

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

**MEETING OF THE
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

April 7, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a new multi-family dwelling for “Clara BH” located at 10281 West Bay Harbor Drive, Lots 6-7 of Block 5. On January 18, 2022, the Board reviewed and deferred the project for further redesign based on a number of comments. The developer has revised the plans and provided a response narrative to address the Design and Review Board's comments. The proposed twenty-eight (28) unit mid-rise residential development will be six (6) stories in height with a ground level parking garage and a lobby entry to West Bay Harbor Drive, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. A total of 56 parking spaces are required / provided for the project. The parking garage has 52 parking spaces, including two (2) ADA parking spaces with vehicle lifts per Town Code section 23-30(f). The additional four (4) parking spaces are located outside in the dual front yard area. The developer will be required to obtain 5 Transfers of Development Rights (TDR). Enclosed please find the proposed site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 5 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10281 West Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for “Global Reach Investments, LLC” located at 9290 West Bay Harbor Drive, Lot 16 of Block 2. The developer is proposing to construct a new 7 story / 8 unit mid-rise residential development. The proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades. The building is six (7) stories in height with dwelling units shown on each upper floor (Levels 2-8) with the ground floor (Level 1) now shown only as parking garage / storage / building access area. The proposed building height is to be 75' above BFE to the main roof deck. Based on the current design with 8 DU, the site would have one (1) extra TDR unit. Enclosed please find the site plan and elevations. (Item #2)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9290 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Request for approval for a new multi-family dwelling for “Bay Harbor 103 Condominiums” located at 10270-90 East Bay Harbor Drive, Lots 1-2 of Block 5. On February 1, 2022, the overall project was approved by the Board. The Design and Review Board required the restudy / resubmittal / redesign of the 103 Street and East Bay Harbor Drive front yard driveway / parking / lobby drop off areas to decrease hardscape areas and increase landscape open space areas in an attempt to meet the Town's 10' landscape strip along the roadway. The developer has resubmitted the plan revision and narrative to address the Board's directive. Enclosed please find the revised plans. (Item #3)

** Staff Review:* Design meets Town Code and was approved by Michael Miller, Town Planner, Miller Planning Associate.

4. Request for approval of a revision to a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, the Board approved the site plan for a new single family home. The owner is proposing some architectural changes to the previously approved plans. Enclosed please find the previously approved and new proposed plans and elevation and the narrative. Item #4

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

April 7, 2022

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for “Clara BH” located at 10281 West Bay Harbor Drive, Lots 6-7 of Block 5. On January 18, 2022, the Board reviewed and deferred the project for further redesign based on a number of comments. The developer has revised the plans and provided a response narrative to address the Design and Review Board's comments. The proposed twenty-eight (28) unit mid-rise residential development will be six (6) stories in height with a ground level parking garage and a lobby entry to West Bay Harbor Drive, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. A total of 56 parking spaces are required / provided for the project. The parking garage has 52 parking spaces, including two (2) ADA parking spaces with vehicle lifts per Town Code section 23-30(f). The additional four (4) parking spaces are located outside in the dual front yard area. The developer will be required to obtain 5 Transfers of Development Rights (TDR). Enclosed please find the proposed site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 10281 West Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 5 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10281 WBH Drive DRB 4.7.2022
2.	BHI 10281 WBHD DRB Rev Response Docs Feb 8 2022
3.	BHI DRB Staff Report #2 10281 WBHD Feb 22 2022

DRAWING LIST

COVER SHEET / INDEX OF DRAWINGS

SURVEY

A-1	PROJECT INFO/DATA
A-2	CONTEXT AND SITE PHOTOS
A-3	AERIAL VIEW RENDERING
A-4	RENDERING (NW CORNER FACADE STREET VIEW)
A-4A	RENDERING (NE CORNER FACADE STREET VIEW)
A-5	RENDERING (PORTE COCHERE / WEST FACADE STREET VIEW)
A-6	RENDERING (PORTE COCHERE STREET VIEW)
A-7	RENDERING (NORTH FACADE STREET VIEW)
A-8	RENDERING (ROOFTOP)
A-8A	RENDERING (INTERIOR RESIDENTIAL FLOOR CORRIDORS)
A-9	SITE PLAN - LEVEL 1 FLOOR PLAN
A-10	LEVELS 2/3 FLOOR PLAN
A-11	LEVEL 4 FLOOR PLAN
A-12	LEVEL 5 FLOOR PLAN
A-13	LEVEL 6 FLOOR PLAN
A-14	MAIN ROOF LEVEL FLOOR PLAN
A-15	OVERALL ROOF LEVEL FLOOR PLAN
A-16	MAIN ROOF LEVEL FLOOR PLAN (COLORED)
A-17	LEVELS 2/3 WEST ENLARGED UNIT FURNISHED PLAN
A-18	LEVELS 2/3 EAST ENLARGED UNIT FURNISHED PLAN
A-19	LEVELS 4/5 WEST ENLARGED UNIT FURNISHED PLAN
A-20	LEVELS 4/5 EAST ENLARGED UNIT FURNISHED PLAN
A-21	LEVEL 6 WEST ENLARGED UNIT FURNISHED PLAN
A-22	LEVEL 6 EAST ENLARGED UNIT FURNISHED PLAN
A-23	NORTH BUILDING ELEVATION
A-24	NORTH BUILDING ELEVATION (COLORED)
A-25	WEST BUILDING ELEVATION
A-26	WEST BUILDING ELEVATION (COLORED)
A-27	SOUTH BUILDING ELEVATION
A-28	SOUTH BUILDING ELEVATION (COLORED)
A-29	EAST BUILDING ELEVATION
A-30	EAST BUILDING ELEVATION (COLORED)
A-31	BUILDING SECTION 1
A-32	BUILDING SECTION 2
A-33	BUILDING SECTION 3
A-34	MATERIAL PRESENTATION BOARD

C-003	DEVELOPMENT IMPACT ANALYSIS REPORT
C-300	SITE PLAN
C-301	PAVING PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	UTILITY PLAN
C-800	DETAILS

LC-001	LANDSCAPE GENERAL NOTES/ABBREVIATIONS
TD-100	TREE DISPOSITION PLAN
TD-101	TREE PROTECTION DETAILS
LS-100	LANDSCAPE SITE PLAN AND SITE CALCULATIONS
LS-101	LANDSCAPE MATERIALS IMAGERY
LP-100	LANDSCAPE PLANTING PLAN (GROUND FLOOR)
LP-101	LANDSCAPE PLANTING PLAN (ROOF)
LP-102	LANDSCAPE PLANTING SCHEDULE/SPECIFICATIONS/DETAILS
LP-103	LANDSCAPE PLANTING IMAGERY
LI-100	LANDSCAPE IRRIGATION PLAN
LI-101	LANDSCAPE IRRIGATION SCHEDULE/DETAILS
LL-100	GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS
LL-101	ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

(DESIGN REVIEW BOARD SUBMITTAL DRAWINGS)
JANUARY 03, 2022 / FEBRUARY 08, 2022 (REVISED)

OWNER/DEVELOPER

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

ARCHITECT

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

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

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



REVISONS		DATE
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154		
    A R C H I T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226		
SHEET TITLE COVER SHEET DATE 02-08-22 SCALE - JOB NO. 2021-17 SHEET 1		
OF		SHEETS

DRAWING LIST

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CLARA BH
NEW RENTAL APARTMENT BUILDING

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BAY HARBOR ISLANDS, FLORIDA 33154

(PLANNING AND ZONING SUBMITTAL DRAWINGS)
JANUARY 03, 2022

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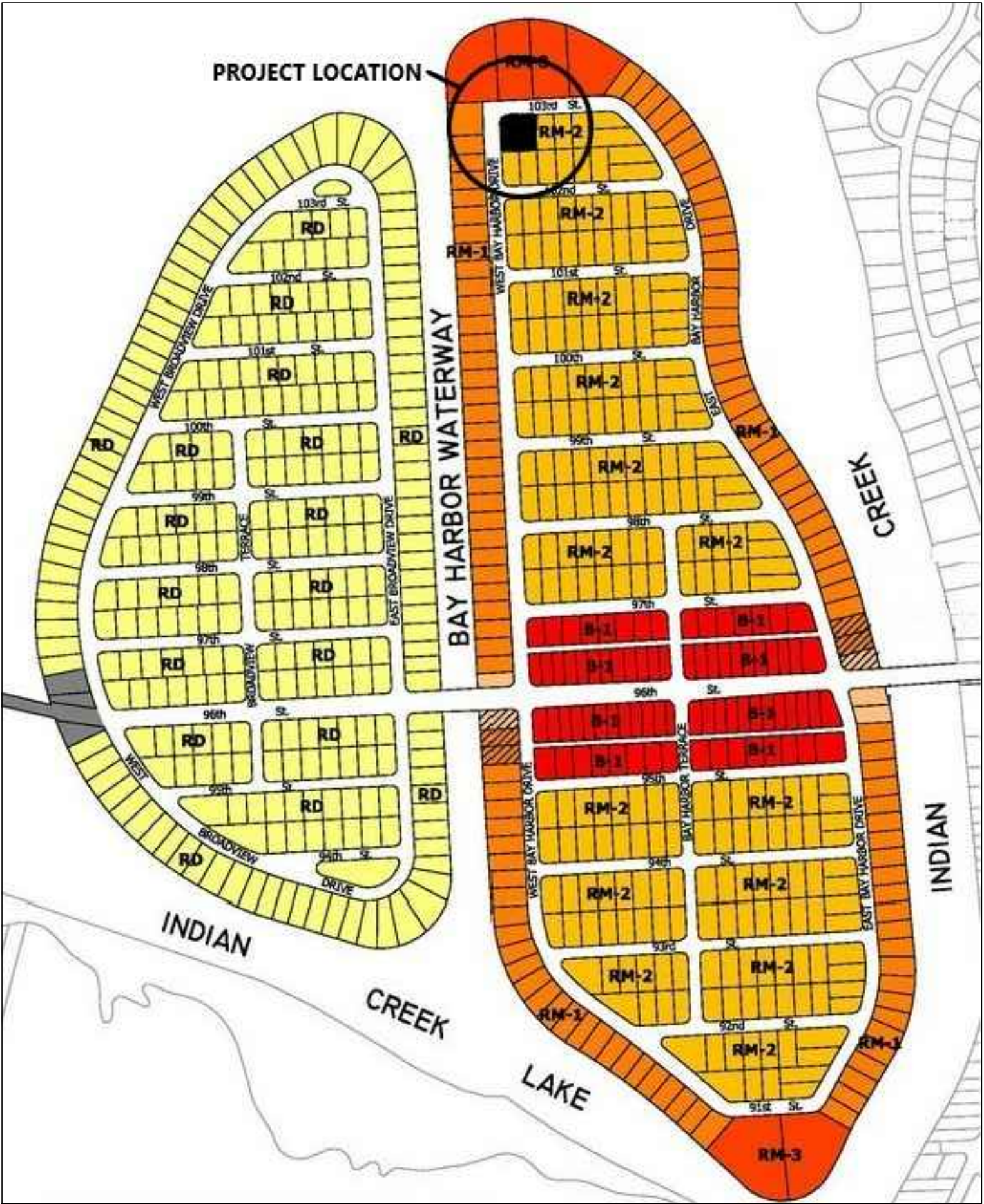
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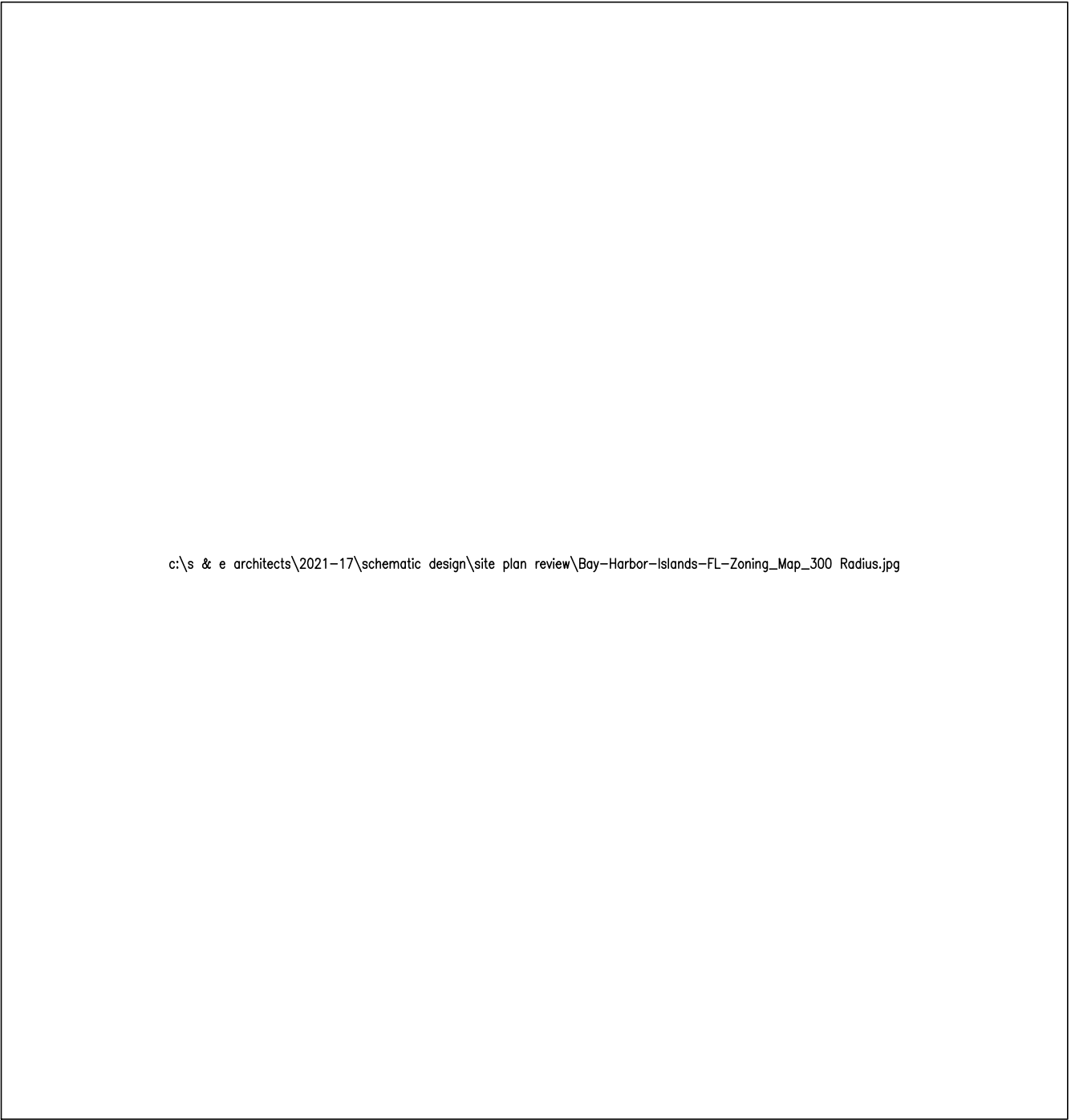
COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932



PREVIOUS DRB
SUBMITTAL
DATED 01-03-22



BAY HARBOR ISLANDS ZONING MAP



LOCATION MAP



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

BAY HARBOR ISLANDS ZONING SUMMARY		
LEGAL DESCRIPTION	LOTS 6 & 7 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	22,366 S.F. (0.51 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.23 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	150' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 22,366 x 0.20 = 4,473 S.F.	5,190 S.F. = 23.2%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.51 ACRES = 17 UNITS	28 UNITS (TDR's REQUIRED) - Ten (10) of the Eleven (11) reqd. TDR Units have been acquired at this time
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.51 ACRES x 60 DUA = 30 UNITS	28 UNITS 0.51 ACRES x 55 DUA = 28 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH = 15' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 15'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 115'-0" = 38'-4") @EAST/WEST (0.33 x 120'-0" = 40'-0")	NORTH = 38'-4" SOUTH = 38'-4" EAST = 40'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZEWAY	115'-0" x 120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 7005 SF x 15% = 1,050 SF MIN.	1,275 S.F. = 18.2%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING TWO GUEST SPACES (1 PER LOT) 28 UNITS x 2 = 56 MIN.	56 SPACES INCLUDING 2 GUEST SPACES AND 2 HC SPACES

CODES

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

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

- Per ASCE 24: Flood Design Class 2 Wet Floodproofing
- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+9.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
 - Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
 - Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.7.2.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
 - The bottom of each flood vent opening shall be no higher than one-foot (1') above the finish floor or exterior grade adjacent to the wall.
 - Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.

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

PROJECT GROSS AREA DATA

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

REVISIONS DATE

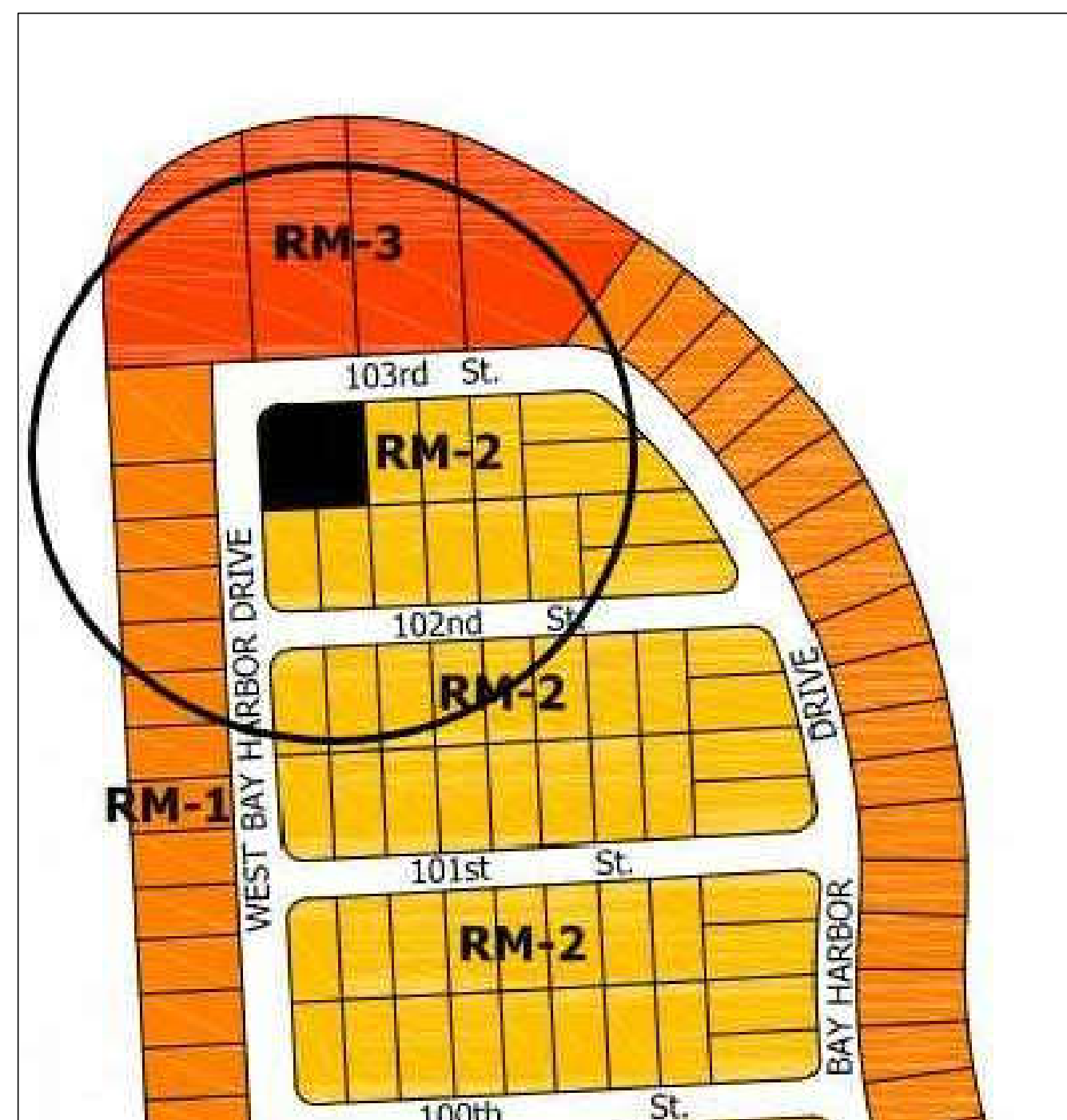
PERMIT ISSUE
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CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
DATA
DATE 02-08-22
SCALE -
JOB NO. 2021-17
SHEET

A-1



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

BAY HARBOR ISLANDS ZONING SUMMARY		
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ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	150' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 22,366 x 0.20 = 4,473 S.F.	5,220 S.F. = 23.3%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.51 ACRES = 17 UNITS	28 UNITS (TDR's REQUIRED) - Ten (10) of the Eleven (11) reqd. TDR Units have been acquired at this time
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.51 ACRES x 60 DUA = 30 UNITS	28 UNITS 0.51 ACRES x 55 DUA = 28 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
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FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 115'-0" = 38'-4") @EAST/WEST (0.33 x 120'-0" = 40'-0")	NORTH = 38'-4" SOUTH = 38'-4" EAST = 40'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZWAY	115'-0" x 120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 7005 SF x 15% = 1,050 SF MIN.	1,095 S.F. = 15.6%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING TWO GUEST SPACES (1 PER LOT) 28 UNITS x 2 = 56 MIN.	56 SPACES INCLUDING TWO GUEST SPACES AND 2 HC SPACES

CODES

SEVENTH EDITION (2020) FLORIDA BUILDING CODE: EXISTING BUILDING
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OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE 1B

- Per ASCE 24: Flood Design Class 2 Wet Floodproofing
- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+3.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
- Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
- Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.12.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
 - The bottom of each flood vent opening shall be no higher than one-foot (1') above the finish floor or exterior grade adjacent to the wall.
 - Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.

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

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.) 52,250 SQ. FT. = 70.7%

NON-SALEABLE AREA		= 29.3%
GARAGE/MEP	10,630 SQ. FT.	21,660 SQ. FT.
AMENITY/CORE	11,030 SQ. FT.	

TOTAL ENCLOSED AREA 73,910 SQ. FT.

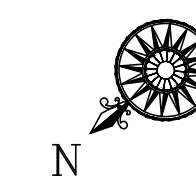
UNIT BALCONY AREAS	7,385 SQ. FT.
RECREATION DECK AREA	6,685 SQ. FT.
ROOF MEP AREA	3,400 SQ. FT.

TOTAL SLAB AREA	91,380 SQ. FT.
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PREVIOUS DRB
SUBMITTAL
DATED 01-03-22



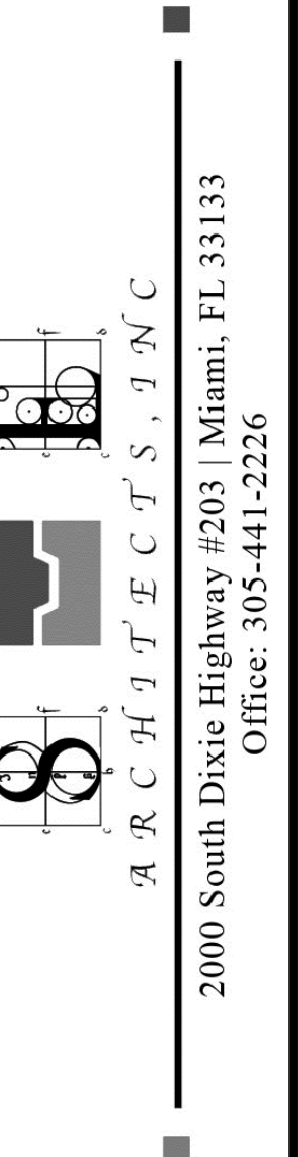
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REVISIONS	DATE

PERMIT ISSUE - BID SET - CONSTRUCTION SET

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



SITE AND CONEXI PHOTOS

DATE	02-08-22
SCALE	—
JOB NO.	2021-17
SHEET	



AERIAL VIEW 
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REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354



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SHEET TITLE
AERIAL VIEW

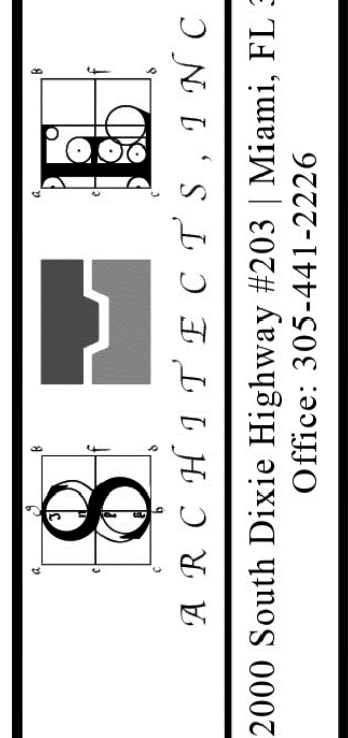
DATE 02-08-22
SCALE -
JOB NO. 2021-17
SHEET

A-3
OF SHEETS

REVISIONS	DATE

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-
BID SET
-
CONSTRUCTION SET

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SHEET TITLE

**RENDERING
NW CORNER FACADE
STREET VIEW**

DATE	01-03-22
SCALE	—
JOB NO.	2021-17
SHEET	

A-4

OF SHEETS



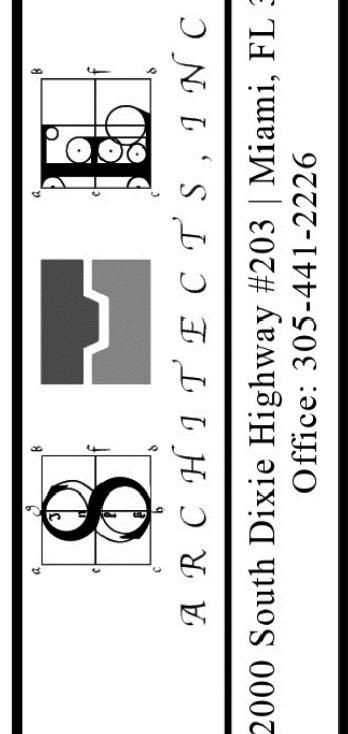
RENDERING
(NW CORNER FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-03-22

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET

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SHEET TITLE

RENDERING
NE CORNER FACADE
STREET VIEW

DATE	02-08-22
SCALE	—
JOB NO.	2021-17
SHEET	

A-4A

OF SHEETS



RENDERING
(NE CORNER FACADE STREET VIEW)



RENDERING
WEST FACADE STREET VIEW)

REVISIONS	DATE
PERMIT ISSUE	
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CONSTRUCTION SET	

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SHEET TITLE
**RENDERING
PORTE COCHERE /
WEST FACADE
STREET VIEW**

DATE	02-08-22
SCALE	-
JOB NO.	2021-17
SHEET	

A-5
OF SHEETS



RENDERING
WEST FACADE STREET VIEW)

PREVIOUS DRB
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REVISIONS	DATE
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CONSTRUCTION SET	

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BAY HARBOR ISLANDS, FLORIDA 3354


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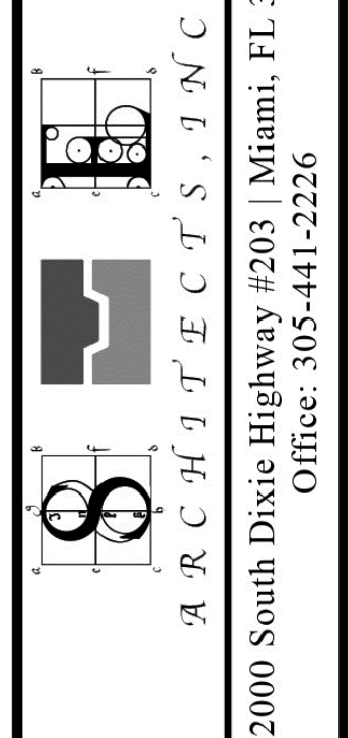
RENDERING
PORTE COCHERE /
WEST FACADE
STREET VIEW

DATE	01-03-22
SCALE	-
JOB NO.	2021-17
SHEET	A-5

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET

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10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



SHEET TITLE	
RENDERING PORTE COCHERE STREET VIEW	

DATE	02-08-22
SCALE	—
JOB NO.	2021-17
SHEET	

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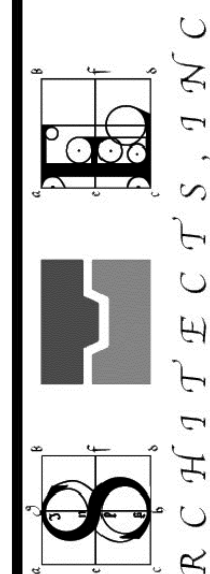


RENDERING
(PORTE COCHERE STREET VIEW)

REVISIONS	DATE

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CONSTRUCTION SET

CLARA BH
NEW RENTAL APARTMENT BUILDING
10251 WEST BAY HARBOR DRIVE

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 305.441.2225

RENDERING
PORTE COCHERE
STREET VIEW

DATE	01-03-
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JOB NO.	2021-
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RENDERING
(PORTE COCHERE STREET VIEW)

PREVIOUS DRB
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DATED 01-03-22



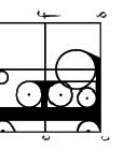
RENDERING
(NORTH FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-03-22

REVISIONS	DATE

PERMIT ISSUE
BID SET
CONSTRUCTION SET

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RENDERING
NORTH FACADE
STREET VIEW

DATE	01-03-22
SCALE	-
JOB NO.	2021-17
SHEET	

A-7

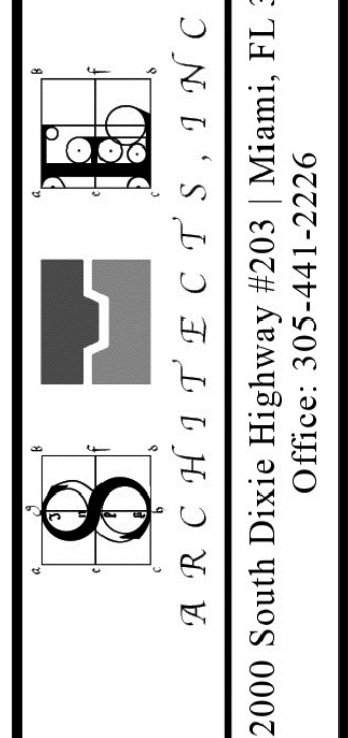
REVISIONS	DATE

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BID SET -
CONSTRUCTION SET

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RENDERING
(ROOFTOP VIEW)



SHEET TITLE

RENDERING
ROOFTOP

DATE	02-08-22
SCALE	—
JOB NO.	2021-17
SHEET	

A-8

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET

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



RENDERING
(ROOFTOP VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-03-22

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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE	
RENDERING ROOFTOP	
DATE	01-03-
SCALE	-
JOB NO.	2021-1
SHEET	
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RENDERING
(RESIDENTIAL CORRIDORS)

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

CLARA BH

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

SCHEER

ROBERT J. SCHNECKENBERG

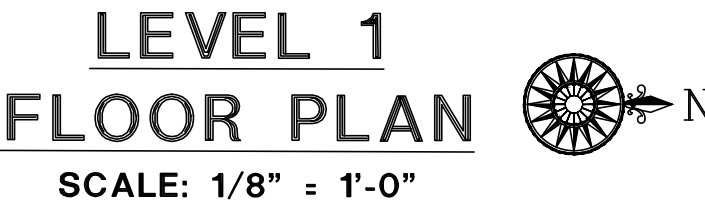
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SHEET TITLE

RENDERING
RESIDENTIAL CORRIDORS

DATE	02-08-22
SCALE	-
JOB NO.	2021-17
SHEET	A-8A

OF SHEETS



REVISONS						DATE	
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BID SET							
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CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 3354							
				A R C H I T E C T S , P C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226			
SHEET TITLE SITE PLAN LEVEL 1 FLOOR PLAN DATE 02-08-22 JOB NO. 2021-17 SHEET							
OF				SHEETS			

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

DATE	02-08-22
SCALE	
JOB NO.	2021-17
SHEET	

OF SHEETS

ENCLOSED AREA	2,080 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREA	175 S.F.	
TOTAL AREA	2,255 S.F.	1,955 NSF

ENCLOSED AREA	1,995 GSF	1,875 NSF
STORAGE AREA		25 NSF
BALCONY AREA	160 S.F.	
<u>TOTAL AREA</u>	<u>2,155 S.F.</u>	<u>1,900 NSF</u>

ENCLOSED AREA	2,080 GSF	1,925 NSF
STORAGE AREA		28 NSF
BALCONY AREA	100 S.F.	
TOTAL AREA	2,180 S.F.	1,953 NSF

ENCLOSED AREA	2,085 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREA	175 S.F.	
TOTAL AREA	2,260 S.F.	1,955 NSF

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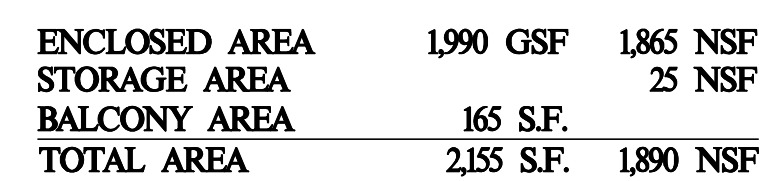
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DATE	02-08-22
SCALE	
JOB NO.	2021-17
SHEET	

A-11

OF SHEETS

ENCLOSED AREA	1,460 GSF	1,320 NSF
STORAGE AREA		25 NSF
BALCONY AREA	705 S.F.	
<u>TOTAL AREA</u>	<u>2,165 S.F.</u>	<u>1,345 NSF</u>



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

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

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

LEVEL 4	
GROSS DATA	
RESIDENTIAL UNIT AREA (INCL. STOR.)	9,430 SQ. FT. = 86.6%
NON SALEABLE CORE AREA	1,455 SQ. FT. = 13.4%
TOTAL ENCLOSED AREA	10,885 SQ. FT. = 100%
BALCONY AREAS	3,130 SQ. FT.
TOTAL SLAB AREA	14,015 SQ. FT.

