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 20, 2018

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse , Lots 5-14 of Block 21 and Lot 32 of Block 3. The owners are proposing to construct a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use,7,167 sq. ft of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. The building is a "U" shaped modern architecture design dominated by glass and protruding rectangular designs. 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 1177 Kane Concourse.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

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 20, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse , Lots 5-14 of Block 21 and Lot 32 of Block 3. The owners are proposing to construct a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use,7,167 sq. ft of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. The building is a "U" shaped modern architecture design dominated by glass and protruding rectangular designs. 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 1177 Kane Concourse.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS
1. PZB Staff Report 1177 KC Nov 12 2018
2. 1177KCReducedFile

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: **November 12th, 2018**

Subject: **Site Development Plan Application**
1177 Kane Concourse Mixed-Use Development (104 DU / Commercial)
Bay Harbor Islands Acct. No. SPR18-00004
MMPA Acct. No. 01-0702-1063A

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans with the cover signed October 26th, 2018 and, if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1) The mechanical parking system (vehicle lifts) requires approval from the Planning & Zoning Board pursuant to §23-30(f) and Town Attorney legal opinion.

2) The guest parking spaces / temporary delivery & loading areas that are not in the front yard as required by §23-24(c)(7) require special approval by the Planning & Zoning Board.

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1177 Kane Concourse
Legal Description: Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, less the south 15 feet of Lots 9, 10, 11, 12, 13, 14 of Block 21; Lot 32 of Block 3; and the 20 foot alley south and adjacent to Lots 5, 6, 7, and 8, and north and adjacent to Lots 9, 10, 11, 12, 13, 14 of Block 21, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

7522 Wiles Road Suite B-203 Coral Springs, Florida 33067 Telephone: 954-757-9909

PROJECT DESCRIPTION

The property owner, N/R Wharton Kane Concourse, Northwood Investors LLC, has submitted a Site Development Plan application, designed by the Arquitectonica firm, for the construction a mixed-used (commercial / office / residential) / mid-rise development consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use, 7,167 sq. ft. of restaurant use, 2,523 sq. ft. of sidewalk café / outdoor dining use and 7,565 sq. ft. of retail use. The building is a "U" shaped modern architecture design dominated by glass and protruding rectangular designs. The open "U" area faces West Bay Harbor Drive and serves as a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The retail and restaurant components front Kane Concourse with transparent storefronts as required and outdoor dining space with four (4) stories of office above for a total of five (5) stories with rooftop canopies and landscaping. The residential portion of the complex fronts 97th Street with seven (7) floors of residential use over a lobby with a rooftop recreational area and parking, accessory uses that support the residential units, and ground level parking areas underneath the building. There are seven (7) levels of parking garage on the east side of the property.

The maximum height allowed in the B-1, Business District is normally 65 feet above Base Flood Elevation (BFE). However, the structure is proposed to be 75 feet above BFE, which may be allowed by an approval by the **Town Council**, through a Developer Agreement using the Town's recently adopted Public Benefits Program. The 104 dwelling units consist of seven (7) dwelling unit types: studio units; 1-BR / 1 Bath units; 1-BR / 1 Bath + Den; 2-BR / 2 Bath; 2-BR / 2 Bath + Den; 3-BR / 2 Bath; and 3-BR / 2 Bath + Den. All of the dwelling units meet the Town's minimum square footage requirements for the B-1 District.

The site is comprised of ten (10) platted lots and assumes they can vacate / add / not replace a portion of the Town's platted 20' alley in Block 21. The existing alley corridor will be maintained for access to the parking areas and loading areas under the building from West Bay Harbor Drive to Bay Harbor Terrace. An access easement under the building is proposed at the east end of the property with truck turning radius to 97th Street. The full two-way opening to West Bay Harbor Drive is planned to be modified into a right-out only driveway to West Bay Harbor Drive, due to potential traffic congestion issues. Along Kane Concourse three (3) existing Town-owned parking spaces are proposed for valet drop-off, which requires an agreement with Town. As required by the Code there is a pedestrian walkway from Kane Concourse through the building to the parking and valet area to the rear under the building.

On 97th Street there is a pick-up and drop off area for the residential portion of the development with two (2) guest spaces located near the street. At the pick-up / drop-off area there is enough room for a vehicle to be temporarily parked and another vehicle can pass. A waiver from the PZB is required for the location of some of the guest spaces. There are 10 platted lots, therefore 10 guest / drop-off spaces are technically required to be placed "in the front setback" - but only 2 are shown within this setback – a waiver is requested, and the balance is proposed inside the parking garage. The Town's guest parking Code provision was written with residential lots in mind. Six (6) of the lots fronting Kane Concourse are narrower, 50' wide as opposed to 75' wide, on the commercial portion of the project making the request seem more significant. The entrance to the parking garage is shown from 97th Street between the residential pick-up / drop off area and the new alley access easement. The plans also show the existing paver sidewalk system on West

Bay Harbor Drive being continued onto 97th Street to the eastern limits of the project. West Bay Harbor Drive is shown to be modified by eliminating the existing on-street parking spaces and bicycle pay station with the streetscape being redone with the Town's required street trees. There are 53 ground parking spaces provided under the building, 10 on-street spaces along Kane Concourse with three (3) being proposed for valet service. On the ground floor level six (6) parking spaces on lifts for a total of 12 parking spaces are proposed which require Planning and Zoning Board approval. Also provided near the northwest corner are two (2) readily accessible bicycle racks by an entrance stairwell into the residential building.

The applicant is seeking a shared parking / parking reduction for this mixed-use development and has submitted an engineering study concurrently with this site plan application (Sec.23-11(C)(15). Pursuant to Code requirements 631 parking spaces are technically required - the study states 483 spaces are "needed", and 492 (10 on street) are provided. There is flexibility and estimations being made regarding the percentage of restaurant and retail space build-outs.

The Town's records indicate that the western portion of the site was previously developed with an office building. To our knowledge the eastern portion of the site was never developed. The survey indicates the total area of the ten (10) lots, including the alley proposed to be vacated (6,000 sq. ft. / .14 acre), is 84,942 sq. ft. / 1.95 acres in size. This would allow a maximum of 66 dwelling units on the property at the allowable base density of 34 DU/AC. The proposal is to build 104 DU (53.34 DU/AC) which would require the developer to acquire 38 TDR units. It appears from the survey that no right-of-way for on-street parking was ever dedicated, so the lots are full lots, except for the early dedication of 15 feet of additional right-of-way for the Kane Concourse parking areas. The applicant has indicated they will be requesting the 38 TDR units from the Town's reserve bank of "commercial" TDR units.

The adjoining / nearby developments sites currently include: to the north a Town-owned parking lot, vacant land zoned RM-2, the four (4) story Recency Hall Condominium and three (3) story townhomes; to the south and east along Kane Concourse are office and retail buildings; to the west is a vacant lot zoned Gateway District and then several multifamily dwellings including the Island Manor and Bay Harbor Condominiums. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories), mid-rise residential complexes (5-7 stories), and commercial buildings along Kane Concourse. The Town's 2002 Community Vision Master Plan identifies this area for mid-rise commercial and mixed-use residential developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The site is currently vacant and was formerly known as the "Taplin" properties that changed ownership in late 2016. The western portion of the land was occupied by an office building that totaled 21,078 sq. ft. and a parking lot that was demolished in mid-2017. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse business / commercial sites, and specialty sites (Gateway / Planned Development). The Comprehensive Plan includes a system to allocate / monitor residential density allocations in multi-family / commercial areas due to errors in the original plan. This system has proved

extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units for private owners to repair / update older properties, and as related to Town TDR units, monies to assist in public improvements. In 2002 a Town Charter limit was adopted limiting the height of buildings to 75 feet, unless a specific proposal was submitted to the electorate for a vote.

The original BAA "Business" Zoning District (now B-1) was created in 1957 and modified only four (4) times in 48 years. Most of the commercial land parcels were developed during that time-period. However, the Town officials believed the community had stagnated and real property tax revenue was in decline. In 2002 the Town retained an urban planning consultant (Glatting Jackson) and held a Community Visioning process. In 2003-04 the Town retained another urban planning consultant (Bermello Ajamil Partners) who studied / prepared design recommendations for the Kane Concourse / Downtown business properties in the Town. These efforts attempted to frame issues and set basic development / building massing visions for the community.

In 2005-06 the Town refined those design concepts and adopted a series of Land Development Regulation modifications to the renamed B-1 Business District. Mixed land uses (commercial / residential) have been allowed in the B-1 District since the district rules were written in the 1950s. A key component of the discussions was the allowable height of buildings. Prior to the 2006 Code update the business district limited building heights to six (6) stories. At that time there was no definition as to what height constituted a "story" – this was added later at a maximum of 10 feet per floor – due to community concerns with excessive building heights. The tallest existing commercial building (1111 Kane Concourse) is about 72 feet in height to the main flat roof with a 20+/- foot tall elevator / stair tower on top of the building. The Bermello Ajamil Downtown Study recommended the commercial building heights be set at 75 feet. However, the Glatting Jackson Community Visioning Study recommended maintaining the 6-story limit. The Town Council at the time of adoption decided to remove the "story" limitation and set maximum building height at 65 feet, allowing a project designer the freedom to create varying interior floor heights. Town staff / MMPA were not opposed to the 75 feet limit, as we were more concerned with the 6-story limit. Some of the main reasoning given was the existing low-scale of the buildings along the roadway and the fact that the height limit in the adjoining RM-2 Multi-family District areas north of 97th Street and south of 95th Street are 65 feet. It was felt the non-Kane Concourse frontage sites would be either parking lots / parking garages or residential uses. The district has special setbacks for residential uses along those streets.

In response to a request from this land owner's representatives to consider amending the Town Code to allow buildings to be a maximum of 75 feet, the Town Council, on January 8th, 2018, adopted Ordinance No. 1018 creating a Public Benefits Program. The program can allow a building height of 75 feet in exchange for participation in the program by providing certain public benefits found appropriate by the Town Council in order to achieve high-quality commercial, office or mixed-use developments with proper floor-to-ceiling heights. As part of this application the applicant met with Town's administrative staff to discuss possible public benefits. A draft Developer Agreement was submitted which incorporates the current list of negotiated items – subject to change – as the project moves through the Town's review process. The Town Council is charged with the final approval of increased building height and acceptable public benefit improvements.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". 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 pursuant to the Transfer of Development Rights program established by §23-22.2. The developer is seeking to build a total of 104 DU when 66 DU are allowed by the base density; therefore, 38 additional TDR units are required. The applicant indicates that they are requesting the units from the Town's bank of commercial TDR units. If the Town Council approves the 38 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a single Zoning classification of "B-1" Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). An additional 10 feet of building height can be requested (75 feet maximum) through participation in the Town's Public Benefits Program. The proposed use of the property is consistent with this zoning classification. If the Town approves the height increase, parking reduction and other listed items the project would comply with the Code requirements.

PLATTING

Although the site does not appear to require re-platting pursuant to §11-22, as the site is currently platted as described above, it is recommended that a new replat be prepared to simplify the site boundaries and alley vacation / easement dedication. The Town Attorney's office and Special Land Use Attorney (Stan Price) have opined that re-platting is necessary. This almost exact same scenario was done for the Ocean Cadillac site years ago. At a minimum, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits. The applicant has indicated that in their opinion re-platting is not legally required but requires County approval and that they wish to file a Unity of Title and grant an easement to the Town instead. Once this legal is resolved, either solution must be completed prior to issuance of permits.

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

As stated above, the Site Development Plan depicts vehicular access to the commercial portion of the site from the existing alley - which corridor is being maintained for access to the parking area and loading areas under the building from West Bay Harbor Drive to Bay Harbor Terrace. An access easement is proposed under the building at the east end of the property, with adequate truck turning radius to 97th Street being provided. The full two-way opening to West Bay Harbor Drive from the alley will be modified to create a right-out only driveway onto West Bay Harbor Drive, due to traffic congestion at the Kane Concourse signal. Along Kane Concourse three (3) existing parking spaces are proposed to be used for valet drop-off / pick-ups. On 97th Street there is a pick-up and drop off area for the residential portion of the development with two (2) guess spaces located near the street; at the pick-up drop-off area there is enough room for a vehicle to be temporarily parked and another can pass. The entrance to the parking garage from 97th Street is 23 feet wide also between the pick-up drop off area and the new alley access easement.

There are 53 ground parking spaces provided under the building, 10 on-street spaces along Kane Concourse, with another three (3) being proposed to be for valet. On the ground floor level six (6) parking spaces on lifts for a total of 12 parking spaces are proposed. Based on the Town's Zoning Code 631 parking spaces are technically required; however, the applicant has submitted a request for shared parking/parking reduction. The study they have submitted states that 483 spaces are needed, and 492 are provided. Although shared parking / parking reduction applications have been allowed in the B-1 Business District since 2006, this is the first application the Town has received. MMPA is very familiar with these types of applications in other communities. MMPA has reviewed the applicant's shared parking / parking reduction application and issued a separate staff recommendation for approval, based on the study's rationale and mix of land uses in this with project.

Fire Department staging areas are shown on the plans. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building is a "U" shaped modern architecture design dominated by glass with protruding rectangular designs on the commercial building. The open portion of the "U" faces West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The parking garage is enclosed with ventilation to the roof. Although the main building facades face Kane Concourse, West Bay Harbor Drive and 97th Street, portions of the zero-lot-line eastern building façade will be visible, at least until the adjoining site is redeveloped, which is not a given. MMPA has encouraged the architect to include some detailing to the eastern building façade. The building is exempt from the breezeway requirement since it is within 50 feet of Kane Concourse pursuant to §23-11(C)(12).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are our suggested conditions of approval based on the latest revised plans dated October 26th, 2018 (on cover sheet), submitted to the Town for consideration:

1. This approval is based on the Site Development Plans with the cover sheet signed October 26th, 2018, as well any required modifications stated herein, and any modifications 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. Planning & Zoning Board approval of the mechanical parking system is required pursuant to §23-30(f) and Town Attorney legal opinion (assigned previous TC approval to PZB). This will obviate the need to comply with the construction and dimensional requirements (paving, layout, markings, car stops) listed in §19-23 and §23-30 in which the parking lift system could not comply.

3. Planning & Zoning Board approval of the guest parking / temporary delivery / loading areas that are not in the front yard as required by §23-24(c)(7). The applicant has requested a waiver to provide only 2 guest spaces. Although there are 10 platted lots in this site, only 4 lots are being used for residential purposes – so we feel a maximum of 4 should be required.

4. Town Council approval is required of the proposed Developer Agreement for participation and contribution into the Town's Public Benefit Program to allow the building to be increased to 75 feet above BFE pursuant to §23-11(C)(8).

5. Town Council approval is required of the applicant's Parking Reduction request pursuant to §23-11(C)(15), or by providing 139 additional parking spaces by either acquiring additional land for parking or purchasing them from the Town's Parking Trust pursuant to §23-29.1.

6. Town Council approval is required of 38 TDR units for applicant's request of 104 DU. The site is 1.95 acres in size (assuming the alley is vacated), a maximum of 66 DU are allowed by right (34 DUA base density); see §23-11(B1) (11). The applicant has indicated that these units will be requested from the Town's "commercial" reserve bank, in exchange for the conveyance of the "park parcel" located west of West Bay Harbor Drive / north of Kane Concourse / abutting the Bay Harbor Waterway. Technically this is acceptable and will meet current Complan / LDR rules. TDR units must remain within the applicable FLUM geographic area (residential / commercial) per state mandate. The draft Developer Agreement notes the developer will retain the TDR units from the "park parcel". These residential TDR units can only be conveyed to property owners on the East Island in residential areas. If the Town's Complan / LDRs are modified in the future to allow additional flexibility for TDR conveyances, this project may use the changes.

7. Town Council approval is required for the vacation / replacement of the alley with an easement. This can be accomplished either via re-platting (Town Attorney recommended) to simplify the site boundaries and alley vacation / easement dedication or by Unity of Title. The applicant has indicated that they feel there is no legal requirement to re-plat and wish to provide the Town with access easements for the alley and 97th Street access. The Town Attorney / Special Land Use Attorney opined the public alley must be formally vacated to use it for private purposes or build over it (air rights) – by Ordinance / Resolution recorded in the public records. All costs related to utility relocations are assigned to the developer.

8. Outdoor Lighting Plan - The lighting plan needs to be revised to be in compliance with the newly adopted Town Lighting Code regulations (8/13/18). Lighting levels are particularly high at stairs along Kane Concourse. The applicant cites the NFPA 101 Code for the levels needing to be a minimum of 10 foot-candles at these areas, but the plans exceed these levels on all of the stairs. The final Building Plans must show compliance with the Town Code.

9. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping or fences / painted to match.

10. Town park impact fees for the residential component of the project are recommended in lieu of park land dedication or provided as part of the Developer Agreement. This would be paid / satisfied at time of building permits.

11. Miami-Dade County Public School impact fees will be required for the residential component of the project; paid at time of building permits

12. Miami-Dade County Fire Department approval of the staging areas shown on the plans. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

13. The Town Code requires any existing overhead lines to be undergrounded / poles removed at the time of redevelopment. However, FPL has objected to undergrounding short sections of overhead lines. FPL / other utility providers may object to this plan, as overhead facilities are along / within the alley. An inventory of underground facilities (water / sewer / gas / etc.) is required as well as releases to remove / relocate their facilities. All electrical / communication utility connections from the source must be placed underground from the poles to the building, and all relocations must be paid for the developer.

1177 Kane Concourse

1177 Kane Concourse
Bay Harbor Inslands, FL 33154

September 21, 2018

DRC + PZB Submission

Owners:

NORTHWOOD RAVIN
127 SCALEYBARK ROAD
CHARLOTTE, NC 28209
P: 704.714.9640
www.nwrliving.com

WHARTON EQUITY PARTNERS
3250 NE 1 AVENUE, SUITE 211
MIAMI, FL 33137
P: 305.570.1000
F: 305.428.2684
www.whartonequity.com

Architect:
ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

Consulting Architect:
FRANKEL BENAYOUN ARCHITECTS INC
1166 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA 33154
P: 305.868.3665
F: 305.868.3650
www.fbamiami.com

Civil:
Kimley»Horn
355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLE, FL 33134
P: 305.673.2025
www.kimley-horn.com

Traffic/Parking:
DAVID PLUMMER & ASSOCIATES
1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
P: 305.447.0900
www.dplummer.com

MEPFP:
exp.
396 ALHAMBRA CIRCLE
SUITE 202
CORAL GABLES, FL 33134
P: 305.631.2208
www.exp.com

Landscape Architect:
ARQUITECTONICA GEO
2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

SCHEDULE - SHEET INDEX SDs

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A0-00	COVER	08/24/2018		
A0-01	INDEX	08/24/2018		
A0-02	ZONING DATA	08/24/2018		
A0-02.1	ZONING MAP INFORMATION	08/24/2018		
A0-03	STATISTICS- OFFICE AREAS	08/24/2018		
A0-04	STATISTICS- OFFICE AREAS	08/24/2018		
A0-05	STATISTICS- RESI AREAS	08/24/2018		
A0-06	AERIAL VIEWS	08/24/2018		
A0-07	CONTEXT - STREET VIEWS	08/24/2018		
A0-10	SITE CONTEXT- ROOF	08/24/2018		
A0-11	SITE CONTEXT- GRND FLOOR	08/24/2018		
A0-12	MANEUVERABILITY STUDIES	08/24/2018		
A0-20	ZONING - UNIT SIZES	08/24/2018		
A0-21	ZONING - UNIT SIZES	08/24/2018		
A1-01	SITE PLAN- GROUND FLOOR	08/24/2018		
A1-02	OVERALL FLOOR PLAN	08/24/2018		
A1-03	OVERALL FLOOR PLAN- TYP.	08/24/2018		
A1-04	OVERALL ROOF PLAN	08/24/2018		
A1-12	ENLARGED FLOOR PLAN	08/24/2018		
A1-13	ENLARGED FLOOR PLAN	08/24/2018		
A1-22	ENLARGED FLOOR PLAN	08/24/2018		
A4-01	BUILDING SECTION	08/24/2018		
A4-02	BUILDING SECTION	08/24/2018		
A4-03	BUILDING SECTION	08/24/2018		
A4-04	BUILDING SECTION	08/24/2018		
A5-01	SIGNAGE DETAILS	08/24/2018		
A7-01	SOUTH ELEVATION- COLORED	08/24/2018		
A7-02	NORTH ELEVATION- COLORED	08/24/2018		
A7-03	WEST ELEVATION- COLORED	08/24/2018		
A7-04	EAST ELEVATION- COLORED	08/24/2018		
A8-01	RENDERING	08/24/2018		
A8-02	RENDERING	08/24/2018		
A8-03	RENDERING	08/24/2018		
A8-04	RENDERING	08/24/2018		
A8-05	RENDERING	08/24/2018		
A8-06	RENDERING	08/24/2018		
A8-07	RENDERING	08/24/2018		
A8-08	RENDERING	08/24/2018		
A9-01	LIFE SAFETY SITE PLAN	08/24/2018		

8/28/2018 6:14:35 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

RD SINGLE FAMILY RESIDENTIAL DISTRICT

RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT

RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

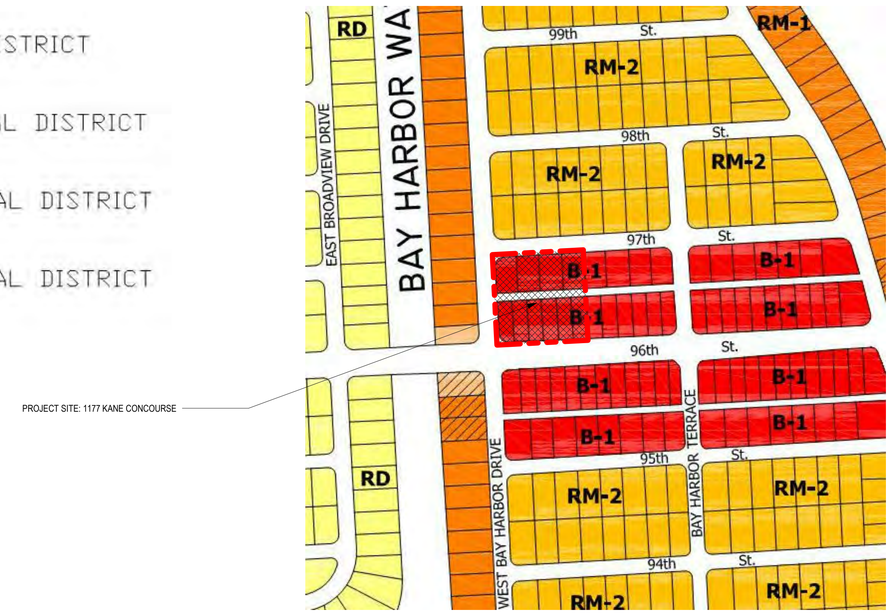
RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

B-1 BUSINESS DISTRICT

CAUSEWAY DISTRICT

GATEWAY DISTRICT

PUD OVERLAY DISTRICT



1 ZONING MAP INFORMATION
NOT TO SCALE

8/28/2018 6:14:37 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

12" = 1'-0"

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ZONING MAP INFORMATION A0-02.1

ZONING DATA

PROJECT ADDRESS:

1177 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBERS:

LOT 5, BLOCK 21: 13-2227-001-3640 (PARCEL B)
LOT 6, BLOCK 21: 13-2227-001-3650 (PARCEL B)
LOTS 7 THRU 11, BLOCK 21: 13-2227-001-3660 (PARCEL A)
LOT 12, BLOCK 21: 13-2227-001-3670 (PARCEL B)
LOT 13, BLOCK 21: 13-2227-001-3680 (PARCEL B)
LOT 14, BLOCK 21: 13-2227-001-3690 (PARCEL B)

LEGAL DESCRIPTION (PER SURVEY):

PARCEL A:
LOTS 7, 8, 9, 10 AND 11, LESS THE SOUTH FIFTEEN (15') FEET OF LOTS 9, 10 AND 11 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

PARCEL B:
LOTS 5, 6, 12,13 AND 14, LESS THE SOUTH FIFTEEN (15') FEET OF LOTS 12, 13 AND 14 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

SURVEY INFORMATION:

PREPARED BY:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PH: (954) 689-7766
FAX: (954) 689-7799

SURVEY PROJECT NUMBER: 8194-16

CERTIFIED TO: THE OWNER

ZONING DISTRICTS:

PARCEL A: B-1 BUSINESS DISTRICT
PARCEL B: B-1 BUSINESS DISTRICT

FLOOD ZONE INFORMATION (PER SURVEY):

COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144 L
ZONE: AE
BASE FLOOD ELEVATION: 8
EFFECTIVE DATE: 09/11/2009

PROJECT LOCATION MAP
N.T.S.

BUIDLING SETBACKS:

B-1 BUSINESS DISTRICT-

KANE CONCOURSE (96TH STREET): 0'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL ENCROACH INTO THE PUBLIC RIGHT-OF-WAY FOR THE KANE CONCOURSE (55 FEET FROM CENTERLINE OF THE ROADWAY).

EAST BAY HARBOR DRIVE, WEST BAY HARBOR DRIVE, BAY HARBOR TERRACE, 95TH STREET AND 97TH STREET: 5'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL BE ERECTED OR ALTERED TO BE LESS THAN AN AVERAGE OF FIVE FEET FROM THE AFOREMENTIONED PUBLIC RIGHTS-OF-WAY. WITHIN THE REQUIRED SETBACK AREAS, LANDSCAPING INCLUDING FOUNDATION PLANTINGS, PLAZAS, SCULPTURES AND THE LIKE SHALL BE INSTALLED. AT LEAST 75 PERCENT OF THE AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS. THE REMAINING AREA MAY INCLUDE HARDSCAPE SUCH AS WALKWAYS, PAVERS AND THE LIKE. FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 15 FEET. THE TOWN COUNCIL RESERVES THE RIGHT TO MODIFY THE ADDITIONAL BUILDING SETBACK PROVISIONS LISTED ABOVE DUE TO INCREASED BUILDING HEIGHT FOR PARKING GARAGE STRUCTURES ON TOWN-OWNED LANDS.

ALLEYS: 0'-0"
ALLEYS DEPICTED ON THE RECORDED PLAT FOR BAY HARBOR ISLANDS BETWEEN BLOCKS 11, 12, 20 AND 21: NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12 SHALL ENCROACH INTO THE PUBLIC RIGHT-OF-WAY. NOTWITHSTANDING AND ABOVE, SETBACKS SHALL BE PROVIDED TO PROVIDE FOR REQUIRED LOADING AREAS AND SERVICE DELIVERIES SO THAT THE ALLEY IS NOT BLOCKED FROM VEHICULAR TRAFFIC MOVEMENTS.

INTERIOR SIDE: 0'-0"
NO SETBACK IS REQUIRED ALONG INTERIOR SIDE PROPERTY LINES.

FLEX SETBACKS:
A PROJECT DESIGNER HAS THE OPTION TO OFFER CREATIVE DESIGN SOLUTIONS TO THE BUILDING CONFIGURATIONS AND THE TOWN COUNCIL MAY ALLOW PORTIONS OF THE BUILDING STRUCTURE TO ENCROACH INTO THE SETBACK REQUIREMENTS ABOVE. THE TOTAL AMOUNT OF ENCROACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THIS PROVISION SHALL SERVE TO CREATE AN ARCHITECTURAL OPPORTUNITY FOR CREATIVE DESIGN APPROACHES WHILE PROMOTING THE BENEFICIAL PURPOSES OF BUILDING SETBACKS IN THE DISTRICT. IN NO CASE SHALL ANY PORTION OF A BUILDING ENCROACH INTO THE BASE BUILDING SETBACKS SET FORTH ABOVE FOR PORTIONS OF THE BUILDING BELOW 25 FEET IN HEIGHT.

BUIDLING SETBACK TABLE

STREET / FRONTAGE	REQUIRED SETBACK	PROVIDED SETBACK	PROPOSED BLDG. HGT.	REMARKS
PARCELS A AND B				
KANE CONCOURSE (96TH STREET)	0'-0"	2'-0 1/4"	75'-0"	
WEST BAY HARBOR DRIVE	VARIABLE BASED ON HEIGHT	20'-3 1/2" RESIDENTIAL 15'-1 1/2" OFFICE*	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0"- SEE SECTION
97TH STREET	VARIABLE BASED ON HEIGHT	20'-4"	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0"- SEE SECTION
SIDE- INTERIOR	0'-0"	0'-4"	75'-0"	

*PROPOSED ENCROACHMENT OF 4'-10 1/2" ON UPPER FLOOR OF OFFICE ONLY. PROPOSING TO USE FLEX SETBACK PROVISION OF THE CODE, SECTION 23-11(C)(6)- SEE BUILDING SECTIONS AND ELEVATIONS.

PROJECT SITE AREAS:

PARCELS A AND B LESS 20'-0" ALLEY R.O.W. = 79,359 SF (1.82 ACRES)

20'-0" ALLEY R.O.W. = 6,000 SF (0.13 ACRES)

TOTAL LOT AREA (INCLUDING ALLEY) = 85,359 (1.95 ACRES)

PROJECT DENSITY:

MAXIMUM ALLOWABLE BASE DENSITY: 34 DU / ACRE
PROJECT BASE DENSITY: 1.95 ACRES X 34 DU/ACRE = 66 DU ALLOWABLE

MAXIMUM ALLOWABLE OVERALL DENSITY: 80 DU / ACRE
PROJECT OVERALL DENSITY: 1.95 ACRES X 80 DU/ACRE = 156 DU ALLOWABLE

PROPOSED PROJECT DENSITY:
104 OVERALL DWELLING UNITS (66 ALLOWABLE BASE DENSITY + 38 ALLOWABLE TDR UNITS)

OFF-STREET PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS-
A MINIMUM OF TWO PARKING SPACES SHALL BE REQUIRED ON THE BUILDING PLOT FOR EACH DWELLING UNIT WITHIN A MULTIPLE-FAMILY DEVELOPMENT, EXCEPT AS PROVIDED FOR OTHERWISE IN ARTICEL II OF THE BAY HARBOR ISLANDS, FL CODE OF ORDINANCES. IN ADDITION, GUEST PARKING SHALL BE PROVIDED FOR MULTIPLE-FAMILY DELOPMENTS. AT LEAST ONE GUEST PARKING SPACE SHALL BE REQUIRED FOR EACH WHOLE PLATTED LOT.

RESTAURANTS, PUBLIC DINING ROOMS, BARS, PROVATE CLUBS, COCTAIL LOUNGES-
ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF CUSTOMER SERVICE AREA. THE ABOVE SHALL NOT BE INTENDED TO INCLUDE FOOD AND DRINK PREPERATION AREAS, BATHROOMS, WAITING AREAS OR STORAGE AREAS.

RETAIL, COMMERCIAL, PERSONAL SERVICE, MISCELLANEOUS USES AND BUSINESS USES-
ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

OFFICE AND PROFESSIONAL USES-
ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

PARKING TABLE

USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQUIRED* SHARED PARKING REQ'D*	W/ -7% PARKING ADJUSTMENT*****	PROVIDED PARKING*	REMARKS
RESIDENTIAL								
MULTIPLE-FAMILY RESIDENTIAL	104 DU	N/A	2 PER DU	208 SPACES	146 SPACES	136 SPACES	136 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
MULTIPLE-FAMILY VISITOR	10 PLATTED LOTS	N/A	1 PER PLATTED LOT	10 SPACES****	2 SPACES	2 SPACES	2 SPACES	(2) OF DELIVERY / GUEST SPACES PROVIDED AT FRONT YARD****
OFFICE	N/A	86,700 SF	1 PER 300 SF	289 SPACES	283 SPACES	263 SPACES	263 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RESTAURANT	N/A	7,167 SF**	1 PER 100 SF	72 SPACES	47 SPACES	44 SPACES	44 SPACES***	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
FUTURE SIDEWALK CAFE PARKING	N/A	2,523 SF	1 PER 100 SF	26 SPACES	16 SPACES	15 SPACES	14 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RETAIL	N/A	7,565 SF	1 PER 300 SF	26 SPACES	25 SPACES	23 SPACES	23 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
SUB-TOTAL				**631 SPACES**	**519 SPACES***	**483 SPACES***	**482 SPACES**	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
EXISTING STREET PARKING							10 SPACES	STREET PARKING SPACES USED TOWARD PROVIDED SPACES.
TOTALS						**483 SPACES***	**492 SPACES**	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.

*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
** CONSIDERS 30% REDUCTION IN SPACE SQUARE FOOTAGE FOR COMMERCIAL KITCHEN LEAVING 70% OF SPACE AS DINING SPACE. SUBJECT TO CHANGE DEPENDING ON TENANT'S ACTUAL NEEDS.
*** TOTAL OF (6) PARKING SPACES ARE ON PARKING LIFTS = 12 TOTAL PROVIDED SPACES. PARKING LIFT SPACES SHALL BE OPERATED BY VALET OPERATOR ONLY.
****(2) DELIVERY/GUEST SPACES PROVIDED IN FRONT YARD- THE REMAINING (8) GUEST SPACES ARE PROVIDED IN THE PARKING GARAGE STRUCTURE AND ARE PART OF TOTAL PARKING COUNT PROVIDED.
*****ADDITIONAL 7% REDUCTION DUE OT RIDE SHARING AND PARKING MANAGEMENT PLAN RECOMMENDED BY DAVID PLUMMER & ASSOCIATES. SEE SHARED PARKING ANALYSIS REPORT.

ACCESSIBLE PARKING REQUIREMENTS

TOTAL ACCESSIBLE SPACES REQUIRED
631 SPACES REQUIRED MINUS UP TO 26 SIDEWALK CAFE PARKING SPACES = 605 SPACES X 0.02 = 12.08 = **13 ACCESSIBLE SPACES REQUIRED**
13 ACCESSIBLE SPACES HAVE BEEN PROVIDED IN THE PARKING GARAGE TO ACCOMODATE THE ACCESSIBLE PARKING REQUIREMENTS PURSUANT FBC 2017- ACCESSIBILITY, SECTION 208 "PARKING SPACES". THESE 13 SPACES ARE INCLUDED AS PART OF THE TOTAL PARKING PROVIDED.

TOTAL VAN PARKING SPACES REQUIRED
13 ACCESSIBLE SPACES / 6 = 2.167 = **3 ACCESSIBLE VAN SPACES REQUIRED**
5 ACCESSIBLE VAN SPACES HAVE BEEN PROVIDED ON THE GROUND FLOOR PARKING LEVEL AS PART OF THE TOTAL REQUIRED ACCESSIBLE PARKING, PURSUANT FBC 2017- ACCESSIBILITY, SECTION 208.2.4 "VAN PARKING SPACES".

DWELLING UNIT SIZES:

ZONING CODE MINIMUM UNIT SIZES (NET AREA)

STUDIO (S) = 650 SF
1 BEDROOM (1BR) = 800 SF
2 BEDROOM (2BR) = 950 SF
3 BEDROOM (3BR) = 1100 SF

Unit Matrix- Gross Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area	Total Area
LEVEL R02						
LEVEL R02	N/A	Unit 201	2BR / 2BA	1	1240 SF	1240 SF
LEVEL R02	N/A	Unit 202	1BR / 1BA	1	969 SF	969 SF
LEVEL R02	N/A	Unit 203	2BR / 2BA + D	1	1275 SF	1275 SF
LEVEL R02	N/A	Unit 204	2BR / 2BA + D	1	1179 SF	1179 SF
LEVEL R02	N/A	Unit 205	2BR / 2BA + D	1	1179 SF	1179 SF
LEVEL R02	N/A	Unit 206	3BR / 2BA	1	1355 SF	1355 SF
LEVEL R02	N/A	Unit 207	3BR / 2BA + D	1	1293 SF	1293 SF
LEVEL R02	N/A	Unit 208	1BR / 1BA + D	1	864 SF	864 SF
LEVEL R02	N/A	Unit 209	1BR / 1BA + D	1	864 SF	864 SF
LEVEL R02	N/A	Unit 210	1BR / 1BA + D	1	864 SF	864 SF
LEVEL R02	N/A	Unit 211	1BR / 1BA + D	1	897 SF	897 SF
LEVEL R02	N/A	Unit 212	2BR / 2BA + D	1	1011 SF	1011 SF
LEVEL R02	N/A	Unit 213	1BR / 1BA + D	1	1040 SF	1040 SF
LEVEL R02	N/A	Unit 214	S	1	686 SF	686 SF
				14		14715 SF
LEVEL R03						
LEVEL R03	thru R08	Unit 01	2BR / 2BA	6	1240 SF	7438 SF
LEVEL R03	thru R08	Unit 02	1BR / 1BA	6	969 SF	5817 SF
LEVEL R03	thru R08	Unit 03	2BR / 2BA + D	6	1275 SF	7648 SF
LEVEL R03	thru R08	Unit 04	2BR / 2BA + D	6	1179 SF	7072 SF
LEVEL R03	thru R08	Unit 05	2BR / 2BA + D	6	1179 SF	7072 SF
LEVEL R03	thru R08	Unit 06	3BR / 2BA	6	1355 SF	8131 SF
LEVEL R03	thru R08	Unit 07	3BR / 2BA + D	6	1293 SF	7757 SF
LEVEL R03	thru R08	Unit 08	1BR / 1BA + D	6	864 SF	5184 SF
LEVEL R03	thru R08	Unit 09	1BR / 1BA + D	6	864 SF	5184 SF
LEVEL R03	thru R08	Unit 10	1BR / 1BA + D	6	864 SF	5184 SF
LEVEL R03	thru R08	Unit 11	1BR / 1BA + D	6	897 SF	5384 SF
LEVEL R03	thru R08	Unit 12	2BR / 2BA + D	6	1011 SF	6065 SF
LEVEL R03	thru R08	Unit 13	2BR / 2BA + D	6	1040 SF	6240 SF
LEVEL R03	thru R08	Unit 14	2BR / 2BA + D	6	1040 SF	6240 SF
LEVEL R03	thru R08	Unit 15	2BR / 2BA + D	6	1170 SF	7021 SF
				90		97437 SF
				104		112152 SF

AVERAGE UNIT SIZE = 1,079 GROSS SF/UNIT
(112,232 SF / 104 UNITS)

Unit Matrix- Net Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area	Total Area
LEVEL R02						
LEVEL R02	N/A	Unit 201	2BR / 2BA	1	1134 SF	1134 SF
LEVEL R02	N/A	Unit 202	1BR / 1BA	1	926 SF	926 SF
LEVEL R02	N/A	Unit 203	2BR / 2BA + D	1	1206 SF	1206 SF
LEVEL R02	N/A	Unit 204	2BR / 2BA + D	1	1136 SF	1136 SF
LEVEL R02	N/A	Unit 205	2BR / 2BA + D	1	1136 SF	1136 SF
LEVEL R02	N/A	Unit 206	3BR / 2BA	1	1303 SF	1303 SF
LEVEL R02	N/A	Unit 207	3BR / 2BA + D	1	1245 SF	1245 SF
LEVEL R02	N/A	Unit 208	1BR / 1BA + D	1	827 SF	827 SF
LEVEL R02	N/A	Unit 209	1BR / 1BA + D	1	827 SF	827 SF
LEVEL R02	N/A	Unit 210	1BR / 1BA + D	1	827 SF	827 SF
LEVEL R02	N/A	Unit 211	1BR / 1BA + D	1	857 SF	857 SF
LEVEL R02	N/A	Unit 212	2BR / 2BA + D	1	968 SF	968 SF
LEVEL R02	N/A	Unit 213	1BR / 1BA + D	1	1000 SF	1000 SF
LEVEL R02	N/A	Unit 214	S	1	651 SF	651 SF
				14		14046 SF
LEVEL R03						
LEVEL R03	thru R08	Unit 01	2BR / 2BA	6	1134 SF	6807 SF
LEVEL R03	thru R08	Unit 02	1BR / 1BA	6	926 SF	5554 SF
LEVEL R03	thru R08	Unit 03	2BR / 2BA + D	6	1206 SF	7236 SF
LEVEL R03	thru R08	Unit 04	2BR / 2BA + D	6	1136 SF	6819 SF
LEVEL R03	thru R08	Unit 05	2BR / 2BA + D	6	1136 SF	6819 SF
LEVEL R03	thru R08	Unit 06	3BR / 2BA	6	1303 SF	7820 SF
LEVEL R03	thru R08	Unit 07	3BR / 2BA + D	6	1245 SF	7471 SF
LEVEL R03	thru R08	Unit 08	1BR / 1BA + D	6	827 SF	4964 SF
LEVEL R03	thru R08	Unit 09	1BR / 1BA + D	6	827 SF	4964 SF
LEVEL R03	thru R08	Unit 10	1BR / 1BA + D	6	827 SF	4964 SF
LEVEL R03	thru R08	Unit 11	1BR / 1BA + D	6	857 SF	5144 SF
LEVEL R03	thru R08	Unit 12	2BR / 2BA + D	6	968 SF	5806 SF
LEVEL R03	thru R08	Unit 13	2BR / 2BA + D	6	1000 SF	6001 SF
LEVEL R03	thru R08	Unit 14	2BR / 2BA + D	6	1000 SF	6001 SF
LEVEL R03	thru R08	Unit 15	2BR / 2BA + D	6	1087 SF	6522 SF
				90		92893 SF
				104		106939 SF

AVERAGE UNIT SIZE = 1,028 NET SF/UNIT
(106,939 SF / 104 UNITS)

UNIT MIX BY UNIT TYPE

S = 1 UNIT (0.9%)
1BR / 1BA= 7 UNITS (6.7%)
1BR / 1BA + D= 29 UNITS (27.9%)
2BR / 2 BA= 7 UNITS (6.7%)
2BR / 2BA + D= 46 UNITS (44.2%)
3BR / 2BA= 7 UNITS (6.7%)
3BR / 2BA + D= 7 UNITS (6.7%)

UNIT MIX BY # OF BEDROOMS

S = 1 UNIT (0.9%)
1BR= 36 UNITS (34.6%)
2BR= 53 UNITS (51.0%)
3BR= 14 UNITS (13.5%)

DEN NOTE:
PER FLORIDA STATUTE SECTION 381.0065 A BEDROOM IS DEFINED AS A ROOM THAT CAN BE USED FOR SLEEPING AND THAT:
a.) HAS A MINIMUM OF 70 SF OF CONDITIONED SPACE
...
c.) IS LOCATED ON AN EXTERIOR WALL
d.) HAS A CLOSET AND A DOOR OR ENTRANCE WHERE A DOOR COULD BE REASONABLY INSTALLED
e.) HAS AN EMERGENCY MEANS OF ESCAPE AND RESCUE OPENING TO THE OUTSIDE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

ADDITIONALLY, "BEDROOM" DOES NOT INCLUDE HALLWAY, BATHROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING ROOM, DEN, BREASKFAST NOOK, PANTRY, LAUNDRY ROOM, SUNROOM, RECREATION ROOM, MEDIA/VIDEO ROOM, OR EXCERCISE ROOM.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 1'-0"

8/28/2018 6:14:36 PM

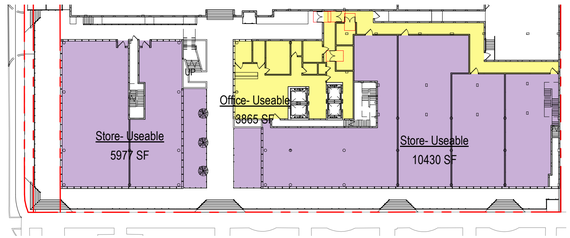
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

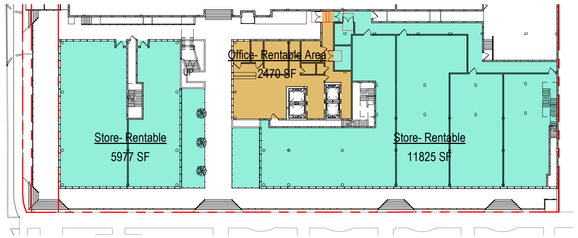
ZONING DATA

A0-02



7 OFFICE- USEABLE- LEVEL 01

SCALE: 1" = 40'-0"



5 OFFICE- RENTABLE- LEVEL 01

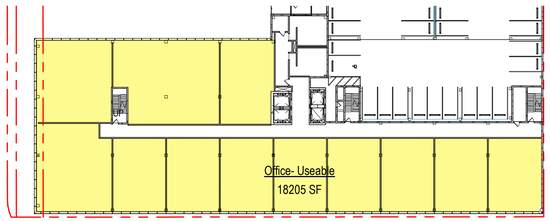
SCALE: 1" = 40'-0"

3 OFFICE- GROSS MEASURED AREA- LEVEL 01

SCALE: 1" = 40'-0"

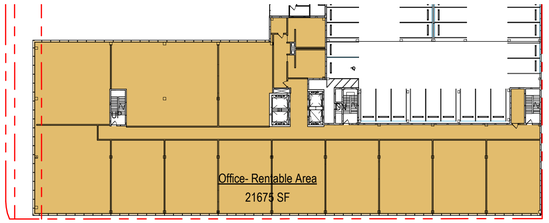
1 OFFICE- GROSS BUILDING AREA- LEVEL 01

SCALE: 1" = 40'-0"



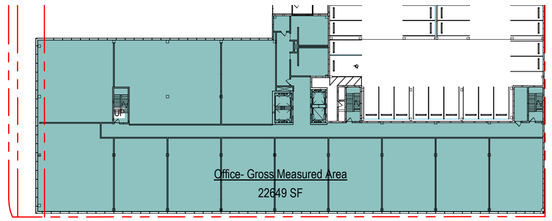
8 OFFICE- USEABLE- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



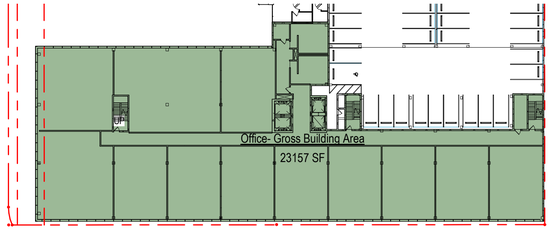
6 OFFICE- RENTABLE- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



4 OFFICE- GROSS MEASURED AREA- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



2 OFFICE- GROSS BUILDING AREA- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"

Area Schedule (Office- Useable)

Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office- Useable	3865 SF	1	3865 SF
Office- Useable				3865 SF
LEVEL 01	Store- Useable	5977 SF	1	5977 SF
LEVEL 01	Store- Useable	10430 SF	1	10430 SF
Store- Useable				16407 SF
LEVEL 01				20272 SF
LEVEL 02				
LEVEL 02	Office- Useable	18205 SF	4	72818 SF
Office- Useable				72818 SF
LEVEL 02				72818 SF
Grand total				93090 SF

Area Schedule (Office- Rentable)

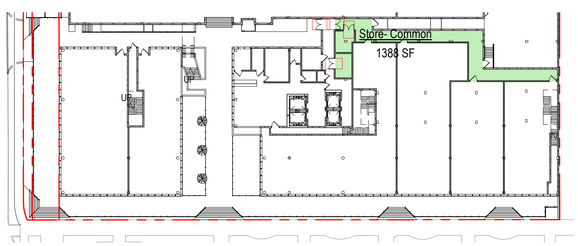
Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office- Rentable Area	2470 SF	1	2470 SF
Office- Rentable Area				2470 SF
LEVEL 01	Store- Rentable	5977 SF	1	5977 SF
LEVEL 01	Store- Rentable	11825 SF	1	11825 SF
Store- Rentable				17802 SF
LEVEL 01				20272 SF
LEVEL 02				
LEVEL 02	Office- Rentable Area	21675 SF	4	86700 SF
Office- Rentable Area				86700 SF
LEVEL 02				86700 SF
Grand total				106972 SF

Area Schedule (Office- Gross Measured)

Level	Name	Area	Number of Stories	Gross Measured SF
LEVEL 01				
LEVEL 01	Office- Gross Measured Area	6311 SF	1	6311 SF
LEVEL 01	Office- Gross Measured Area	15435 SF	1	15435 SF
LEVEL 01				21747 SF
LEVEL 02				
LEVEL 02	Office- Gross Measured Area	22649 SF	4	90598 SF
LEVEL 02				90598 SF
Grand total				112344 SF

Area Schedule (Office- Gross Building)

Level	Name	Area	Number of Stories	Gross SF
LEVEL 01				
LEVEL 01	Office- Gross Building Area	6483 SF	1	6483 SF
LEVEL 01	Office- Gross Building Area	15845 SF	1	15845 SF
LEVEL 01				22329 SF
LEVEL 02				
LEVEL 02	Office- Gross Building Area	23157 SF	4	92630 SF
LEVEL 02				92630 SF
Grand total				114959 SF

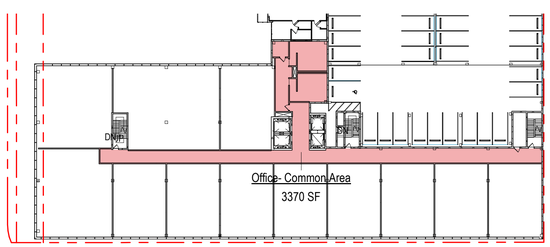


9 OFFICE- COMMON- LEVEL 01

SCALE: 1" = 40'-0"

Area Schedule (Office- Common)

Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store- Common	1388 SF	1	1388 SF
Store- Common				1388 SF
LEVEL 01				1388 SF
LEVEL 02				
LEVEL 02	Office- Common Area	3370 SF	4	13479 SF
Office- Common Area				13479 SF
LEVEL 02				13479 SF
Grand total				14867 SF



10 OFFICE- COMMON- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 40'-0"

8/28/2018 6:14:51 PM

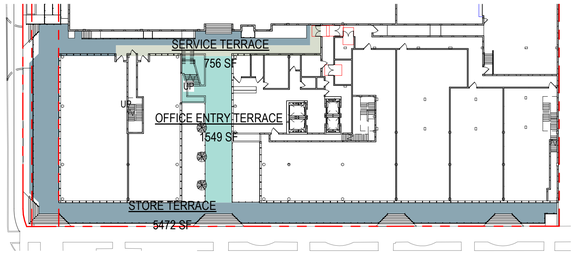
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

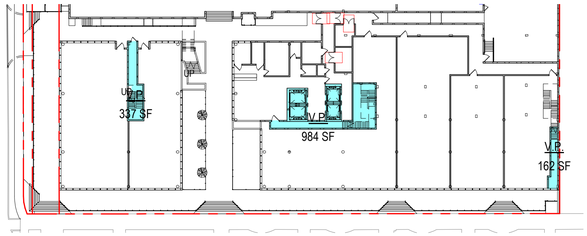
STATISTICS- OFFICE AREAS

A0-03



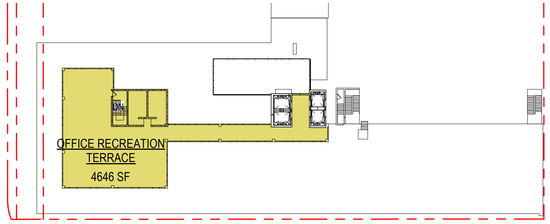
3 OFFICE- TERRACE/BALCONY- LEVEL 01

SCALE: 1" = 40'-0"



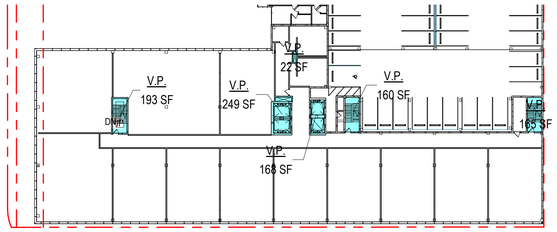
1 OFFICE- VERTICAL PENETRATIONS- LEVEL 01

