

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT AND REVIEW COMMITTEE
AGENDA
January 13, 2022**

SPECIAL NOTICE – HYBRID MEETING

Pursuant to Ordinance No. 1059, the Town of Bay Harbor Islands Development Review Committee will hold a Hybrid Meeting where a quorum of the Committee will be physically present at the Town Hall Council Chambers. The public and applicants' team are welcome to participate virtually via the Zoom video conferencing platform.

Zoom Meeting Link: <https://us06web.zoom.us/j/89037498767>
Meeting ID: 890 3749 8767

To request to speak during 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.

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 numbers below:

US Toll Free Numbers: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location):
US: 1 312 626 6799 or 1 646 558 8656 or 1 301 715 8592

Meeting ID: 890 3749 8767

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.

The public is also encouraged to request to speak for public comment in advance by e-mailing 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 Application for Site Plan Review by Ari Sklar, Architect, for addition and renovation to the property located at 1025 Kane Concourse. Enclosed is a copy of the proposed site plans.
2. Review and discussion of Application for Site Plan Review by Amidar Residences, LLC in order to construct an eight (8) unit multi-family development to be located at 9290 West Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

ADJOURNMENT:

AGENDA ITEM REPORT

January 13, 2022

ITEM NUMBER: 1.

ITEM: Review and discussion of Application for Site Plan Review by Ari Sklar, Architect, for addition and renovation to the property located at 1025 Kane Concourse. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

On January 4, 2022 the Town received a formal Site Development Plan application for addition and renovation to the property located at 1025 Kane Concourse.

Owner's Name: 1025 Kane Concourse Ltd.

Folio# 13-2227-001-2290

Property Address: 1025 Kane Concourse

Zoning District: Medium High Density

Legal Description: Lots 14 & 15, Block 11

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Yvonne Hamilton, Deputy Town Clerk

ATTACHMENTS

1.	Application for Site Plan Review
2.	Site Plan

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Lots 14 & 15 . Less the north 50 FT and south 15 Ft of said lots, Block 11, Bay Harbor Island

PB 46-5

Folio # 13-2227-001-2290

13-2227-001-2300

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Solver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property +/- 13,000 Sq FT - Site

Project Description Addition & Renovation

Units

Owner(s) Name 1025 Kane Concourse LTD

Mailing Address 1025 Kane Concourse Ste 215

City Bay Harbor Island

State FL

Zip 33154

Phone Number 305-867-2245

Email hcohen@apmanagement.net

Signature of Owner

Name of Applicant (if different from owner) Ari L Sklar

Mailing Address 2310 Hollywood Blvd

Town Officials

Ronald J. Wasson
Town Manager

Marlene M. Siegel
Town Clerk

Craig B. Sherman
Town Attorney

City Hollywood

State FL

Zip 33020

Phone Number 954-925-9292

Email Ari@Sklarchitect.com

Signature of Applicant

Name of Representative Ari L Sklar

Architect, President Sklarchitecture

Mailing Address 2310 Hollywood Blvd

City Hollywood

State Florida

Zip 33020

Phone Number 954-925-9292

Email Ari@Sklarchitect.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received

By

Process Number

Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

TEL 954-925-9292

FAX 954-925-6292

TRANSMITTAL LETTER

To: City of Bay Harbor

Date: 12-16-2021

1025 Kane Concourse Terrace Bay Harbor Islands, FL 33154
DRC submittal

Project: 17-037 1025 Kane Concourse

Attention _____ If enclosures are not as noted, please inform us
() Acknowledge receipt of enclosures.
() Return enclosures to us

WE TRANSMIT:

(X) herewith () under separate cover _____
() in accordance with your request _____

FOR YOUR:

() approval () distribution to parties () information
() review & comment () record
(X) use

THE FOLLOWING:

() Drawings () Shop Drawings () Samples
() Specifications () Shop Drawing Reproducible () Product Literature
() Change Order (X) Plans () Other

QTY	DESCRIPTION	ACTION CODE
3	Full size set of Architectural plans (A0.0, A0.1, A0.2, A0.3, A0.4, A0.5, A0.6, A1.0, A1.1, A1.2, A2.0, A3.0, A4.0, A10.0, PH-1.0)	F/E
7	11x17 set Architectural Plans (A0.0, A0.1, A0.2, A0.3, A0.4, A0.5, A0.6, A1.0, A1.1, A1.2, A2.0, A3.0, A4.0, A10.0, PH-1.0)	F/E
3	Set full size Landscape Plans (L1, L2)	F/E
3	Sets of full size Civil Plans (C1, C2, C3)	
7	11x17 Set of Landscape Plans (L1, L2)	F/E
7	11X17 Set of Civil Plans (C1, C2, C3)	
1	Permit Application	F/E

ACTION A. Action indicated on item transmitted D. For signature and forwarding as noted under REMARKS
B. No Action required, owner copy E. See REMARKS below
C. For signature and return to this office F. For permit submittal
G. No action requires, Contractor Copy

REMARKS See attached index of sheets

COPIES TO: (with enclosures) _____

CC: _____

By signing below, I certify that I have verified all quantities and have accepted this order in full as listed above.

Signature _____

Date _____

Print Name _____

<u>INDEX OF SHEETS</u>

<u>ARCHITECTURAL</u>

RESPONSE LETTER	
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A0.0	COVER
A0.1	SITE PLAN
A0.2	GENERAL NOTES (INTERIOR)
A0.3	PHOTOS EXISTING
A0.4	AERIAL VIEWS
A0.5	EXTERIOR VIEWS
A0.6	ADA DETAILS
A0.8	FLOOR INFO GROUND FLOOR PLAN
A1.0	EXISTING/ PROPOSE GROUND PLAN
A1.1	EXISTING/ PROPOSE SECOND FLOOR PLAN
A1.2	EXISTING ROOF/ PROPOSED
A2.0	EXISTING/PROPOSED ELEVATION
A3.0	SECTIONS
A4.0	DETAILS- SIGNAGE
A10.0	BUILDING FINISHES
PH-1.0	GROUND FLOOR PHOTOMETRICS

<u>LANDSCAPE</u>

L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

<u>CIVIL</u>

C1	PRELIMINARY STORMWATER POLLUTION PREVENTION
C2	PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
C3	CIVIL DETAILS

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

TEL 954-925-9292

FAX 954-925-6292

TRANSMITTAL LETTER

To: City of Bay Harbor

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1025 Kane Concourse Terrace Bay Harbor Islands, FL 33154
DRC submittal

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<u>INDEX OF SHEETS</u>

<u>ARCHITECTURAL</u>

REPOSE LETTER	
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A0.0	COVER
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A0.1	SITE PLAN
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A0.2	GENERAL NOTES (INTERIOR)
------	---------------------------

A0.3	PHOTOS EXISTING
------	-----------------

A0.4	AERIAL VIEWS
------	--------------

A0.5	EXTERIOR VIEWS
------	----------------

A0.6	ADA DETAILS
------	-------------

A0.8	FLOOR INFO GROUND FLOOR PLAN
------	------------------------------

A1.0	EXISTING/ PROPOSE GROUND PLAN
------	-------------------------------

A1.1	EXISTING/ PROPOSE SECOND FLOOR PLAN
------	-------------------------------------

A1.2	EXISTING ROOF/ PROPOSED
------	-------------------------

A2.0	EXISTING/PROPOSED ELEVATION
------	-----------------------------

A3.0	SECTIONS
------	----------

A4.0	DETAILS- SIGNAGE
------	------------------

A10.0	BUILDING FINISHES
-------	-------------------

PH-1.0	GROUND FLOOR PHOTOMETRICS
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C2	PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
----	---

C3	CIVIL DETAILS
----	---------------

BUILDING RENOVATION

ATLANTIC PACIFIC DEVELOPMENT

1025 KANE CONCOURSE TERRACE, BAY HARBOR ISLANDS, FL 33154

PROJECT TEAM



2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL ENGINEER:
ZEPHYR ENGINEERING INC.
WILLFORD ZEPHYR P.E.
HOLLYWOOD, FL
TEL - (786) 302-7893
WZEPHYR@GMAIL.COM
CA# 31158

LANDSCAPE ARCHITECT:
KIM MOYER RLA
LANDSCAPE ARCHITECTURE
TEL (954) 492-9609

PROPERTY OWNER:

ATLANTIC AND PACIFIC DEVELOPMENT
1025 KANE CONCOURSE, SUITE 210
BAY HARBOUR ISLAND, FL 33154

PHOTOMETRIC ILLUMINATION:

GENESIS LIGHTING
JUAN ARANGO - OUTSIDE SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954) 306-3931
mccarthy@genesislighting.net

LEGAL DESCRIPTION & ADDRESS

THIS PROPERTY IS DESCRIBED AS:

ADDRESS: 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154-0000

FOLIO #13-2227-001-2290
BAY HARBOR ISLAND PB 46-5
LOTS 14 & 15 LESS S15FT FOR
ST & LESS N50FT BLK 11
LOT SIZE 100,000 X 80
OR 18936-2152 0100 6

FOLIO # 13-2227-001-2300
BAY HARBOR ISLAND PB 46-5
N50FT LOTS 14 & 15 BLK 11
LOT SIZE 100,000 X 50

SCOPE OF WORK

ALTERATION LEVEL 3 - SECTION 505

TWO STORY COMMERCIAL OFFICES INTERIOR RENOVATION AND ADDITION. WORK INCLUDES:

1. EXPANSION OF 2ND FLOOR OFFICE SPACE (3,246 SF)
2. RENOVATION OF EXISTING 2ND FLOOR OFFICE SPACE (6,814 SF)
3. COVERED EXISTING PARKING BY 2ND FLOOR OFFICE AREA ADDITION (3,876 SF)
- 4.- NEW PARKING LIFTS (8 UNITS)
- 5.- NEW ROOF TOP COVERED OPEN AREA (285 SF)

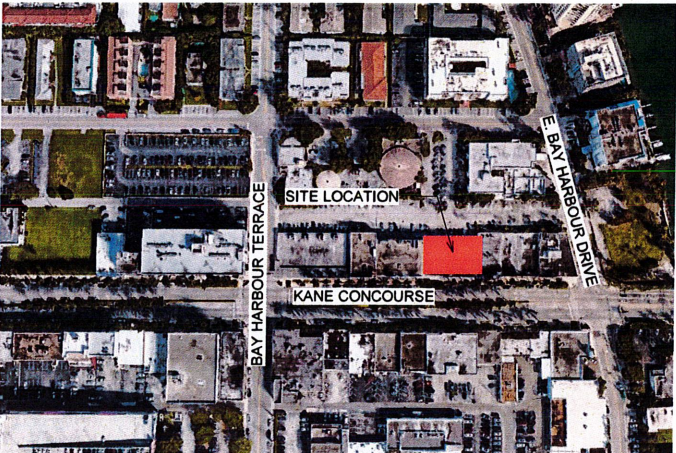
NOTES

1.- ALL ELECTRICAL UTILITY CONNECTIONS FROM THE SOURCE MUST BE PLACED UNDERGROUND FROM THE POLE TO BUILDING.

PROJECT RENDERING



LOCATION MAP



SCALE: N.T.S.

SHEET INDEX

Drawing List

Sheet Number	Sheet Name
ARCHITECTURE:	
A0.0	COVER PAGE
A0.1	SITE PLAN
A0.2	GENERAL NOTES (INTERIOR)
A0.3	PHOTOS - EXISTING
A0.4	AERIAL VIEWS
A0.5	EXTERIOR VIEWS
A0.6	ADA DETAILS
A0.8	FLOOD INFO GROUND FLOOR PLAN
A0.9	AREA PLANS
A1.0	EXISTING / PROPOSED GROUND PLAN
A1.1	EXISTING / PROPOSED SECOND FLOOR PLAN
A1.2	EXISTING ROOF/ PROPOSED
A2.0	EXISTING / PROPOSED ELEVATIONS
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A4.0	DETAILS - SIGNAGE
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LANDSCAPE:

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L-2	LANDSCAPE PLAN

CIVIL:

C-1	PRELIMINARY STORMWATER POLLUTION PLAN
C-2	PRELIMINARY, GRADING & DRAINAGE PLAN
C-3	GENERAL NOTES & DETAILS

CONSTRUCTION TYPE

PLANS SHALL COMPLY WITH THE FOLLOWING

FLORIDA BUILDING CODE - (2017 / 6TH EDITION)
FLORIDA BUILDING CODE - RESIDENTIAL (2017 / 6TH EDITION)
FLORIDA BUILDING CODE - ACCESSIBILITY (2017 / 6TH EDITION)
FLORIDA FIRE PREVENTION CODE - (2018 / 6TH EDITION)
NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2018 / 6TH EDITION)

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

GROUP	TYPE	ALLOWED		PROVIDED	
		HEIGHT	AREA (SQ. FT.)	HEIGHT	AREA (SQ. FT.)
B	II-A	4/8 STORIES (75'-0")	50,000 (SQ.F.T.)	2 STORIES (43'-6")	17,566 (SQ.F.T.)

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

TYPE II-A		
STRUCTURAL FRAME		1HR
BEARING WALLS (EXTERIOR & INTERIOR)		1HR EXT. & 1 HR INT.
NONBEARING WALLS & PARTITIONS		0HR
FLOOR CONSTRUCTION		1HR
ROOF CONSTRUCTION		1HR

MAXIMUM AREA OF EXTERIOR WALL OPENING (TABLE 705.8)

PROJECT DATA/ ZONING SUMMARY

GENERAL		
ZONING:	B-1	
LAND USE:	COMMERCIAL	
BASE FLOOD ELEVATION (B.F.E.):	8.0' + 1' FREEBOARD	
REQ'D/ALLOWED	EXISTING	PROPOSED
HEIGHT: 65' ABOVE BFE	24'-4 5/8" ABOVE BFE	43' - 6" ABOVE BFE
LOT SIZE:	13,500 SF	13,500 SQ FT
GROUND FLOOR	6,754 SF	
2ND FLOOR	6,814 SF	3,246 SF
ROOF TOP	N/A	285 SF
TOTAL BUILDING SQ. FT.	13,568 SF	3,531 SF
BUILDING FRONTAGE 80'-0" MIN.	100'-0"	100'-0"
LANDSCAPING % REQ./PROV.	13,500 SF X 0.10 = 1,350 SF	1,573 SF
IMPERVIOUS AREA		13,500 SF (100%)
PERVIOUS AREA		N/A
SETBACKS		
FRONT SETBACK - SOUTH (KANE CONCOURSE)	1'-7"	1'-7"
SIDE (EAST)	0'-0"	0'-0"
SIDE (WEST)	0'-0"	0'-0"
REAR SETBACK - NORTH (ALLEY)	63'-0"	26'-0" GROUND FLOOR 19'-2" SECOND FLOOR

PARKING (existing bldg)	AREA	REQUIRED	PROVIDED
EXISTING GROUND FLOOR - RETAIL	3,918 SF	NOT REQUIRED	NOT REQUIRED
EXISTING GROUND FLOOR - OFFICE	2,001 SF	10 PARKING SPACES GRANDFATHER FROM ORIGINAL BLDG PERMIT	10 PARKING SPACES GRANDFATHER FROM ORIGINAL BLDG PERMIT
EXISTING SECOND FLOOR - OFFICE	6,259 SF		
PARKING (proposed addition)	AREA	REQUIRED	PROVIDED
PROPOSED SECOND FLOOR - OFFICE	3,246 SF	3,246 SF / 300 = 11 SPACES	16 PARKING SPACES
TOTAL PARKING		21 SPACES	26 SPACES

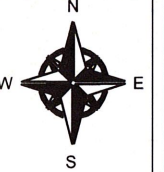


ATLANTIC PACIFIC COMPANIES 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
12/17/2021

COVER PAGE

17-037

Ao.o



BOUNDARY SURVEY

1025 KANE CONCOURSE #215 BAY
HARBOR ISLANDS, FL 33154
FOLIO No.: 13-2227-001-2290

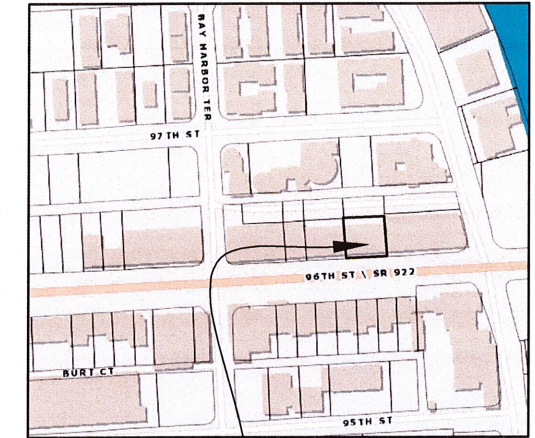
CERTIFIED TO
ALAN COHEN TR &
1025 KANE CONCOURSE LTD

LEGAL DESCRIPTION BY MIAMI-DADE RECORD
LOT 14 AND 15 LESS THE SOUTH 15 FEET FOR STREET AND LESS NORTH 50 FEET, IN BLOCK 11, OF 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.

LEGAL DESCRIPTION BY DEED
LOT 14 AND 15 LESS THE SOUTH 15 FEET THEREOF, IN BLOCK 11, OF 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. 26,27,34735 -TWP 52S - RGE 42E



SUBJECT
PROPERTY

SURVEYOR'S NOTES:

- The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
- Underground installations or improvements have not been located unless otherwise noted.
- Benchmark: NGVD 1929
Name: S-243
ELEV. (NAVD 88) 10.215'
ELEV. (NGVD29): 11.77'
ELEVATIONS SHOWN ARE IN NAVD 1988

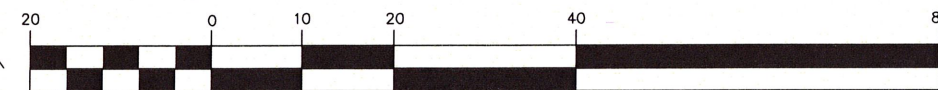
FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0144L
Community Name: BAY HARBOR ISLANDS, TOWN OF
Community Number: 120637
Panel Number: 0144
Firm Zone: AE
B. Elev. 9.0
Date of Firm: 09-11-2009
BSuffix: L

SYMBOL LEGEND

SYMBOL LEGEND	ABBREVIATIONS
— P —	PROPERTY LINE
— C —	CENTER LINE
— P —	POWER POLE
— O —	OAK TREE
— L —	LIGHT POLE
— S —	STOP SIGN
— F —	FIRE HYDRANT
— W —	WATER VALVE
— S —	SIGN
— B —	BELLSOUTH BOX
— W —	WATER METER
— C —	COCONUT
— M —	MAIL BOX
— T —	TREE
— S —	SANITARY SEWER
— M —	MANHOLE
— G —	GAS VALVE
— C —	CLEANOUT
— CB —	CB
— P —	PALM
— T —	TREE
— N —	NOT TO SCALE
— O —	OVERHEAD ELECTRIC LINE
— D —	ON LINE
— H —	OVERHANGING ROOF
— P —	PLAT
— P —	POINT OF CURVATURE
— P —	PERMANENT CONTROL POINT
— P —	PROPERTY LINE
— P —	PLANTER
— P —	PARKING METER
— P —	PERMANENT REFERENCE
— P —	PERMANENT REFERENCE
— P —	PARKWAY
— R —	RADIUS
— R —	RESIDENCE
— R —	RIGHT OF WAY
— S —	SET IRON PIPE
— S —	SET NAIL
— S —	SIDEWALK
— T —	TANGENT
— U —	UTILITY EASEMENT
— V —	VIADUCT
— V —	WOOD SHED
— V —	WOOD VALVE
— V —	WOOD UTILITY POLE
— I —	IRON FENCE
— C —	CHAIN LINK FENCE
— C —	WOOD FENCE
— C —	CHICKEN FENCE
— C —	CBS WALL
— C —	OVERHEAD ELEC.
— C —	CENTER LINE
— C —	EASEMENT
— C —	DENOTES ELEVATIONS
— C —	BUILDING
— C —	DISTANCE
— C —	CATCH BASIN
— C —	WATER METER
— C —	W.P.
— C —	STATE ROAD
— C —	US HIGHWAY
— C —	INTERSTATE
— C —	COLUMNS

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Rafael R Cabrera
2021.07.19
13:23:46 -04'00'

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 07-16-2021

America Layout Corp

Tel. 305-606-0031

LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165

PROJECT: BOUNDARY SURVEY
1025 KANE CONCOURSE #215 BAY
HARBOR ISLANDS, FL 33154

JOB No. 0721750

FIELD BOOK:

CAD FILE: LD-9

DATE: 07-16-21

SCALE: 1"=20'

DRAWN: LDD

REV.: RC

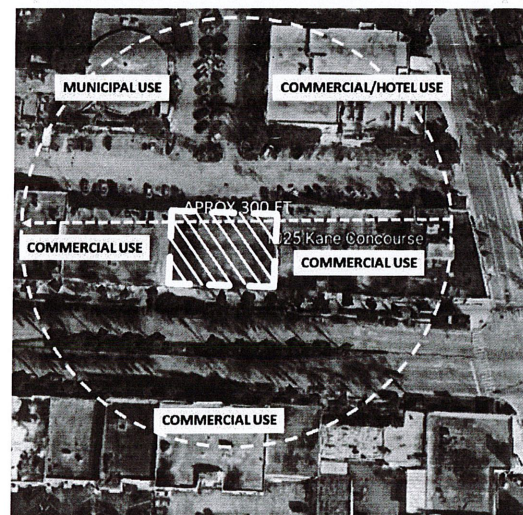
REVISIONS

SHEET No.

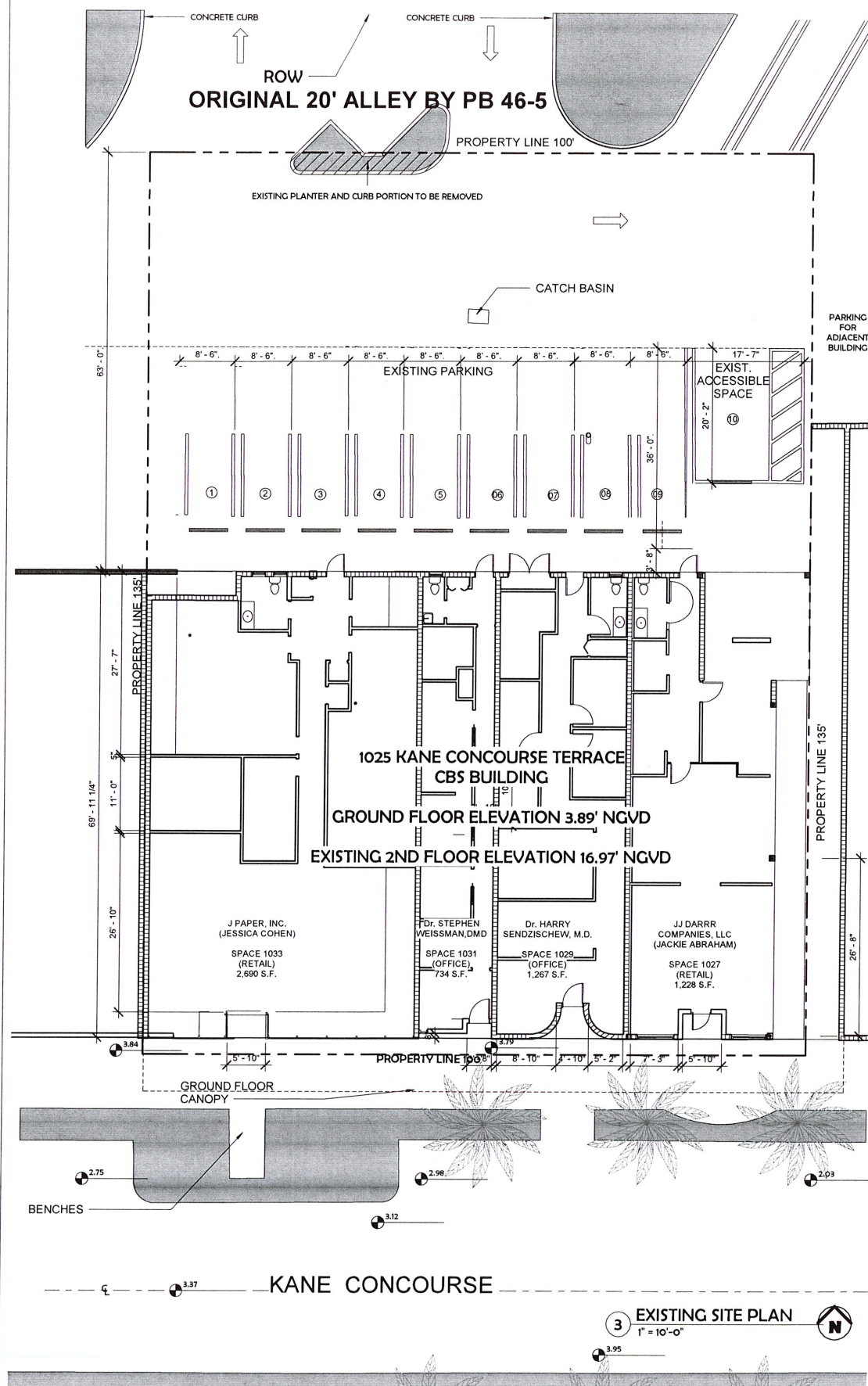
1-OF-1

THE BUILDING WILL STRIVE TO ACHIEVE STANDARDS OF USGBC LEED, FLORIDA GREEN BUILDING COALITION:

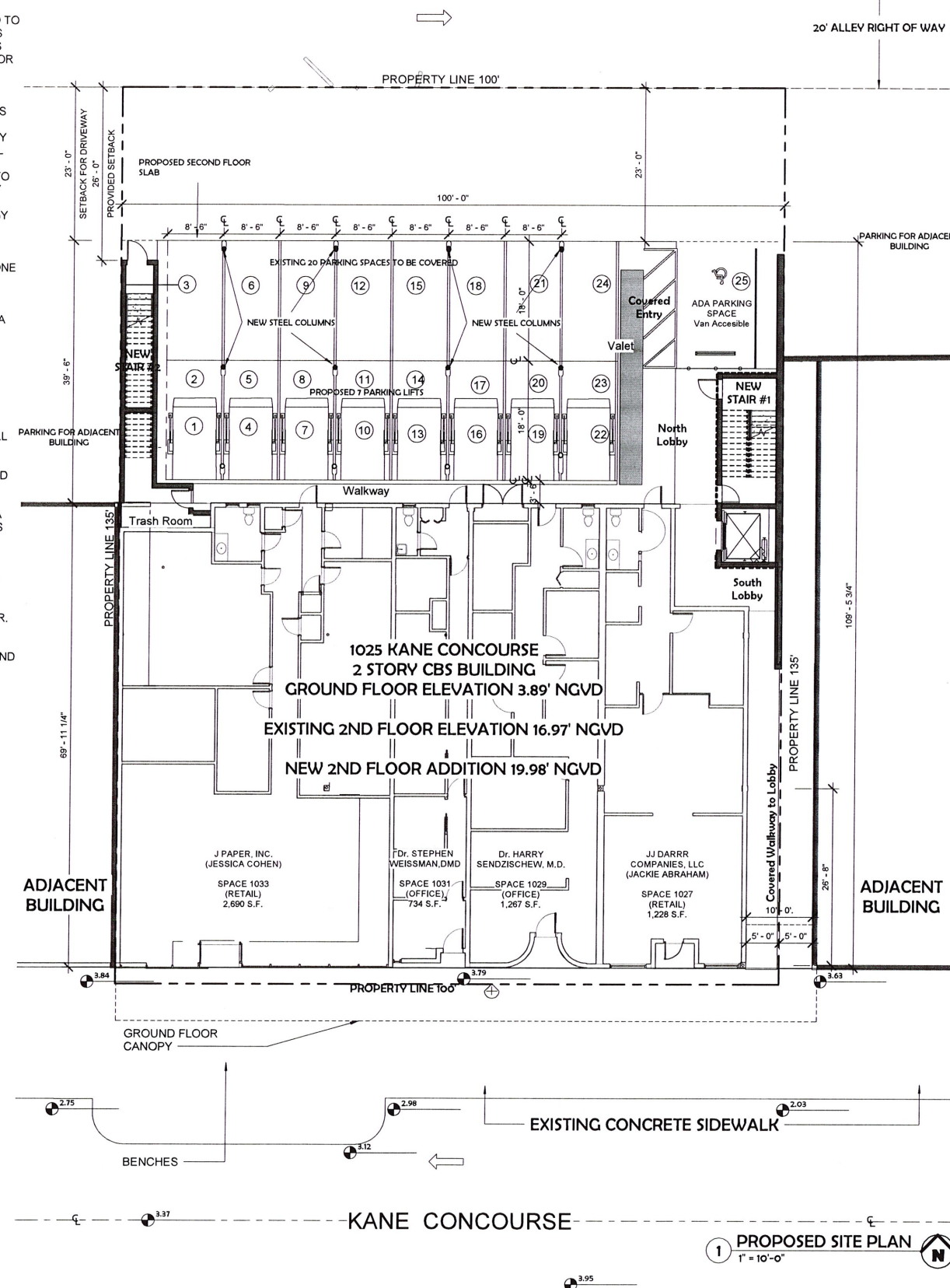
FLOOD ZONE AE
NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY NUMBER 120637
MAP AND PANEL NUMBER 12086C0144 L
PANEL REVISED SEPTEMBER 11, 2009
BASE FLOOD ELEVATION 9.00 FEET NGVD 1929
(BASE FLOOD ELEVATION 7.45 FEET NAVD 1988)



ORIGINAL 20' ALLEY BY PB 46-5



20' ALLEY RIGHT OF WAY



SECTION 1 - GENERAL REQUIREMENTS

A. GENERAL

1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.
2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
3. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA)
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.
5. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.
6. CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR.
8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

10. GENERAL CONTRACTOR SHALL PROVIDE A 4" X 8" JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.

11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$150 EA, 2 STRUCTURAL INSPECTIONS @ \$175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.

13. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.

14. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.

15. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

16. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.

17. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.

18. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLE BLOCK.

B. COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.

4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS. TOILET OPENINGS, DRAINS, SLEEVES, DERESSED GLASS, BOLTS, CURBS, ETC.

6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND TRADES TO EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C. SHOP DRAWINGS & SUBMITTALS

1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCT/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL.

3. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND Juxtaposition OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.

4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.

5. VERIFY PRIOR TO COMMENCEMENT OF PROJECT IF ANY FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

D. FIELD CHANGES & CHANGE ORDERS

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.

3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.

4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.

E. INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS. CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL, IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.

2. ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUIRIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE. DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED IN CLOVEN ATTIRE. FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL. IF CONTRACTOR DRESSES IN CLOVEN ATTIRE, ARCHITECT WILL PROVIDE FREE INSPECTION.

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT COMMERCIAL

SECTION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.
2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH. STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.
3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC SECTION 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4770
5. ALL CONSTRUCTION AND/ OR USE OF CONSTRUCTION IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT. PRIOR TO START OF CONSTRUCTION.
6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC, AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.
7. NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

SECTION 3 - CONCRETE & STRUCTURAL NOTES

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.

2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE. NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.

A. CONCRETE

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-43 (U, O, N)" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCH/ENG FOR APPROVALS.

a) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.

FOUNDATION: 5000 PSI (TYP)	5000 PSI (TYP)	NON-REINFORCED:
CIF BEAMS: 5000 PSI (TYP)	5000 PSI (TYP)	ALL OTHERS:
OP COLUMNS: 5000 PSI (TYP)	5000 PSI (TYP)	ALL PRE-STRESSED:

b) CONCRETE PROTECTION FOR REINFORCING

FOOTINGS:	FLOOR SLAB:	1-1/2"	X	3"
COLUMNS:	X			BEAMS:

c) SLUMP AND CYLINDER TEST

TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. WITH JOINTS LAPPED 6" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS/ SLABS SHALL HAVE BROOM SWEEP FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FBC SECTION 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3

CONCRECTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" X 15'-0" (10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

e) SHORING

SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSUANCE OF THE BUILDING PERMIT BUT BEFORE THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

f) FOUNDATIONS

1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISED DESIGN BY ARCHITECT/ENGINEER.

2. SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.

3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.

4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL. FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST

* ANY STRUCTURAL SLAB MUST REQUIRE ENGINEERED DRAWINGS.

SECTION 4 - MASONRY

4.1 STANDARD MASONRY

1. DESCRIPTION

1.1 MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P. S. I. IN 28 DAYS.

1.2 ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N, TYPE I, CONFIRMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).

1.3 MASONRY BEARING WALLS SHALL CONFIRM TO ASTM C-90 AND C-270.

SECTION 5 - METALS & ANCHORING

5.1 REINFORCING STEEL

1. DESCRIPTION

1.1 ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.

1.2 FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI 318 (LATEST EDITION WITH REV.)

1.3 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.

5.2 STRUCTURAL STEEL MEMBERS

1. DESCRIPTION

1.1 ALL STRUCTURAL STEEL SHALL BE ASTM. A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U, O, N, ON PLANS OR SHOP DRAWINGS.

1.2 WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.

1.3 PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT. IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. SECTION 2807. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED. 1.4 ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.

1.5 ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO THE BEAMS OR BEARING PARTITIONS.