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

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

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

LEVEL 4
FLOOR PLAN
SCALE: 1/8" = 1'-0"

PREVIOUS DRB
SUBMITTAL
DATED 01-03-22

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





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A-12

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

UNIT G5		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,410 GSF	1,285 NSF
STORAGE AREA		25 NSF
BALCONY AREA	235 S.F.	
TOTAL AREA	1,645 S.F.	1,310 NSF

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

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

LEVEL 5

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	9,430 SQ. FT. = 86.6%
NON SALEABLE CORE AREA	1,455 SQ. FT. = 13.4%
TOTAL ENCLOSED AREA	10,885 SQ. FT. = 100%
BALCONY AREAS	1,230 SQ. FT.
TOTAL SLAB AREA	12,115 SQ. FT.

NET DATA

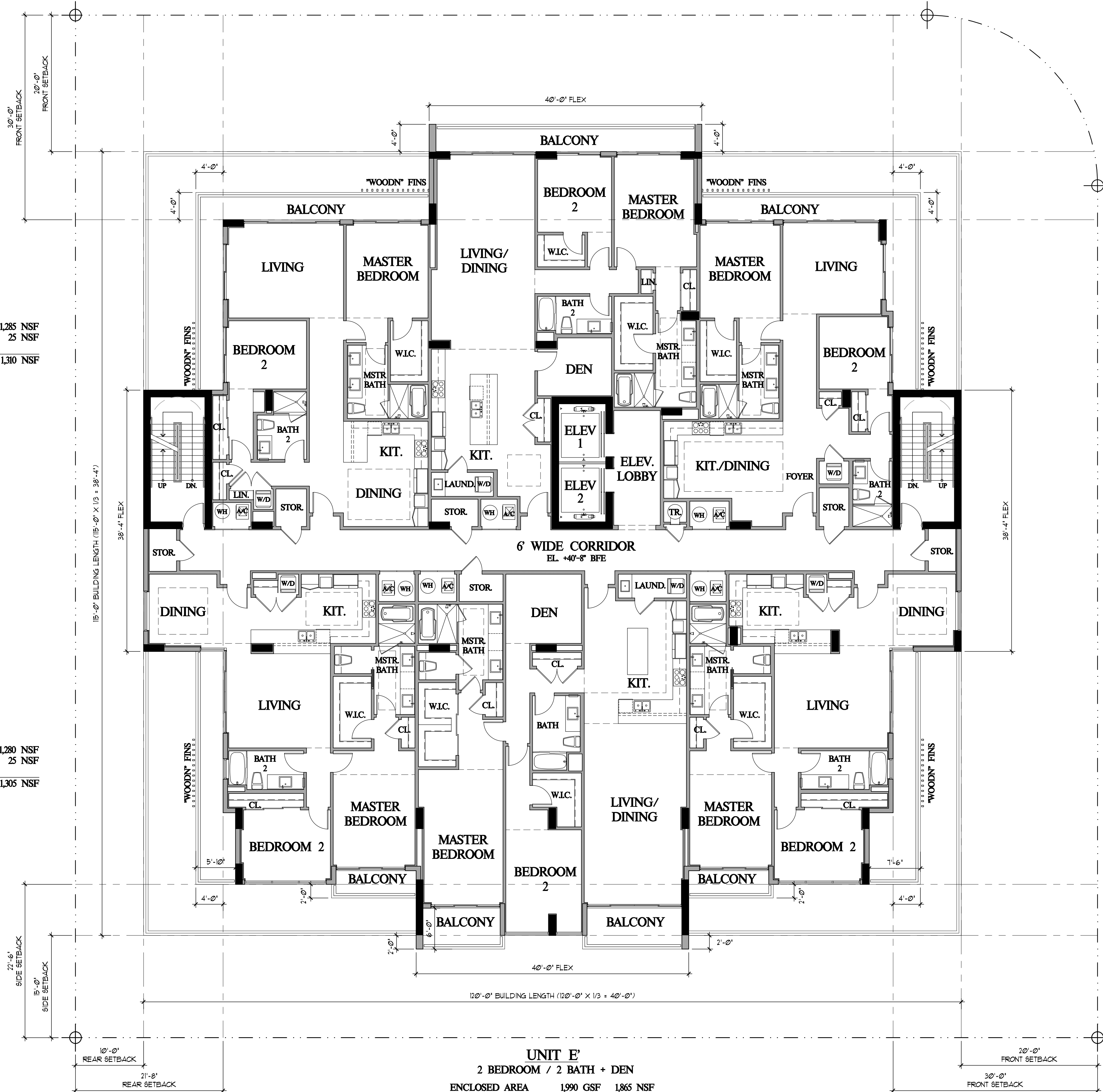
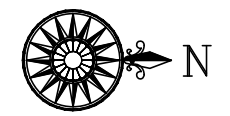
RESIDENTIAL UNIT AREA	8,650 SQ. FT.
STORAGE AREA	153 SQ. FT.
6 UNITS PER FLOOR	
AVERAGE UNIT SIZE	1,441.6 SQ. FT.

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

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

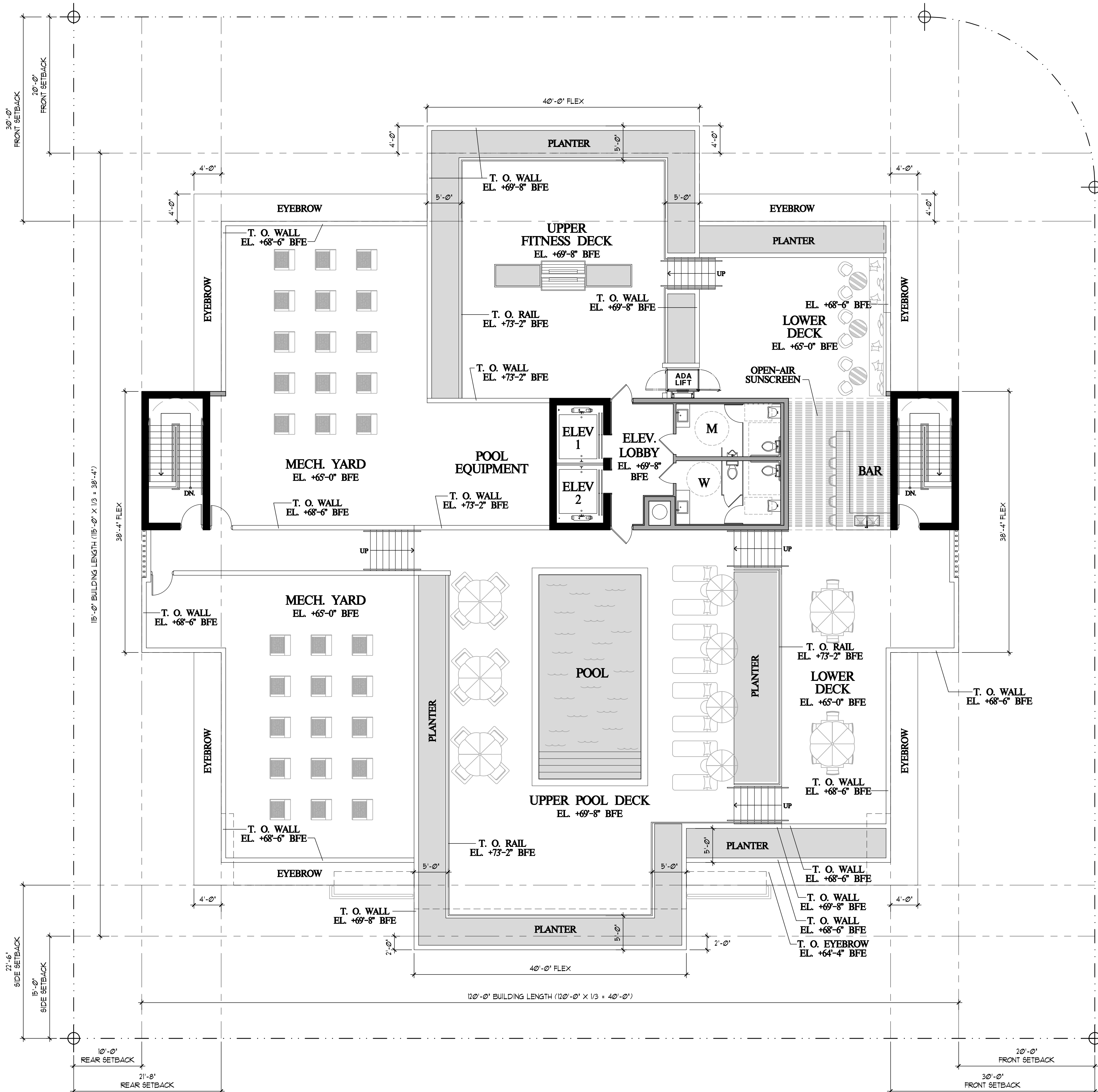
LEVEL 5 FLOOR PLAN

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



PREVIOUS DRB
SUBMITTAL
DATED 01-03-22

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



RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 7,005 S.F.
REQUIRED: 15% OF 7,005 S.F. = 1,050 S.F.
PROVIDED: 18.2% OF 7,005 S.F. = 1,275 S.F.

ROOF LEVEL

GROSS DATA

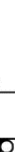
ENCLOSED CORE AREA	1,080 SQ. FT. = 9.7%
RECREATION DECK AREA	6,685 SQ. FT. = 59.9%
MEP ROOF AREA	3,400 SQ. FT. = 30.4%
TOTAL SLAB AREA	11,165 SQ. FT. = 100%

ROOF LEVEL
MAIN FLOOR PLAN

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



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


SHEET TITLE	
DATE	01-03--22
SCALE	
JOB NO.	2021-17
SHEET	A-16
OF	SHEETS

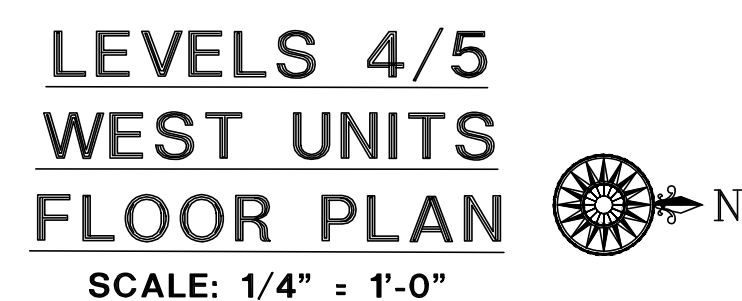


PREVIOUS DRB
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DATED 01-03-22

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

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

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

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

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

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

REVISIONS		DATE
PERMIT ISSUE		
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CONSTRUCTION SET		

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10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154











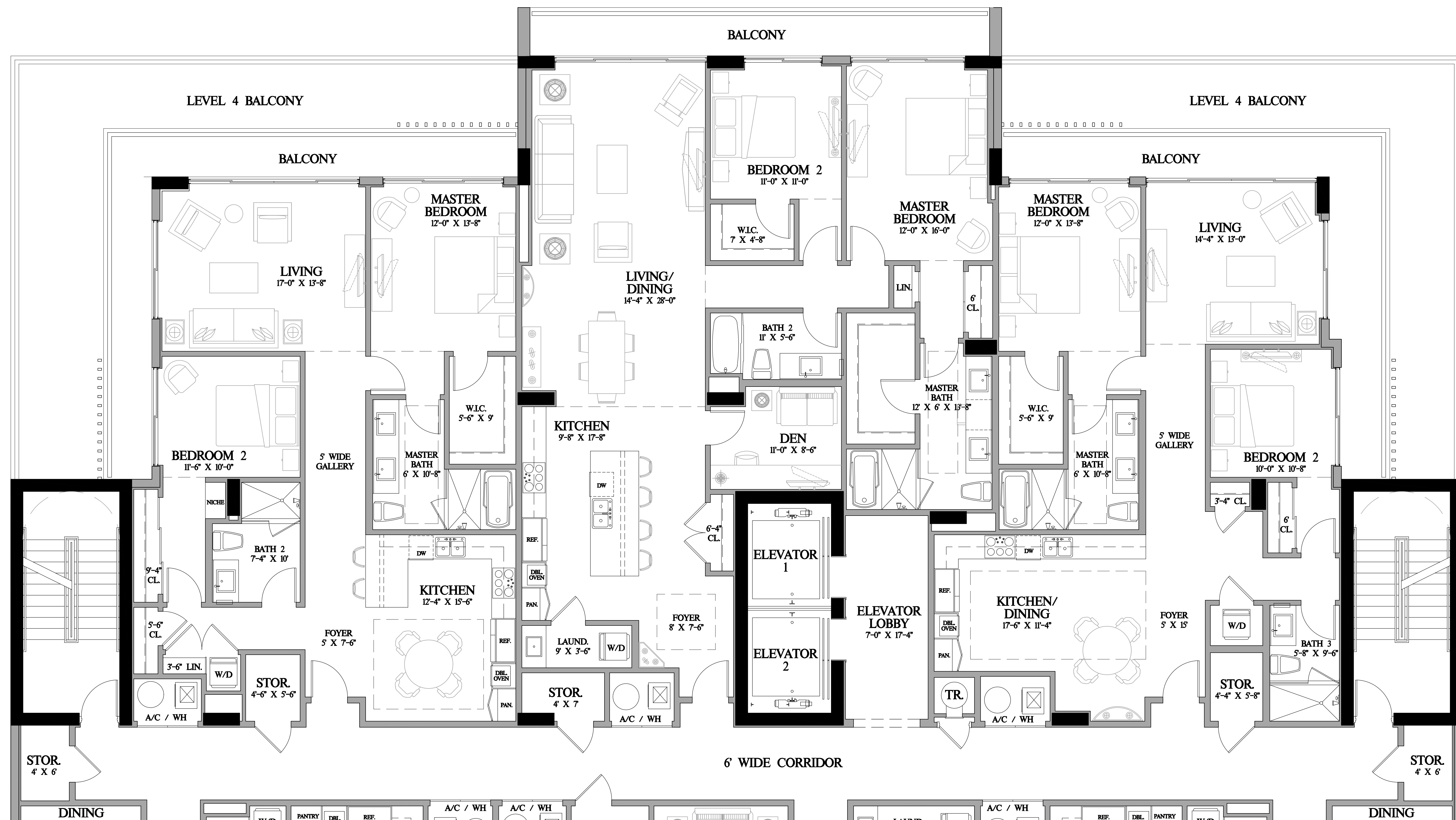
SHEET TITLE

LEVELS 4 & 5
WEST UNITS
FLOOR PLAN

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	

A-19

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AA26002332
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AR0015487



**LEVELS 4/5
WEST UNITS
FLOOR PLAN**

PREVIOUS DRB
SUBMITTAL
DATED 01-03-22



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

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

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

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

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

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



REVISIONS	DATE
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CONSTRUCTION SET	

CLARA BH
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10281 WEST BAY HARBOR DRIVE
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Office: 305-441-2226

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

SHEET TITLE	LEVELS 4 & 5 EAST UNITS FLOOR PLAN
DATE	02-08-22
SCALE	
JOB NO.	2021-17
SHEET	

A-20

OF SHEETS

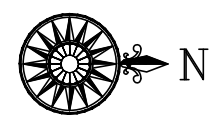


UNIT H4				UNIT H5			
2 BEDROOM / 2 BATH				2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,420 GSF	1,280 NSF		ENCLOSED AREA	1,420 GSF	1,280 NSF	
STORAGE AREA		25 NSF		STORAGE AREA		25 NSF	
BALCONY AREA	745 S.F.			BALCONY AREA	205 S.F.		
TOTAL AREA	2,165 S.F.	1,305 NSF		TOTAL AREA	1,625 S.F.	1,305 NSF	

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

UNIT H4'				UNIT H5'			
2 BEDROOM / 2 BATH				2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,460 GSF	1,320 NSF		ENCLOSED AREA	1,460 GSF	1,320 NSF	
STORAGE AREA		25 NSF		STORAGE AREA		25 NSF	
BALCONY AREA	705 S.F.			BALCONY AREA	225 S.F.		
TOTAL AREA	2,165 S.F.	1,345 NSF		TOTAL AREA	1,685 S.F.	1,345 NSF	

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



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LEVELS 4 & 5

EAST UNITS

FLOOR PLAN

SHEET TITLE

DATE 01-03-22

SCALE

JOB NO. 2021-17

SHEET

A-20

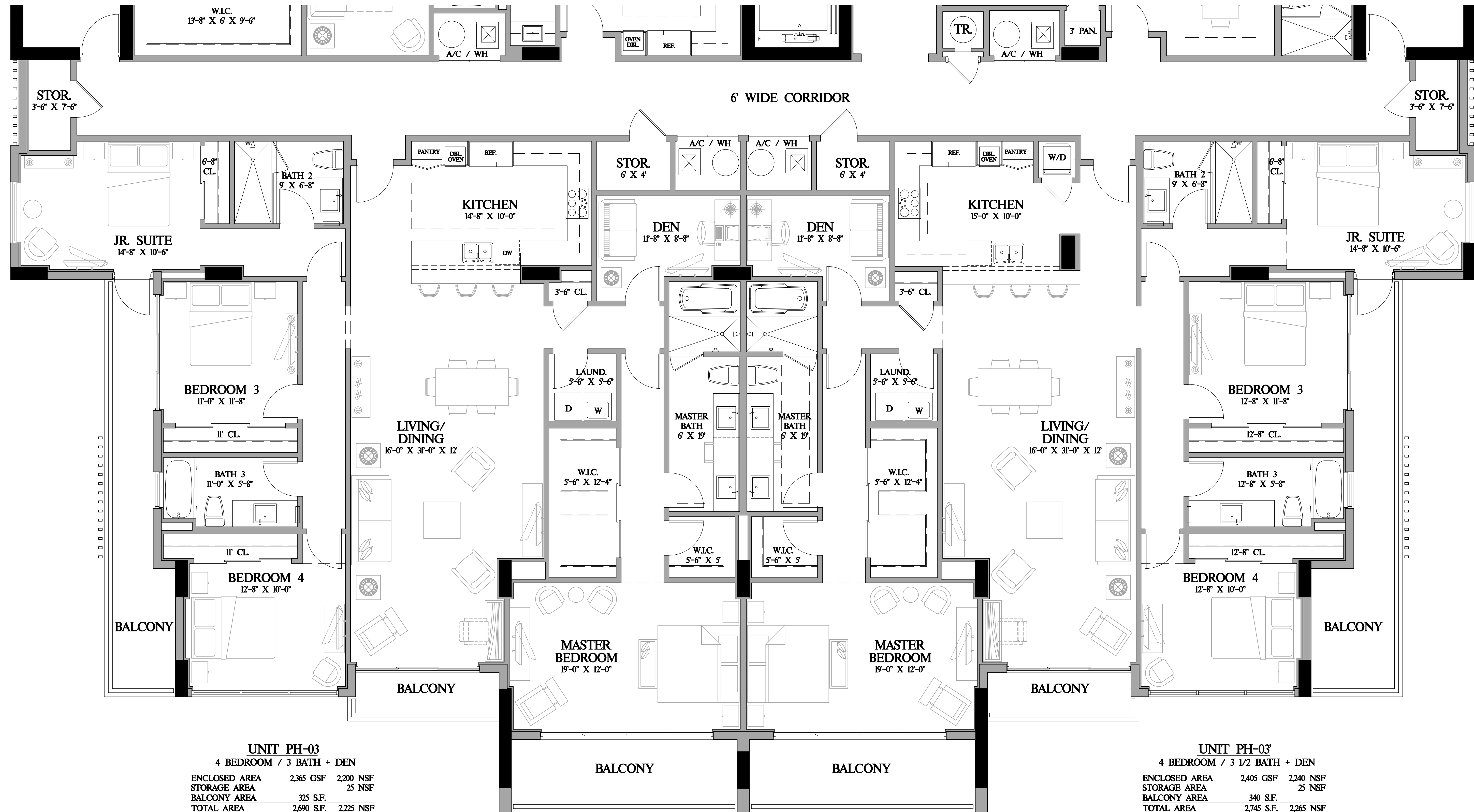
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ROBERT J. SCHNECKENBERG

AR0015487



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

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

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

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LEVEL 6

EAST UNITS

FLOOR PLAN

SHEET TITLE

DATE 02-08-22

SCALE

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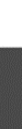
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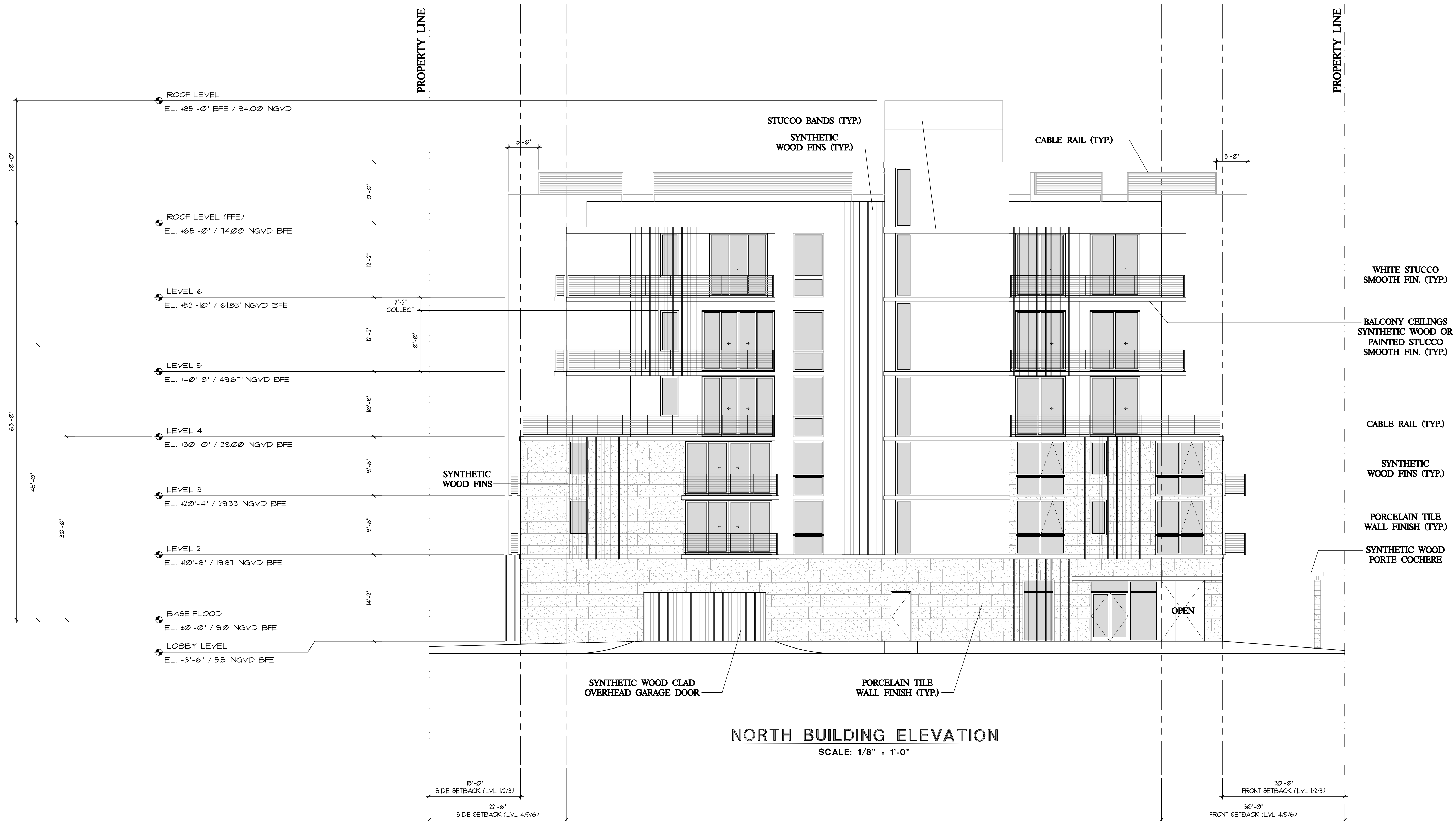

SHEET TITLE

NORTH ELEVATION

DATE	02-08-22
SCALE	
JOB NO.	2021-17
SHEET	

A-23

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NORTH BUILDING ELEVATION

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

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NORTH ELEVATION
COLOR

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A-24

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SHEET TITLE
WEST ELEVATION

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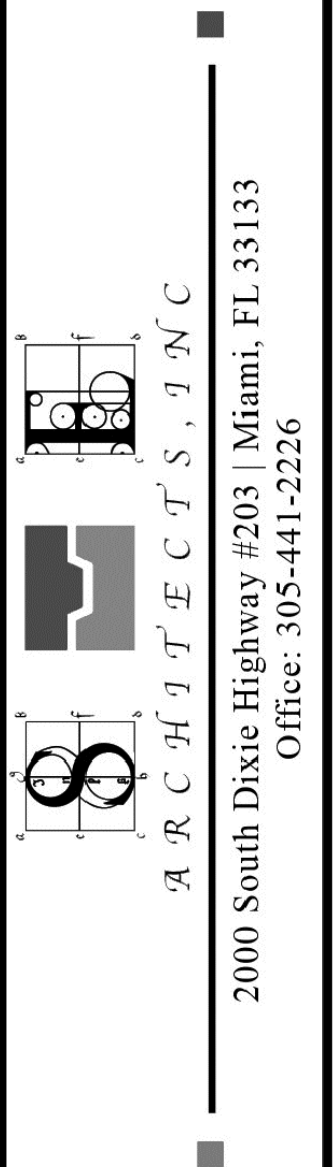


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A-26



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JOB NO.	2021-17
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A-27



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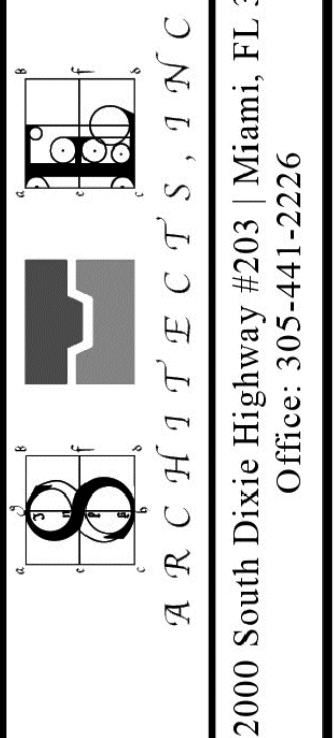
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SHEET TITLE

**SOUTH ELEVATION
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A-28



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SHEET TITLE

**SOUTH ELEVATION
COLORED**

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JOB NO.	2021-17
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A-28



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SHEET TITLE
EAST ELEVATION

DATE	01-03-22
SCALE	
JOB NO.	2021-17
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A-29



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**EAST ELEVATION
COLORED**

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A-30

OF SHEETS



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DATE	01-03-22
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SHEET	

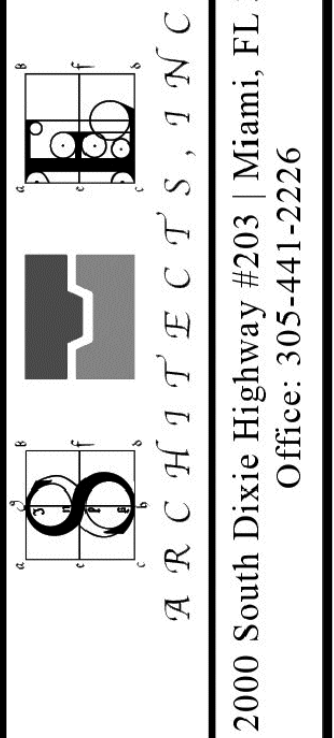
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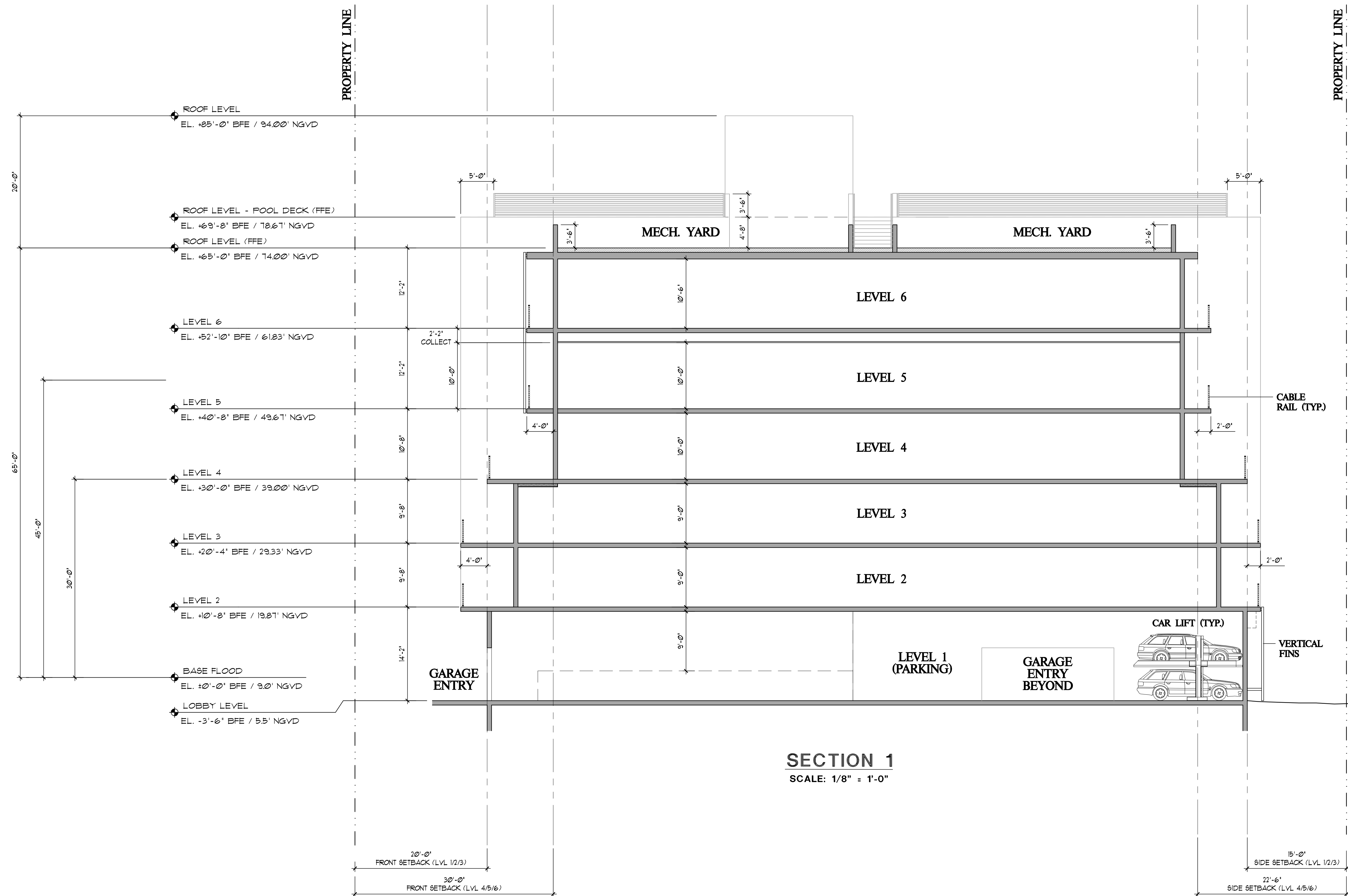