SCALE: 1" = 40'-0"



4 OFFICE- TERRACE/BALCONY- LEVEL 06 OFFICE REC DECK

SCALE: 1" = 40'-0"



2 OFFICE- VERTICAL PENETRATIONS- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"

Area Schedule (Office- Vertical Penetration)

Level	Name	Area	Number of Stories	V.P. SF
LEVEL 01				
LEVEL 01	V.P.	984 SF	1	984 SF
LEVEL 01	V.P.	337 SF	1	337 SF
LEVEL 01	V.P.	162 SF	1	162 SF
LEVEL 01				1483 SF
LEVEL 02				
LEVEL 02	V.P.	193 SF	4	772 SF
LEVEL 02	V.P.	249 SF	4	995 SF
LEVEL 02	V.P.	168 SF	4	674 SF
LEVEL 02	V.P.	22 SF	4	87 SF
LEVEL 02	V.P.	160 SF	4	640 SF
LEVEL 02	V.P.	165 SF	4	660 SF
LEVEL 02				3826 SF
Grand total				5309 SF

Area Schedule (Office- Terrace/Balcony)

Level	Name	Area	Number of Stories	Terrace/Balcony SF
LEVEL 01				
OFFICE ENTRY TERRACE				
LEVEL 01	OFFICE ENTRY TERRACE	1549 SF	1	1549 SF
OFFICE ENTRY TERRACE				1549 SF
SERVICE TERRACE				
LEVEL 01	SERVICE TERRACE	756 SF	1	756 SF
SERVICE TERRACE				756 SF
STORE TERRACE				
LEVEL 01	STORE TERRACE	5472 SF	1	5472 SF
STORE TERRACE				5472 SF
LEVEL 01				7777 SF
LEVEL Office Rec Deck				
OFFICE RECREATION TERRACE				
LEVEL Office Rec Deck	OFFICE RECREATION TERRACE	4646 SF	1	4646 SF
OFFICE RECREATION TERRACE				4646 SF
LEVEL Office Rec Deck				4646 SF
Grand total				12423 SF

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 40'-0"

8/28/2018 6:14:58 PM

ARQUITECTONICA

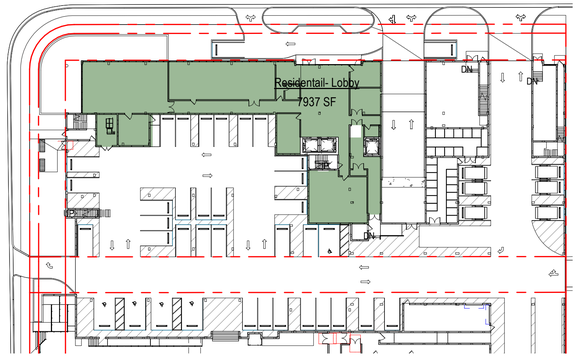
1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

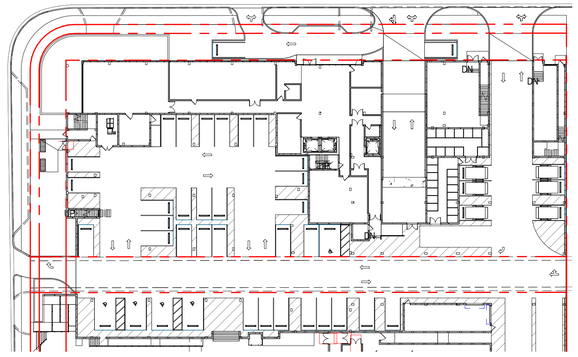
Date: 08/24/2018

STATISTICS- OFFICE AREAS

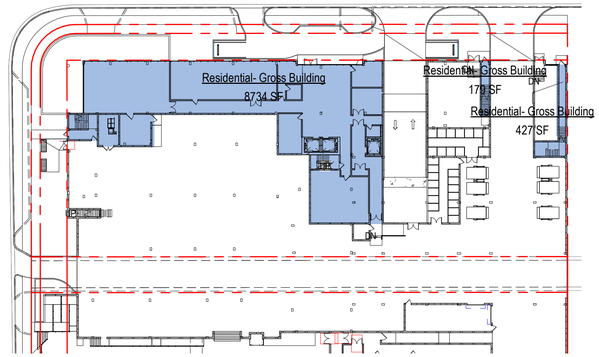
A0-04



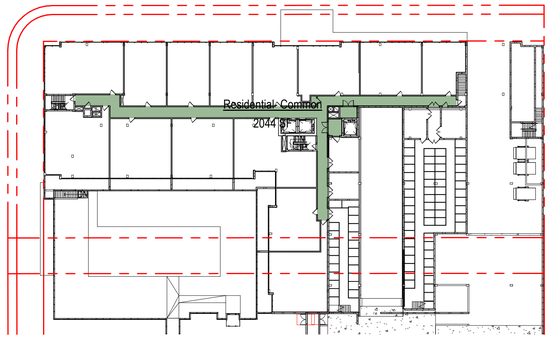
7 LEVEL R01
SCALE: 1" = 40'-0"



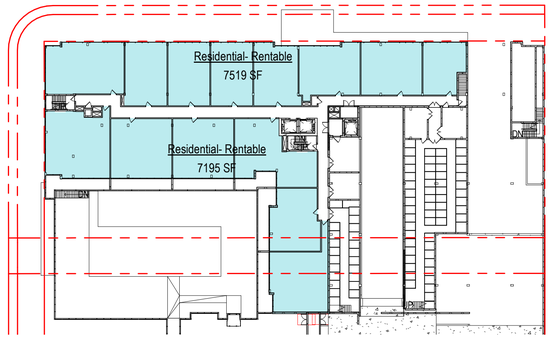
4 LEVEL R01
SCALE: 1" = 40'-0"



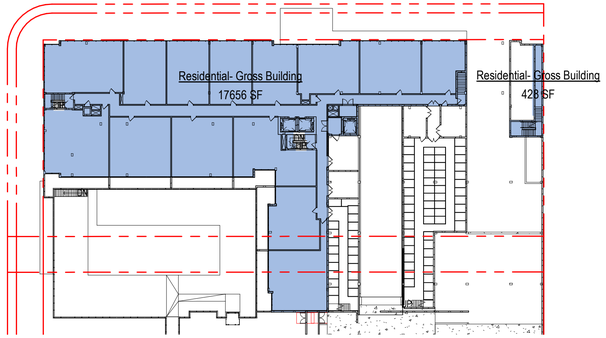
1 LEVEL R01
SCALE: 1" = 40'-0"



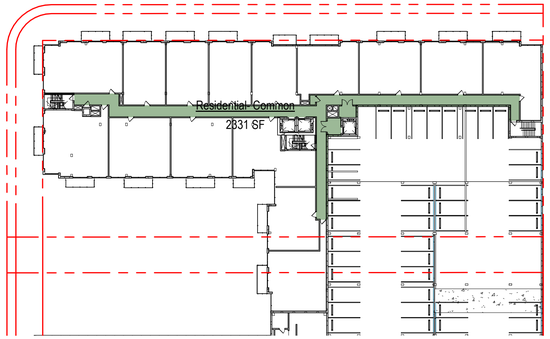
8 LEVEL R02
SCALE: 1" = 40'-0"



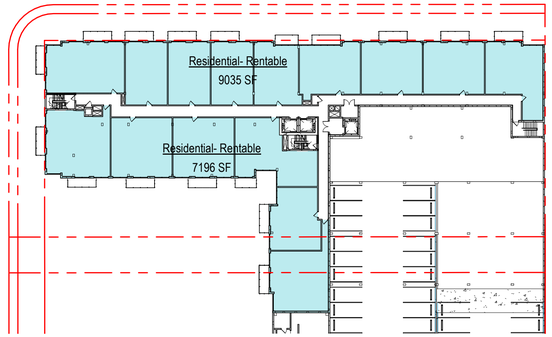
5 LEVEL R02
SCALE: 1" = 40'-0"



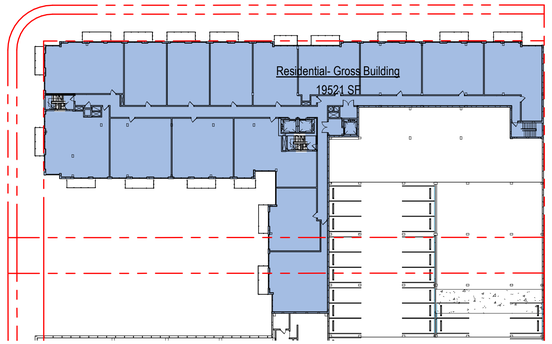
2 LEVEL R02
SCALE: 1" = 40'-0"



9 LEVEL R03
SCALE: 1" = 40'-0"



6 LEVEL R03
SCALE: 1" = 40'-0"



3 LEVEL R03
SCALE: 1" = 40'-0"

Area Schedule (Residential- Common)

Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residentail- Lobby	7937 SF	1	7937 SF
Residentail- Lobby				7937 SF
LEVEL R01				7937 SF
LEVEL R02				
LEVEL R02	Residential- Common	2044 SF	1	2044 SF
Residential- Common				2044 SF
LEVEL R02				2044 SF
LEVEL R03				
LEVEL R03	Residential- Common	2331 SF	6	13987 SF
Residential- Common				13987 SF
LEVEL R03				13987 SF
Grand total				23969 SF

Area Schedule (Residential- Rentable)

Level	Name	Area	Number of Stories	Rentable SF
LEVEL R02				
LEVEL R02	Residential- Rentable	7519 SF	1	7519 SF
LEVEL R02	Residential- Rentable	7195 SF	1	7195 SF
Residential- Rentable				14714 SF
LEVEL R02				14714 SF
LEVEL R03				
LEVEL R03	Residential- Rentable	9035 SF	6	54209 SF
LEVEL R03	Residential- Rentable	7196 SF	6	43178 SF
Residential- Rentable				97387 SF
LEVEL R03				97387 SF
Grand total				112100 SF

Area Schedule (Residential- Gross Building)

Level	Name	Area	Number of Stories	Gross SF
LEVEL R01				
LEVEL R01	Residential- Gross Building	8734 SF	1	8734 SF
LEVEL R01	Residential- Gross Building	179 SF	1	179 SF
LEVEL R01	Residential- Gross Building	427 SF	1	427 SF
Residential- Gross Building				9340 SF
LEVEL R01				9340 SF
LEVEL R02				
LEVEL R02	Residential- Gross Building	17656 SF	1	17656 SF
LEVEL R02	Residential- Gross Building	428 SF	1	428 SF
Residential- Gross Building				18083 SF
LEVEL R02				18083 SF
LEVEL R03				
LEVEL R03	Residential- Gross Building	19521 SF	6	117125 SF
Residential- Gross Building				117125 SF
LEVEL R03				117125 SF
Grand total				144548 SF

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 40'-0"

8/28/2018 6:15:10 PM

ARQUITECTONICA

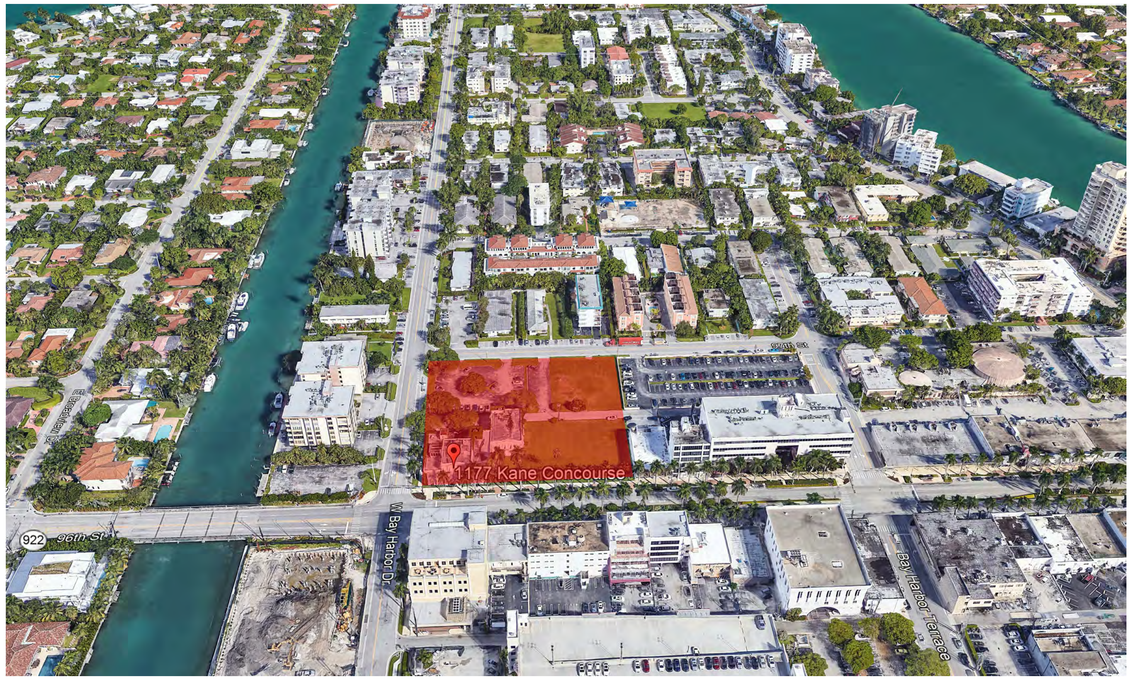
1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

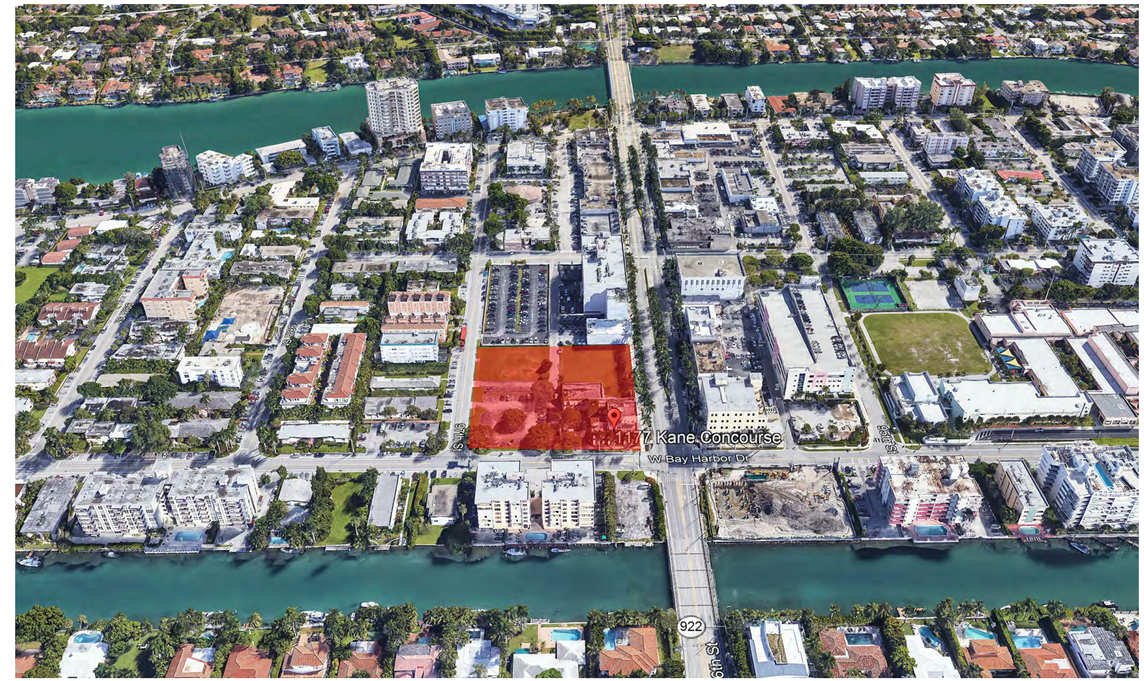
Date: 08/24/2018

STATISTICS- RESI AREAS

A0-05

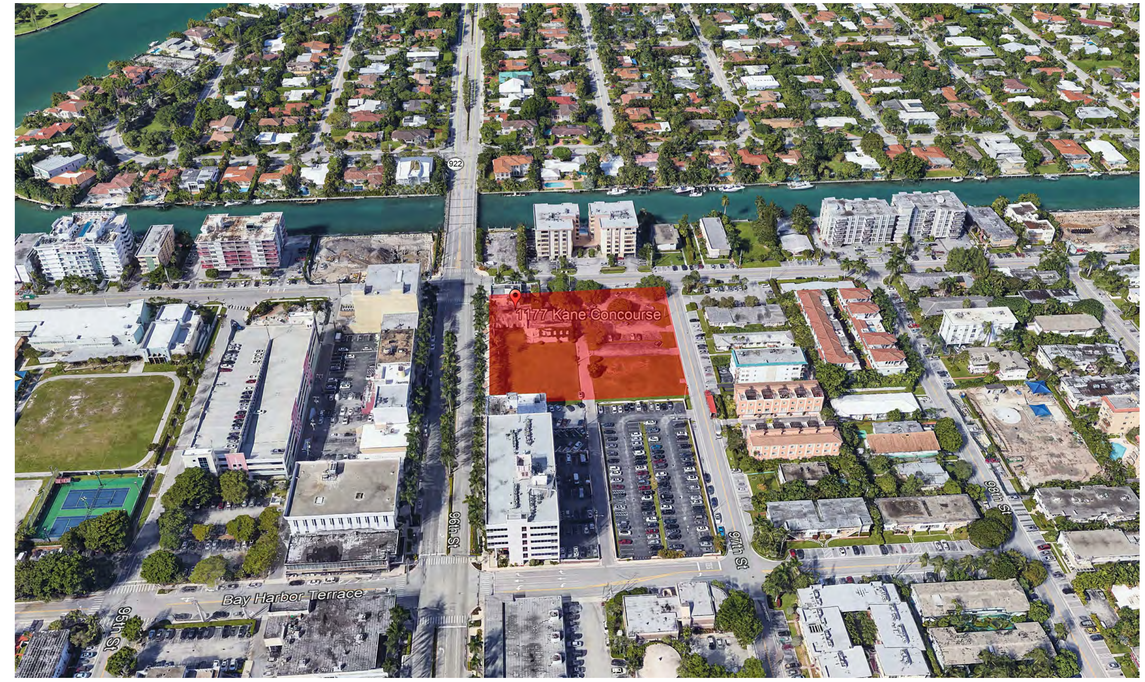


VIEW 01 - LOOKING NORTH



VIEW 02 - LOOKING EAST

VIEW 03 - LOOKING SOUTH



VIEW 04 - LOOKING WEST

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:15:13 PM

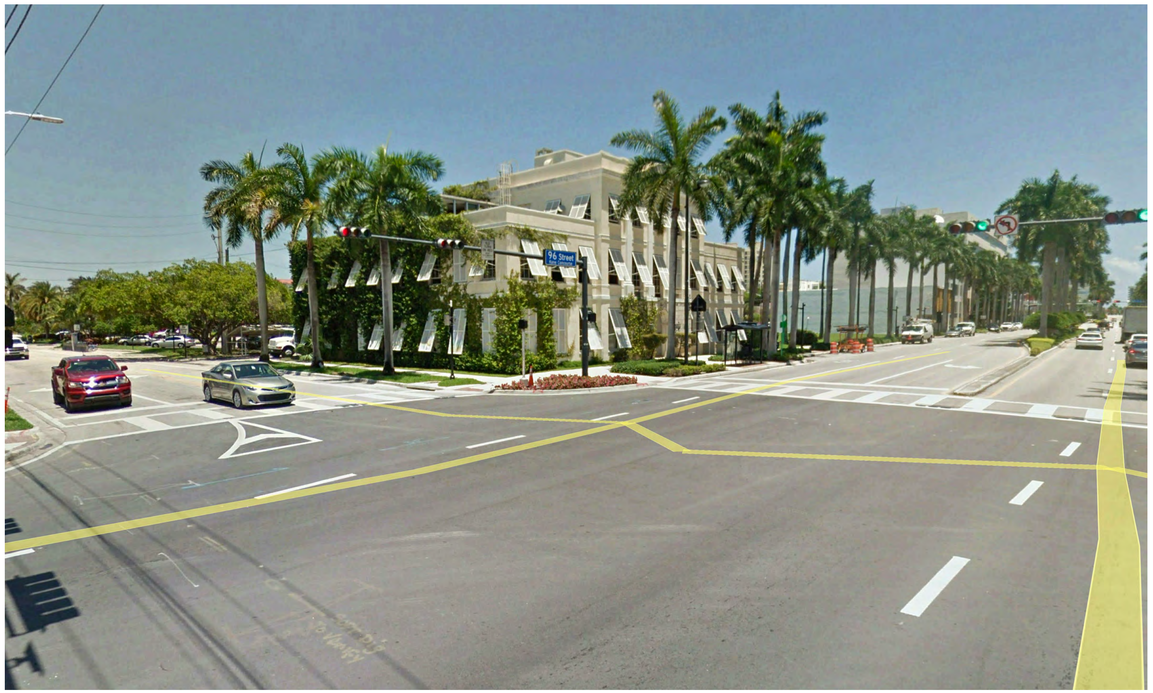
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

AERIAL VIEWS

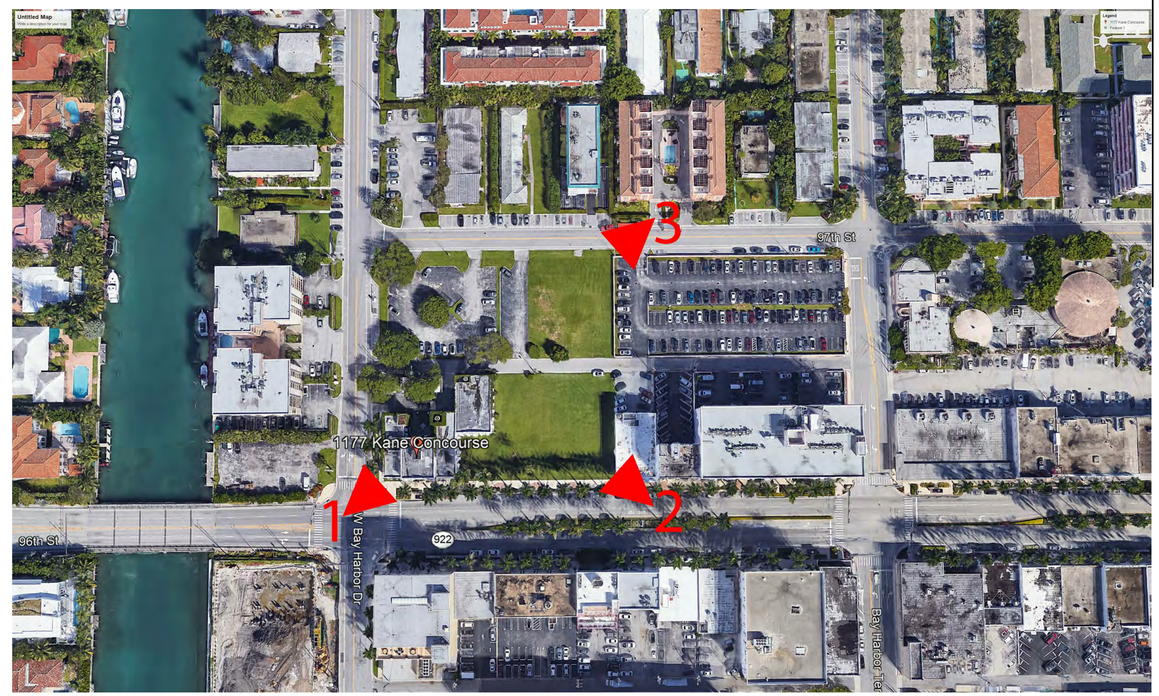
A0-06



STREET VIEW 01

STREET VIEW 02

STREET VIEW 03



LOCATION KEY MAP

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:15:17 PM

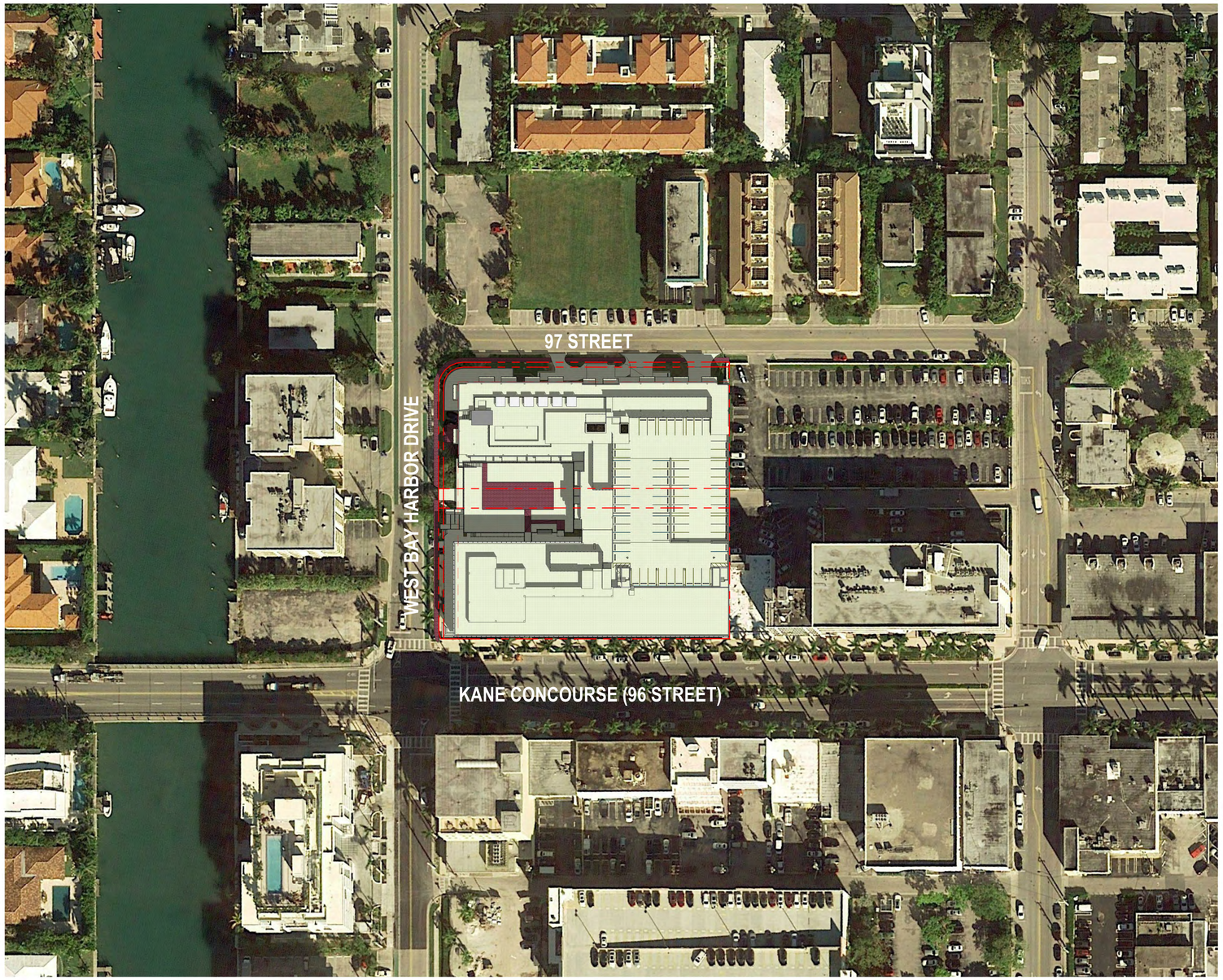
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

CONTEXT - STREET VIEWS

A0-07



1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

8/28/2018 6:15:36 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 60'-0"

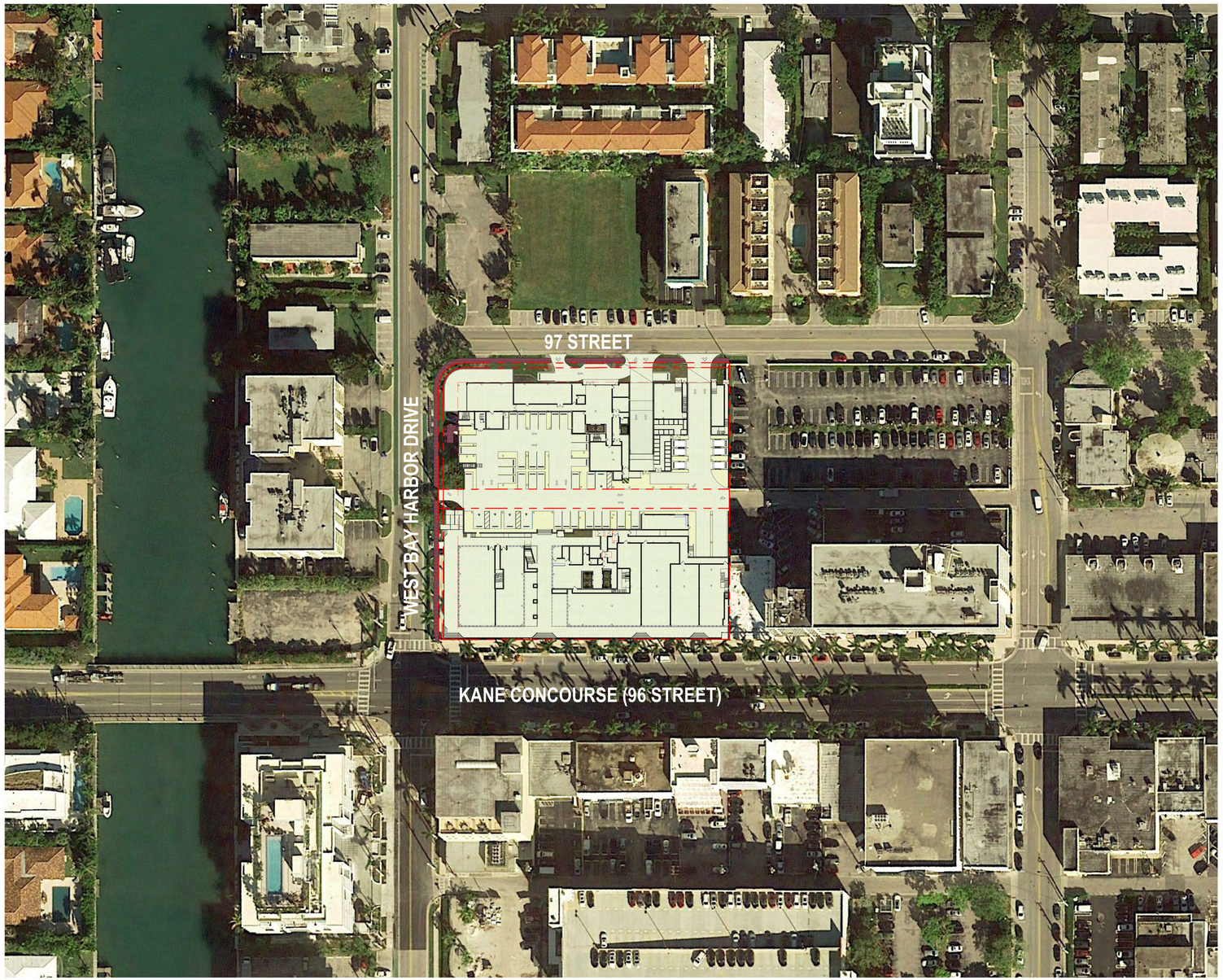
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

SITE CONTEXT- ROOF

A0-10



1 Context Site Plan- Ground Floor

SCALE: 1" = 60'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 60'-0"

8/28/2018 6:15:54 PM

ARQUITECTONICA

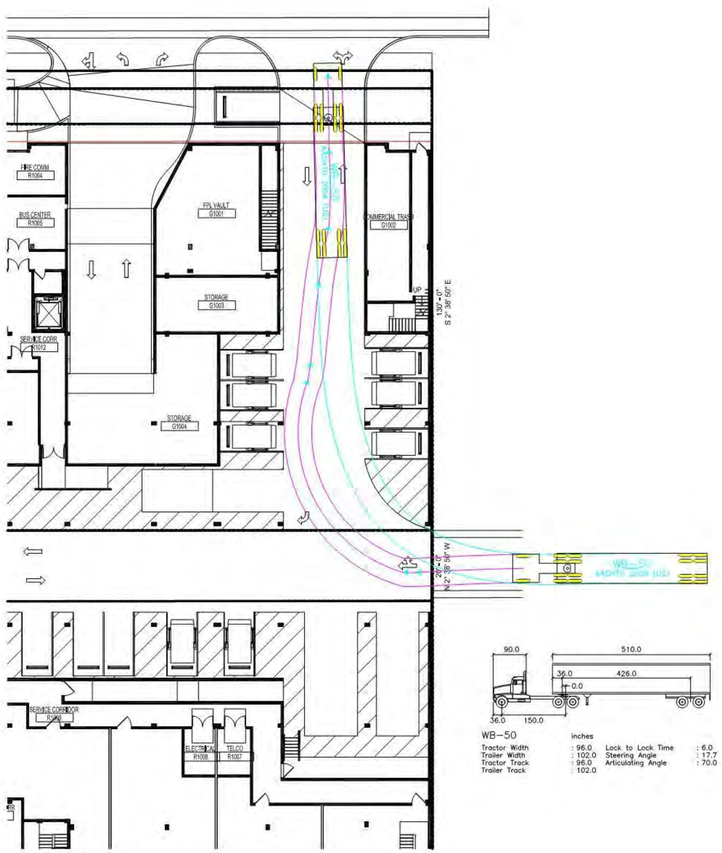
1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

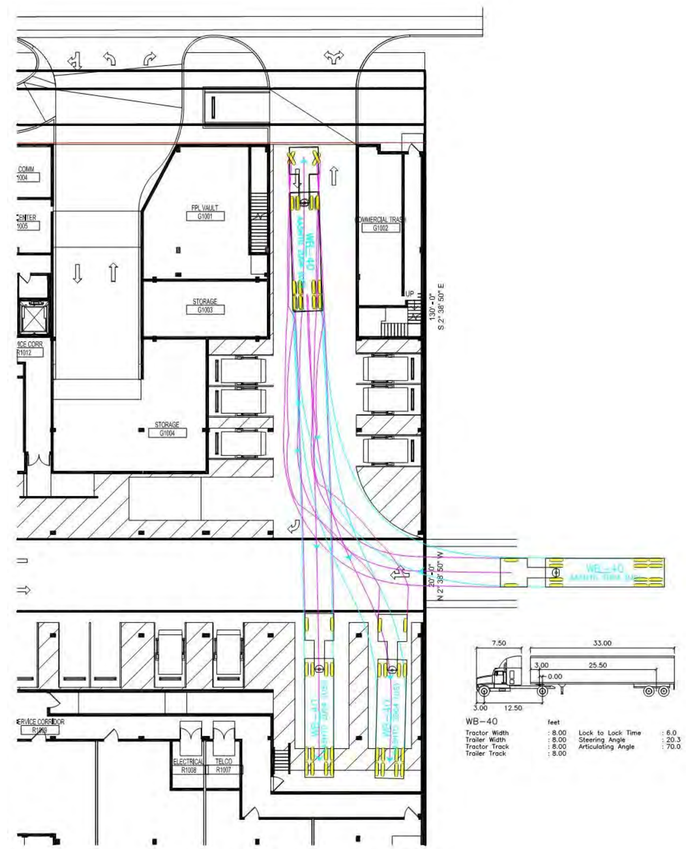
SITE CONTEXT- GRND FLOOR

A0-11



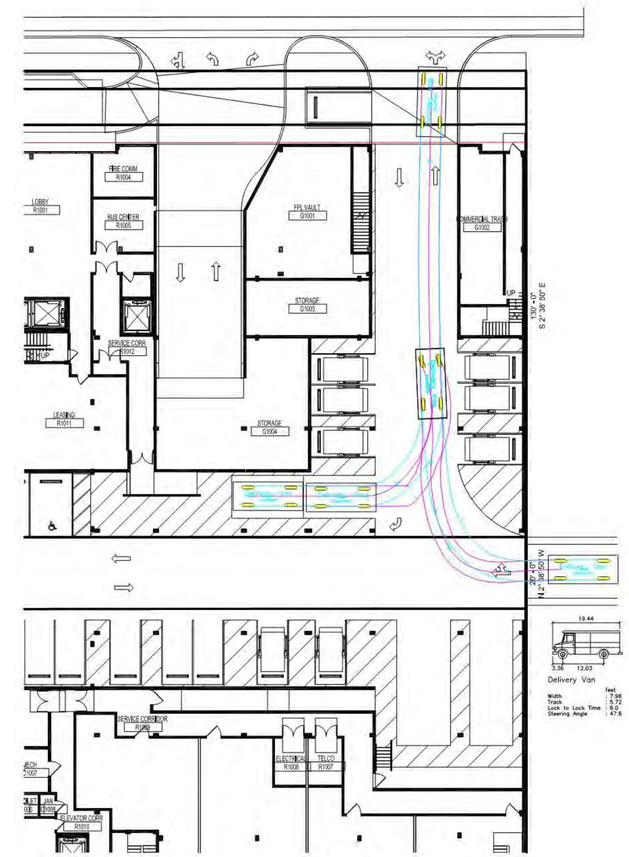
3 WB-50 MANEUVERABILITY MODEL

SCALE: 1" = 20'-0"



2 WB-40 MANEUVERABILITY MODEL

SCALE: 1" = 20'-0"



1 DELIVERY VAN MANEUVERABILITY MODEL

SCALE: 1" = 20'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 20'-0"

8/28/2018 6:15:55 PM

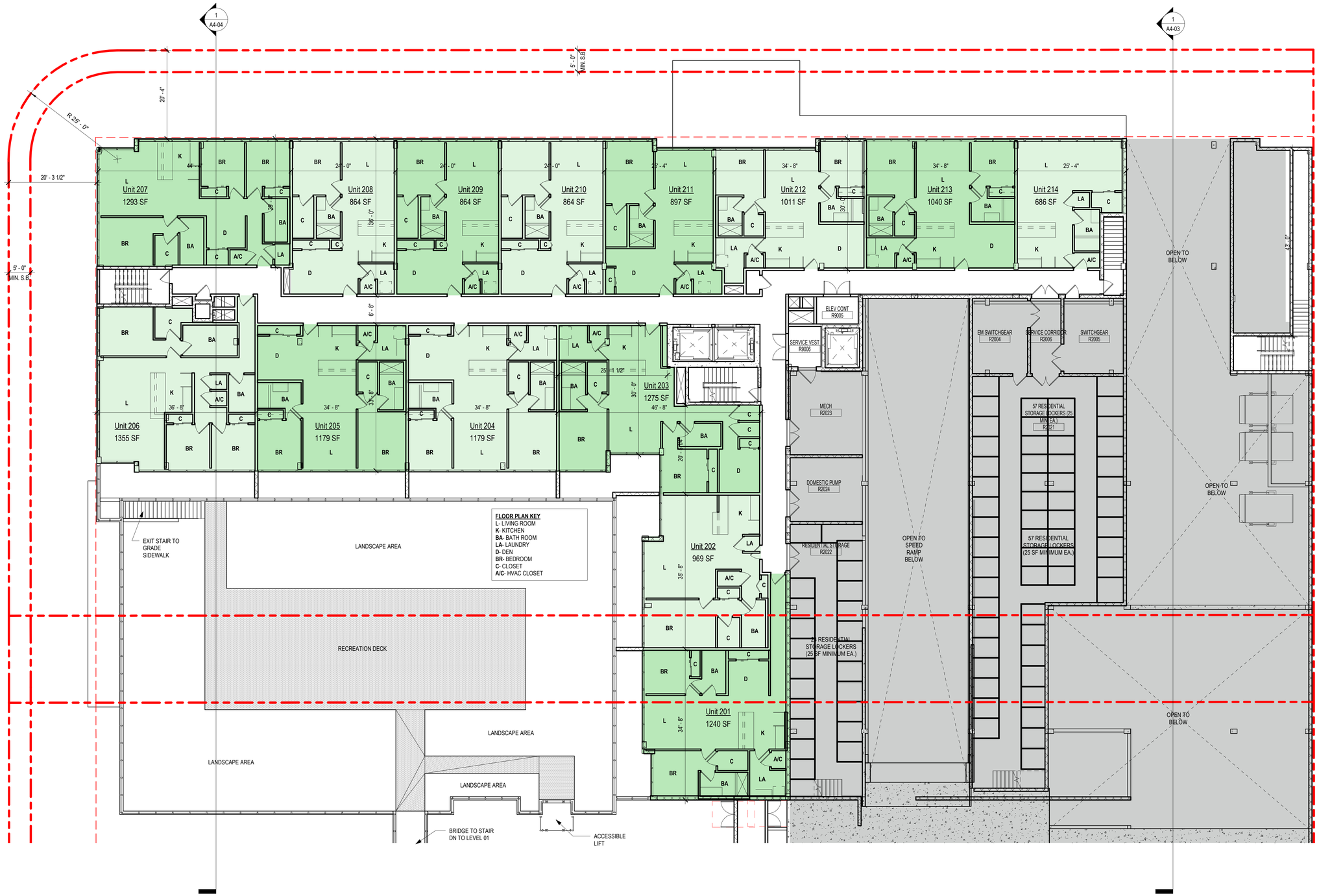
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

MANEUVERABILITY STUDIES

A0-12



1 LEVEL R02

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

3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ARQUITECTONICA | 1177 Kane Concourse

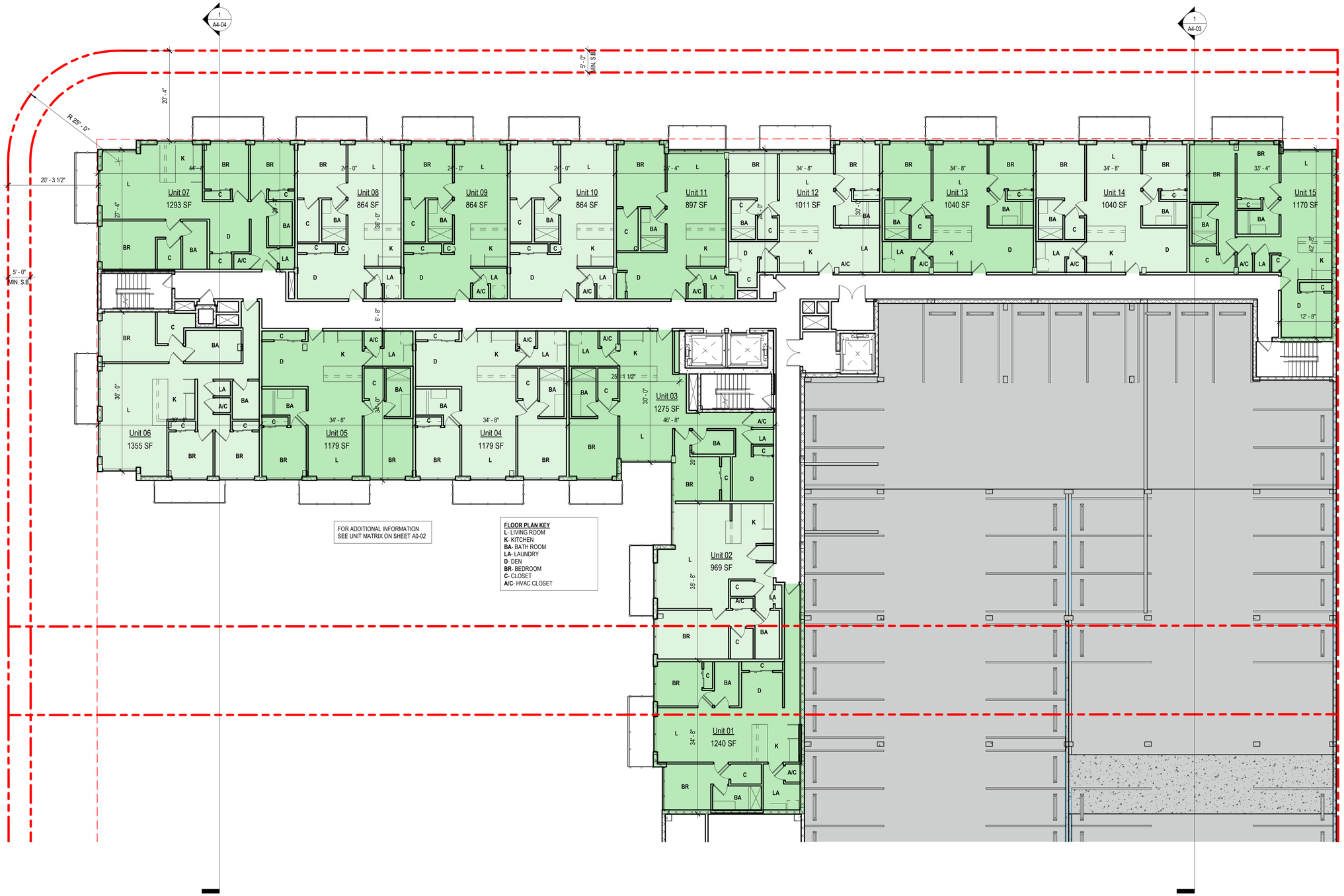
No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ZONING - UNIT SIZES

A0-20

8/28/2018 6:15:59 PM



1 LEVEL R03 thru R08

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

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

8/28/2018 6:16:02 PM

ARQUITECTONICA

1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ZONING - UNIT SIZES

A0-21

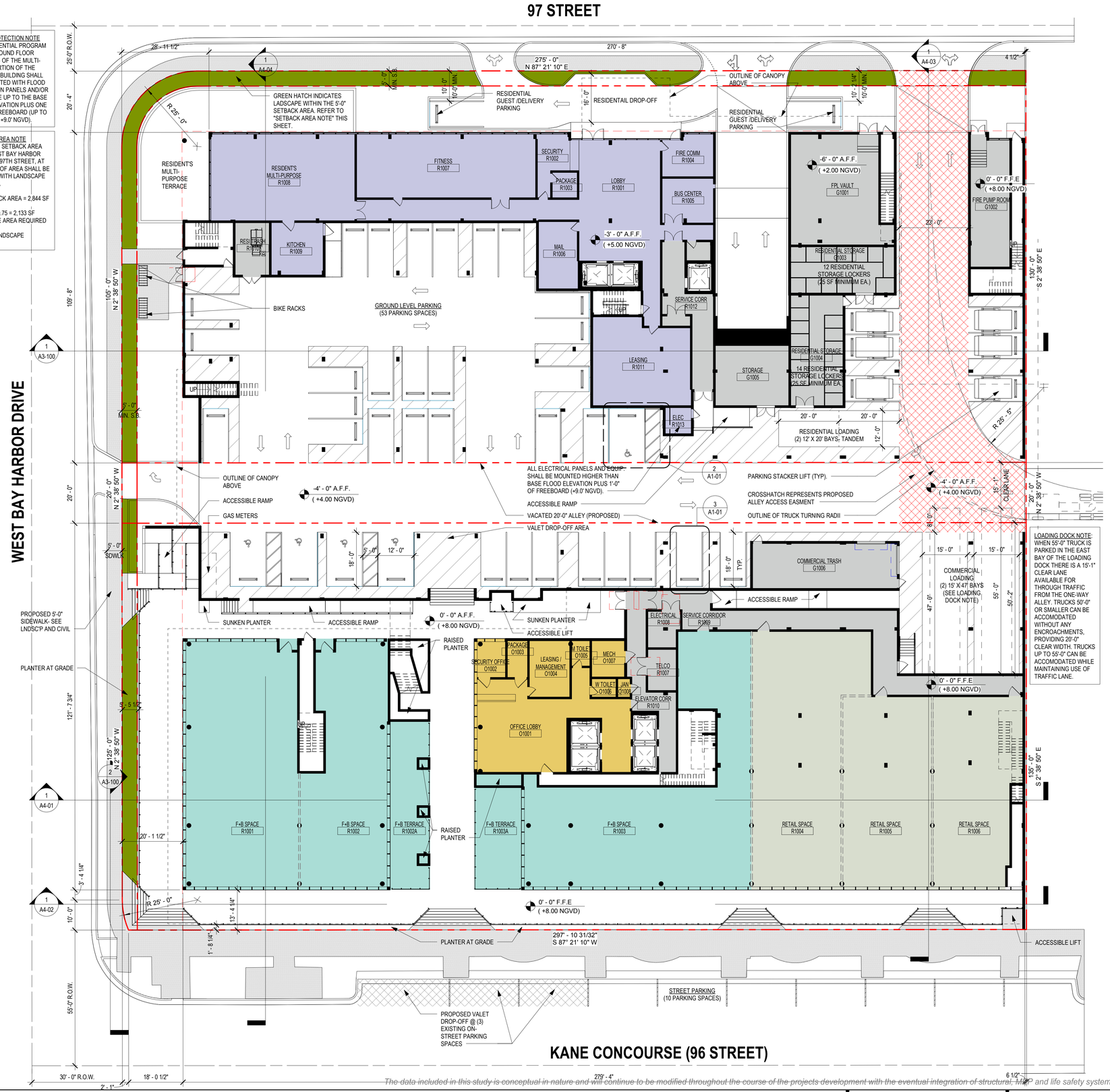
FLOOD PROTECTION NOTE
NON-RESIDENTIAL PROGRAM ON THE GROUND FLOOR (LEVEL R01) OF THE MULTI-FAMILY PORTION OF THE MIXED-USE BUILDING SHALL BE PROTECTED WITH FLOOD PROTECTION PANELS AND/OR STRUCTURE UP TO THE BASE FLOOD ELEVATION PLUS ONE FOOT OF FREEBOARD (UP TO ELEVATION +9.0' NGVD).

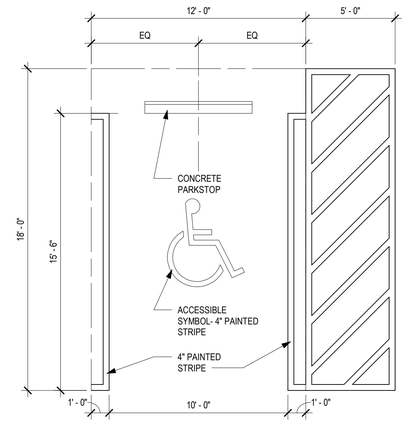
SETBACK AREA NOTE
WITHIN 5'-0" SETBACK AREA ALONG WEST BAY HARBOR DRIVE AND 97TH STREET, AT LEAST 75% OF AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS.