5.3 INTERIOR STEEL STUD FRAMING

1. DESCRIPTION

1.1 STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE

2. ACCEPTABLE MANUFACTURERS

2.1 CLARK DIETRICH

3. INSTALLATION INSTRUCTIONS

3.1 STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS.

3.2 PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION 6 - WOOD/PLASTICS

6.1 ROUGH CARPENTRY

1. DESCRIPTION

1.1 ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR APPROVED EQUAL, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 P. S. I. MIN. FIBER STRESS IN BENDING AND 15% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

3. INSTALLATION INSTRUCTIONS

3.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES

A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.

B) PROVIDE (1) 2" x 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOOR OPENINGS.

C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.

3.2 PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU", NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE

3.3 INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.

3.4 PROVIDE BLOCKING, BEHIND ALL SHELVING & BATHROOM CABINETRY AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

6.2 FINISH CARPENTRY

SECTION 7 - THERMAL & MOISTURE PROTECTION

7.1 CAULKING / FIRESTOPPING / WATERPROOFING

1.1 CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED

1.2. OPENINGS AROUND PIPES, CONDUITS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES

1.3 CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.

1.4 CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.

1.5 CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.

1.6 CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BY G.E SEALANTS OR APPROVED EQ.

1.7 PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK

1.8 ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.

2. ACCEPTABLE MANUFACTURERS

2.1. G.E.
22. HILTI.
2.3. TREMCO.
2.4. 3M

7.2 ROOFING

1. DESCRIPTION

1.1 ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR. CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NDL WARRANTY ACCEPTABLE ON INSTALLATION. SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.

1.2 CONTRACTORS SHALL SUBMIT DADE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.

1.3 ALL FLAT ROOFS, SLAB, ETC., AND IF DRAINS ARE SHOWN IN AREA OR PLUMBING PLANS MUST SLOPE TO THE DRAINS MUST BE SLOPED 1/4" : 1'-0" MIN FOR DRAINAGE. CONTACT ARCHITECT WITH ANY QUESTIONS.

1.4 ROOF PENETRATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

1.5 IF ROOF IS EXISTING, PATCH AND REPAIR AREAS AS NEEDED TO ACCOMMODATE A/C & ELECT PENETRATIONS. COORDINATE WITH PROPERTY OWNER TO MAINTAIN ALL ROOF WARRANTIES.

2. ACCEPTABLE MANUFACTURERS

2.1 GAF

2.2 JOHN MANSVILLE

2.3 GALT WESTERN - SPRAY FOAM SYSTEM

2.4 OTHERS MUST BE APPROVED BY ARCHITECT.

7.3 INSULATION

1. DESCRIPTION

1.1 SEE PLAN OR REFER TO MEP DRAWINGS

2. ACCEPTABLE MANUFACTURERS
2.1 SUPERIOR PRODUCTS INC.

C. PAINT

1. PAINT SCHEDULE:

2. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

3. ALL INTERIOR PAINT SHALL BE LOW V.O.C. B.M. ECO SPEC OR APPROVED EQUAL.

A. EXTERIOR SURFACES

1. STUCCO/ CONCRETE:
2 COATS - FLAT LATEX

2. FERROUS METAL:
ROUGH UP SHOP PRIMED SURFACE:

1 COAT - OIL ALKYD PRIMER
2 COATS - EGGSHELL ALKYD ENAMEL

3. GALVANIZED METAL:
1 COAT - OIL ALKYD PRIMER FOR GALVANIZED METAL
2 COATS - GLOSS ALKYD ENAMEL

4. WOOD SURFACES:
1 COAT - OIL PRIMER

2 COATS - ACRYLIC LATEX FLAT

B. INTERIOR SURFACES:

1. GYPSUM WALLBOARD:

1 COAT - LATEX PRIMER SEALER
2 COATS - FLAT LATEX

2. BLOCK AND CONCRETE:
1 COAT - LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY)
2 COATS - FLAT LATEX

3. FERROUS METALS:
TOUCHUP SHOP PRIMED SURFACE:

1 COAT - OIL ALKYD PRIMER
2 COATS - EGGSHELL ALKYD ENAMEL

4. WOOD TRIM AND DOORS (PAINT FINISH)

1 COAT - ENAMEL UNDER COAT
2 COATS - FLAT ALKYD ENAMEL OR EGGSHELL ENAMEL, AS SELECTED.

5. BATHROOM FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER/OR SEE FINISH SCHEDULE.

6. GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER/ OR SEE FINISH SCHEDULE.

CEILINGS:

A) DRYWALL CEILINGS SHALL BE SMOOTH FINISH AND PAINTED. - SEE DETAILS FOR PROPER CONSTRUCTION.

1. PROVIDE CATEGORY 5 FINISH WERE REQUIRED BY FINAL FINISH TO BE INSTALLED.

D. FLOORING

FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.

GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.

SECTION 10 - SPECIALTIES:

A) FIRE PROTECTION

1. PROVIDE FIRE EXTINGUISHES & CABINETS

2. PROVIDE F.E. PER NFPA 101 & F. B. C. SEE ARCH. PLAN FOR LOCATIONS.

3. PROVIDE MANUF. SUBMITTALS.

4. MANUFACTURING BY LARSEN OR APPRO. EQ.; SEMI-RECESSED CABINETS MODEL # 24098 OR APPROV. EQ.

B) SIGNAGE

1. SURFACE MOUNTED SIGNS

FABRICATED LETTERS, BRUSHED STAINLESS STEEL, 8.75" RETURN, PIN-MOUNTED, 1" STANDOFF, EXTERNALLY ILLUMINATED

C) ROOF ACCESS LADDERS

1. "O-KEEFE" CUSTOM ALUMINUM LADDER OR APPROVED EQ INSTALLED PER FBC 1500

2. PROVIDE KEYED ACCESS CONTROL GATE

3. SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL

SECTION 22 - PLUMBING

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.

2. BATHROOM FIXTURES TO BE SELECTED BY OWNER UNLESS SPECIFIED ON PLANS.

3. ALL FIXTURES AND ACCESSORIES TO BE MANUF. BY TOTO, AMERICAN STANDARD, KOHLER, OR APPROVED EQ. AS SPECIFIED ON PLANS. SUBMIT SHOP DRAWINGS FOR APPROVAL.

4. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE F.B.C. CHAPTER 400 (2014)

SECTION 23 - AIR-CONDITIONING

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.

2. ALL DUCT WORK SHALL BE RECTANGULAR, SUMIT SHOP DRAWINGS & SPECS FOR ARCHITECTS APPROVAL.

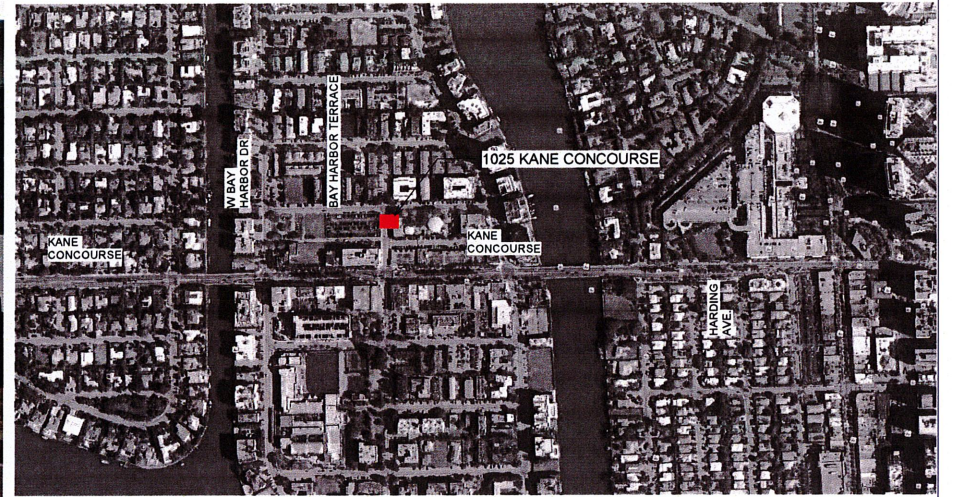
3. WATER HEATER SHALL BE IMMEDIATE START UP. WATER



1 SOUTH EAST EXISTING VIEW



2 SOUTH EXISTING VIEW



7 LOCATION MAP
NTS



3 SOUTH WEST EXISTING VIEW



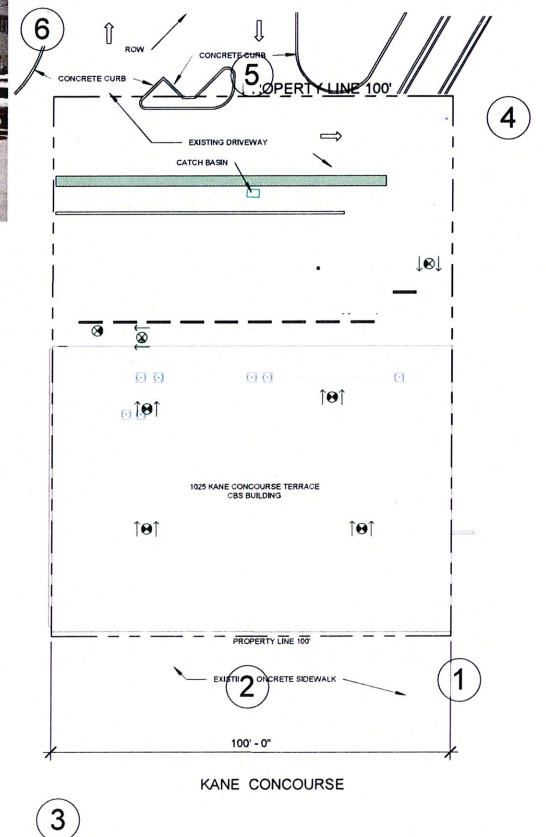
4 NORTH EAST EXISTING VIEW



5 NORTH EXISTING VIEW



6 NORTH WEST EXISTING VIEW



8 KEY PLAN
3/64" = 1'-0"



AERIAL - NORTH WEST



AERIAL - SOUTH WEST



NORTH EAST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



ROOFTOP



SOUTH WEST VIEW

ACCESS TO THE BUILDING AND SITE ISSUES:

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

PARKING ACCESS AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

CURB RAMPS AND RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44" WIDE.

CURB RAMPS - CURB RAMPS LOCATED WHERE PEDESTRIAN MUST USE THEM AND ALL CURB RAMPS WHICH ARE NOT PROTECTED BY HANDRAILS OR GUARDRAILS SHALL HAVE FLARED SIDES WITH A SLOPE NOT EXCEEDING A RATIO OF 1:12 (SEE FIG. 12(A) OF THE F.C.A.). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. BUILT-UP CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

DETECTABLE WARNINGS - A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.

ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODES.

BUILDINGS:

1. AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A., SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY.

2. PROTRUDING OBJECTS:

ADA REQUIRES, UNDER SECTION 4.4.1 THE FOLLOWING: OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12". PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

3. FIRE EXTINGUISHERS:

EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 48" A.F.F. WITH FORWARD APPROACH AND 54" WITH SIDE APPROACH ABOVE THE FLOOR. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT GREATER THAN 40 LB. SHALL BE SO INSTALLED THAT THE TOP OF THE FIRE EXTINGUISHER IS NOT MORE THAN 3'12" FEET ABOVE THE FLOOR. IN NO CASES SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER AND THE FLOOR BE LESS THAN 4 INCHES.

4. RAMPS:

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. MAXIMUM SLOPE 1:12. MAXIMUM RISE FOR ANY RUN SHALL BE 30". LANDINGS AT RAMPS - 60" x 60" MINIMUM (4.8.4). HANDRAILS - IF A RAMP HAS A RISE GREATER THAN 6" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. EXTENSION OF HANDRAILS SHALL EXTEND AT LEAST 18" AT BOTH THE TOP AND BOTTOM. EDGE PROTECTION OF RAMPS (4.8.7) - SHALL BE A MINIMUM OF 2". THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72 INCHES OF STRAIGHT AND LEVEL CLEARANCE.

5. DOORS:

MINIMUM MANEUVERING CLEARANCES AT DOORS PER FIGURE 25 OF THE F.C.A. 18" ON THE PULL SIDE AND 12" ON THE PUSH SIDE.

6. DOOR HARDWARE:

DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

DOOR CLOSURES, IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE, THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(A) EXTERIOR HINGED DOORS SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 FOOT POUNDS (37.8N)

(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)

(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

7. DRINKING FOUNTAINS:

SPOUT HEIGHT 35". THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT.

8. TOILET ROOMS AND BATHROOMS/RESTROOMS:

TOILET FACILITIES: IF TOILET ROOMS ARE PROVIDED, THEN EACH PUBLIC AND COMMON USE TOILET ROOM SHALL COMPLY WITH 4.22 OF THE F.C.A.

TOILET STALLS IN NEW CONSTRUCTION (4.17) SHALL COMPLY WITH THE REQUIREMENTS OF PL. STATUTES, SECTION 553.504(12) WHICH IS A TOILET STALL WITH A WATER CLOSET AND A LAVATORY IN THE ACCESSIBLE STALL. THE STANDARD ACCESSIBLE RESTROOM SHALL CONTAIN AN ACCESSIBLE LAVATORY WITHIN IT... THE LAVATORY SHALL BE MOUNTED SO AS TO NOT OVERLAP THE CLEAR FLOOR SPACE AREAS REQUIRED BY SECTION 4.17

FIGURE 30(A) OF THE F.C.A. SUCH LAVATORIES SHALL BE COUNTED AS PART OF THE REQUIRED FIXTURE COUNT FOR THE BUILDING. THE ACCESSIBLE WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

TOILET STALL DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH 4.13.

URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 INCHES ABOVE THE FINISH FLOOR.

LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL COMPLY WITH FIG. 31 OF THE F.C.A.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

FAUCETS SHALL BE LEVER-OPERATED, PUSH-TYPE OR ELECTRONICALLY OPERATED. IF SELF CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS, WHERE 6 OR MORE STALLS ARE PROVIDED, IN ADDITION TO THE BIG STALL AT LEAST ONE STALL 36 INCHES WITH AN OUT SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH FIGURE 30(D) AND 4.29 OF F.C.A. SHALL BE PROVIDED.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

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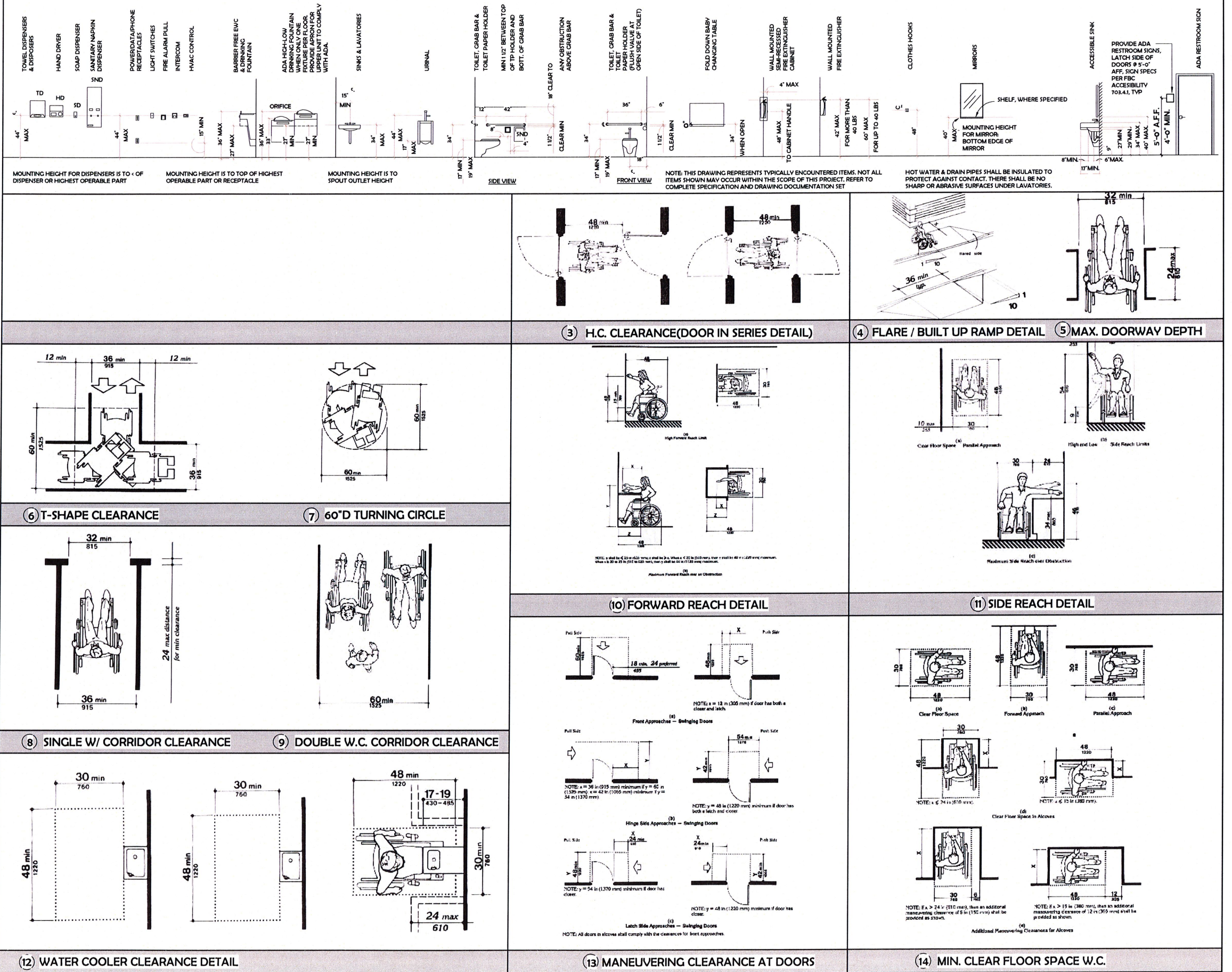
FAUCETS SHALL BE LEVER-OPERATED, PUSH-TYPE OR ELECTRONICALLY OPERATED. IF SELF CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS, WHERE 6 OR MORE STALLS ARE PROVIDED, IN ADDITION TO THE BIG STALL AT LEAST ONE STALL 36 INCHES WITH AN OUT SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH FIGURE 30(D) AND 4.29 OF F.C.A. SHALL BE PROVIDED.

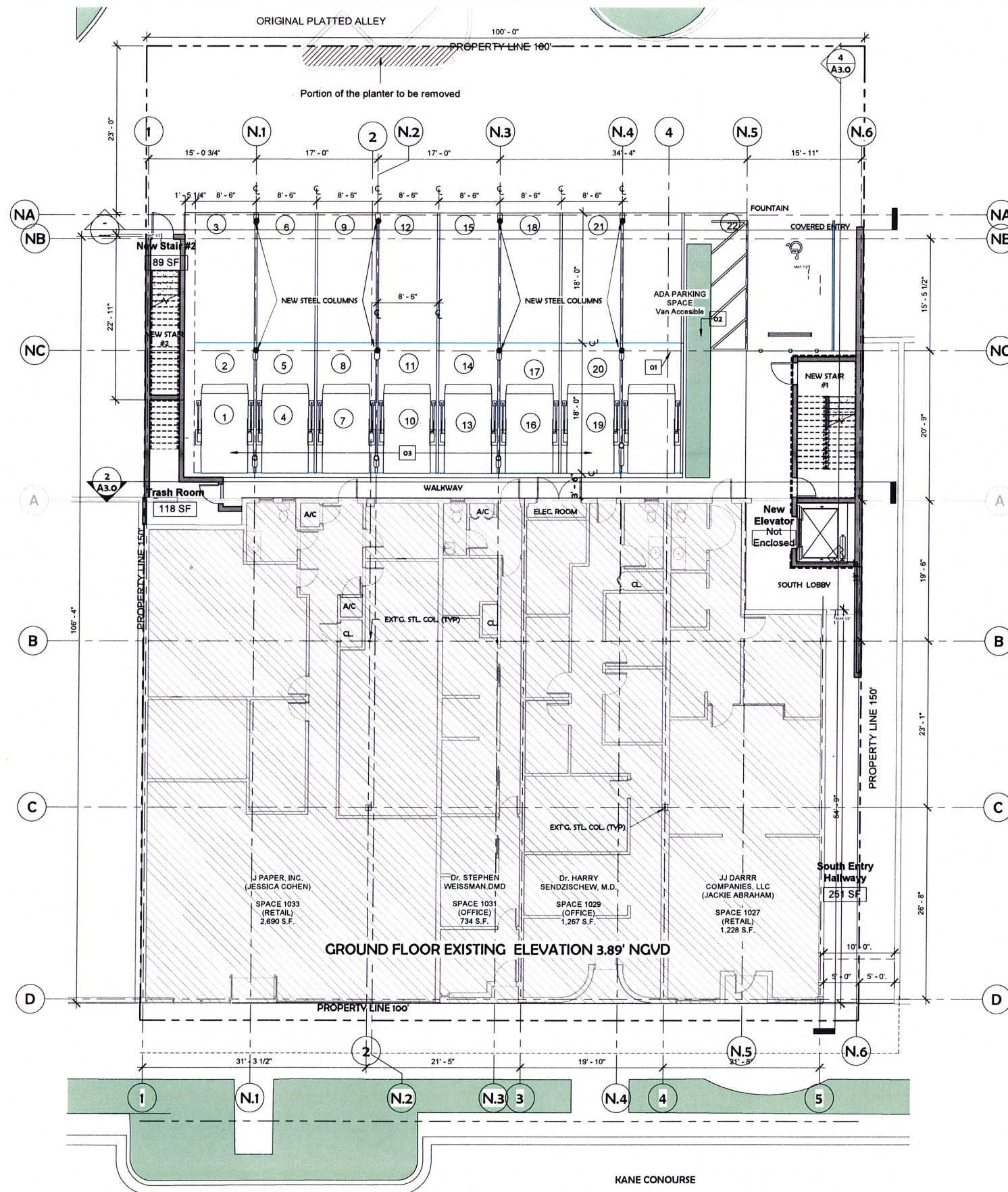
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FLOOD MANAGEMENT DATA
 FIRM FLOOD MAP NUMBER:
 FLOOD ZONE:
 (SINCE 09-11-2009)
 BASE FLOOD ELEVATION :
 DESIGN FLOOD ELEVATION:
 BENCHMARK ELEVATION :
 BOTTOM T.O.S. ELEVATION :
 MAIN GROUND FLOOR T.O.S. ELEV. :
 LOWEST GRADE ELEVATION ADJACENT TO BUILDING :
 GRADE ELEVATION ADJACENT TO PROPERTY LINE :
 ELECTRICAL , MECHANICAL, PLUMBING EQUIPMENT &
 MACHINERY ELEVATION SERVICING THE BUILDING:
 FLOOD DESIGN CLASS:

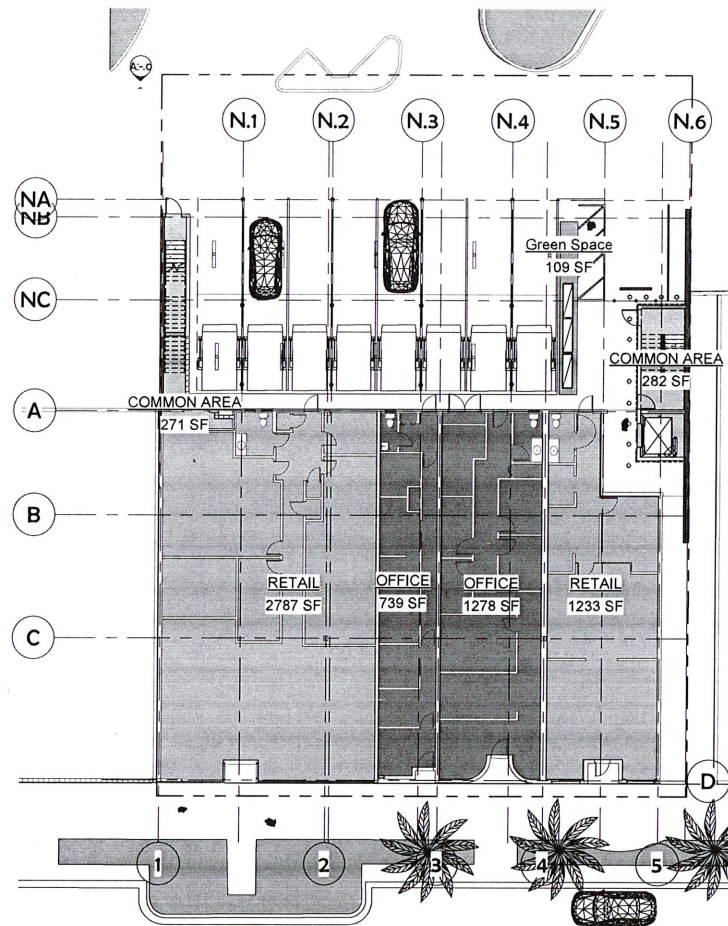
12086CO144L
 AE

+9.0' NGVD
 +10.0' NGVD
 #2, 8.84' NGVD
 +3.89' NGVD (AT ENCLOSED RETAIL AREA)
 +3.89' NGVD
 (+/-) +3.13' NGVD, (AT WEST SIDE OF EXISTING PARKING AREA)
 (+/-) +4.5' NGVD, REFER TO CIVIL DWGS

10' NGVD (MIN.) (BETWEEN 5.0' TO 6.0' ABOVE GRADE ELEVATION).
 TABLE 1-1 (UNDER ASCE/SEI 24-14)

BUILDING OCCUPANCY CLASSIFICATION FOR FLOOD AND
 CONSTRUCTION RESISTANT DESIGN AS PER ASCE TABLE 1-1 : OCCUPANCY CATEGORY II

1 FLOOD INFO GROUND FLOOR PLAN
 1/8" = 1'-0"



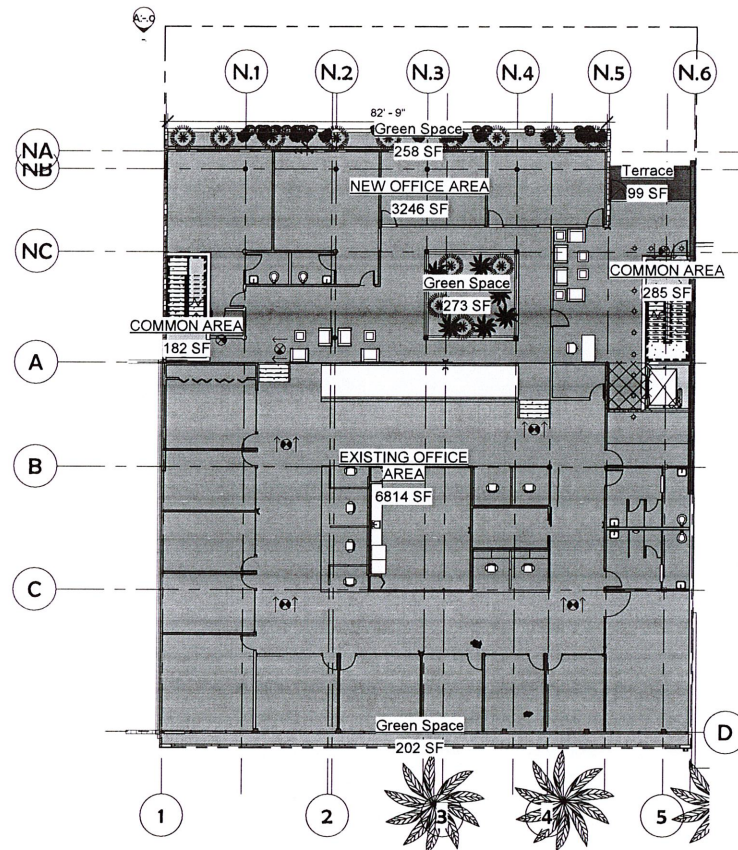
GROUND FLOOR AREA PLAN

EXISTING RETAIL AREA= 3,918 SF
EXISTING OFFICE AREA= 2,001 SF

COMMON AREA = 835 SF

TOTAL= 6,754 SF

GREEN SPACE= 109 SF



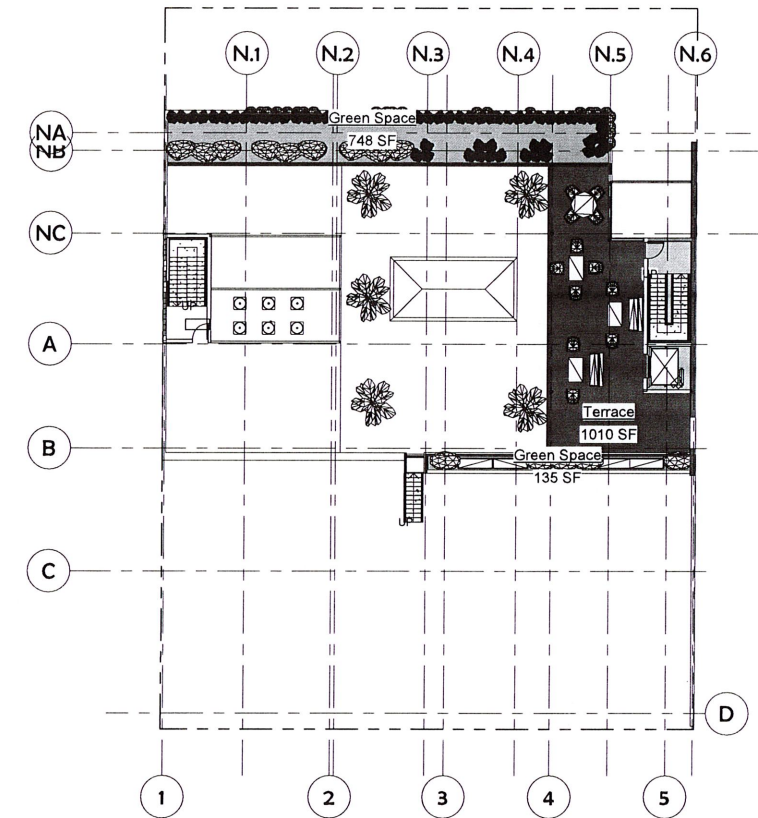
2ND FLOOR AREA PLAN

EXISTING OFFICE AREA= 6,814 SF
PROPOSED OFFICE AREA= 3,246 SF

COMMON AREA= 467 SF

TOTAL= 10,527 SF

GREEN SPACE= 733 SF
TERRACE= 99 SF

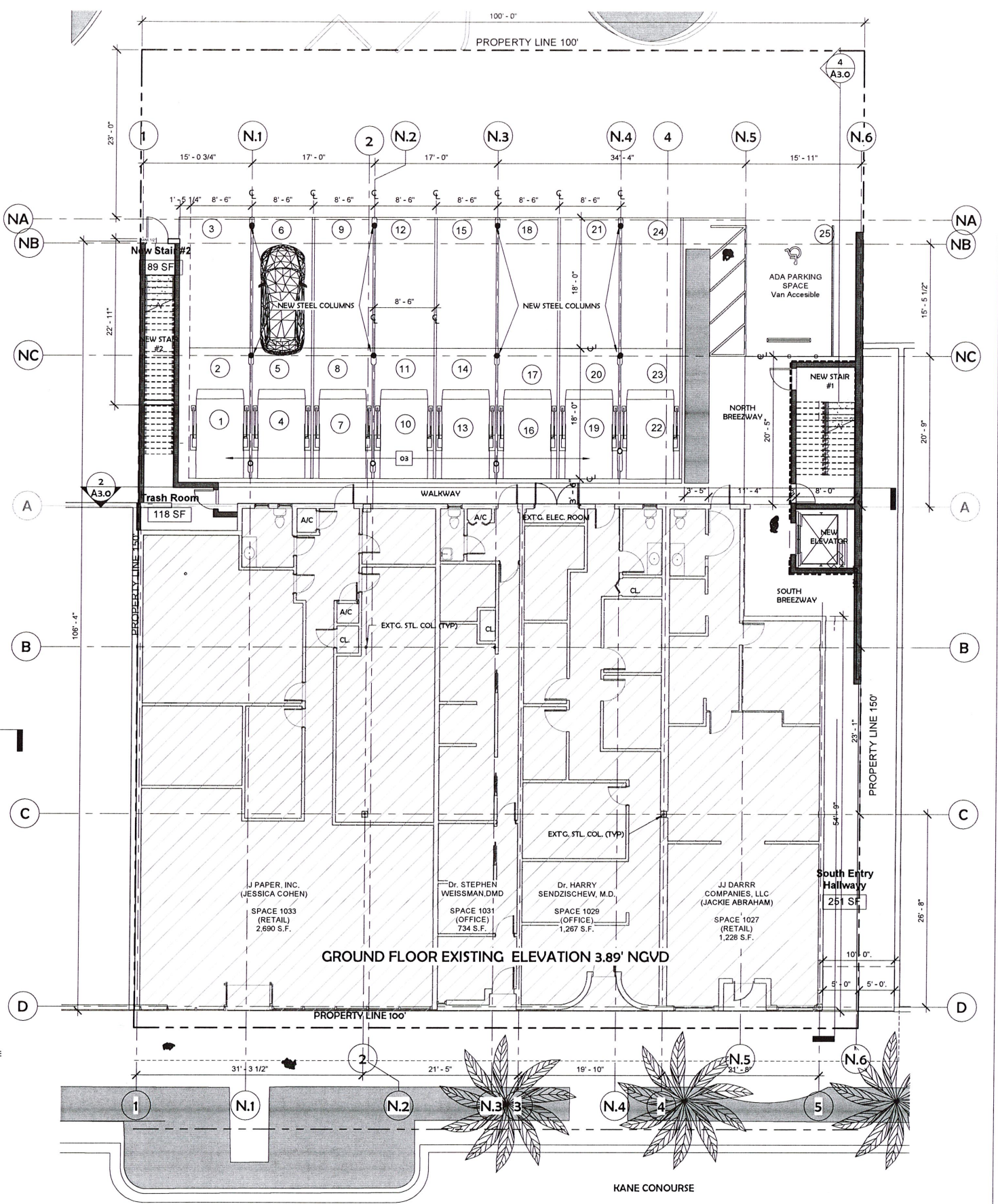
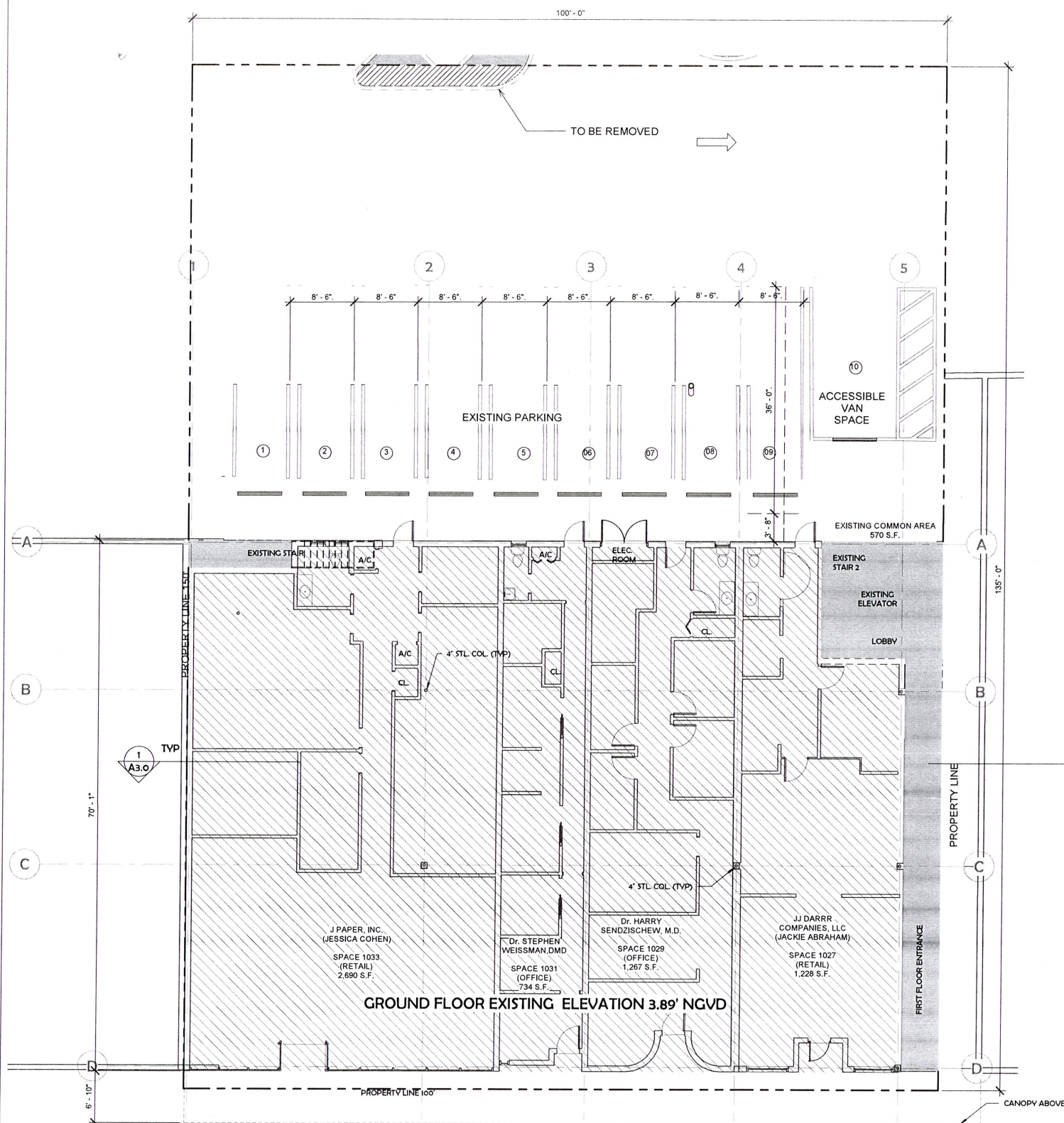