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BUILDING SECTION 1

DATE	02-08-22
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JOB NO.	2021-17
SHEET	

A-31

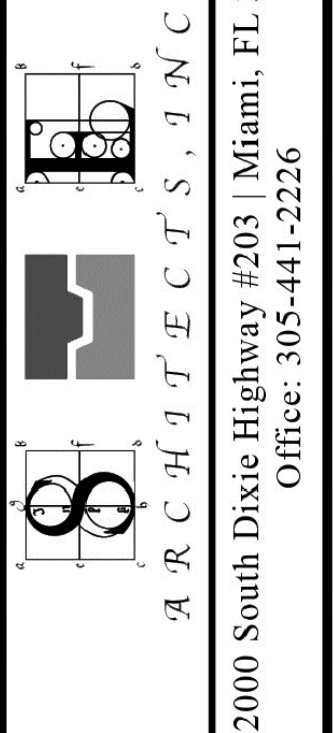


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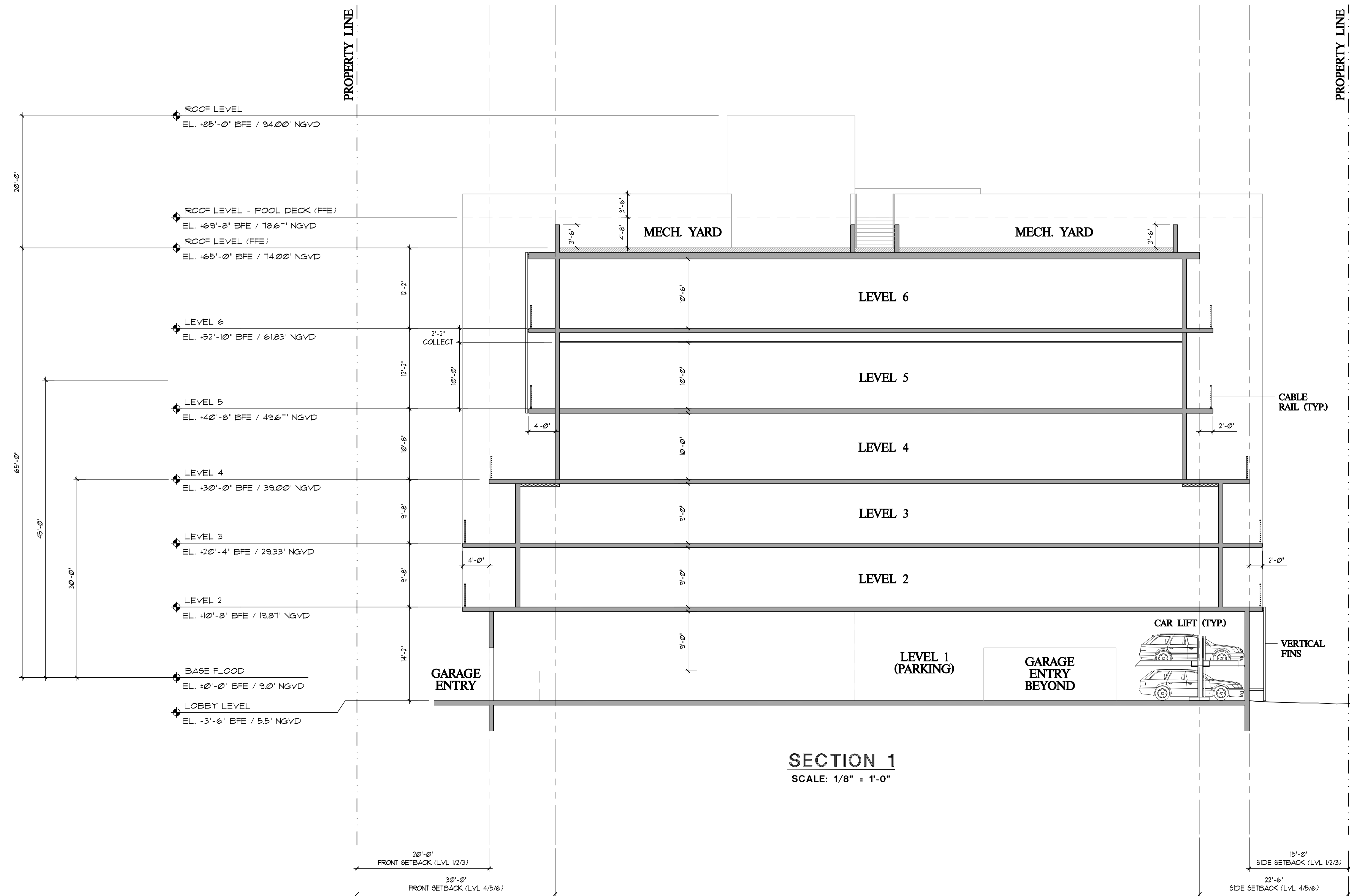


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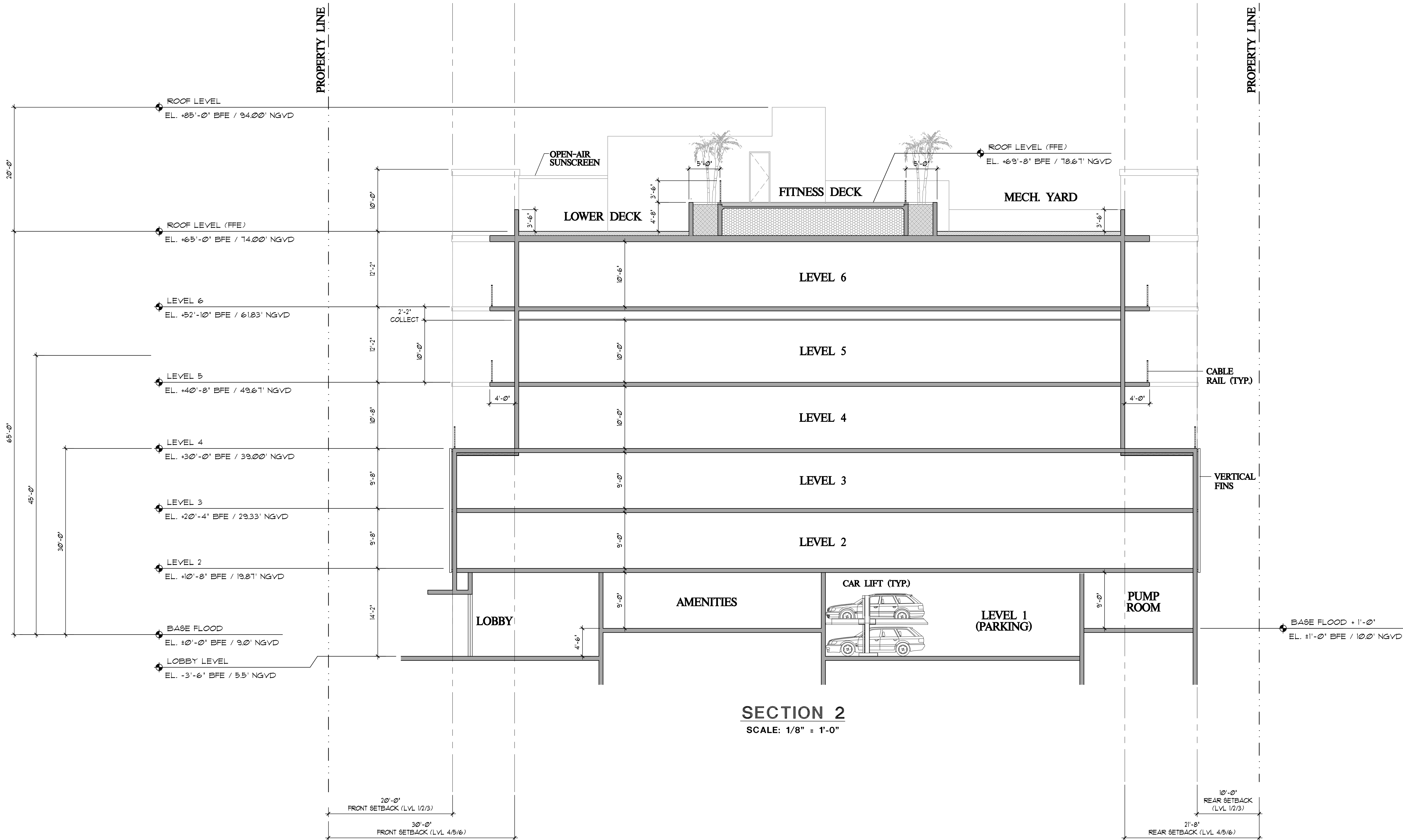
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DATE	01-03-22
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BUILDING SECTION 2

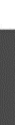
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A-32

REVISIONS	DATE
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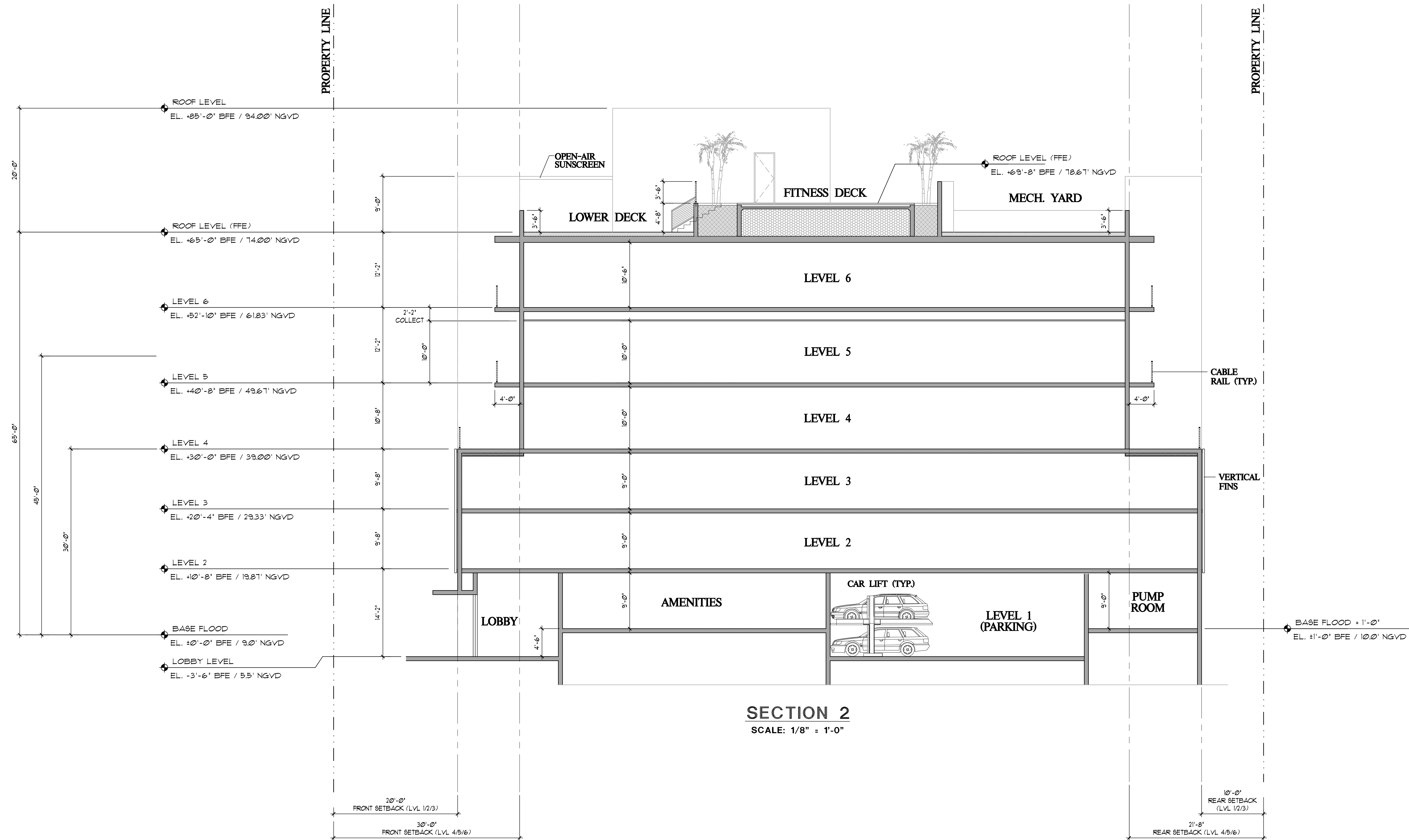
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BUILDING SECTION 2

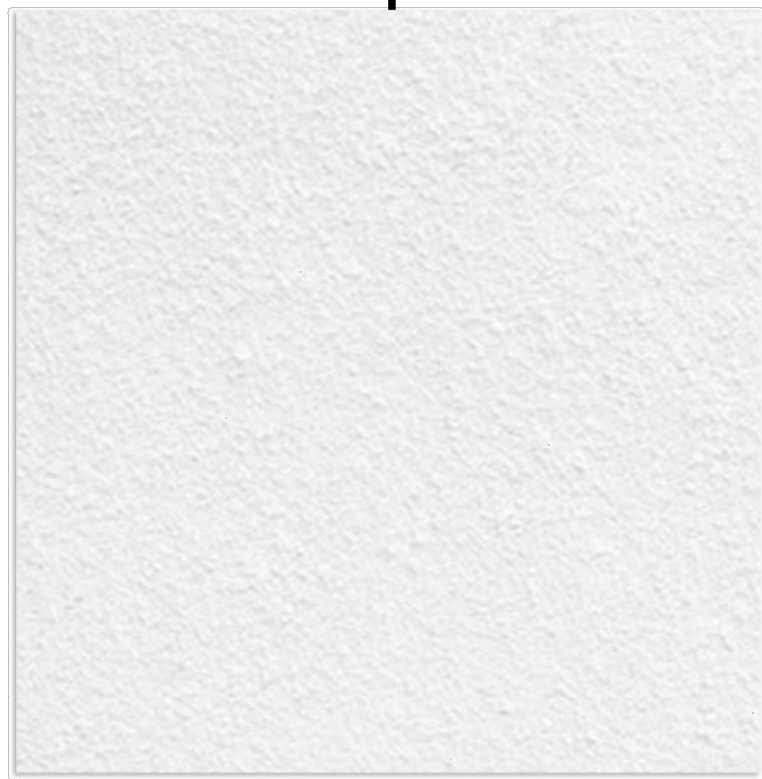
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MATERIAL BOARD



WHITE STUCCO SMOOTH FINISH



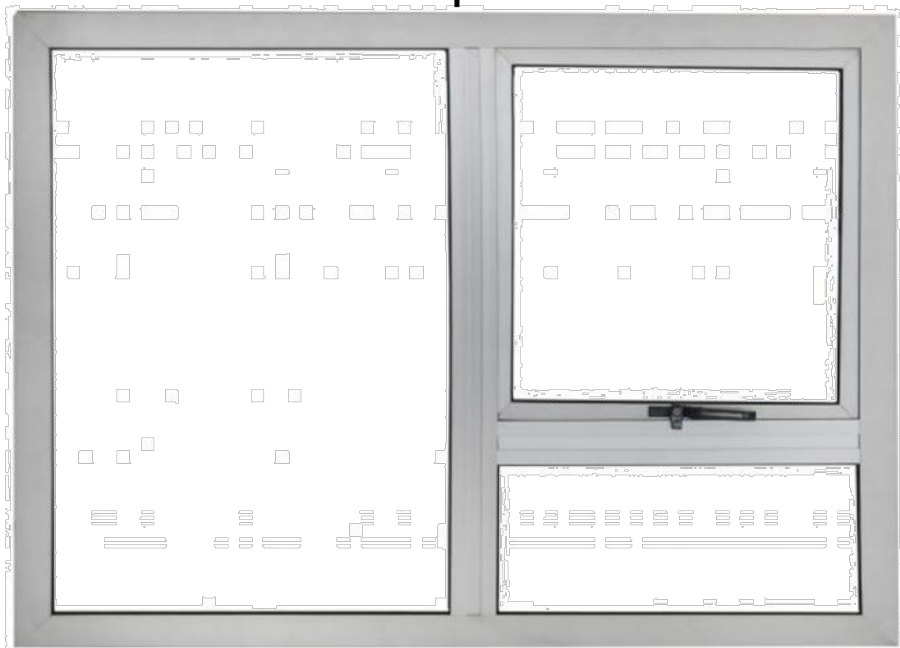
SYNTHETIC WOOD FINS



SYNTHETIC WOOD DECK



PORCELAIN TILE WALL FINISH



ALUMINUM SILVER COLORD WINDOW FRAME



METAILC DECK CABLE HANDRAIL

MATERIAL PRESENTATION BOARD

REVISIONS	DATE
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SHEET TITLE MATERIAL PRESENTATION BOARD	
DATE	02-08-22
SCALE	
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A-34	
OF	SHEETS

REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET

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BAY HARBOR ISLANDS, FLORIDA 33554






SHEET TITLE

**MATERIAL
PRESENTATION BOARD**

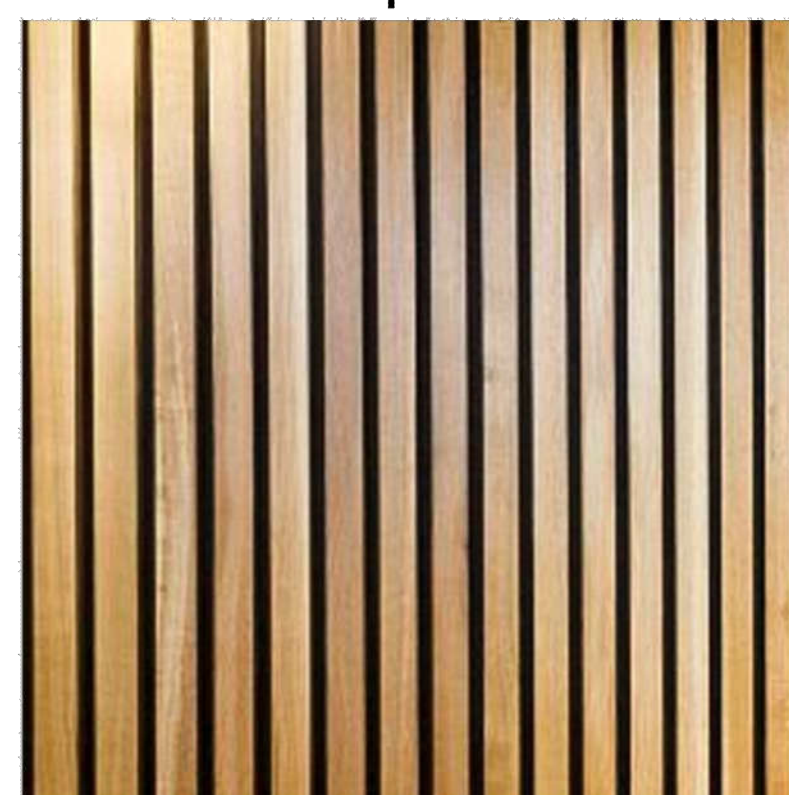
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JOB NO.	2021-17
SHEET	

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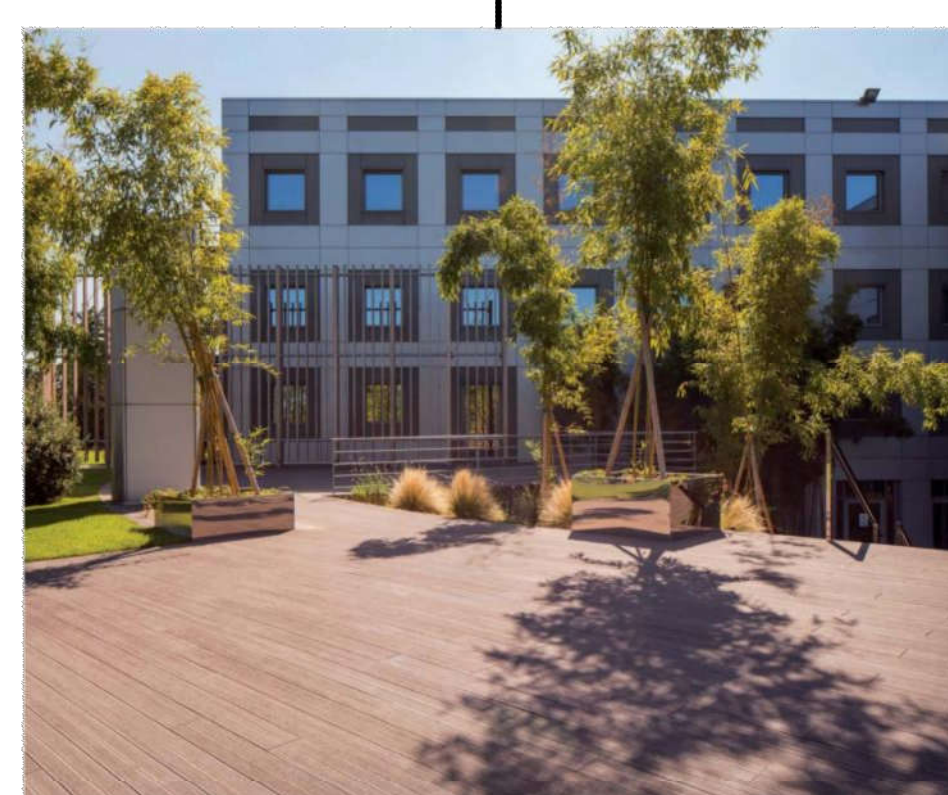
OF SHEETS



WHITE STUCCO



WOODEN FINS



WOODEN DECK



**ALUMINUM SILVER COLORED
WINDOW FRAME**



PARK GREY PORCELAIN 23.22" X 47.24 "



METALC DECK CABLE HANDRAIL

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SUBMITTAL
DATED 01-03-22

24 November 2021

Re: **Development Impact Analysis Report**
Clara BH
10281 West Bay Harbor Drive
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001

To Whom It May Concern:

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

POTABLE WATER

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **8,680 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	28 Units (2.17 per DU)	200 GPD per Capita/Unit	12,152
TOTAL DAILY GALLONAGE			12,152

EXISTING POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	8 Units (2.17 per DU)	200 GPD per Capita/Unit	3,472
TOTAL DAILY GALLONAGE			3,472

NET INCREASE	8,680 GPD
--------------	-----------

Development Impact Analysis Report
Clara BH
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001

24 November 2021
Page 2 of 3

SANIARY SEWER

The sanitary sewer use requirements for the project are calculated based on the units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **6,770 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SANIARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	28 Units (2.17 per DU)	156 GPD per Capita/Unit	9,479
TOTAL DAILY GALLONAGE			9,479

EXISTING SANIARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	8 Units (2.17 per DU)	156 GPD per Capita/Unit	2,709
TOTAL DAILY GALLONAGE			2,709

NET INCREASE	6,770 GPD
--------------	-----------

SOLID WASTE

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **27.43 TONS/Y** is expected from the project. Below is the calculation for the proposed water

PROPOSED SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	28 Units (2.17 per DU)	0.632 TPY per Capita/Unit	38.40
TOTAL DAILY GALLONAGE			38.40

demands per Town of Bay Harbor LOS standards:

EXISTING SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	8 Units (2.17 per DU)	0.632 TPY per Capita/Unit	10.97
TOTAL DAILY GALLONAGE			10.97

NET INCREASE	27.43 TPY
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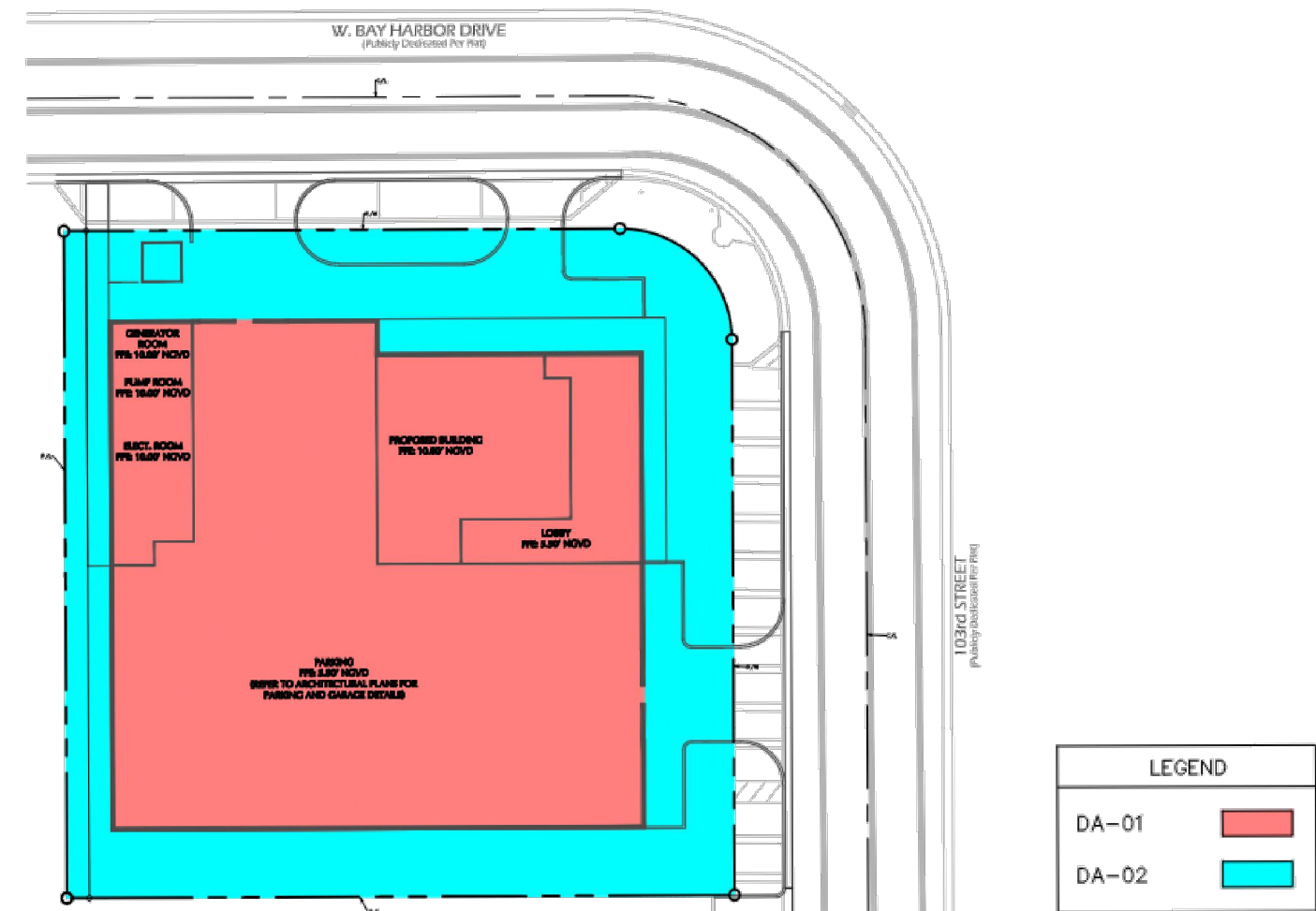
Development Impact Analysis Report
Clara BH
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001

24 November 2021
Page 3 of 3

STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The site is divided into two drainage areas (see Drainage Area Map below). DA-1 consists of the building area under roof and DA-2 is the remaining area outside of the building footprint up to the property line. DA-1 will be routed to one drainage well. DA-2 will be routed to two other drainage wells and exfiltration trench. The drainage systems has been designed to meet the 10-Year 1-Hour storm requirements and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for Clara BH project.