5'-0" SETBACK AREA = 2,844 SF

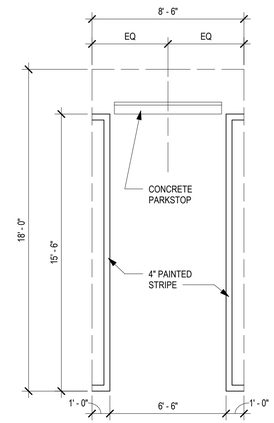
2,844 SF X 0.75 = 2,133 SF LANDSCAPE AREA REQUIRED

2,133 SF LANDSCAPE PROVIDED





2 ACCESSIBLE PARKING STALL- TYP.
SCALE: 1/4" = 1'-0"



3 STANDARD PARKING STALL- TYP.
SCALE: 1/4" = 1'-0"

1 SITE PLAN- GROUND FLOOR
SCALE: 1/16" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

As indicated

8/28/2018 6:16:07 PM

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

SITE PLAN- GROUND FLOOR A1-01

1 LEVEL R02

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

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly. 1/16" = 1'-0"

8/28/2018 6:16:11 PM

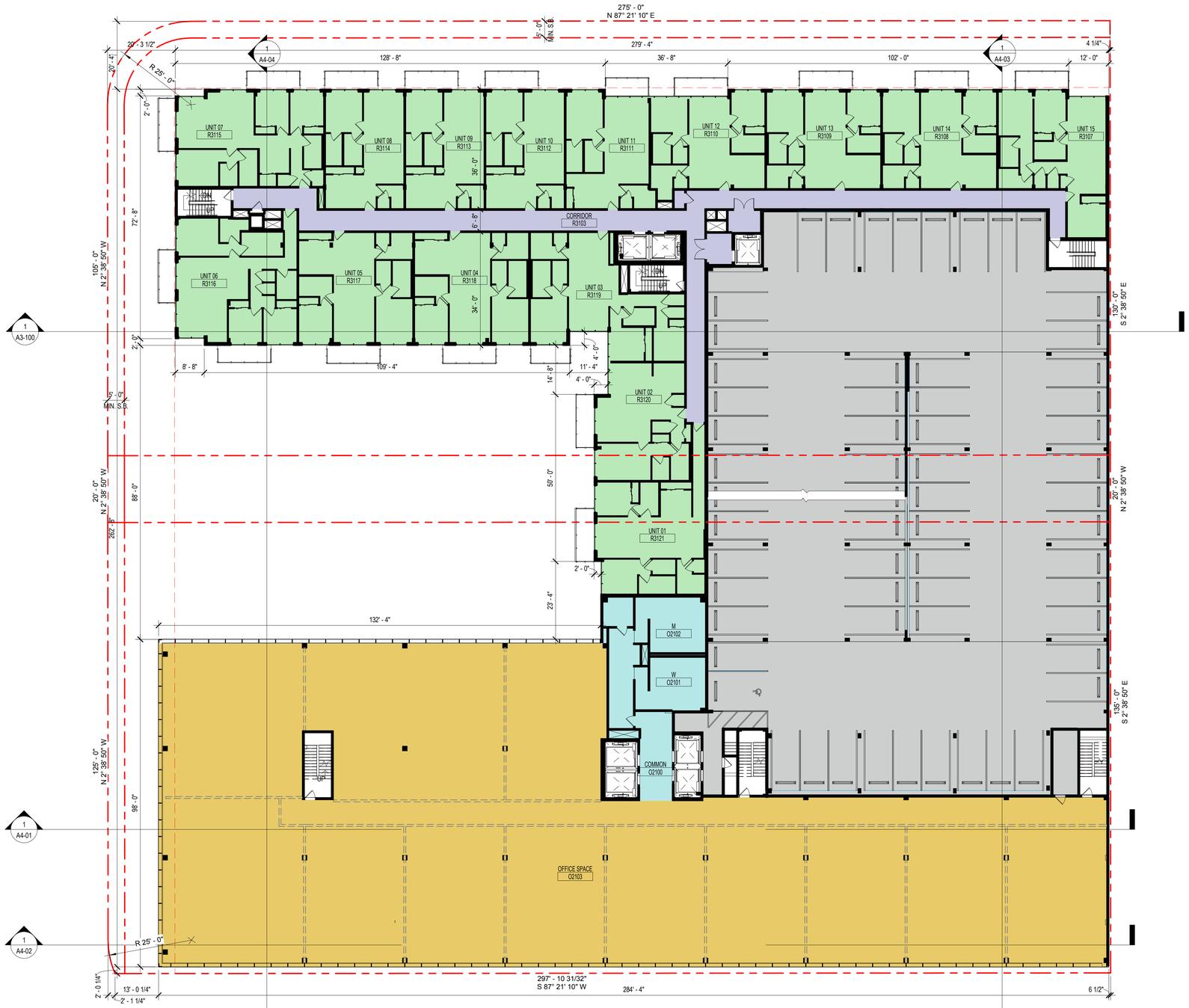
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

OVERALL FLOOR PLAN

A1-02



1 FLOOR PLAN- TYPICAL (RESIDENTIAL LEVELS R03 THRU R08 & OFFICE LEVEL 2 THRU LEVEL 5)

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

1/16" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:16:15 PM

ARQUITECTONICA

1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

OVERALL FLOOR PLAN- TYP.

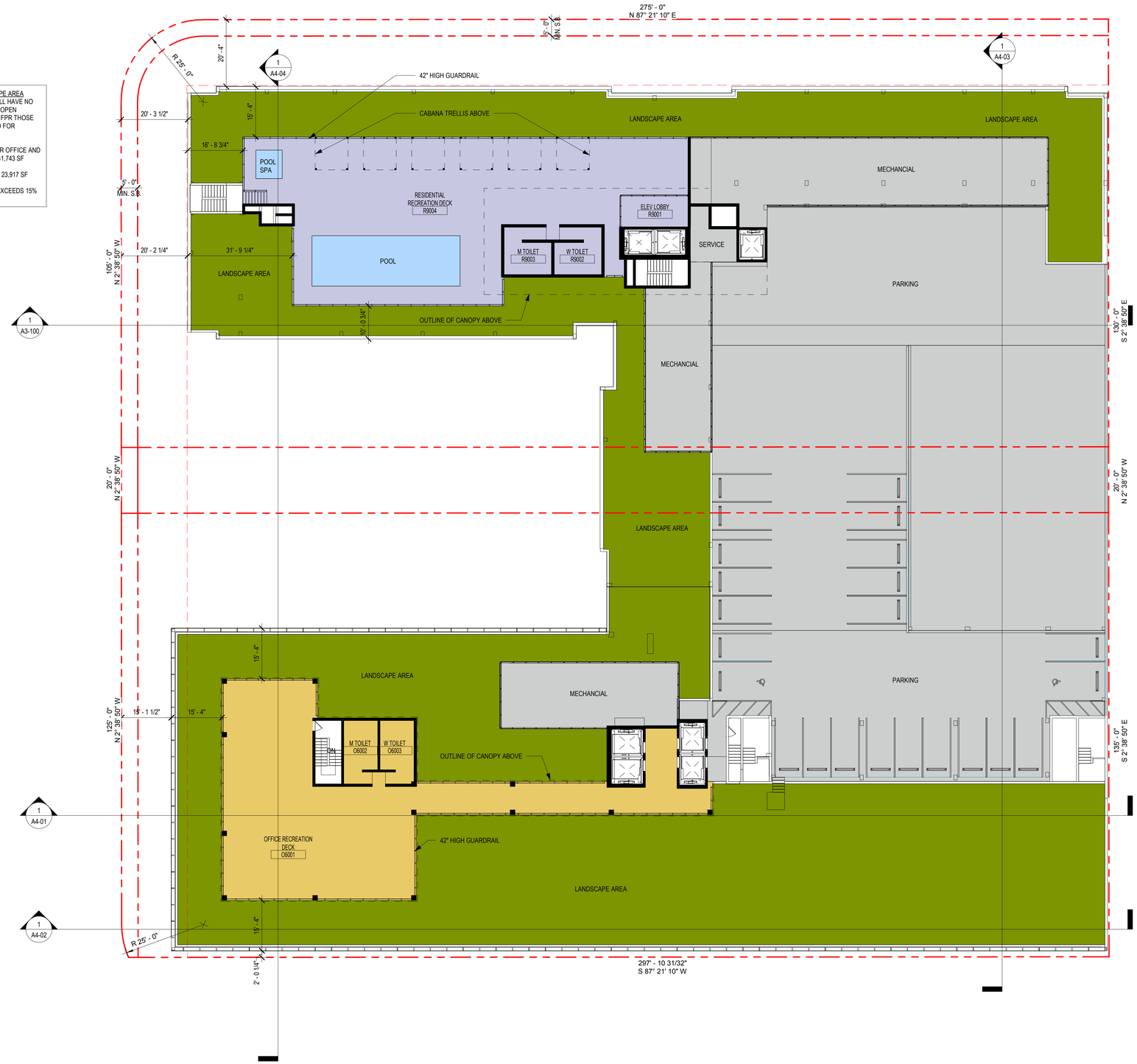
A1-03

ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO LESS THAN 15% OPEN "GREEN" SPACE FPR THOSE PORTIONS USED FOR RECREATION.

ROOFTOPS OVER OFFICE AND RESIDENTIAL = 41,743 SF

GREEN SPACE = 23,917 SF

GREEN SPACE EXCEEDS 15% REQUIRED.



1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1/16" = 1'-0"

8/29/2018 6:16:18 PM

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

OVERALL ROOF PLAN

A1-04

1 LEVEL R02- Enlarged

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

3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ARQUITECTONICA

1177 Kane Concourse

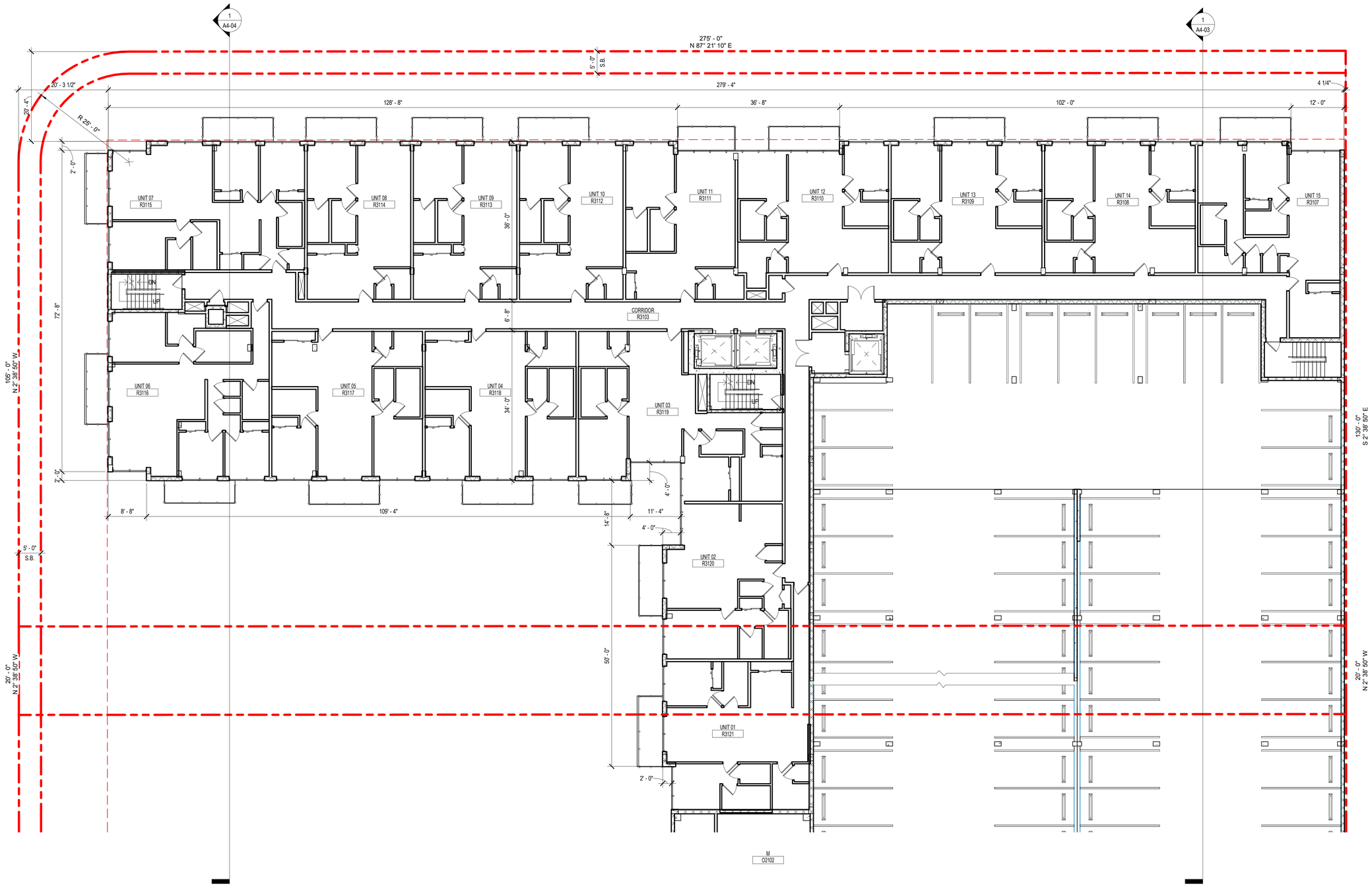
No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ENLARGED FLOOR PLAN

A1-12

8/29/2018 6:16:21 PM



1 RESIDENTIAL FLOOR PLAN- LEVELS R3 TO R8

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

3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:16:24 PM

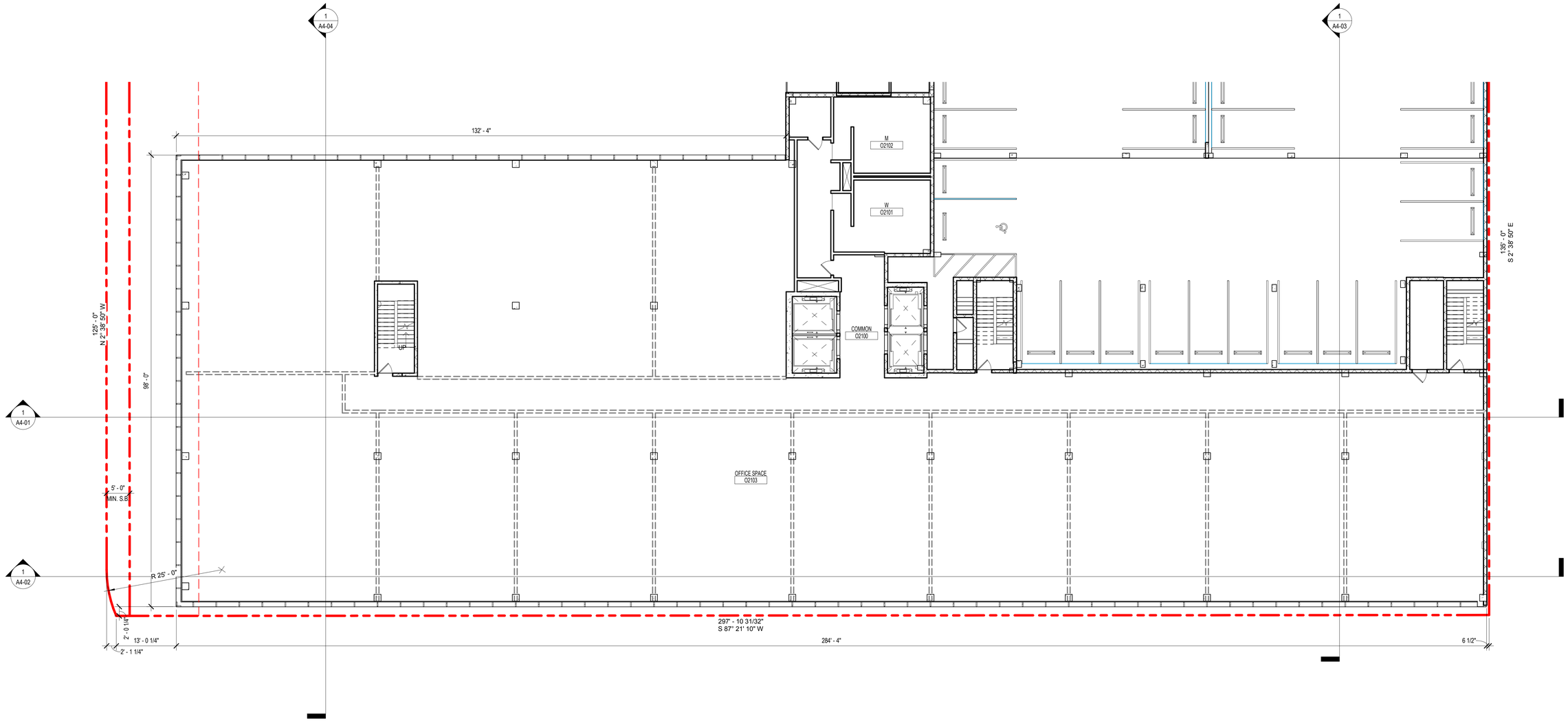
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ENLARGED FLOOR PLAN

A1-13



1 OFFICE FLOOR PLAN- LEVELS 02 TO 05

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

3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:16:26 PM

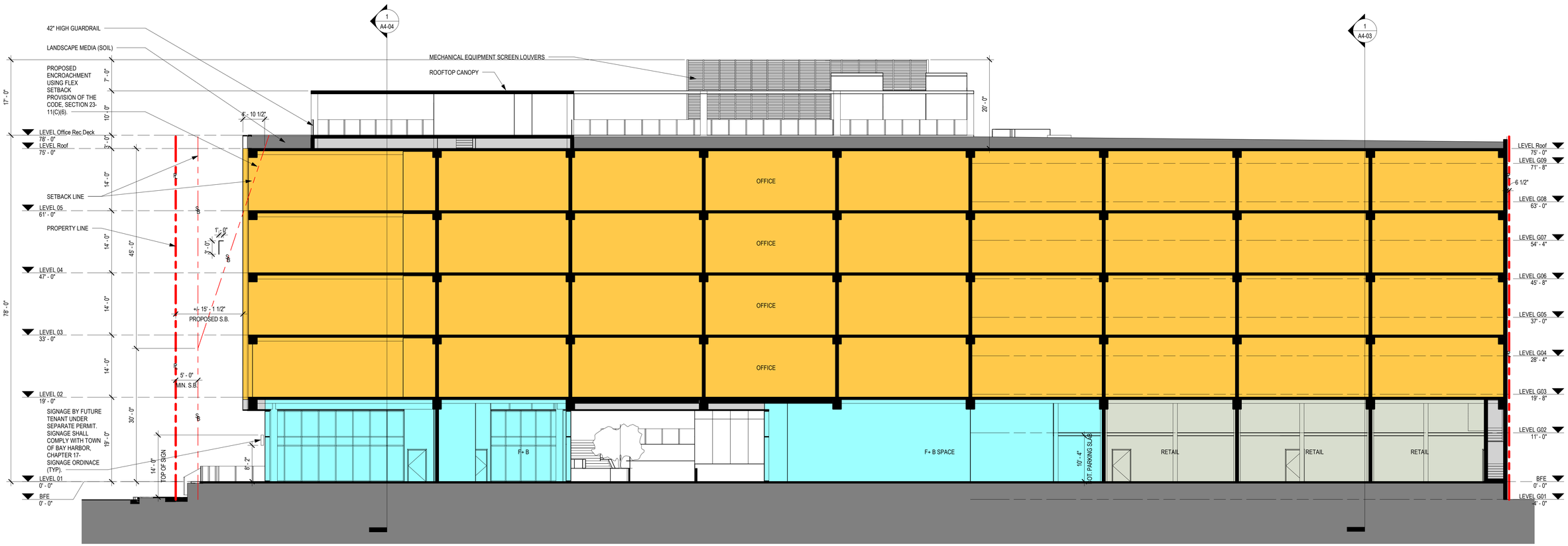
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ENLARGED FLOOR PLAN

A1-22



1 OFFICE- LONGITUDINAL BUILDING SECTION

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

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

8/29/2018 6:16:28 PM

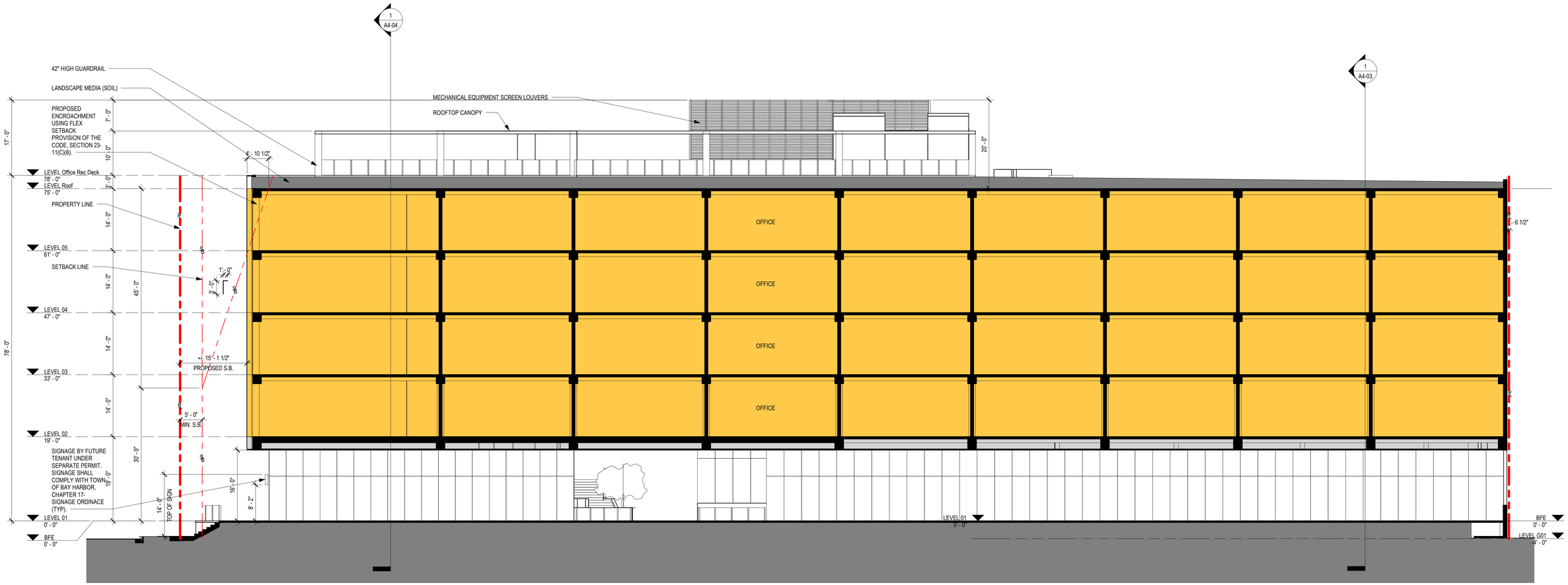
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

BUILDING SECTION

A4-01



1 OFFICE- LOGINTUDINAL BUILDING SECTION @ RETAIL OVERHANG

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

8/28/2018 6:16:29 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

ARQUITECTONICA

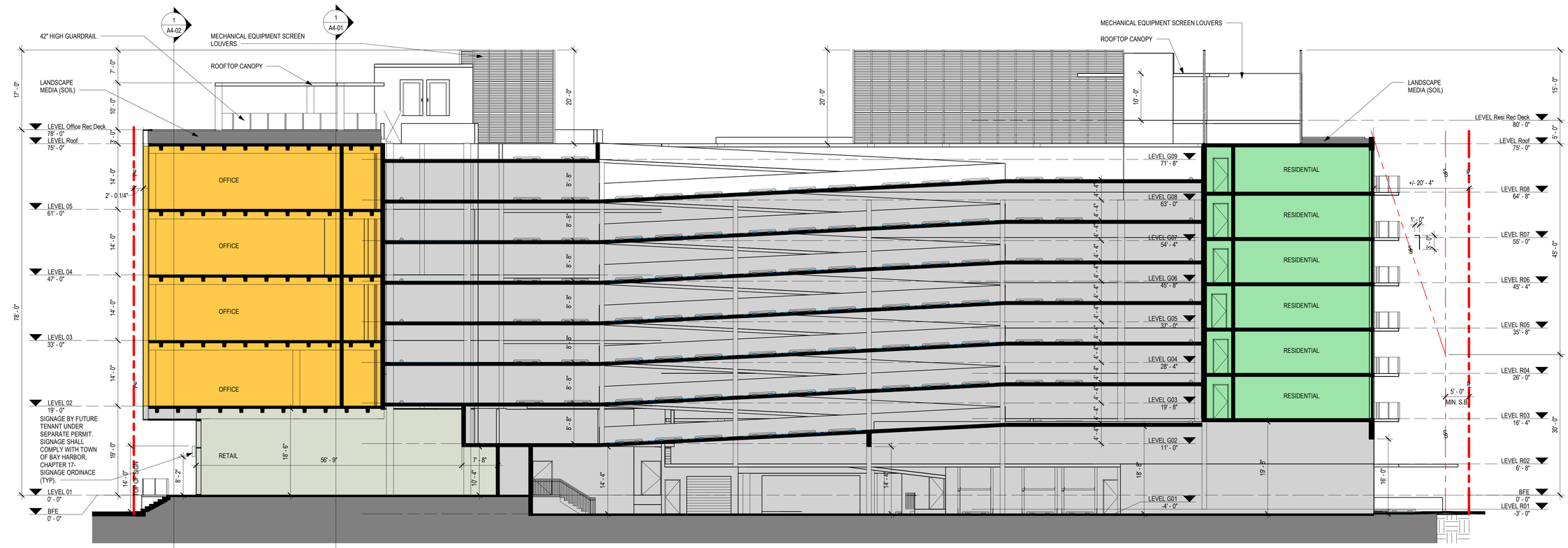
1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

BUILDING SECTION

A4-02



1 BUILDING SECTION @ ALLEY EASMENT

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

8/28/2018 6:16:33 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly. 3/32" = 1'-0"

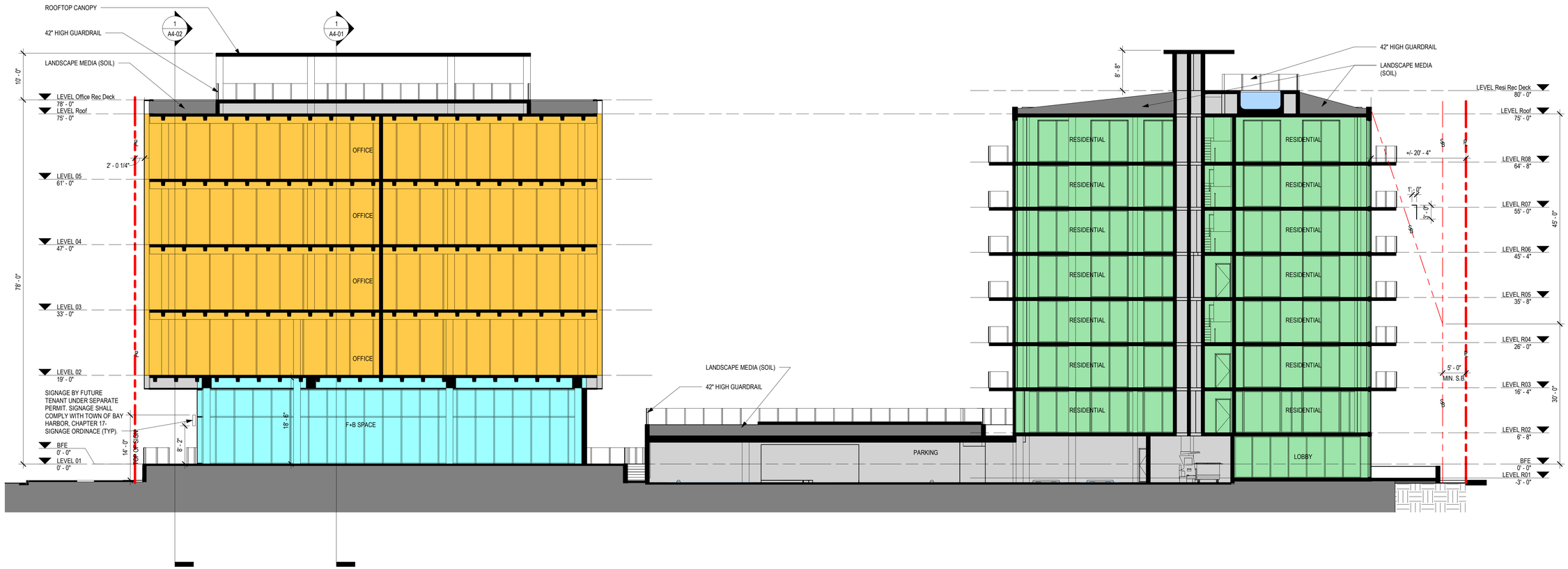
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

BUILDING SECTION

A4-03



1 BUILDING SECTION @ COURTYARD

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

8/28/2018 6:16:36 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

ARQUITECTONICA

1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

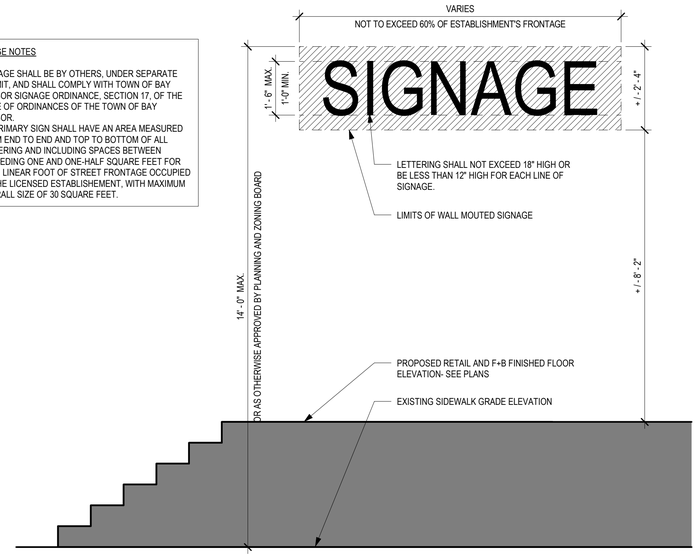
Date: 08/24/2018

BUILDING SECTION

A4-04

SIGNANGE NOTES

1. SIGNAGE SHALL BE BY OTHERS, UNDER SEPARATE PERMIT, AND SHALL COMPLY WITH TOWN OF BAY HARBOR SIGNAGE ORDINANCE, SECTION 17, OF THE CODE OF ORDINANCES OF THE TOWN OF BAY HARBOR.
2. NO PRIMARY SIGN SHALL HAVE AN AREA MEASURED FROM END TO END AND TOP TO BOTTOM OF ALL LETTERING AND INCLUDING SPACES BETWEEN EXCEEDING ONE AND ONE-HALF SQUARE FEET FOR EACH LINEAR FOOT OF STREET FRONTAGE OCCUPIED BY THE LICENSED ESTABLISHEMENT, WITH MAXIMUM OVERALL SIZE OF 30 SQUARE FEET.



1 SIGNAGE DETAIL

SCALE: 1/2" = 1'-0"

8/28/2018 6:16:35 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1/2" = 1'-0"

ARQUITECTONICA

1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

SIGNAGE DETAILS

A5-01

1 SOUTH ELEVATION- COLORED

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

8/28/2018 6:16:37 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

ARQUITECTONICA

1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

SOUTH ELEVATION- COLORED

A7-01

1 NORTH ELEVATION- COLORED

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

8/29/2018 6:15:39 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

ARQUITECTONICA

1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

NORTH ELEVATION- COLORED

A7-02

1 WEST ELEVATION- COLORED

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

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

8/28/2018 6:16:40 PM

ARQUITECTONICA

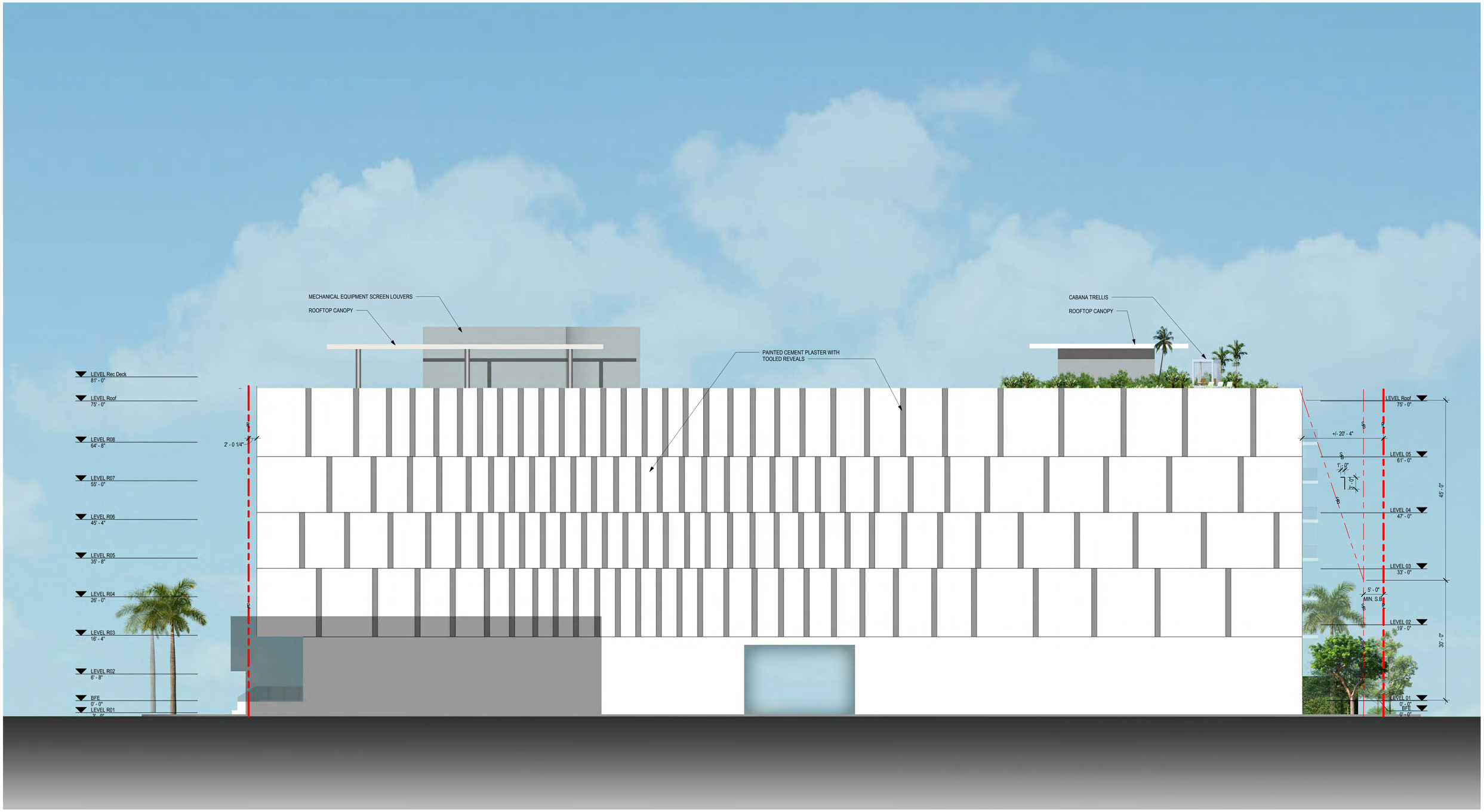
1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

WEST ELEVATION- COLORED

A7-03



1 EAST ELEVATION- COLORED

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

8/28/2018 6:16:41 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly. 3/32" = 1'-0"

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

EAST ELEVATION- COLORED

A7-04

SOUTH PERSPECTIVE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

10/26/2018 11:49:51 AM

ARQUITECTONICA	1177 Kane Concourse	No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.	Date: 10/26/2018	RENDERING A8-01

NORTH PERSPECTIVE

10/26/2018 11:49:52 AM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ARQUITECTONICA	1177 Kane Concourse	*No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.*	*Date:* 10/26/2018	RENDERING	A8-02

SOUTHWEST PERSPECTIVE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

10/26/2018 11:49:52 AM

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 10/26/2018

RENDERING

A8-03

ENLARGED PERSPECTIVE FROM KANE CONCOURSE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:16:46 PM

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

RENDERING

A8-04

CONTEXT PERSPECTIVE BIRDS-EYE VIEW

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

10/26/2018 11:49:53 AM

ARQUITECTONICA	1177 Kane Concourse	*No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.*	*Date:* 10/26/2018	RENDERING	A8-05

ENLARGED PERSPECTIVE ALONG WEST BAY HARBOR DRIVE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

10/26/2018 11:49:53 AM

ARQUITECTONICA	1177 Kane Concourse	*No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.*	*Date:* 10/26/2018	RENDERING A8-06

CONTEXT PERSPECTIVE BIRDS-EYE VIEW

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 10/26/2018

RENDERING

A8-07

10/26/2018 11:49:53 AM

CONTEXT PERSPECTIVE BIRDS-EYE VIEW

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:16:51 PM

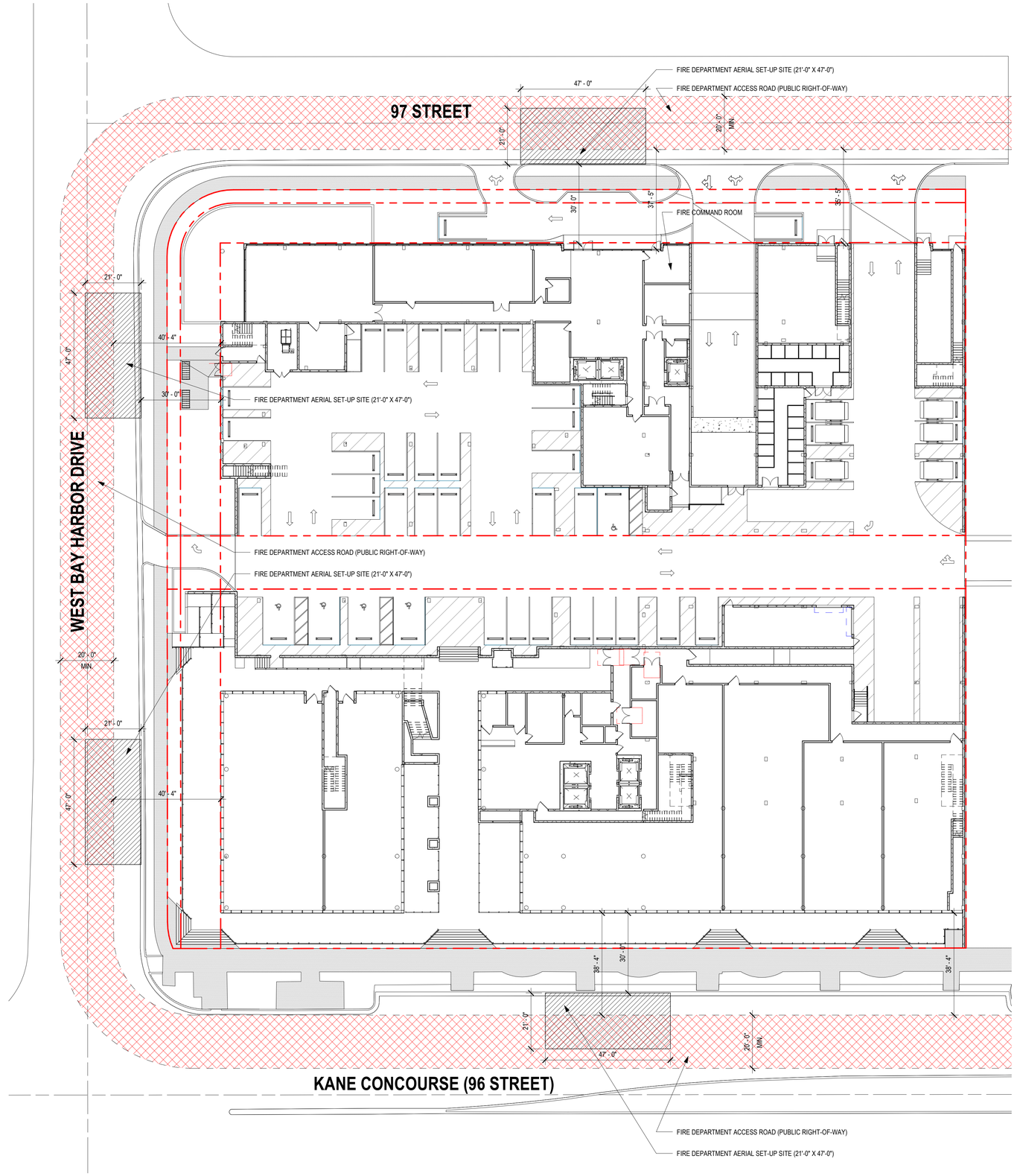
ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

RENDERING

A8-08



1 LIFE SAFETY SITE PLAN
SCALE: 1" = 20'-0"

1" = 20'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

8/28/2018 6:16:54 PM

ARQUITECTONICA | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

LIFE SAFETY SITE PLAN

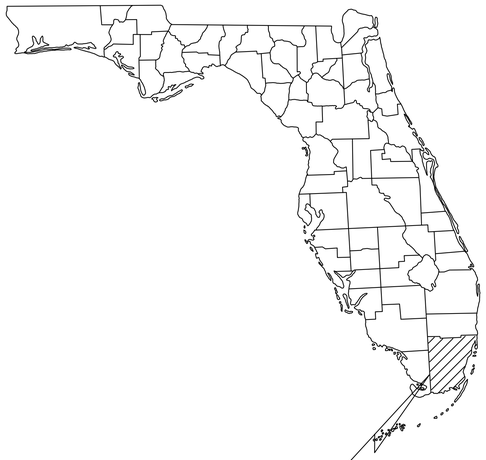
A9-01

SCHEMATIC DESIGN
FOR
1177 KANE CONCOURSE

TOWN OF BAY HARBOR ISLANDS, FL

AUGUST 2018

SECTION 27, TOWNSHIP 52, RANGE 42



PROJECT LOCATION

MIAMI DADE COUNTY

PROJECT TEAM:

OWNER/DEVELOPER:
WHARTON EQUITY PARTNERS, LLC
127 SCALEYBARK ROAD
CHARLOTTE, NC 28209
CONTACT: BEN YORKER

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL 33134
(305) 673-2025
CONTACT: ALBERTO HERRERA, P.E.

ARCHITECT:
ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FL 33133
(305) 372-1812
CONTACT: ANNA CARUSO

SURVEYOR:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
(954) 689-7766
CONTACT: AMANDA COLLENBERGER

LIST OF CONTACTS:

STORMWATER
DEPT. OF REGULATORY AND ECONOMIC RESOURCES
701 NW 1ST COURT
MIAMI, FL 33136
(305) 372-6681
CONTACT: CAMILO IGNACIO

PLANNING AND ZONING
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786
CONTACT: DALE E. LEE

STORMWATER
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
NPDES STORMWATER NOTICES CENTER
2600 BLAIR STONE ROAD
TALLAHASSEE, FL 32399
(850) 245-2118
CONTACT:

BUILDING DIVISION
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786

WATER AND SEWER
TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154
(786) 256-8965
CONTACT: RANDY DANIEL

TELEPHONE PROVIDER
AT&T DISTRIBUTION
9101 SW 24TH STREET, 1ST FLOOR
MIAMI, FL 33165
(305) 222-8745
DINO FARRUGGIO

FIRE PREVENTION
MIAMI DADE COUNTY FIRE RESCUE DEPT.
9300 NW 41 STREET
MIAMI, FL 33178
(786) 331-5000

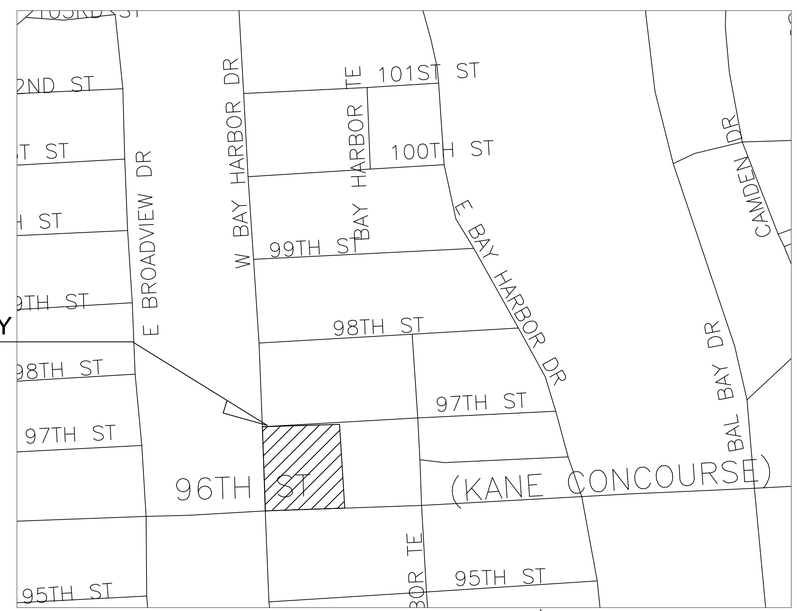
ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
425 N WILLIAMSON BLVD.
DAYTONA BEACH, FL 32114
(305) 442-5966
CONTACT: FRANCISCO GALUE

ENGINEERING
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786

CABLE PROVIDER
COMCAST CABLE
2501 SW 145TH AVENUE
MIRAMAR, FL 33322
CONTACT: LEONARD MAXWELL-NEWBOLD

NATURAL GAS PROVIDER
TECO PEOPLES GAS- SOUTH FLORIDA
5101 NW 21st AVE.
SUITE 460
FT. LAUDERDALE, FL 33309
(954) 453-0824
CONTACT: JOAN DOMNING

SUBJECT PROPERTY



VICINITY MAP

0 300 600

SCALE: 1" = 300'

NORTH

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION CONTROL NOTES
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-302	EROSION CONTROL DETAILS
C-400	PAVING, GRADING, AND DRAINAGE PLAN
C-500	WATER AND SEWER NOTES
C-501	WATER AND SEWER PLAN
C-502	WATER AND SEWER PLAN
C-503	SEWER PROFILES

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, MIAMI, FL, 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

COVER SHEET

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-100

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-100 COVER SHEET August 27, 2018 02:50:45pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-100 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOT PART OF MD-WASD NOTES OR APPROVAL

I. GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS, MIAMI–DADE COUNTY, THE FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS AND SPECIFICATIONS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, U.S. ARMY CORPS OF ENGINEERS AND ALL OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. LOCATIONS, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. NEITHER THE DEVELOPER, CLIENT, OWNER NOR THE ENGINEER OF RECORD GUARANTEES THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HORIZONTALLY AND VERTICALLY LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

3. ALL EXISTING UNDERGROUND OR ABOVEGROUND UTILITY PIPES, CABLES, DUCTS, EQUIPMENT, DEVICES, ETC. WITHIN OR OUTSIDE THE PROJECT CONSTRUCTION LIMITS WHICH ARE DAMAGED OR DISRUPTED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. REGARDLESS OF WHETHER THEY WERE SHOWN OR NOT SHOWN ON THE PLANS OR LOCATED OR NOT BY THE OWNER'S REPRESENTATIVE, THE UTILITY COMPANY, SUNSHINE STATE ONE–CALL OF FLORIDA, ETC.

4. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

5. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

6. ALL DEFECTIVE WORK NOT ACCEPTED BY THE ENGINEER OF RECORD, BY THE OWNER'S REPRESENTATIVE, OR BY ANY GOVERNMENTAL PERMITTING REGULATORY AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

7. ALL STAGING AREAS SHALL BE PROPERLY FENCED AND SECURED BY THE CONTRACTOR.

8. ALL AREAS WHICH ARE BEING EXCAVATED SHALL BE PROPERLY PROTECTED AND BARRICADED BY THE CONTRACTOR. ALL TRENCH WORK SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS, 29 C.F.R.S. 1926.650 SUBPART P AND THE FLORIDA TRENCH SAFETY ACT.

9. ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT, CURB AND GUTTERS, CURBS AND WALKS, SOD, LANDSCAPING, FENCE, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER OR CLIENT.

10. TEMPORARY ASPHALT PAVEMENT SHALL BE APPLIED TO ALL TRENCHES, WITHIN AN EXISTING PAVED RIGHT OF WAY, AT THE END OF EACH WORKDAY. PLATING MAY BE USED WITH THE RIGHT–OF–WAY OWNER'S PRIOR CONSENT.

11. PROVIDE FILL TO ENSURE THAT THE FINISH GRADE (INCLUDING SOD) IN LANDSCAPE AREAS ARE AT LEVEL OF CURBS AND/OR EDGE OF SIDEWALKS.

12. WHERE NEW GRADES BLEND INTO EXISTING GRADES IN LANDSCAPE AREAS PROVIDE A UNIFORM TRANSITION. PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE AREAS THAT ARE TO REMAIN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED WATER AND SEWER SERVICE DURING THE CONSTRUCTION OF THE TIE–IN CONNECTION OF ALL PROPOSED WATER OR SANITARY SEWER SYSTEMS, TO ANY EXISTING WATER OR SANITARY MAINS AND SERVICE LINES. ABANDONMENT SHALL NOT OCCUR UNTIL THE PROPOSED WORK HAS BEEN APPROVED AND ACCEPTED FOR OPERATION BY THE ENGINEER OF RECORD AND MIAMI–DADE WATER AND SEWER DEPARTMENT. ALL EXISTING FIRE HYDRANTS SHALL BE RECONNECTED TO THE PROPOSED WATER MAIN. MIAMI–DADE WATER AND SEWER DEPARTMENT FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH THE WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC HEALTH AND ENSURE JOB SAFETY. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY & HEALTH AGENCY (OSHA) STANDARDS AND FEDERAL, STATE AND LOCAL GOVERNMENT SAFETY REQUIREMENTS.

15. THE CONTRACTOR SHALL ENSURE THAT OVERFLOWS OR RAW SEWAGE SPILLS DO NOT OCCUR DURING CONSTRUCTION OF PROPOSED SANITARY SEWER TIE–IN CONNECTIONS.

16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT STORM WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES AND PRACTICES DURING CONSTRUCTION IN ACCORDANCE WITH THE EROSION CONTROL PLAN/DETAILS AND THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) PERMIT FOR CONSTRUCTION ACTIVITIES REQUIREMENTS.

17. CONTRACTOR SHALL ENSURE THAT ALL STORM WATER RUN–OFF WITHIN THE CONSTRUCTION AREA IS CONTAINED ON–SITE.

18. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY'S ENGINEERING DEPARTMENT.

19. DUE TO FEDERAL REGULATIONS, THE CONTRACTOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES AND MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE WITHIN THE PROJECT AREA.

20. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES AND CONDITIONS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE FOLLOWING TOPOGRAPHIC BOUNDARY SURVEY SPECIFICALLY PREPARED FOR THIS PROJECT:

TITLE: "ALTA/NSPS LAND TITLE SURVEY"
DATE: 6/20/18
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 689–7766

21. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

22. ALL UTILITY CONNECTIONS TO THE BLDG. SHALL BE CONSTRUCTED AND CAPPED OR PLUGGED FIVE FEET FROM THE PROPOSED BUILDING. CONTRACTOR SHALL PERFORM TIE–INS TO THE BUILDING. THE COST ASSOCIATED WITH THE TAPPING/PLUGGING OF THE UTILITIES SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.

23. CONTRACTOR SHALL COORDINATE WORK WITH OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECTS.

24. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF THE EXISTING SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING AND/OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY , EITHER PUBLIC OR PRIVATE, DURING CONSTRUCTION ACTIVITIES. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

25. AFTER LOCATING AND VERIFYING EXISTING UTILITY TIE IN POINTS, CONTRACTOR IS TO VERIFY THAT DESIGN COMPONENTS SUCH AS, BUT NOT LIMITED TO, PERCENT SLOPE, INVERT, TAP LOCATIONS, PIPE RUNS, INFRASTRUCTURE DEPTH, ETC. WILL STILL BE IN ACCORDANCE WITH THE ENGINEERING PLANS.

26. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

II. PRE–CONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. CONTRACTOR MUST CONTACT THE ARCHITECT/ENGINEER OF RECORD TO ARRANGE FOR A PRE–CONSTRUCTION MEETING, A MINIMUM 2 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

3. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE–CALL OF FLORIDA (1–800–432–4770) AND ALL KNOWN EXISTING UTILITY OWNERS AT LEAST 2 BUSINESS DAYS BEFORE DIGGING TO ALLOW FOR FIELD LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES IN THEIR EFFORTS TO FIELD VERIFY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

5. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.