ROOF TOP AREA PLAN

COMMON AREA= 285 SF

TOTAL= 285 SF

GREEN SPACE= 883 SF
TERRACE= 1,010 SF



WALL LEGEND

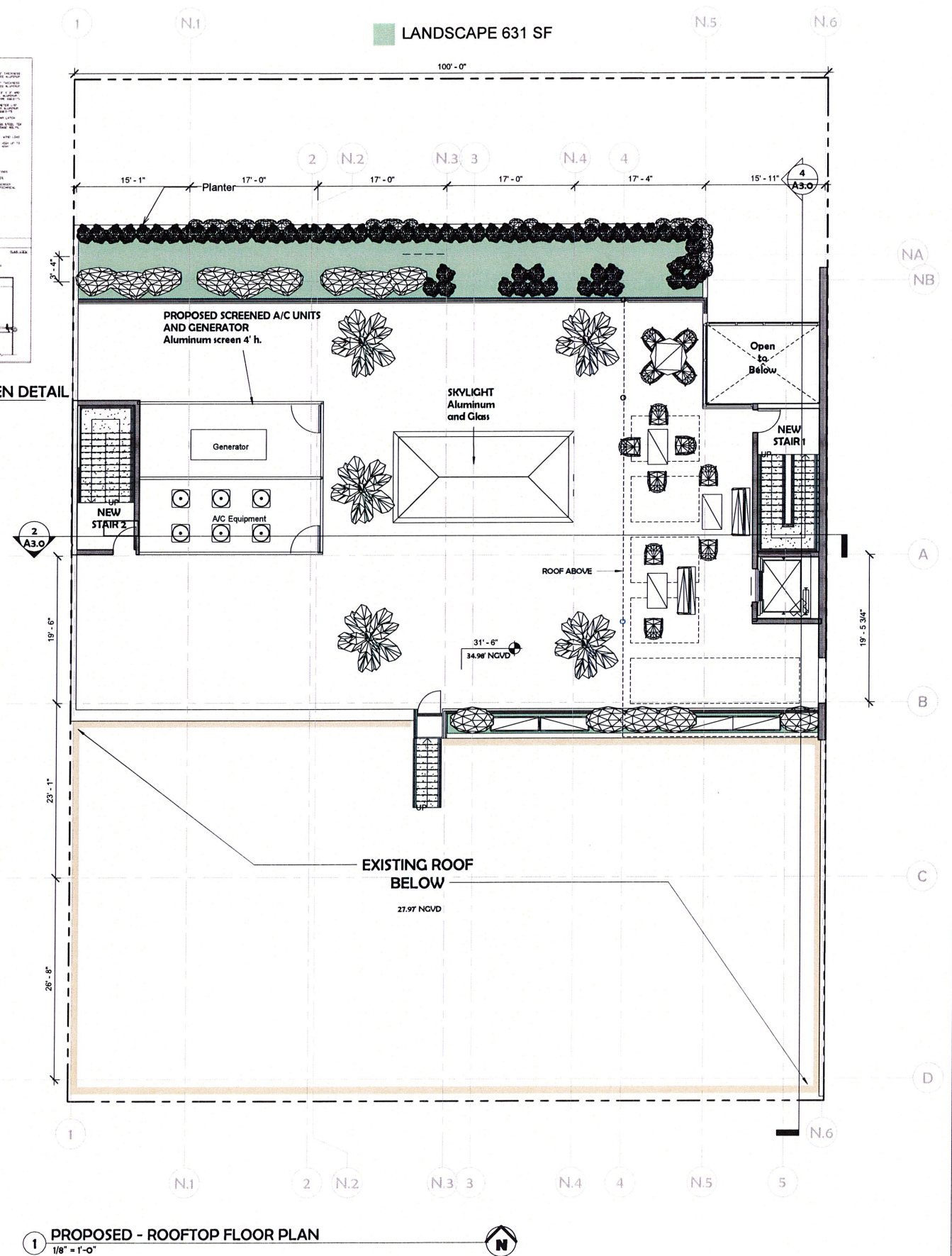
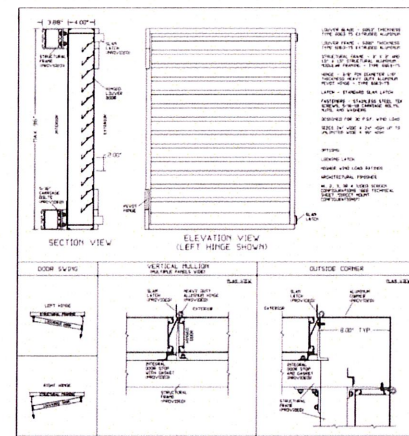
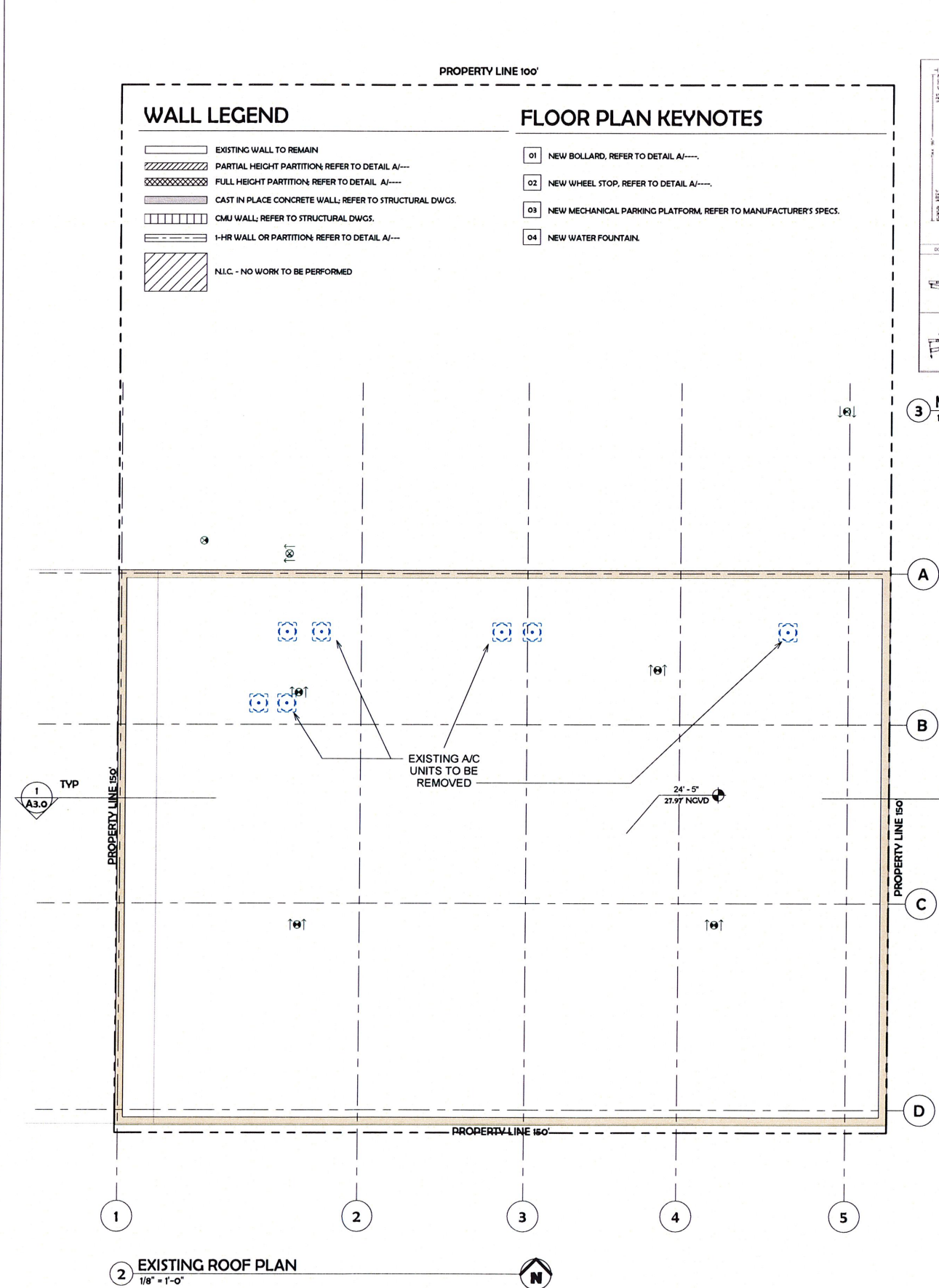
- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION; REFER TO DETAIL A1----
- FULL HEIGHT PARTITION; REFER TO DETAIL A1-----
- CAST IN PLACE CONCRETE WALL; REFER TO STRUCTURAL DWGS.
- CMU WALL; REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION; REFER TO DETAIL A1----
- N.L.C. - NO WORK TO BE PERFORMED

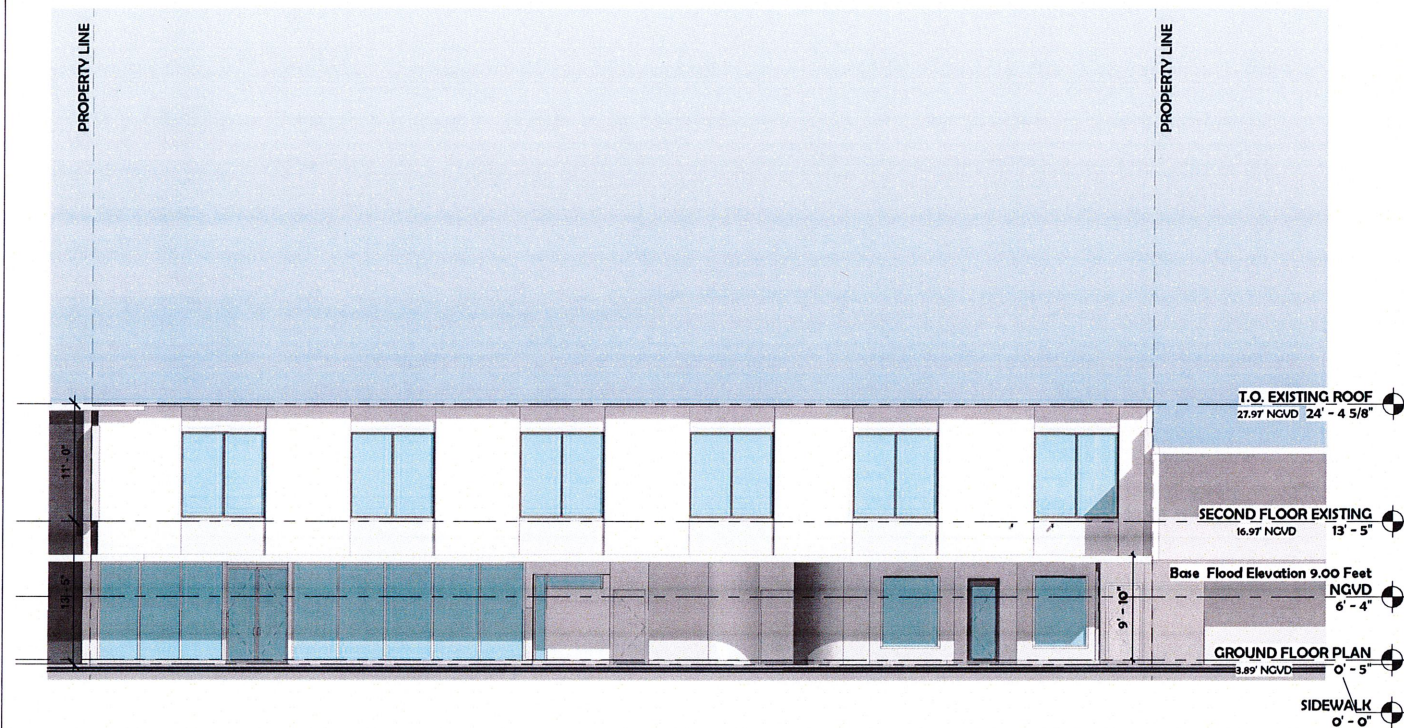
FLOOR PLAN KEYNOTES

- 01 NEW BOLLARD, REFER TO DETAIL A1-----
- 02 NEW WHEEL STOP, REFER TO DETAIL A1-----
- 03 NEW MECHANICAL PARKING PLATFORM, REFER TO MANUFACTURER'S SPECS.
- 04 NEW WATER FOUNTAIN.

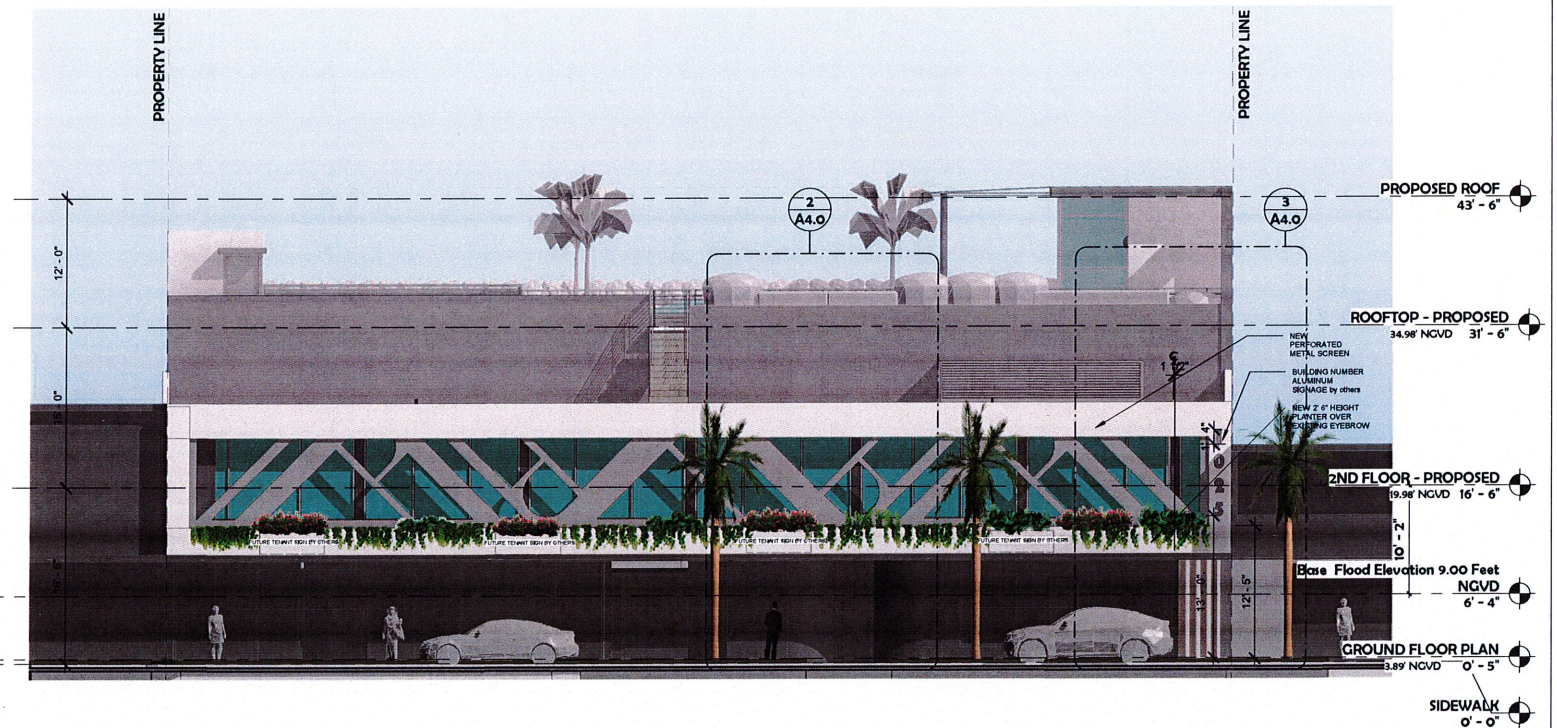
1 EXISTING GROUND LEVEL
1/8" = 1'-0"

2 PROPOSED - GROUND FLOOR PLAN
1/8" = 1'-0"





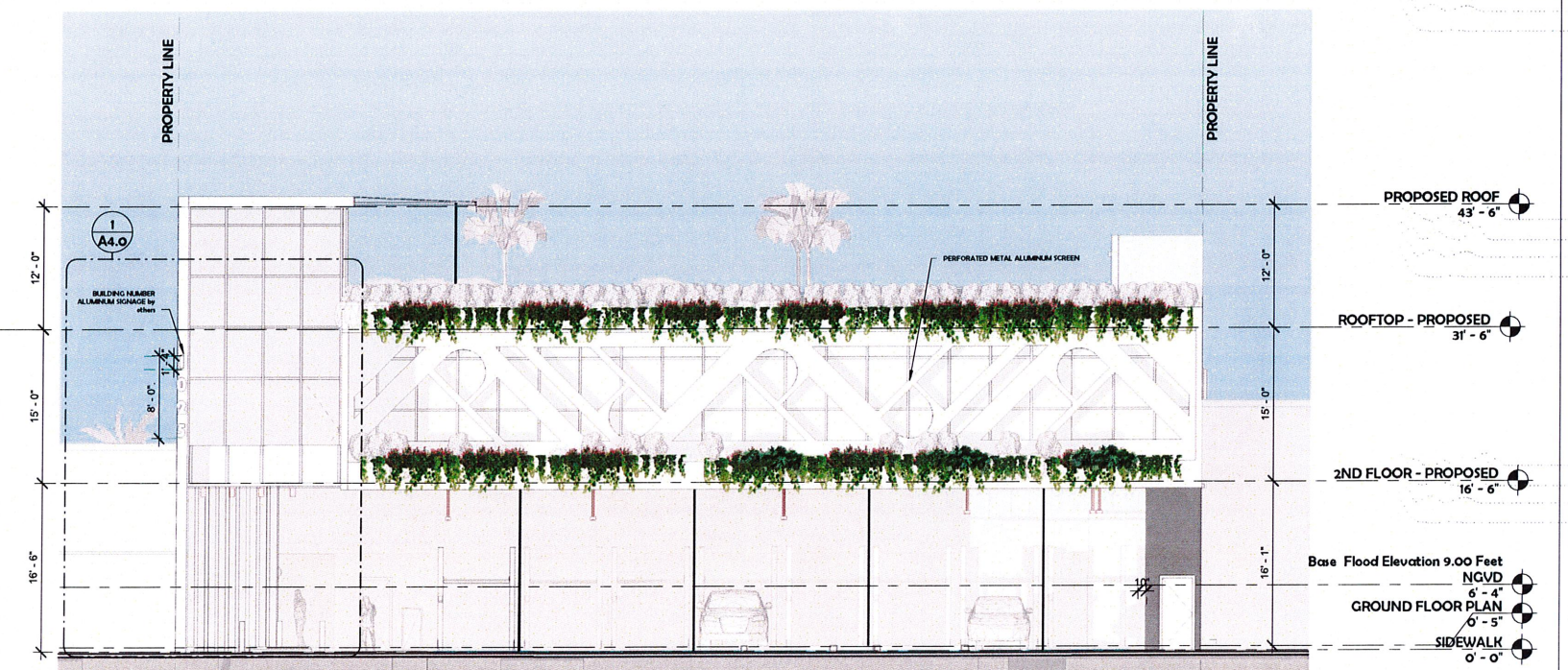
2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



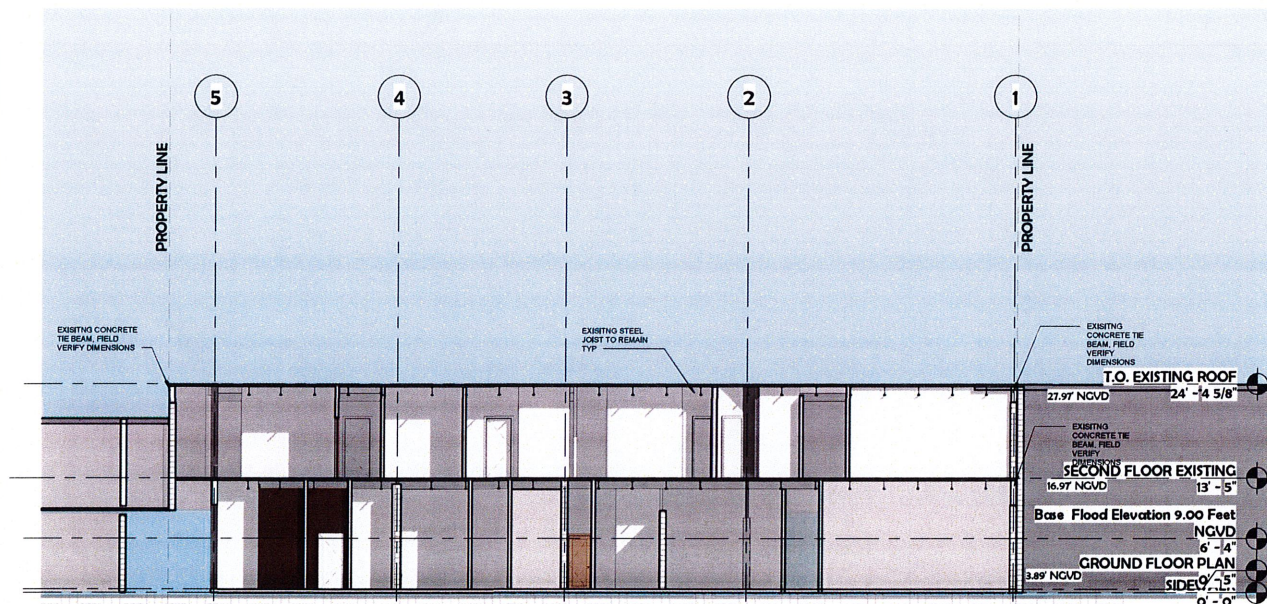
3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



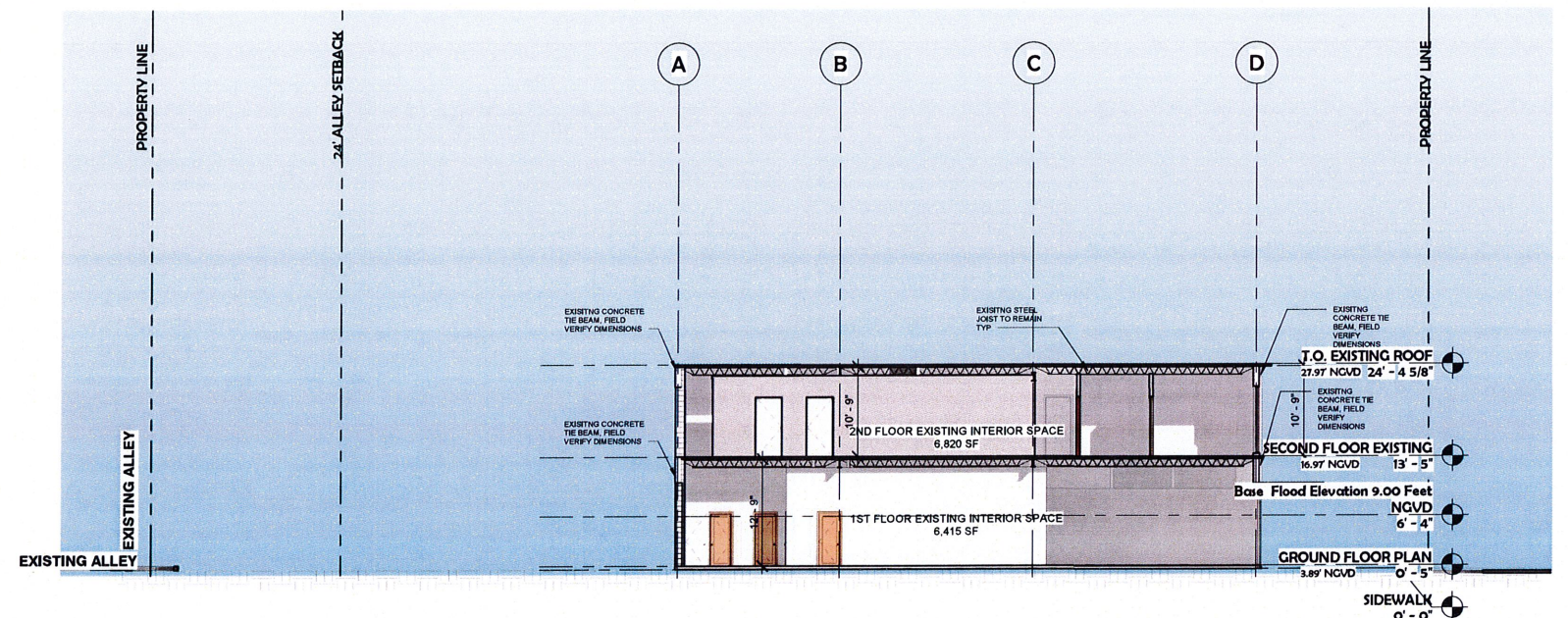
1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



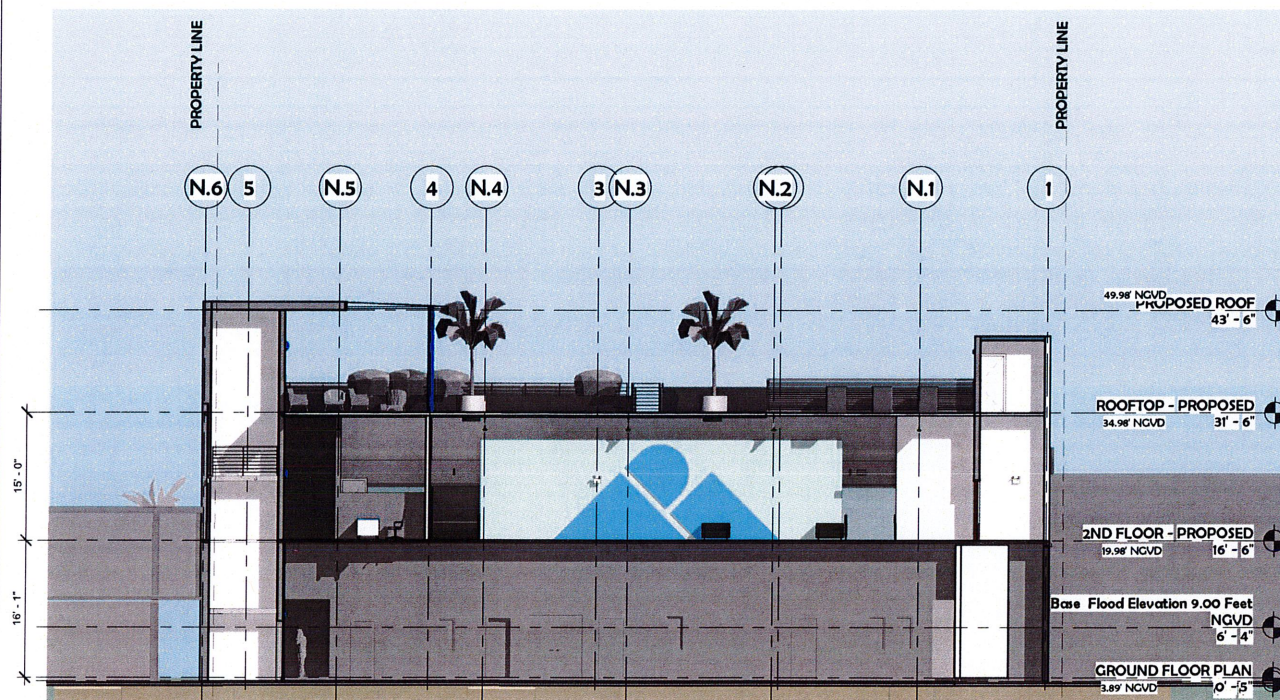
4 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



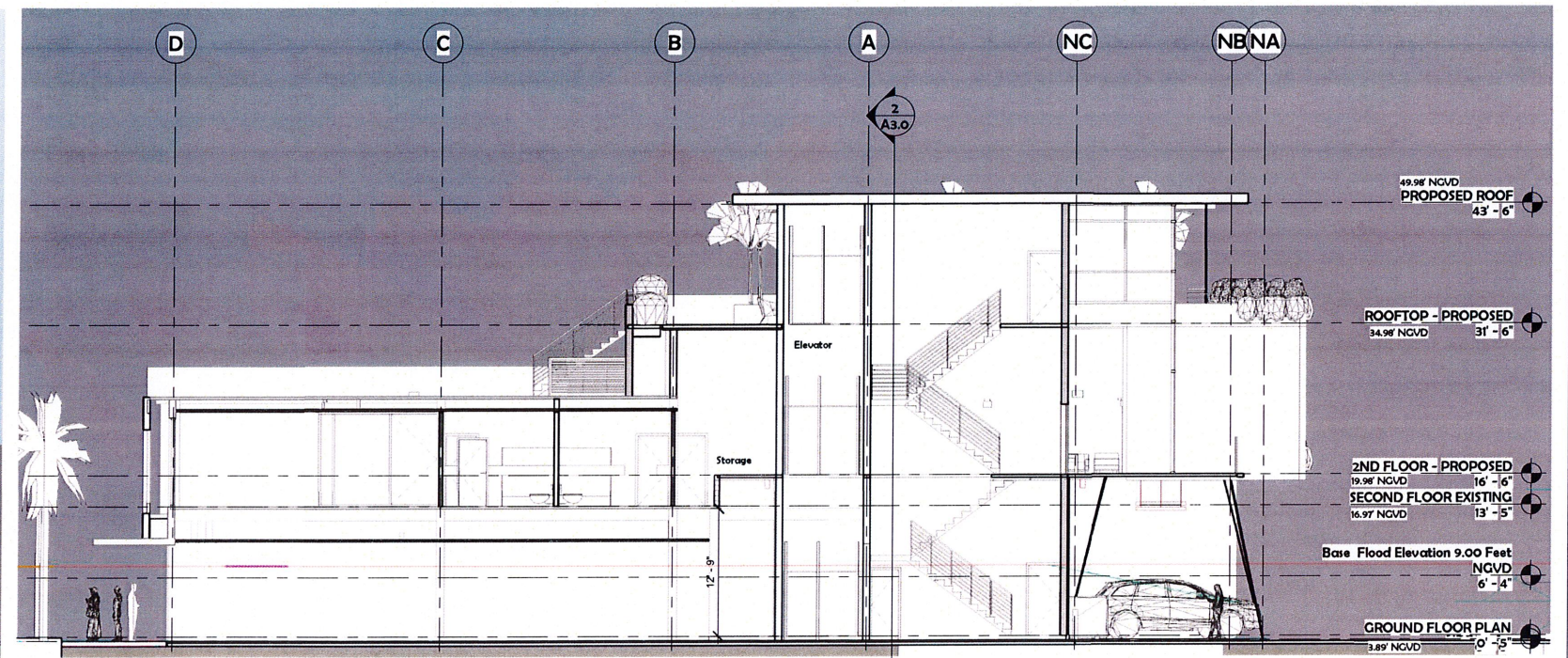
1 EXISTING CROSS SECTION
1" = 10'-0"



