

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT AND REVIEW COMMITTEE
AGENDA
November 18, 2021**

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Development Review Committee will take place in a Hybrid format where a quorum of the Committee will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://us06web.zoom.us/j/89699161512>
Meeting ID: 896 9916 1512

To request to speak during Zoom Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

Members of the Public may also be admitted to the Council Chambers in person, for Public Comment, subject to social distancing and facial covering.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location.
US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
Meeting ID: 896 9916 1512
Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Review and discussion of Site Plan Review Application by BH 103, LLC in order to construct a 35 unit Multi-Family development to be located at 10270-90 East Bay Harbor Drive. Enclosed is a copy of the proposed site plans.
2. Review and discussion of Site Plan Review Application by BH Bay Harbor 97, LLC in order to construct a 31 unit Multi Family development to be located at 1165 - 1175 97 Street. Enclosed is a copy of the proposed site plans.
3. Review and discussion of Site Plan Review Application by BH Bay Harbor 103, LLC in order to construct a 28 unit Multi-Family development to be located at 10281 West Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

ADJOURNMENT

AGENDA ITEM REPORT

November 18, 2021

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Review Application by BH 103, LLC in order to construct a 35 unit Multi-Family development to be located at 10270-90 East Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

On November 4, 2021, the Town received a re-submittal for Site Development Plan application for a 35 Dwelling Unit Multi-Family Development to be located at 10270-90 East Bay Harbor Drive.

Owner's Name: BH Group, LLC

Folio: 13-2227-001-1110

Property Address: 10290 East Bay Harbor Drive

Zoning District: RM-2 Multi Family District

Legal Description: Lot 1 and 2, Block 5

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. 10290 E. Bay Harbor Drive
2. BHI DRC Staff Report #3 10270-90 EBHD Nov 11 2021

Name: R-243
Elev(NGVD29): 6,61
Northing: 565.442,92
Easting: 940.795,09

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.

COMMUNITY NUMBER:
120637
PANEL: 12086C0144
SUFFIX: L
FIRM DATE: 9/11/2009
FLOOD ZONE: AE
FIELD WORK: 6/20/2021

CERTIFIED TO:
BH BAY HARBOR 103, LLC.

SURVEY NUMBER: 2117

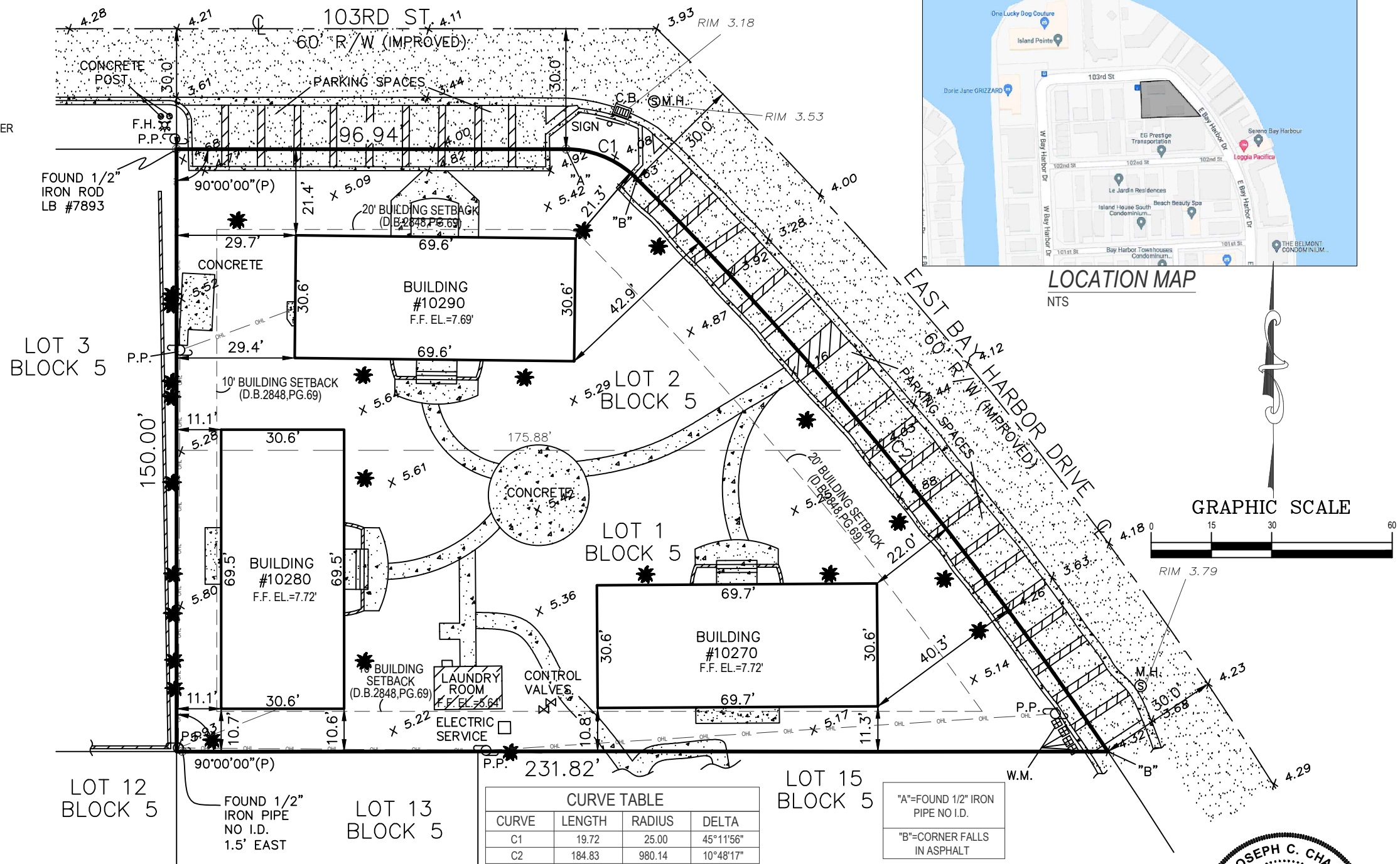
	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE
	= TREE		

A/C	AIR CONDITIONER
CL	CENTERLINE
Δ	CENTRAL DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WA

ASPHALT AND CONCRETE CROSSES THE PROPERTY LINES ON THE NORTHERLY AND EASTERLY SIDES OF THE LOT.
THERE IS A C.B.S. WALL NEAR THE BOUNDARY OF THE PROPERTY ON THE WESTERLY SIDE OF THE LOT.
CONCRETE SIDEWALK CROSSES THE PROPERTY LINE ON THE SOUTHERLY SIDE OF THE LOT.
THE TOTAL AREA OF PROPERTY IS 26046 SQUARE FEET.

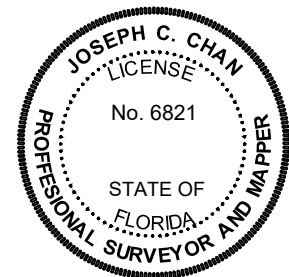
1. LEGAL DESCRIPTION WAS PROVIDED BY OTHERS
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5. ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6. DIMENSIONS SHOW HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED

7. FENCE OWNERSHIP IS DETERMINED
8. ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS
BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE
IMPROVEMENTS OVER SCALED POSITIONS.



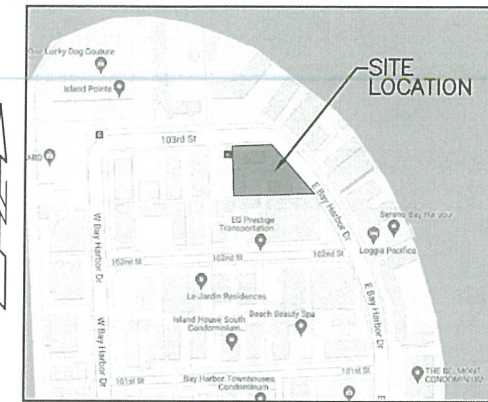
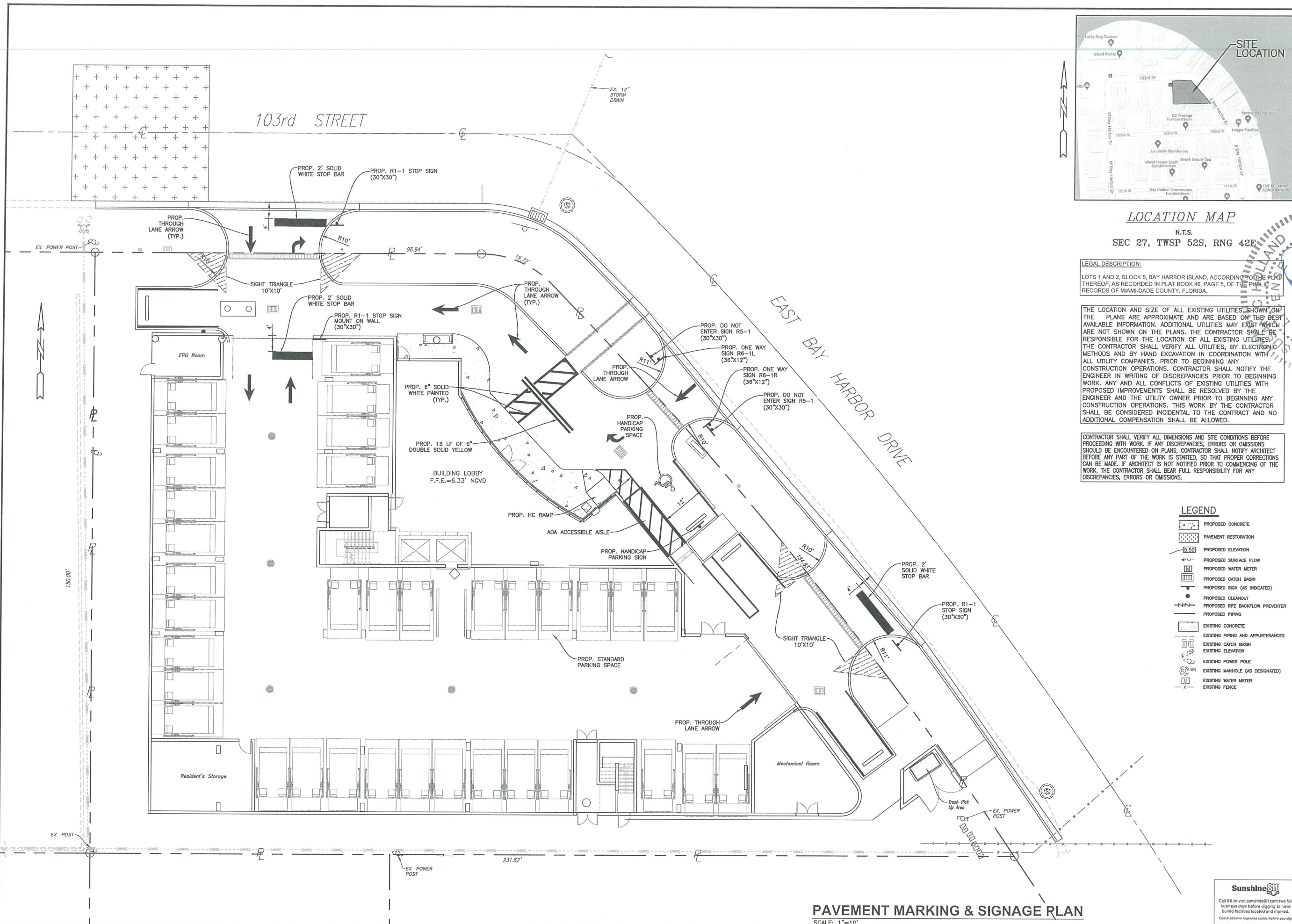
10290 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND
CORRECT PRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE



SHEET NUMBER	DATE 06/24/2021	B, A, & K GROUP, INC. 12000 SW 92 ST MIAMI, FL 33186-2018 T: 786.488.1000 F: 888.448.6511 E: ENGINEERCONTRACTOR@GMAIL.COM CA #26913	BOUNDARY SURVEY TITLE:	PROJECT: 10290 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS FLORIDA	SCALE AS SHOWN					
	DRAWN BY PL									
					CHECKED BY JC	No.	REVISIONS	DATE	BY	

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LOCATION MAP

N.T.S.
SEC 27, TWSP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPTZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

NO. OF SHEETS: 4		SHEET NO.: C-3		CAD FILE NO.					
PAVEMENT MARKING & SIGNAGE PLAN FOR BH INVESTMENTS - BAY HARBOR 103 10290 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154									
NO.		DATE		BY		CHK'D		DESCRIPTION	

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WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

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

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

SEWAGE VOLUMES:
27 UNITS FROM 982 SF TO 1,979 SF AT 300 GPD PER UNIT = 8,100 GPD
6 UNITS FROM 2,005 SF TO 2,120 AT 400 GPD PER UNIT = 2,400 GPD
TOTAL FLOW = 10,500 GPD

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT, SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATE TO PREVENT PIPE CONFLICTS.
5. EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL BACK PREVENTERS TO BE INSTALLED PER COUNTY REGULATIONS.

LOCATION MAP

N.T.S.
SEC 27, TWP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C900-05 OR LATEST REVISION. LEAKAGE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:
$$L = \frac{S \cdot D \cdot (P)^{0.5}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
L = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C901-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-355.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 80" INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

WATER & SEWER PLAN

SCALE: 1"=10'

FINAL APPROVAL	
SCALE: 1"=10'	DATE: 09/23/21
DESIGNED BY: JHS	CHECKED BY: SCH
FIELD BOOK: N/A	
HOLLAND ENGINEERING CIVIL ENGINEERING SOLUTIONS 1220 SE 3rd Avenue Fort Lauderdale, FL 33316 Certificate of Professional Engineer SUSAN C. HOLLAND STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE No. 41831	
REVISIONS	DESCRIPTION
NO.	DATE
BY	CHK'D
WATER & SEWER PLAN FOR BH INVESTMENTS - BAY HARBOR 103 10300 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	
NO. OF SHEETS: 4	
SHEET NO.: C-2	
CAD FILE NO.	
21-29	

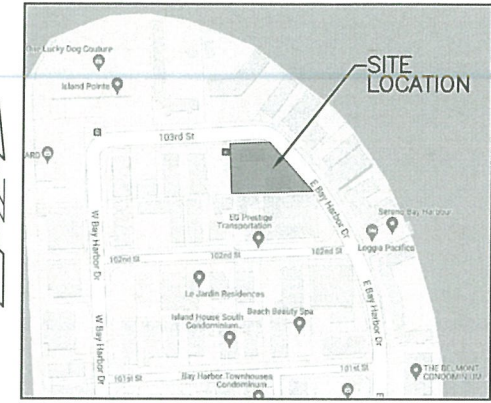
J:\CAD\21-29\CAD Files\21-29-C-1 - Paving Grading & Drainage Plan.dwg - 9/28/2021 11:59 AM

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

- GENERAL NOTES:**
1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
 2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
 4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
 5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
 6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

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

ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP
N.T.S.
SEC 27, TWP 52S, RNG 42E

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:**
1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 7. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 8. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- LEGEND**
- PROPOSED CONCRETE
 - PAVEMENT RESTORATION
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED WATER METER
 - PROPOSED CATCH BASIN
 - PROPOSED SIGN (AS INDICATED)
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED PIPING
 - EXISTING CONCRETE
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING POWER POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING WATER METER
 - EXISTING FENCE

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

FINAL APPROVAL	
SCALE: 1"=10'	DATE: 09/23/21
DRAWN BY: HS	DESIGNED BY: SCH
CHECKED BY: SCH	FIELD BOOK: N/A

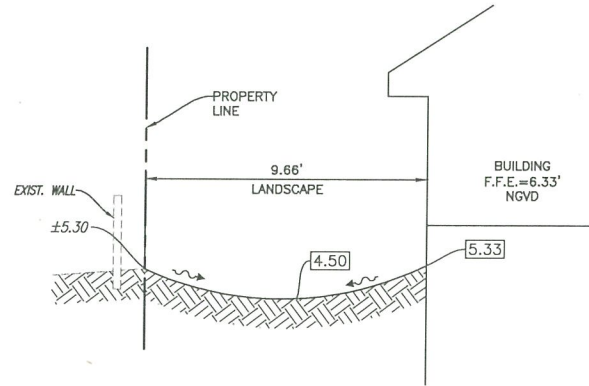
REVISIONS	
NO.	DATE

DESCRIPTION	

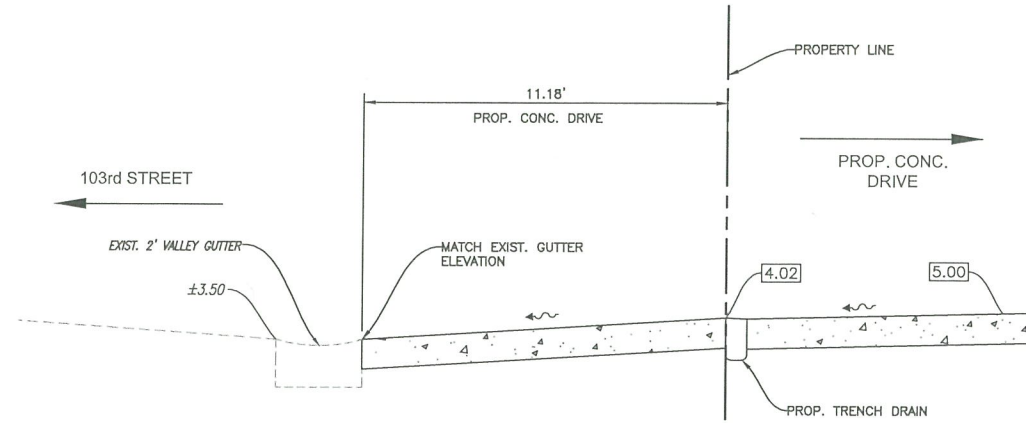
PAVING, GRADING & DRAINAGE PLAN FOR
BH INVESTMENTS - BAY HARBOR 103
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

NO. OF SHEETS: 4
SHEET NO.: C-1
CAD FILE NO. 21-29

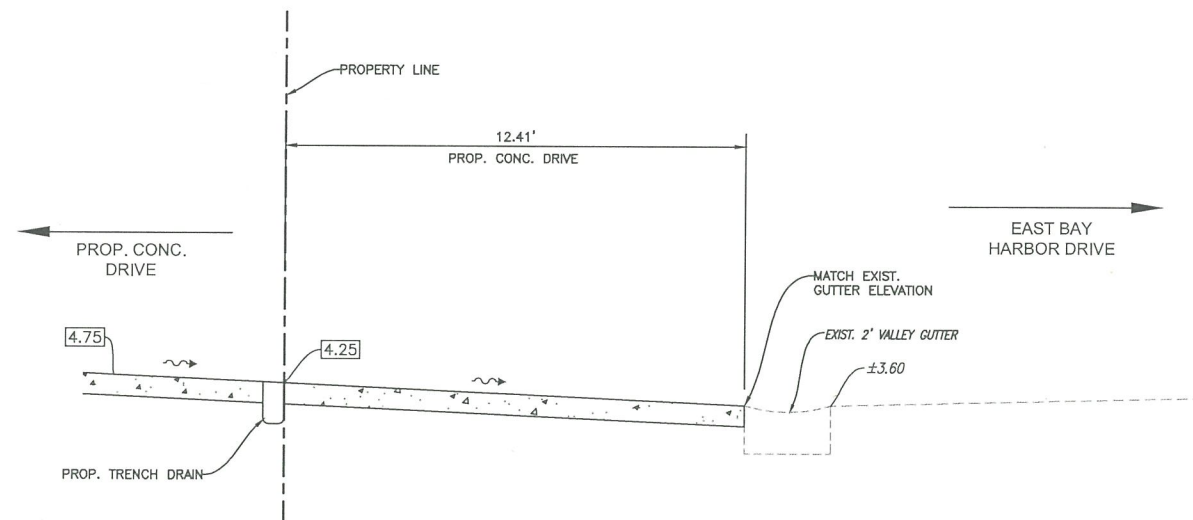
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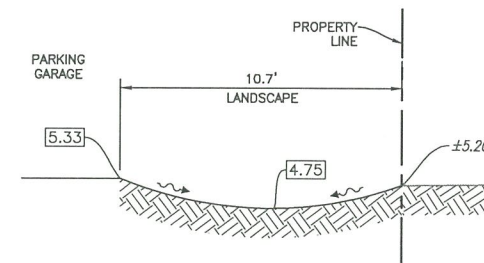
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

SECTIONS
SCALE: N.T.S.



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
1130 SE 3rd Avenue
Fort Lauderdale, Florida 33316
Phone: 954-337-0071
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

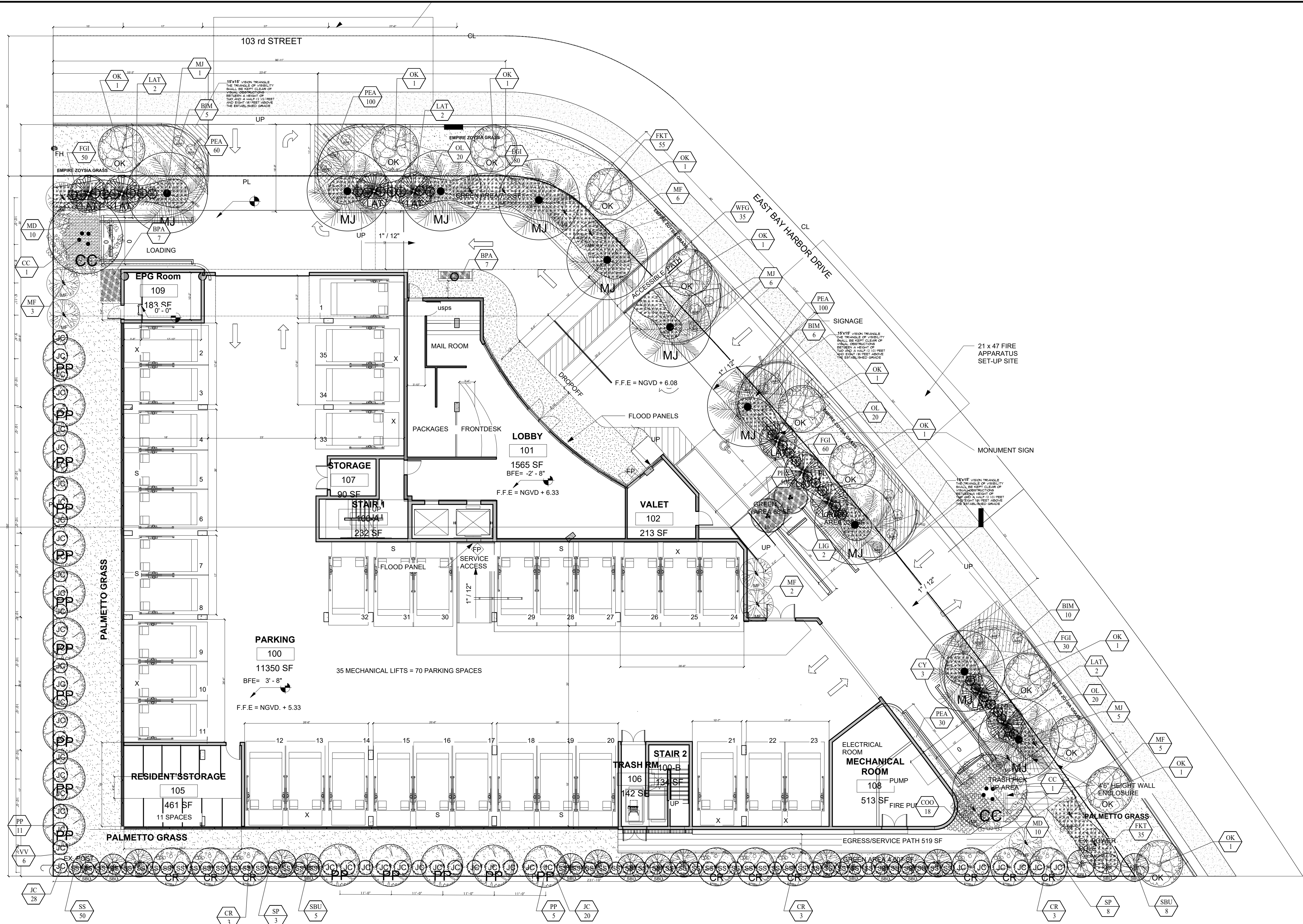
REVISIONS		DESCRIPTION	
NO.	DATE	CHK'D	DESCRIPTION

SECTIONS
FOR
BH INVESTMENTS - BAY HARBOR 103
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

NO. OF SHEETS: 4
SHEET NO.: C-4
CAD FILE NO.
21-29

SCALE: N.T.S.
DATE: 09/23/21
DESIGNED BY: SCH
CHECKED BY: SCH
FIELD BOOK: N/A
FINAL APPROVAL

DRAWN BY: HS



PLANT LIST				
TREES & PLANTS				
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES
MJ	10	PHOENIX MEDJOO	MEDJOO PALM	16' CT 24"HT OA (LARGE PALM)
LAT	10	LATANIA LODDICESII	LATAN PALM	10'HT x 10' SP
CR	9	CLUSIA ROSEA	CLUSIA TREE	12' HT 2.5" CAL 4SP NATIVE
PP	16	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12' HT 2.5" CAL 4SP NATIVE
SBU	18	CONOCARPUS ERECTUS	SILVER BUTTWOOD	12'HT X 2.5" CAL X 4"SPREAD NATIVE
LG	3	LIGUSTRUM VULGARE	LIGUSTRUM	10' HT 2.5" CAL 8"SP
CC	3	COCCOLOBA UVIFERA	SEA GRAPE	12' HT 2.5" CAL 8"SP NATIVE
MF	15	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	10' HT 2.5" DBH MULTI NATIVE
LIC	6	LICUALA RAMSAII	LICUALA PALM	8'-10' HT
OK	11	QUERCUS VIRGINIANA	LIVE OAK	18' HT 3" CALIPER 8"SP SINGLE NATIVE

PLANT LIST				
SHRUB & GROUND COVER				
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES
OL	60	NERIUM OLEANDER	DWARF OLEANDER	24"HT x 24" TALL
SS	50	EUGENIA FOETIDA	SPANISH STOPPER BUSH	30"HT x 30" TALL NATIVE
JC	62	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	4"HT x 3"SP NATIVE
BIM	37	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	12"HT x 24" SP
BPA	14	CHAMADOREA SEIFRIZI	BAMBOO PALM	24"HT x 24" SP
FGI	160	FICUS MICROCARPA	FICUS GREEN ISLAND	24"HT x 24" SP
COO	18	ZAMIA INTREGRI-FOLIA	COONTIE	24"HT x 24" SP NATIVE
MD	20	MONSTERA DELICIOSA	MONSTERA	24"HT x 24" SP
FKT	90	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	24"HT x 24" SP NATIVE
PEA	210	ARACHIS GLABRA	WILD PEANUTS	6"HT x 12" SP

Size of trees in relation to building			
Building height 5 plus stories			
Min tree HT	Min spread	Min palm HT	
25% min. req.	5	14-18	
50% 16-18	7	22-28	
25% 18-20	8	22-28	

Sec. 24-16. - Minimum landscape standards:
c. Palms. Palm trees shall be a minimum of 15 feet in overall height with a minimum caliper of three inches at time of planting. Palm trees may be used to meet the required tree quantities at a 3:1 ratio. Royal palm trees, Canary Island date palms and other similar large palm species shall count one-for-one as meeting the minimum tree requirements if the palm tree has over 15 feet of grey wood before any palm fronds start. Palm tree species shall comprise no more than 25 percent of the required tree quantity.

50% OF THE REQUIRED TREES (17 LOT TREES
+ 10 STREET TREES = 27 REQUIRED)
MUST BE BETWEEN 16'-18'HT = 14 TREES
* 3 LARGE MEDJOO PALMS (16'CT 24"HT OVERALL)
+ 11 LIVE OAK TREES (16'HT, 8"SP 3"DBH)

25% OF THE REQUIRED TREES (17 LOT TREES
+ 10 STREET TREES = 27 REQUIRED)
MUST BE BETWEEN 18'-20'HT = 7 TREES
* 7 LARGE MEDJOO PALMS (16'CT 24"HT OVERALL)

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
LANDSCAPE PLAN
GROUND FLOOR

ISSUE DATE
09-14-2021

REVISION
11-02-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

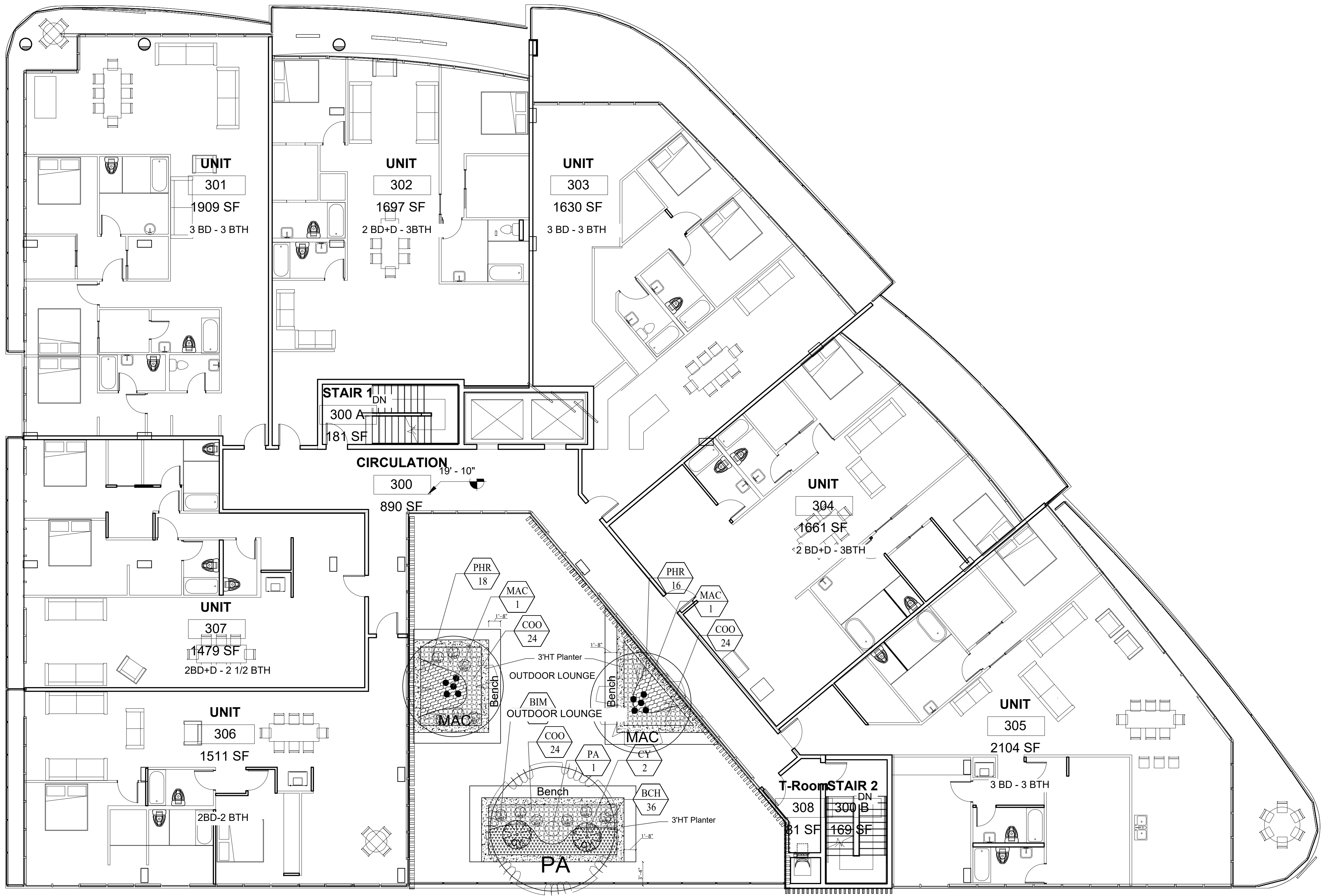
SCALE
3 / 32" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	PA	1	PACHIRA AQUATICA	MONEY TREE	14'-16' HT - 10' SP 4" DBH
	MAC	2	PTYCHOSPERMA MCARTHURII	MCARTHUR PALM	14' HT MULTI

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	BIM	17	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL
	CY	2	CYCAD REVOLUTA	KING SAGO	15 GAL 3' SP
	COO	72	ZAMIA INTEGRIFOLIA	COONTIE	3 GAL FULL
	PHR	34	PHYLLODENDRON RED CONGO	RED CONGO	3 GAL 18"
	BCH	36	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL 12"

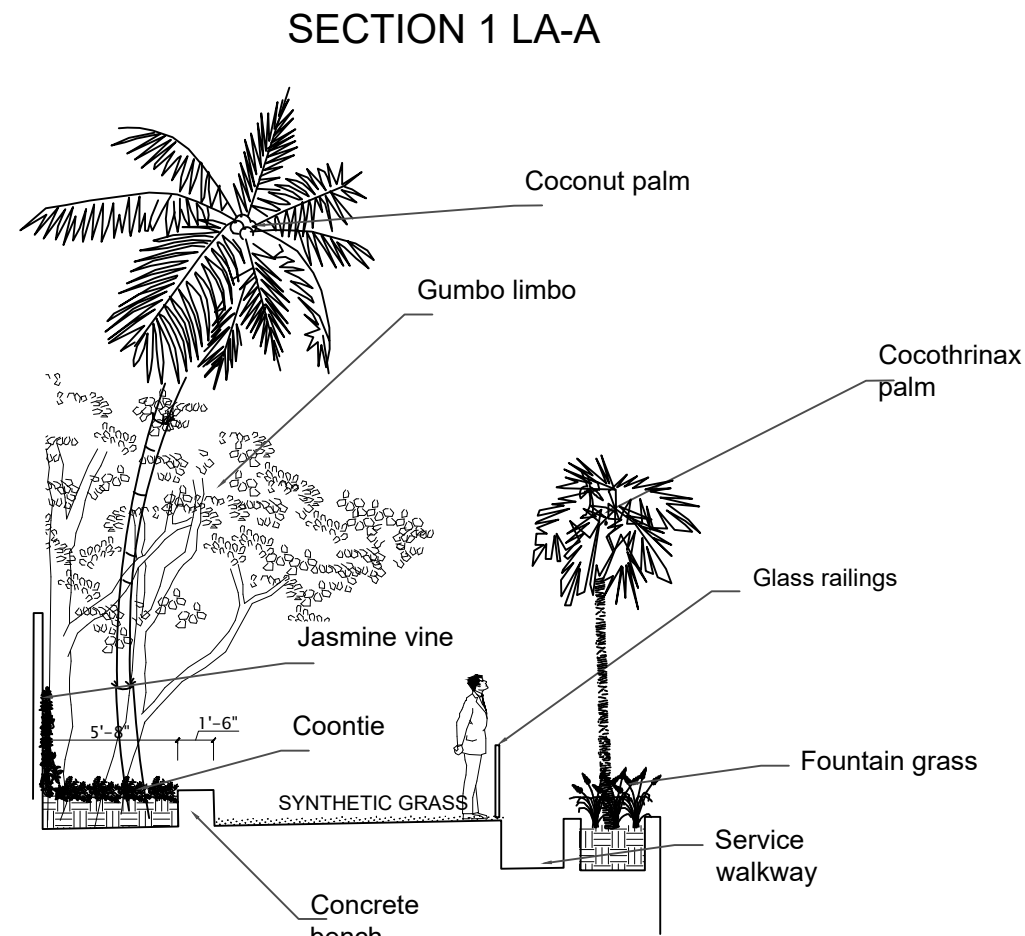
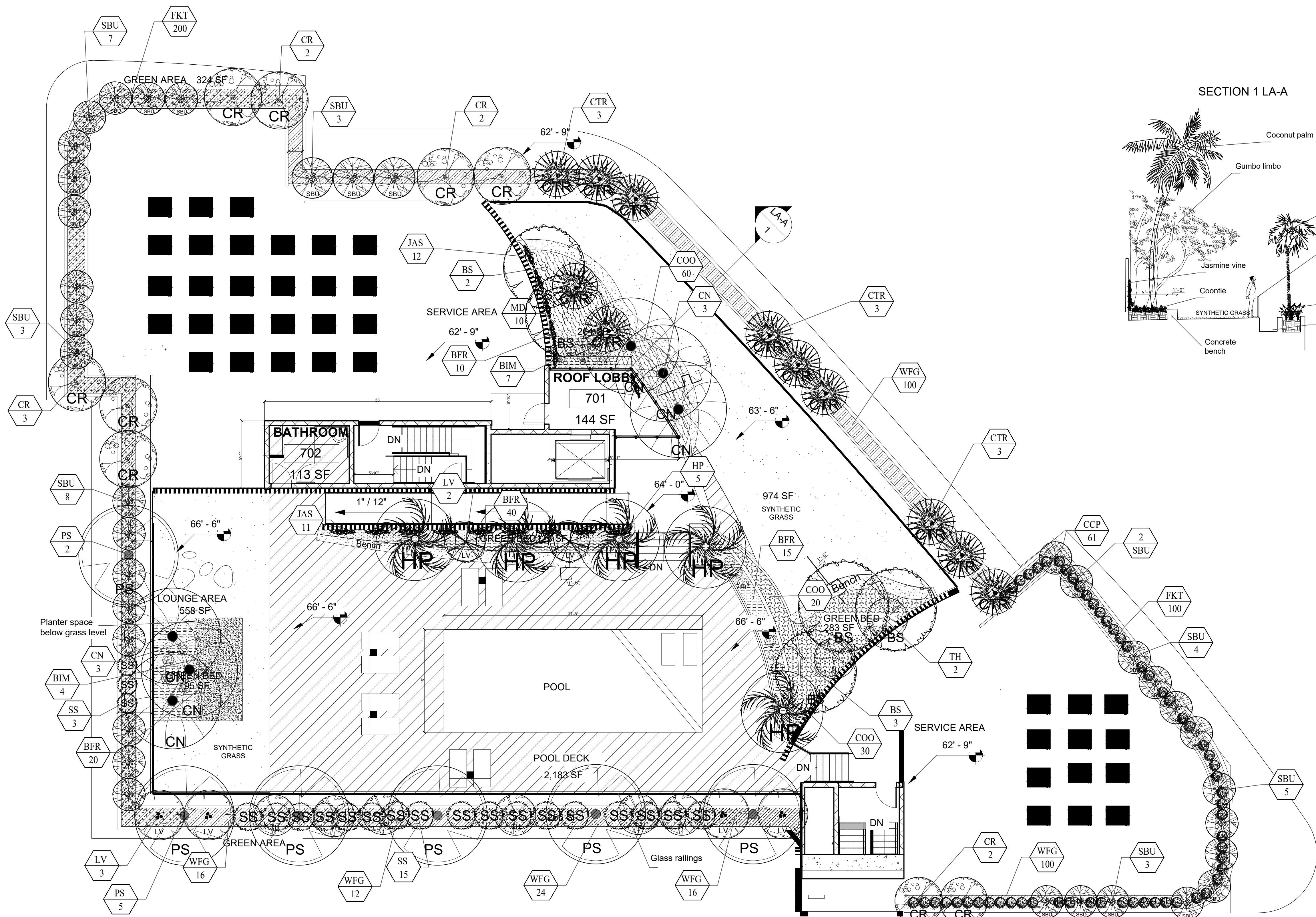
EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE	OUTDOOR LOUNGE LANDSCAPE PLAN
ISSUE DATE	09-14-2021
REVISION	11-02-2021
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	1 / 8" = 1" - 0
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	

LA.02



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS	6		BURSERIA SIMARUBA	GUMBO LIMBO	14'-16' HT - 10' SP 4" DBH
LV	3		LIGNUM VITAE	LIGNUM TREE	10' HT 2" DBH
CR	9		CLUSIA ROSEA	CLUSIA TREE	12' HT 2.5" DBH
PS	6		PHOENIX SYLVESTRIS	SYLVESTRIS PALM	10' CT
CN	6		COCOS NUCIFERA	COCONUT PALM	12'CT x 12' SP
CTR	14		COCCOTHRINAX ARGENTEA	THRINAX PALM	7'CT x 10' SP
TH	6		THRINAX RADIATA	FLORIDA THATCH PALM	8' CT
HP	5		DICTYOSPERMA ALBUM	HURRICANE PALM	14'HT x 12' SP
SBU	37		CONOCARPUS ERECTUS	SILVER BUTTONWOOD	10' HT 2.5"DBH MULTI TRUNK
LG	4		LIGUSTRUM VULGARE	LIGUSTRUM	8'-12' HT 3"DBH

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
SS	20		EUGENIA FOETIDA	SPANISH STOPPER BUSH	24"HT x 24" SP
CCP	61		CHRYSOBALANUS ICACO	COCOPLUM BUSH	24"HT x 24" SP
BIM	7		ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL
FKT	300		TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL 18"HT
JAS	24		TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 6"HT
BFR	60		NEPHROLEPSIS EXALTATA	BOSTON FERN	24"HT x 24" SP
FGR	200		PENNISETUM SETACEUM	FOUNTAIN GRASS	24"HT x 24" SP
COO	110		ZAMIA INTREGRIIFOLIA	COONTIE	24"HT x 24" SP
MD	10		MONSTERA DELICIOSA	MONSTERA	24"HT x 24" SP

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
TOP LEVEL
LANDSCAPE PLAN

ISSUE DATE
09-14-2021

REVISION
11-02-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.03

Landscape maintenance.

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
 - (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
 - (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to replace current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - (3) Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - (5) No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
 - (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
 - (7) All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24" , and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., .Ixxora Nora Grant and Raphiolepis Indica to be planted 30" form edge of walkways.
04. All tees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Coccos, Acoelorrhaphis, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc.. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any toter governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in regrading and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

- (a)Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- (1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
- (2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b)Installation.
- (1)Single Family and Two-Family Districts. Within the VR, VE, JR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
- (2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c)Installation, Maintenance and Repair.
- (1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
- (2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
- (3)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- (4)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
- (5)Artificial Turf shall be visually level, with the grain pointing in a single direction.
- (6)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
- (7)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
- (8)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
- (9)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
- (10)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.
- (11)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

LANDSCAPE LEGEND

TRANSECT ZONE: __RM-2 MULTIPLE FAMILY DISTRICT__ LOT AREA : 26,046 SF ACRES: __0.6__

OPEN SPACE

A. SQUARE FEET OF REQUIRED LANDSCAPE AREA, AS INDICATED ON SITE PLAN:

REFER TO SITE PLAN 20% MIN

ROOFTOP GREEN AREA 1751 SF (42.20% OF RECREATION AREA)

TREES

A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE

MEETING MINIMUM REQUIREMENTS = 20 TREES PER ACRE

B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED =

C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 50% =

D. % DROUGHT TOLERANT AND LOW MAINTENANCE

NUMBER OF TREE PROVIDED X 50% =

E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.)

LINEAR FEET ALONG STREET 321 / 35 = 10 TREES (LIVE OAKS)

TOTAL REQUIRED TREES 11 LOT TREES +10 STREET TREES = 11 TREES

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =

B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =

C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS =

*PROPOSED TREES (22)

+3 SEAGRAPE
+10 PIGEON PLUM
+9 CLUSIA ROSEA

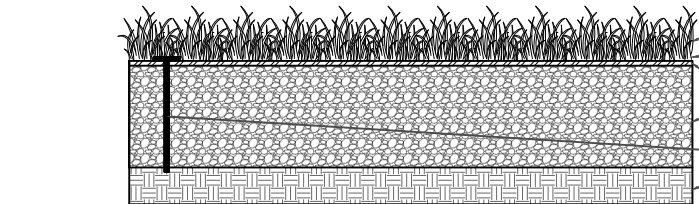
**PROPOSED SHRUBS (350)

+62 JAMAICAN CAPER
+70 SPANISH STOPPER
+61 COCOPLUM
+97 GREEN ISLAND FICUS
+60 DWARF PINK OLEANDER

***PROPOSED LARGE SHRUBS/SMALL TREES (44)

+12 LIGUSTRUM
(2 on ground floor and 10 on top level)
+32 SILVER BUTTWOOD
(15 on ground floor and 25 on top level)

* 11 LIVE OAKS AS STREET TREES 16HT 3"CAL 8'SP



Rooftop synthetic grass area on recreation area 1532 sf

SPECIFICATIONS:

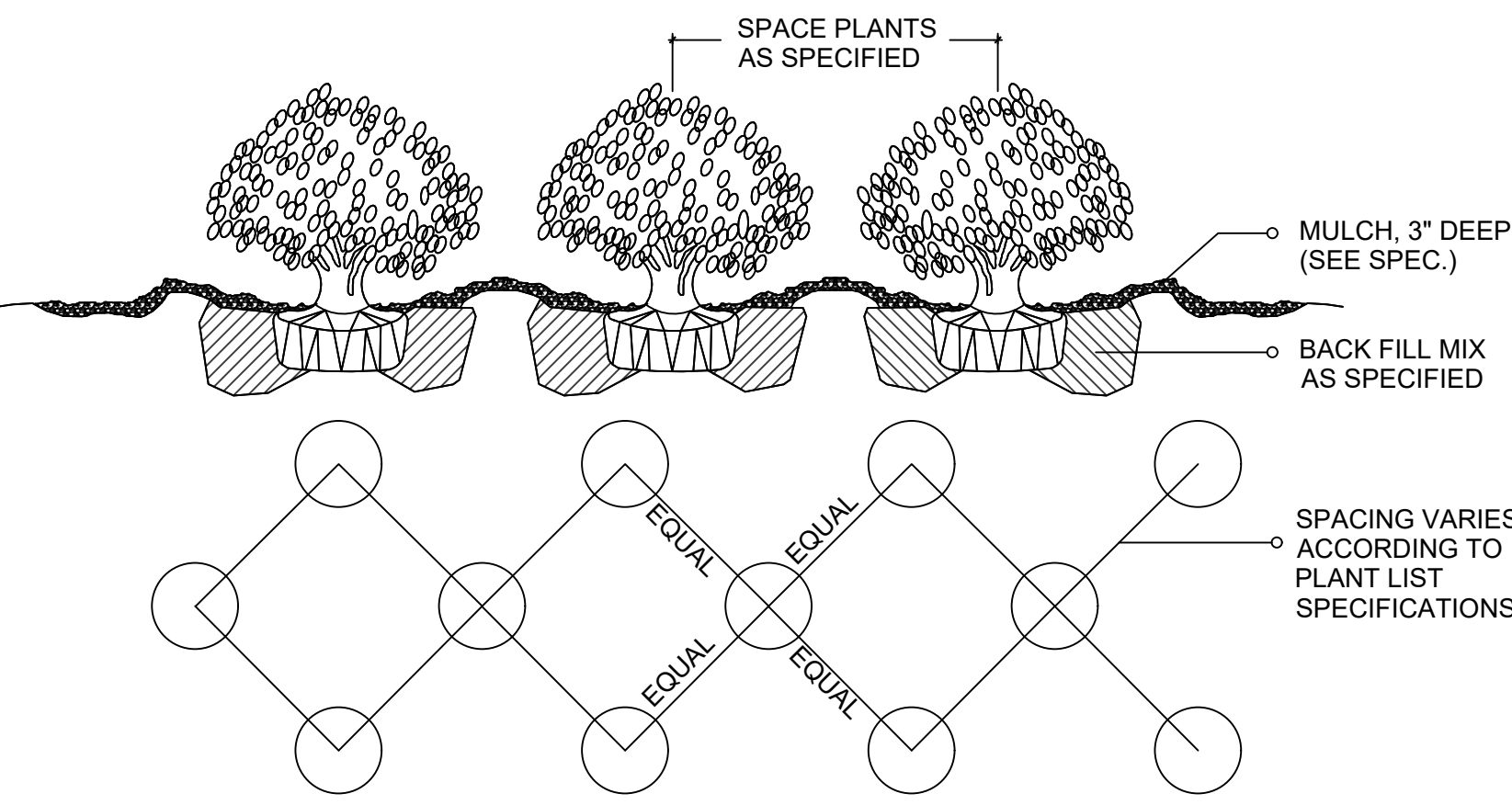
BRAND: SYNTHETIC LAWNS OF MIAMI
MODEL: ABSOLUTE
RECOMMENDED TO HEAVY TRAFFIC
YARN COLORS: FIELD GREEN / LIME GREEN WITH BROWN THATCH
YARN TYPE: MONO-FILAMENT

YARN COMPOSITION: PE WITH THATCH
THATCH COLOR: BROWN
YARN DENIER: 3000 / 1000
FACE WEIGHT: 80 OZ/YD
TOTAL WEIGHT: 107 OZ/YD
PILE HEIGHT: 1 3/4"

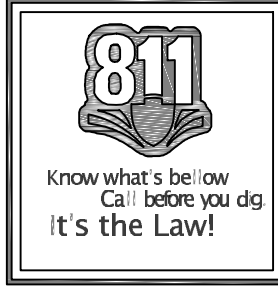
GAUGE: 3/8"
ROLL WIDTH: 15'
ROLL LENGTH: 100'
ROLL WEIGHT: 1155 LB
TO 90% 2" DEPTH OR 18" MINUS
DOW NAIL
NATURAL SOIL

NOTES:

- a. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of 1.5 inches and shall have a minimum tufted weight of 56-80 ounces per square yard.
- b. Artificial turf installations shall have a minimum permeability of 50 inches per hour per square yard.
- c. All artificial turf shall have a minimum eight year manufacturer's warranty that protects against color fading and a decrease in pile height.
- d. Artificial turf shall be laid free.
- e. Artificial turf shall be flame retardant.
- f. Artificial turf shall be manufactured from polyethylene monofilament. Dual Yarn System.
- g. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).
- h. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
- i. Artificial turf shall not be treated as a fill in material, but rather as a planned element of the landscape.
- Installation, maintenance and repair.
- a. All artificial turf shall, at a minimum, be installed by a licensed professional pursuant to the manufacturer's specifications.
- b. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
- c. All seams shall be joined in a tight and secure manner, nailed or glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- d. Base comprising of sand only is not permitted.
- e. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
- f. An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will hold the turf in place and provide a cushioning effect. Artificial turf shall be visually level, with the grain pointing in a single direction.
- g. An appropriate solid barrier device (e.g., concrete mow strip, bender board, aluminum edging other barrier with a minimum 3/8" thickness) is required to separate artificial turf from soil and live vegetation prevent intrusion of living plant material into the artificial turf areas.
- h. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
- i. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
- j. All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.
- k. Made, assembled and warranted in the United States



SHRUB / GROUNDCOVER
SPACING PLANTING DETAIL

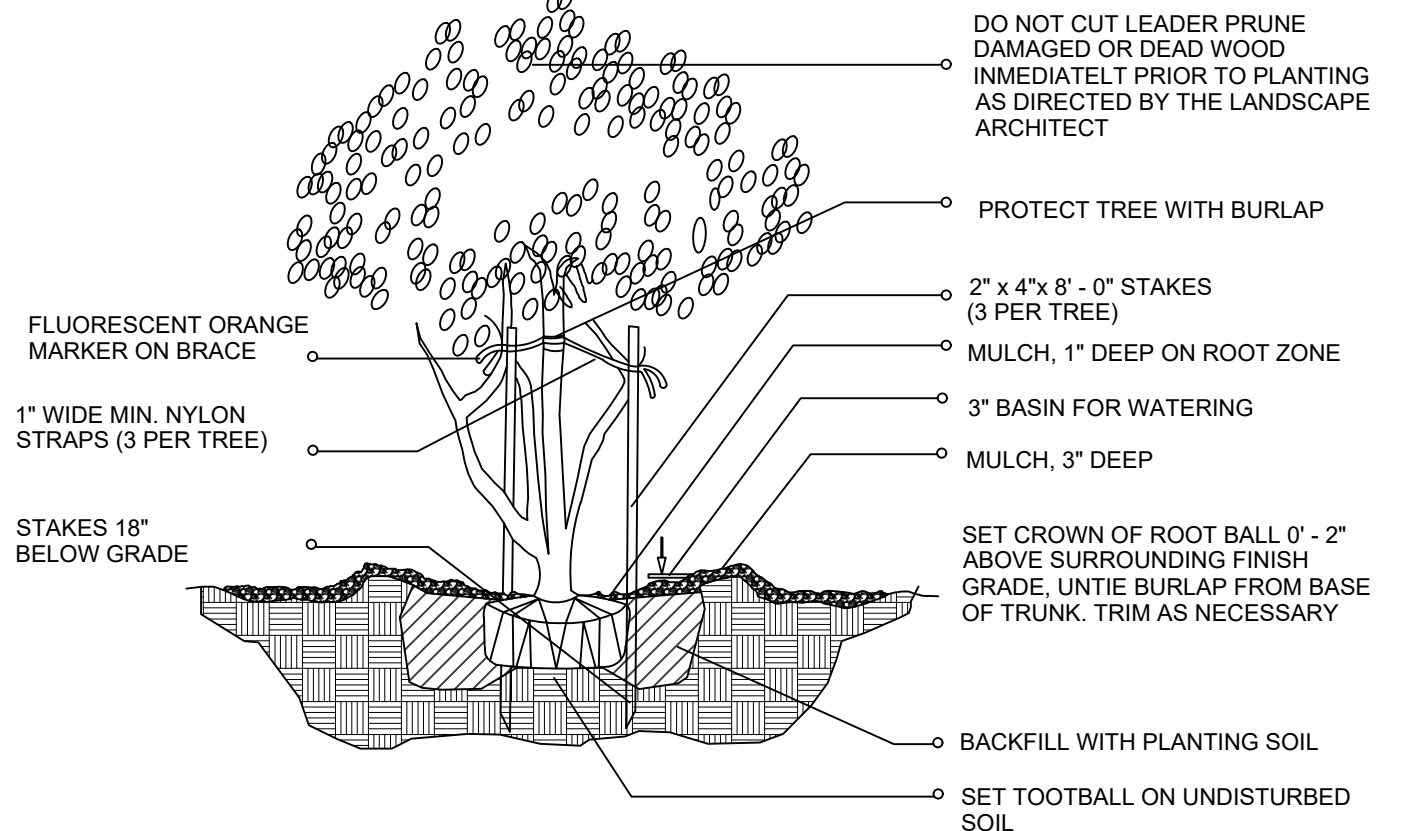


ABBREVIATIONS:

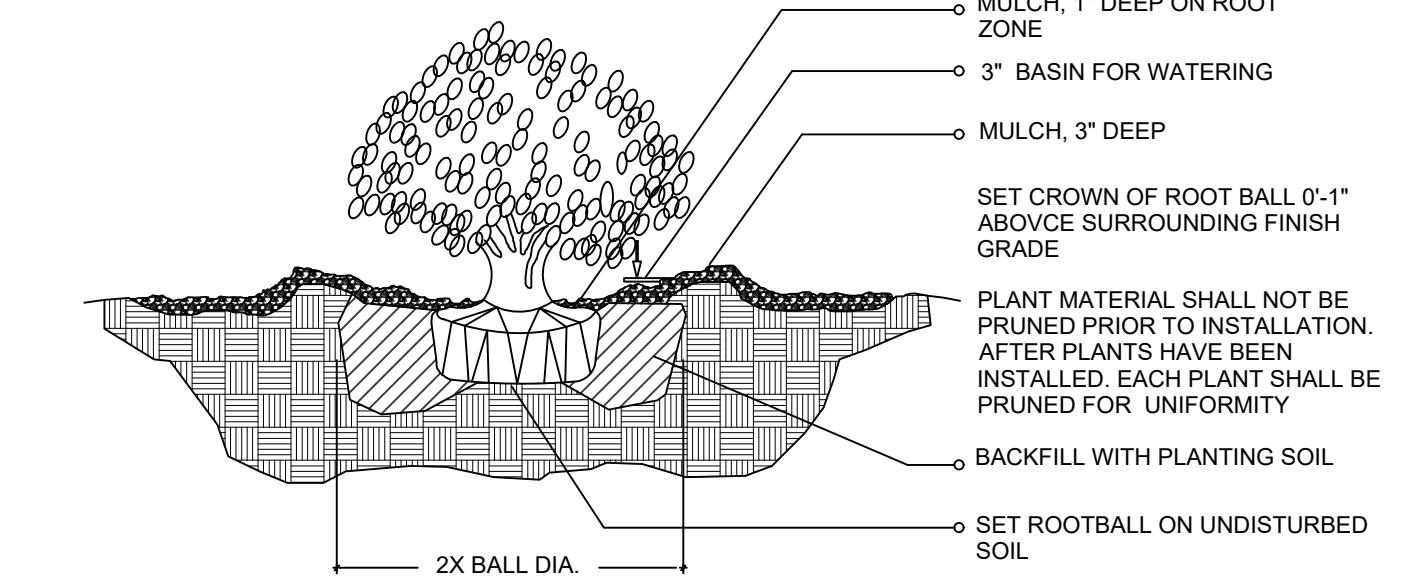
g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.

SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

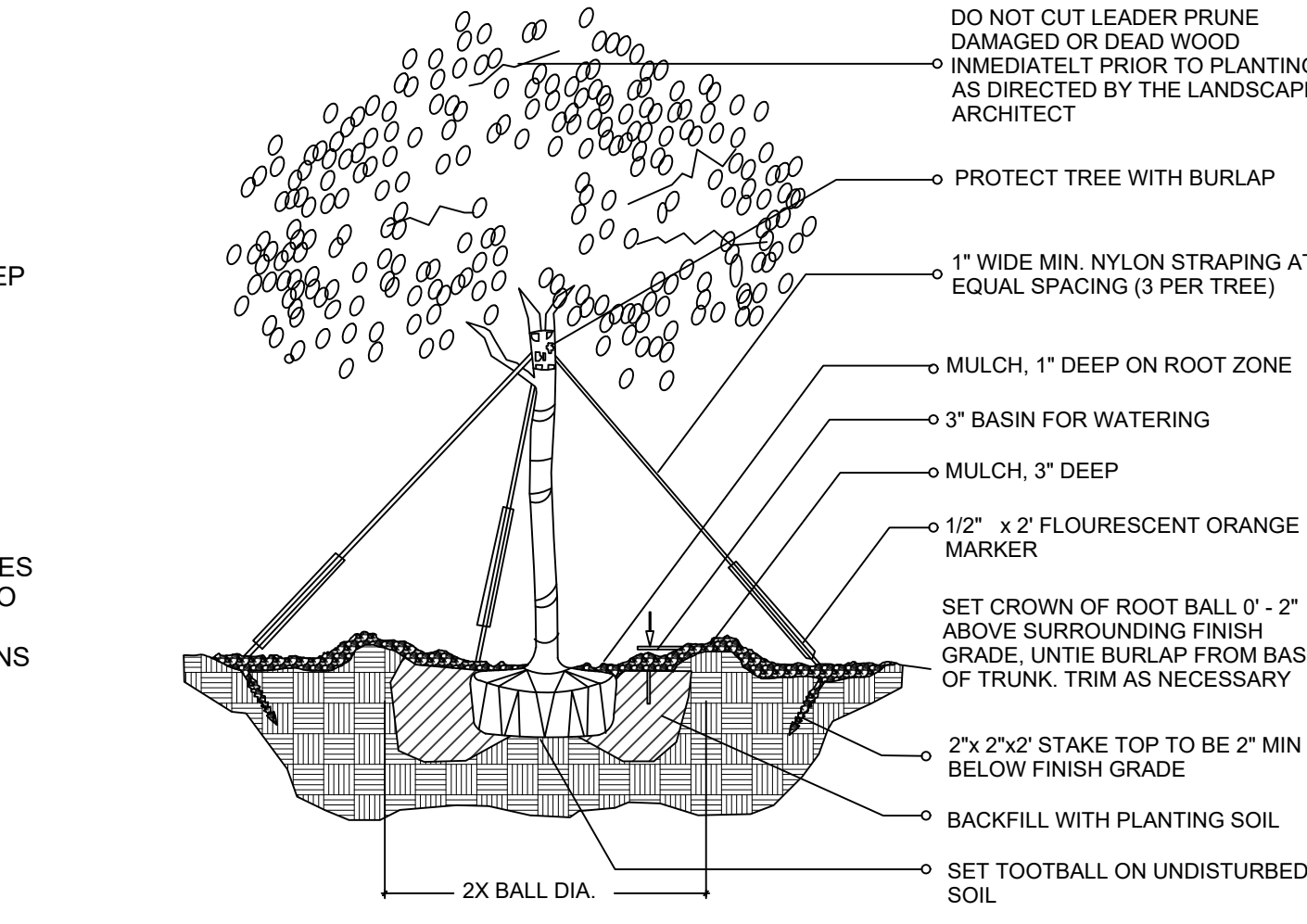
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress /Palm counted toward Tree requirement.
EC= Energy Conservation Zone



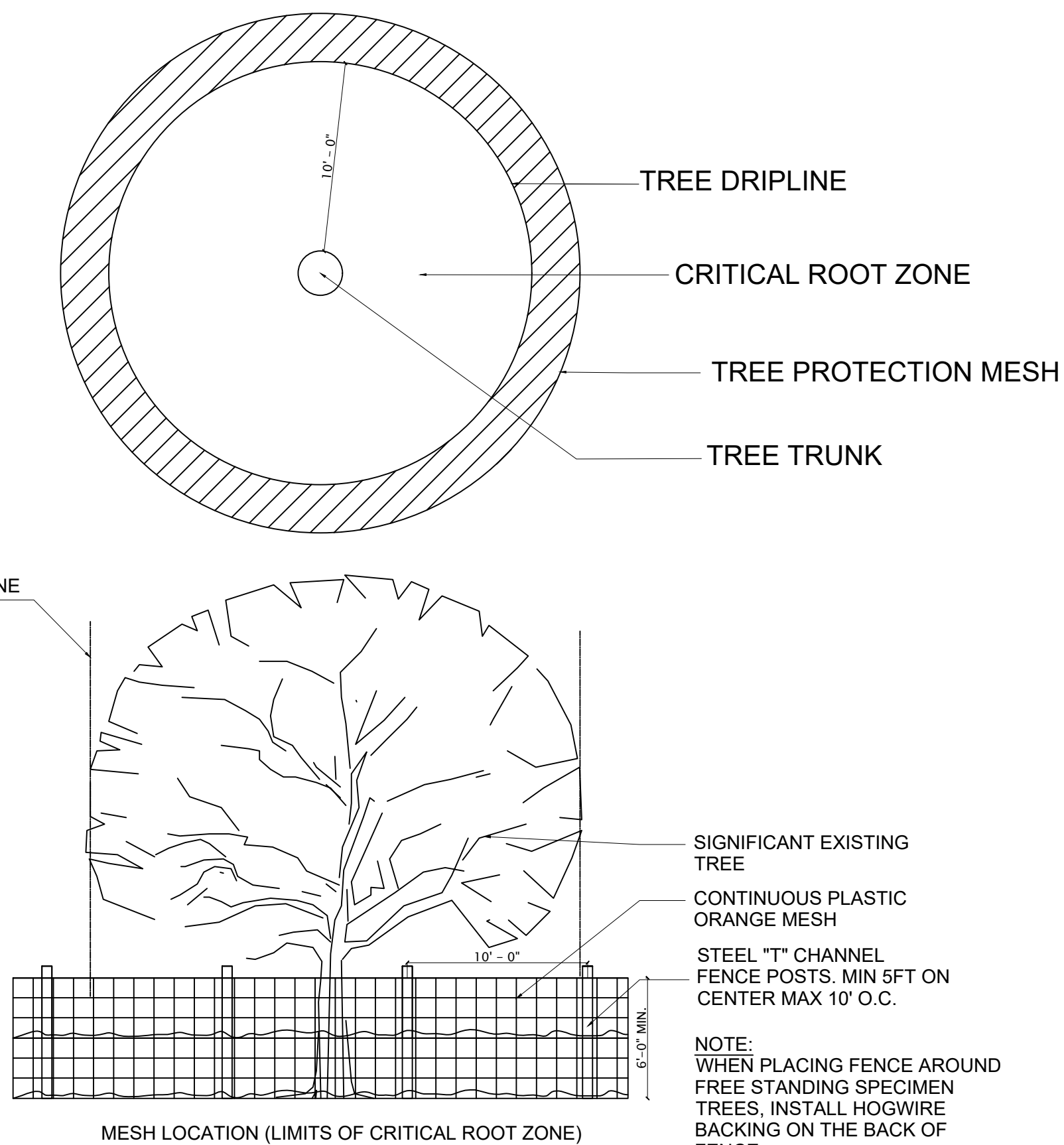
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

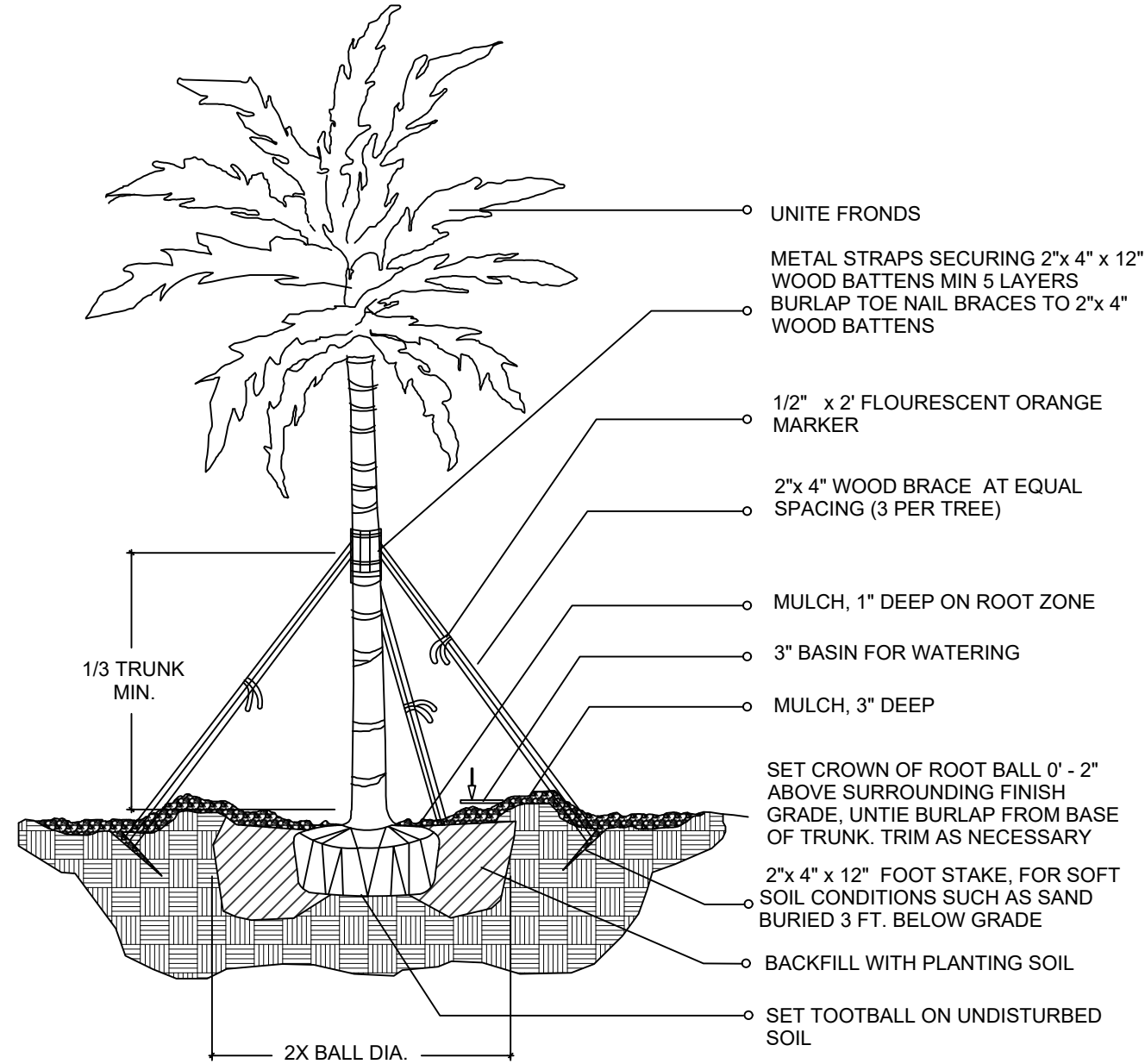


(2" cal. and over)
LARGE TREE / PLANTING DETAIL



TREE PROTECTION
MESH DETAIL

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY PLASTIC ORANGE MESH SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. IT SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL. POSTS USING PIER BLOCK ONLY; AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIAL, VEHICULAR, TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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(305)785-8256
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Mercedes B.Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
PLANTING DETAILS

ISSUE DATE
09-14-2021

REVISION
11-02-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
NOT TO SCALE

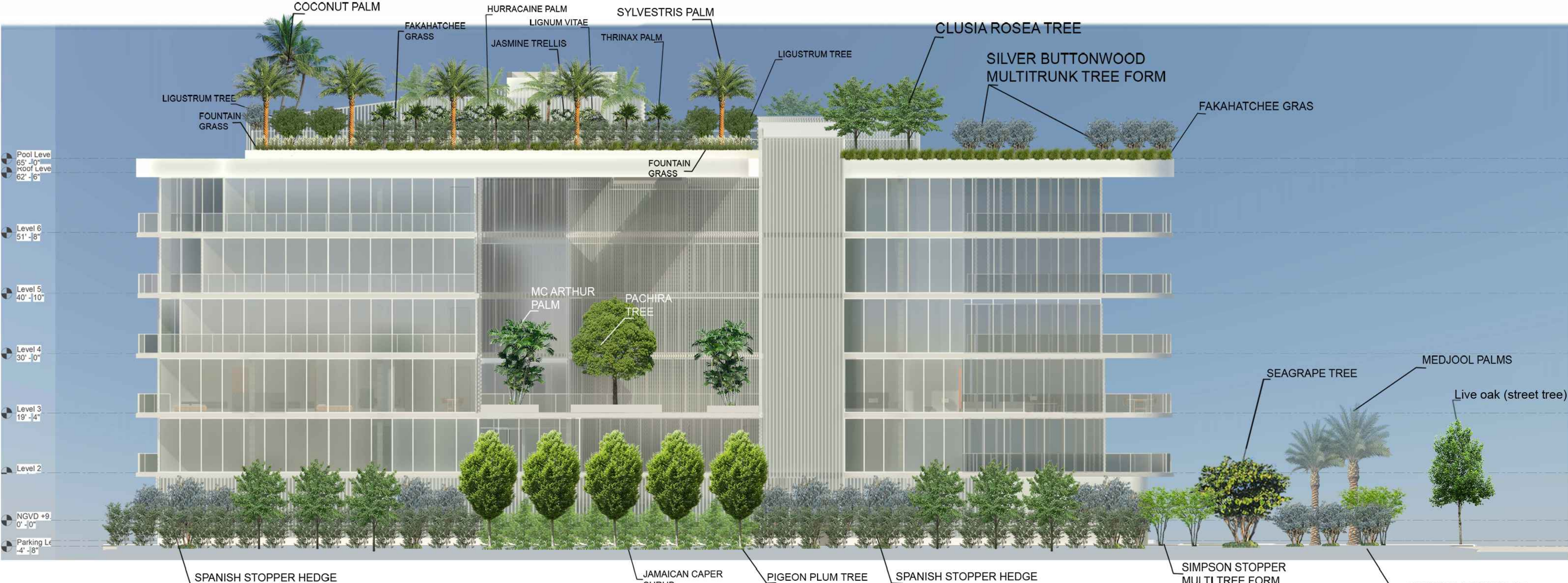
SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.04

SOUTH ELEVATION



NORTH ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
ELEVATIONS 1

ISSUE DATE
09-14-2021

REVISION
11-02-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
3 / 32" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.05

EAST ELEVATION



WEST ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
ELEVATIONS 2

ISSUE DATE
09-14-2021

REVISION
11-02-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
3 / 32" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.06



ANGLE BETWEEN NORTH AND NORTHEAST FACADES = 50° 64'

NORTH SIDE FACING 103rd STREET = 89° 11"

NORTH EAST SIDE FACING EBHD (< 50° 64') = 120° 0"

EAST SIDE (< 37° 27') = 21° 0"

SOUTH SIDE + 62° 10' & 54° 3"

WEST SIDE = 120° 0"

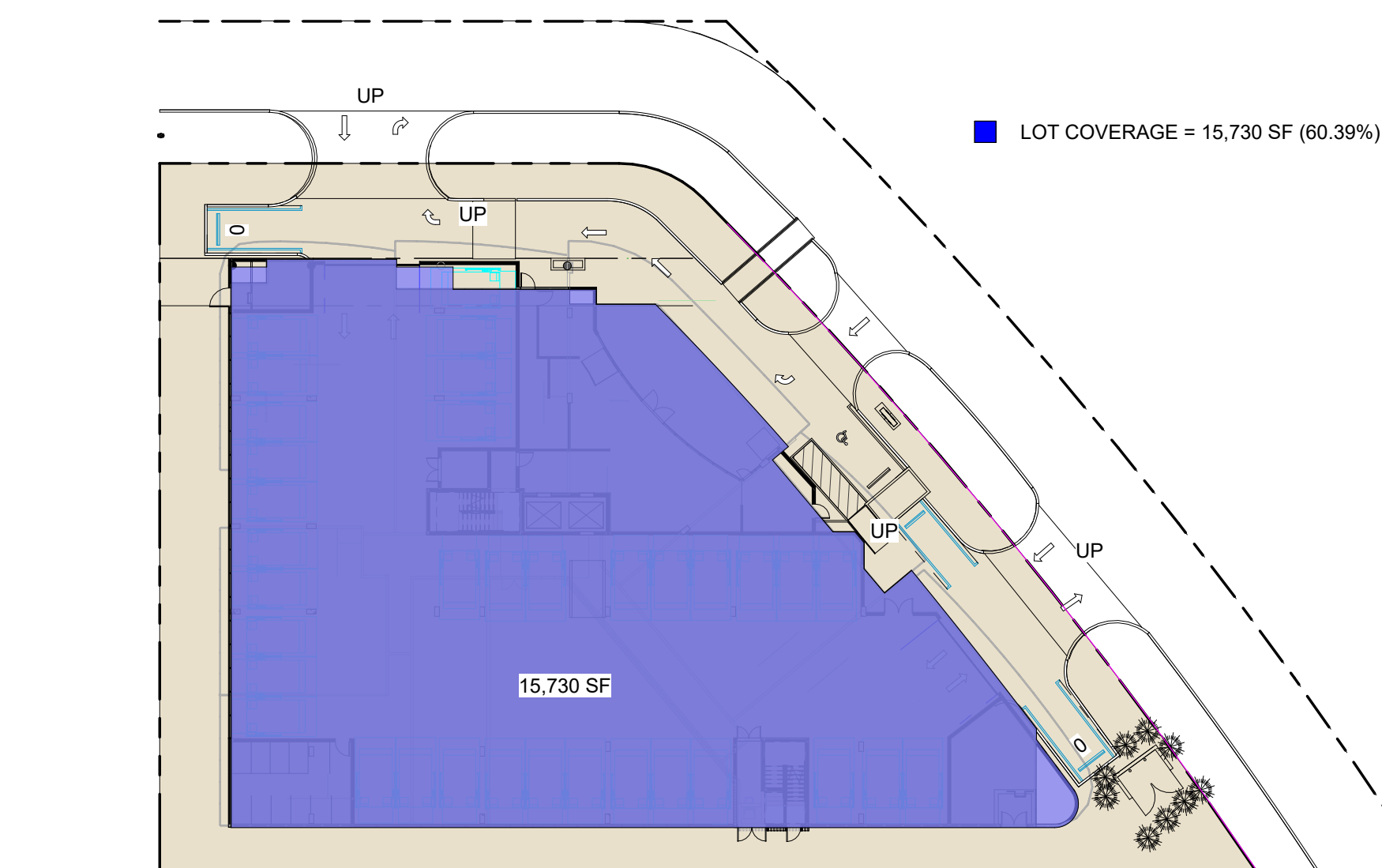
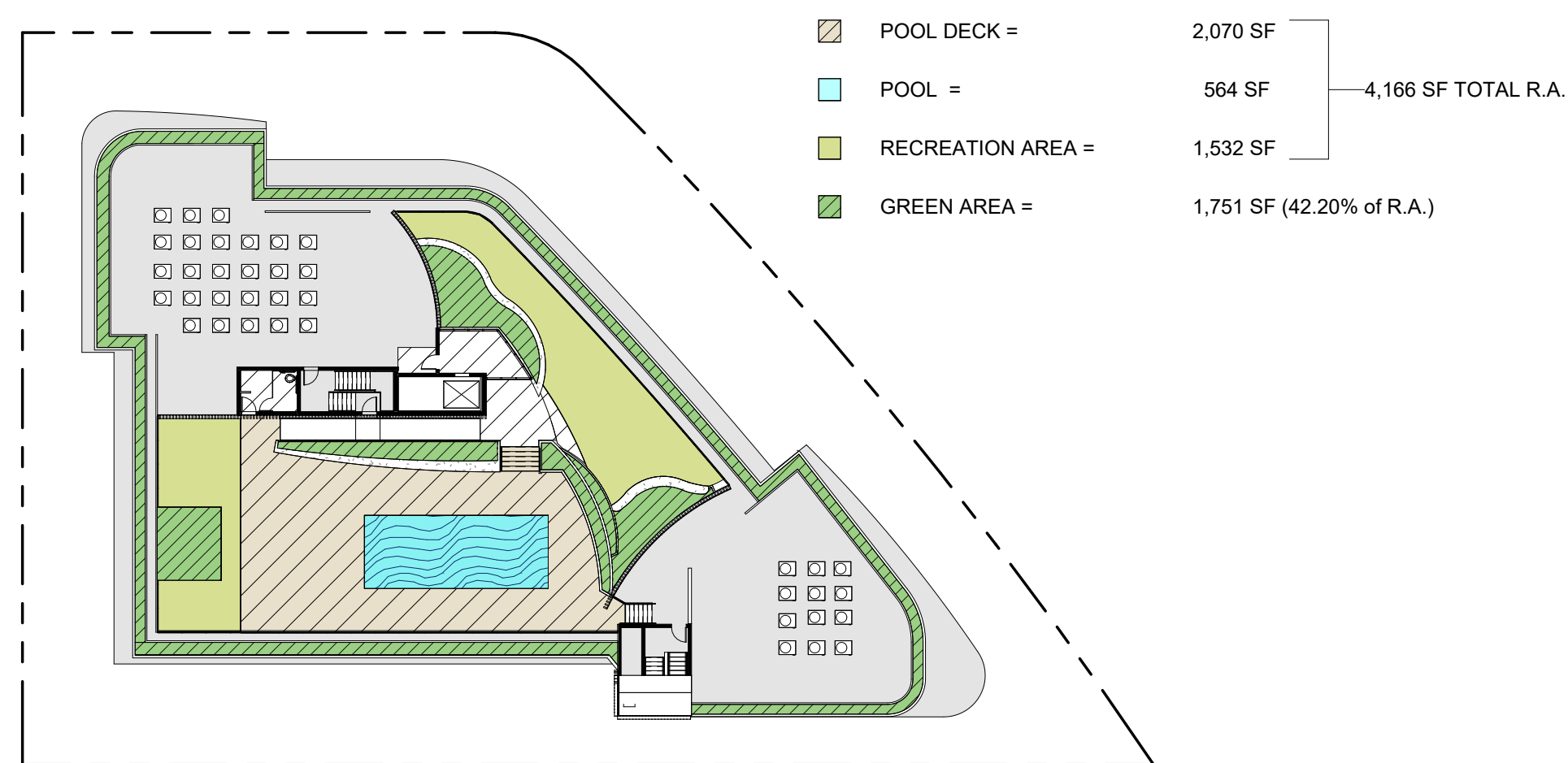
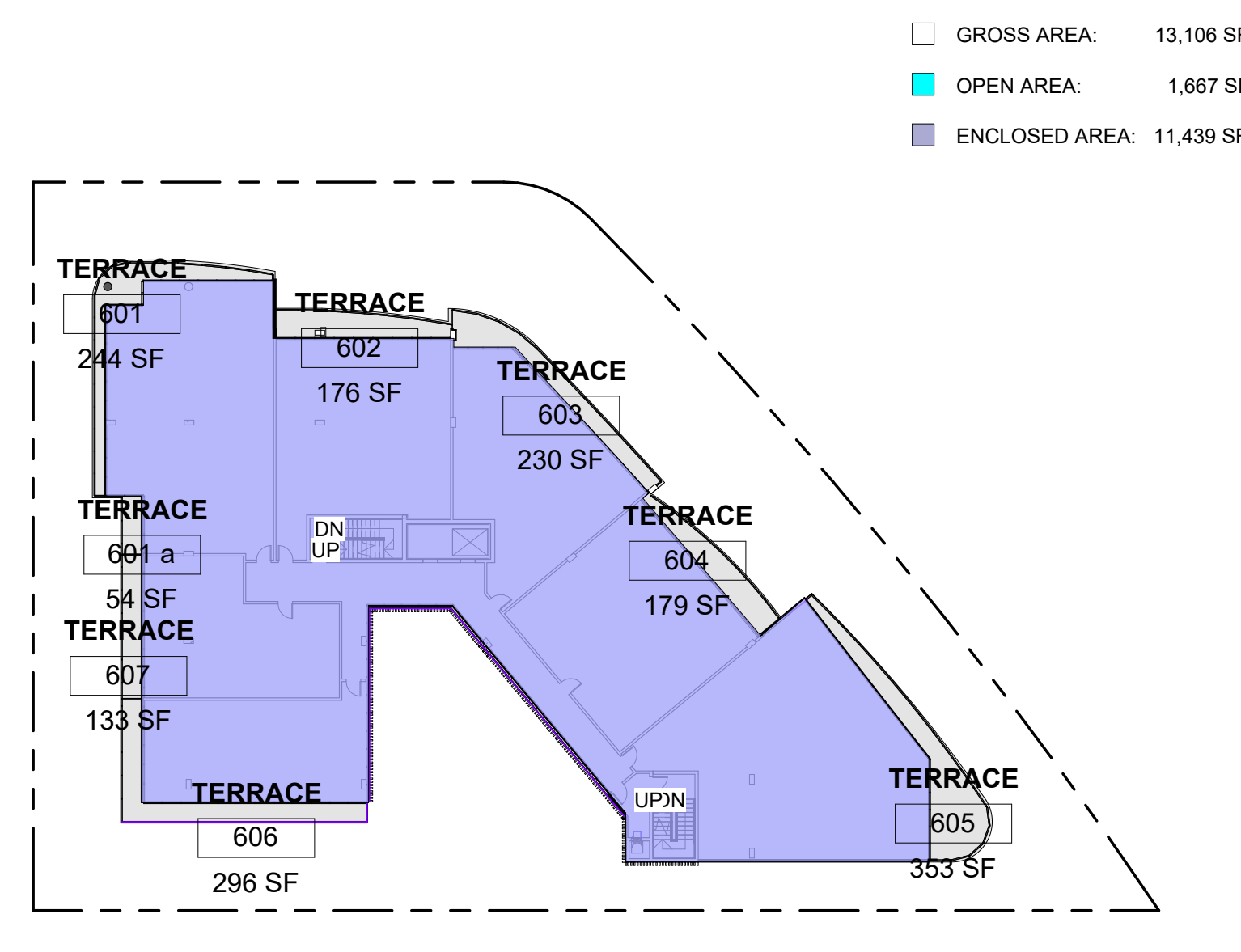
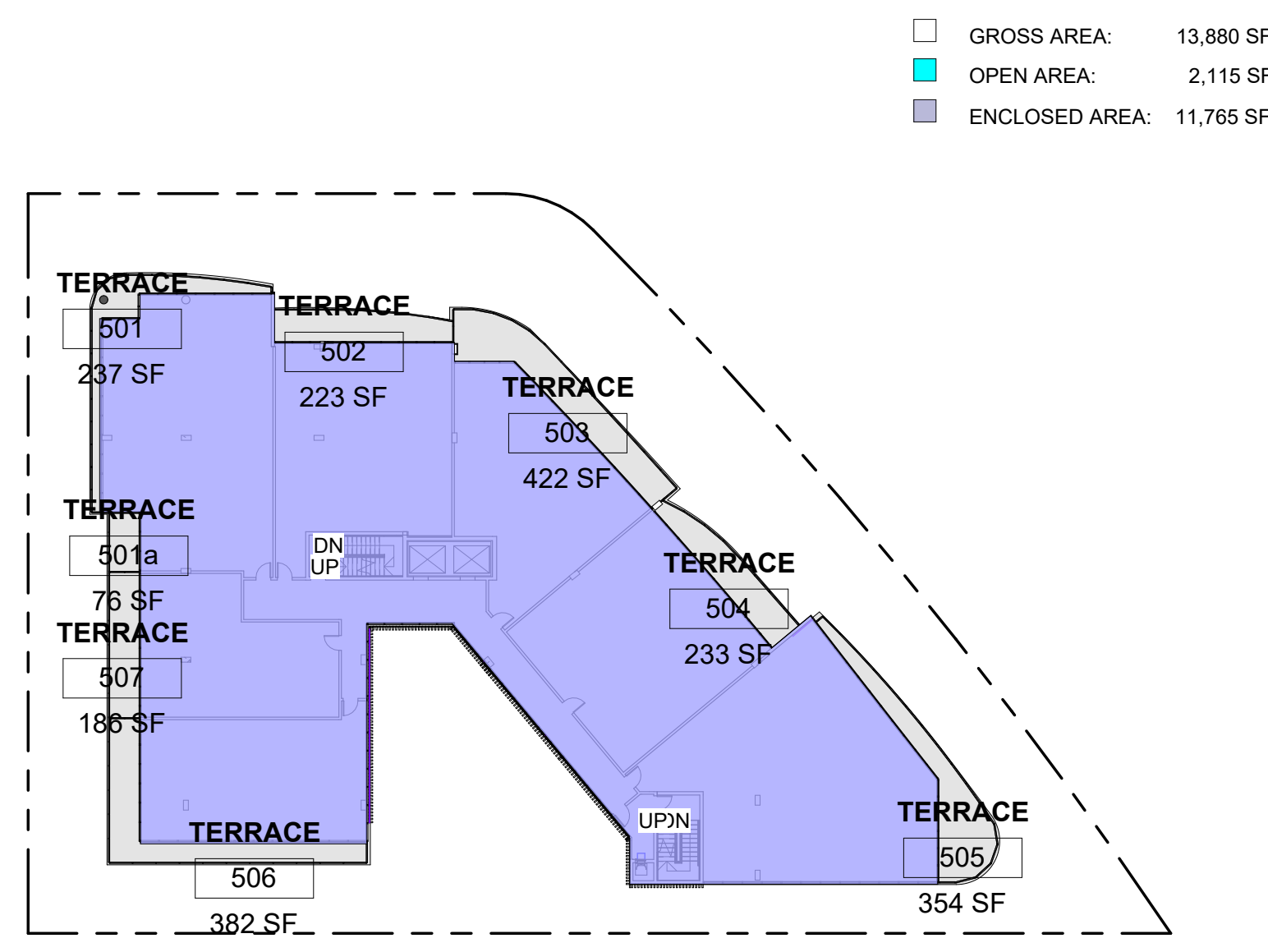
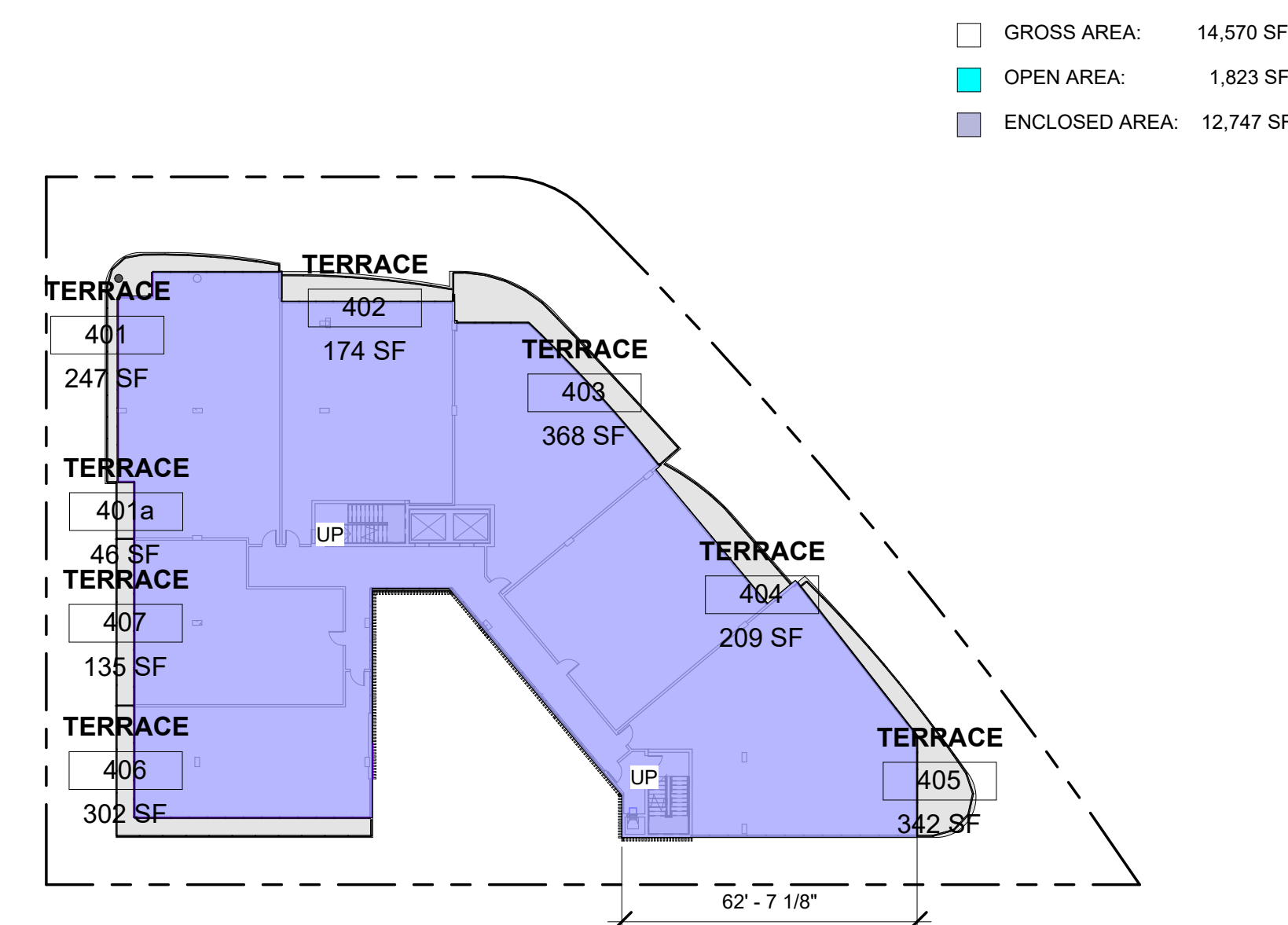
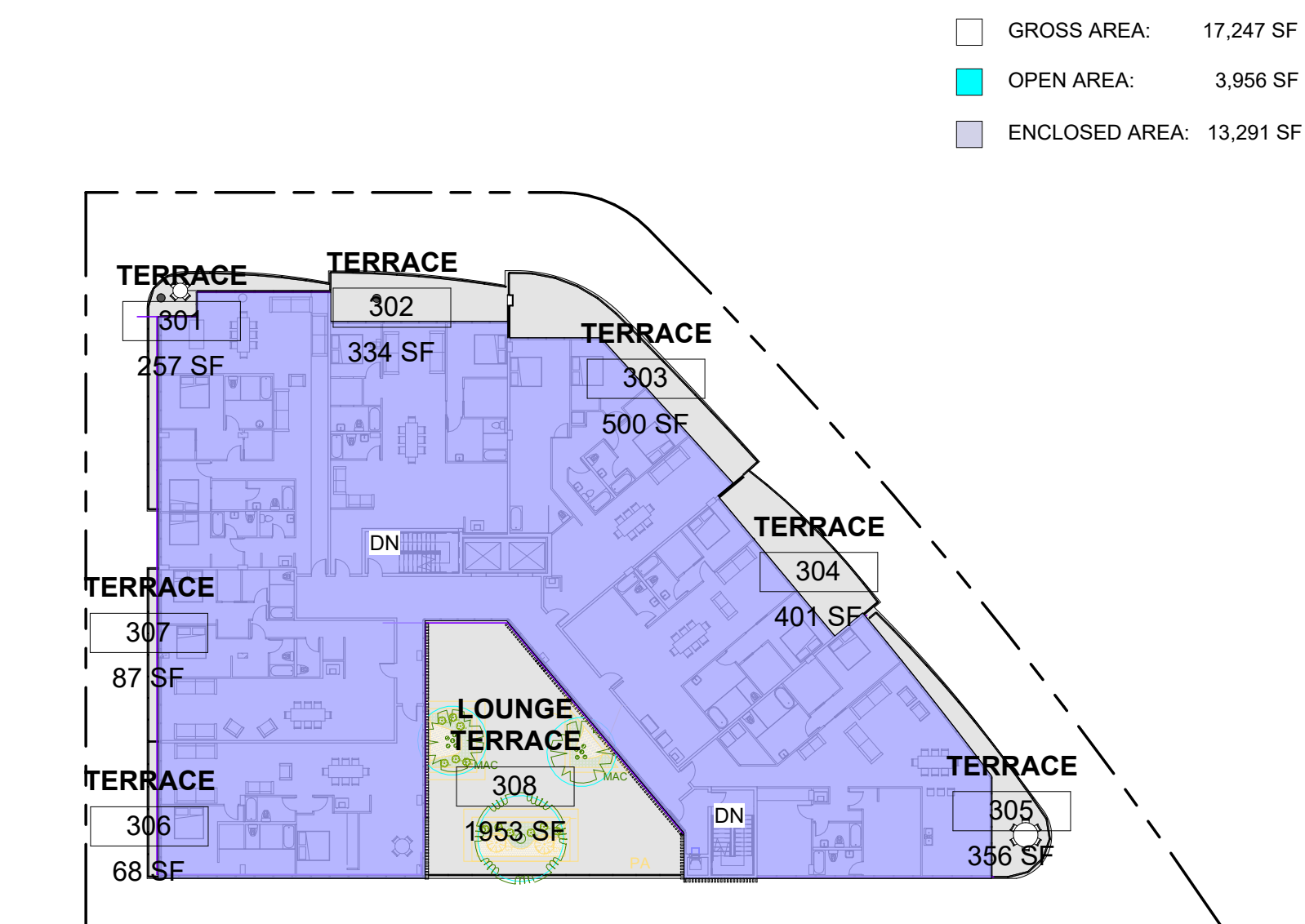
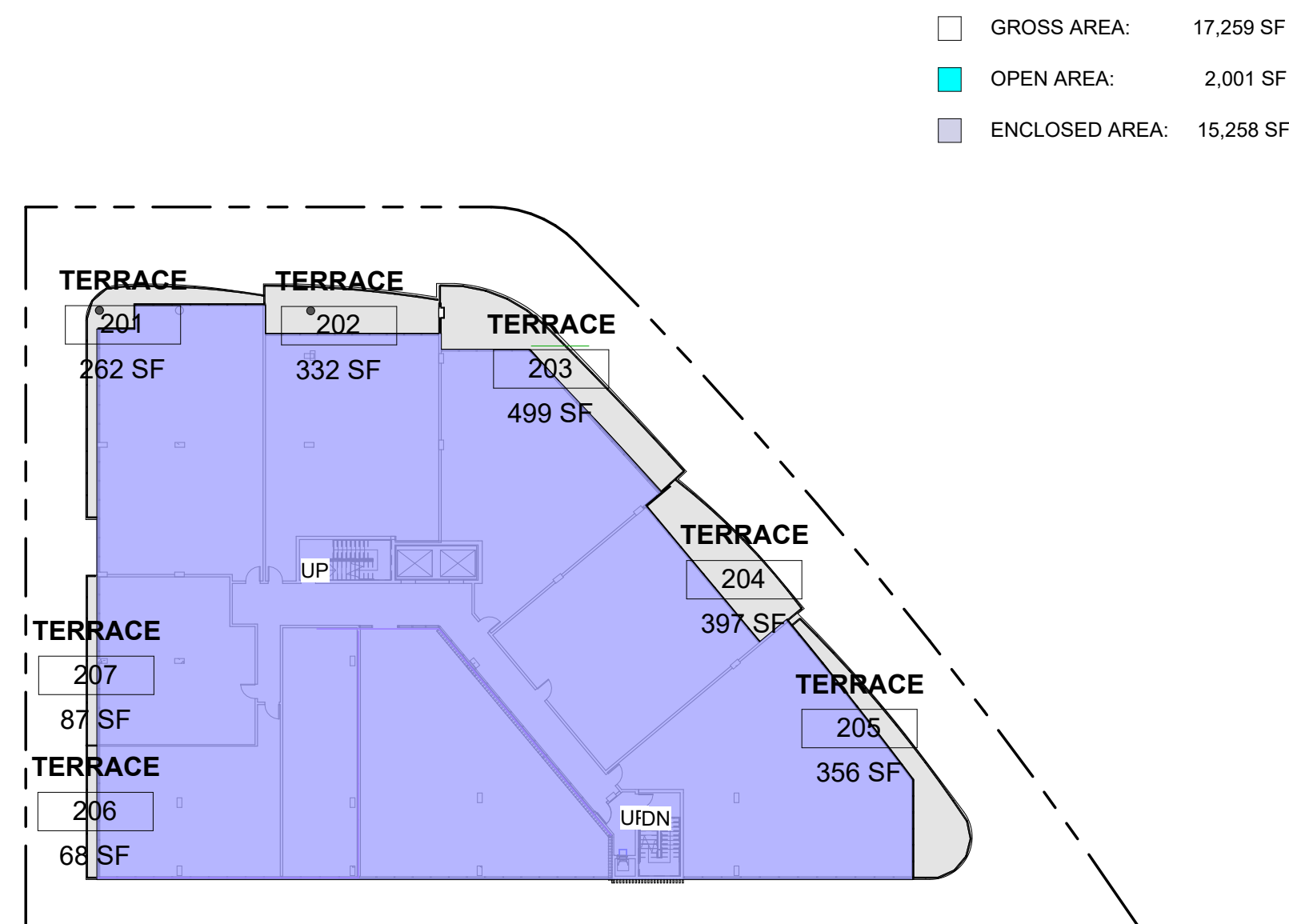
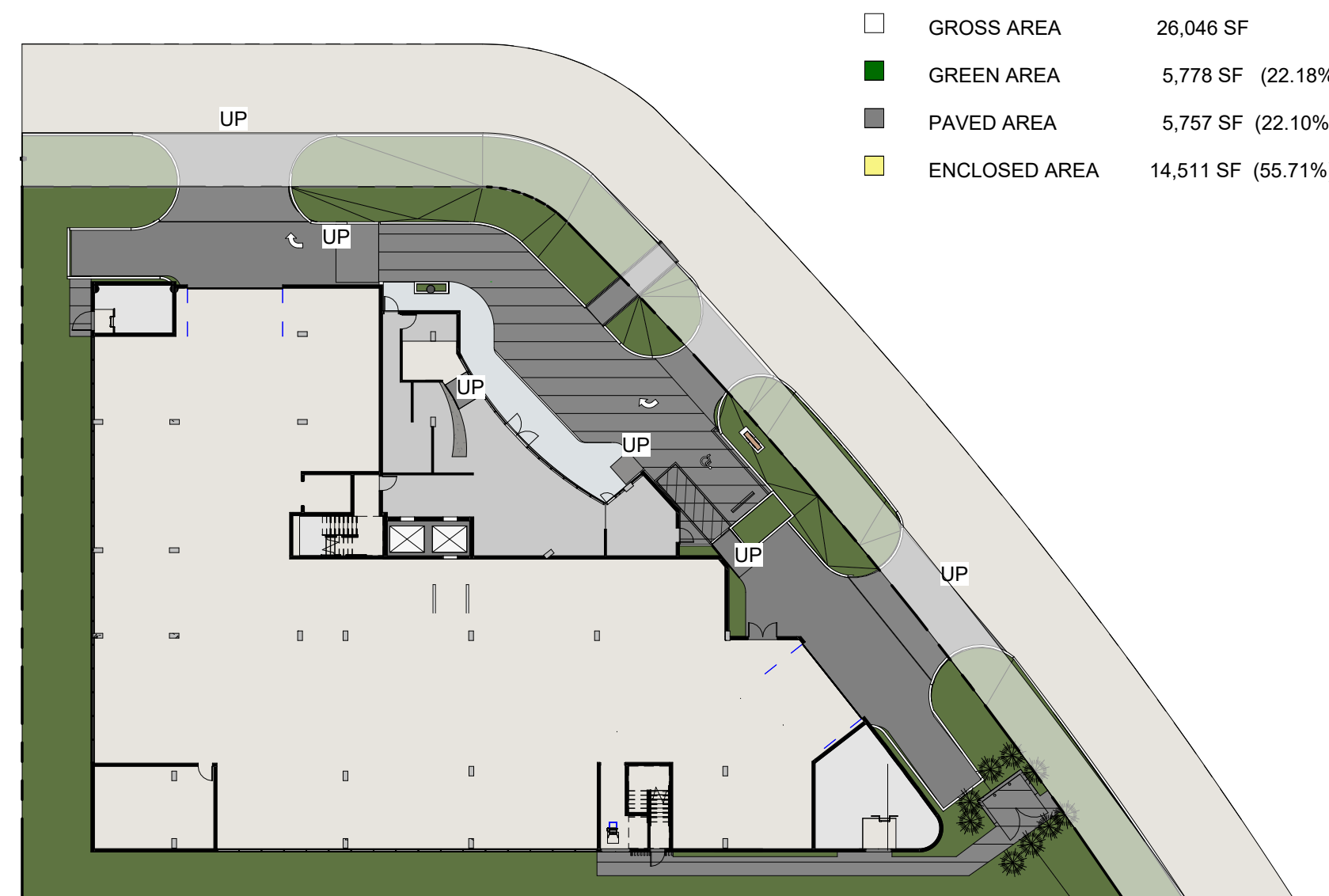
REFER TO ATTACHED WAIVER REQUEST (A001a)

AREAS				
Number	Name	Area	Level	Unit Type
100	PARKING	11355 SF	GROUND FLOOR	
100-A	STAIR 1	232 SF	GROUND FLOOR	
100-B	STAIR 2	134 SF	GROUND FLOOR	
101	LOBBY	1565 SF	GROUND FLOOR	
102	ACCESS CONTROL	213 SF	GROUND FLOOR	
103	TOILET	Not Placed	Not Placed	
105	RESIDENT'SSTORAGE	461 SF	GROUND FLOOR	
106	TRASH RM	142 SF	GROUND FLOOR	
107	STORAGE	90 SF	GROUND FLOOR	
108	MECHANICAL ROOM	513 SF	GROUND FLOOR	
109	EPG Room	183 SF	GROUND FLOOR	
200	CIRCULATION	891 SF	Level 2	
200-A	STAIR 1	181 SF	Level 2	
200-B	STAIR 2	169 SF	Level 2	
201	TERRACE	262 SF	Level 2	
201	UNIT	1906 SF	Level 2	3 BD - 3 BTH
202	TERRACE	332 SF	Level 2	
202	UNIT	1617 SF	Level 2	2 BD+D - 3 BTH
203	TERRACE	499 SF	Level 2	
203	UNIT	1630 SF	Level 2	3 BD - 3 BTH
204	TERRACE	397 SF	Level 2	
204	UNIT	1563 SF	Level 2	2 BD+D - 3 BTH
205	TERRACE	356 SF	Level 2	
205	UNIT	2101 SF	Level 2	3 BD - 3 BTH
206	TERRACE	68 SF	Level 2	
206	UNIT	1089 SF	Level 2	1 BD - 2 BTH
207	TERRACE	87 SF	Level 2	
207	UNIT	1101 SF	Level 2	1 BD - 2 BTH
208	T-Room	82 SF	Level 2	
209	Storage	835 SF	Level 2	
210	GYM	1956 SF	Level 2	
300	CIRCULATION	890 SF	Level 3	
300 A	STAIR 1	181 SF	Level 3	
300 B	STAIR 2	169 SF	Level 3	
301	TERRACE	257 SF	Level 3	
301	UNIT	1909 SF	Level 3	3 BD - 3 BTH
302	TERRACE	334 SF	Level 3	
302	UNIT	1615 SF	Level 3	2 BD+D - 3 BTH
303	TERRACE	500 SF	Level 3	
303	UNIT	1628 SF	Level 3	3 BD - 3 BTH
304	TERRACE	401 SF	Level 3	
304	UNIT	1558 SF	Level 3	2 BD+D - 3 BTH
305	TERRACE	356 SF	Level 3	
305	UNIT	2103 SF	Level 3	3 BD - 3 BTH
306	TERRACE	68 SF	Level 3	
306	UNIT	1511 SF	Level 3	2 BD - 2 BTH
307	TERRACE	87 SF	Level 3	
307	UNIT	1481 SF	Level 3	2 BD+D - 2 BTH
308	T-Room	81 SF	Level 3	
308	LOUNGE TERRACE	1953 SF	Level 3	



109
90932 SF

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LEVEL	USE	NET AREA	COMMON AREA	OPEN AREA	TOTAL AREA	UNITS			
						1B	2B	3B	TOTAL
Ground	Parking / Lobby		14,511 SF		14,511 SF	-	-	-	-
2nd Level	Residential	11,008 SF	4,250 SF	2,001 SF	17,259 SF	2	2	3	7
3rd Level	Residential	11,801 SF	1,490 SF	3,956 SF	17,247 SF	-	4	3	7
4th Level	Residential	11,421 SF	1,326 SF	1,823 SF	14,570 SF	-	5	2	7
5th Level	Residential	10,481 SF	1,284 SF	2,115 SF	13,880 SF	-	5	2	7
6th Level	Residential	10,172 SF	1,267 SF	1,667 SF	13,106 SF	2	4	1	7
TOTAL		54,883 SF	24,128 SF	11,562 SF	90,573 SF	4	20	11	35



10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

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2999 NE 191st Street PH-2 - Aventura, FL 33180

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roxana@studio-baigorrria.com

Architect: AR - 95209

[illegible]

AREA PLANS

Project number	Project Number
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Date	07-27-202
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Drawn by	Author
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Checked by	Checke
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A002

Scale	As indicated
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1 Site Plan
1" = 10'-0"

The site plan illustrates a proposed development on a triangular lot adjacent to East Bay Harbor Drive. The main feature is a six-story apartment structure, shown in brown, which follows the sloping boundary of the lot. To the left of the main structure are several smaller buildings or wings, colored green, orange, and grey. The plan includes numerous setback lines, both solid and dashed, indicating required clearances from property boundaries and existing structures. Key setbacks include front setbacks ranging from 8' to 16', side setbacks from 2' to 22', and rear setbacks from 10' to 22'. Specific 'Flex Areas' are designated in various colors (pink, light blue, dark blue) along the boundaries, with permitted dimensions such as 28'-8" x 13'-16" and 67'-3" x 4'-16". A large cyan-colored area at the bottom right is labeled 'MAC' (Marine Accessway). The plan also shows existing topography with contour lines and elevation markers. A north arrow and a graphic scale bar (0' to 40') are located in the bottom right corner.

MAIN FRONT (N) :	Length =	96.94' -	10' (SETBACK 10%)	=	86.94' /3 =
SEC. FRONT (NE) :	Length =	184.60' -	30' (REAR + FRONT)	=	154.60' /3 =
REAR (S):	Length =	231.82' -	30' (SIDE +FRONT)	=	201.82'/3 =
SIDE (W) :	Length=	150.00' -	30' (REAR + FRONT)	=	120.00' /3 =

	ALLOWABLE
28' 8 13/16"	
51' 6 3/8"	
67' 3 1/4"	
40' 0"	

- | | |
|---|---|
|  | 3 STORY STRUCTURE (FFE = + 30'-0" BFE - NGVD +38.67' |
|  | 4 STORY STRUCTURE (FFE = + 40'-10" BFE - NGVD +49.50' |
|  | 5 STORY STRUCTURE (FFE = + 51'-8" BFE - NGVD +60.34' |
|  | 6 STORY STRUCTURE (FFE = + 62'-6" BFE - NGVD +71.17' |
|  | BALCONY AREA |
|  | GREEN AREA |

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[illegible]

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A101	
Scale	1" = 10'-0"



wner:

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ROOF PLAN

Project number	Project Number
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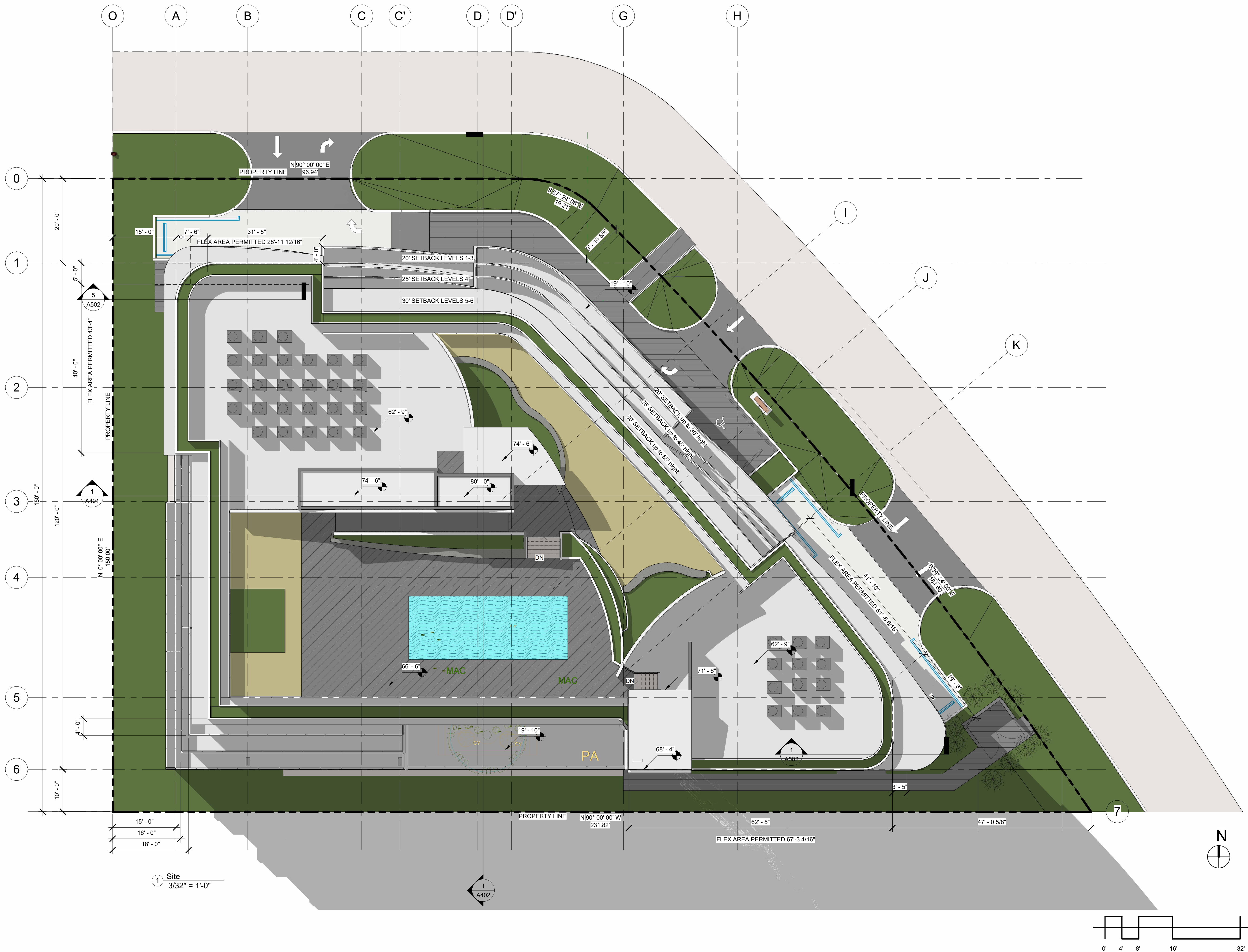
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Drawn by	Author
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Checked by	Checker
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A102

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





Owner

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Architect: AR - 95209

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LEVEL 2

Project number	Project Number
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Date	07-27-2021
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Drawn by	Author
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Checked by	Checker
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A104

Scale	$3/32" = 1'-0"$
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10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

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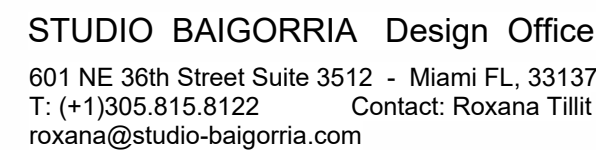
Consulting Engineer:
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Architect: AR - 95209

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LEVEL 3

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A105

Scale	$3/32" = 1'-0"$
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10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

BH INVESTMENTS

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LEVEL 4

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A106	
Scale	3/32" = 1'-0"

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Owner

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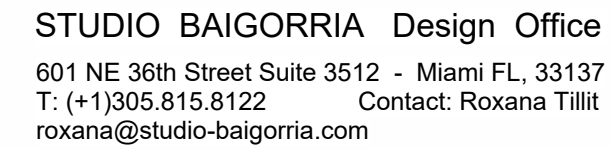
Coil Engineer:
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Architect: AR - 95209

LEVEL 5

Project number	Project Number
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Date	07-27-2021
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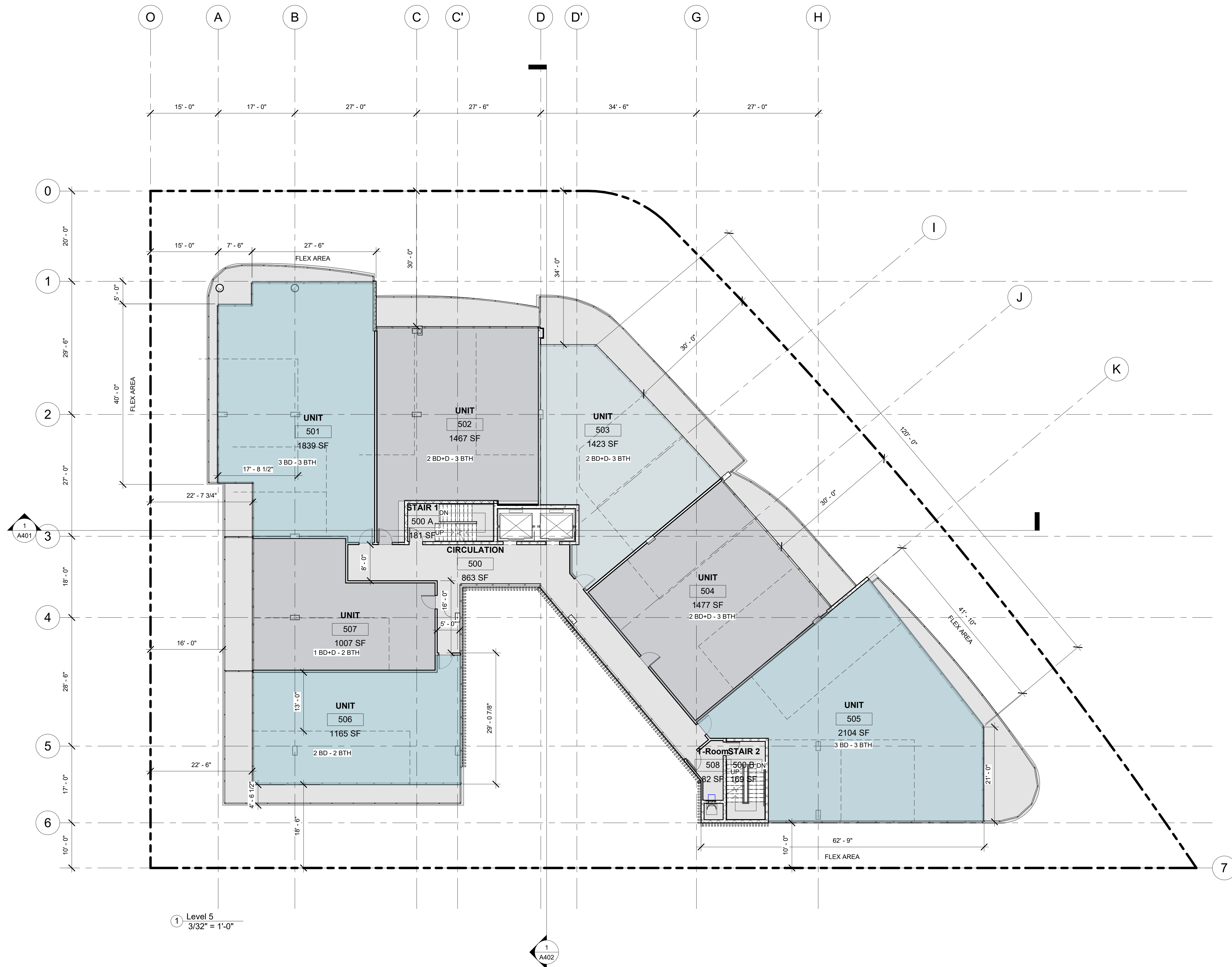
Drawn by	Author
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Checked by	Checker
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A107

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

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Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

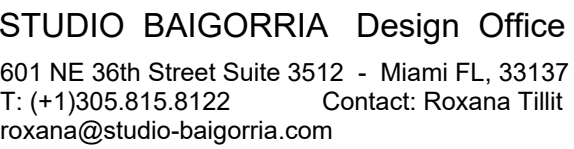
Chris Edinger:
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Architect: AR - 95209

LEVEL 6

Project number Project Number

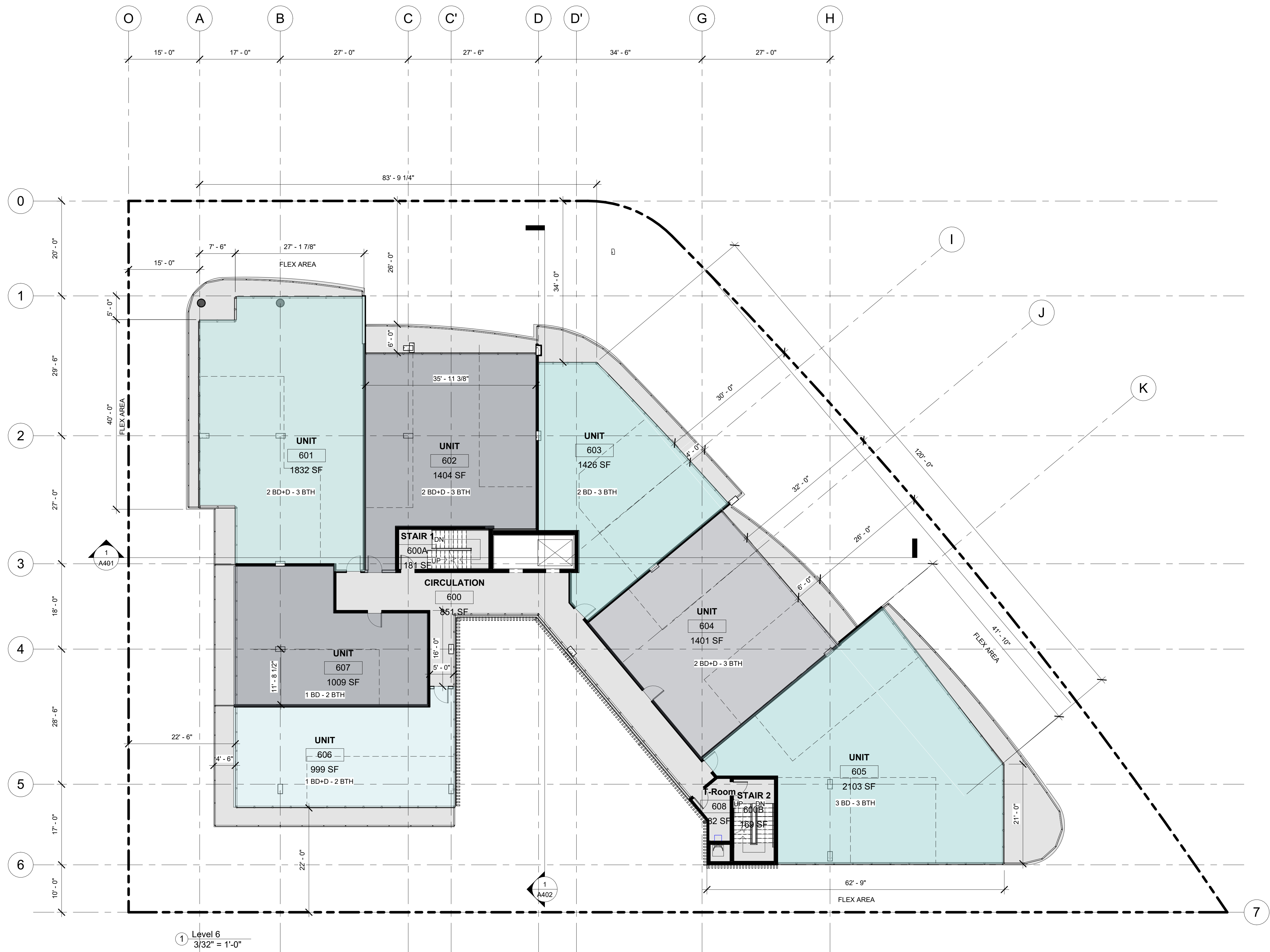
Date 07-27-2021

Drawn by _____ Author _____

Checked by _____ Checker _____

A108

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





Owner

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

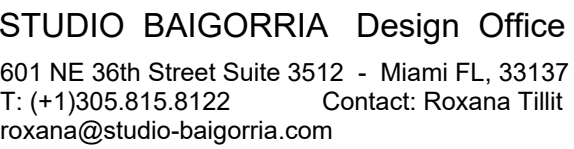
Chris Elgert: **HOLLAND ENGINEERING, INC.**
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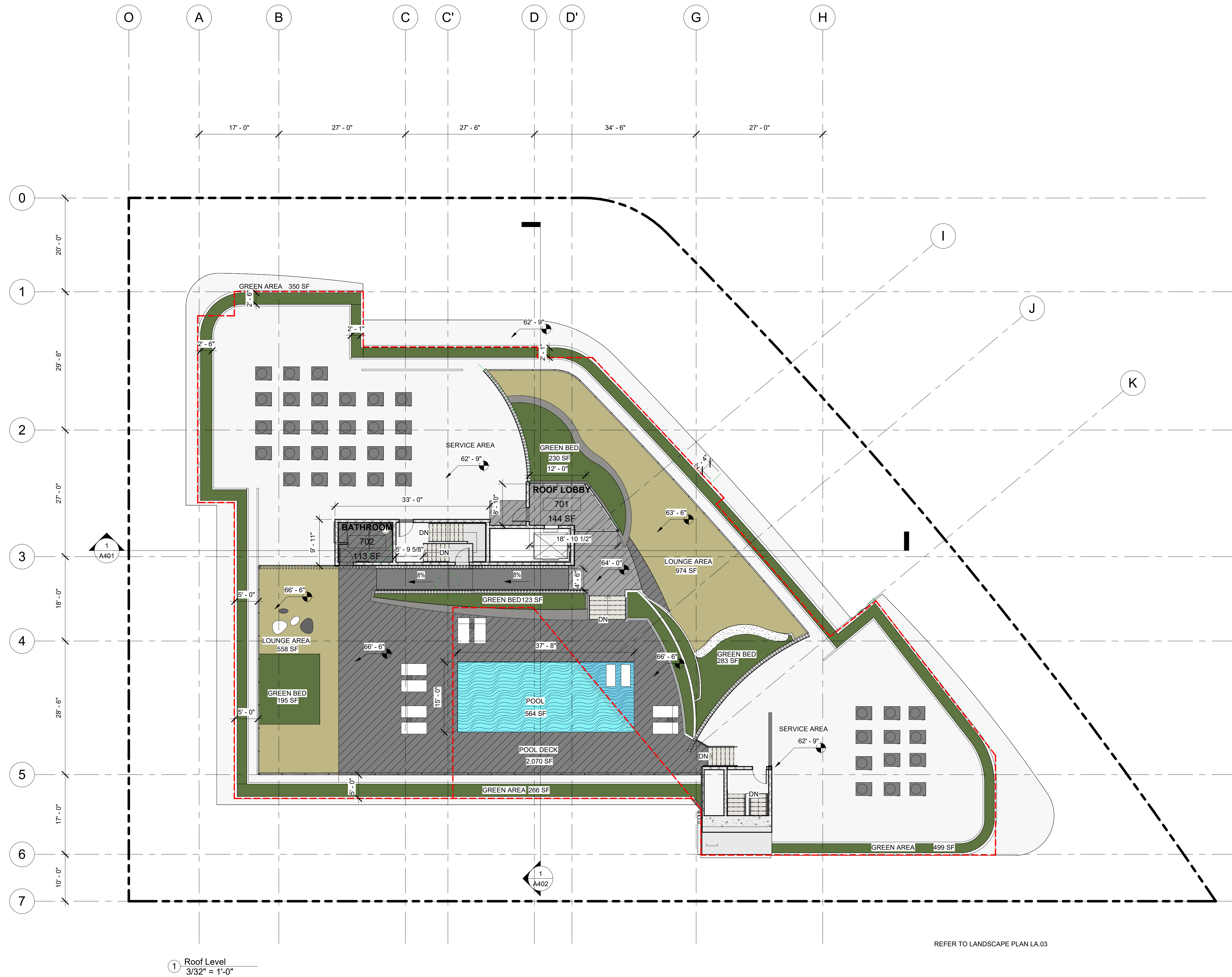
Architect: AR - 95209

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ROOF LEVEL

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A109	
Scale	3/32" = 1'-0"

11/8/2021 2:03:58 PM





Owner:

BH INVESTMENTS

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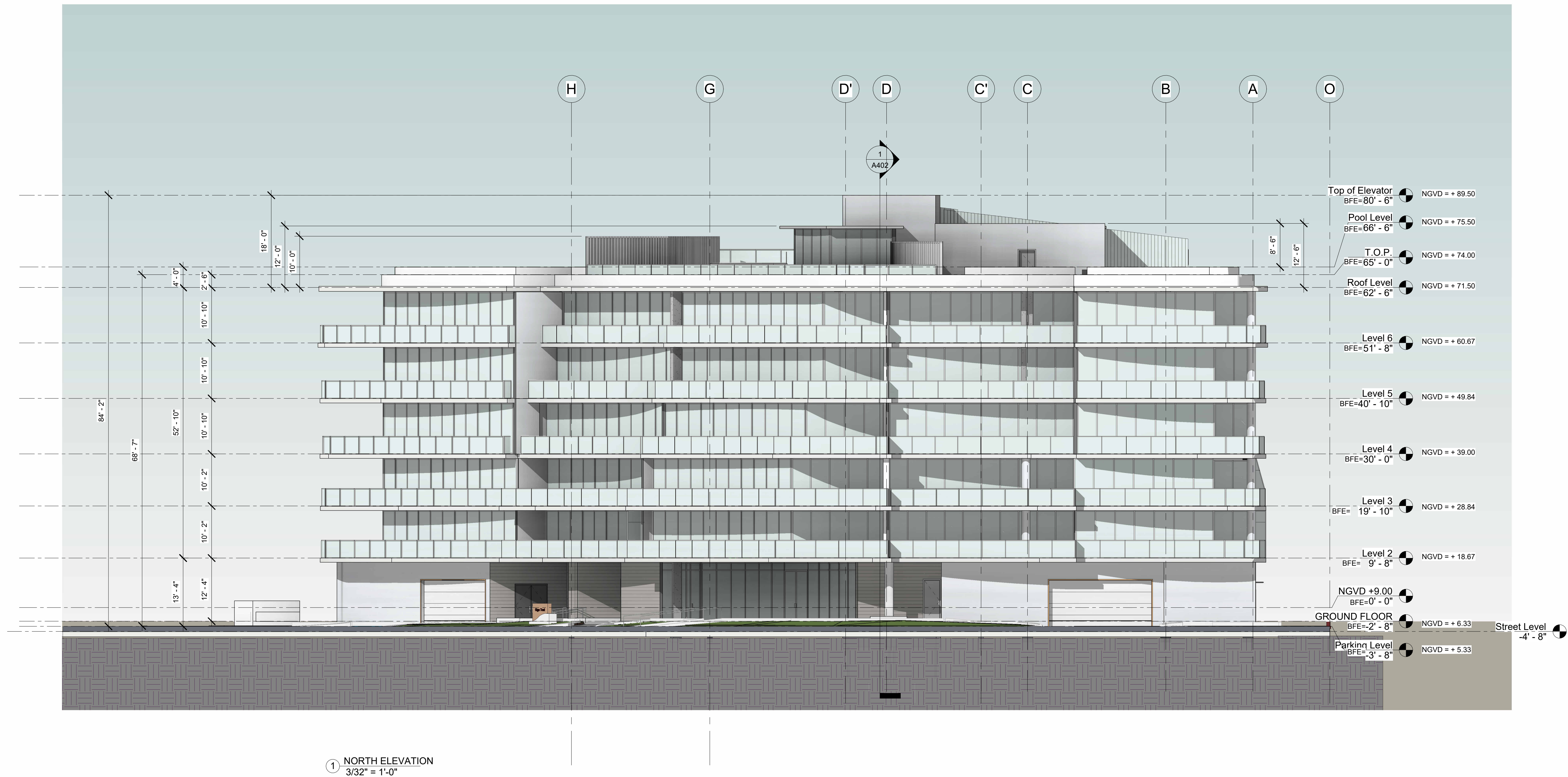
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roxana@studio-baigorrria.com