2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   - A. SANITARY SEWAGE COLLECTION SYSTEM:
     - I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
     - II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
     - III. PRESSURE TEST AS REQUIRED BY DRER
   - B. STORM DRAINAGE–(EXFILTRATION TRENCH DEPTH)
     - I. EXFILTRATION TRENCH DEPTH
     - II. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
   - C. DRAINAGE WELL SPECIFIC CAPACITY TEST.
   - D. WATER SYSTEM–(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   - E. SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   - F. LIME ROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS–BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (FLAT BOARDING ALSO REQUIRED.)
   - G. ASPHALT PAVEMENT
   - H. FINAL WALK–THROUGH INSPECTION – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
   - I. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   - A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
   - B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   - C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   - D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   - E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
   - F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
   - G. AT SUBSTANTIAL COMPLETION
   - H. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:

   - A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   - B. ALL DRAINAGE PIPES.
   - C. TRENCH DRAINS.
   - D. EXFILTRATION FILTER FABRIC
   - E. ALL WATER AND SEWER SYSTEM COMPONENTS
   - F. ASPHALT PAVEMENT MIX DESIGN
   - G. LIMEROCK MATERIAL
   - H. CONCRETE MIX FOR PAVEMENT
   - I. MATERIAL SUBSTITUTION REQUESTS
   - J. EROSION CONTROL MATERIALS
   - K. FILL MATERIAL

2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD RATING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS AS REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

C. CONTRACTOR SHALL OBTAIN THE ENGINEERING DESIGN AND PERMIT FOR SUCH FACILITIES AT THE CONTRACTOR'S SOLE COST.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION. TO INCLUDE BUT IS NOT LIMITED TO WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY WITHIN PUBLIC RIGHT–OF–WAYS IN ACCORDANCE WITH M.U.T.C.D. AND TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES. SPECIAL PRECAUTION IS TO BE TAKEN IN PATHS OF EGRESS.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

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

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION. ANY ADVERSE EFFECTS OR BUILDUP IN PUBLIC INFRASTRUCTURE WILL BE CLEANED AND REDUCED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS. PRIOR APPROVAL FROM THE ENGINEER OF RCORD IS REQUIRED FOR SAID FACILITIES.

B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS–BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS–BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS–BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.

VII. STORM DRAINAGE

1. WHEN EXISTING MANHOLE RINGS, CATCH BASIN GRATE AND FRAMES, VALVE BOXES, PULL BOXES OR OTHER UTILITY CASTINGS ARE ENCOUNTERED WITHIN THE PROPOSED LIMITS OF WORK THE CONTRACTOR SHALL FIELD ADJUST THE EXISTING RING AND FRAME, GRATE AND FRAME, VALVE BOXES OR PULL BOXES TO MATCH THE PROPOSED ELEVATION. SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

2. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE INDICATED.

3. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE HDPE DOUBLE WALLED SMOOTH INTERIOR PIPE AND SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S, MPT AND ASTM D2321, D3212, F1417, F477, F667 OR AS NOTED ON THE CONSTRUCTION DRAWINGS.

4. CONTRACTOR SHALL VACUUM CLEAN AND REMOVE ALL SILT, SEDIMENT AND DEBRIS FROM ALL OF THE EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPE NETWORK WITHIN THE PROJECT LIMITS PRIOR TO FINAL ACCEPTANCE OF DRAINAGE SYSTEM. ALL COST OF SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

5. ALL DRAINAGE WORK SHALL CONFORM TO THE GOVERNING JURISDICTIONAL AGENCY REGULATIONS AND STANDARDS

6. UNLESS OTHERWISE SPECIFIED ON THE PLANS, MINIMUM COVER OVER ALL STORM DRAINAGE PIPE SHALL BE 36–INCHES. CONTRACTOR SHALL AVOID ALL UNNECESSARY CROSSINGS BY HEAVY CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.

7. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL CATCH BASINS, MANHOLES, FRAMES AND GRATES, RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE DESIGNED TO WITHSTAND AN AASHTO AND FDOT H20 LOAD RATING AND SHALL BE OBTAINED FROM PLAN SPECIFIED MANUFACTURERS OR APPROVED EQUIVALENT MANUFACTURER.

VIII. EARTHWORK AND PAVING

1. ALL UNDERGROUND UTILITY WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF SUB BASE. ANY SUBGRADE RE–WORK DUE TO UNDERGROUND INFRASTRUCTURE INCONSISTENCIES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

2. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS TOWN OF BAY HARBOR ISLANDS STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

3. SAW CUT EXISTING CONCRETE WALKS, CURB AND GUTTERS, AND ASPHALT OR CONCRETE PAVEMENT CAREFULLY AND IN A STRAIGHT LINE WHERE UNDERGROUND WORK IS REQUIRED. WHERE PROPOSED ASPHALT OR CONCRETE PAVEMENT, CURB, SIDEWALK, ETC. WILL MEET AN EXISTING LOCATION CUT CONCRETE WALKS, CONCRETE PAVEMENT, CURB AND GUTTERS AT NEAREST EXISTING JOINT.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY–HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305–673–2025
WWW.KIMLEY–HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ——

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

GENERAL NOTES

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS
TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-101

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-101 GENERAL NOTES August 27, 2018 02:50:54pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-101 GENERAL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

1. FOR THIS PROJECT, "OWNER" SHALL MEAN WHARTON EQUITY PARTNERS, LLC, "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

2. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.

3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.

5. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.

6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.

7. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).

8. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

9. NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.

10. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.

11. TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

A. PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
B. IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
C. EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
D. EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
E. ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
F. NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
G. REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
H. EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
I. ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.

2. ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
B. CLEARING SITE OF DEMOLITION DEBRIS.
C. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
D. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.

2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.

2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.

3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.

4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.

5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.

6. DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.

7. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE CONTRACTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK.

8. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

1. CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).

2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.

3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.

4. CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.

2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.

3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ——

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

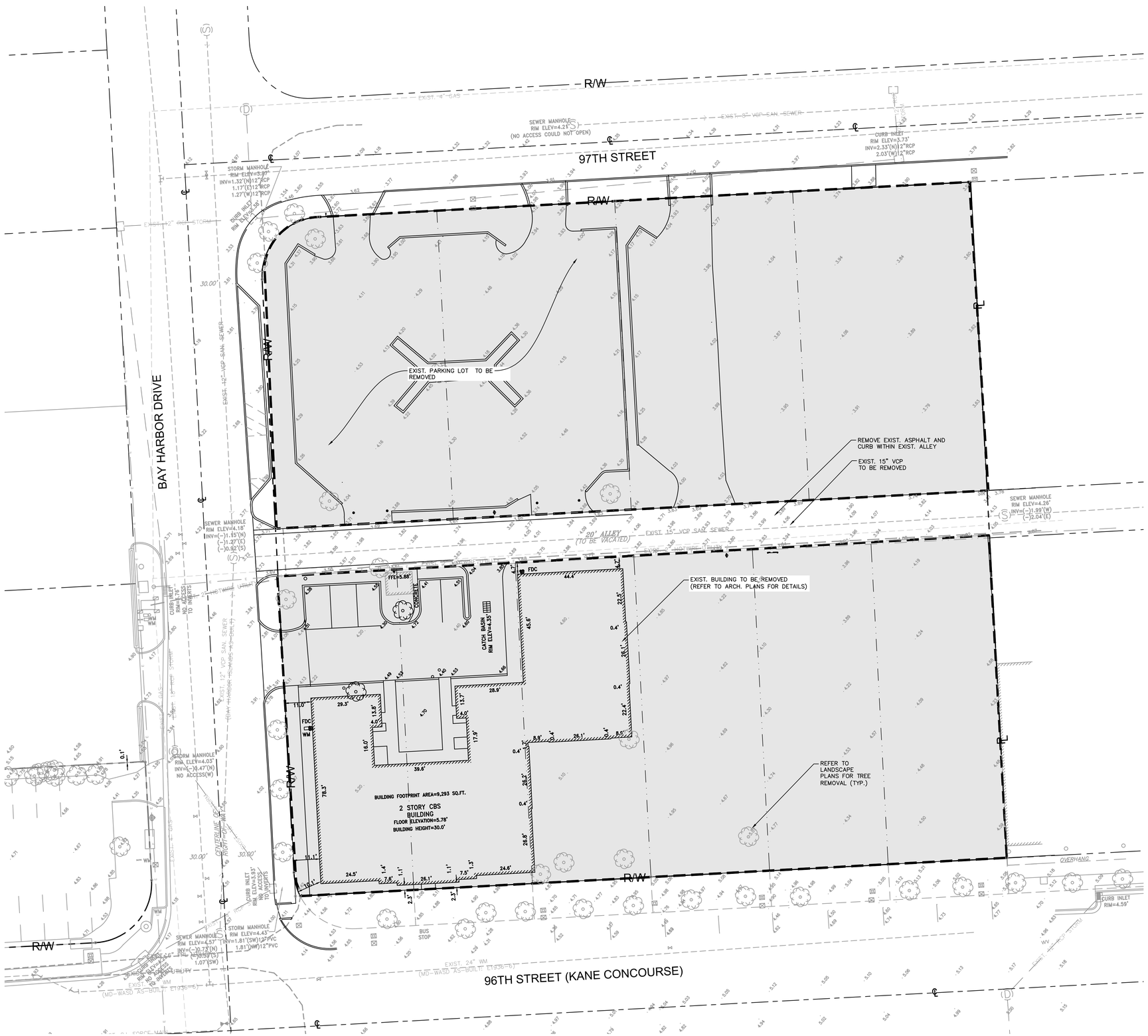
DEMOLITION NOTES

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-200

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-200 DEMOLITION NOTES August 27, 2018 02:51:02pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-200 DEMOLITION NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE
- EXIST. BUILDING OUTLINE
- APPROXIMATE LIMITS OF DEMOLITION AREA
- EXIST. TREES TO REMAIN. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS.
- EXIST. TREES TO BE REMOVED. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS.
- EXIST. PAVEMENT STRIPING TO REMAIN
- EXIST. PAVEMENT STRIPING TO BE REMOVED

NOTES:

1. ONSITE LIGHT POLES TO BE REMOVED MUST HAVE THEIR SOURCE OF POWER TERMINATED AT THE SITE. CONTRACTOR TO CONFIRM NO POWER/LIGHTNING INTERRUPTIONS TO THE SURROUNDING PROPERTIES/PARCELS PRIOR TO PERFORMING WORK.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED IN THE CONTRACTOR'S BID.
4. SEE SHEET C-301 FOR INLET PROTECTION AND EROSION AND SEDIMENT CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
6. ALL UTILITIES AND ABOVE GROUND FEATURES WITHIN THE RIGHT-OF-WAY ARE TO REMAIN OR BE RELOCATED UNLESS SPECIFICALLY SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO THESE ITEMS.
7. CONTRACTOR TO COORDINATE WITH TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION AS NEEDED/ REQUIRED.
8. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/RELOCATION. CONTRACTOR TO SECURE TREE REMOVAL PERMIT PRIOR TO WORK COMMENCING.
9. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT/CONCRETE THAT IS ADJACENT TO EXISTING PAVEMENT/CONCRETE THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT IF DAMAGED DURING CONSTRUCTION.
10. CONTRACTOR TO COORDINATE EXISTING UTILITY/POLE RELOCATION, REMOVAL, OR ABANDONMENT WITH RESPECTIVE UTILITY OWNER.
11. CONTRACTOR TO SECURE ALL NECESSARY PERMITS/APPROVALS FOR ONSITE DEMOLITION AND/OR DEMOLITION WITHIN PUBLIC RIGHT OF WAY.
13. EXIST. MONITORING WELLS TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
14. IMPROVEMENTS ALONG SW 109TH AVENUE BY OTHERS. CONTRACTOR TO COORDINATE WORK AND TIE IN LOCATIONS AS REQUIRED.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

DEMOLITION PLAN

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-201

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-201 DEMOLITION PLAN August 27, 2018 02:51:16pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-201 DEMOLITION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS – THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP–RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERIC PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA – FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND–DISTURBING AND CONSTRUCTION–RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY):
(OFFSITE WORK PART OF SEPARATE PERMIT)

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E – TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF–SITE LOCATIONS FOR OFFICE TRAILERS OR NON–ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL–MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS –
CONTRACTOR SHALL ENSURE PROTECTION TO EROSION CONTROL FOR DRESSEL'S DAIRY CANAL ABUTTING THE SOUTH AND EASTERN EDGE OF THE PROPERTY.

D. NON–STORMWATER DISCHARGES – THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROHIBITS MOST NON–STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON–STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART IV.A.3 OF THE GENERIC PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON–STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON–TURBID WATER. ALL NON–STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON–STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF–SITE.

E. DISCHARGE POINTS – ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHOULD BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E – TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHOULD BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCING, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

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

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

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER ABOVE REQUIREMENTS.

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

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT BENEFITS AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE–SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN–UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHOULD BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1–800–424–8802) AND TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH THE STATE WARNING POINT AT (850) 413–9911.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR GREATER

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT: HTTP://WWW.DEP.STATE.FL.US/LAW/BER/.

FLORIDA LAW REQUIRES REPORTING OF OIL AND HAZARDOUS SUBSTANCE SPILLS. THE STATE CONTACT INFORMATION IS AS FOLLOWS:

24 HOUR STATE WARNING POINT PHONE NUMBERS:
(850) 413–9911
(800) 320–0519

US COAST GUARD NATIONAL RESPONSE CENTER NUMBER: (800) 424–8802

FLORIDA MARINE PATROL: (888) 404–3922

DEP DISTRICT EMERGENCY RESPONSE OFFICES: BOCA RATON (LOCAL OFFICE) (561) 393–5877

8:00 AM TO 5:00 PM ONLY, EST UNLESS OTHERWISE NOTED.

ADDITIONAL OFFICES LISTED BELOW ARE PROVIDED IN THE EVENT OF AN EMERGENCY AND THE LOCAL OFFICE IS NOT AVAILABLE.

TALLAHASSEE: (850) 245–2010
PENSACOLA: (850) 595–8300 (CENTRAL TIME)
JACKSONVILLE: (904) 807–3300
ORLANDO: (407) 893–3337
TAMPA: (813) 632–7641
FT. MYERS: (239) 332–6975

ADDITIONAL CONTACT INFORMATION CAN BE FOUND HERE:
HTTP://WWW.DEP.STATE.FL.US/LAW/CONTACTS.HTM#EMERGENCY

INFORMATION THAT MUST BE REPORTED IS AS FOLLOWS:

NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON REPORTING.
NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON RESPONSIBLE FOR THE DISCHARGE OR RELEASE, IF KNOWN.
DATE AND TIME OF THE DISCHARGE OR RELEASE.
TYPE OR NAME OF SUBSTANCE DISCHARGED OR RELEASED.
ESTIMATED AMOUNT OF THE DISCHARGE OR RELEASE.
LOCATION OR ADDRESS OF DISCHARGE OR RELEASE.
SOURCE AND CAUSE OF THE DISCHARGE OR RELEASE.
SIZE AND CHARACTERISTICS OF AREA AFFECTED BY THE DISCHARGE OR RELEASE.
CONTAINMENT AND CLEANUP ACTIONS TAKEN TO DATE.
OTHER PERSONS OR AGENCIES CONTACTED.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

MATERIAL MANAGEMENT NOTES

A. SOLID WASTE DISPOSAL – SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

B. SANITARY FACILITIES – ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

C. TEMPORARY PARKING – THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

D. MATERIAL STORAGE AREAS – MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.

CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

E. CEMENT AND CONCRETE WASTE MANAGEMENT; CONCRETE WASHOUT – CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY–MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.

DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE.

ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

F. MASONS' AREA – THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.

RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.

THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

G. FUEL TANKS – THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON–SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.

THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.

A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE. CONTAINERS WITH A STORAGE CAPACITY OF 55–GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

H. EQUIPMENT CLEANING AND MAINTENANCE AREAS – THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.

USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).

3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6–FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST A CHAIN LINK FENCE AND GATES. THIS IS TO BE MAINTAINED CONTINUOUSLY.

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

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY–HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305–673–2025
WWW.KIMLEY–HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ——

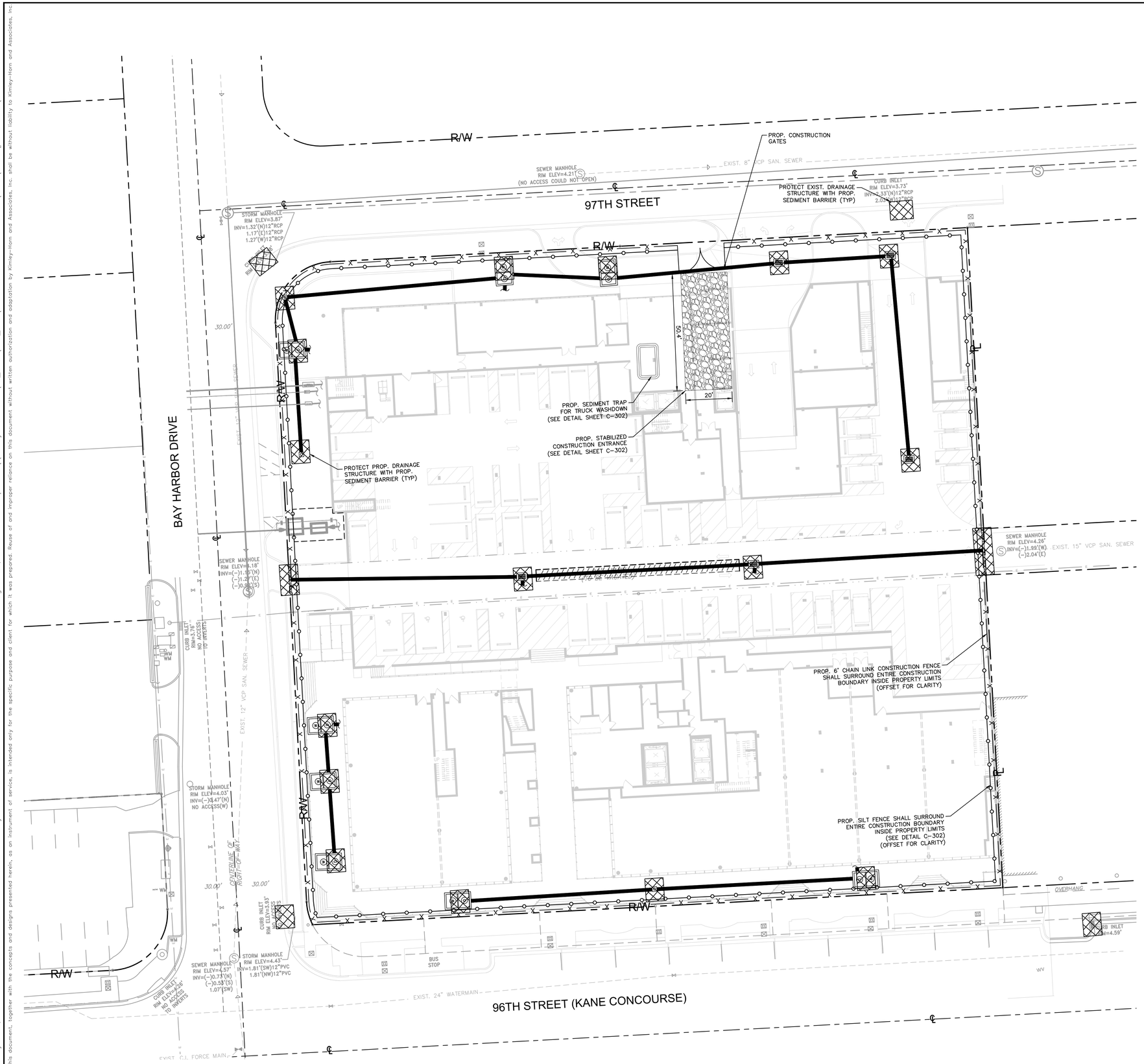
KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

EROSION CONTROL NOTES

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-300

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-300 EROSION CONTROL NOTES August 27, 2018 02:51:26pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-300 EROSION CONTROL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W — PL — RIGHT-OF-WAY LINE / PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- ML — MONUMENT LINE
- EXIST. BUILDING OUTLINE
- SEDIMENT BARRIER CONTROL FOR STORM STRUCTURE (REFER TO SHEET C-302 FOR DETAILS)
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. SILT FENCE
- X — X — PROP. 6' CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

EROSION AND SEDIMENT CONTROL PLAN

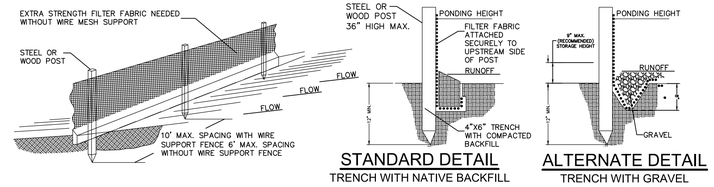
1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-301

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

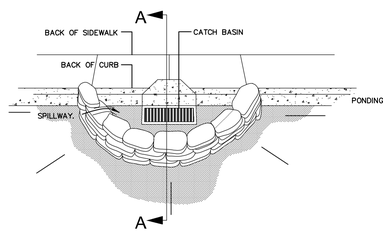
Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-301 EROSION AND SEDIMENT CONTROL PLAN August 27, 2018 02:51:41pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-301 EROSION AND SEDIMEN
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SILT FENCE DETAIL

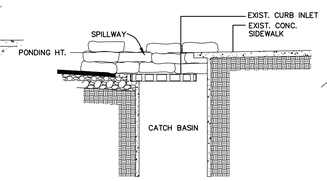
NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



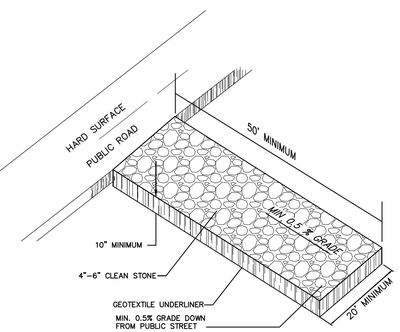
CURB INLET SILT BARRIER DETAIL

N.T.S.



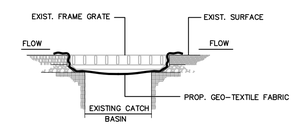
SECTION A-A

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE (SCE)

N.T.S.



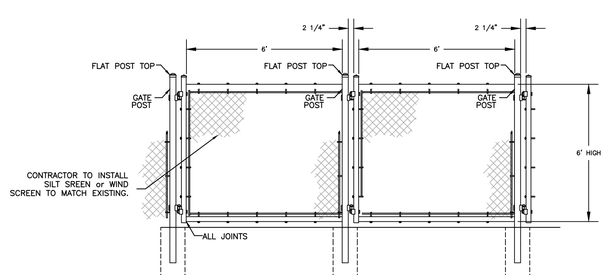
CATCH BASIN SILT BARRIER DETAIL

N.T.S.

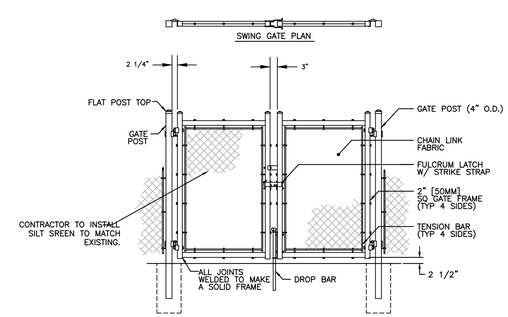
1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED. SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



TEMPORARY 6' HIGH CHAIN LINK FENCE (WIND SCREEN)



SWING GATE ELEVATION TEMPORARY 24' WIDE SWING GATES (FIRE DEPARTMENT ACCESSIBLE)

1. GATE MATERIAL SHALL MATCH EXISTING GATES/FENCE.
2. BRACING SHALL BE PROVIDED.
3. GATES ARE MANUALLY OPERATED.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

EROSION CONTROL DETAILS

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

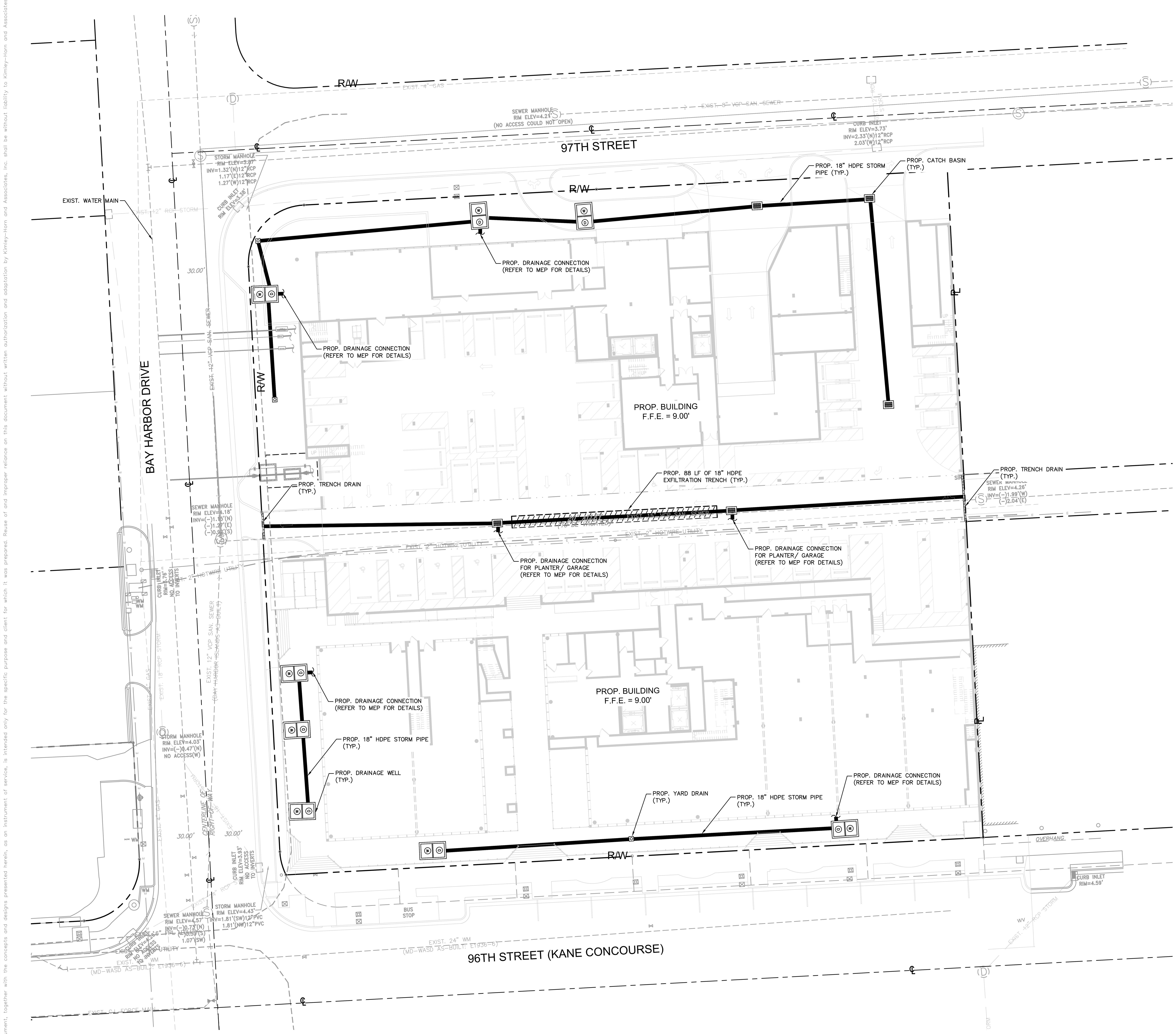
TOWN OF BAY HARBOR ISLANDS FLORIDA

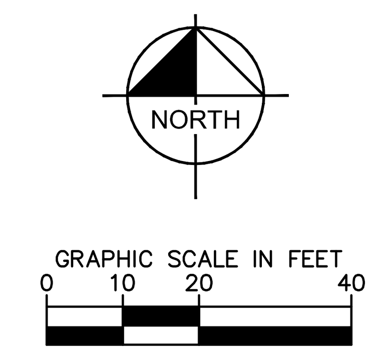
SHEET NUMBER
C-302

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-302 EROSION CONTROL DETAILS August 27, 2018 02:51:51pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-302 EROSION CONTROL DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-400 PAVING GRADING AND DRAINAGE PLAN August 27, 2018 02:52:07pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-400 PAVING, GRADING, AN

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





LEGEND:

- R/W — — PL : RIGHT-OF-WAY LINE / PROPERTY LINE
- CL : CENTER LINE OF ROADWAY
- EXIST. BUILDING OUTLINE
- PROPOSED SIDEWALK
- 12.53 : PROPOSED ELEVATIONS
- +13.80 : EXISTING ELEVATIONS
- PROP. STORM PIPE
- PROP. EXFILTRATION TRENCH

NOTES:

1. ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
2. THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
5. CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
7. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
9. IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER
59357
DATE: ——

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

PAVING, GRADING, AND DRAINAGE PLAN

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-400

GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS

(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.

2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.

3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.

4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.

5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER M-DWASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M-DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)

7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.

8. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.

9. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M-DCPWD AND FDOT STANDARDS.

10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS-BUILT DOCUMENTS.

11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.

13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.

REQUIREMENTS PER DEPARTMENT OF HEALTH

(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. 10 FT. OF ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

6. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES. OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
7. PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

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

* NOTE: ALL WATER MAIN TEES, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT AS PER FAC 62-555.320(21)(B) AND RSWW 8.5.4

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINE IS PROPOSED:

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.

2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFT ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

RER-DERM WATER-SEWER GENERAL NOTES

MIAMI-DADE COUNTY

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
   a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
   b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
   c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
   d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
   Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

p:\pollution regulation\delegated erm permitting\ww-conv_extensions\sewer extensions\forms and package\se application package\se permit package\package march-2017\rer-derm-notes official last one-revised(2018-04-29).doc

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:

a. EASEMENTS, IF REQUIRED
b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
c. ABSOLUTE BILL OF SALE
d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 — SHEET 1 OF 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ⅊, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

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

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS

GS 0.5 — SHEET 2 OF 2

NOTE:

1. ALL EXISTING FIRE HYDRANTS SALL BE RECONNECTED TO THE PROPOSED WM. FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.

2. FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL TELEVISE THE VCP PIPE BEFORE AND AFTER INSTALLATION. IF LINER IS PRESENT, CONNECTION TO MAIN SHALL BE PER SS 3.2.

3. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

4. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.

NOT FOR MDWASD NOTES NOR APPROVAL

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

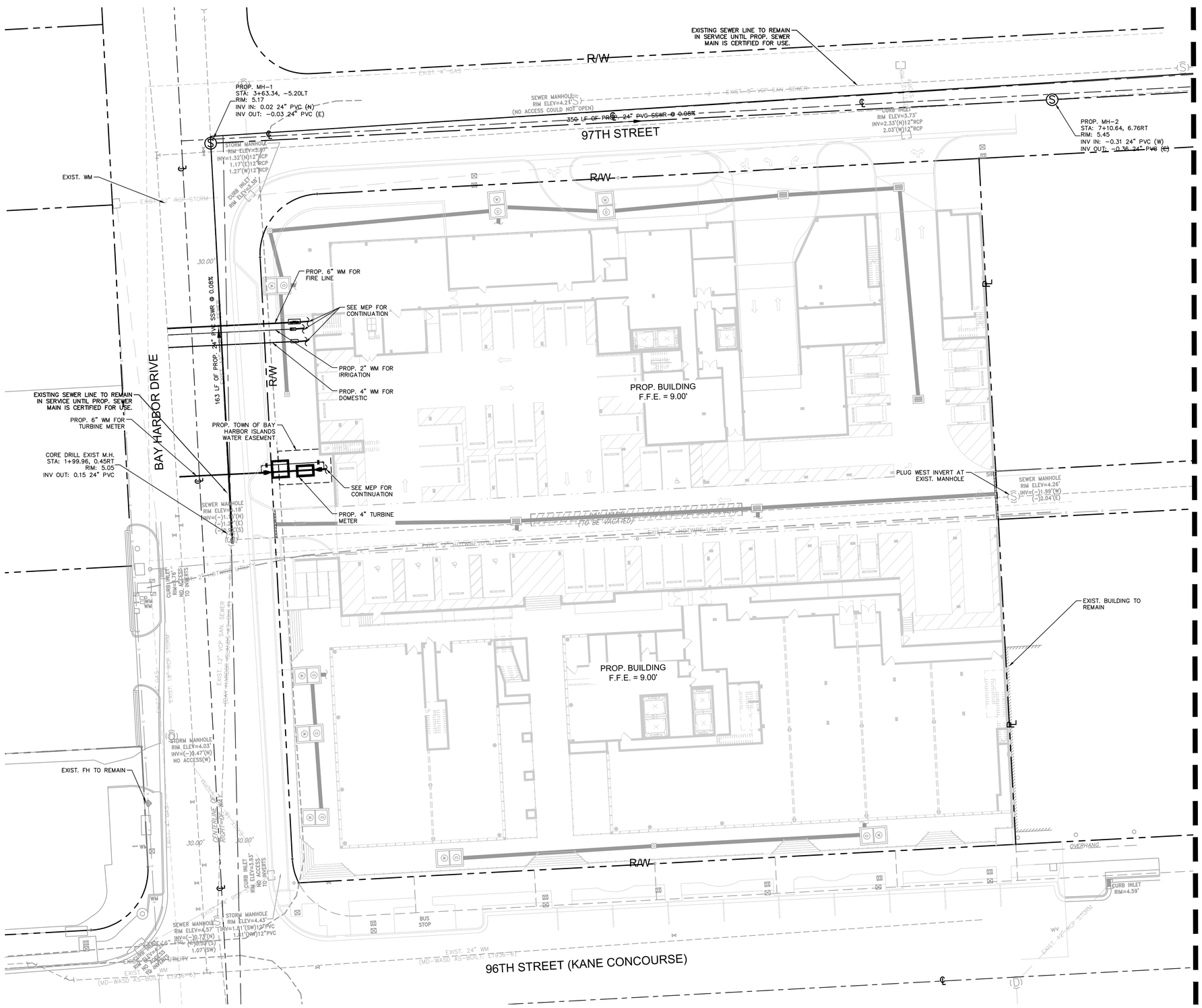
KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

WATER AND SEWER NOTES

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-500

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-500 WATER AND SEWER NOTES August 27, 2018 02:52:19pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-500 WATER AND SEWER NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W — PL — RIGHT-OF-WAY OR PROPERTY LINE
- ℄ — CENTERLINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.Z.B.F.P.)
- PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (D.D.C.V.)
- PROP. PRESSURE VACUUM BREAKER
- PROP. SANITARY SEWER LATERAL CONNECTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

WATER AND SEWER PLAN

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS
TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-501

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-501 WATER AND SEWER PLAN August 27, 2018 02:52:38pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-501 WATER AND SEWER PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FOR CONTINUATION
SEE SHEET C-501

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY OR PROPERTY LINE
- CENTERLINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.Z.B.F.P.)
- PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (D.D.C.V.)
- PROP. PRESSURE VACUUM BREAKER
- PROP. SANITARY SEWER LATERAL CONNECTION

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER 59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

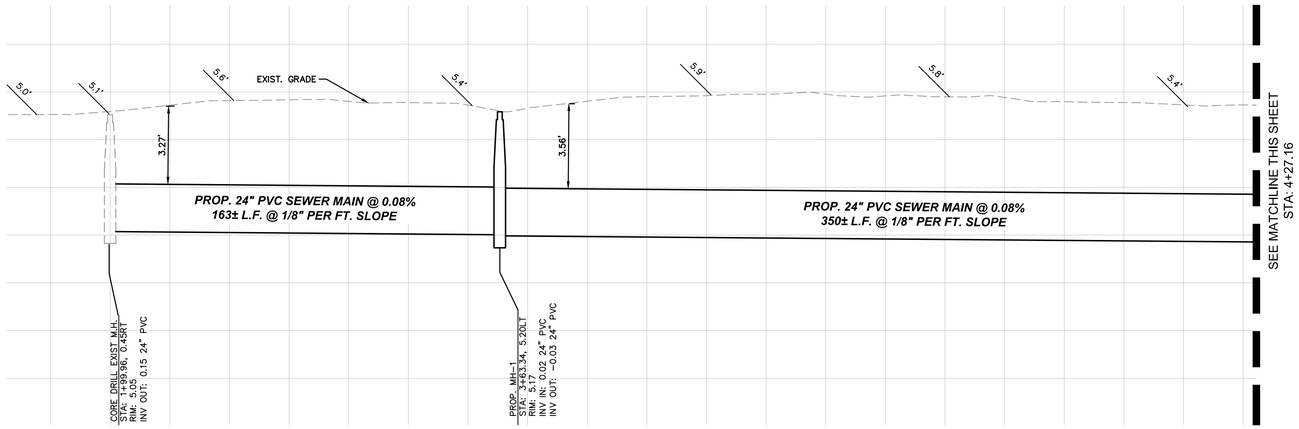
WATER AND SEWER PLAN

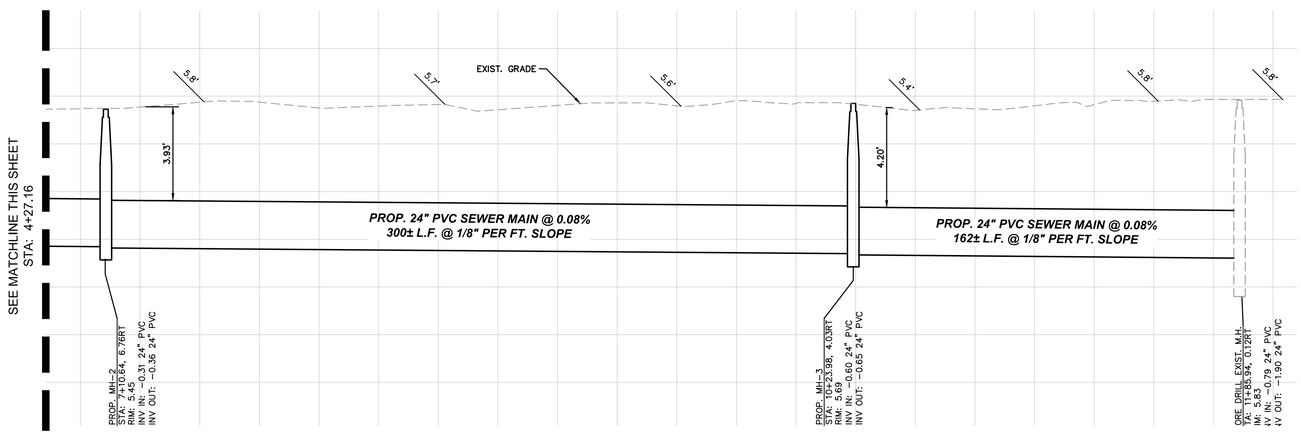
1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS

TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-502

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:C-502 WATER AND SEWER PLAN August 27, 2018 02:52:39pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-501 WATER AND SEWER PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





PROPOSED 24" SEWER MAIN REPLACEMENT
STARTING STA: 1+69.19 (W BAY HARBOR DR)
ENDING STA: 12+04.16 (BAY HARBOR TERRACE)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
ALBERTO HERRERA, P.E.
FLORIDA LICENSE NUMBER
59357
DATE: ____

KHA PROJECT 043976000
DATE 08/24/2018
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

SEWER PROFILES

1177 KANE CONCOURSE
PREPARED FOR
WHARTON EQUITY PARTNERS
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-503

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Plotted By:Moro, Matthew Sheet Set:1177 KANE CONCOURSE Layout:SEWER PROFILES August 27, 2018 02:52:41pm \\kimley-horn.com\FL_MIA1\mib_civil\043976000 kane concourse\CIVIL\CADD\plansheets\C-501 WATER AND SEWER PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1177 KANE CONCOURSE

BAY HARBOUR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE AND PLANNING & ZONING BOARD SUBMITTAL

ARQUITECTONICA GEO
LANDSCAPE ARCHITECTS

2900 OAK AVENUE
MIAMI, FLORIDA 33133
PHONE: 305.372.1812 FAX: 305.372.1175
WEBSITE: www.arquitectonicageo.com

SHEET INDEX

Sheet Number	Sheet Name
L0-000	LANDSCAPE INDEX
L0-001	LANDSCAPE NOTES
L0-002	LANDSCAPE CALCULATIONS
L0-003	PLANT IMAGES
L1-001	GROUND LEVEL DISPOSITION PLAN
L1-002	GROUND LEVEL MITIGATION
L1-100	GROUND LEVEL RENDERED PLAN
L1-110	GROUND LEVEL HARDSCAPE PLAN
L1-120	GROUND LEVEL TREE PLAN
L1-130	GROUND LEVEL SHRUBS PLAN
L1-140	GROUND LEVEL LIGHTING PLAN
L1-200	LEVEL 2 RENDERED PLAN
L1-210	LEVEL 2 HARDSCAPE PLAN
L1-220	LEVEL 2 TREE PLAN
L1-230	LEVEL 2 SHRUBS PLAN
L1-300	ROOF RENDERED PLAN
L1-310	ROOF HARDSCAPE PLAN
L1-320	ROOF TREES PLAN
L1-330	ROOF SHRUBS PLAN
L5-110	HARDSCAPE DETAILS

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.

2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.

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

4. Construction shall comply with all local building codes.

5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.

6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. All terraced step information is intended for aesthetic purposes and to show relationship only. For detailed grading information see Civil Engineers drawings.

2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.

3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.

4. Grading and calculations for retention areas to be provided by Civil Engineers.

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

GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES CON'T'D

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

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

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

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

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

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

21. Plant size specifications take precedence over container size.

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

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

SOIL PREPARATION AND SOIL MIX

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

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

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

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

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

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

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

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

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

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

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

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

PLANTING SPECIFICATIONS

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

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

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

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

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

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

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

8. Substantial completion constitutes the beginning of guarantee period.

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

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

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:

L1 - 00
- SHEET NUMBER
- DRAWING GROUP
- DISCIPLINE

2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

L0 = GENERAL
L1 = PLANS
L2 = ELEVATIONS
L3 = SECTIONS
L4 = ENLARGEMENTS

3. SHEET NUMBER

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

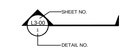
4. DRAWING NUMBER EXAMPLES:

L1-00 HARDSCAPE PLAN

SYMBOLS

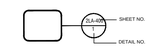
NORTH ARROW

SECTION KEY



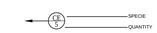
ELEVATION REFERENCE KEY

ENLARGED PLAN AND DETAIL REFERENCE KEY

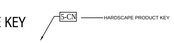


SHEET DETAIL REFERENCE KEY

TREE REFERENCE KEY

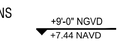


HARDSCAPE PRODUCT REFERENCE KEY



LEVEL MARK - PLANS

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



No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Commercial Sites
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address: 1177 Kane Concourse Legal Description:
Net Lot Area: 1.95 Acres/ 84942 SF

	Required	Provided
I. Open Space Requirement		
1. 10% open space requirement as per MCD Urban Center	8494	15131
2. Maximum Lawn Area Allowed (MDC-Sec. 18A(A)(5))		
a. Net Lot Area 84942 SF-building footprint 75091 SF=	9851	2065
b. SF from above 9851 x20%= 1970 SF		
20% Max/ SF % / SF		
(Net Lot Area - Building Footprint x 20% = maximum lawn area permitted)		
II. Shade Trees		
A. Required		
1. 16 shade trees/acre: 16 x 1.95 acres =	31	31
(Min. 12' in height / 4' clear wood / 2.5" caliper)		
(Palm trees substitued at a 3:1 ratio; max. 25% of required shade trees)		
(MDC-Sec. 18A-6(C)(5)) and BHI Sec. 24-16)		
2. Native Species Required - 50% Min.		
# of shade trees req. 31 x 50% =	16	31
(BHI - Sec.24-16(a)(2))		
3. Drought Tolerant and Low Maintenance Species Require - 50% Min.		
# of shade trees req. 31 x 50% =	16	31
B. Tree Species		
1. Number of shade trees required	31	
(from Sec. (II)(A)(1) above)		
2. Number of shade tree species required	7	7
(BHI - Sec. 24-16(a)(2))		

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building: 8

2. Number of shade trees required: 31

3. Shade tree heights required:

12 ft. -	25	% or	8	shade trees
14-16 ft. -	0	% or	0	shade trees
16-18 ft. -	50	% or	15	shade trees
18-20 ft. -	25	% or	8	shade trees

Size of Tree Species in Relationship to Building Height

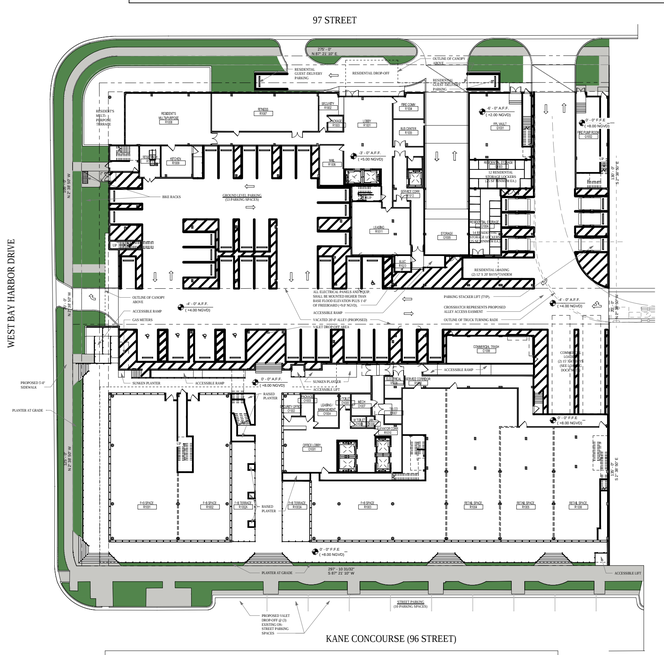
No.Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1 or 2	12	5	14 - 18
3	50% min. req.	5	14 - 18
	50% 14 - 16	6	18 - 22
4	50% min. req.	5	14 - 18
	25% 14 - 16	6	18 - 22
	25% 16 - 18	7	22 - 28
5 plus	25% min. req.	5	14 - 18
	50% 16 - 18	7	22 - 28
	25% 18 - 20	8	22 - 28

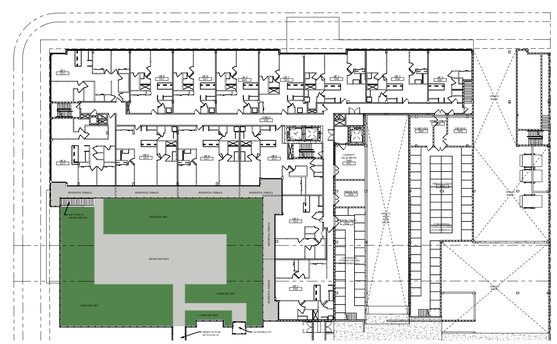
(BHI - Sec. 24-16(a)(2)

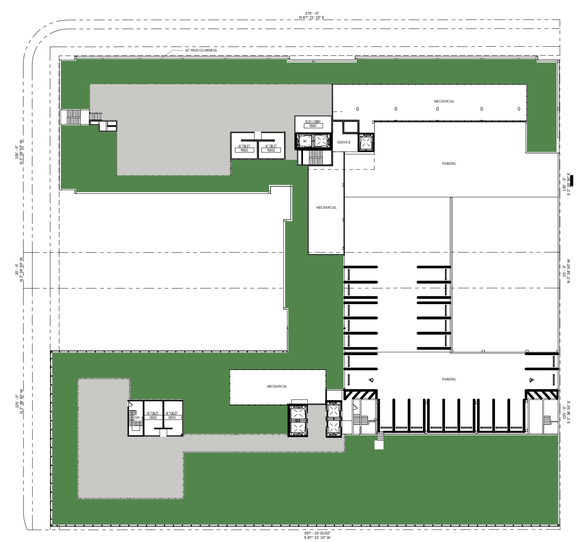
	Required	Provided
III. Street Trees		
1. Street Trees @ 1:35'		
Width of lot 843 /35'=	24	27
(15' min height/6' clear wood/ 2.5" caliper)		
(Street tree species determined by Street Tree Master Plan)		
(Street trees do not count toward required on site shade trees)		

	Required	Provided
IV. Shrubs Required		
1. 10 shrubs required per shade tree	312	323
(Min. 24" height/visual screen min. 36" in heihgt/ max 24" on center)		
(BHI - Sec. 24-16(a)(2)(d))		
2. Native Species Required - 30% Min. (MDC - Sec.18A-6(D)(1)(a))	94	323
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	156	323
V. Buffers (If applicable) (BHI - Sec. 24-16)		
1. Parking Lot from ROW	No	
2. Dissimilar Uses	No	
VI. Parking Lot Landscaping (If applicable)	Required	Provided
1. 10 SF/ parking space:	NA	
10 x 0 spaces = 0 SF (MDC - Sec. 18A-6(J))		
2. Shade Trees Required (MDC - Sec. 18A-6(J))	NA	
3. Shrubs Required (MDC - Sec. 18A-6(I))	NA	
VII. Right Tree Right Place (BHI - Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)	0	
VIII. Florida Friendly Landscaping (MDC - Sec. 18A-2(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. FLorida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.