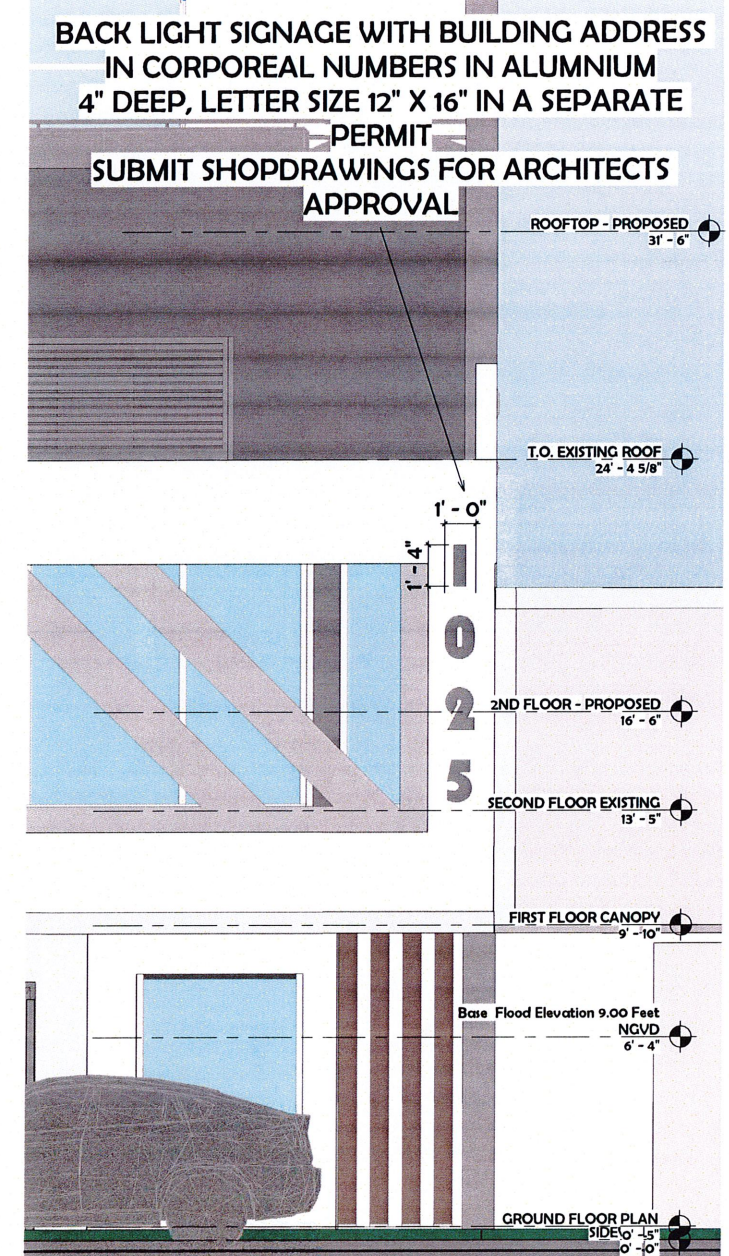
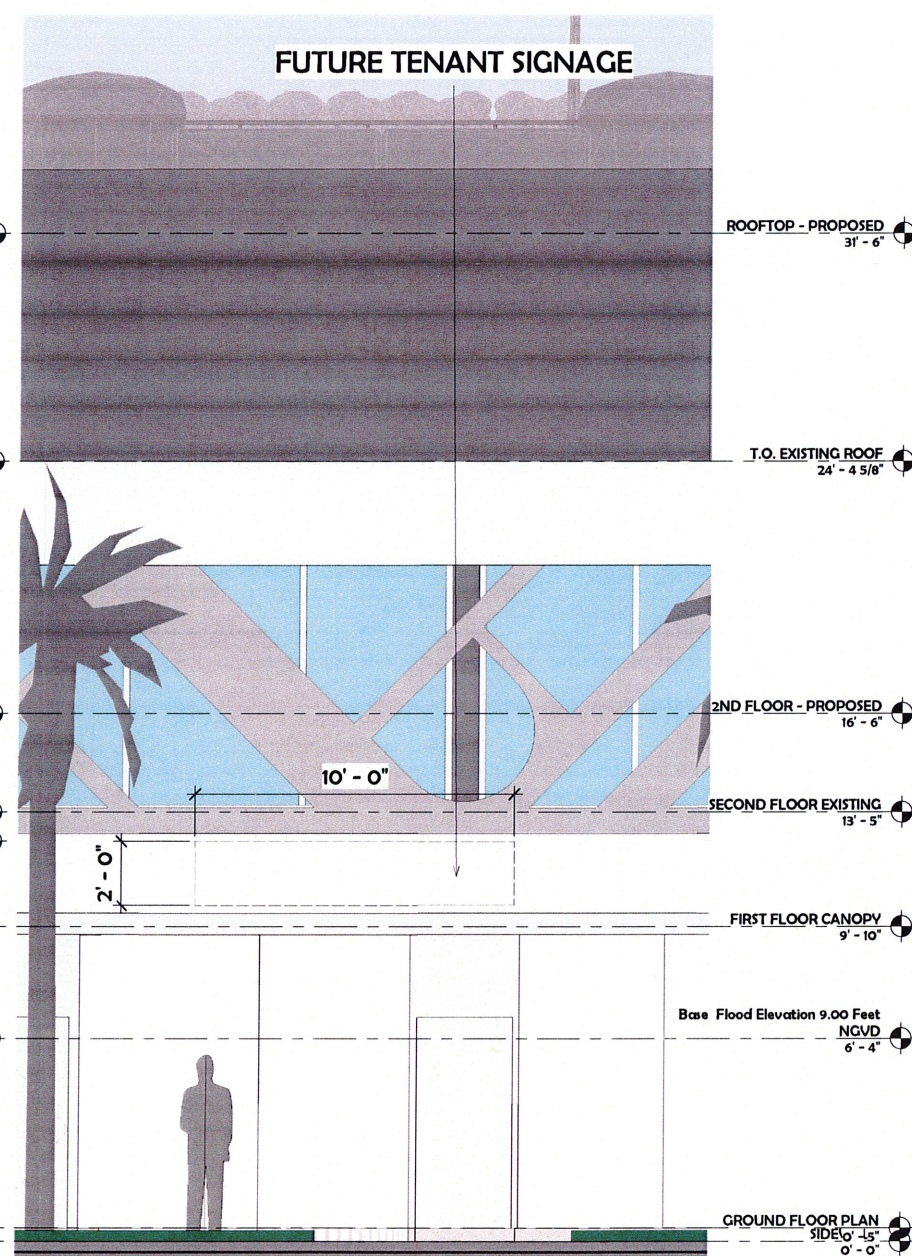
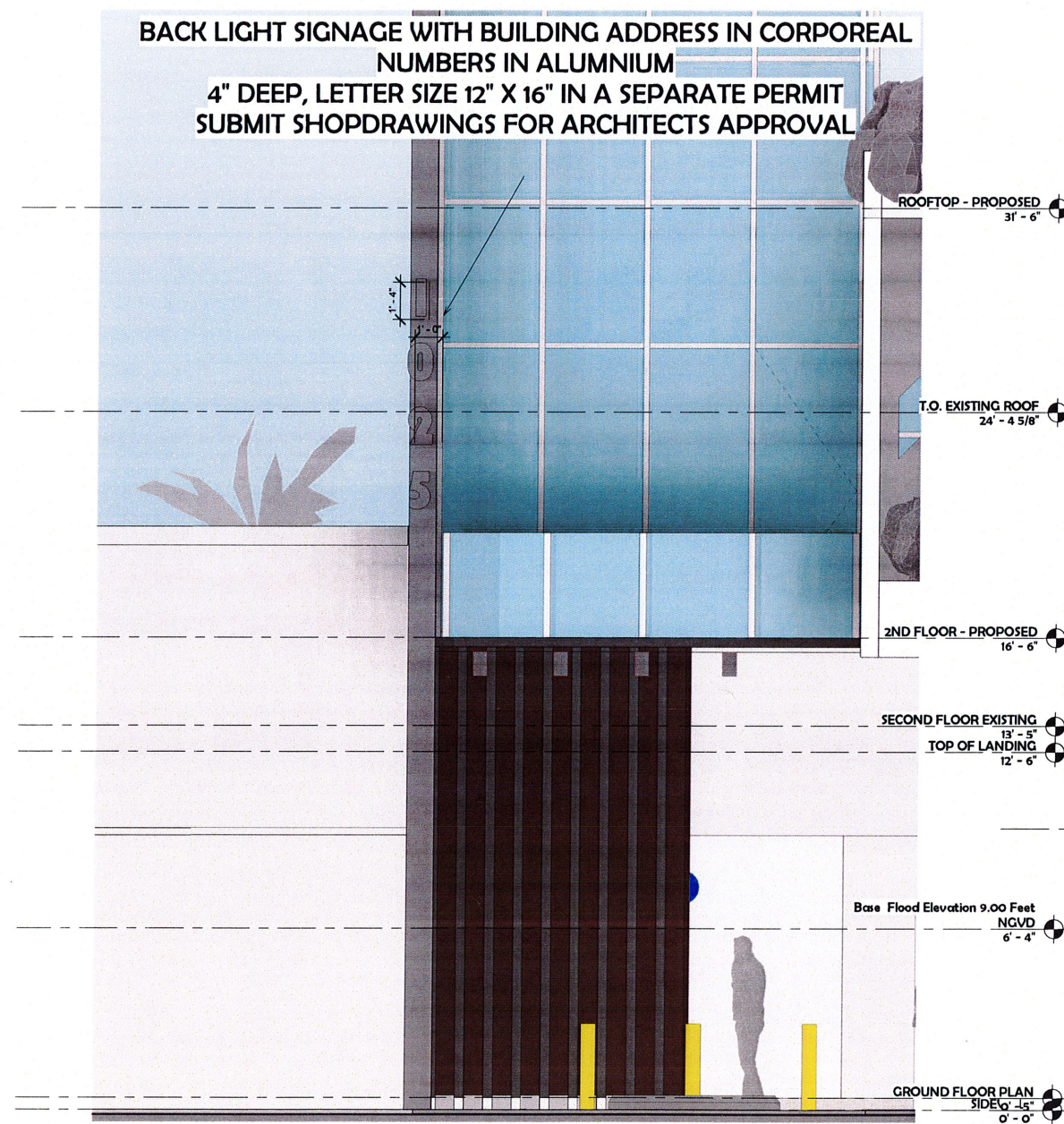
3 EXISTING LONGITUDINAL SECTION
1" = 10'-0"

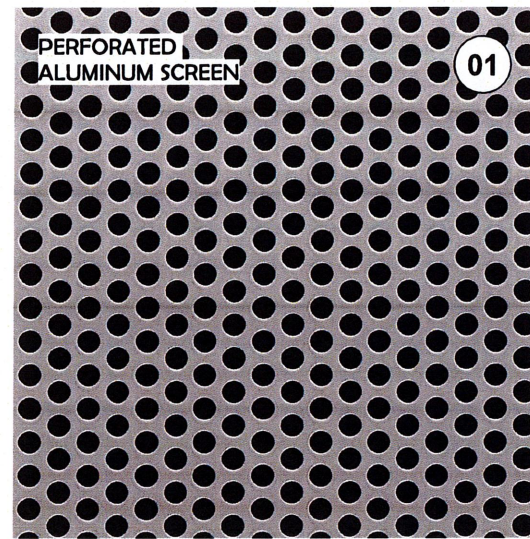


2 PROPOSED CROSS SECTION
1" = 10'-0"

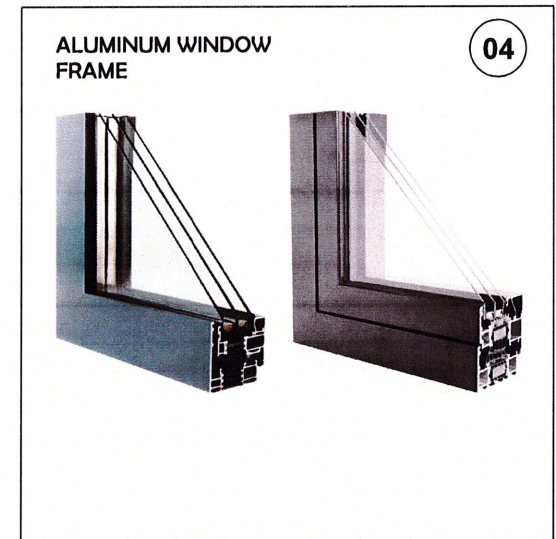
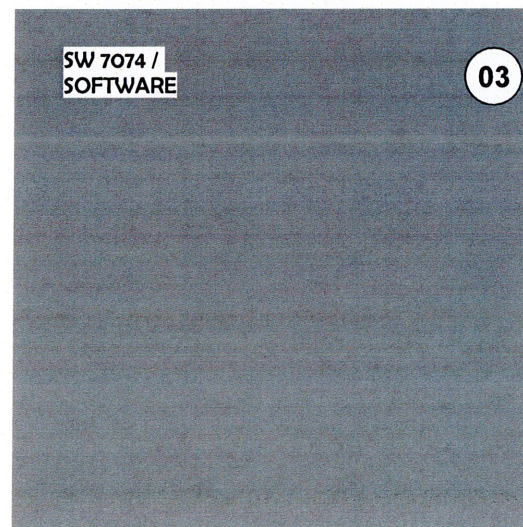


4 PROPOSED LONGITUDINAL SECTION
1/8" = 1'-0"



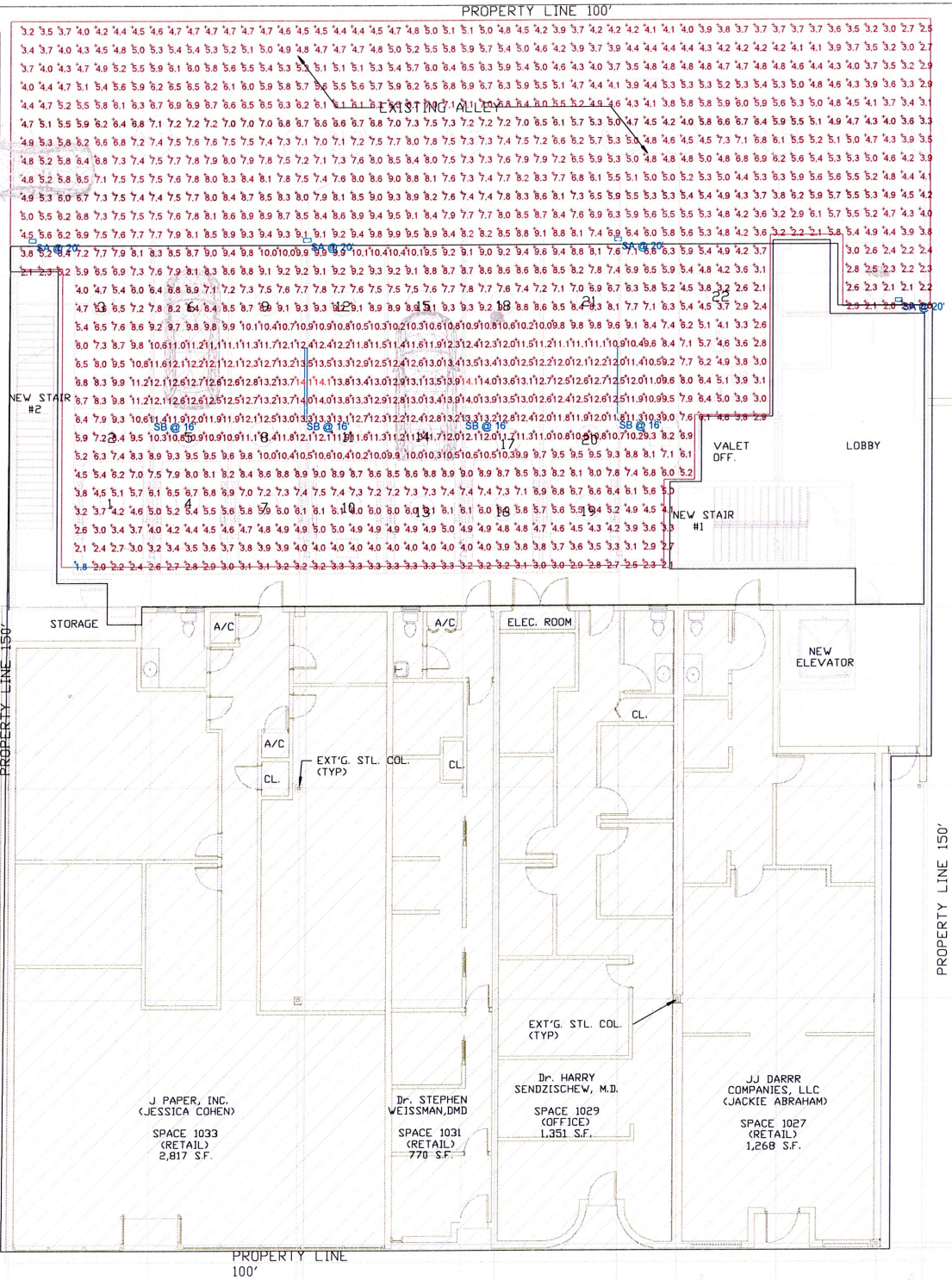


* EXTERIOR WOOD MATERIAL
WOOD SPECIES, DETAILS & DIMENSIONS TO BE FINALIZED W/ SHOP DRAWINGS



Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor
	SA	4	CREE INC.	SEC-EDG-4M-xx-06-E-UL-700-40K or BX5EX40RE-UD7 (700mA)	CREE SECURITY EDGE LUMINAIRE, TYPE IV MEDIUM, 90 LEDS, 700MA, 4000K	ITL78793_SEC-EDG-4M-xx-06-E-UL-700-40KIES	0.9
	SB	4	DELVRO ENERGY INC. TORONTO, ONTARIO	DTL8-80-4K-U-FR-X-C-3.18-X-X-D-11-N	SUSPENDED DIRECT FIX, WITH SPECULAR REFLECTOR AND WHITE TRANSLUCENT LENS	DTL8-80-4K-U-FR-x-x-3.18-x-x-d-n-IES	0.9
							132.1
							77

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	7.0 fc	14.1 fc	1.8 fc	7.8:1	3.9:1

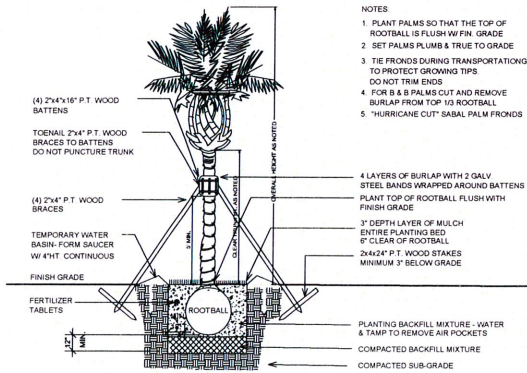


Plant List L1

Shrubs/Groundcovers					
Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance
NF	17	Nephrolepis falcata/ Macho Fern	16" x16", 24" O.C.	No	High
Mulch		Shredded Melaleuca or Eucalyptus			

General Notes:

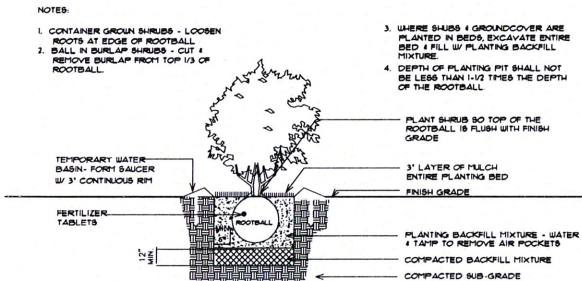
- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) 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 Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- 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 backfilled. Planting soil to be backfilled into pits by washing in.
- All trees and palms shall be planted with the top of their rootballs 1'-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- 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 a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.



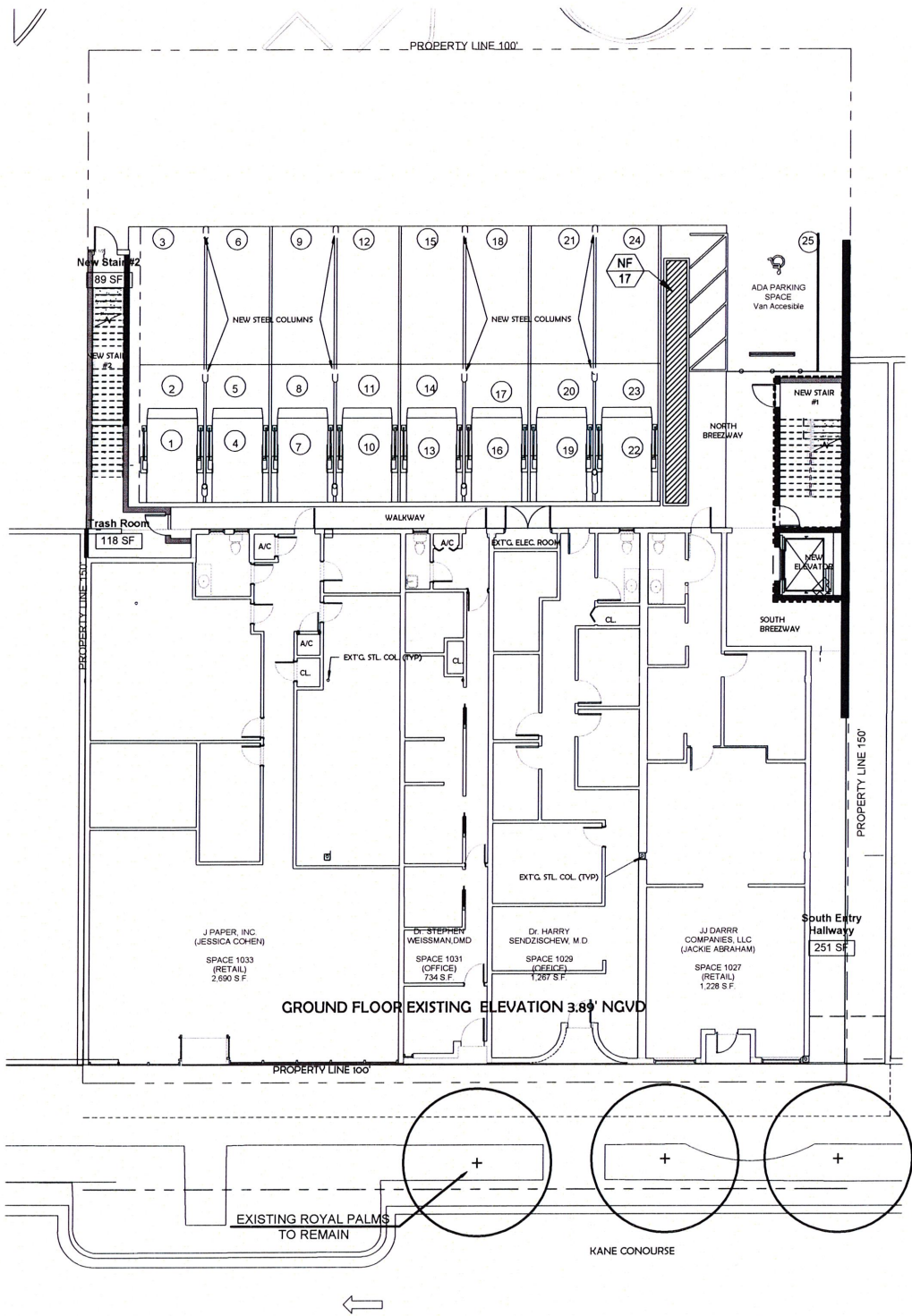
PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL



Digitally signed
by Kimberly
Moyer
Date:
2021.12.06
09:55:12 -05'00'

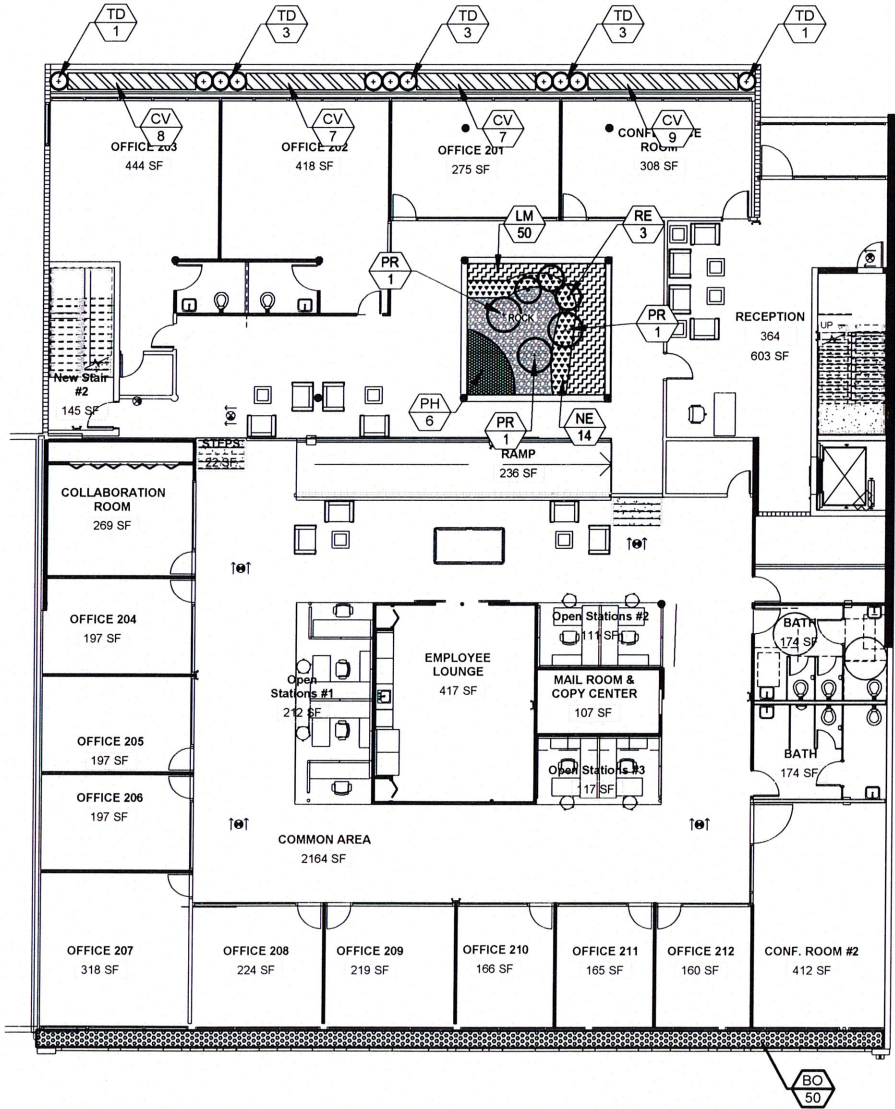
LANDSCAPE PLAN
1" = 10'-0"



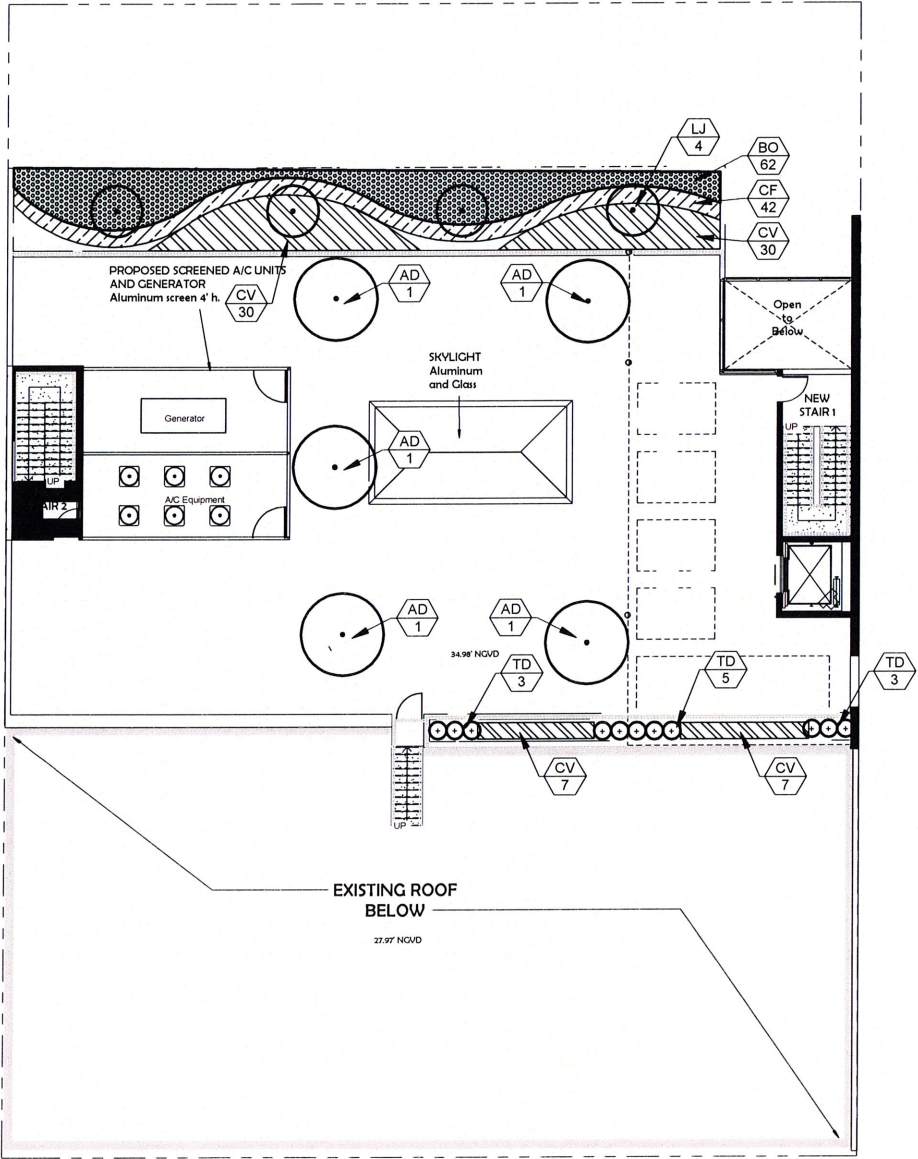
Plant List L2

Trees / Palms		Botanical / Common Name	Size	Native	Drought Tolerance
Sym	Qty				
LJ	4	Ligustrum japonicum/ Wax Privet	6' Ht, multi trunk tree form	No	Medium
AD	5	Adonidia merillii/ Christmas Palm	10' Ht	No	High
PR	3	Phoenix roebelenii/ Pygmy Date Palm	5' Ht, double trunk	No	Medium
Shrubs/Groundcovers					
CV	105	Codiaeum variegatum 'Franklin Roosevelt'/ Croton	24" x 24", 24" O.C.	No	High
PH	6	Philodendron 'Rojo Congo'/ Red Congo	20" x 20"	No	Medium
RE	3	Rhapis excelsa/ Lady Palm	5' Ht, 7 stem min, full	No	Medium
NE	14	Neoregelia 'Bossa Nova'/ Bromeliad	12" x 12", 18" O.C.	No	High
LM	50	Liriope muscari 'Evergreen Giant'/ Giant Lily Turf	12" x 12", 18" O.C.	No	Medium
BO	112	Bougainvillea 'Barbara Karst'/ Bougainvillea	30" x 24"	No	High
TD	22	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24"	Yes	High
CF	42	Clusia flava/ Small Leaf Clusia	24" x 24", 24" O.C.	No	High
Rock		Mexican pebbles			
Mulch		Shredded Melaleuca or Eucalyptus			

NOTE: SEE L1 FOR PLANTING NOTES & DETAILS.