Architect: AR - 95209

[illegible]

NORTH ELEVATION

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A301	
Scale	$3/32" = 1'-0"$





10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

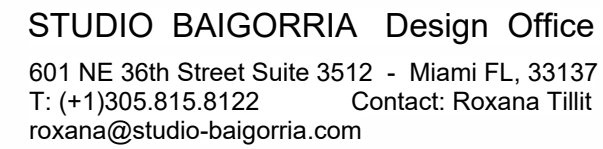
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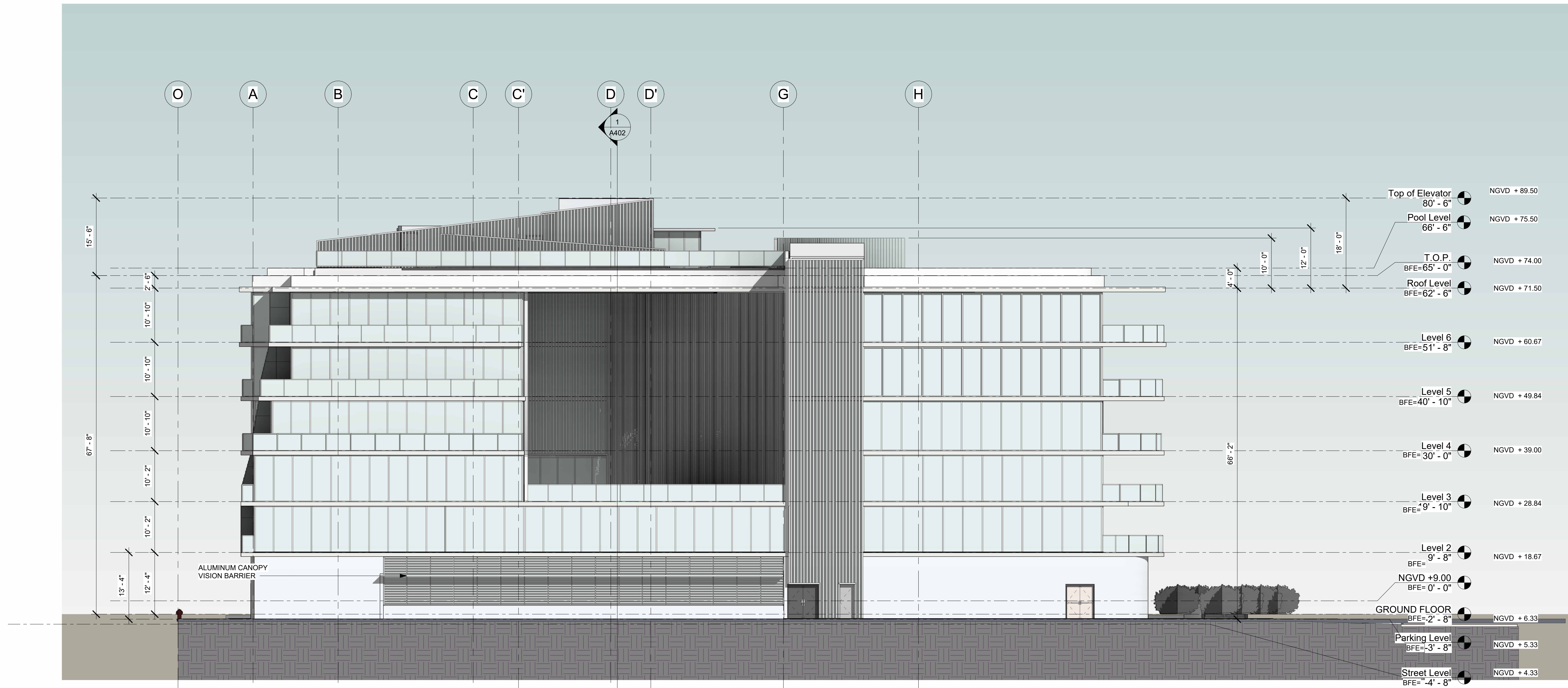


Architect: AR - 95209

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SOUTH ELEVATION

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A302	
Scale	$3/32" = 1'-0"$



① SOUTH ELEVATION
3/32" = 1'-0"



10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

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foxana@studio-bulgaria.com

Architect

AR - 95209

EAST ELEVATION

Project number	Project Number
----------------	----------------

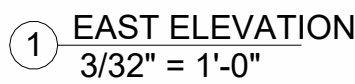
Date	07-27-2021
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Drawn by	Author
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A303

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





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Architec

2 - 95209

WEST ELEVATION

A304

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

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Architect: AR - 95209

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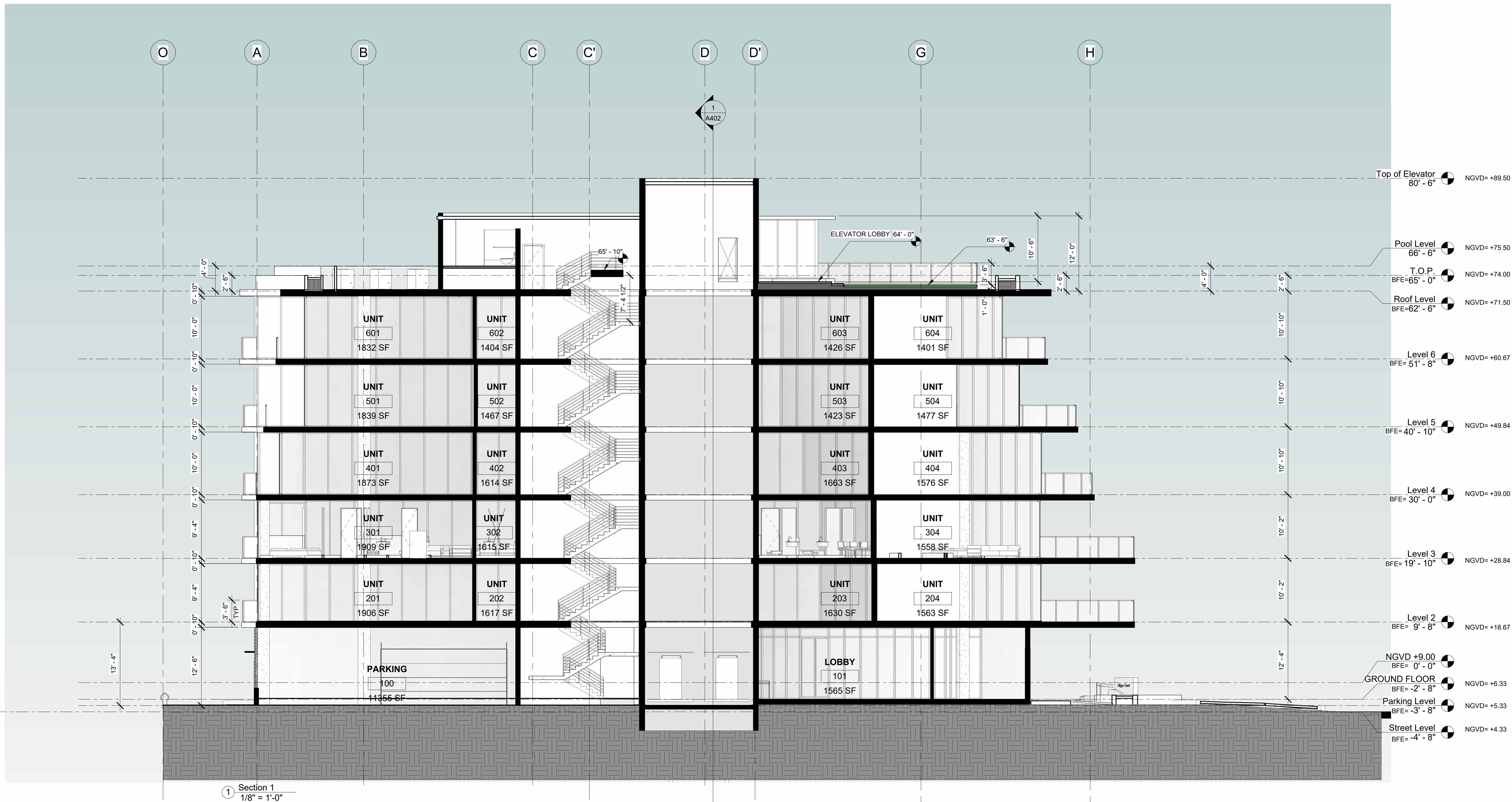
SECTION 1

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A401

Scale $1/8" = 1'-0"$

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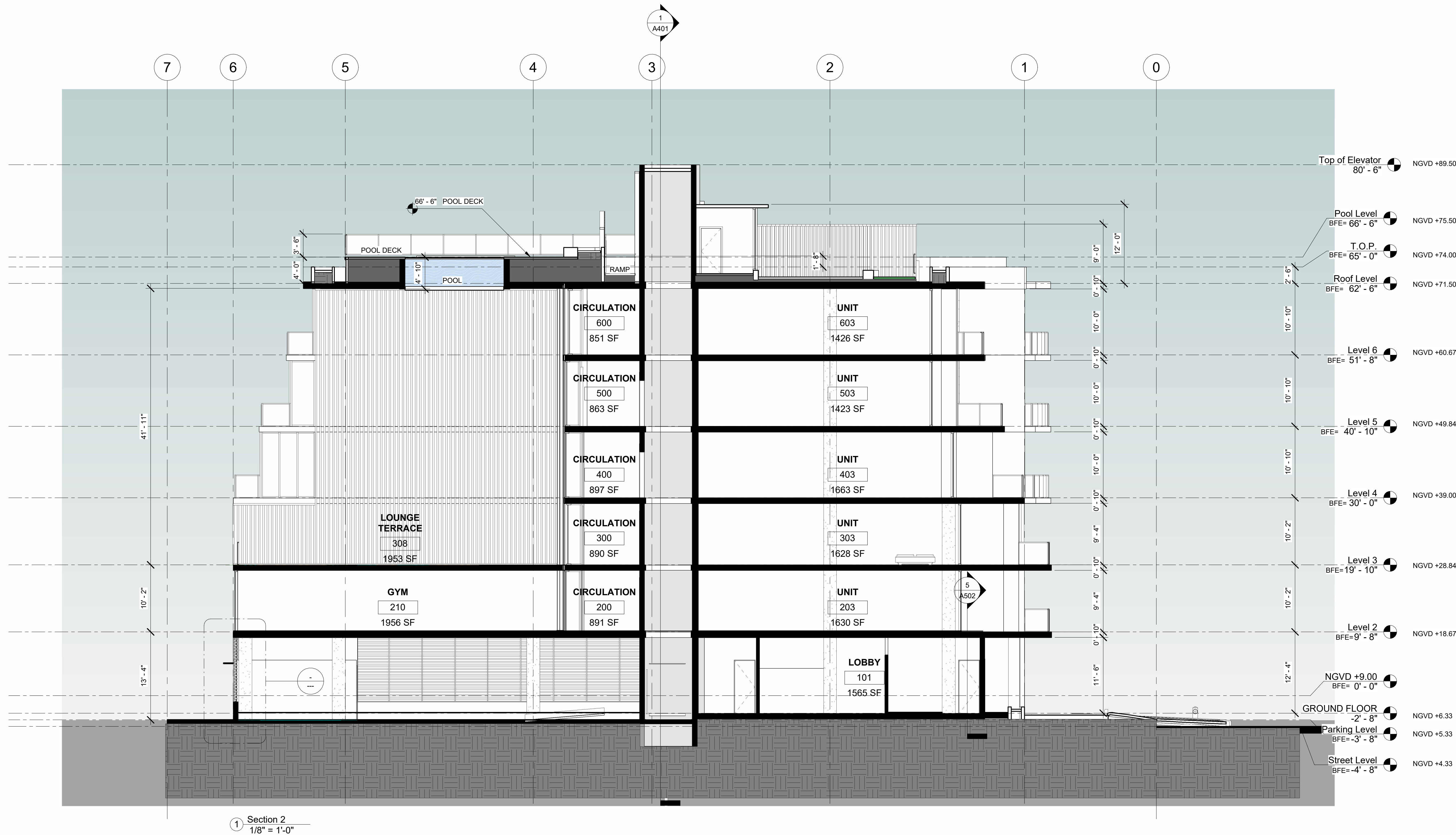
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SECTION 2

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A402

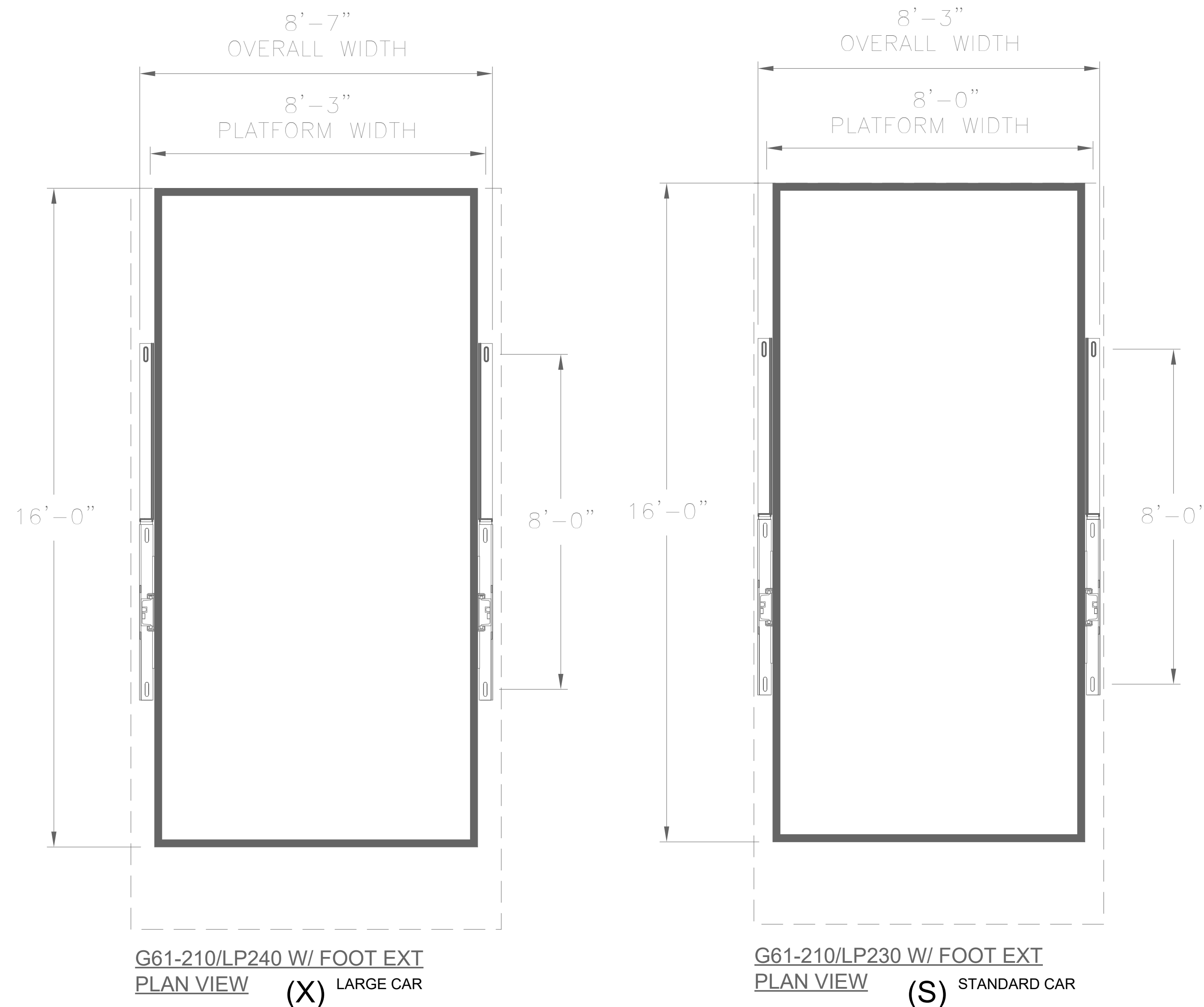
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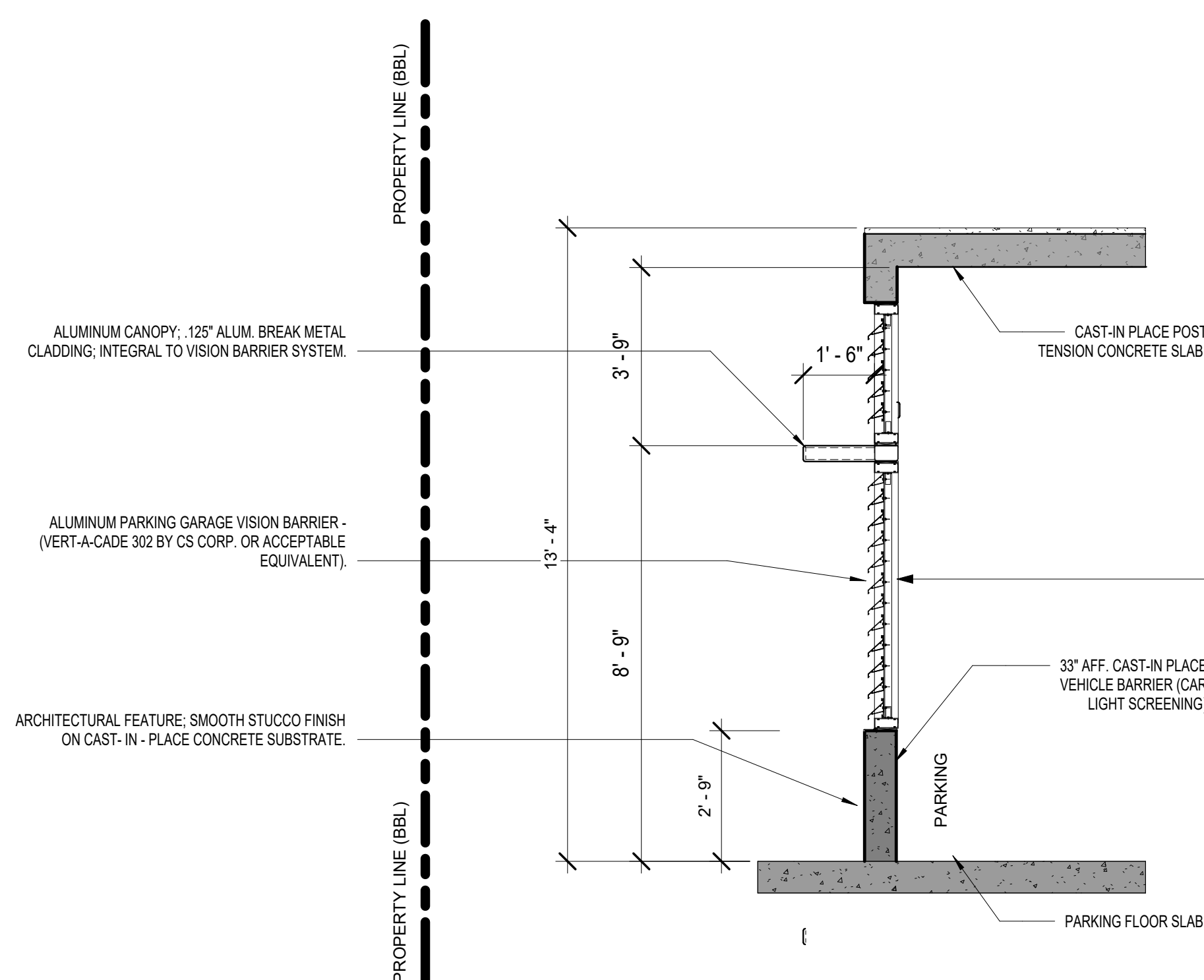
① Section 2
1/8" = 1'-0"

G61-210 SECTION VIEW

N.T.S.



NOTE: MECHANICAL LIFT SYSTEM DIMENSIONS BASED ON "KLAUS AUTO PARKSYSTEME GmbH SERIES G61 (HORIZONTAL) G61-210 OR SIMILAR.



○ PARKING METAL HORIZONTAL LOUVER
3/8" = 1'-0"

ARCHITECTURAL PRODUCT SOLUTIONS

ARCHITECTURAL GRILLES

Vision Barrier Screens

Both functional and decorative, architectural grilles and vision barriers can change the entire personality of a building. Let the colors, shapes and textures inspire your next design by adding depth and dimension to any architectural façade.

Features

- Sight screening
- Linear louvered aluminum screens
- No exposed framework; all supports and frames are hidden
- Blade orientation and spacing can be customized for optimal sight cutoff
- Variety of extruded aluminum blade profiles

Benefits

- Provides up to 100% sight cutoff
- Easy to install
- Blades ship in long lengths to minimize joints
- Fully engineered
- Varying height, width and blade spacing of each pattern provide unlimited options

Applications

- Parking garages
- Mechanical screening
- Horizontal or vertical access walls
- Rooftop equipment enclosure

ARCHITECTURAL PRODUCT SOLUTIONS

ARCHITECTURAL GRILLES

Vision Barrier Screens

Finish Options

Riser & Powder Coat

Fluorescent & Metallic

Wood Grain Pattern

Custom Color

See all finish options online at c-group.com.

Warranty

- One-Year Material Warranty
- 20-Year Finish Warranty* (does not include anodized finishes)

*Anodized finishes carry a 15 year finish warranty.

Models

Each category below has multiple models

Aluminate Madras

Aluminate Tweed

Ecoscreen

Pave

...or create your own custom model

CS

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BAY HARBOR 103
CONDOMINIUM

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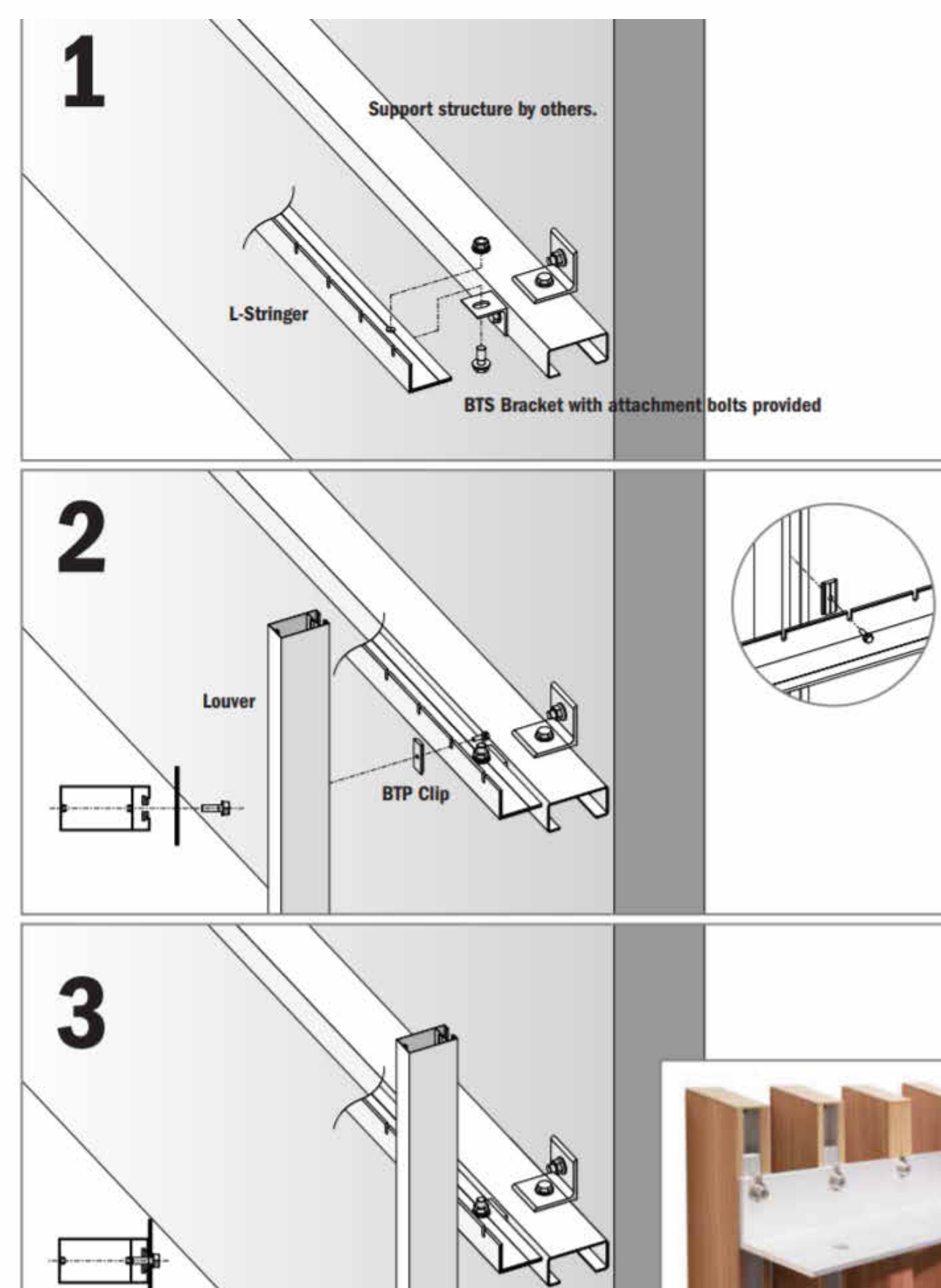
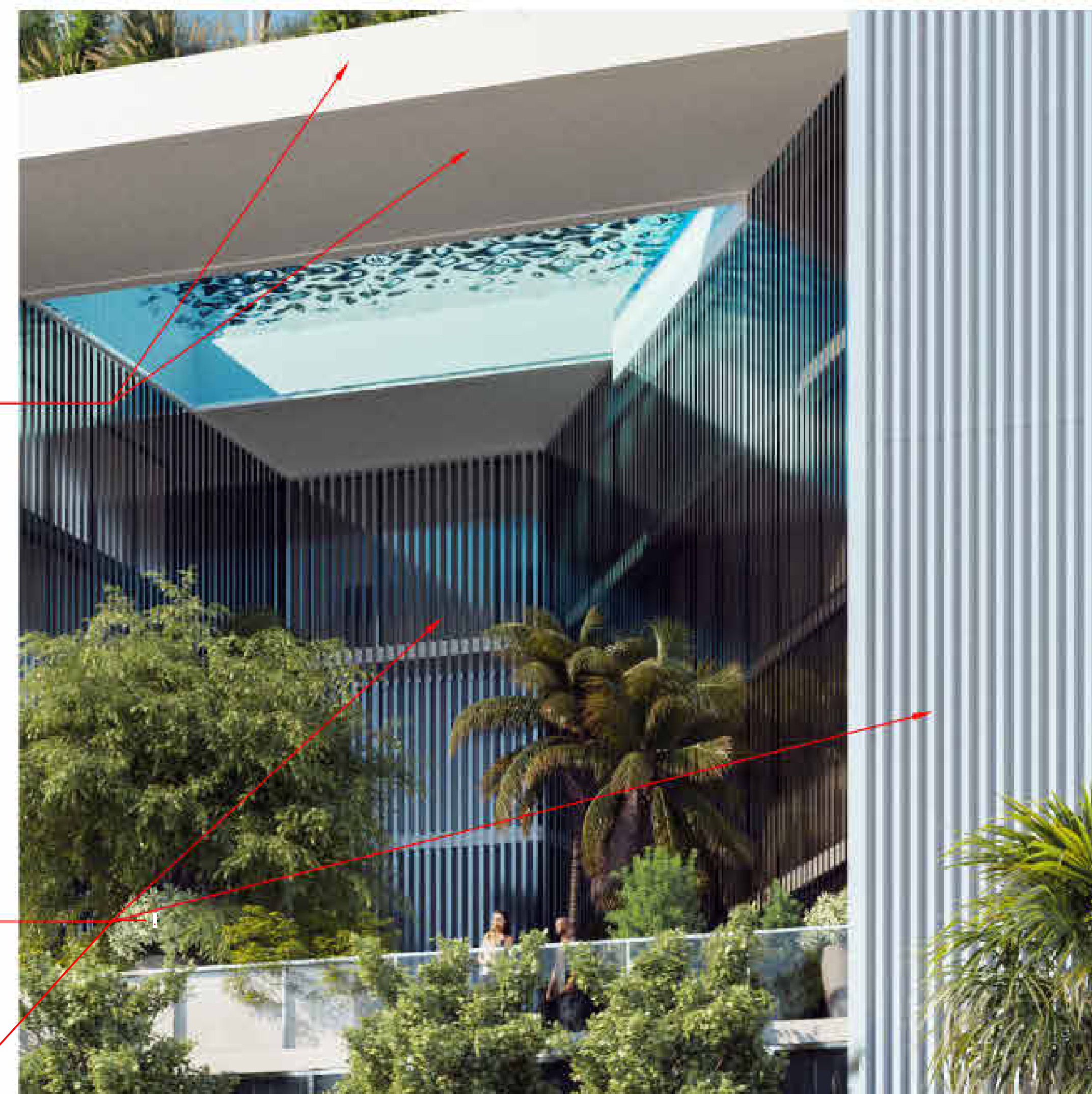
Architect

AR - 95209

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PARKING DETAILS

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A501	
Scale	3/8" = 1'-0"



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FACADE MATERIALS



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R - 95209

MATERIAL BOARD

A504



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Project number	Project Number
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Date	07-27-2021
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A901

Scale



1 NW VIEW

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SE VIEW

A902

Scale

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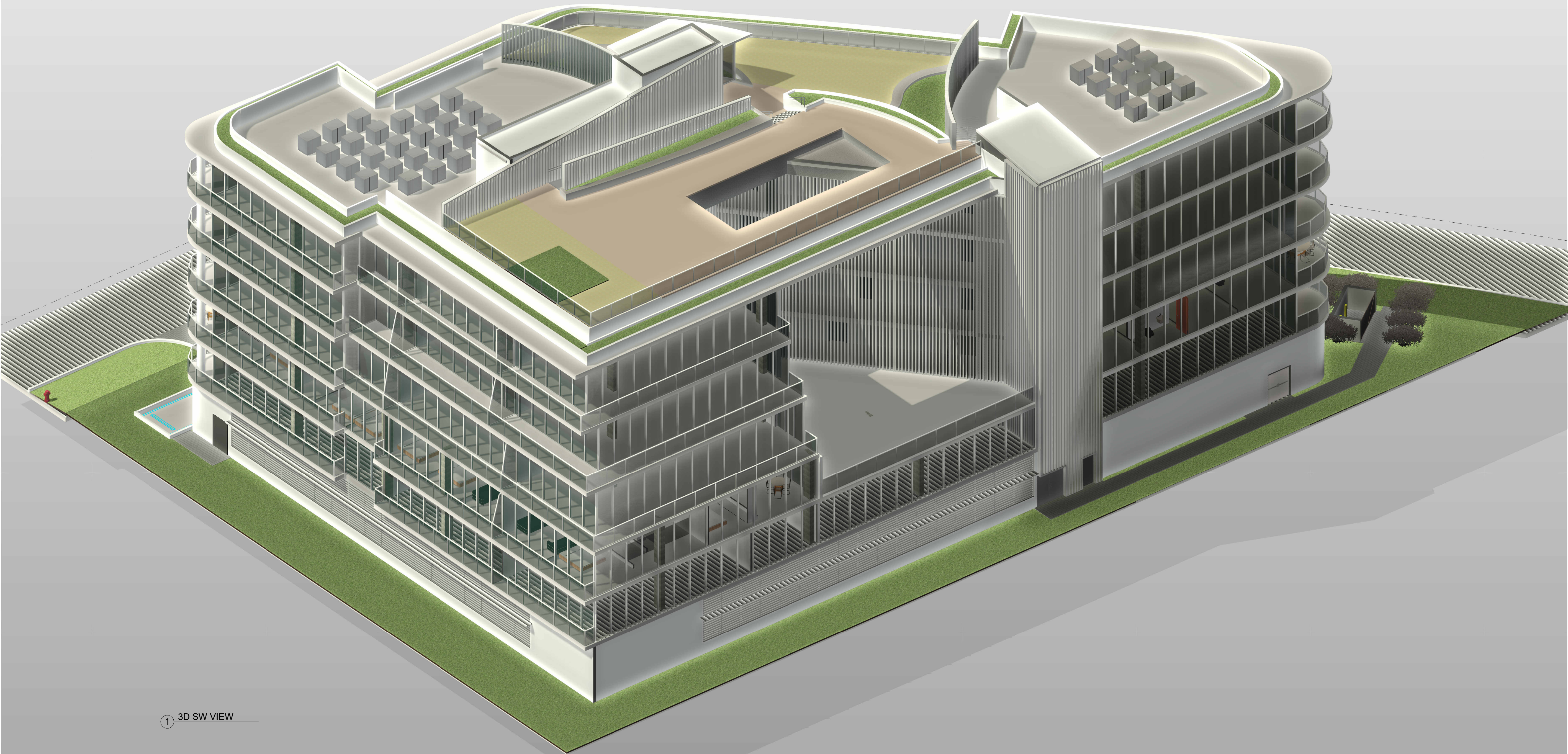
Architect: AR - 95209

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SW VIEW

Project number	Project Number
Date	07-27-2021
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A903	
Scale	

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1 3D SW VIEW



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3D-SOUTH VIEW

Project number	Project Number
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Date	07-27-2021
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Drawn by	Author
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A906

Scale



BAY HARBOR 103
CONDOMINIUM

10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

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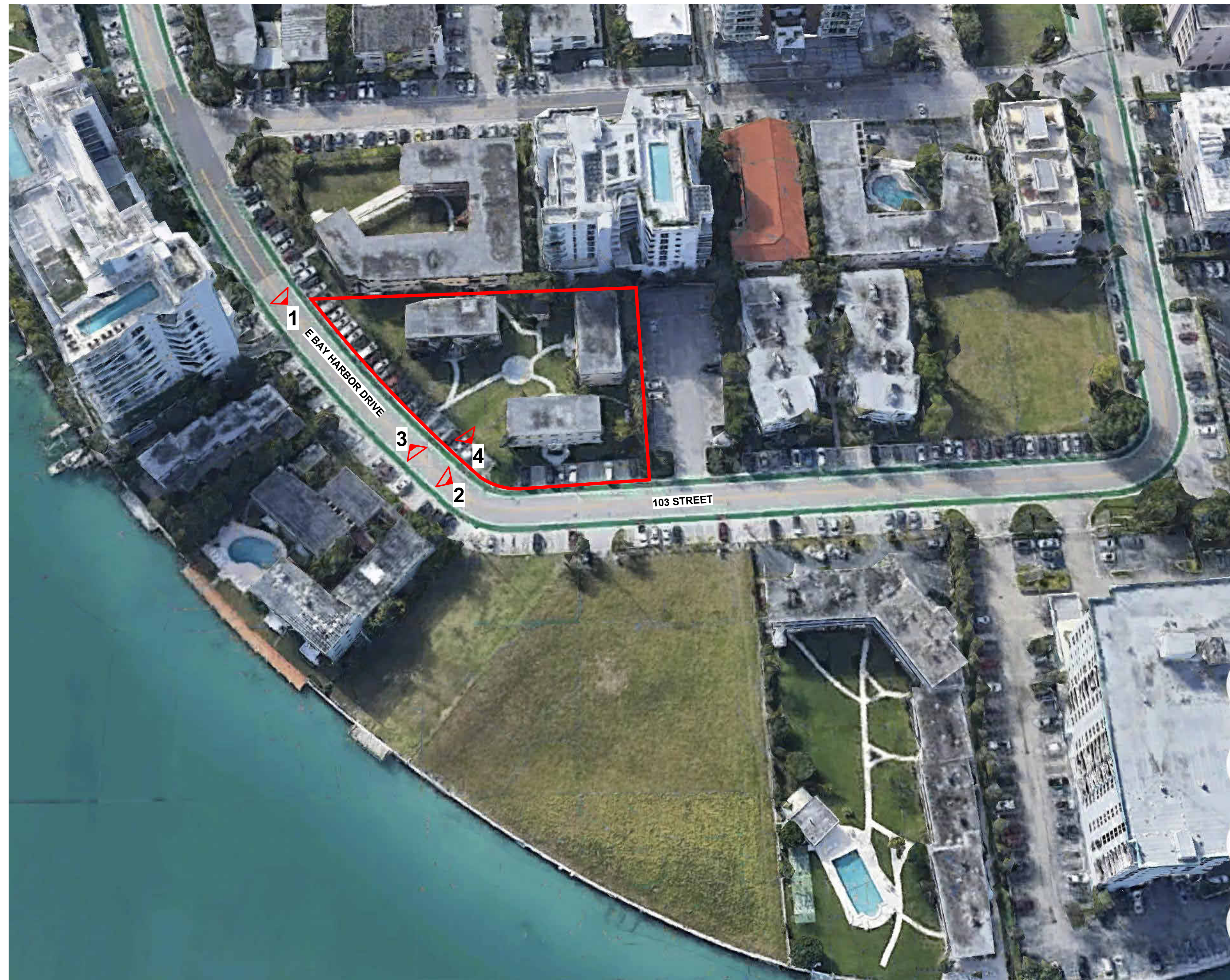
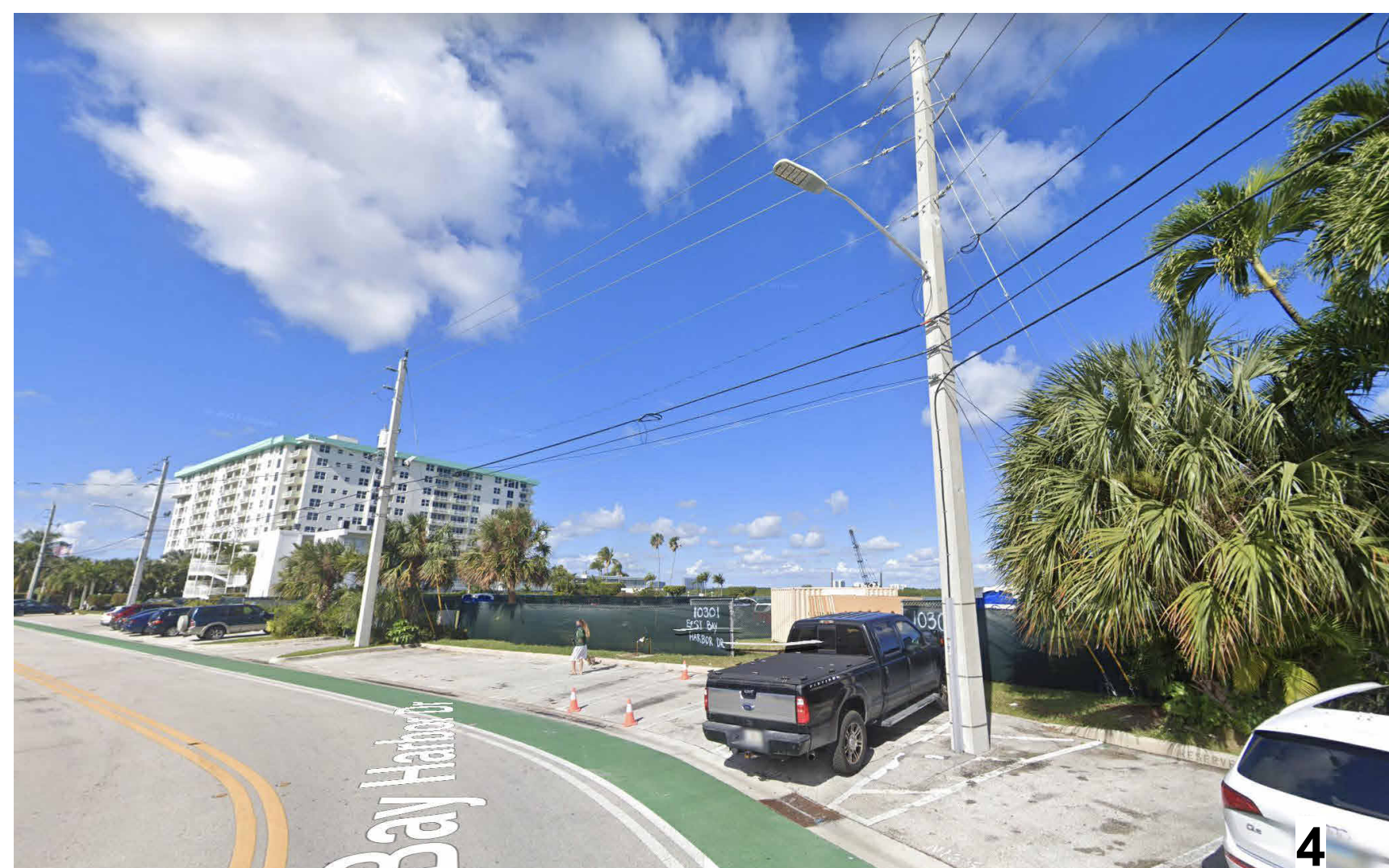
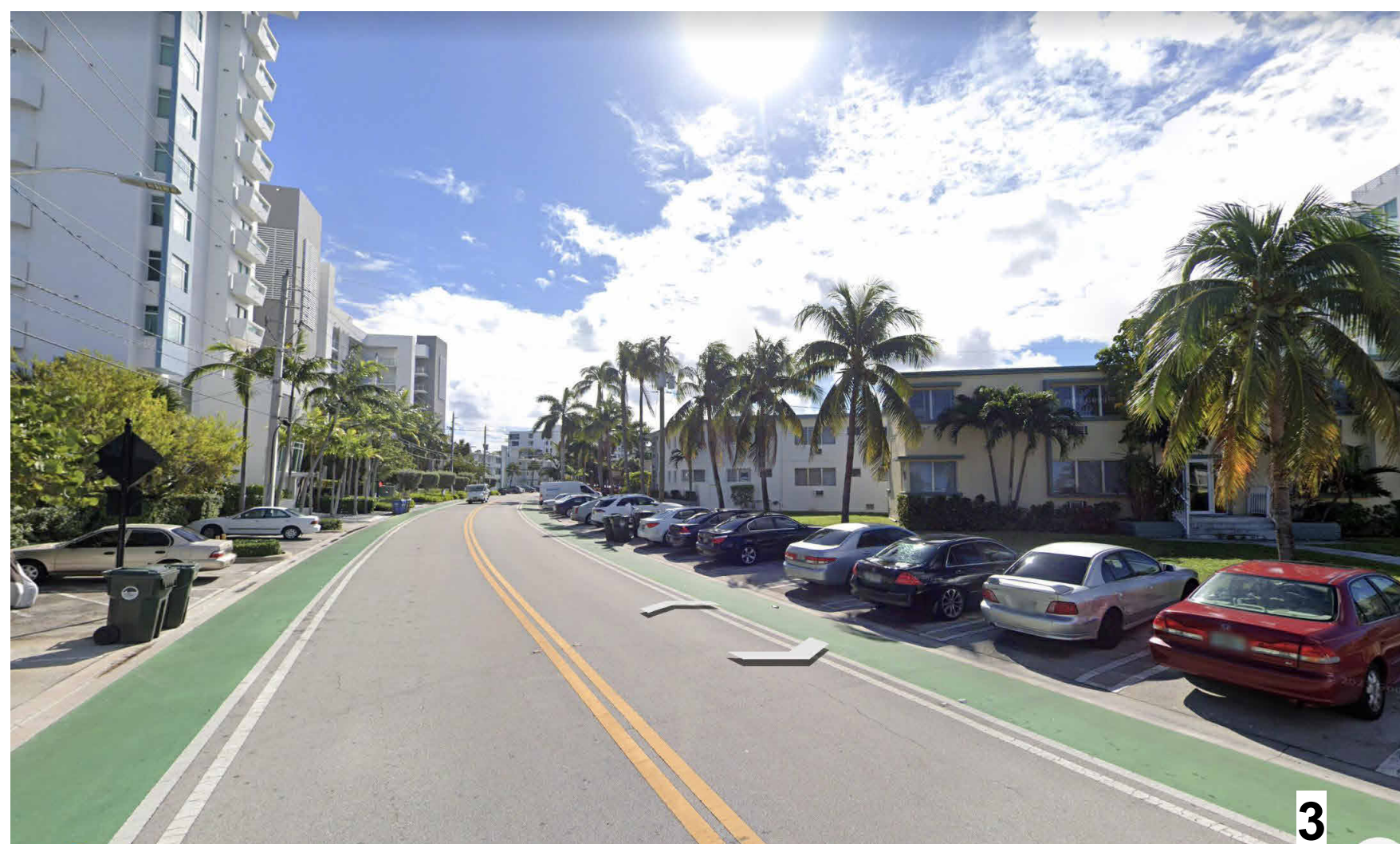
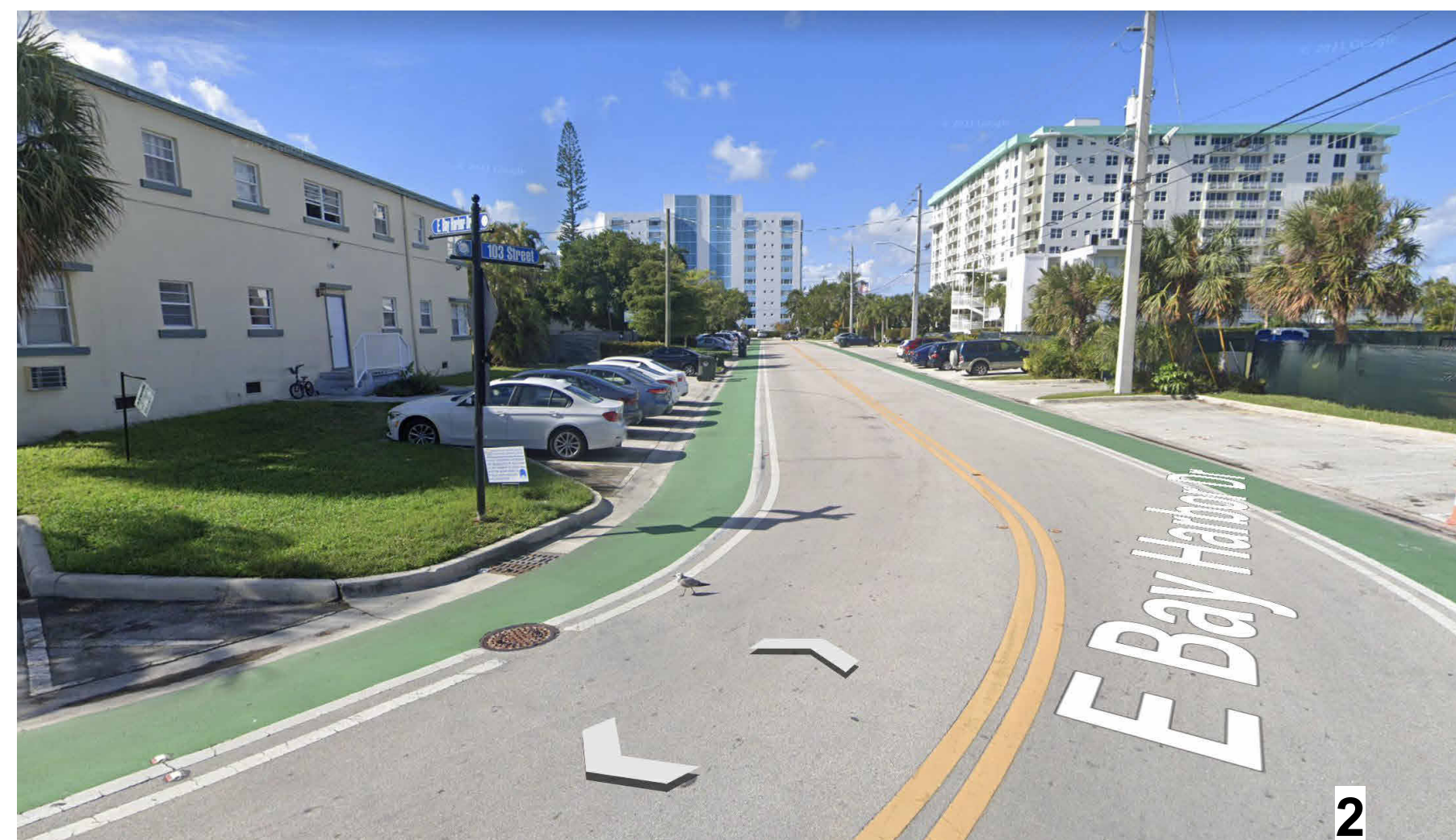
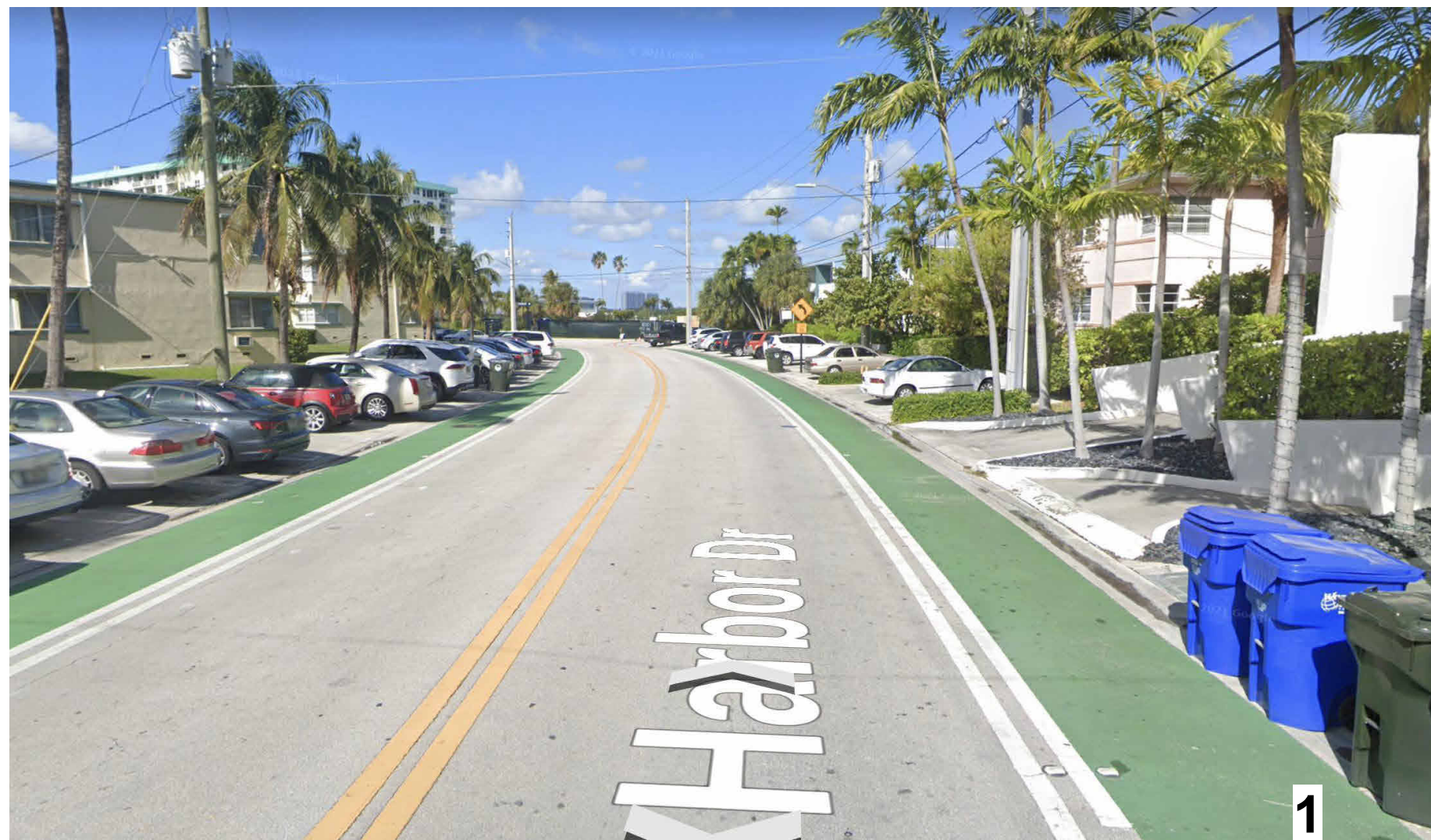
SHEET LIST

G000	COVER SHEET
G001	SURVEY
G002	SITE CONTEXT
G003	IMPACT ANALYSIS
C-1	PAVING, GRADING & DRAINAGE
C-2	WATER & SEWER PLAN
C-3	PAVEMENT, MARKING & SIGNAGE PLAN
C-4	DETAILS
LA.01	GROUND FLOOR LANDSCAPE PLAN
LA.02	OUTDOOR LOUNGE LANDSCAPE PLAN
LA.03	TOP LEVEL LANDSCAPE PLAN
LA.04	PLANTING DETAILS
LA.05	ELEVATIONS 1
LA.06	ELEVATIONS 2
A001	ZONING
A001a	BREEZEWAY WAIVER REQUEST
A001b	Unnamed
A002	AREA PLANS
A101	SITE PLAN
A102	ROOF PLAN
A103	GROUND LEVEL
A104	LEVEL 2
A105	LEVEL 3
A106	LEVEL 4
A107	LEVEL 5
A108	LEVEL 6
A109	ROOF LEVEL
A110	INTERIOR LAYOUT LEVEL 3
A301	NORTH ELEVATION
A302	SOUTH ELEVATION
A303	EAST ELEVATION
A304	WEST ELEVATION
A401	SECTION 1
A402	SECTION 2
A501	PARKING DETAILS
A502	DETAILS
A503	FACADE MATERIALS
A504	MATERIAL BOARD
A900	NE VIEW
A901	NW VIEW
A902	SE VIEW
A903	SW VIEW
A904	3D-AERIAL VIEW
A905	3D-WEST VIEW
A906	3D-SOUTH VIEW
L.100	PHOTOMETRICS LEVEL 1
L.101	PHOTOMETRICS ROOF LEVEL
L.102	PHOTOMETRICS LEVEL 3



COVER SHEET

Project number	Project Number
Date	07-27-2021
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G000	
Scale	



BAY HARBOR 103
CONDOMINIUM

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roxana@studio-baigorrria.com

Architect: AR - 95209

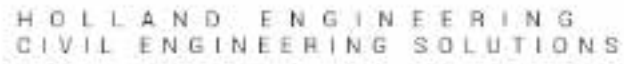
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SITE CONTEXT

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	A
G002	
Scale	

G002

Scale	
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Bay Harbor 103

DEVELOPMENT IMPACT ANALYSIS REPORT

Prepared by:
Susan C. Holland, P.E.
Holland Engineering, Inc.
301 SW 7 Street
Ft. Lauderdale, FL 33015



The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **9,982 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **7,786 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the attached Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **31.54 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of one drainage well and exfiltration trench. Roof drainage and condensate will be routed to the drainage well. All other surface drainage will be routed to the exfiltration trench.

5. TRAFFIC GENERATION:

The proposed development is expected to generate, based on a total of 35 dwelling units generating approximately 256 net daily trips of which 16 net trips will occur during the A.M. peak hour and 20 will occur during the P.M. peak hour.



6. RECREATION FACILITIES:

The total population is estimated at 75.95 persons, based on a total of 35 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.



10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

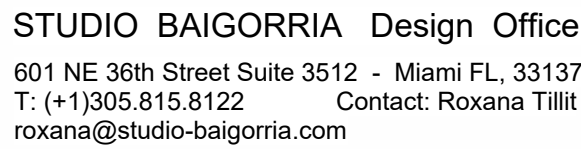
Coil Engineer:
HOLLAND ENGINEERING, INC.
Address: 3rd Ave - Fort Lauderdale, FL 33316
Contact: Susan Holland / Ayitey Aryee
Phone: (+1) 954.367.0371
e-mail: ayitey@hollandengineering.net

Landscape Architect:
EXOTICSCAPE, INC.
181 Harbor Dr. - Key Biscayne, FL 33149
Contact: Mercedes Porcari / Roberto Carmona
Phone: (+1) 305.361.5782
Cell: (+1) 305.846.4617
e-mail: rcarmona@exoticscape.com

General Contractor:
CHARLEVILLE DEVELOPMENT CORPORATION
 7600 Coquina Drive - North Bay Village, FL 33141
 Contact: Paul Murphy
 Phone: (+1) 305.333.8832
 e-mail: pcashmanmurphy@aol.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail



Architect: AR - 95209

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Bay Harbor 103
DATE : October 23, 2021

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	35(2.17per DU)	200	15,190
SUB-TOTAL			<u>15,190</u>
<u>PREVIOUS FLOWS:</u>			
	12(2.17 per DU)	200	5,208
SUB-TOTAL			<u>5,208</u>
NET INCREASE			9,982

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Bay Harbor 103
DATE : October 23, 2021

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	35(2.17per DU)	156	11,848
SUB-TOTAL			<u>11,848</u>
<u>PREVIOUS FLOWS:</u>			
	12(2.17per DU)	156	4,062
SUB-TOTAL			<u>4,062</u>
NET INCREASE			7,786

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Bay Harbor 103
DATE : October 23, 2021

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS] (Avg. Household Size)	RATE [LB/SF-DAY] [LB/UNIT-DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLID WASTE GENERATED [TONS/YR]
<u>PROPOSED SOLID WASTE:</u>				
Residential Condominiums	35(2.17per DU)		0.632	48
SUB-TOTAL				<u>48</u>
<u>PREVIOUS SOLID WASTE:</u>				
	12(2.17per DU)		0.632	16.46
SUB-TOTAL				<u>16.46</u>
NET INCREASE				31.54

[illegible]

IMPACT ANALYSIS

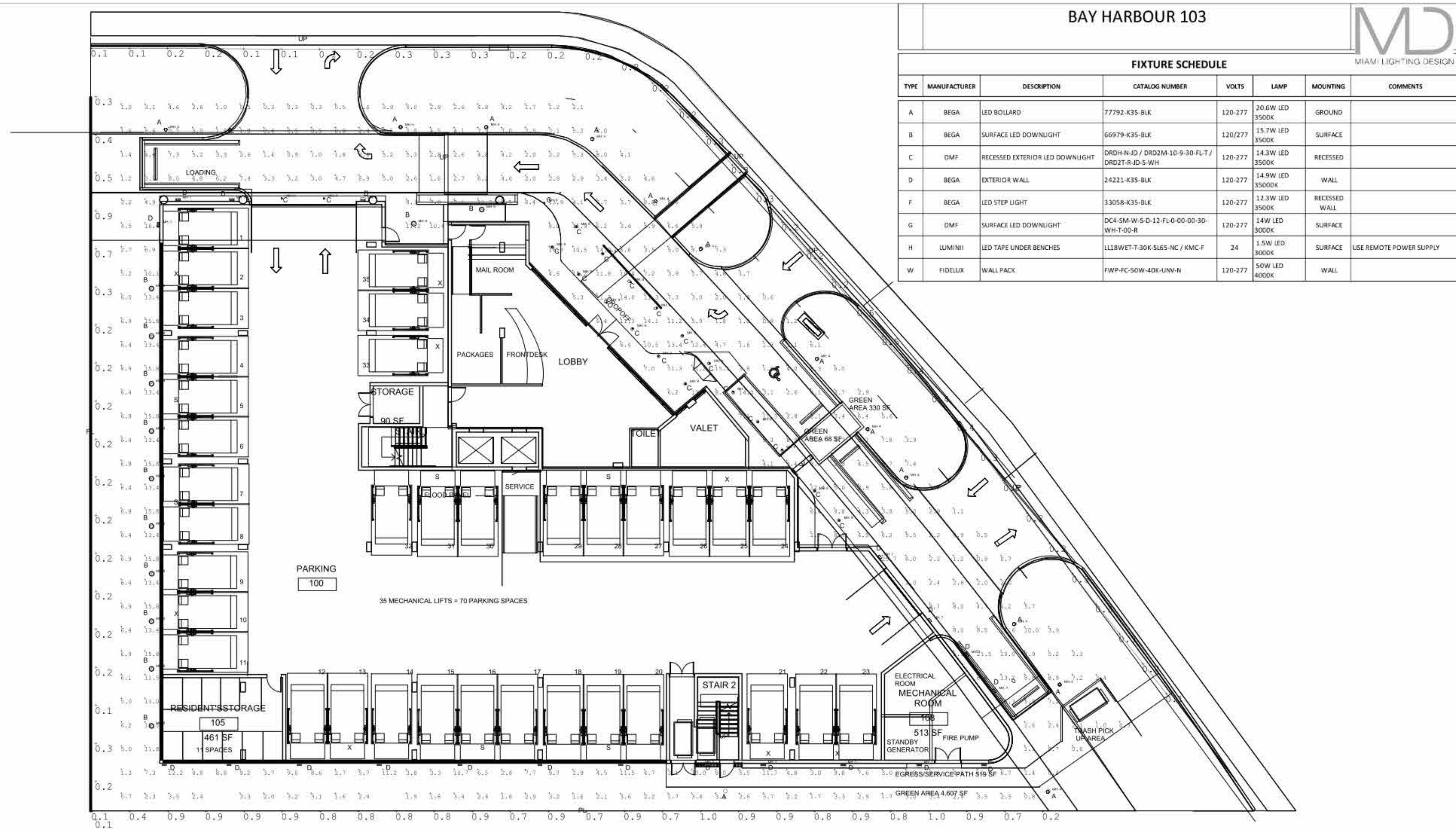
Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	A

G003

Scale

**LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN**
550 S. Bayshore Dr.
Suite 205
Miami, FL 33133
Tel: 305-443-2004

L.100



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	12	A	SINGLE	N.A.	0.950	77792
	8	D	SINGLE	N.A.	0.950	24221
	12	B	SINGLE	N.A.	1.000	66979
	20	C	SINGLE	N.A.	1.000	DRD4M8930FL-DRD2TRJDSWH
	12	D ALT	SINGLE	N.A.	1.000	24374K4_BEGA_IJS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	5.77	25.7	0.3	19.23	85.67
PERIMETER 1	Illuminance	Fc	0.29	0.9	0.1	2.90	9.00
PERIMETER 2	Illuminance	Fc	0.78	1.0	0.1	7.80	10.00
Street Side Property Line	Illuminance	Fc	0.24	0.5	0.1	2.40	5.00

SITE ADDRESS:	
10290 E Bay Harbour Drive Bay Harbour Islands, FL 33154	
OWNER:	ARCHITECT: STUDIO BAIGORRIA 601 NE 26th Street Suite 134 MIAMI, FL 33137
ENGINEER MEP:	ENGINEER STRUCTURAL:
SURVEYOR:	LIGHTING CONSULTANT: MIAMI LIGHTING DESIGN 2550 S. Bayshore Dr. Suite 205 MIAMI, FL 33133 P: 305-443-2004

[illegible]

MD
MIAMI LIGHTING DESIGN



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Play Area	Illuminance	Fc	3.47	8.6	1.0	3.47	8.60
Pool Deck	Illuminance	Fc	3.32	8.7	1.0	3.32	8.70
Ramp	Illuminance	Fc	3.56	5.5	1.3	2.74	4.23
Service Area 1	Illuminance	Fc	2.72	5.0	1.0	2.72	5.00
Service Area 2	Illuminance	Fc	2.64	5.8	1.0	2.64	5.80
Stairs from pool deck	Illuminance	Fc	2.50	2.8	2.2	1.14	1.27

SITE ADDRESS:

10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33154

**STUDIO
BAIGORRIA**
601 NE 36th Street
Suite 124
MIAMI, FL 33137

[illegible]

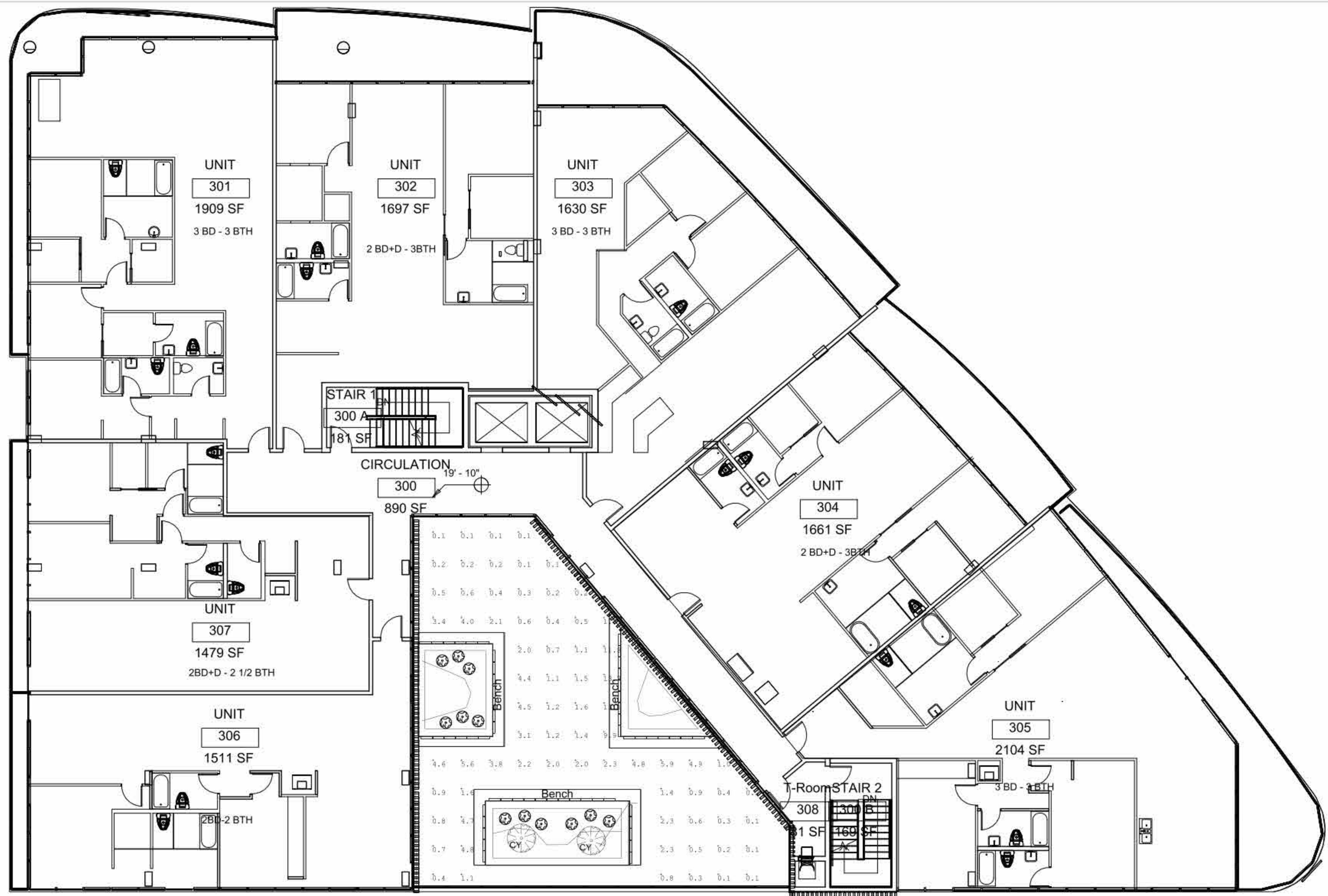
CONSULTANT
MIAMI LIGHT
DESIGN
2550 S. Bayshore Dr.
Suite 206
MIAMI, FL 33133
P: 305-443-2004

GROUND LEVEL
PHOTOMETRIC
CALCULATION
3rd. Level

[illegible]

	SHEET NO:
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L.10



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	56	H	SINGLE	4449	1.000	FLEXDC_40_30_24_22

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
3RD LEVEL EM EGRESS	Illuminance	Fc	2.09	13.7	0.1	20.90	137.00

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

To: Town of Bay Harbor Islands
Development Review Committee

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

Date: November 11th, 2021

Subject: Site Development Plan Application – 3rd Revised Formal Submittal
10270-90 East Bay Harbor Drive (35 DU)
Bay Harbor Islands Acct. No. SPR21-00013
MMPA Acct. No. 01-0702-1112

PROJECT REVIEW HISTORY / RECOMMENDED ACTION

In late July 2021 the Town received a formal Site Development Plan application for the above site. The Town's Development Review Committee (DRC) reviewed this application at their meeting of August 12th, 2021. Due to the amount of comments / issues the DRC deferred action on the proposed Site Development Plan application to allow the applicant's design team to address the listed comments. The original submittal package had numerous design / Code violation issues, some of the plans were inadequate / inconsistent and a few other items need to be corrected. The applicant was encouraged to research the Code in more detail and coordinate separately with DRC staff members on their respective issues. MMPA offered to review preliminary plan revisions prior to another formal DRC meeting occurring to solve basic Code compliance issues. Several phone conversations and email exchanges occurred between the applicant and MMPA since the initial DRC meeting. On Sept. 20th, 2021, MMPA received a draft set of revised plans for review. Much progress was made to the plans to comply with Town Code requirements. On Sept. 23rd, 2021, MMPA issued an "informal" DRC memo on the applicant's interim plan revisions. On Sept. 29th, 2021, the Town received a formal resubmittal of the plans with written responses to the initial DRC comments. On Oct. 14th, 2021 a 2nd DRC meeting was held to discuss the revised plans. MMPA identified a few minor issues that could have been handled as a PZB check-set, and the Town Engineer OK'd the new revisions. However, the Building Official commented on the ground level floor uses / elevations / flood design issues and was unwilling to agree to move the project forward until those issue were fully resolved. Therefore, the DRC deferred action again for further discussions / corrections. On Nov. 2nd, 2021 a new set of revised plans was submitted. MMPA reviewed the latest revised plans and find almost all of our previous issues have been addressed / corrected. MMPA contacted the project architect to discuss the remaining issues (revised plans submitted) and suggested they contact the Building Official directly to resolve his issues.

