP OF FIRST FLOOR SLAB

NO. 25  
TOP OF SECOND FLOOR SLAB

NO. 30  
TOP OF THIRD FLOOR SLAB

NO. 35  
TOP OF FOURTH FLOOR SLAB



SOUTH ELEVATION (PROPOSED)

**Kegdacc designs**  
exceed your dreams

REVISIONS  
1. PRE-MARKET COMMENT DB 2914

DRAWN BY: KGH CHECK BY: KGH  
SHEET NAME:

NORTH AND SOUTH ELEVATIONS

PERMIT DATE: DB 1014  
PROJECT NUMBER: 61014

DESIGNED BY: KENNETH E. HUBBS  
ARCHITECT - LEED A.P.  
AR96388

SEALED: SEEING

93 BAY HARBOR  
1000 S. Bay Harbor Blvd.  
MIAMI BEACH, FL 33131

A-202

ARCHITECTURE





SOUTH ELEVATION ( APPROVED 1/21/14)



NORTH ELEVATION ( APPROVED 1/21/14)



| DESIGN MODIFICATIONS |                                                               |
|----------------------|---------------------------------------------------------------|
| NO.                  | DESCRIPTION                                                   |
| 1                    | FLUORESCENT LAMP                                              |
| 2                    | ISOLATED STAIRS                                               |
| 3                    | WATER PAIL CONT.                                              |
| 4                    | REMOVED WINDOW AT ENTRY                                       |
| 5                    | ONE FOOT RISES FOR FIRE DEPARTMENT REQUIREMENTS               |
| 6                    | 2 GLASS WINDOW AT FAMILY ROOM                                 |
| 7                    | REMOVED SIDE DOOR AT PORCH                                    |
| 8                    | 2 GLASS WINDOW INSTEAD OF TWO SMALLER WINDOWS IN GREAT ROOM   |
| 9                    | 2 GLASS WINDOW INSTEAD OF TWO SMALLER WINDOWS IN MASTER SUITE |
| 10                   | 2 GLASS WINDOW IN DINING ROOM                                 |
| 11                   | ADDED WOOD TREATMENT                                          |



SOUTH ELEVATION (PROPOSED)



NORTH ELEVATION (PROPOSED)



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| SHEET NAME: |     |           |     |

NORTH AND SOUTH ELEV.

|                 |      |
|-----------------|------|
| PERMIT DATE:    | ---- |
| PROJECT NUMBER: | 1402 |

DESIGNED BY:  
KENNETH E HUBBS  
ARCHITECT - LEDD A.P.  
AR96388

|                       |      |           |
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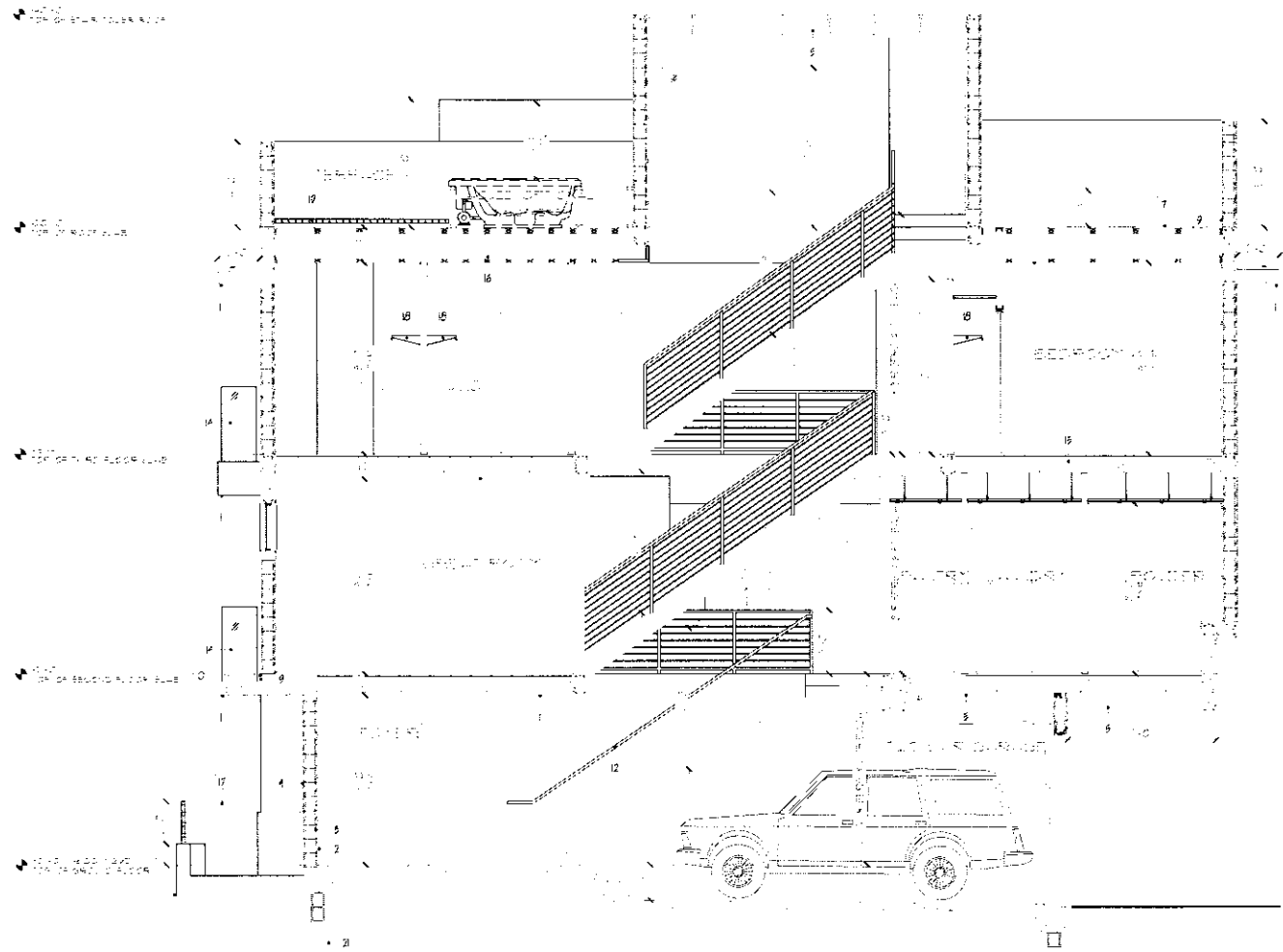
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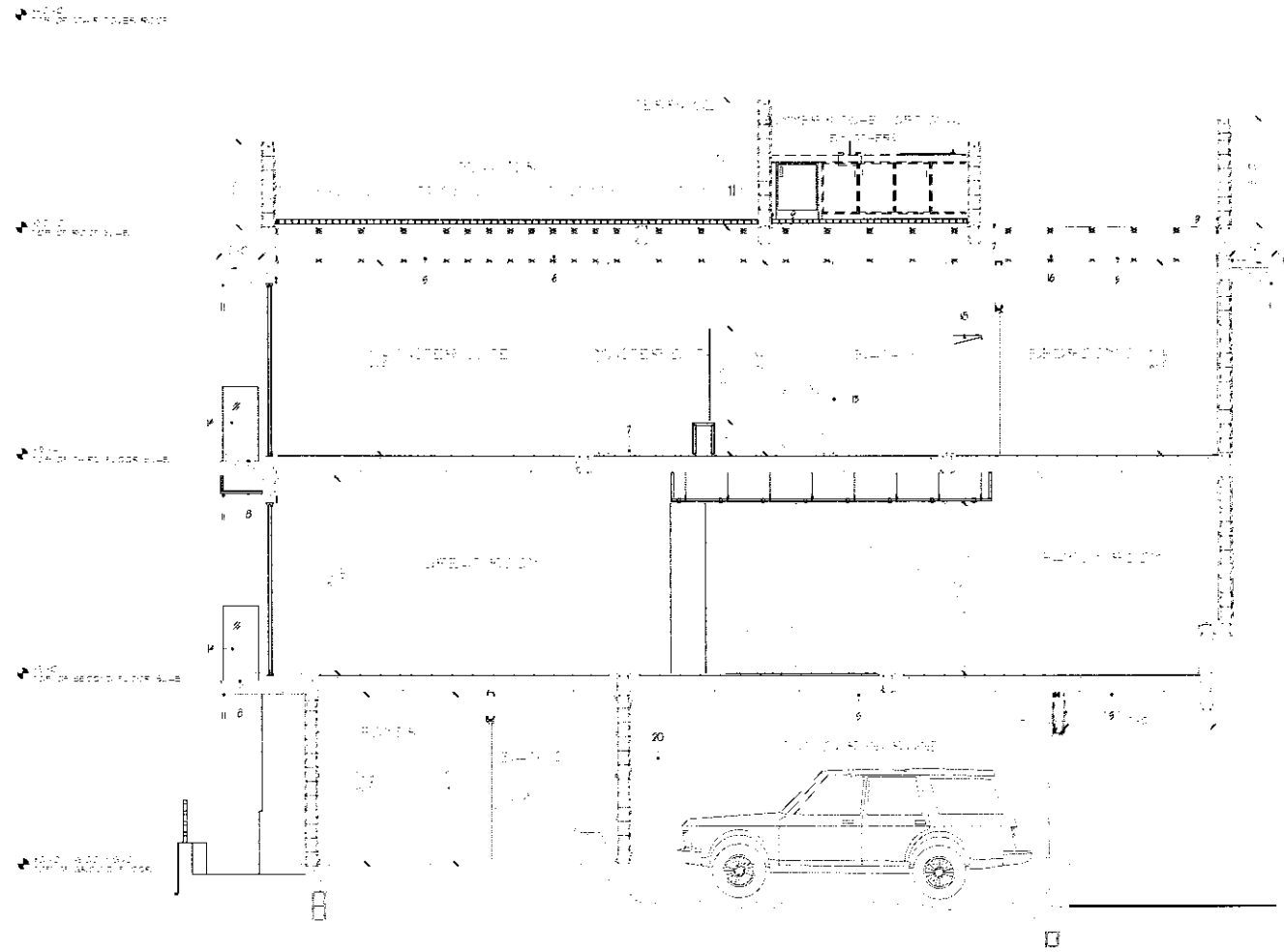
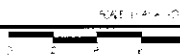
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93 BAY HARBOR  
055 93rd St. Bay Harbor Islands, Fl  
MIAMI-DADE COUNTY

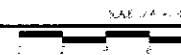




CROSS BUILDING SECTION A-A (PROPOSED)



CROSS BUILDING SECTION B-B (PROPOSED)



#### SECTION KEYNOTES

1. INTERIOR WALL, BOARD JOIST, 1/2"
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#### REVISIONS

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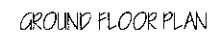
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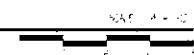
DRAWN BY: CHKD BY: REV  
SHEET NAME:  
  
**GROUND FLOOR PLAN UNIT**  
  
PERMIT DATE: 06.04.14  
PROJECT NUMBER: 1402  
DESIGNED BY:  
  
**KENNETH E. HUBB**  
ARCHITECT - LEED® A:  
AR965BB  
  
SEA.: SHEET NO.

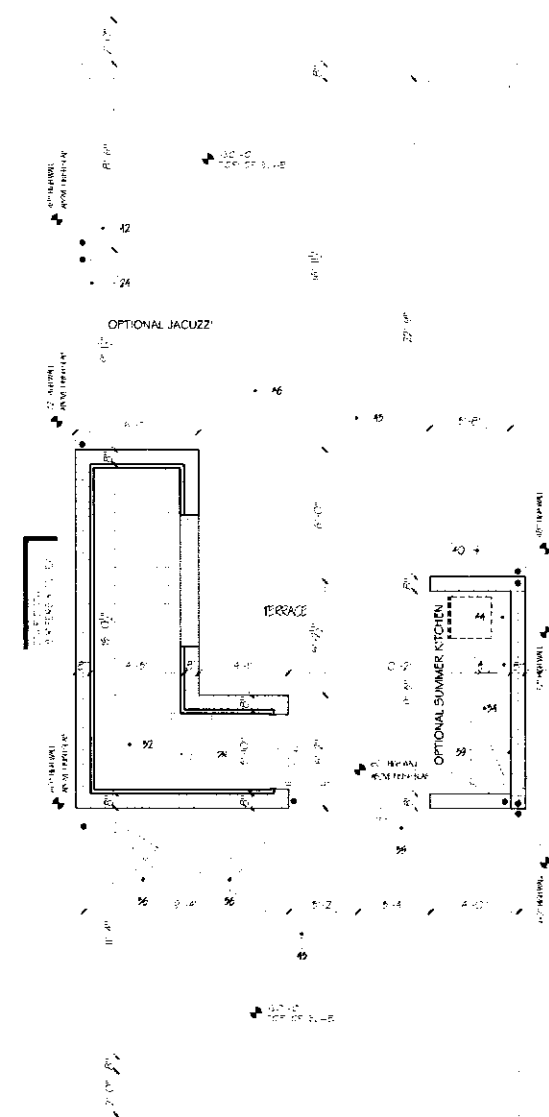
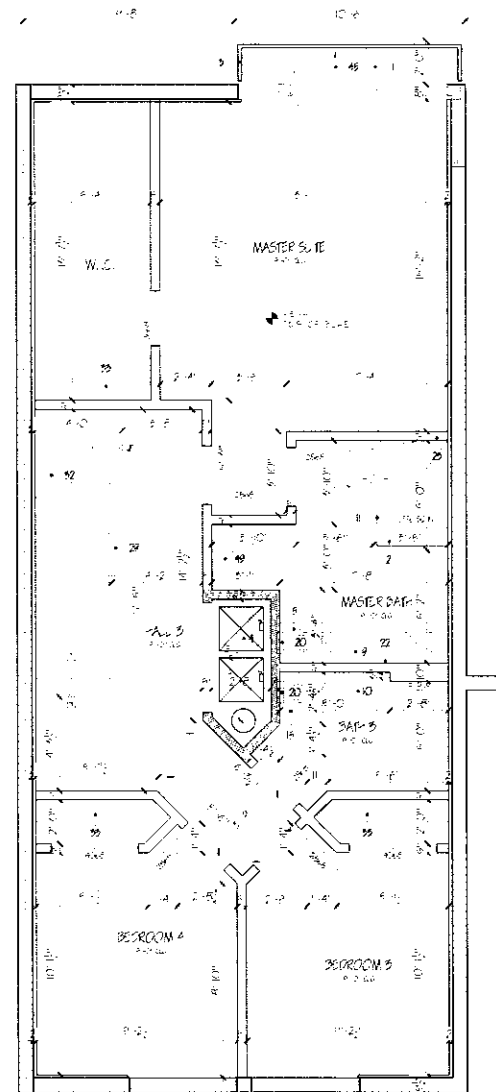
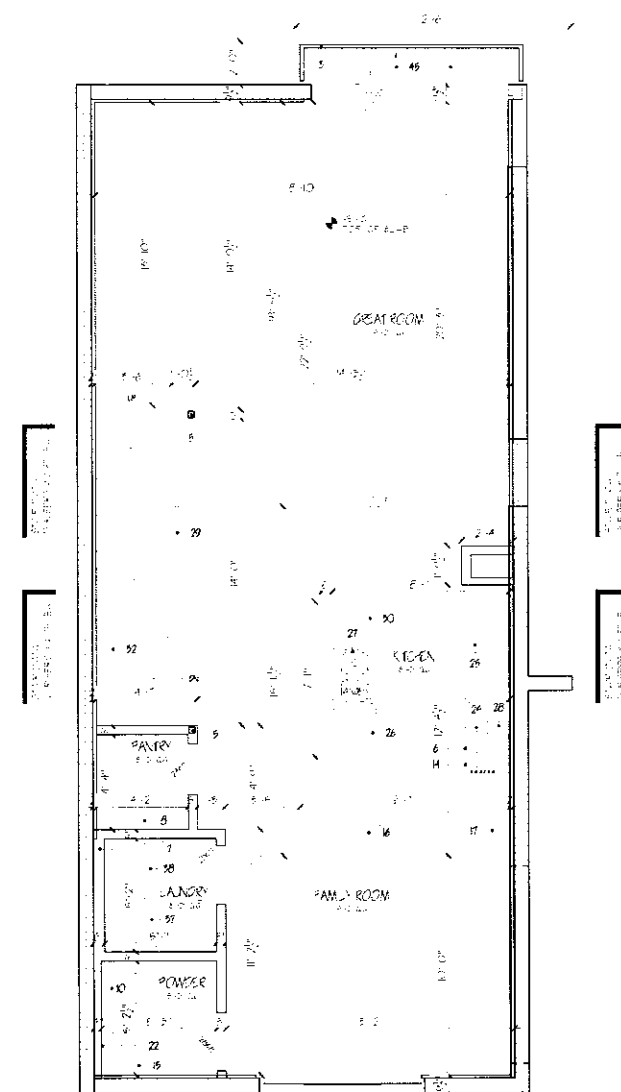
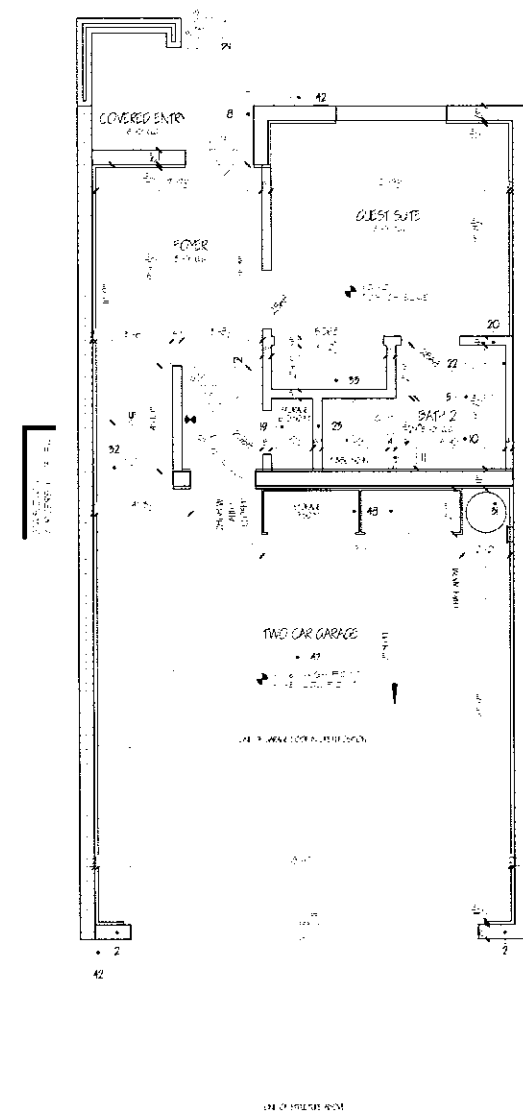
MIAMI-DADE COUNTY

INTERIOR UNIT FLOOR PLAN (PROPOSED)

A-401

ARCHITECTURE





## FLOOR PLAN KEYNOTES

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 SHEET NAME: \_\_\_\_\_  
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 PERMIT DATE: \_\_\_\_\_  
 PROJECT NUMBER: 14-03  
 DESIGNED BY: \_\_\_\_\_  
 KENNETH E H  
 ARCHITECT - LED  
 AR96388  
 SEA. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_

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KENNETH E HUBBS  
ARCHITECT - LEED A.P.  
AR96388

ARCHITECT - LEED A=

AR963E

SHEET NO.

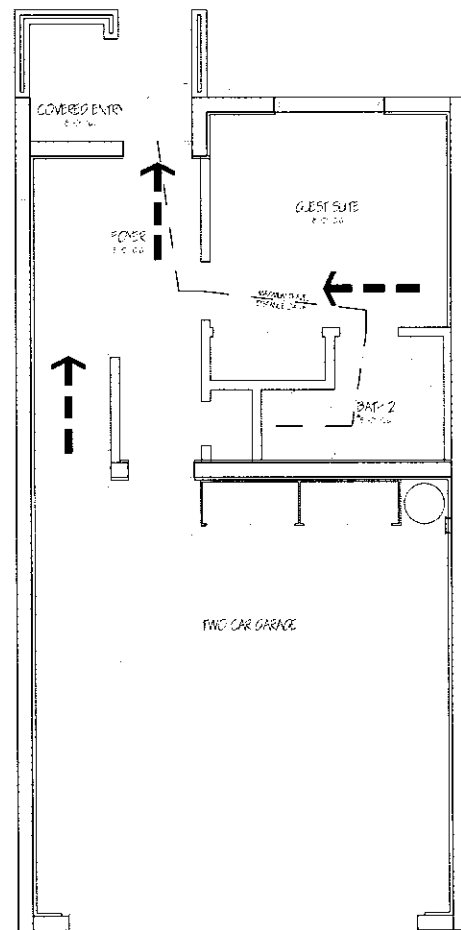
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ARCHITECTURE

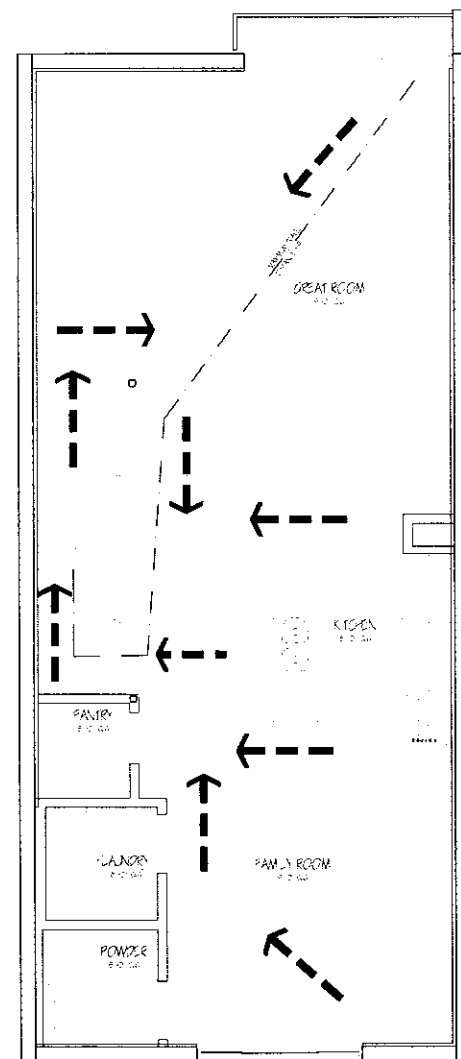
END UNIT FLOOR PLAN (PROPOSED)

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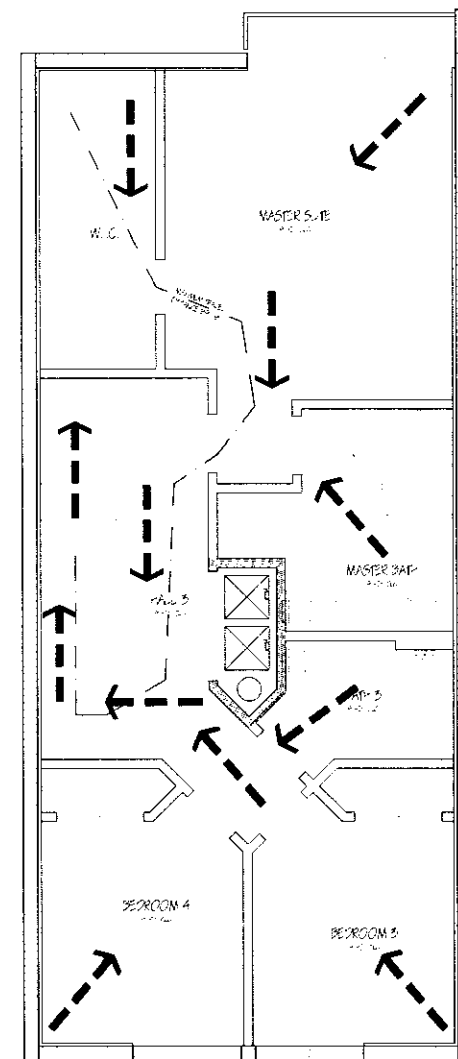