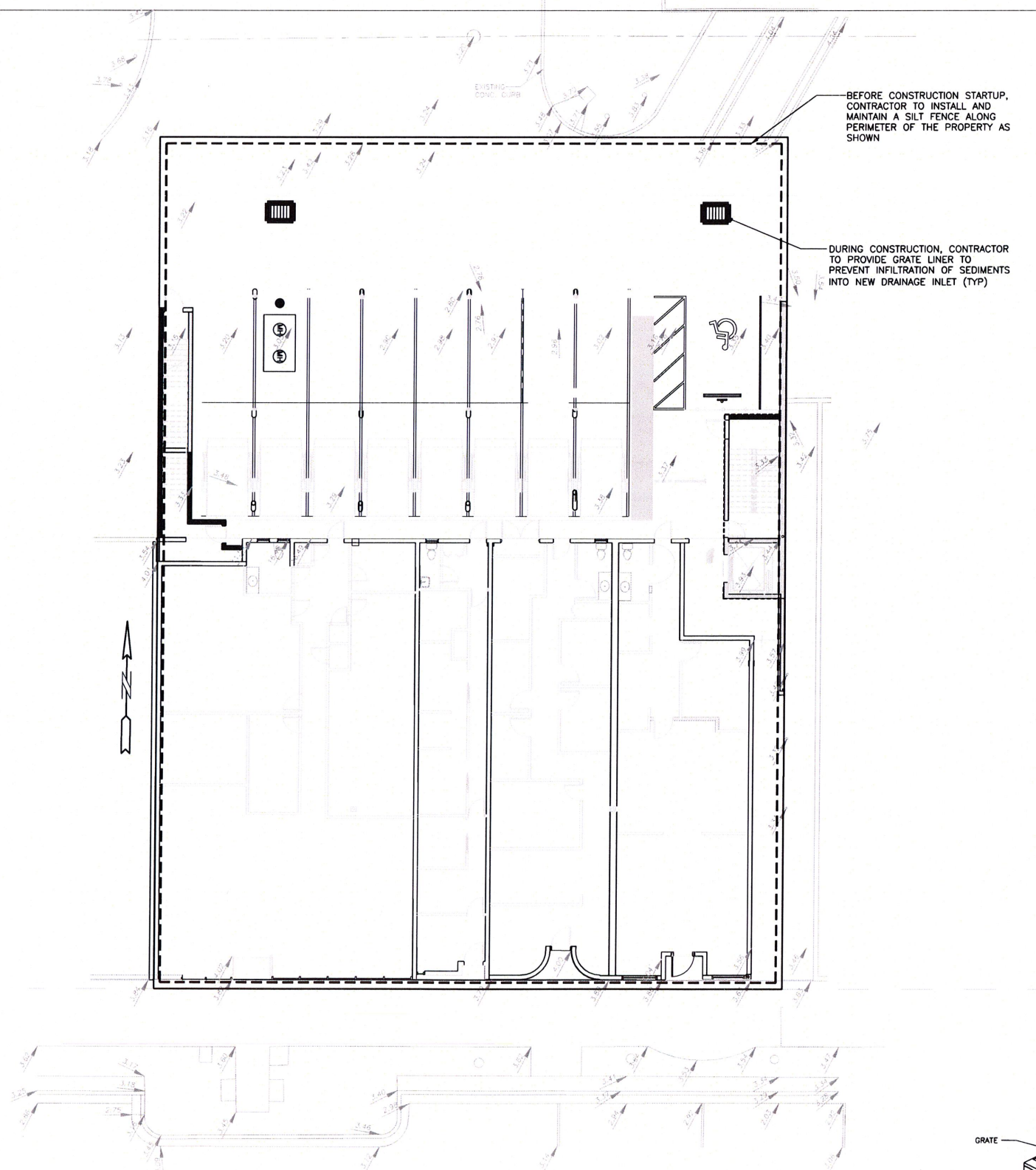
2ND FLOOR PLAN - LANDSCAPE PLAN
1" = 10'-0"



3RD FLOOR PLAN - LANDSCAPE PLAN
1" = 10'-0"

LANDSCAPE PLAN

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



BEFORE CONSTRUCTION STARTUP, CONTRACTOR TO INSTALL AND MAINTAIN A SILT FENCE ALONG PERIMETER OF THE PROPERTY AS SHOWN

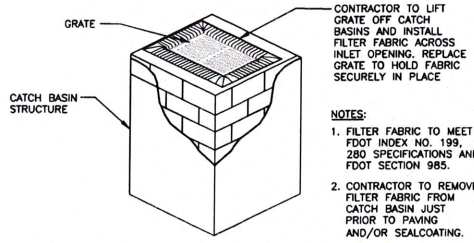
DURING CONSTRUCTION, CONTRACTOR TO PROVIDE GRATE LINER TO PREVENT INFILTRATION OF SEDIMENTS INTO NEW DRAINAGE INLET (TYP)

LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION

PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10'

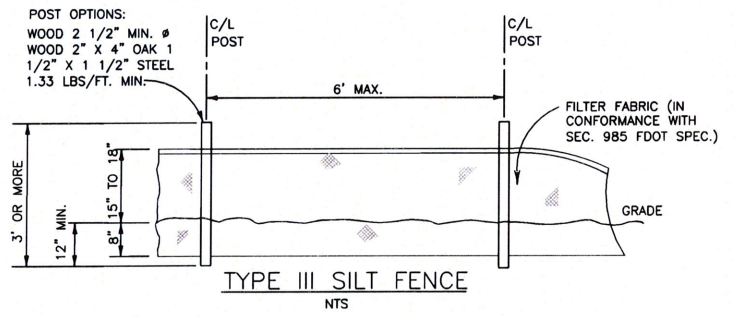


POLLUTION PREVENTION FOR CATCH BASIN

- NOTES:
1. FILTER FABRIC TO MEET FOOT INDEX NO. 199, 280 SPECIFICATIONS AND FOOT SECTION 985.
 2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

BMP NOTES:

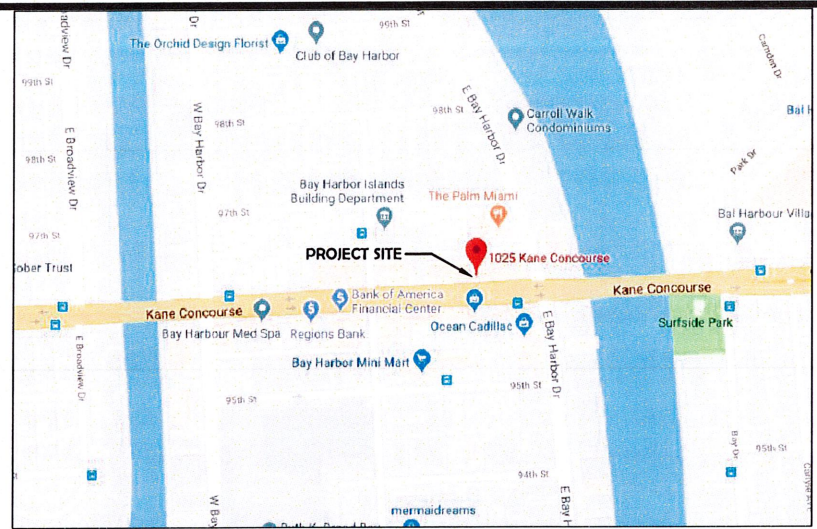
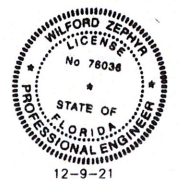
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LOADED WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



TYPE III SILT FENCE

WILFORD ZEPHYR
Digitally signed by WILFORD ZEPHYR
Date: 2021.12.09 12:01:23 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR 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.



LOCATION MAP
NOT TO SCALE

REVISIONS	
NO.	DATE

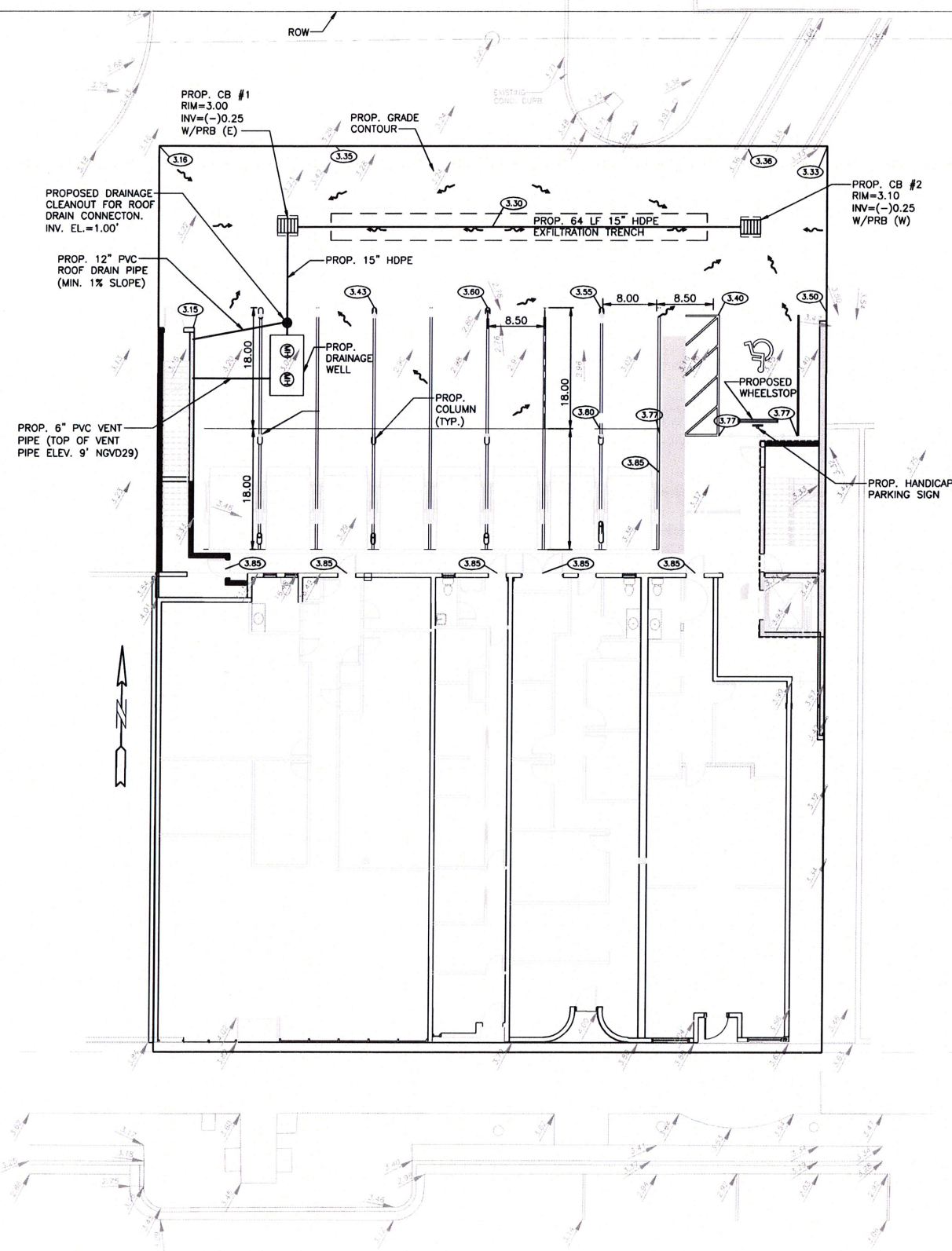
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyr@gmail.com
CA# 31158

ZE

BUILDING RENOVATION
ATLANTIC & PACIFIC
DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOR, FL 33154

P.E.#:76036
DATE: 1-10-19
SCALE: 1"=10'
SHEET NO.: C1
1 OF 3
PROJECT NO.: 19-01

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM

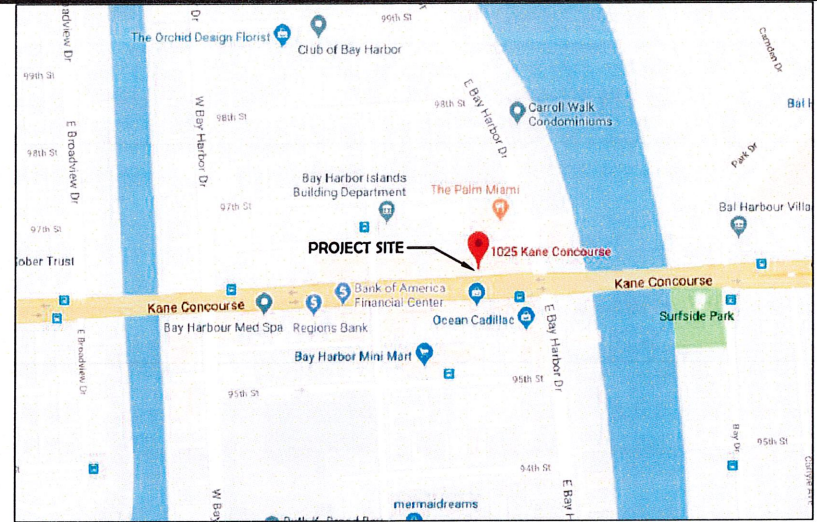


LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'



LOCATION MAP
NOT TO SCALE



Atlantic Pacific Development Drainage Calculations

Design storm = 10-year storm event
Intensity = 3.6 in/hour
Runoff coefficient = 0.95
Impervious area = 0.195 acres

Runoff generated = $(0.95)(3.6)(0.195) = 0.67$ cfs = 300 gpm

Drainage Well

Well head available for discharge:
Top of lowest CB elevation = 4.60'
Top of vent pipe elevation = 9.00'
Wet season water level = 2.00'
Salt/Fresh water = 2'
Design head = 5.00' feet

24" well to be developed to discharge 200 gpm / ft. head

One well will discharge 1,000 gpm

Stage (feet)	Discharge (gpm)	Discharge (cfs)
4.0	0	0
4.5	100	0.22
5	200	0.45
5.5	300	0.67
6	400	0.89
6.5	500	1.12
7	600	1.34
7.5	700	1.56
8	800	1.78
8.5	900	2.01
9	1,000	2.23

Drainage Well Retention Tank

$Q = 0.65$ cfs, retention = 1.5 minutes
Volume = $0.65 \text{ cfs} \times 60 \text{ sec/min} \times 1.5 \text{ min} = 58.5 \text{ cf}$
Use 4' wide X 5.33' deep X 10' long = 213.2 cf

5451 Pierce Street, Hollywood, FL 33021
website: zephyrengineeringfl.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
WILFORD ZEPHYR 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.



REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7893
wzephyr@zephyrengineeringfl.com
CA# 31158

ZE

BUILDING RENOVATION ATLANTIC & PACIFIC DEVELOPMENT

1025 KANE CONCOURSE TERRACE
BAY HARBOR, FL 33154

P.E.#: 78036

DATE: 1-10-19

SCALE: 1"=10'

SHEET NO.:

C2

2 OF 3

PROJECT NO.: 19-01

AGENDA ITEM REPORT

January 13, 2022

ITEM NUMBER: 2.

ITEM: Review and discussion of Application for Site Plan Review by Amidar Residences, LLC in order to construct an eight (8) unit multi-family development to be located at 9290 West Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Town Clerk

ATTACHMENTS

1.	DRC Application
2.	9290 W Bay Harbor Drive Plans - Compiled PDF
3.	Survey

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

See Exhibit 1

Folio # 13-2227-001-0360

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 11,250 SF (0.26 acres)

Project Description Refer to Letter of Intent Units 8 Units

Owner(s) Name AMIDAR RESIDENCES LLC

Mailing Address 40 Fulton Street, 22nd Floor

City New York State NY Zip 10038

Phone Number 212-766-9651 Email Eli@Joycon1st.com

Signature of Owner

Name of Applicant (if different from owner) Steven J. Wernick, Esq. AICP on behalf of AMIDAR RESIDENCES, LLC

Mailing Address 320 Miracle Mile, Suite 203

Town Officials

Ronald J. Wasson
Town Manager

Marlene M. Siegel
Town Clerk

Craig B. Sherman
Town Attorney

City Coral Gables State FL Zip 33134

Phone Number 786-232-0911 Email sjw@wernickco.com

Signature of Applicant

Name of Representative Steven J. Wernick, Esq. AICP on behalf of AMIDAR RESIDENCES, LLC

Mailing Address 320 Miracle Mile, Suite 203

City Coral Gables State FL Zip 33134

Phone Number 786-232-0911 Email sjw@wernickco.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received

By

Process Number

Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

EXHIBIT 1

LEGAL DESCRIPTION:

***SURVEY OF LOT 16, BLOCK 2, OF BAYHARBOUR ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 46,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.***

9290 WEST BAY HARBOR DRIVE

9290 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

ZONING SUBMISSION



SCOPE OF WORK:
THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE CONSISTS OF THE FOLLOWING:

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-3") WITH GROUND FLOOR AT 4'-3" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 43,132 SF.
- 6- TOTAL RESIDENTIAL AREA: 27,026 SF.
- 7- 16 TOTAL PARKING SPACES, INCLUDING 1 ADA PARKING SPACE.
- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL AREA OF WORK : 11,250 SF.

CIVIL ENGINEER

OCEAN ENGINEERING
8101 BISCAYNE BLVD
SUITE 508
MIAMI, FL 33138
TEL: 786-518-2008

LANDSCAPE DESIGN

BRUCE HOWARD & ASSOCIATES
LANDSCAPE ARCHITECTURE
4872 S.W. 72 nd AVENUE
MIAMI, FLORIDA 33155
TEL: 305.668.3196

OWNER

VIEW PARK, LLC
9290 WEST BAY HARBOR DR
TEL: 954-206-6676

ARCHITECTS

KOBI KARP ARCHITECTURE &
INTERIOR DESIGN
571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

DRAWING INDEX					
PROJECT:2142 9290 W Bay Harbor Dr					
DATE: 11-16-2021					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER			
		SURVEY			
	A1.00	PROJECT DATA			
	A1.01	OPEN AREA CALCULATIONS			
	A1.02	CONTEXT SITE MAP			
	A1.03	CONTEXT PHOTOS			
	A1.04	SURROUNDING BUILDINGS			
	A1.05	RENDERING_VIEW FROM THE BAY			
	A1.06	RENDERING_VIEW FROM THE STREET			
	A2.00	SITE PLAN			
	A3.00	FLOOR PLAN - LEVEL 1			
	A3.01	FLOOR PLAN - LEVEL 2			
	A3.02	FLOOR PLAN - LEVEL 3			
	A3.03	FLOOR PLAN - LEVEL 4			
	A3.04	FLOOR PLAN - LEVEL 5			
	A3.05	FLOOR PLAN - LEVEL6			
	A3.06	FLOOR PLAN - LEVEL 7			
	A3.07	FLOOR PLAN - LEVEL 8			
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)			
	A4.00	BUILDING ELEVATION - 1			
	A4.01	BUILDING ELEVATION - 2			
	A4.02	BUILDING ELEVATION - 3			
	A4.03	BUILDING ELEVATION - 4			
	A5.00	A - BUILDING SECTION			
	A5.01	B - BUILDING SECTION DIAGRAM			
	A5.02	C - BUILDING SECTION DIAGRAM			
LANDSCAPE BH & A	LE-1	PROPOSED SITE TREE DISPOSITION			
	LP-1	PROPOSED SITE LANDSCAPE PLAN			
	LP-2	PROPOSED ROOF DECK LANDSCAPE PLAN			
	LP-3	LANDSCAPE DETAIL			
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS			
	C200	PAVING GRADING AND DRAINAGE PLAN			
	C300	WATER AND SEWER PLAN			
	C400	DRAINAGE DETAILS			

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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9290 WEST BAY HARBOR DRIVE
9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: VIEW PARK, LLC
Address: 9290 WEST BAY HARBOR DR
BAY HARBOR ISLAND
Tel: 954-206-6676
Email: ziv@ziv1.COM

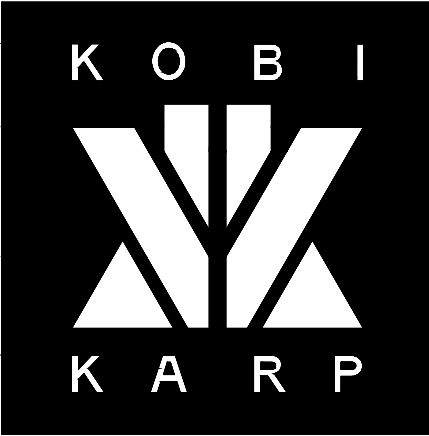
LANDSCAPE DESIGN:
Name: BRUCE HOWARD & ASSOCIATES
Address: 4872 S.W. 72 nd AVENUE
MIAMI, FLORIDA 33155
Tel: 305.668.3196
Email: brannan@brucehoward.net

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name:
Address:

Tel:
Email:

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



KOBI KARP
Lic. # AR0012578

Date	12-01-2021	Sheet No.
Scale		A0.00
Project	2142	

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

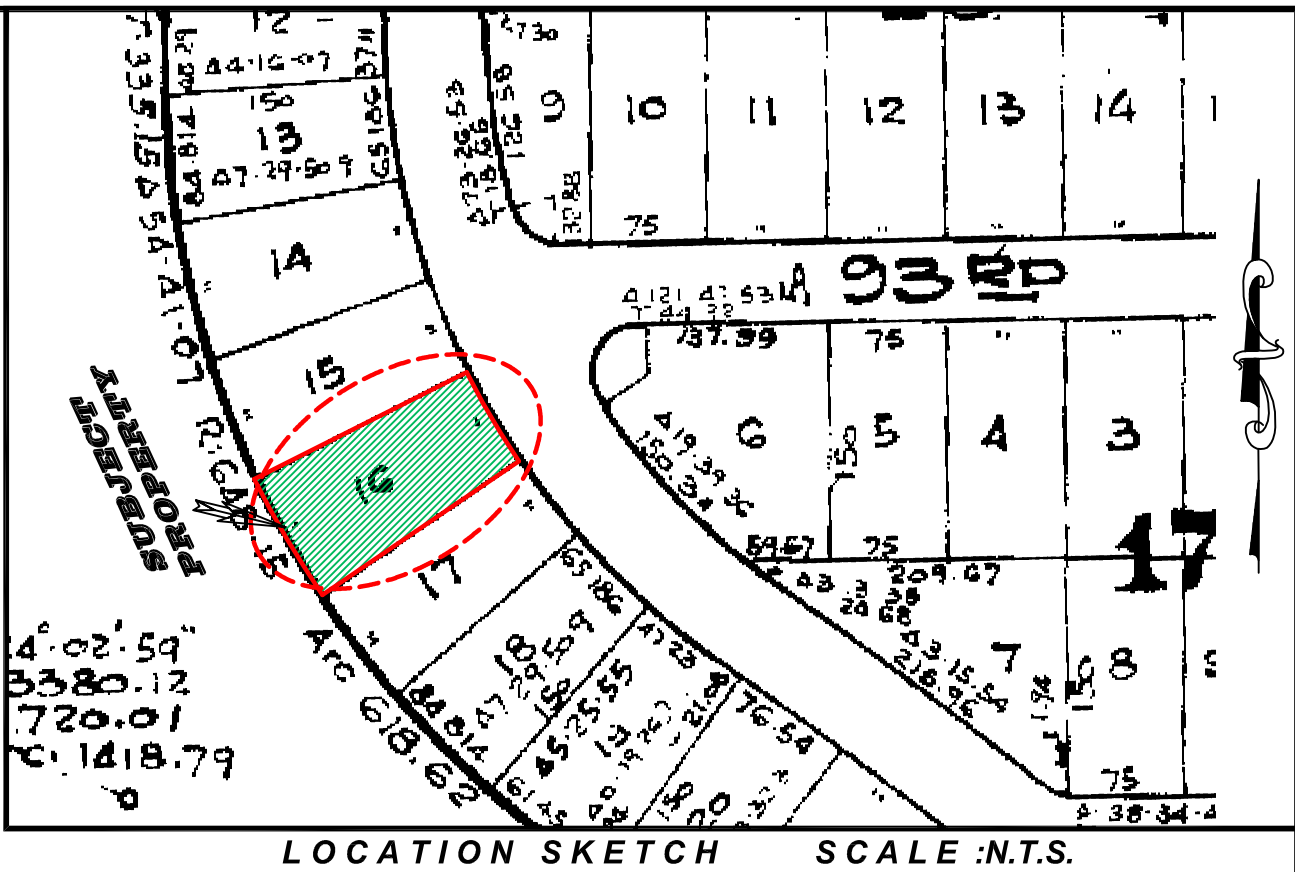
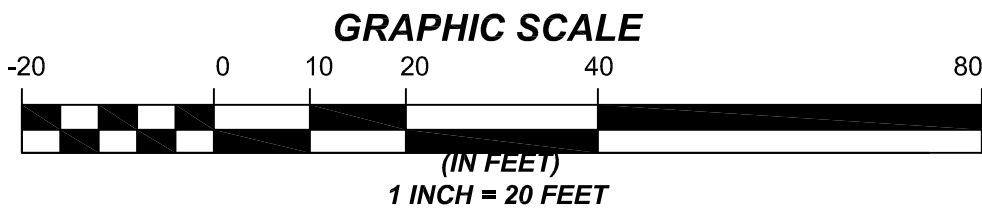
Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 21-0000315-1

SHEET No. 1 OF 1

DRAWN BY: LG.

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 16, BLOCK 2, OF BAYHARBOR ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 46,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9290 W BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

CERTIFICATIONS:

GLOBAL REACH INVESTMENTS

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2). NORTH ARROW BASED ON PLAT
- 3). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY. BENCH MARK # R-243. LOCATOR : No.2225 W ELEVATION 6.61FEET OF N.G.V.D. OF (1929).
- 4). THIS IS A SPECIFIC PURPOSE SURVEY.
- 5). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120637/0144/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.M.H. = BELL SOUTH MANHOLE
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.

CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.

PROP. COR. = PROPERTY CORNER
F.N.I.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PW. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

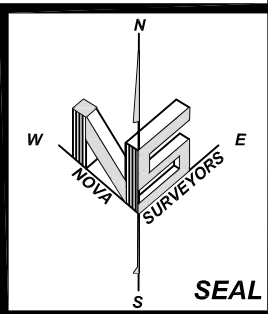
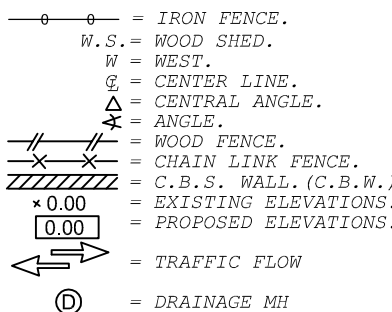
RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
" = SECONDS
T = TANGENT.
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

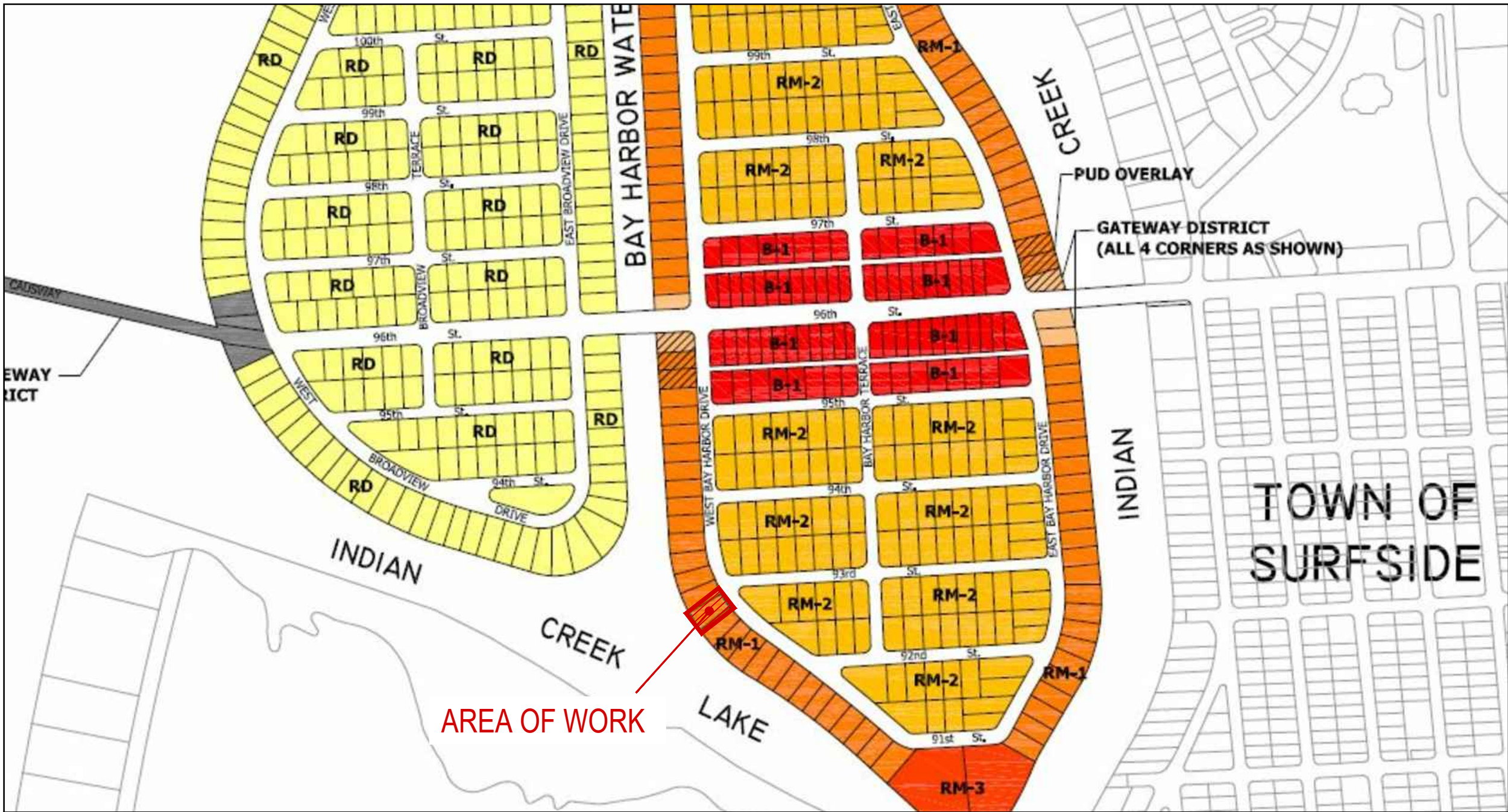
BY: 04/06/2021
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

REVISED ON:





1 ZONING DESIGNATIONS MAP
N.T.S.



2 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9290 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9290 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING JURISDICTION: TOWN OF BAY HARBOR ISLANDS ZONING DESIGNATION: RM-1 GROSS LOT AREA: 11,250 SF (0.258 ACRES) BASE FLOOD ELEVATION: 8 NGVD DESIGN FLOOD ELEVATION: 8' + 1' = 9' NGVD			
	SITE REQUIREMENTS			
1			ALLOWED / REQUIRED	PROPOSED
	A) LOT AREA	11,250 SF		11,250 SF (0.258 ACRES)
	B) DENSITY	34 DU/AC MAX 34 x 0.258 = 8.77 UNITS MAX = (9 UNITS)		8 UNITS
	C) BUILDING HEIGHT	75'		75'-0" + 5'-0" POOL DECK
	D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX		100'-0"
	E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 11,250 X 0.2 = 2,250 SF MIN.		2,724 SF = 24%
	F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 2,072 X 0.15 = 311 SF MIN.		367 SF = 18%
2			ALLOWED / REQUIRED	PROPOSED
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		30 FEET 30 FEET 30 FEET
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT		10'-0" LEVEL 1,2,3 11'-0" LEVEL 4 15'-0" LEVEL 5 18'-0" LEVEL 6 21'-0" LEVEL 7 24'-0" LEVEL 8,9
	D) REAR YARD SETBACK	20 FEET		20 FEET
	E) FLEX SETBACKS			
	NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET		10 FEET
	SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET		10 FEET
3	AREA BREAKDOWN			
	LEVEL		TOTAL AREA	SELLABLE AREA
	LEVEL 1 (PARKING GARAGE)		6,467 SF	-
	LEVEL 2		5,249 SF	3,113 SF
	LEVEL 3		5,488 SF	4,663 SF
	LEVEL 4		5,311 SF	4,739 SF
	LEVEL 5		4,790 SF	4,229 SF
	LEVEL 6		4,390 SF	3,829 SF
	LEVEL 7		3,987 SF	3,426 SF
	LEVEL 8		3,590 SF	3,027 SF
	LEVEL 9 (ROOF DECK)		3,860 SF	-
	GRANDTOTAL		43,132 SF	27,026 SF
4	PARKING REQUIREMENTS			
	AREA / UNIT		PARKING RATE	REQUIRED
	-RESIDENTIAL	8 UNITS	2 P.S. x UNIT	16 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).	16 P.S.
	TOTAL PARKING			16 P.S.
	PARKING PER FLOORS			TOTAL OF PARKING
5	LEVEL 1		15 STANDARD P.S. + 1 ACCESSIBLE P.S. = 16 P.S.	16 P.S.
	# OF UNIT BREAKDOWN			
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
	2	1 RESIDENTIAL UNITS	1 UNITS	8 UNITS
	3	2 RESIDENTIAL UNITS	2 UNITS	
	4-8	1 RESIDENTIAL UNITS	1 UNITS x 5 LEVELS = 5 UNITS	
			TOTAL UNITS = 8 UNITS	