GROUND LEVEL OPEN SPACE

SYMBOL	DESCRIPTION	QTY
	Planted Open Space	7,781 sf
	Hardscape Open Space	7,350 sf

TOTAL SF OF OPEN SPACE = 15,131 (17% OF SITE)

LEVEL 02 OPEN SPACE SPACE

SYMBOL	DESCRIPTION	QTY
	Planted Open Space	5,352 sf
	Hardscape Open Space	3,780 sf

TOTAL SF OF GREEN SPACE = 58% OF RECREATION DECK

ROOF LEVEL OPEN SPACE

SYMBOL	DESCRIPTION	QTY
	Planted Open Space	24,073 sf
	Hardscape Open Space	8,644 sf

TOTAL SF OF GREEN SPACE = 73% OF RECREATION DECK

ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

LANDSCAPE CALCULATIONS L0-002

TREES

Bursera simaruba
Gumbo Limbo

Clusia Rosea
Autograph Tree

Conocarpus erectus
Green Buttonwood

Cocoloba Diversifolia
Pigeon Plum

Krugiodendron ferreum
Black Ironwood

Ligustrum Japonicum
Japanese Privet

Myrcianthes Fragrans 'Compacta'
Simpson's Stopper

Pimenta Racemosa
Bayrum

Swieitenia Mahagoni
Mahagony Tree

Quercus virgianiana
Southern Live Oak

STREET TREES

Simarouba Glauca
Paradise Tree

PALMS

Cocos Nucifera
Coconut Palm

Roytonea Elata
Florida Royal Palm

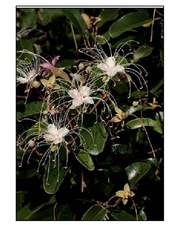
Thrinax Radiata
Florida Thatch Palm

SHRUBS

Ardisia escallonioides
Marlberry

Eugenia confusa
Redberry Stopper

Eugenia foetida
Spanish Stopper


Capparis cynophallophora
Jamaican Caper

Gymnanthes lucida
Crabwood

SMALL SHRUBS

Clusia Rosea
Dwarf Pitch Apple

Psychotria Ligustrifolia
Bahama Coffee

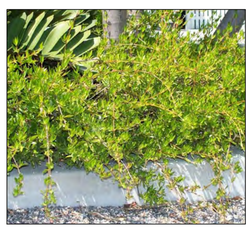
Psychotria Nervosa
Wild Coffee

Serenoa Repens
Saw Palmetto

Zamia Integrifolia
Coontie

GROUNDCOVERS

Borrichia Frutescens
Bush Seaside Tansy


Ernodea Littoralis
Coconut Palm

Muhlenbergia Capillaris
Pink Muhly

Nephrolepis Exaltata
Boston Fern

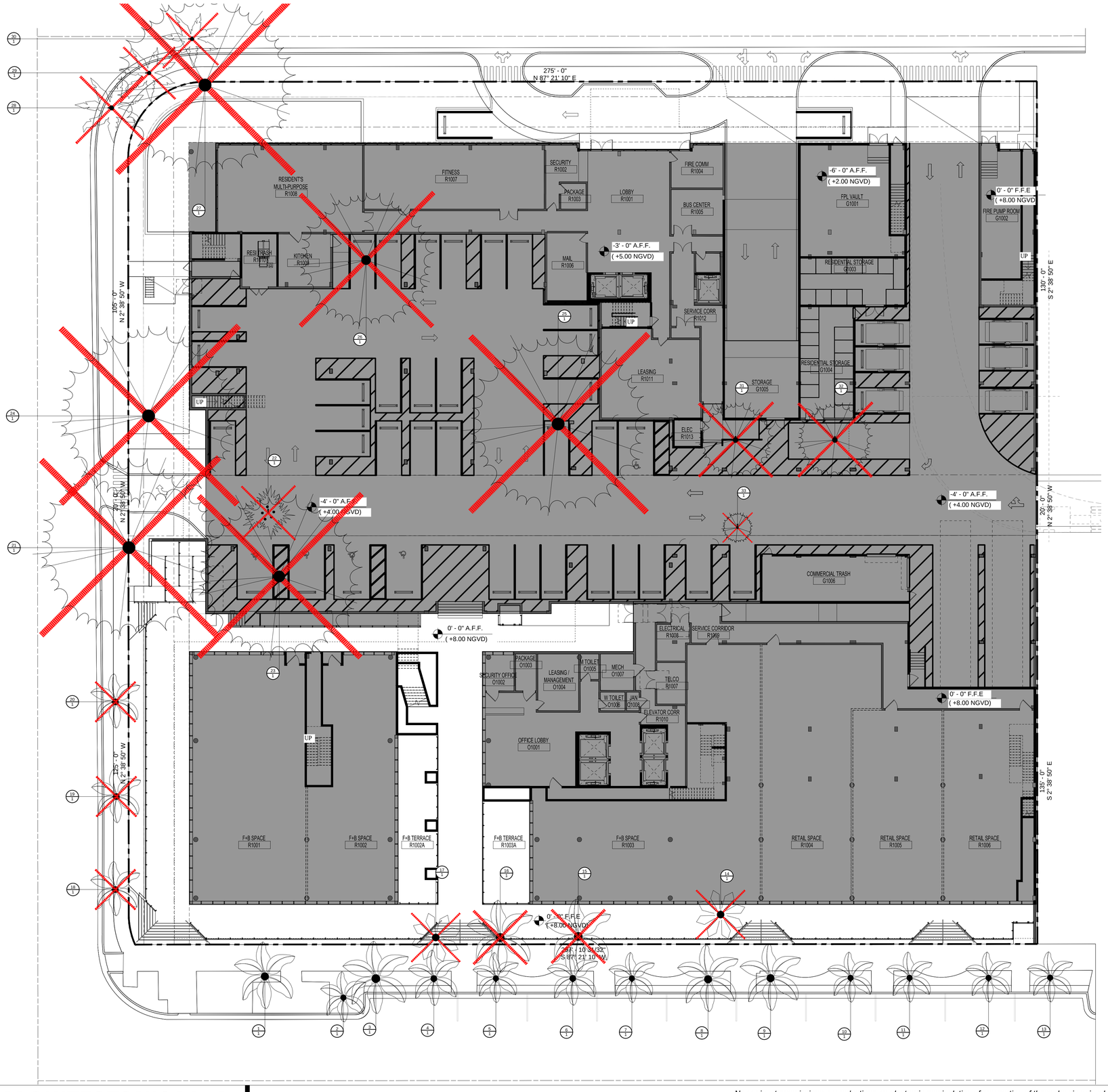
Peperomia Obtusifolia
Baby Rubber Plant

Spartina Patens
Spider Lily

Spartina Patens
Salt Meadow Cord Grass

Tripsacum Dactyloides
Fakahatchee Grass

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.



TREE DISPOSITION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	H/CT	SPREAD	CONDITION	TPZ	CANOPY SQ. FT.
	24	1	Ficus microcarpa nitida REMOVE	Laurel Fig	38"	30`	60`	MODERATE	15`	2827
	23	1	Ficus microcarpa nitida REMOVE	Laurel Fig	38"	35`	55`	MODERATE	15`	2375
	26	1	Ficus microcarpa nitida REMOVE	Laurel Fig	39"	25`	45`	GOOD	15`	1590
	25	1	Ficus microcarpa nitida REMOVE	Laurel Fig	60"	35`	60`	POOR		2827
	27	1	Ficus microcarpa nitida REMOVE	Laurel Fig	77"	25`	60`	MODERATE	15`	2827
	21	1	Ficus microcarpa nitida REMOVE	Laurel Fig	77"	30`	60`	MODERATE	15`	2827
	33	1	Ficus microcarpa nitida REMOVE	Laurel Fig	_	9`	10`			78
	14	1	Livistona chinensis REMOVE	Chinese Fan Palm	16"	45`	16`	GOOD	4`	201
	17	1	Livistona chinensis REMOVE	Chinese Fan Palm	16"	45`	16`	MODERATE	4`	201
	10	1	Roystonea regia REMAIN	Royal Palm	15"	30`	18`	GOOD	4`	254
	18	1	Roystonea regia REMOVE	Royal Palm	16"	25`	18`	GOOD	4`	254
	19	1	Roystonea regia REMOVE	Royal Palm	16"	25`	18`	GOOD	4`	254
	20	1	Roystonea regia REMOVE	Royal Palm	17"	30`	18`	GOOD	4`	254
	1	1	Roystonea regia REMAIN	Royal Palm	17"	30`	24`	GOOD	4`	452
	4	1	Roystonea regia REMAIN	Royal Palm	18"	30`	20`	GOOD	4`	314
	9	1	Roystonea regia REMAIN	Royal Palm	18"	30`	24`	GOOD	4`	452
	13	1	Roystonea regia REMAIN	Royal Palm	18"	32`	18`	GOOD	4`	254
	15	1	Roystonea regia REMOVE	Royal Palm	18"	40`	24`	GOOD	4`	452
	16	1	Roystonea regia REMOVE	Royal Palm	18"	45`	24`	GOOD	4`	452
	5	1	Roystonea regia REMAIN	Royal Palm	19"	30`	18`	GOOD	4`	254
	2	1	Roystonea regia REMAIN	Royal Palm	20"	30`	18`	GOOD	4`	254
	12	1	Roystonea regia REMAIN	Royal Palm	20"	30`	18`	GOOD	4`	254
	6	1	Roystonea regia REMAIN	Royal Palm	20"	30`	20`	GOOD	4`	314
	3	1	Roystonea regia REMAIN	Royal Palm	20"	35`	26`	GOOD	4`	530
	7	1	Roystonea regia REMAIN	Royal Palm	21"	30`	18`	GOOD	4`	254
	8	1	Roystonea regia REMAIN	Royal Palm	21"	30`	24`	GOOD	4`	452
	11	1	Roystonea regia REMAIN	Royal Palm	21"	32`	18`	GOOD	4`	254
	22	1	Sabal palmetto REMOVE	Cabbage Palmetto	14"	8`	18`	GOOD	3`	254
	32	1	Schefflera actinophylla REMOVE	Schefflera	_	25`	25`	INVASIVE		490
	31	1	Schinus terebinthifolius REMOVE	Brazilian Pepper	_	10`	25`	INVASIVE		490
	29	1	Veitchia montgomeryana REMOVE	Montgomery Palm	11"	10`	18`	MODERATE	3`	254
	28	1	Veitchia montgomeryana REMOVE	Montgomery Palm	12"	10`	22`	MODERATE	3`	380
	30	1	Veitchia montgomeryana REMOVE	Montgomery Palm	14"	12`	18`	MODERATE	3`	254
								TOTAL CANOPY SQ. FT. REMOVED		19,541

1/16" = 1'-0"

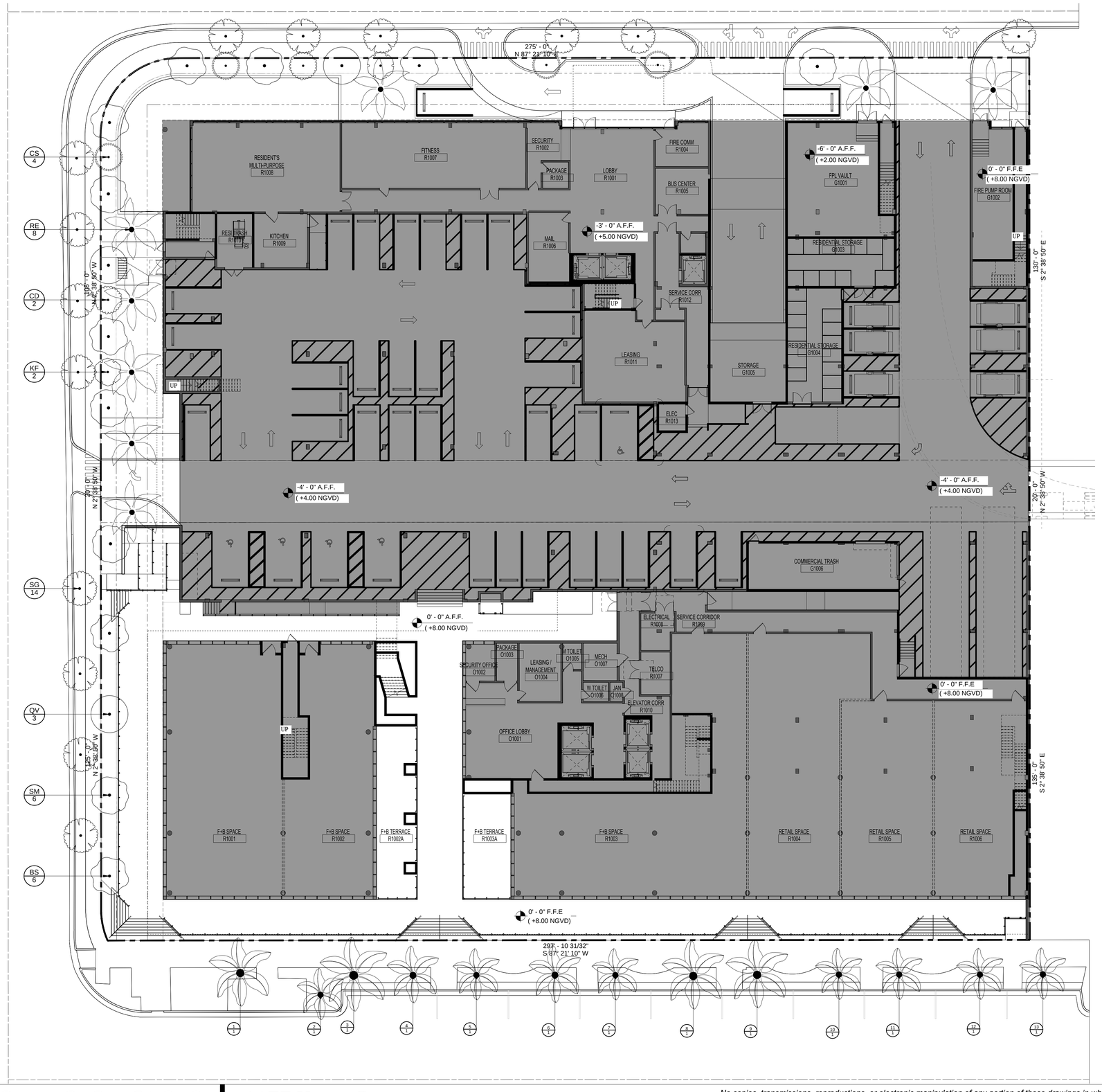
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

GROUND LEVEL DISPOSITION PLAN

L1-001



TREE MITIGATION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REPLACEMENT CANOPY TYPE	MINIMUM SIZE AT PLANTING	CANOPY CREDIT (SQ. FT.)	REPLACEMENT CANOPY (SQ. FT.)
	BS	6	Bursera simaruba	Gumbo Limbo	SHADE TREE 1	12' OAH	500	3000
	CD	2	Coccoloba diversifolia	Pigeon Plum	SHADE TREE 1	12' OAH	500	1000
	CS	4	Conocarpus erectus `Sericeus`	Silver Buttonwood	SHADE TREE 1	12' OAH	500	2000
	KF	2	Krugiodendron ferreum	Black Ironwood	SHADE TREE 1	12' OAH	500	1000
	QV	3	Quercus virginiana	Southern Live Oak	SHADE TREE 1	12' OAH	500	1500
	SM	6	Swietenia mahagoni	West Indian Mahogany	SHADE TREE 1	12' OAH	500	3000
	RE	8	Roystonea elata	Florida Royal Palm	PALM TREE 1	12' OAH	300	2400
	SG	14	Simarouba glauca	Paradise Tree	SHADE TREE 1	12' OAH	500	7000
							TOTAL CANOPY SQ. FT. REPLACED	20,900
							TOTAL CANOPY SQ. FT. REMOVED	19,541

REMAINING TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	H/CT	SPREAD	CONDITION	TPZ	CANOPY SQ. FT.
	10	1	Roystonea regia REMAIN	Royal Palm	15"	30`	18`	GOOD	4`	254
	1	1	Roystonea regia REMAIN	Royal Palm	17"	30`	24`	GOOD	4`	452
	4	1	Roystonea regia REMAIN	Royal Palm	18"	30`	20`	GOOD	4`	314
	9	1	Roystonea regia REMAIN	Royal Palm	18"	30`	24`	GOOD	4`	452
	13	1	Roystonea regia REMAIN	Royal Palm	18"	32`	18`	GOOD	4`	254
	5	1	Roystonea regia REMAIN	Royal Palm	19"	30`	18`	GOOD	4`	254
	12	1	Roystonea regia REMAIN	Royal Palm	20"	30`	18`	GOOD	4`	254
	2	1	Roystonea regia REMAIN	Royal Palm	20"	30`	18`	GOOD	4`	254
	6	1	Roystonea regia REMAIN	Royal Palm	20"	30`	20`	GOOD	4`	314
	3	1	Roystonea regia REMAIN	Royal Palm	20"	35`	26`	GOOD	4`	530
	7	1	Roystonea regia REMAIN	Royal Palm	21"	30`	18`	GOOD	4`	254
	8	1	Roystonea regia REMAIN	Royal Palm	21"	30`	24`	GOOD	4`	452
	11	1	Roystonea regia REMAIN	Royal Palm	21"	32`	18`	GOOD	4`	254

CANOPY CREDIT FORMULA

REPLACEMENT CANOPY TYPE	MIN. HEIGHT AT PLANTING	CANOPY CREDIT (SQ.FT.)
SHADE TREE 1	12' OAH*	500
SHADE TREE 2	8' OAH	300
PALM TREE 1	10' CT	300
PALM TREE 2	3' CT	100
SMALL TREE	6' OAH	200
*OAH: OVER ALL HEIGHT *CT: CLEAR TRUNK		

1/16" = 1'-0"

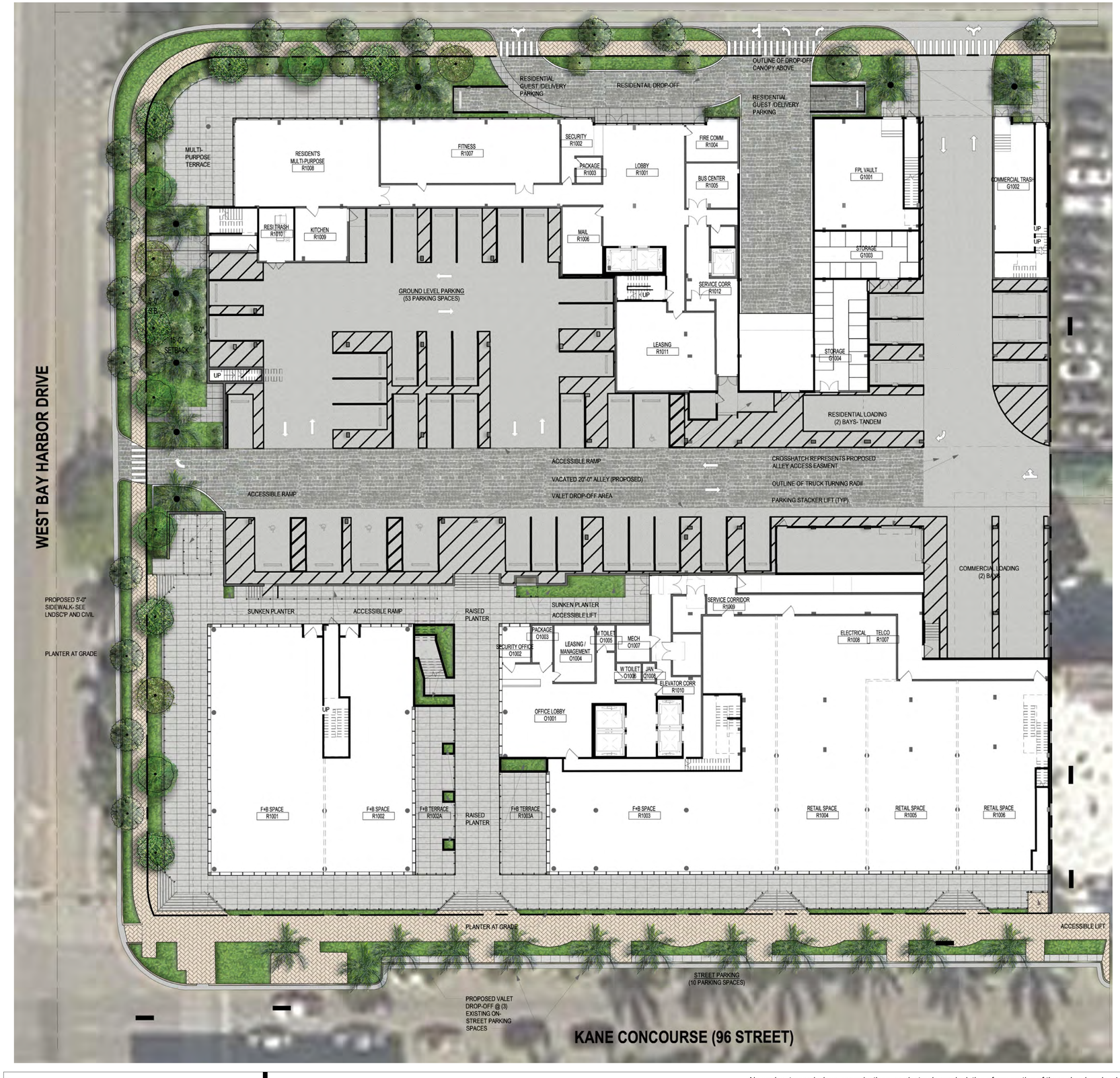
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

GROUND LEVEL MITIGATION PLAN

L1-002



1/16" = 1'-0"

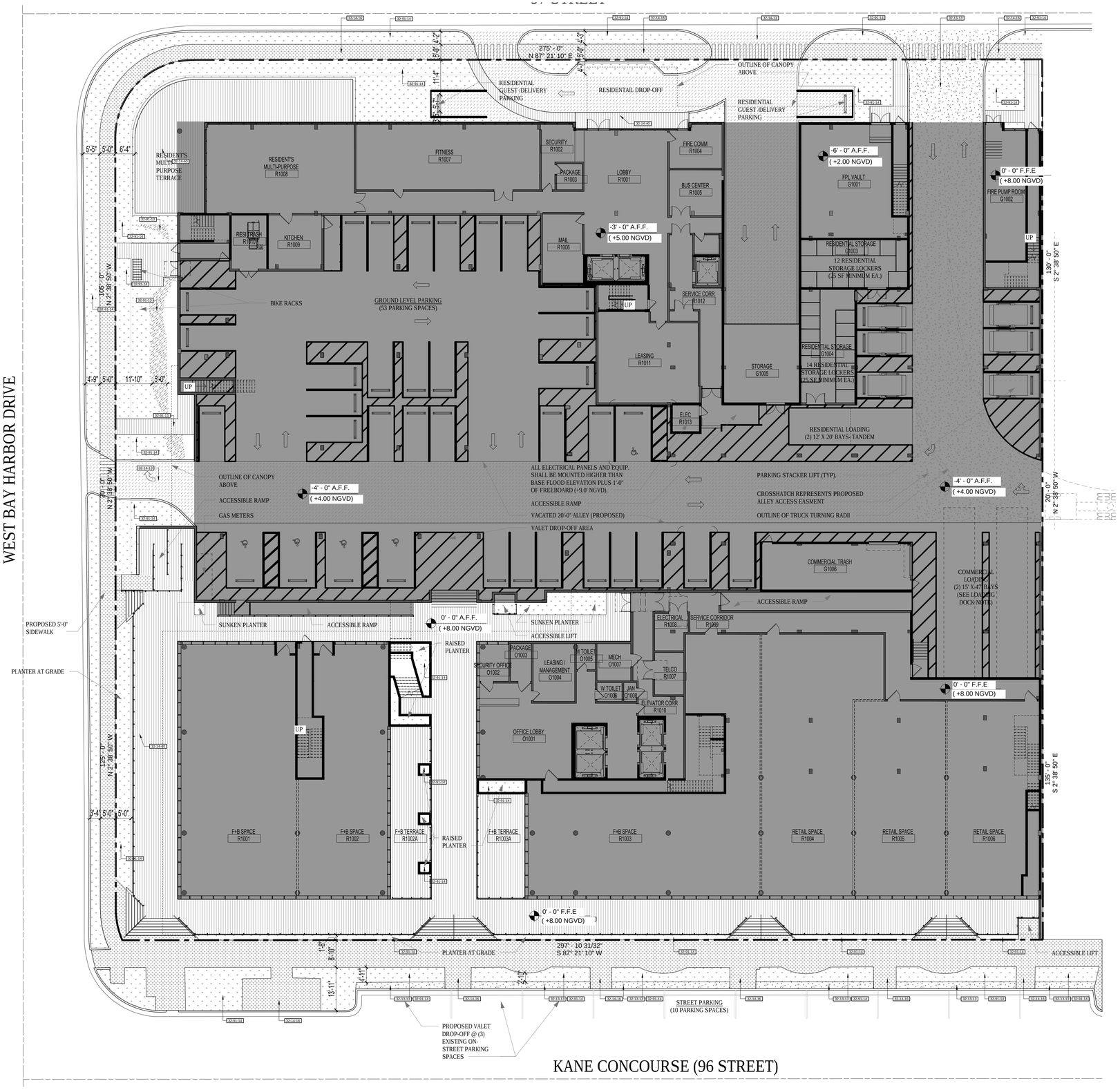
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

GROUND LEVEL RENDERED PLAN

L1-100



HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	32 EXTERIOR IMPROVEMENTS		
32-13-13	ITEM: CONCRETE TO MATCH EXISTING PAVEMENT	4,715 sf	
32-14-13	ITEM: CONCRETE COBBLES	8,882 sf	
32-14-16	ITEM: PAVERS TO MATCH EXISTING SIDEWALK	6,522 sf	
32-14-40	ITEM: STONE PAVING	11,314 sf	
32-91-13	ITEM: MULCHING TYPE: PINE BARK NUGGETS	262 sf	
32-91-14	ITEM: PLANTING	8,255 sf	

1/16" = 1'-0"

ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

GROUND LEVEL HARDSCAPE PLAN

L1-110

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	BS	6	Bursera simaruba	Gumbo Limbo	16`	12`	3" min	5`	Yes	Yes
	CD	2	Coccoloba diversifolia	Pigeon Plum	12`	9`	2" min	4`	Yes	Yes
	CS	4	Conocarpus erectus `Sericeus`	Silver Buttonwood	12`	9`	2" min	4`	Yes	Yes
	KF	2	Krugiodendron ferreum	Black Ironwood	12`	9`	2" min	4`	Yes	Yes
	QV	3	Quercus virginiana	Southern Live Oak	16`	12`	3" min	5`	Yes	Yes
	SM	6	Swietenia mahagoni	West Indian Mahogany	16`	12`	3" min	5`	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	RE	8	Roystonea elata	Florida Royal Palm	28`	20`	18" min.	22` GW	Yes	Yes
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	SG	14	Simarouba glauca	Paradise Tree	15`	11`	3" min	6`	Yes	Yes

1/16" = 1'-0"

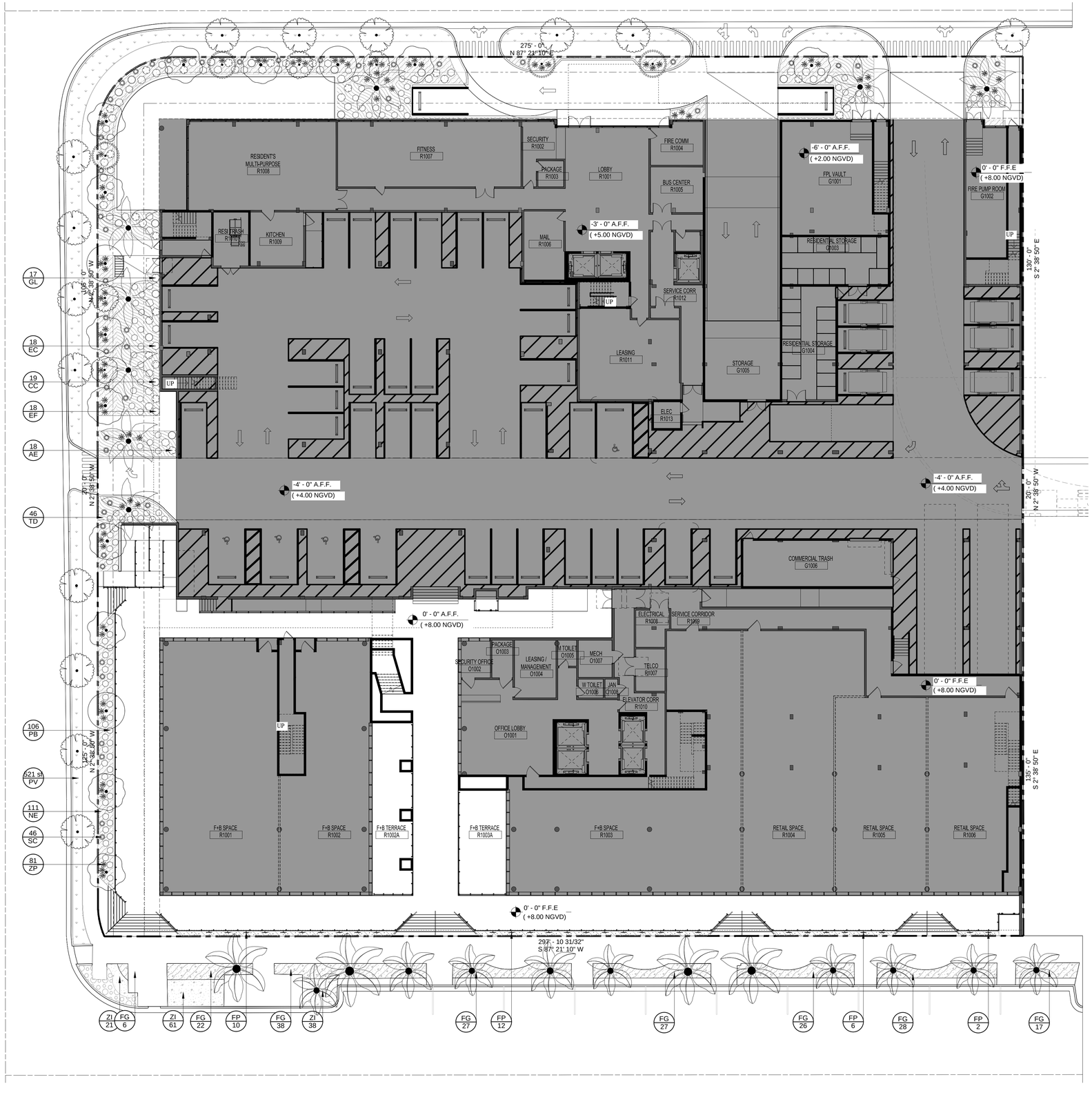
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

GROUND LEVEL TREE PLAN

L1-120



SHRUB & GROUNDCOVER SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GALLON	NATIVE	DROUGH TOL.	
	AE	18	Ardisia escallonioides	Marlberry	5`	2.5`	15G	Yes	Yes	
	CC	19	Capparis cynophallophora	Jamaica Caper	4`	2.5`	15G	Yes	Yes	
	EC	18	Eugenia confusa	Redberry Stopper	5`	2.5`	15G	Yes	Yes	
	EF	18	Eugenia foetida	Spanish Stopper	5`	2.5`	15G	Yes	Yes	
	GL	17	Gymnanthes lucida	Crabwood	4`	2.5`	15G	Yes	Yes	
	PB	106	Psychotria ligustrifolia	Bahama Coffee	2`	2`	7G	Yes	Yes	
	SC	46	Serenoa repens `Cinerea`	Silver Saw Palmetto	2`	2`	7G	Yes	Yes	
	ZP	81	Zamia pumila	Coontie	2`	2`	7G	Yes	Yes	
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GALLON	NATIVE	DROUGH TOL.	
	FP	30	Ficus pumila	Creeping Fig	2 gal					
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	SPACING		SPACING
	FG	187	Ficus microcarpa `Green Island`	Green Island Ficus	2`	2`-3`	Yes	36"		30" o.c.
	ZI	116	Zamia integrifolia	Coontie	1 gal					20" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING		SPACING
	HL	37	Hymenocallis latifolia	Spider Lily	12"	12"	1G	18"		18" o.c.
	IV2	147	Iris versicolor	Blue Flag	12"	12"	1G	18"		18" o.c.
	NE	567	Nephrolepis exaltata	Boston Fern	12"	12"	3G	24"		24" o.c.
	TD	504	Tripsacum floridanum	Florida Gamagrass	24"	24"	3G	24"		24" o.c.
LAWN/SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING		SPACING
	PV	2,065 sf	Paspalum vaginatum	Seashore Paspalum	flat					

1/16" = 1'-0"

ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

GROUND LEVEL SHRUBS PLAN

L1-130

1/16" = 1'-0"

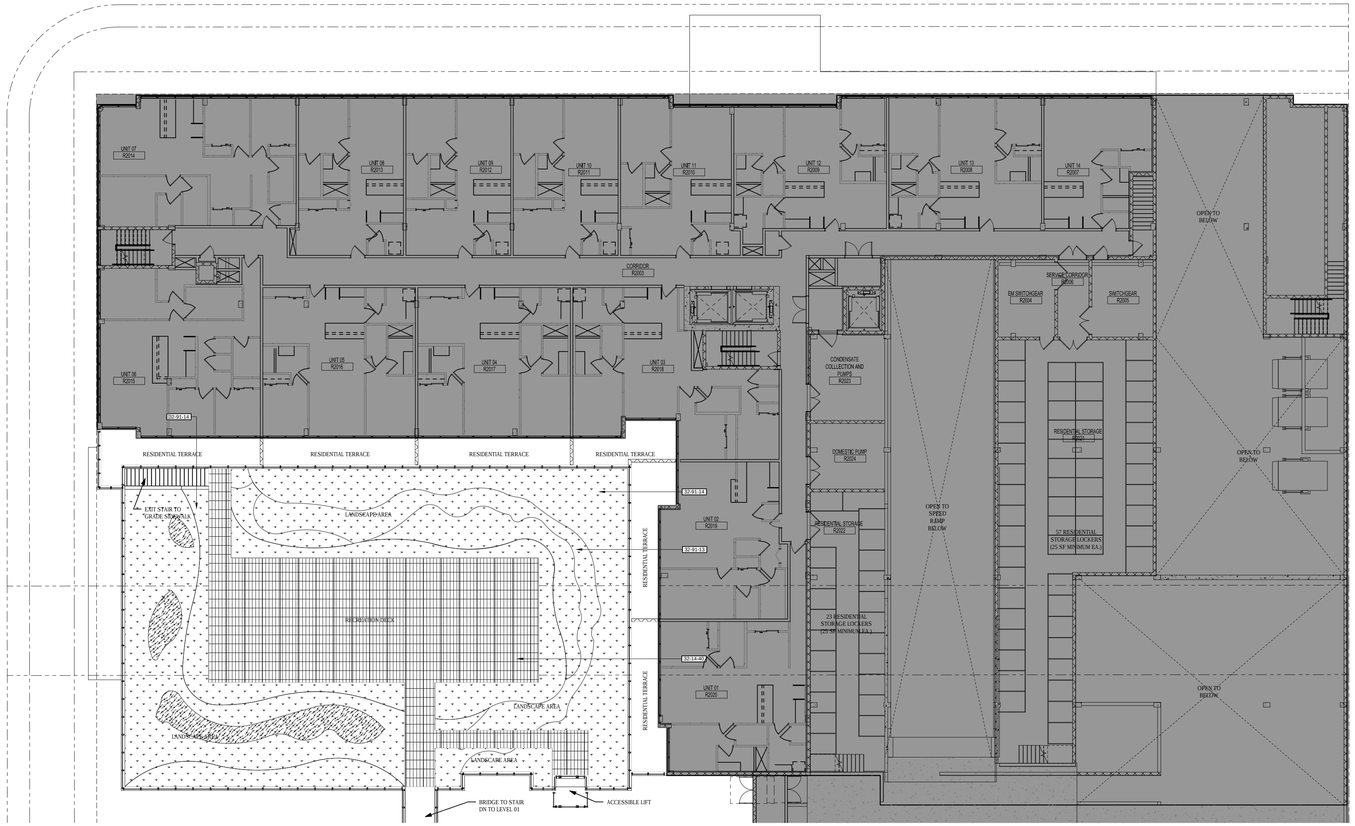
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

LEVEL 02 RENDERED PLAN

L1-200



HARDSCAPE SCHEDULE

	32 EXTERIOR IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY	DETAIL
32-14-40	ITEM: STONE PAVING	2,498 sf	
32-91-13	ITEM: MULCHING TYPE: PINE BARK NUGGETS	369 sf	
32-91-14	ITEM: PLANTING	4,984 sf	

NOTE: Rooftop meets 15% open "green" landscaped space requirement for those portions used for recreation. Refer to sheet L0-002 for Diagram & Calculations.

1/16" = 1'-0"

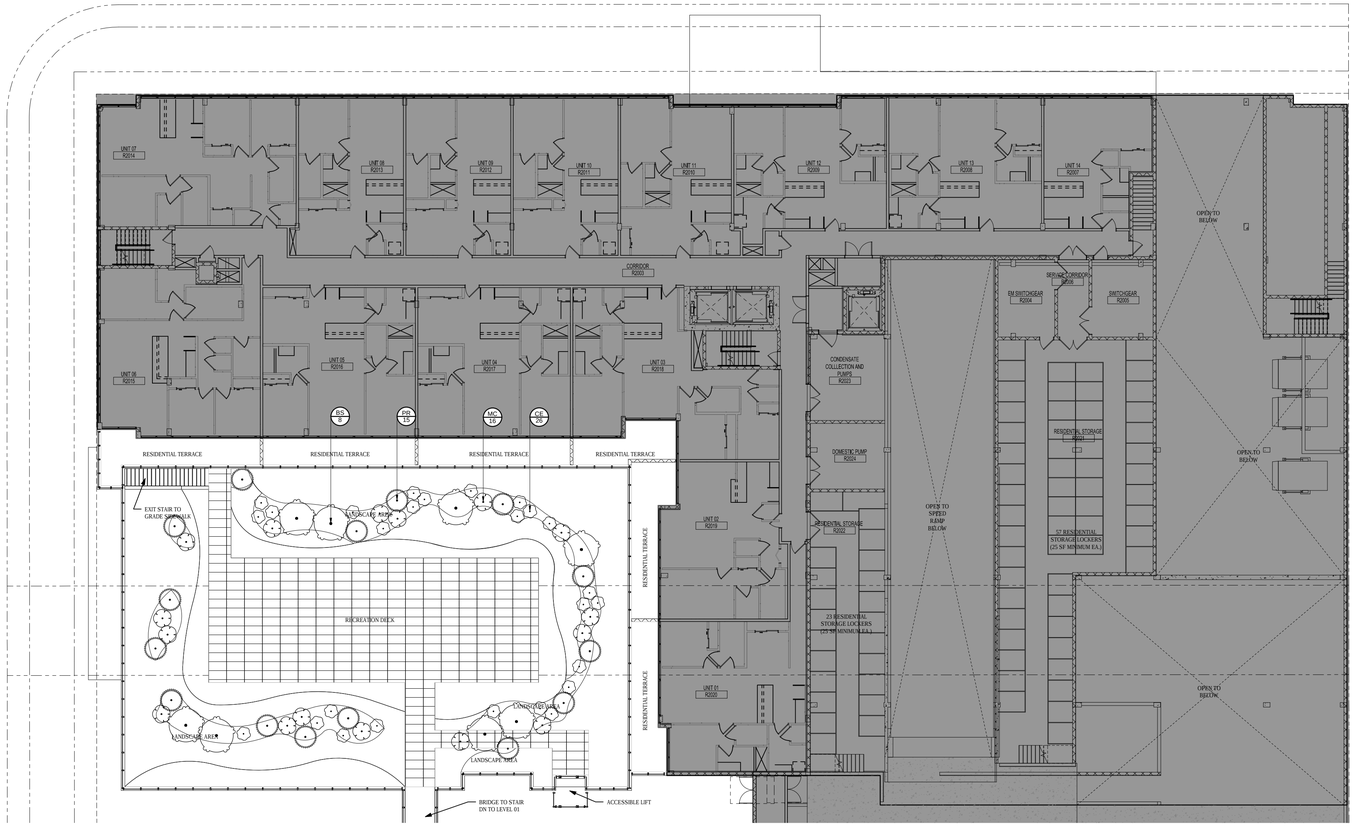
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

LEVEL 02 HARDSCAPE PLAN

L1-210



TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH
	BS	8	Bursera simaruba	Gumbo Limbo	10`	8`-10`	2" min
	CE	26	Conocarpus erectus	Buttonwood	7`	3`	Multi
	MC	16	Myrcianthes fragrans `compacta`	Compact Simpson`s Stopper	5`	3`	Multi
	PR	15	Pimenta racemosa	Bayrum	5`	4`	Multi

1/16" = 1'-0"

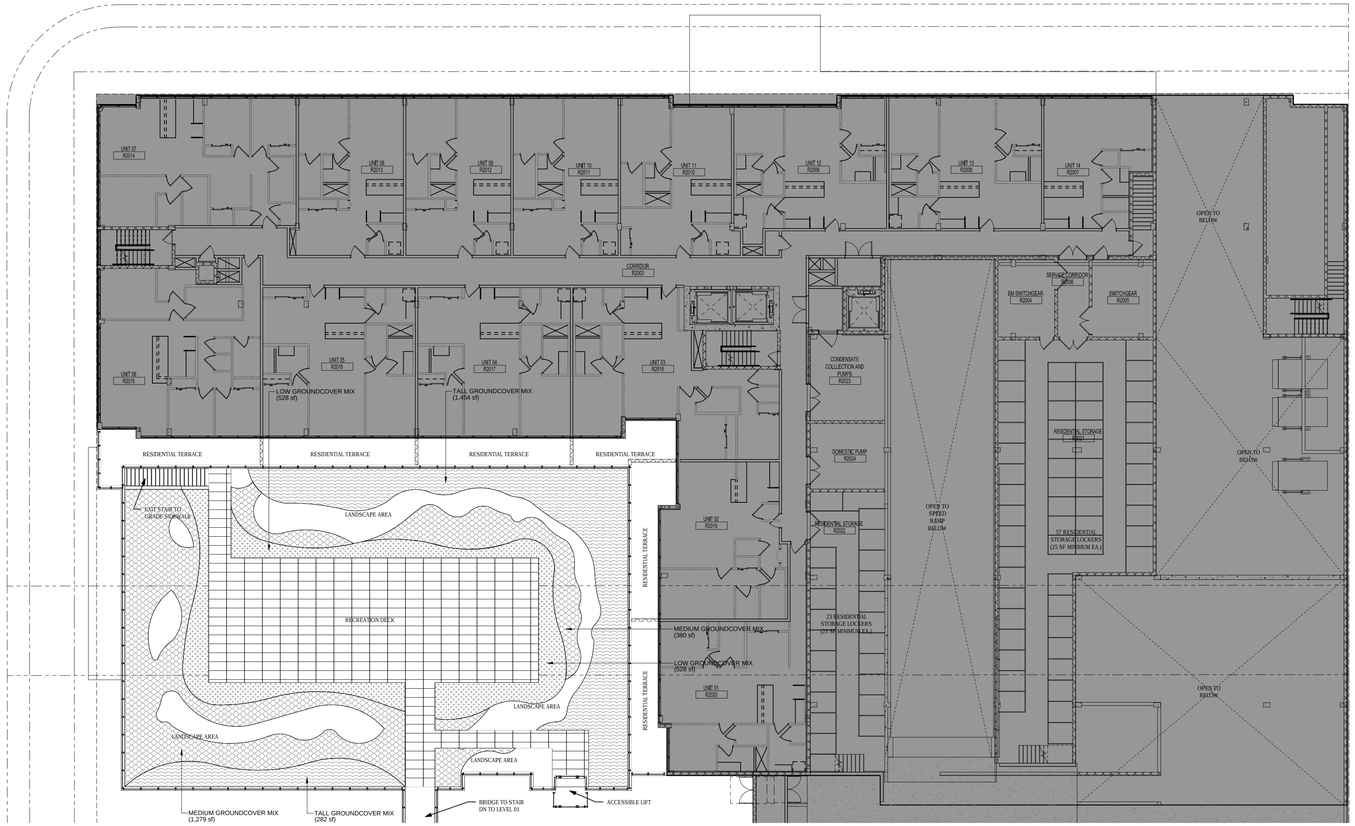
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

LEVEL 02 TREE PLAN

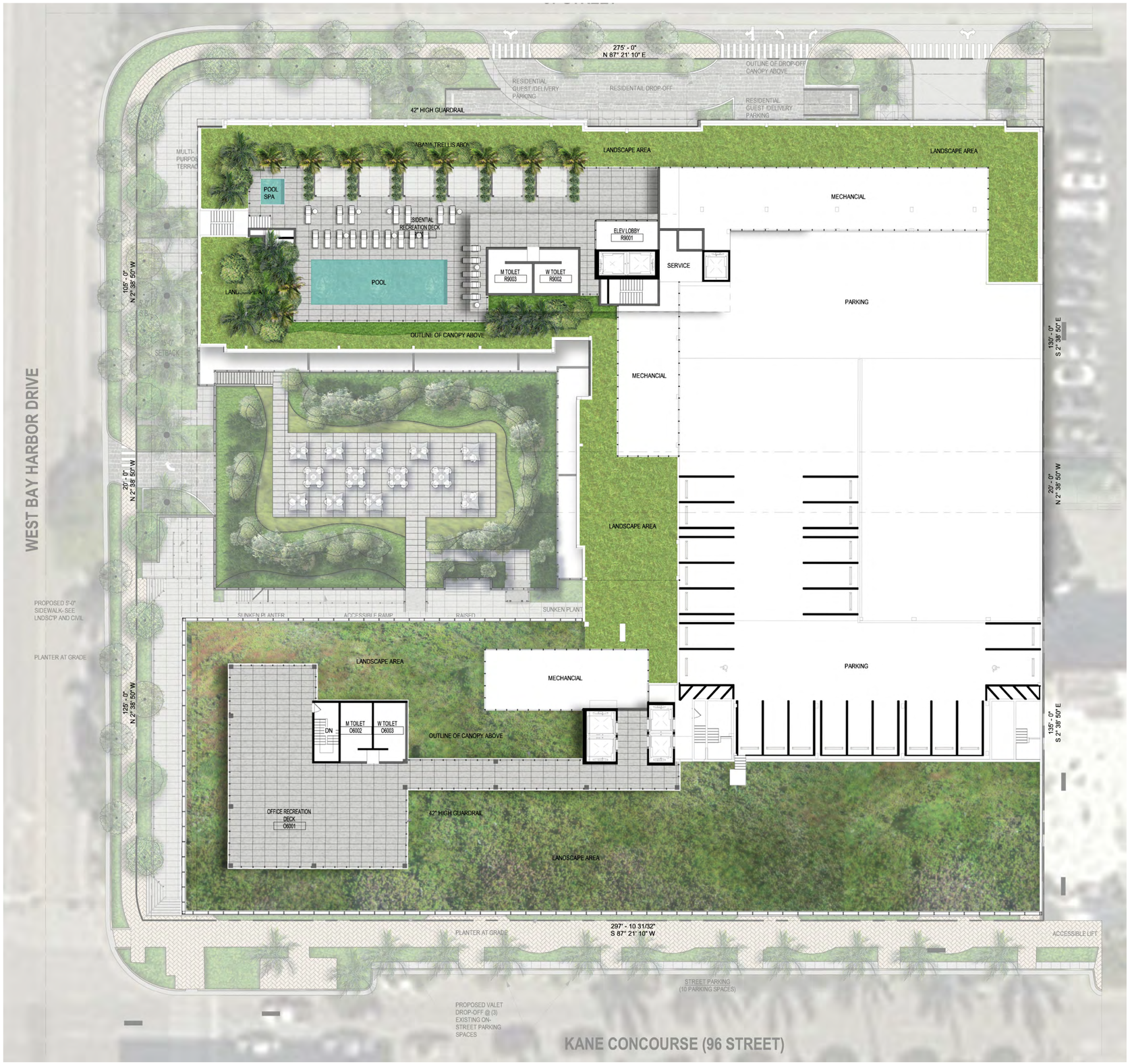
L1-220



SHRUB & GROUNDCOVER SCHEDULE

	TALL GROUNDCOVER MIX	1,504 sf
	Capparis cynophallophora / Jamaica Caper	511 sf
	Eugenia foetida / Spanish Stopper	501 sf
	psychotria ligustrifolia / Wild Coffee	131
	LOW GROUNDCOVER MIX	872 sf
	Borrichia frutescens / Bush Seaside Tansy	291 sf
	Ernodea littoralis / Golden Creeper	111
	Ipomoea stolonifera / Beach Morning Glory	291 sf
	MEDIUM GROUNDCOVER MIX	1,840 sf
	Hymenocalis latifolia / Spider Lily	613 sf
	Spartina patens / Salt Meadow Cord Grass	613 sf
	Zamia integrifolia / Coontie	235

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.



1/16" = 1'-0"

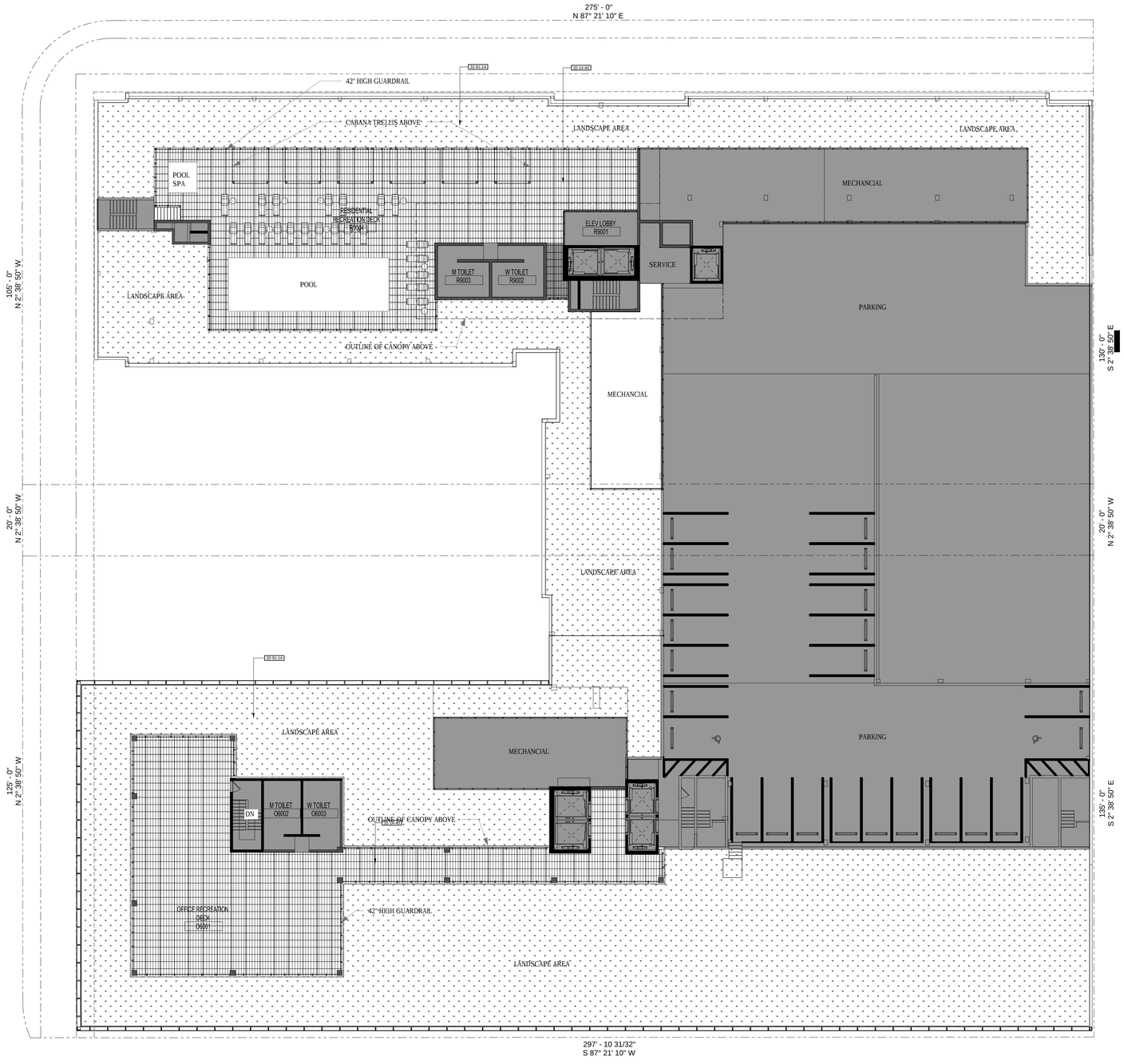
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ROOF RENDERED PLAN

L1-300



HARDSCAPE SCHEDULE

	32 EXTERIOR IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY	DETAIL
32-14-40	ITEM: STONE PAVING	8,191 sf	
32-91-14	ITEM: PLANTING	24,197 sf	

NOTE: Rooftop meets 15% open "green" landscaped space requirement for those portions used for recreation. Refer to sheet L0-002 for Diagram & Calculations.