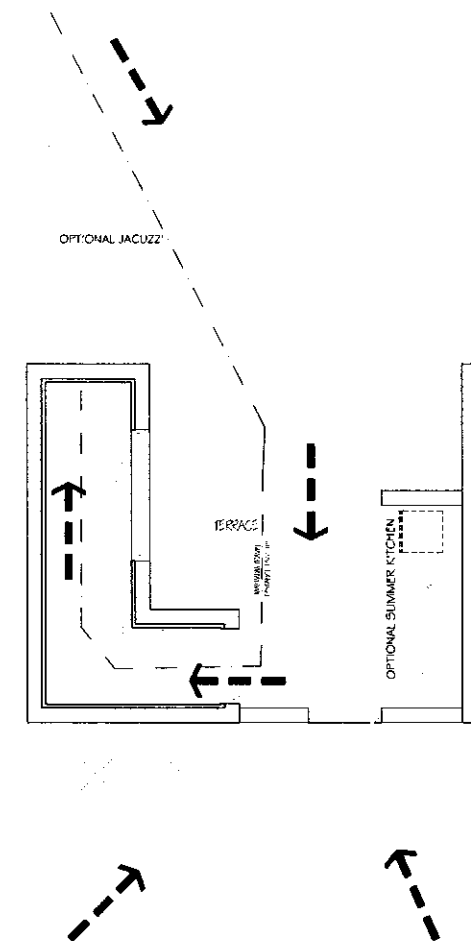
GROUND FLOOR PLANS



SECOND STORY FLOOR PLANS



THIRD STORY FLOOR PLANS



TERRACE FLOOR PLANS

LIFE SAFETY PLAN NOTES

1. EGRESS ROUTES OF BUILDING SHALL BE IDENTIFIED AND TO CONFORM WITH THE LIFE SAFETY PLAN.
2. EGRESS ROUTES SHALL BE IDENTIFIED AND TO CONFORM WITH THE LIFE SAFETY PLAN.
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LIFE SAFETY PLAN LEGEND

- MEANS OF EGRESS ROUTE
- MEANS OF EGRESS ROUTE

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REVISIONS

1. 10/10/2020

2. 10/10/2020

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DRAWN BY: KEGDACC DESIGNS

CHECK BY: KEGDACC DESIGNS

DATE: 10/10/2020

PROJECT NO: 403

DESIGNED BY: KENNETH E. HUBBS

ARCHITECT - LEED AP

AR06388

SHEET NO: 403

SCALE: 1/4" = 1'-0"

DATE: 10/10/2020

PROJECT NO: 403

DESIGNED BY: KENNETH E. HUBBS

ARCHITECT - LEED AP

AR06388

SHEET NO: 403

SCALE: 1/4" = 1'-0"

DATE: 10/10/2020

PROJECT NO: 403

DESIGNED BY: KENNETH E. HUBBS

ARCHITECT - LEED AP

AR06388

SHEET NO: 403

93 BAY HARBOR  
1000 S. 10th St. Suite 100  
NANAIMO, BC V9R 5G6

A-403

ARCHITECTURE

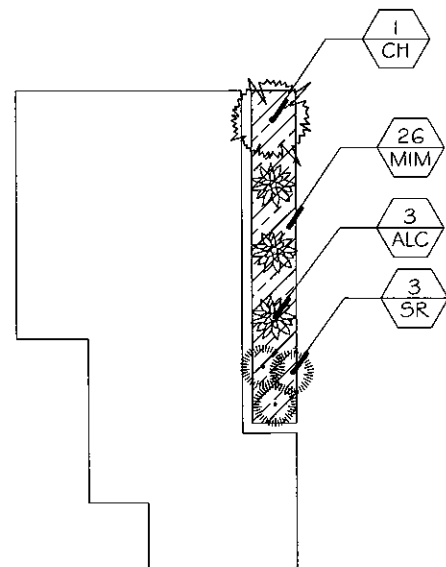
SAFETY PLAN

SCALE: 1/4" = 1'-0"

BLOCK 14

## LANDSCAPE PLAN

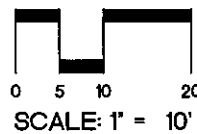
SCALE: 1" = 10'-0"



NOTE: THERE ARE A TOTAL OF SIX (6) ROOF TERRACES; ONE PER UNIT. CONTRACTOR TO PROVIDE WATERING TILL END OF PLANT ESTABLISHMENT PERIOD.

## TYPICAL ROOF LANDSCAPE PLAN

SCALE: 2" = 1'-0"



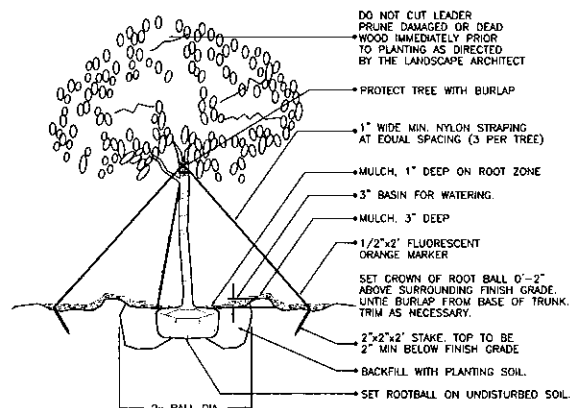
### NOTE:

1. ALL EXISTING IMPERVIOUS AREAS, INCLUDING PRIOR DRIVEWAY, OFF-STREET PARKING, POOL & DECK & FORMER RESIDENCES TO BE EXCAVATED TO A MINIMUM DEPTH OF 2' AND BACKFILLED WITH PLANTING MEDIUM.
2. SEE TDP-1 FOR TREE REMOVALS.
3. TREES ALONG THE NORTH TO FOLLOW FPL RIGHT TREE IN THE RIGHT PLACE DUE TO EXISTING OVERHEAD POWER LINES.

## PLANT SCHEDULE

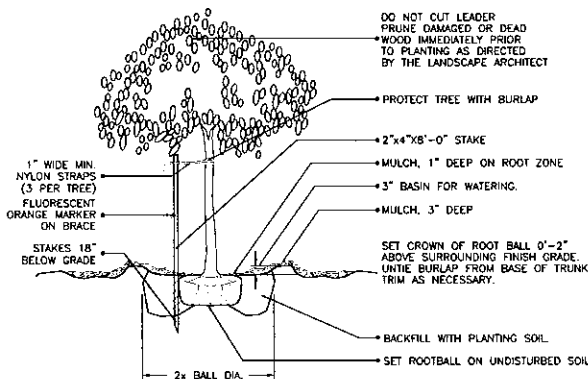
| TREES       | QTY | CODE | BOTANICAL NAME                             | COMMON NAME                                                          | COMMENTS                                       |
|-------------|-----|------|--------------------------------------------|----------------------------------------------------------------------|------------------------------------------------|
| 3           | ST  | ST   | Street Tree (TBD)                          | Final species To Be Determined (TBD) by Town per Master Street Plan. | 15' high, 6" ct. 2.5" cal. min.                |
| 3           | J1  | J1   | Jatropha integririma                       | Jatropha Tree Standard                                               | 4" x 2", standard Native                       |
| 2           | J12 | J12  | Jatropha integririma                       | Jatropha Tree Multi-trunk                                            | 6" x 6" multi-trunk, full Native               |
| 6           | LIP | LIP  | Lagerstroemia indica 'Muskogee' (or Equal) | Lavender Flowering Crape Myrtle                                      | 12'-14' oah. standard, 4 ct. 2.5" cal. min.    |
| 1           | LW  | LW   | Lagerstroemia indica 'Natchez' (or Equal)  | White Flowering Crape Myrtle                                         | 10' oah. Multi-trunk                           |
| 2           | PP  | PP   | Plumeria pudica 'Bridal Bouquet'           | Frangipani                                                           | 15 gal. 6'-7' oah. full                        |
| 1           | QV2 | QV2  | Quercus virginiana                         | Live Oak                                                             | 20' oah. 6" cal. Specimen, 5' ct Native        |
| PALM TREES  |     |      |                                            |                                                                      |                                                |
| 8           | CH  | CH   | Chamaecrops humilis                        | European Fan Palm                                                    | 15 gal. 4' oah. multi-trunk                    |
| 19          | PE2 | PE2  | Ptychosperma elegans                       | Double Alexander Palm                                                | 15' oah. matched, double trunk                 |
| 14          | SP2 | SP2  | Sabal palmetto                             | Cabbage Palmetto                                                     | 28'-32' oah. B&B, full, stagger heights Native |
| 2           | VM3 | VM3  | Veitchia montgomeryana                     | Triple Montgomery Palm                                               | 16'-18' oah. triple, matched, stagger heads    |
| SHRUBS      |     |      |                                            |                                                                      |                                                |
| 12          | ACH | ACH  | Acalypha hispida                           | Chenille Plant                                                       | 3 gal. 24" full. As Shown.                     |
| 18          | ALC | ALC  | Alcantarea odorata                         | Giant Silver Bromeliad                                               | 18" Full. As Shown.                            |
| 21          | ALO | ALO  | Alocasia odora 'California'                | Dwarf Elephant Ear                                                   | 3 gal. 24" x 24", 30" oc                       |
| 2           | CHA | CHA  | Chamaedorea cataractarum                   | Cat Palm                                                             | 7 gal. 3'-4' oah. full                         |
| 8           | COR | COR  | Cordyline frutescens 'Black Magic'         | Black Magic Cordyline                                                | 7 gal. Full. Heavy                             |
| 1           | CRI | CRI  | Cinn. amabile Purple Leaf                  | Purple Leaf Cinn. Lily                                               | 7 gal. 3' ht.. Full                            |
| 2           | DOM | DOM  | Dombeya x semiole                          | Pink Dombeya                                                         | 7 gal. 3' ht.. Full                            |
| 2           | HER | HER  | Heliconia rostrata                         | Lobster Claw Heliconia                                               | 7 gal. 3'-4' ht.. full                         |
| 12          | PHR | PHR  | Philodendron x 'Rejo Congo' Burgandy Color | Burgandy Philodendron                                                | 3 gal. Full. Heavy                             |
| 20          | SR  | SR   | Strelitzia reginae                         | Bird Of Paradise                                                     | 7 gal. 3 plants per pot min. 4'-5' ht. Native  |
| SHRUB AREAS |     |      |                                            |                                                                      |                                                |
| 68          | ACW | ACW  | Acalypha wilkesiana                        | Copperleaf - Red Color                                               | 3 gal. 24" x 18" spr. full. 30" o.c.           |
| 42          | BUP | BUP  | Bulbine frutescens 'Yellow'                | Yellow Bulbine                                                       | 1 gal. 6" x 6", 8" oc                          |
| 36          | CLG | CLG  | Clusia guttifera 'Small Leaf'              | Small-Leaf Clusia                                                    | 3 gal. 3' ht.. 30" o.c. Native                 |
| 94          | DIE | DIE  | Dietes indoides                            | White African Iris                                                   | 1 gal. 12" x 12" Stag. 14" oc                  |
| 16          | FIM | FIM  | Ficus microcarpa 'Green Island'            | Green Island Ficus                                                   | 3 gal. 10" x 10". 20" o.c.                     |
| 68          | HAP | HAP  | Hamelia patens 'Compacta'                  | Dwarf Fire Bush Native                                               | 3 gal. 20" x 20". stag 3" oc                   |
| 156         | MIM | MIM  | Mimosa strigillosa                         | Sensitive Plant Native                                               | 1 gal. 10" x 10" Stag. 20" oc                  |
| 36          | POD | POD  | Podocarpus macrophyllus maki               | Shrubby Yew                                                          | 3 gal. 3 gal. 3' ht. full. 18" o.c.            |
| 18          | SAN | SAN  | Sarcocoea speciosa                         | Sarcocoea                                                            | 3 gal. 14" x 16" Full. 20" o.c.                |
| 49          | SAT | SAT  | Scaevola arborescens 'Tinetto'             | Tinette Arborescens                                                  | 3 gal. Min. 24"x24". 24" o.c.                  |
| 24          | SPP | SPP  | Spatnoglottis plicata 'Purple'             | Purple Ground Orchid                                                 | 1 gal. 12" x 12" staggered 14" oc              |
| 26          | SPY | SPY  | Spatnoglottis plicata 'Yellow'             | Yellow Ground Orchid                                                 | 1 gal. 12" x 12" staggered 14" oc              |





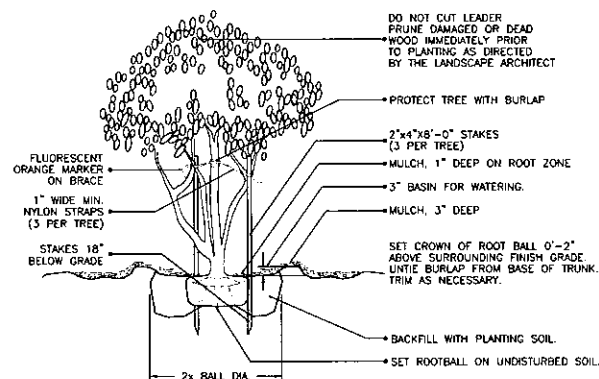
(2" cal. and over)  
**LARGE TREE PLANTING DETAIL**

NTA



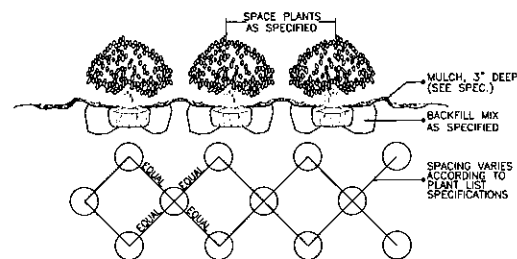
(2" cal. and under)  
**SMALL TREE PLANTING DETAIL**

NTA



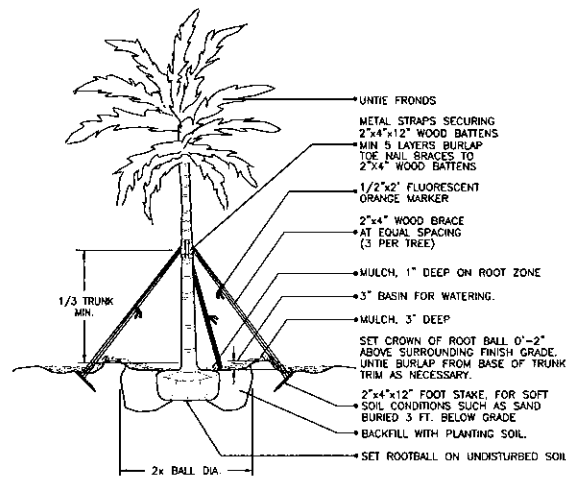
**MULTI- TRUNK AND SMALL TREE  
(2" cal. and under) PLANTING DETAIL**

NTA



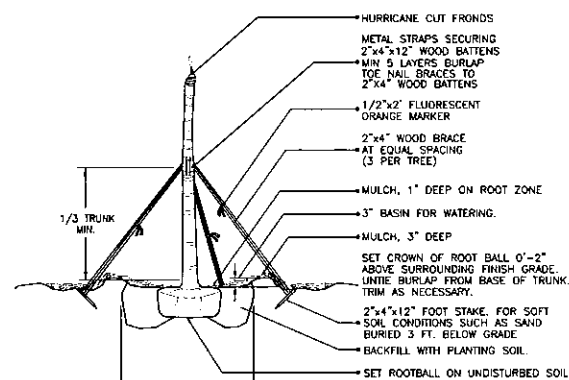
**SHRUB / GROUNDCOVER  
SPACING / PLANTING DETAIL**

NTA



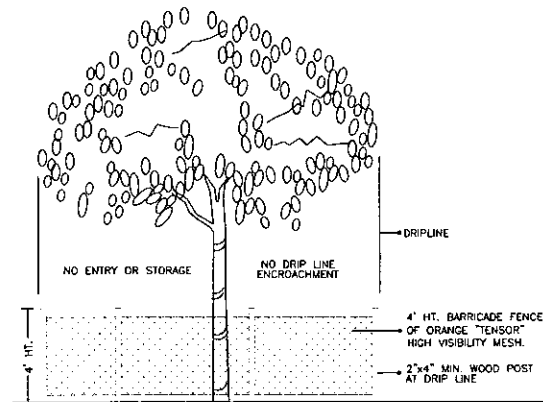
**LARGE PALM PLANTING DETAIL**

NTA



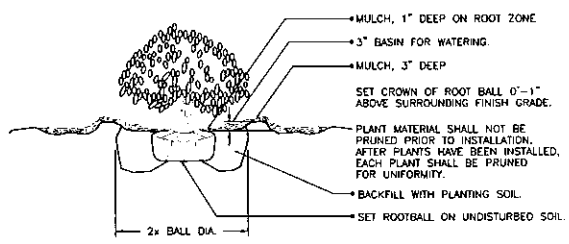
**CIGARED SABAL  
PALM PLANTING DETAIL**

NTA



**TREE PRESERVATION  
BARRICADE FENCING DETAIL**

NTA



**SHRUB PLANTING DETAIL**

NTA

## GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida 5 or better, as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or horticultural grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any existing canal, lake or waterway.
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% truck and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4110 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be related to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 125 lbs/acre or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.
18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 75 months.
20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 15 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-prune all trees a minimum of (8) weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, non-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water or fertilizer service and not overspray sidewalks. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 10 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscaping Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear zone.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.

## 93 Bay Harbor Townhouses

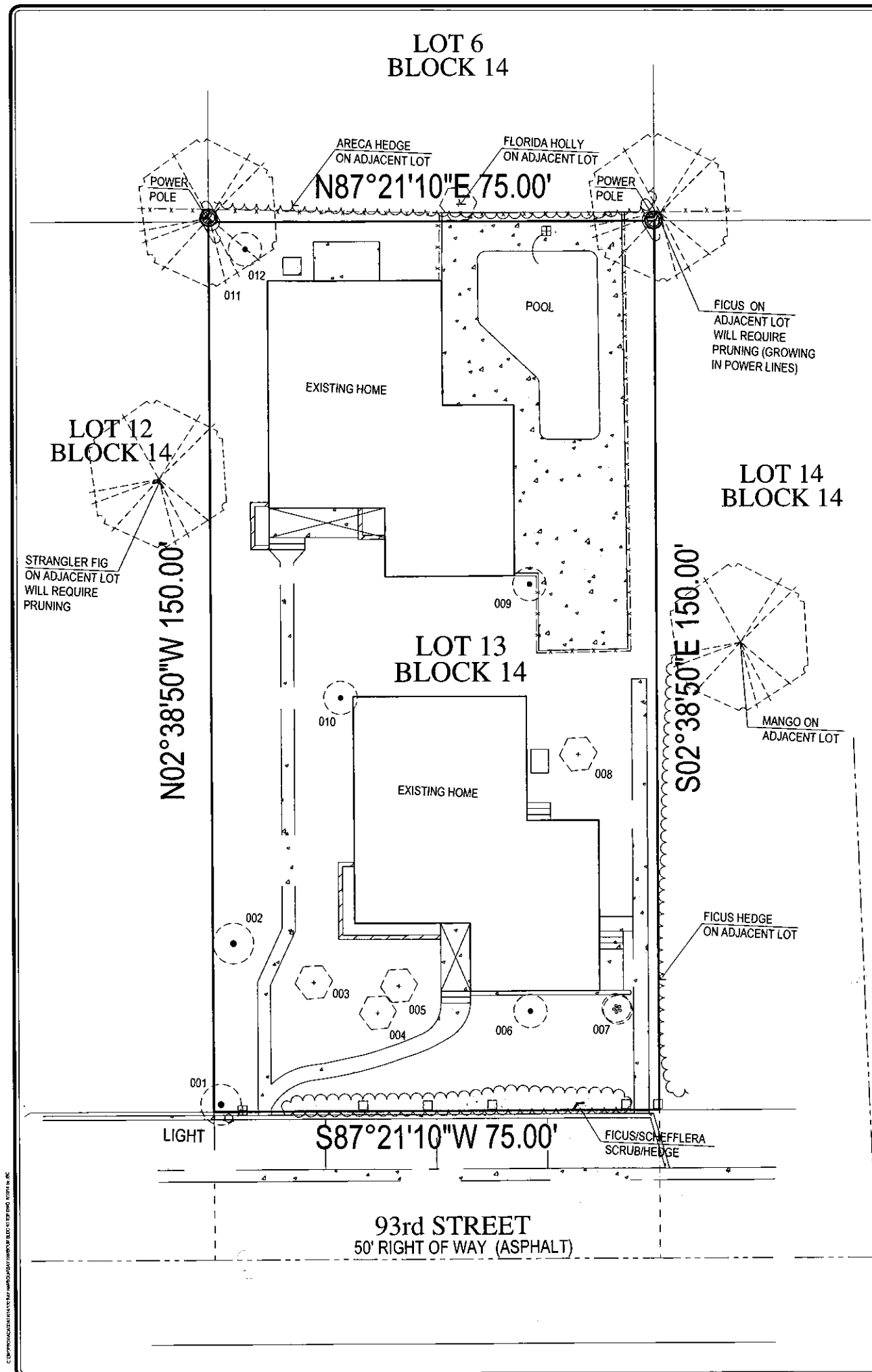
Landscape Code (Sec. 24-16) Requirements  
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)

|                                                |                             |                 |                 |
|------------------------------------------------|-----------------------------|-----------------|-----------------|
| Site Address:                                  | 1055 93rd Street            |                 |                 |
| Net Lot Area:                                  | 0.26 Acres                  | 11,250 SF       |                 |
|                                                |                             | <b>Required</b> | <b>Provided</b> |
| <b>A. Open Space Requirement</b>               |                             |                 |                 |
| Net Lot Area = 11,250 SF x 20% = 2,250 SF      | 20%                         | 2,250 SF        | 21% 2,402 SF    |
| <b>B. Maximum Lawn Area Allowed</b>            |                             |                 |                 |
| Req. open space 2,250 SF x 60% = 1,350 SF      | 60%                         | 1,350 SF        | 20% 451 SF      |
| <b>C. Shade Trees Required*</b>                |                             |                 |                 |
| 1 28 Trees/acre: 28 x 0.26 acres = 7.28        | 8                           | 10*             |                 |
| 2 Native Species Required = 50%                | 4                           | 4               |                 |
| Number of Trees required 8 x 50% = 4           |                             |                 |                 |
| 3 Drought Tolerant and Low = 50%               | 4                           | 7               |                 |
| Number of Trees required 8 x 50% = 4           |                             |                 |                 |
| <b>D. Shrubs Required**</b>                    |                             |                 |                 |
| 1 10 shrubs/required trees                     | 70                          | 142**           |                 |
| 2 Natives Required = 30%                       | 21                          | 36              |                 |
| 3 Drought Tolerant and Low = 50%               | 40                          | 74              |                 |
| Number of Shrubs required 70 x 50% = 40        |                             |                 |                 |
| <b>E. Parking Lot Landscaping</b>              |                             |                 |                 |
| 1 10 SF/parking space:<br>10 x 1 space = 10 SF | 10                          | 72              |                 |
| 2 Trees Required                               | 1                           | 1               |                 |
| 3 Shrubs Required                              | N/A                         | N/A             |                 |
| <b>F. Buffers</b>                              |                             |                 |                 |
| 1 Parking Lot from ROW                         | Fence plus continuous hedge |                 |                 |
| 2 Dissimilar Uses                              | N/A                         | N/A             |                 |

\* Includes only shade trees with 12' height, 4' clear trunk & 2.5" caliper minimum