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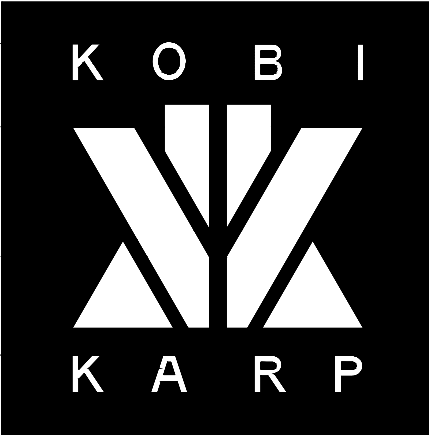
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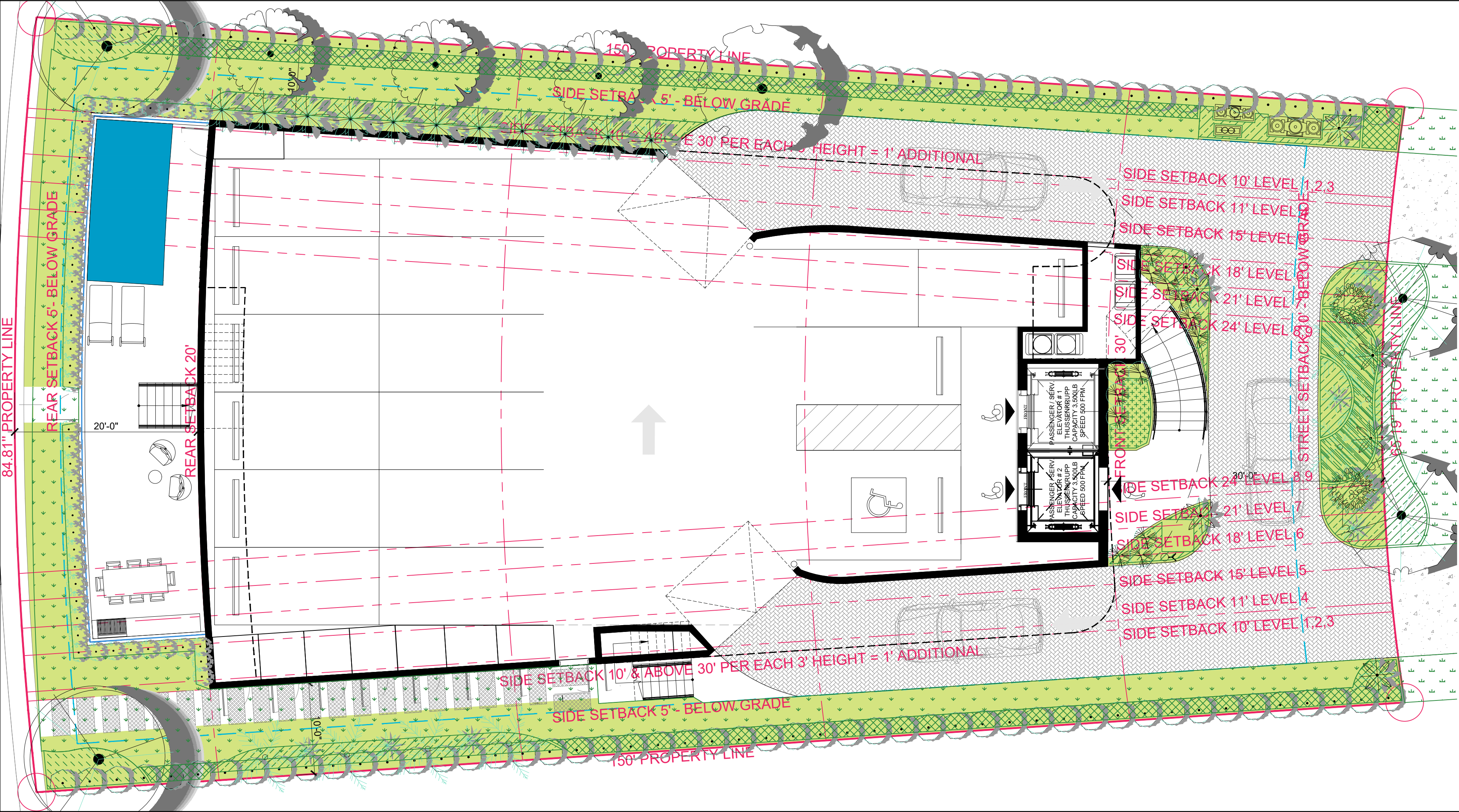
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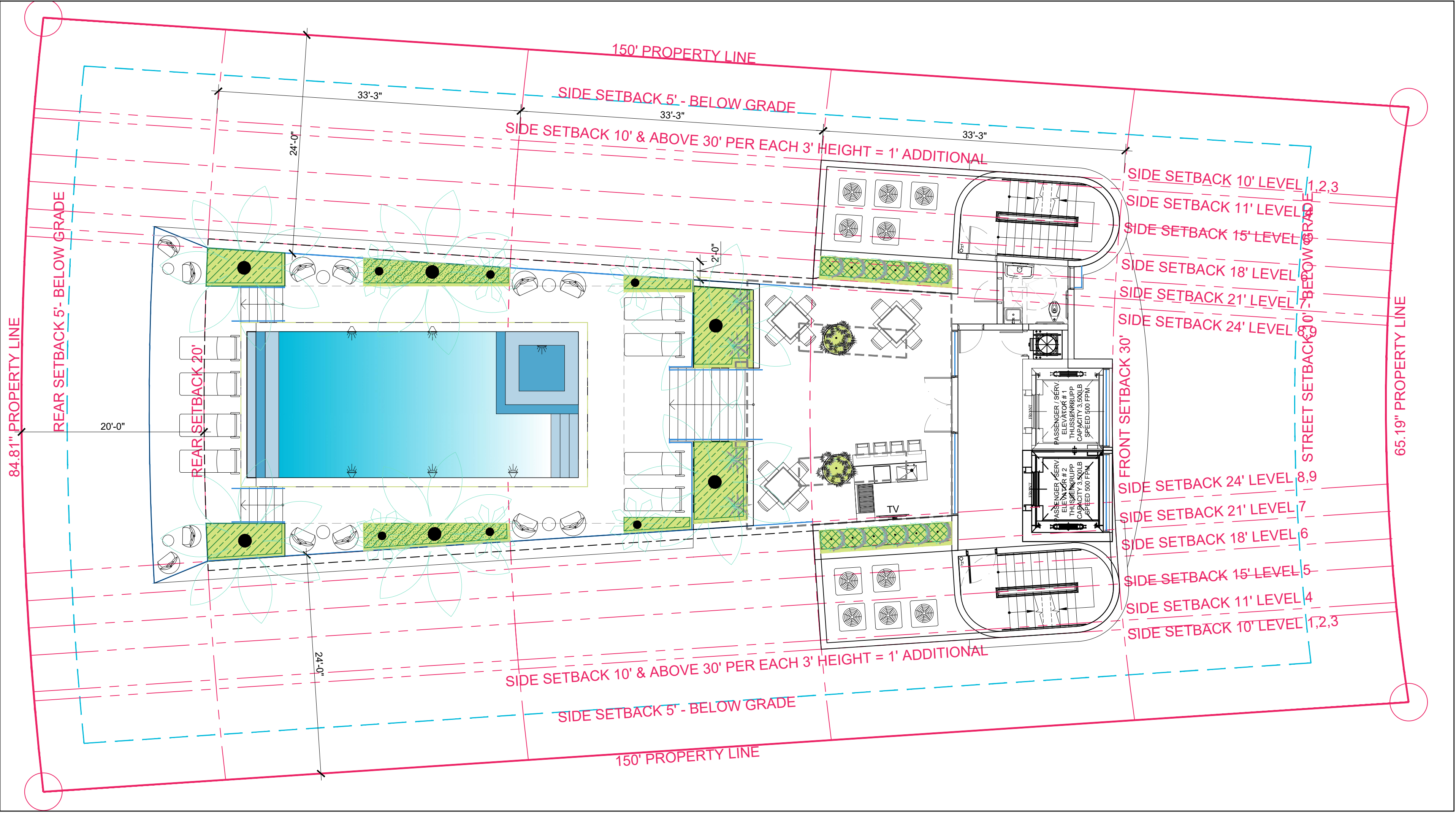
PROJECT DATA

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LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
11,250 SF.	2,250 SF.	2,724 SF.	24 %	

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/8" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
2,072 SF.	311 SF.	367 SF.	18 %	

2 ROOF DECK - OPEN SPACE
SCALE: 1/8" = 1'-0"

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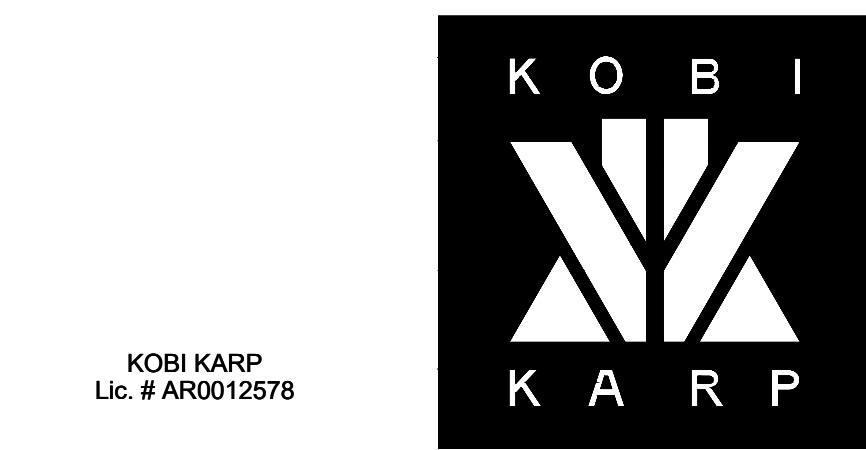
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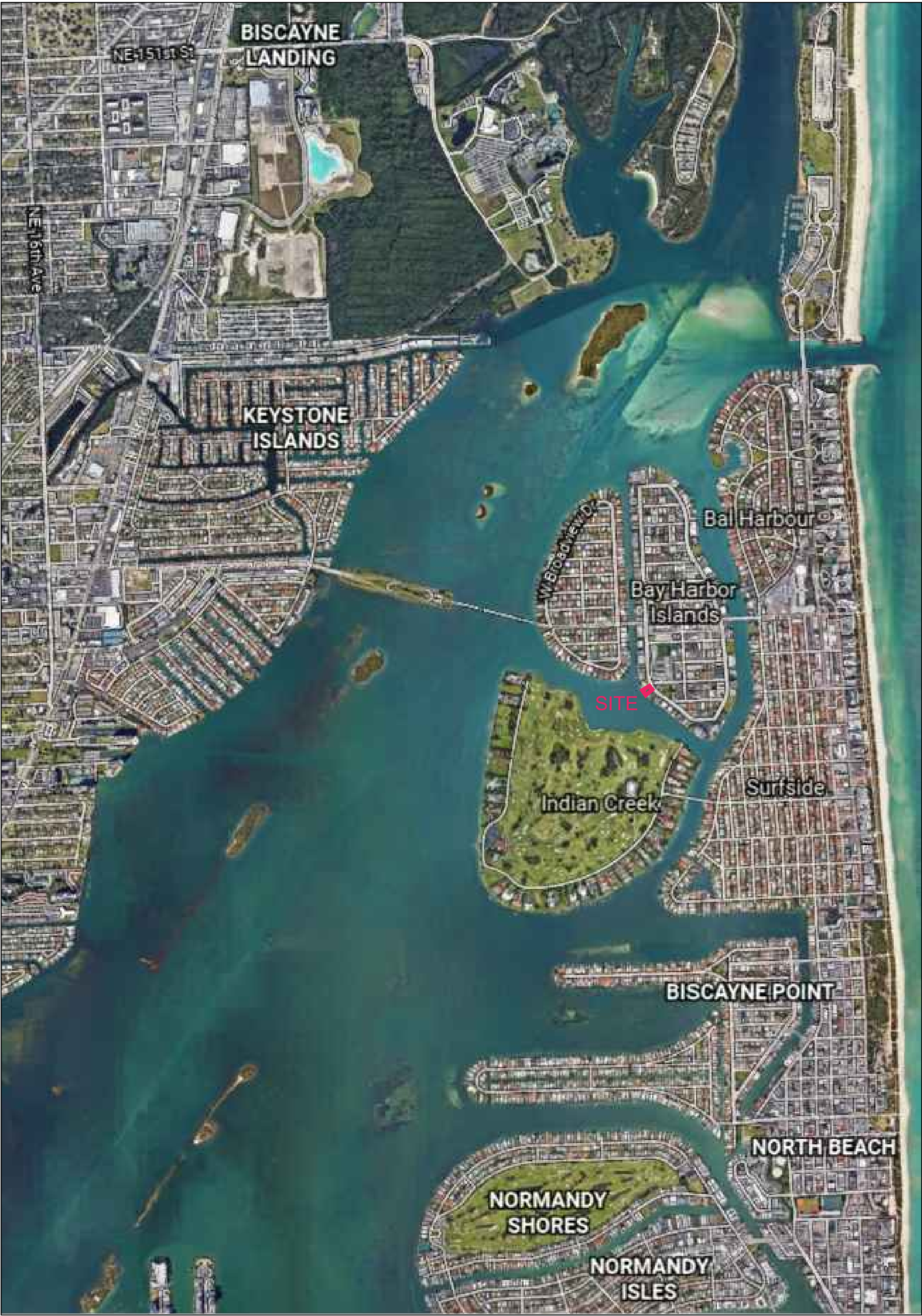
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OPEN AREA CALCULATION

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CONTEXT SITE MAP

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1 STREET VIEW
SCALE: N.T.S.



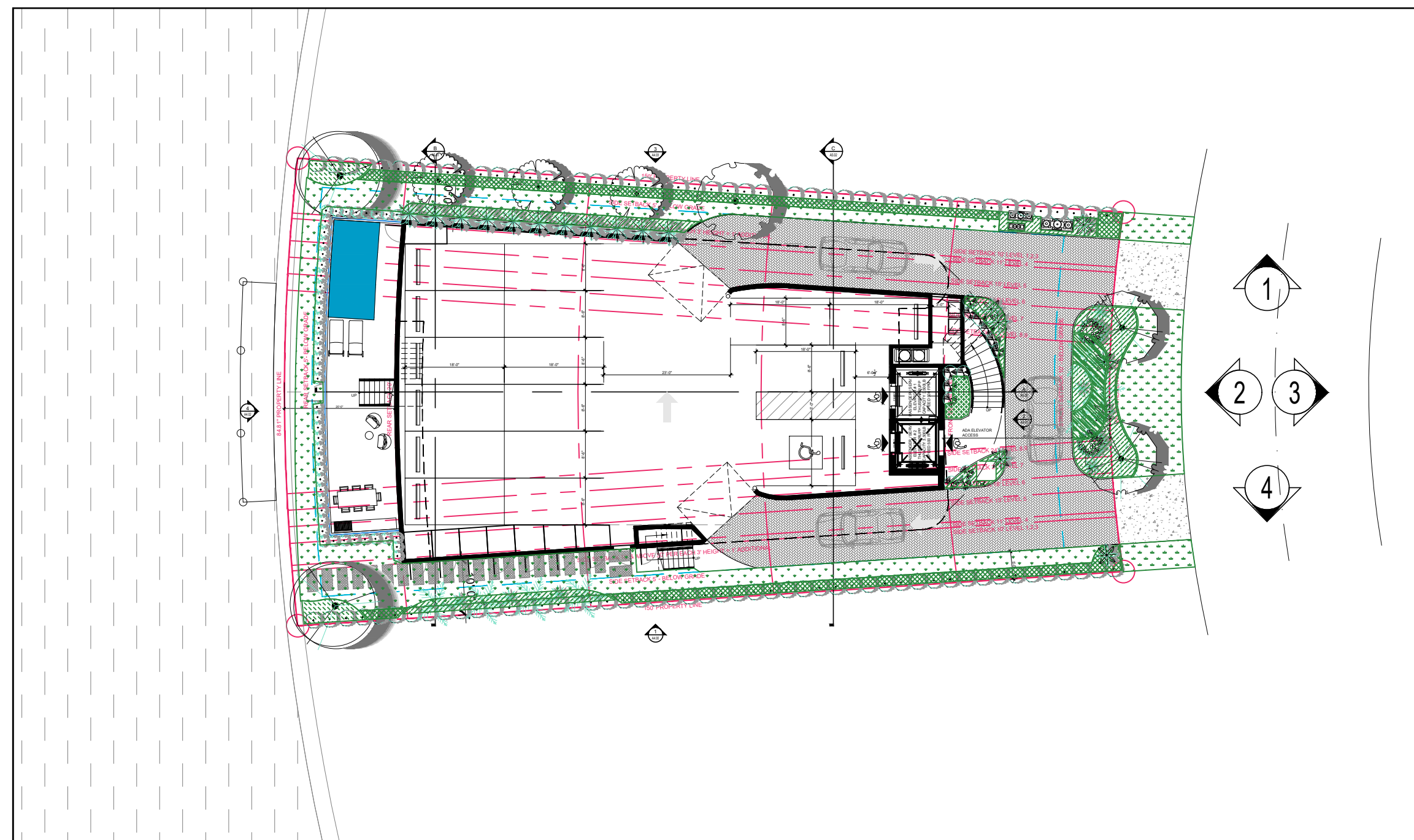
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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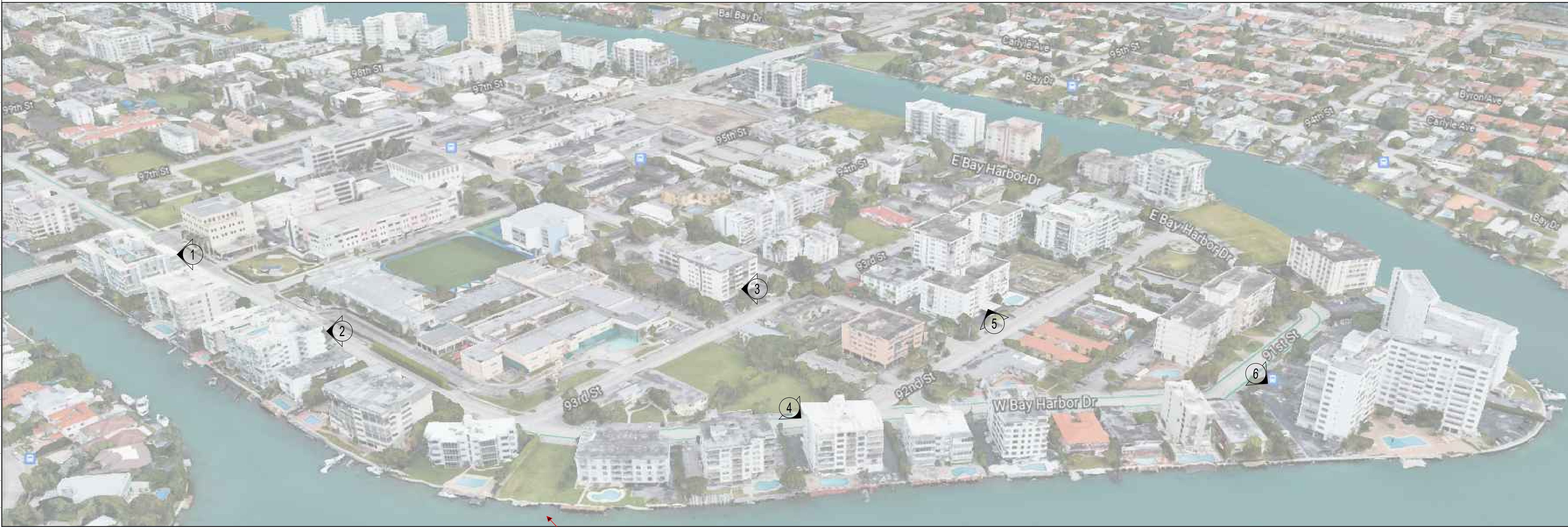
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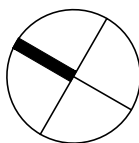


CONTEXT PHOTOS

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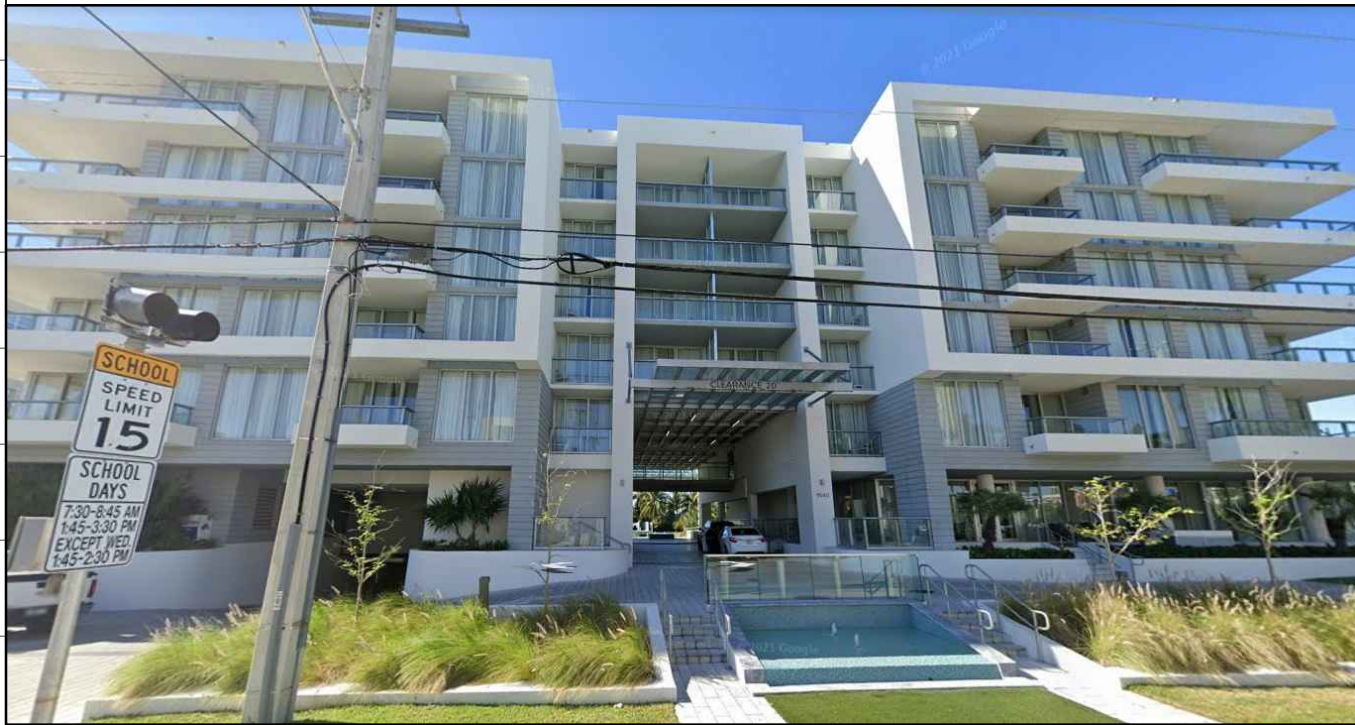


SITE



1 SURROUNDING BUILDINGS

SCALE: N.T.S.



1 PHOTO
SCALE: N.T.S.



2 PHOTO
SCALE: N.T.S.



3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

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SURROUNDING BUILDINGS

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1 RENDERING_VIEW FROM THE BAY

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RENDERING_VIEW FROM THE BAY

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2 RENDERING_VIEW FROM THE STREET

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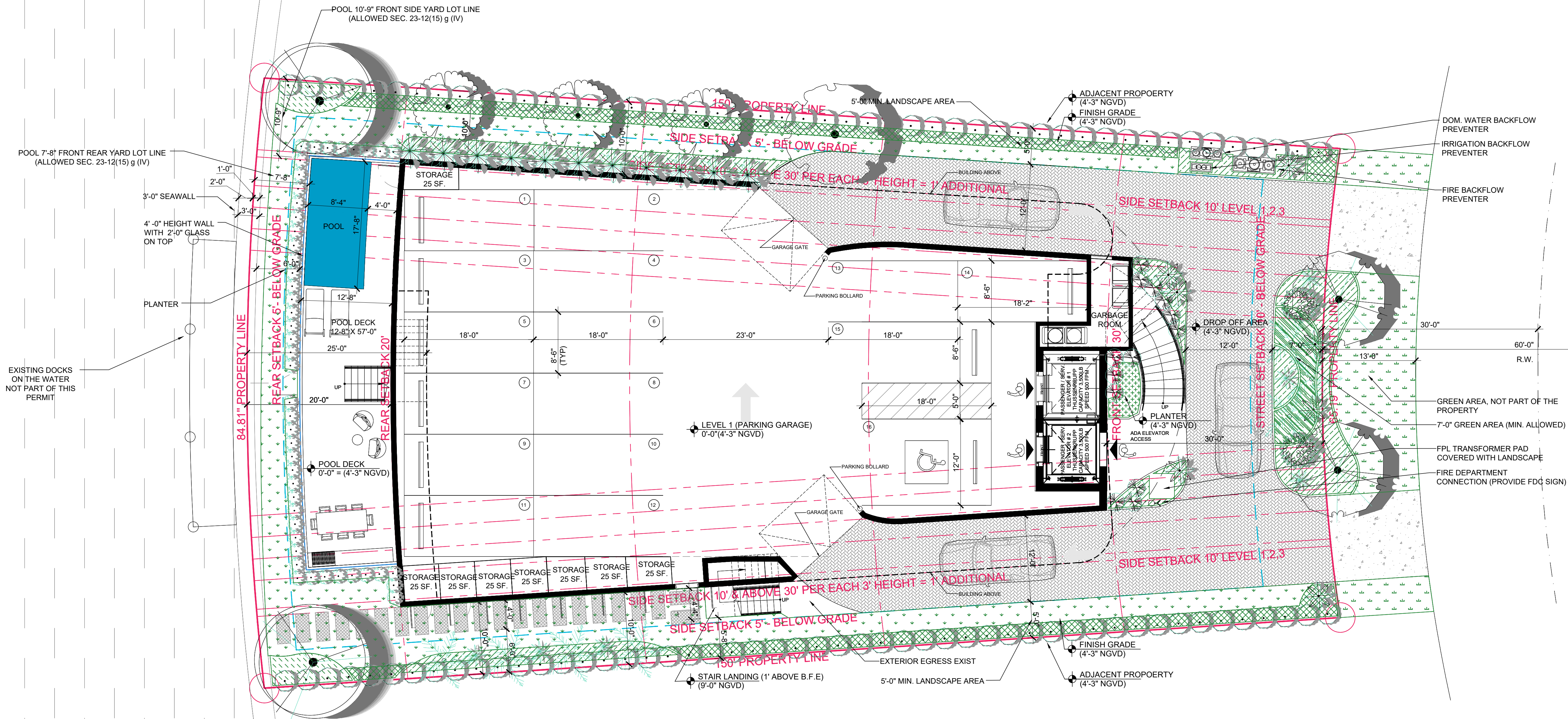
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RENDERING_VIEW FROM THE STREET

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Project	2142	



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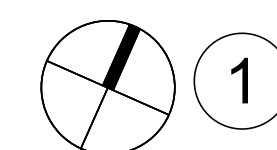
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B.F.E. = 8'-0" NGVD



SITE PLAN

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

SITE PLAN

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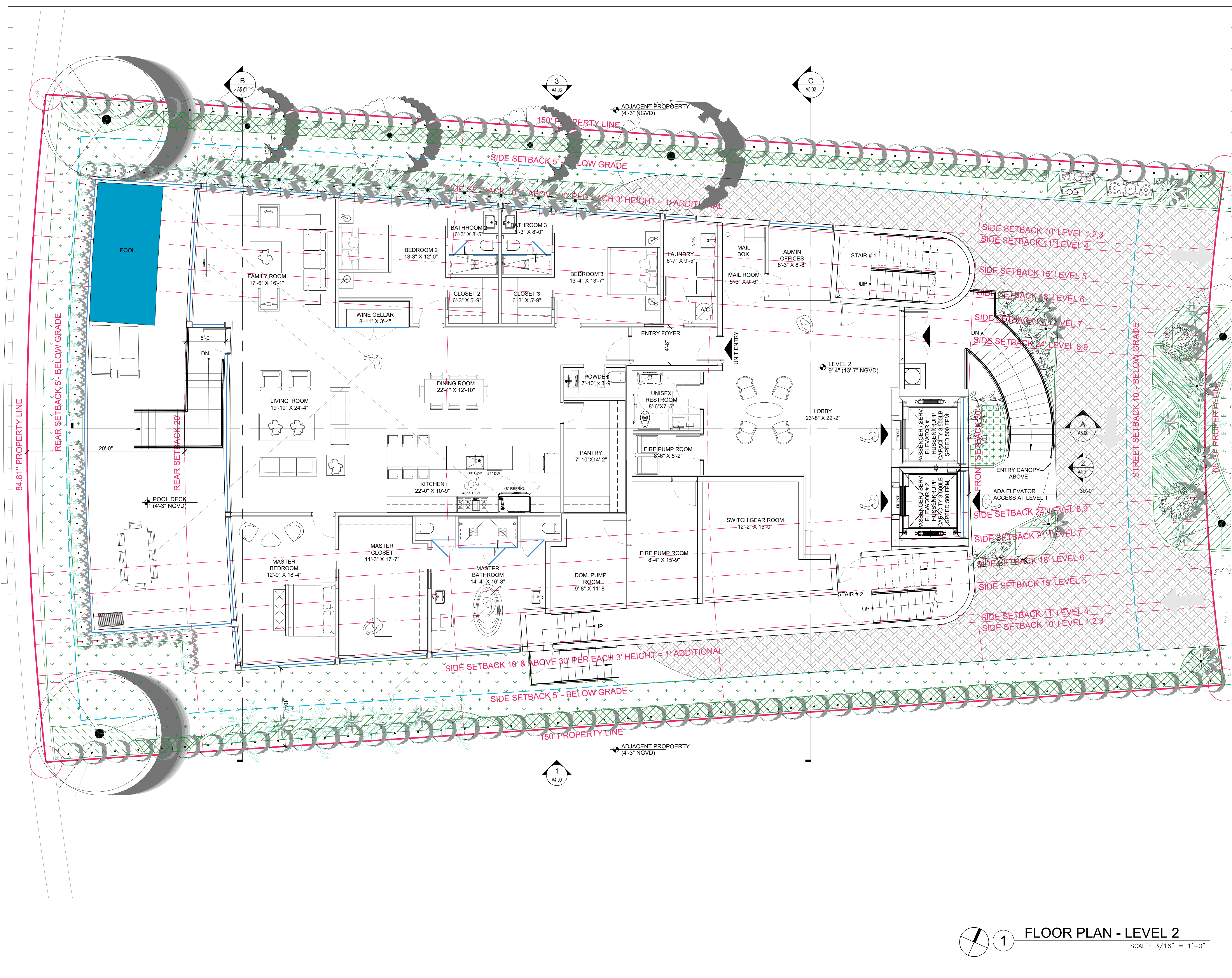


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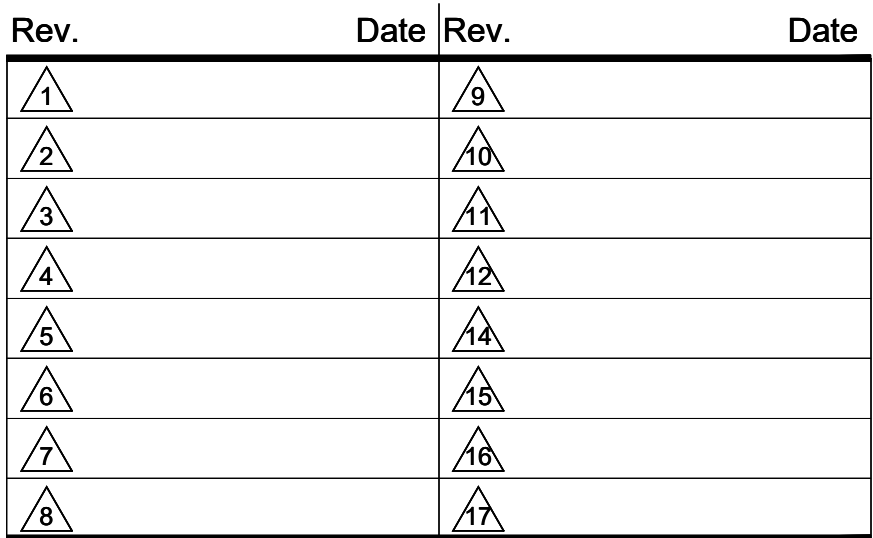
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FLOOR PLAN - LEVEL 2