Drainage Area Map



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

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

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00000601L081720L08198

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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

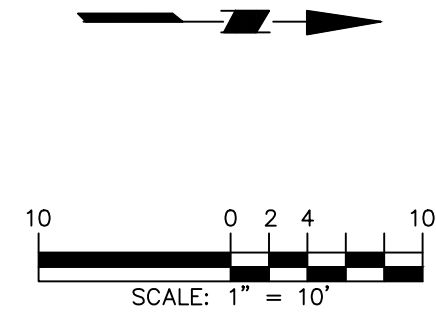
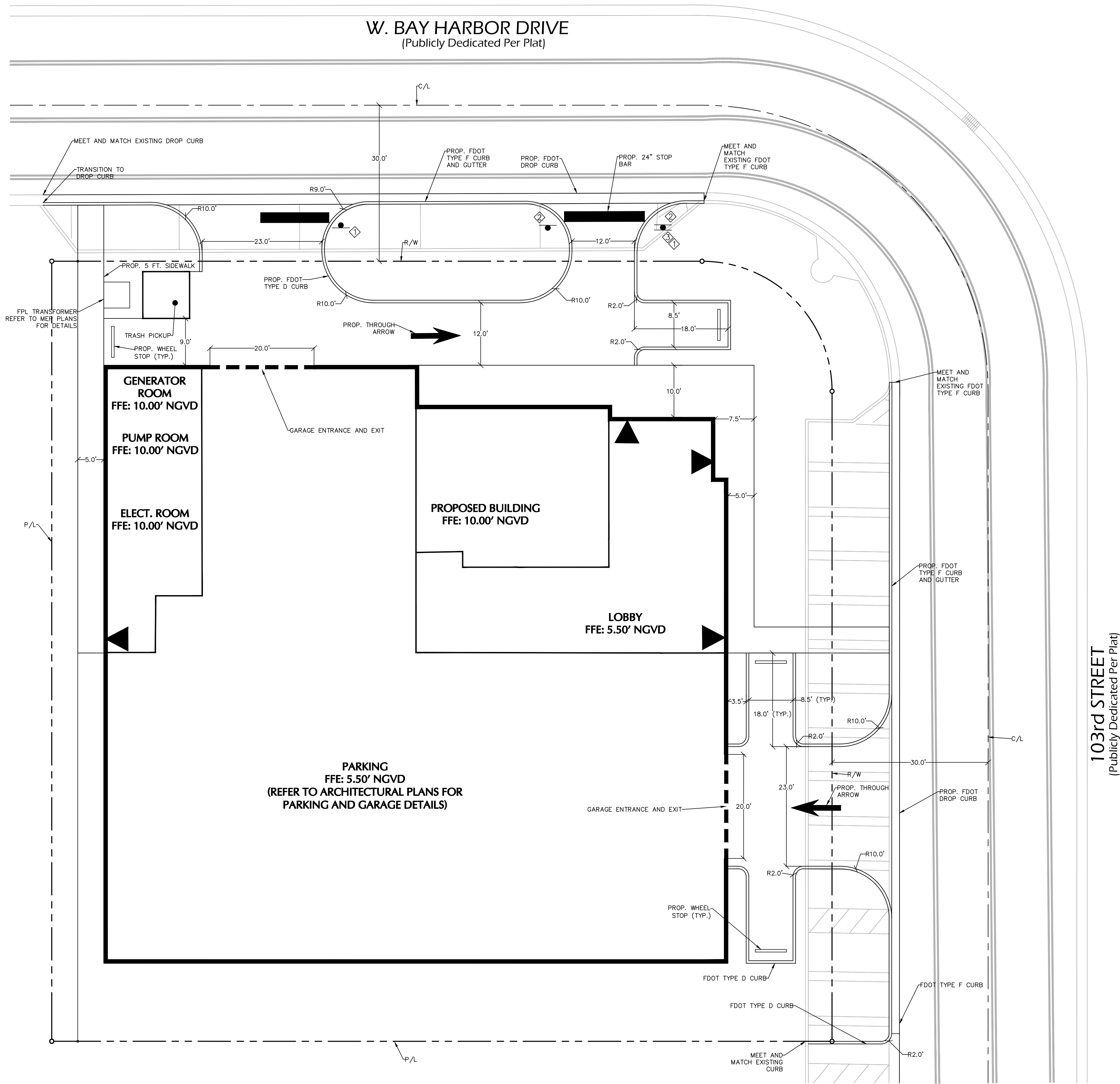
ARCHECTECTS, P.A.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

DEVELOPMENT
IMPACT ANALYSIS
REPORT

DATE 02-08-22
SCALE 1" = 10'
JOB NO. 300291001
SHEET

C-003

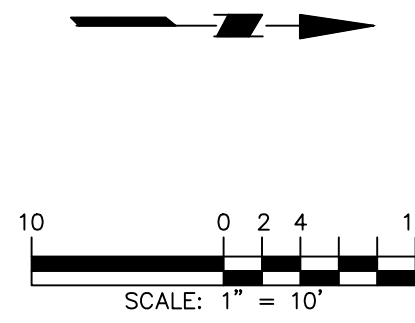
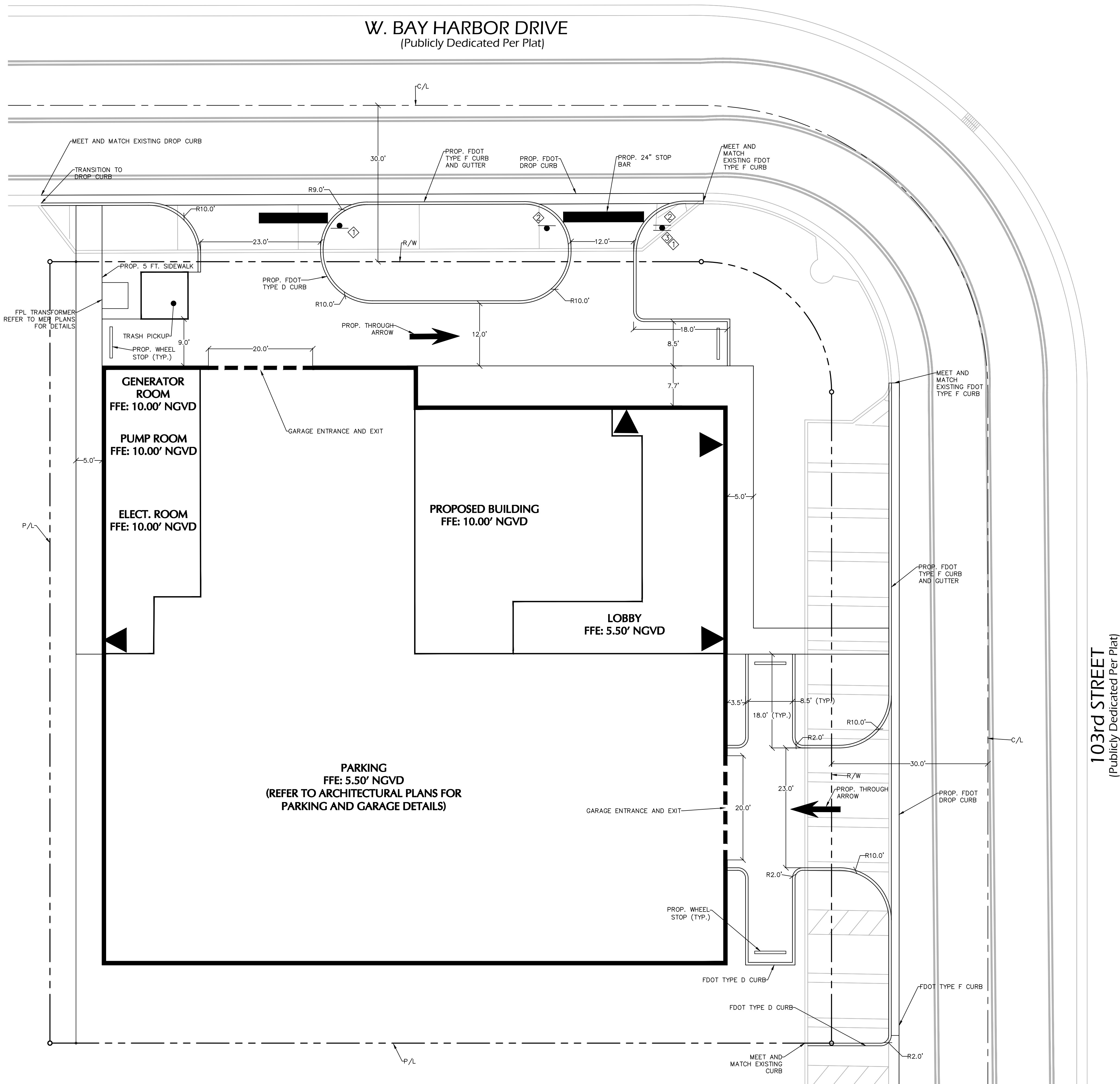
OF SHEETS



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

SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
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Environmental Services, Inc.
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FL CERTIFICATE OF AUTHORIZATION NO. 00009801L081720L08198

REVISIONS		DATE
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154		
 A R C H I T E C T S , P C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226		
SITE PLAN		
DATE	02-08-22	
SCALE	1" = 10'	
JOB NO.	300291001	
SHEET	C-300	
OF	SHEETS	

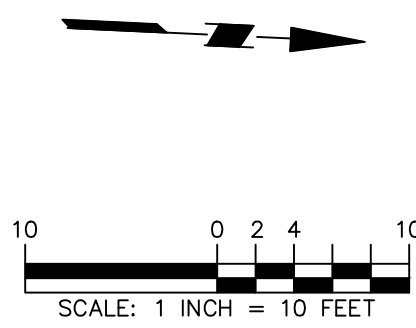
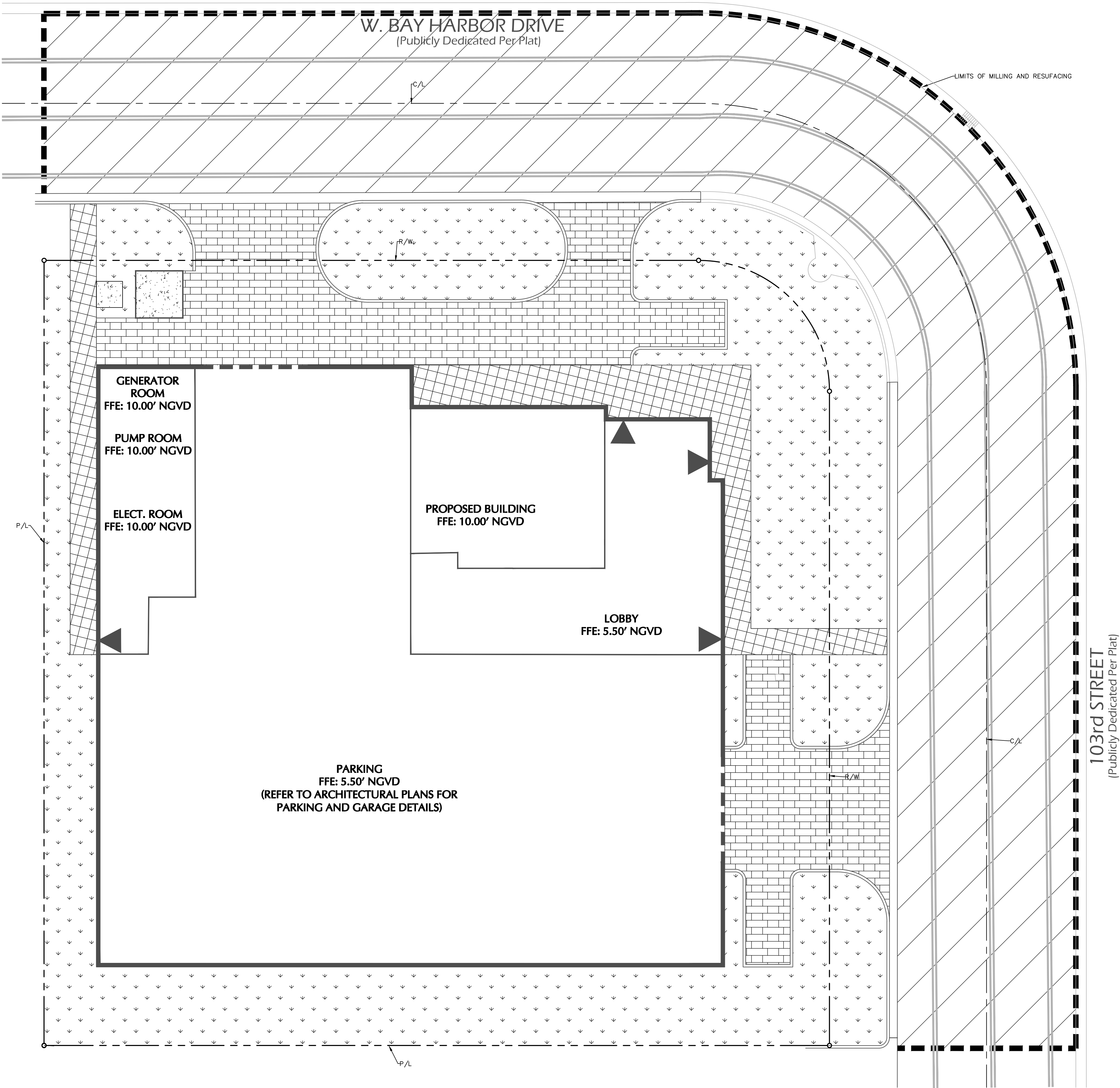


LEGEND	
	STOP SIGN (R1-1)
	DO NOT ENTER (R5-1)
	RIGHT TURN ONLY (R3-5R)

PREVIOUS DRB
SUBMITTAL DATED
01/03/22

SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
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Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00009801L08172L08198

REVISIONS		DATE
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154		
 A R C H I T E C T S , P C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226		
SITE PLAN		
DATE	01-03-22	
SCALE	1" = 10'	
JOB NO.	300291001	
SHEET	C-300	
OF	SHEETS	



VEHICULAR PAVERS

- PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
- 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
- 12" STABILIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

PEDESTRIAN PAVERS

- PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
- 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
- 12" STABILIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

CONCRETE

- 6" 4000 PSI CONCRETE REINFORCED WITH FIBER REINFORCEMENT.
- 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
- 12" STABILIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE (MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH TYPE S-III ASPHALT)

SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858
LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00000601UB81720LB8198

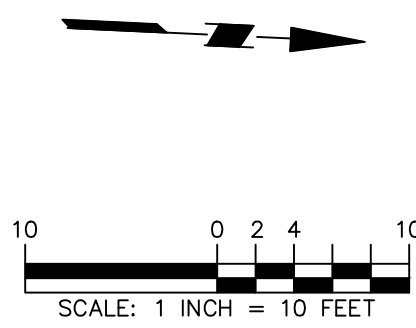
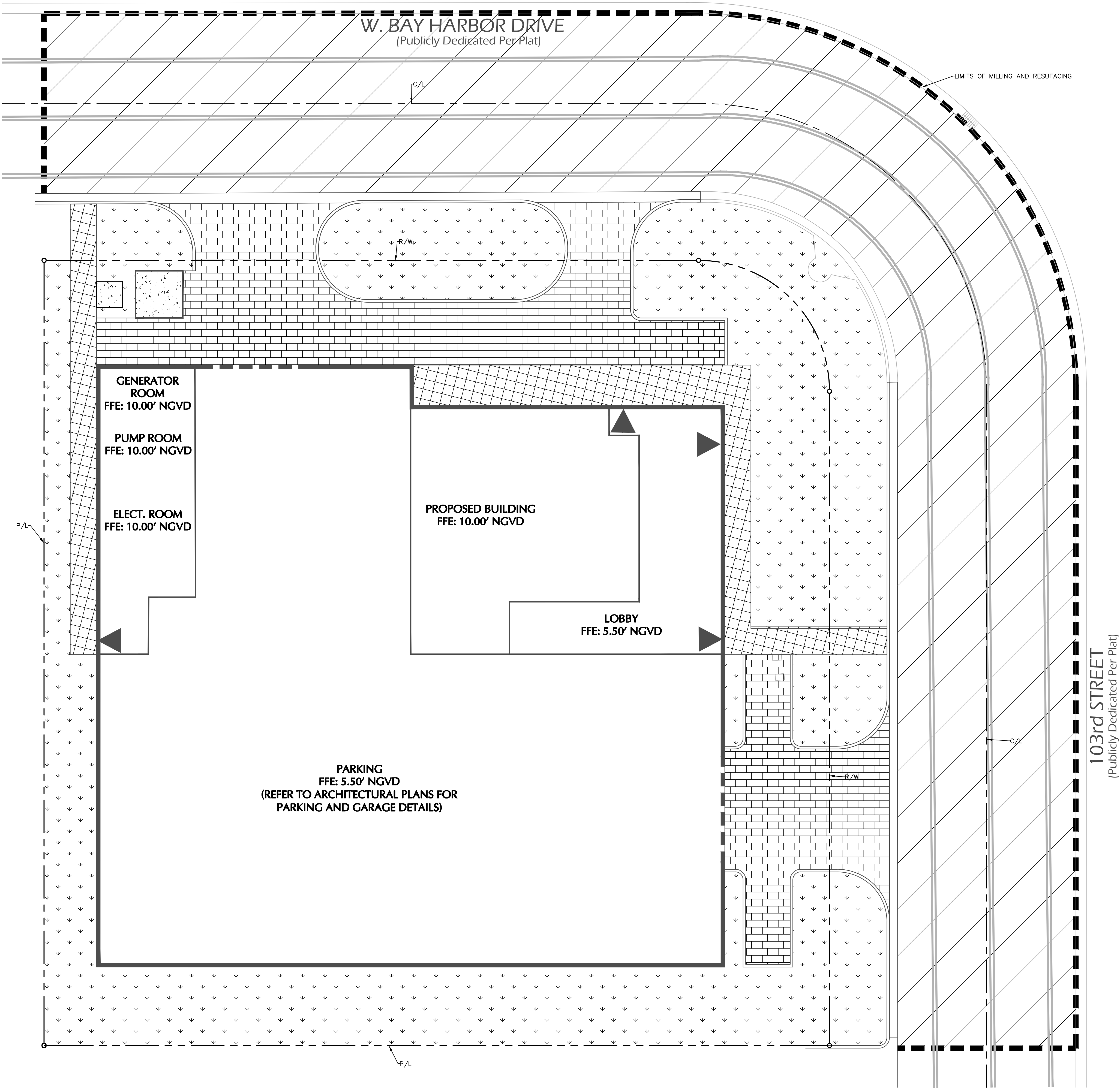
REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

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

ARC H T E C T S , I N C
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVING PLAN

DATE 02-08-22
SCALE 1" = 10'
JOB NO. 300291001
SHEET
C-301
OF SHEETS



VEHICULAR PAVERS

- PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
- 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
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PEDESTRIAN PAVERS

- PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
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LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE (MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH TYPE S-III ASPHALT)

PREVIOUS DRB
SUBMITTAL DATED
01/03/22

SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
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Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00009801LBR172LBR198

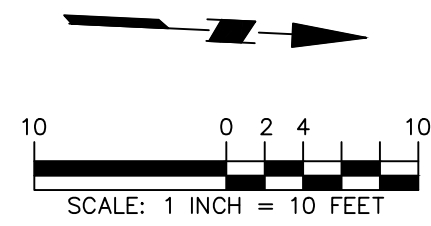
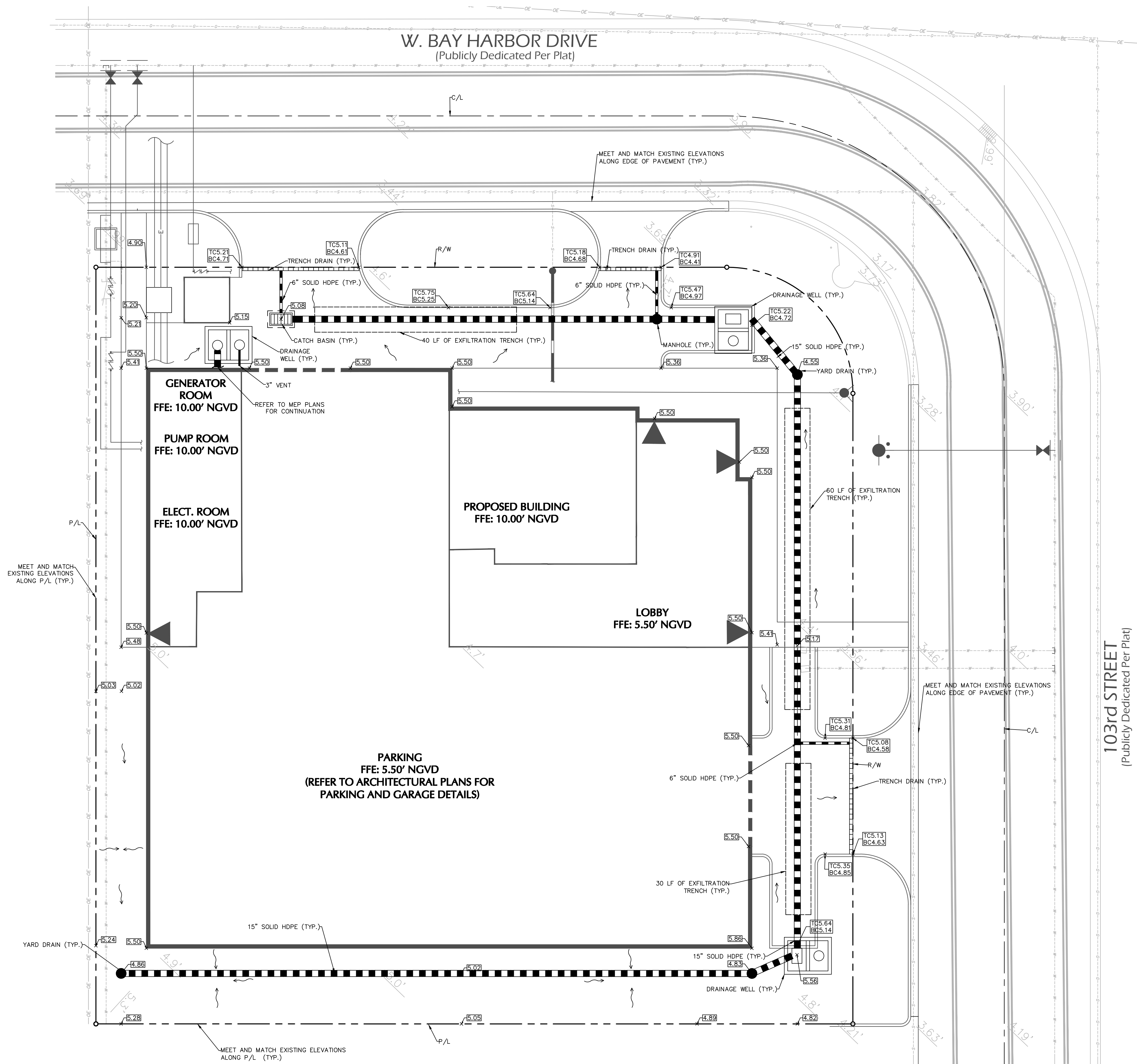
REVISIONS	DATE
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CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

SHEET TITLE
PAVING PLAN

DATE 01-03-22
SCALE 1" = 10'
JOB NO. 300291001
SHEET
C-301
OF SHEETS



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

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 10.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 4.30' NGVD
LOWEST ADJACENT GRADE: 3.17' NGVD
HIGHEST ADJACENT GRADE: 3.69' NGVD

REVISIONS		DATE
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CONSTRUCTION SET		

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

A R C H I T E C T S , P C
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

GRADING AND DRAINAGE PLAN

DATE

02-08-22

SCALE

1" = 10'

JOB NO.

300291001

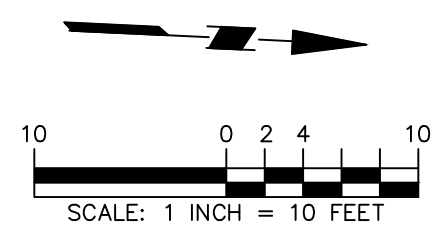
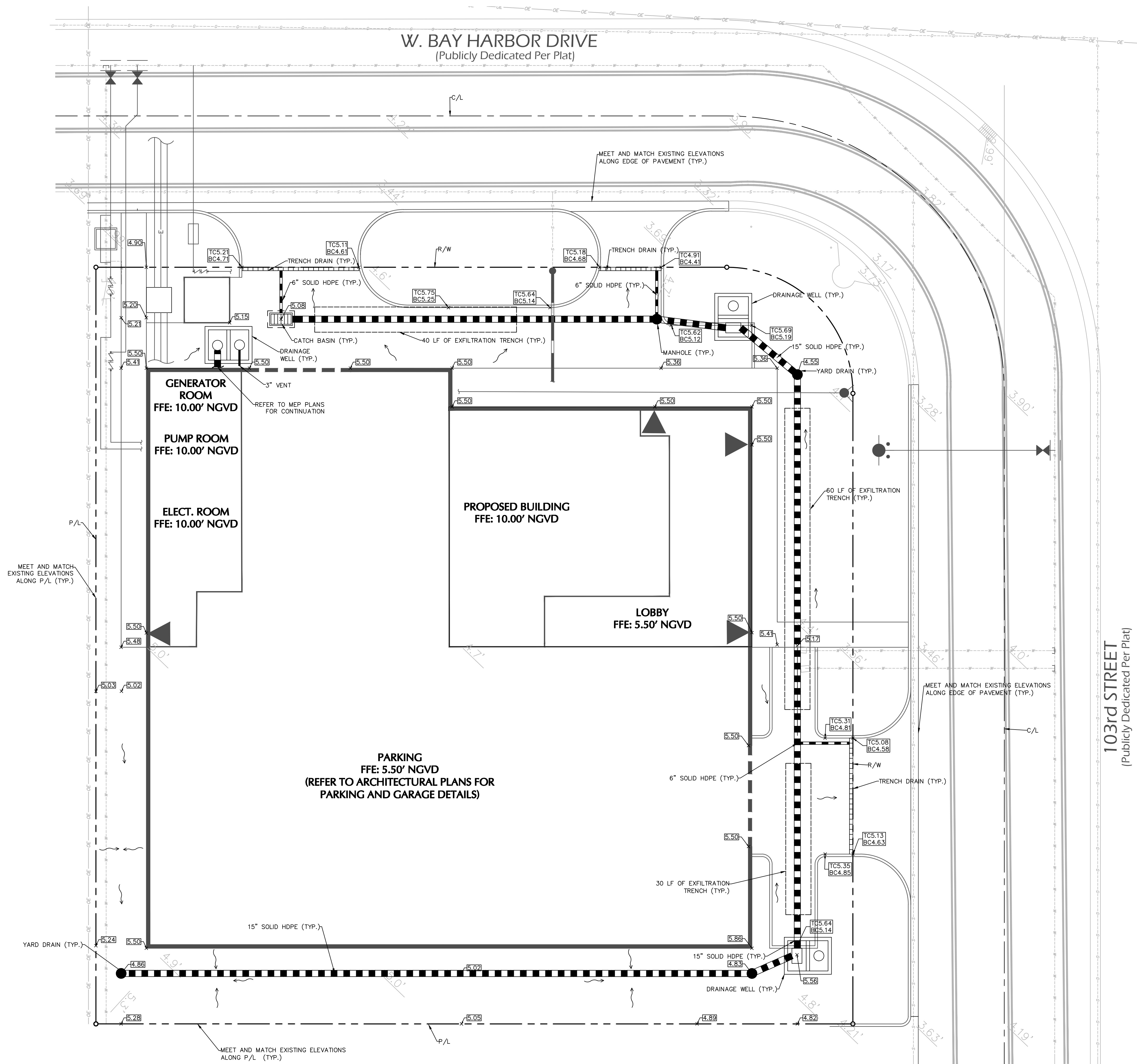
SHEET

C-400

OF

SHEETS

SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
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LANGAN
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Environmental Services, Inc.
15150 NW 79th Court, Suite 200
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FL CERTIFICATE OF AUTHORIZATION NO. 00000801L08172L08198



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

FINISH FLOOR ELEVATION: 10.0' NGVD
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FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9' NGVD
HIGHEST ROAD CROWN ELEVATION: 4.30' NGVD
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PREVIOUS DRB
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REVISIONS	DATE
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CONSTRUCTION SET	
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	
A R C H I T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
SHEET TITLE GRADING AND DRAINAGE PLAN	
DATE	01-03-22
SCALE	1" = 10'
JOB NO.	300291001
SHEET	C-400
OF	SHEETS

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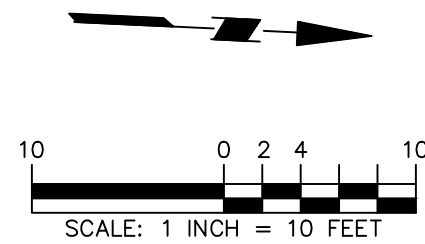
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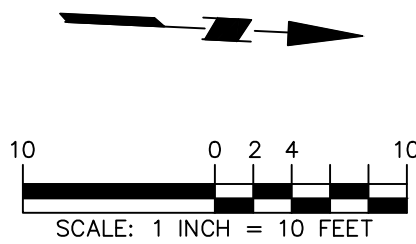
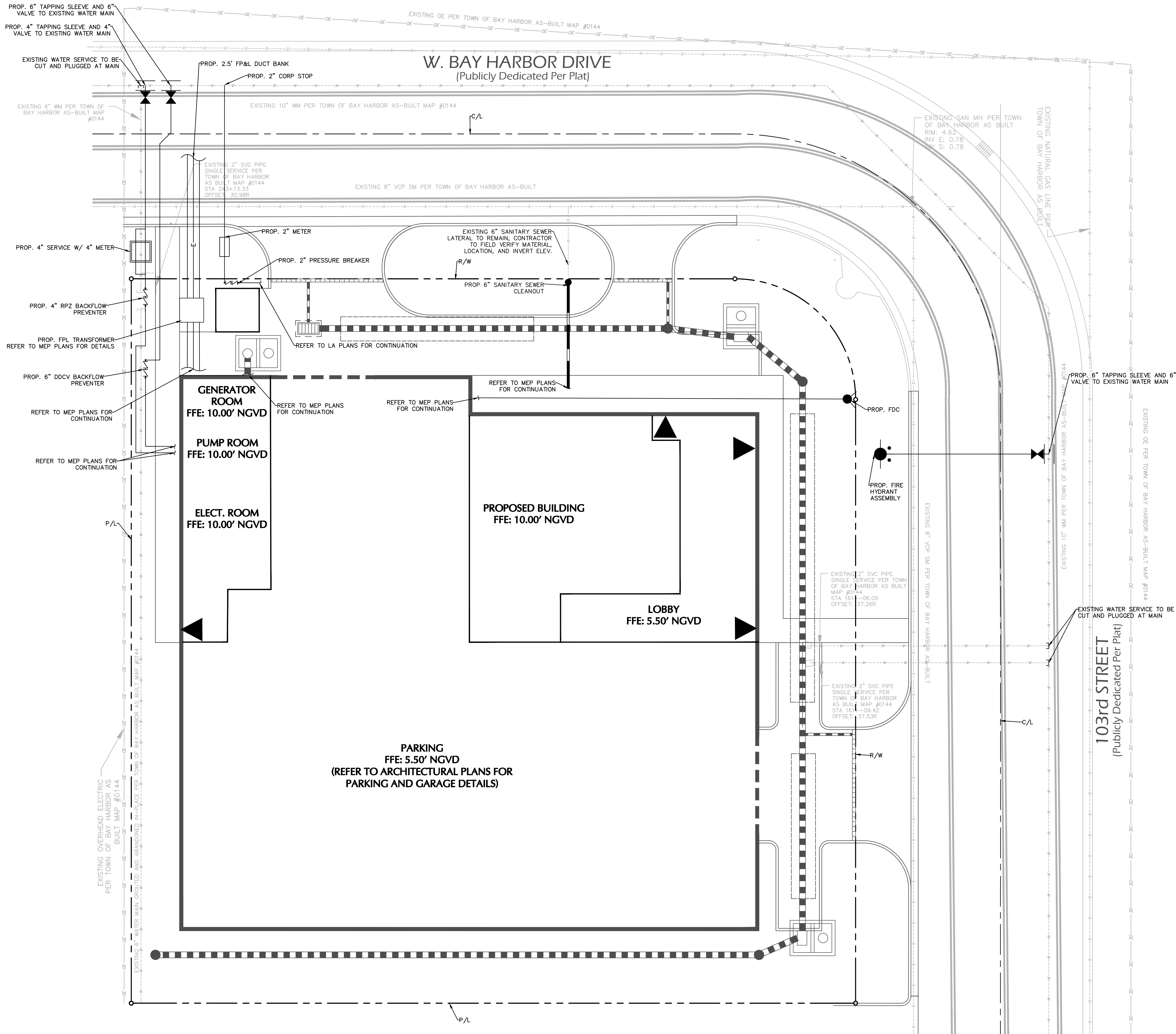
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1000



NOTES:

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



LEGEND		
	PROPOSED	EXISTING
WATER MAIN		-- W --- W --
SANITARY SEWER		-- S --- S --
STORM DRAINAGE LINE		-- D --- D --
EXFILTRATION TRENCH		
ELECTRICAL LINE		
OVERHEAD UTILITY WIRE		— OH — OH —
GAS LINE		— G --- G --
FIRE HYDRANT		
GATE VALVE		

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

PREVIOUS DRB
SUBMITTAL DATED
01/03/22

SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
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15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00000001081720188198

REVISIONS

DATE

PERMIT ISSUE

BID SET

CONSTRUCTION SET

CLARA BH

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECT

2000 South Dixie Highway #203 | Miami, FL 33133

Office: 305-441-2226

SHEET TITLE

UTILITY PLAN

DATE

01-03-22

SCALE

1" = 10'

JOB NO.