\*\* Includes only shrubs with 24" height minimum at time of planting

Last Revised: 8.20.14



| BAY HARBOR 93 Tree Disposition Chart                                                                                                                                                                               |                      |                       |               |                                            |                    |                       |                                                   |             |                      |                     |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|---------------|--------------------------------------------|--------------------|-----------------------|---------------------------------------------------|-------------|----------------------|---------------------|-------------|
| No.                                                                                                                                                                                                                | Botanical Name       | Common Name           | Size DBH (in) | Height (ft)                                | Canopy Spread (ft) | Canopy Area (sq. ft.) | Condition - Comments                              | Disposition | Mitigation (in. dbh) | Mitigation Comments | Disposition |
| 1                                                                                                                                                                                                                  | Sabal Palmetto       | Sabal Palm            | 14            | 14                                         | 10                 | 78                    | Poor, growing on light pole & in state of decline | Remove      | 78                   |                     | Remove      |
| 2                                                                                                                                                                                                                  | Psychosperma elegans | Alexander Palm        | 2             | 18                                         | 8                  | 50                    | Poor, curved trunk, not maintained                | Remove      | N/A                  | Less than 2" dbh    | Remove      |
| 3                                                                                                                                                                                                                  | Dypsis lutescens     | Areca Palm            | N/A           | 8                                          | N/A                | N/A                   | Poor-Fair                                         | Remove      | N/A                  | Not a tree          | Remove      |
| 4                                                                                                                                                                                                                  | Phoenix roebelinii   | Pygmy Date Palm       | 3             | 6                                          | 3                  | N/A                   | Poor, single trunk.                               | Remove      | N/A                  | Less than 12" high  | Remove      |
| 5                                                                                                                                                                                                                  | Ficus spp.           | Ficus Volunteer       | 4             | 14                                         | 8                  | 50                    | Volunteer growth from hedge                       | Remove      | N/A                  | Volunteer Hedge     | Remove      |
| 6                                                                                                                                                                                                                  | Sabal Palmetto       | Sabal Palm            | 14            | 16                                         | 12                 | 113                   | Fair, growing just next to house                  | Remove      | 113                  |                     | Remove      |
| 7                                                                                                                                                                                                                  | Psychosperma elegans | Triple Alexander Palm | 14            | 12'-16"                                    | 16                 | 201                   | Fair, triple trunk, 4", 6" & 4"                   | Remove      | 201                  |                     | Remove      |
| 8                                                                                                                                                                                                                  | Schefflera spp.      | Schefflera            | N/A           | 12                                         | N/A                | N/A                   | Invasive                                          | Remove      | N/A                  | Invasive            | Remove      |
| 9                                                                                                                                                                                                                  | Sabal Palmetto       | Sabal Palm            | 14            | 16                                         | 12                 | 113                   | Fair-Good                                         | Remove      | 113                  |                     | Remove      |
| 10                                                                                                                                                                                                                 | Sabal Palmetto       | Sabal Palm            | 14            | 16                                         | 12                 | 113                   | Fair-Good                                         | Remove      | 113                  |                     | Remove      |
| 11                                                                                                                                                                                                                 | Ficus benjamina      | Weeping Fig           | N/A           | 35                                         | 45                 | N/A                   | Poor, growing around power pole on 4 lots         | Remove      | N/A                  | Invasive            | Remove      |
| 12                                                                                                                                                                                                                 | Adonidia merrillii   | Single Christmas Palm | 5             | 18                                         | 10                 | 78                    | Fair-Good                                         | Remove      | 78                   |                     | Remove      |
|                                                                                                                                                                                                                    |                      |                       |               |                                            |                    |                       |                                                   |             |                      |                     |             |
| Total Existing Inches                                                                                                                                                                                              |                      |                       | 84            | Total Qualifying Mitigation Inches Removed |                    |                       |                                                   | 696         |                      |                     |             |
| Notes:<br>1. See Sheet LNP-1 for mitigation replacement.<br>2. No existing trees of value to be preserved and/or relocated.<br><div>Last Revised: 8.25.14</div> <div>Date of Tree Inventory: August 23, 2014</div> |                      |                       |               |                                            |                    |                       |                                                   |             |                      |                     |             |

jls planning & design  
 planning, landscape architecture & sustainable design  
 1312 Palmyra Terrace N. Weston, Florida 33327  
 (954) 802-6292 | www.jlsplanning.com

93 BAY HARBOUR  
 1055 93rd St. Bay Harbor Islands, FL  
 Miami, Florida 33142

Sheet Title  
 TREE DISPOSITION PLAN

Revision Dates

Date  
 08.25.2014

Sheet Number  
 TDP 1

Seal  
 JILL COHEN  
 8.29.14  
 LA1600





# 1055 93rd Street, Bal Harbor

|                                                                                                                                                   |       |         |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|------|
| PERM Flood Discharge Rate (ft³/sec)                                                                                                               | 4.81  | ft³/sec | NOVD |
| Miami Dade County Flood District (ft³/sec)                                                                                                        | 4.81  | ft³/sec | NOVD |
| Atg. Existing Onsite Grade Elevation                                                                                                              | 5.70  | ft      | NOVD |
| Prop. 1/2 sec. 10 min. Duration                                                                                                                   | 5.43  | ft      | NOVD |
| Current Water Table Elev. (CWT)                                                                                                                   | 5.43  | ft      | NOVD |
| Total Site Area                                                                                                                                   | 0.228 | acres   |      |
| Total Drainage Area (A <sub>d</sub> )                                                                                                             | 0.128 | acres   |      |
| Total Impervious Area (A <sub>i</sub> )                                                                                                           | 0.301 | acres   |      |
| Net Flood                                                                                                                                         | 0.000 | acres   |      |
| Total Pervious Area (A <sub>p</sub> )                                                                                                             | 0.027 | acres   |      |
| Runoff Coefficient Impervious (C <sub>i</sub> )                                                                                                   | 0.91  |         |      |
| Runoff Coefficient Pervious (C <sub>p</sub> )                                                                                                     | 0.31  |         |      |
| Design Storm Frequency, T <sub>r</sub>                                                                                                            | 5     | Years   |      |
| Minimum Time of Concentration, T <sub>c</sub>                                                                                                     | 10    | Min.    |      |
| The IDF Equation used by DERM, 1 = 108 S <sup>0.48</sup> (T <sub>c</sub> ) <sup>0.78</sup> (10 S <sup>0.48</sup> T <sub>c</sub> <sup>0.78</sup> ) |       |         |      |
| Intensity, I = 6.2 (inches/hr)                                                                                                                    |       |         |      |

## RATIONAL METHOD PEAK RUNOFF CALCULATIONS

| DRAINAGE STRUCTURE ID | TOTAL DRAINAGE BASIN AREA (AC) | IMPERVIOUS AREA (AC) | PERVIOUS AREA (AC) | WEIGHTED "C" VALUE | CONTRIBUTING DRAINAGE AREA (CA) (AC) | INTENSITY "I" (INCHES/HR) | PEAK RUNOFF (Q <sub>p</sub> ) (CFS) |
|-----------------------|--------------------------------|----------------------|--------------------|--------------------|--------------------------------------|---------------------------|-------------------------------------|
| DW-1                  | 0.228                          | 0.30                 | 0.06               | 0.797              | 0.1980                               | 6.17                      | 1.22                                |

## Peak Discharge Calculation per TR-55 Graphical Peak Discharge Method

$Q_p = Q_u A_u Q_F$   
 $Q_u$  = Peak Discharge (cfs/ft²)  
 $Q_u$  = Unit Peak Discharge (cfs/ft²) (in Exhibit 4-ii in Chapter 4 of TR-55)  
 $A_u$  = Drainage Area (mi²)  
 $Q_F$  = Pond and swamp adjustment factor  
 $Q$  = Runoff (in.)  $Q = \frac{10^{-4} S^{0.48} T_c^{0.78}}{(T_c + 1)^{0.78} + 1}$   
 $Q$  = runoff (in.)  
 $S$  = rainfall (inches) = 7.0 (5 year 24 hour storm event)  
 $S$  = potential maximum retention after runoff begins (in.)  
 $T_c$  = time of concentration (hr) = 0.25  
 $CN$  = Curve Number

| DRAINAGE STRUCTURE ID | TOTAL DRAINAGE BASIN AREA (AC) | WEIGHTED CURVE NUMBER (CN) | POTENTIAL MAX. RETENTION (S) | INITIAL ABSTRACTION (I <sub>a</sub> ) (in) | LP    | TOTAL RUNOFF VOLUME (Q <sub>t</sub> ) (cu ft) | UNIT PEAK DISCHARGE (q <sub>p</sub> ) (cfs/ft²) | PEAK DISCHARGE (Q <sub>p</sub> ) (cfs) |
|-----------------------|--------------------------------|----------------------------|------------------------------|--------------------------------------------|-------|-----------------------------------------------|-------------------------------------------------|----------------------------------------|
| DW-1                  | 0.228                          | 98                         | 0.20                         | 0.25                                       | 0.006 | 8.73                                          | 0.000                                           | 1.61                                   |

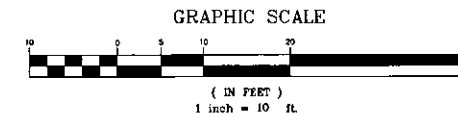
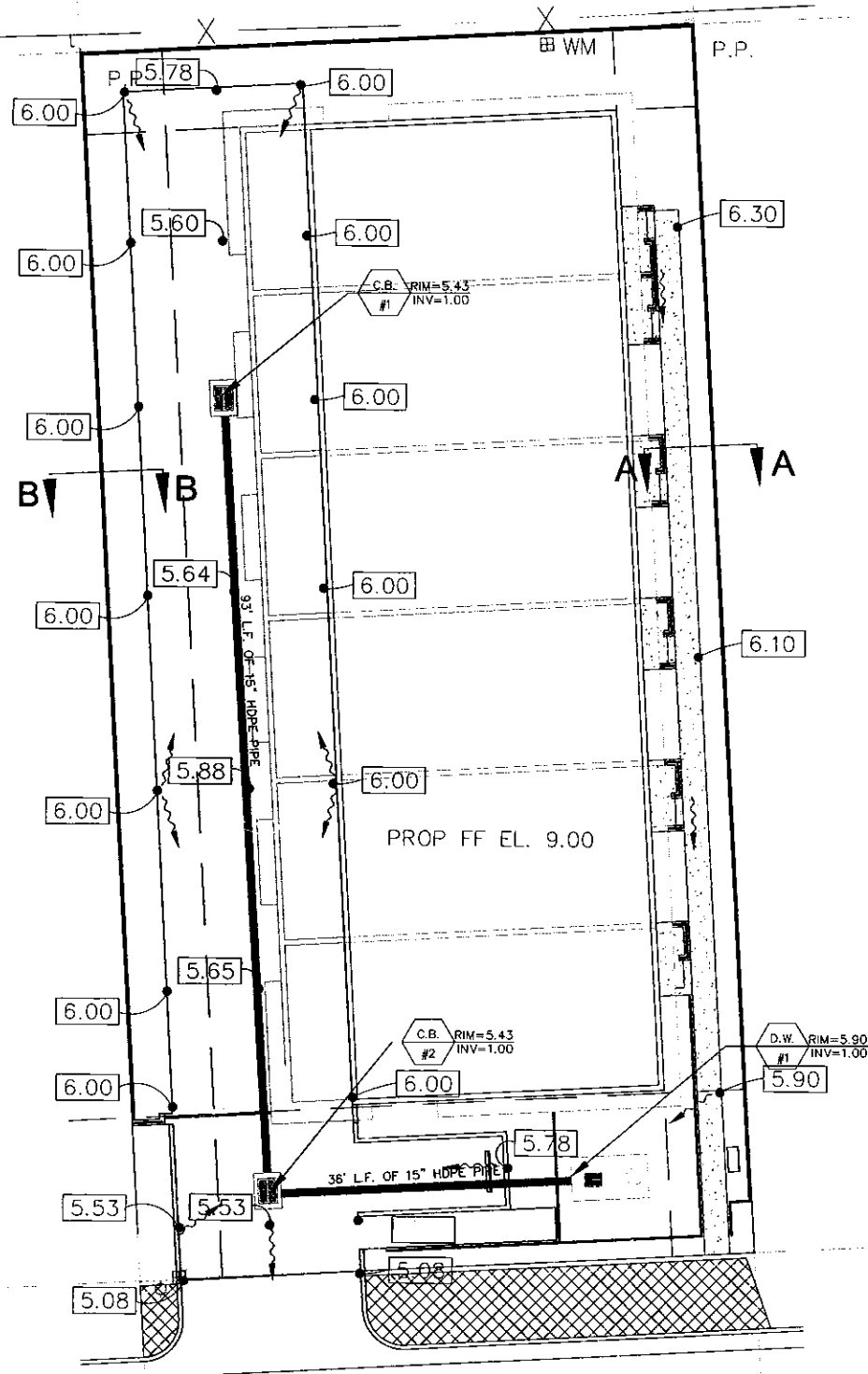
## DRAINAGE WELL DESIGN

|                         |      |                |
|-------------------------|------|----------------|
| Well Discharge Capacity | 8.69 | gpm of 1/2 in. |
| Well Diameter           | 24   | inches         |
| Drainage Well Depth     | 140  | feet           |
| Well Manning            | 1.50 | ft.            |
| Ground Water Table      | 2.08 | ft.            |

| DRAINAGE STRUCTURE ID | LOWEST BASE ELEV. (FT. NGVD) | AVAILABLE EFFECTIVE HEAD (FT.) | WELL CAPACITY (GPM) | DRAINAGE BASIN AREA (AC) | PEAK RUNOFF (CFS) | SAFETY FACTOR |
|-----------------------|------------------------------|--------------------------------|---------------------|--------------------------|-------------------|---------------|
| DW-1                  | 5.73                         | 2.50                           | 3.18                | 0.228                    | 1.22              | 2.81          |

## CALCULATIONS FOR 90 SEC. RETENTION TIME

| DRAINAGE STRUCTURE ID | WELL STRUCTURE DIMENSIONS   | DRAINAGE STRUCTURE RIM ELEVATION (FT. NGVD) | WELL CASING ELEVATION (NGVD) | PEAK RUNOFF (CFS) | 90 SEC. RETENTION VOLUME (CF) | REQ. RATIO (Peak/90) | PROVIDED Ratio (ft.) |
|-----------------------|-----------------------------|---------------------------------------------|------------------------------|-------------------|-------------------------------|----------------------|----------------------|
| DW-1                  | WIDTH (FT.)<br>LENGTH (FT.) | 5.78                                        | 5.78                         | 1.22              | 110                           | 1.1                  | 8.00                 |



## LEGEND

- PROPOSED CATCH BASIN
  - PROPOSED CURB INLET
  - PROPOSED STORM MANHOLE
  - PROPOSED YARD DRAIN
  - PROPOSED DISCHARGE WELL
  - PROPOSED DRAINAGE PIPE W/ EXFILTRATION TRENCH, SIZE AND MATERIAL SHOWN ON PLAN
  - EXISTING DRAINAGE PIPE
  - EXISTING CATCH BASIN
  - PAVEMENT RESTORATION
  - ASPHALT REMOVAL
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
- RIM=X.XX  
 INV=X.XX
- STRUCTURE NOTE  
 A = STRUCTURE TYPE  
 B = STRUCTURE NUMBER  
 D.W. = DISCHARGE WELL  
 S.M.H. = STORM MANHOLE  
 C.B. = CATCH BASIN  
 C.I. = CURB INLET  
 Y.D. = YARD DRAIN
- EXISTING GRADE
- 9.42 PROPOSED GRADE ANNOTATION
- CROSS SECTION

PALMS OF BAY HARBOR  
MIAMI DADE, FLORIDA

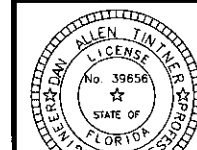
PAVING GRADING AND DRAINAGE PLAN

CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS



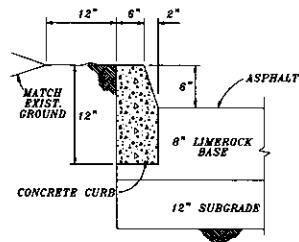
SCALE: 1"=10'  
 DATE: 07/12/14  
 DRAWN BY: GBH  
 CHECKED BY: DAT  
 DESIGNED BY: GBH



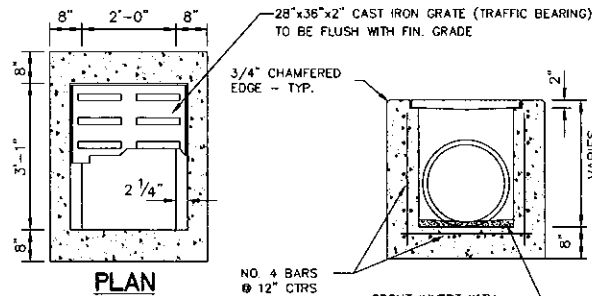
DAN TIMMER, P.E.  
FLORIDA REGISTRATION NO. - 39656

PLANS FOR PERMITTING  
ONLY NOT FOR  
CONSTRUCTION 8-29-14





TYPE 'D' CURB AT ROADS

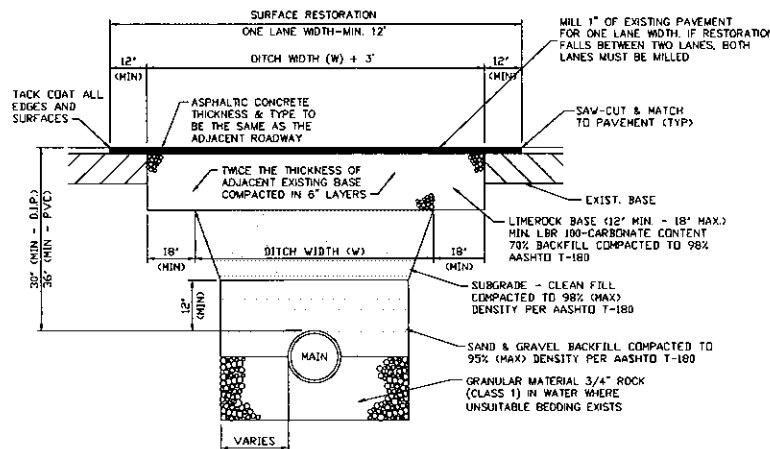


TOP SLAB SHALL BE REINFORCED WITH NO. 5 BARS @ 8\"/>

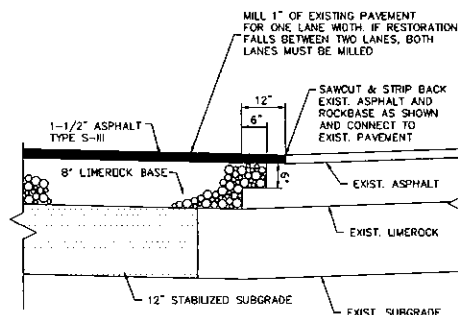
TYPICAL TYPE 'C' INLET

SECTION

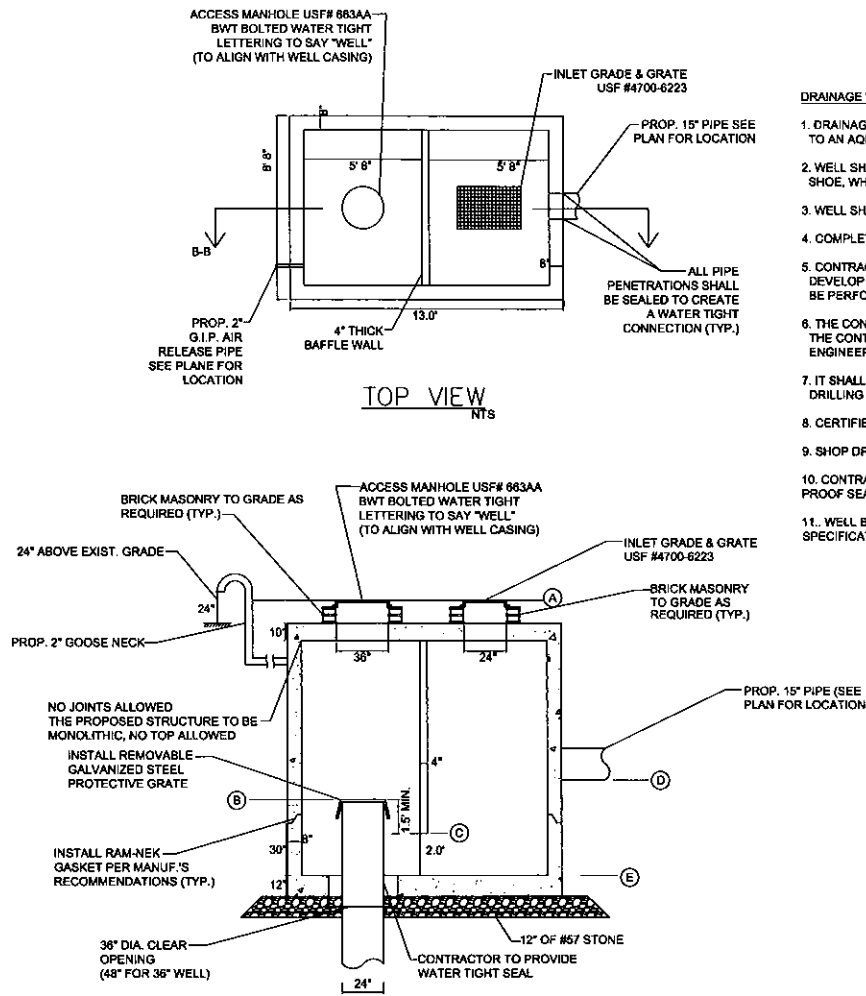
CONTRACTOR SHALL CUT ALL PIPES FLUSH WITH INSIDE FACE OF BOX. TYPICAL ALL INLETS ON THE PROJECT



PAVEMENT RESTORATION

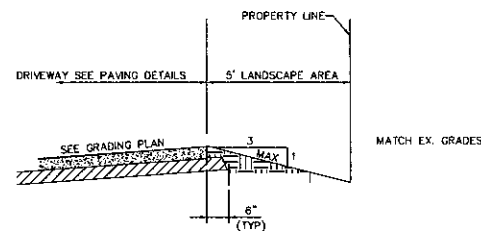


CONNECTION TO EXISTING PAVEMENT DETAIL

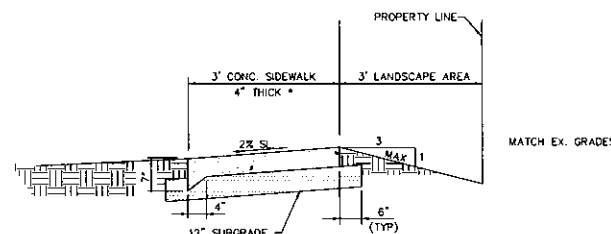


SECTION B-B

| ELEVATIONS IN FEET (NGVD) |          |          |          |      |          |
|---------------------------|----------|----------|----------|------|----------|
| DRAINAGE WELL BOX         | A        | B        | C        | D    | E        |
| 1                         | (+) 5.78 | (+) 2.78 | (+) 1.28 | 1.00 | (-) 0.72 |



SECTION 'B-B'



SECTION 'A-A'

HANDICAP RAMP AS REQUIRED

- NOTES:
1. PROVIDE 1/8\"/>

SIDEWALK CONSTRUCTION

DRAINAGE WELL NOTES

1. DRAINAGE WELL SHALL BE DRILLED TO A TOTAL DEPTH OF 100 FEET MIN. TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM OF 10,000 MG/LITER OF TOTAL DISSOLVED SOLIDS (TDS).
2. WELL SHALL HAVE AN UPPER CASING MINIMUM OF 24 INCHES IN DIAMETER, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT.
3. WELL SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR TO PERFORM INJECTION TEST TO DEMONSTRATE WELL CAPACITY, WELL SHOULD DEVELOP A MINIMUM DISCHARGE RATE OF 850 GPM/FT (1200 GPM/FT FOR WELL No.7). HEAD TEST SHALL BE PERFORMED USING FRESH WATER.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND THE ENGINEER PRIOR TO STARTING WORK.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SECURE THE NECESSARY D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
8. CERTIFIED WELL INJECTION TEST FOR EACH WELL SHALL BE DELIVERED TO ENGINEER FOR REVIEW.
9. SHOP DRAWING REQUIRED FOR ALL STRUCTURES, FITTINGS AND COVERS.
10. CONTRACTOR SHALL GROUT BETWEEN 4\"/>

PALMS OF BAY HARBOR  
MIAMI DADE, FLORIDA

SITE DETAIL SHEET

CARNAHAN · PROCTOR · CROSS, INC.