Date	12-01-2021	Sheet No.
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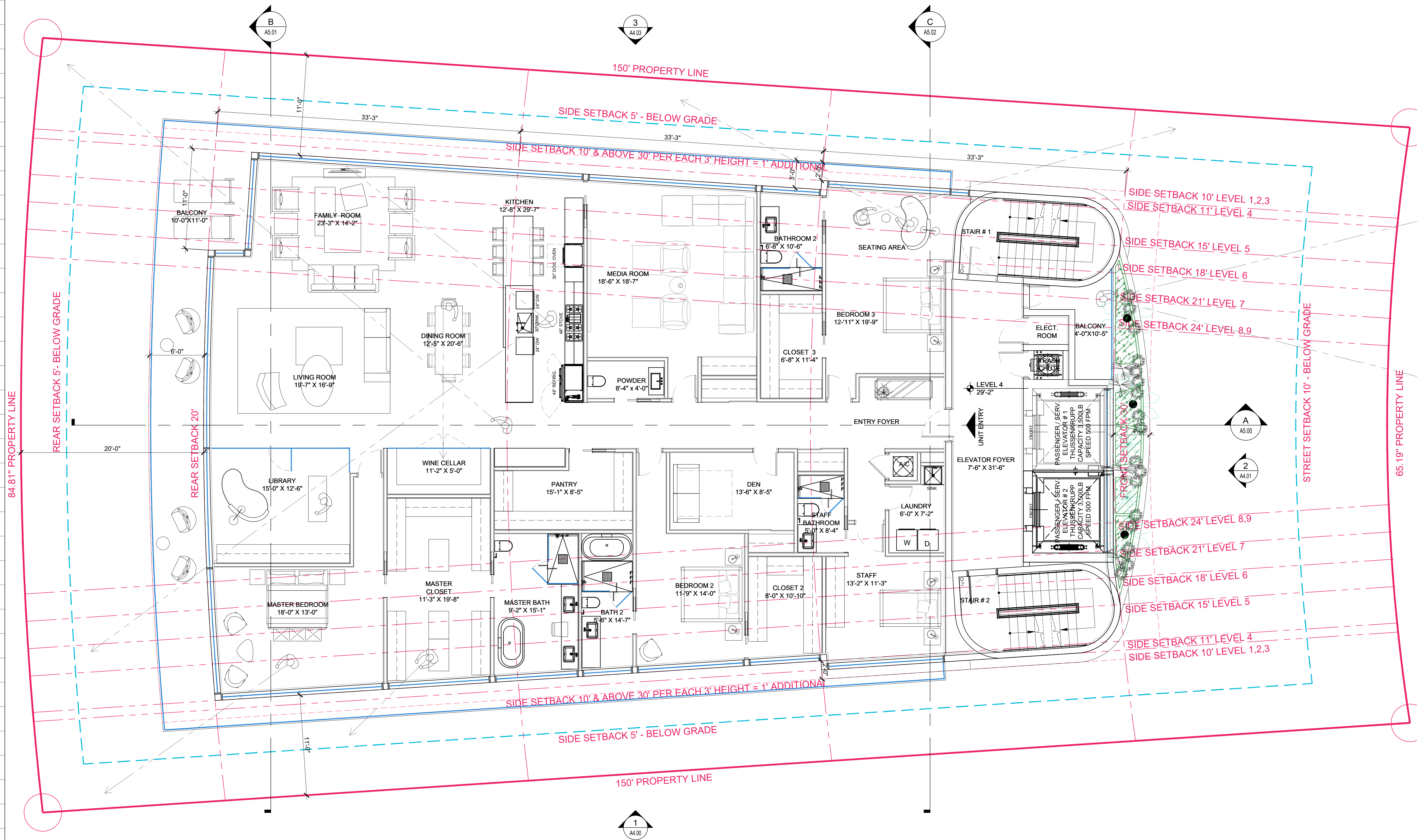


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 **FLOOR PLAN - LEVEL 3**
SCALE: 3/16" = 1'-0"



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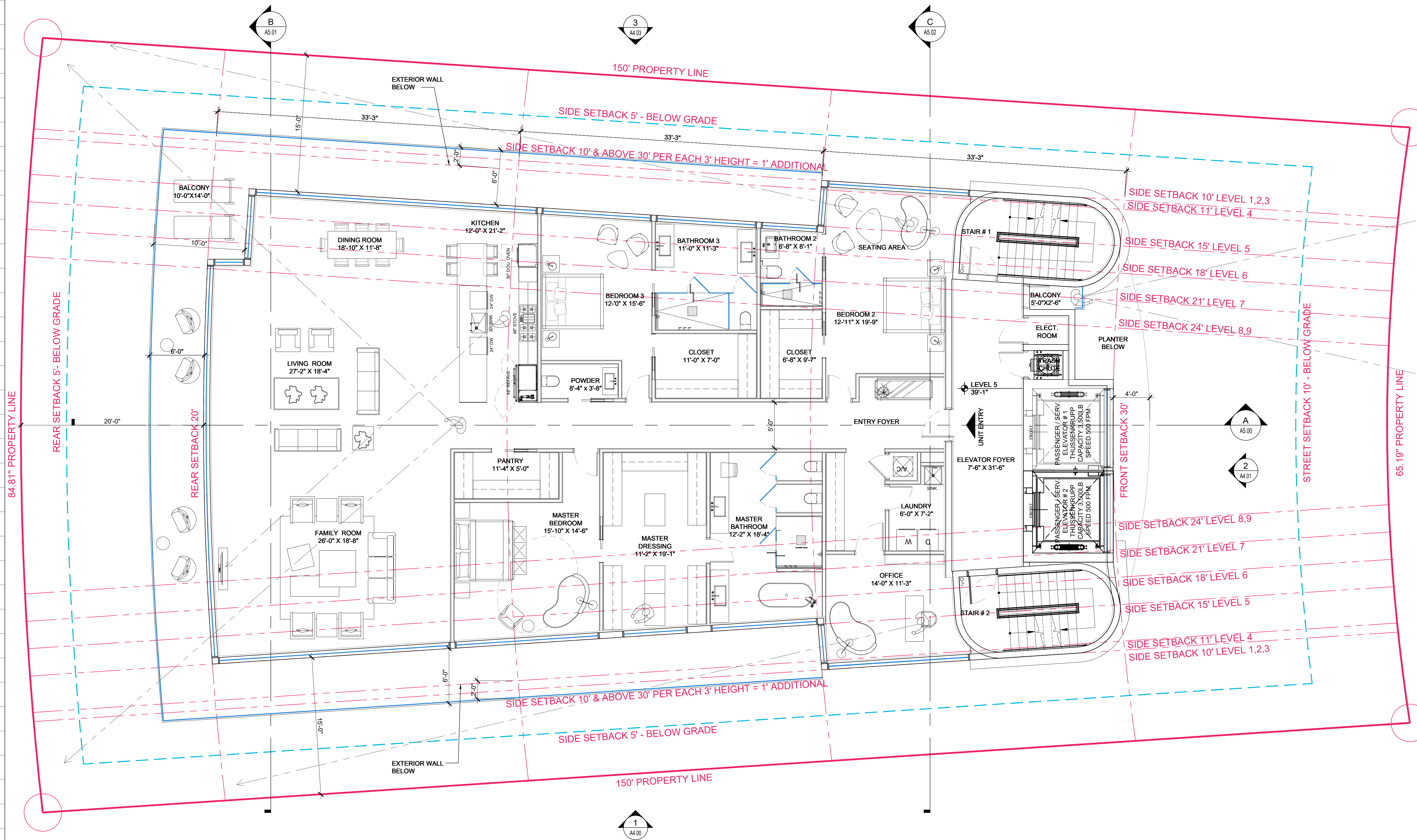


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FLOOR PLAN - LEVEL 4

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FLOOR PLAN - LEVEL 4
SCALE: 3/16" = 1'-0"



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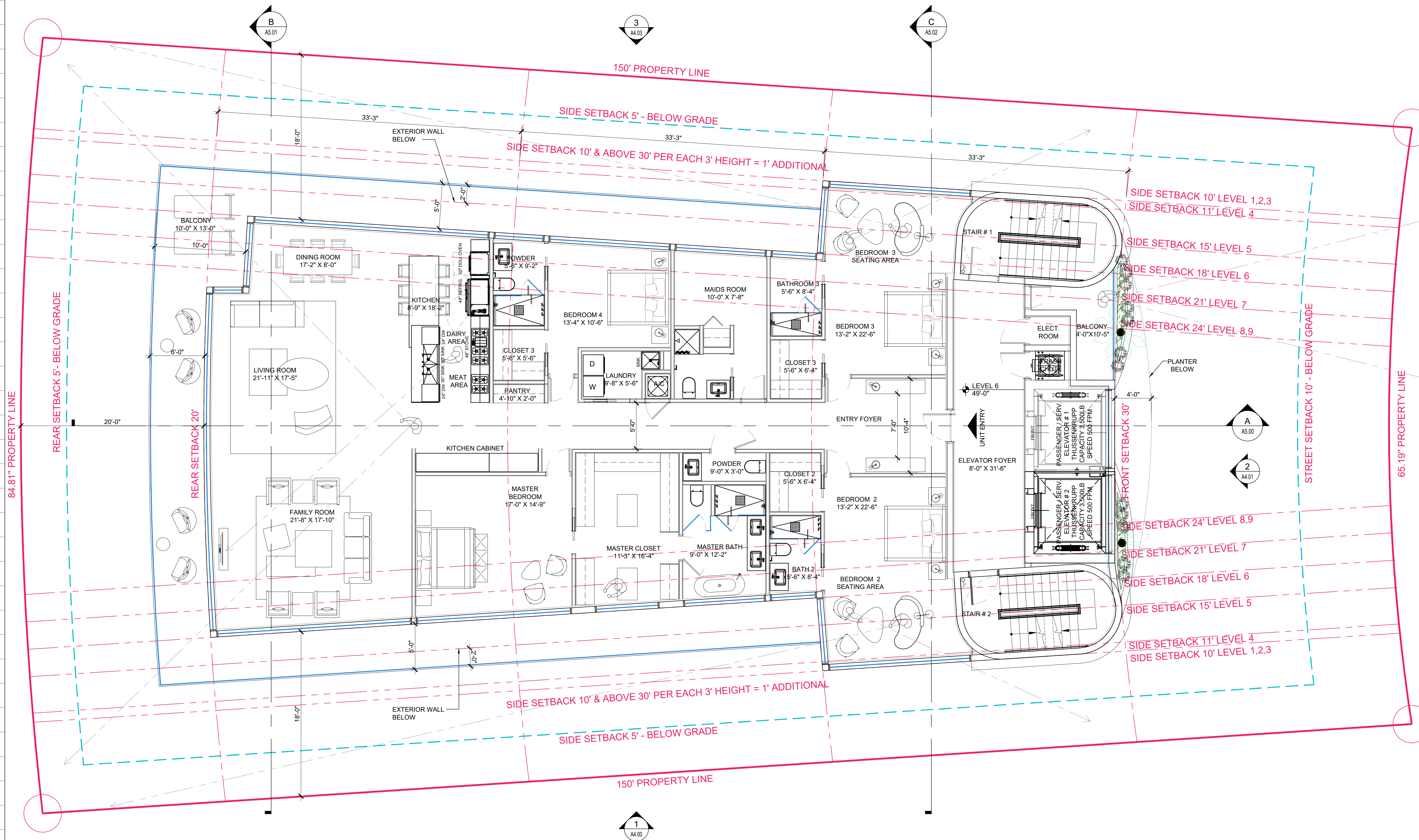
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FLOOR PLAN - LEVEL 5

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FLOOR PLAN - LEVEL 5
SCALE: 3/16" = 1'-0"



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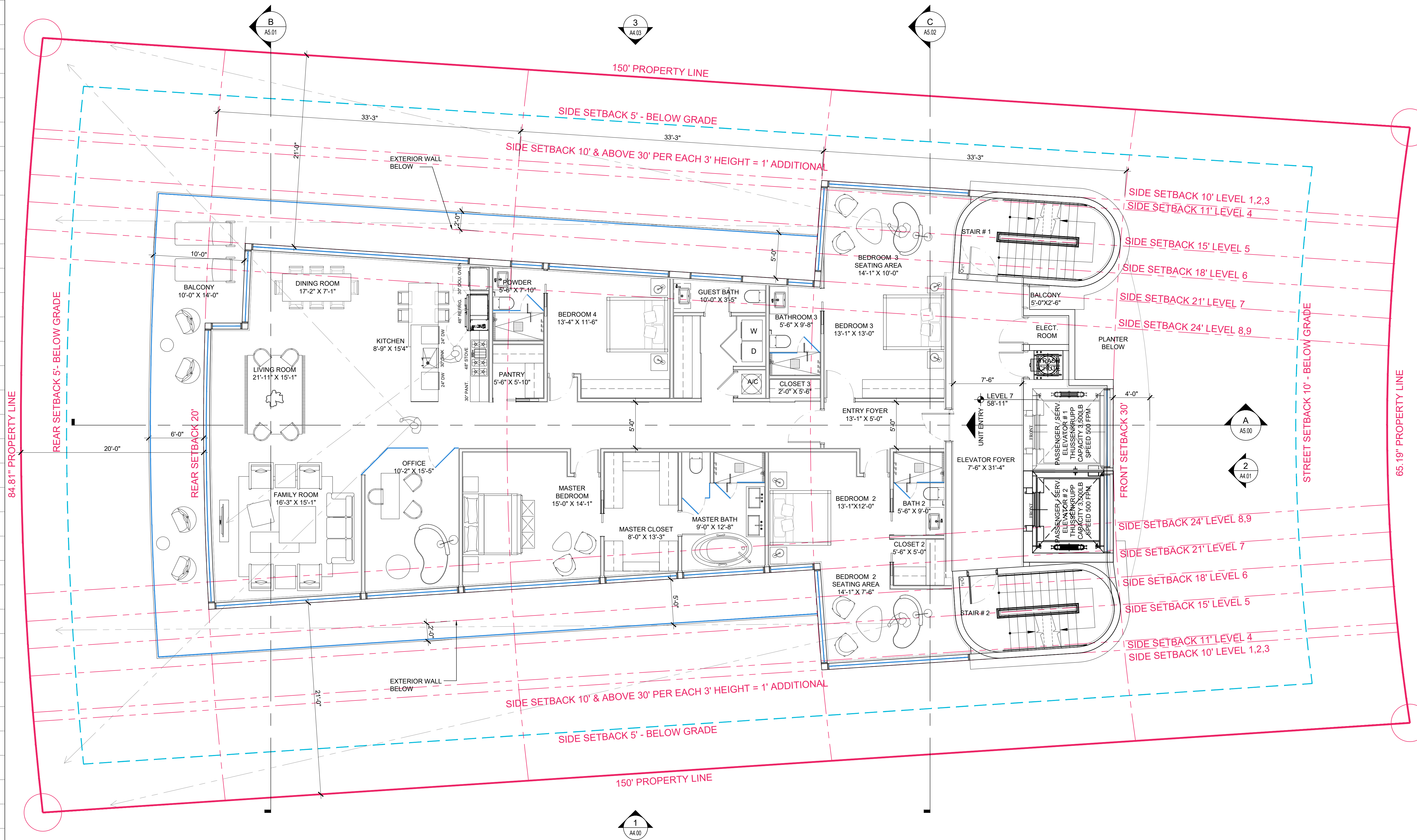


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FLOOR PLAN - LEVEL 6

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FLOOR PLAN - LEVEL 6
SCALE: 3/16" = 1'-0"



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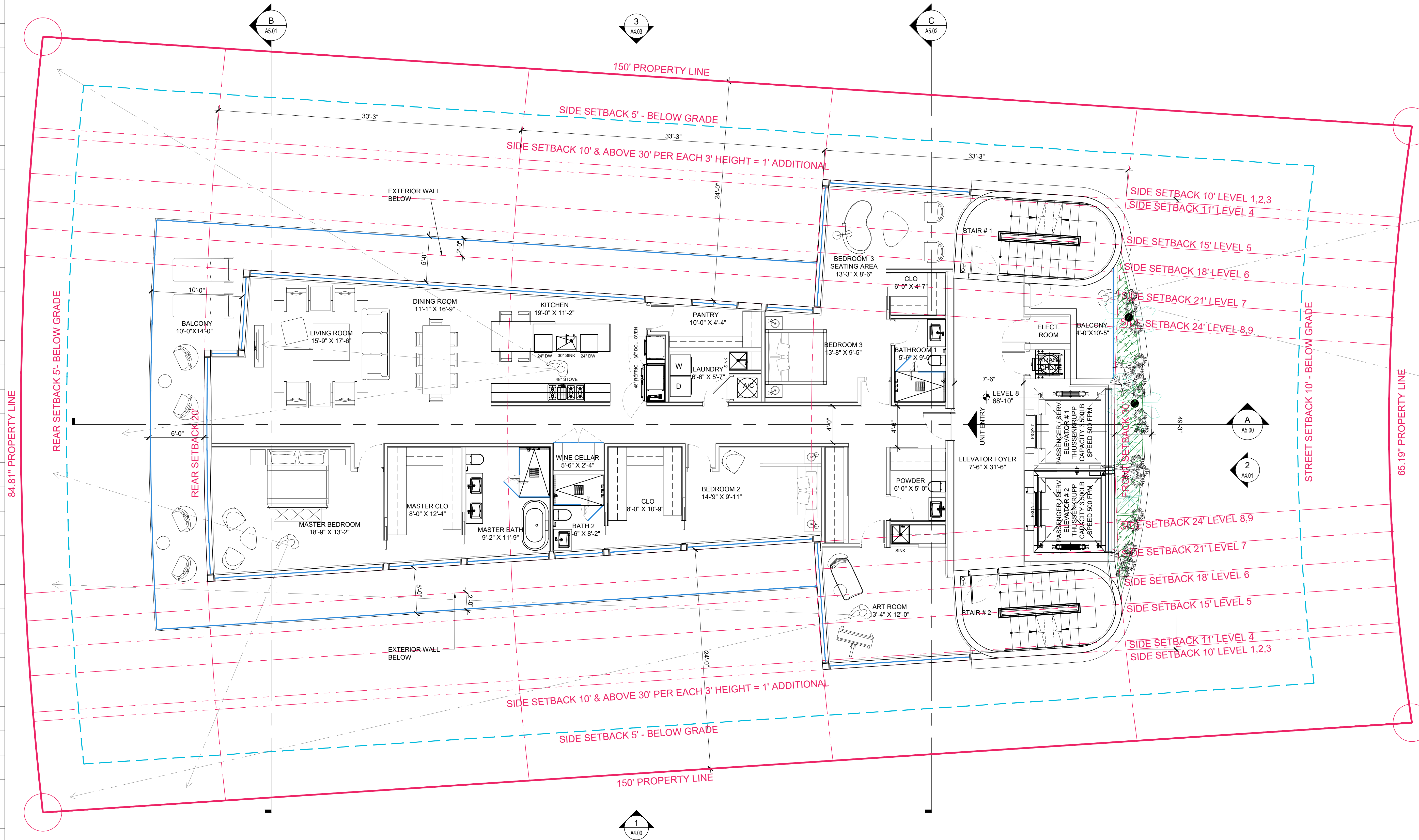
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FLOOR PLAN - LEVEL 7

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1 FLOOR PLAN - LEVEL 7
SCALE: 3/16" = 1'-0"



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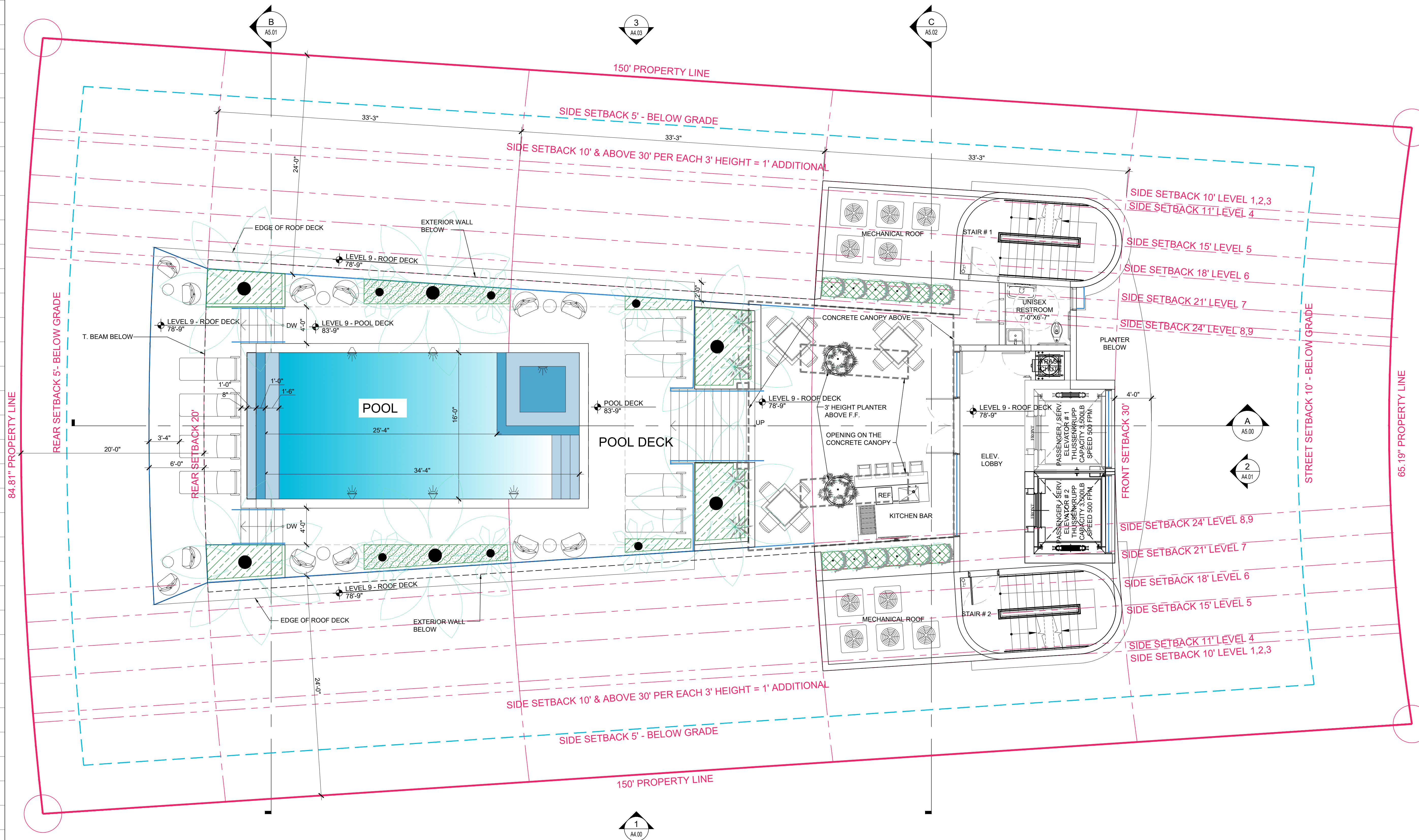
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FLOOR PLAN - LEVEL 8

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FLOOR PLAN - LEVEL 8
SCALE: 3/16" = 1'-0"



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FLOOR PLAN - LEVEL 9 (ROOF DECK)

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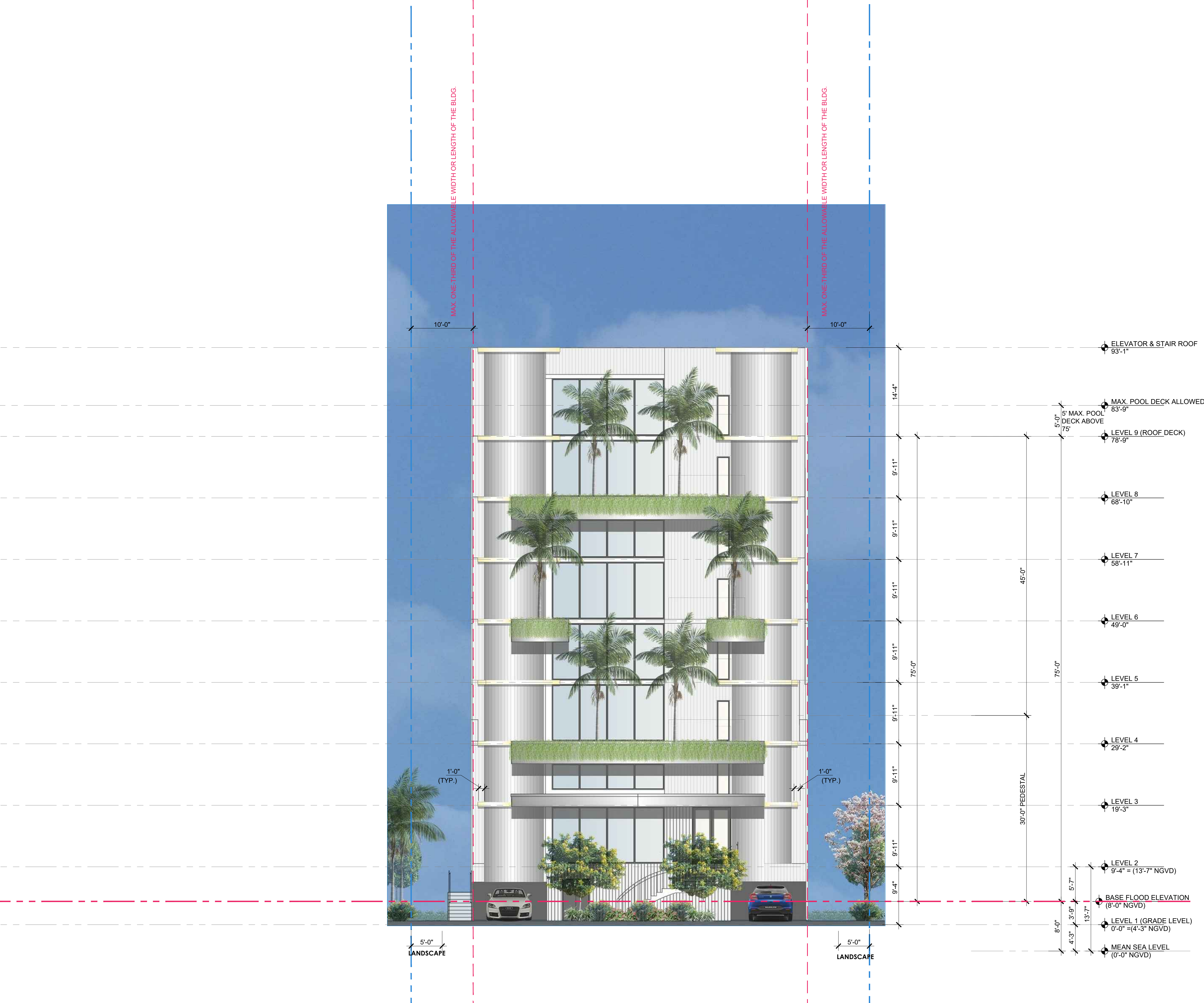
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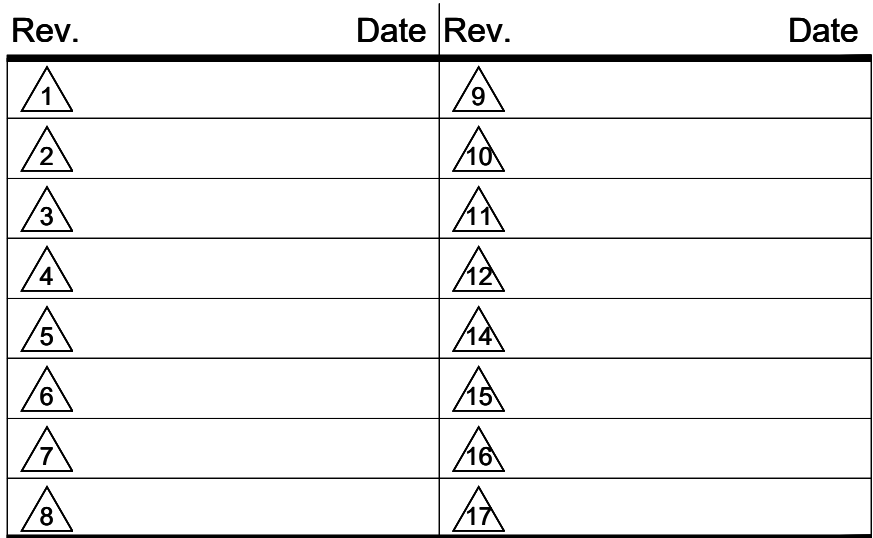
BUILDING COLOR ELEVATION 2

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2 BUILDING COLOR ELEVATION

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



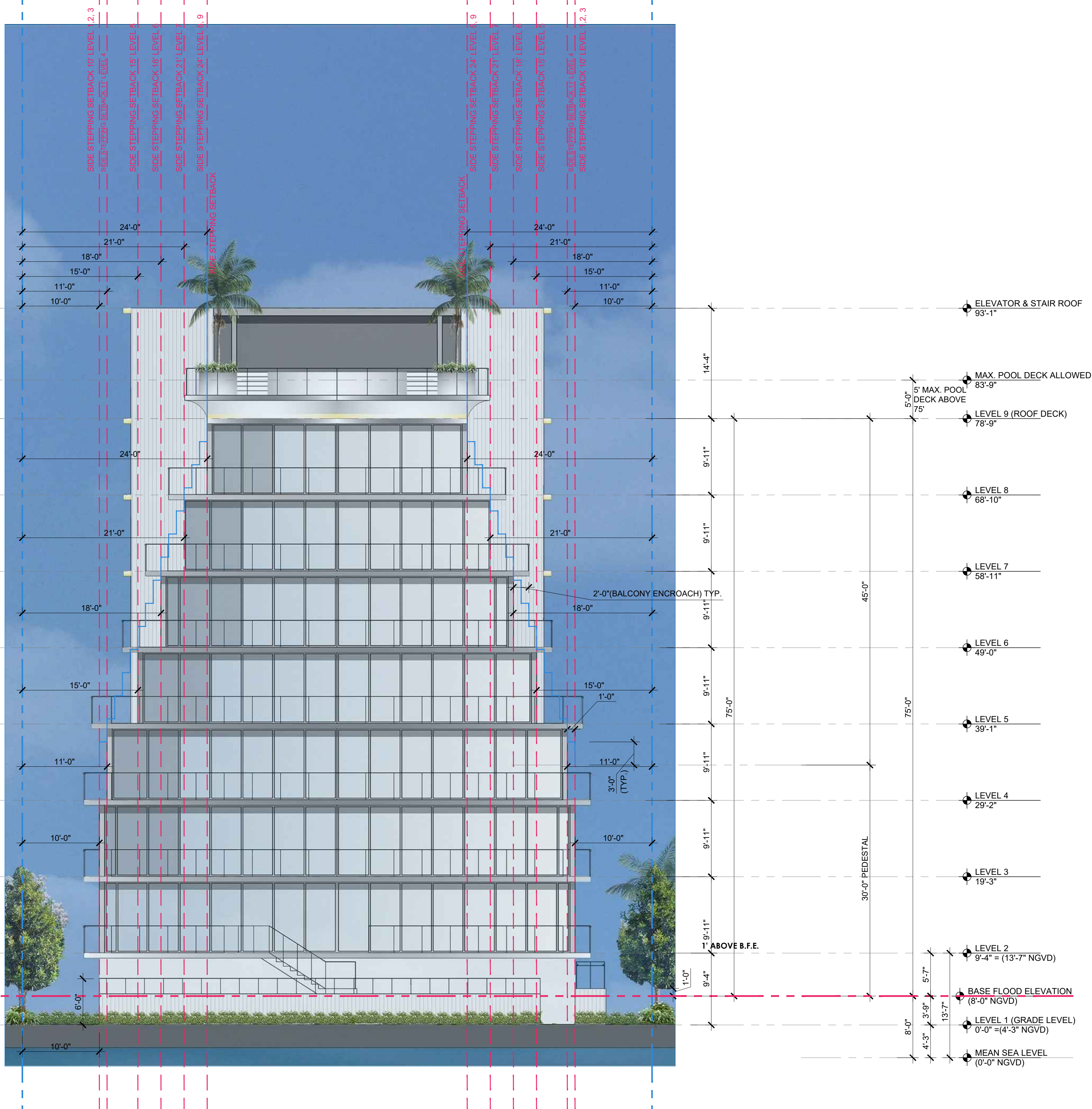
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BUILDING COLOR ELEVATION 3

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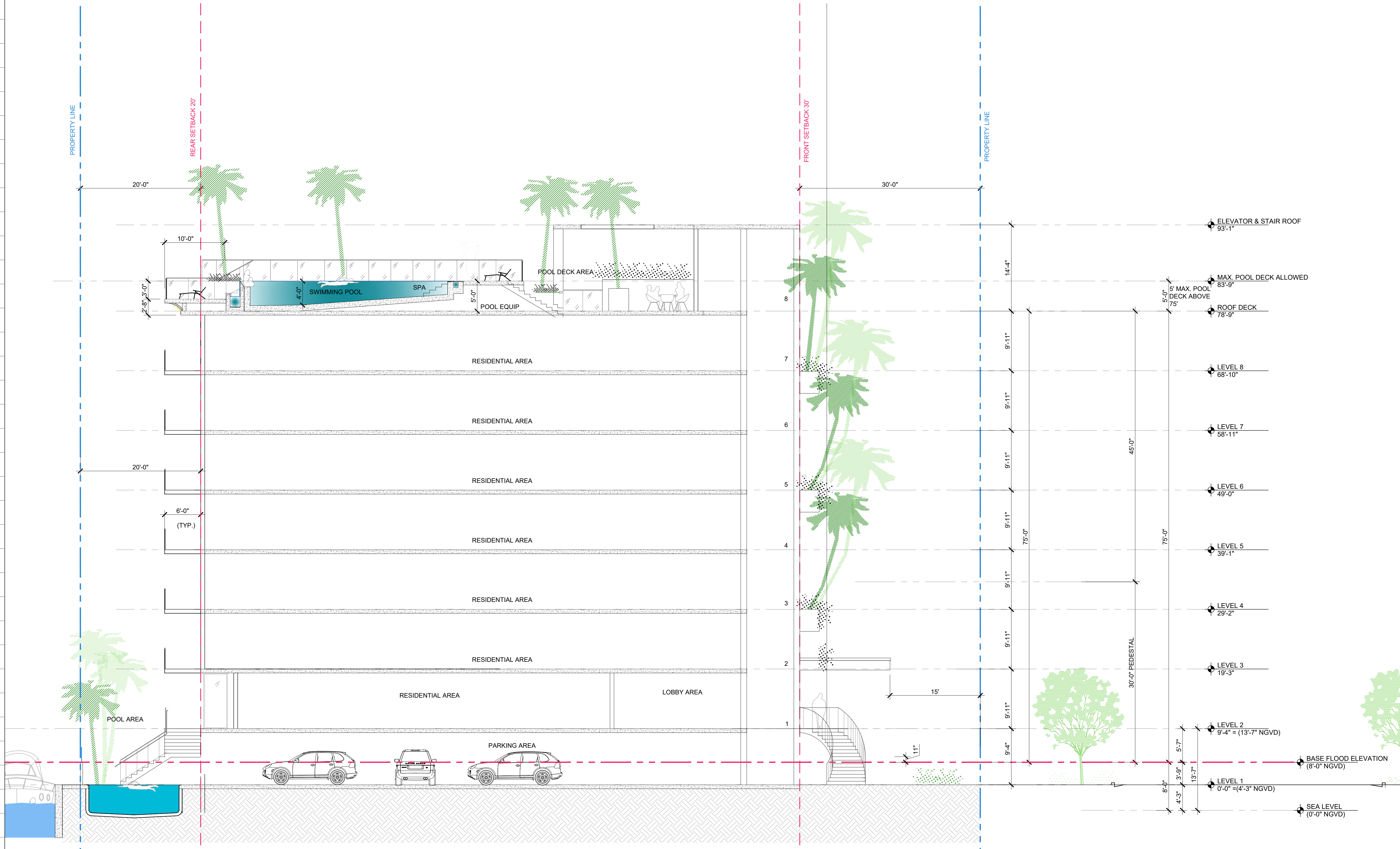