300291001

SHEET

C-500

OF

SHEETS

Date: 2/7/2022 Time: 11:08 User: bstypes Style Table: Langan.stb Layout: C-800 Document Code: 300291001-0501-CS501-0101

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932

FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

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

PROJECT ARCHITECT(S) | ENGINEER(S):

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

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECT

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

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2021-10
Print Date: FEBRUARY 8, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND
ABBREVIATIONS

LC-001

SYMBOL LEGEND

	SECTION DRAWING NUMBER
	SHEET NUMBER
	DETAIL DRAWING NUMBER
	SHEET NUMBER WHERE
	ENLARGED DRAWING NUMBER
	SHEET NUMBER WHERE
	ELEVATION DRAWING NUMBER
	ELEVATION MARK
	LANDSCAPE TAG
	REVISION TAG
	PROPERTY LINE
	SET-BACK LINE / LIMIT OF CONSTRUCTION LINE (L.O.C.)
	CENTER LINE
	LINE ABOVE
	FENCE LINE
	CUT LINE

GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP
	SLOPE DIRECTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SHALLOW RETENTION AREA

LANDSCAPE ABBREVIATIONS:

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

GRADING NOTES:

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

SITework GENERAL NOTES:

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

SOIL EROSION CONTROL NOTES:

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

- JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.

17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISOICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

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P: 954.266.8932

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

PROJECT ARCHITECT(S) | ENGINEER(S):
ARCHITECTS
 S & E ARCHITECTS, INC.
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LANDSCAPE ARCHITECTURE
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FIRM LICENSE: LA6667411 (FLORIDA)

CLARA BH

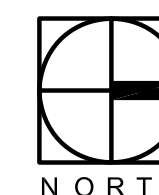
PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

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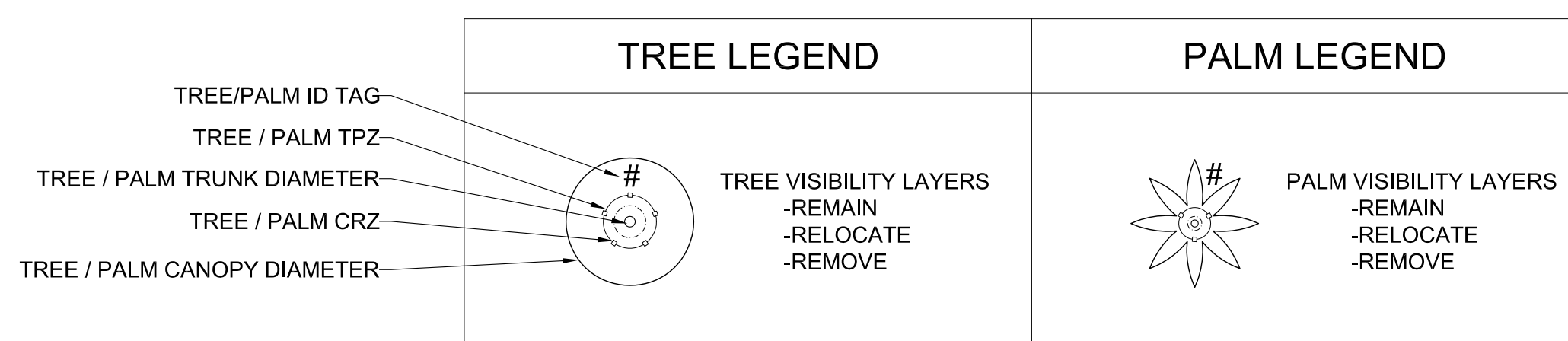
TREE DISPOSITION PLAN

**Sunshine
State
One Call 811**
of Florida, Inc.



0 4' 8' 16' 3'

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



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

Site plan for a proposed 225,642 sq. ft. vacant lot. The plan shows the lot boundaries, including a 150.00' width and a 50.00' depth. It features a 'VACANT LAND' area, a 'CONC. CLASS' area, and a 'PLANTER' area. The plan also shows a '100' OUL' (Overhead Utility Line) and a '100' OUL' (Overhead Utility Line). The lot is divided into several sections, with some areas labeled 'LOT 1' and 'LOT 2'. The plan includes a scale bar and a north arrow.

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

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

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

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

DBH is measured at 4.5 feet above grade

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

Canopy diameter is approximate and measured in one direction

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

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

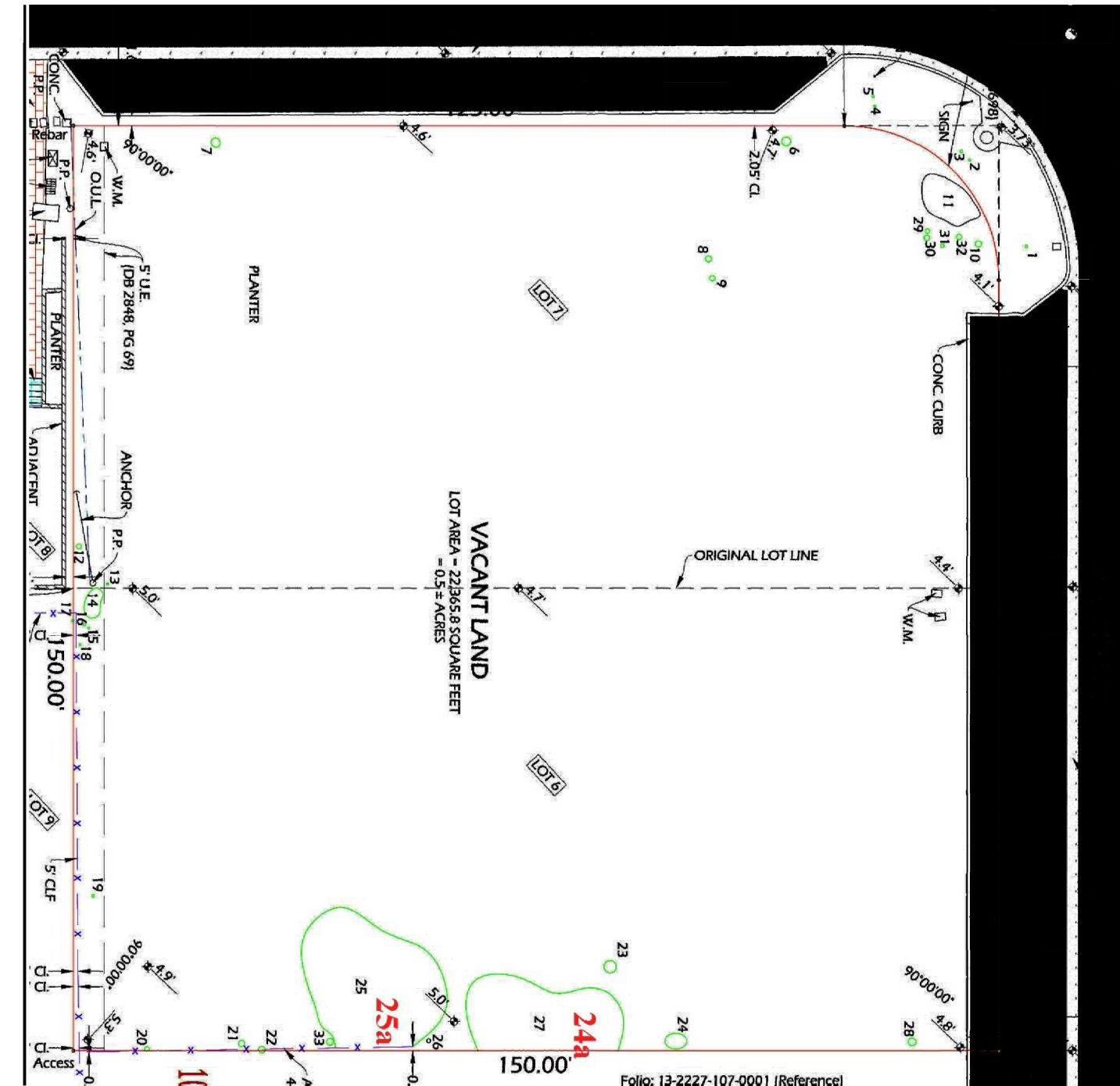
TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

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

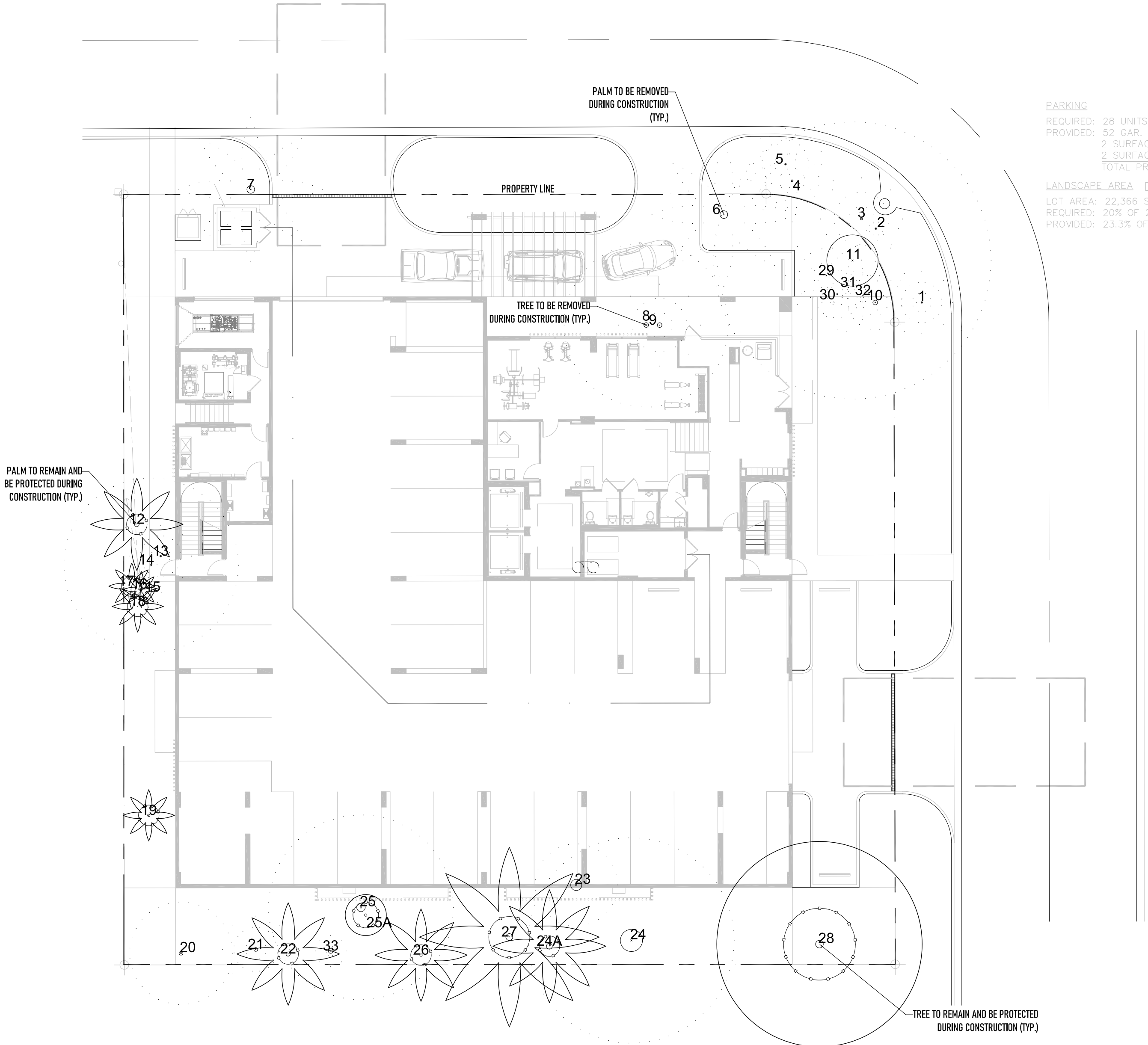
TOTAL # OF TREES PROPOSED FOR REMOVAL: 6
(#7,11,17a,29a,30,35) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 1,005 SF WHICH IS EQUAL TO APPROXIMATELY 2 TREES @ 500 SF EACH. 2 NEW NATIVE TREES AND ONE NEW PALM TO MEET MITIGATION REQUIREMENTS.

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

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



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



TREE LEGEND

TREE / PALM ID TAG

TREE / PALM TPZ

TREE / PALM TRUNK DIAMETER

TREE / PALM CRZ

TREE / PALM CANOPY DIAMETER

#

PALM LEGEND

#

TREE VISIBILITY LAYERS

-REMAIN

-RELOCATE

-REMOVE

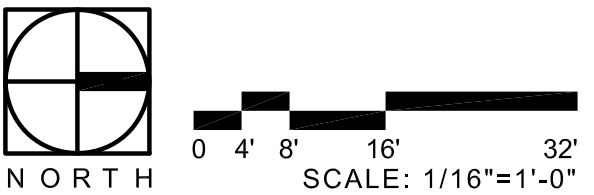
PALM VISIBILITY LAYERS

-REMAIN

-RELOCATE

-REMOVE

PREVIOUS DRB
SUBMITTAL
DATED 01-03-2022



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

PROJECT CLIENT(S) | OWNER(S):
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CIVIL ENGINEERING
LANGAN
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COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2021-10
Print Date: JANUARY 3, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
TREE DISPOSITION PLAN

TD-100

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

PROJECT CLIENT(S) | OWNER(S):
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614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

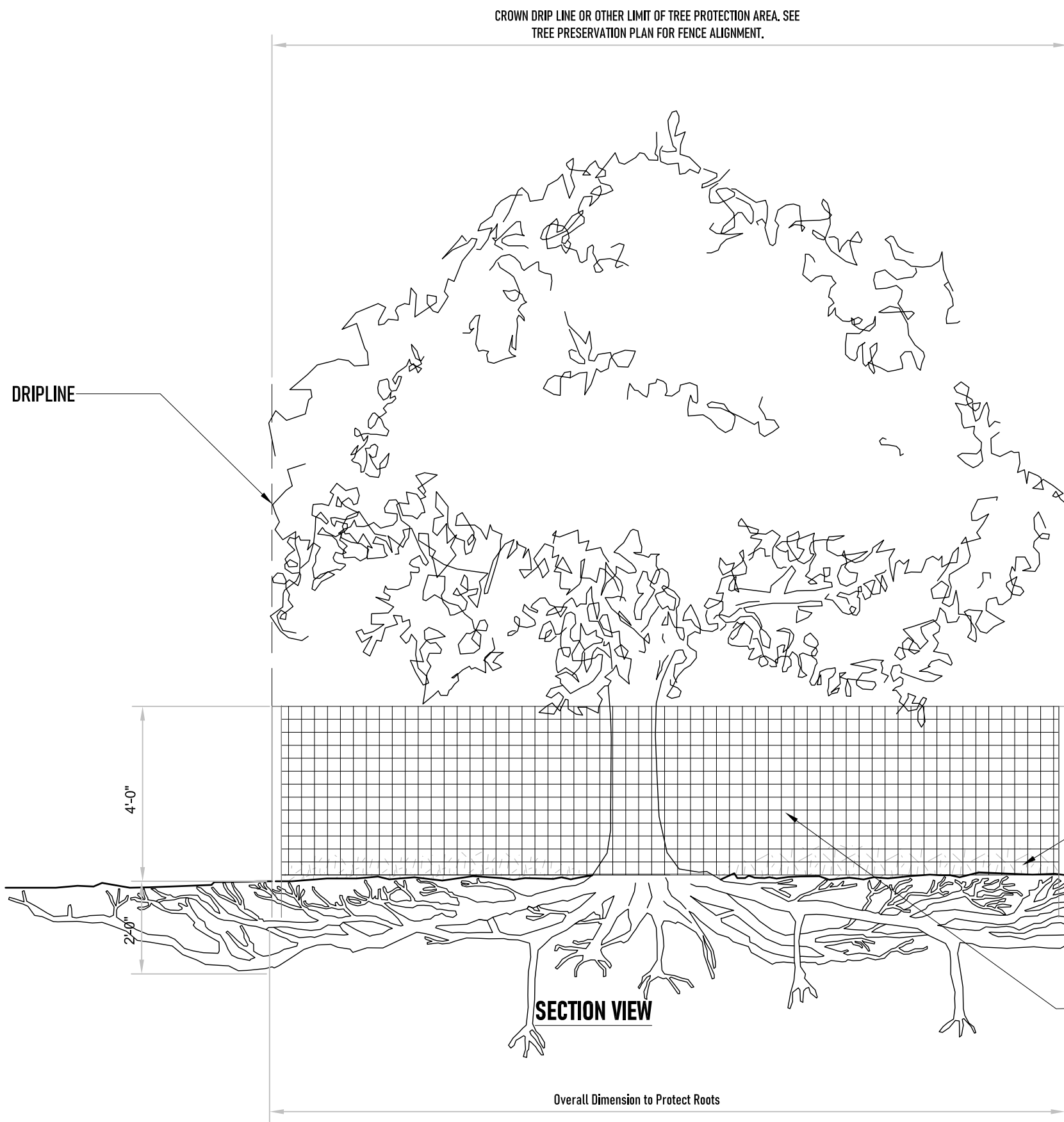
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Project ID: 2021-10
Print Date: FEBRUARY 8, 2022
Scale: As Indicated
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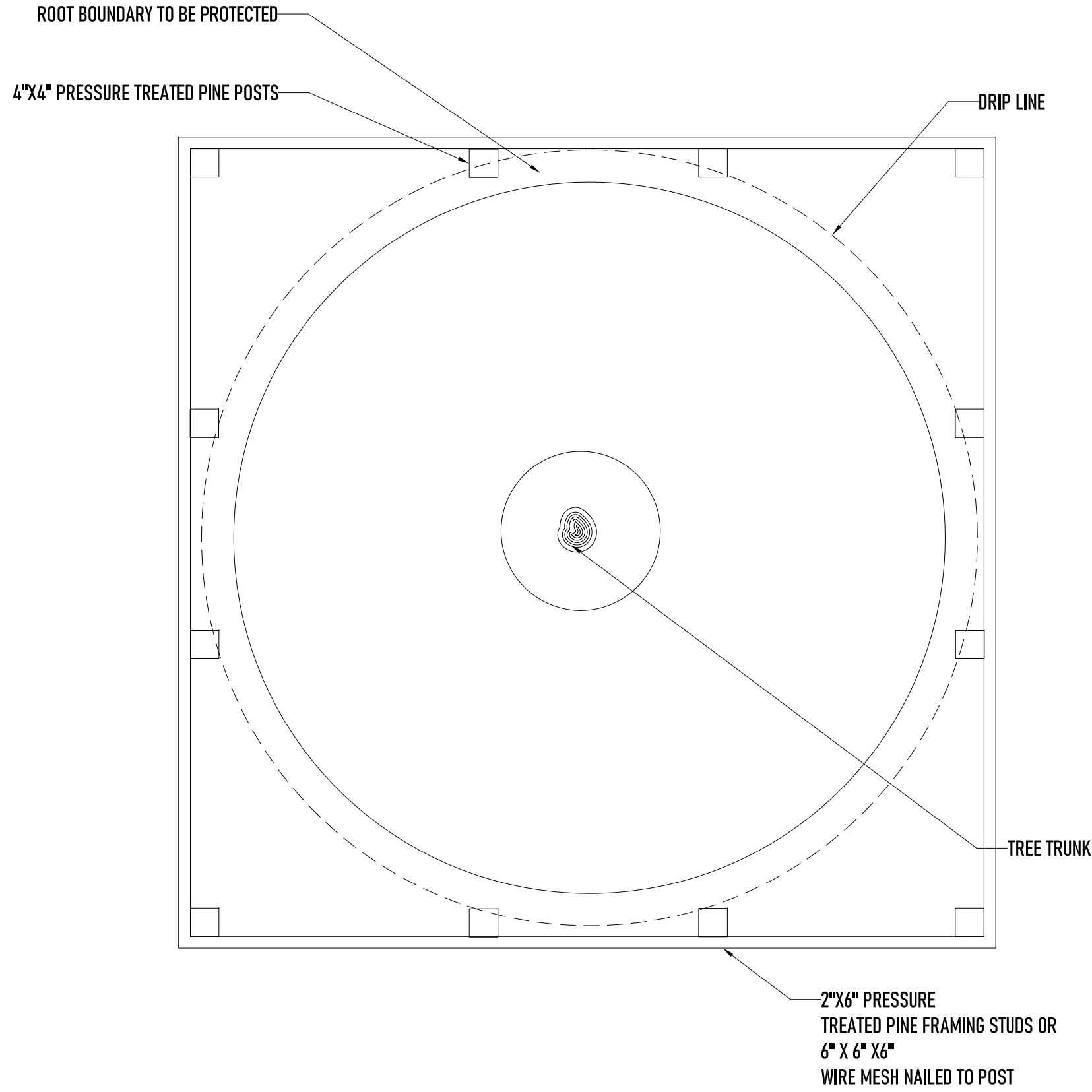
Sheet Title:

TREE PROTECTION DETAILS

TD-101



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

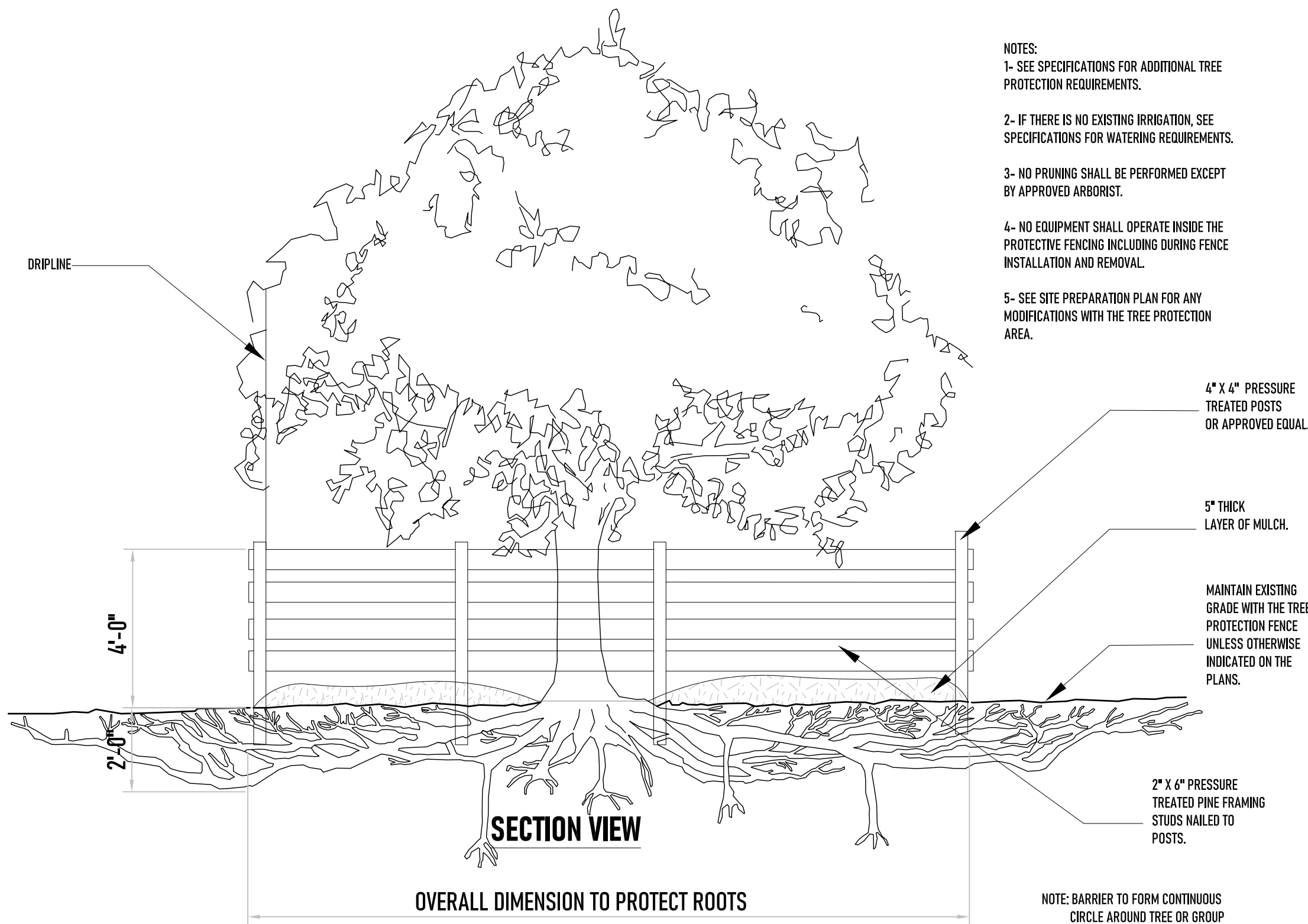


WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION

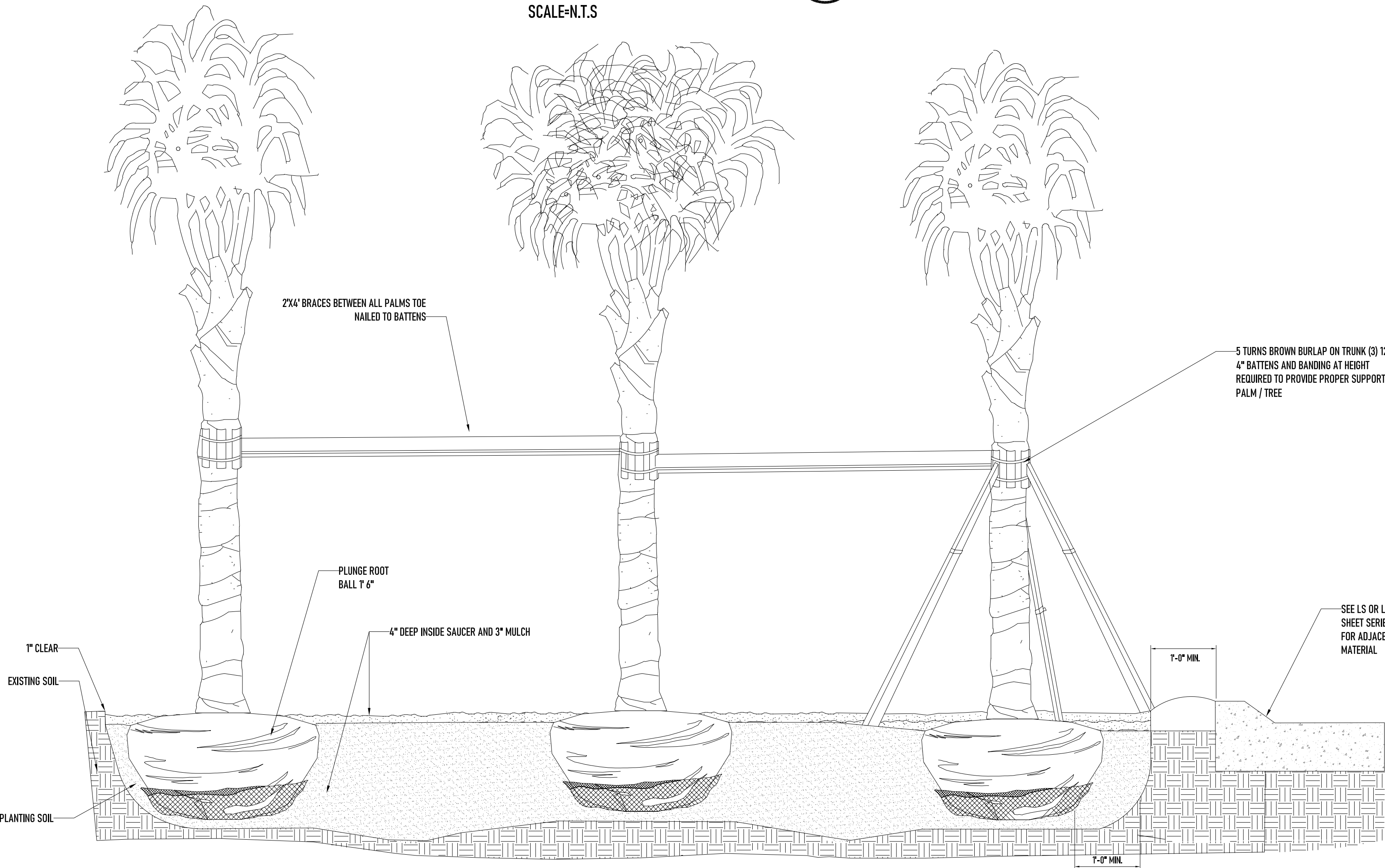
SCALE=N.T.S

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

SCALE=N.T.S



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



1
TD-101
PALM BRACING DETAIL
TREE / PALM PROTECTION

SCALE=N.T.S

2
TD-101
WOOD BARRIER DETAIL
TREE / PALM PROTECTION

SCALE=N.T.S

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)

Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)

Site Address 10281 WEST BAY HARBOR DRIVE

Net Lot Area .51 Acres / 22,366 SF

	Required	Provided
A. Open Space Requirement Net Lot Area = 22,366 SF x 20% = 4,473 SF	20% / 4,473 SF	23 % 5,220 SFSF

B. Maximum Lawn Area Allowed**** Req. open space 22,366 SF x 60% = 13,420 SF	60% Max / 13,420 SF	% / 1,032 SF
--	---------------------	--------------

C. Shade Trees Required*		
1. 28 trees/acre: 28 x .51 acres = 14	14	14
2. Native Species Required - 50% # of Trees req. 14 x 50% = 7	7	10
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 14 x 50% = 7	7	10

D. Street Trees Required**	Required	Provided
Measured @ 1:35 lineal feet of frontage Width of lot 231 L.F. / 35' = 7 Note: Street trees do not count toward required on-site lot trees. Note: Street tree species determined by Town Street Tree Master Plan.	7	7

E. Shrubs Required***		
1. 10 shrubs / required trees	140	823
2. Native Species Required - 30%	42	179
3. Drought Tolerant and Low Maintenance Species Require – 50%	70	179

Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)

1. 10 SF/parking space: 10 x _____ spaces = _____ SF	N/A	
2. Trees Required		
3. Shrubs Required		

G. Buffers (If applicable)

- Parking Lot from ROW
- Dissimilar Uses

Notes:

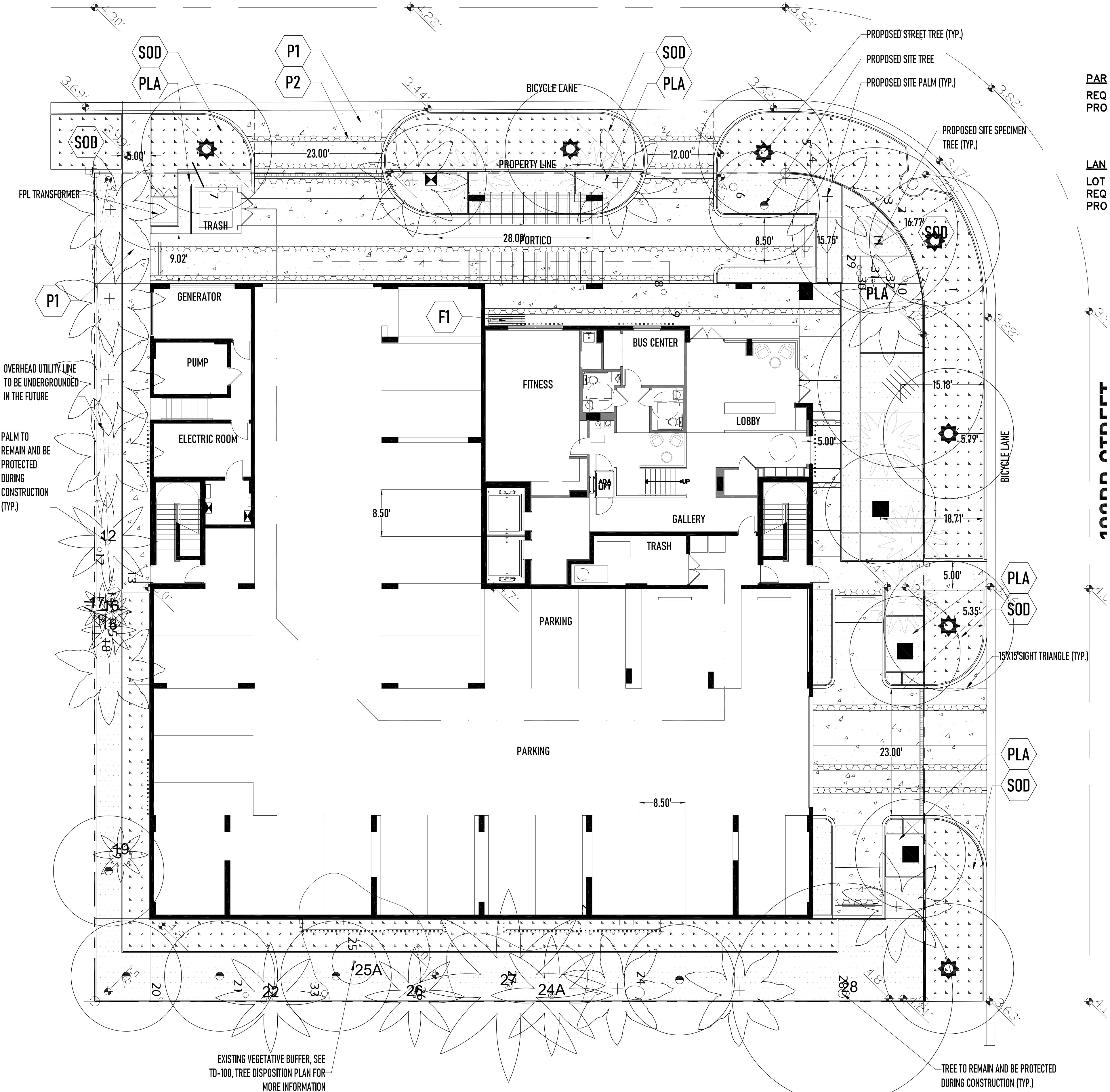
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of 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 / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. 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.