Assuming that a conversation happens to resolve the ground floor Bldg. Dept. design issues, and the revised sheets are submitted (typos / Code compliant photometric plan) MMPA recommends the DRC consider **APPROVE the latest revised plans subject to the receipt of a PZB check-set for the DRC staff to review / sign-off prior to PZB action.**

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-2 (Multiple Family Residential District)
General Location: Corner of 103rd Street & East Bay Harbor Drive
Legal Description: Lots 1 and 2 of Block 5, "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.

PROJECT DESCRIPTION

The property owner, BH Bay Harbor 103, LLC, has submitted a Site Development Plan application, designed by Studio Baigorria, for the construction of a midrise multifamily residential development consisting of thirty-five (35) dwelling units. Due to the unusual lot configuration along East Bay Harbor Drive (EBHD) the proposed building has a somewhat unique shape (generally square-shaped in western site area with an extension along EBHD). The architecture is typical "2020 South Florida Modern" dominated by abundant glass with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage / lobby. The "front" of the complex (lobby entry) primarily faces EBHD. Driveways and entries into the ground level parking garage face both EBHD & 103rd Street. There is a proposed south facing open Lounge Terrace on the 3rd Level that is open to the sky. A rooftop recreational area is shown with a pool and sundeck areas.

Height / DU - The maximum height allowed in the RM-2 Multiple Family Residential District is 65 feet above Base Flood Elevation (BFE). The structure is proposed to be 62'-6" above BFE to the main roof deck. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses (raised pool deck / elevator override / stairs / shade structures / etc.). The 35 dwelling units consist of units ranging from 1 BR / 2 Bath to 3 BR / 3 Bath, some with dens. All of the units meet the Town's min. DU square footage requirements.

Driveways - A total of three (3) driveway entrances are proposed into the site. A two-way driveway connection to 103rd Street is proposed near the western portion of the site that provides access into the parking garage and functions as an exit for the lobby one-way drop-off driveway. The 9/20/21 revised plans were different than the original plans as related to the lobby drop-off / one-way driveway. The centrally located one-way inbound only driveway on EBHD near the lobby was reversed in flow now entering (vs. exiting) at that driveway connection and flowing westerly to the main two-way driveway at the northwest corner of the site. A secondary driveway to a proposed service court / solid waste pick-up area is shown at the southeast corner of the site. A large lobby / delivery drop-off area is shown facing EBHD with several guest / delivery / loading spaces shown, as well as ADA spaces. A minimum of two (2) guest spaces are required and provided (2 lots / TDRs requested – may be a subset of DU spaces). The 9/20/21 revised plans and current plans addressed our previous landscape strip comments about widths / location.

Parking – A total of seventy (70) parking spaces are required (2 per DU / includes ADA & guest). There are seventy (70) ground level parking spaces provided under the building in the parking garage (all mechanical lifts proposed with valet), plus 2 additional guest spaces along EBHD / 103rd Street, and one loading space noted near the NW corner of the site. The proposed mechanical vehicle lifts require Planning and Zoning Board approval (not allowed by right).

Density - The survey / Town records indicate that the site is currently developed with a three (3) building / 12 DU complex known as one of the “Town & Country” sites. A total of 12 DU can be built on this site at this time, as the previous owner sold eight (8) available TDR units to the new Integra / Sereno East multifamily development located at 10201-31 EBHD in 2014. The Town Council approved that TDR transfer on August 11th, 2014, via Resolution No. 2025. The Deed of Transfer of TDR Rights is recorded in ORB 2932 at Page 654-656 of the M-D public records. During the initial project review it was discovered an illegal TDR transfer apparently occurred to this site for five (5) DU. The Town does not recognize this as the Town did not approve it. Therefore, to build 35 DU would require the developer to acquire twenty-three (23) TDR units. The MDPA website indicates the site is 26,400 sq. ft. in size (.606 acres), as did the original plans. MMPA felt the square footage was not completely accurate, as the MDPA tends to round-off and the lot shape is not exactly linear / angular - there are curves along EBHD. Pursuant to our comment at the 1st DRC meeting the project surveyor calculated the actual site size and provided an exact square footage / acreage to the Town = 26,046 sq. ft. (.598 acres), as this affects the density calculations / open space / etc. Based on .598 acres a maximum of 20 DU (previously 21) can be built on this site at base density (34 DUA), but due to the previous 2014 TDR sale only 12 DU can be built without acquiring new TDR units. The original plan submission included a plan to somehow acquire Town right-of-way – this was discussed in detail at the 8/12/21 DRC meeting and subsequently with the applicant / their attorneys. It was verified that this site via both MD / Town records never granted the “typical” 11 feet of right-of-way dedication for on-street head-in parking. Therefore, the lot size is fixed at .598 acres, as the Town would never deed any portion of its 60' wide road right-of-way for EBHD to this developer or any other. If the developer is successful in acquiring the additional 23 DU to achieve 35 DU, the net density would be 58.5 DUA (max. 60 DUA allowed). As stated above, a maximum of 12 DU can built on this site at present due to a previous TDR sale of 8 DU. If the newly discovered illegal 5 TDR acquisition is validated by the Town Council, this would allow up to 17 DU on the site. Based on the request for 35 DU the developer would need to acquire an additional 18 TDR units to proceed.

Nearby Development - The adjoining / nearby developments sites currently include: to the west a Town-owned parking lot, to the north and east across 103rd Street & EBHD the proposed new 7-story / 41 DU ONDA complex on Tract F, a vacant site that was the former 12 DU Harborview Condo, the 2-story / 18 DU Harbor Bay Condo and the 2-story / 4 DU BH Townhouse complex; to the south the 6-story / 41 DU Bay View 102 complex and a 2-story / 24 DU complex believed to be part of the Town & Country complex. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 17+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. 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 commercial sites, and specialty sites (Gateway / Planned Development). The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family 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. In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The original submittal package had numerous design / Code compliance issues that needed to be corrected prior to moving forward for PZB consideration. The 2nd revised submittal package addressed many of the original comments – but not all - and new comments are included based on the revisions. The 3rd revised submittal has addressed almost all of our remaining comments listed in the MMPA Sept. 23rd, 2021 DRC staff report.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. 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 (TDR) program established by §23-22.2. The developer is seeking to build a total of 35 DU when 12 DU are currently allowed by the base density and the previous 2014 TDR sale of 8 DU to the Serena East site, therefore, 23 additional TDR units would be required to build 35 DU. If the Town Council approves the 23 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 Zoning classification of RM-2 (Multiple Family Residential District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, some of the site design features are still not consistent with some provisions of the Code at present.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits, if one does not already exist. A condition requiring this to be done prior to issuance of building permits will be included in the PZB staff report.

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

Deleted for this information for these new review comments. Description of the topics is included elsewhere in this report.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration along East Bay Harbor Drive (EBHD) the proposed building has a somewhat unique shape (generally square-shaped in western site area with an extension along EBHD). The architecture is typical “2020 South Florida Modern” dominated by abundant glass areas but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage. The building measures about 226 feet in length at its outermost edges facing 103rd Street / EBHD; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town’s 120-foot limit (Sec. 23-11(B2)(6)). The applicant has attempted to justify that a breezeway was not required due to the building shape (has nothing to do with building length fronting a street), MMPA has confirmed that a breezeway (or alternate upgraded design) is mandatory based on the Code requirements that I personally wrote and have enforced on numerous similar projects. The Code does provide a mechanism for the PZB to consider alternatives for enhanced building articulation and detailing. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205’ without a 15 degree angle. The applicant has verified the bend in the building exceeds 15 degrees, so this issue was solved.

SITE PLAN COMMENTS

Following are comments based on the latest revised plans submitted to the Town by the applicant on November 2nd, 2021, as well as the applicant's DRC comment responses, and lastly our conversations with the project architect on November 5th, 2021.

1. **Previous Comment #10 on the 9/23/21 Memo - Page A103** – The plans show uses in the lobby area that may not be permitted by FEMA (valet / toilet / mail) – even with flood panels. Again, please talk directly to the Bldg. Official ASAP to resolve this.
2. **Previous Comment #16 on the 8/04/21 Memo & Update** – A preliminary Photometric Plan was provided as required in the Sept. 2021 resubmittal package. That Photometric Plan and the new plans included in the latest Nov. 2nd, 2021 submittal package still showed very high footcandle readings that do not comply with Town Code Sec. 23-19. In general, not more than 1.0 footcandle may be registered at a property line, and no more than 5.0 on rooftops. The Town’s exterior lighting laws are drafted for safe but low intensity lighting. Code complaints have occurred for some newer projects with LED fixtures that emit bright lighting. The applicant has recently submitted revised plans that comply with the Code criteria.

AGENDA ITEM REPORT

November 18, 2021

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Review Application by BH Bay Harbor 97, LLC in order to construct a 31 unit Multi Family development to be located at 1165 - 1175 97 Street. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

On October 28, 2021, the Town received a formal Site Development Plan application for a 31 Dwelling Unit Multi-Family Development to be located at 1165-1175 97 Street.

Owner's Name: BH Bay Harbor 97, LLC

Folio: 13-2227-001-3850 and 13-2227-001-3840

Property Address: 1165-1175 97 Street

Zoning District: RM-2 Multi Family District

Legal Description: Lot 10 and 11, Block 22

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

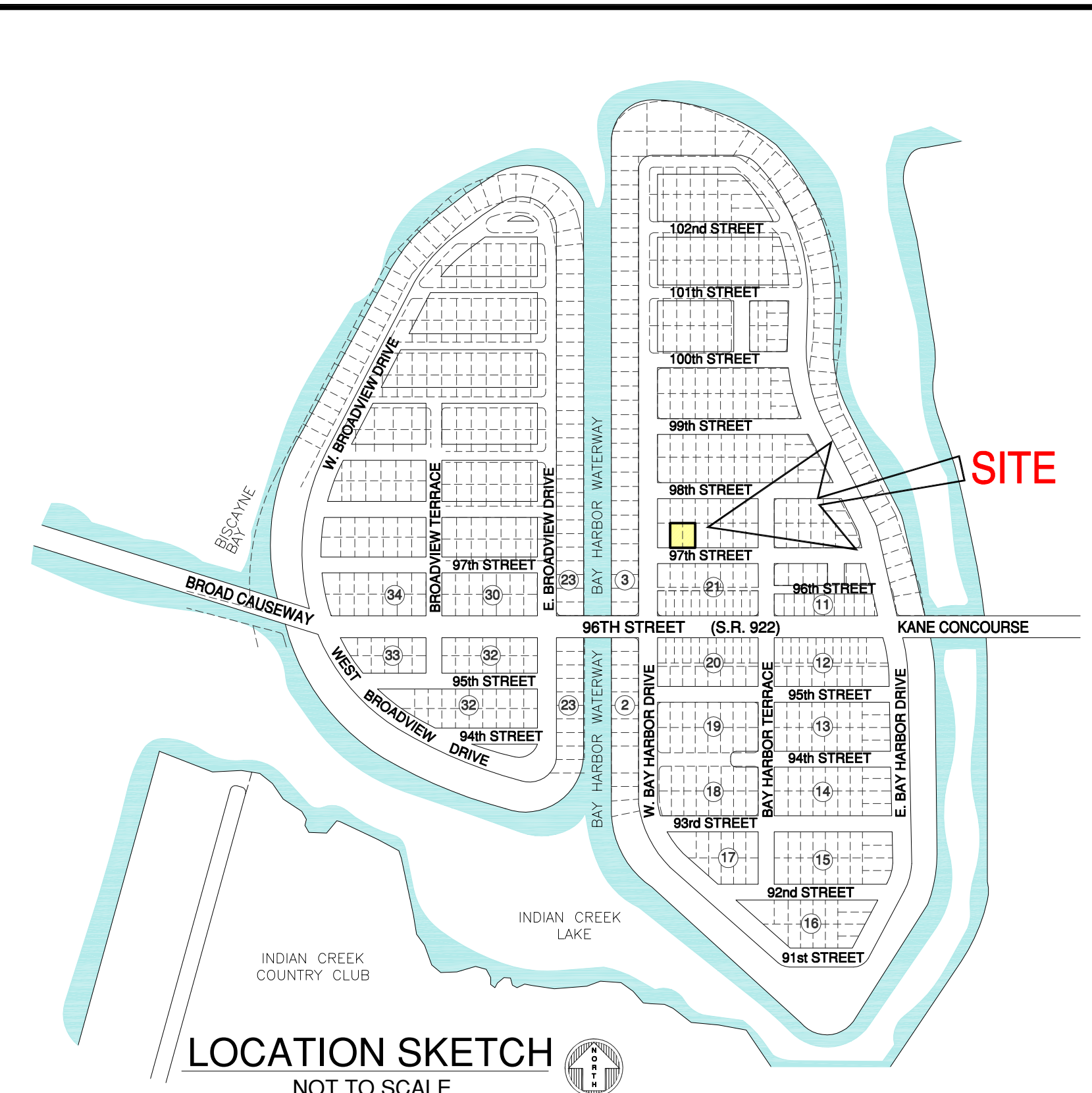
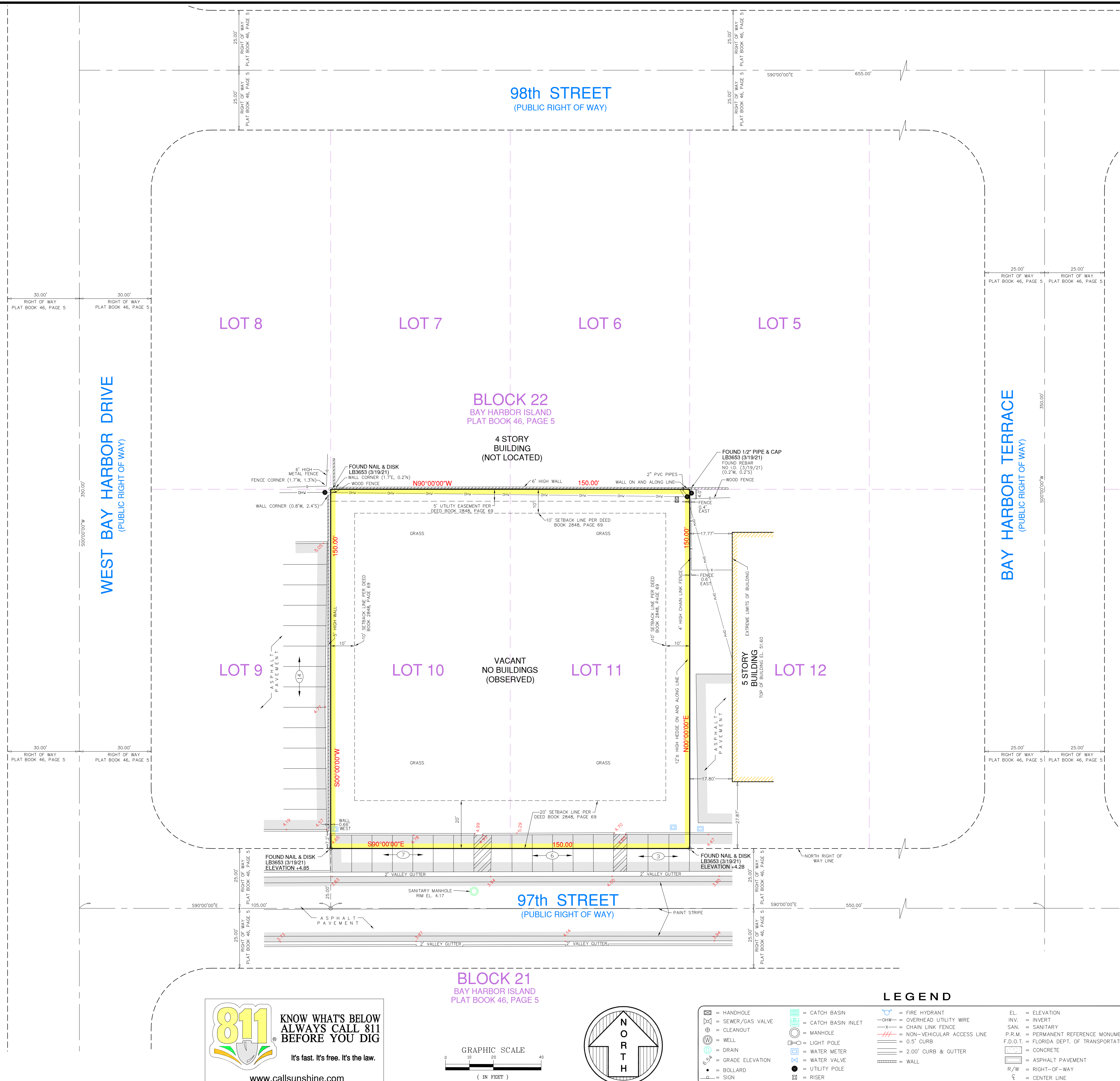
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. 1165 - 75 Street
2. BHI DRC Staff Report 1165-75 97 St MFR Nov 12 2021



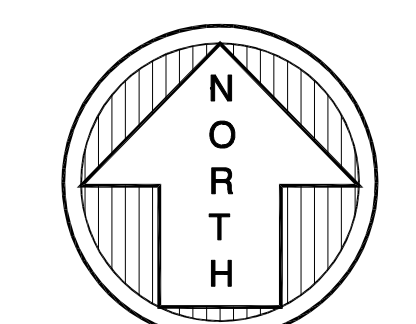
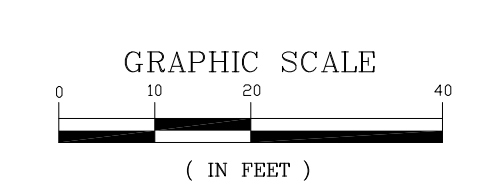
LEGAL DESCRIPTION:
Lots 10 and 11, Block 22 of BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46 at Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
- This site lies in Section 27, Township 52 South, Range 42 East, Town of Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic National Title Insurance Company File No. 21038779 with a commitment date of February 17, 2021. Easements and/or rights of way of record per title commitment that are plottable are shown on this ALTA/NSPS Land Title Survey.
- Schedule B II - PART II
1-6. Standard Exceptions not addressed.
7. Dedications and easements contained on the Plat of Bay Harbor Island recorded in Plat Book 46, Page 5.
8. Encumbers parcel. Right of way per said plat is shown on the survey.
9. Declaration of Restrictions recorded in Deed Book 2848, Page 69, together with and as affected by Assignment recorded in O.R.B. 9632, Page 1157, and Notices To Extend recorded in O.R.B. 9649, Page 253 and O.R.B. 26282, Page 717 and O.R.B. 30089, page 3851, which contain provisions creating easements, building and use restrictions, but omitting any restrictions based on race, color, religion or national origin.
10. Encumbers parcel. Easement and setback shown on the survey.
11. Easements reserved in the Warranty Deed from Bay Harbor Island, Inc. recorded in Deed Book 2994, Page 278.
12. Not a part of Block 22.
13. Ordinance creating the Bay Harbor Island Security Guard Special Taxing District recorded in O.R.B. 17721, Page 2454. The amount of assessment or levy, if any, has not been determined.
14. Not a part.
15. Reservations contained in Deed No. 19145 from the Trustees of the Internal Improvement Fund of the State of Florida to Bay Harbor Island, Inc. dated April 23, 1948 and recorded under Clerk's File Number 127349 in Deed Book 3128, Page 247.; however, the right of entry has been released pursuant to Sec. 270.11 F.S..
16. Encumbers parcel but not subject to location. Blanket in nature.
17. Rights of tenants in possession under unrecorded leases.
18. Not a survey matter.

NOTE: All recording references in this commitment/policy shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.
- Bearings hereon are referred to an assumed value of S90°00'00"E for the North right of way line of 97th Street, and evidenced by (2) two found nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 Located in February 2015 at 96 Street and East Broadview Drive.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 22,500 square feet, or 0.517 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the (scope/limits) of this boundary & topographic survey may not be current or located.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
- That the subject property has direct physical access to 97th Street, a dedicated public right of way.
- Polc No.s: 13-2227-001-3840 & 13-2227-001-3850.

SURVEYOR'S CERTIFICATION TO:
BH Equity Investments, LLC and/or its assigns
Saul Ewing Arnstein & Lehr LLP
Old Republic National Title Insurance Company
JMP Bay Harbor Lender, LLC, a Florida limited liability company
BH Bay Harbor 97 LLC, a Delaware limited liability company
This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 11, 2015 and last updated March 24, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on March 24, 2021.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below
FORTIN, LEAVY, SKILES, INC., LB3653
By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



⊗ = HANDHOLE	⊡ = CATCH BASIN	⚡ = FIRE HYDRANT	EL. = ELEVATION
⊗ = SEWER/GAS VALVE	⊡ = CATCH BASIN INLET	— = OVERHEAD UTILITY WIRE	INV. = INVERT
⊗ = CLEANOUT	⊡ = MANHOLE	— = CHAIN LINK FENCE	SAN. = SANITARY
⊗ = WELL	⊡ = LIGHT POLE	— = NON-VEHICULAR ACCESS LINE	P.R.M. = PERMANENT REFERENCE MONUMENT
⊗ = DRAIN	⊡ = WATER METER	— = 0.5' CURB	F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
⊗ = GRADE ELEVATION	⊡ = WATER VALVE	— = 2.00' CURB & GUTTER	CONC. = CONCRETE
⊗ = BOLLARD	⊡ = UTILITY POLE	— = ASPHALT PAVEMENT	R/W = RIGHT-OF-WAY
⊗ = SIGN	⊡ = RISER	— = WALL	℄ = CENTER LINE

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

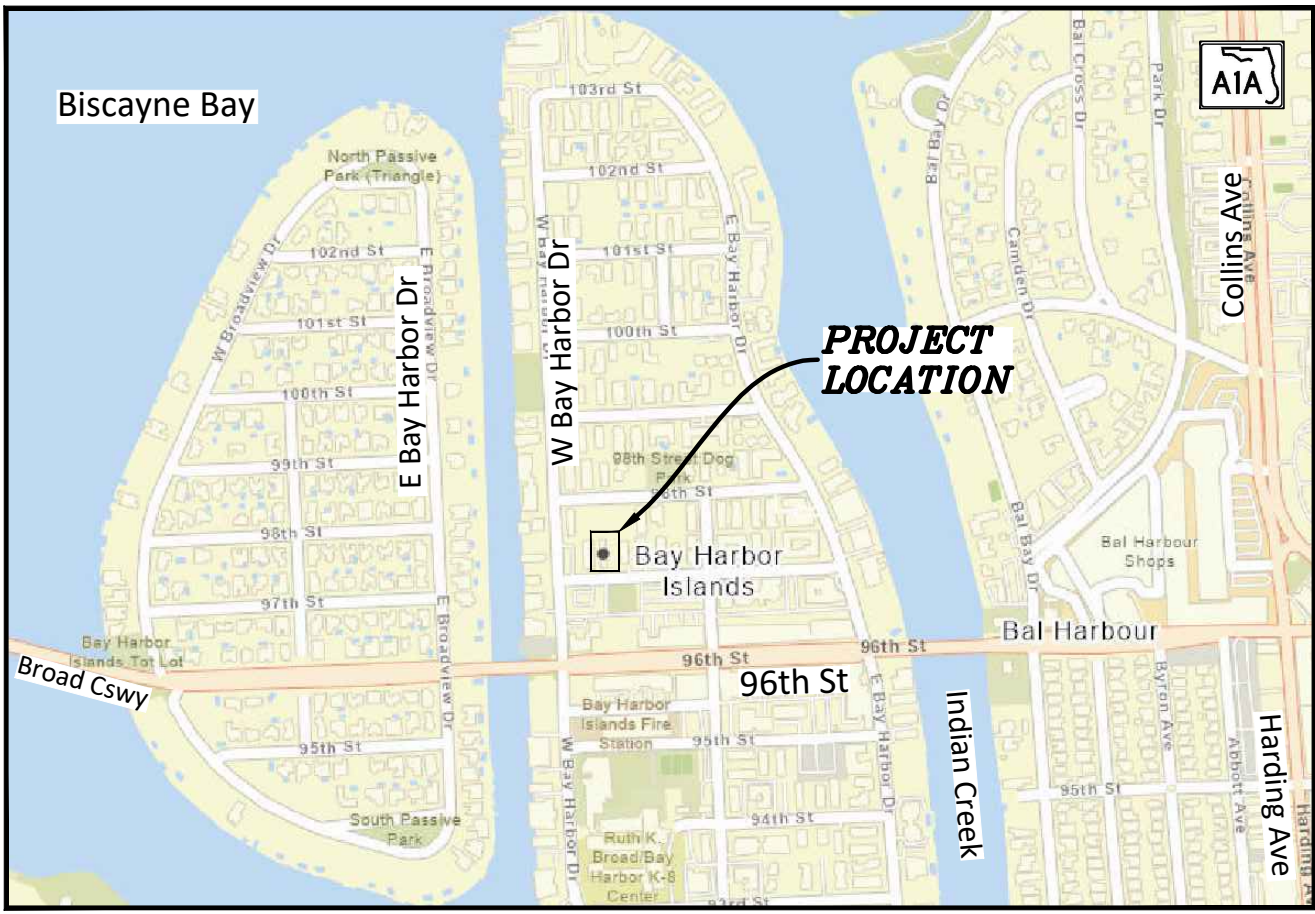
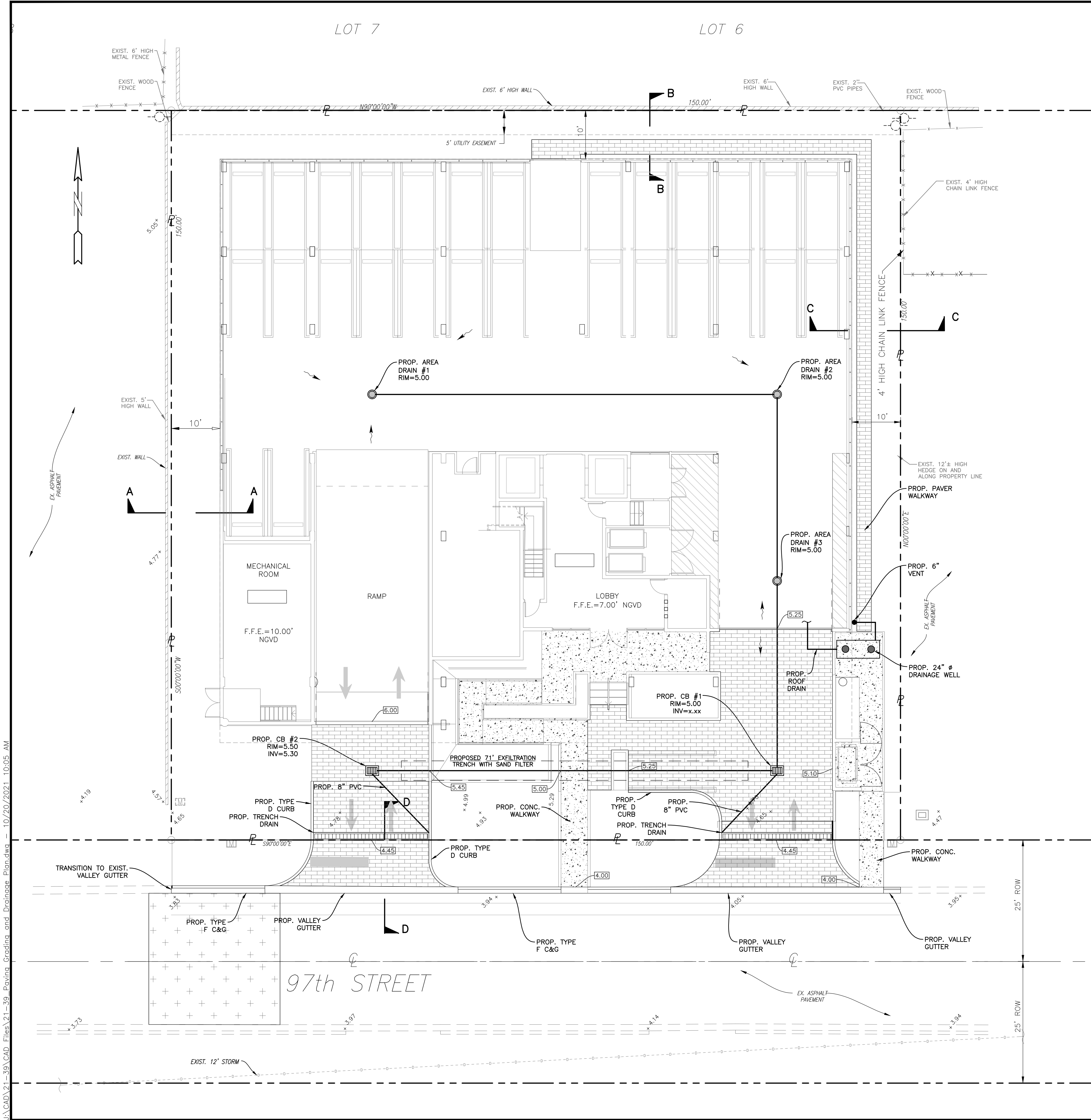
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Revision Description					

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

ALTANSPPS LAND TITLE SURVEY
1165 & 1175 97th STREET
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date
2/11/15
Scale
1"=20'
Drawn By
DWF
CAD No.
150129
Plotted
2/13/15 4:08p
Ref. Dwg.
20990-027
Field Book
631/27-28 - RLL
Job No.
150129
Dwg. No.
2015-016
Sheet
1 of 1

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LOCATION MAP
N.T.S.
SEC 27, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- GENERAL NOTES:**
1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
 2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
 4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
 5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
 6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES. PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS, CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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

- NOTES:**
1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM GROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

FLOOD INFORMATION:
Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

ALL STORMWATER IS TO BE RETAINED ONSITE

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

PAVING, GRADING & DRAINAGE PLAN FOR BAY HARBOR 97 1165-1175 97TH STREET BAY HARBOR ISLANDS, FLORIDA 33154					NO. OF SHEETS: 4		SHEET NO.: C-1		CAD FILE NO.																												
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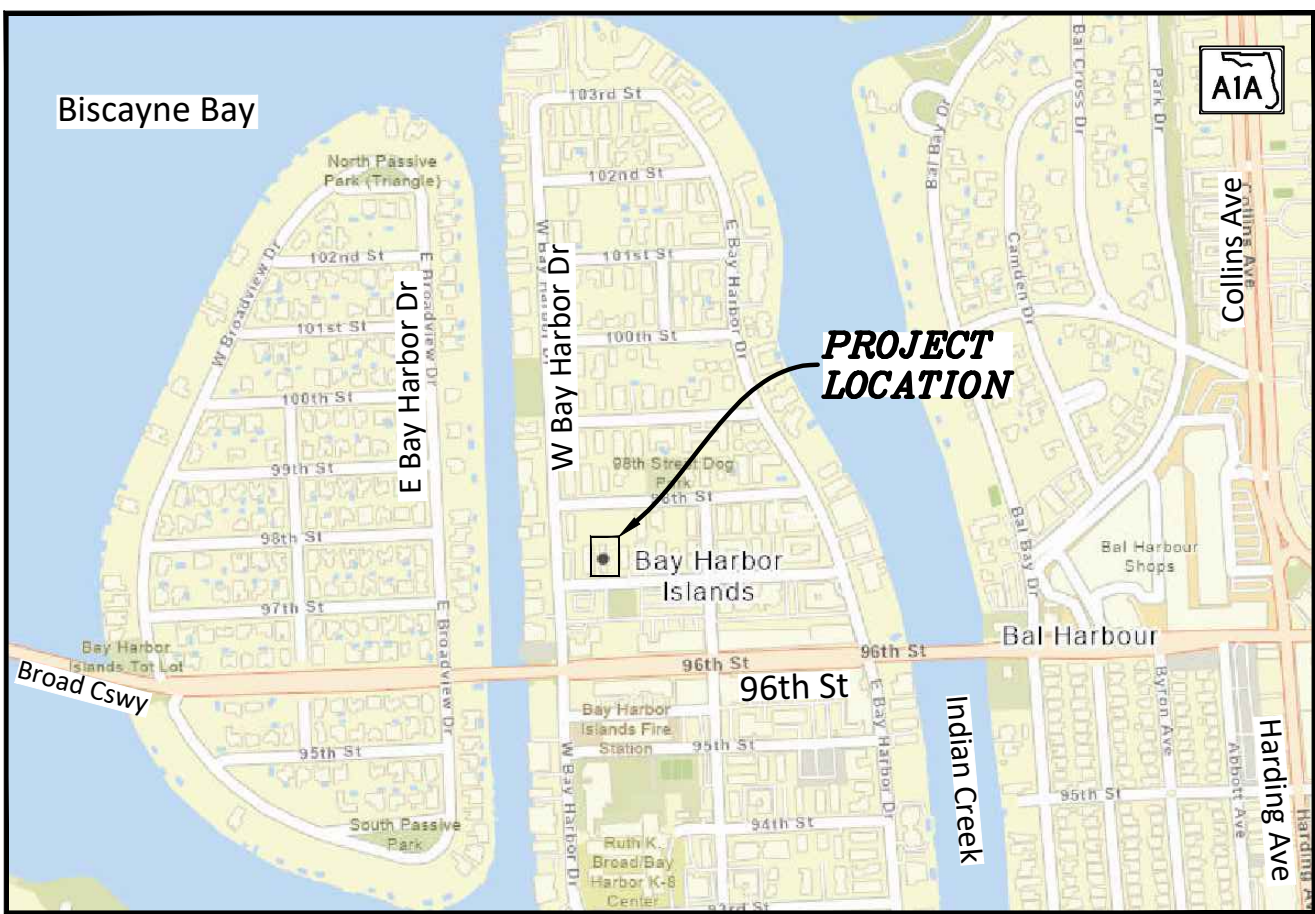
WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

SEWAGE VOLUME

34 UNITS AT
300 GPD
PER UNIT= 10,200 GPD

NOTES:

- REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
- CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
- INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
- ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.
- SEWER LATERAL TO BE CAPPED, IS TO BE INSPECTED BY CITY INSPECTOR

GENERAL NOTES:

- TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
- ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
- ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
- PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
- ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
- FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
- CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
- INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

WATER MAIN NOTES

- ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
- ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
- MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
- THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
- ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L \text{ (GALLONS PER HOUR)} = \frac{S \cdot D \cdot (P)^{0.5}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

- THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
- THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTATION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
- ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90" INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
- ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



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

WATER & SEWER PLAN

SCALE: 1"=10'

REVISIONS				WATER & SEWER PLAN FOR BAY HARBOR 97			
NO.	DATE	BY	CHK'D	DESCRIPTION	1165-1175 97TH STREET	1165-1175 97TH STREET	1165-1175 97TH STREET
NO. OF SHEETS: 4					BAY HARBOR ISLANDS, FLORIDA 33164		
SHEET NO.: C-2							
CAD FILE NO.							
21-39							

FINAL APPROVAL

SCALE: 1"=10'

DRAWN BY: HS

DESIGNED BY: SCH

CHECKED BY: SCH

DATE: 10/20/21

FIELD BOOK: N/A

HOLLAND ENGINEERING

CIVIL ENGINEERING SOLUTIONS

301 S.W. 7th Street

Fort Lauderdale, Florida 33315

Phone: 954.367.0371

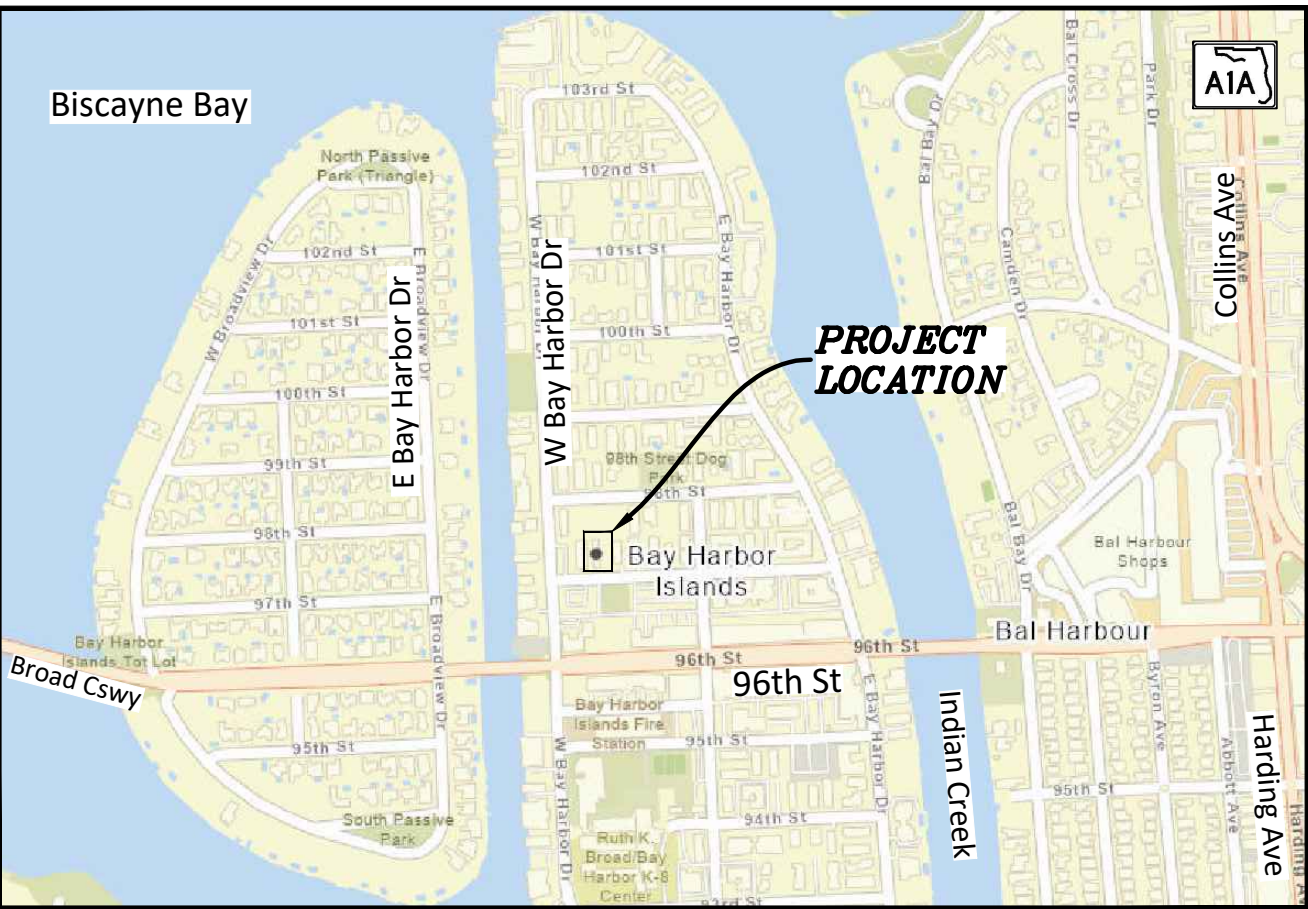
Certificate of Authorization 7325

SUSAN C. HOLLAND

STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSE No. 4181

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



LOCATION MAP

N.T.S.

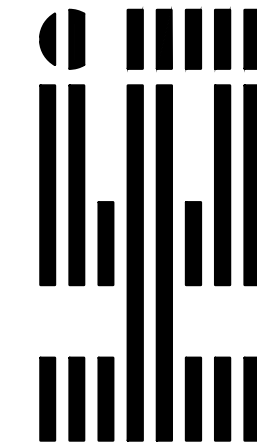
SEC 27, TWSP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 41831

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION

PAVEMENT MARKING & SIGNAGE PLAN

FOR
BAY HARBOR 97

1165-1175 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO. OF SHEETS: 4

SHEET NO.: C-3

CAD FILE NO.

21-39

LEGEND

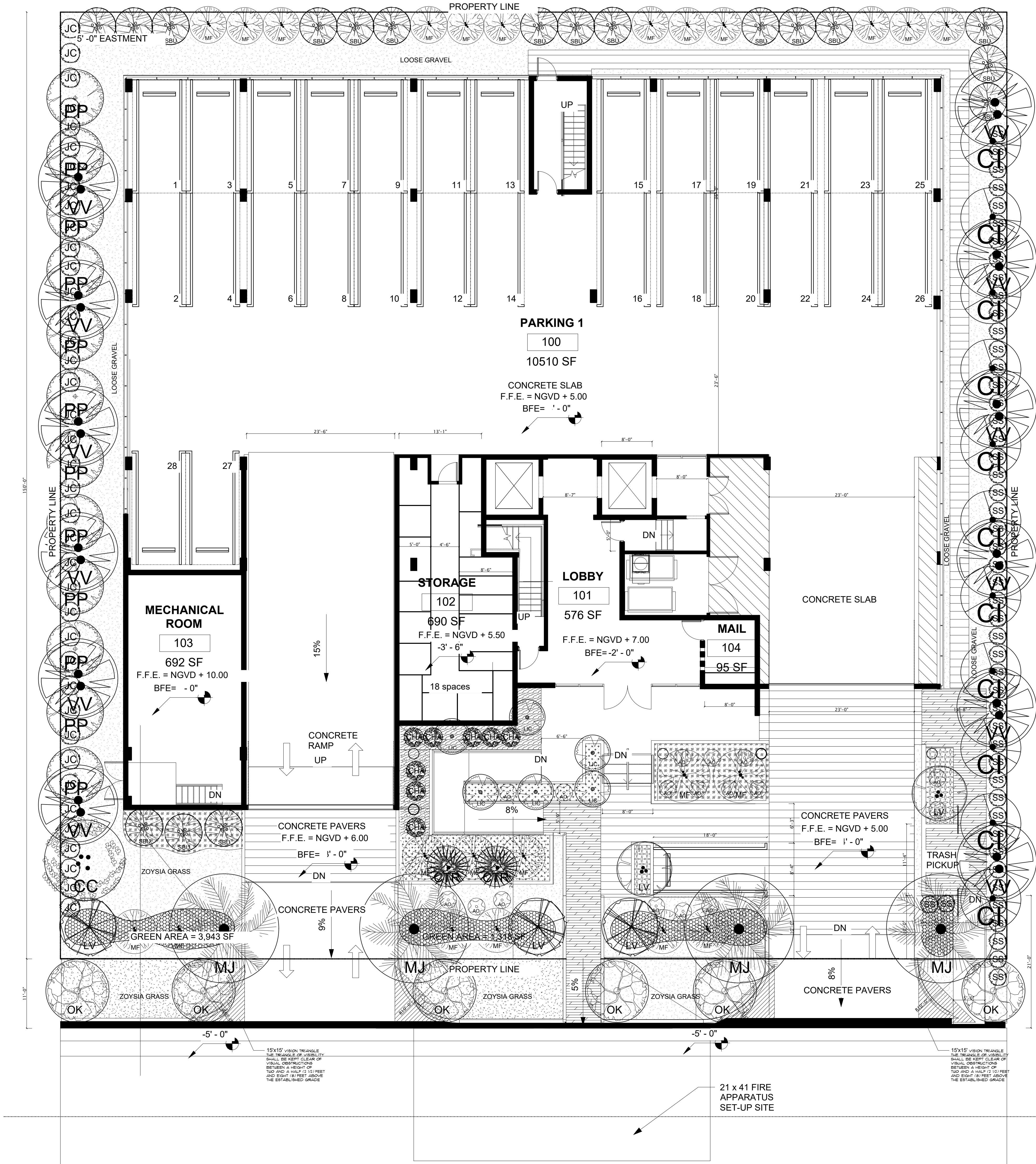
- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
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- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



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PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10'



PLANT LIST						
TREES & PLANTS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
JC	LV	3	LIGNUM VULGARE	LIFE TREE	12' HT 2"DBH 8'SP	NATIVE
MJ	4	PHOENIX MEDJOO	MEDJOO PALM	16' CT (LARGE PALM) 14'SP		
CTR	6	COCCOTHRINAX ARGENTEA	COCOTHRINAX PALM	6'CT x 8' SP SINGLE	NATIVE	
PP	12	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12'HT x 2.5' DBH x 6'SP	NATIVE	
SBU	18	CONOCARPUS ERECTUS	SILVER BUTTWOOD	10' HT 2"DBH MULTIRUNK	NATIVE	
VV	12	VEITCHIA MONTGOMERIANA	VEITCHIA PALM	14'CT DOUBLE TRUNK		
LG	2	LIGUSTRUM VULGARE	LIGUSTRUM	10' HT 8'SP 2"DBH MULTI		
CC	1	COCCOLOBA UVIFERA	SEA GRAPE	14' HT 3"DBH MULTI	NATIVE	
MF	23	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	10' HT 2.5"DBH MULTI	NATIVE	
LIC	6	LICUALA RAMSAIL	LICUALA PALM	8' HT SINGLE		
CI	11	CALLOPHYLLUM INOPHYLLUM	PALO MARIA	14" HT 3"DBH 10'SP		
OK	6	QUERCUS VIRGINIANA	LIVE OAK	15' HT 3"DBH 10'SP CATHEDRAL	NATIVE	

PLANT LIST						
SHRUB & GROUND COVER						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
SS	SS	50	EUGENIA FOETIDA	SPANISH STOPPER BUSH	7 GAL 4'HT 24"SP	NATIVE
JC	JC	40	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	15 GAL 5'HT x 3'SP	NATIVE
AO	6	ALCANTAREA ODORATA	BLUE BROMELIAD	15 GAL 24"HT		
CHA	14	CHAMADOREA SEIFRIZI	BAMBOO PALM	10 GAL 4'HT		
WFG	200	PENNISETUM SETACEUM	FOUNTAIN GRASS	7 GAL 18"HT		
COO	18	ZAMIA INTREGRIFOLIA	COONTIE	7 GAL 12"HT	NATIVE	
MD	20	MONSTERA DELICIOSA	MONSTERA	7 GAL 18"HT		
FKT	90	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL 18"HT	NATIVE	
FGI	210	FICUS MICROCARPA	FICUS GREEN ISLAND	7 GAL 24"X24"HT		

Size of trees in relation to building Building height 5 plus stories			
Min tree HT	Min spread	Min palm HT	
25% min. req.	5	14—18	
50% 16—18	7	22—28	
25% 18—20	8	22—28	

* 6 large palms provided
(Phoenix medjools, 14'CT
14'SP 22' HT overall
and 2 Veitchia palms 14'CT
10'SP)

Sec. 24-16. - Minimum landscape standards:
c.Palms. Palm trees shall be a minimum of 15 feet in overall height with a minimum caliper of three inches at time of planting. Palm trees may be used to meet the required tree quantities at a 3:1 ratio. Royal palm trees, Canary Island date palms and other similar large palm species shall count one-for-one as meeting the minimum tree requirements if the palm tree has over 15 feet of grey wood before any palm fronds start. Palm tree species shall comprise no more than 25 percent of the required tree quantity.

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

97 BAY HARBOR
97 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
LANDSCAPE PLAN
GROUND FLOOR

ISSUE DATE
10-20-2021

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

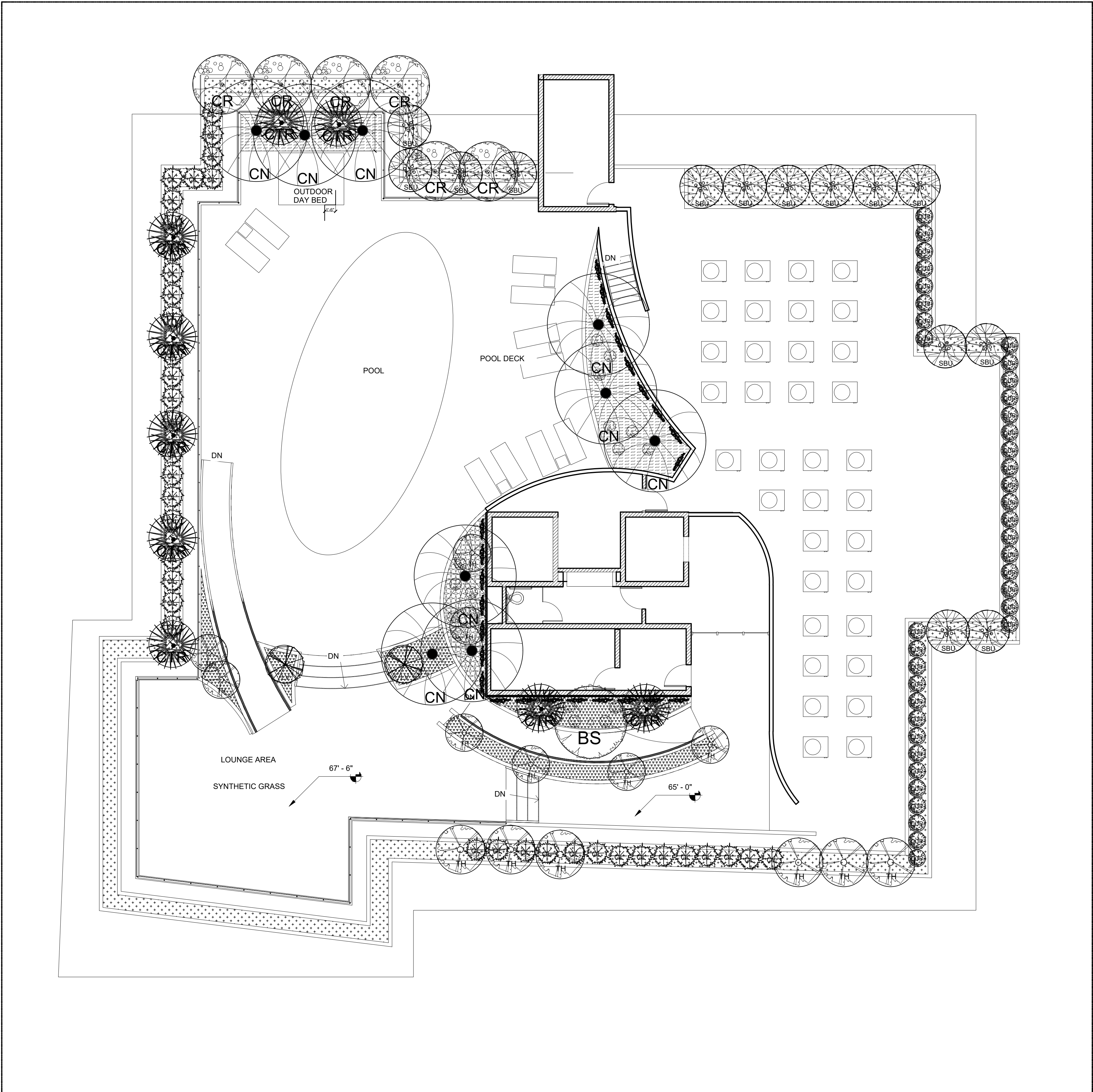
SCALE
1/8" = 1' - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS		1	BURSERA SIMARUBA	GUMBO LIMBO	14' HT - 10' SP 4" DBH
LV		2	LIGNUM VITAE	LIGNUM TREE	10' HT 2" DBH
CR		6	CLUSIA ROSEA	CLUSIA TREE	12' HT 2.5" DBH
CN		9	COCOS NUCIFERA	COCONUT PALM	12'CT x 12' SP
TH		14	THRINAX RADIATA	FLORIDA THATCH PALM	8' CT
SBU		13	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	10' HT 2.5"DBH MULTI TRUNK
CTR		10	COCOTHRINAX ARGENTEA	COCOTRINAX PALM	6' CT 2.5"DBH

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
OL		40	NERIUM OLEANDER	OLEANDER BUSH	7 GAL 3'HTX3'SP
CCP		40	CHRYSTOBALANUS ICACO	COCOPLUM BUSH	7 GAL 3'HT
BIM		19	ALCANTAREA ODORATA	ODORATA BROMELIAD	15 GAL 24"HT
FKT		300	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL 18" HT
JAS		24	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 6'HT
BFR		70	NEPHROLEPSIS EXALTATA	BOSTON FERN	3 GAL 18"HT
COO		30	ZAMIA INTREGRIFOLIA	COONTIE	3 GAL 12"HT
BCH		100	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL 12"HT

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

97 BAY HARBOR
97 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
OUTDOOR ROOFTOP
LANDSCAPE PLAN

ISSUE DATE
10-20-2021

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02

§18A-11

Landscape maintenance.

(A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:

(1) Installed in compliance with the Landscape requirements;

(2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and

(3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.

(B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.

(C) Trees shall be pruned in the following manner:

(1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.

(2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.

(3) Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.

(4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.

(5) No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.

(6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.

(7) All newly installen planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.

02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.

03. All shrubs to be planted a minimum of 24" , and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., Isora Nora Grant and Raphiolepis Indica to be planted 30" form edge of walkways.

04. All tees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.

05. All palms except for species such as Cocos, Acoelorrhaphis, Raphis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.

06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.

07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc., Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.

08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.

09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.

10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.

11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 6 feet.

12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.

13. Landscape Contractor is responsible for inspech the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.

14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.

15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in reculating and removal of trees in sheet L-1 (Existing Trees).

16. One year guarantee on plant material

Sec. 30-242 - Artificial Turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:

(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.

(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.

(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.

(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair.

(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.

(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.

(3)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.

(4)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.

(5)Artificial Turf shall be visually level, with the grain pointing in a single direction.

(6)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.

(7)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.

(8)Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.

(9)Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.

(10)Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.

(11)Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

LANDSCAPE LEGEND

TRANSECT ZONE __RM-2 MULTIPLE FAMILY DISTRICT__ LOT AREA : 22,500 SF ACRES: __0.51__

OPEN SPACE

A SQUARE FEET OF REQUIRED LANDSCAPE AREA, AS INDICATED ON SITE PLAN REFER TO SITE PLAN 20% MIN

ROOFTOP GREEN AREA 152 SF (ON TOP RECREATION AREA)

	REQUIRED/ALLOWED	PROVIDED
A. SQUARE FEET OF REQUIRED LANDSCAPE AREA, AS INDICATED ON SITE PLAN REFER TO SITE PLAN 20% MIN	4,500	5,261
ROOFTOP GREEN AREA 152 SF (ON TOP RECREATION AREA)		

TREES

A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE MEETING MINIMUM REQUIREMENTS = 28 TREES PER ACRE

B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED =

C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 50% =

D. % DROUGHT TOLERANT AND LOW MAINTENANCE

E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.)

MEETING MINIMUM REQUIREMENTS = 28 TREES PER ACRE	15	22
B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED =	NA	NA
C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 50% =	8	13
D. % DROUGHT TOLERANT AND LOW MAINTENANCE		
NUMBER OF TREE PROVIDED X 50% =	8	13
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.)		
LINEAR FEET ALONG STREET 150 / 35 = 5 TREES (LIVE OAKS)	5	6
TOTAL REQUIRED TREES 15 LOT TREES +5 STREET TREES = 20 TREES	20	28

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =

B. % NATIVE SHRUBS REQUIRED : NUMBER OF SHRUBS PROVIDED X 50% =

C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS =

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =	240	279
B. % NATIVE SHRUBS REQUIRED : NUMBER OF SHRUBS PROVIDED X 50% =	120	179
C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS =	24	39

*PROPOSED TREES (22)

**PROPOSED SHRUBS (279)

***PROPOSED LARGE SHRUBS/SMALL TREES (39)

+1 SEACRAPE

+12 PICKET PALM

+9 CALOPHYLLUM

*60% NATIVE TREES

+50 JAMAICAN CAPER

+48 SPANISH STOPPER

+60 GREEN ISLAND FICUS

+18 SILVER BUTTWOOD

+23 SIMPSON STOPPER

+40 COCOPLUM

+40 DWARF PINK OLEANDER

(TOP FLOOR planter)

+21 SIMPSON STOPPER

+18 SILVER BUTTWOOD

STANDARD INSTALL CROSS SECTION

SYNTHETIC GRASS

SYNTHETIC LAWNS OF MIAMI / ABSOLUTE

INFILL 3/4" 1" DEPTH DURAFL™ INFILL

SPR WEED FABRIC

DECOMPOSED GRANITE COMPACTED TO 50% 3"-4" DEPTH OR 30" MINUS

600 MPA

NATURAL SOIL

Roof top synthetic grass area on recreation area 1100 sf

SPECIFICATIONS:

BRAND: SYNTHETIC LAWNS OF MIAMI

MODEL: ABSOLUTE

RECOMMENDED USE: MODERATE TO HEAVY TRAFFIC

YARN COLORS: FIELD GREEN / LINE GREEN WITH BROWN THATCH

YARN TYPE: MONOFILAMENT

YARN COMPOSITION: PE WITH THATCH

THATCH COLOR: BROWN

YARN DENIER: 800 / 5000

FACE WEIGHT: 80 / 2070

TOTAL WEIGHT: 107 OZ/YD

PILE HEIGHT: 1 1/4"

GAUGE: 3/8"

ROLL WIDTH: 15'

ROLL LENGTH: 100'

ROLL WEIGHT: 1155 LB

RECOMMENDED INFILL: 1.5 - 2.5 LBS/SF

WEIGHT/SQFT: 0.71 LB

NOTES:

1. Artificial turf shall consist of green fillet individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of 1.5 inches and shall have a minimum tufted weight of 56.80 ounces per square yard.

2. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.

3. All artificial turf shall have a minimum eight ten year manufacturer's warranty that protects against color fading and a decrease in pile height.

4. Artificial turf shall be lead free.

5. Artificial turf shall be flame retardant.

6. Artificial turf shall be manufactured from polyethylene monofilament, Dual Yarn System.

7. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).

8. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.

9. Artificial turf shall not be treated as a fill material, but rather as a planned element of the landscape.

10. Installation, maintenance and repair.

a. All artificial turf shall, at a minimum, be installed by a licensed professional pursuant to the manufacturer's specifications.

b. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.

c. All seams shall be joined in a tight and secure manner, nailed or glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.

d. All artificial turf shall be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material. Base comprising of sand only is not permitted.

e. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.

f. An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will hold the turf in place and provide a cushioning effect. Artificial turf shall be visually level, with the grain pointing in a single direction.

g. An appropriate solid barrier device (e.g., concrete mow strip, bender board, aluminum edging other barrier with a minimum 3/8" thickness) is required to separate artificial turf from soil and live vegetation prevent intrusion of living plant material into the artificial turf areas.

h. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.

i. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

j. All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.

k. Made, assembled and warranted in the United States

SPACE PLANTS AS SPECIFIED

MULCH, 3" DEEP (SEE SPEC.)