1/16" = 1'-0"

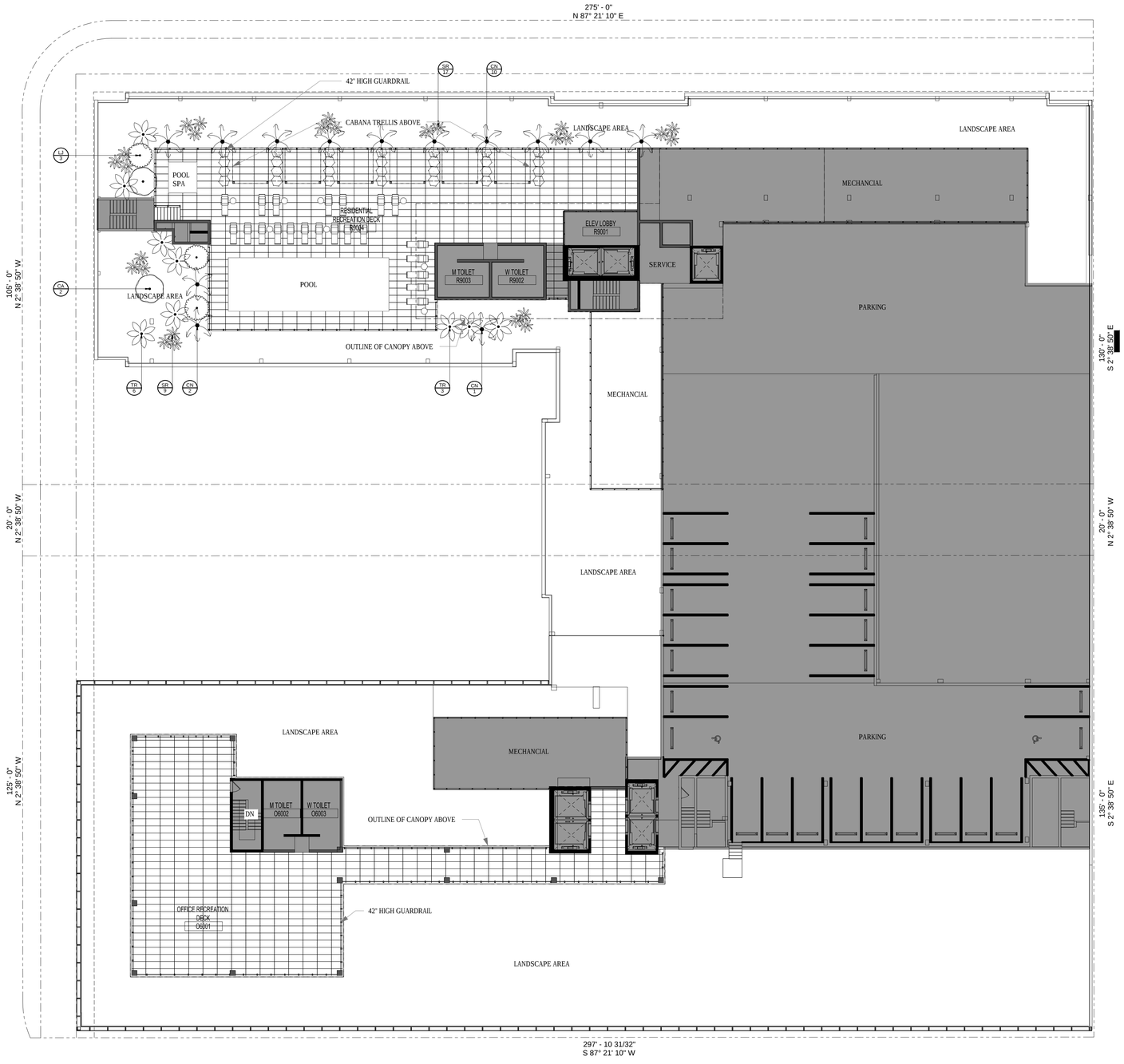
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ROOF HARDSCAPE PLAN

L1-310



TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	CA	2	Clusia rosea	Autograph Tree
	LJ	3	Ligustrum japonicum	Japanese Privet
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	CN	13	Cocos nucifera	Coconut Palm
	TR	9	Thrinax radiata	Florida Thatch Palm
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	CN2	28	Clusia rosea `Nana`	Dwarf Pitch Apple
	SR	26	Serenoa repens	Saw Palmetto

1/16" = 1'-0"

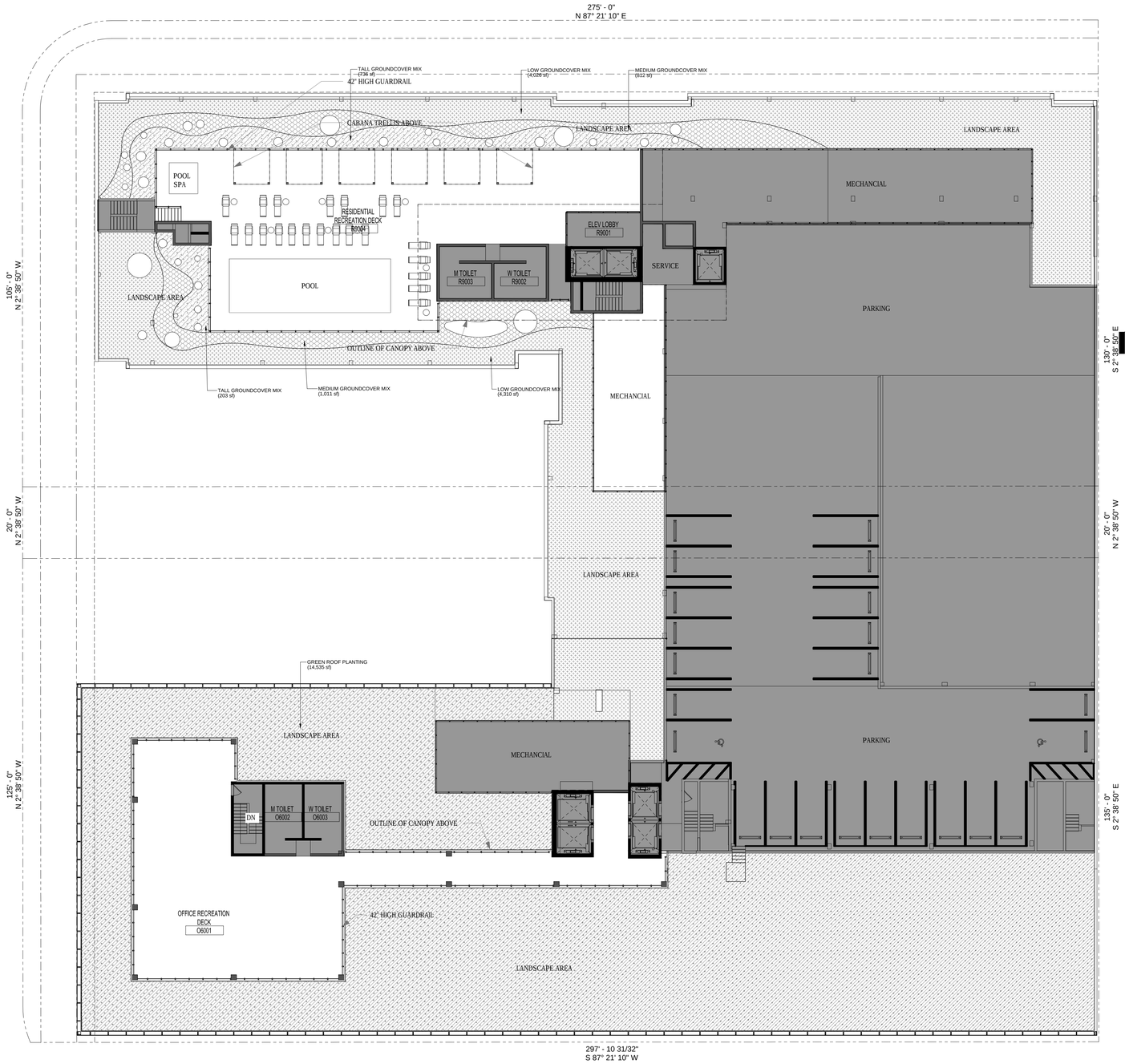
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/24/2018

ROOF TREES PLAN

L1-320



SHRUB & GROUNDCOVER SCHEDULE

	TALL GROUNDCOVER MIX	939 sf
	Capparis cynophallophora / Jamaica Caper	319 sf
	Eugenia foetida / Spanish Stopper	313 sf
	psychotria ligustrifolia / Wild Coffee	82
	LOW GROUNDCOVER MIX	6,557 sf
	Borrichia frutescens / Bush Seaside Tansy	2,186 sf
	Ernodea littoralis / Golden Creeper	835
	Ipomoea stolonifera / Beach Morning Glory	2,186 sf
	MEDIUM GROUNDCOVER MIX	1,541 sf
	Hymenocalis latifolia / Spider Lily	514 sf
	Spartina patens / Salt Meadow Cord Grass	514 sf
	Zamia integrifolia / Coontie	197
	GREEN ROOF PLANTING	14,837 sf
	Arachis glabrata / Perennial Peanut	2,374 sf
	Eragrostis elliottii / Elliot`s Love Grass	2,522 sf
	Ipomoea pes-caprae / Pohuehue	2,374 sf
	Muhlenbergia capillaris / Pink Muhly	2,522 sf
	Spartina bakeri / Sand Cord Grass	2,522 sf
	Tripsacum dactyloides / Fakahatchee Grass	2,522 sf

1/16" = 1'-0"

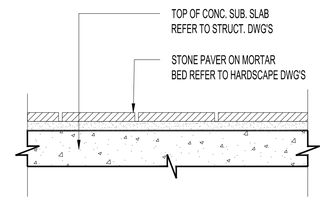
ARQUITECTONICAGEO | 1177 Kane Concourse

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

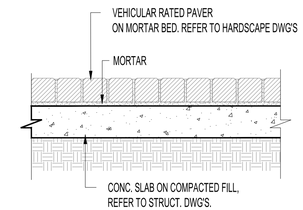
Date: 08/24/2018

ROOF SHRUBS PLAN

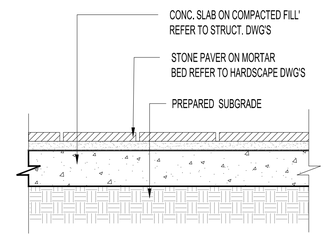
L1-330



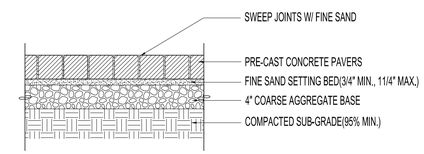
4 STONE TILE ON SLAB (UPPER LEVELS)
SCALE: NTS



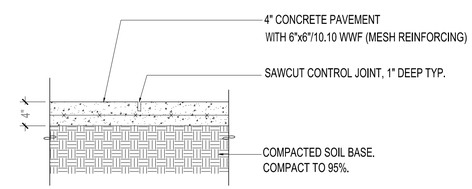
1 CONCRETE PAVER DETAIL (VEHICULAR)
SCALE: NTS



5 STONE TILE ON SLAB (GRADE)
SCALE: NTS

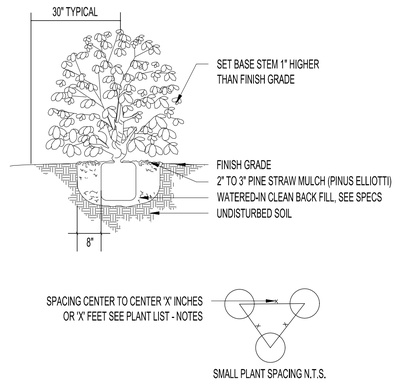


2 CONCRETE PAVER DETAIL (PEDESTRIAN)
SCALE: NTS

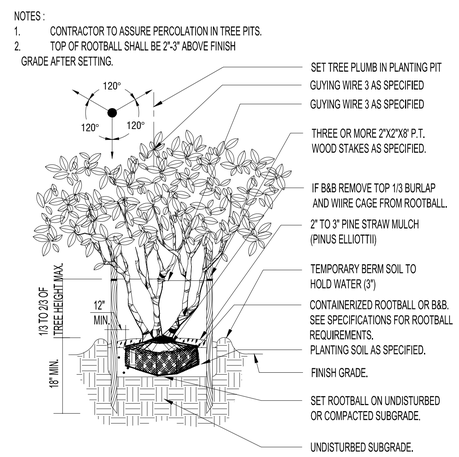


3 CONCRETE SIDEWALK
SCALE: NTS

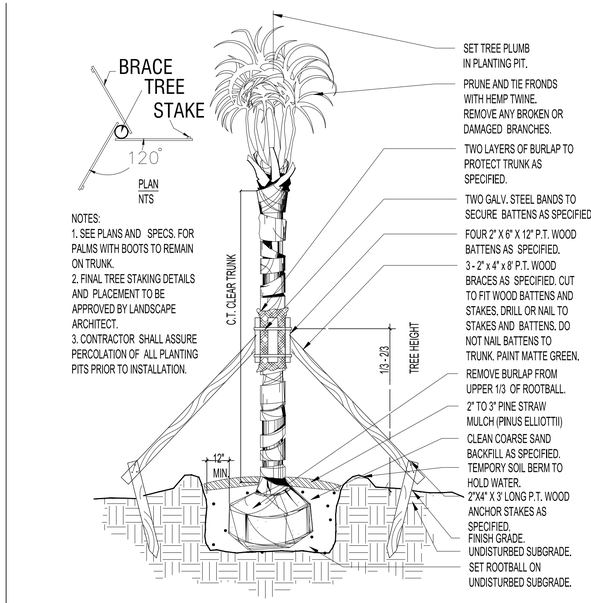
No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.



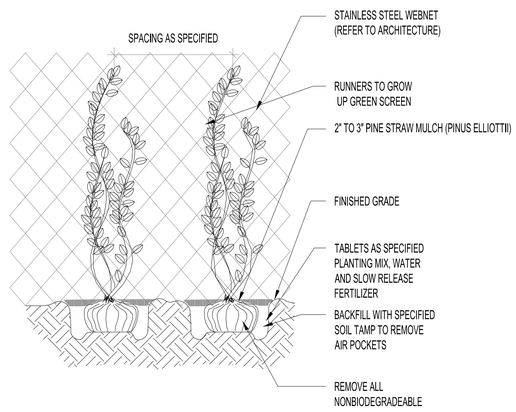
7 TYP. GROUNDCOVER PLANTING DETAIL
SCALE: NTS



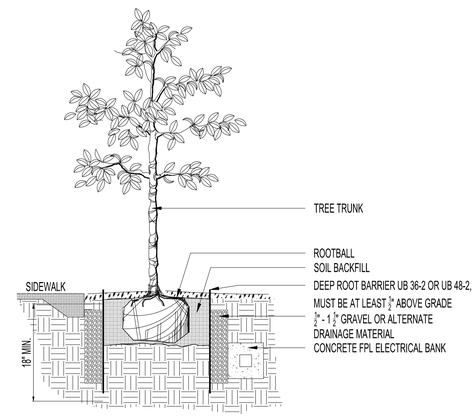
4 TYP. MULTITRUNK TREE PLANTING DETAIL
SCALE: NTS



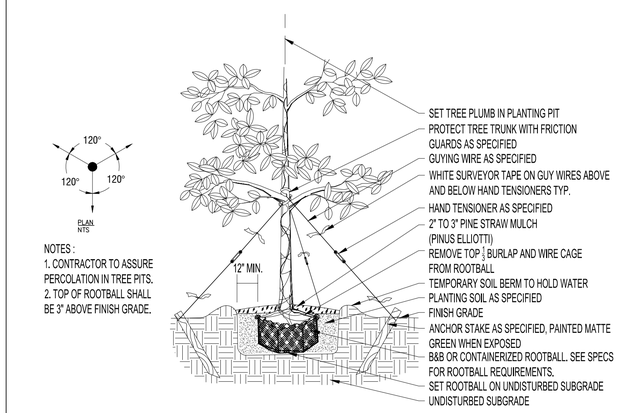
1 TYP. PALM PLANTING DETAIL
SCALE: NTS



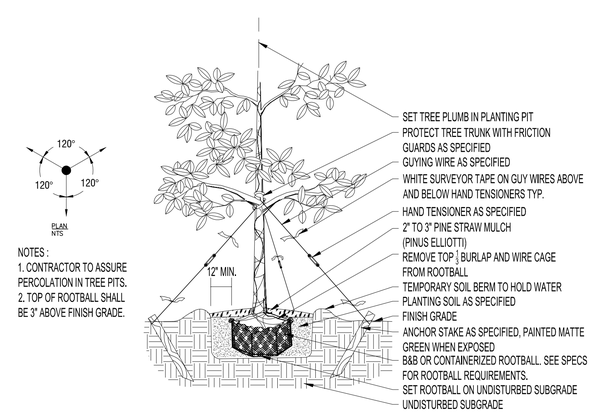
8 TYP. VINE PLANTING DETAIL
SCALE: NTS



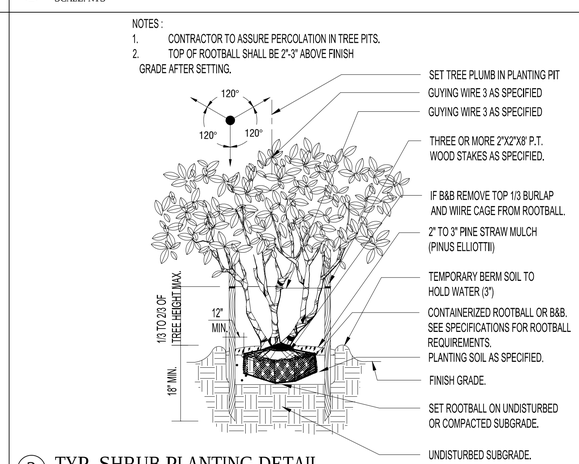
5 TYP. TREE ROOT PROTECTION DETAIL
SCALE: NTS



2 TYP. SMALL TREE PLANTING DETAIL
SCALE: NTS



6 TYP. LARGE TREE STAKING DETAIL
SCALE: NTS



3 TYP. SHRUB PLANTING DETAIL
SCALE: NTS

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

TROFFER

STANDARD	EMERGENCY	
		2x2 SURFACE MOUNTED
		2x2 PARABOLIC
		2x2 BASKET
		2x2 WALL MOUNTED
		2x4 SURFACE MOUNTED
		2x4 PARABOLIC
		2x4 BASKET
		2x4 WALL MOUNTED

DOWNLIGHT

STANDARD	EMERGENCY	
		RECESSED MOUNTED
		ADJUSTABLE RECESSED MOUNTED
		SURFACE MOUNTED
		PENDANT MOUNTED

FAN

	SURFACE MOUNTED
	PENDANT MOUNTED
	WALL MOUNTED
	CEILING MOUNTED LIGHT

CHARACTER

STANDARD	EMERGENCY	
		SURFACE MOUNTED
		PENDANT MOUNTED
		WALL MOUNTED
		BASE MOUNTED
		BASE MOUNTED ONE HEAD
		BASE MOUNTED TWO HEAD

THEATRICAL

	LEKO
	FOLLOW SPOT
	MOVING MIRROR
	PAR
	FRESNEL
	BEAM PROJECTOR
	SCOOP
	MOVING YOKE SPOT
	MOVING YOKE WASH

ACCENT

STANDARD	EMERGENCY	
		SURFACE MOUNTED
		WALL MOUNTED
		TRACK/STRUT/PIPE MOUNTED
		PLUG-IN SURFACE MOUNTED

LAMPHOLDER

STANDARD	EMERGENCY	
		SURFACE MOUNTED
		PENDANT MOUNTED
		WALL MOUNTED

NICHE

	LINEAR
—C—C—C—C—C—C—	COLD CATHODE
—N—N—N—N—N—N—	NEON
—LED—LED—LED—LED—	LED
—F/O—F/O—F/O—F/O—	FIBER OPTIC
	MULTILAMP STRING

SPECIALTY

	SURFACE MOUNTED
	WALL MOUNTED
	TRACK/STRUT/PIPE MOUNTED
	PLUG-IN SURFACE MOUNTED
	MOVING PENDANT MOUNTED
	UNDERWATER NICHE
	UNDERWATER SURFACE MOUNTED
FO---	FIBER OPTIC GENERAL MOUNTED
◄	FIBER OPTIC ENDPOINT

IN-GRADE

STANDARD	EMERGENCY	
		IN-GRADE
		IN-GRADE DIRECTIONAL

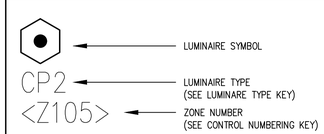
POLE / PATH

STANDARD	EMERGENCY	
		BOLLARD
		STEPLIGHT SURFACE MOUNTED
		STEPLIGHT RECESSED MOUNTED
		POLE – SINGLE HEAD
		POLE – DOUBLE HEAD

JUNCTION BOX

J	SURFACE/RECESSED MOUNTED

LUMINAIRE SYMBOL KEY



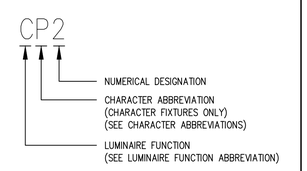
LUMINAIRE FUNCTION ABBREVIATION

A	ACCENT/AIMABLE
B	BOLLARD/PATH/STEP
C	CHARACTER (SEE CHARACTER ABBREVIATIONS)
D	DOWNLIGHT
E	SPECIAL EFFECTS
F	FLOODLIGHT
G	INGRADE
H	HAZARDOUS
I	INDIRECT
J	JUNCTION BOX
K	C(K)LEAN/GASKETED
L	LAMPHOLDER
M	MULTILAMP SPECIALTY
N	NICHE OR COVE
O	[NOT USED]
P	POLE/PARKING
Q	[NOT USED]
R	TROFFER
S	SURFACE/STRIPLIGHT
T	THEATRICAL/TRACK
U	UNDERCABINET
V	VANDAL
W	WORKLIGHT
X	EXIT/EMERGENCY
Y	GRAPHIC
Z	[USED IN ZONING]

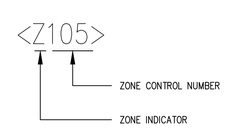
CHARACTER ABBREVIATION

B	BOLLARD OR SHORT PEDESTAL BASE MOUNTED
C	CLOSE CEILING
F	FAN
G	GAS FLAME FOR LUMINAIRE
L	LAMPPOST
M	MULTILAMP OR FESTOON LIGHTS
P	PENDANT
R	RECEPTACLE FOR LUMINAIRE PLUG
S	SURFACE
T	TABLE LAMP
W	WALL MOUNTED

LUMINAIRE TYPE KEY



CONTROL NUMBERING KEY



ABBREVIATIONS

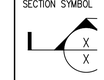
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ADJ	ADJUSTABLE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BO	BY OTHERS
BOT	BOTTOM
BEL	BELOW
CLG	CEILING
CONSTR	CONSTRUCTION
CONTR	CONTRACTOR
CONT	CONTINUOUS
E	EAST
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FL	FLOOR
FLUOR	FLUORESCENT
FT	FOOT OR FEET
GC	GENERAL CONTRACTOR
GND	GROUND
GR	GRADE
HGT	HEIGHT
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN	INCH
INFO	INFORMATION
INT	INTERIOR
L	LENGTH
LT	LIGHT
MFG	MANUFACTURER
N	NORTH
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFOI	OWNER FURNISHED OWNER INSTALLED
OPP	OPPOSITE
OVHD	OVERHEAD
REV	REVISION
RCP	REFLECTED CEILING PLAN
S	SOUTH
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
STR	STRUCTURE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
W	WEST, WIDTH, OR WOOD
W/	WITH
W/O	WITHOUT
WP	WATERPROOF
XFMR	TRANSFORMER

GE

1. ALL INFORM
BE IMPLEM
2. "LD" DRAW
ELECTRICAL
3. REFER TO
INFORMATIC
4. REFER TO
MOUNTING
5. CONTRACTO
ALL FIXTUF
BALLAST.
REMOTE SI
6. CONTRACTO
BALLAST L
7. CONTRACTO
ACCENT LI
8. UNLESS OT
LIGHTING F
INTO STRU
TRADES.
9. CONTRACTO
DEPENDS I
SITE SUCH
• DIMENSI
• LEVELS
• MATERI
• DETAILS
• AVAILAE
10. INFORM CO
OF ANY DI

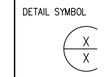
REFERENCE NOTE

SECTION SYMBOL



ELEVATION SYMBO

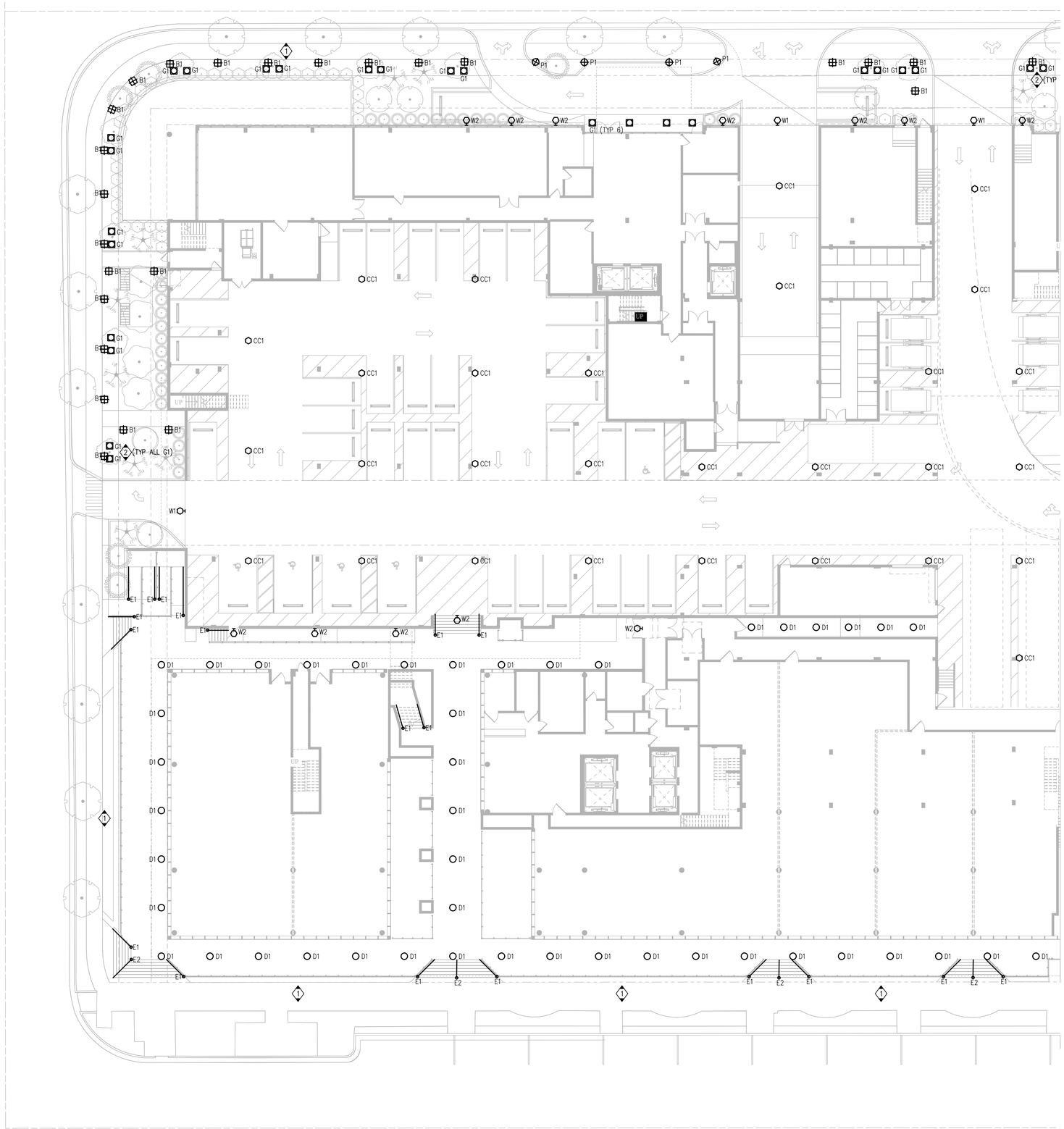
DETAIL SYMBOL



REVISION

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018



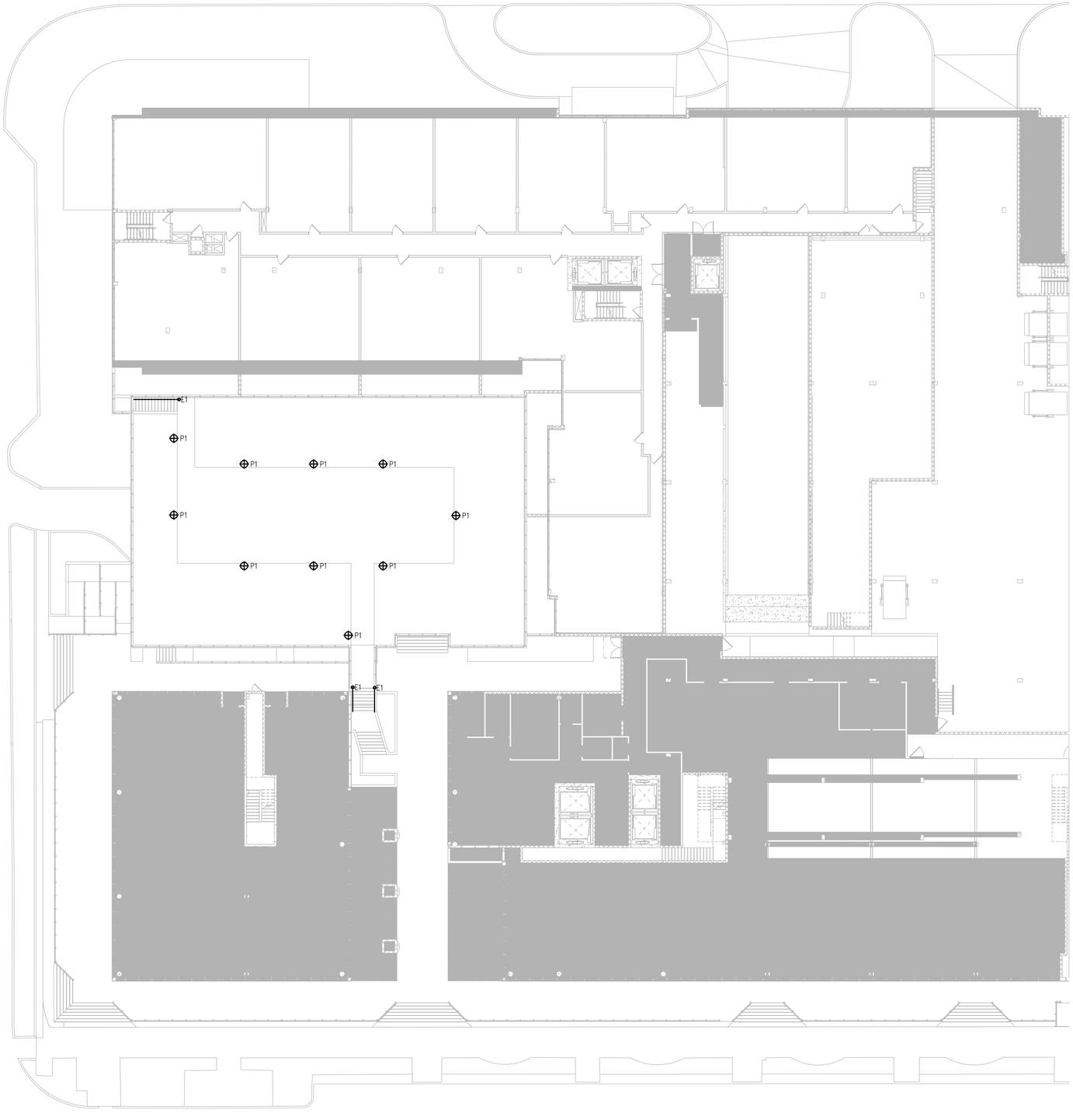
ARQUITECTONA 1177 Kane Concourse

exp. exp U.S. Services Inc.
T +1.407.840.3300 | F +1.407.840.3301
8900 Southpointe Blvd
Orlando, FL 32819
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

8/22/2018 5:16:13 PM



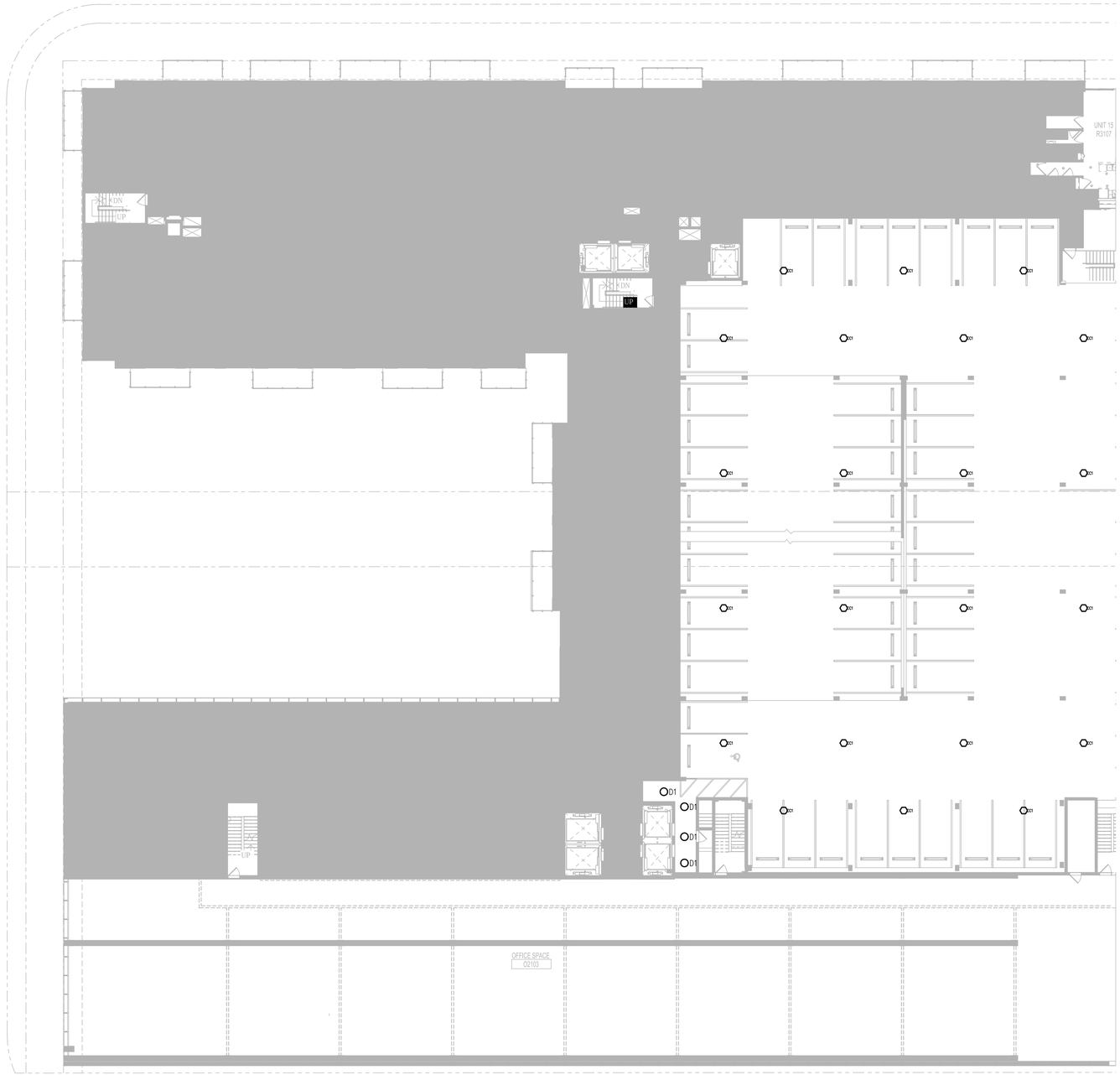
8/22/2018 5:16:42 PM

ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
T +1 407 660 2000 | F +1 407 660 2000
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018



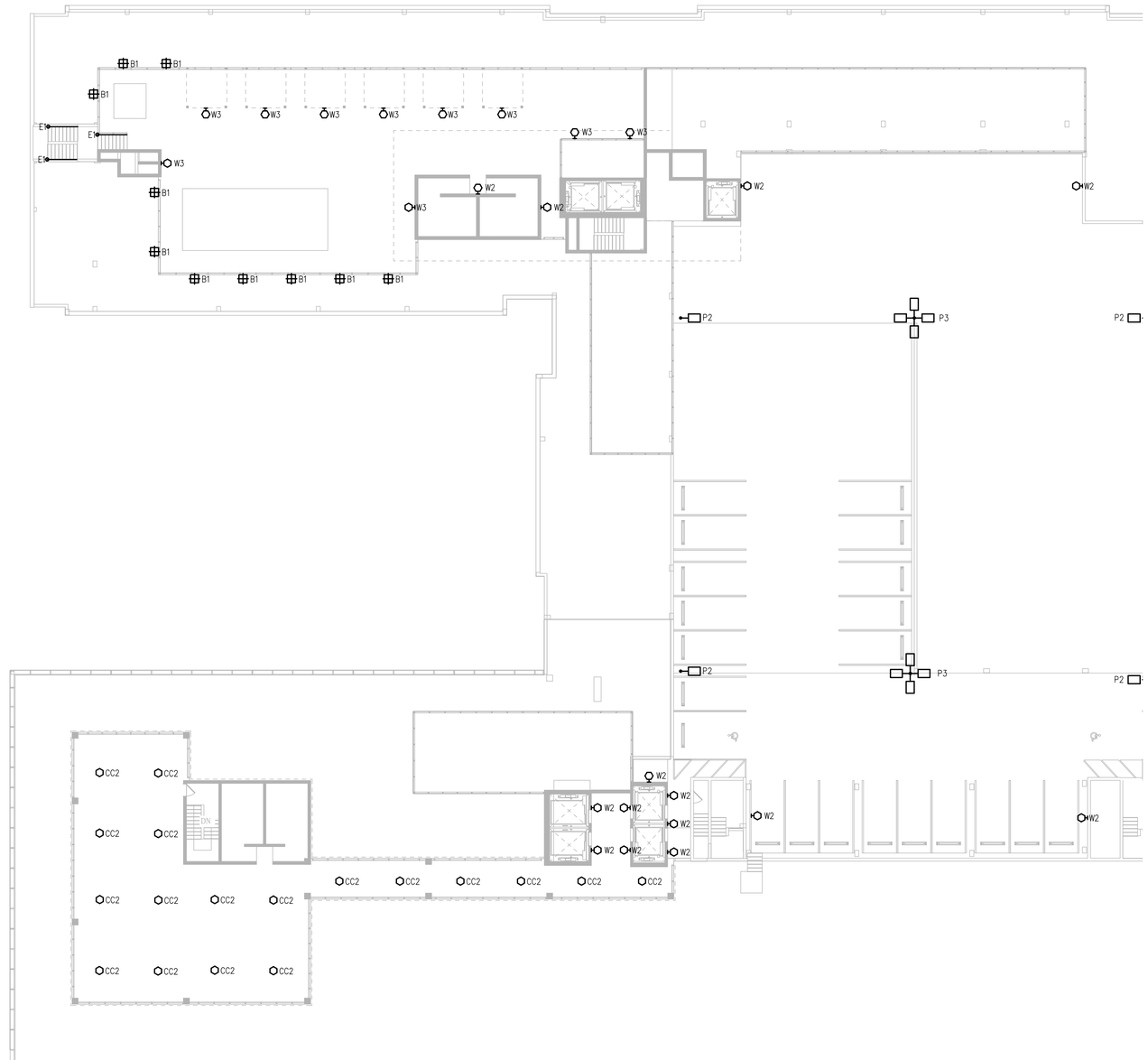
ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
T +1.407.660.2048 | F +1.407.660.2055
2601 Westmall Lane
Orlando, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

8/22/2018 5:17:17 PM



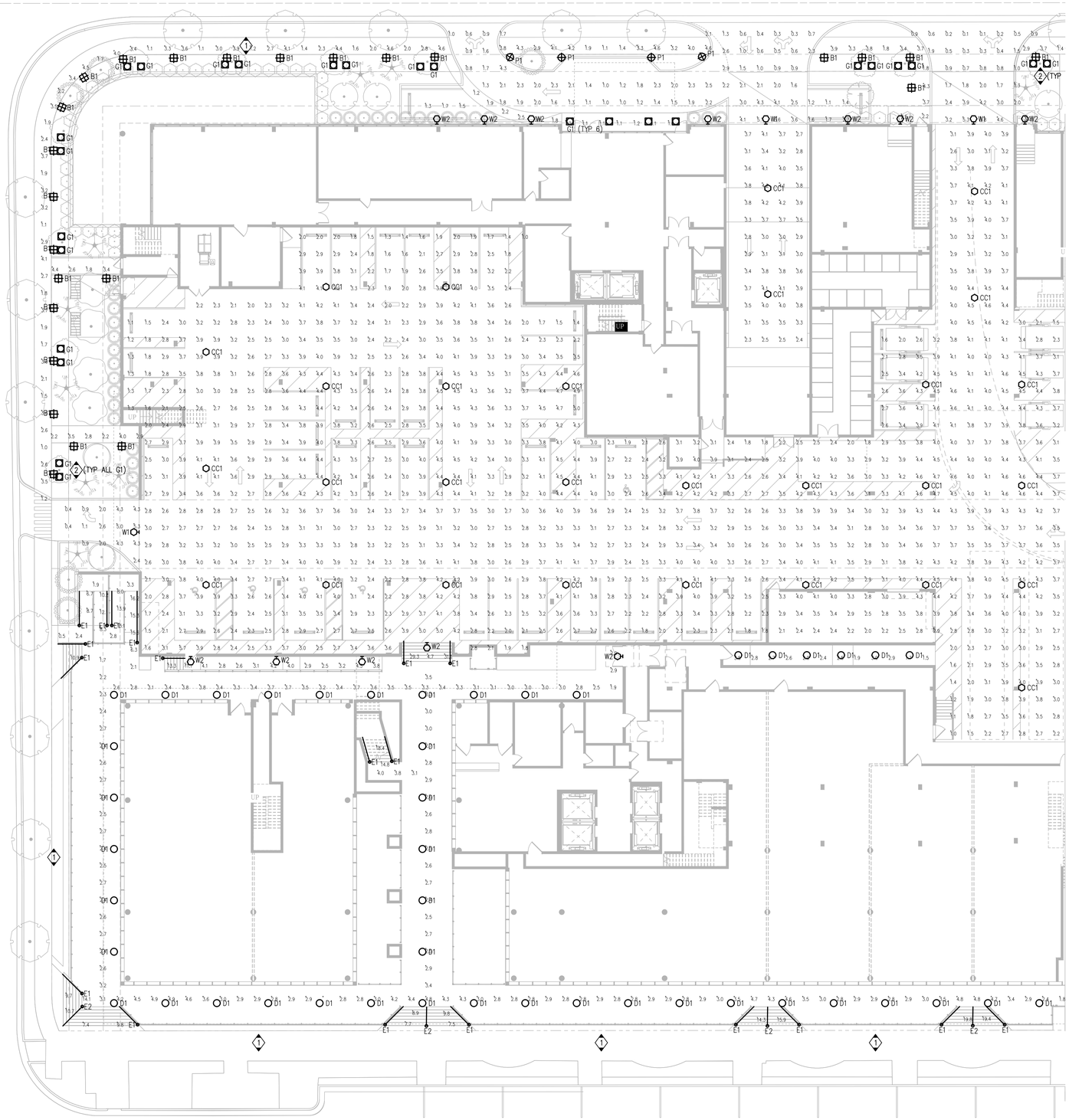
ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
Tel:+ 407.992.5300 | Fax:+ 407.992.2000
4800 Hampson Avenue
Maitland, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

8/22/2018 5:17:36 PM



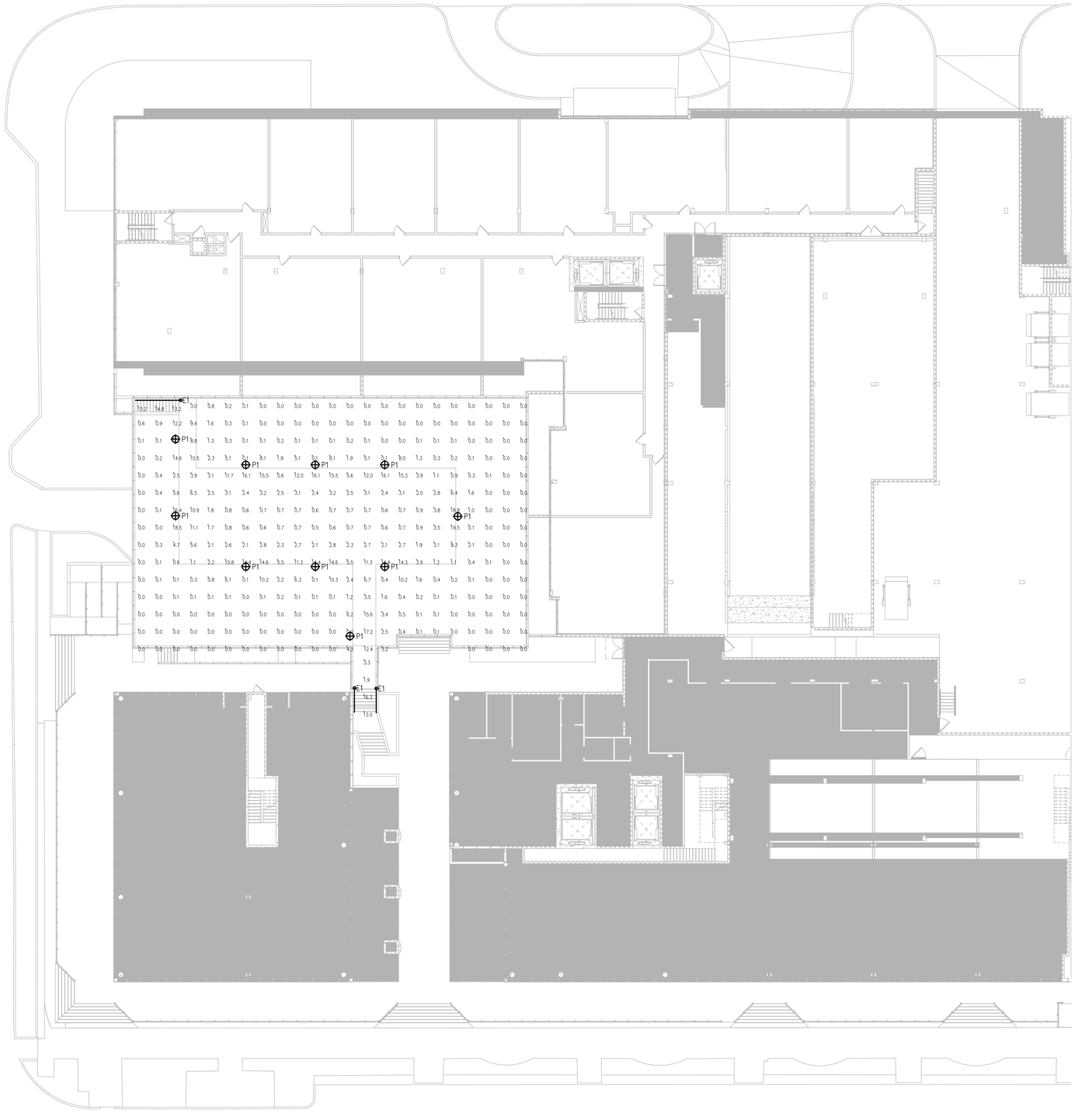
8/22/2018 5:16:10 PM

ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
5401 Broken Sound Blvd.
Tel:+1 407 843 6400 | Fax:+1 407 843 1855
Midland, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018



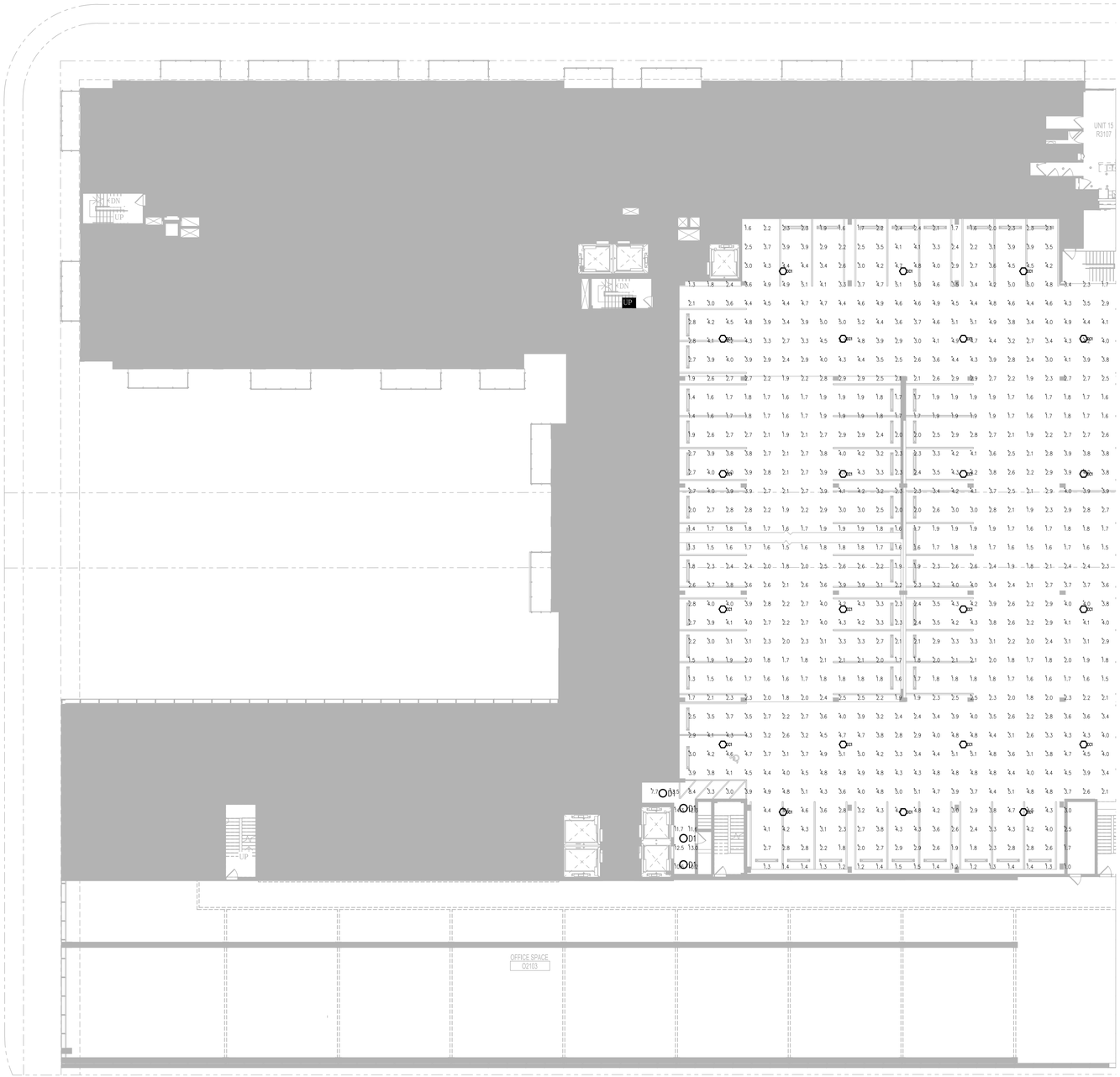
ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
t: +1.407.660.0088 | f: +1.407.660.2850
1000 Legion Place, Suite 1400
Maitland, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