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BUILDING COLOR ELEVATION 4

Date	12-01-2021	Sheet No.
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4 BUILDING COLOR ELEVATION
SCALE: 1/8" = 1'-0"



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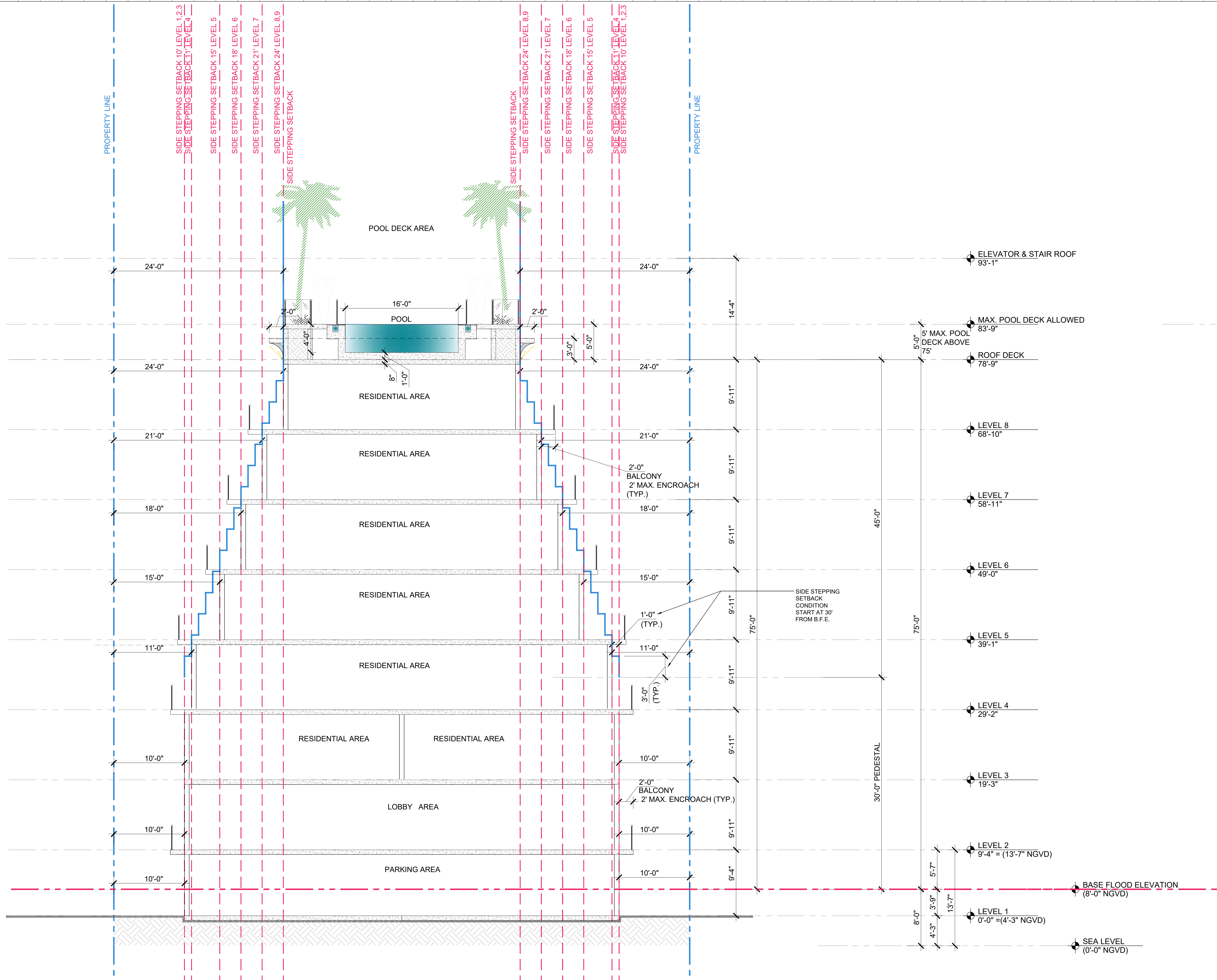


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BUILDING SECTION "A"

Date	12-01-2021	Sheet No.
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Project	2142	

A BUILDING SECTION
SCALE: 1/8" = 1'-0"



B BUILDING SECTION DIAGRAM
SCALE: 3/16" = 1'-0"

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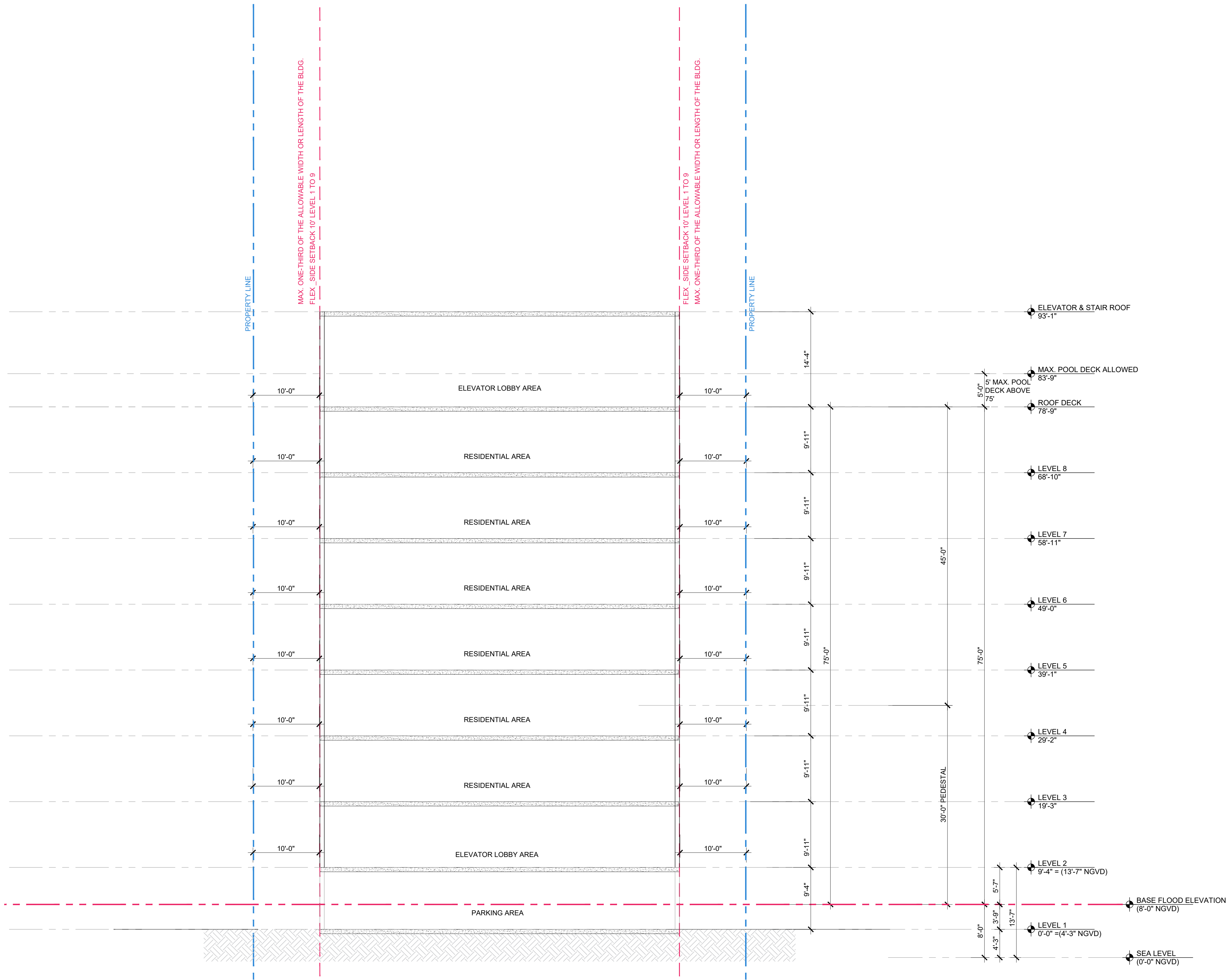
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B- BUILDING SECTION DIAGRAM

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KOBİ KARP
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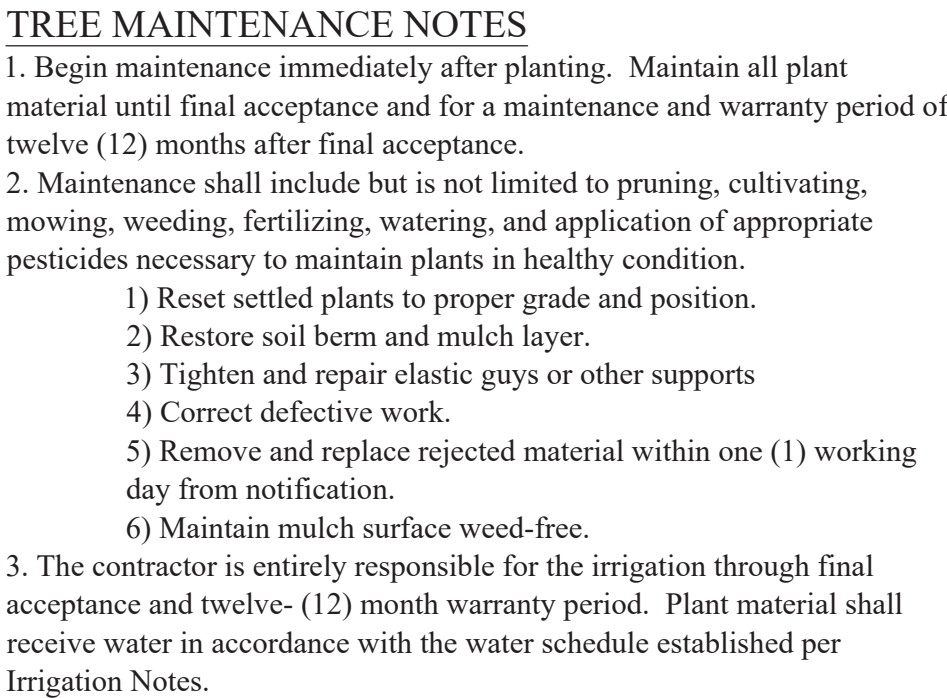


C - BUILDING SECTION DIAGRAM

C

 BUILDING SECTION DIAGRAM
SCALE: 1/8" = 1'-0"

Date	12-01-2021	Sheet No.
Scale		A5.02
Project	2142	



TOWN OF BAY HARBOR ISLANDS

	REQUIRED	PROVIDED
A. Open Space Requirement		
Net Lot Area = <u>11,250</u> SF x 20% =	<u>2,250</u> SF	<u>2,724</u> SF

B. Maximum Lawn Area Allowed****

Open space <u>2,605</u> SF x 60% =	<u>1,564</u> SF	<u>1,426</u> SF
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C. Shade Trees Required*		
1. 28 trees/acre: 28 x <u>0.26</u> acres =	<u>8</u>	<u>8</u> (6 Trees + 2 Trees (6 Palms @ 3:1))
2. Native Species - Req. Trees <u>8</u> x 50% =	<u>4</u>	<u>5</u>
3. Drought Tolerant and Low Maintenance Req. Trees <u>8</u> x 50% =	<u>4</u>	<u>7</u> (5 Trees + 2 Trees (6 Palms @ 3:1))

D. Street Trees Required**
 Width of lot 65.19 LF / 35' = 2 2
 Note: Trees are under overhead power lines and have been adjusted to an appropriate species per Tree Master Plan.

E. Shrubs Required***		
1. 10 shrubs / required trees	<u>80</u>	<u>198</u>
2. Native Species Required - 30%	<u>24</u>	<u>58</u>
3. Drought Tolerant / Low Maint. - 50%	<u>40</u>	<u>198</u>

F. Parking Lot Landscaping	N/A
G. Buffers	N/A

NOTES:
 * Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species @ 1:1 @ 15' wood) at max 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a). Street Tree Size = 15' min. height/6' min. clear wood/ 2½" min. trunk caliper. Street Trees do not count toward required on-site lot trees and are determined by Town Street Tree Master Plan.

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planting soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

TOWN OF BAY HARBOR ISLANDS
Size of Tree Species in Relation to Building Height

Per the chart titled "Size of tree species in relationship to building height" located in Sec. 24-16.(a)(2) of the Bay Harbor Islands code, the minimum tree/palm heights for a building over 5 stories are as follows:

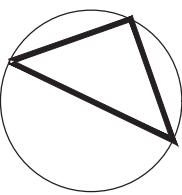
25% of the specified trees must have the Min. Req. Height of 12' and Palms must be 14'-18'

50% of the specified trees must have a height of 16'-18' and Palms must be 22'-28'

25% of the specified trees must have a height of 18'-20' and Palms must be 22'-28'

This site includes 8 trees made up of 6 trees and 2 trees (6 palms @ 3:1) which fall into the following categories:

	REQUIRED	PROVIDED
25% trees 12' hgt/ palms 14'-18' =	<u>2</u> trees	<u>2</u> trees (1 Pigeon Plum @ 16' hgt, 1 White Tabebuia @ 16' hgt.)
50% trees 16'-18' palms 22'-28' =	<u>4</u> trees	<u>4</u> trees (2 Pigeon Plum @ 16' hgt., 6 Montgomery Palms @ 22' hgt.)
25% trees 18'-20' palms 22'-28' =	<u>2</u> trees	<u>2</u> trees (2 Green Buttonwood @ 18' hgt.)



SCALE:

PROJECT NUMBER

DATE: _____

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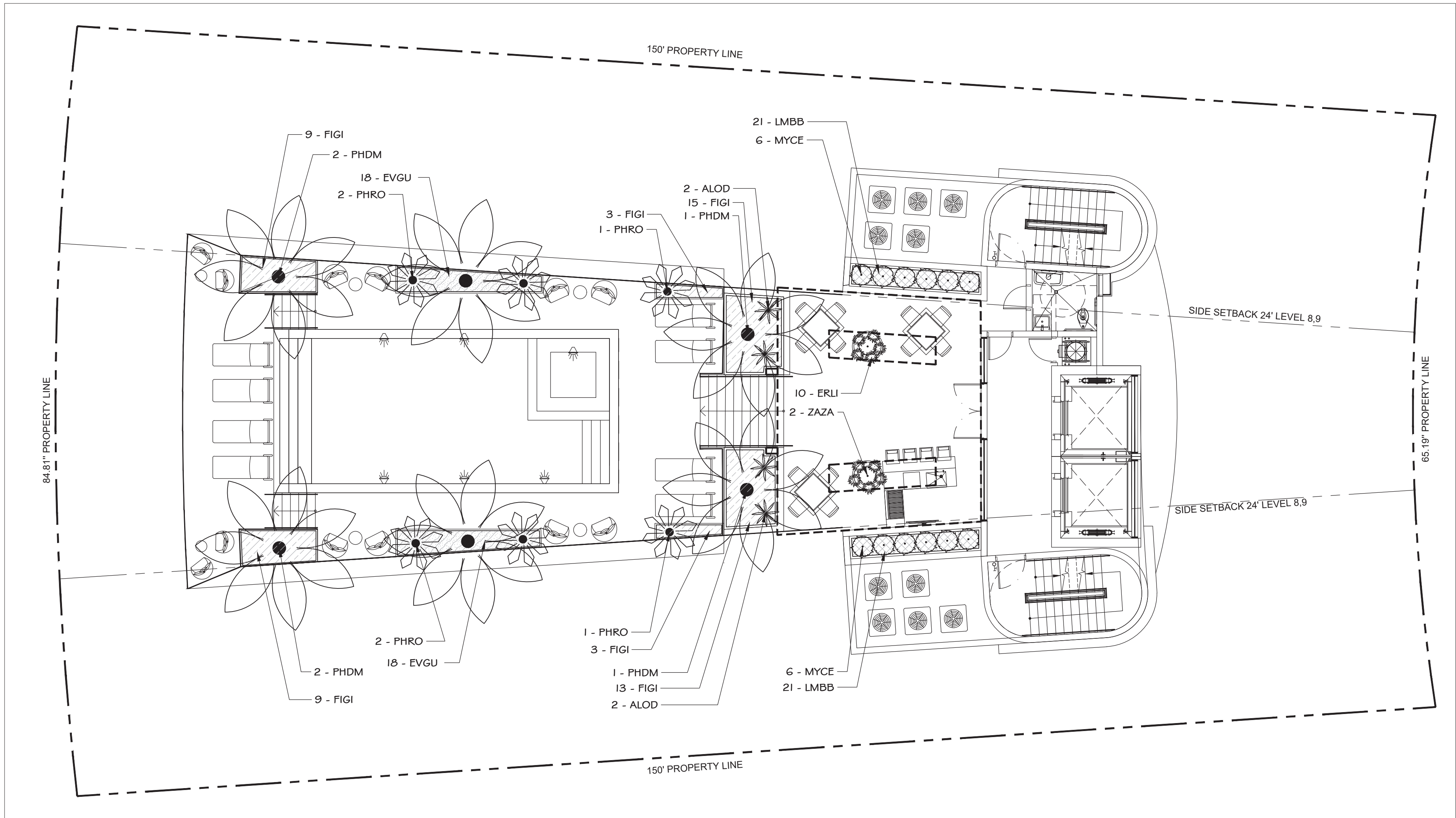
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Howard

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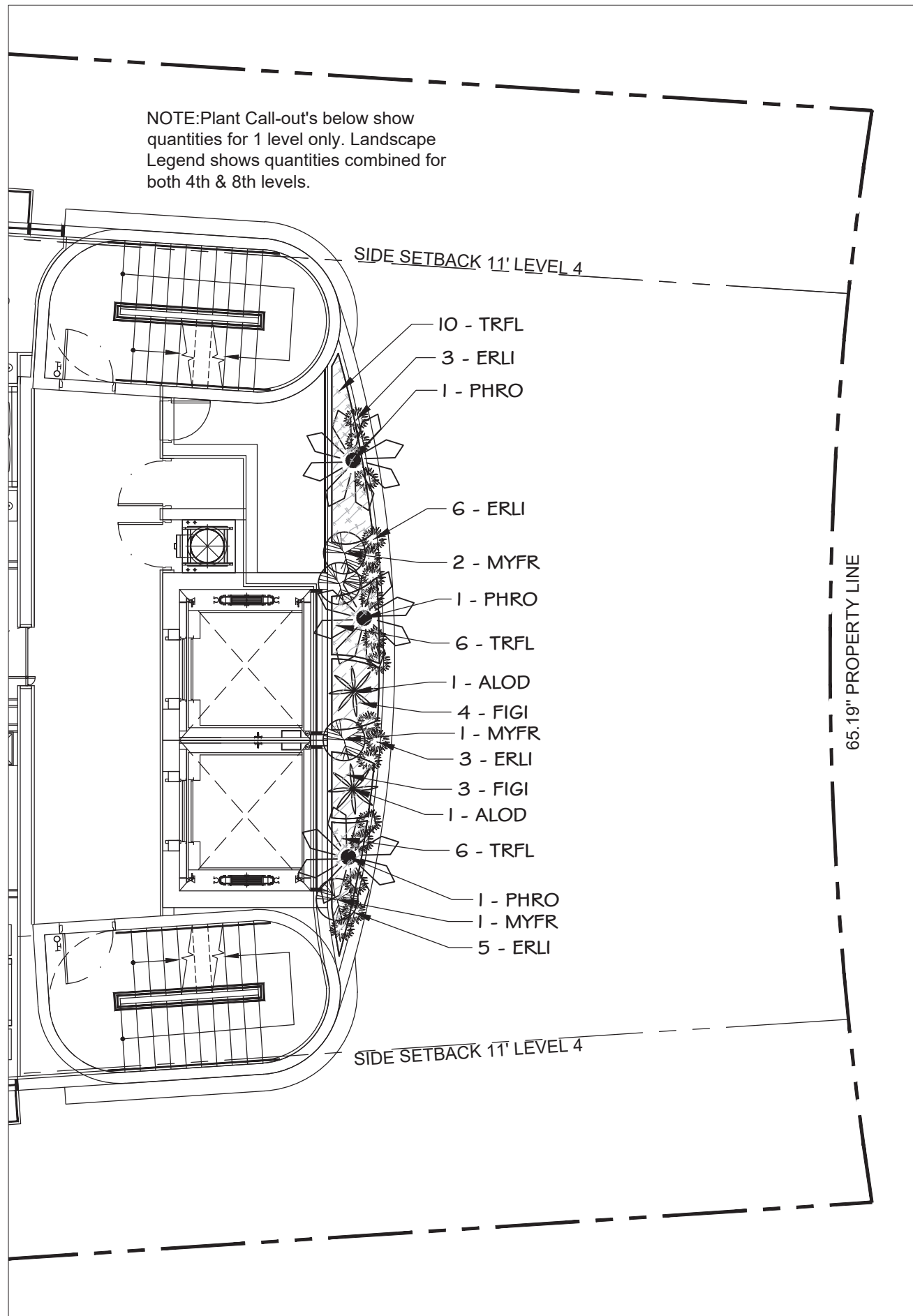
LP-1

(305)668-3196



1 Roof Deck Pool Landscape Plan

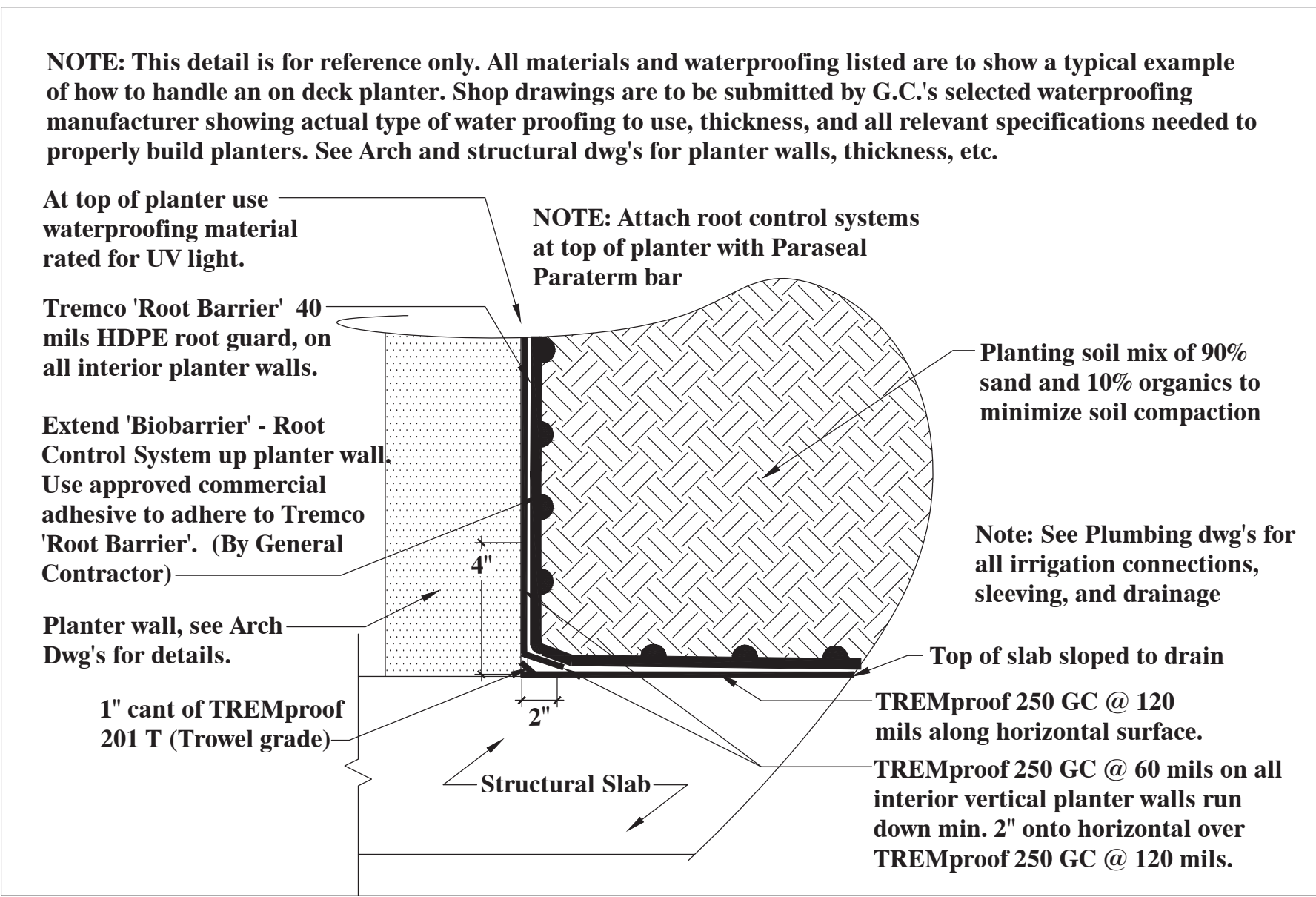
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2 4th & 8th Level Landscape Plan

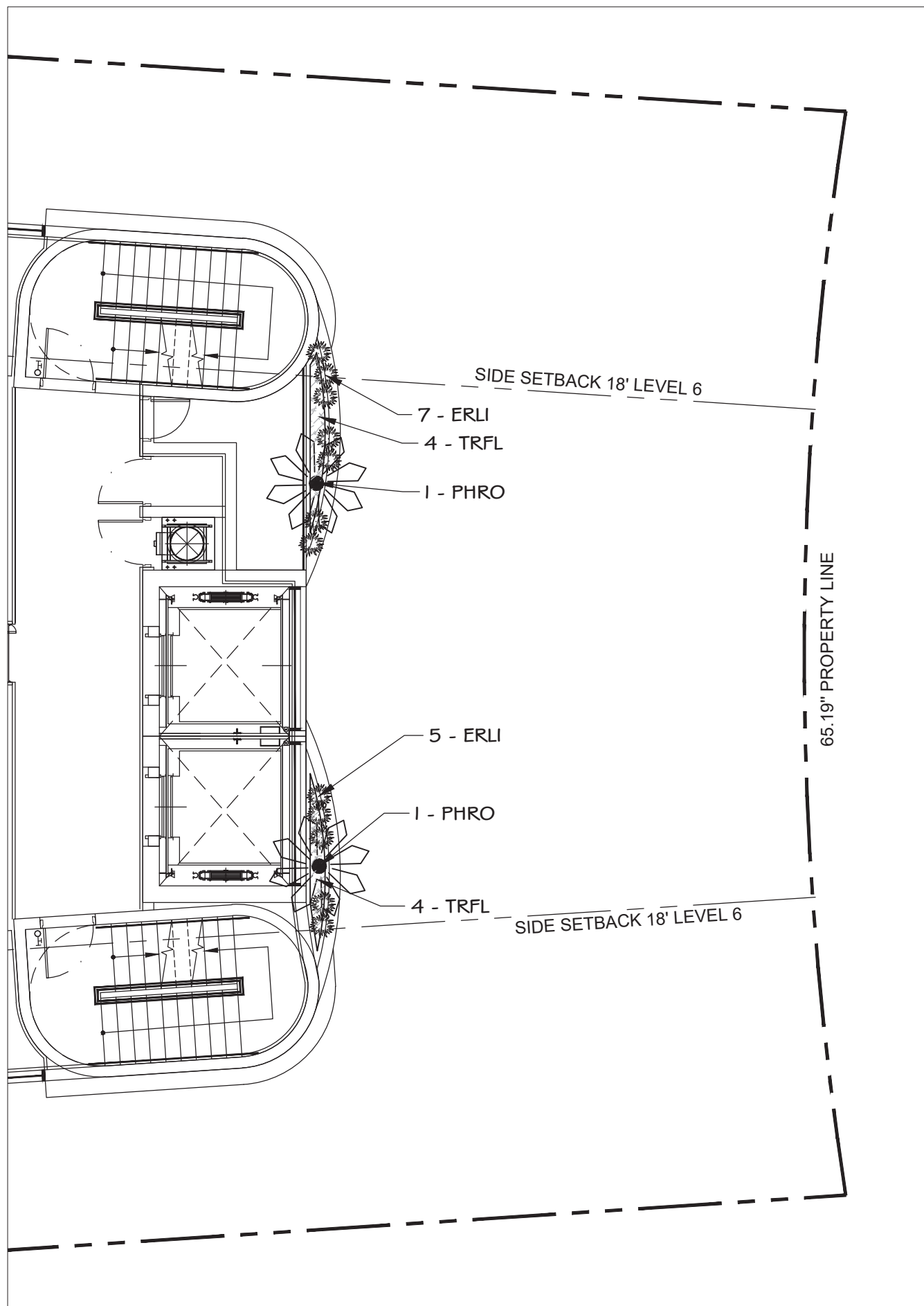
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LANDSCAPE LEGEND - 4th & 8th LEVELS							
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
SITE PALMS							
PHRO	6	Phoenix roebelenii	Pygmy Date Palm	4"	6' OA	N/A	NO
SHRUBS							
ALOD	4	Alcantarea odorata	Giant Silver Bromeliad	7 gal	18"-24"	N/A	NO
ERLI	34	Ernodea littoralis	Golden Creeper	1 gal	12"	18" OC	YES
FIGI	14	Ficus 'Green Island'	Green Island Fig	3 gal	18"-24"	24" OC	NO
MYFR	8	Myrcianthes fragrans	Simpson's Stopper	7 gal	24"-30"	30" OC	YES
TRFL	44	Tripsacum floridanum	Dwarf Florida Gamagrass	1 gal	8"	24" OC	YES



3 Typical Section through deck planter

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



4 5th Level Landscape Plan

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

ROOF AREA	ROOF LANDSCAPE 15% MIN. (See Arch Dwg's for area diagrams)		
	MINIMUM	PROPOSED	%
2,072 SF.	311 SF.	367 SF.	18 %

LANDSCAPE LEGEND - ROOF LEVEL							
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
SITE PALMS							
PHDM	6	Phoenix dactylifera 'Medjool'	Date Palm	12"	8' CT	N/A	NO
PHRO	6	Phoenix roebelenii	Pygmy Date Palm	4"	6' OA	N/A	NO
SHRUBS							
ALOD	4	Alcantarea odorata	Giant Silver Bromeliad	7 gal	18"-24"	N/A	NO
ERLI	10	Ernodea littoralis	Golden Creeper	3 gal	18"	24" OC	YES
EVGU	36	Evolvulus glomeratus	Blue Daze	6" pots	4"	18" OC	NO
FIGI	52	Ficus 'Green Island'	Green Island Fig	3 gal	18"-24"	24" OC	NO
LMBB	42	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	8"	12" OC	NO
MYCE	12	Myrica cerifera	Wax Myrtle	7 gal	24"-30"	24" OC	YES

LANDSCAPE LEGEND - 6th LEVEL							
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
SITE PALMS							
PHRO	2	Phoenix roebelenii	Pygmy Date Palm	4"	6' OA	N/A	NO
SHRUBS							
ERLI	12	Ernodea littoralis	Golden Creeper	3 gal	18"	24" OC	YES
TRFL	8	Tripsacum floridanum	Dwarf Florida Gamagrass	1 gal	8"	24" OC	YES



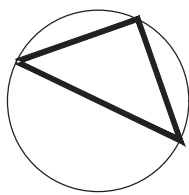
BRUCE HOWARD & ASSOCIATES, INC.

Landscape Architects,
Site Planners &
Golf Course Designers

PROJECT:
RESIDENTIAL BLDG
9290 W Bay Harbor Drive
Bay Harbor Islands, FL 33154

DRAWING TITLE:
**PROPOSED ROOF DECK
LANDSCAPE PLAN**

NORTH



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

PROJECT NUMBER

DATE:
12-10-2021

Digitally signed
by Brannan J
Howard
Date:
2021.12.10
20:03:17 -0500

SHEET NUMBER:

LP-2

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