BACK FILL MIX AS SPECIFIED

SPACING VARIES ACCORDING TO PLANT LIST SPECIFICATIONS

SHRUB / GROUNDCOVER

SPACING PLANTING DETAIL

811

Know what's below
Call before you dig
it's the Law!

ABBREVIATIONS:

g.t.=Gray Trunk.

c.t.=Clear Trunk.

o.c.=On Center.

B&B=Balled and Burlaped.

o.a.=Overall Height.

SPD=Spread.

NAT.=Native specie.

g.w.=Gray Wood

min.=minimum

*SC= Shrubs counted toward shrubs requirement.

*TC= Tress/Palm counted toward Tree requirement.

EC= Energy Conservation Zone

DO NOT CUT LEADER PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT

PROTECT TREE WITH BURLAP

2" x 4" x 8" - 0" STAKES (3 PER TREE)

MULCH, 1" DEEP ON ROOT ZONE

3" BASIN FOR WATERING

MULCH, 3" DEEP

SET CROWN OF ROOT BALL 0' - 2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY

BACKFILL WITH PLANTING SOIL

SET TOOTBALL ON UNDISTURBED SOIL

FLUORESCENT ORANGE MARKER ON BRACE

1" WIDE MIN. NYLON STRAPS (3 PER TREE)

STAKES 18" BELOW GRADE

MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL

MULCH, 1" DEEP ON ROOT ZONE

3" BASIN FOR WATERING

MULCH, 3" DEEP

SET CROWN OF ROOT BALL 0'-1" ABOVE SURROUNDING FINISH GRADE

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

BACKFILL WITH PLANTING SOIL

SET ROOTBALL ON UNDISTURBED SOIL

2X BALL DIA.

SHRUB / PLANTING DETAIL

DO NOT CUT LEADER PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT

PROTECT TREE WITH BURLAP

1" WIDE MIN. NYLON STRAPING AT EQUAL SPACING (3 PER TREE)

MULCH, 1" DEEP ON ROOT ZONE

3" BASIN FOR WATERING

MULCH, 3" DEEP

1/2" x 2" FLOURESCENT ORANGE MARKER

SET CROWN OF ROOT BALL 0' - 2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY

2"x 2"x2" STAKE TOP TO BE 2" MIN BELOW FINISH GRADE

BACKFILL WITH PLANTING SOIL

SET TOOTBALL ON UNDISTURBED SOIL

TREE DRIPLINE

CRITICAL ROOT ZONE

TREE PROTECTION MESH

TREE TRUNK

TREE DRIPLINE

SIGNIFICANT EXISTING TREE

CONTINUOUS PLASTIC ORANGE MESH

STEEL "T" CHANNEL FENCE POSTS. MIN 5FT ON CENTER MAX 10' O.C.

NOTE: WHEN PLACING FENCE AROUND FREE STANDING SPECIMEN TREES, INSTALL HOGWIRE BACKING ON THE BACK OF FENCE. 1 FOOT FOR EACH DBH

MESH LOCATION (LIMITS OF CRITICAL ROOT ZONE)

TREE PROTECTION MESH DETAIL

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY PLASTIC ORANGE MESH SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. IT SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIAL, VEHICULAR, TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

LARGE PALM / PLANTING DETAIL

UNITE FRONDS

METAL STRAPS SECURING 2"x 4" x 12" WOOD BATTENS MIN 5 LAYERS

1/2" x 2" FLOURESCENT ORANGE MARKER

2"x 4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)

MULCH, 1" DEEP ON ROOT ZONE

3" BASIN FOR WATERING

MULCH, 3" DEEP

SET CROWN OF ROOT BALL 0' - 2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY

2"x 4" x 12" FOOT STAKE, FOR SOFT SOIL OR SITUATIONS SUCH AS SAND BURIED 3 FT. BELOW GRADE

BACKFILL WITH PLANTING SOIL

SET TOOTBALL ON UNDISTURBED SOIL

1/3 TRUNK MIN.

2X BALL DIA.

EXOTICSCAPE & ASSOCIATES

LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149

(305)785-8256

LA Theresa Wymer LA6667363

Mercedes B.Porcarl

97 BAY HARBOR

97 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE

PLANT DETAILS

ISSUE DATE

10-20-2021

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CR

SCALE

1/8" = 1" - 0

SEAL

THERESA WYMER

LA6667363

SHEET NUMBER

LA.03



EAST SIDE
ELEVATION



WEST SIDE
ELEVATION



NORTH SIDE
ELEVATION



SOUTH SIDE
ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE	LANDSCAPE ELEVATIONS
ISSUE DATE	10-25-2021
REVISION	
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	NOT TO SCALE
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	LA.04

1. ZONING INFORMATION

CITY:	BAY HARBOR ISLAND SUBDIVISION	APPLICABLE CODES:
PROPERTY TAX FOLIO #:	13-2227-001-3840 13-2227-001-3850	FLORIDA BUILDING CODE 2020 EDITION FBC ACCESSIBILITY 2020 EDITION FLORIDA FIRE PREVENTION CODE ASCE 24
PROPERTY ADDRESS:	1165 / 1175 97th Street, Bay Harbor Islands	
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB-46-5 LOTS 10-11 BLCK 22	
LAND USE DESIGNATION:	MH - MEDIUM HEIGHT DENSITY RESIDENTIAL	LOT DIMENSIONS:
ZONING DESIGNATION:	RM-2 MULTIPLE FAMILY DISTRICT	PRINCIPAL FRONT: 150.00' S SIDES: 150.00' E & 150.00' W REAR: 150.00' N
LOT AREA:	22,500 SF (0.5165 ACRES)	

2. RM-2 MULTIPLE FAMILY DISTRICT	ALLOWED	CALCULATION	PROVIDED
LOT AREA		150.00' x 150.00' = 22,500 SF	22,500 SF (.5165 ACRES)
NOTE: THIS PROJECT IS SUBJECT TO THE OWNER'S RECORDING OF UNITY OF TITLE			
GROUND FLOOR AREA	-	-	13,469 SF (59.86 %)
LANDSCAPE AREA	> 20 %	22,500 x .20= 4,500 SF	5,261 SF (23.38 %)
PAVED AREA	.	.	3,770 SF (16.76 %)
DENSITY	34 DU/ACRE	.5165 ACRES x 34 = 18	.
TDR DU's REQUIRED	60 DU/ACRE	.5165 ACRES x 60 = 31	31
NOTE: 13 ADDITIONAL TDR UNITS SHOULD BE ACQUIRED TO COMPLETE THE PROPOSED 31 UNITS.			

3. BUILDING SET BACKS

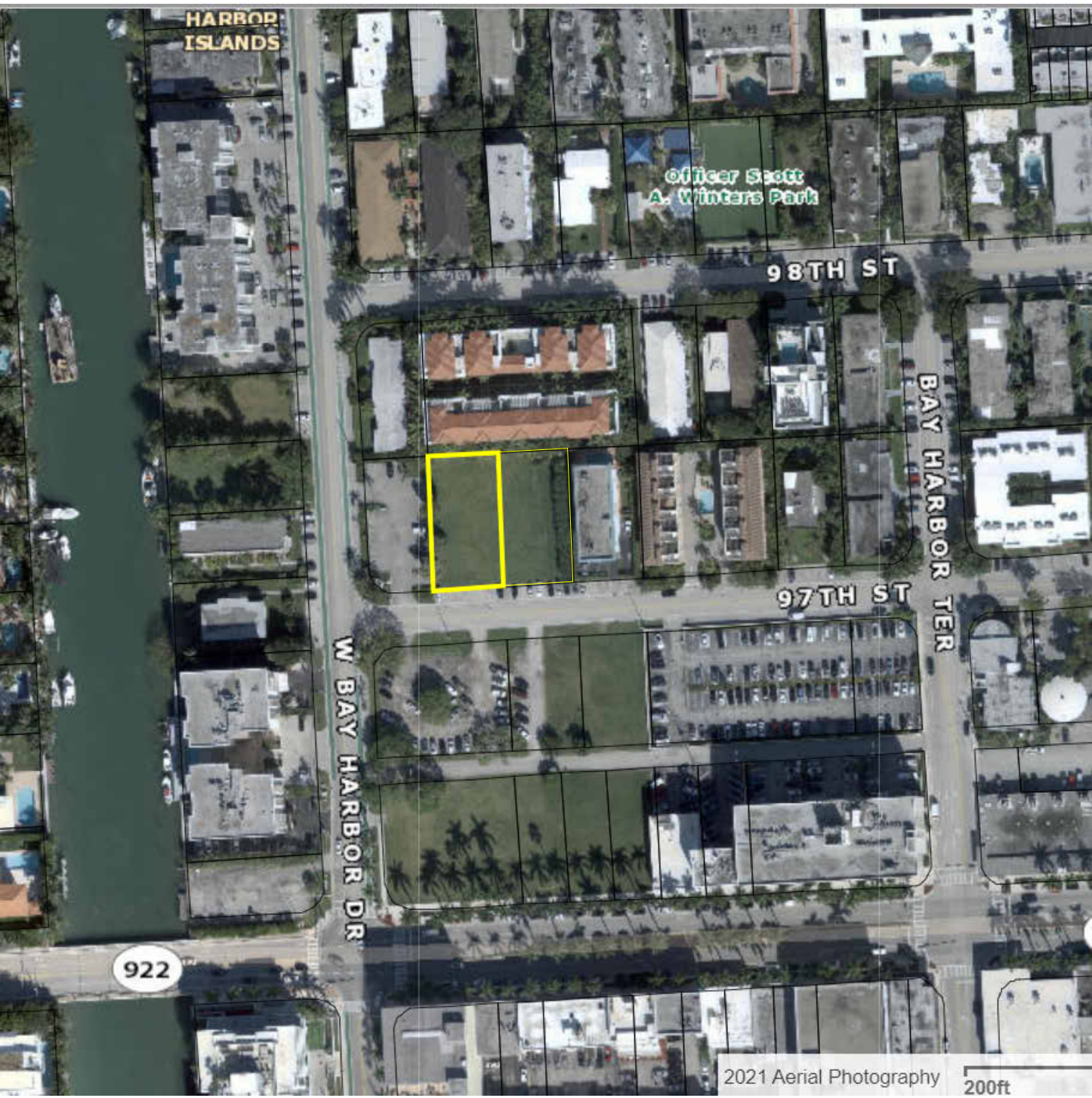
PRINCIPAL FRONT	20 FT UP TO 30' HEIGHT	20 FT UP TO 30' HEIGHT
	25 FT UP TO 45' HEIGHT	25 FT UP TO 45' HEIGHT
	30 FT UP TO 65' HEIGHT	30 FT UP TO 65' HEIGHT
SIDE	10 FT UP TO 30' HEIGHT	10 FT UP TO 14.5' HEIGHT (PARKING)
	1 FT/3 FT IN HEIGHT ABOVE 30'	15 FT UP TO 45' HEIGHT
	MAX = 22.5 FT	19 FT UP TO 55' HEIGHT
		22.5 FT UP TO 65' HEIGHT
REAR	10 FT UP TO 30' HEIGHT	10 FT UP TO 15' HEIGHT (PARKING)
	1 FT/3 FT IN HEIGHT ABOVE 30'	15 FT UP TO 45' HEIGHT
	MAX = 22.5 FT	19 FT UP TO 55' HEIGHT
		22.5 FT UP TO 65' HEIGHT

4. BUILDING HEIGHT

MAX HEIGHT (FEET)	65 FT	65.0 FT (T.O.R.)
POOL TOP	5 FT ABOVE MAX HEIGHT	69.5 FT

5. PARKING DISPOSITION

RESIDENTIAL	2 SPACES/UNIT	2x31= 62 SPACES	29 TANDEM SPACES = 58 SINGLE SPACES = 4 HC SPACE = 1
GUEST PARKING	1 SPACE/LOT	2 SPACES	SINGLE OFF STREET = 1
TOTAL SPACES	64 SPACES		PROVIDED = 64



- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT**
- B-1 BUSINESS DISTRICT**

AREAS				
Level	Number	Name	Area	Occupancy
GROUND FLOOR	100	PARKING 1	10511 SF	
GROUND FLOOR	101	LOBBY	576 SF	
GROUND FLOOR	102	STORAGE	689 SF	
GROUND FLOOR	103	MECHANICAL ROOM	692 SF	
GROUND FLOOR	104	MAIL	93 SF	
Level 2 PARKING	111	STORAGE	562 SF	
Level 2 PARKING	112	PARKING 2	10647 SF	

AREAS				
Level	Number	Name	Area	Occupancy
Level 3	300	CORRIDOR	652 SF	
Level 3	301	UNIT.	2321 SF	3 BED - 3 1/2 B
Level 3	302	UNIT	2017 SF	2 BED+D - 3B
Level 3	303	UNIT.	2105 SF	3 BED - 3 1/2 B
Level 3	304	UNIT	1275 SF	2 BED - 2B
Level 3	305	UNIT.	1827 SF	3 BED - 3B
Level 3	306	UNIT	1230 SF	1 BED+D - 2B
Level 3	307	UNIT.	1814 SF	3 BED - 3B
Level 3	308	VEST.	70 SF	
Level 3	T-301	TERR.	241 SF	
Level 3	T-302	TERR.	304 SF	
Level 3	T-303	TERR	509 SF	
Level 3	T-303B	TERR	45 SF	
Level 3	T-304	TERR	208 SF	
Level 3	T-305	TERR	408 SF	
Level 3	T-306	TERR	115 SF	
Level 3	T-307	TERR	240 SF	
Level 4	400	CORRIDOR	654 SF	
Level 4	401	UNIT	2145 SF	3 BED - 3 1/2 B
Level 4	402	UNIT.	2008 SF	2 BED+D - 3B
Level 4	403	UNIT	2137 SF	3 BED - 3 1/2 B
Level 4	404	UNIT.	1169 SF	2 BED - 2B
Level 4	405	UNIT	1763 SF	3 BED - 3B
Level 4	406	UNIT	1281 SF	1 BED+D - 2B
Level 4	407	UNIT	1562 SF	3 BED - 3B
Level 4	409	VEST	72 SF	
Level 4	T-401	TERR	301 SF	
Level 4	T-401B	TERR	81 SF	
Level 4	T-402	TERR	223 SF	
Level 4	T-403	TERR	524 SF	
Level 4	T-403B	TERR	44 SF	
Level 4	T-404	TERR	199 SF	
Level 4	T-405	TERR	536 SF	
Level 4	T-405B	TERR	70 SF	
Level 4	T-406	TERR	42 SF	
Level 4	T-407	TERR	525 SF	
Level 5	500	CORRIDOR	656 SF	
Level 5	501	UNIT	2164 SF	3 BED - 3 1/2 B
Level 5	502	UNIT	2009 SF	2 BED+D - 3B
Level 5	503	UNIT	2096 SF	3 BED - 3 1/2 B
Level 5	504	UNIT	2361 SF	3 BED - 3 1/2 B
Level 5	505	UNIT	1677 SF	2 BED+D - 3B
Level 5	506	UNIT	1732 SF	3 BED - 3 1/2 B
Level 5	507	VEST.	72 SF	
Level 5	T-501	TERR	212 SF	
Level 5	T-501B	TERR	80 SF	
Level 5	T-502	TERR	143 SF	
Level 5	T-503	TERR	526 SF	
Level 5	T-503B	TERR	51 SF	
Level 5	T-504	TERR	438 SF	
Level 5	T-505	TERR	109 SF	
Level 5	T-506	TERR	356 SF	
Level 6	600	CORRIDOR	656 SF	
Level 6	601	UNIT	1947 SF	3 BED - 3 1/2 B
Level 6	602	UNIT	1839 SF	2 BED+D - 3B
Level 6	603	UNIT	2078 SF	3 BED - 3 1/2 B
Level 6	604	UNIT	1886 SF	3 BED - 3 1/2 B
Level 6	605	UNIT	1529 SF	2 BED+D - 3B
Level 6	606	UNIT	1565 SF	3 BED - 3B
Level 6	607	VEST.	72 SF	
Level 6	T-601	TERR	223 SF	
Level 6	T-601B	TERR	101 SF	
Level 6	T-602	TERR	303 SF	
Level 6	T-603	TERR	525 SF	
Level 6	T-603B	TERR	51 SF	
Level 6	T-604	TERR	719 SF	
Level 6	T-605	TERR	120 SF	
Level 6	T-606	TERR	453 SF	
Level 7	700	CORRIDOR	666 SF	
Level 7	701	UNIT	1813 SF	3 BED - 3B
Level 7	702	UNIT	1647 SF	2 BED+D - 3B
Level 7	703	UNIT	2060 SF	3 BED - 3 1/2 B
Level 7	704	UNIT	1766 SF	2 BED+D - 3B
Level 7	705	UNIT	1332 SF	3 BED - 3B
Level 7	708	VEST	72 SF	
Level 7	710G	GYM	1450 SF	
Level 7	T-701	TERR	206 SF	
Level 7	T-701B	TERR	75 SF	
Level 7	T-702	TERR	316 SF	
Level 7	T-703	TERR	522 SF	
Level 7	T-703B	TERR	42 SF	
Level 7	T-704	TERR	511 SF	
Level 7	T-705	TERR	420 SF	
Level 7	T-710	TERR	115 SF	
Level 7	T-711G	G-LOBBY	68 SF	
Pool Deck	800	LOBBY	212 SF	
Pool Deck	801	BATH	124 SF	
Pool Deck	802	MachineRoom	174 SF	
Grand total			96823 SF	

BAY HARBOR 97

Address

Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

Chris Elgert: **HOLLAND ENGINEERING, INC.**
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 e-mail: ayitey@hollandengineering.net

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Architect: AR - 95209

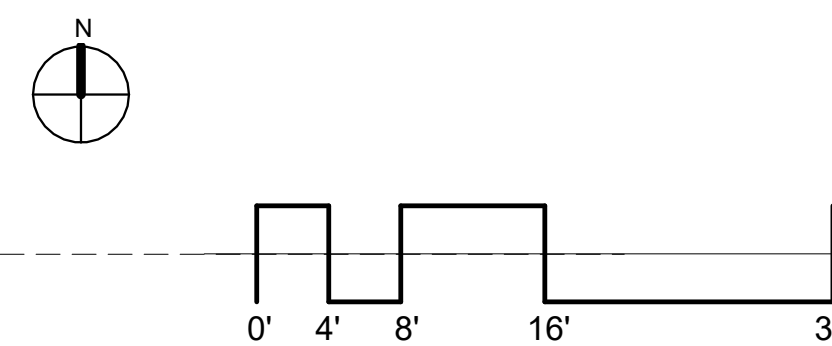
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ZONING

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Date	10-28-2021
Drawn by	Author
Checked by	Checker

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Scale

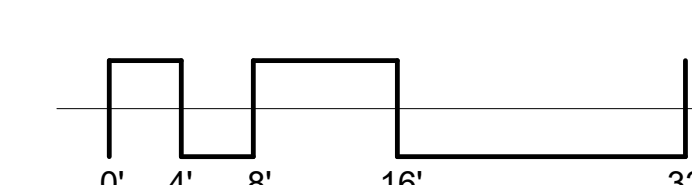


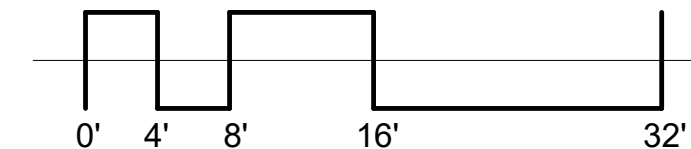
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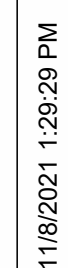
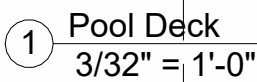


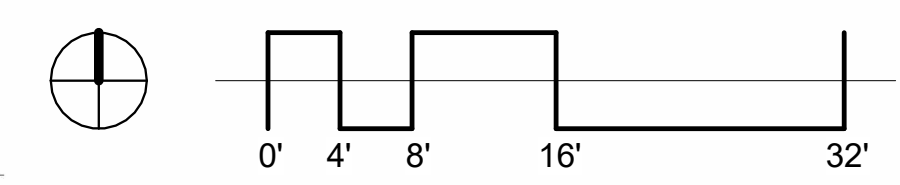
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Date	10-28-2021
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$$\frac{3}{32}'' = 1'-0''$$


$$32'' = 1'-0''$$





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address

wner:

999 NE 191st Street PH-2 - Aventura, FL 33180

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andscape Architect:
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01 NE 36th Street Suite 3512 - Miami FL, 33137
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roxxana@studio-baigorria.com

Architect: AR - 95209

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SOUTH ELEVATION

10-28-2021

Drawn by Author

Checked by _____ Checker _____

Scale	As indicated
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TAG	DESCRIPTION
0310	Continuous Concrete Planter
0501	Aluminum/glass Railing
0502	Aluminum Screen
0800	Impact Resistant Glass Wall
0801	Impact Resistant Storefront System
0810	Roll up Metal/Wood Garage Door
0830	Glass Panel
0900	5/8" Smooth Stucco Finish
0901	3/4 Textured Finish Color 1
0902	3/4 Textured Finish Color 2

○ FINISHES
1/4" = 1'-0"

165/75 97th Street - Bay Harbor Islands, FL 33154

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ct number SOUTH ELEVATION

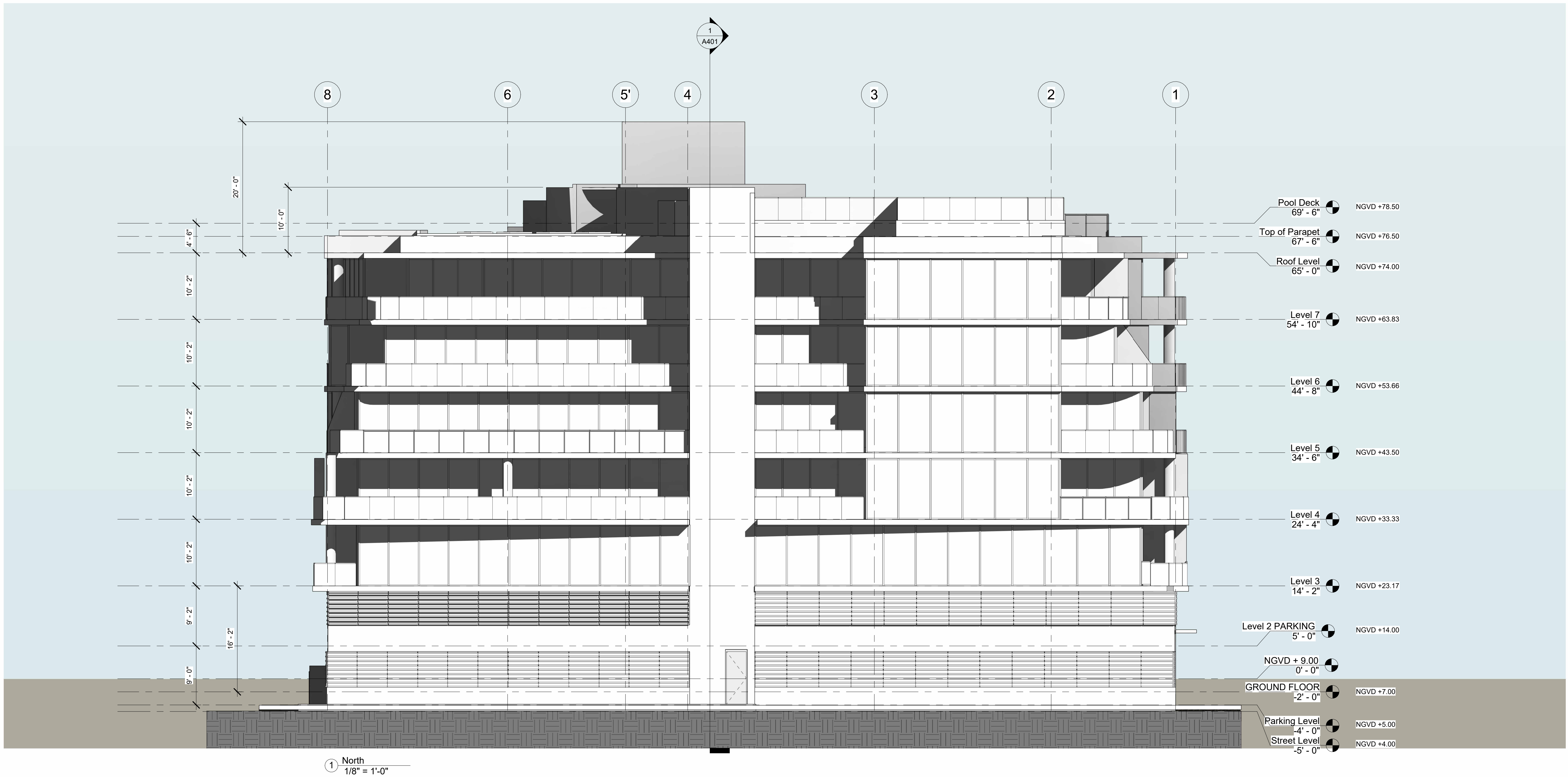
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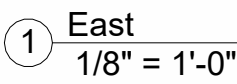
Drawn by	Author
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Checked by	Checked
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A301

Scale $1/8" = 1'-0"$





165/75 97th Street - Bay Harbor Islands, FL 33154

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General Contractor:
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 600 Coquina Drive - North Bay Village, FL 33141
 Contact: Paul Murphy
 Phone: (+1) 305.333.8832
 E-mail: pcashmanmurphy@aol.com

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STUDIO BAIGORRIA Design Office

01 NE 36th Street Suite 3512 - Miami FL, 33137
Tel: (+1)305.815.8122 Contact: Roxana Tillit
roxxana@studio-baigorria.com

Architect: AR - 95209

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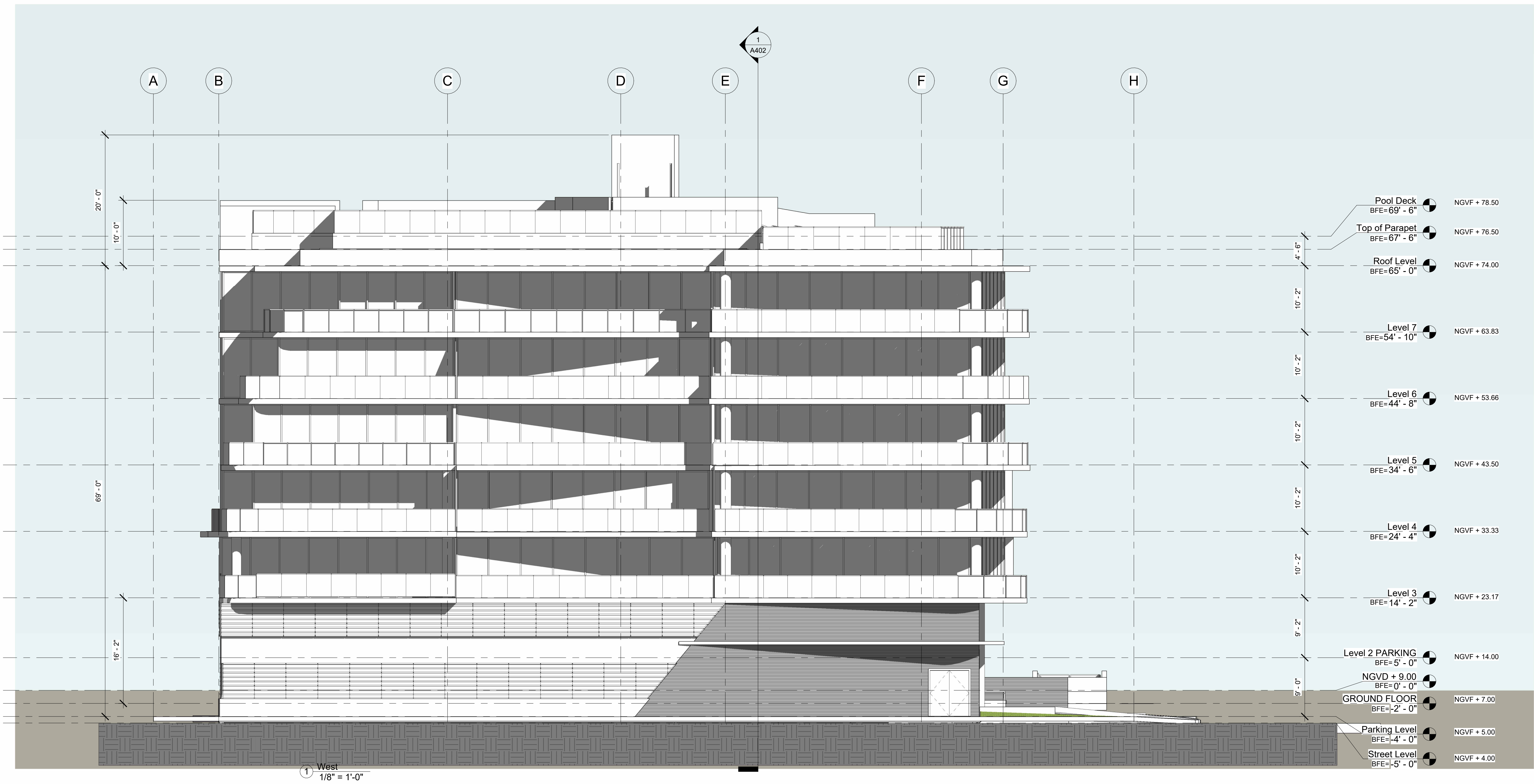
ct number SOUTH ELEVATION

10-28-202

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address

wner:

999 NE 191st Street PH-2 - Aventura, FL 33180

HOLLAND ENGINEERING, INC.
200 SE 3rd Ave - Fort Lauderdale, FL 33316
Susan Holland / Ayitey Aryee
(+1) 954.367.0371
ayitey@hollandengineering.net

andscape Architect:
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 Contact: Mercedes Porcari / Roberto Carmona
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 Cell: (+1) 305.846.4617
 E-mail: rcarmona@exoticscape.com

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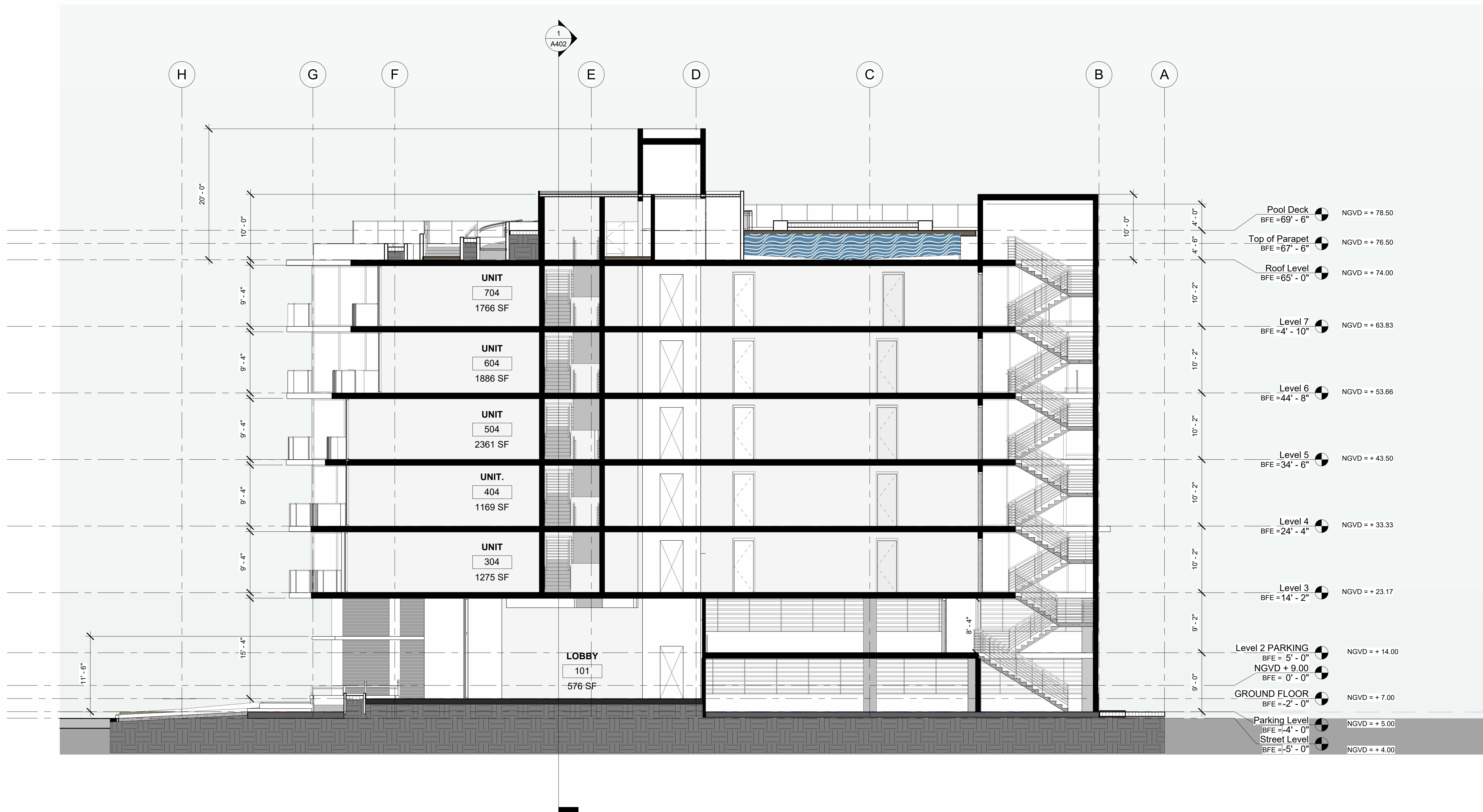
Project number SOUTH ELEVATION

Date	10-28-2021
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Checked by _____ Checker _____

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1/8" = 1'-0"

address

wner:

999 NE 191st Street PH-2 - Aventura, FL 33180

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Architect: AR - 95209

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Project number SOUTH ELEVATION

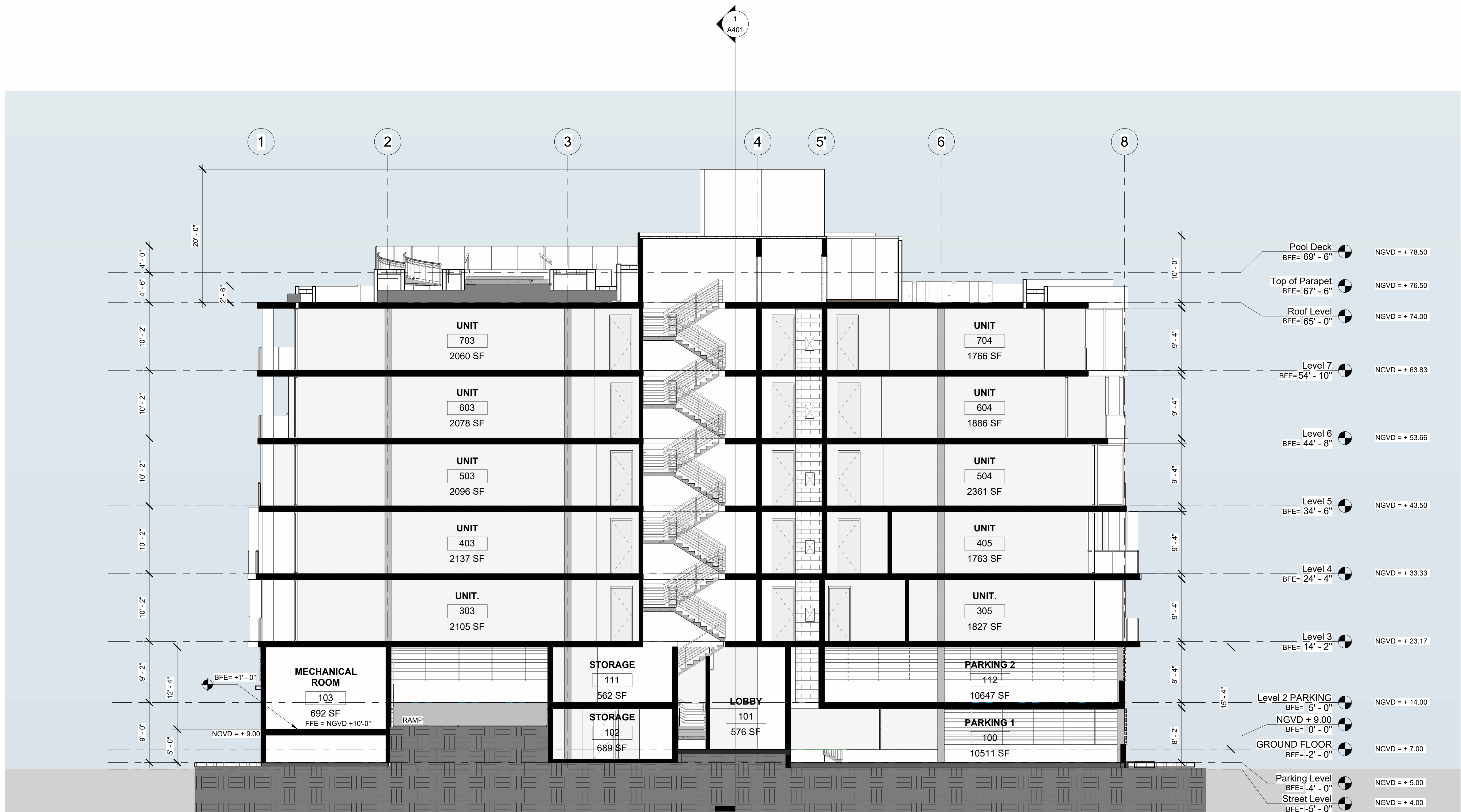
Date 10-28-2021

Drawn by	Author
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Checked by	Checker
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Scale $1/8" = 1'-0"$



1 Section 2
1/8" = 1'-0"



Address

Owner:

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consulting Engineer:
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Architect: AR - 95209

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Project number	SOUTH ELEVATION
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Date	10-28-2021
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BAY HARBOR 97

Address

Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consent

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Consultant

Address

Address _____
Phone _____

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Consultant

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roxana@studio-baigorrria.com

Architect: AR - 95209

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3D AERIAL VIEW

Project number	SOUTH ELEVATION
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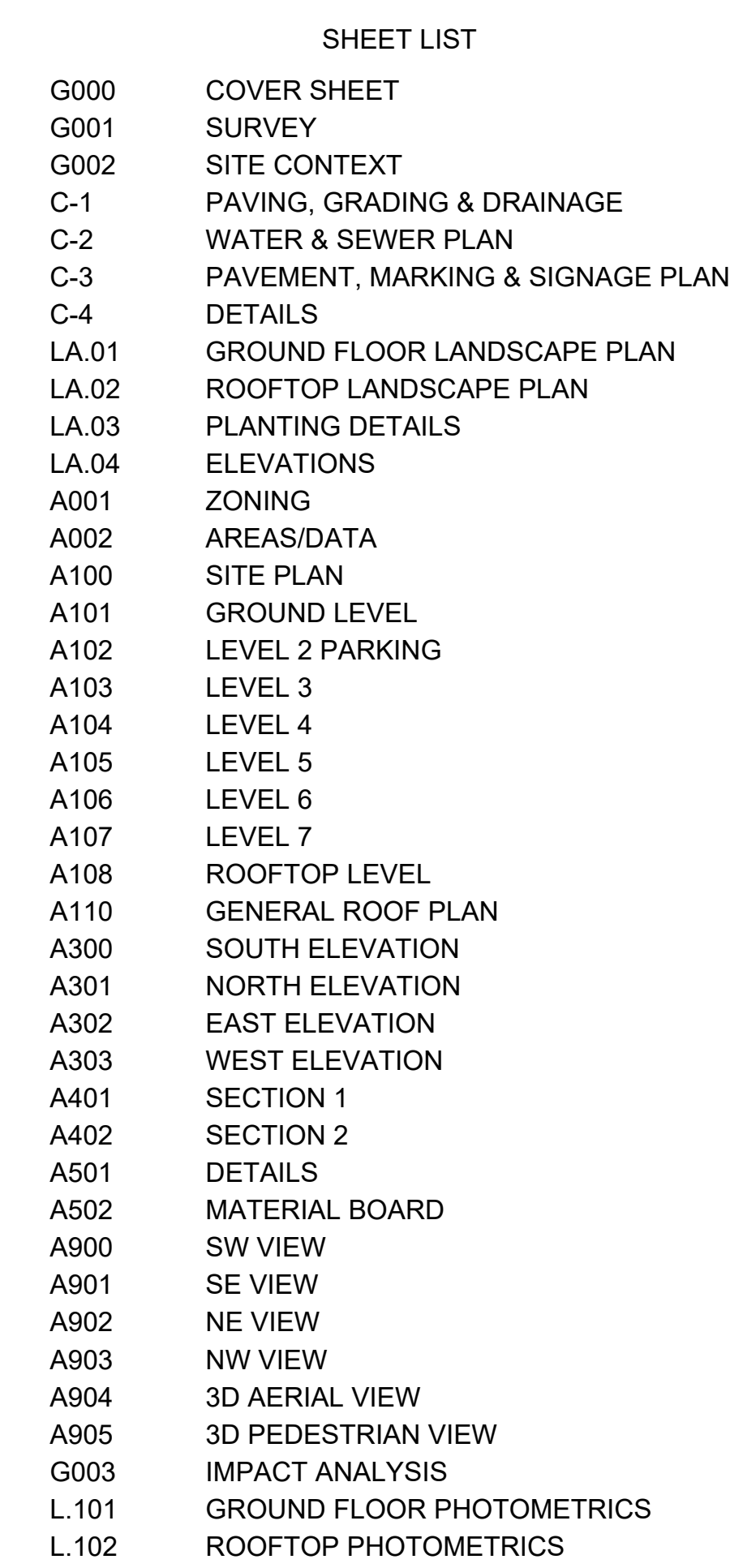
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SHEET LIST

G000	COVER SHEET
G001	SURVEY
G002	SITE CONTEXT
C-1	PAVING, GRADING & DRAINAGE
C-2	WATER & SEWER PLAN
C-3	PAVEMENT, MARKING & SIGNAGE PLAN
C-4	DETAILS
LA.01	GROUND FLOOR LANDSCAPE PLAN
LA.02	ROOFTOP LANDSCAPE PLAN
LA.03	PLANTING DETAILS
LA.04	ELEVATIONS
A001	ZONING
A002	AREAS/DATA
A100	SITE PLAN
A101	GROUND LEVEL
A102	LEVEL 2 PARKING
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	LEVEL 7
A108	ROOFTOP LEVEL
A110	GENERAL ROOF PLAN
A300	SOUTH ELEVATION
A301	NORTH ELEVATION
A302	EAST ELEVATION
A303	WEST ELEVATION
A401	SECTION 1
A402	SECTION 2
A501	DETAILS
A502	MATERIAL BOARD
A900	SW VIEW
A901	SE VIEW
A902	NE VIEW
A903	NW VIEW
A904	3D AERIAL VIEW
A905	3D PEDESTRIAN VIEW
G003	IMPACT ANALYSIS
L.101	GROUND FLOOR PHOTOMETRICS
L.102	ROOFTOP PHOTOMETRICS

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Architect: AR - 95209

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Project number SOUTH ELEVATION

Date	10-28-2021
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G000

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**1165 – 1175 97th Street
Bay Harbor Islands, Florida 33154**

DEVELOPMENT IMPACT ANALYSIS REPORT

Prepared by:
Susan C. Holland, P.E.
Holland Engineering, Inc.
301 SW 7 Street
Ft. Lauderdale, FL 33015

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Bay Harbor 97
DATE : October 23, 2021

TYPE OF BUILDING USE	ROOMS [EACH/SF] (Avg- Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	31(2.17per DU)	200	13,454
SUB-TOTAL			<u>13,454</u>
<u>PREVIOUS FLOWS:</u>			
	0(2.17 per DU)	200	0
SUB-TOTAL			<u>0</u>
NET INCREASE			13,454



The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **13,454 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **10,494 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **42.51 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of one drainage well and exfiltration trench. Roof drainage and condensate will be routed to the drainage well. All other surface drainage will be routed to the exfiltration trench.

5. TRAFFIC GENERATION:

The proposed development is expected to generate, based on a total of 31 dwelling units generating approximately 227 net daily trips of which 14 net trips will occur during the A.M. peak hour and 17 will occur during the P.M. peak hour.

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Bay Harbor 97
DATE : October 23, 2021

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	31(2.17per DU)	156	10,494
SUB-TOTAL			<u>10,494</u>
<u>PREVIOUS FLOWS:</u>			
	0(2.17per DU)	156	0
SUB-TOTAL			<u>0</u>
NET INCREASE			10,494



6. RECREATION FACILITIES:

The total population is estimated at 67.27 persons, based on a total of 31 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Bay Harbor 97
DATE : October 23, 2021

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLID WASTE GENERATED [TONS/YR]
<u>PROPOSED SOLID WASTE:</u>				
Residential Condominiums	31(2.17per DU)		0.632	42.51
SUB-TOTAL				<u>42.51</u>
<u>PREVIOUS SOLID WASTE:</u>				
	0(2.17per DU)		0.632	0
SUB-TOTAL				<u>0</u>
NET INCREASE				42.51

Address

Owner:

2999 NE 191st Street PH-2 - Aventura, FL 33180

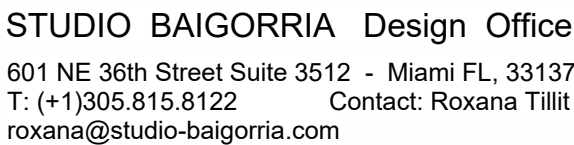
Chief Engineer:
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Landscape Architect:
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General Contractor:
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Architect: AR - 95209

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Project number SOUTH ELEVATION

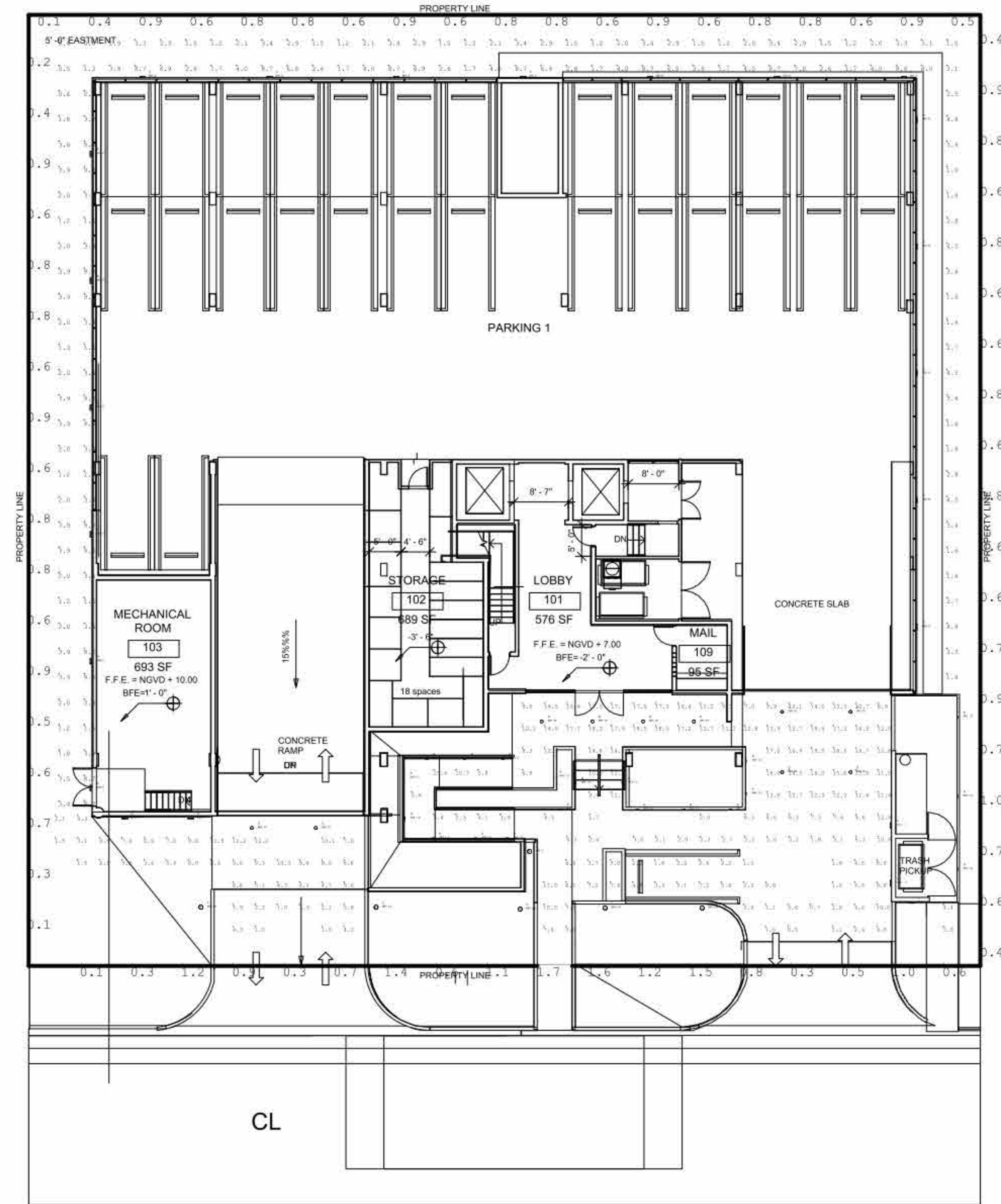
Date	10-28-2021
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	23	A	SINGLE	N.A.	0.950	22360_BEGA_IES
	20	B	SINGLE	N.A.	0.950	
	6	C	SINGLE	N.A.	0.950	
	10	D	SINGLE	N.A.	1.000	66979_BEGA_IES

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Level	Illuminance	Fc	4.92	12.2	0.5	9.84	24.40
Ground Level Entry	Illuminance	Fc	10.95	19.5	1.7	6.44	11.47
Peperity line	Illuminance	Fc	0.65	0.9	0.1	6.50	9.00
Peperity line_1	Illuminance	Fc	0.67	0.9	0.4	1.68	2.25
Perimeter	Illuminance	Fc	3.50	9.0	0.4	8.75	22.50
Street side Property line	Illuminance	Fc	0.88	1.7	0.1	8.80	17.00

BAY HARBOUR 97							
FIXTURE SCHEDULE							
TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	COMMENTS
A	BEGA	EXTERIOR WALL	22360-K30-SYL	120-277	15.4W LED 3000K	WALL	
B	BEGA	LED STEP LIGHT	33053-K30-SYL	120/277	4.1W LED 3000K	RECESSED	
C	BEGA	LED BOLLARD	77792-K30-SYL	120-277	20.6W LED 3000K	GROUND	
D	BEGA	SURFACE LED DOWNLIGHT	66979-K30-SYL	120/277	15.7W LED 3000K	SURFACE	
F	BEGA	LED STEP LIGHT	33058-K30-SYL	120-277	12.3W LED 3000K	RECESSED WALL	
E	BEGA	EXTER WALL FOR POOL DECK	33059-K30-SYL	120-277	13W LED 3000K	WALL	
F	FIDELUX	WALL PACK	FWP-FC-48W-40K	120-277	40W LED 4000K	WALL	

Bay Harbour
97 Condominium
Bay Harbour, FL

SITE ADDRESS:

10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33054

OWNER:

ARCHITECT:

ENGINEER/MEP:

ENGINEER/STRUCTURAL:

SUPERVISOR:

LIGHTING CONSULTANT:

DRAWING TITLE:

GROUND LEVEL
PHOTOMETRIC
CALCULATIONS

ISSUE:

rev0

DATE:

03/25/2024

SCALE: Not to Scale

PROJECT NO:

SHEET NO:

L.101

MD

MIAMI LIGHTING DESIGN

Bay Harbour
97 Condominium
Bay harbour, FL

SITE ADDRESS:
10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33154

OWNER:
ARCHITECT:
STUDIO
BAIGORRIA
601 NE 36th Street
Suite 124
MIAMI, FL 33137

ENGINEER MEP:
ENGINEER
STRUCTURAL:

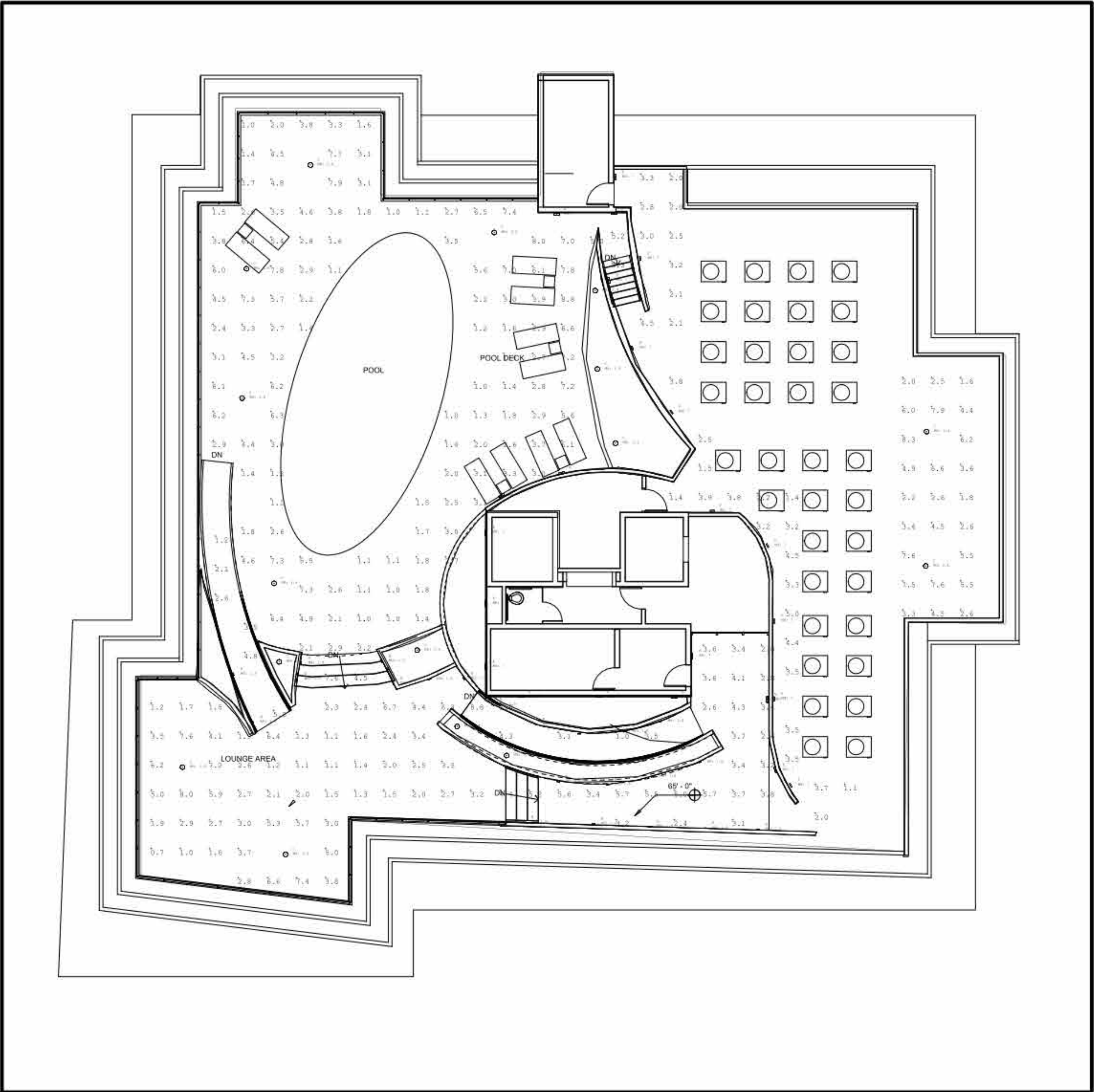
SURVEYOR:
LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN
2592 S. Bayshore Dr.
Suite 206
MIAMI, FL 33133
P: 305-443-2004

DRAWING TITLE:
ROOF LEVEL
PHOTOMETRIC
CALCULAIONS

ISSUE: DATE:
rev0 10/25/2021

SCALE: Not to Scale PROJ NO:
SHEET NO:

L.102



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	16	C	SINGLE	N.A.	0.950	
	15	E	SINGLE	N.A.	1.000	33509
	22	B	SINGLE	N.A.	0.950	33053
	8	F	SINGLE	N.A.	1.000	24372_BEGA_IES

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
HVAC SERVICE AREA	Illuminance	Fc	3.70	8.3	1.1	3.36	7.55
LOUNGE AREA	Illuminance	Fc	3.41	8.8	0.7	4.87	12.57
POOL DECK	Illuminance	Fc	3.60	8.8	1.0	3.60	8.80
RAMP AT POOL DECK	Illuminance	Fc	3.33	5.8	1.2	2.78	4.83

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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: November 12th, 2021

Subject: Site Development Plan Application – 1st Submittal
Proposed Multifamily Residential Development (31 DU)
1165-1175 97th Street
Bay Harbor Islands Acct. No. SPR21-0000XX
MMPA Acct. No. 01-0702-1121

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) either **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments or recommend **APPROVAL**, subject to a PZB check-set sign-off for the requested revisions. The submittal package has a few design / Code violation issues, some of the plans are inadequate / inconsistent / missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1165-1175 97th Street
Legal Description: Lots 10 and 11, Block 22, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

Project architect Roxana Tillit from Studio Baigorria, as agent for the property owner, BH Bay Harbor 97, LLC, has submitted a Site Development Plan application with the Town for the construction of a 7-story / 31-unit multiple-family development located at 1165-1175 97th Street. This non-waterfront site is comprised of two (2) platted lots that is 22,500 ,000 sq. ft. / 0.516 acres in size. The DRC reviewed a prelim. plan for 10 townhouse DU on this site in 2020 – early 2021.

Site Development Plan Application – 1st Submittal
Proposed Multifamily Residential Development (31 DU)
1165-1175 97th Street
Development Review Committee Report
November 12th, 2021
Page 2

The existing site is cleared and vacant with a few nuisance trees (Australian Pine hedge along east property line / 3 Melaleuca trees in western portion of site / 2 Alexander Palms at north). The site was previously developed with two multifamily complexes (Lot 10 = 7 DU / Lot 11 = 4 DU). Adjoining the site to the west is a Town-owned surface parking lot with a 5-foot tall concrete wall separating the sites. Adjoining the site to the north is an existing 4-story / 18 DU multifamily complex (Villas at Bay Harbor) with a 6-foot tall concrete wall separating the sites. Adjoining the site to the east is an existing 4-story / 12 DU multifamily complex (Regency Hall). A small section of 4' tall chain link fence exists on the Regency Hall site at their northwest corner. Within the subject site a 12'+/- tall Australian Pine Tree hedge (chopped off trees) exists along its east boundary. Along the north property line are overhead FPL lines / other lines (phone / cable).

The proposed site design incorporates one (1) square-shaped building centered on the site with the upper five (5) floors designed for residential units and the ground level & 1st raised floor designed for vehicular parking, required DU storage units, a lobby access, and mechanical areas. The proposed midrise building height is shown at 65' above BFE (65' is max. in RM-2 District). The project includes a mixture of units with 1BR to 3 BR - all of which exceed the Town's minimum Code DU size requirements. The base density allows 0.561 acres x 34 DUA = 17.54 or rounded to 18 DU. The developer is requesting thirty-one (31) dwelling units; therefore, thirteen (13) TDR units must be acquired to build the complex. The rooftop area includes a large recreational complex with a swimming pool / pool decking / sun lounge, as well as screened mechanical equipment areas. Centered on the roof is an area with elevators / stairs / bathrooms.

Access to the site is proposed via two (2) / 23-foot wide driveway connections to 97th Street shown at the outward edges on the building. The eastern driveway is for the ground level parking area and the western for the 2nd level parking garage. Each unit must be provided with at least two (2) parking spaces plus two (2) guest spaces are required (1 per lot / TDRs requested); however, per Code the guest spaces may be a subset of the required DU spaces, and any ADA spaces are also a subset. The two (2) guest / lobby drop-off / delivery spaces must be located in the front yard area, unless the PZB approves elsewhere in an ungated accessible location. The plan shows sixty-two (62) spaces in the garage (tandem / regular / ADA), and two (2) guest spaces in the front yard area. Walkways connect the exit stairs and solid waste areas to the street. The parking spaces must be at least 8'-6" x 18' to meet the parking space size requirements of the Code. The site plans do not show any gates for the garages; however, the South Elevation Sheet A300 appears to show gates.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 17+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues that need to be corrected prior to moving forward for PZB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Eighteen (18) units are allowed by right on the property (0.516 acres x 34 DUA). The developer is seeking to build thirty-one (31) DU while eighteen (18) are allowed via the base density; therefore, thirteen (13) TDR must be acquired to build this complex. The proposed land use is consistent with the applicable FLUM designation of the property; and provided the PZB approves the Site Development Plan, and the Town Council approves the allocation of thirteen (13) TDR units to the site, the density would be consistent with the allowable maximum density.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-2 Multiple Family Zoning District. The maximum density allowed is 60 DUA including base and TDR units. The developer is seeking thirty-one (31) DU which equals 59.6 / rounded to 60 DUA. The maximum building height allowed in this district is 65 feet (measured from BFE to top of main roof deck) – proposed building height is 65' – plans must be clarified as to height measurements. The proposed use of the property is consistent with this zoning classification; however, some features of the proposed site design are not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes two (2) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are “full-sized” and did not dedicate 11' for parking.

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

From the survey and Town records it appears a full fifty (50) foot wide right-of-way exists for 97th Street adjoining the site (no 11' dedication for parking); therefore, no additional right-of-way is necessary. As stated above, access to the site is proposed via two (2) / 23-foot wide driveway connections to 97th Street shown at the outward edges on the building. The eastern driveway is for the ground level parking area and the western driveway is for the 2nd level parking garage. Each unit must be provided with at least two (2) parking spaces, and two (2) guest spaces are required (1 per lot / TDRs requested); however, per Code the guest spaces may be a subset of the required DU spaces, and any ADA spaces are also a subset. The two (2) guest / lobby drop-off / delivery spaces must be located in the front yard area, unless the PZB approves elsewhere in an ungated accessible location. The plan shows sixty-two (62) spaces in the parking garage (tandem / regular / ADA), and two (2) guest / lobby drop-off spaces in the front yard area. Walkways connect the stairs and solid waste areas and to the street. Parking spaces must be at least 8'-6" x 18' to meet the parking space size requirements of the Code. The plans indicate the size of the parking spaces meets the minimum required size. The site plans do not show notations for any gates for the garages; however, the South Elevation Sheet A300 appears to show gates. A pedestrian walkway is shown from the lobby to the street but a slight refinement is necessary to meet Code criteria.

A preliminary Fire Department staging area is shown on the plans. If this has not already occurred, the applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. 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 design is clean / modern / with abundant clear glass windows, metal and glass balconies on concrete projections. The proposed balconies are curved and portions of the building make use of the "flex" setbacks creating an undulating exterior appearance. We note the architectural design appears very similar to the other project being designed by this developer / architect. The Code requires development projects to be unique as to design appearance and not repetitive. Since the building is less than 120-feet in length, per §23-11(D)(6) of the Town Code exempts a "breezeway" from being required.

SITE PLAN COMMENTS

Following are comments based on the plans dated October 28th, 2021, submitted to the Town for consideration:

1. On Sheet A001 the off-street parking calculation data is incorrect. Per Code Sec. 23-24(d) a minimum of two (2) parking spaces per DU are required, plus two (2) guest parking spaces at one (1) per lot. However, the guest spaces and ADA spaces can be a subset of the total. More spaces are always better.
2. Per Sec. 23-24 all portions of an above grade parking garage must be designed to be completely enclosed to screen vehicles / light / noise / odors. The Code allows the PZB to consider alternative designs that adequately screen the garage. A metal louvered screen panel system is proposed. Such a screening system has been approved previously by the PZB. A condition of approval will be included. If the PZB does not approve the alternative design the project will need to be redesigned.
3. On Sheet A101 & others per Sec. 23-12(15)(b) the maximum width of a perpendicular walkway in a front yard cannot exceed 5' in width in the first 15' from the street. There is a singular 5' walkway shown but a connecting walkway west of the planter makes it wider.
4. Please provide information on the plans that the DU storage units meet or exceed the minimum Code size and interior height criteria (25 sq. ft. each / 7' headroom).
5. On Sheet A501 the word "Dumpster" (dampster) is misspelled. Please correct.
6. If a project sign will be pursued during construction or later identify a location on the plans now and provide a conceptual design – otherwise this may cause delay at permits.