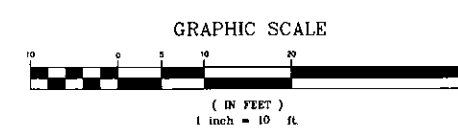
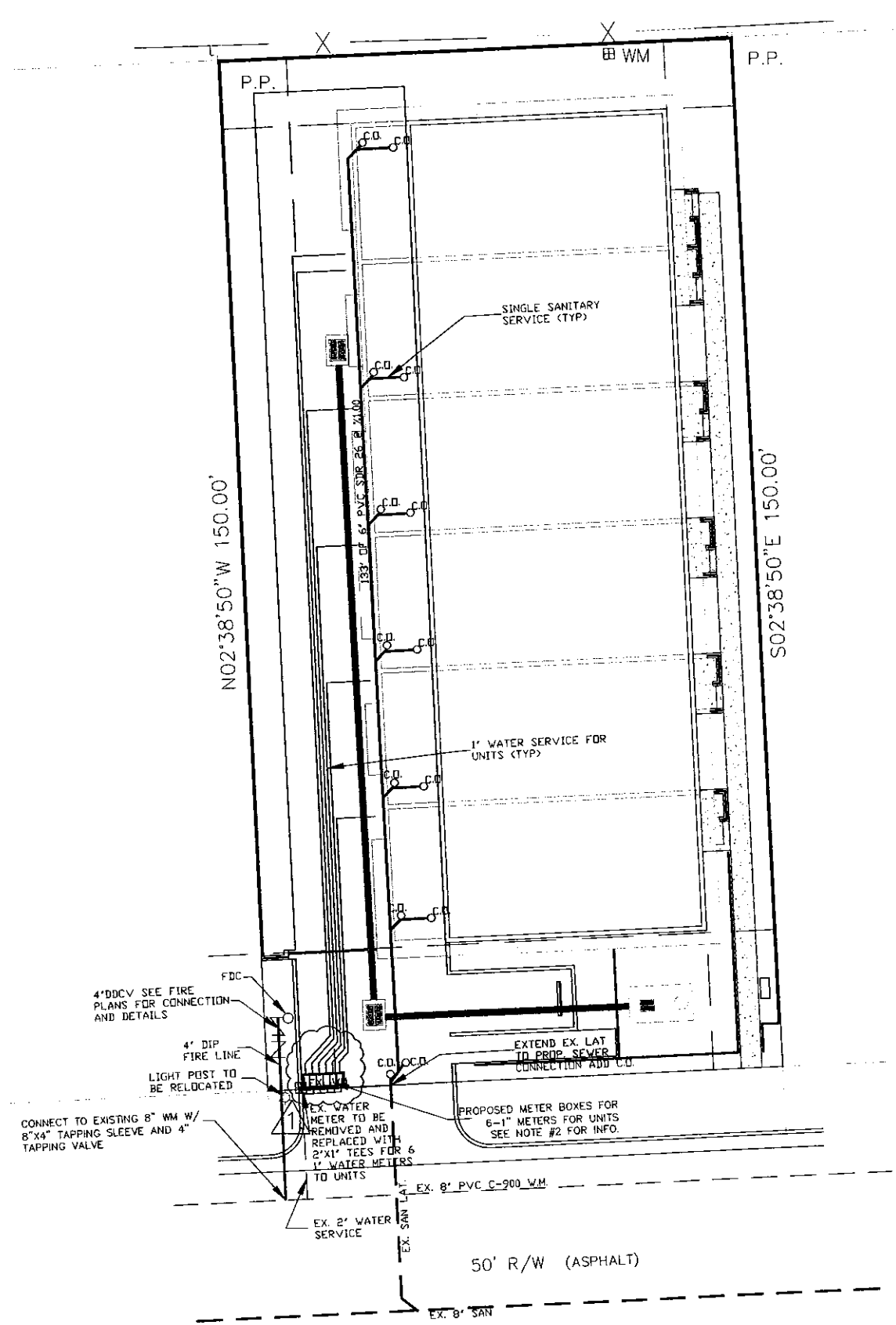
CONSULTING ENGINEERS · SURVEYORS · PLANNERS

814 SOUTH MIAMI AVENUE, SUITE 3304  
MIAMI, FLORIDA 33134



SCALE: 1\"/>

PLANS FOR PERMITTING  
ONLY NOT FOR  
CONSTRUCTION 8-29-14



| NO | DATE    | BY  | CHKD | DATE | REVISIONS                           |
|----|---------|-----|------|------|-------------------------------------|
| 1  | 8-25-14 | GBH | DAT  |      | REVISE PER BUILDING PERMIT COMMENTS |

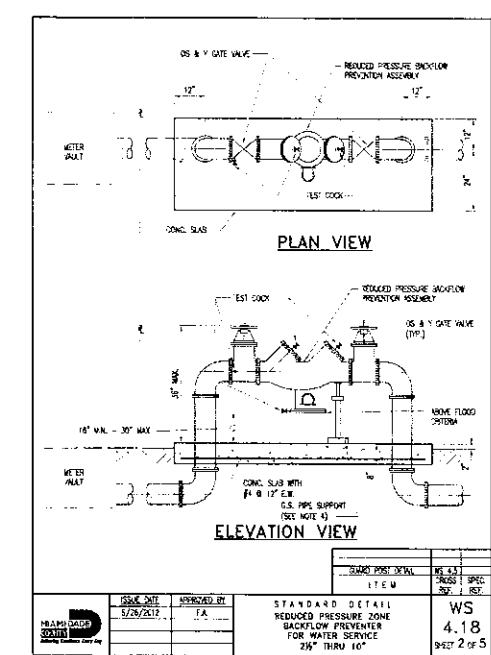
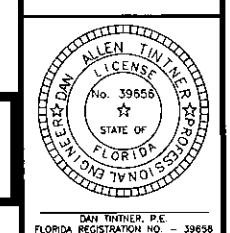
PALMS OF BAY HARBOR  
MIAMI DADE, FLORIDA

WATER AND SEWER PLAN

CARNAHAN · PROCTOR · CROSS, INC.  
CONSULTING ENGINEERS · SURVEYORS · PLANNERS  
814 SOUTH MIAMIWAY TRAIL, MIAMI BEACH, FL 33442  
PHONE: (305) 358-7700 FAX: (305) 358-7710



SCALE: 1"=10'  
DATE: 07/12/14  
DRAWN BY: GBH  
CHECKED BY: DAT  
DESIGNED BY: GBH



NOTES:  
1. Based on the plumbing details in the Florida Building Code 2010 edition and the total plumbing fixtures for the project, the requirements are a minimum 1 1/2" Water service. Contractor to field verify size of the existing water service.  
2. The water meter boxes will be "Raven" water meter box RMB-13-24-12 with a "Sigma" lid DL-13-24 traffic rated lid with reader please see website [www.ravenproducts.org](http://www.ravenproducts.org) and final engineering plans for details.

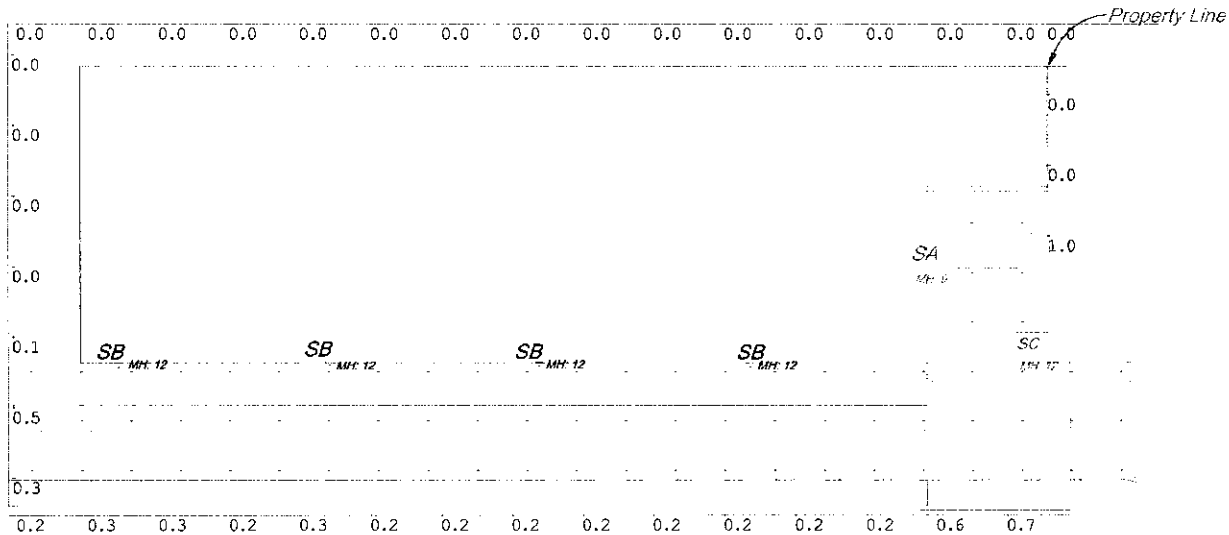
PLANS FOR PERMITTING  
ONLY NOT FOR  
CONSTRUCTION 8-29-14

SHEET WS-1



Designed By:  
Jerry Goldman, LC  
Phone: 954/298-4108

| Luminaire Schedule |     |        |             |                   |       |       |       |                |            |             |            |           |                    |                          |                   |
|--------------------|-----|--------|-------------|-------------------|-------|-------|-------|----------------|------------|-------------|------------|-----------|--------------------|--------------------------|-------------------|
| Symbol             | Qty | Label  | Arrangement | Total Lamp Lumens | LLD   | LDD   | LLF   | Description    | Lum. Watts | Total Watts | Symbol-Iso | No. Lamps | MANUFACTURER       | LUMINAIRE CATALOG NUMBER | LAMP              |
| 1                  | SA  | SINGLE | N.A.        | 1,000             | 1.000 | 0.900 | 0.900 | LNC-7LU-3K-3-1 | 17.6       | 17.6        |            | 1         | HUBBELL OUTDOOR    | LNC-7LU-3K-3             | 7- NICHIA 3K LEDS |
| 4                  | SB  | SINGLE |             | 5500              | 0.800 | 0.900 | 0.720 | RDI 150PX FT   | 98         | 392         |            | 1         | HUBBELL            | RDI 150PX FT             | 150 W PS MH E 17  |
| 1                  | SC  | SINGLE |             | 8100              | 0.800 | 0.900 | 0.720 | CR1-P10-H3P    | 129        | 129         |            | 1         | SPAULDING LIGHTING | CR1-P10-H3P              | 100 W PS MH BD 17 |



| Calculation Summary     |             |       |      |     |     |         |         |       |
|-------------------------|-------------|-------|------|-----|-----|---------|---------|-------|
| Label                   | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min | # Pts |
| CalcPts                 | Illuminance | Fc    | 0.13 | 0.5 | 0.0 | N.A.    | N.A.    | 7     |
| CalcPts Drive way_1     | Illuminance | Fc    | 3.17 | 9.8 | 1.1 | 2.88    | 8.91    | 75    |
| CalcPts East Prop Line  | Illuminance | Fc    | 0.25 | 1.0 | 0.0 | N.A.    | N.A.    | 4     |
| CalcPts North Prop Line | Illuminance | Fc    | 0.00 | 0.0 | 0.0 | N.A.    | N.A.    | 15    |
| CalcPts South Prop Line | Illuminance | Fc    | 0.28 | 0.7 | 0.2 | 1.40    | 3.50    | 15    |

SITE LIGHTING FOR  
93 BAR HARBOR  
BAY HARBOR ISLAND, FL.

Date:  
10/24/2014

Photometric Plan

PP 01



93 BAY HARBOR  
1055 93rd STREET BAY HARBOR, FL

FOLIO No. 13-2227-001-2780

01/06/14 - PLANNING and ZONING SUBMISSION



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PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

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Revision

Project Number  
13-014

Date  
11/22/13

Sheet Title

COVER  
SHEET

Drawn by: CDL

Checked by:

Sheet Number

A 0

PROJECT TEAM

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SURVEYOR

Target Surveying, LLC  
6250 N. Military Trail, Suite 102  
West Palm Beach, FL 33407  
T: 561 640 4800

TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.

THE 2010 FLORIDA BUILDING CODE, RESIDENTIAL, IS THE BASED CODE FOR DESIGN

SCOPE OF WORK:  
NEW CONSTRUCTION OF SIX, THREE-STORY TOWN HOMES WITH A TWO-CAR GARAGE AND ACTIVE ROOF DECK



LOCATON PLAN

SITE

DRAWING INDEX

ARCHITECTURAL

A0 00 COVER SHEET  
SURVEY  
D-1 DEMOLITION SITE PLAN  
A-1 EXTERIOR RENDERING  
A-2 EXTERIOR RENDERING  
A-3 EXTERIOR RENDERING  
A-4 AERIAL PHOTOGRAPH OF SITE  
A-5 RENDERED SITE/LANDSCAPE PLAN  
A-6 PROPOSED SITE PLAN and DATA  
A-7 ENLARGED GROUND FLOOR PLAN  
A-8 ENLARGED SECOND FLOOR PLAN  
A-9 ENLARGED THIRD FLOOR PLAN  
A-10 ENLARGED ROOF DECK PLAN  
A-11 ENLARGED UPPER ROOF PLAN  
A-12 EXTERIOR ELEVATION - SOUTH  
A-13 EXTERIOR ELEVATION - EAST  
A-14 EXTERIOR ELEVATION - WEST  
A-15 EXTERIOR ELEVATION - NORTH  
A-16 COLOR EXTERIOR ELEVATIONS - SOUTHEAST  
A-17 COLOR EXTERIOR ELEVATIONS - WEST/NORTH  
A-18 BUILDING SECTION

CIVIL

C-1 PAVING and DRAINAGE PLAN  
C-2 PAVEMENT MARKING and SIGNAGE PLAN  
C-3 PAVING and DRAINAGE DETAILS  
C-4 WATER and SEWER PLAN  
C-5 WATER and SEWER DETAILS

LANDSCAPE

LD-1 TREE DISPOSITION PLAN  
LD-2 STATEMENT OF LANDSCAPE COMPLIANCE  
LD-3 LANDSCAPE PLAN  
LD-4 LANDSCAPE DETAILS  
LD-5 ROOF TERRACE LANDSCAPE PLAN

ELECTRICAL

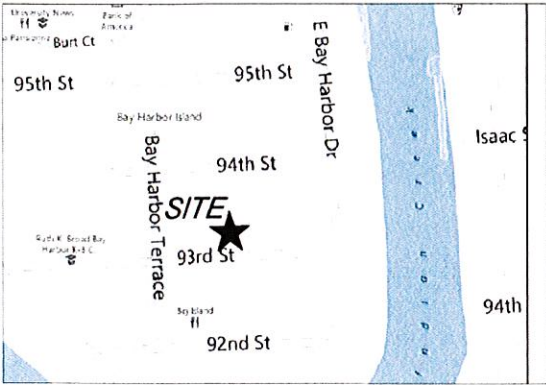
ES-1 PHOTOMETRIC SITE PLAN  
WALL PACK CUT SHEET



LEGAL DESCRIPTION  
LOT 13, BLOCK 14, BAY HARBOR ISLAND, ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

BOUNDARY SURVEY, TOPOGRAPHY & TREE LOCATION OF  
1055-1057 93RD STREET  
BAY HARBOR ISLANDS, FL 33154

PREPARED FOR:  
MICHAEL PUDER



VICINITY MAP  
NOT TO SCALE

ORIGINAL FIELD WORK COMPLETED BY:  
TARGET SURVEYING, LLC.  
JOB #: 188724 DATED: 05-16-2013

REVISIONS:  
1. ADDED TREE LOCATIONS: 10-22-2013

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.M. CONCRETE MONUMENT
- CATV CABLE RISER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.L. ELEVATION
- F.F. FINISHED FLOOR
- F.C.M. FOUND CONCRETE MONUMENT
- F.P.K. FOUND PARKER-KALON NAIL
- F.I.R. FOUND IRON ROD
- F. FOUND
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.T.S. NOT TO SCALE
- N.D. NAIL & DISC
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER-KALON NAIL
- R. RADIUS
- S.P.K. SET PARKER-KALON NAIL
- S.S. SHIP SPIKE
- TAN. TANGENT
- T.B.M. TEMPORARY BENCH MARK
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- U.P. UTILITY POLE
- C. CENTERLINE
- P. PROPERTY LINE
- AND
- NUMBER
- DELTA OR CENTRAL ANGLE
- CONCRETE

ORIGINATION BENCHMARK  
MIAMI-DADE COUNTY  
BENCHMARK "3-24362"  
N.G.V.D. 1929 ELEVATION = 11.77'

SCALE: 1"=15'

GRAPHIC SCALE (In Feet)  
1 inch = 15 ft.

- NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT
  - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
  - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
  - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

FLOOD ZONE: AE  
COMMUNITY NUMBER: 120637  
PANEL: 1208660144  
SUFFIX: L  
BASE FLOOD ELEVATION: 8  
FIRM DATE: 9/11/2009  
FIRM EFFECT/REV DATE: 9/11/2009

Clyde O. McNeal PSM #2883  
THIS SURVEY IS NOT VALID WITHOUT  
THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

|         |          |       |        |
|---------|----------|-------|--------|
| Project | C-12412  | Sheet | 1 OF 1 |
| Date    | 10-14-13 |       |        |
| Scale   | 1"=15'   |       |        |

COMPASS  
SURVEYING  
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE: 561.640.4800  
FAX: 561.640.0576  
LB #7463

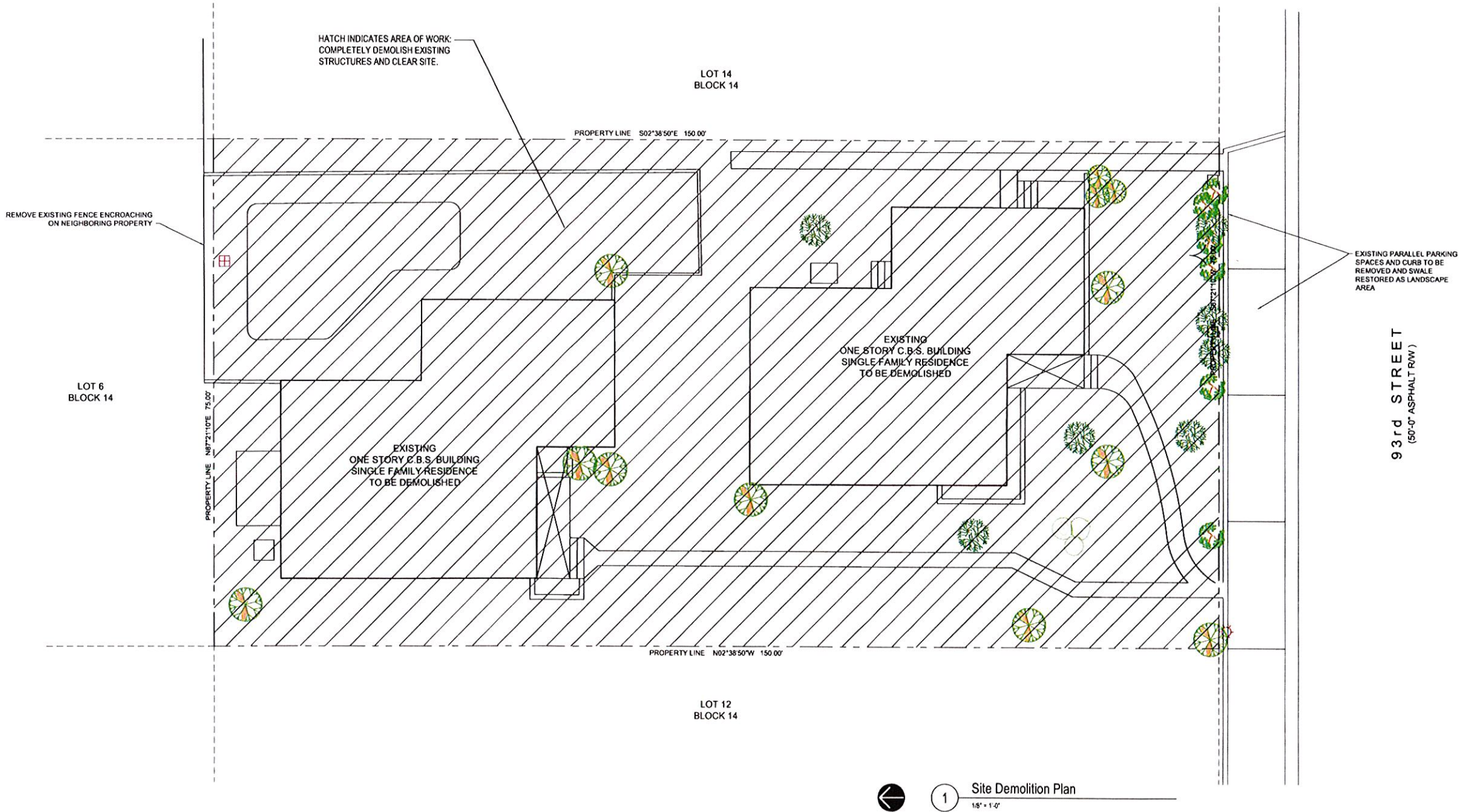


SCOPE OF WORK

- 1. COMPLETELY DEMOLISH AND REMOVE ALL EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO, EXISTING RESIDENCE, WALKWAYS, AND PORCHES.
- 2. COMPLETELY EXCAVATE AND REMOVE ALL EXISTING UNDERGROUND FOUNDATIONS, UTILITY LINES, AND STRUCTURES
- 3. DISCONNECT AND REMOVE ALL EXISTING OVERHEAD POWER AND/OR CABLE LINES
- 4. EXCAVATE AND FILL EXISTING POOL
- 5. COMPLETELY CLEAR SITE DOWN TO DIRT IN PREPARATION FOR NEW WORK
- 6. ALL EXISTING TREES TO BE PROTECTED DURING DEMOLITION AND SITE CLEARING. REFER TO TREE DISPOSITION PLAN FOR ADDITIONAL INFORMATION
- 7. CAP ALL EXISTING SANITARY AND WATER LINES AT STREET. CITY OF BAY HARBOR TO INSPECT CAP PRIOR TO ANY NEW WORK

CARL LEVIN RA.  
Architecture and Design  
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T 305 323 7826 F 305 427 4865  
CARL@CLA-D.COM WWW.CLA-D.COM  
AR 0017274

PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL



1 Site Demolition Plan  
1/8" = 1'-0"

Seal

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Revision

Project Number 13-014

Date 11/22/13

Sheet Title

SITE  
DEMOLITION PLAN

Drawn by: CDL

Checked by:

Sheet Number

D 1





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Project Number  
13-014

Date  
11/22/13

Sheet Title  
**EXTERIOR  
RENDERING**

Drawn by: CDL  
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A 1





1 Exterior Rendering (APPROVED 1/21/14)

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Project Number  
13-014

Date  
11/22/13

Sheet Title  
**EXTERIOR  
RENDERING**

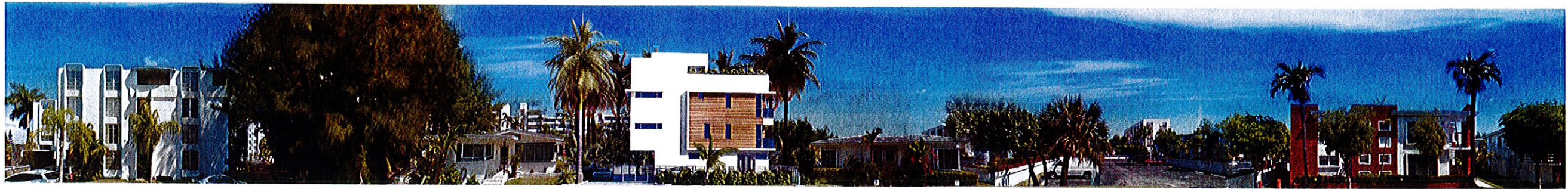
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Checked by:

Sheet Number

A 2





2 Street View (APPROVED 01/21/14)



1 Aerial Rendering (APPROVED 1/21/14)

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PLANNING AND ZONING SUBMISSION FOR:  
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13-014

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11/22/13

Sheet Title  
EXTERIOR  
RENDERING

Drawn by: CDL

Checked by:

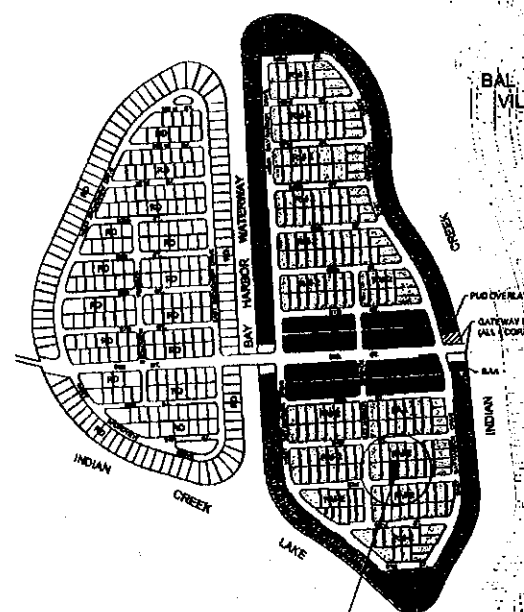
Sheet Number



| ADDRESS                     | STORIES | DWELLING UNITS |
|-----------------------------|---------|----------------|
| 1. 9300 E BAY HARBOR DR     | 2       | 26 D.U.        |
| 2. 1025 93 STREET           | 2       | 7 D.U.         |
| 3. 1035 93 STREET           | 1       | 4 D.U.         |
| 4. 1045 93 STREET           | 1       | 2 D.U.         |
| 5. 1055-1057 93 STREET *    | 1       | 2 D.U.         |
| 6. 1065 93 STREET           | 1       | 2 D.U.         |
| 7. 1075 93 STREET           | 4       | 12 D.U.        |
| 8. 1080 93 STREET           | 4       | 24 D.U.        |
| 9. 1090 93 STREET           | 7       | 64 D.U.        |
| 10. 1020 93 STREET          | 2       | 4 D.U.         |
| 11. 9270 E BAY HARBOR DR    | 2       | 24 D.U.        |
| 12. 9300 BAY HARBOR         | 7       | 24 D.U.        |
| 13. 9260 BAY HARBOR         | 2       | 16 D.U.        |
| 14. 1060 94 STREET **       | 6       | 70 D.U.        |
| 15. 1040 94 STREET          | 2       | 4 D.U.         |
| 16. 1030 94 STREET          | 2       | 4 D.U.         |
| 17. 1020 94 STREET          | 5       | 12 D.U.        |
| 18. 9390 E BAY HARBOR DR    | 3       | 10 D.U.        |
| 19. 9370 E BAY HARBOR DR    | 2       | 12 D.U.        |
| 20. 9350 E BAY HARBOR DR    | 2       | 8 D.U.         |
| 21. RUTH K BROAD K-8 CENTER |         |                |

ALL LISTED PROPERTIES ARE RESIDENTIAL WITH THE EXCEPTION OF THE SURFACE PARKING LOT AND THE K-8 CENTER

\* SUBJECT PROPERTY  
\*\* CURRENTLY UNDER RENOVATION



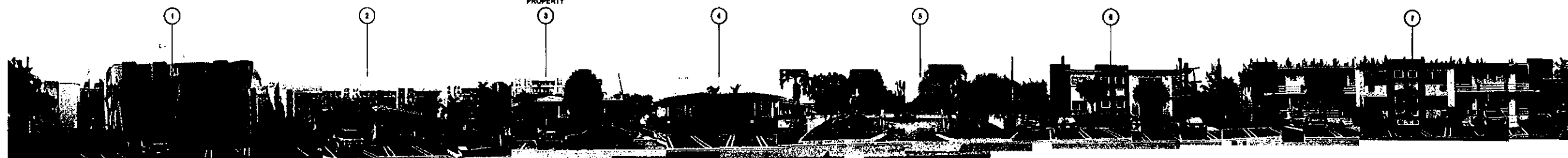
SUBJECT PROPERTY  
ALL PROPERTIES WITHIN 300'-0" RADIUS OF  
SUBJECT PROPERTY ARE ZONED RM-2



0'-0" 50'-0" 100'-0" 200'-0" 300'-0"

ALL PROPERTIES WITHIN 300'-0" RADIUS OF  
SUBJECT PROPERTY ARE ZONED RM-2

SUBJECT  
PROPERTY



1 Street View

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PLANNING AND ZONING SUBMISSION FOR:

**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

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Revision

Project Number 13-014

Date 11/22/13

Sheet Title

**SITE  
PHOTOGRAPHS**

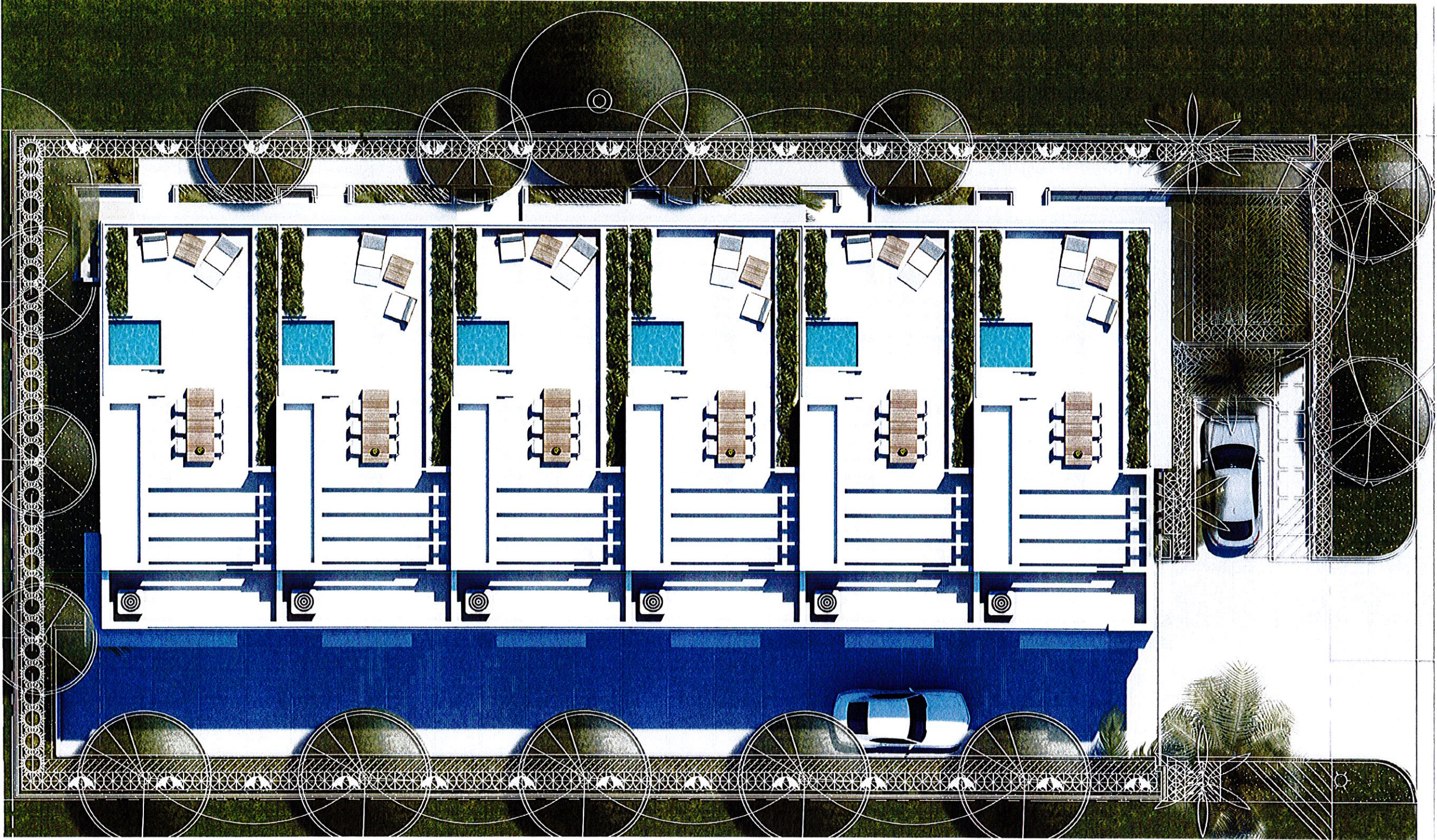
Drawn by: C.D.

Checked by:

Sheet Number

A 4





1 Overall Rendered Site/Landscape Plan (APPROVED 1/21/14)  
3'16" = 1'-0" Upper Roof Plan Shown

PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

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Revision

Project Number 13-014

Date 11/22/13

Sheet Title  
**OVERALL RENDERED  
SITE/LANDSCAPE PLAN**

Drawn by: CDL

Checked by:

Sheet Number

A 5







PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

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Revision

Project Number 13-014

Date 11/22/13

Sheet Title  
**GROUND  
FLOOR PLAN**

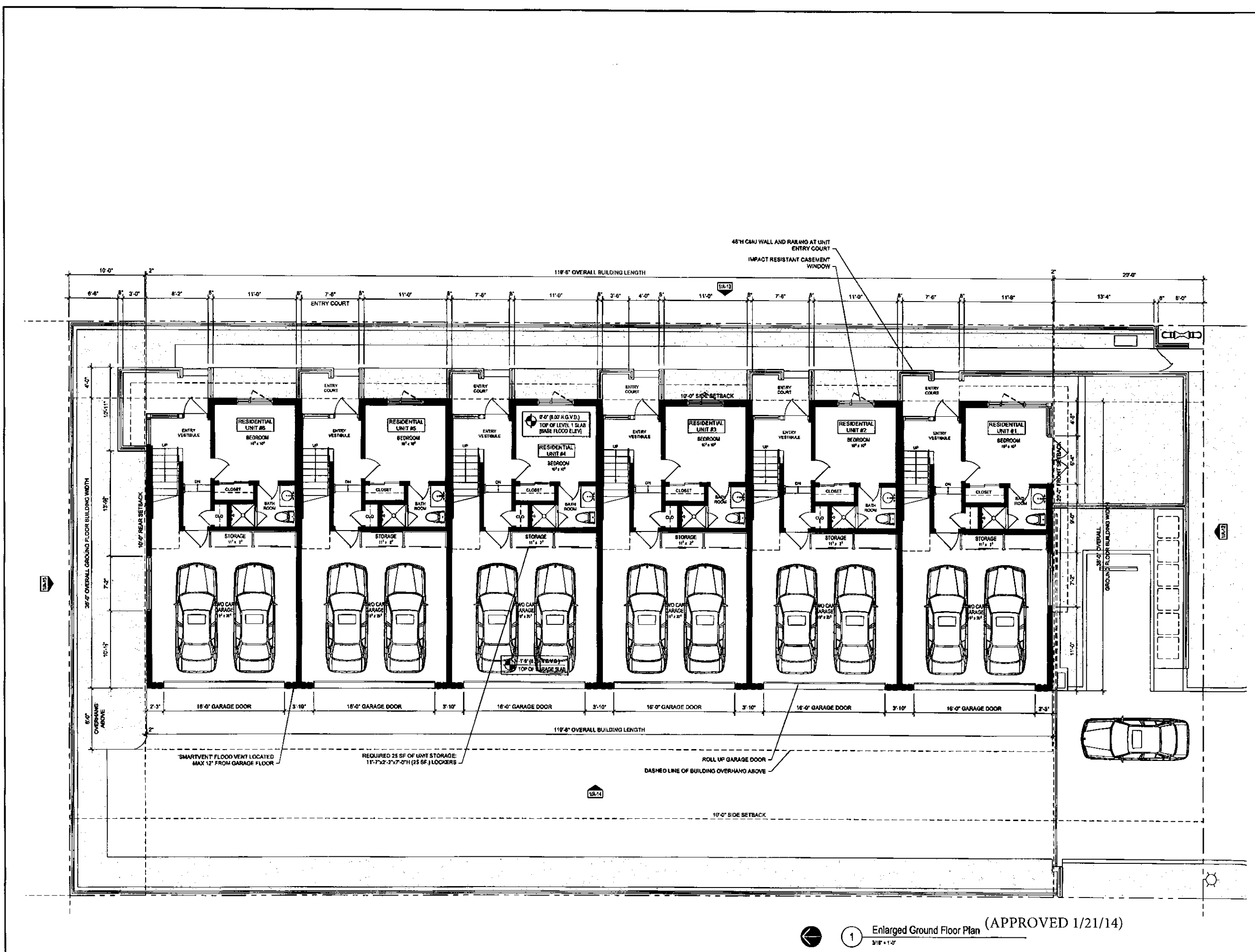
Drawn by: COL

Checked by:

Sheet Number

A

7



Enlarged Ground Floor Plan (APPROVED 1/21/14)  
3/16" = 1'-0"

PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

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Revision

Project Number  
13-014

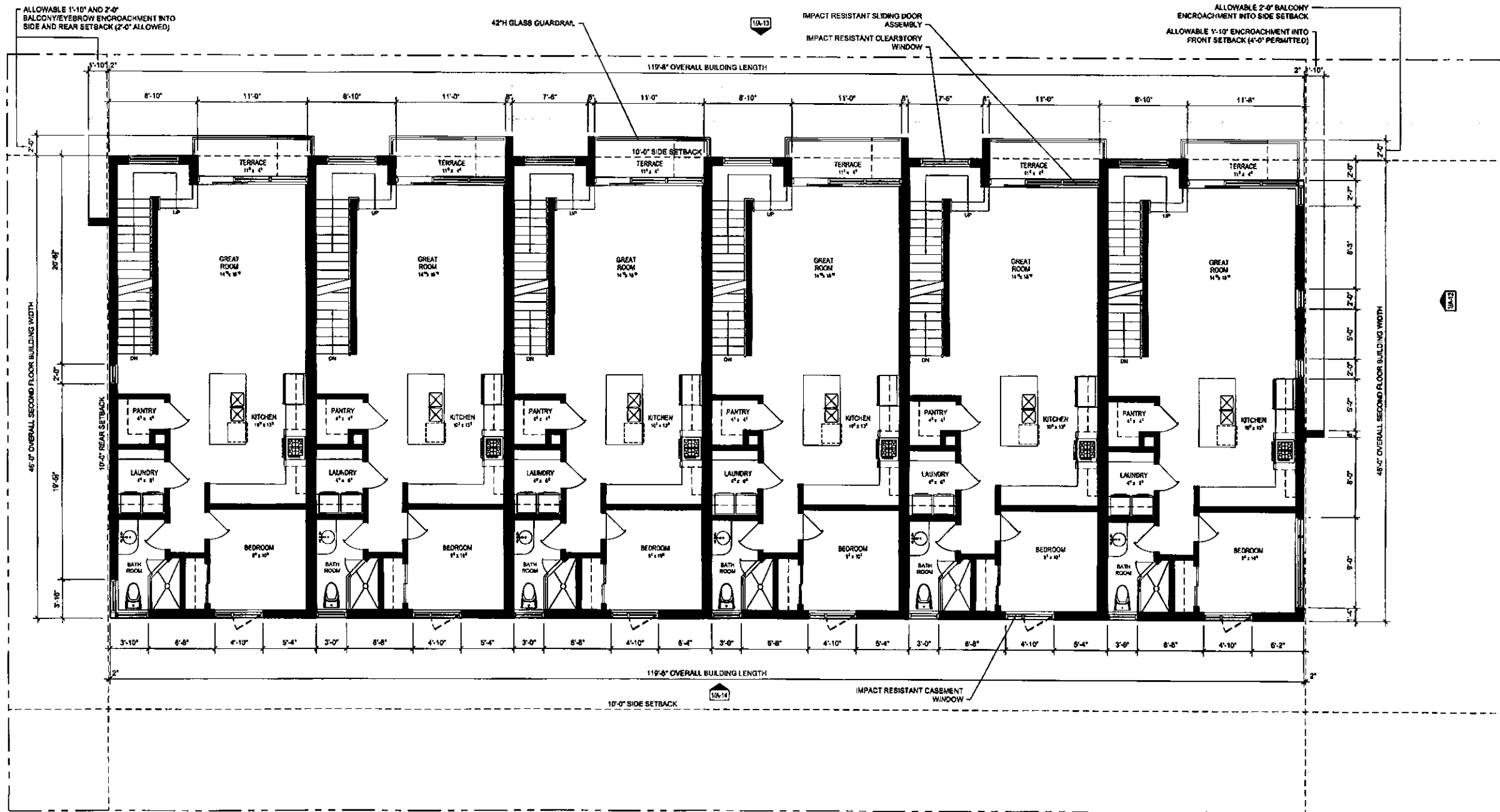
Date  
11/22/13

Sheet Title  
**SECOND  
FLOOR PLAN**

Drawn by: COL

Checked by:

Sheet Number



1 Enlarged Second Floor Plan (APPROVED 1/21/14)  
3/16" = 1'-0"



PLANNING AND ZONING SUBMISSION FOR:

93 BAY HARBOR  
1055 93rd STREET, BAY HARBOR ISLAND, FL

Seal

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13-014

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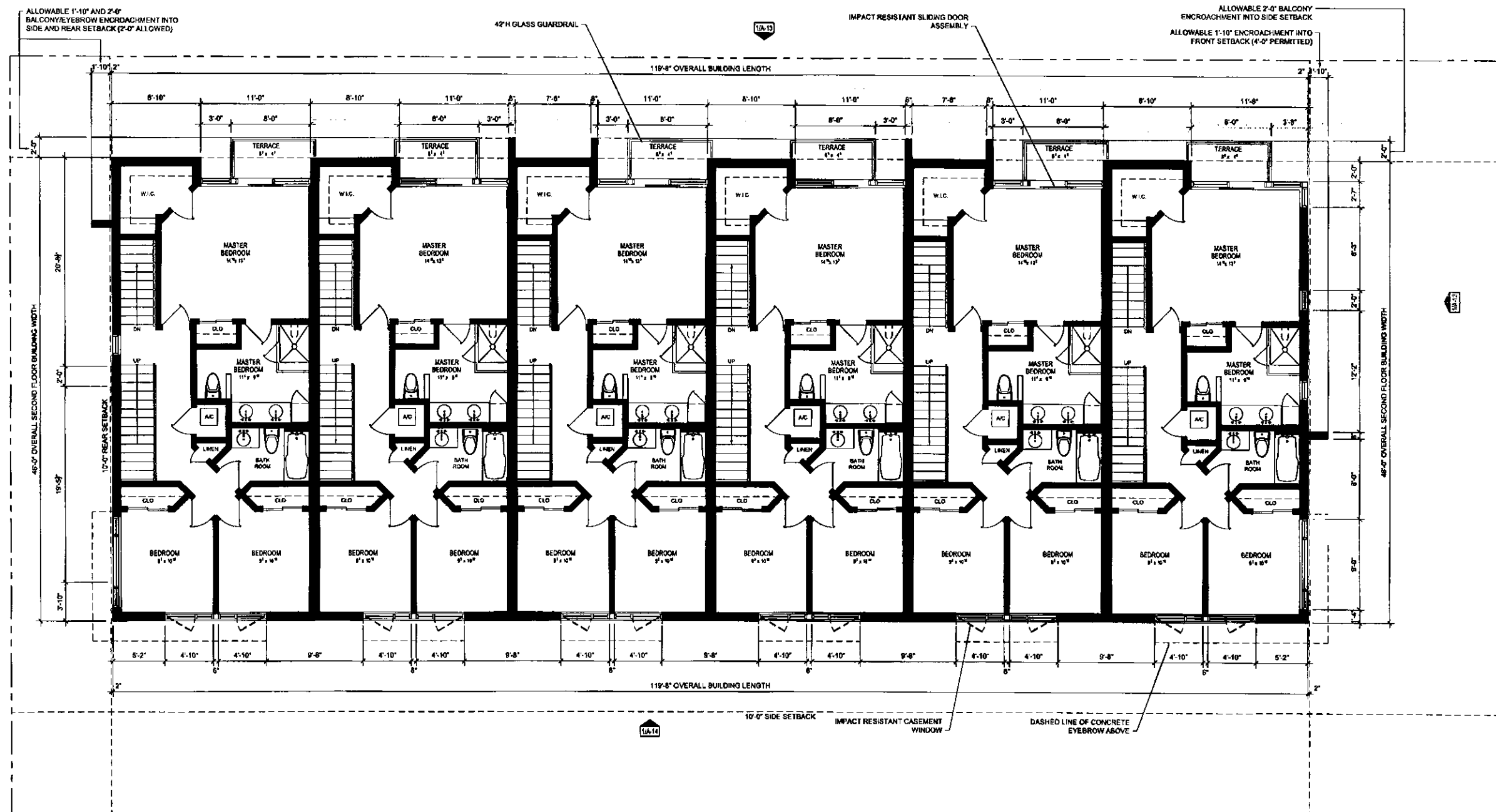
Sheet Title  
THIRD  
FLOOR PLAN

Drawn by: CD

Checked by:

Sheet Number

A 9



Enlarged Third Floor Plan (APPROVED 1/21/14)  
3/16" = 1'-0"

ROOF DECK LANDSCAPE REQUIREMENTS  
RECREATIONAL ROOF DECK GREEN AREA:  
15% OF RECREATIONAL ROOF DECK TO BE LANDSCAPED  
842 SF ± 15%  
GREEN AREA PROVIDED 108 SF (12%)

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Date 11/22/13

Sheet Title

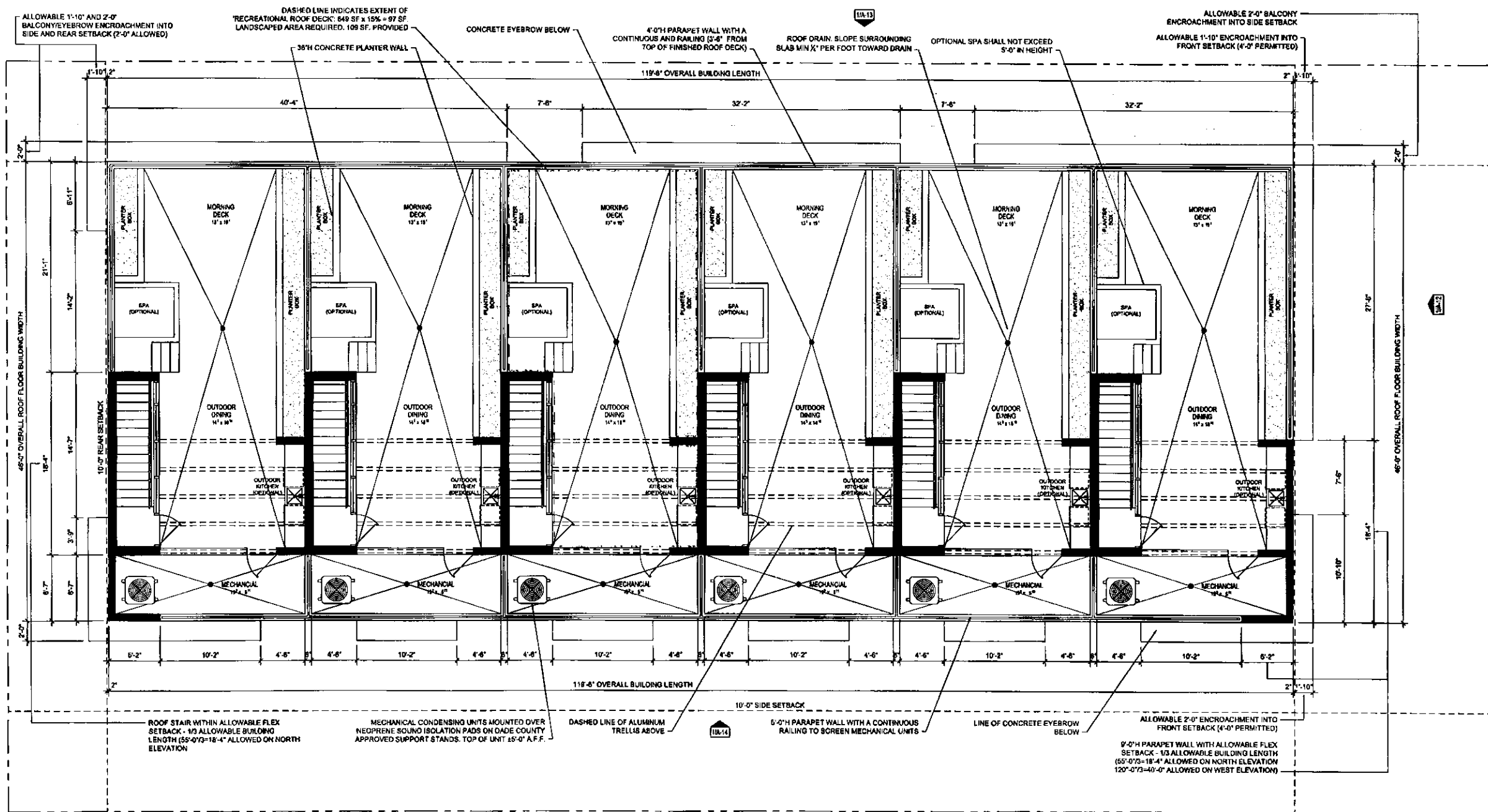
ROOF  
DECK PLAN

Drawn by: COL

Checked by:

Sheet Number

A 10



Enlarged Roof Deck Plan (APPROVED 1/21/14)  
3/16" = 1'-0"



ROOF DECK LANDSCAPE REQUIREMENTS  
RECREATIONAL ROOF DECK GREEN AREA:  
15% OF RECREATIONAL ROOF DECK TO BE LANDSCAPED  
642 SF ± 15%  
GREEN AREA PROVIDED: 106 SF (17%)

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Project Number  
13-014

Date  
11/22/13

Sheet Title

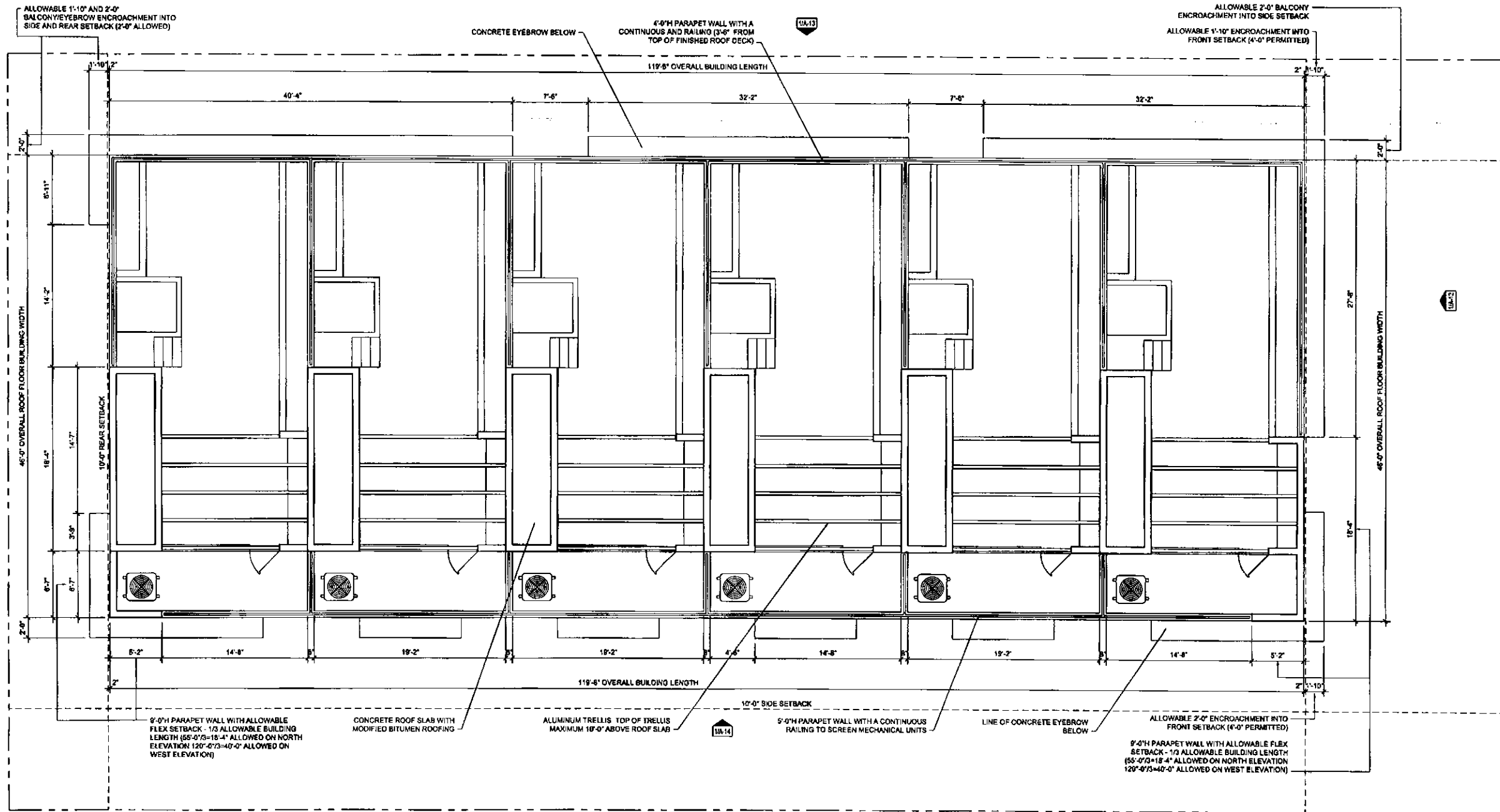
UPPER  
ROOF PLAN

Drawn by: CDL

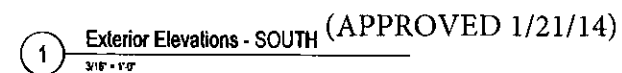
Checked by:

Sheet Number

A 11



Enlarged Upper Roof Plan (APPROVED 1/21/14)  
3/16" = 1'-0"



| PROPOSED PAINT COLORS |                                    |
|-----------------------|------------------------------------|
| P-1                   | SHERWIN-WILLIAMS 7004<br>SNOWBOUND |
| P-2                   | SHERWIN-WILLIAMS 6248<br>JUBILEE   |



PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

See:

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Project Number

13-014

Date

11/22/13

Sheet Title

EXTERIOR  
ELEVATIONS

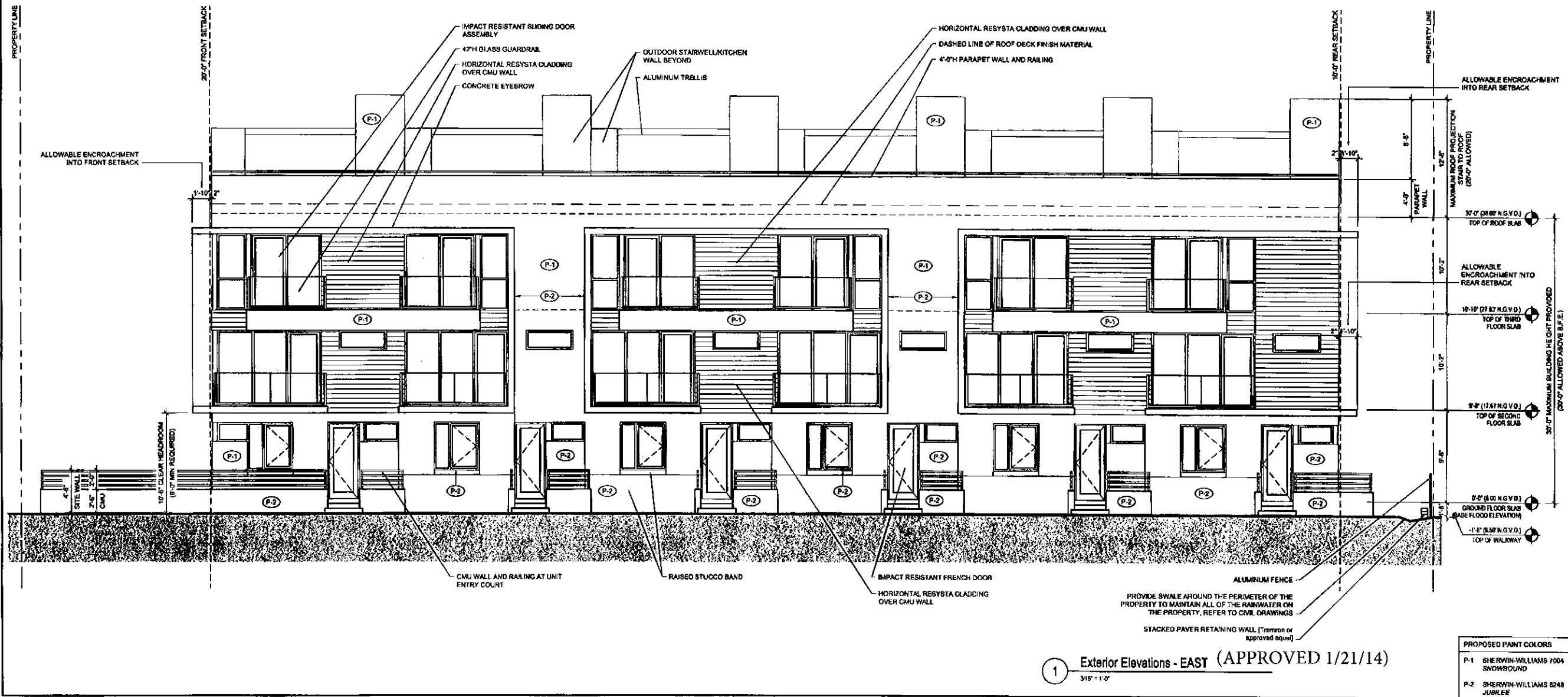
Drawn by:

CDL

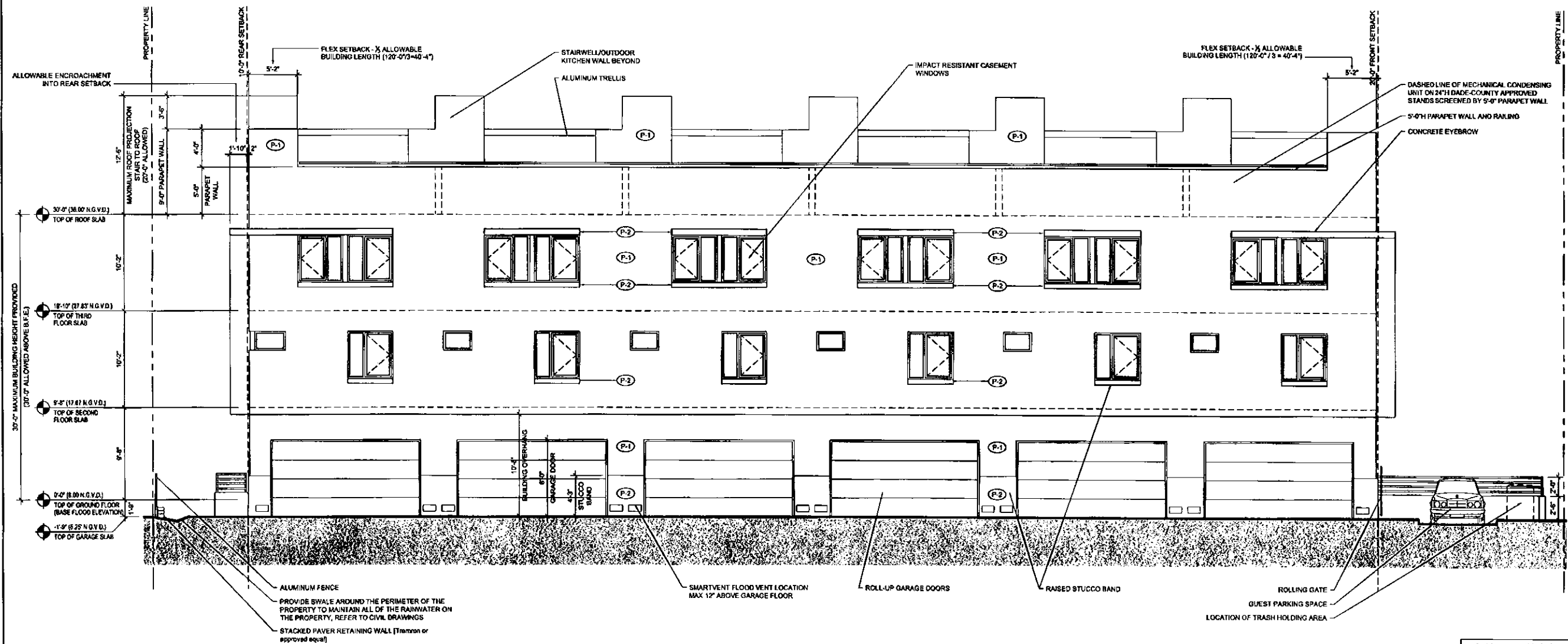
Checked by:

Sheet Number

A 13



PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL



1 Exterior Elevations - WEST (APPROVED 1/21/14)  
3/16" = 1'-0"

| PROPOSED PAINT COLORS |                                 |
|-----------------------|---------------------------------|
| P-1                   | SHERWIN-WILLIAMS 7004 SNOWBOUND |
| P-2                   | SHERWIN-WILLIAMS 8248 JUBILEE   |

Seal

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Project Number 13-014

Date 11/22/13

Sheet Title  
**EXTERIOR ELEVATIONS**

Drawn by: CDL

Checked by:

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PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

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Project Number  
13-014

Date  
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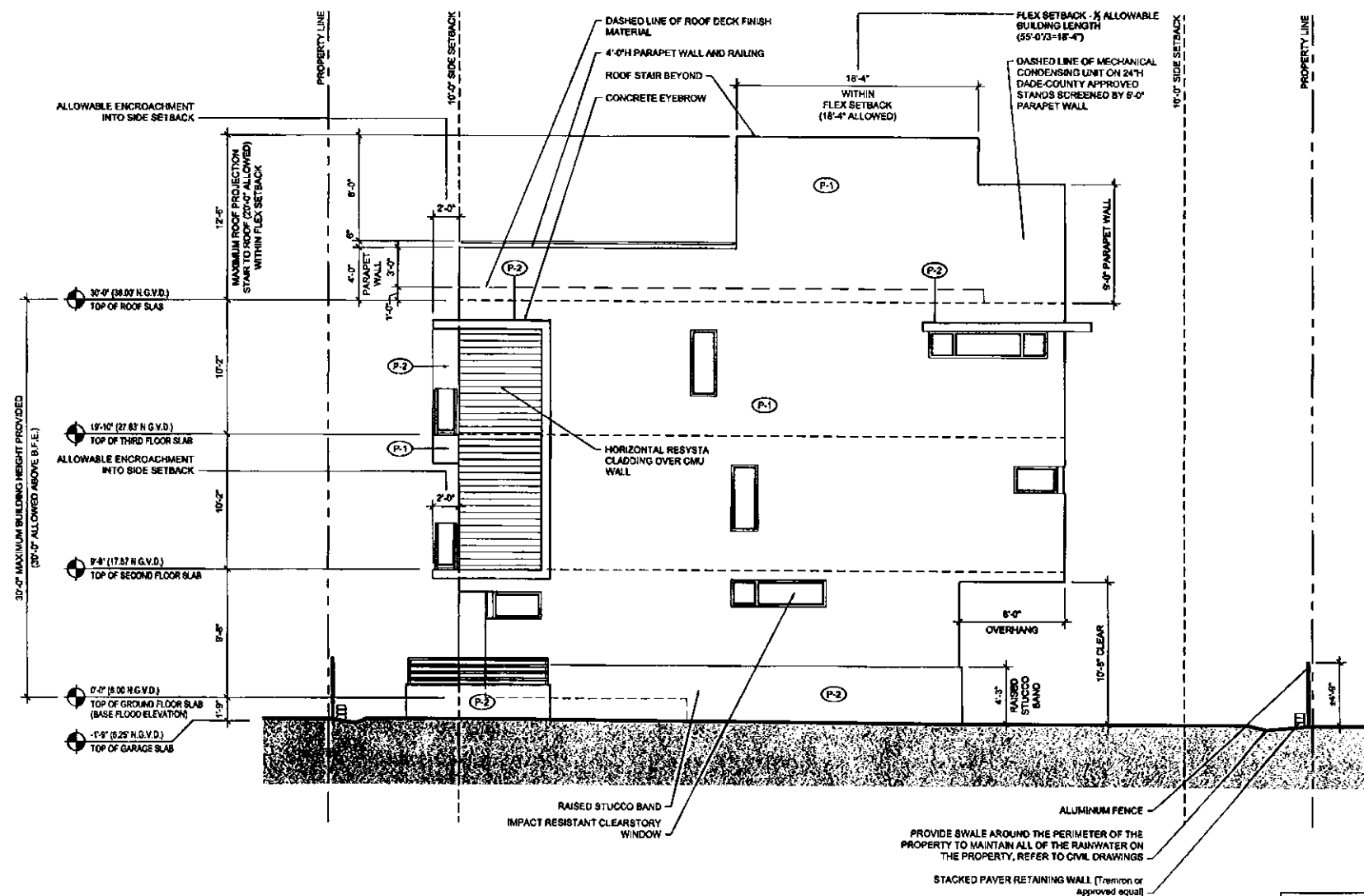
Sheet Title  
**EXTERIOR  
ELEVATIONS**

Drawn by: COL

Checked by:

Sheet Number

**A 15**



**1 Exterior Elevations - NORTH (APPROVED 1/21/14)**  
3/16" = 1'-0"

PROPOSED PAINT COLORS

P-1 SHERWIN WILLIAMS 7004

SNOWBOUND

P-2 SHERWIN WILLIAMS 6248

JUBILEE





2 Color Exterior Elevations - EAST (APPROVED 1/21/14)  
3/16" = 1'-0"



1 Color Exterior Elevations - SOUTH (APPROVED 1/21/14)  
3/16" = 1'-0"

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PLANNING AND ZONING SUBMISSION FOR:  
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Revision

Project Number 13-014

Date 11/22/13

Sheet Title  
**COLOR EXTERIOR  
ELEVATIONS**

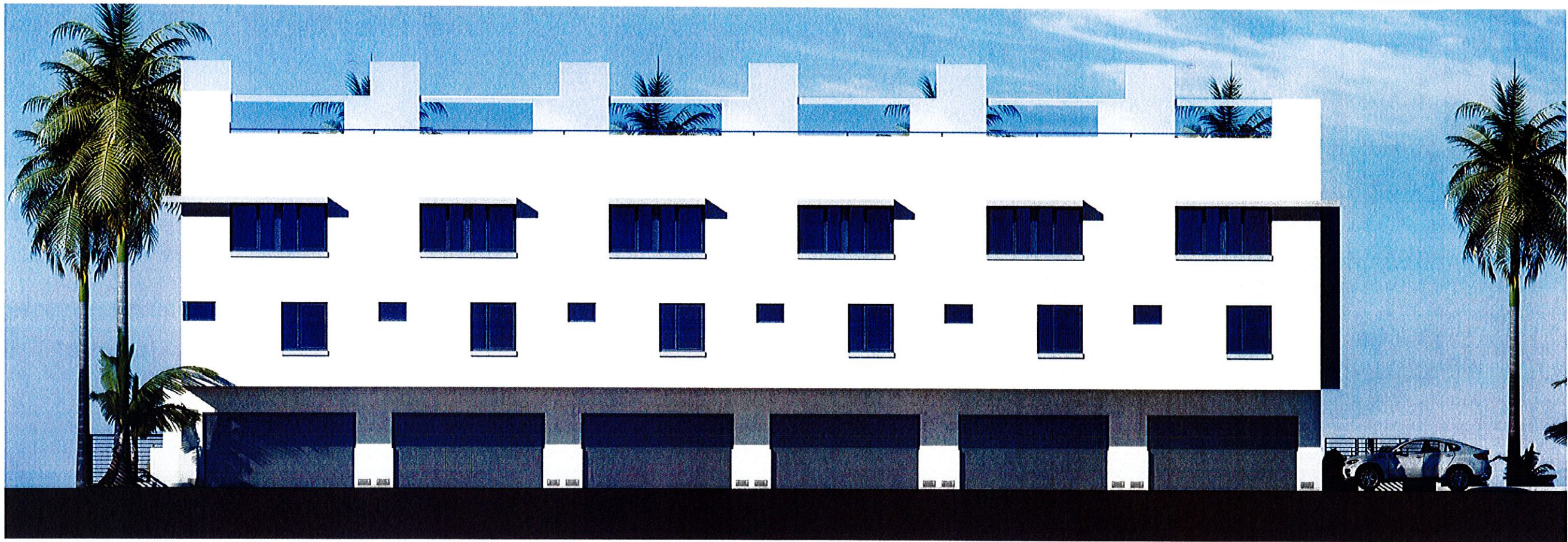
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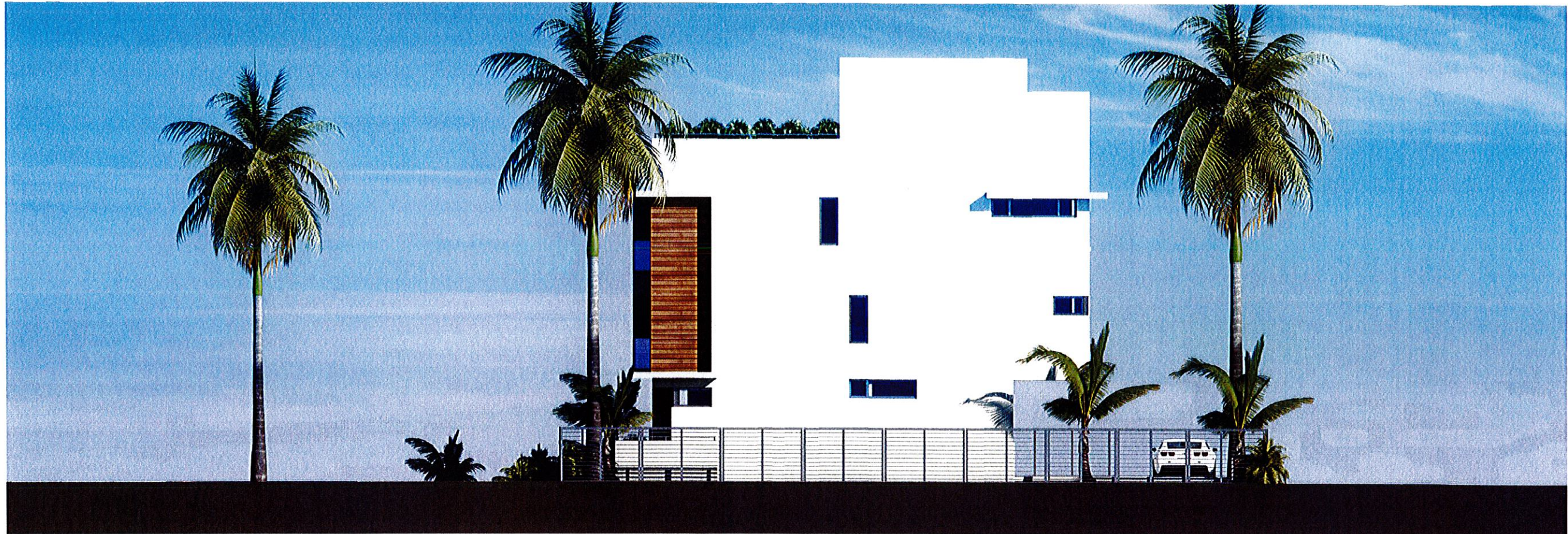
Sheet Number

A 16





2 Color Exterior Elevations - WEST (APPROVED 1/21/14)  
3/16" = 1'-0"



1 Color Exterior Elevations - NORTH (APPROVED 1/21/14)  
3/16" = 1'-0"

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PLANNING AND ZONING SUBMISSION FOR:  
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Project Number  
13-014

Date  
11/22/13

Sheet Title  
COLOR EXTERIOR  
ELEVATIONS

Drawn by: C.D.