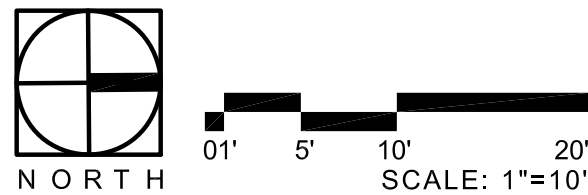
**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Last Updated 7/15/21



EXISTING VEGETATIVE BUFFER, SEE
TD-100, TREE DISPOSITION PLAN FOR
MORE INFORMATION

10281 CLARA BAY HARBOR - LANDSCAPE MATERIALS LEGEND - 2022.02.08					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
4/- 3525 S.F.		P1	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: TBD - FINISH: MEDIUM SHOT-BLAST	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
4/- 483 S.F.		P2	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: TBD - FINISH: HEAVY ROCK SALT	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
1		F1	- EXTERIOR FURNITURE: ROUGH & READY BALANCER - STREETLIFE PRODUCT CODE: R&R -L&A-B&A-200-TH	- SEE LS-100 FOR MORE INFORMATION	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL



COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

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

P: 954.266.8932

FIRM LICENSE: FL LA 6667411

WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

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

PROJECT ARCHITECT(S) | ENGINEER(S):

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

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
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Project ID: 2021-10

Print Date: FEBRUARY 8, 2022

Scale: As Indicated

Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN

LS-100

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)
Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)
Site Address 10281 WEST BAY HARBOR DRIVE
Net Lot Area .51 Acres / 22,366 SF

	Required	Provided
A. Open Space Requirement Net Lot Area = 22,366 SF x 20% = 4,473 SF	20% / 4,473 SF	23 % 5,220 SFSF
B. Maximum Lawn Area Allowed**** Req. open space 22,366 SF x 60% = 13,420 SF	60% Max / 13,420 SF	% / 1,032 SF
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1. 28 trees/acre: 28 x .51 acres = 14	14	14
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D. Street Trees Required**	Required	Provided
Measured @ 1:35 lineal feet of frontage Width of lot 231 L.F. / 35' = 7 Note: Street trees do not count toward required on-site lot trees. Note: Street tree species determined by Town Street Tree Master Plan.	7	7
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1. 10 shrubs / required trees	140	823
2. Native Species Required - 30%	42	179
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Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)

1. 10 SF/parking space: 10 x _____ spaces = _____ SF	N/A	_____
2. Trees Required		
3. Shrubs Required		

G. Buffers (If applicable)

- Parking Lot from ROW
- Dissimilar Uses

Notes:

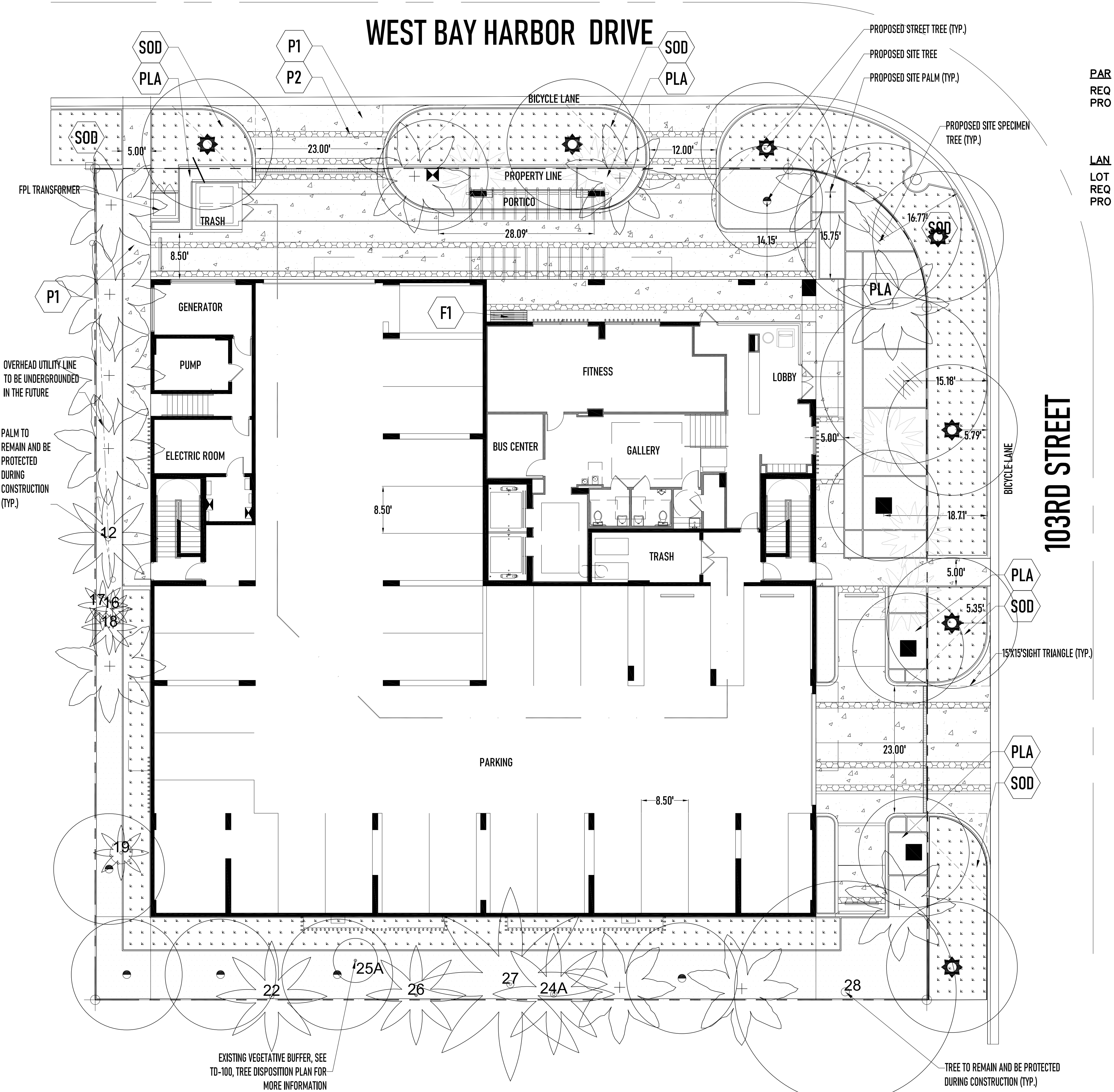
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** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. 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.

Last Updated 7/15/21



10281 CLARA BAY HARBOR - LANDSCAPE MATERIALS LEGEND - 2022.01.03					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
4½- 3525 S.F.		P1	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: TBD - FINISH: MEDIUM SHOT-BLAST	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
4½- 483 S.F.		P2	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: TBD - FINISH: HEAVY ROCK SALT	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
1		F1	- EXTERIOR FURNITURE: ROUGH & READY BALANCER - STREETLIFE PRODUCT CODE: R&R -L&A-B&A-200-TH	- SEE LS-100 FOR MORE INFORMATION	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL

PREVIOUS DRB
SUBMITTAL
DATED 01-03-2022

NORTH

0' 5' 10' 20'
SCALE: 1"=10'

PAR
REQ
PRO

LAN
LOT
REQ
PRO

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
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PROJECT LOCATION:
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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

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Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN

LS-100

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

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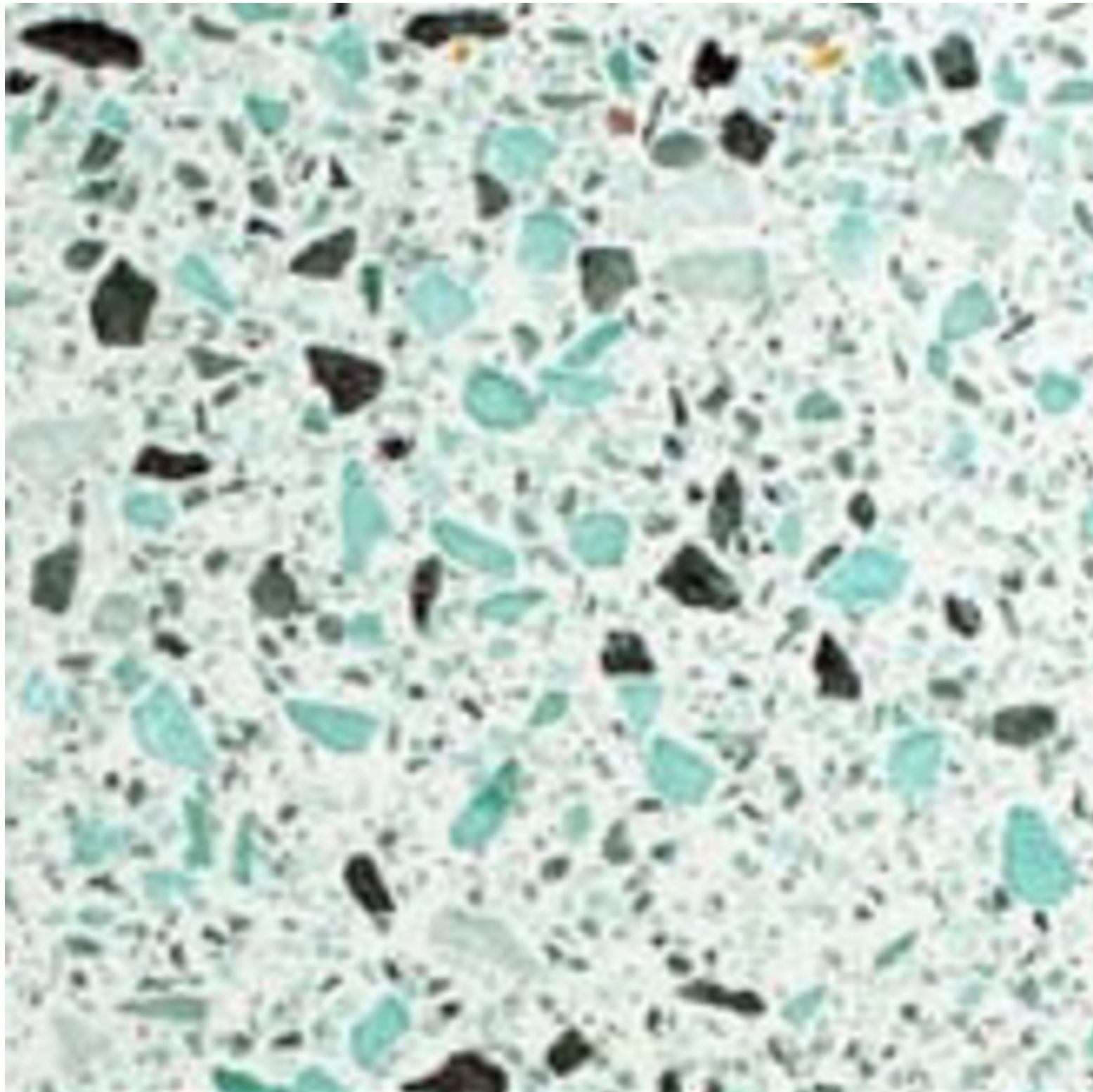
Sheet Title:

LANDSCAPE MATERIAL
IMAGERY

LS-101



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



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



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

10281 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2022.02.08						
PLANTING MATERIALS - TREES AND PALMS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
2		JM	JACARANDA MIMOSIFOLIA	JACARANDA TREE	- MIN. 10" CAL. 6' C.T. 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT AND CORNER TREE REPLACEMENT	- FLORIDA #1 - FLORIDA FRIENDLY - SITE SPECIMEN TREE - REQUEST LARGER SIZE TO REPLACE EX.TREE #11
1		BS	BUSERA SIMARUBA	GUMBO LIMBO	- MIN. 2.5" CAL. 4' C.T. 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- FLORIDA #1 - FLORIDA NATIVE - SITE AND MITIGATION TREE
6		CE	CONOCARPUS ERECTUS	GREEN BUTTWOOD	- MIN. 2.5" CAL. 4' C.T. 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
3		PR	PIMENTA RACEMOSA	BAY RUM	- MIN. 2.5" CAL. 4' C.T. 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
7		QV	QUERCUS VIRGINIANA	LIVE OAK TREE	- MIN. 2.5" CAL. 4' C.T. 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE
15		CR	CLUSIA ROSEA	AUTOGRAPH TREE	- MIN. 2" CAL. 8' OALHT. - MULTI-TRUNK, MIN. 5 CANES	- FLORIDA #1 - FLORIDA NATIVE - ROOF TREE
28		PE	PTYCHOSPERMA ELEGANS	SOLITARE PALM	- MIN. 3" CAL. - MIN. OALHT. 15'	- FLORIDA #1 - FLORIDA FRIENDLY
13		CN	COCOS NUCIFERA 'MAYPAN'	MAYPAN COCONUT	- MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT	- FLORIDA #1 - FLORIDA FRIENDLY - LEANING CHARACTER
3		AW	ACROLOPHAX WOODII	PAIROTS PALM	- MIN. 10" OAL. HT. - MULTI-CLUSTER - FIELD GROWN	- FLORIDA #1 - FLORIDA NATIVE - FILL - ROOF
N/A		N / A	EXISTING TREES (AND / OR PALMS)	EXISTING TREES (AND / OR PALMS)	N / A	SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS

10281 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2022.02.08						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
17A		MC	MULBERRIA CAPILLARIS	PINK MULRY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA NATIVE
5A		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER 'PINK STAR'	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
51P		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
41		NC	NEDMARCA CAERULEA 'REGINA'	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 18" O.C. - FLORIDA FRIENDLY
28		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHLODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULTI TRUNK - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA NATIVE
77		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

10281 CLARA BAY HARBOR - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.02.08			
# OF BLOS. STORES	MINIMUM TREE HEIGHT (FT.)	MINIMUM TREE HEIGHT (FT.)	MINIMUM PALM HEIGHT (FT.)
1-2	12	5	14-18
3	50% MIN. REQ. 50% 14-16	5	14-18 18-22
4	50% MIN. REQ. 25% 14-16 25% 16-18	5 6 7	14-18 18-22 22-28
5 PLUS	25% MIN. REQ. 50% 14-18 25% 18-20	5 7 8	14-18 22-28 22-28

*ALL PROPOSED NEW TREES MEET AND EXCEED THE MINIMUM SIZE REQUIREMENTS PER THE TOWN'S CODE FOR TALLER TREE/PALM SPECIES SIZES FOR TALLER BUILDINGS.

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 22,365.87 SQUARE FEET / 43.560 (1 AC) = .51%
.513 X 28 TREES REQUIRED PER NET LOT ACRE = 14.28 OR 14 SHADE TREES REQUIRED.

15 SHADE TREES = 4 TREE SPECIES REQUIRED.
PROVIDED: 6 NATIVE GREEN BUTTWOOD TREES, 1 NATIVE GUMBO LIMBO, 3 NATIVE BAY RUM PLUS 12 COCONUT PALMS @ 3:1 TO COUNT FOR 4 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 14 X .25 = 3.5 OR 4 TREES MAY BE PALMS.

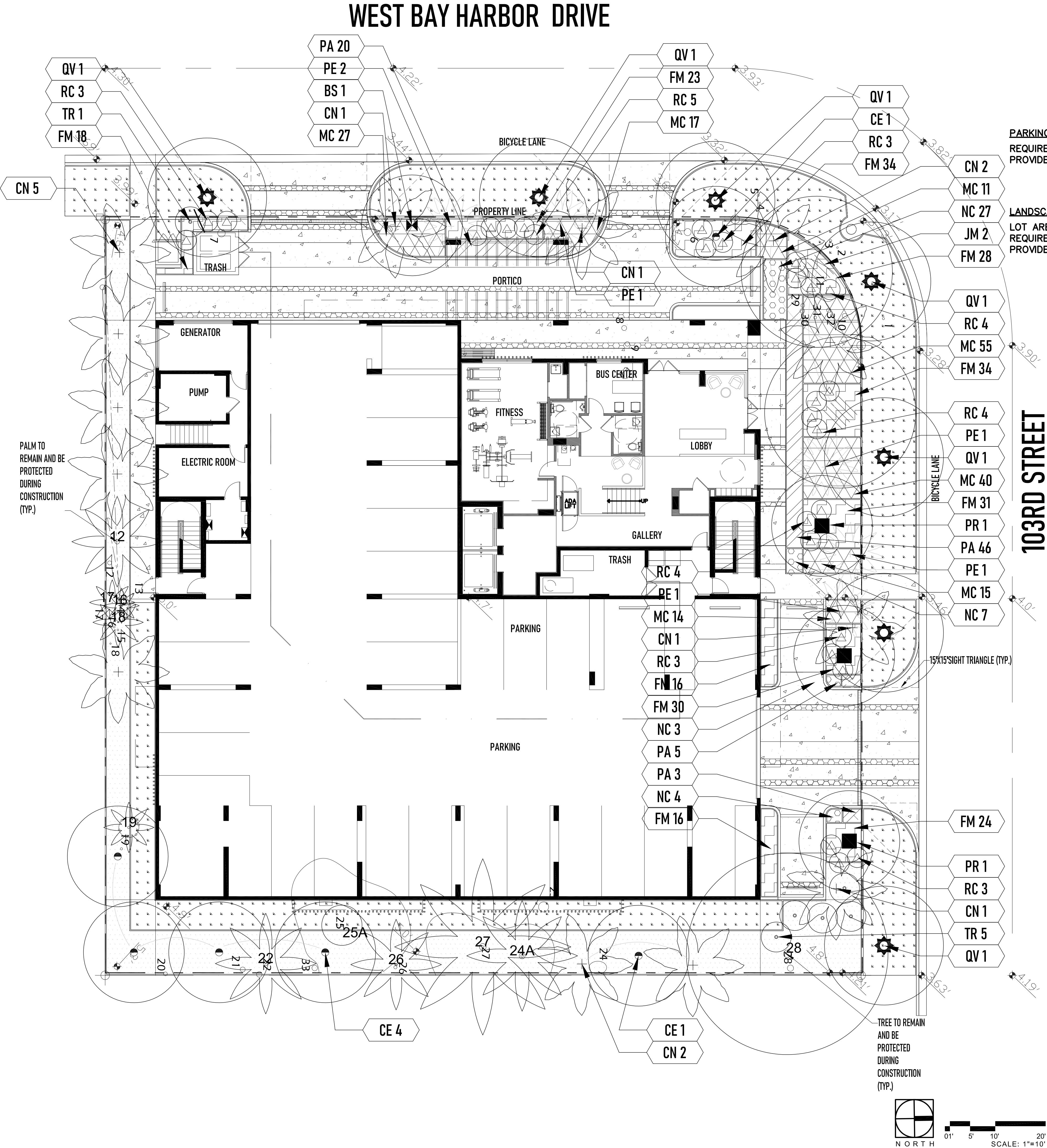
SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.

25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR WBHD / 103RD STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

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



COASTAL OPERATIONS
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ARCHITECTS
S & E ARCHITECTS, INC.
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CIVIL ENGINEERING
LANGAN
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MIAMI LAKES, FL 33016
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LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH
PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG
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Project ID: 2021-10
Print Date: FEBRUARY 8, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE PLANTING PLAN
(GROUND FLOOR)

LP-100

10281 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2021.12.03						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
174		MC	MUHLENBERGIA CAPILLARIS	PINK MILKY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
54		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER/PINK STAR	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRENDLY
481		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRENDLY
41		NC	NYMPHAEA CAERULEA "REGINA"	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA FRENDLY
28		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA FRENDLY
5		TR	THRINAX RADATA	FLORIDA THATCH PALM	- 15 GAL. - MULTI TRUNK - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRENDLY
3		BG	BOUGAINVILLEA SP. "PINK"	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.

PROJECT SITE: 22,365.87 SQUARE FEET / 43,560 (1 AC) = .51%

.513 X 28 TREES REQUIRED PER NET LOT ACRE = 14.28 OR 14 SHADE TREES REQUIRED.

15 SHADE TREES = 4 TREE SPECIES REQUIRED.

PROVIDED: 6 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO, 3 NATIVE BAY RUM PLUS 12 COCONUT PALMS @ 3:1 TO COUNT FOR 4 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 14 X .25 = 3.5 OR 4 TREES MAY BE PALMS.

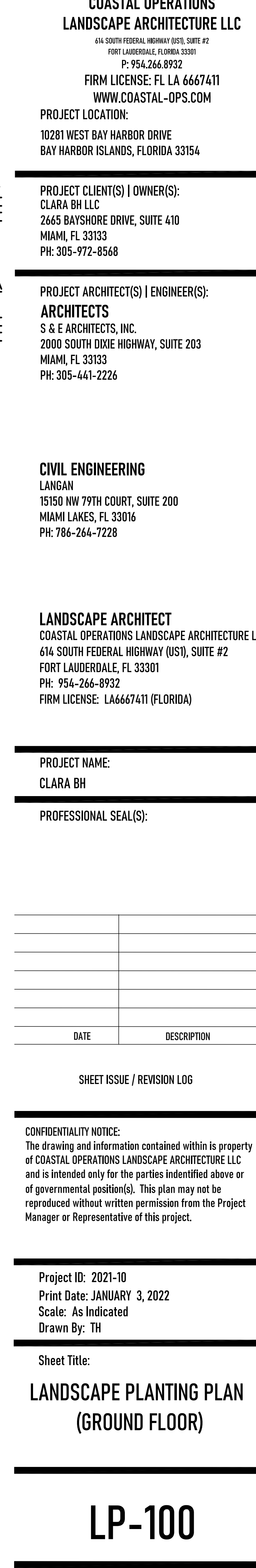
SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4" CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.

25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

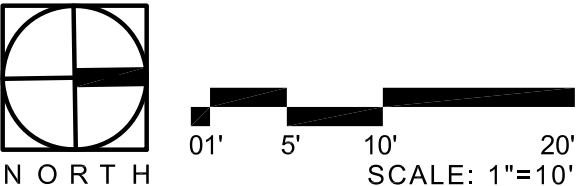
STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 4" CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR WBHD / 103RD STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

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



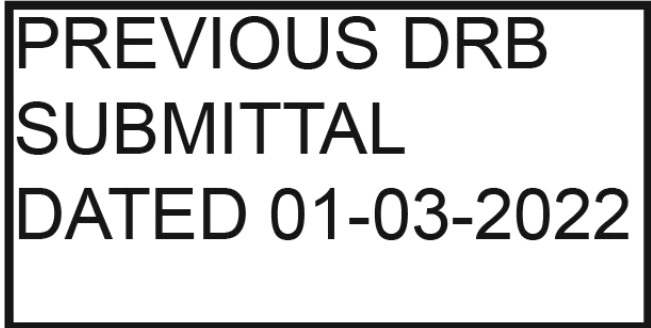
02081 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2022.02.08						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
17A		MC	MUHLENBERGIA CAPILLARIS	PINK MILLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA NATIVE
54		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER 'PINK STAR'	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
519		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
41		NC	NEDMARCA CAERULEA "REGINA"	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1: 18" O.C. - FLORIDA FRIENDLY
28		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULT. TRUNK - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		BG	BOUGAINVILLEA SP. "PINK"	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN; BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



DATE	DESCRIPTION

LP-101

2021 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2021.12.03						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
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481		FM	FIGUS MICROCARPA	GREEN ISLAND FIGUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1: 24" O.C. - FLORIDA FRIENDLY
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5		TR	THURNAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULTY TRUNK - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
3		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELIS FORM	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



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PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

[illegible]

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Project ID: 2021-10
Print Date: JANUARY 3, 2022
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Drawn By: TH