7. The Town currently measures building height from the adopted FEMA Base Flood Elevation (BFE). While the FBC requires an additional 1' of flood freeboard the Zoning Code does not recognize that for building height. FEMA is considering changes to the BFE throughout Miami-Dade County – but the adoption date is uncertain – maybe spring 2022 now. None of the elevation sheets / cross sections show the current BFE for this site (currently 8.0' NGVD) as the building height measuring point. While the proposed building height of 65' appears to be in compliance until the 8.0' NGVD BFE is shown and the plans dimensioned from that point final building height compliance cannot be determined.
8. On Landscape Plan Sheet LA-01 there are several typos in the size of proposed trees shown. As shown, some entries imply “inches” versus “feet” in tree height.
9. On Landscape Plan Sheet LA-01 there is a table included for the required height of taller trees due to the height of the building. The Code requires at least 25% of the required trees to meet minimum height requirements at planting (12') / 50% to be between 16' – 18' in height at planting / and 25% to be between 18' – 20' in height at planting. Palms have different tree height requirements. No more than 25% of the required trees can be palms. The table data does not show any taller trees meeting the Code criteria. Revise the plans to meet Code.
10. The survey does not clearly show the location of the overhead powerlines along the north property line. Show the location of the overhead powerlines. FPL has objected to any structure (main walls / yard encroachment) or workers within 10' +/- of their lines. FPL has stopped construction work for several projects where workers were felt too close to live power lines (scaffolding / lifts).
11. The back-flow preventer / FDC is required to be screened from view on three (3) sides to allow access but screen the facility.
12. The Town's Street Tree Master Plan specifies Paradise Trees (15' hgt. x 6' sp. x 2.5" caliper) for the required Street Tree for 97th Street (see attached). Per M-D Code Street Trees are to be installed in all roadway swales at 35' on center (equals 4 street trees for this site). The Landscape Plan shows six (6) Florida Live Oaks in the swale spaced too closely. Revise the Landscape Plan to comply with the M-D / Town Landscape Code requirements (change Street Tree species / comply with spacing).
13. North Property Line Landscaping - There is an existing overhead FPL power line / other wiring along the north property lot line. The Town Code requires developers to underground all overhead utility lines; however, FPL has objected due to the service failures on short sections of undergrounding. Conduit is required at a minimum so when undergrounding occurs the conduit is there. The Town is discussing a linear fee in lieu of undergrounding. As to allowable landscape materials in the north (rear) yard area please refer to the FPL “right tree / right place” documents for acceptable species (Silver Buttonwood / Simpson Stopper trees OK per FPL).

AGENDA ITEM REPORT

November 18, 2021

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Review Application by BH Bay Harbor 103, LLC in order to construct a 28 unit Multi-Family development to be located at 10281 West Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

On November 1, 2021, the Town received a formal Site Development Plan application for a 28 Dwelling Unit Multi-Family Development to be located at 10281 West Bay Harbor Drive.

Owner's Name: BH Bay Harbor 9103, LLC

Folio: 13-2227-001-0110

Property Address: 10281 West Bay Harbor Drive

Zoning District: RM-2 Multi Family District

Legal Description: Lot 1 and 2, Block 5

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

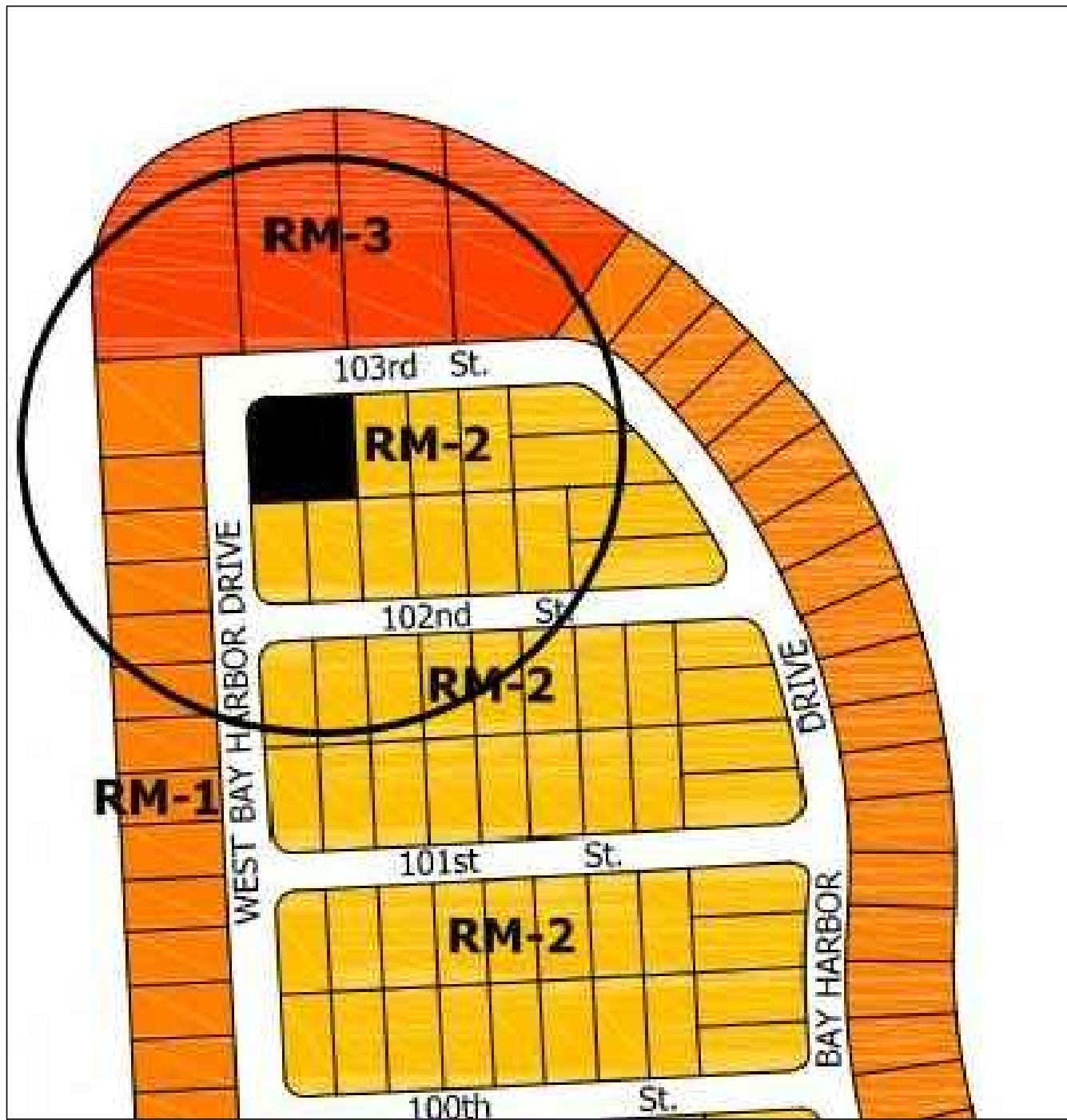
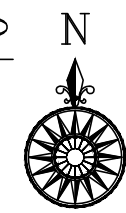
Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. 10281 West Bay Harbor Drive
2. BHI DRC Staff Report 10281 WBHD Clara MFR Nov 12 2021



BAY HARBOR ISLANDS ZONING MAP



LOCATION MAP



NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300'
RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL
(CIRCLE INDICATES 300' RADIUS)

BAY HARBOR ISLANDS ZONING SUMMARY

LEGAL DESCRIPTION	LOTS 6 & 7 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	22,366 S.F. (0.51 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.23 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	150' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 22,366 x 0.20 = 4,473 S.F.	5,220 S.F. = 23.3%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.51 ACRES = 17 UNITS	28 UNITS (TDR's REQUIRED)
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.51 ACRES x 60 DUA = 30 UNITS	28 UNITS 0.51 ACRES x 55 DUA = 28 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH = 15' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 15'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 115'-0" = 38'-4") @EAST/WEST (0.33 x 120'-0" = 40'-0")	NORTH = 38'-4" SOUTH = 38'-4" EAST = 40'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZEWAY	115'-0" x 120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 7005 SF x 15% = 1,050 SF MIN.	1,095 S.F. = 15.6%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING TWO GUEST SPACES (1 PER LOT) 28 UNITS x 2 = 56 MIN.	56 SPACES INCLUDING 2 GUEST SPACES AND 2 HC SPACES

CODES

SEVENTH EDITION (2020) FLORIDA BUILDING CODE: EXISTING BUILDING
SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE
NFPA 1 and 101 LIFE SAFETY 2018 EDITION

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	TERRACE AREA	UNIT DESCRIPTION
UNIT A	2	1,800 SF	25 SF	1,960 SF	95 SF	3 BEDROOM / 3 BATH
UNIT B	4	1,665 SF	28 SF	1,790 SF	155 SF	2 BEDROOM / 2 BATH + DEN
UNIT B'	2	1,655 SF	28 SF	1,795 SF	160 SF	2 BEDROOM / 2 BATH + DEN
UNIT C	2	1,925 SF	28 SF	2,080 SF	100 SF	3 BEDROOM / 3 BATH
UNIT D	2	1,930 SF	25 SF	2,085 SF	175 SF	3 BEDROOM / 3 BATH
UNIT E	2	1,875 SF	25 SF	1,995 SF	160 SF	2 BEDROOM / 2 BATH + DEN
UNIT E'	2	1,865 SF	25 SF	1,990 SF	165 SF	2 BEDROOM / 2 BATH + DEN
UNIT F4	1	1,235 SF	25 SF	1,355 SF	645 SF	2 BEDROOM / 2 BATH
UNIT F5	1	1,235 SF	25 SF	1,355 SF	240 SF	2 BEDROOM / 2 BATH
UNIT G4	1	1,285 SF	25 SF	1,410 SF	710 SF	2 BEDROOM / 2 BATH
UNIT G5	1	1,285 SF	25 SF	1,410 SF	235 SF	2 BEDROOM / 2 BATH
UNIT H4	1	1,280 SF	25 SF	1,420 SF	745 SF	2 BEDROOM / 2 BATH
UNIT H4'	1	1,320 SF	25 SF	1,460 SF	705 SF	2 BEDROOM / 2 BATH
UNIT H5	1	1,280 SF	25 SF	1,420 SF	205 SF	2 BEDROOM / 2 BATH
UNIT H5'	1	1,320 SF	25 SF	1,460 SF	225 SF	2 BEDROOM / 2 BATH
UNIT PH-01	1	2,070 SF	25 SF	2,235 SF	330 SF	3 BEDROOM / 3 BATH + DEN
UNIT PH-02	1	2,240 SF	25 SF	2,405 SF	310 SF	3 BEDROOM / 4 BATH + DEN
UNIT PH-03	1	2,200 SF	25 SF	2,365 SF	325 SF	4 BEDROOM / 3 BATH + DEN
UNIT PH-03'	1	2,240 SF	25 SF	2,405 SF	340 SF	4 BEDROOM / 3 BATH + DEN
TOTAL	28	48,280 SF	722 SF	52,250 SF	7,385 SF	

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	52,250 SQ. FT. = 70.7%
NON-SALEABLE AREA	= 29.3%
GARAGE/MEP	10,630 SQ. FT.
AMENITY/CORE	11,030 SQ. FT. > 21,660 SQ. FT.
TOTAL ENCLOSED AREA	73,910 SQ. FT.
UNIT TERRACE AREAS	7,385 SQ. FT.
RECREATION DECK AREA	6,685 SQ. FT.
ROOF MEP AREA	3,400 SQ. FT.
TOTAL SLAB AREA	91,380 SQ. FT.

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A426002332
ROBERT J. SCHNECKENBERG
AR0015487

Year	Number of cases
2010	10
2011	15
2012	20
2013	25
2014	30
2015	35
2016	40
2017	45
2018	50
2019	55
2020	60

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$\mathcal{A}, \mathcal{R}, \mathcal{C}, \mathcal{H}, \mathcal{I}, \mathcal{J}, \mathcal{E}, \mathcal{C}, \mathcal{T}, \mathcal{S}, \mathcal{I}, \mathcal{N}, \mathcal{C}$

2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305-441-2226

DATE	11-01-21
SCALE	
JOB NO.	2021-17

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UNIT B'		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,795 GSF	1,655 NSF
STORAGE AREA		25 NSF
TERRACE AREA	160 S.F.	
TOTAL AREA	1,955 S.F.	1,680 NSF

UNIT G4		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,410 GSF	1,285 NSF
STORAGE AREA		25 NSF
TERRACE AREA	710 S.F.	
TOTAL AREA	2,120 S.F.	1,310 NSF

UNIT H4		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,420 GSF	1,280 NSF
STORAGE AREA		25 NSF
TERRACE AREA	745 S.F.	
TOTAL AREA	2,165 S.F.	1,305 NSF

UNIT E'		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,990 GSF	1,865 NSF
STORAGE AREA		25 NSF
TERRACE AREA	165 S.F.	
TOTAL AREA	2,155 S.F.	1,890 NSF

LEVEL 4

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	9,430 SQ. FT. = 86.6%
NON SALEABLE CORE AREA	1,455 SQ. FT. = 13.4%
TOTAL ENCLOSED AREA	10,885 SQ. FT. = 100%
TERRACE AREAS	3,130 SQ. FT.
TOTAL SLAB AREA	14,015 SQ. FT.

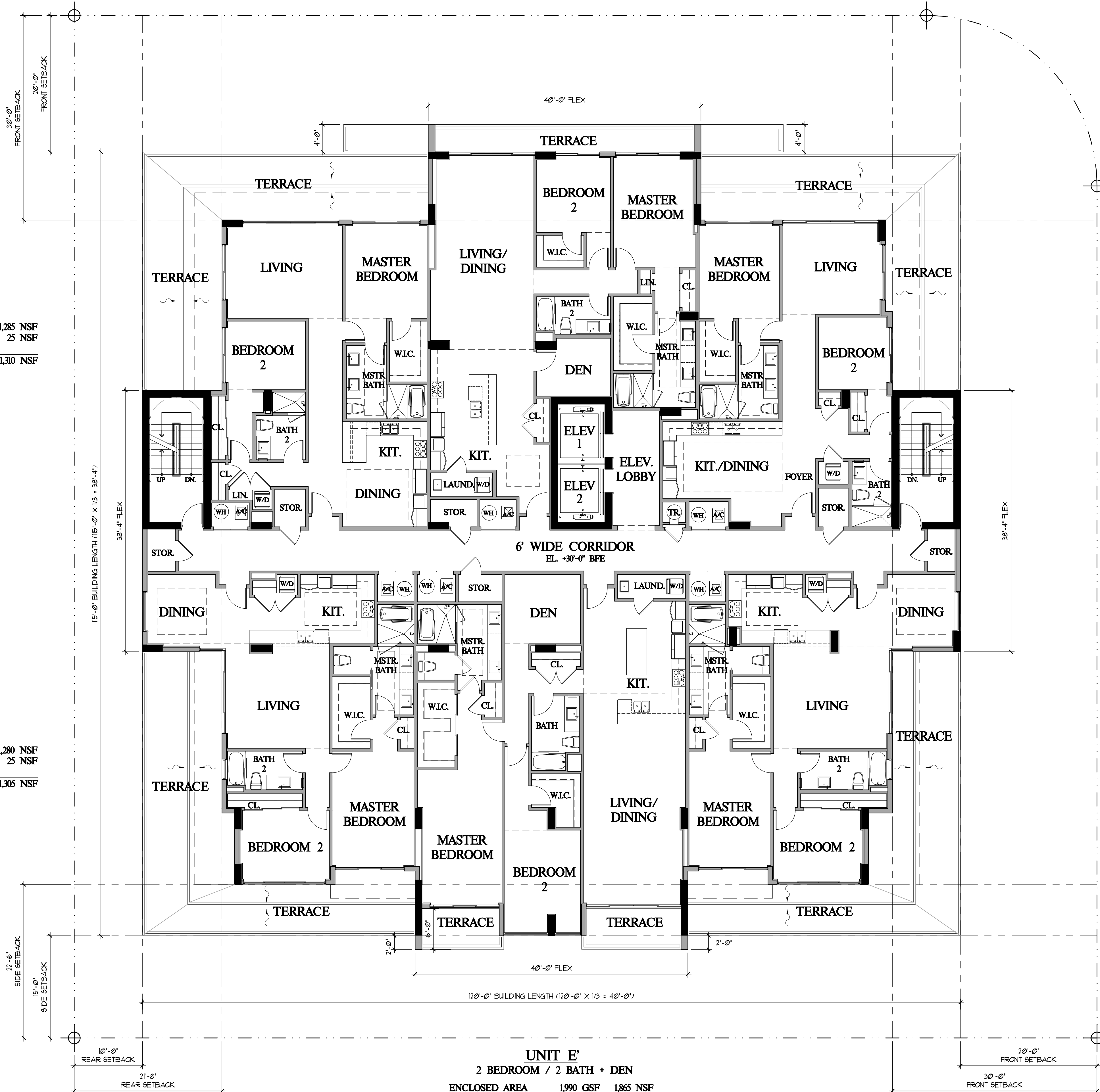
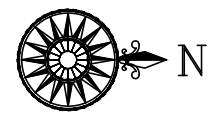
NET DATA

RESIDENTIAL UNIT AREA	8,650 SQ. FT.
STORAGE AREA	153 SQ. FT.
6 UNITS PER FLOOR	
AVERAGE UNIT SIZE	1,441.6 SQ. FT.

UNIT F4		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,355 GSF	1,235 NSF
STORAGE AREA		25 NSF
TERRACE AREA	645 S.F.	
TOTAL AREA	2,000 S.F.	1,260 NSF

LEVEL 4 FLOOR PLAN

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



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GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	9,410 SQ. FT. = 86.8%
NON SALEABLE CORE AREA	1,435 SQ. FT. = 13.2%
TOTAL ENCLOSED AREA	10,845 SQ. FT. = 100%
TERRACE AREAS	1,305 SQ. FT.
TOTAL SLAB AREA	12,150 SQ. FT.

RESIDENTIAL UNIT AREA	8,750 SQ. FT.
STORAGE AREA	100 SQ. FT.
6 UNITS PER FLOOR	
AVERAGE UNIT SIZE	2,188 SQ. FT.

ENCLOSED AREA	2,235 GSF	2,070 NSF
STORAGE AREA		25 NSF
TERRACE AREA	330 S.F.	
TOTAL AREA	2,565 S.F.	2,095 NSF

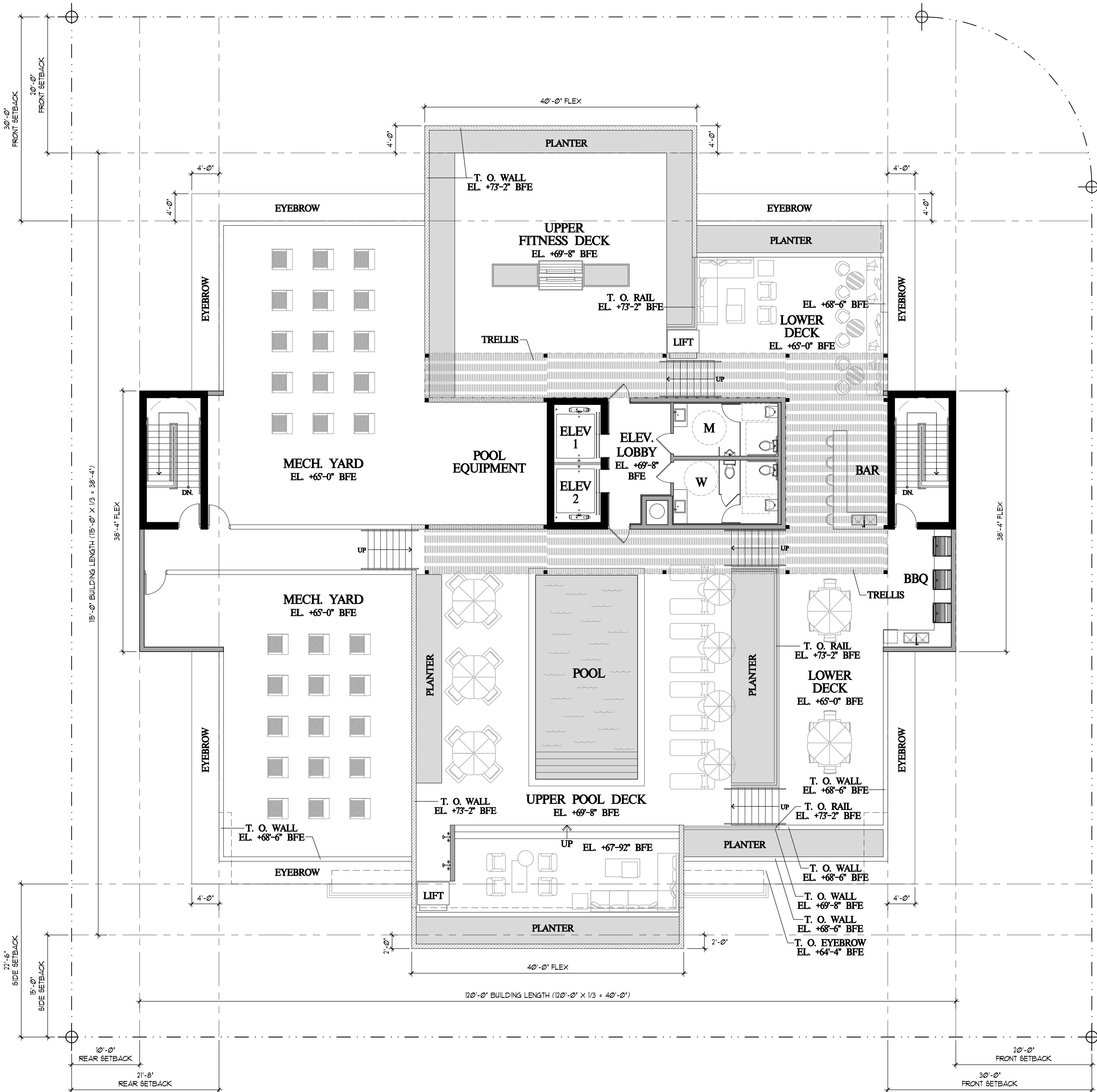
SCALE: 1/8" = 1'-0"

ENCLOSED AREA	2,405 GSF	2,240 NSF
STORAGE AREA		25 NSF
TERRACE AREA	340 S.F.	
TOTAL AREA	2,745 S.F.	2,265 NSF

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RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 7,005 S.F.
 REQUIRED: 15% OF 7,005 S.F. = 1,050 S.F.
 PROVIDED: 15.6% OF 7,005 S.F. = 1,095 S.F.

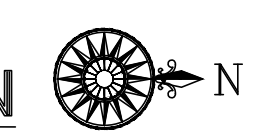
ROOF LEVEL

GROSS DATA

ENCLOSED CORE AREA	1,080 SQ. FT. = 9.7%
RECREATION DECK AREA	6,685 SQ. FT. = 59.9%
MEP ROOF AREA	3,400 SQ. FT. = 30.4%
TOTAL SLAB AREA	11,165 SQ. FT. = 100%

ROOF LEVEL MAIN FLOOR PLAN

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



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 AR0015487

REVISIONS	DATE

CLARA BH

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

ROOF LEVEL
FLOOR PLAN

11-01-21

2021-17

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A-14

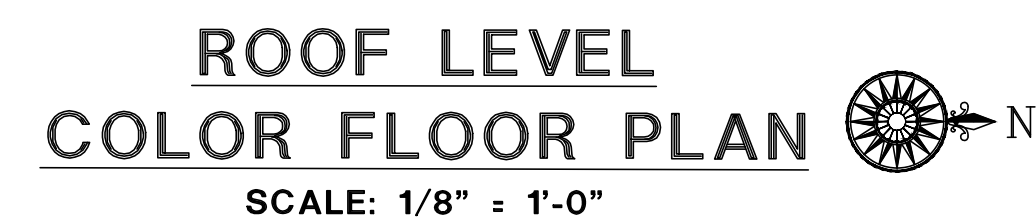
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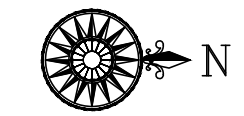


UNIT D			
3 BEDROOM / 3 BATH			
ENCLOSED AREA	2,085 GSF	1,930 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	175 S.F.		
TOTAL AREA	2,260 S.F.	1,955 NSF	

UNIT E			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,995 GSF	1,875 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	160 S.F.		
TOTAL AREA	2,155 S.F.	1,900 NSF	

UNIT D			
3 BEDROOM / 3 BATH			
ENCLOSED AREA	2,080 GSF	1,930 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	175 S.F.		
TOTAL AREA	2,255 S.F.	1,955 NSF	

LEVELS 2/3
EAST UNITS
FLOOR PLAN
SCALE: 1/4" = 1'-0"



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REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

CLARA BH

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

A R C H I T E C T S , I N C

2000 South Dixie Highway #203 | Miami, FL 33133

Office: 305-441-2226

SHEET TITLE

LEVELS 2 & 3

EAST UNITS

FLOOR PLAN

DATE

11-01-21

SCALE

JOB NO.

2021-17

SHEET

A-18

OF

SHEETS

UNIT B'		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,795 GSF	1,655 NSF
STORAGE AREA		25 NSF
TERRACE AREA	160 S.F.	
TOTAL AREA	1,955 S.F.	1,680 NSF

UNIT F5		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,355 GSF	1,235 NSF
STORAGE AREA		25 NSF
TERRACE AREA	240 S.F.	
TOTAL AREA	1,595 S.F.	1,260 NSF

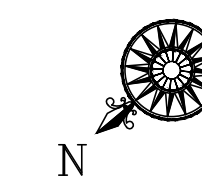
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PHOTO SITE LEGEND



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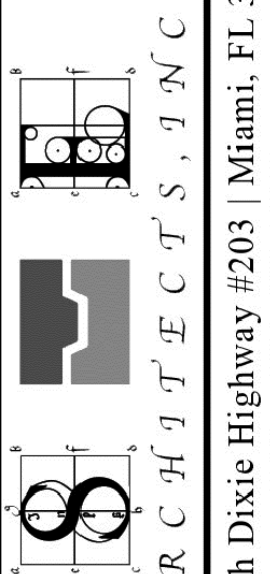
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



SHEET TITLE

SITE AND CONTEXT PHOTOS

DATE	11-01-21
SCALE	—
JOB NO.	2021-17
SHEET	

A-2

OF SHEETS



UNIT H4			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,420 GSF	1,280 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	745 S.F.		
TOTAL AREA	2,165 S.F.	1,305 NSF	

UNIT H5			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,420 GSF	1,280 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	205 S.F.		
TOTAL AREA	1,625 S.F.	1,305 NSF	

UNIT E'			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,990 GSF	1,865 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	165 S.F.		
TOTAL AREA	2,155 S.F.	1,890 NSF	

UNIT H4'			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,460 GSF	1,320 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	705 S.F.		
TOTAL AREA	2,165 S.F.	1,345 NSF	

UNIT H5'			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,460 GSF	1,320 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	225 S.F.		
TOTAL AREA	1,685 S.F.	1,345 NSF	

LEVELS 4/5
EAST UNITS
FLOOR PLAN
SCALE: 1/4" = 1'-0"



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A426002332
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AR0015487

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S
ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
**LEVELS 4 & 5
EAST UNITS
FLOOR PLAN**

DATE	11-01-21
SCALE	
JOB NO.	2021-17
SHEET	

A-20

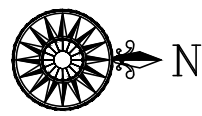
OF SHEETS

UNIT PH-02		
3 BEDROOM / 4 BATH + DEN		
ENCLOSED AREA	2,405 GSF	2,240 NSF
STORAGE AREA		25 NSF
TERRACE AREA	310 S.F.	
TOTAL AREA	2,715 S.F.	2,265 NSF

UNIT PH-01		
3 BEDROOM / 3 BATH + DEN		
ENCLOSED AREA	2,235 GSF	2,070 NSF
STORAGE AREA		25 NSF
TERRACE AREA	330 S.F.	
TOTAL AREA	2,565 S.F.	2,095 NSF



LEVEL 6
WEST UNITS
FLOOR PLAN
SCALE: 1/4" = 1'-0"



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SEAL

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SHEET TITLE	LEVEL 6 WEST UNITS FLOOR PLAN
DATE	11-01-21
SCALE	
JOB NO.	2021-17
SHEET	

A-21

OF SHEETS



UNIT PH-03			
4 BEDROOM / 3 BATH + DEN			
ENCLOSED AREA	2,365 GSF	2,200 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	325 S.F.		
TOTAL AREA	2,690 S.F.	2,225 NSF	

UNIT PH-03'			
4 BEDROOM / 3 1/2 BATH + DEN			
ENCLOSED AREA	2,405 GSF	2,240 NSF	
STORAGE AREA		25 NSF	
TERRACE AREA	340 S.F.		
TOTAL AREA	2,745 S.F.	2,265 NSF	

LEVEL 6
EAST UNITS
FLOOR PLAN
SCALE: 1/4" = 1'-0"



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BAY HARBOR ISLANDS, FLORIDA 33154

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PLANNERS

DESIGNERS

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SHEET TITLE

LEVEL 6
EAST UNITS
FLOOR PLAN

DATE

11-01-21

SCALE

JOB NO.

2021-17

SHEET

A-22

OF

SHEETS



CABLE RAIL (TYP.)

"WOODN" FINS (TYP.)

"WOODN" CLAD OVERHEAD
GARAGE DOOR

NORTH BUILDING ELEVATION

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

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S R C H J T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
NORTH ELEVATION	
SHEET TITLE	
DATE	11-01-21
SCALE	
JOB NO.	2021-17
SHEET	
A-23	
OF	SHEETS



NORTH BUILDING ELEVATION

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

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REVISIONS DATE

PERMIT ISSUE

BID SET

CONSTRUCTION SET

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SHEET TITLE
NORTH ELEVATION
COLORED

DATE 11-01-21

SCALE

JOB NO. 2021-17

SHEET

A-24

OF SHEETS

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CONSTRUCTION SET	

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10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

$\mathcal{A}$ $\mathcal{R}$ $\mathcal{C}$ $\mathcal{H}$ $\mathcal{T}^*$ $\mathcal{E}$ $\mathcal{C}^*$ $\mathcal{T}^*$ $\mathcal{S}$, $\mathcal{I}$ $\mathcal{N}$ $\mathcal{C}$


SHEET TITLE WEST ELEVATION	DATE	11-01-21
	SCALE	
	JOB NO.	2021-17
	SHEET	
	A-25	



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SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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BID SET		
CONSTRUCTION SET		

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10281 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

SEAL

Signature of Robert J. Schneckenberg

2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

SOUTH ELEVATION

DATE

11-01-21

SCALE

JOB NO.

2021-17

SHEET

A-27

OF

SHEETS

REVISIONS	DATE
PERMIT ISSUE -	
BID SET -	
CONSTRUCTION SET	

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BAY HARBOR ISLANDS, FLORIDA 33154





SHEET TITLE

**SOUTH ELEVATION
COLORED**

DATE	11-01-21
SCALE	
JOB NO.	2021-17
SHEET	

A-28

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BAY HARBOR ISLANDS, FLORIDA 33154





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SHEET TITLE
EAST ELEVATION

DATE	11-01-21
SCALE	
JOB NO.	2021-17

A-29

OF SHEETS



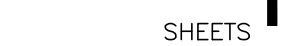
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EAST BUILDING ELEVATION

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BAY HARBOR ISLANDS, FLORIDA 3354

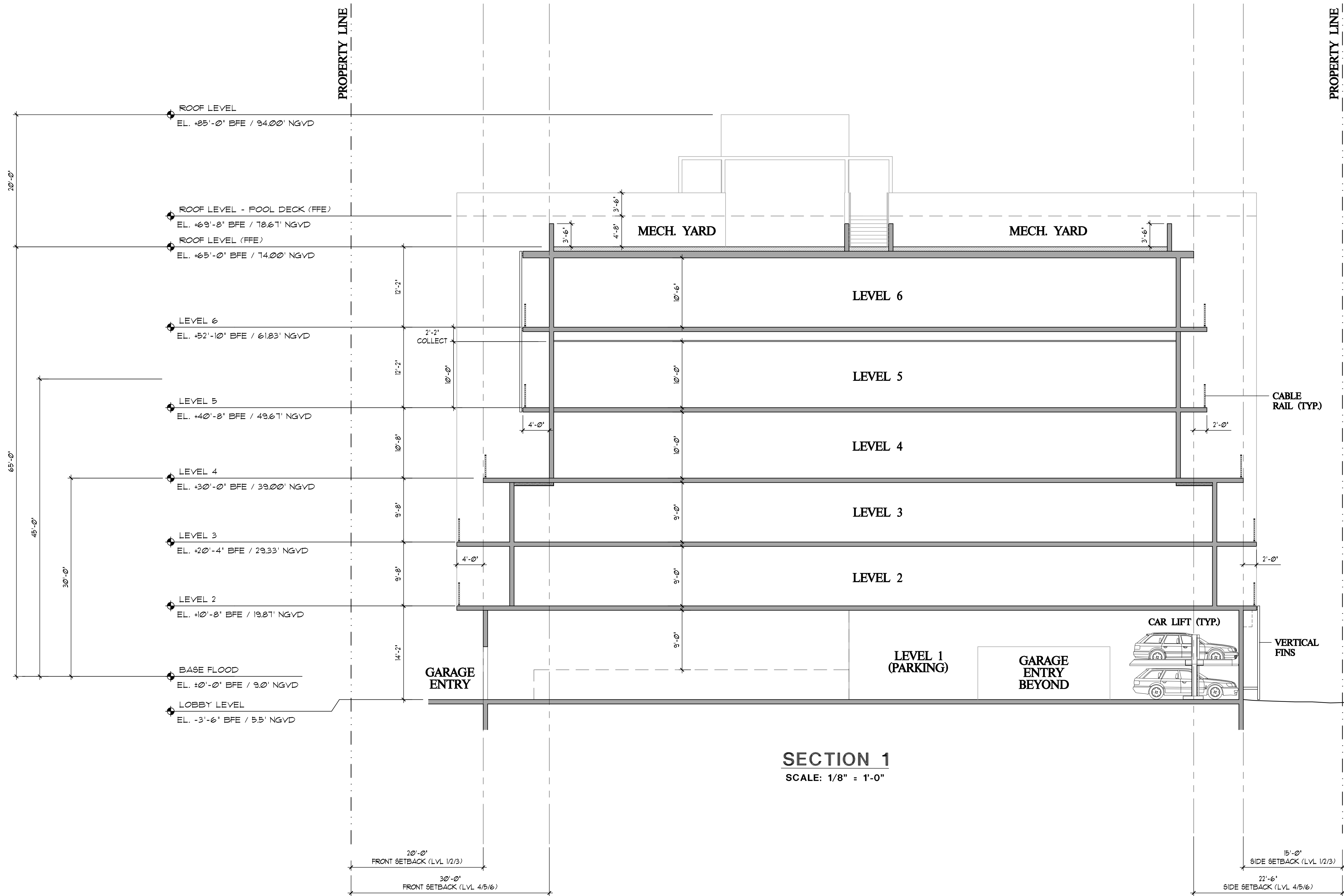
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EAST ELEVATION
COLORED

DATE 11-01-21
SCALE
JOB NO. 2021-17
SHEET

A-30

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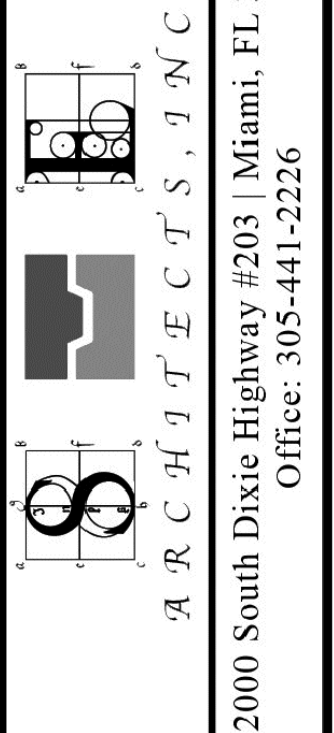
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A R C H I T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
BUILDING SECTION 1	
SHEET TITLE	
DATE	11-01-21
SCALE	
JOB NO.	2021-17
SHEET	
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CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

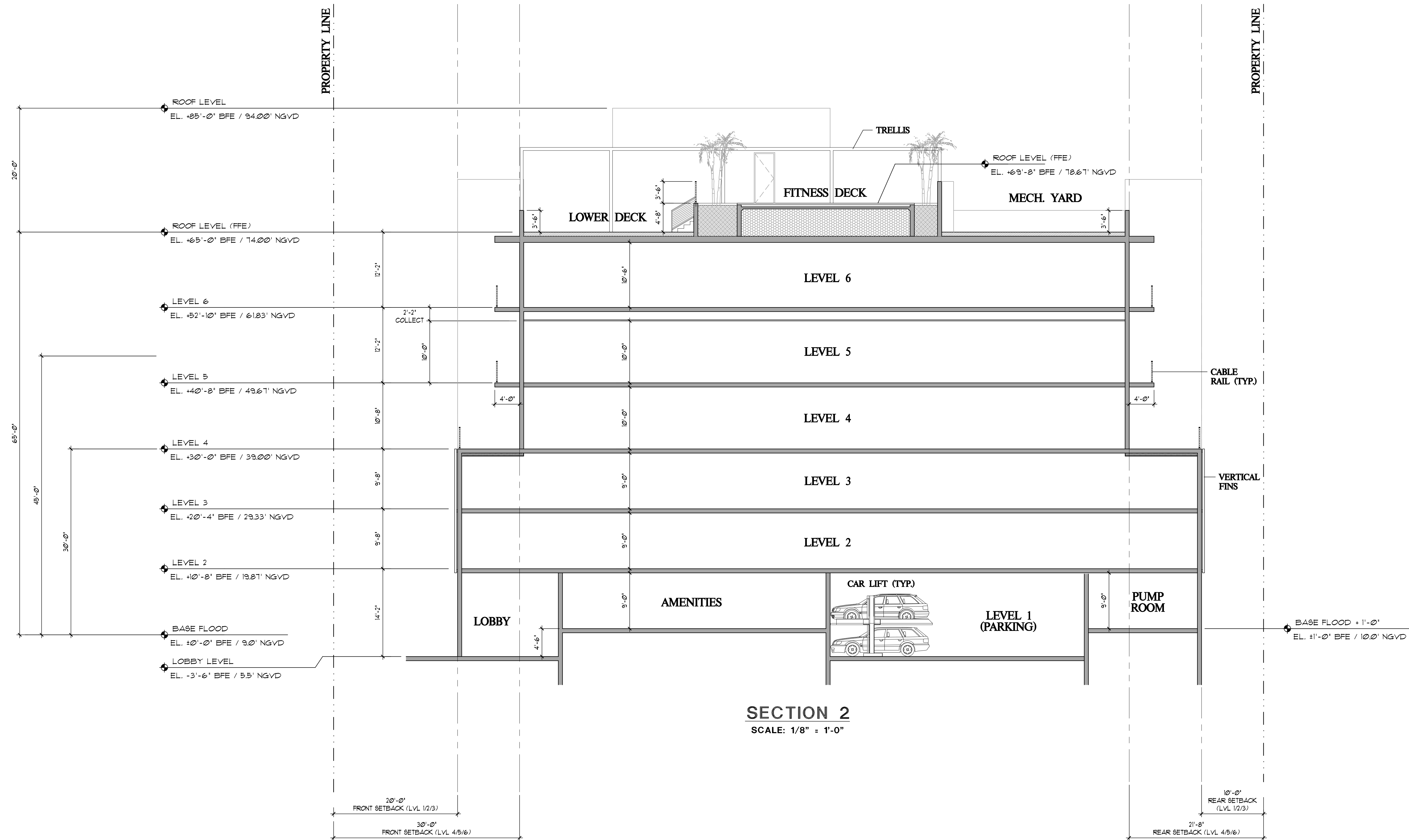


SHEET TITLE
BUILDING SECTION 2

DATE	11-01-21
SCALE	
JOB NO.	2021-17
SHEET	

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NEW RENTAL APARTMENT BUILDING

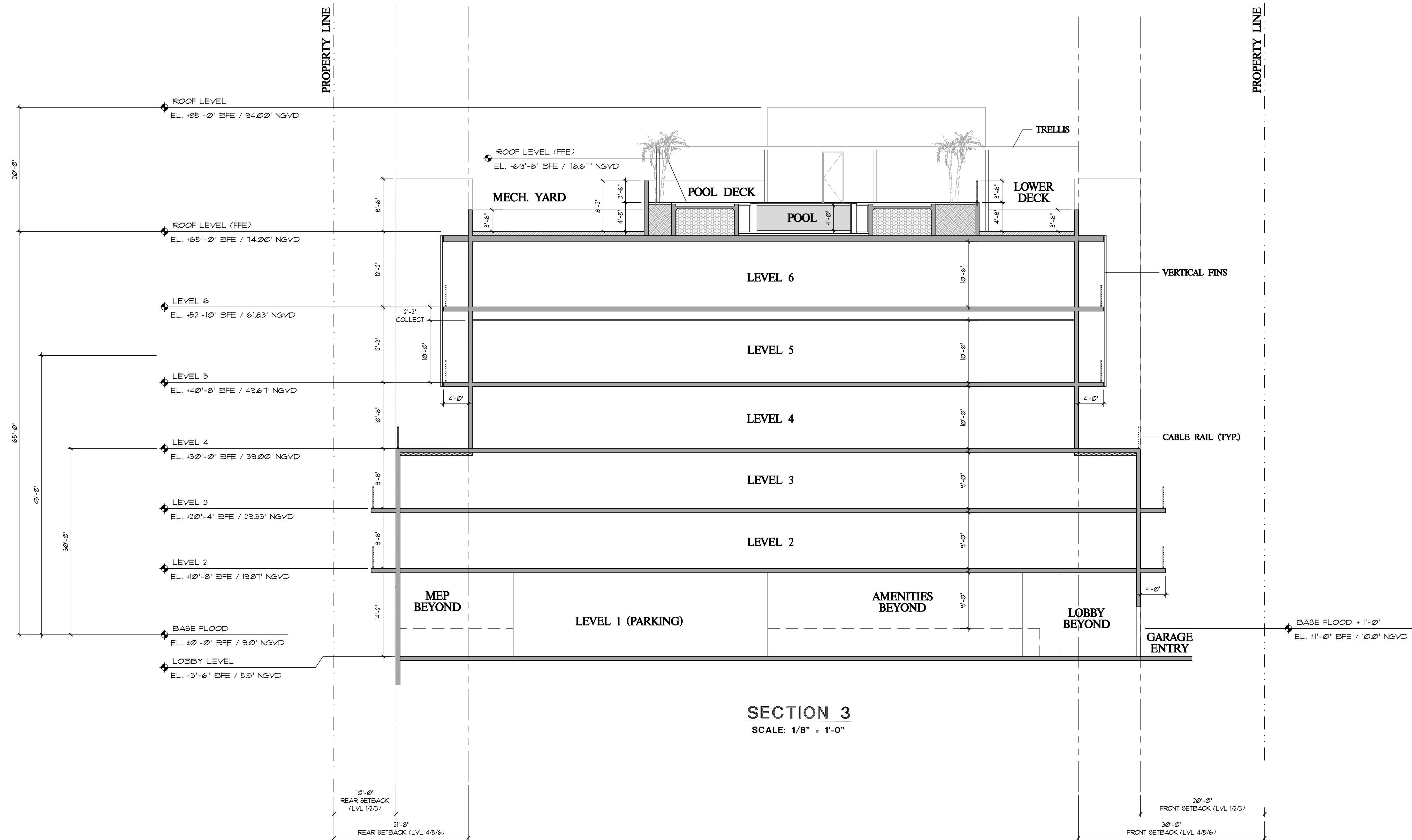
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154





SHEET TITLE
BUILDING SECTION 3

DATE	11-01-21
SCALE	
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SHEET	
A-33	
OF	SHEETS



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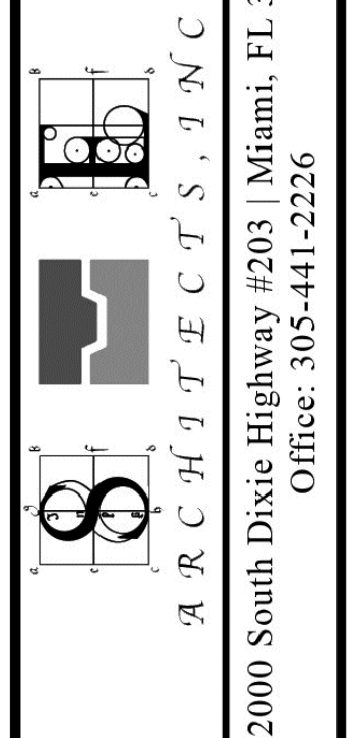
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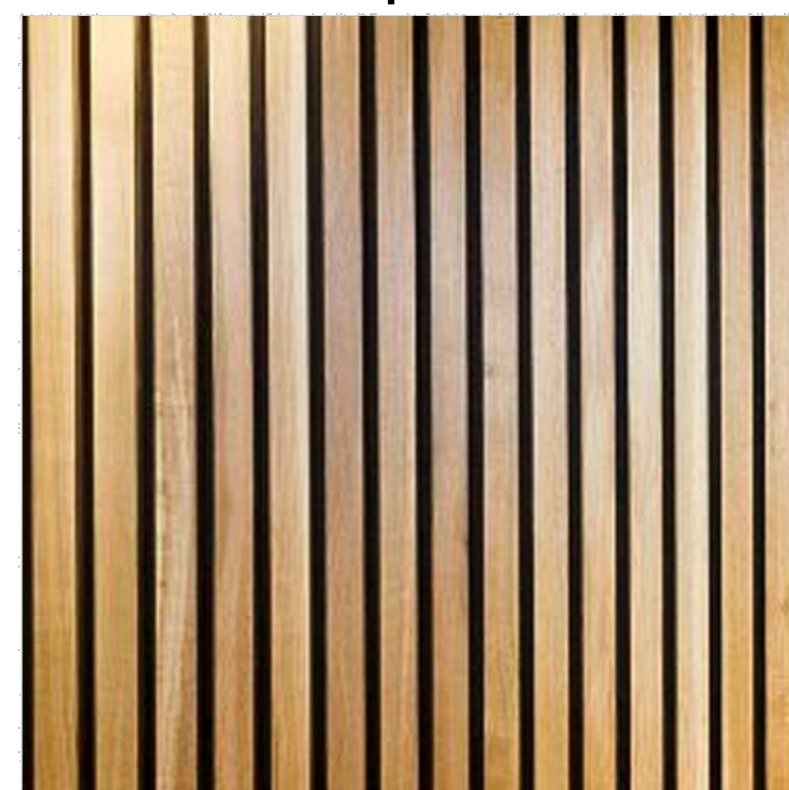
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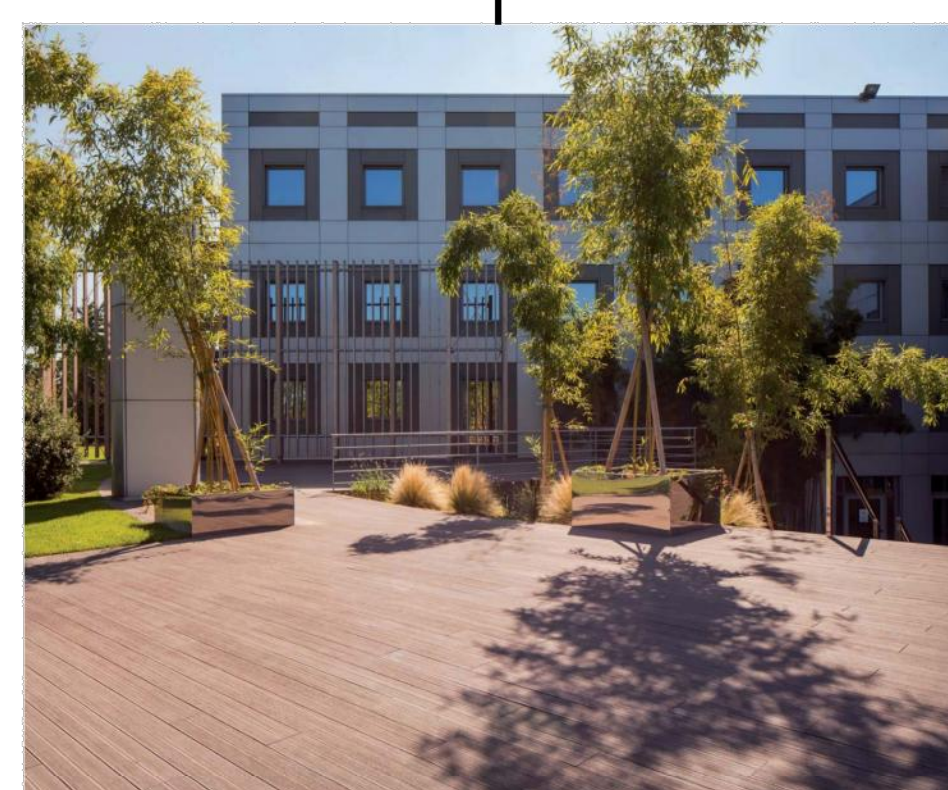
A-34



WHITE STUCCO



WOODEN FINS



WOODEN DECK



**ALUMINUM SILVER COLORD
WINDOW FRAME**



PARK GREY PORCELAIN 23.22" X 47.24 "



METAILC DECK CABLE HANDRAIL

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SHEET TITLE

**RENDERING
NW CORNER FACADE
STREET VIEW**

DATE	11-01-21
SCALE	—
JOB NO.	2021-17
SHEET	
A-4	
OF	SHEETS



RENDERING
(NW CORNER FACADE STREET VIEW)

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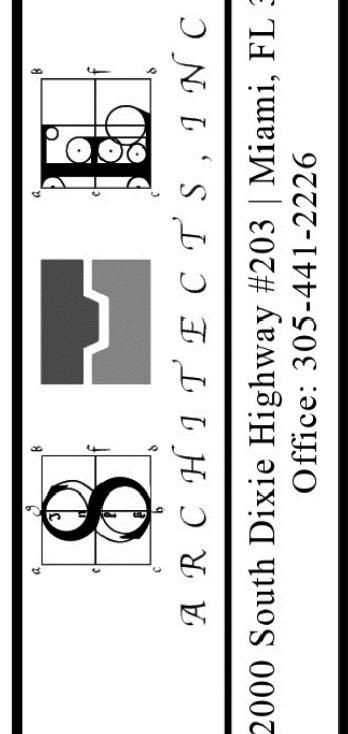
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-
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NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
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SHEET TITLE

RENDERING
PORTE COCHERE /
WEST FACADE
STREET VIEW

DATE	11-01-21
SCALE	—
JOB NO.	2021-17
SHEET	

A-5

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RENDERING
WEST FACADE STREET VIEW)



RENDERING
(NORTH FACADE STREET VIEW)

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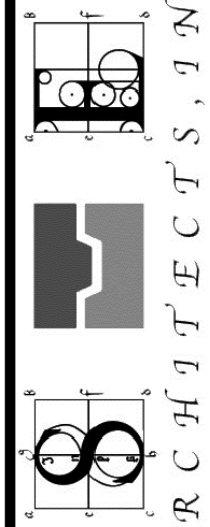
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BAY HARBOR ISLANDS, FLORIDA 3354


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Office: 305-441-2226

RENDERING
NORTH FACADE
STREET VIEW

DATE 11-01-21
SCALE -
JOB NO. 2021-17
SHEET

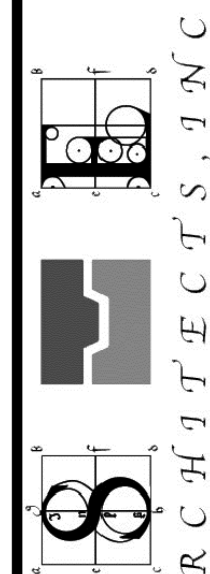
A-7

OF SHEETS

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SHEET TITLE

**RENDERING
ROOFTOP**

DATE	11-01-21
SCALE	—
JOB NO.	2021-17

SHEET

A-8

OF SHEETS



RENDERING
(ROOFTOP VIEW)

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DRAWING LIST

	COVER SHEET / INDEX OF DRAWINGS
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A-22	LEVEL 6 EAST ENLARGED UNIT FURNISHED PLAN
A-23	NORTH BUILDING ELEVATION
A-24	NORTH BUILDING ELEVATION (COLORED)
A-25	WEST BUILDING ELEVATION
A-26	WEST BUILDING ELEVATION (COLORED)
A-27	SOUTH BUILDING ELEVATION
A-28	SOUTH BUILDING ELEVATION (COLORED)
A-29	EAST BUILDING ELEVATION
A-30	EAST BUILDING ELEVATION (COLORED)
A-31	BUILDING SECTION 1
A-32	BUILDING SECTION 2
A-33	BUILDING SECTION 3
A-34	MATERIAL PRESENTATION BOARD
C-300	SITE PLAN
C-301	PAVING PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	UTILITY PLAN
C-800	DETAILS
LC-001	LANDSCAPE GENERAL NOTES/ABBREVIATIONS
TD-100	TREE DISPOSITION PLAN
TD-101	TREE PROTECTION DETAILS
LS-100	LANDSCAPE SITE PLAN AND SITE CALCULATIONS
LS-101	LANDSCAPE MATERIALS IMAGERY
LP-100	LANDSCAPE PLANTING PLAN (GROUND FLOOR)
LP-101	LANDSCAPE PLANTING PLAN (ROOF)
LP-102	LANDSCAPE PLANTING SCHEDULE/SPECIFICATIONS/DETAILS
LP-103	LANDSCAPE PLANTING IMAGERY
LI-100	LANDSCAPE IRRIGATION PLAN
LI-101	LANDSCAPE IRRIGATION SCHEDULE/DETAILS
LL-100	LANDSCAPE LIGHTING PLAN
LL-101	LANDSCAPE LIGHTING SPECIFICATIONS
LL-102	LANDSCAPE PHOTOMETRIC PLAN (GROUND FLOOR)

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

(DRC SUBMITTAL DRAWINGS)
NOVEMBER 01, 2021

OWNER/DEVELOPER

CLARA BH LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

ARCHITECT

S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
(305) 441-2226

CIVIL ENGINEER

LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

LANDSCAPE ARCHITECT

COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND
SEALED BY ROBERT J.
SCHNECKENBERG, ON THE
DATE ADJACENT TO THE SEAL,
USING A DIGITAL SIGNATURE.

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DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	
A R C H I T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
COVER SHEET	
DATE	11-01-21
SCALE	-
JOB NO.	2021-17
SHEET	1
OF	SHEETS

28 October 2021

**Re: Drainage Calculations
Clara BH
10281 West Bay Harbor Drive
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001**

To Whom It May Concern:

Langan Engineering and Environmental Services has been retained for the design of the proposed drainage improvements for the Clara BH project in Bay Harbor Islands, FL. The project site is located in Section 27, Township 52 South, Range 42 East. It is bordered by residential lots to the south and east, West Bay Harbor Drive to the west, and 103rd Street to the north. The site is 0.51 acres, and can be further identified by the Miami-Dade Property Appraiser folio numbers 13-2227-001-1150 and 13-2227-001-1160.

EXISTING SITE CONDITION

The existing parcel is vacant with no existing drainage system. The existing site grades range from 4.1' to 5.3' (NGVD).

The average October water table for the area where the project is located is elevation 2.0-ft NGVD, as referenced from the Miami-Dade County Average 1999 October Water table & Miami-Dade Flood Criteria Map (refer to *Attachment A*).

PROPOSED SITE DRAINAGE IMPROVEMENTS

The proposed development will consist of a 6-story, 30-unit residential building. The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The site is divided into two drainage areas. DA-1 consists of the building area under roof and DA-2 is the remaining area outside of the building footprint up to the property line. Refer to *Attachment A* for the Drainage Area Figure

Drainage Well Design

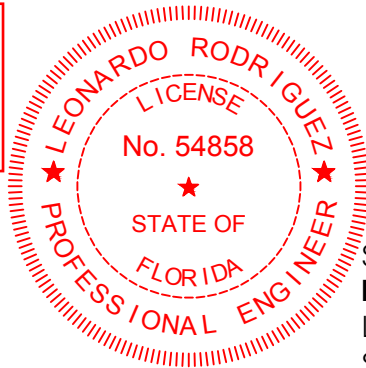
The proposed drainage well is designed to discharge the 5-Year 1-Hour storm event from contributing areas, as required by Miami-Dade County. Based on data available on FDEP's public records (OCULUS) for wells constructed near the project site, we have estimated a specific capacity of 400 GPM per foot of head per well (refer to *Attachment A*). Refer to *Attachment B* for the proposed drainage well calculations. We have assumed that a minimum of 1.5' of head is required to overcome the density difference between brackish water and fresh water and therefore, at least this much head is required for the well to discharge. As a result, our calculations are based on elevation 2.0' NGVD (water table) plus the 1.5' resulting in elevation 3.5' (NGVD) as the elevation where water begins to discharge through the wells.

Exfiltration Trench Design

The required water quality treatment will be provided in the proposed exfiltration trench system, which will consist of 4-ft wide by 15-ft deep trench. An exfiltration rate of 1.68×10^{-4} CFS/ft²-ft was used for design based on the average of two percolation tests conducted at the site, at 15-ft depths (refer to Attachment C). The required water quality treatment volume was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 117 LF of exfiltration trench is required to provide water quality and 130 LF of exfiltration trench is being proposed for the site (refer to *Attachment B*).

This item has been digitally signed and sealed by Leonardo Rodriguez, PE, on the date adjacent to the seal

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



Sincerely,
Langan Engineering and Environmental Services, Inc.
Leonardo Rodriguez, PE
Senior Associate / VP
Florida PE License No. 54858

Enclosure(s): **Attachment A – Design Parameters**

Miami-Dade County Average 1999 October Water Table & Flood Criteria
Miami-Dade County Rainfall Intensities (Revised 1981)
FDEP Underground Injection Control (Existing Well) Map (10/2021)
Drainage Area Figure (DA-00)

Attachment B – Proposed Drainage Calculations

Drainage Well Calculations
Water Quality and Exfiltration Trench Calculations

Attachment C – Percolation Tests
Proposed Plans

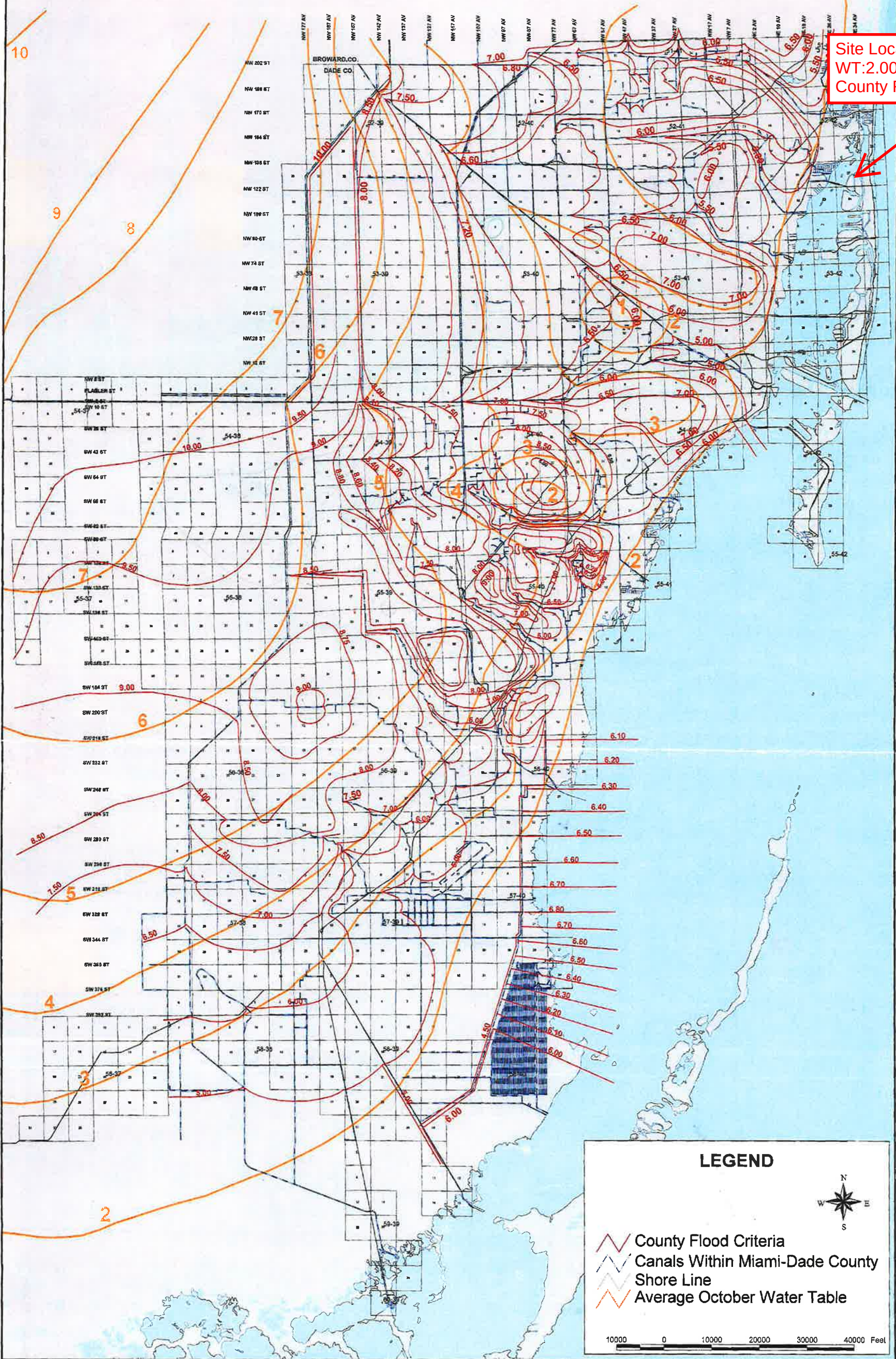
FL Certificate of Authorization No. 6601

\\langan.com\data\MIA\data4\300266401\Project Data\Discipline\Site Civil\Reports\SWM Memo\2021-07-20 Cover Letter.docx

ATTACHMENT A

Design Parameters

MIAMI-DADE COUNTY
AVERAGE 1999 OCTOBER WATERTABLE & MIAMI-DADE COUNTY FLOOD CRITERIA



Site Location
WT:2.00
County Flood: 5.00

100 YR. FREQ. 10
50 YR. FREQ. 9
25 YR. FREQ. 8
10 YR. FREQ. 7
5 YR. FREQ. 6
2 YR. FREQ. 5
1 YR. FREQ. 4.5
6 MO. FREQ. 4

MAXIMUM RAINFALL RECORDED AT MIAMI

TIME	AMOUNT	INCHES PER HR.	DATE
5 MIN.	.83"	.96	(7/13/57)
15 "	1.89"	7.56	(10/11/47)
30 "	3.02"	6.04	(9/3/59)
60 " (1HR.)	4.60	4.60"	(4/25/79)
2 HRS.	6.51"	3.26	(4/25/79)
3 "	8.59"	2.86	(11/30/25)
6 "	13.73"	2.29	(4/25/79)
12 "	15.37"	1.28	(4/24,25/79)
24 " (1DAY)	16.21	.68	(4/24,25/79)
2 DAYS	15.10"	.31	(11/29,30/25)
3 "	17.26"	.24	(5/31,6/12/30)
5 "	19.28"	.16	(5/29,6/2/30)
30 "	31.81"	.04	(5/27,6/25/30)

5-Year:
6.17"/hr

i = RAINFALL INTENSITY INCHES PER HOUR.