8/22/2018 5:16:40 PM



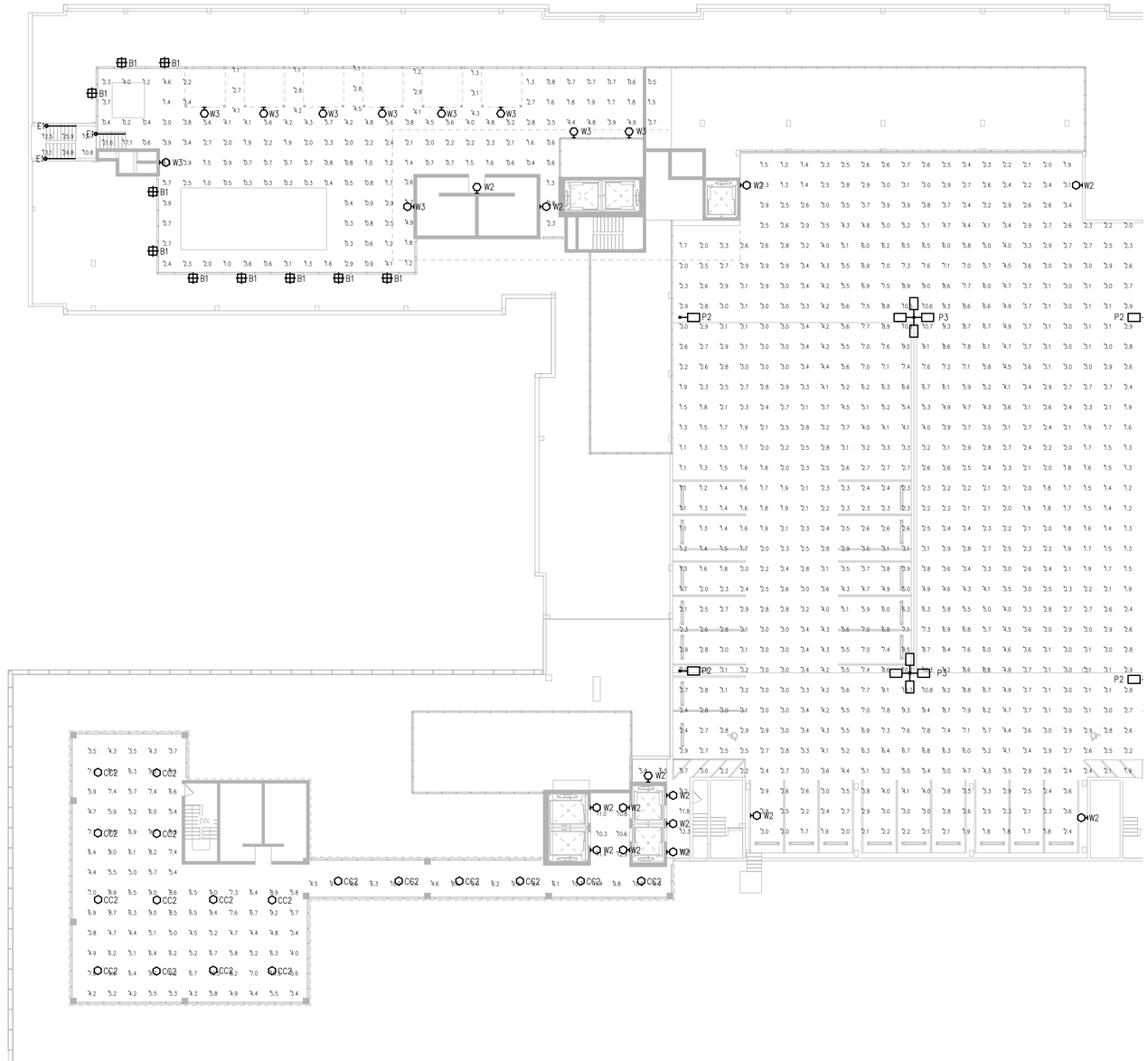
ARQUITECTONA 1177 Kane Concourse

exp U.S. Services Inc.
T +1.407.660.9999 | F +1.407.660.2000
2601 Westmall Lane
Orlando, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

8/22/2018 5:17:11 PM



ARQUITECTONA 1177 Kane Concourse

exp U.S. Services Inc.
T +1.407.992.5000 | F +1.407.992.2000
5601 Mariner Street
Tampa, FL 33610
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

8/22/2018 5:17:33 PM

LIGHT FIXTURE SCHEDULE

FIXTURE										LAMP							VOLTAGE
TYPE	MANUFACTURER	PART NO	DESCRIPTION	DIMENSIONS	UL/IP	FINISH COLOR	FINISH TYPE	MATERIAL	MOUNTING	MANUFACTURER	PART NO	QTY	CCT	CRI	LUMENS	WATT	
B: BOLLARD; PATH; STEP																	
B1	EATON LIGHTING	303-B1-LEDB2-3000-UNV-T4-DIM10-FINISH TBD - 42	BOLLARD	7.7"D x 5"Wx42"H	IP66	TBD	POWDER COAT	ALUMINUM	SURFACE ANCHOR BOLT	INTEGRAL	WHITE LED	1	3000K	75	1300	15.5	120-277
B2	EATON LIGHTING	303-B2-LEDB4-3000-UNV-T5X-DIM10-FINISH TBD - 42	DUAL HEAD BOLLARD	12.7"D x 5"Wx42"H	IP66	TBD	POWDER COAT	ALUMINUM	SURFACE ANCHOR BOLT	INTEGRAL	WHITE LED	2	3000K	75	1300	31	120-277
C: CHARACTER																	
CC1	EATON LIGHTING	TT-C1-LED-E1-WQ-FINISH TBD-8030	CEILING MOUNTED GARAGE LIGHT	18-3/9"DIA x 4.5"H	IP66	TBD	POWDER COAT	ALUMINUM	SURFACE CEILING	INTEGRAL	WHITE LED	1	3000K	70	3101	28	120-277
CC2	WAC LIGHTING	FM-W2612-FIN TBD	SURFACE MOUNTED DOWNLIGHT AT ROOF DECK	12"DIA x 3-7/8"H	IP65	TBD	POWDER COAT	ALUMINUM	SURFACE CEILING	INTEGRAL	WHITE LED	1	3000K	90	1740	30	120-277V
D: DOWNLIGHT																	
D1	ELITE LIGHTING	HH4SQ-LED-900L-DIM10-120-30K-85-LED-4614-CL-FINISH TBD	RECESSED SQUARE DOWNLIGHT	4.5"SQUARE APERTURE 5.5"H x 10"L x 7.75"W	UL DAMP	TBD	TBD	ALUMINUM	RECESSED	INTEGRAL	WHITE LED	1	3000K	85	900	14	120
E: SPECIAL EFFECTS; SPECIALTY; THEATRICAL																	
E1	INTENSE LIGHTING	IVR15-SPI-ST-P36-HO-30-30AS	INTEGRAL LED HANDRAIL ASYMMETRIC OPTIC	1.5"DIA x LENGTH VARIES	ETL WET	-	-	STAINLESS STEEL	SURFACE	INTEGRAL	WHITE LED	1	3000K	85	202	4.6	120/24
E2	INTENSE LIGHTING	IVR15-SPI-ST-P36-HO-30-60S	INTEGRAL LED HANDRAIL SYMMETRICAL OPTIC	1.5"DIA x LENGTH VARIES	ETL WET	-	-	STAINLESS STEEL	SURFACE	INTEGRAL	WHITE LED	1	3000K	85	202	4.6	120/24
G: INGRADE																	
G1	WAC LIGHTING	5032-30-BZ	RECESSED INGRADE UPLIGHT	4-5/8"DIA x 6-1/4"D	IP67	BRONZE	-	ALUMINUM	INGRADE	INTEGRAL	WHITE LED	1	3000K	85	515	11.5	120
P: POLE; PARKING																	
P1	SELUX LIGHTING	ICL-8FT-2Q90-30-TBD	LIGHT COLUMN	8"DIA x 8'-0"H	IP55	TBD	POWDER COAT	ALUMINUM	SURFACE ANCHOR BOLT	INTEGRAL	WHITE LED	1	3000K	80	4042	60.7	120V/277V
P2	EATON LIGHTING	HEAD: ICM-E03-LED-E1-T4-TBD POLE: ARX-5-M-18-A-TBD-TBD-1-TBD	SINGLE HEAD GARAGE POLE LIGHT	HEAD: 21 3/16" L X 6 3/16" H POLE: 18' H X 5"DIA	IP66	TBD	POWDER COAT	ALUMINUM	POLE MOUNTED	INTEGRAL	WHITE LED	1	3000K	80	9,066	75	120-277
P3	EATON LIGHTING	2 HEAD: ICM-E03-LED-E1-SLR-TBD 2 HEAD: ICM-E03-LED-E1-SLL-TBD POLE: ARX-5-M-18-A-TBD-TBD-4-TBD	4-HEAD GARAGE POLE LIGHT	HEAD: 21 3/16" L X 6 3/16" H POLE: 18' H X 5"DIA	IP66	TBD	POWDER COAT	ALUMINUM	POLE MOUNTED	INTEGRAL	WHITE LED	4	3000K	80	8,647	75	120-277
W: WALLPACK																	
W1	LIGMAN LIGHTING	UVK-30001-20WLED-T4-W30-FINISH TBD-120/277V-TBD	SURFACE MOUNTED WALL PACK AT GARAGE ENTRY	10.2"L x 7.7"D x 3.1"H	IP65	TBD	POWDER COAT	ALUMINUM	SURFACE	INTEGRAL	WHITE LED	1	3000K	80	1679	20	120/277
W2	LIGMAN LIGHTING	GI-316110W30-FIN TBD-120/277V-TBD	SCONCE FOR WALKWAYS	8"L x 4.3"D x 3.2"H	IP66	TBD	POWDER COAT	ALUMINUM	SURFACE	INTEGRAL	WHITE LED	1	3000K	80	564	8	120/278
W3	LIGMAN LIGHTING	UGN-30021-18WLED-W30-FINISH TBD-120/277V-TBD	HIGH OUTPUT SCONCE AT ROOFTOP POOL DECK	11.8"L x 3"D x 4"H	IP66	TBD	POWDER COAT	ALUMINUM	SURFACE	INTEGRAL	WHITE LED	1	3000K	80	1246	18	120/278

NOTES:
1. CONTRACTOR TO MEASURE ALL LENGTHS FOR FIXTURE IN FIELD PRIOR TO PURCHASING.
2. PROVIDE ALL PARTS NECESSARY FOR A COMPELTE WORKING SYSTEM.

exp U.S. Services Inc.
T +1 407.660.0580 | F +1 407.660.1800
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

Lumière

DESCRIPTION

Eon 303-B1-LEDB2 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B1-LEDB2 has a single head on one side of the luminaire. The bollard comes standard with universal input LED drivers (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented LumaLevelTM leveling systemprovides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
The head of the 303-B1-LEDB2 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit seperately (Catalog: 7581-01PK).

Optical
LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

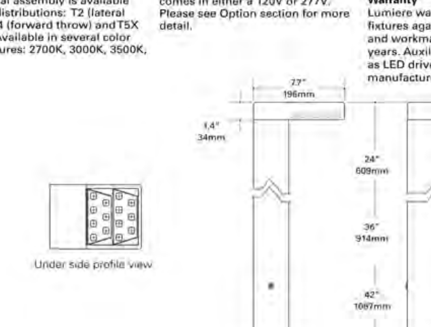
Electrical
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). The standard driver is ELV trailing edge phase dimable. An optional 0-10V dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish
Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail. The LightBAR™ cover plates are standard white.

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

303-B1-LEDB2
EON LED

APPLICATIONS: BOLLARD



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION
Sample Number: 303-B1-LEDB2-2700-120-T2-DIM10-BK-42-EDGE-PC1-RFL-LAB

Series[8]	Color Temperature	Input Voltage	Optics	Dimming	Finish[3]	Height[4]	Options[5]
303-B1-LEDB2 Head contains two (2) Mini LightBAR™	**2700**=2700K **3000**=3000K **3500**=3500K **4000**=4000K **TSAM**=Turtle Safe Amber (585-595nm)	**UNV**=120-277V[1] **120**=120V **277**=277V[6]	**T2** =Type II, Lateral Throw **T4** =Type IV, Forward Throw **T5X** =Type V, Extra Wide Flood	**DIMELV**=Trailing Edge Phase Dimming Driver **DIM10**=0-10V Dimming Driver	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **WT**=White **Premium Paint** **AP**=Grey **DP**=Dark Platinum **GM**=Graphite Metallic	**24**=24" **36**=36" **42**=42"	**EDGE**=Edge lit glass lens **PC1**=Photocontrol 120V[6] **PC2**=Photocontrol 208-277V[6] **RIU**=Receptacle - In Use (120V Only)[6] **RFL**=Receptacle - Flip-Lid (120V Only)[6] **LAB**=Less Anchor Bolts & Template[7]

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 Add suffix in the order shown. 6 Must specify voltage when ordering. 7 When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK. 8 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-B1-LEDB2 product as not all configurations are DLC classified.

EATON Powering Business Worldwide

ADL121470
March 15, 2016

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

1 of 2

TYPE B1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintanance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C 40°C 50°C	> 94%	> 60,000	365,000

CURRENT DRAW

Model	Line Voltage	Current Draw
303-B1-LEDB2	120-277V, 50/60Hz	0.13A

MAX LOAD RATING

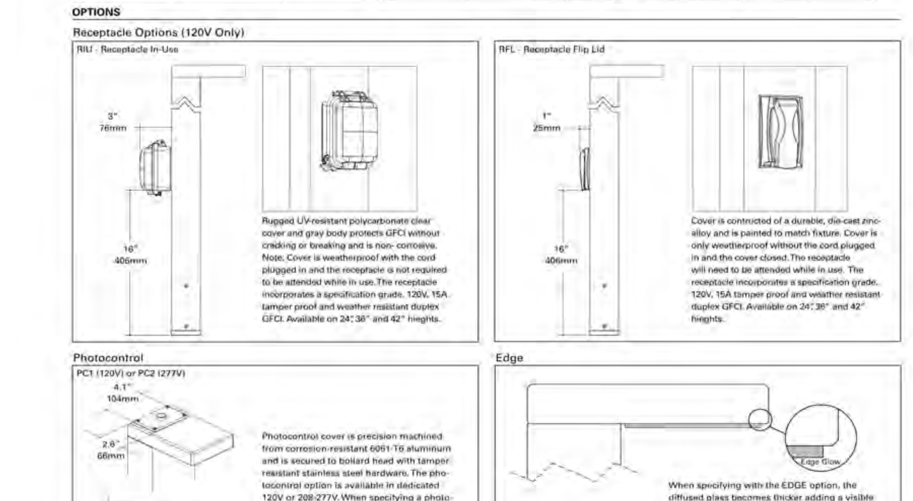
Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	
RIU or RFL	120V, 50/60Hz	1800VA, 15A

LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom./ Wavelength	B-U-G Rating
T2 (Lateral Throw)		15.5	783	51	2700	95	B1-U0-G1
			1300	84	3000	75	
			909	59	3500	85	
			1433	93	4000	75	
		12.1	398	31	TSAM (Amber)	585-595nm	
T4 (Forward Throw)		15.5	747	48	2700	95	B0-U0-G0
			1241	80	3000	75	
			868	56	3500	85	
			1368	88	4000	75	
		12.1	380	29	TSAM (Amber)	585-595nm	
T5X (Extra Wide Flood)		15.5	682	44	2700	95	B1-U0-G0
			1132	73	3000	75	
			792	51	3500	85	
			1248	81	4000	75	
		12.1	347	27	TSAM (Amber)	585-595nm	

OPTIONS

Receptacle Options (120V Only)



TECHNICAL NOTES:

1. Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel" leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.

EATON Powering Business Worldwide

Eaton

ADL121470
March 15, 2016

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

2 of 2

TYPE B1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

Lumière

DESCRIPTION

Eon 303-B2-LEDB4 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B2-LEDB4 has two integrated heads; one on either side of the luminaire. The bollard comes standard with universal input LED drivers (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented LumaLevelTM leveling systemprovides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
The head of the 303-B2-LEDB4 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit seperately (Catalog: 7581-01PK).

Optical
LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

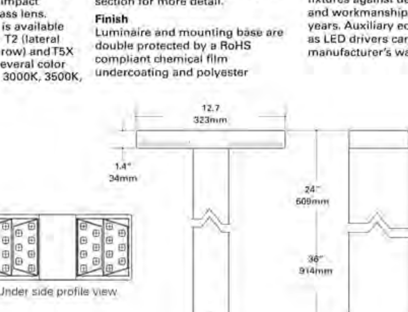
Electrical
The bollard is standard with an ELV trailing edge phase dimable driver that accepts a universal input (120-277, 50/60Hz). The standard driver is ELV trailing edge phase dimable. An optional 0-10V dimming driver is also available. Both driver options incorporate surge protection. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish
Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail. The LightBAR™ cover plates are standard white.

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

303-B2-LEDB4
EON LED

APPLICATIONS: BOLLARD



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION
Sample Number: 303-B2-LEDB4-2700-120-T2-DIM10-BK-42-EDGE-PC1-LAB

Series[8]	Color Temperature	Input Voltage	Optics	Dimming	Finish[3]	Height[4]	Options[5]
303-B2-LEDB4 Head contains four (4) Mini LightBAR™	**2700**=2700K **3000**=3000K **3500**=3500K **4000**=4000K **TSAM**=Turtle Safe Amber (585-595nm)	**UNV**=120-277V[1] **120**=120V **277**=277V[2]	**T2** =Type II, Lateral Throw **T4** =Type IV, Forward Throw **T5X** =Type V, Extra Wide Flood	**DIMELV**=Trailing Edge Phase Dimming Driver **DIM10**=0-10V Dimming Driver	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **WT**=White **Premium Paint** **AP**=Grey **DP**=Dark Platinum **GM**=Graphite Metallic	**24**=24" **36**=36" **42**=42"	**EDGE**=Edge lit glass lens **PC1**=Photocontrol 120V[6] **PC2**=Photocontrol 208-277V[6] **LAB**=Less Anchor Bolts & Template[7]

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 Add suffix in the order shown. 6 Must specify voltage when ordering. 7 When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK. 8 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-B2-LEDB4 product as not all configurations are DLC classified.

EATON Powering Business Worldwide

ADL042305
March 15, 2016

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

1 of 2

TYPE B2
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintanance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C 40°C 50°C	> 94%	> 60,000	365,000

CURRENT DRAW

Model	Line Voltage	Current Draw
303-B2-LEDB4	120-277V, 50/60Hz	0.26A

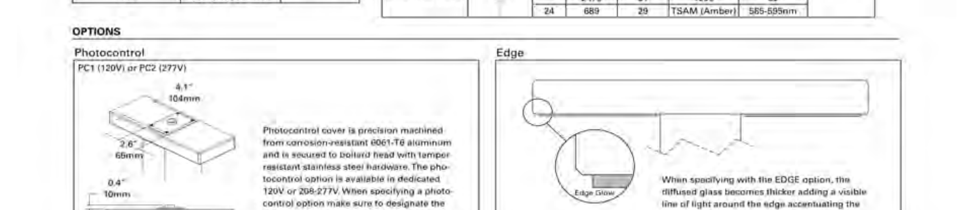
MAX LOAD RATING

Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	

LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI / Wavelength	B-U-G Rating
T2 (Lateral Throw)		30.6	1537	50	2700	95	B1-U0-G1
			2553	83	3000	70	
			1784	58	3500	80	
			2813	92	4000	65	
		24	781	33	TSAM (Amber)	585-595nm	
T4 (Forward Throw)		30.6	1430	49	2700	95	B2-U0-G1
			1502	81	3000	70	
			2495	57	3500	80	
			1744	90	4000	65	
		24	764	32	TSAM (Amber)	585-595nm	
T5X (Extra Wide Flood)		30.6	1354	44	2700	95	B1-U0-G0
			2260	74	3000	70	
			1572	51	3500	80	
			2479	81	4000	65	
		24	689	29	TSAM (Amber)	585-595nm	

OPTIONS



TECHNICAL NOTES:

1. Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel" leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.

EATON Powering Business Worldwide

Eaton

ADL042305
March 15, 2016

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

2 of 2

TYPE B2
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

McGraw-Edison

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. The drive lane distribution is specifically designed for locations with one direction of travel to optimally direct light in the same direction of travel for maximum glare control. For additional glare control and visual comfort with the Wide distribution, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate.

Offered standard in 4000K (+/- 275K) CCT, optional 3000K, 5000K and 6000K. Minimum 70 CRI. Optional uplight feature provides a dedicated light engine (17W) to maintain consistent output across fixtures and reduces cave effect. Nominal uplight output is 800 lumens and ranges from 10%-30% total light output depending on the lumen package.

Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s). Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. Optional mounting methods include trunnion mount and wall mount. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted using the factory supplied decorative pendant mount kit or a suitable field supplied pendant.

Finish
Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

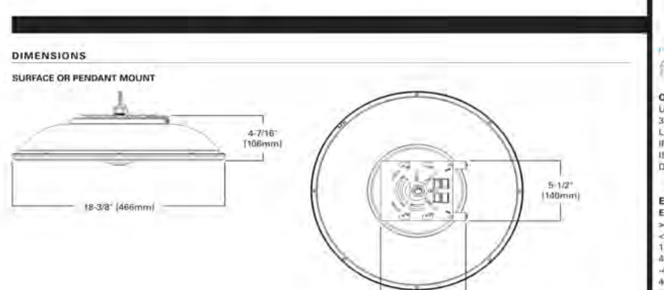
Warranty
Five-year warranty.

TT TOPTIER LED
Solid State LED

PARKING GARAGE/ CANOPY/ LOW-BAY LUMINAIRE

DIMENSIONS

SURFACE OR PENDANT MOUNT



powered by fifthlight

CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.2 kgs.)

EATON Powering Business Worldwide

*www.designlights.org

TD515005EN
2017-10-09 09:45:31

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

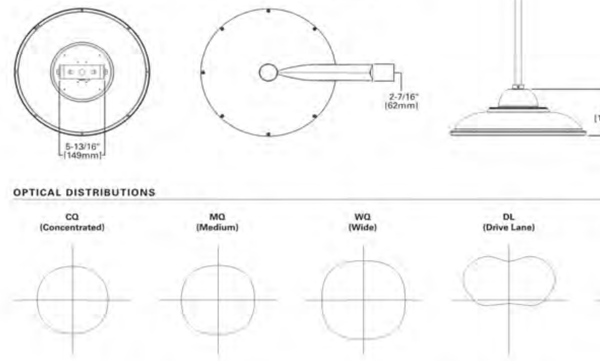
1177 Kane Concourse
Miami, FL

1 of 5

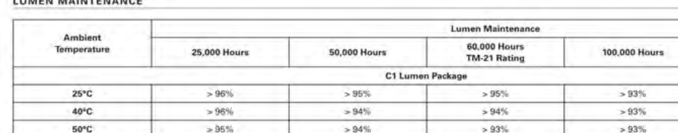
TYPE CC1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

ADDITIONAL MOUNTING OPTIONS



OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours	50,000 Hours	60,000 Hours TM-21 Rating	100,000 Hours	Theoretical L70 (Hours) Per TM-21 Data
C1 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 96%	> 94%	> 94%	> 93%	> 500,000
50°C	> 95%	> 94%	> 93%	> 93%	> 400,000
C2 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 94%	> 93%	> 91%	> 500,000
50°C	> 95%	> 93%	> 92%	> 90%	> 400,000
C3 Lumen Package					
25°C	> 96%	> 93%	> 93%	> 89%	> 300,000
40°C	> 95%	> 91%	> 90%	> 85%	> 240,000
50°C	> 95%	> 90%	> 89%	> 83%	> 200,000
C4 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 92%	> 92%	> 88%	> 300,000
50°C	> 94%	> 91%	> 90%	> 85%	> 250,000
C5 Lumen Package					
25°C	> 96%	> 93%	> 92%	> 88%	> 300,000
40°C	> 94%	> 90%	> 89%	> 83%	> 200,000
C6 Lumen Package					
25°C	> 95%	> 92%	> 90%	> 86%	> 250,000
40°C	> 95%	> 92%	> 91%	> 86%	> 250,000

EATON Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD515005EN
2017-10-09 09:45:31

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

2 of 5

TYPE CC1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

POWER AND LUMENS

Lumen Package				C1	C2	C3	C4	C5	C6
Power (Wattage)				28	34	45	58	77	108
Current @ 120V (A)				0.26	0.31	0.41	0.52	0.69	0.95
Current @ 277V (A)				0.13	0.14	0.19	0.24	0.30	0.41
3000K CCT	CQ Concentrated	Lumens		3,283	3,997	5,256	5,488	7,107	9,084
		Lumens per Watt		118	118	117	95	92	84
		BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1
	MQ Medium	Lumens		3,357	4,074	5,357	5,581	7,243	9,258
		Lumens per Watt		120	120	119	96	94	86
		BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2
	WQ Wide	Lumens		3,101	3,764	4,949	5,185	6,691	8,554
		Lumens per Watt		111	111	110	89	87	79
		BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	RW Rectangular Wide	Lumens		2,726	3,308	4,350	4,540	5,882	7,519
		Lumens per Watt		97	97	97	78	76	70
		BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	DL Drive Lane / Type 4	Lumens		2,440	2,938	4,152	—	—	—
		Lumens per Watt		73	71	62	—	—	—
		BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	—	—	—
4000K CCT	CQ Concentrated	Lumens		3,848	4,670	6,141	7,273	9,423	12,046
		Lumens per Watt		137	137	136	126	123	111
		BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	MQ Medium	Lumens		3,922	4,760	6,259	7,413	9,604	12,277
		Lumens per Watt		140	140	139	128	125	114
		BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	WQ Wide	Lumens		3,623	4,397	5,782	6,848	8,872	11,342
		Lumens per Watt		129	129	128	118	115	105
		BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3
	RW Rectangular Wide	Lumens		3,185	3,865	5,082	6,019	7,799	9,969
		Lumens per Watt		114	114	113	104	101	92
		BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	DL Drive Lane / Type 4	Lumens		3,235	3,895	5,506	—	--	—
		Lumens per Watt		98	95	83	—	--	—
		BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	—	--	—
5000K CCT	CQ Concentrated	Lumens		3,645	4,424	5,817	7,204	9,334	11,932
		Lumens per Watt		130	130	130	124	121	110
		BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	MQ Medium	Lumens		3,716	4,509	5,929	7,343	9,513	12,161
		Lumens per Watt		133	133	132	127	124	113
		BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	WQ Wide	Lumens		3,433	4,166	5,478	6,783	8,788	11,235
		Lumens per Watt		123	123	122	117	114	104
		BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	RW Rectangular Wide	Lumens		3,017	3,662	4,815	5,962	7,725	9,875
		Lumens per Watt		108	108	107	103	100	91
		BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	DL Drive Lane / Type 4	Lumens		3,205	3,858	5,454	—	--	—
		Lumens per Watt		96	93	82	—	—	—
		BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	—	--	—

NOTE: Nominal data with 70 CRI for 4000K and 5000K, 80 CRI for 3000K. Wattage values not valid for drive lane optic. For configurations that include the drive lane optic, glass, uplight or occupancy sensor options refer to the specific IES files for wattage, BUG rating and lumen output data.

EATON Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD515005EN
2017-10-09 09:45:31

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

3 of 5

TYPE CC1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

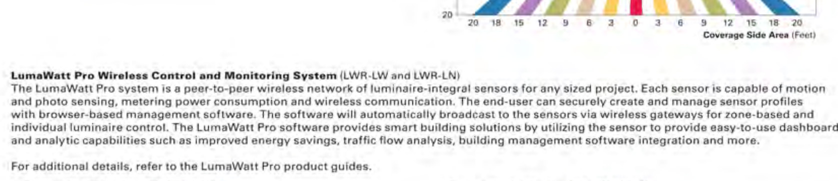
CONTROL OPTIONS

0-10V
This fixture is offered standard with 0-10V dimming driver(s). External 0-10V dimming wire leads are provided for use with a lighting control panel or other control methods except when PER7, 5LTD, MS/DIM or LWR is specified.

Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors include an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting. The factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.

EATON Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD515005EN
2017-10-09 09:45:31

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

4 of 5

TYPE CC1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

ORDERING INFORMATION

Sample Number: TT-C2-LED-E1-WQ-AP

Product Family	Lumen Package	Lamp Type	Voltage	Distribution	Mounting	Color
TT=TopTier[1]	**C1**=Nominal 3,500 Lumens **C2**=Nominal 4,500 Lumens **C3**=Nominal 6,000 Lumens **C4**=Nominal 7,500 Lumens **C5**=Nominal 9,500 Lumens **C6**=Nominal 12,000 Lumens	**LED**=Solid State Light Emitting Diodes	**E1**=Electrical (120-277V) **347**=347V **480**=480V[2]	**CQ**=Concentrated **MQ**=Medium **WQ**=Wide **RW**=Rectangular Wide **DL**=Drive Lane / Type 4[3]	**[BLANK]**=Surface or Pendant Mount **TMB**=Trunnion Mount with Connection Box **WM**=Wall Mount **DPM**=Decorative Pendant Mount[4]	**[BLANK]**=White **AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic

Options (Add as Suffix)	Accessories (Order Separately)
8030=80 CRI / 3000K **7060**=70 CRI / 6000K **7050**=70 CRI / 5000K **UPL**=Uplight[5,6] **30L**=30" Wire Leads[7] **HA**=50°C High Ambient[8] **CG**=Clear Glass[9] **SG**=Solite® Glass[10] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection Only **5LTD**=Fifth Light DALI Drivers[7,11] **IBP**=Integral Battery Pack[12] **ICP**=Integral Cold Weather Battery Pack[12] **MS/DIM-L08**=Dimming Occupancy Sensor (<9' Mounting)[13,14] **MS/DIM-L20**=Dimming Occupancy Sensor (9' - 20' Mounting)[13,14] **LWR-LW**=LumaWatt Wireless Sensor, Wide Lens 8' - 16' Mounting Height[14,15] **LWR-LN**=LumaWatt Wireless Sensor, Narrow Lens 16' - 40' Mounting Height[14,15]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **MA1252**= Replacement 10kV Circuit Module **TT/WG**=Wire Guard **TT/BG-XX**=Bird Guard[16,17] **DPMS36-XX**=36" Pendant Mount Stem[16] **DPMS48-XX**=48" Pendant Mount Stem[16] **DPMS96-XX**=96" Pendant Mount Stem[16]

NOTES:
1. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
3. C1-C3 lumen packages only.
4. Order stem kit accessory.
5. Extended lead times apply.
6. Additional 17W. Provides 800 nominal lumens. Available in 3000K and 4000K with the C1-C4 lumen packages at a 25°C maximum ambient temperature. Not available with 347, 480, TMB, WM, HA, 5LTD, IBP or ICP.
7. Not available with TMB or DPM mounting.
8. HA not available with C5 and C6 lumen packages or 5LTD, IBP and ICP options.
9. Not available with CQ.
10. Standard with CQ, option available with WQ only.
11. Replace E1 with specific voltage (120, 208, 240, 277V available). Not available with C6 lumen package, HA, IBP, ICP or sensor options. Multiply published IES file by .95 when used with the C5 lumen package.
12. Replace E1 with specific voltage (120V and 277V available). 0°C minimum with IBP, -20°C minimum with ICP, 25°C maximum ambient temperature. Not available with WM, DPM, 5LTD or HA.
13. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
14. Includes integral photocell.
15. LumaWatt wireless sensors are factory installed only requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
16. Specify color in place of XX.
17. Designed for use with pendant mounting only.

EATON Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD515005EN
2017-10-09 09:45:31

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

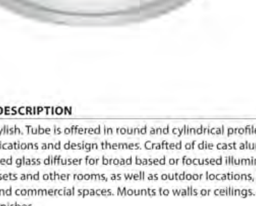
5 of 5

TYPE CC1
Release: 06.22.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

TUBE - model: FM-W2612
LED Ceiling/Wall Mount

WAC LIGHTING
Responsible Lighting®

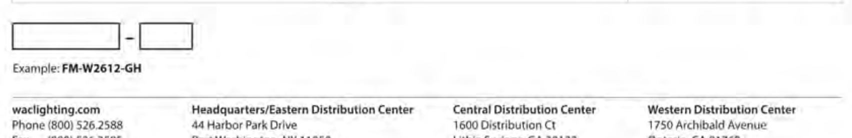


Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Sleek and stylish. Tube is offered in round and cylindrical profiles for various applications and design themes. Crafted of die cast aluminum with an etched glass diffuser for broad based or focused illumination in baths, closets and other rooms, as well as outdoor locations, in residential and commercial spaces. Mounts to walls or ceilings. Five handsome finishes.

FEATURES
- Wall or Ceiling Mount
- IP65 Rated, ETL & cETL wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V

SPECIFICATIONS
Construction: Aluminum with etched glass.
Power: Integral driver in luminaire. 120V - 277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: 0-10V Dimming: 100%-10%
ELV Dimming: 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)
Color Temp: 3000K
CRI: 90
Rated Life: 70,000 hours
Standards: IP65 Rated, ETL & cETL Wet Location Listed



Example: **FM-W2612-GH**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

exp. 2601 Westhall Lane Maitland, FL 32751 407.660.0088

1177 Kane Concourse
Miami, FL

1 of 1

TYPE CC2
Release: 06.29.2018
Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

7/2/2018 10:15:

ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
t: +1.407.660.0088 | f: +1.407.660.1655
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com

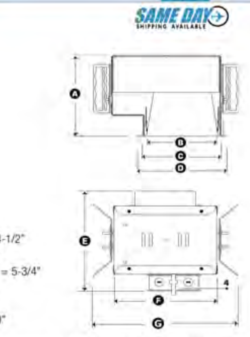
No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

HH4SQ-LED 4" ARCHITECTURAL LED SQUARE DOWNLIGHT

Catalog Number	HH4SQ-LED
Project Name	Type

SAME DAY SHIPPING AVAILABLE



2000 LUMENS

Consistent white color within 3 MacAdam ellipses

INPUT VOLT	INPUT FREQ	INPUT CUR	INPUT POWER	THD	POWER FACTOR	LUMENS
120/277	50/60Hz	217mA/94mA	26W(+/-5%)	<20%	>0.9	2000
120/277	50/60Hz	167mA/72mA	20W(+/-5%)	<20%	>0.9	1500
120/277	50/60Hz	150mA/65mA	18W(+/-5%)	<20%	>0.9	1200
120/277	50/60Hz	117mA/51mA	14W(+/-5%)	<20%	>0.9	900

- A Height = 5-1/2"
- B Trim Aperture = 4-1/2"
- C Cut-out = 5-1/8"
- D Trim Outside Dia. = 5-3/4"
- E Width = 7-3/4"
- F Length = 7-1/8"
- G Max. Length = 10"

DESCRIPTION - 4" Square LED dedicated New Construction housing with integral LED heat management casting and driver (installed on junction box). Available in 900 lumens, 1200 lumens, 1500 lumens & 2000 lumens. Lighting is smooth and comfortable while using 75% less energy than the equivalent 65W BR30 and 50% less than the common 18W CFL. Plus, the eco-friendly MAXILUME LED system features 70% lumen maintenance at 102,000hrs of life, with Energy Star and California Title-24 compliant.

FEATURES - Greater light output than an 18W CFL or a 65W BR30. MAXILUME LED luminaires are ideally suited for use in hospitality, health care, commercial, institution, retail and residential applications.

PROUDLY ASSEMBLED in AMERICA

OPTICS - Gather the light scattered by the LED chip, shape it into a functional beam with state of the art reflectors, integrate the light through a smooth lens to minimize brightness, then top it all of with a glare reducing reflector that has a 55-degree cut-off. Now you have the Elite engineered superior quality, light engine; producing 900, 1200, 1500 & 2000 lumens.

DURABILITY - Die-cast aluminum housing and heat management system are engineered for extremely long life and service period. Heat sink is attached to top of housing. The LED light engine is attached to the die-cast heat sink and is easily replaceable and upgradable. Life tests have shown the Elite light engine output will be maintained at 70% of initial at 50,000hrs of operation. Our LED driver is rated for 50 to 60 Hz at 120V input, produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermally protected for additional safety. Elite's driver is installed on the junction box cover so it may be serviced from below the ceiling.

LED LIGHT SOURCE - From our chip selection process, to our driver, to the thermal management, the MAXILUME LED Module is engineered for quality. All MAXILUME LED luminaries are rated at 85+, 90+ and 98+ CRI and tested to LM-79 and LM-80 standards by a certified laboratory. California Title 24-2013 and Energy Star compliance are standard. The white color is binning to a 3 step MacAdam Ellipse Scale.

DIMMABLE - The MAXILUME LED system is shipped standard with a 0-10V driver which can be dimmed down to 1% of initial light output with a 0-10V dimmer when ordered with the following options (DIM10-120, DIM10-277). Fixtures can also be shipped with a Lutron Hi-lume A series driver which can be dimmed with Lutron Dimming Systems when ordered with the following options (LUTH-120, LUTH-277). Lutron® Hi-Lume A-Series (LUT2W-120) 2-Wire Forward Phase Control 1% Dimming in 120V only, or EldoLed 0-10V 1% Dimming, consult factory for other EldoLed driver and other driver options. Triac & Electronic Low Voltage dimming driver also available when ordered with the following options (DIMTR-120). All fixtures are dimmable down to 1%.

MOUNTING FRAME - Die-formed construction for maximum heat dissipation and rust protection.

MOUNTING BRACKET - Constructed from 16 gauge steel. Can be installed with 3/4" or 1-1/2" lathing channel, 1/2" EMT, or with optional C-channel mounting bars (Part# BP31) ordered separately. Housing can be adjusted from the inside of the ceiling.

RETAINING SPRINGS - Precision tooled springs secure trim to mounting frame, for effortless and tool-less installation.

JUNCTION BOX - UL Listed for through-branch circuit wiring, provided with four 1/2" knockouts, one 3/4" knockout and four Romex knockouts with true pry-out slots and strain clamps. Designed for straight through conduit runs. Driver is installed on the junction box cover so it may be serviced from below the ceiling.

THERMAL PROTECTION - Standard thermal protection device guards against improper installation and misuse of insulation material.

OUR WORD - The MAXILUME LED lighting system carries a five-year carefree warranty for parts and components. (Labor not included.)

DIMMING INFORMATION
DIM10 (0-10V 1% Dimming) **LUTH** (Lutron® Hi-Lume A-Series 3-Wire or Eco System 1% Dimming up to 4000 lumens only) **LUT2W** (Lutron® Hi-Lume A-Series 2-Wire Forward Phase Control 1% Dimming in 120V only and up to 3000 lumens only) **LUTFTB** (Lutron® Hi-Lume FadeToBlack Dimming down to 1% compatible with Eco System Controls available in fixtures up to 75 Watts) **ELDO10** (EldoLed 0-10V 1% Dimming up to 3000 lumens only, consult factory for the EldoLed driver options) **DIMTR** (Triac & Electronic Low Voltage Dimming)

LISTING
c-UL-us - listed for Damp location. Feed Through Wiring.
LM79 / LM80

LED 4"

4 INCH ARCHITECTURAL LED SQUARE DOWNLIGHT

Example: **HH4SQ-LED-900L-DIM10-120-30K-LED-4607-CL-WH**

TYPE	900L SERIES	1200L SERIES	1500L SERIES	2000L SERIES	VOLTAGE	CCT	CRI	EMERGENCY	OPTIONS	TRIM TYPE	REFLECTOR/RING FINISH
HH4SQ-LED	900L-DIM10 900L-DIMTR 900L-LUTH 900L-LUT2W 900L-ELDO10-1 900L-ELDODALI-1 900L-ELDODMX-1	1200L-DIM10 1200L-DIMTR 1200L-LUTH 1200L-LUT2W 1200L-ELDO10-1 1200L-ELDODALI-1 1200L-ELDODMX-1	1500L-DIM10 1500L-DIMTR 1500L-LUTH 1500L-LUT2W 1500L-ELDO10-1 1500L-ELDODALI-1 1500L-ELDODMX-1	2000L-DIM10 2000L-DIMTR 2000L-LUTH 2000L-LUT2W 2000L-ELDO10-1 2000L-ELDODALI-1 2000L-ELDODMX-1	120 277 347	27K 30K 35K 40K 50K	85+ 90+ 98+	EMG-LED	BP31 (C-Channel Bar Hanger)	LED-4607 LED-4614 LED-4615 TRIMLESS TRIM OPTIONS: HH4SQ-TL-4607 HH4SQ-TL-4614 HH4SQ-TL-4615	CL-WH CL-SCH SHZ-SHZ SHZ-WH TL SHZ	W-WH MB-WH MB-BK WT-WH

LUT2W and DIMTR are available in 120V only. LUTH, ELDO10-1, ELDODALI-1, and ELDODMX-1 are available in 120V and 277V. 50K series are available with 85+ CRI only. 98+ CRI is available in 27K, 30K and 40K only.

MAXILUME WWW.MAXILUME.COM • TEL 1-877-375-5555 • FAX 1-877-375-3333

LED-4614-CL - REFLECTOR WITH FROSTED GLASS LENS **LED-4607-CL** - WALL WASH REFLECTOR WITH LENS **LED-4615-CL** - REFLECTOR WITH TEMPERED GLASS LENS

REFLECTOR/RING FINISH:
CL-WH CL-SCH
SHZ-WH WT-WH
W-WH SHZ-SHZ
MB-WH

WET LOCATION

A = 3-1/8"
B = 5-3/4"
C = 4-5/8"

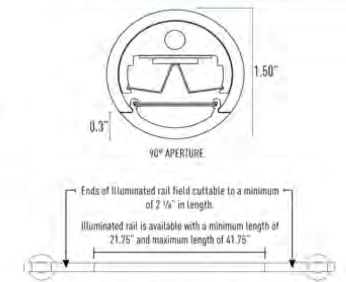
CL WT MB SHZ W

LED 4"

4 INCH ARCHITECTURAL LED SQUARE OPTICS

IVR15-SPI
1.5" Solid State Illuminated Rail
2" Post Integral Power Supply

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	



PHOTOMETRIC DATA
- LED: 4.6W High Output
- CCT: 3500K
- Illuminated Rail Length: 41"
- Rail Height: 36"
- Post Spacing: 48"

CONSTRUCTION
Internal Rail Construction: Heavy duty extruded 6061-T6 Aluminum Alloy.
External Rail Jacket: Available in 304 or 316 stainless steel. Consult factory for custom powder coal finishes (AAMA 2604).

LED LIGHT SOURCE
Closely packed array of small LEDs allow for smooth seamless illumination with immediate overlap to avoid pixilation and provide a continuous flow of light. Color temperatures options include 2700K, 3000K, 3500K or 4000K.
- 85 CRI
- 50,000 hours of average rated life at 70% output
- LED components are easily accessible to allow for easy maintenance
- Maximum run length per driver: 8'

LED LIGHT ENGINE (PER FOOT)
- System Power Consumption: 4.6W
- Cool White 4000K: 219 lm
- Neutral White 3500K: 207 lm
- Warm White 3000K: 202 lm
- Warm White 2700K: 194 lm

OPTICAL SYSTEM
Innovative optical system includes integral reflector and light shaping diffuser. 92% Transmission efficiency provides precise shaping, control and distribution of light. High-impact acrylic lens is secured with (2) countersunk flush screws, (1) at each end. Distributions include flood, narrow and asymmetric.

MOUNTING / INSTALLATION
Each rail support is secured to the swivel mount on specified mounting system. Post or embedded mount is available. See mounting submittal sheets for detailed information.

EMERGENCY
Remote emergency inverter available. Can be remote up to 1000 ft. available. See IB-IIS specification sheet.

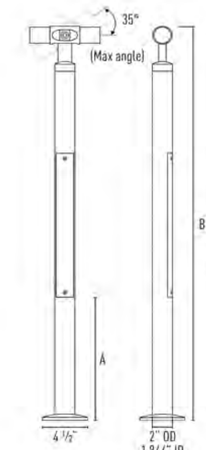
WARRANTY / LISTINGS
- 5-Year Intense LED Limited Warranty (LED & Power Supply Only)
- ETL Wet Location Listed
- IDA Approved
- ADA Compliant

AWARD
- 2013 Next Generation Luminaires - "Recognized Winner"

INTENSE LIGHTING | 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883
For Intense Lighting's limited product warranty, go to www.intenselighting.com. For a printed copy of the warranty, you may call 800 961-5321
© 2018 Intense Lighting, LLC. All rights reserved. Note: This document is subject to change without notice
intense | a LEVITON company

IVR15-SPI
2" Post Mount Assembly

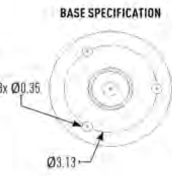
JOB NAME		CATALOG NUMBER	
NOTES		TYPE	



DIMENSIONS

	Guardrail	Handrail
A	17"	14"
B	42"	36"

BASE SPECIFICATION



CONSTRUCTION
Post mount assembly is available in No.4 polished 304 stainless steel. Consult factory for custom powder coat finishes (AAMA 2604).

MAINTENANCE
Posts include a driver access door where power supply components are easily accessible. Tamper proof hardware and special tools are standard and included.

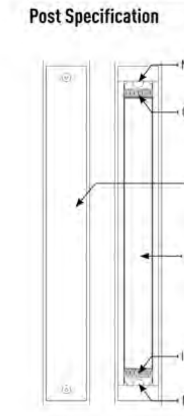
POWER SUPPLY
Lutron Hi-Lume® A-Series Driver is a high-performance LED driver that provides smooth, continuous 1% dimming.
See driver specifications.
- Dimming Range: 100% to 1%
- Operating Voltage: 120-277V @ 50/60Hz
- Rated lifetime of 50,000 hrs. @ t_c = 65°C
- Power Factor: > 0.9 at 40W
- Standby Power Consumption: < 1.0W
- Total Harmonic Distortion: < 20% at 40W
- Inrush Current: < 2A

MOUNTING / INSTALLATION
Post are to be spaced at a maximum of 60" and minimum of 24" on centers. Post mount is to be surface mounted to concrete utilizing ⅜" anchor bolts (supplied by others). Anchoring means must be determined by local codes. Not to be supplied or engineered by Intense Lighting. See post mount installation chart for more information. Anchorage template available by request.

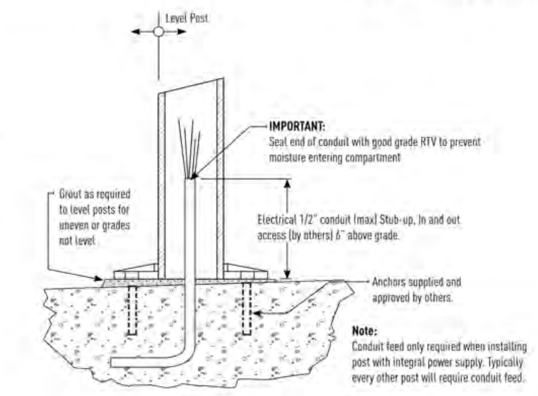
OPERATION
Post with integral power supply will power up-to 83 ½" of illuminated rail.

FITTINGS
Consult factory for standard fittings and epoxy weld adhesive specification.

Post Specification



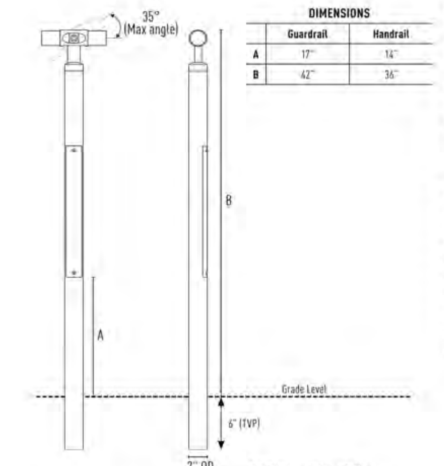
Post Mount Installation Detail



INTENSE LIGHTING | 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883
For Intense Lighting's limited product warranty, go to www.intenselighting.com. For a printed copy of the warranty, you may call 800 961-5321
© 2018 Intense Lighting, LLC. All rights reserved. Note: This document is subject to change without notice
intense | a LEVITON company

IVR15-SPI
2" Post Embedded Assembly

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	



DIMENSIONS

	Guardrail	Handrail
A	17"	14"
B	42"	36"

CONSTRUCTION
Post mount assembly is available in No.4 polished 304 stainless steel. Consult factory for custom powder coat finishes (AAMA 2604).

MAINTENANCE
Posts include a driver access door where power supply components are easily accessible. Tamper proof hardware and special tools are standard and included.

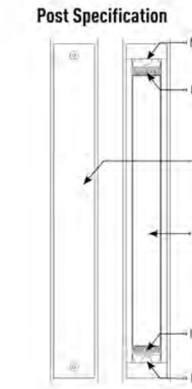
POWER SUPPLY
Lutron Hi-Lume® A-Series Driver is a high-performance LED driver that provides smooth, continuous 1% dimming.
See driver specifications.
- Dimming Range: 100% to 1%
- Operating Voltage: 120-277V @ 50/60Hz
- Rated lifetime of 50,000 hrs. @ t_c = 65°C
- Power Factor: > 0.9 at 40W
- Standby Power Consumption: < 1.0W
- Total Harmonic Distortion: < 20% at 40W
- Inrush Current: < 2A

MOUNTING / INSTALLATION
Post are to be spaced at a maximum of 60" and minimum of 24" on centers. Embedded mount post are set into place using Rockite® or Kwixset® anchor cement. A minimum of 6" post must be embedded into concrete to structurally secure post. Anchoring means must be determined by local codes. Not to be supplied or engineered by Intense Lighting. See Embedded Mount Installation chart for more information.

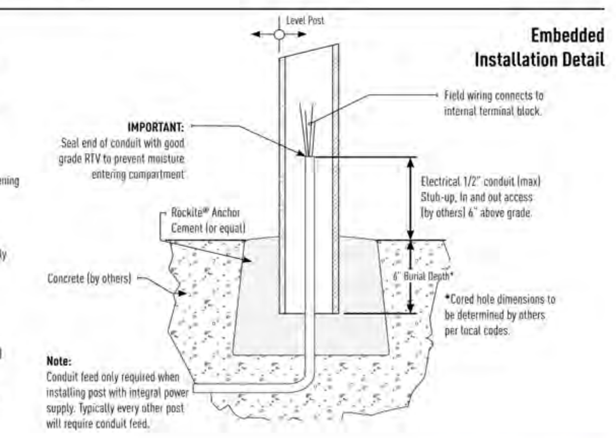
OPERATION
Post with integral power supply will power up-to 83 ½" of illuminated rail.

FITTINGS
Consult factory for standard fittings and epoxy weld adhesive specification.

Post Specification



Embedded Installation Detail



INTENSE LIGHTING | 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883
For Intense Lighting's limited product warranty, go to www.intenselighting.com. For a printed copy of the warranty, you may call 800 961-5321
© 2018 Intense Lighting, LLC. All rights reserved. Note: This document is subject to change without notice
intense | a LEVITON company

Lutron Hi-lume® A-Series Driver

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

Width: 1.18" **Height:** 1.00" **Length:** 14.25"

Maximum Driver-to-LED Light Engine Wire Length	
Wire Gauge	**Maximum Lead Length**
18	15 ft (4.5 m)
16	25 ft (7.5 m)
14	40 ft (12 m)
12	60 ft (18 m)

DESCRIPTION
Hi-lume® A-Series Driver is a high-performance LED driver that provides smooth, continuous 1% dimming.