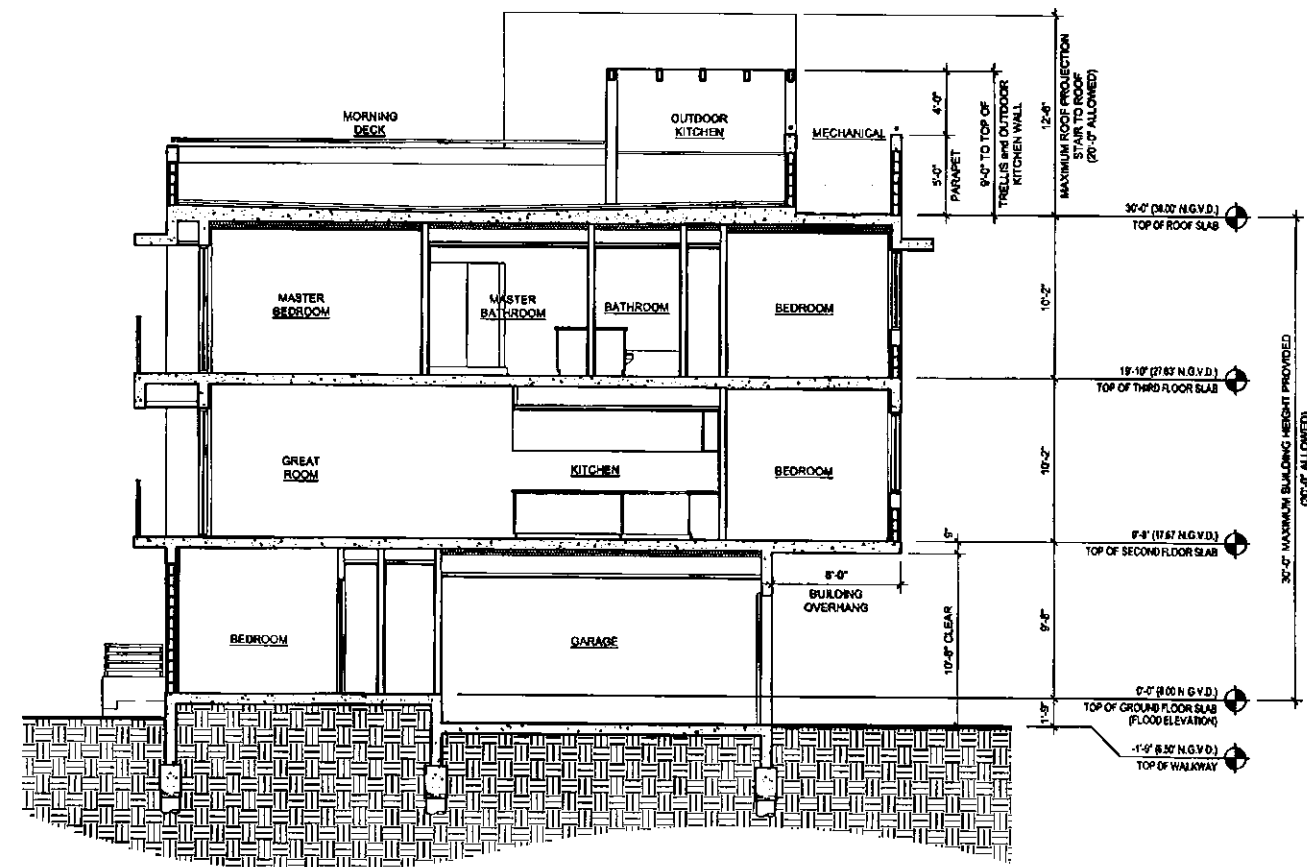
Checked by:

Sheet Number

A 17



PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL



1 Building Section (APPROVED 1/21/14)  
3/8" = 1'-0"

|                |                  |
|----------------|------------------|
| Seal           |                  |
| Revision       |                  |
| Project Number | 13-014           |
| Date           | 11/22/13         |
| Sheet Title    | BUILDING SECTION |
| Drawn by:      | COL              |
| Checked by:    | -                |
| Sheet Number   |                  |



# LEGAL DESCRIPTION:

LOT 9, BLOCK 14, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 48, PAGE 9, OF THE PUBLIC RECORDS OF  
DADE COUNTY, FLORIDA.

## LEGEND

- EXISTING PAVEMENT
- == PROPOSED PAVEMENT
- PROPOSED STORM SEWER
- PROPOSED PERFORATED C.P. W/ DRAINFIELD
- 7.00 PROPOSED GRADE
- 7.00 EXISTING GRADE
- DIRECTION OF DRAINAGE FLOW
- PROPOSED CATCH BASIN OR INLET
- EXISTING CATCH BASIN OR INLET
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED TYPE 'Y' CURB & GUTTER
- EXISTING TYPE 'Y' CURB & GUTTER
- EXISTING UTILITY POLE
- RIGHT-OF-WAY LINE OR PROPERTY LINE
- 6" CONCRETE SLAB
- 4" CONCRETE SIDEWALK
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- PROPOSED ASPHALT PAVEMENT
- HDPE WATER TIGHT HIGH DENSITY POLYETHYLENE PIPE
- RULL RAIN WATER LEADER
- (T) THERMOPLASTIC REFLECTORIZED STOP SIGN SHALL BE HIGH INTENSITY REFLECTORIZED MATERIAL

ALL MAINTENANCE OF TRAFFIC SHALL  
CONFORM TO FDOT STANDARD INDEX NO. 600.  
PER COMPASS SURVEYING  
THE ELEVATIONS SHOWN ARE NGVD, 1929

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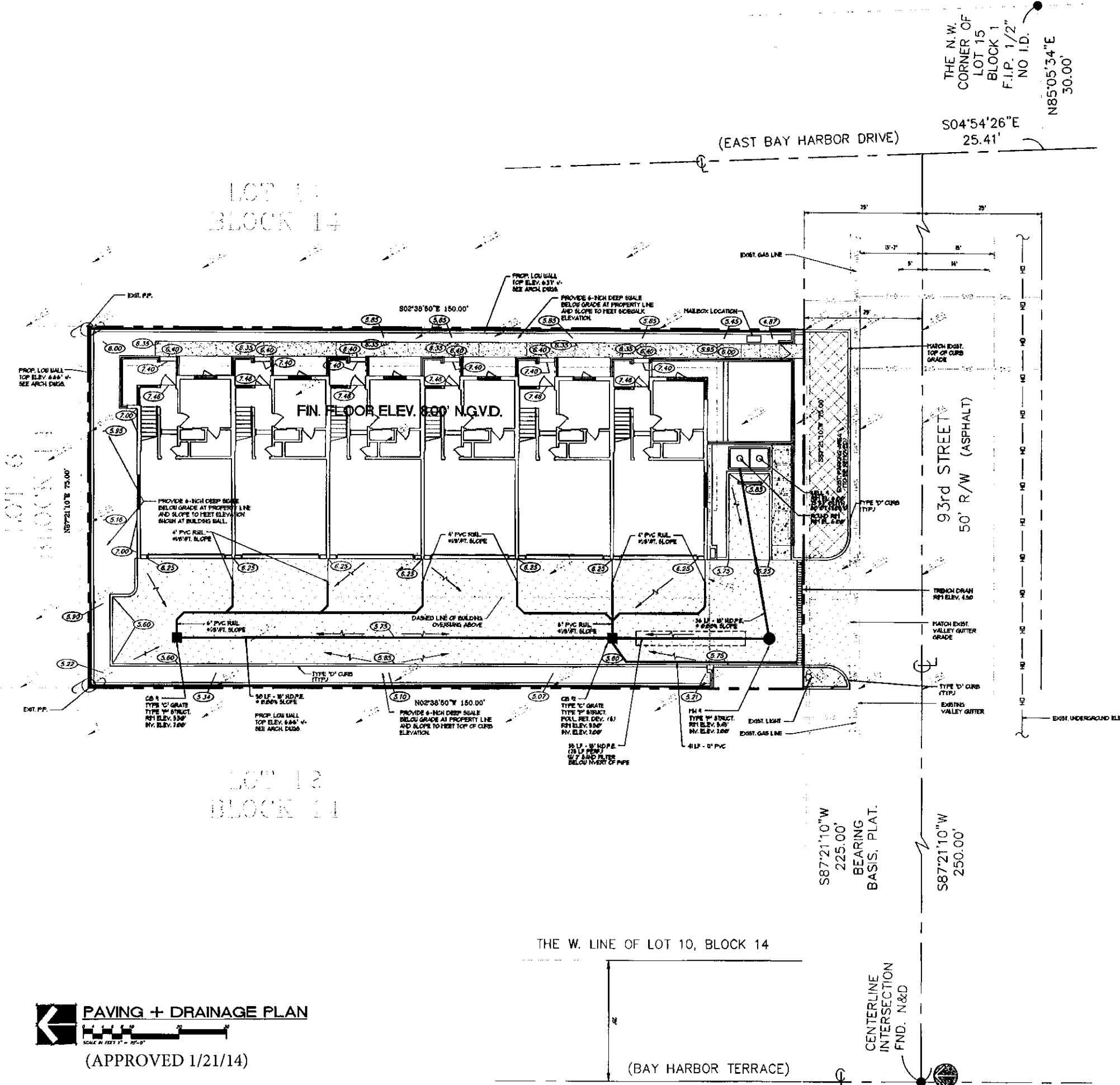
Project Number  
13-014

Date  
10/31/13

Sheet Title  
PAVING AND DRAINAGE PLAN

Drawn by: FA  
Checked by: J.C.  
Sheet Number

C-1



PAVING + DRAINAGE PLAN  
SCALE IN FEET 1" = 10'-0"  
(APPROVED 1/21/14)

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PEARL, FL.  
FAX (304) 663-3600

JOSHE L. CAMERO, P.E. FLA REG. NO. 1275

**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL

—  
B

JAMES L. CAHILL, JR.      PLA NO. 102, 37

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## Findings

Project Number 13-014

Date 10/31/13

Sheet Title  
**PAYEMENT MARKING AND  
SIGNING PLAN**

Drawn by: EA

|              |    |
|--------------|----|
| Examined by: | PA |
| Checked by:  | JG |

**Sheet Number**

C - 2



LOT 13, BLOCK M, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.

**TRAFFIC GENERAL NOTES AND CONDITIONS:**

1. ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKING PLANS IN A SEPARATE SHEET (1" = 80' SCALE MINIMUM).
2. ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING AND PAVEMENT MARKING PLANS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTING MAJOR STREETS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
7. ANY SIGNS, MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO LAURELDALE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 2700 W. 36TH STREET, MIAMI, FLORIDA.
8. HIGH ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONTACT WITH STREET LIGHTS, UTILITIES, OR PEDESTRIAN RAMPING, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER'S INSTRUCTOR.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RAPIDS AND CROSSWALKS WHERE NECESSARY EXIST AND FOR PROPOSED (ADDITIONAL), IF ANY.

### LEGEND

- |                                                                                       |                                        |
|---------------------------------------------------------------------------------------|----------------------------------------|
|  | EXISTING PAVEMENT                      |
|  | PROPOSED PAVEMENT                      |
|  | PROPOSED BUILDING                      |
|  | PROPOSED EDGE LINE                     |
|  | PROPOSED PAVEMENT ARROW AND MESSAGE    |
|  | DIRECTION OF TRAFFIC                   |
|  | TRAFFIC SIGN                           |
|  | STOP SIGN (R6-1)<br>24" WHITE STOP BAR |
|  | THEMOPLASTIC PAINT                     |



(APPROVED 1/21/14)

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1055 93rd STREET, BAY HARBOR ISLAND, FL

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| Revision       |                      |
|                |                      |
|                |                      |
|                |                      |
| Project Number | 13-014               |
| Date           | 10/31/13             |
| Sheet Title    | WATER AND SEWER PLAN |
| Drawn by:      | FA                   |
| Checked by:    | J.C.                 |
| Sheet Number   | C-4                  |

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 14, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.

**WATER LEGEND**

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT WIGATE VALVE
- EXISTING FIRE HYDRANT WIGATE VALVE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED REDUCER
- EXISTING REDUCER
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED REDUCED PRESSURE BACKFLOW PREVENTOR
- DOUBLE DETECTOR CHECK VALVE

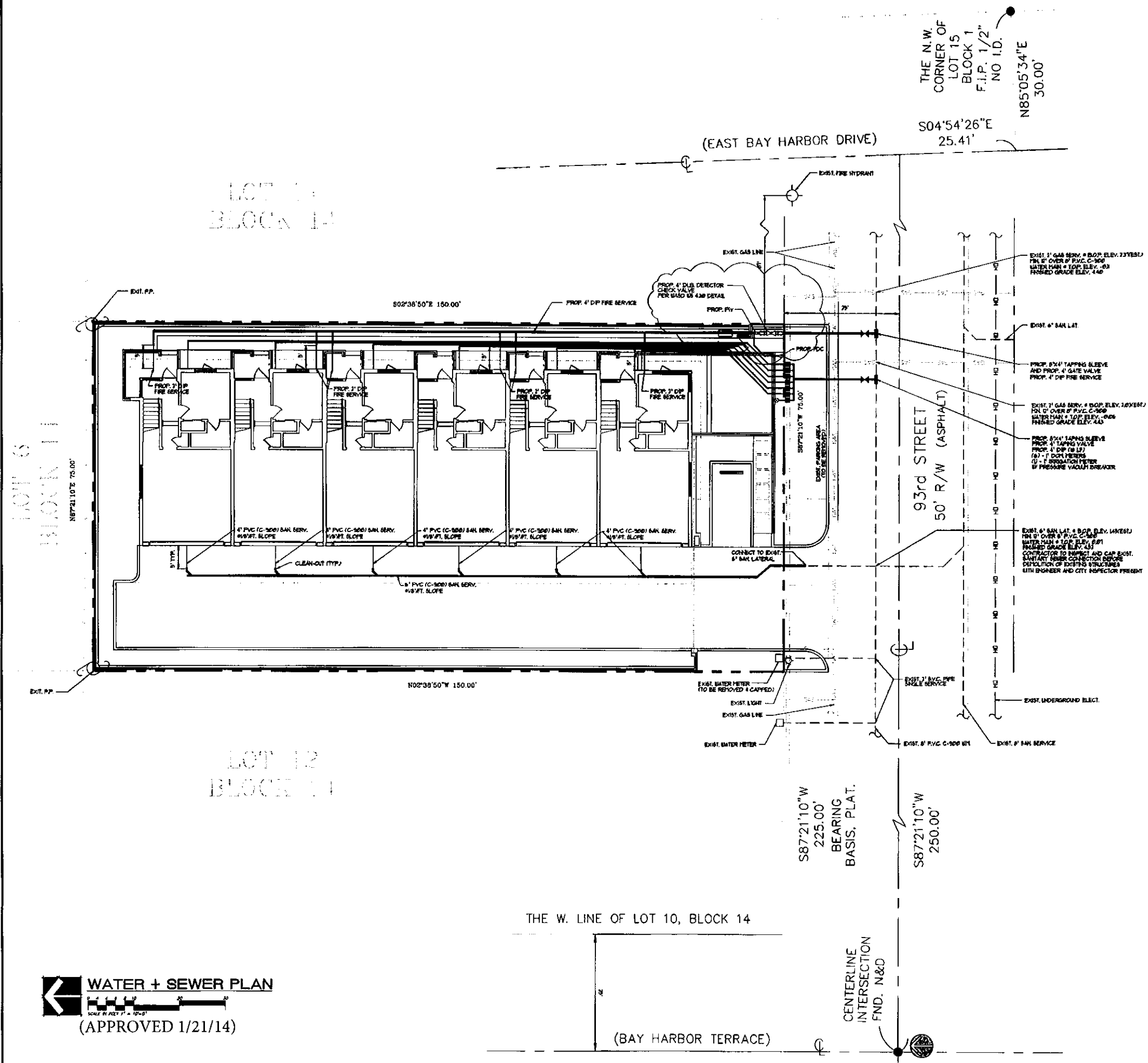
**SEWER LEGEND**

- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SERVICE
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- DIRECTION OF FLOW OF SANITARY SEWER
- ELECTRICAL TRANSFORMER
- ELECTRICAL BOX
- CHAIN LINK FENCE
- CONCRETE UTILITY POLE
- ELECTRICAL TELEPHONE BOX
- UTILITY POLE

**SEWER FLOWS:**  
6 TOWNHOUSE UNITS X 120 GPD/UNIT = 720 GPD

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**WATER + SEWER PLAN**  
SCALE IN FEET 1" = 10'-0"  
(APPROVED 1/21/14)



1. A PREPARED HORIZONTAL DISTANCE (OUTSIDE TO OUTSIDE) OF 10 FEET OR THEREOF OF 6" OR SMALLER SHALL BE MAINTAINED BETWEEN GRAVITY WATER OR PRESSURE SEWER PIPES AND WATER MAINS. THE HORIZONTAL SEPARATION CAN BE REDUCED TO A MINIMUM 3 FEET ONLY FOR GRAVITY SEWER PIPES WHERE THE BOTTOM OF THE WATER MAIN IS Laid AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY, SMALLER SEPARATION 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 18 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSED UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION SHALL BE REDUCED TO 6 INCHES FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS CROSSING 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 PIPES. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATION 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. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
4. 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.
5. 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.
6. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH PARALLEL AND ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS. ANY DEVIATION FROM NOTES 3, 4 AND 5 SHALL BE APPROVED IN WRITING BY THE RESPONSIBLE WATER AND SEWER UTILITY.
7. IN HIGHLY CONGESTED AREAS, WHERE EITHER WATER OR SEWER FACILITIES ARE EXISTING OR 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.
8. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE PVC-100 OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE INFILTRATION, INFILTRATION OR LEAKAGE FOR GRAVITY SANITARY SEWERS CONSTRUCTED IN WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE 100 GALLONS PER INCH DIAMETER PER MILE PER DAY FOR REINFORCED CONCRETE AND LAND USE AND TWENTY (20) GALLONS PER INCH PER DIAMETER PER DAY FOR NON-REINFORCED CONCRETE. THE MAXIMUM ALLOWABLE INFILTRATION, INFILTRATION OR LEAKAGE FOR GRAVITY SANITARY SEWERS CONSTRUCTED IN LAND USE WITH NO ALLOWANCES FOR TRENCHES OR LATERAL OR LATERAL INFILTRATION OR LEAKAGE SHALL BE 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH DIAMETER PER MILE PER DAY. THE DURATION OF ALL TESTS SHALL BE A MINIMUM OF TWO (2) HOURS. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
9. FORCE MAIN SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE EITHER DUCTILE IRON OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
  - A. FOR DUCTILE IRON PIPE INFILTRATION RATE SHALL NOT BE GREATER THAN THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWA) C900-02 AT A TEST PRESSURE OF 150 PSI.
  - B. FOR REINFORCED CONCRETE PRESSURE SANITARY SEWER INFILTRATION RATE SHALL NOT BE GREATER THAN HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C900-02 AT A TEST PRESSURE OF 150 PSI.
10. A NON-REPEATABLE ELAPSED TIME METER SHALL BE INSTALLED AT EACH PUMP TO RECORD THE TOTAL NUMBER OF OPERATING HOURS OF THE STATION.

1. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE HAWAIIAN WATER AND SEWER AUTHORITY.
2. WHEN A WATER MAIN PARALLELS A SEWER MAIN, A HORIZONTAL SEPARATION OF LEAST 10' - 0" SHALL BE MAINTAINED.
3. WHERE A WATER MAIN CROSSES OVER A SEWER MAIN WITH LESS THAN 10' VERTICAL CLEARANCE, THE SEWER SHALL BE 30 FEET OF EITHER CAST IRON PIPE OR CONCRETE ENCASED P.V.C. CENTERED ON THE POINT OF CROSSING. WHEN A WATER MAIN CROSSES UNDER A SEWER LINE, THE ABOVE MENTIONED PRECAUTIONS SHALL BE OBSERVED REGARDLESS OF THE VERTICAL SEPARATIONS.

NOTES PER DEPARTMENT OF HEALTH  
(NOT PART OF W.A.S.D. NOTES NOR APPROVAL)

1. NORTH DRAINAGE LINES ARE TREATED THE SAME AS SANITARY SEWER LINES. INFILTRATION DRAINAGE TRENCHES ARE EXEMPTED.
2. MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES IS REQUIRED. IF UNABLE TO MAINTAIN MINIMUM SEPARATION HORIZONTALLY, EACH PIPE SHALL BE BELIEVED A MINIMUM 18 INCHES VERTICAL SEPARATION.
3. FORCE MAINS MUST HAVE AN 18-INCH VERTICAL SEPARATION FROM WATER LINES. NO EXCEPTIONS.

|                                                                                   |  |                                     |  |                            |  |                                                                             |  |                          |  |
|-----------------------------------------------------------------------------------|--|-------------------------------------|--|----------------------------|--|-----------------------------------------------------------------------------|--|--------------------------|--|
|  |  | SS&S DATE: _____<br>BY: / /         |  | APPROVED BY: _____<br>P.E. |  | STANDARD DETAIL<br>STANDARD REQUIREMENTS<br>WATER AND SEWER<br>CONSTRUCTION |  | GS<br>0.5<br>9421 1 or 2 |  |
|                                                                                   |  | SS&S NO.: _____<br>SHEET NO.: _____ |  | SHEET TOTAL: _____         |  | STANDARD DETAIL<br>STANDARD REQUIREMENTS<br>WATER AND SEWER<br>CONSTRUCTION |  | GS<br>0.5<br>9421 1 or 2 |  |

|                                                                                     |  |                                 |                                                  |
|-------------------------------------------------------------------------------------|--|---------------------------------|--------------------------------------------------|
|  |  | DATE: 10/1/79<br>TIME: 10:00 AM | STANDARD SPEC: GS 0.5<br>"AS-BUILT" REQUIREMENTS |
| PROJECT: VTC                                                                        |  | DRAWING: 10/1/79                | SCALE: 1/2" = 1'-0"                              |