$K=1.1 \times 10^{-4}$

$t_c = 22 \text{ MINUTES}$

$t_c = \text{MINUTES}$

DURATION

HOURS

METROPOLITAN
DADE COUNTY
PUBLIC WORKS
DEPARTMENT

APPROVED
9/26/68

REVISOR
1/15/74
3/10/81

DESIGN STANDARDS
RAINFALL INTENSITIES
-MIAMI-

WC
1.1

NOTES:

CURVES REVISED TO 1/74; TABLE REVISED TO 3/81

SOURCE:

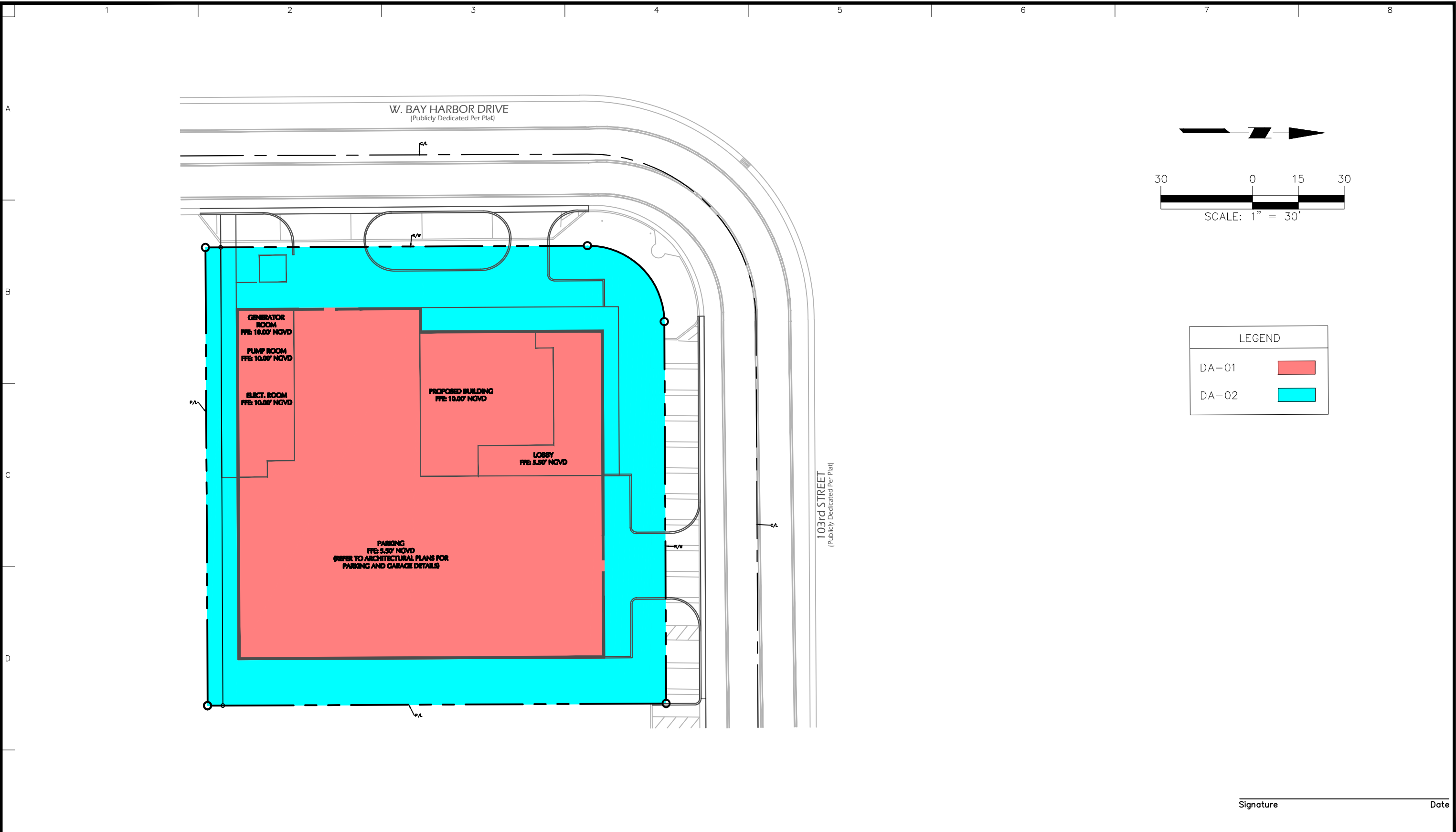
DAVID YARNELL, D. B. SMITH, R. K. LINSLEY, G. E. MCCURDY, U.S. CORPS OF ENGINEERS
U.S. WEATHER BUREAU, A. G. MATHEWS (FLA. CONS. DEPT.), AND OTHERS.



Open in Map Viewer Classic >

Underground Injection Control (UIC) Map





WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

LANGAN Langan Engineering and Environmental Services, Inc. 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com FL CERT. OF AUTHORIZATION NO. 00006601/LB8172/LB8198	Project	10281 WEST BAY HARBOR DRIVE	Drawing Title	DA-00
	MIAMI BEACH FLORIDA		Project No. 300291001	Sheet 1 of 1
			Date 10/28/2021	
			Drawn By BCS	
		Checked By SHA/LR		

ATTACHMENT B

Proposed Drainage Calculations

Stormwater Management Calculations for Bay Harbor

DRAINAGE WELL CALCULATIONS

PROPOSED CONDITION WEIGHTED C-VALUE

Impervious Area (Ac)	Pervious Area (Ac)	Weighted C- Value
C = 0.9	C = 0.3	
0.31	0	0.9
Lowest elev.: 10.00 ft-NGVD		

Discharge Rate of Wells(DR) CFS/FT-Head =

400 GPM =

0.89 CFS

PROPOSED CONDITION RUNOFF CALCULATIONS

Storm Event	Weighted C- Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
5-YR Storm	0.90	6.17	0.31	1.72	6.00	5.35	0.32

Wells Provided 1

Notes:

1. Discharge Rate (DR) is assumed to be 400 GPM-FT Head Per Well based on other nearby drainage wells.
2. Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
3. The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
4. If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations.

PROPOSED CONDITION WEIGHTED C-VALUE

Impervious Area (Ac)	Pervious Area (Ac)	Weighted C- Value
C = 0.9	C = 0.3	
0.09	0.12	0.55
Lowest elev.: 4.00 ft-NGVD		

PROPOSED CONDITION RUNOFF CALCULATIONS

Storm Event	Weighted C- Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
5-YR Storm	0.55	6.17	0.21	0.71	0.50	0.45	1.60

Wells Provided 2

Notes:

1. Discharge Rate (DR) is assumed to be 400 GPM-FT Head Per Well based on other nearby drainage wells.
2. Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
3. The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
4. If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations.

Water Quality and Exfiltration Trench Calculations for BAY HARBOR RESIDENCES

SITE DATA

Total Drainage Area =	0.51	acres	
Impervious Area =	0.40	acres	(C = 0.90)
Roof Area =	0.31	acres	
Pool Area =	0.00	acres	
Paved Area =	0.09	acres	
Pervious Area =	0.11	acres	(C = 0.30)

WATER QUALITY CALCULATIONS

- Compute the first inch of runoff from the entire developed site.

=	1.00	in	x	0.51	acres	x 1ft/12in
=	0.04	ac-ft	for the first inch of runoff			
- Compute 2.5 in. times the percentage of imperviousness.
 - Site area, for water quality pervious/impervious calculation only

=	Total project - (lake + roof)				
=	0.51	ac	-	0.31	ac
=	0.20	ac	site area, for water quality pervious/impervious calculation only		
 - Impervious area, for water quality pervious/impervious calculations only

=	(Site area for water quality pervious/impervious) - pervious				
=	0.20	ac	-	0.11	ac
=	0.09	ac	impervious area, for water quality pervious/impervious		
 - Percentage of imperviousness for water quality

=	Impervious area for water quality X 100% / Site area for water quality				
=	0.09	ac	/	0.20	ac x 100 %
=	45	% Impervious			
 - For 2.5 in. times the percentage impervious

=	2.50	in	x	0.45	
=	1.13	in	to be treated		
 - Compute volume required for quality detention

=	inches to be treated X (total site - lake)				
=	1.13	in	x	0.51	ac x 1ft/12 in
=	0.05	ac-ft			
- The first inch of runoff from the entire developed site = 0.04 ac-ft
 2.5 inches times the percentage impervious = 0.05 ac-ft

Required Water Quality Volume=	0.05	ac-ft controls
Required Water Quality Volume in Exf. Trench=	0.05	ac-ft controls

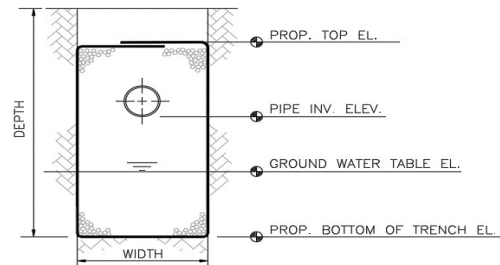
TYPICAL EXFILTRATION TRENCH DESIGN

Proposed Exfiltration Trench Data:

Lowest CB Elevation =	4.00	ft. NGVD.
Top Elevation =	3.00	ft. NGVD.
GWT =	2.00	ft. NGVD.
Pipe Diameter =	15.00	inches
Inv. Elevation =	-0.25	ft. NGVD.
Depth =	15.00	feet.
Bottom Elevation =	-11.00	ft. NGVD.
Width =	4.00	feet.
Weir Elevation =	n/a	ft. NGVD.
Weighted k =	1.68E-04	cfs/sf-ft of head.
Safety Factor =	2.00	
Design Storm Frequency):	5	
Minimum Time of Concentration (Minutes):	10.00	

Existing Exfiltration Trench Data:

Pipe Diameter =	n/a	inches
Inv. Elevation =	n/a	ft. NGVD.
Depth =	n/a	feet.
Bottom Elevation =	n/a	ft. NGVD.
Width =	n/a	feet.
Length =	n/a	feet.
Assumed Usage =	0.00	percent



Proposed Exfiltration Trench Calculations:

$$L = FS \times [(\%WQ \times \text{Volume WQ}) + \text{Volume Additional}] / [k \times (2 \times H2 \times Du - Du^2 + 2 \times H2 \times Ds) + (1.39 \times 10^{-4}) \times (W \times Du)]$$

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)

%WQ = **100%** for wet/dry retention, per SFWMD SWERP

k = Weighted Hyd. Conductivity (cfs/sf - ft)

H2 = Depth to the Water Table (ft)

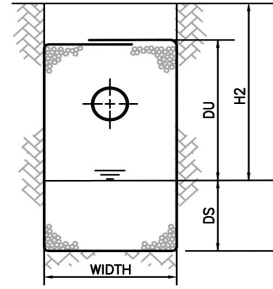
W = Trench width (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

SF = Safety Factor

PS = Pipe Storage (ft.^3)



Capacity of Exist. Exfil. Trench =	0.00	ha-m or	0.00	ac.-ft.
Treatment Volume =	0.006	ha-m or	0.05	ac.-ft.
Volume =	0.574	ac-in.		
%WQ =	100%	, WQ required =	0.05	ac.-ft.
k =	1.68E-04	cfs/sf-ft		
H2 =	2.00	ft.		
W =	4.00	ft.		
Du =	1.00	ft.		
Ds =	13.00	ft.		
SF =	2.00			

LENGTH REQUIRED = 117 feet

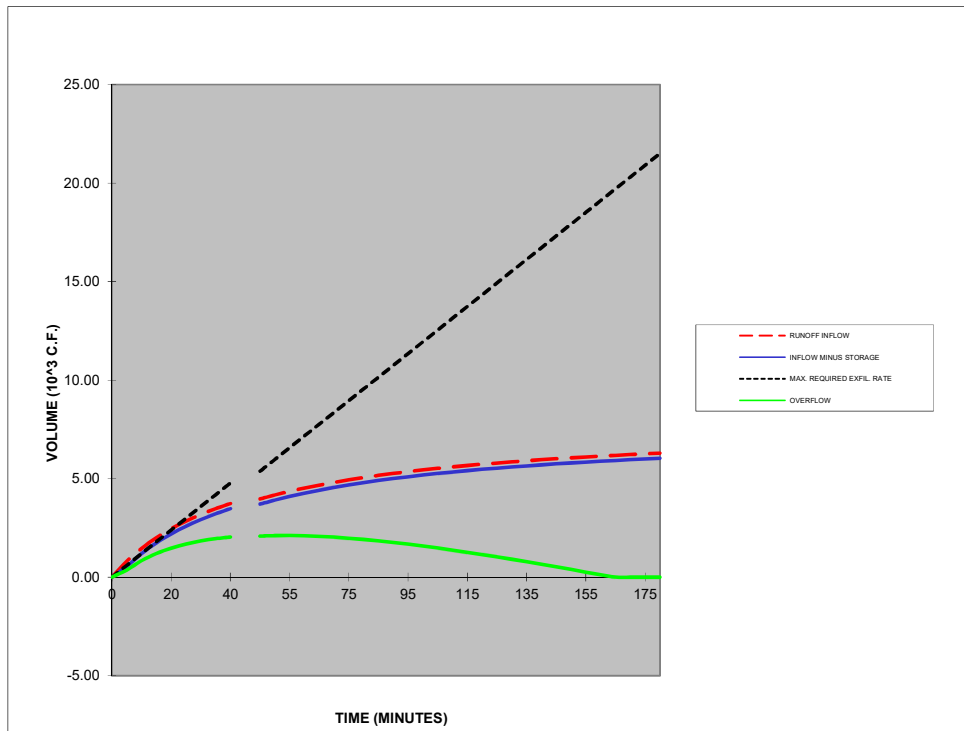
LENGTH PROVIDED = 130 feet

VOLUME PROVIDED = 0.053 ac.-ft.

>

**ac.-ft. required for water
0.048 quality, OK**

Overflow Rate - Mass Diagram:



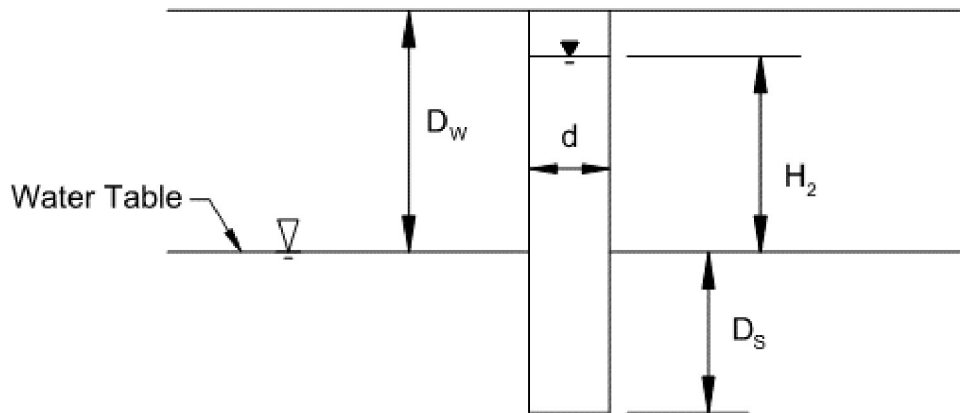
MAXIMUM OVERFLOW RATE = 1.39 CFS

Overflow will be handled by the proposed drainage wells.

ATTACHMENT C

Percolation Tests

SOUTH FLORIDA WATER MANAGEMENT DISTRICT "USUAL CONDITION" OPEN-HOLE EXFILTRATION TEST



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-1	9/14/2021	15 feet	Shown on Plan	+4.7 ft, NGVD	T. Pacheco

TEST DATA

D = Test Hole Diameter:	4.0 inches
D_w = Depth to Water Table:	3.2 feet
H₂ = Head on Water Table:	3.2 feet
D_s = Saturated Hole Depth:	11.8 feet
Q = Average Stabilized Flow Rate:	2.7 gallons per minute

HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d(2H_2^2 + 4H_2D_s + H_2d)]$$

$$K = 1.32 \times 10^{-4} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

<u>Depth</u>	<u>Description</u>
0' – 0.5'	TOPSOIL
0.5' – 2'	Light brown to tan fine SAND, some shell [FILL]
2' – 4'	Gray SILT
4' - 6'	Brown PEAT and WOOD
6' – 12'	Gray fine SAND and SILT, trace peat and shells
12' – 15'	Light tan LIMESTONE

LANGAN

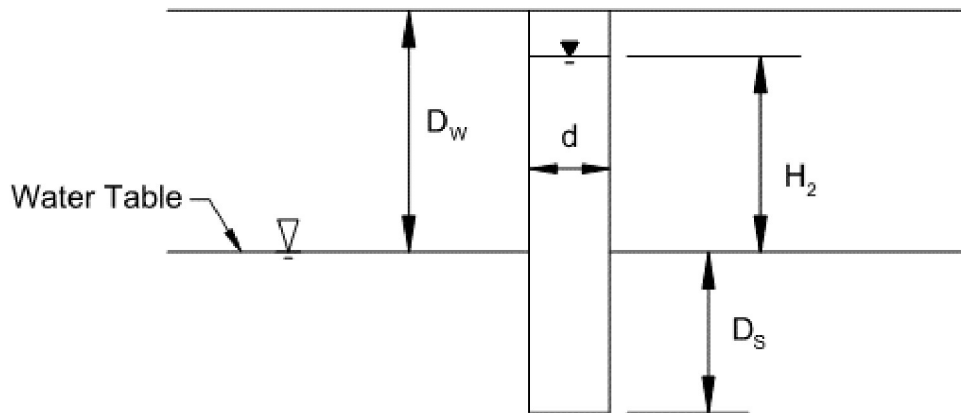
Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201

BAY HARBOR APARTMENTS

10281 w Bay Harbor Drive, Bay Harbor Islands
Florida 33154

Project No. 300291001
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SOUTH FLORIDA WATER MANAGEMENT DISTRICT "USUAL CONDITION" OPEN-HOLE EXFILTRATION TEST



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-2	9/14/2021	15 feet	Shown on Plan	+4.7 ft, NGVD	T. Pacheco

TEST DATA

D = Test Hole Diameter:	4.0 inches
D_w = Depth to Water Table:	2.5 feet
H₂ = Head on Water Table:	2.5 feet
D_s = Saturated Hole Depth:	12.5 feet
Q = Average Stabilized Flow Rate:	3.3 gallons per minute

HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d(2H_2^2 + 4H_2D_s + H_2d)]$$

$$K = 2.04 \times 10^{-4} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

<u>Depth</u>	<u>Description</u>
0' – 0.5'	TOPSOIL
0.5' – 2'	Tan fine SAND, some shell [FILL]
2' – 4'	Gray SILT
4' – 6'	Brown fine SAND and PEAT
6' – 12'	Gray fine SAND and SILT, trace peat and shells
12' – 15'	Light tan LIMESTONE

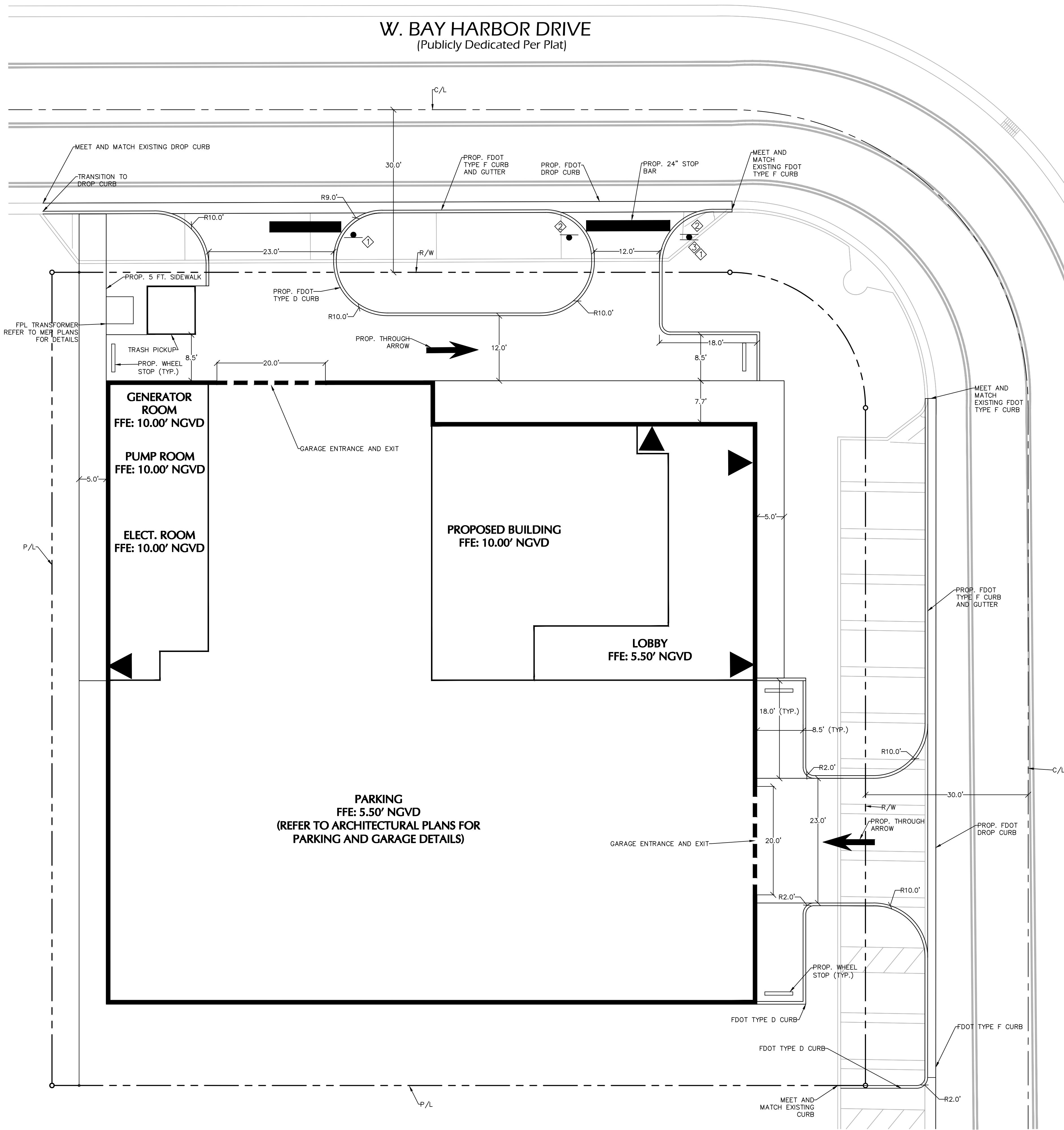
LANGAN

Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201

BAY HARBOR APARTMENTS

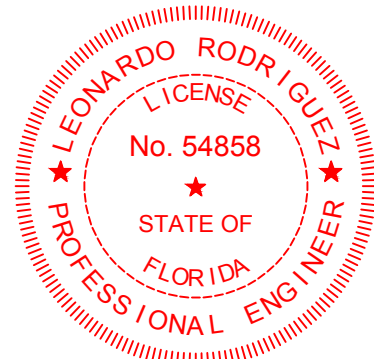
10281 w Bay Harbor Drive, Bay Harbor Islands
Florida 33154

Project No. 300291001
\\Nangan.com\data\MIA\data\0\300291001\Project Data_Discipline\Geotechnical\Reports\Peric Test P-2.docx



LEGEND	
	STOP SIGN (R1-1)
	DO NOT ENTER (R5-1)
	RIGHT TURN ONLY (R3-5R)

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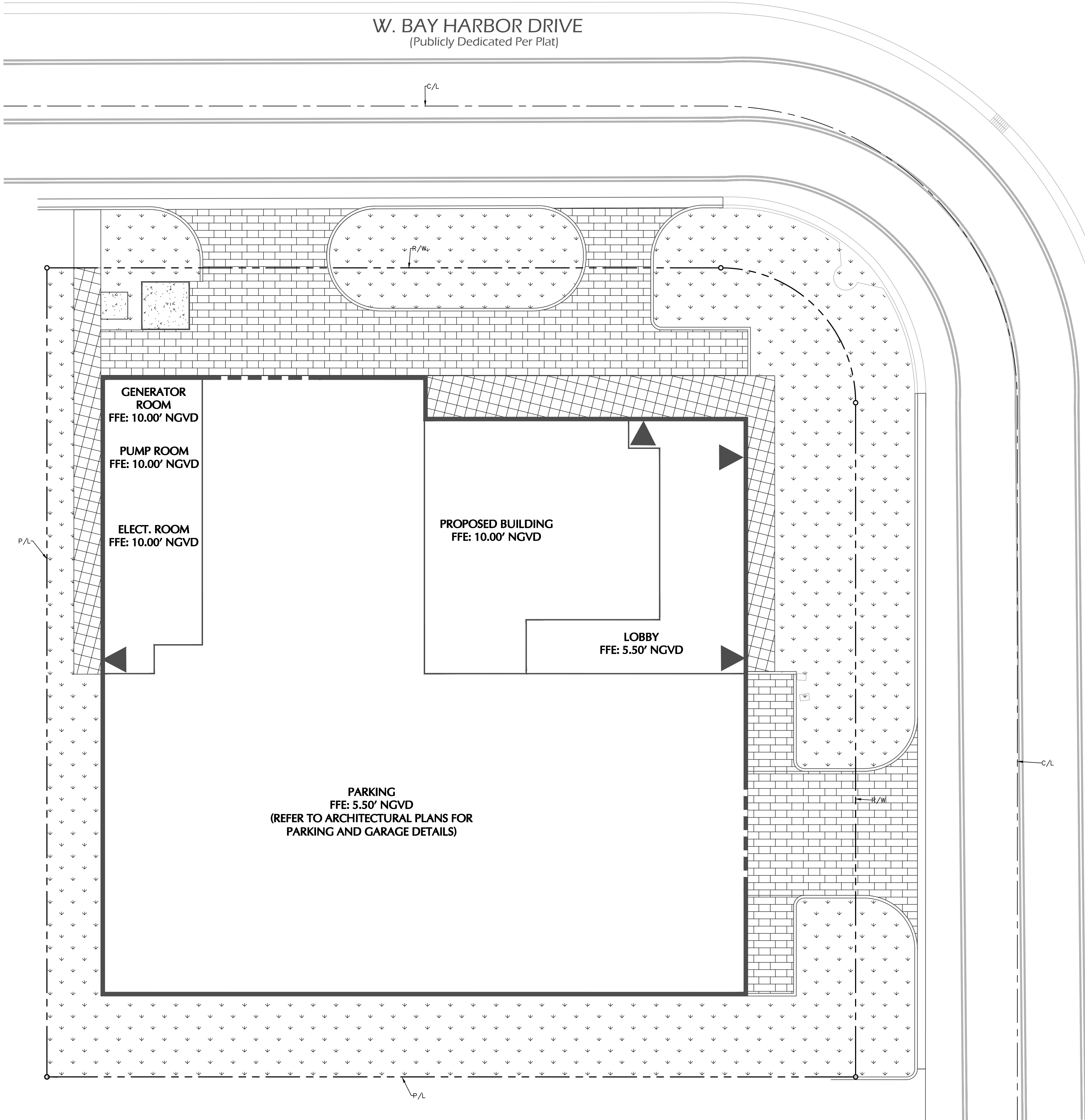


SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

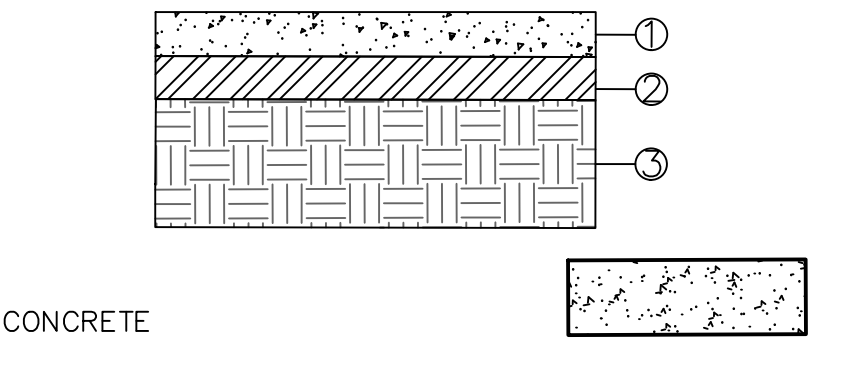
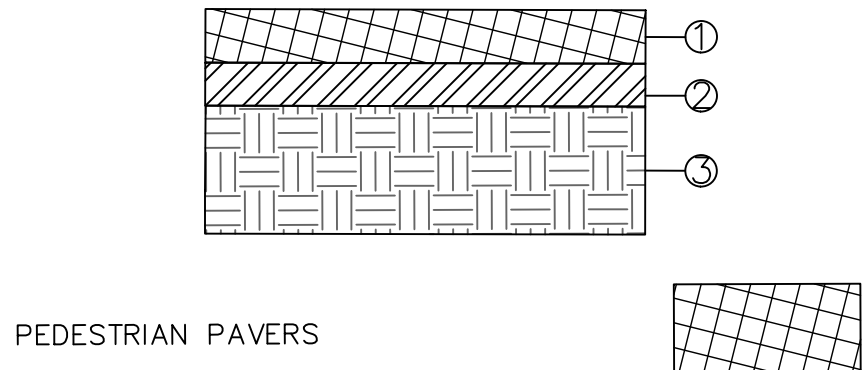
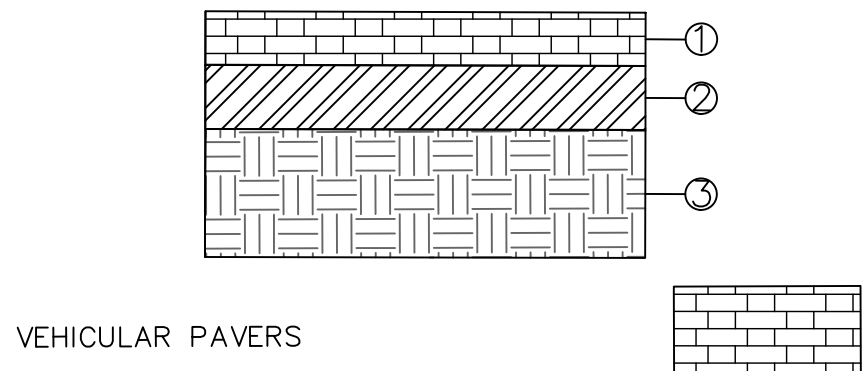
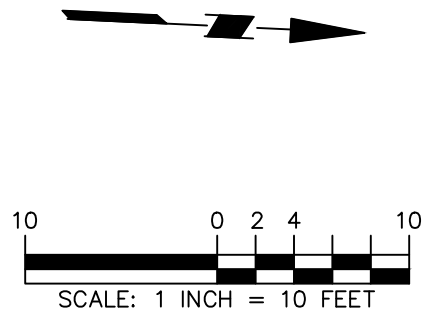
LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601UB1721LB198

REVISIONS		DATE
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154		
 A R C H I T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226		
SITE PLAN		
SHEET TITLE	DATE	10-26-21
SCALE	1" = 10'	
JOB NO.	300291001	
SHEET	C-300	
OF	SHEETS	

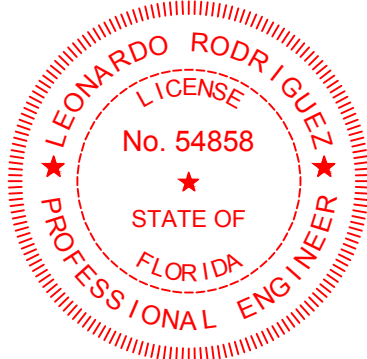


103rd STREET
(Publicly Dedicated Per Plat)



This item has been digitally signed and sealed by Leonardo Rodriguez, P.E. on the date adjacent to this seal.

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



SIGNATURE _____ DATE _____

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006801LBR172LBR198

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

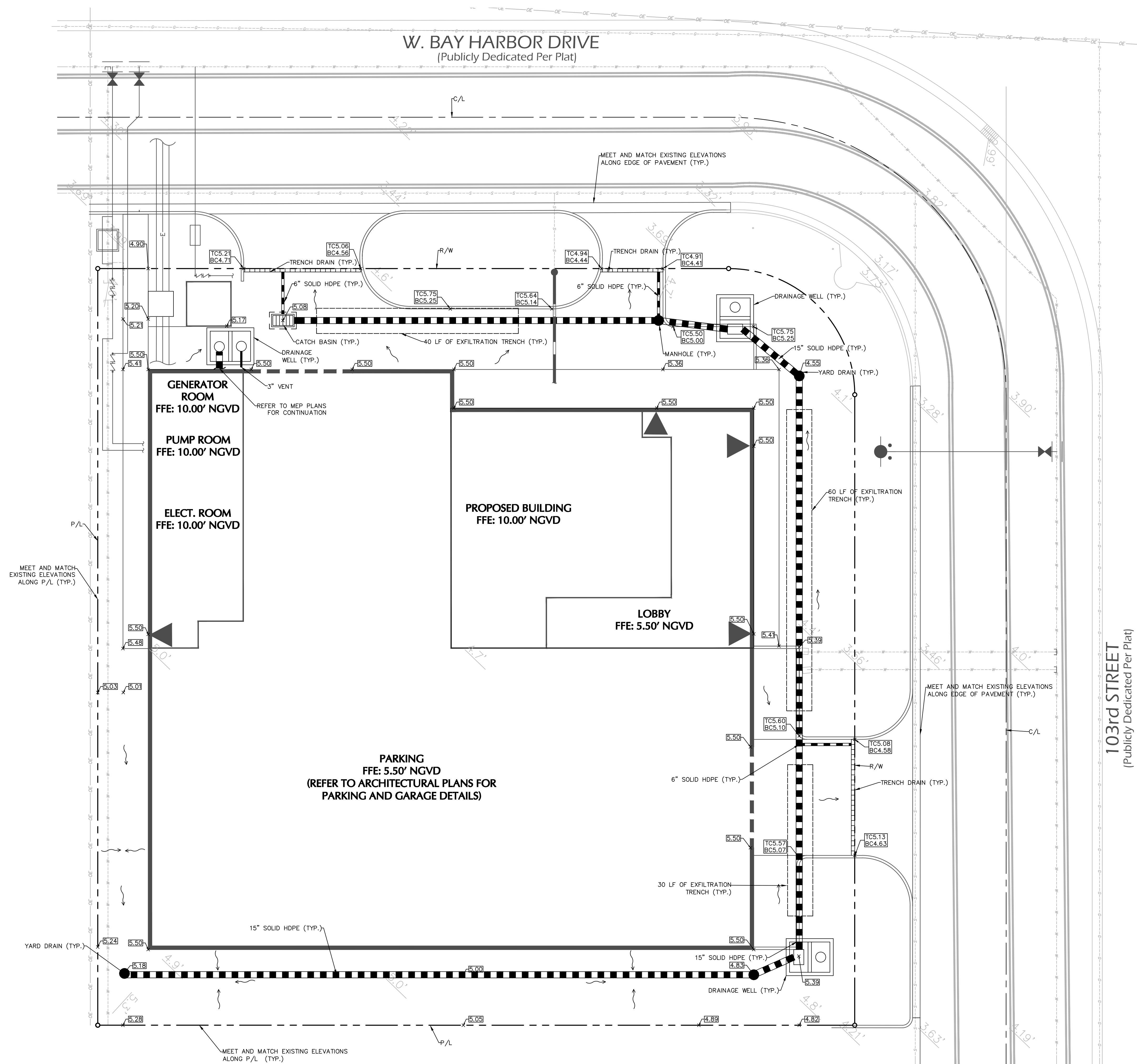
CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARC H I T E C T S , P C

2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE	PAVING PLAN
DATE	10-26-21
SCALE	1" = 10'
JOB NO.	300291001
SHEET	C-301
OF	SHEETS



NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS

REVISIONS	DATE
PERMIT ISSUE -	
BID SET -	
CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154









GRADING AND DRAINAGE PLAN

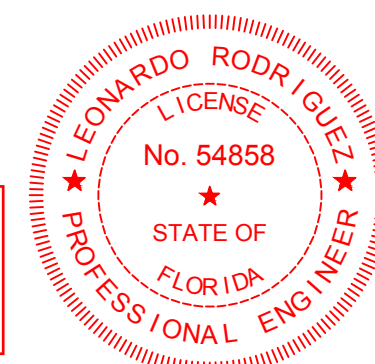
DATE	10-26-21
SCALE	1" = 10'
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SHEET	

C-400

OF SHEETS

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LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54585

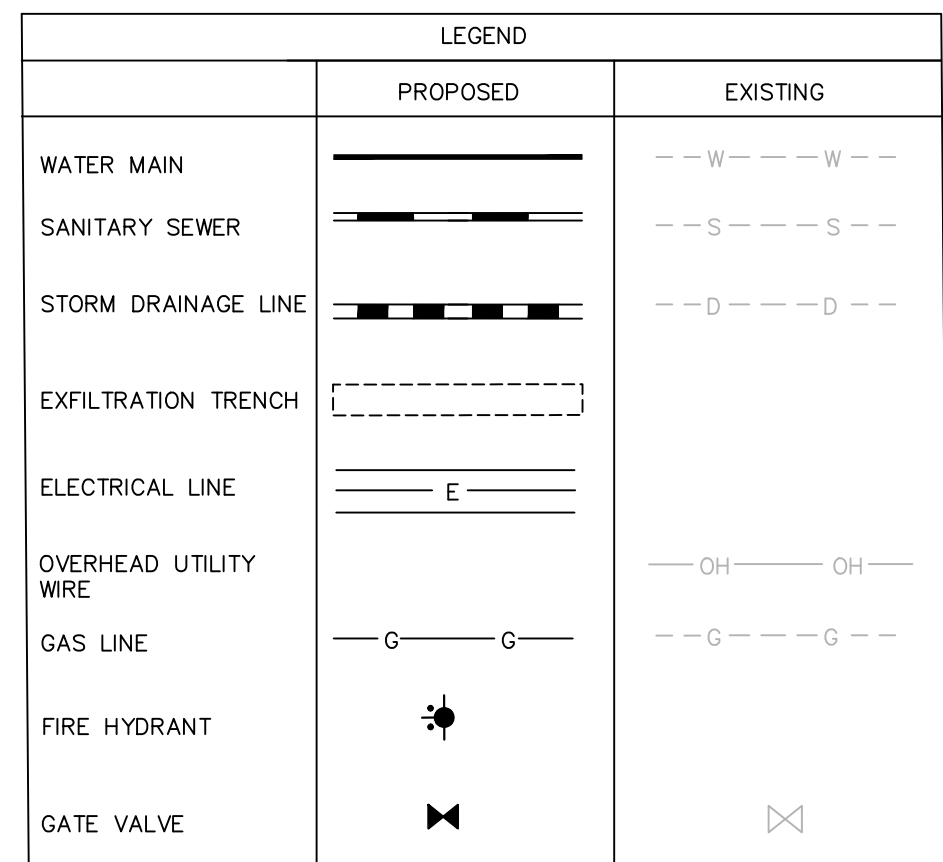
LANGAN

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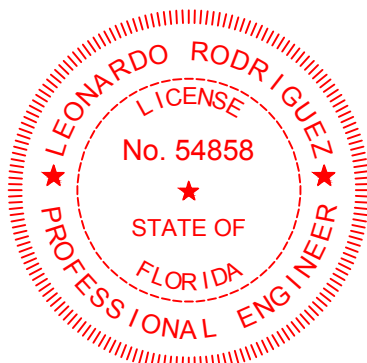
FL CERTIFICATE OF AUTHORIZATION NO. 000099010.001210.00198



- NOTES:
1. ELECTRICAL AND GAS LINES SHOWN ON THIS PLAN ARE FOR ALIGNMENT PURPOSES ONLY. REFER TO MEP PLANS FOR DETAILS AND SPECIFICATIONS OF THESE LINES AND ASSOCIATED APPURTENANCES.
 2. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS

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SIGNATURE	DATE
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[illegible]

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PROJECT NAME:

CLARA BH

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Project ID: 2021-10
Print Date: NOVEMBER 1, 2021
Scale: As Indicated
Drawn By: TH

GENERAL NOTES AND ABBREVIATIONS

LC-001

LANDSCAPE ABBREVIATIONS:

PLANTING ABBREVIATIONS		GENERAL ABBREVIATIONS	
B&B	BALLED AND BURLAPPED	BLDG.	BUILDING
CAL.	CALIPER	B.O.C.	BACK OF CURB
C.T.	CLEAR TRUNK	CJ	CONTROL JOINT
CRZ	CRITICAL ROOT ZONE	CLR	CLEAR
F.G.	FIELD GROWN	EJ	EXPANSION JOINT
GAL.	GALLON	EQ	EQUAL
G.W.	GREY WOOD	FFE	FINISH FLOOR ELEVATION
HT.	HEIGHT	F.O.B.	FACE OF BUILDING
MIN.	MINIMUM	HT.	HEIGHT
MAX.	MAXIMUM	H.P.	HIGH POINT
MULTI	MULTI-TRUNK	L.A.	LANDSCAPE ARCHITECT
OA.	OVERALL	L.O.A.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER	L.P.	LOW POINT
QTY.	QUANTITY	MIN.	MINIMUM
SPRD	SPREAD	MAX.	MAXIMUM
TYP.	TYPICAL	N.I.C.	NOT IN CONTRACT
U.N.O.	UNLESS NOTED OTHERSIZE	O.C.	ON CENTER
		O.C.E.W.	ON CENTER EACH WAY
		PA.	PLANTING AREA
		QTY.	QUANTITY
		R.O.W.	RIGHT OF WAY
		SIM.	SIMILAR DETAIL
		TD	TOP OF DRAIN
		T.O.C.	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE

SOIL EROSION CONTROL NOTES:

11. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
12. ALL SESC MEASURES TO BE MAINTAINED DAILY.
13. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
14. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
15. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
16. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
17. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE STILL LEAVING THE SITE DURING CONSTRUCTION.
18. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
19. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
20. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER FOREFORESSEEN CONDITIONS.
21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
22. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING AGENCIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
23. RESEED AS INDICATED IN SEEDING NOTES.

SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADE AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL

JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.

9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/S.

10. CONTRACTOR TO VERIFY ALL QUANTITIES, IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.

11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

12. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.

14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.

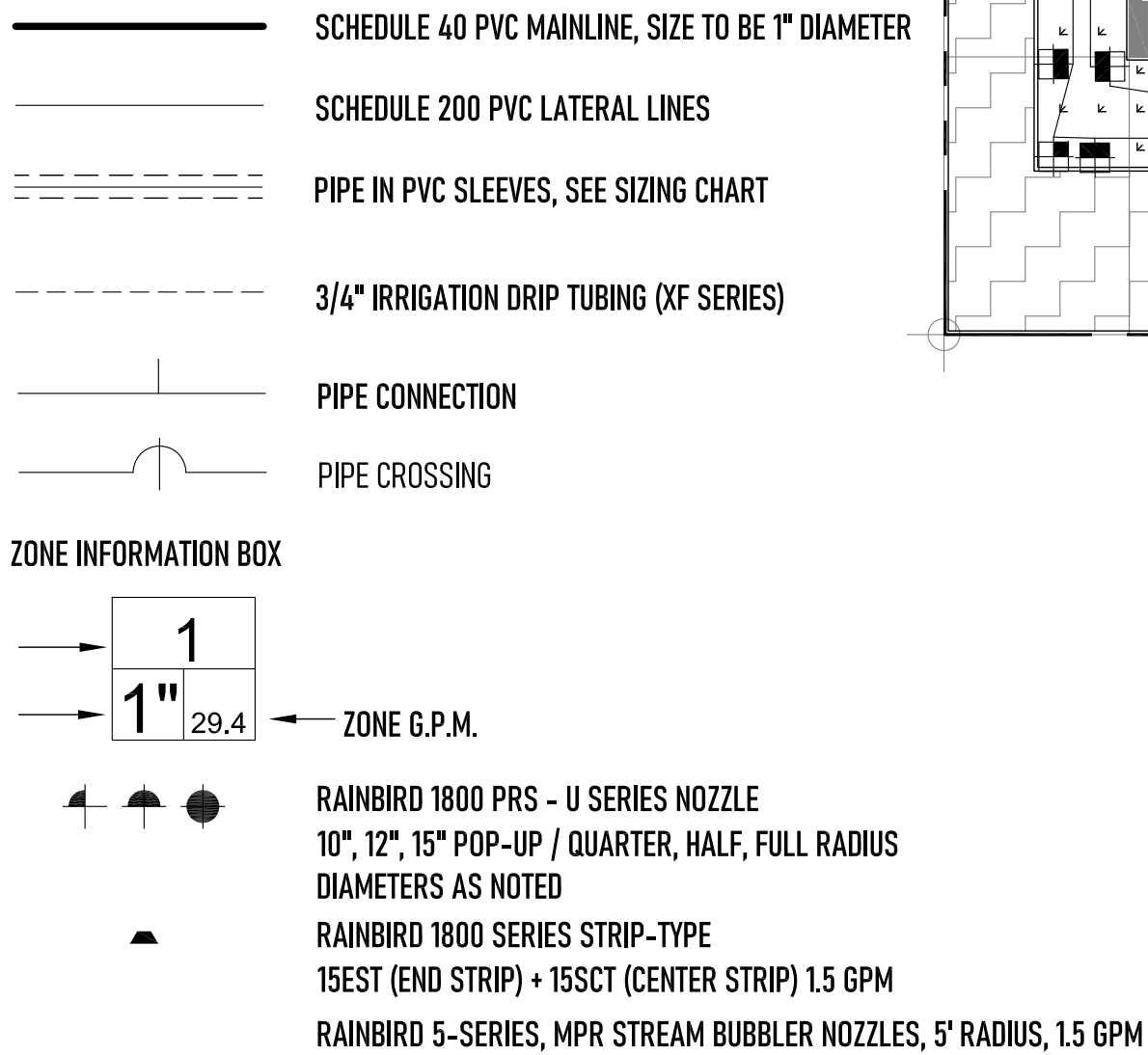
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHALL BE PROPERLY RECYCLED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.

KEY	QTY	DESCRIPTION	RADIUS	GPM	COVERAGE
		RAINROD MPX SERIES		30 PSI	
		RAINROD MPX STREAM BUBBLER NOZZLE SERIES	5'	15	
		RAINROD 15-EST / SST	-	1.5	4' x 16'
		RAINROD 5-Q	5'	0.10	1/4
		RAINROD 5-T	5'	0.13	1/3
		RAINROD 5-H	5'	0.20	1/2
		RAINROD 5-F	5'	0.41	FULL
		RAINROD 8-Q	8'	0.26	1/4
		RAINROD 8-T	8'	0.35	1/3
		RAINROD 8-H	8'	0.52	1/2
		RAINROD 8-F	8'	1.05	FULL
		RAINROD 10-Q	10'	0.39	1/4
		RAINROD 10-T	10'	0.53	1/3
		RAINROD 10-H	10'	0.79	1/2
		RAINROD 10-F	10'	1.58	FULL
		RAINROD 12-Q	12'	0.65	1/4
		RAINROD 12-T	12'	1.30	1/2
		RAINROD 12-H	12'	1.95	3/4
		RAINROD 12-F	12'	2.60	FULL
		RAINROD 15-Q	15'	0.92	1/4
		RAINROD 15-T	15'	1.85	1/2
		RAINROD 15-H	15'	2.78	3/4
		RAINROD 15-F	15'	3.70	FULL

IRRIGATION NOTES

- 1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY
INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE
LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE
PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED
WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.
- 6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN
CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE
ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR
ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY,
COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD
BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND
EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE
UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE
INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- 11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK
COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND
REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT
OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR
ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIIUS
UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- 13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER
MANUFACTURER'S SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY,
AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

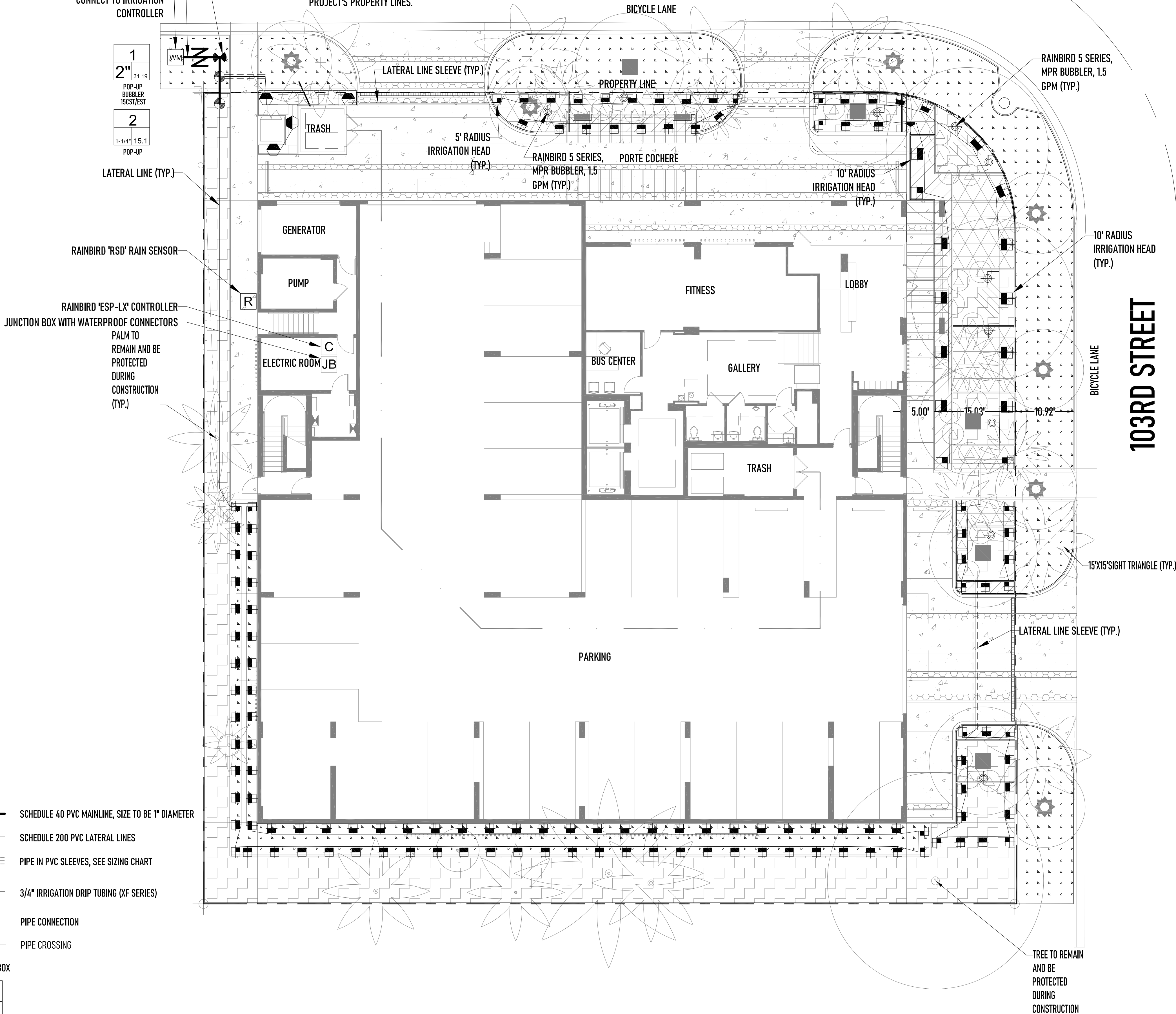
	NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.	
	RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEER'S PLANS	
	1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.	
	RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER	
	RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.	
	RAINBIRD "RSDB" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.	
	JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS	ZONE N VAL
	1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX	



NOTE:

ALL IRRIGATION LINES SHOWN
DIAGRAMMATICALLY FOR GRAPHIC
CLARITY. ACTUAL IRRIGATION
SYSTEM TO BE INSTALLED IN
PLANTING AREAS WITHIN THE
PROJECT'S PROPERTY LINES.

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CLARA BH

PROFESSIONAL SEAL(S)[illegible]

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IRRIGATION PLAN

- TYPING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
 - SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY (60) DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER SIXTY (60) DAY PERIOD.
 - USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS AND VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THROUGH ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING VEGETATION.
 - FOR DRIPLINE APPLICATION, FILTRATION REQUIREMENT OF 120-MESH (125-MICRON) TO BE USED.
 - FOR DRIPLINE APPLICATION, PRESSURE REGULATOR TO BE INSTALLED IF STATIC OPERATING PRESSURE IS HIGHER THAN 60 PSI.
 - FOR DRIPLINE APPLICATION, COMPRESSION FITTINGS ARE TO BE USED OVER SPLIT FITTINGS.

PRESSURE REQUIRED +/-35 PSI 80 MINUTES / WEEK +/-1,852 GALLONS / WEEK

FLORIDA BUILDING CODE - APPENDIX F PIPE INSTALLATION - DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-VEHICLE TRAFFIC AREAS + NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR GREATER	24" TO 36"

VEHICLE TRAFFIC AREAS	
WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	5"
4"	6"

SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F



PROFESSIONAL SEAL(S)

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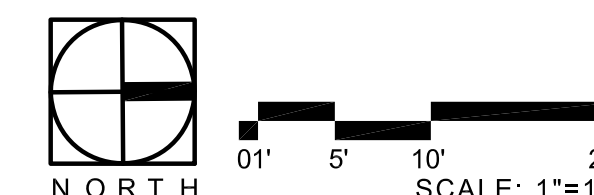
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CIVIL ENGINEERING

LANGAN
15150 NW 79TH COURT, SUITE 200
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PH: 786-264-7228

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2021-10
Print Date: NOVEMBER 1, 2021
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING
SPECIFICATIONS

LL-101



DETAIL
NUMBER

NOTES

TYPE



Specifications	
Weight:	1.6 lbs.
H:	5.85" (149mm) w/C1
	6.79" (172mm) w/C2
	8.65" (220mm) w/C3

ASPEN LED
12V/120V LED

HIGHLIGHTS

- Accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable with low voltage magnetic dimmer
- Tapered-sure lock
- Available in 80CRI and 90CRI
- 1,100lm

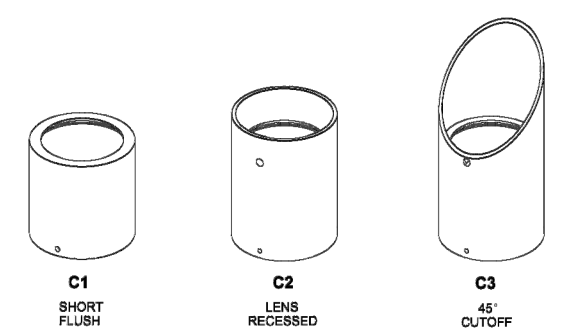
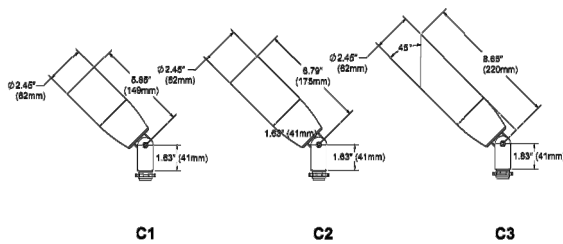


5
years
warranty

66
IP-RATED



DIMENSIONS

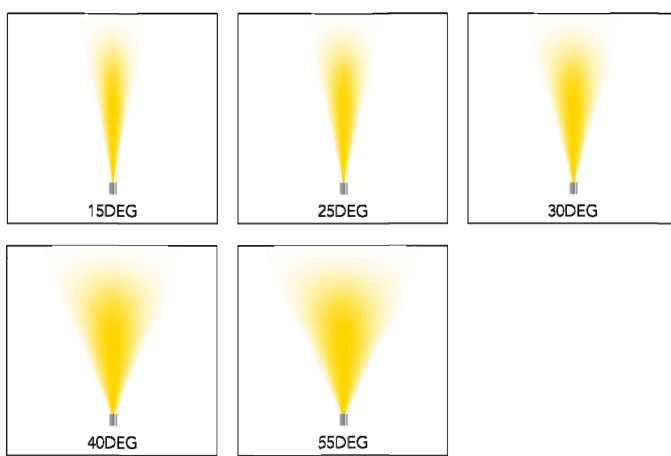


LUMEN PACKAGES

	15DEG	30DEG	35DEG	38DEG	35DEG	40DEG	45DEG	50DEG	55DEG
Delivered Lumens	685	623	659	642	674	656	634	639	641
Watts	11	11	11	11	11	11	11	11	11
LPW	62	57	60	58	61	60	58	59	58
Peak Candela	5,056	2,725	2,827	1830	1569	1212	982	742	664

Note: Information based on 4000K @ P1, 80CRI, 120 Volt with C1 cap and FLC lens

STANDARD DISTRIBUTION



Shielded LED bollard - asymmetric

BEGA

Application

An LED bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials

Luminaire housing constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Mounting plate constructed of heavy cast aluminum

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 14.5 lbs

Electrical

Operating voltage 120-277V AC
Minimum start temperature -30° C
Maximum ambient temperature 90° C
LED module wattage 11.6W
System wattage 14.5W
Controllability 0-10V
Color rendering index Ra > 80
Luminaire lumens 1475 lumens (4000K)
LED service life (L70) 60,000 hours

LED color temperature

- ☐ 4000K - Product number + **K4 (EXPRESS)**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3 (EXPRESS)**
- ☐ 2700K - Product number + **K27**

Wildlife friendly amber LED - Optional

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

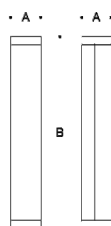
LED module wattage 17.6W (Amber)
System wattage 22.0W (Amber)
Luminaire lumens 574 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see webalta for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



Shielded LED bollard - asymmetric				
	LED	A	B	Anchorage
99 058	11.6W	7 1/2	38 1/4	79 817

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0539 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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© 2014-2020 Acuity Brands Lighting, Inc. • One Lithonia Way, Conyers GA 30012
Phone: 800-705-SLRV (7378) • www.hydel.com

ASPEN_LED | Rev: 05/14/20
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2

LL1 UPLIGHT GENERAL NOTES - ASPEN LED 12V/120V LED

LL-101

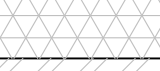
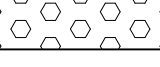
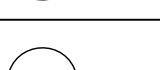
LANDSCAPE LIGHTING SPECS

1

LL2 BOLLARD - BEGA 99 058

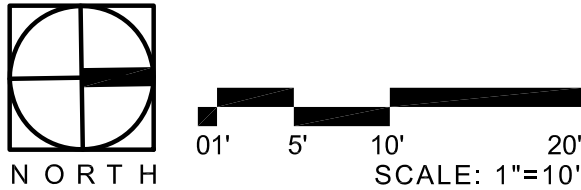
LL-101

LANDSCAPE LIGHTING SPECS

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
17A		MC	MUEHLBERGIA CAPILLARIS	PINK MULEY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
5B		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER PINK STAP	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
44B		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
41		NC	NEOMARCA CAERULEA 'RESINA'	RESINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA FRIENDLY
29		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
5		TR	THORINX RAJBATA	FLORIDA THATCH PALM	- 15 GAL. - MULEY TRUNK - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
3		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN; TIGHT PATTERN; BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

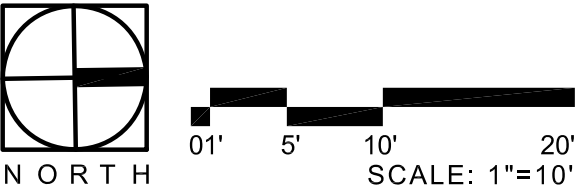
PROJECT SITE: 22,365.87 SQUARE FEET / 43,560 (1 AC) = .51%
 .51 X 28 TREES REQUIRED PER NET LOT ACRE = 14.28 OR 15 SHADE TREES REQUIRED.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER



LP-100

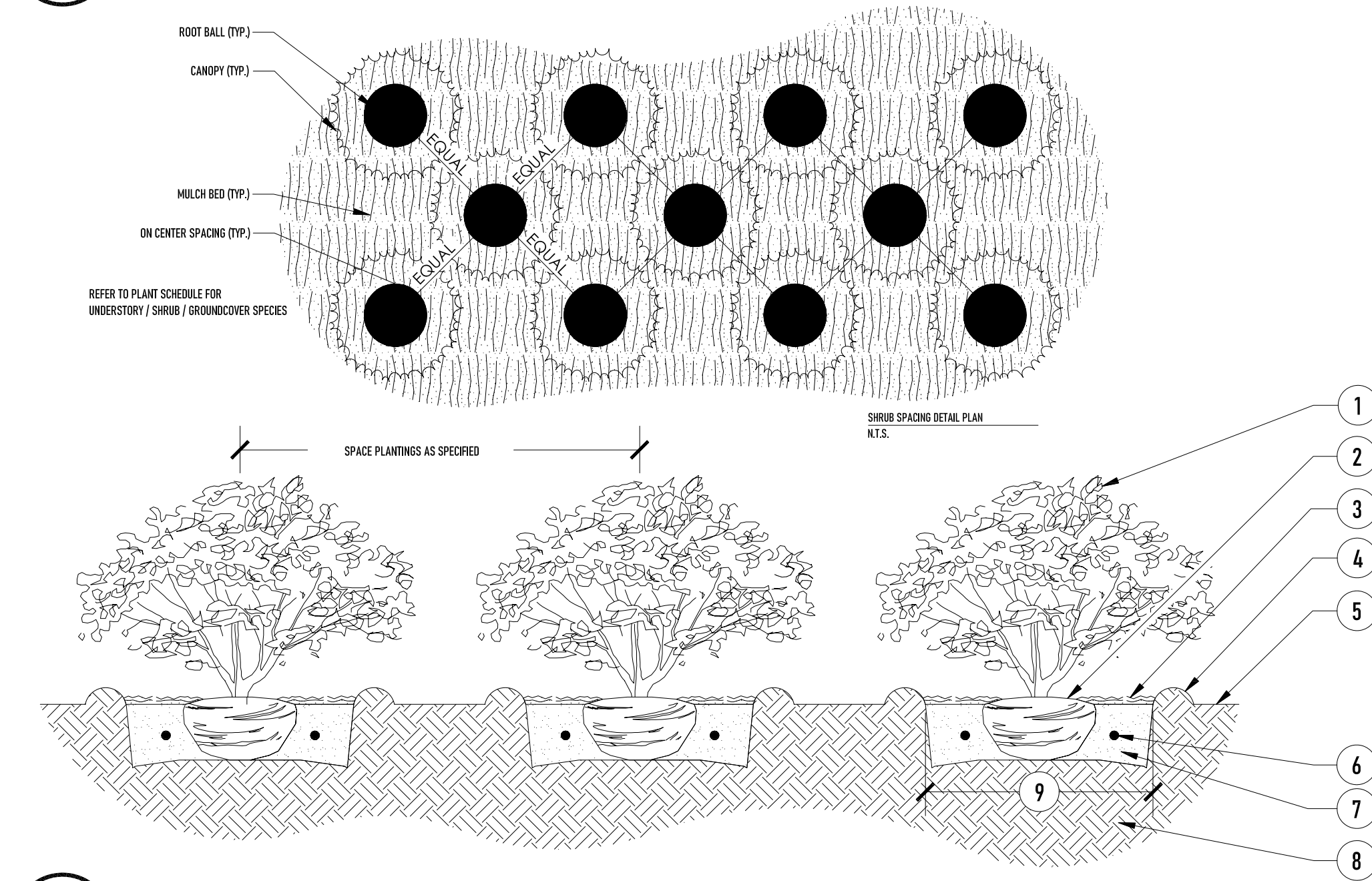
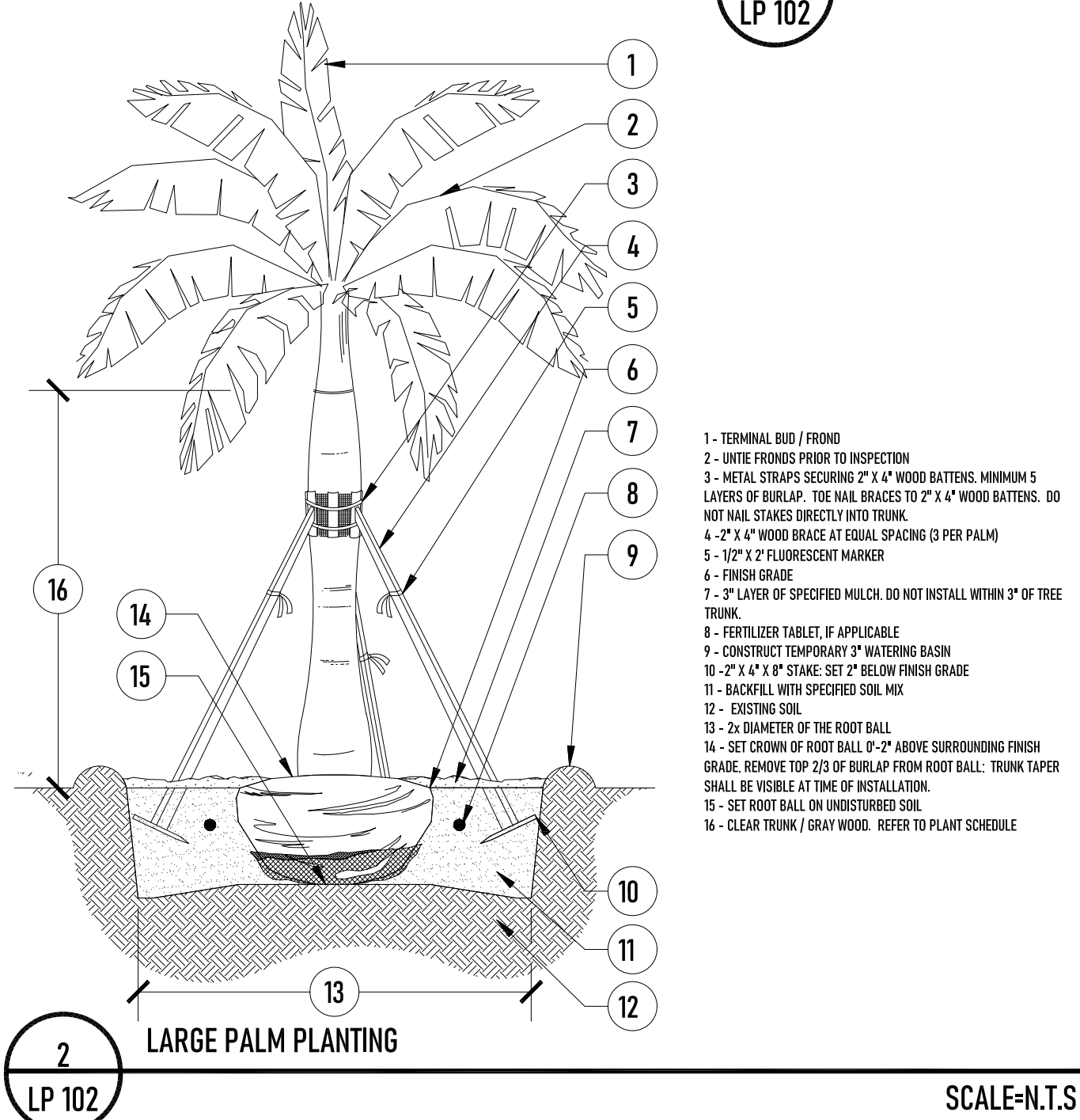
02081 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2021.11.01						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
174		MC	MUHLENBERGIA CAPILLARIS	PINK MUILLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA NATIVE
58		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER 'PINK STAR'	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
449		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
41		NC	NYMPHAEA CAERULEA "REGINA"	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 10" O.C. - FLORIDA FRIENDLY
29		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULTI TRUNK - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
3		BG	BOUGAINVILLEA SP. "PINK"	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELIS FORM	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