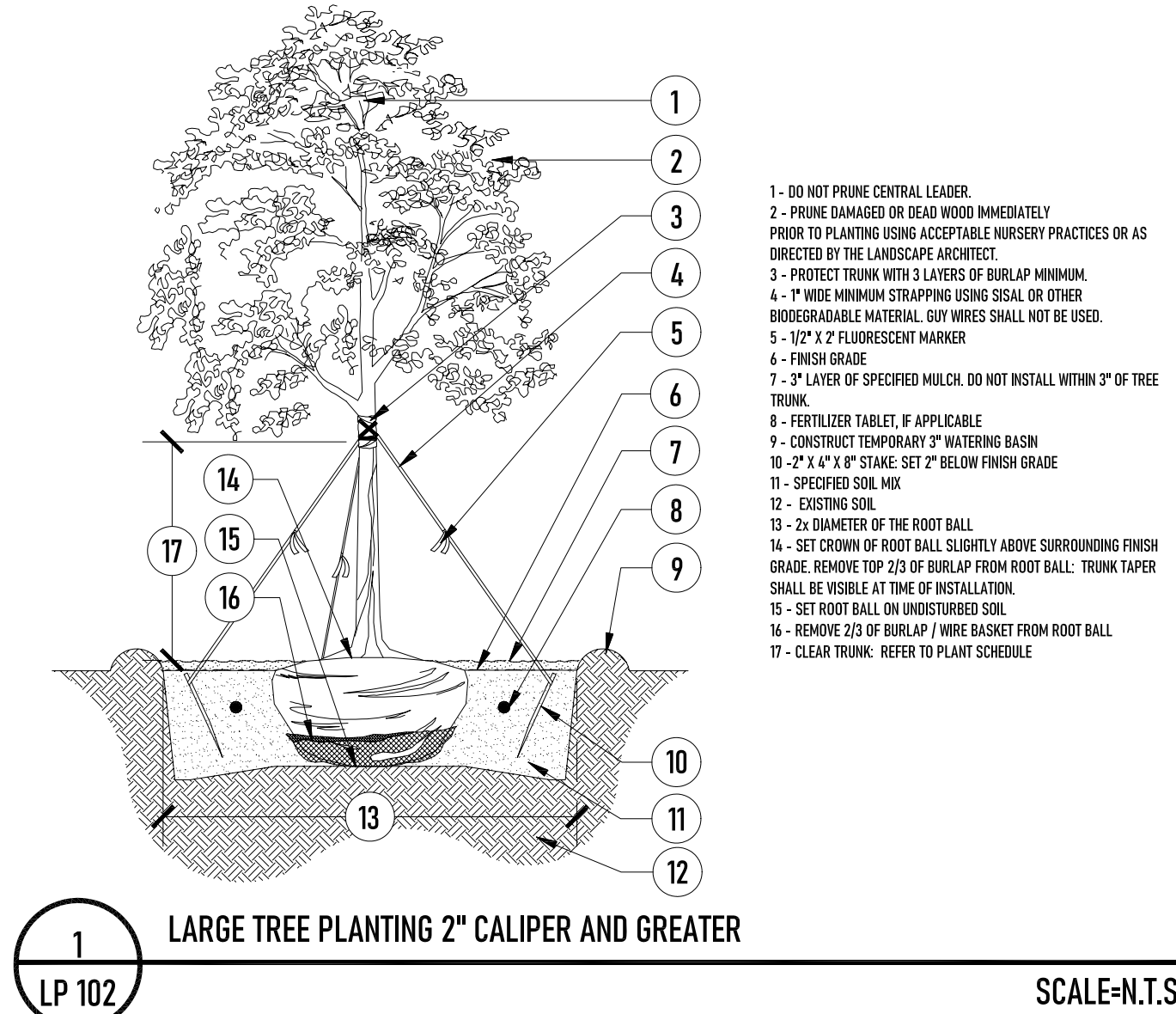
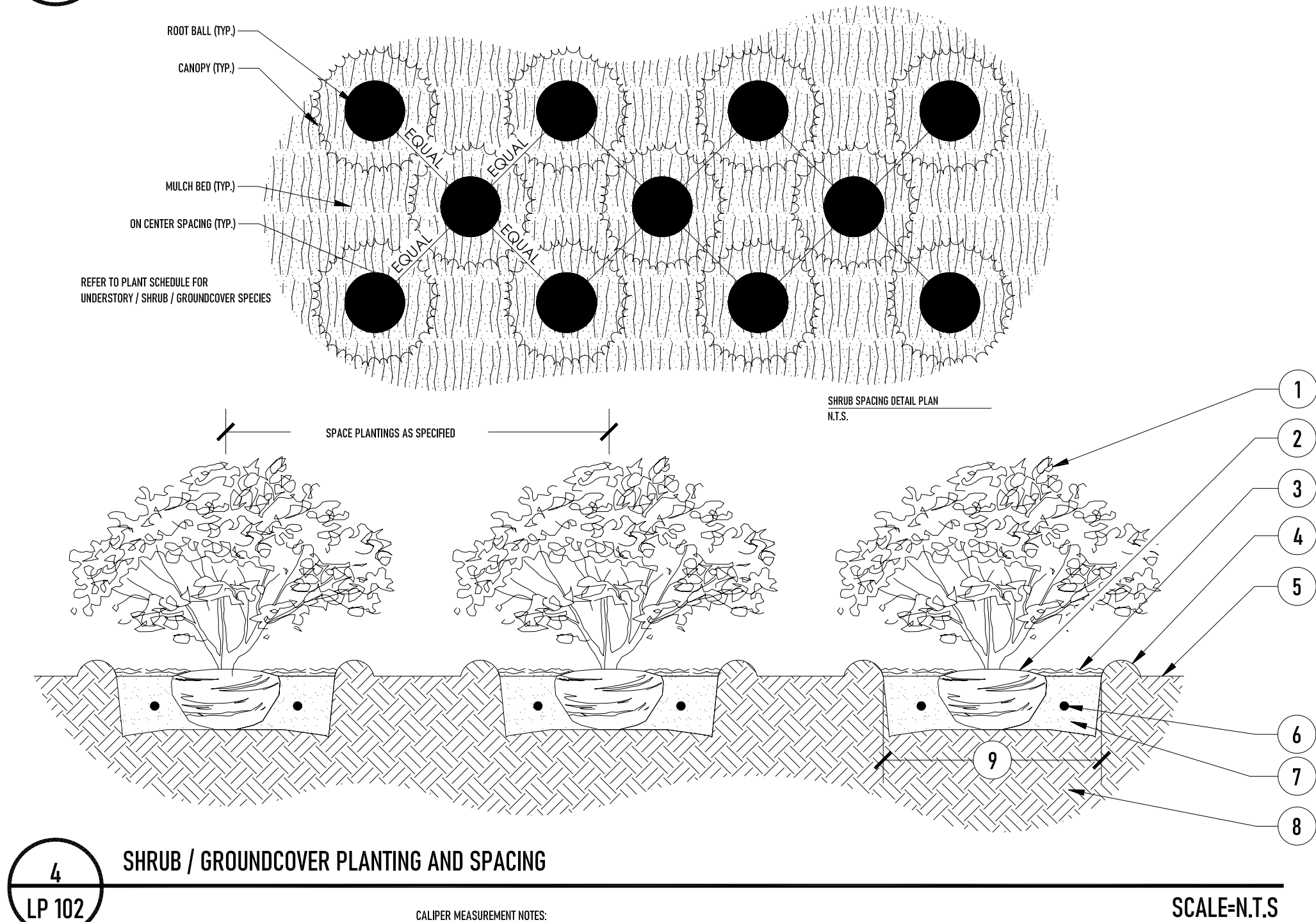
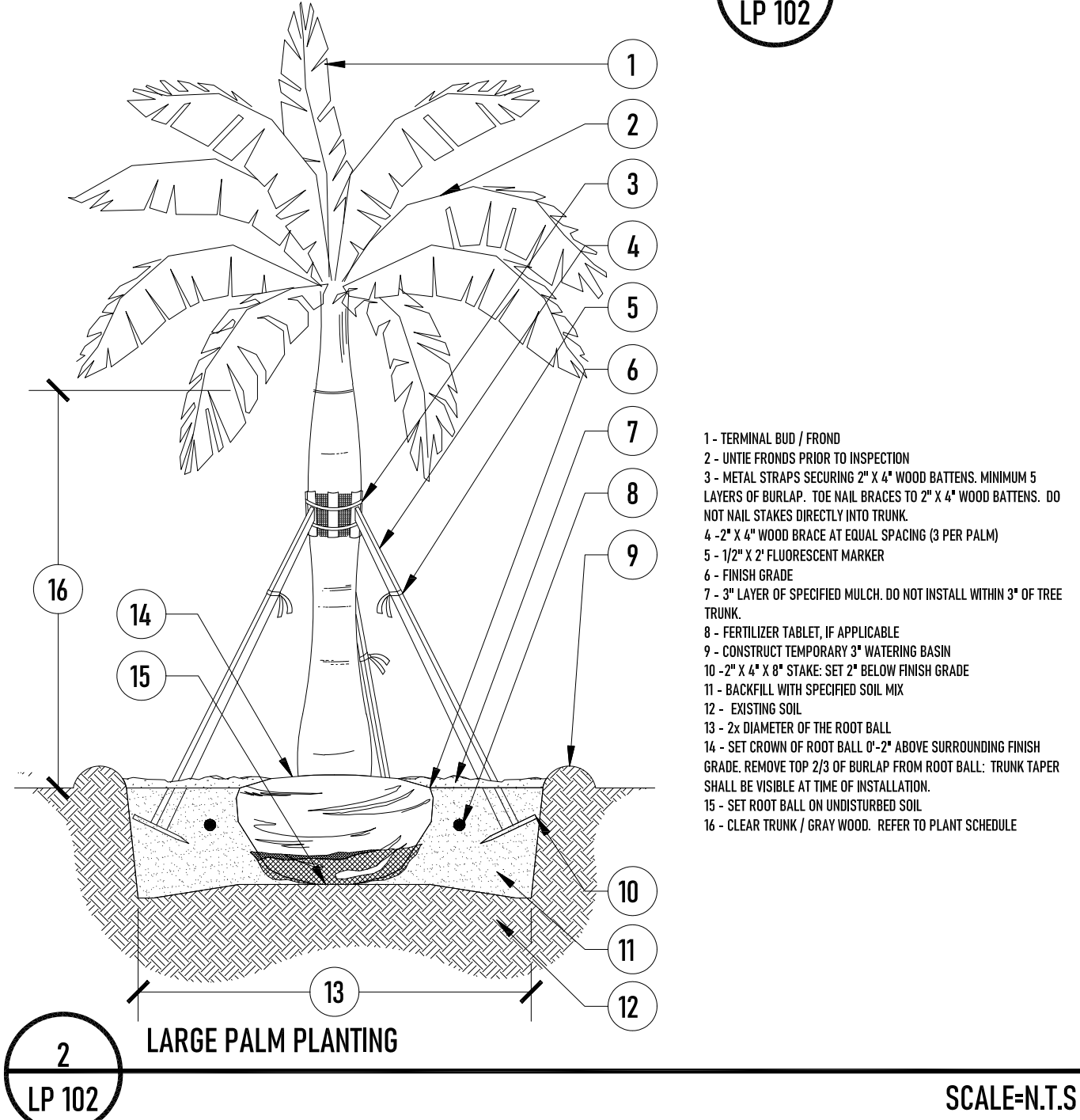
Sheet Title:

LANDSCAPE PLANTING PLAN (ROOF)

LP-101

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

PLANTING MATERIALS – SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
174		MC	MUHLENBERGIA CAPILLARIS	PINK MILLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
54		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER 'PINK STAR'	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
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5		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LP-102



19 ST. AUGUSTINE - ST. AUGUSTINE
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



18 BOUGANVILLEA SP. 'PINK' - PINK BOUGANVILLEA
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



17 RHAPIS EXCELSA - LADY PALM
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



16 THRINAX RADIATA - FLORIDA THATCH PALM
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



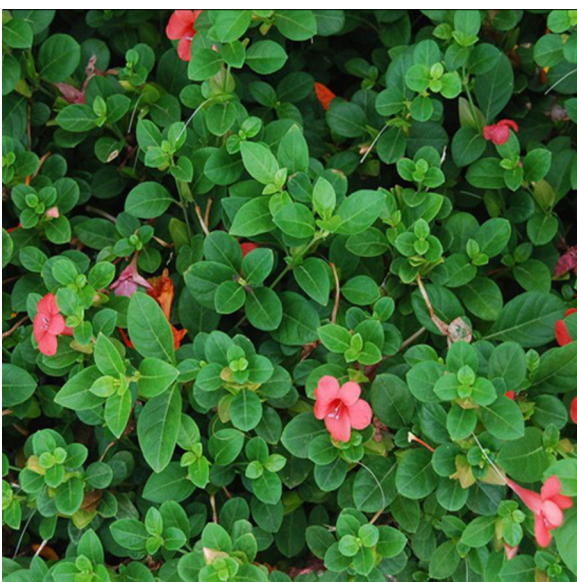
15 PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



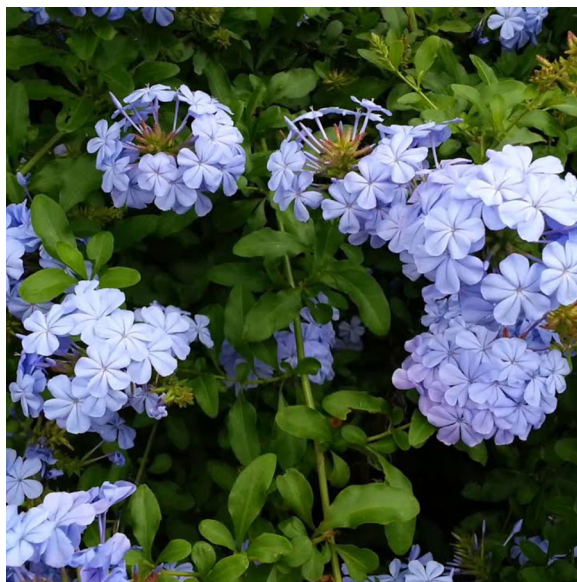
14 NEOMARICA CAERULEA 'REGINA' - REGINA IRIS
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



13 FICUS MICROCARPA - GREEN ISLAND FICUS
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



12 BARLERIA REPENS - CORAL CREEPER 'PINK STAR'
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



11 PLUMBAGO AURICULATA - BLUE PLUMBAGO
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



10 MUHLENBERGIA CAPILLARIS - PINK MULHY GRASS
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



9 ACOELORRAPPIE WRIGHTII - PAUROTIS PALM
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



8 COCOS NUNCIFERA 'MAYPAN' - MAYPAN COCONUT
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



7 PTYCHOSPERMA ELEGANS - SOLITAIRE PALM
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



6 CLUSIA ROSEA - AUTOGRAPH TREE
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



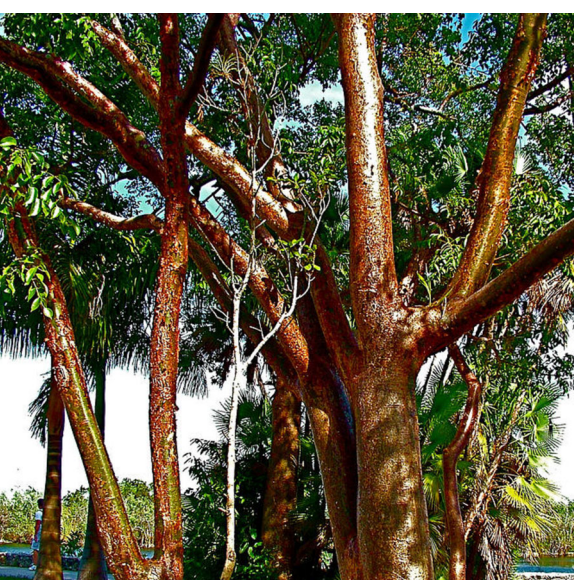
5 CONOCARPUS ERECTUS 'SERICEUS' - SILVER BUTTONWOOD
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



4 PIMETA RACEMOSA - BAY RUM
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



3 CONOCARPUS ERECTUS - GREEN BUTTONWOOD
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



2 BUSERA SIMARUBA - GUMBO LIMBO
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



1 JACARANDA MIMOSIFOLIA - JACARANDA TREE
LP 103 LANDSCAPE PLANTING IMAGERY SCALE=N.T.S

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

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WWW.COASTAL-OPS.COM

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

PROJECT CLIENT(S) | OWNER(S):
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MIAMI, FL 33133
PH: 305-972-8568

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

PROJECT NAME:
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PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2021-10
Print Date: FEBRUARY 8, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING
IMAGERY

LP-103

IRRIGATION LEGEND				
KEY	QTY	DESCRIPTION	RADIUS	GPM
		RAINBIRD MPR SERIES		30 PSI
		RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES	5'	1.5
		RAINBIRD 15-EST / SST	-	1.5
		RAINBIRD 5-Q	5'	0.10
		RAINBIRD 5-T	5'	0.13
		RAINBIRD 5-H	5'	0.20
		RAINBIRD 5-F	5'	0.41
		RAINBIRD 8-Q	8'	0.26
		RAINBIRD 8-T	8'	0.35
		RAINBIRD 8-H	8'	0.52
		RAINBIRD 8-F	8'	1.05
		RAINBIRD 10-Q	10'	0.39
		RAINBIRD 10-T	10'	0.53
		RAINBIRD 10-H	10'	0.79
		RAINBIRD 10-F	10'	1.58
		RAINBIRD 12-Q	12'	0.65
		RAINBIRD 12-H	12'	1.30
		RAINBIRD 12-TQ	12'	1.95
		RAINBIRD 12-F	12'	2.60
		RAINBIRD 15-Q	15'	0.92
		RAINBIRD 15-H	15'	1.85
		RAINBIRD 15-TQ	15'	2.78
		RAINBIRD 15-F	15'	3.70

CONTRACTOR TO DETERMINE QUANTITIES OF HEADS

IRRIGATION NOTES

- 1
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3
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- 4
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- 6
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- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
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IRRIGATION LEGEND

WM

NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

N

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEER'S PLANS

1"

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK

RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C

RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R

RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB

JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1"

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

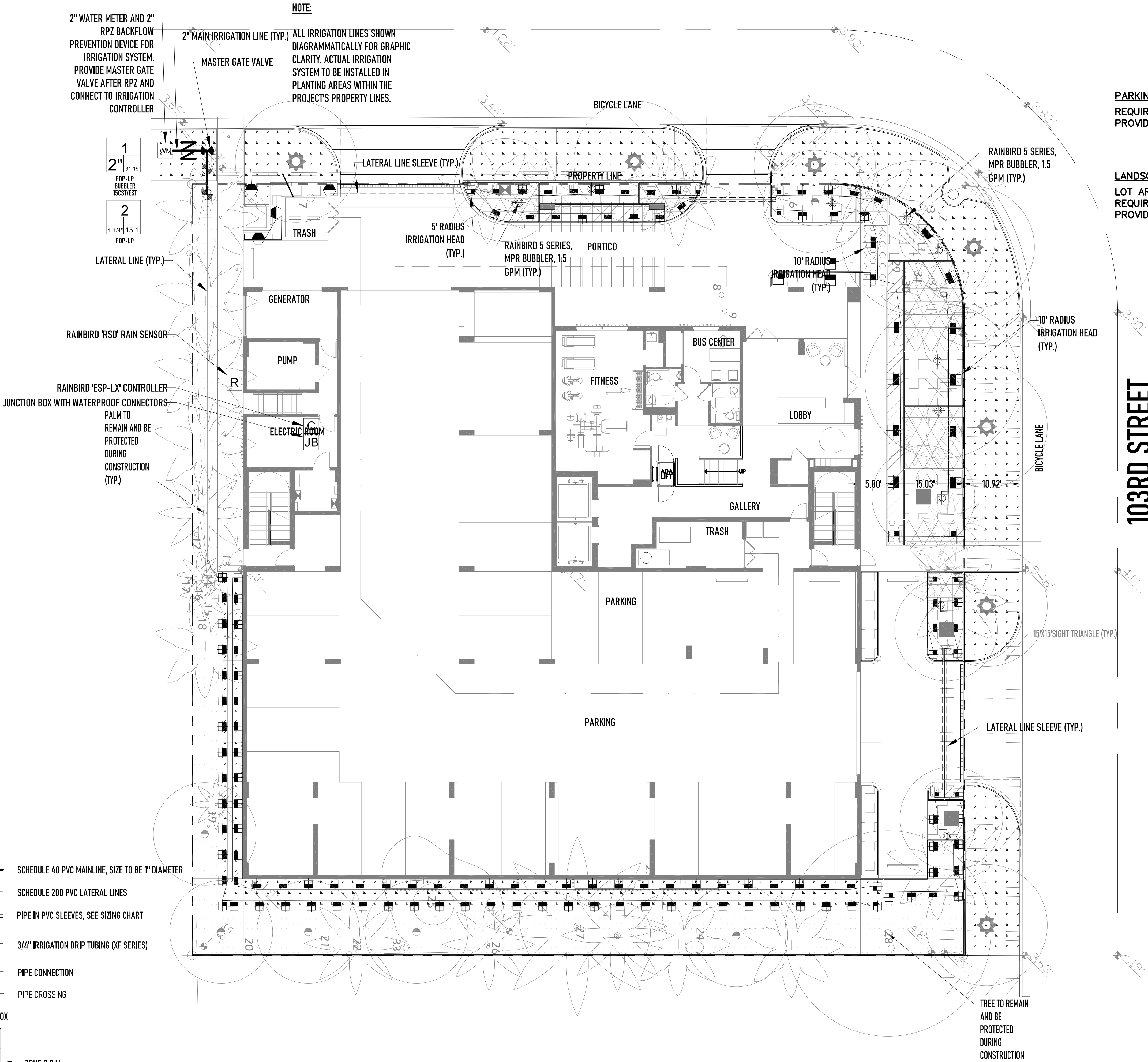
1

1"

29.4

ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM
RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM



PARKING
REQUIRE
PROVIDE

LANDSCAPE
LOT ARE
REQUIRE
PROVIDE

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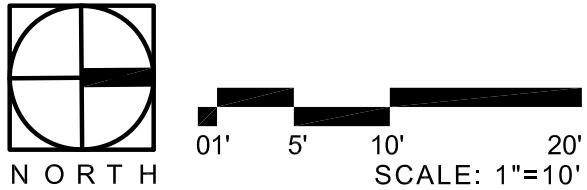
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Project ID: 2021-10
Print Date: FEBRUARY 8, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

IRRIGATION PLAN



LI-100

IRRIGATION LEGEND				
KEY	QTY	DESCRIPTION	RADIUS	GPM
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IRRIGATION LEGEND

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NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

N

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEER'S PLANS

1"

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK

RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

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RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

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RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

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JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

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SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

1

1"

29.4

ZONE 6.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

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

2" WATER METER AND 2"
RPZ BACKFLOW
PREVENTION DEVICE FOR
IRRIGATION SYSTEM.
PROVIDE MASTER GATE
VALVE AFTER RPZ AND
CONNECT TO IRRIGATION
CONTROLLER

2" MAIN IRRIGATION LINE (TYP.)

MASTER GATE VALVE

1
2"
31.19
POP-UP
BUBBLER
15CST/EST

2
1-1/4"
15.1
POP-UP

LATERAL LINE (TYP.)

RAINBIRD "RSD" RAIN SENSOR

RAINBIRD "ESP-LX" CONTROLLER
JUNCTION BOX WITH WATERPROOF CONNECTORS
PALM TO
REMAIN AND BE
PROTECTED
DURING
CONSTRUCTION
(TYP.)

GENERATOR

PUMP

ELECTRIC ROOM

JB

TRASH

5' RADIUS
IRRIGATION HEAD
(TYP.)

RAINBIRD 5 SERIES,
MPR BUBBLER, 1.5
GPM (TYP.)

PORTICO

10' RADIUS
IRRIGATION HEAD
(TYP.)

RAINBIRD 5 SERIES,
MPR BUBBLER, 1.5
GPM (TYP.)

10' RADIUS
IRRIGATION HEAD
(TYP.)

15'X15'SIGHT TRIANGLE (TYP.)

LATERAL LINE SLEEVE (TYP.)

TRASH

GALLERY

FITNESS

LOBBY

BUS CENTER

PARKING

WEST BAY HARBOR DRIVE

BICYCLE LANE

103RD STREET

5.00'

15.03'

10.92'

TREE TO REMAIN
AND BE
PROTECTED
DURING
CONSTRUCTION

PREVIOUS DRB
SUBMITTAL
DATED 01-03-2022

PARKI
REQUI
PROVI

LANDS
LOT A
REQUI
PROVI

COASTAL OPERATIONS
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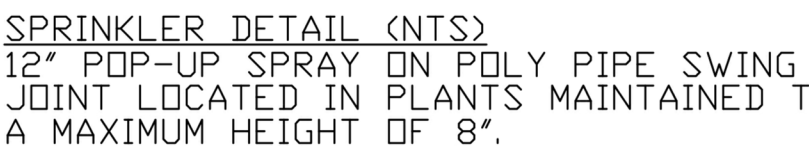
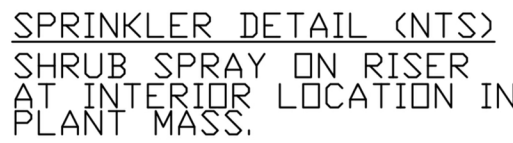
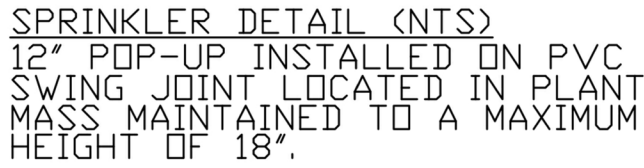
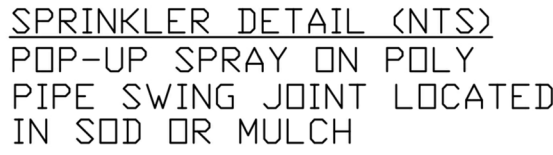
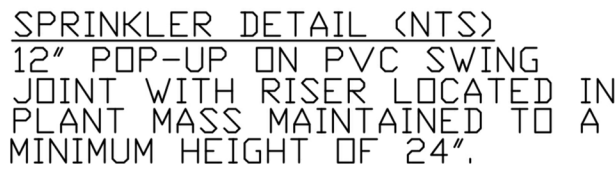
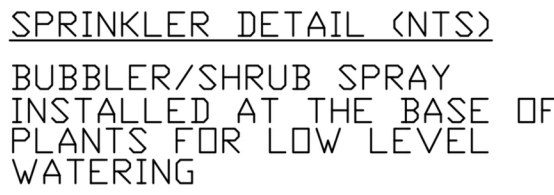
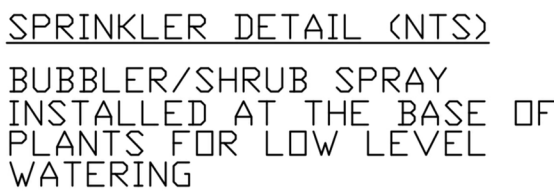
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Sheet Title:

IRRIGATION PLAN

LI-100

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

**PROFESSIONAL SEAL(S)**

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

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

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

LI-101

PARKING
REQUIRE
PROVIDE

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

LANDSC.
LOT ARE
REQUIRE
PROVIDE

PROJECT ARCHITECT(S) | ENGINEER(S):
ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
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MIAMI LAKES, FL 33016
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LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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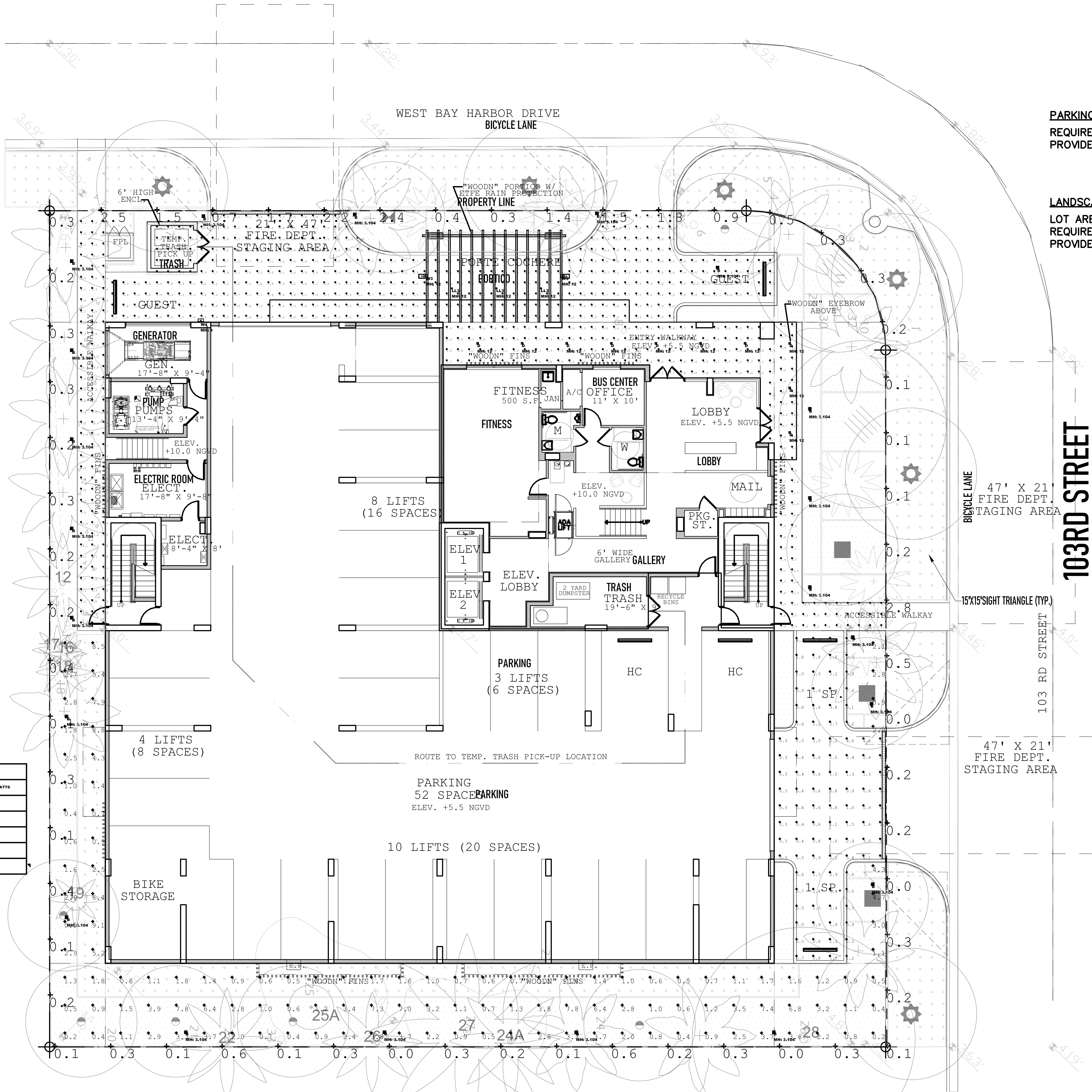
Project ID: 2021-10
Print Date: FEBRUARY 8, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE LIGHTING PLAN AND
PHOTOMETRIC ANALYSIS**

LL-100

WEST BAY HARBOR DRIVE



LUMINAIRE SCHEDULE									
SYMBOL	Qty	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS
	21	B	Single	BEGA	84 220	BOLLARD	N/A	0.860	1430
	10	D	Single	Lithonia Lighting	LDR480 2710 L84AR LD	RECESSED CEILING MOUNTED	N/A	0.600	773
	3	LL3	Single	Lumileds Canada Inc.	SY300-L1L10-B40	WALL MOUNTED	N/A	0.600	846
	2	W2	Single	BEGA	24 351	WALL MOUNTED	N/A	0.860	3100
	7	W4	Single	Lithonia Lighting	WD062 LED P1 27K BCRH VW	WALL MOUNTED	N/A	0.860	1197
LUMINAIRE WATTS									

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST WALKWAY	Illuminance	Fc	2	2	0	8.51	14.2	3.2	2.66	4.44
GARAGE EXT	Illuminance	Fc	2	2	0	1.87	0.1	0.3	0.23	30.23
FORTE COCHERE	Illuminance	Fc	2	2	0	5.20	13.1	1.5	3.47	0.73
PROPERTY LINE	Illuminance	Fc	10	N/A	N/A	0.52	2.8	0.0	N/A	N/A
REAR BUILDING PERIMETER	Illuminance	Fc	5	5	0	2.38	0.1	0.2	11.00	45.50
WEST WALKWAY	Illuminance	Fc	2	2	0	6.46	12.7	3.5	2.42	3.63



01' 5' 10' 20'
SCALE: 1"=10'

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Print Date: JANUARY 3, 2022
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Drawn By: TH

Sheet Title:

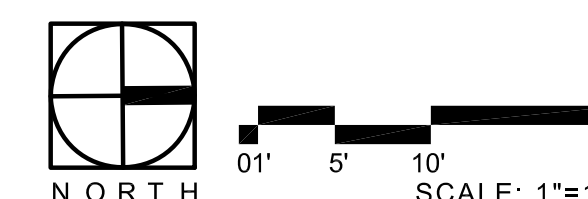
LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

LL-100



LUMINAIRE SCHEDULE										
SYMBOL	Qty	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WAT
	21	B	Single	BEGA	84 220	BOLLARD	N/A	0,860	1430	15
	10	D	Single	Lithonia Lighting	LDN45Q 27° L54AR LD	RECESSED CEILING MOUNTED	N/A	0,600	773	10,58
	3	LL3	Single	Luminis Canada Inc.	SY300-L1L10-R40	WALL MOUNTED	N/A	0,600	846	12,5
	2	W3	Single	BEGA	24 351	WALL MOUNTED	N/A	0,860	3150	26
	1	W4	Single	Lithonia Lighting	WDGE2 LED P1 27K 90CRI VW	WALL MOUNTED	N/A	0,860	1197	9,81

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST WALKWAY	lluminance	Fc	2	2	0	8.50	14.2	3.2	2.66	4.44
PORTE COCHERE	lluminance	Fc	2	2	0	5.23	13.3	1.5	3.49	8.87
PROPERTY LINE	lluminance	Fc	10	N.A.	N.A.	0.51	2.7	0.0	N.A.	N.A.
REAR BUILDING PERIMETER	lluminance	Fc	5	5	0	2.26	9.1	0.2	11.30	45.50
WEST WALKWAY	lluminance	Fc	2	2	0	8.46	12.7	3.5	2.42	3.63



COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932

FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

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

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
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CIVIL ENGINEERING

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LANDSCAPE ARCHITECT

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

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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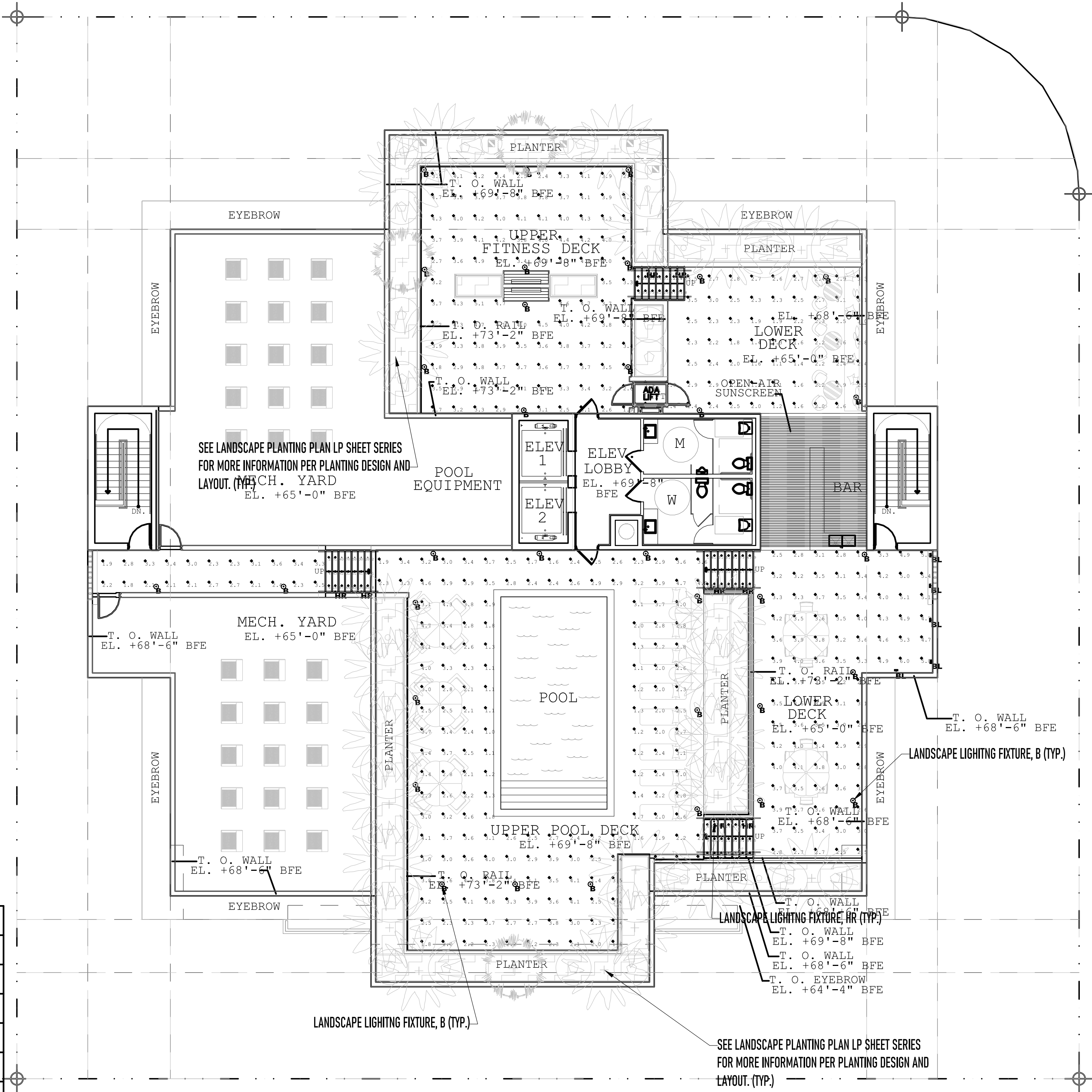
Scale: As Indicated