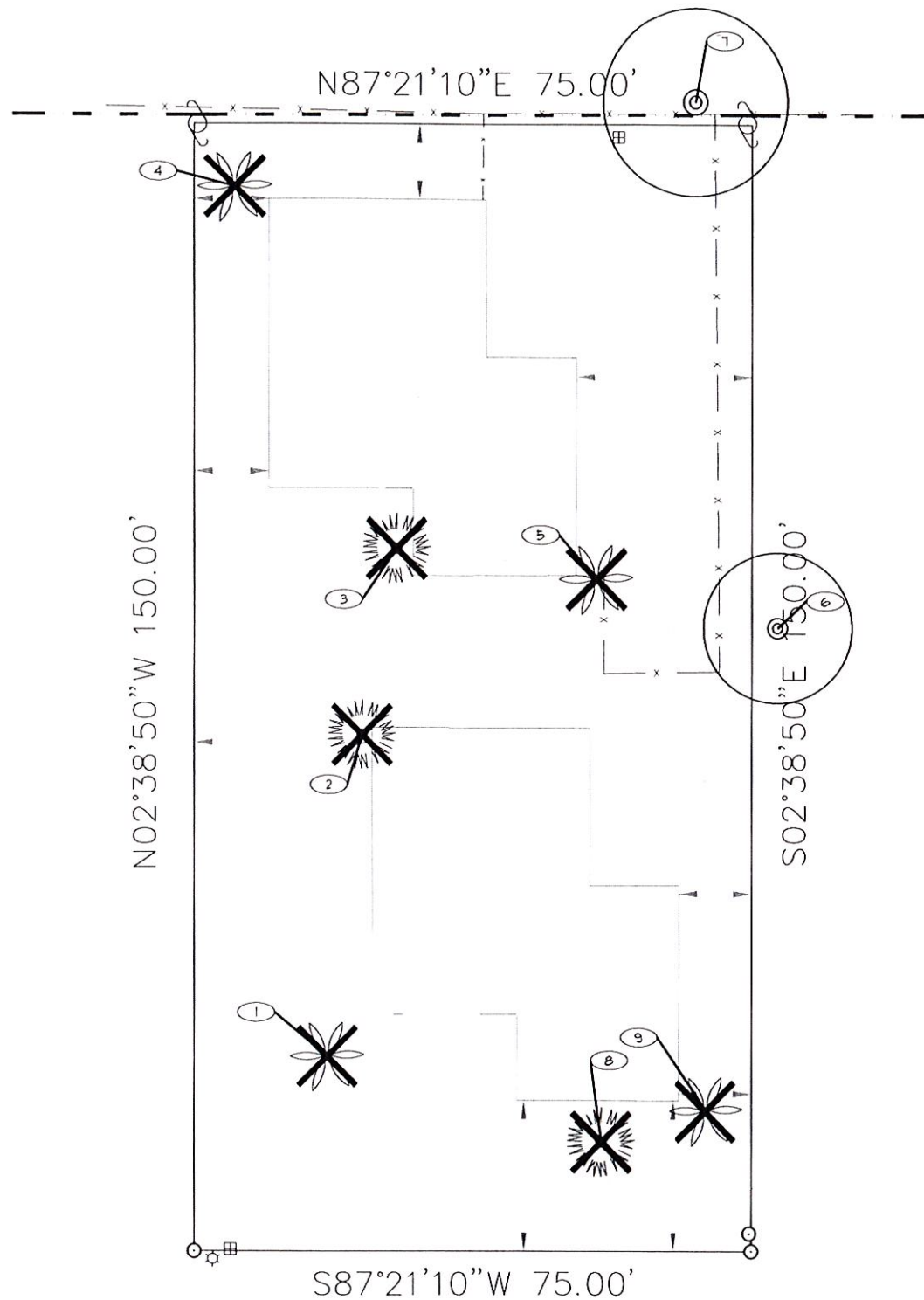
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Project Number 13-014

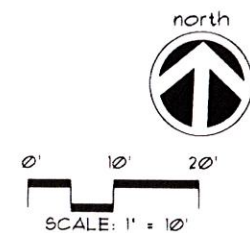
Date 10/31/13

Sheet Title  
WATER AND SEWER DETAILS

C-5



50' R/W (ASPHALT)



## TREE DISPOSITION PLAN

### NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DP&R). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
5. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

| 1055-1057 93rd St., BAY HARBOR ISLANDS, FL. 33154                                    |     |                |                             |        |        |       |        |                |                      |
|--------------------------------------------------------------------------------------|-----|----------------|-----------------------------|--------|--------|-------|--------|----------------|----------------------|
| TREE<br>NUM                                                                          | SYM | COMMON NAME    | BOTANICAL NAME              | HEIGHT | SPREAD | DBH   | STATUS | CANOPY<br>LOSS | SPECIMEN REMARKS     |
|                                                                                      |     |                |                             | inches |        |       |        |                |                      |
| 1                                                                                    | ARE | ARECA PALM     | <i>Dypsis lutescens</i>     | 12     | 12     | mult. | REMOVE | 113            | 113                  |
| 2                                                                                    | SP  | SABAL PALM     | <i>Sabal palmetto</i>       | 18     | 15     | 10    | REMOVE | 177            | 177                  |
| 3                                                                                    | SP  | SABAL PALM     | <i>Sabal palmetto</i>       | 20     | 15     | 10    | REMOVE | 177            | 177                  |
| 4                                                                                    | AM1 | CHRISTMAS PALM | <i>Adonis merillii</i>      | 22     | 12     | 5     | REMOVE | 113            | 113                  |
| 5                                                                                    | PE1 | SOLITARE PALM  | <i>Psychosperma elegans</i> | 22     | 10     | 4     | REMOVE | 79             | 79                   |
| 6                                                                                    | MI  | MANGO          | <i>Mangifera indica</i>     | 20     | 20     | 8.6   | REMAN  | 314            |                      |
| 7                                                                                    | FA  | STRANGLER FIG  | <i>Ficus aurea</i>          | 24     | 25     | 20    | REMAN  | 491            | ON ADJACENT PROPERTY |
| 8                                                                                    | SP  | SABAL PALM     | <i>Sabal palmetto</i>       | 18     | 15     | 10    | REMOVE | 177            | 177                  |
| 9                                                                                    | PE2 | SOLITARE PALM  | <i>Psychosperma elegans</i> | 22     | 12     | 4.4   | REMOVE | 113            | 113                  |
| TOTALS                                                                               |     |                |                             |        |        |       |        | 1754           | 949                  |
| CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY                     |     |                |                             |        |        |       |        |                |                      |
| PROHIBITED SPECIES ARE NOT CALCULATED PER MIAMI-DADE CO. TREE PRESERVATION ORDINANCE |     |                |                             |        |        |       |        |                |                      |

A WRITTEN TREE REMOVAL PERMIT IS  
REQUIRED FROM MIAMI-DADE COUNTY PRIOR  
TO REMOVAL OF ANY TREES FROM THIS  
PROPERTY.

SEE SHEET L-1 FOR LANDSCAPE PLAN,  
LAYOUT, PLANTLIST, ETC.

JFS

1055 1057 93rd St.

1055-1057 93rd STREET  
BAY HARBOR ISLANDS, FL. 33154

| No. | Date      | Revision                                   |
|-----|-----------|--------------------------------------------|
| 1.  | 1/12/2013 | New background from Project Architect (CL) |
| 2.  | 2/26/13   | New background from Project Architect (CL) |

designed: J. F. SOCASH  
drawn: N.P. LANGFORD  
checked: T.Y. MORAN  
approved: J. F. SOCASH  
project #: 13-62  
scale: 1" = 10'  
date: Oct. 28, 2013  
cad ref: 13-62

JAMES F. SOCASH  
R.L.A. # 000132

Drawing:

TD-1

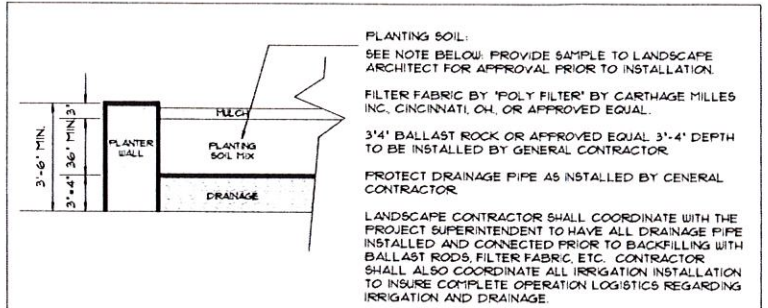
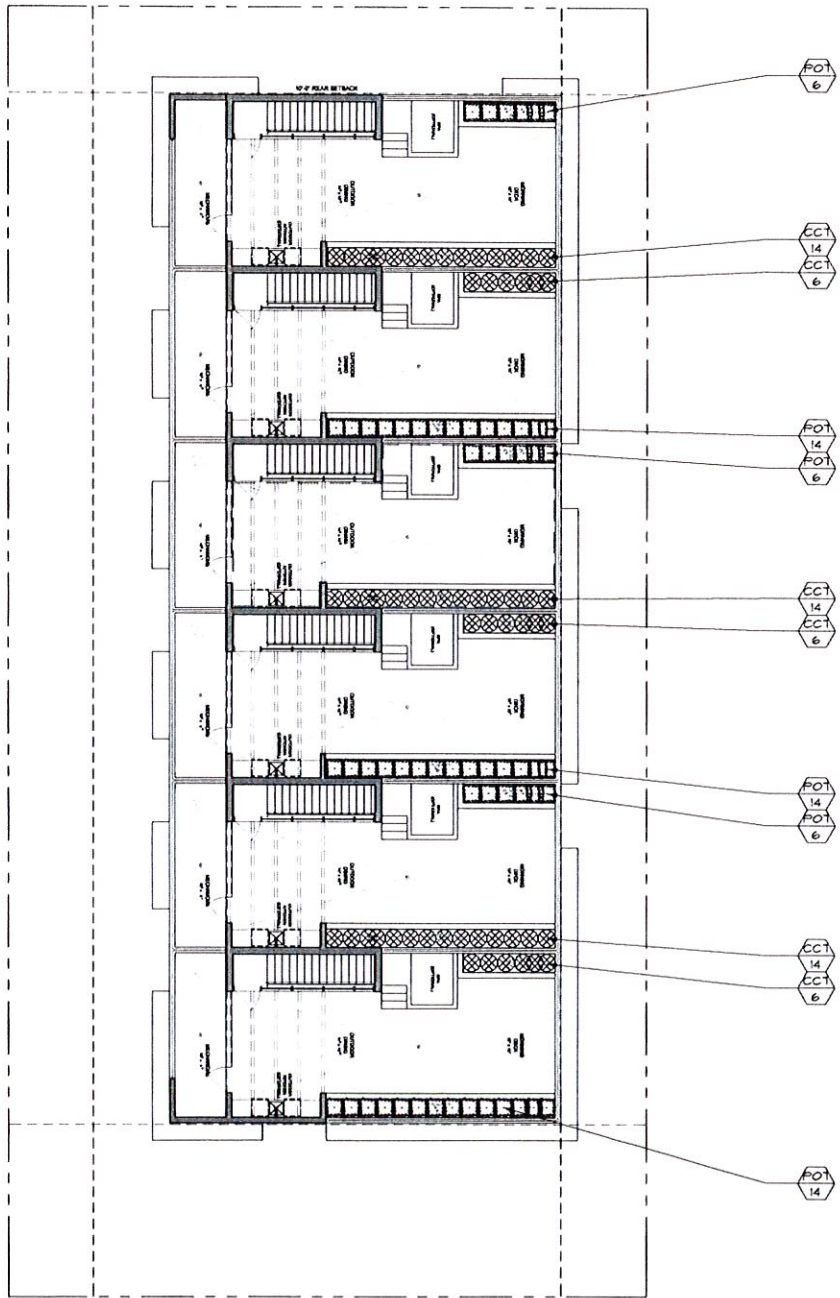












### TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS ( PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING: 1. SILICA 2. SOIL 3. COMPOST 4. PERLITE 5. SHAVINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL SEE 'LANDSCAPE NOTES'.

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIFIED PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

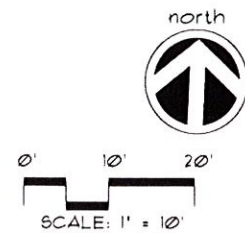
### ROOF-TERRACE PLANTLIST

| SYM.          | NATIVE | NAME             | BOTANICAL NAME           | SPECIFICATION                   |
|---------------|--------|------------------|--------------------------|---------------------------------|
| <b>SHRUBS</b> |        |                  |                          |                                 |
| CCT           | YES    | JAMAICA CAFER    | Capparis cyrophallophora | 1 gal. 30' x 24', 24' o.c. full |
| POT           | 60     | PODOCARPUS HEDGE | Podocarpus spp.          | 1 gal. 30' x 24', full heavy    |

**TOPSOIL:**  
40 c.y. '2100 MIX' FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES

**MULCHING:**  
4 C.Y.M. 'DECO BARK' MULCH 3' DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL  
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION

--- TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.



## ROOF-TERRACE LANDSCAPE PLAN

(APPROVED 1/21/14)

JFS Design Inc.  
LANDSCAPE ARCHITECTURE

LC 000393  
www.jfsdesignfl.com  
jimmy@jfsdesignfl.com

JFS

1933 NW 140th Ter.  
PETERBORO PINES,  
FL. 33078  
TEL: (954) 447-1952  
FAX: (954) 442-8275

1055 1057 93rd St.

1055-1057 93rd STREET  
BAY HARBOR ISLANDS, FL. 33154

| No. | Date    | Revision                                   |
|-----|---------|--------------------------------------------|
| 1.  | 1/21/14 | New background from Project Architect (CL) |
| 2.  | 2/20/14 | New background from Project Architect (CL) |

designed: J. F. SOCAASH  
drawn: N.P. LANGFORD  
checked: T.Y. MORAN  
approved: J. F. SOCAASH  
project #: 13-62  
scale: 1" = 10'  
date: Oct. 28, 2013  
cad ref: 13-62

JAMES F. SOCAASH  
R.L.A. # 0001032

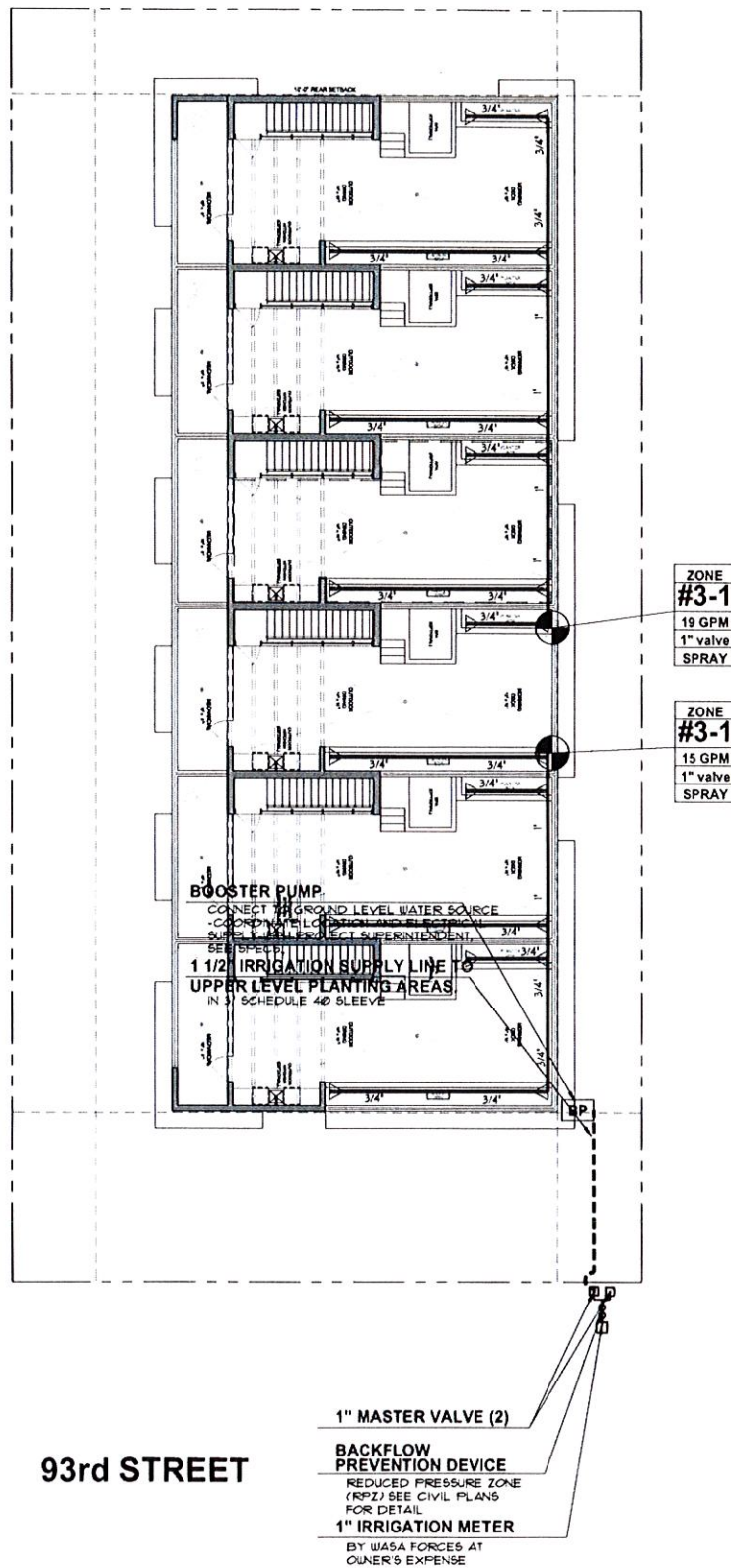
Drawing:

L-3



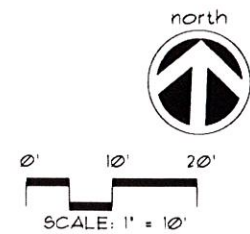






93rd STREET

1" MASTER VALVE (2)  
BACKFLOW  
PREVENTION DEVICE  
REDUCED PRESSURE ZONE  
(RPZ) SEE CIVIL PLANS  
FOR DETAIL  
1" IRRIGATION METER  
BY WASA FORCES AT  
OWNER'S EXPENSE

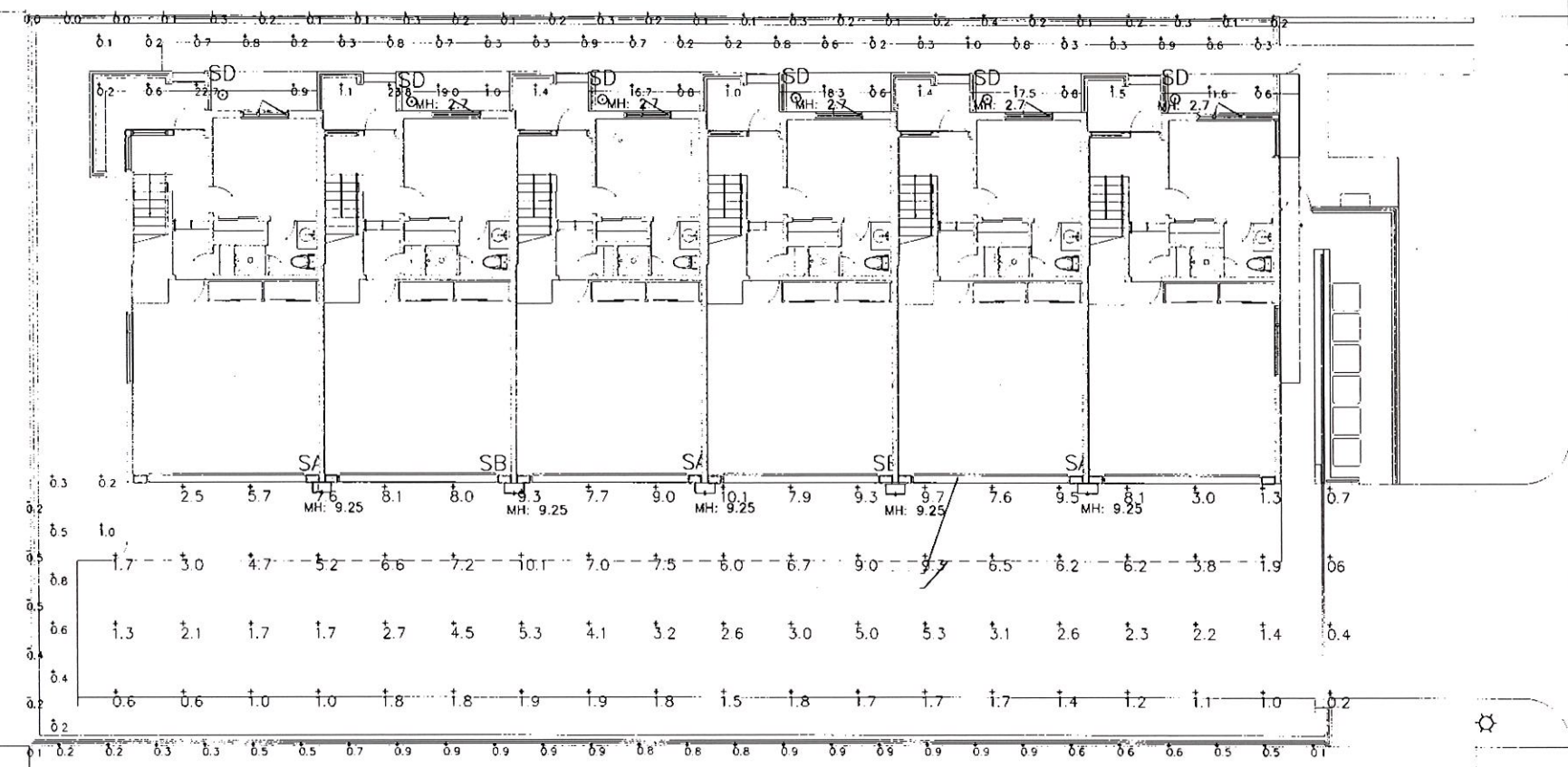


## ROOF-TERRACE IRRIGATION PLAN

(APPROVED 1/21/14)

|                                                                                                                                                                  |                                                                                                  |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>JFS Design Inc.</b><br>LANDSCAPE ARCHITECTURE<br>LC 000393<br><a href="http://www.jfsdesignfl.com">www.jfsdesignfl.com</a><br>jimmy@jfsdesignfl.com           |                                                                                                  |                                            |
| <b>JFS</b>                                                                                                                                                       | 1833 NW 142nd Terr.<br>Pembroke Pines,<br>FL 33028<br>TEL: (954) 441-1852<br>FAX: (954) 442-8275 |                                            |
| <b>1055 1057 93rd St.</b>                                                                                                                                        | <b>1055-1057 93rd STREET<br/>BAY HARBOR ISLANDS, FL. 33154</b>                                   |                                            |
| No.                                                                                                                                                              | Date                                                                                             | Revision                                   |
| 1.                                                                                                                                                               | 1/21/14                                                                                          | New background from Project Architect (CL) |
| 2.                                                                                                                                                               | 2/26/13                                                                                          | New background from Project Architect (CL) |
| designed: J. F. SOGASH<br>drawn: N.P. LANGFORD<br>checked: T.Y. MORAN<br>approved: J. F. SOGASH<br>project #: 13-62<br>scale:<br>date: Oct. 28, 2013<br>cad ref: |                                                                                                  |                                            |
| JAMES F. SOGASH<br>R.L.A. # 000131                                                                                                                               |                                                                                                  |                                            |
| Drawing:<br><b>IRR-2</b>                                                                                                                                         |                                                                                                  |                                            |

PLANNING AND ZONING SUBMISSION FOR:  
**93 BAY HARBOR**  
1055 93rd STREET, BAY HARBOR ISLAND, FL



1 Photometric Site Plan (APPROVED 1/21/14)  
1/8" = 1'-0"

| Luminaire Schedule                                                                  |     |       |             |       |                              |            |                     |                              |                                          |
|-------------------------------------------------------------------------------------|-----|-------|-------------|-------|------------------------------|------------|---------------------|------------------------------|------------------------------------------|
| Symbol                                                                              | Qty | Label | Arrangement | LLF   | Description                  | Lum. Watts | [MANUFAC]           | [LUMCAT]                     | [LAMP]                                   |
|  | 3   | SA    | SINGLE      | 0.720 | WD14x3/100MH-ED17            | 100        | KIM LIGHTING        | WD14x3/100MH-ED17            | 100 WATT CLEAR, MH ED17 MEDIUM BASE LAMP |
|  | 2   | SB    | SINGLE      | 0.720 | WD14x4/100MH-ED17            | 100        | KIM LIGHTING        | WD14x4/100MH-ED17            | 100 WATT CLEAR, MH ED17 MEDIUM BASE LAMP |
|  | 6   | SD    | SINGLE      | 0.720 | ARIA BOLLARD-50PS-T3 PATHWAY | 72         | VISIONAIRE LIGHTING | ARIA BOLLARD-50PS-T3 PATHWAY | MP50/C/U/MED                             |

| Calculation Summary         |             |       |      |      |     |         |         |       |
|-----------------------------|-------------|-------|------|------|-----|---------|---------|-------|
| Label                       | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min | # Pts |
| CalcPts Driveway            | Illuminance | Fc    | 4.44 | 10.1 | 0.6 | 7.40    | 16.83   | 83    |
| CalcPts North and East Yard | Illuminance | Fc    | 2.97 | 23.8 | 0.0 | N.A.    | N.A.    | 69    |

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Revision  
BDC 11/21/13

Project Number  
13-014

Date  
10/31/13

Sheet Title  
PHOTOMETRIC  
SITE PLAN

Drawn by: AG  
Checked by: JF

Sheet Number

**LNI**  
LEONARDO NAVEIRAS, INC.  
CONSULTING ENGINEERS  
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