[illegible]

LP-101

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.
3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENCE OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.
5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.
10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.
11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
12. LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
13. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.
14. GRADE B & SHREDDED MELALEUCA OR APPROVED NON-CYPRESS MULCH MINIMUM 3" DEEP, SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4" AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE. NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.
15. SOD SHALL BE "EMPIRE TURF" ZOYSIA OR ST. AUGUSTINE "FLORATAM" SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND BUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.
16. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL. CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.
17. ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FERTILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHALL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.
18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.
19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
20. ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.
21. IN AREAS WHERE PAVED SURFACES ADJUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
22. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.
23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFLOR TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.
24. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.
25. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.
26. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOUSLY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2" AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED THROUGHOUT AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.
28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 110% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

12281 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2021.11.01						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
174		MC	MUHLENBERGIA CAPILLARIS	PINK MILLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
58		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER 'PINK STAR'	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
449		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
41		NC	NYMPHAEA CAERULEA 'REGINA'	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA FRIENDLY
29		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULTI TRUNK - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPHS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
3		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



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15150 NW 79TH COURT, SUITE 200
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COASTAL OPERATIONS LANDSCAPE ARCHITECTURE L
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:	CLARA BH
PROFESSIONAL SEAL(S):	

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Sheet Title:

LP-102



19

ST. AUGUSTINE - ST. AUGUSTINE

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



18

BOUGANVILLEA SP. 'PINK' - PINK BOUGANVILLEA

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



17

RHAPIS EXCELSA - LADY PALM

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



16

THRINAX RADIATA - FLORIDA THATCH PALM

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



15

PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



14

NEOMARCA CAERULEA 'REGINA' - REGINA IRIS

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



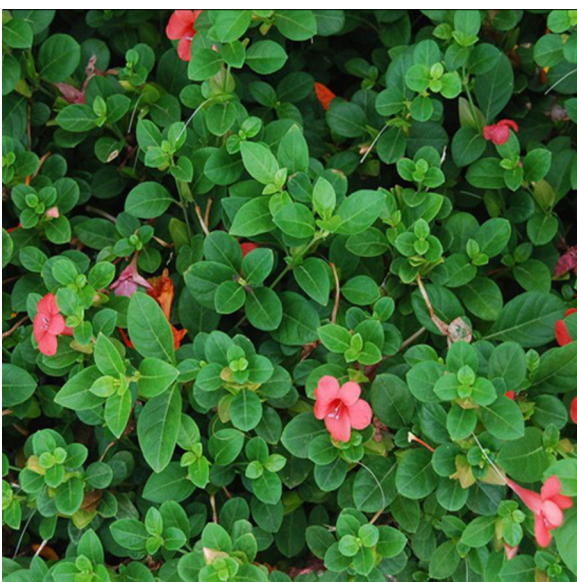
13

FICUS MICROCARPA - GREEN ISLAND FICUS

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



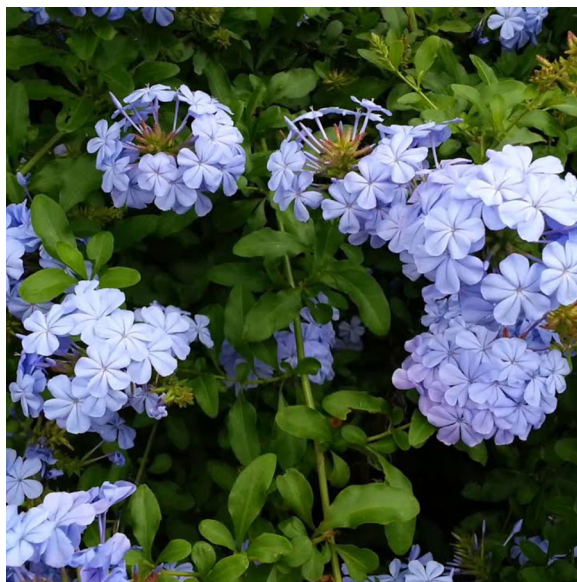
12

BARLERIA REPENS - CORAL CREEPER 'PINK STAR'

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



11

PLUMBAGO AURICULATA - BLUE PLUMBAGO

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



10

MUHLENBERGIA CAPILLARIS - PINK MULHY GRASS

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



9

ACOELORRAPHIE WRIGHTII - PAUROTIS PALM

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



8

COCOS NUNCIFERA 'MAYPAN' - MAYPAN COCONUT

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



7

PTYCHOSPERMA ELEGANS - SOLITAIRE PALM

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



6

CLUSIA ROSEA - AUTOGRAPH TREE

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



5

CONOCARPUS ERECTUS 'SERICEUS' - SILVER BUTTONWOOD

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



4

PIMETA RACEMOSA - BAY RUM

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



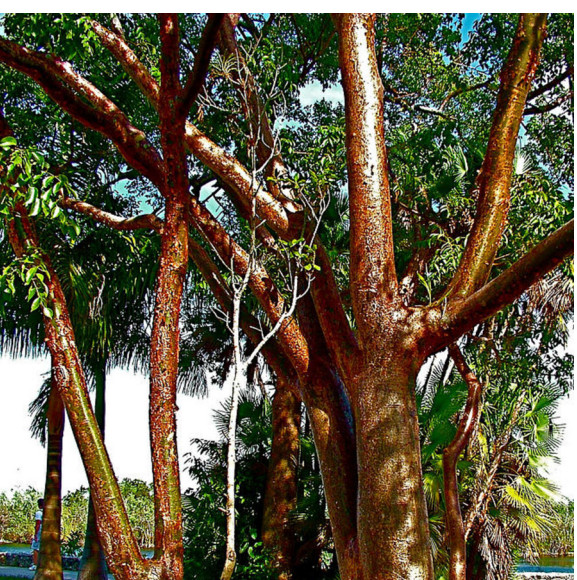
3

CONOCARPUS ERECTUS - GREEN BUTTONWOOD

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



2

BUSERA SIMARUBA - GUMBO LIMBO

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S



1

JACARANDA MIMOSIFOLIA - JACARANDA TREE

LP 103

LANDSCAPE PLANTING IMAGERY

SCALE=N.T.S

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301

P: 954.266.8932

FIRM LICENSE: FL LA 6667411

WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

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CIVIL ENGINEERING

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LANDSCAPE ARCHITECT

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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

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Project ID: 2021-10
Print Date: NOVEMBER 1, 2021
Scale: As Indicated
Drawn By: TH

Sheet Title:

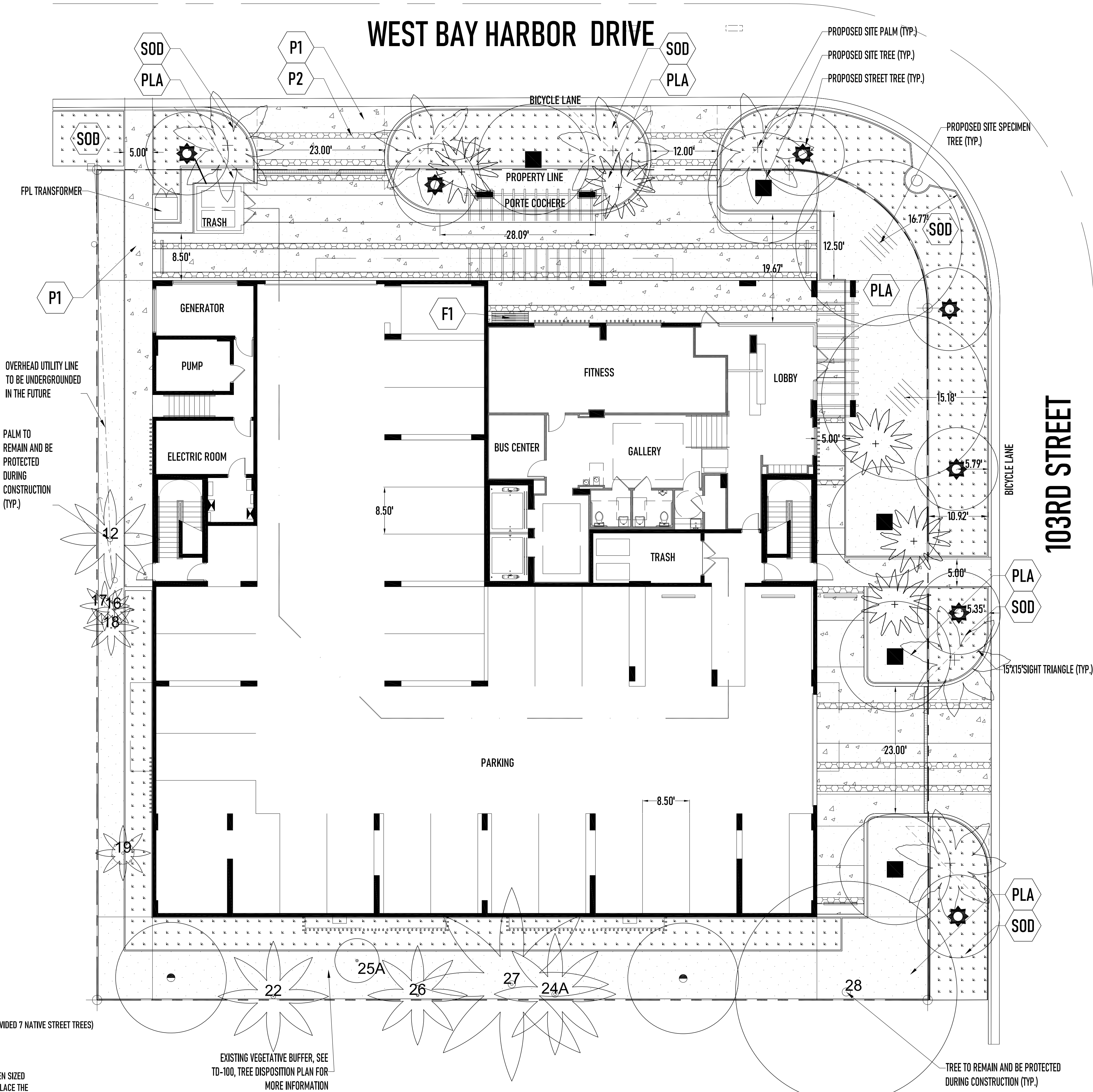
LANDSCAPE PLANTING
IMAGERY

LP-103

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONSTRUCTION DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
P / HP	LOW POINT / HIGH POINT
N / BW	TOP OF WALL / BOTTOM OF WALL
R / BR	TOP OF RAMP / BOTTOM OF RAMP
S / BS	TOP OF STEP / BOTTOM OF STEP
↑	SLOPE DIRECTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SHALLOW RETENTION AREA

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY GENERAL CONTRACTOR ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS "LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SLOPE COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BouldERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.
21. ALL ELEVATIONS ARE NGVD.



OPEN SPACE		REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 22,365.8 square feet x 20% = 4,473 square feet			
		4,473 SF	5,220 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces _____ x 10 square feet per parking space =			
		N/A	
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		4,473 SF	5,220 SF

B. Maximum lawn area (St. Augustine sod) permitted = 60 % x 22,366 square feet = 13,420 SF 1,032 SF

A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = $\frac{28}{15}$ trees x net lot acreage = $\frac{28}{15}$ TREES REQ. (25% OF REQUIRED TREES MAY BE PALMS) @ 3:1 = 1 TREE

B. 30% palm trees allowed (two palms = one tree) Palms provided = $\frac{15}{15}$ TREES REQ. (25% OF REQUIRED TREES MAY BE PALMS) @ 3:1 = 1 TREE

C. Percentage of native trees required = the number of trees provided x 30% = 7 SITE TREES x 3 = 21 OR 3 NATIVE TREES REQ. PROVIDED 5 NATIVE SITE TREES (*PROVIDED 7 NATIVE STREET TREES)

D. Street trees (max. average spacing of 35' o.c.): $\frac{231}{7}$ linear feet along street + 35 = $\frac{7}{7}$ TREES REQ. $\frac{7}{7}$ NATIVE TREES

E. Palms as street trees (max. average spacing 25' o.c.): $\frac{N/A}{N/A}$ linear feet along street + 25 = $\frac{N/A}{N/A}$

F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): $\frac{N/A}{N/A}$ linear feet along street + 25 = $\frac{N/A}{N/A}$

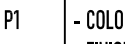
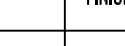
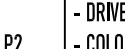
G. Total number of trees provided = 3 EXISTING TREES + 12 SITE AND STREET TREES* *2 OF THE PROVIDED TREES ARE SPECIMEN SIZED

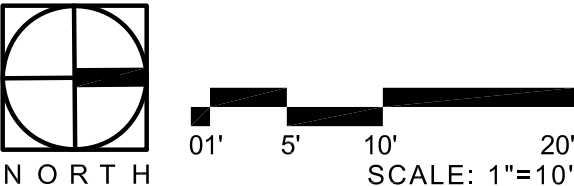
A. The total number of trees required x 10 = the number of shrubs required PROVIDED 786 SHRUBS

B. The number of shrubs required x 30% = the number of native shrubs required 150 X .3 = 45 NATIVE SHRUBS REQ.
PROVIDED XXX NATIVE SHRUBS

[illegible]

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

10281 CLARA BAY HARBOR - LANDSCAPE MATERIALS LEGEND - 2021.11.01					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SEE	REMARKS
~ 3525 S.F.		P1	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: T8 - FINISH: HEIMON SHOT-BLAST	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
~ 483 S.F.		P2	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: T8 - FINISH: HEAVY ROAD SALT	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
1		F1	- EXTERIOR FURNITURE: ROUGH & READY BALANCER - STREET/LEAF PRODUCT CODE: RGR -L6-BAL-200-TH	- SEE LS-100 FOR MORE INFORMATION	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

**PROFESSIONAL SEAL(S)**[illegible]

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Project ID: 2021-10
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Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN

LS-100

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

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WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):
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PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
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MIAMI LAKES, FL 33016
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

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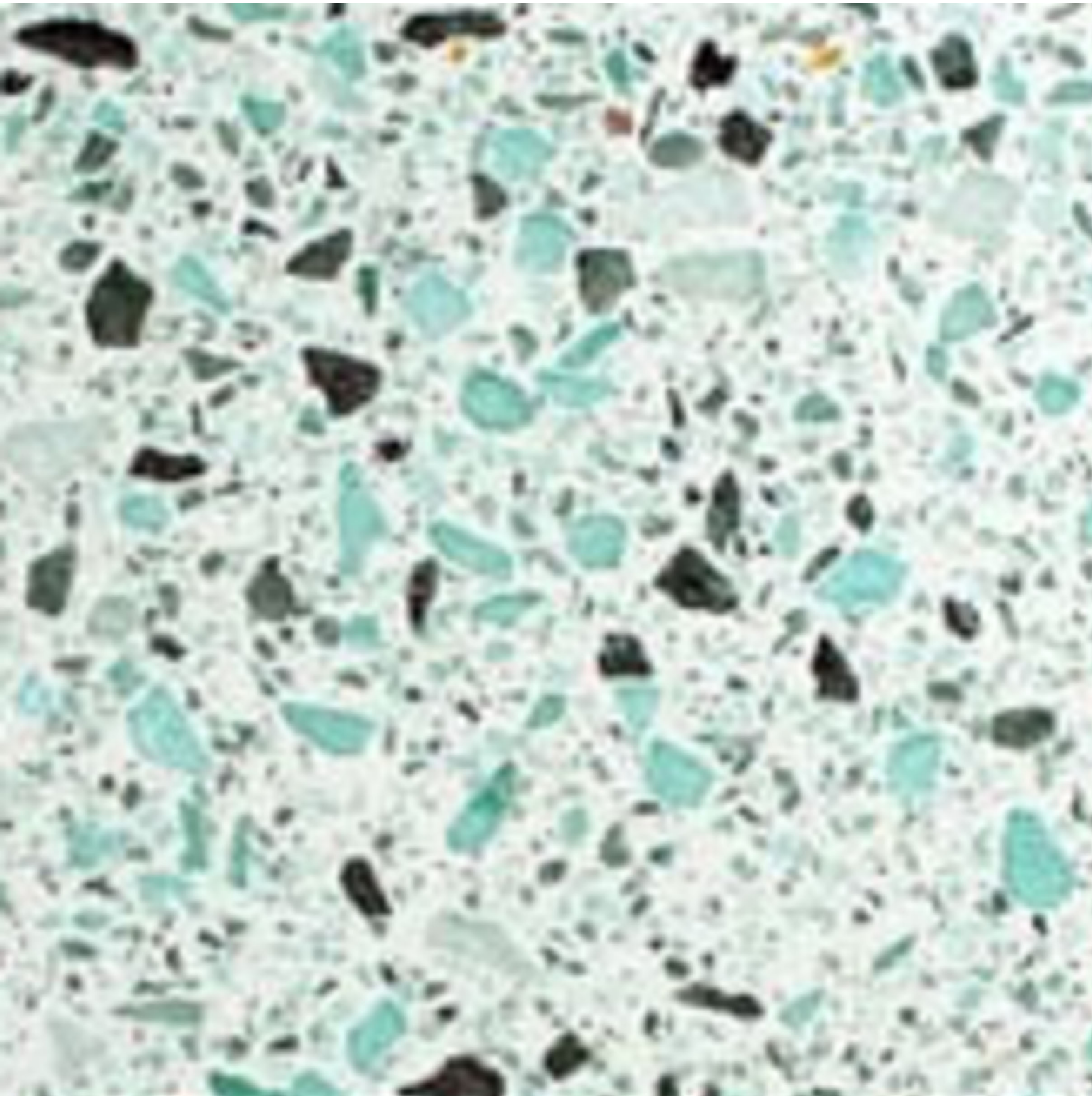
Sheet Title:

LANDSCAPE MATERIAL
IMAGERY

LS-101



3
LS-101
P1 AND P2 - C.I.P.REINFORCED CONCRETE WITH MEDIUM SHOT BLAST FINISH AND HEAVY ROCKSALT FINISH
LANDSCAPE SITE MATERIAL
SCALE=N.T.S



2
LS-101
ALTERNATIVE HARDSCAPE MATERIAL - CONCRETE WITH RECYCLED GLASS
LANDSCAPE SITE MATERIAL
SCALE=N.T.S



1
LS-101
F1 - ROUGH & READY BALANCER
LANDSCAPE SITE MATERIAL
SCALE=N.T.S

10281 Wes Bay Harbor Drive, Bay Harbor
Jeff Shimonski ISA Certified Arborist 1052 AM

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ	Proposed Disposition	SF Per Removed Tree
1	Veitchia montgomeryana	Montgomery palm	4	12'	12	Good	4'	REMOVE	804'
2	Veitchia montgomeryana	Montgomery palm	4"	8'	9'	Moderate	4'	REMOVE	
3	Veitchia montgomeryana	Montgomery palm	5"	12'	16'	Good	4'	REMOVE	
4	Veitchia montgomeryana	Montgomery palm	5"	13'	16'	Moderate	4'	REMOVE	
5	Veitchia montgomeryana	Montgomery palm	4'	8'	14'	Good	4'	REMOVE	
6	Roystonea regia	Royal palm	18"	50'	28'	Good	5'	REMOVE	
7	Roystonea regia	Royal palm	18"	70'	28'	Good	5'	REMOVE	
8	Melicoccus bijugatus	Spanish lime	11"	35'	32'	Good	8'	REMOVE	
9	Sabal palmetto	Sabal palm	11"	13'	16'	Good	4'	REMOVE	
10	Sabal palmetto	Sabal palm	0	1'	16'	Good	4'	REMOVE	
11	Thespesia populnea	Portia tree	119"	35'	54'	Invasive	18'	REMOVE	
12	Sabal palmetto	Sabal palm	11"	23'	18'	Good	4'	REMAIN	
13	Ptychosperma elegans	Solitare palm	4"	22'	12'	Good	4'	REMOVE	
14	Ficus benjamina	Weeping fig	23"	30'	34'	Poor	16'	REMOVE	
15	Schefflera actinophylla	Umbrella tree	4"	13'	6'	Invasive		REMOVE	201'
16	Adonidia merrillii	Christmas palm	5"	18'	7'	Good	4'	REMAIN	
17	Adonidia merrillii	Christmas palm	5"	25'	9'	Good	4'	REMAIN	
18	Adonidia merrillii	Christmas palm	0	4'	10'	Good	4'	REMAIN	
19	Adonidia merrillii	Christmas palm	6"	7'	10'	Good	4'	REMAIN	
20	Eriobotrya japonica	Loquat	9"	23'	20'	Poor	8'	REMOVE	
21	Dracaena marginata	Dracaena	9"	12'	13'	Poor	4'	REMOVE	
22	Sabal palmetto	Sabal palm	10"	13'	20'	Good	4'	REMAIN	
23	Araucaria heterophylla	Norfolk Island pine	26"	90'	16'	Good	18'	REMOVE	
24	Schefflera actinophylla	Umbrella tree	53"	45'	40'	Invasive		REMOVE	
24a	Sabal palmetto	Sabal palm	14"	24'	22'	Good	4'	REMAIN	
25	Schinus terebinthifolius	Brazilian pepper	19"	24'	35'	Invasive		REMOVE	
25a	Conocarpus erectus sericeu	Silver buttonwod	6"	24'	8'	Poor	5'	REMAIN	
26	Roystonea regia	Royal palm	6"	6'	18'	Good	4'	REMAIN	1005'
27	Pandanas species	Pandanas	16"	22'	35'	Good	8'	REMAIN	
28	Ficus benjamina	Weeping fig	18"	40'	40'	Good	14'	REMAIN	
29	Sabal palmetto	Sabal palm	10"	26'	16'	Good	4'	REMOVE	
30	Sabal palmetto	Sabal palm	0	2'	14'	Good	4'	REMOVE	
31	Sabal palmetto	Sabal palm	0	0	8'	Good	4'	REMOVE	
32	Sabal palmetto	Sabal palm	0	1'	8'	Good	4'	REMOVE	
33	Dracaena marginata	Dracaena	11"	14'	6'	Poor	5'	REMOVE	

DBH is measured at 4.5 feet above grade

A "0" in the DBH column denotes no trunk at 4.5 feet above grade

Canopy diameter is approximate and measured in one direction

The column H/Ct is approximate overall height of trees and approximate overall height of clear wood on the trunks of palms

1 TREE RESOURCE EVALUATION FOR 10281 WES BAY HARBOR DRIVE, BAY HARBOR
TD-100 APPENDIX A: MEASUREMENTS AND CONDITIONS RATING + PROPOSED DISPOSITION

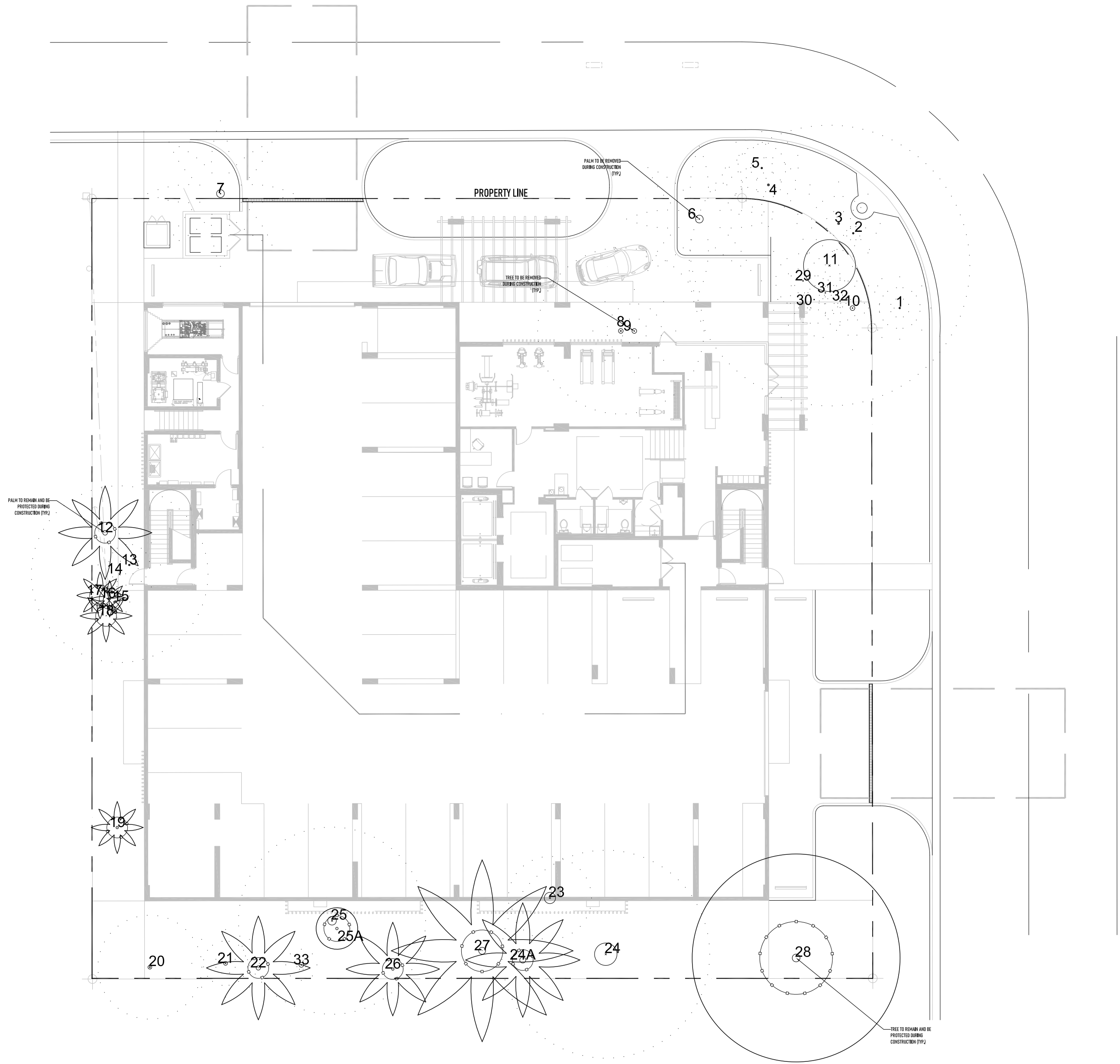
TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

TOTAL # OF PALMS PROPOSED FOR REMOVAL: 13
(#1,1a,2,10,12,15,17,21,22,23,25,37) 13 PALMS
PROPOSED FOR REMOVAL @ 2:1 = 26 NEW PALMS
6" DBH / 16' OVERALL HEIGHT.

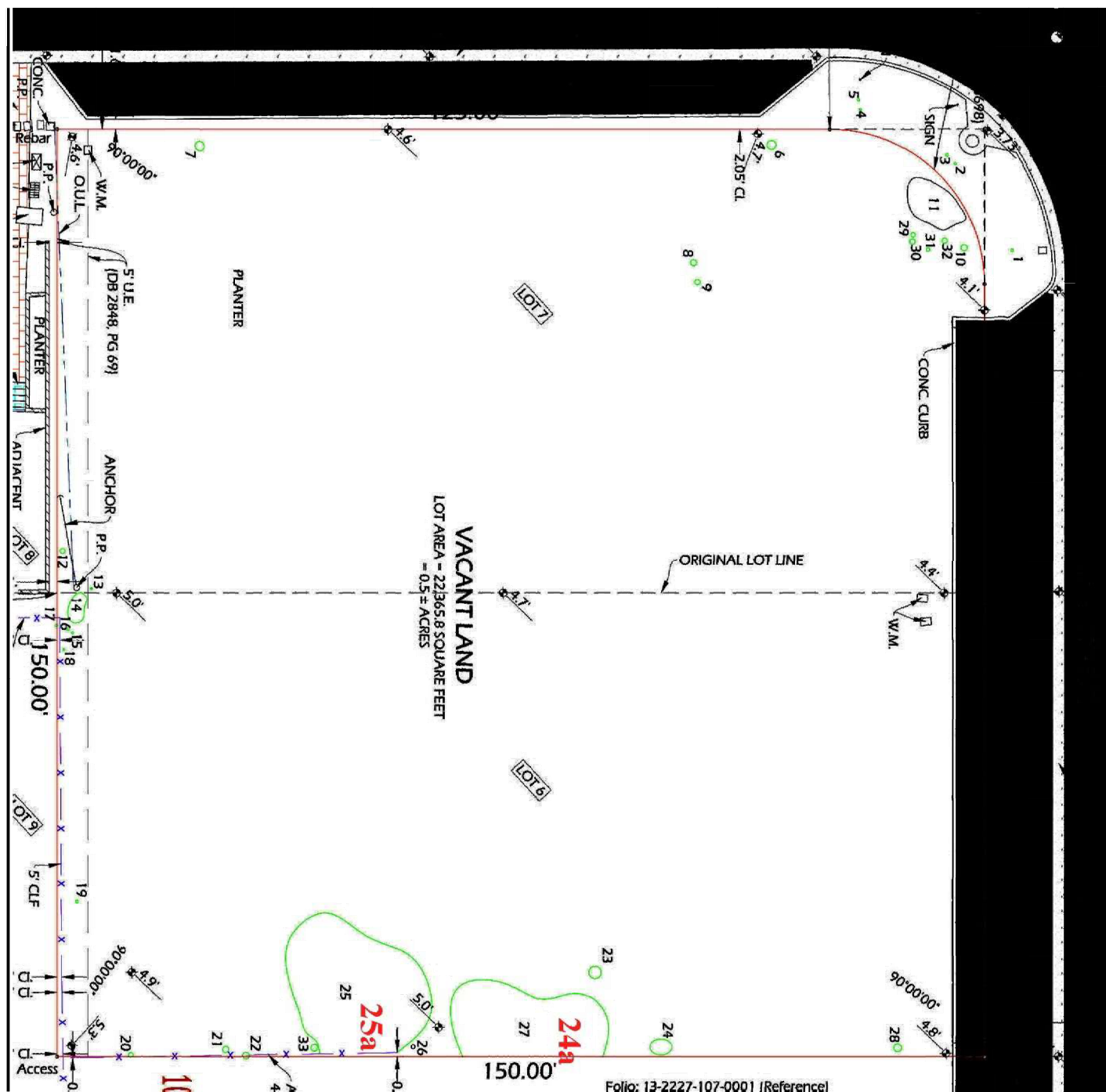
TOTAL # OF TREES PROPOSED FOR REMOVAL: 6
(#7,11,17a,29a,30,35) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 1,005 SF WHICH IS EQUAL TO APPROXIMATELY 2 TREES @ 500 SF EACH. 2 NEW NATIVE TREES AND ONE NEW PALM TO MEET MITIGATION REQUIREMENTS.

#11 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS. PER COMMUNITY INTEREST IN TREE #11 WE ARE PROPOSING REPLACING THIS TREE WITH TWO (2) SPECIMEN SIZED FLORIDA FRIENDLY TREES.
#14 IS A NON-NATIVE FICUS SPECIES IN POOR CONDITION AND IS NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#15 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#16a IS A LARGE SHRUB AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#20 IS IN POOR CONDITION AND IS NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#24 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#25 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.



TREE LEGEND		PALM LEGEND	
TREE / PALM ID TAG		TREE / PALM TPZ	
TREE / PALM TRUNK DIAMETER		TREE / PALM CRZ	
TREE / PALM CANOPY DIAMETER		TREE VISIBILITY LAYERS	
		-REMAIN -RELOCATE -REMOVE	
		PALM VISIBILITY LAYERS	-REMAIN -RELOCATE -REMOVE



2 TREE RESOURCE EVALUATION FOR 10281 WES BAY HARBOR DRIVE, BAY HARBOR
TD-100 APPENDIX B: APPROXIMATE TREE AND PALM LOCATIONS SCALE: N.T.S.

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Drawn By: TH

Sheet Title:

TREE DISPOSITION PLAN



0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

TD-100

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING

LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

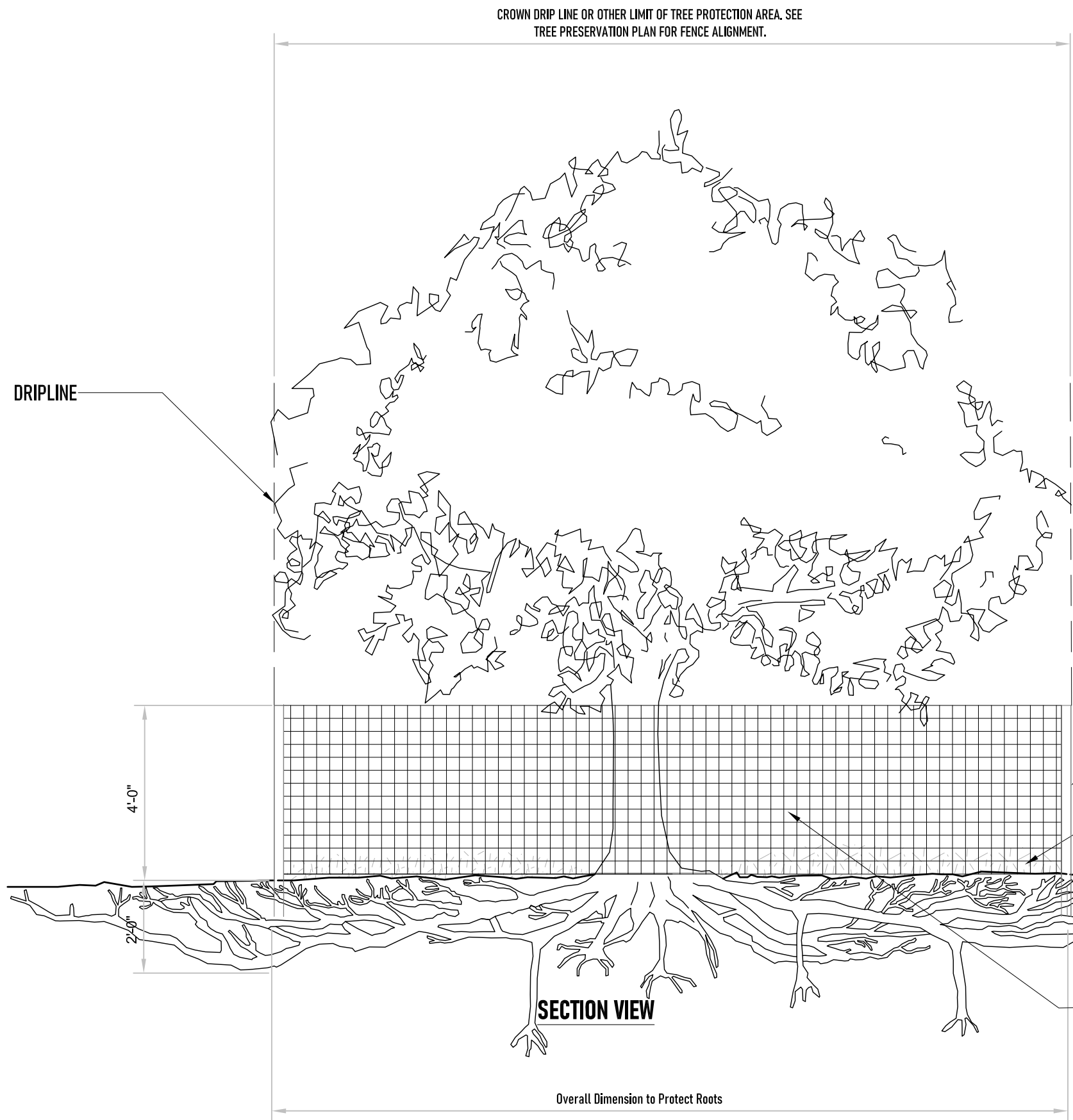
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Project ID: 2021-10
Print Date: NOVEMBER 1, 2021
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE PROTECTION DETAILS

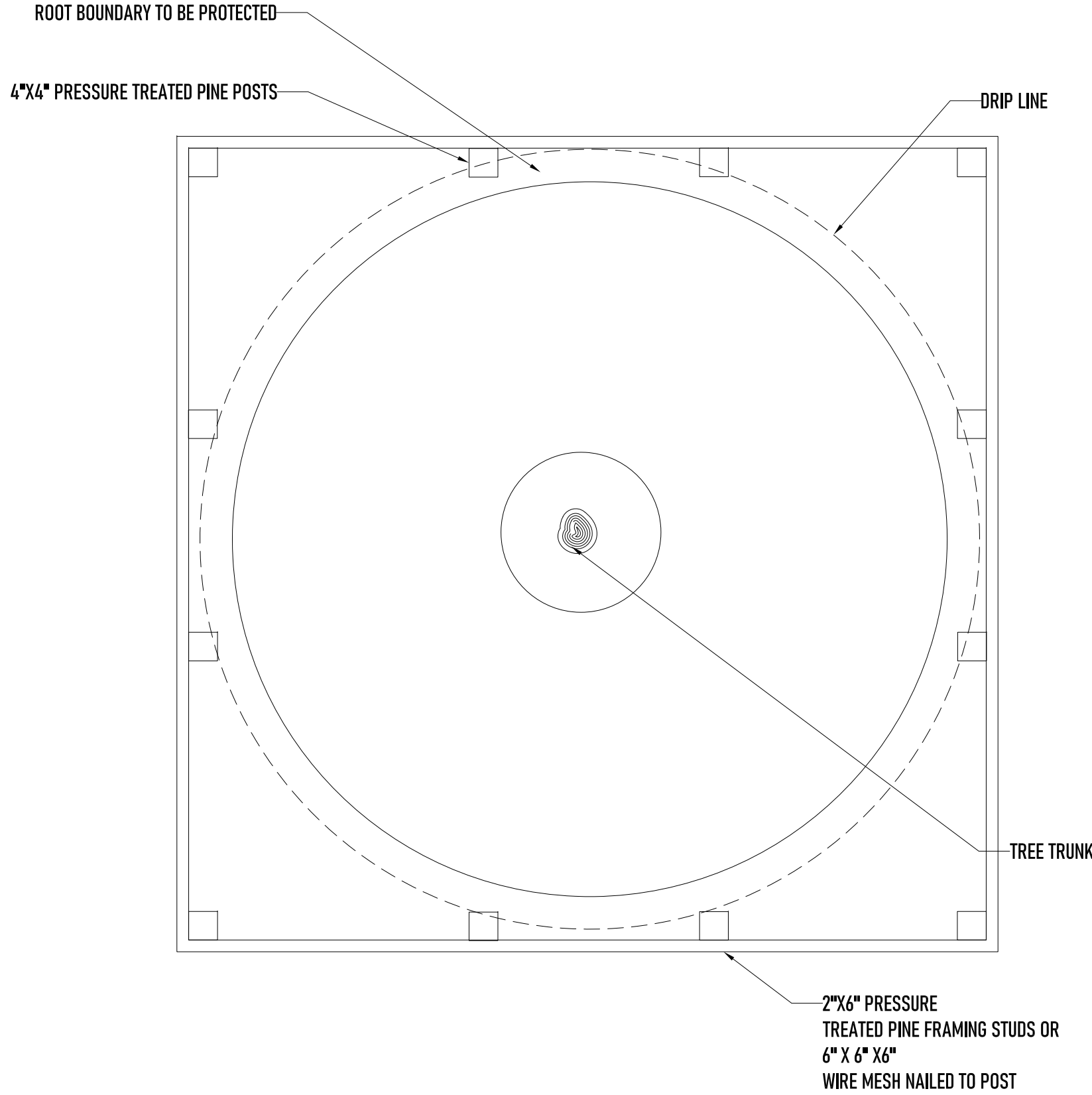
TD-101



4 WIRE MESH BARRIER DETAIL
TD-101 TREE / PALM PROTECTION

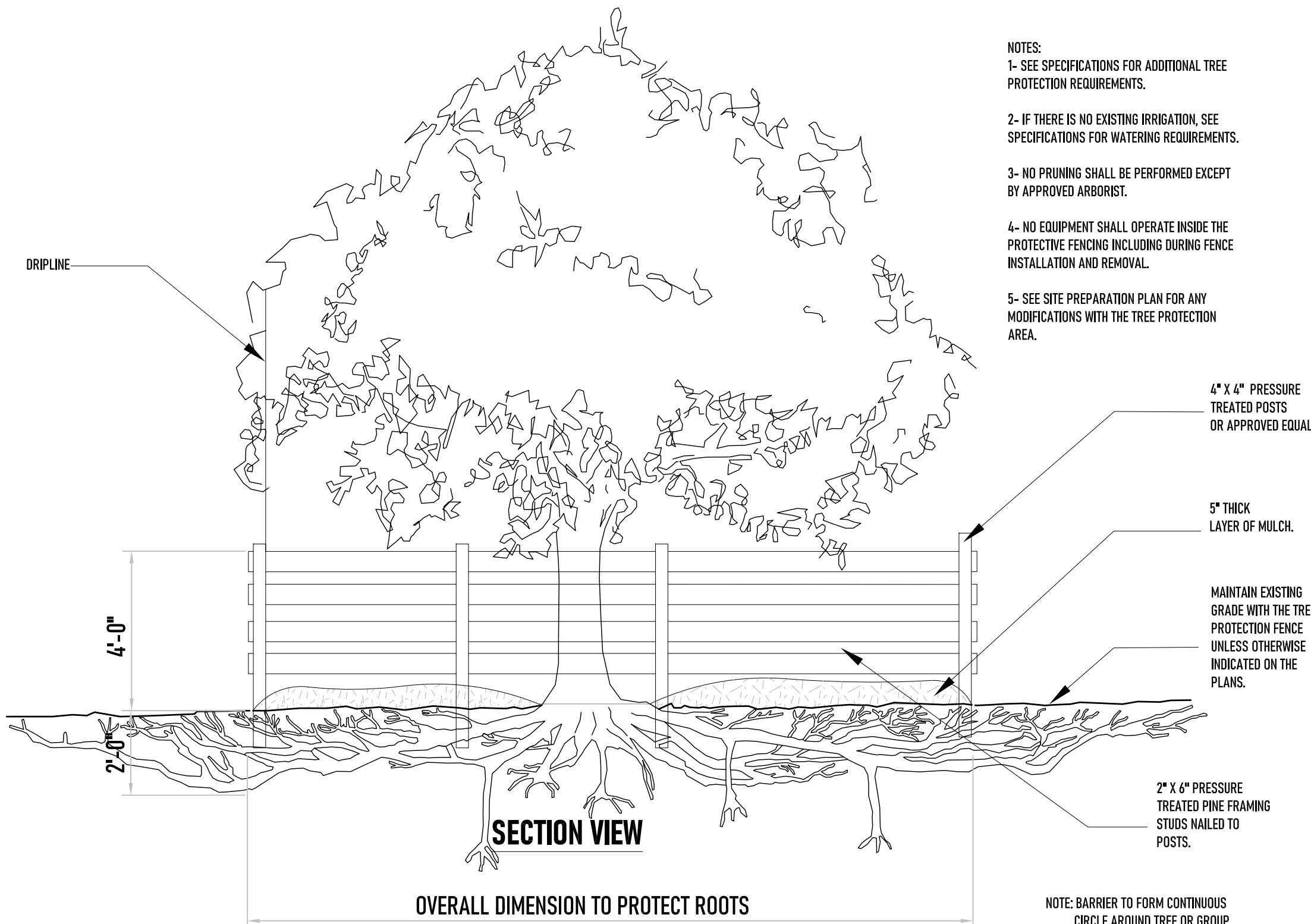
SCALE=N.T.S

- NOTES:
- 1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - 2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - 5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



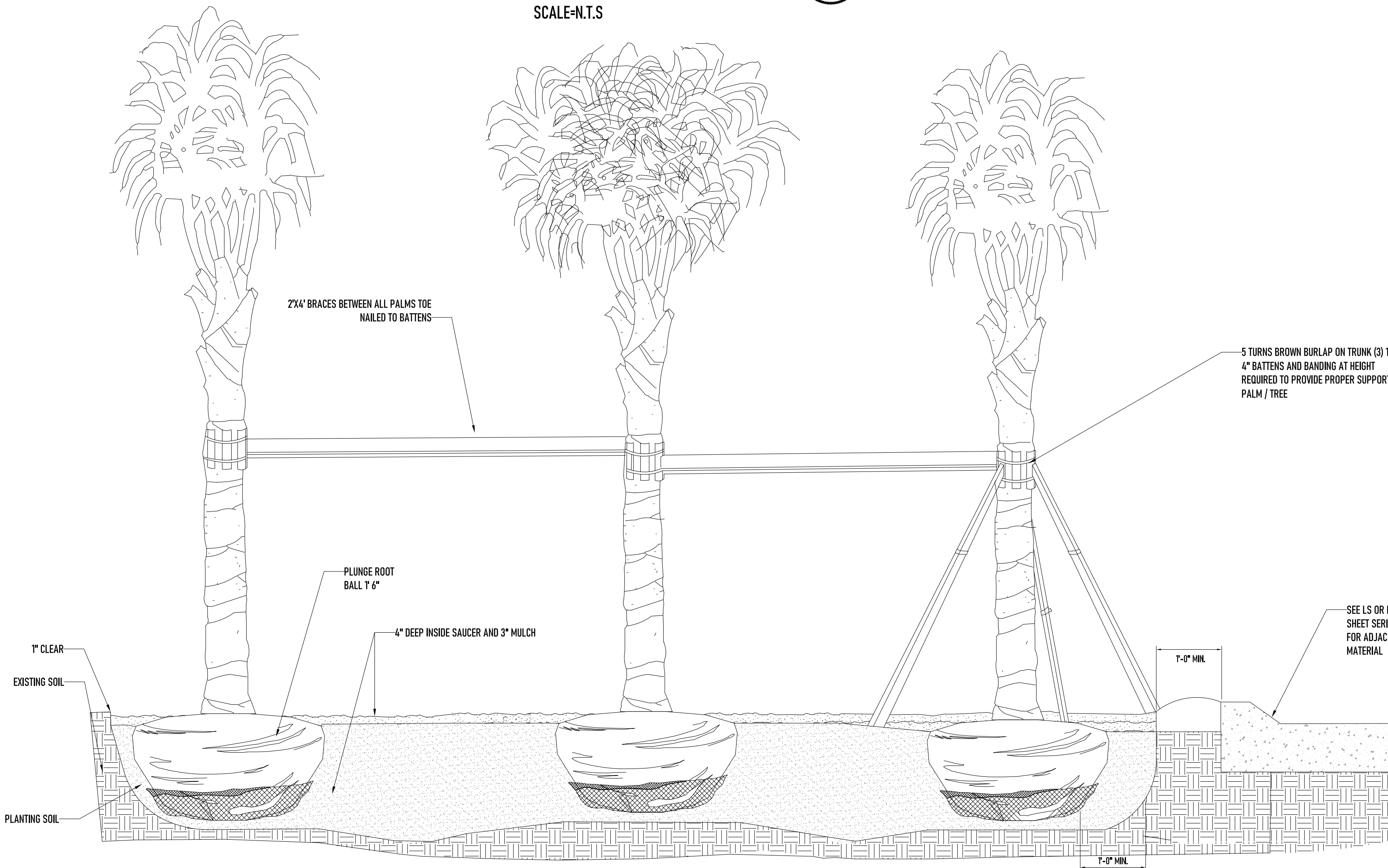
3 WOOD BARRIER DETAIL (PLAN VIEW)
TD-101 TREE / PALM PROTECTION

SCALE=N.T.S



2 WOOD BARRIER DETAIL
TD-101 TREE / PALM PROTECTION

SCALE=N.T.S



1 PALM BRACING DETAIL
TD-101 TREE / PALM PROTECTION

SCALE=N.T.S

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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP *[Signature]*
Consultant Town Planner

Date: November 12th, 2021

Subject: Site Development Plan Application – 1st Formal DRC Submittal
Clara BH (formerly Atlantis)
10281 West Bay Harbor Drive MFR (28 DU)
Bay Harbor Islands Acct. No. SPR21-00023
MMPA Acct. No. 01-0702-1113

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has several design / Code issues, some of the plans are inadequate / inconsistent / missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-2 (Multiple Family Residential District)
General Location: East of West Bay Harbor Drive / South of 103rd Street
Legal Description: Lots 6 & 7 of Block 5, "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.

PROJECT REVIEW HISTORY

As mentioned above the previous 2017-18 "Atlantis" Site Development Plan approval and subsequent Building Permit applications have all expired. In August of 2021 the Town received / reviewed a Pre-App Site Development Plans application for this site. A Pre-App DRC meeting was held on August 26th, 2021, at which time the DRC staff members presented their initial comments to the applicant's design team and discussions were held. The current formal Site Development Plan appears to have addressed many of our earlier pre-app DRC comments.

PROJECT DESCRIPTION

The project architect, Robert Schneckenberg of S&E Architects, Inc., as agent for the property owner, Atlantis 103, LLC, has submitted a formal Site Development Plan application for the construction of a new midrise multifamily residential development consisting of 28 dwelling units. This vacant 22,366 sq. ft. / .513-acre site is comprised of two (2) rectangularly shaped platted lots located at the intersection of West Bay Harbor Drive and 103rd Street.

This site was previously approved by the Town's PZB for a 28 DU multifamily residential complex known as "Atlantis" in 2017-18. Building permit plans were filed and reviewed, but due to inactivity under the FBC the building permit application expired, as did the Site Development Plan, and all previous Code / state extensions expired.

The base density for this site allows up to 17 DU (17.4 rounded down to 17 DU). As mentioned above, the previous developer was also seeking to build a 28 DU complex; therefore, they had to acquire 11 TDR units. The previous developer, in anticipation of development, made arrangements to acquire all 11 TDR units in several transactions, but one of the previous "donor" sites cancelled a one (1) TDR sale in 2019. Therefore, the developer will need to acquire one (1) additional TDR DU from a private / public source to build the intended 28 DU complex.

The proposed building is six (6) stories in height with a ground level parking garage and lobby entry, and dwelling units shown on each of the five (5) floors above that. A total of 56 parking spaces are required / provided for the project. The parking garage depicts 52 parking spaces including two (2) ADA parking spaces. All of the parking garage parking spaces, except the ADA spaces, are proposed with vehicle lifts. The additional 4 parking spaces are outside in the dual front yard areas, including 2 required guest spaces located near the WBHD entry, and 2 others next to the building on 103rd Street. Access into the site is proposed via two / 2-way driveway connections – one to WBHD and the other to 103rd Street. Gates are shown at each parking garage entrance. A rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well.

PROJECT ANALYSIS

Height / DU - The maximum height allowed in the RM-2 Multiple Family Residential District is 65 feet above Base Flood Elevation (BFE). The structure is proposed to be 65' above BFE to the main roof deck. A raised pool & deck and a fitness deck is shown compliant with the Code allowances. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses. The twenty-eight (28) dwelling units shown on the floor plans include 2BR / Bath to 4BR / 3 Bath layouts. All of the units meet the Town's minimum square footage requirements.

Setbacks – It appears the latest revised Site Development Plans were modified per the earlier comments to comply with minimum setback requirements for the main building. As stated above the architectural design makes excellent use of the Town's allowable "flex" setbacks to create interesting building undulating articulation projections / recessed areas. The proposed Porte Cochere (portico) width and extension appear to comply with the Code limits. A few of the other accessory structures depicted have some Code issues and will need to be modified / removed.

Parking – Based on 28 DU a total of 56 parking spaces are required (2 per DU) including ADA / guest spaces. As mentioned above the parking garage depicts 52 parking spaces including two (2) ADA parking spaces. All of the parking garage parking spaces, except the ADA spaces, are proposed with vehicle lifts. The additional 4 parking spaces are outside in the dual front yard areas, including 2 required guest spaces located near the WBHD entry, and 2 others next to the building on 103rd Street.

Density - The survey indicates the site is 22,366 sq. ft. / .513-acres in size. Based on the lot size and allowed base density a maximum of seventeen (17) DU can be built on this site (.513 acres x 34 DUA = 17.4 / rounded to 17). As mentioned above, the previous developer was also seeking to build a 28 DU complex; therefore, they had to acquire 11 TDR units. The previous developer, in anticipation of development, made arrangements to acquire all 11 TDR units in several transactions, but one of the previous “donor” sites cancelled a one (1) TDR sale in 2019. Therefore, the developer will need to acquire one (1) additional TDR DU from a private / public source to build the intended 28 DU complex.

Nearby Development - The adjoining / nearby development sites currently include the 2-story Morning Star apartment complex @ 16 DU / 30.8 DUA to the immediate east. To the immediate south is the 2-story Wedgewood apartment complex @ 14 DU / 26.9 DUA and the 3-story Bay Har, LLC Townhomes complex @ 5 DU / 19.23 DUA. To the west across West Bay Harbor Drive is the 10-story Coral Sea Towers high-rise @ 40 DU / 54.6 DUA. To the north across 103rd Street is the 11-story Island Point Condominium high-rise complex @ 85 DU / 34.8 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 17+/- years and continues to refine its LDRs. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. 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 commercial sites, and specialty sites (Gateway / Planned Development). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The submittal package has a few Code compliance issues that need to be corrected prior to moving forward for PZB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. 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 (TDR) program established by §23-22.2. As stated above the project will require the acquisition of one (1) additional TDR unit to build 28 DUs (11 total TDR units required @ 17 base DU + 11 TDR = 28 DU). If the PZB approves the Site Development Plan and the Town Council approves the developer's acquisition of one (1) additional TDR, the project would be deemed consistent with the allowed FLUM density.

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

PLATTING

The site does not require re-platting pursuant to §11-22, however, as the site is comprised of two (2) platted lots, a Unity of Title will be required to be approved / recorded to legally tie the lots together prior to the issuance of building permits.

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

As stated above, the Site Development Plan depicts access into the site via two / 23-foot wide / 2-way driveway connections – one to WBHD and the other to 103rd Street. Gates are shown at each parking garage entrance. 52 of the 56 required parking spaces are proposed in the parking garage, with the additional 4 parking spaces located in the front yard setback areas. A lobby drop-off / guest / loading spaces are provided.

Fire Department staging areas (2) are shown on the plans. If this has not already occurred, the applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. 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 proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades and stucco areas. The use of vertical "wooden fin" sunscreens / architectural detailing attached to various exterior surfaces is shown. The architectural design makes excellent use of the Town's allowable "flex" setbacks to create interesting building undulating articulation projections / recessed areas. A vehicle Porte Cochere (portico) is shown over the lobby drop-off areas along WBHD. A trellis is shown in the front yard setback area along 103rd Street; however, this is not allowed by Code. A canopy covering over the 103rd Street lobby door meeting the Code setback extension limits may be permitted.

SITE PLAN COMMENTS

Following are comments based on the plans dated by the architect on November 1st, 2021, that were submitted to the Town for consideration:

1. On Sheet A-1 in the Site Data Table under “Density” a note should be added stating that as of this time ten (10) TDR units have already been acquired of the eleven (11) required.
2. On Sheet A-9 a Porte Cochere (portico as defined in Town Code) is shown at the lobby drop-off area along WBHD. The size (dimensions) of the structure is not provided. The maximum size allowed on the East Island is 25’ in width x 20’ max. extension toward the street. MMPA scaled the structure and it appears to comply with the Code limitations. Add dimensions for the portico.
3. On Sheet A-9 there is a note near the WBHD Porte Cochere (portico) stating “wooden trellis with ETFE rain protection”. Trellis structures are governed by Sec. 23-12(15)(e)(iv). Such structures are only allowed within side or rear yard areas. Remove the trellis note – as a “Portico” is allowed subject to the criteria in Sec. 23-12(15)(e)(vi).
4. On Sheet A-9 a “wooden trellis with ETFE rain protection” Covered Entry structure projecting 7’ into the 103rd Street front yard setback is shown. Again, such structures are only allowed within side or rear yard areas. A canopy projection over an entrance is allowed with a maximum projection of 4’ allowed into a front yard. Remove the trellis. If desired add a canopy extending into the front setback over the building entrance not exceeding 4’.
5. On Sheet A-9 many dimensional setback notations for site features are missing. For example, the walkway on the south side of the site shows no setback from the south property line. The minimum Code setback for a walkway is 3’. Some of the landscaped areas along the roadways are not dimensioned. This must be added to demonstrate Code compliance.
6. As noted in the analysis section above this project is dependent on the PZB approving the uses of vehicle lifts for a majority of the parking spaces. Due to the difficulty in safely operating these parking systems by other than trained valet staff concerns have been raised. We note a valet station is shown. If the proposal is for a valet service to park vehicles this would help overcome some of the resistance to a total lift system. The Town is under no obligation to approve a vehicle lift system.
7. On Sheet A-9 the plans show the trash room in the middle of the garage – OK – but the outdoor temporary solid waste storage area at the southwest corner of the site on WBHD. Please explain how (route) and who will transport the solid waste receptacles from the trash room to the outdoor storage enclosure on pickup days.
8. On Sheet A-9 the plans appear to show only an inbound traffic flow arrow on the driveway connection to 103rd Street. This should be a two-way driveway flow – or an explanation as to how this would function as a one-way flow. The Town strongly suggests this be a two-way driveway flow.
9. On Sheet A-10 to A-13 the various floor plans show “terraces” extending into setbacks. As the Town Code defines “balconies” they are attached to the facades of buildings and extend out into open space yard areas. A “terrace” is typically on the ground level or on the rooftop of a structure below it. It appears most of the features are partially both – and should be labeled as such. It appears the setback encroachment dimensions are correct.

10. On Sheet A-14 the roof plan shows a large trellis shade structure. The Code is designed so that rooftop accessory structures (except elevators / stairs) are setback at least 15' from the edges of the rooftop as a visual building height control. The Town allows some cantilevering. However, some of the columns supporting the trellis are not setback 15' + as required. Revise the plans to comply with the Code criteria.
11. The height of the proposed rooftop trellis cannot exceed 10' above the "main" building roof height (65' in this case) – not a raised 5' deck per Sec. 23-12(25)(b). The plans do not show height information (hgt. of trellis / where it is measured from) for the rooftop trellis but it looks too tall on the elevation sheets.
12. On Sheet A-31 the plans appear to show the parking garage is not completely enclosed by solid walls as per the requirements of Sec. 23—24(4) so that vehicle visibility / noise / lights are not visible to neighboring sites and the street. Alternatively, the PZB can approve a design that effectively screens the garage but with voids for ventilation. No detail is provided as to the proposed alternative screening method – that must be on the plans for PZB review. A popular method is angled louvered metal panels over all garage openings.
13. On Sheet TD-100 the tree disposition plan shows the proposed removal of a "special" neighborhood tree at the corner – a 119" caliper Portia Tree. While this is not a desired / protected tree in M-D County during previous public meeting this tree was agreed to remain. There could be string opposition to this tree removal. Consider leaving the tree / trimming it.
14. An Impact Analysis Report (IAR) required by §11-8.4 and Sec. 5-20 was not provided. See attached table.
15. As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation.
16. No preliminary Photometric Plan was submitted for the overall site as required. Only a limited Photometric Plan for some of the proposed landscaped areas was included. The plans need to comply with the adopted regulations in Sec. 23-19 (one-footcandle max. at a property line).
17. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
18. Although project signage is not required (address is required on building façade near entry) it is wise to think about it now in concept. If the location is shown on the PZB plans it is accepted later. An exact name / design is not necessary at this time – just location / concept.
19. The application does not indicate that any of the Town's incentives through its Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building Program, there are substantial rebates of permit fees available as well as awards, recognitions and signage incentives available.
20. Conceptual Fire Department staging areas shown need to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.

21. As a reminder the minimum height dimension for each floor from slab to slab is 9.0' inside dimension.
22. The Landscape Plans Sheets LC-100, TD-100, TD-101, LS-100, LS-101, LP-100, LP-101, LP-102, LP-103 have the following issues:
 - a. The landscaping calculation table is outdated – see the attached updated table.
 - b. Street Trees are shown on the plans as required by the Miami-Dade Street Tree Code Chapter 18B and Town Supplemental Landscape Code Sec. 24-16; however, the tree species shown (Silver Buttonwood / Coconut Palms) are not permitted and are too close together. The Town's Master Street Plan requires Florida Live Oak trees for this section of WBHD / 103rd Street. Per M-D Ch. 18B Street Trees are required to be planted 35' on center and be at least 15' tall / 6' spread / 2.5" trunk caliper at time of planting.
 - c. Based on the site size (.513 acres) at least 14 (not rounded to 15) shade trees are required on this site. None of the trees shown in the Town's right-of-way (see above) count toward the required on-site trees. Based on the tree disposition plan & new landscape plan (existing legal shade trees to be retained & new shade trees) we count only 7 shade trees on the site. Palm trees cannot make up more than 25% of the required shade trees = 3.5 rounded to 4. You can have more palm trees - they just don't count. A group of 3 palms = 1 shade tree, except for very large species (Canary Island / Royals) can count 1:1 but they do not replace the 10 shade trees.
 - d. On Sheet LP-1 provide a compliance table for the required taller tree species for taller bldgs. The plans must include a table and analysis on how the landscape design / taller tree sizes provided meet the Code. At least 75% of the required on-site shade trees must be above 16' in height (palms taller). No table was included – only a note. Include a table to indicate how many taller trees are provided to meet Code and revise the Landscape Plan itself to include much taller trees in relation to a midrise building as required (preferred next to the building).
 - e. A Schefflera (Umbrella tree) is not considered as a legal shade tree in Miami-Dade County (#24). Remove and replace.
 - f. At the corner of 103rd Street and WBHD the Town planted "Corner Enhancement Landscaping" many years ago including palms and shrubbery. Also, previous landowners planted a Portia Tree near the corner as well. That tree, while not a protected tree is considered a neighborhood feature and during previous public meetings on redevelopment of this site (Atlantis) it was agreed to protect it (trim back). The new Landscape Plan shows this tree being removed. The Town recommends you reconsider removing this tree, as it will be discussed.
 - g. The two (2) existing large Royal Palm trees should be considered for retention on the site and could be used to meet some of the required taller trees.