FEATURES
- Continuous, flicker free dimming from 100% to 1%
- Compatible with Energi Savr Node™ with EcoSystem® unit, QS control unit, PowPak® dimming allowing for integration into a planned or existing EcoSystem® lighting control solution.
- Standard 3-wire line-voltage phase-control technology for consistent dimming performance and compatibility with all Lutron® 3-wire fluorescent controls.
- Rated lifetime of 50,000 hours @ t_c = 65°C
- UL recognized for United States and Canada
- RoHS Compliant
- Constant Voltage Driver with Pulse Width Modulation (PWM) dimming

PERFORMANCE
- Dimming Range: 100% to 1%
- Operating Voltage: 120-277V – at 50/60Hz
- Rated lifetime of 50,000 hours @ t_c = 65°C
- Patented thermal foldback protection
- LEDs turn on to any dimmed level without going to full brightness
- Nonvolatile memory restores all driver settings after power failure
- Power Factor: > 0.9 at 40W
- Standby Power Consumption: < 1.0W
- Total Harmonic Distortion (THD): < 20% at 40W
- Inrush Current: < 2A
- Inrush Current Limiting Circuitry: eliminates circuit breaker tripping, switch arcing and relay failure
- Open circuit protected
- Short circuit protected
- Turn-on time: ≤ 1 second
- PWM Dimming Frequency: 550Hz

ENVIRONMENTAL
- Sound Rating: Class A
- Relative Humidity: Maximum 90% non-condensing
- Minimum operating ambient temperature t_a = 32°F (0°C)

STANDARDS
- Meets ANSI C62.41 category A surge protection standards up to and including 4 kV
- FCC Part 15 compliant for commercial applications at 120V – or 277V –
- UL 8750 recognized

DRIVER WIRING AND MOUNTING
- Terminal blocks on the driver accept one solid wire per terminal from 18 to 16 AWG (0.75 to 1.5 mm²)
- Fixture must be grounded in accordance with local and national electrical codes

LISTINGS
- UL Recognized for United States and Canada
- RoHS Compliant
- FCC Compliant

INTENSE LIGHTING | 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883
For Intense Lighting's limited product warranty, go to www.intenselighting.com. For a printed copy of the warranty, you may call 800 961-5321
© 2018 Intense Lighting, LLC. All rights reserved. Note: This document is subject to change without notice
intense | a LEVITON company

IVR15-SPI
1.5" Solid State Illuminated Rail
Specification Guide

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

V-Rail Part Number (Example: IVR15-SPI-ST-P36-HO27-60S
(Specify Quantity By Foot)

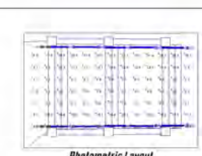
A: Family	B: Finish	C: Mounting/Height	D: LED Output	E: CCT	F: Light Distribution	G: Electrical	H: Options
IVR15-SPI	**-ST** (304 Stainless Steel)¹ **-C** (Custom)²	**-P36** (36" Post Mount) **-P42** (42" Post Mount) **-E36** (36" Embedded Mount) **-E42** (42" Embedded Mount)	**-HO** (High Output 4.6W)	**27** (2700K) **30** (3000K) **35** (3500K) **40** (4000K)	**-60S** (60° Flood) **-35S** (35° Narrow) **-30AS** (30° Asymmetric)	blank (24V Input)	**-I** (Infill)³

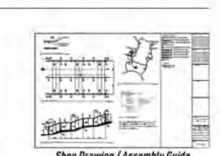
Notes:
1. 316 Stainless steel available by special order
2. Special order, consult factory
3. No LED (rail only), see IVR15-RPS

Specification and Delivery Process

Architectural drawings or detailed elevation drawings are required for a V-Rail quotation. A photometric layout will be provided if requested. Once an order is placed, Intense Lighting will provide detailed shop drawings for approval.

V-Rail will be delivered to the job site ready for installation. A detailed assembly drawing will be provided along with dimensions and locations for remote power supplies. All products included will be labeled clearly to match the assembly drawing. Certain tools and equipment will be required for the assembly of V-Rail. A detailed list of tools can be found in the V-Rail Installation Guide. Installation guide available upon request, consult factory.


Photometric Layout


Shop Drawing / Assembly Guide

Completed Project

Notes:

INTENSE LIGHTING | 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883
For Intense Lighting's limited product warranty, go to www.intenselighting.com. For a printed copy of the warranty, you may call 800 961-5321
© 2018 Intense Lighting, LLC. All rights reserved. Note: This document is subject to change without notice
intense | a LEVITON company

3" INGROUND 120V
5032

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape Wall Wash luminaire

FEATURES
- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

SPECIFICATIONS
Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

		Color Temp		Finish	
5032	*3" Inground 120V*	**30**	*3000K*	**BZ** **BBR**	*Bronze on Aluminum* *Bronze on Brass*

5032-30____

Example: **5032-30BBR**

Module Replacement

3000K	M5032LE-30BZ

waclighting.com Phone (800) 526.2588 Fax (800) 526.2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

3" INGROUND 120V
5032

WAC LANDSCAPE LIGHTING

waclighting.com Phone (800) 526.2588 Fax (800) 526.2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

3" INGROUND 120V
5032

WAC LANDSCAPE LIGHTING

Rock Guard
Protects the fixture face

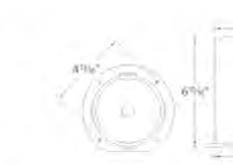
5030-GRD-BZ *Bronze on Aluminum*
5030-GRD-BBR *Bronze on Brass*

Optics
Enhances saturation of florals and foliage

LENS-25-AMB *Amber*
LENS-25-RED *Red*
LENS-25-FR *Frosted*
LENS-25-GRN *Green*
LENS-25-BLU *Blue*
LENS-25-HCL *Honeycomb Louver Reduces glare*

Concrete Pour Kit
For installation in concrete
Five ½" NPT threaded holes, PC

5030-PIP-PVC
Shown with temporary dense foam cap



waclighting.com Phone (800) 526.2588 Fax (800) 526.2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018

Date: Customer:
Project:
Type: Qty:

selux

Inula Column LED

Order Code: ICL

ICL	Series	ICL Inula Column LED								
	Nominal Overall Height	10 (10 ft)	11 (11 ft)	12 (12 ft)	13 (13 ft)	14 (14 ft)	15 (15 ft)	16 (16 ft)	17 (17 ft)	18 (18 ft)
	Light Engine 1	1Q 15.2w/1130lm	2Q90[1] 28.5w/2189lm	2Q180 28.5w/2189lm	3Q 42.0w/3267lm	4QS[1] 55.7w/4320lm	4QD 55.7w/4320lm		[1]Based on 5000K CCT; All light engines must be 2Q90 or 4QS	
	Light Engine 2	1Q 15.2w/1130lm	2Q90[1] 28.5w/2189lm	2Q180 28.5w/2189lm	3Q 42.0w/3267lm	4QS[1] 55.7w/4320lm	4QD 55.7w/4320lm	XX None	[1]Based on 5000K CCT; All light engines must be 2Q90 or 4QS	
	Light Engine 3	1Q 15.2w/1130lm	2Q90[1] 28.5w/2189lm	2Q180 28.5w/2189lm	3Q 42.0w/3267lm	4QS[1] 55.7w/4320lm	4QD 55.7w/4320lm	XX None	[1]Based on 5000K CCT; All light engines must be 2Q90 or 4QS	
	CCT	AM[2] Amber	30[2] 3000K	40 4000K	50 5000K				[2]IDA Approved; For other CCT please consult factory	
	Finish	WH White	BK Black	BZ Bronze	SV Silver	SP Specify Premium Color				
	Voltage	120	208	240	277	347[3]	480[3]		[3]50 or 60 Hertz; Requires step down transformer, 60 Hertz Only	
	Options	DM Dimming (0-10V)	HL30[4,6,7,13] Hi-Lo Switching 100-30%	REC[5] GFCI Receptacle	REC2[5] GFCI Receptacle w/ lockable cover	EM[8,9,10,11,13] Emergency Battery Pack T1 - 20C	LP[13] Low Power 50%	PC[12] Photo Cell		
		MS Motion Sensor w/ Optional Photocell (Meets Title 24 Requirements) See pg. 9 for order code								

Product Modifications
Please list modification requirements for review/confirmation.

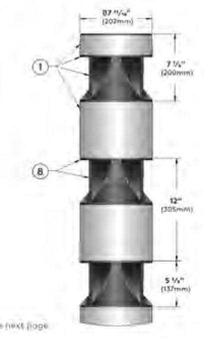
Approvals

Date:

Inula Column LED

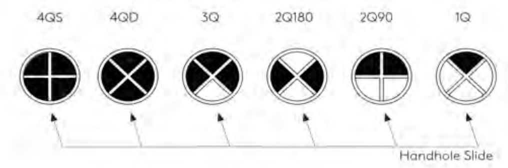
selux

ICL-1-XX-DS



Net Weight (lbs.): See next page

LED Light Engine Distribution Guide



Specifications

1. Fixture Housing – Die-cast low-copper and low-iron aluminum fixture body provide corrosion resistance in marine environments.

2. Gasketing – (not shown) Continuous gaskets provide weather-proofing, dust, and insect control between castings.

3. LED Light Engine – (not shown) High efficiency LED light engine equipped with brand-name LEDs, available in 3000K, 4000K, 5000K CCT tolerance within a 3-step MacAdams ellipse. Also Amber LEDs for monchromatic light. Suitable for max ambient temperatures up to 45°C.

4. Optics – (not shown) Proprietary vandal and UV resistant acrylic optic provides optimal light blending between quadrants.

5. Surge Protector – (not shown) Designed to protect luminaire from electrical surge (10kA).

6. Hi-Lo Switching Option – (not shown) Controlled switching between 100% and 30% power. See wiring diagrams for additional details.

7. Low Power Option – (not shown) 50% Lumen output in same physical package.

8. Light Chamber – Castings around Light Engine are painted with a matte black light absorbing powder coat. Meets International Dark-Sky Association (IDA) Requirements. BUG uplight rating "U0".

9. Low-Temperature Emergency Battery Pack Option – (not shown) Provide 90 minutes of constant-power egress lighting when external power is lost. -20°C to +55°C ambient temperature operation. Light Engine 1 only is powered. Powers single level 2Q90, 2Q180, 3Q or 4Q configurations at (refer to lumen matrix for lumen output on page 4.)

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Inula Column LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LED tested to IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

Luminaire tested to IK10 standard and IDA Approved.

Luminaire suitable for ambient temperatures between -40°C (-40°F) to 45°C (113°F).

LED Life: LED light engine provides a reported lumen maintenance of 93% at 36,000 hours. L70 calculated greater than 100,000 hours.

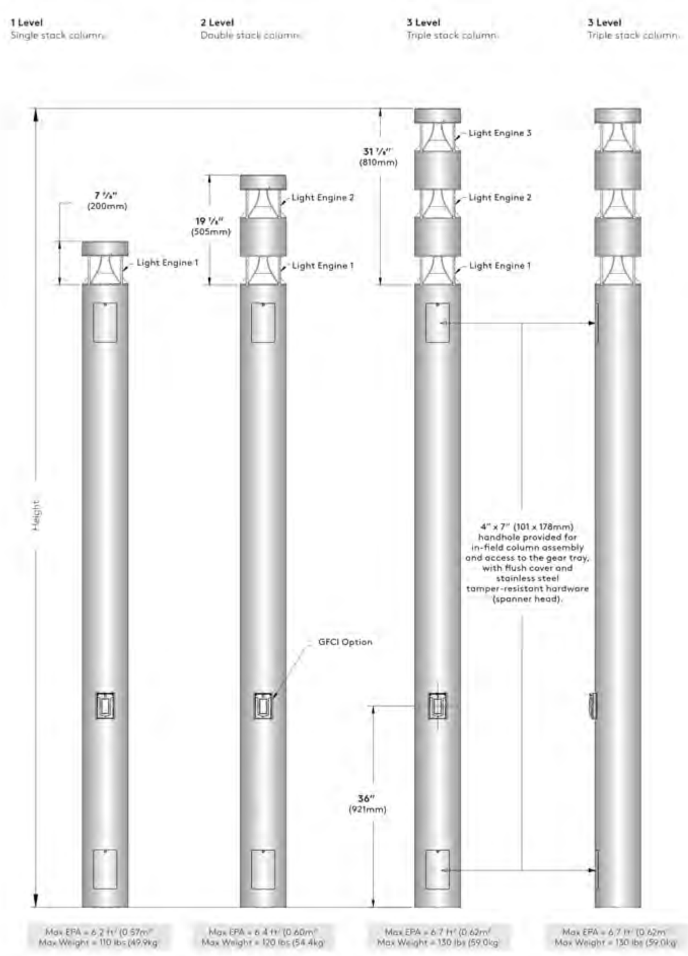
NRTL Listed(i.e. UL, CSA)

Visit selux.us for our LED End of Life recycling policy.

Inula Column LED

selux

Mounting ICL-XX-4QD



200 MPH maximum windspeed for 18' tall 3 level column per AASHTO 2008.

Inula Column LED

selux

ICL-1-XX-DS

ELECTRICAL SPECIFICATIONS WHEN ALL LIGHT ENGINES ARE THE SAME @ 120-277VAC [@347-480VAC]

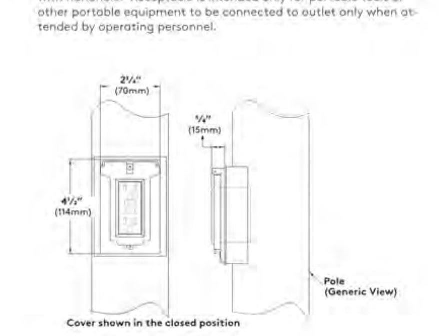
Light Engine			4QD/4QS				3Q				2Q180/2Q90				1Q			
LED CCT			3000K	4000K	5000K	AMBER	3000K	4000K	5000K	AMBER	3000K	4000K	5000K	AMBER	3000K	4000K	5000K	AMBER
1 LEVEL COLUMN	LOW POWER (LP) OPTION	Delivered Lumens (lm)	2021		2160	N/A	1529		1634	N/A	1024		1095	N/A	529		565	N/A
		Wattage (W)	27.9 [30.4]				21.0 [22.9]				14.3 [15.6]				7.6 [8.3]			
		Efficacy (lm/W)	72.6 [66.6]		77.6 [71.2]		72.8 [66.7]		77.8 [71.3]		71.8 [65.8]		76.8 [70.4]		69.5 [63.7]		74.3 [68.1]	
	STANDARD POWER	Delivered Lumens (lm)	4042		4320	446	3057		3267	337	2047		2189	226	1057		1130	117
		Wattage (W)	55.7 [60.7]			20.7 [22.6]	42.0 [45.8]				28.5 [31.1]			10.6 [11.6]	15.2 [16.6]			5.6 [6.2]
		Efficacy (lm/W)	72.6 [66.6]		77.6 [71.2]	21.6 [19.7]	72.8 [66.7]		77.8 [71.3]	21.6 [19.8]	71.8 [65.8]		76.8 [70.4]	21.3 [19.5]	69.5 [63.7]		74.3 [68.1]	20.9 [18.9]
2 LEVEL COLUMN	LOW POWER (LP) OPTION	Delivered Lumens (lm)	4083		4364	N/A	3088		3300	N/A	2068		2210	N/A	1068		1141	N/A
		Wattage (W)	56.9 [62.0]				42.8 [46.7]				29.2 [31.8]				15.5 [16.9]			
		Efficacy (lm/W)	71.8 [65.9]		76.7 [70.4]		72.1 [66.1]		77.1 [70.7]		70.8 [65.0]		75.7 [69.5]		68.9 [63.2]		73.6 [67.5]	
	STANDARD POWER	Delivered Lumens (lm)	8166		8728	901	6176		6601	681	4136		4420	456	2135		2282	236
		Wattage (W)	113.8 [124.0]			42.3 [46.2]	85.7 [93.5]			31.9 [34.6]	58.3 [63.4]			21.7 [23.7]	31.0 [33.8]			11.5 [12.6]
		Efficacy (lm/W)	71.8 [65.9]		76.7 [70.4]	21.3 [19.5]	72.1 [66.1]		77.1 [70.7]	21.3 [19.6]	70.8 [65.0]		75.7 [69.5]	21.0 [19.2]	68.9 [63.2]		73.6 [67.5]	20.5 [18.7]
3 LEVEL COLUMN	LOW POWER (LP) OPTION	Delivered Lumens (lm)	6130		6551	N/A	4636		4955	N/A	3104		3318	N/A	1603		1713	N/A
		Wattage (W)	85.1 [92.7]				64.1 [69.8]				43.6 [47.5]				23.2 [25.3]			
		Efficacy (lm/W)	72.1 [66.1]		77.0 [70.7]		72.3 [66.4]		77.3 [71.0]		71.2 [65.3]		76.1 [69.9]		69.1 [63.4]		73.8 [67.7]	
	STANDARD POWER	Delivered Lumens (lm)	12259		13102	1353	9272		9909	1023	6208		6635	685	3206		3426	354
		Wattage (W)	170.1 [185.4]			63.2 [69.0]	128.0 [139.5]			47.5 [51.8]	87.2 [95.0]			32.4 [35.5]	46.3 [50.5]			17.1 [18.9]
		Efficacy (lm/W)	72.1 [66.1]		77.0 [70.7]	21.4 [19.6]	72.3 [66.4]		77.3 [71.0]	21.5 [19.8]	71.2 [65.3]		76.1 [69.9]	21.1 [19.3]	69.1 [63.4]		73.8 [67.7]	20.7 [18.7]
EM Option		Delivered Lumens (lm)	2406		2571	N/A	1820		1945	N/A	1218		1303					

Inula Column LED

selux

Optional Accessories

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with cast base bolted to pole and gasketed, provided with weather-proof, self-closing cover; located 36" (915mm) from base of pole, inline with handhole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.



GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with cast base bolted to pole and gasketed, provided with weather-proof, self-closing padlockable cover; located 36" (915mm) from base of pole, inline with handhole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

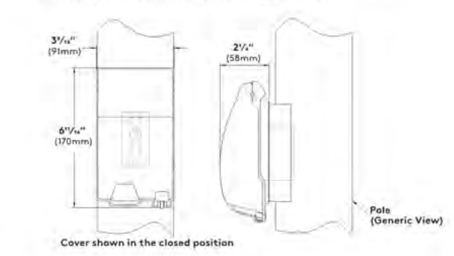
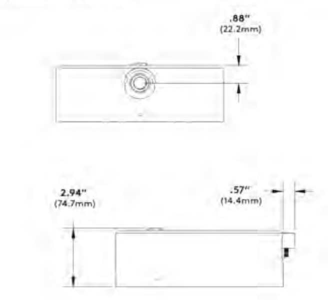


Photo Cell (PC) - Integrated in top cap for 360° of orientation adjustment in the field.

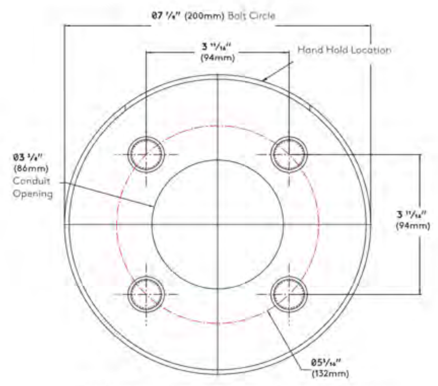


Inula Column LED

selux

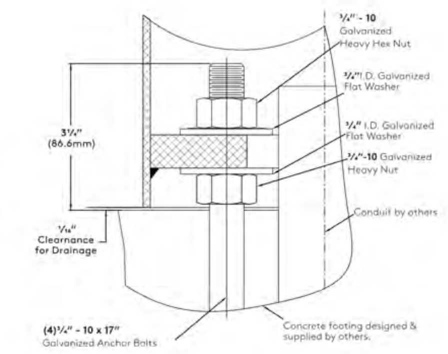
Mounting Information

ICL Bolt Circle
Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown



Note: Adequate drainage must be provided in concrete foundation.

ICL Bolt Detail



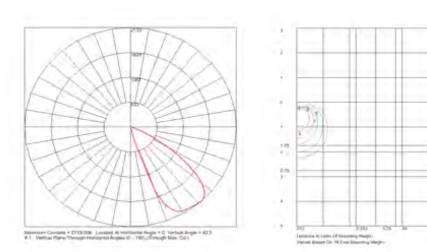
Inula Column LED

selux

Photometry

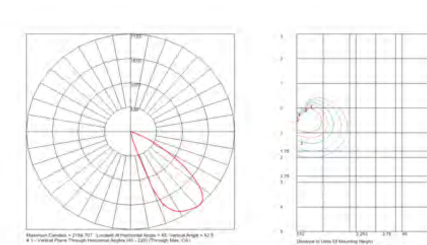
1Q / 15W LED / 5000K CCT
Catalog #: ICL-X-1Q-50-XX-120-DS
Report #: 1234579-50
Maximum candela of 2133 at 42.5° from vertical
Power Factor:0.995
Total Harmonic Distortion: 7.35%
CRI: 80.2
CCT: 5000K
1130 Delivered Lumens
74 Lumens per Watt
B0-U0-G0

DOWNLOAD IES FILES:
http://www.selux.us/fileadmin/us/photometry/Exterior/Bollards_Light_Columns_&_Wall_Wconces/Inula_Column_LED_.zip



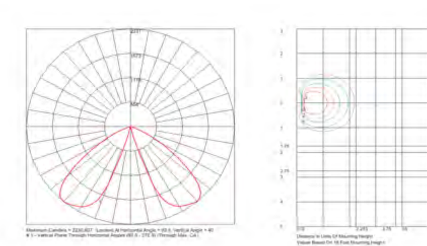
2Q90 / 28W LED / 5000K CCT
Catalog #: ICL-X-2Q90-50-XX-120-DS
Report #: 1234576-50
Maximum candela of 2154.707at 42.5° from vertical
Power Factor:0.995
Total Harmonic Distortion: 7.35%
CRI: 80.2
CCT: 5000K
2188 Delivered Lumens
77 Lumens per Watt
B0-U0-G0

DOWNLOAD IES FILES:
http://www.selux.us/fileadmin/us/photometry/Exterior/Bollards_Light_Columns_&_Wall_Wconces/Inula_Column_LED_.zip



2Q180 / 29W LED / 5000K CCT
Catalog #: ICL-X-2Q180-50-XX-120-DS
Report #: 1234577-50
Maximum candela of 2230.607at 40° from vertical
Power Factor:0.995
Total Harmonic Distortion: 7.35%
CRI: 80.2
CCT: 5000K
2189 Delivered Lumens
77 Lumens per Watt
B1-U0-G0

DOWNLOAD IES FILES:
http://www.selux.us/fileadmin/us/photometry/Exterior/Bollards_Light_Columns_&_Wall_Wconces/Inula_Column_LED_.zip



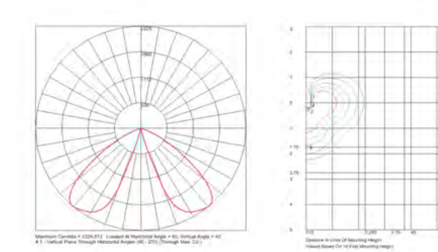
Inula Column LED

selux

Photometry

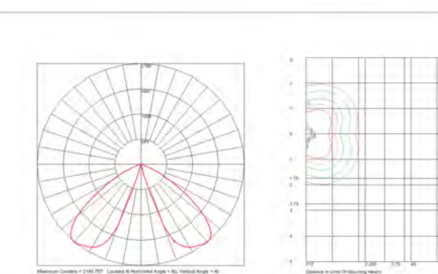
3Q / 42W LED / 5000K CCT
Catalog #: ICL-X-3Q-50-XX-120-DS
Report #: 1234578-50
Maximum candela of 2224.513 at 40° from vertical
Power Factor:0.995
Total Harmonic Distortion:7.35%
CRI: 80.2
CCT: 5000K
3267 Delivered Lumens
78 Lumens per Watt
B1-U0-G0

DOWNLOAD IES FILES:
http://www.selux.us/fileadmin/us/photometry/Exterior/Bollards_Light_Columns_&_Wall_Wconces/Inula_Column_LED_.zip



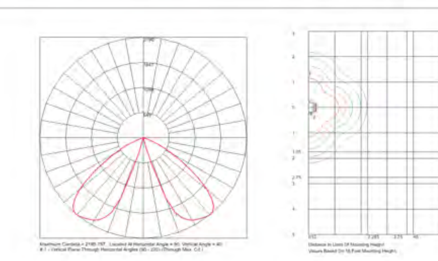
4QS / 56W LED / 5000K CCT
Catalog #: ICL-X-4QS-50-XX-120-DS
Report #: 1234579-50
Maximum candela of 2196 at 40° from vertical
Power Factor: 0.995
Total Harmonic Distortion: 7.35%
CRI: 80.2
CCT: 5000K
4320 Delivered Lumens
78 Lumens per Watt
B2-U0-G0

DOWNLOAD IES FILES:
http://www.selux.us/fileadmin/us/photometry/Exterior/Bollards_Light_Columns_&_Wall_Wconces/Inula_Column_LED_.zip



4QD / 56W LED / 5000K CCT
Catalog #: ICL-X-4QD-50-XX-120-DS
Report #: 1234579-50
Maximum candela of 2196 at 40° from vertical
Power Factor: 0.995
Total Harmonic Distortion: 7.35%
CRI: 80.2
CCT: 5000K
4320 Delivered Lumens
78 Lumens per Watt
B2-U0-G0

DOWNLOAD IES FILES:
http://www.selux.us/fileadmin/us/photometry/Exterior/Bollards_Light_Columns_&_Wall_Wconces/Inula_Column_LED_.zip



Invue

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

LED technolgy combined with the Icon luminaires unique form creates the choice solution for modern site lighting applications. The Icon luminaires gentle curves and sleek profile create a shape that is beyond common. Two unique arm choices combined with structural element options provide no limitations in bridging to the architectural application.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy-wall, one-piece, die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Integral aluminum heat sink provides superior heat transfer in +40°C ambient environment. DOOR: One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on heavy duty leaf/pin hinge. GASKET: Continuous gasket provided to seal housing to door. HARDWARE: Tool-less release button latches are stainless steel/aluminum construction, painted to match housing and allow access to internal housing and electrical components.

Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 70 or 80 CRI. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
UPSWEEP ARM: Manufactured of heavy-wall cast aluminum. Internal bolt guides provided for positioning arm to housing and pole. LINEAR ARM: Manufactured of heavy-wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. STRUCTURAL MOUNT: Die-cast aluminum cleat, factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. Invue poles provided pre-drilled for suspension mount applications. See Invue pole brochure for complete selection of matching poles. STRUCTURAL WALL MOUNT: Die-cast aluminum cleat, factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm. Mounting arms ordered separately.

Slide Arm
An elegant cantilever arm assembly articulates the Icon housing in suspended balance. The extended aluminum arm and rear suspension detail in conjunction with the flowing lines from pole to luminaire provide a dramatic form where excitement in architectural design is desired. Arm weldment assembly manufactured of 6061, 6063 cast aluminum subcomponents. The medium Icon arm (SDM) assembly mounts to a 5" O.D. round straight pole equipped with a 4" O.D. by 10" tall tenon. The Small Icon Arm (SDS) Fits 4" O.D. tenon or slipfits over 4" round straight pole. Arm secures to pole with provided stainless steel hex head fasteners and includes a removable side cap for wire access and inspection.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

ICS/ICM
ICON LED

ICM 1 - 6 LightBARs
ICS 1 - 4 LightBARs
Solid State LED

ARCHITECTURAL AREA/SITE LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
3G Vibration Tested
ISO 9001

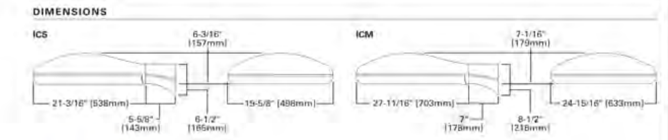
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
ICS Icon Small:
Single: 0.69
Single Structural: 0.71

ICM Icon Medium:
Single: 1.09
Single Structural: 1.11

SHIPPING DATA
Approximate Net Weight:
ICS Icon Small: 37 lbs. (16.82 kgs.)
ICM Icon Medium: 50 lbs. (22.73 kgs.)

DIMENSIONS



EATON
TD500007EN
2017-06-30 09:24:09

ICS/ICM ICON LED

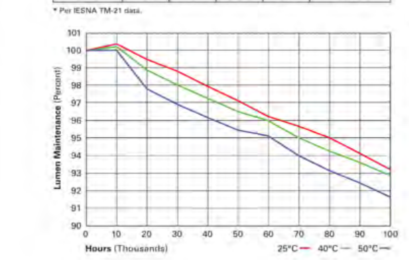
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25 C	> 99%	> 97%	> 96%	> 93%	> 450,000
40 C	> 98%	> 97%	> 96%	> 92%	> 425,000
50 C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10 C	1.02
15 C	1.01
25 C	1.00
40 C	0.99

EATON
TD500007EN
2017-06-30 09:24:08

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F01	F02	F03	F04	F05	F06
Drive Current		1A Drive Current					
Power (Watts)		26W	55W	78W	102W	133W	157W
Current @ 120V (A)		0.22	0.46	0.66	0.86	1.12	1.31
Current @ 277V (A)		0.10	0.21	0.29	0.37	0.50	0.58
Power (Watts)		32W	60W	85W	105W	137W	164W
Current @ 347V (A)		0.11	0.19	0.28	0.30	0.41	0.49
Current @ 480V (A)		0.09	0.15	0.21	0.22	0.31	0.37
T2	Lumens	2,529	5,059	7,588	10,117	12,646	15,176
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,546	5,092	7,638	10,183	12,729	15,275
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,495	4,990	7,484	9,979	12,474	14,969
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,662	5,323	7,985	10,646	13,308	15,969
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,628	5,257	7,885	10,513	13,142	15,770
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,626	5,251	7,877	10,502	13,128	15,754
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	2,522	5,044	7,566	10,088	12,610	15,132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,506	5,013	7,519	10,026	12,532	15,039
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL4	Lumens	2,439	4,877	7,316	9,755	12,193	14,632
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	2,579	5,158	7,737	10,316	12,894	15,473
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,297	4,594	6,891	9,188	11,485	13,782
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3

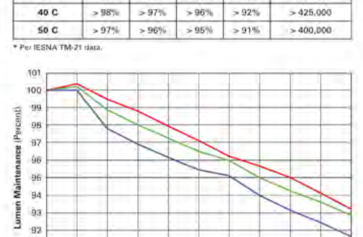
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25 C	> 99%	> 97%	> 96%	> 93%	> 450,000
40 C	> 98%	> 97%	> 96%	> 92%	> 425,000
50 C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10 C	1.02
15 C	1.01
25 C	1.00
40 C	0.99



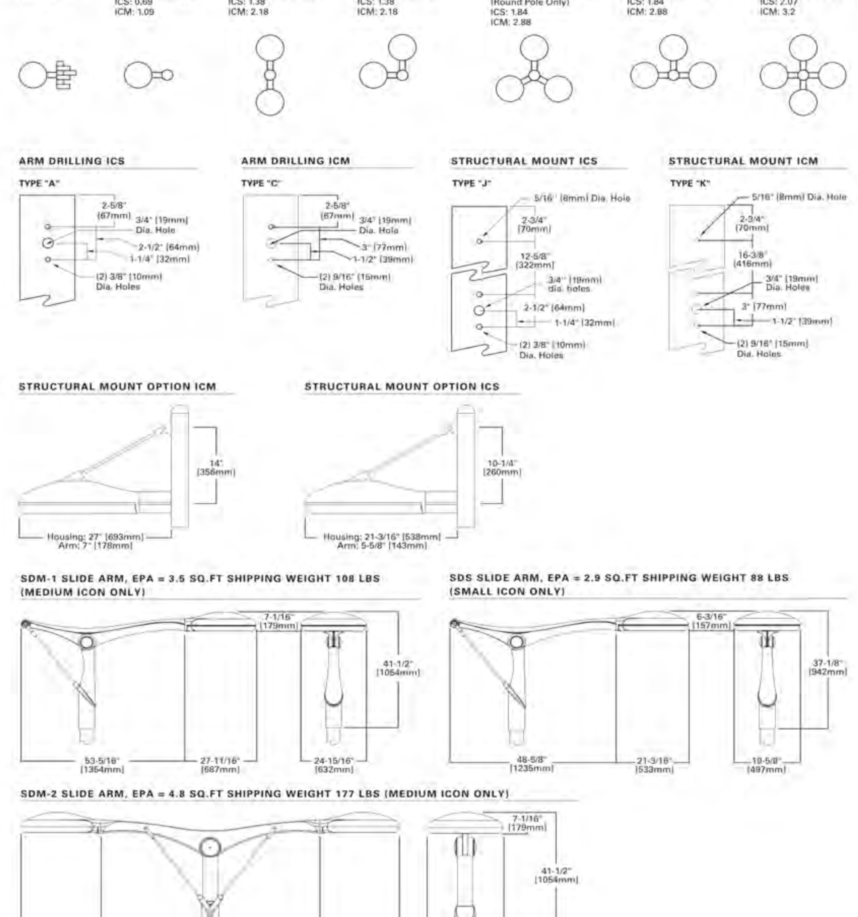
EATON Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD500007EN
2017-06-30 09:24:08

MOUNTING CONFIGURATIONS AND EPAS



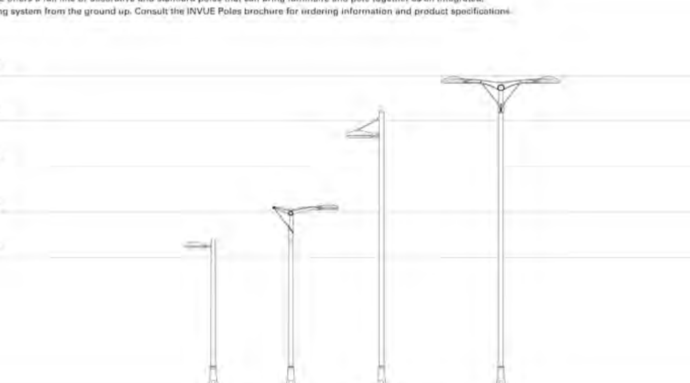
EATON Powering Business Worldwide

TD500007EN
2017-06-30 09:24:08

POLE OPTIONS

Brining Poles and Luminaires Together

INVUE offers a full line of decorative and standard poles that can bring luminaire and pole together as an integrated, flowing system from the ground up. Consult the INVUE Poles brochure for ordering information and product specifications.



EATON Powering Business Worldwide

TD500007EN
2017-06-30 09:24:08

CONTROL OPTIONS

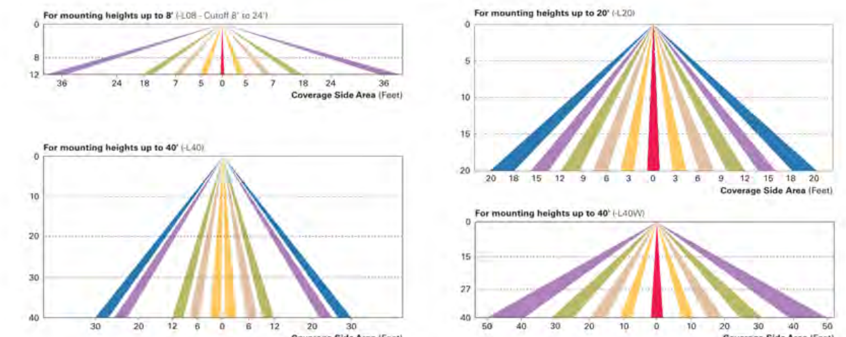
0-10V (DIM)
The DIM option provides 0-10V a dimming driver and dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PC, PER and PER7)
Optional button-type photocontrol (PC) and photocontrol receptacles (PER and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

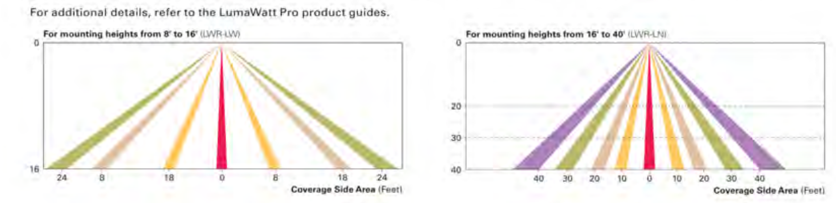
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



EATON Powering Business Worldwide

TD500007EN
2017-06-30 09:24:08

ORDERING INFORMATION

Sample Number: ICS-E04-LED-E1-T3-GM

Product Family	Number of LightBARs	Lamp Type	Voltage	Distribution	Color
ICS=Icon Small ICM=Icon Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs	LED=Solid State Light Emitting Diode	E1=Universal (120-277V) 347=347V 480=480V D1=0-10V Dimming Driver	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White

Structural Options

Pole Mount
PRCPS=Strut Rod and Clevis Set for Square Pole (Painted to match fixture. Does not include arm)
PRCSS=Stainless Strut Rod and Clevis Set for Square Pole (Clevis painted to match fixture. Does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole (Painted to match fixture. Does not include arm)
PRCSR=Stainless Strut Rod and Clevis Set for Round Pole (Clevis painted to match fixture. Does not include arm)

Wall Mount
WRCP=Strut Rod and Clevis Set (Painted to match fixture. Does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set (Clevis painted to match fixture. Does not include arm)

Options (Add as Suffix)

PC=Button Type Photocontrol (Specify Voltage)
PER=Standard 3-PIN Photocontrol Receptacle
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
2L=Two Circuits
LCF=LightBAR Cover Plate Matches Housing Finish
7030=70 CRI / 3000K CCT
8030=80 CRI / 3000K CCT
L90=Optics Rotated Left 90°
R90=Optics Rotated Right 90°
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Heights
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 20' Mounting Heights
MS/DIM-LXX=Motion Sensor for Dimming Operation
MS-LXX=Motion Sensor for ON/OFF Operation
MS/X-LXX=Motion Sensor for Bi-Level Switching
F=Single Fuse (120 or 277V. Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Specify Voltage)
HSS=Factory Installed House Side Shield
DIM=0-10V Dimming Leads Outside Fixture (Change E1 to D1 on Voltage Option)

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol - Multi-Tap
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
MA1253=10kV Circuit Module Replacement
LS/HSS=Field Installed House Side Shield

ICS Mounting Accessories (Order Separately)
SDS-ARM-XX=Slide Single Arm
VA1001-XX=Wall Mount Kit w/Upsweep Arm
VA1002-XX=Wall Mount Kit w/Linear Arm
VA1005-XX=Upsweep Arm for Square Pole
VA1006-XX=Upsweep Arm for Round Pole
VA1008-XX=Linear Arm for Square Pole
VA1009-XX=Linear Arm for Round Pole
VA1013-XX=Structural Mount Wall Mount Arm
VA1017-XX=Mast Arm Adapter Kit
VA1019-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
VA1020-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
VA1021-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
VA1022-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
VA1023-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
VA1024-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
VA1025-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
VA1026-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
VA1027-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
VA1028-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
VA1029-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
VA1030-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
VA1031-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
VA1032-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon

ICM Mounting Accessories (Order Separately)
SDM1-ARM-XX=Slide Single Arm
SDM2-ARM-XX=Slide Twin Arm
VA1003-XX=Wall Mount Kit w/Upsweep Arm
VA1004-XX=Wall Mount Kit w/Linear Arm
VA1011-XX=Upsweep Arm for Square Pole
VA1012-XX=Upsweep Arm for Round Pole
VA1014-XX=Linear Arm for Square Pole
VA1015-XX=Linear Arm for Round Pole
VA1018-XX=Mast Arm Adapter Kit
VA1074-XX=Structural Mount Wall Mount Arm
VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon

NOTES: [illegible]

EATON Powering Business Worldwide

TD500007EN
2017-06-30 09:24:08

Invue

ARX ALUMINUM ROUND STRAIGHT

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES
- Straight round shaft 6063-T6 aluminum alloy polished
- Cast aluminum alloy base with aluminum bolt covers
- Anchor bolt per ASTM A576
- Three and four-bolt anchorage configurations
- 8'-20' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more.

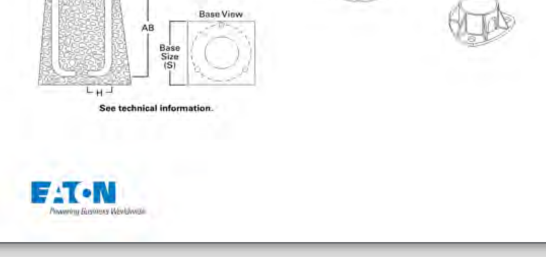
Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

ORDERING INFORMATION

SAMPLE NUMBER: ARX4T08NGMA1V

Product Family	Shaft Size (Inches)	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
ARX=Aluminum Round Straight	4=4" 5=5"	T=0.125" M=0.188"	08=8' 10=10' 12=12' 15=15' 18=18' 20=20'	A=Aluminum (Round 4-Bolt Pole) N=Aluminum (Round 3-Bolt Pole)	AP=Grey BA=Anodized Bronze BK=Black BZ=Bronze CA=Anodized Clear DA=Anodized Black DP=Dark Platinum GM=Graphite Metallic GN=Hartford Green WH=White	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) - Slide/Flite/Epic 5=3" O.D. Tenon (4" Long) - Mesa 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) - SDM1/SDM2 A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling X=None	1=Single 2=2 at 180° 3=Triple 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub B=3/4" Tapped Hub C=Convenience Outlet D=Base Cover for "A" Base E=GFCI Convenience Outlet F=Vibration Pad G=Ground Lug H=Additional Hand Hole V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Base cover not included (order as option). 3. Square poles are 3 at 90°, round poles are 3 at 120°. 4. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 5. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 6. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.



See technical information.

EATON Powering Business Worldwide

TD513007EN
May 29, 2018 2:48 PM

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection (Inches)	Shaft Size (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) 70 mph	80 mph	90 mph	100 mph	Max Fixture Load - includes Bracket (Pounds)
MH			BC	BP	B	D x AB x H		70 mph	80 mph	90 mph	100 mph	
8	ARX4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	16.0	11.9	9.1	7.2	100
10	ARX4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	12.2	8.9	6.6	5.1	100
12	ARX4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	9.4	6.7	4.8	3.6	100
12	ARX5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	16.1	11.8	9.1	7.3	100
15	ARX4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	6.4	4.2	2.8	1.8	100
15	ARX5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	11.5	8.2	6.2	4.9	100
18	ARX4M18N [5]	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	7.2	4.8	3.1	2.1	100
18	ARX5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	13	9.2	7.0	5.5	150
20	ARX5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	10.3	7.1	5.3	4.1	150

Effective Projected Area (18" Above Pole Top)

Mounting Height (Feet)	Catalog Number	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection (Inches)	Shaft Size (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) 70 mph	80 mph	90 mph	100 mph	Max Fixture Load - includes Bracket (Pounds)
MH			BC	BP	B	D x AB x H		70 mph	80 mph	90 mph	100 mph	
8	ARX4T08N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	20	13.6	10.1	7.7	6.1	100
10	ARX4T10N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	24	10.6	7.7	5.8	4.5	100
12	ARX4T12N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	27	8.3	5.9	4.3	3.2	100
12	ARX5T12N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	33	14.3	10.5	8.1	6.5	100
15	ARX4T15N	0.125	6-3/4	3-1/4	4	3/4 x 17 x 3	33	5.6	3.7	2.4	1.6	100
15	ARX5T15N	0.125	7-3/4	3-1/4	5	3/4 x 17 x 3	40	10.2	7.2	5.5	4.3	100
18	ARX4M18N [5]	0.188	6-3/4	3-1/4	4	3/4 x 17 x 3	54	6.5	4.3	2.8	1.9	100
18	ARX5M18N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	66	11.7	8.3	6.3	5.0	150
20	ARX5M20N	0.188	7-3/4	3-1/4	5	3/4 x 17 x 3	73	9.4	6.5	4.9	3.7	150

NOTES:
1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Factory installed vibration damper.

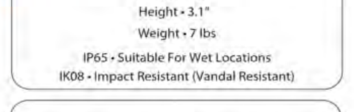
EATON Powering Business Worldwide

TD513007EN
May 29, 2018 2:48 PM

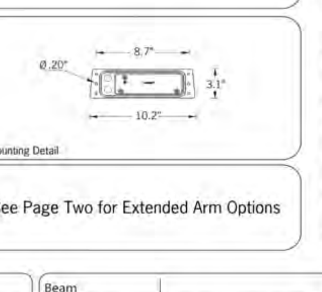
Surface

UVK-30001
Austin-Vekter 1 Small

LIGMAN LIGHTING USA



Physical Data
Length • 10.2"
Height • 3.1"
Weight • 7 lbs
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)



See Page Two for Extended Arm Options

A wedge shaped range of small profile wall mounted luminaires for use in uplight or downlight applications. This product is provided with a range of high powered LEDs with a selection of optics.
The Vekter is unique as it is available with Type II, III, IV & V light distribution options that facilitates wider spacing and even light distribution between the light fixtures. Wide spacings of up to 40' on center can be achieved using a type II optic with uniformity that complies to path of egress requirements. This provides higher energy saving and reduced installation costs. The Vekter can be manufactured using different type beam optics to achieve custom distribution, e.g using type II and type IV optics inside the same luminaire.
Integral electronic control gear is housed in a special waterproof box that can be detached from the optical chamber for easy installation.
Mounting plate for 3" and 4" junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option.
The Austin-Vekter is suitable for lighting footpaths, building facades, building entrances and parking areas around buildings. This fixture comes standard with a clear lens, optional frosted lens available as an adder in options below.
For the Austin-Vekter 27w, please see UVK-30002

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0-U0-G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	Beam		LED Color	Finish Color
20w LED 1932 Lumens for M,W,VW & EW Beam	M • Medium 31° W • Wide 53° VW • Very Wide 66° EW • Extra Wide 110°	T2 • Type II Distribution - 1704lm T3 • Type III Distribution - 1712lm T4 • Type IV Distribution - 1679lm	W27 • 2700K W30 • 3000K W40 • 4000K	01 - Black - RAL 9011 02 - Dark Grey - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 8019 07 - Custom RAL

Options (Consult Factory for Pricing)
SCE - Custom Surface Conduit Entry Box
EMR - Remote Emergency Pack
F - Frosted Lens
NAT - Natatorium & High Corrosion Environments
DIM - 0-10v Dimming

Ordering Example : UVK - 30001 - 20w - T2 - W30 - 02 - 120/277v - Options

UVK	Lamp	Beam	LED Color	Color	Voltage	Options
30001	20w LED	M Medium W Wide VW Very Wide EW Extra Wide T2 Type II Distribution T3 Type III Distribution T4 Type IV Distribution	W27 2700K W30 3000K W40 4000K	01 Black 02 Dark Grey 03 White 04 Metallic Silver 05 Matte Silver 06 Bronze 07 Custom RAL	120/277v Other (Specify)	SCE Surface Conduit Entry EMR Remote Emergency Pack F Frosted Lens NAT Natatorium Rated DIM 0-10v Dimming

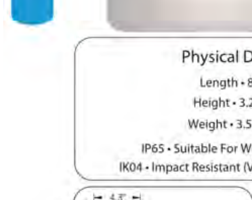
PROJECT: DATE: QUANTITY:
TYPE: NOTE:

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

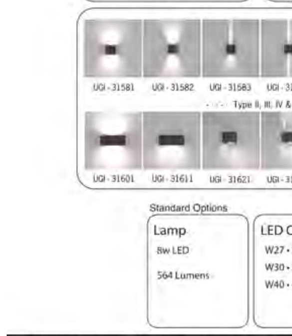
Surface

UGI-31611
Gino 4

LIGMAN LIGHTING USA



Physical Data
Length • 8"
Height • 3.2"
Weight • 3.5 lbs
IP65 • Suitable For Wet Locations
IK04 • Impact Resistant (Vandal Resistant)



A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires. This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 3 and 4 mounts over a 2"x4" switchbox mounted horizontally. Added securing holes are provided to secure the luminaire to the wall surface. Frosted or clear lenses are available.

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0-U0-G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	LED Color	Finish Color
8w LED 564 Lumens	W27 • 2700K W30 • 3000K W40 • 4000K	01 - Black - RAL 9011 02 - Dark Grey - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 8019 07 - Custom RAL

Options (Consult Factory for Pricing)
4J - Mounting Plate for 4" Junction Box
C - Clear Lens
NAT - Natatorium & High Salt Environments
DIM - 0-10v Dimming
SCE - Surface Conduit Entry Box

Ordering Example : UGI - 31611 - 8w - W30 - 02 - 120/277v - Options

UGI	Lamp	LED Color	Color	Voltage	Options
31611	8w LED	W27 2700K W30 3000K W40 4000K	01 Black 02 Dark Grey 03 White 04 Metallic Silver 05 Matte Silver 06 Bronze 07 Custom RAL	120/277v Other (Specify)	4J Mounting Plate for 4" JBox C Clear Lens NAT Natatorium Rated DIM 0-10v Dimming SCE Surface Conduit Entry

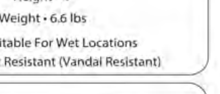
PROJECT: DATE: QUANTITY:
TYPE: NOTE:

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

Surface

UGN-30021
Gini 1 Down Light

LIGMAN LIGHTING USA



Physical Data
Length • 11.8"
Height • 4"
Weight • 6.6 lbs
IP65 • Suitable For Wet Locations
IK04 • Impact Resistant (Vandal Resistant)

A range of modular top quality decorative linear surface mount luminaires. This small profile decorative wall sconce with upward, downward or up/down light distributions is available in 4 sizes, namely 12", 23" 35" and 47" standard lengths. (Contact factory for longer runs)
This luminaire has a unique feature where the extruded aluminum mounting bracket is secured onto the wall and the luminaire are then attached to the mounting bracket.
This modular feature allows for extended lengths of extruded mounting bracket to be installed onto the wall and then multiple luminaires can be attached end-on-end to provide a continu ous row of luminaires with even light distribution.
The Gini has been designed with integral drivers and lightly frosted low glare tempered glass lenses. A single gang in wall junction box, horizontally mounted is to be provided by contractor to facilitate ease of installation.
This IP65 luminaire can be used for indoor, as well as outdoor applications. Ideally suited to illuminate wall surfaces and light accents.

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	LED Color	Finish Color
18w LED 1246lm	W27 • 2700K W30 • 3000K W40 • 4000K	01 - Black - RAL 9011 02 - Dark Grey - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 8019 07 - Custom RAL

Options (Consult factory for pricing)
NAT - Natatorium & High Salt Environments

Ordering Example : UGN - 30021 - 18w - W30 - 02 - 120/277v - Options

UGN	Lamp	LED Color	Color	Voltage	Options
30021	18w LED	W27 2700K W30 3000K W40 4000K	01 Black 02 Dark Grey 03 White 04 Metallic Silver 05 Matte Silver 06 Bronze 07 Custom RAL	120/277v Other (Specify)	NAT Natatorium Rated

PROJECT: DATE: QUANTITY:
TYPE: NOTE:

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

ARQUITECTONA | 1177 Kane Concourse

exp U.S. Services Inc.
t: +1.407.660.0088 | f: +1.407.660.1655
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.

Date: 08/28/2018