Drawn By: TH

Sheet Title:

ROOF LANDSCAPE LIGHTING
PLAN AND PHOTOMETRIC
ANALYSIS

LL-101



CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
LOWER DECK Planar	Illuminance	Fc	3	3	0	3.09	6.0	1.1	2.81	5.45
POOL DECK Top	Illuminance	Fc	3	3	4	2.73	4.9	1.0	2.73	4.90
UPPER FITNESS DECK Top	Illuminance	Fc	3	3	4	3.68	5.1	1.8	2.04	2.83
WALKWAY CENTER LEFT	Illuminance	Fc	3	3	0	2.65	3.6	1.8	1.47	2.00
STAIR BOTTOM RIGHT	Illuminance	Fc				3.16	7.0	0.7	4.51	10.00
STAIR CENTER LEFT	Illuminance	Fc				2.90	7.4	0.2	14.50	37.00
STAIR CENTER RIGHT	Illuminance	Fc				3.96	8.2	1.3	3.05	6.31
STAIR TOP RIGHT	Illuminance	Fc				5.87	12.0	2.2	2.67	5.45

LUMINAIRE SCHEDULE										
SYMBOL	Qty	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	34	B	Single	Barron Lighting Group	ELB-42-S-VS-3K	BOLLARD	N/A	0.860	800	11.3
	5	BL	Single	HK Lighting Group	PATH-MTL-12V-8W-27-T1-XX-24	PATH LIGHT: 2' ARM	N/A	0.452	430	7.7
	8	HR	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 70DEG (ASSUMED 50% DIMMING)	HAND RAIL	N/A	0.430	168	1



01' 5' 10' 20'
SCALE: 1"=10'

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

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

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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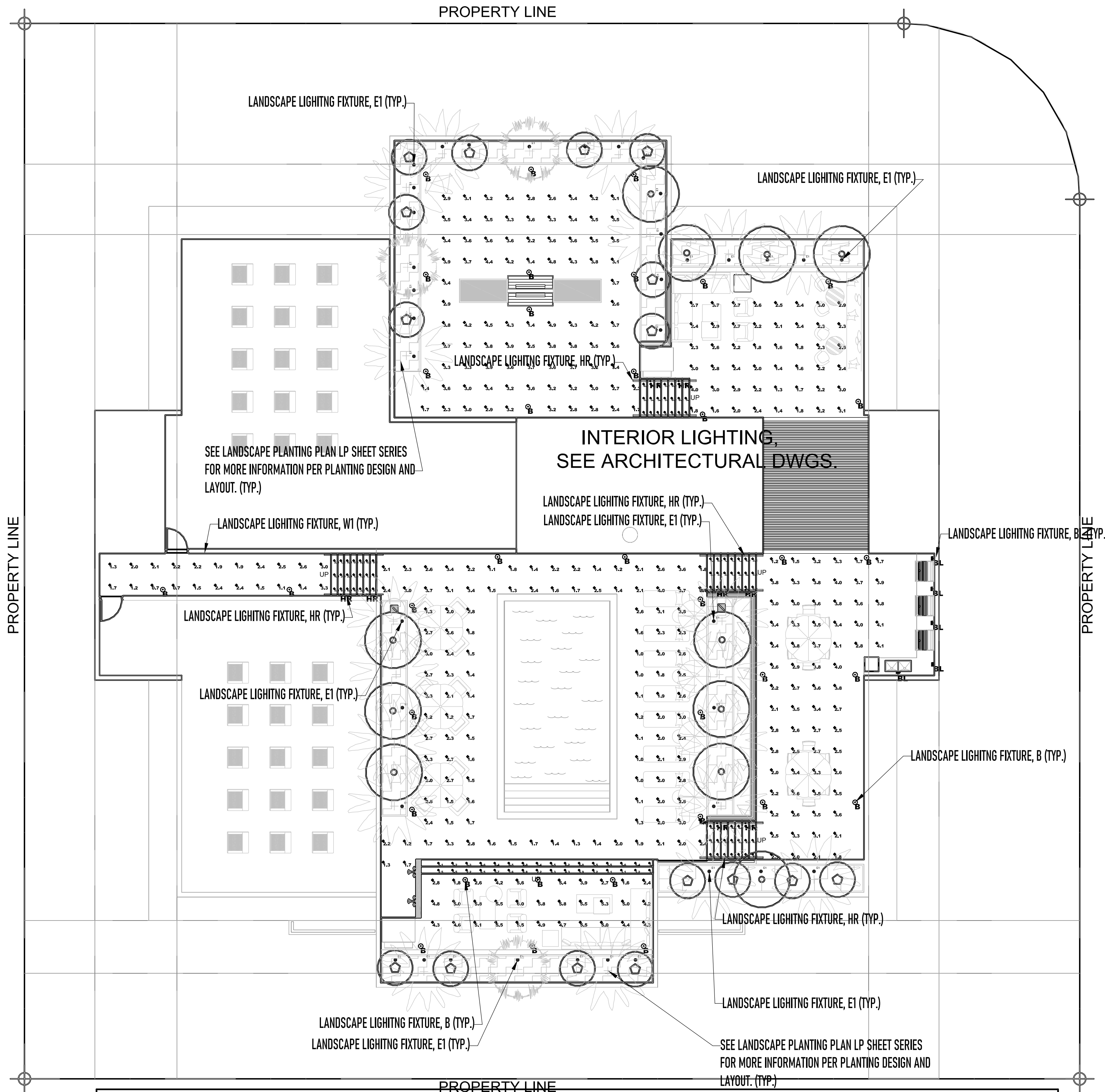
Scale: As Indicated

Drawn By: TH

Sheet Title:

**ROOF LANDSCAPE LIGHTING
PLAN AND PHOTOMETRIC
ANALYSIS**

LL-101



LUMINAIRE SCHEDULE										
SYMBOL	Qty	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	36	B	Single	Barron Lighting Group	ELB-42-S-VS-3K	BOLLARD	N/A	0.860	800	11.3
	5	BL	Single	HK Lighting Group	PATH-MTL-12V-8W-27-T1-XX-24	PATH LIGHT: 2' ARM	N/A	0.452	430	7.7
	8	HR	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 70DEG (ASSUMED 50% DIMMING)	HAND RAIL	N/A	0.430	168	1
	39	HR	Single	HK Lighting Group	ZXL-16-NF-A-GSA-12V-7-27-S7-XX-TXN300-120/277-MLV	UPLIGHT AT PLANTERS	N/A	N/A	675	7

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BOTTOM SEATING AREA	Illuminance	Fc	3	3	0	4.55	6.0	1.6	2.84	3.75
FITNESS DECK	Illuminance	Fc	3	3	0	3.30	4.9	1.4	2.36	3.50
LOWER DECK BOTTOM RIGHT	Illuminance	Fc	3	3	0	3.00	4.1	1.2	2.50	3.42
LOWER DECK TOP RIGHT	Illuminance	Fc	3	3	0	2.36	4.0	1.3	1.82	3.08
WALKWAY CENTER LEFT	Illuminance	Fc	3	3	0	1.91	3.3	0.7	2.73	4.71
POOL DECK	Illuminance	Fc	3	3	8	2.10	4.0	1.0	2.10	4.00
STAIR BOTTOM RIGHT	Illuminance	Fc				3.12	6.8	0.9	3.47	7.56
STAIR CENTER LEFT	Illuminance	Fc				2.64	6.9	0.1	26.40	69.00
STAIR CENTER RIGHT	Illuminance	Fc				3.92	8.1	0.9	4.36	9.00
STAIR TOP RIGHT	Illuminance	Fc				4.81	9.0	1.0	4.81	9.00
STEPS BOTTOM CENTER	Illuminance	Fc				4.90	6.8	2.1	2.33	3.24

PREVIOUS DRB
SUBMITTAL
DATED 01-03-2022



01' 5' 10' 20'
SCALE: 1"=10'



February 08, 2022

Town of Bay Harbor Islands
Building and Zoning Department
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154

Re: Clara BH (10281 West Bay Harbor Drive)
Architect's Commission No.: 2021-17
MMPA Account No.: 01-0702-1113

The following narrative describes DRB Submittal drawing revisions per comments from the January 18, 2022 Design Review Board meeting. This narrative accompanies the submission of revised drawings dated 02-08-22.

DRB COMMENTS AND RESPONSES

LOBBY

○ **DRB Comments:**

- Lobby appears to be somewhat undersized for this quality of building.
- The Lobby Entry access is located on 103rd Street remote from the Entry Drive on West Bay Harbor Drive with a tight pedestrian route from the Entry Drive around the corner to the Lobby entry.
- Fitness Center windows at eye level seem to be inappropriate for the entry experience.

○ **Responses / Drawing Revisions:**

- The west entry glass has been recessed similar to the north glass engaging the column – provides a more open arrival experience and direct entry from the valet drop off in addition to the original entry on the north.
- The Lobby/Amenity area has been reconfigured to provide a larger, more open Lobby and ensure that all uses other than Lobby, Mail, Trash and Parking are raised up to +1' BFE
- The windows in the Fitness Center and Office have been raised up so that they appear as clearstory windows as seen from the valet drop off (see Building Elevations and Renderings)

FACADE and ROOF

○ **DRB Comments:**

- The North and South center core walls are in need of articulation to break up the massing.
- The Roof perimeter walls feel heavy at the centers of the East and West facades.

○ **Responses / Drawing Revisions:**

Facades

- North and South Facades
 - The Roof perimeter walls adjacent to the stairs (east side of the stairs) have been lowered to parapet height.
 - The Corridor has been recessed to separate from the stair with fins added within the recess.
 - Stucco bands have been added to the stair tower along with vertical windows at the stair landings.



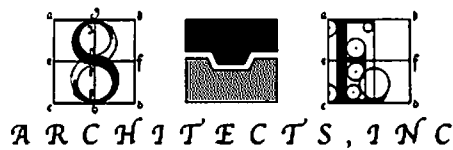
- **West Facade**
 - The Upper deck perimeter walls have been lowered flush with the deck reducing the perimeter wall height and allowing for bougainvillea to flow over the roof edge.
 - Cable rails for life safety protection have been added set back 5' from the roof perimeter.
 - The Lobby Level entry has been revised in coordination with the Lobby revisions.
- **East Facade**
 - The Upper deck perimeter walls have been lowered flush with the deck reducing the perimeter wall height and allowing for bougainvillea to flow over the roof edge.
- **Roof Level**
 - The Upper deck perimeter walls have been lowered flush with the deck reducing the perimeter wall height and allowing for bougainvillea to flow over the roof edge.
 - Sunken portion of the Pool Deck has been removed in coordination with the above.
 - The Upper Fitness Deck steps and ADA lift have been relocated to provide a more stable and protected location for the ADA lift.
 - The perimeter walls adjacent to the stairs (east side of the stairs) have been lowered to parapet height
 - The BBQ's have been removed due to maintenance and exposure concerns with the lowered walls noted above.
 - The roof of the Elevator Lobby/Restrooms portion of the main core has been lowered to further reduce mass of the roof area.

RESIDENTIAL FLOORS

- **DRB Comments:**
 - Consider adding windows at the ends of the Corridors
- **Responses / Drawing Revisions:**
 - The design intent is to provide all of the required Unit Storage rooms on the actual floor for each unit therefore this space at the end of the units is valuable square footage for this purpose.
 - The Corridors will be nicely appointed with pleasant lighting to provide a comfortable welcoming experience for the residents.
 - Corridors have been recessed slightly to provide for articulation of the north and south facades as noted above.

PHOTOMETRICS

- **DRB Comments:**
 - Confirm that the lighting on the roof deck is not going to be cause "light pollution" issues with the neighboring buildings.
- **Responses / Drawing Revisions:**
 - The roof lighting utilizes low profile light fixtures (no pole lights) providing subtle lighting (code compliant as required for life safety).
 - The owner will enforce hours of operation that restrict parties late in the evening.



GARAGE ENCLOSURE

- **DRB Comments:**
 - Confirm garage enclosure per code while providing pleasing aesthetics.
- **Responses / Drawing Revisions:**
 - The garage is fully enclosed as required to provide both visual and sound screening from the neighboring buildings and street.
 - The garage is mechanically ventilated with air intake thru the garage entry gates and exhaust thru fans on the east façade.
 - Aesthetically, the garage will be entirely clad with porcelain tile finish, gates are to reflect the appearance of the exterior fins and fins will be utilized to conceal the exhaust fans on the east façade.

FIRE DEPARTMENT CONNECTION

- **DRB Comments:**
 - Confirm that the fire department connection on the front of the building will be concealed.
- **Responses / Drawing Revisions:**
 - The fire department connection will be set back and screened with landscaping pursuant to coordination and requirements of the Fire Department.

PORTE COCHERE JOIST SPACING

- **DRB Comments:**
 - The spacing of the Porte Cochere joists appears to be a bit large.
- **Responses / Drawing Revisions:**
 - The Porte Cochere joist spacing has been revised to a tighter configuration of +/- 18" O.C. to be confirmed with the manufacture detailing.

STREET PARKING

- **DRB Comments:**
 - A concern was raised regarding short term visitors of Clara BH using street parking and impacting adjacent residents.
- **Responses / Drawing Revisions:**
 - The entry drive and guest parking as well as manned lobby and valet are provided for the control and use of delivery short term parking and the like.



SHEET REVISION LIST (ARCHITECTURAL)

- Cover Sheet
 - Shaded sheet numbers in drawing list indicating revised sheets
 - Revised rendering to reflect façade revisions
- A-1 Project Info / Data
 - Minor data revisions to reflect roof revisions
- A-3 Aerial View
 - Revised rendering to reflect façade and roof revisions
- A-4 Rendering – NW Corner Street View
 - Revised rendering to reflect façade, lobby and roof revisions
- A-4A Rendering – NE Corner Street View
 - New sheet/rendering to reflect façade, lobby and roof revisions
- A-5 Rendering – West Façade Street View
 - Revised rendering to reflect façade, lobby and roof revisions
- A-6 Rendering – Porte Cochere Street View
 - Revised rendering to reflect façade and lobby revisions
- A-7 Rendering – North Façade Street View
 - Revised rendering to reflect façade, lobby and roof revisions
- A-8 Rendering – Rooftop View
 - Revised rendering to reflect roof revisions
- A-8A Rendering – Interior Residential Floor Corridors
 - New sheet/renderings to illustrate corridor design
- A-9 Site Plan / Level 1 Floor Plan
 - Lobby revisions
- A-10 Levels 2/3 Floor Plan
 - Corridor Recess revision
- A-11 Level 4 Floor Plan
 - Corridor Recess revision
- A-12 Level 5 Floor Plan
 - Corridor Recess revision
- A-13 Level 6 Floor Plan
 - Corridor Recess revision
- A-14 Main Roof Level Floor Plan
 - Roof Level revisions

- A-15 Overall Roof Level Floor Plan
 - Roof Level revisions
- A-16 Main Roof Level Floor Plan (Colored)
 - Roof Level revisions
- A-17 Levels 2/3 West Units Floor Plan
 - Corridor Recess revision
- A-18 Levels 2/3 East Units Floor Plan
 - Corridor Recess revision
- A-19 Levels 4/5 West Units Floor Plan
 - Corridor Recess revision
- A-20 Levels 4/5 East Units Floor Plan
 - Corridor Recess revision
- A-21 Level 6 West Units Floor Plan
 - Corridor Recess revision
- A-22 Level 6 East Units Floor Plan
 - Corridor Recess revision
- A-23 North Building Elevation
 - Façade, lobby and roof revisions
- A-24 North Building Elevation (Colored)
 - Façade, lobby and roof revisions
- A-25 West Building Elevation
 - Façade, lobby and roof revisions
- A-26 West Building Elevation (Colored)
 - Façade, lobby and roof revisions
- A-27 South Building Elevation
 - Façade, lobby and roof revisions
- A-28 South Building Elevation (Colored)
 - Façade, lobby and roof revisions
- A-29 East Building Elevation
 - Façade, lobby and roof revisions
- A-30 East Building Elevation (Colored)
 - Façade, lobby and roof revisions
- A-31 Building Section 1
 - Façade and roof revisions



A-32 Building Section 2

- Façade and roof revisions

A-33 Building Section 3

- Façade and roof revisions

A-34 Building Section 3

- Revised rendering and revised material images to be more specific

SHEET REVISION LIST (CIVIL)

Please see attached Langan Civil Engineering Narrative

SHEET REVISION LIST (LANDSCAPE)

Please see attached Coastal Operations Landscape Architects Narrative

Please feel free to call if there are any further questions.

Sincerely,

Robert Schneckenberg

08 February 2022

Building and Zoning Department
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154

**Re: Clara BH
10281 West Bay Harbor Drive
Langan Project No: 300291001**

Civil Set Revision Narrative

This narrative refers to the revisions reflected on the revised civil sheets, dated 02/08/2022, per comments from the January 18, 2022 Design Review Board meeting.

Sheet C-300 – Site Plan:

1. The relocation of the NW building wall and addition of a door along the West face of the lobby per design coordination.
2. The relocation of the sole parking spot west of the NW building corner per design coordination.

Sheet C-301 – Paving Plan:

1. Pedestrian pavers along the NW building corner wall updated per design coordination.
2. The relocation of the NW building wall and addition of a door along the West face of the lobby per design coordination.

Sheet C-400 – Grading and Drainage Plan

1. Spot elevations along the NW building wall updated per design coordination.
2. Drainage well near the sole parking spot west of the NW building corner updated per design coordination.
3. The relocation of the NW building wall and addition of a door along the West face of the lobby per design coordination.

Sheet C-500 – Utility Plan

1. The relocation of the NW building wall and addition of a door along the West face of the lobby per design coordination.

Sincerely,



**Leonardo Rodriguez, P.E.
Associate Principal/VP
Langan Engineering and Environmental Services, Inc.**

SHA/BCS

FL Certificate of Authorization No. 6601

\\langan.com\data\WIA\data\300291001\Project Data\Correspondence\2022-02-08 Civil Narrative.docx



February 8, 2022

Town of Bay Harbor Islands
Building and Zoning Department
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154

RE: Clara BH(10281 West Bay Harbor Drive)

The following narrative describes DRB Submittal drawing revisions per comments from the January 18, 2022 Design Review Board meeting. This narrative accompanies the submission of revised drawings dated 02-08-22. Please see Coastal Operations (COLA) responses below.

Sheet Revision List (Landscape):

TD-100, Tree Disposition Plan
LS-100, Landscape Site Plan
LP-100, Landscape Planting Plan (Ground Floor)
LP-101, Landscape Planting Plan (Roof)
II-100, Irrigation Plan
LL-100 Landscape Lighting Plan and Photometric Analysis
LL-101 Roof Landscape Lighting Plan and Photometric Analysis

General Landscape Response: Per the latest architectural site plan and roof plan updates we have made revisions to our landscape design to accommodate the architectural changes. Our "plan" sheets have all been updated. Also, the photometric analyses have been updated per the new architectural site plan / roof plan revisions.

We are looking forward to working with the Town of Bay Harbor Islands and the community members regarding the above and all other landscape items on this project. We are happy to continue communication with the Town of Bay Harbor Islands and community to bring the best landscape design to life for this new development.

Thank you.

Kind Regards,

Travis Harrison, RLA, ASLA
Founder | Director

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

To: Design Review Board (formerly Planning & Zoning Board)
Town of Bay Harbor Islands

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

Date: February 22nd, 2022

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

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the applicant's most recent revised plans dated Feb. 8th, 2022, the applicant's DRB response narrative, our firm's DRB Revision Response Memo dated Feb. 21st, 2022, and this updated DRB staff report, and if found acceptable, as submitted or with modifications, **APPROVE** the proposed Site Development Plans subject to any staff recommended conditions listed herein / other DRB conditions.

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-2 (Multiple Family Residential District)
General Location: East of West Bay Harbor Drive / South of 103rd Street
Legal Description: Lots 6 & 7 of Block 5, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT REVIEW HISTORY

The Town has been reviewing redevelopment plans for this site for many years. The last review in 2017-18 for the so-called "Atlantis" Site Development Plan approval and subsequent Building Permit applications all expired due to inactivity. In August of 2021 the Town received / reviewed a pre-app DRC Site Development Plan application for this site. A pre-app DRC meeting was held

**Site Development Plan Application
Clara BH @ 10281 West Bay Harbor Drive Multifamily Residential Development (28 DU)
Design Review Board Staff Report – DRB Revision Update
February 22nd, 2022
Page 2**

on Aug. 26th, 2021, at which time the DRC staff members presented their initial comments to the applicant's design team and discussions were held. A formal Site Development Plan application was subsequently filed in early November 2021 with a DRC meeting occurring on November 18th, 2021. The DRC staff members presented their comments to the applicant's design team and the DRC voted unanimously to move the application forward, subject to a few remaining minor DRC comments being addressed and signed-off (DRC / DRB check set process). The current Site Development Plan has addressed the remaining DRC comments.

The Town's DRB initially reviewed the applicant's Site Development Plan on Jan. 18th, 2022 - but deferred the project for further redesign based on a number of comments. The applicant revised the plans and provided a response narrative to address the DRB's comments. The revised plans are dated Feb. 8th, 2022. MMPA has reviewed the revised plans, the applicant's response narrative addressing each DRB issue, and the minimum Town Code provisions. MMPA finds that all of the proposed revisions meet the Town's minimum Code requirements.

PROJECT DESCRIPTION

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

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

The base density for this site allows up to 17 DU (17.4 rounded down to 17 DU). As mentioned above, the previous developer was also seeking to build a 28 DU complex; therefore, they had to acquire 11 TDR units. The previous developer, in anticipation of development, made arrangements to acquire all 11 TDR units in several transactions (Town approvals), but one of the previous "donor" sites (Northern Star Condo) did not close on a four (4) TDR sale in 2018-19, and another one of the previous "donor" sites (Villas at BH Condo) cancelled a one (1) TDR sale in 2019. Therefore, the developer will need to acquire five (5) additional TDR DU from a private / public source to build the intended 28 DU complex.

The proposed building is six (6) stories in height with a ground level parking garage and lobby entry to WBHD, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well, compliant with the Code allowances. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses. The twenty-eight (28) dwelling units shown on the floor plans include 2BR / 2 Bath to 4BR / 3 Bath layouts. All of the units meet the Town's minimum square footage requirements. A total of 56 parking spaces are required / provided for the project. The parking garage depicts 52 parking spaces including two (2) ADA parking spaces. All of the parking garage parking spaces, except the ADA spaces, are proposed with vehicle lifts (DRB approval required

per Sec. 23-30(f). The additional 4 parking spaces are located outside in the dual front yard areas, including 2 required guest spaces located near the WBHD entry, and 2 others next to the building on 103rd Street. Access into the site is proposed via two / 2-way driveway connections – main entry to WBHD and the other to 103rd Street. Gates are shown at each parking garage entrance. A rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well.

The architectural design makes excellent use of the Town's allowable "flex" setbacks to create interesting building undulating articulation projections / recessed areas. The proposed Porte Cochere (portico) width and extension complies with the Code limits (width / setback).

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

TOWN LDR BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) about 18+/- years ago and continues to refine its LDRs. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "M-H Medium-High Density (6-34 DUA)". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. As stated above the project will require the acquisition of five (5) additional TDR unit to build 28 DUs (11 total TDR units required @ 17 base DU + 11 TDR = 28 DU). If the PZB approves the Site Development Plan and the Town Council approves the developer's acquisition of five (5) additional TDR units, the project would be deemed consistent with the allowed FLUM density.

Site Development Plan Application

Clara BH @ 10281 West Bay Harbor Drive Multifamily Residential Development (28 DU)

Design Review Board Staff Report – DRB Revision Update

February 22nd, 2022

Page 3

building on 103rd Street. Access into the site is proposed via two / 2-way driveway connections – main entry to WBHD and the other to 103rd Street. Gates are shown at each parking garage entrance. A rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well.

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

PLATTING

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

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

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

Fire Department staging areas (2) are shown on the plans. The applicant met with the Miami-Dade Fire Department staff to preliminarily verify the proposed staging area, as this could affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades and stucco areas. The use of vertical "wooden fin" sunscreens / architectural detailing attached to various exterior surfaces is shown. The architectural design makes excellent use of the Town's allowable "flex" setbacks to create interesting building undulating articulation projections / recessed areas. A vehicle Porte Cochere (portico) is shown over the lobby drop-off areas along WBHD. An entry canopy is shown over the secondary entry facing 103rd Street. Based on the DRB comments made at the Jan. 18th, 2022 meeting the architect has modified a number of building design features (see architect's 2/08/22 narrative and MMPA memo).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggest conditions of approval and/or comments based on the revised plans dated February 8th, 2022, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by S&E Architects, Inc., dated February 8th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board. Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or Design Review Board as specified by the Code.

Site Development Plan Application

Clara BH @ 10281 West Bay Harbor Drive Multifamily Residential Development (28 DU)

Design Review Board Staff Report – DRB Revision Update

February 22nd, 2022

Page 5

2. Design Review Board approval for the mechanical vehicle lift parking space arrangement in the parking garage is required pursuant to §23-30(f). If the Board does not approve this request the project must be redesigned to gain approval.
3. This approval is based on the applicant / developer acquiring five (5) TDR dwelling units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.
4. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.
5. Town park impact fees must to be paid / satisfied at time of building permits.
6. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
7. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time on building permit review. Any changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.
8. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.
9. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
10. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

AGENDA ITEM REPORT

April 7, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for “Global Reach Investments, LLC” located at 9290 West Bay Harbor Drive, Lot 16 of Block 2. The developer is proposing to construct a new 7 story / 8 unit mid-rise residential development. The proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades. The building is six (7) stories in height with dwelling units shown on each upper floor (Levels 2-8) with the ground floor (Level 1) now shown only as parking garage / storage / building access area. The proposed building height is to be 75' above BFE to the main roof deck. Based on the current design with 8 DU, the site would have one (1) extra TDR unit. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9290 West Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9290 Letter
2.	9290 Survey
3.	9290 W. Bay Harbor Drive DRB Submittal - 03.15.2022 - SPR21-000025
4.	BHI 9290 WBHD MFR DRB Staff Report Mar 21 2022

March 15, 2022

VIA ELECTRONIC DELIVERY AND HAND DELIVERY

Ayanidys J. Martinez, CEP
Building & Zoning Supervisor
Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

**RE: Letter of Intent – 9290 West Bay Harbor Drive
Design Review Board | Design Review Board Submittal**

Dear Ms. Martinez,

Wernick & Co, PLLC submits this Letter of Intent on behalf of Amidar Residences, LLC (the "Applicant"), owner of the vacant lot located at 9290 West Bay Harbor Drive, Bay Harbor Islands, FL (the "Property") to accompany Applicant's application to the Town's Design Review Board ("DRB") for consideration of plans for an 8-unit boutique residential building - an elegant infill building to anchor this southwest corner of the East Island¹.

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is a single platted lot comprised of 11,250 square feet (0.26 acres), located at the southwest corner of the Town's East Island on West Bay Harbor Drive just south of 93rd Street. The Property is located within the RM-1 zoning district, with frontages along West Bay Harbor Drive and the Biscayne Bay waterfront, directly across the water from the Indian Creek golf course.

The Property is a uniquely shaped property due to its waterfront location at the bend in West Bay Harbor Drive. To the northwest is 9300 Condo (8-unit residential condominium); to the southeast is the Lexington Condo (28-unit residential condominium); and to the east of the Property across West Bay Harbor Drive is the Harbor Point Condo (14-unit residential condominium).

The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments (7 +/- stories); and thus, the Project is consistent with the Town's comprehensive plan.

PROJECT OVERVIEW. The Applicant is redeveloping the Property as a new 8-unit boutique multifamily residential building with on-site enclosed parking and a mix of roof-top amenity spaces to support the future residences of the building (the "Project"). The Project rises to 75' from base flood elevation to the main roof deck, with units located on floors 2 – 8, and a tranquil rooftop pool deck (+ 5') for residents in compliance with allowable rooftop projections under the Town's Code of

¹ The folio number associated with the Property is 13-2227-001-0360.

Ordinances (the "Code"). The Project is providing 16 parking spaces (2 spaces per unit) within an enclosed garage on Level 1 of the Project.

Levels 2 and 4–8 will each host one (1) spacious dwelling unit, providing each unit extensive views of the Townscape and waterfront. Level 3 consists of two (2) dwelling units. The units will range in size from 3,027 square feet to 4,739 square feet.

The Project features a contemporary design with curved design interventions along the ground floor and edges of the building, including two rounded stairway features anchoring the edges of the building. The port cochere provides a bold, yet welcoming entrance clad with abundant landscaping, while also serving residents and guests visiting the building. There is abundant glass along the facades of the building to allow ample natural light flood through the units along multiple vantage points. Lush landscaping is proposed on the ground floor, roof deck, and within the balconies that front West Bay Harbor Drive, which soften the building and provide a beautiful contrast to the glass frame. The Project is consistent with the architectural and aesthetic elements set forth in Section 5-23.1 of the Code.

ZONING COMPLIANCE. The Project is in compliance with the Town of Bay Harbor Islands base density of 34 units/acre permitted on the East Island, providing for 8 dwelling units where 9 dwelling units is permitted by right. No TDRs are being requested for this Project.

Despite the irregular lot configuration, the Project is compliant with the Town's graduated setback standards through each level of the building, and is exceeding the full open space requirement, with 24% landscaped/open space where 20% minimum is required; and 18% roof landscaping where 15% is required.

As mentioned, 16 parking spaces are being provided in an enclosed mechanically ventilated garage, consistent with requirements per Section 23-24 (c) of the Code. Because the Project is located on a single platted lot, there is no requirement for visitor parking. However, the Project includes an on-site drop-off drive in front of the entrance to the building to accommodate vehicles on the Property under cover from the elements.

Included in the DRB application submittal are architectural plans prepared by Kobi Karp Architecture and Interior Design, dated January 26, 2022 (the "Plans") along with the survey, landscape plans and the required supplemental application materials.

The Project was presented to the Town's Design Review Committee on January 13, 2022 and received conditional approval to move forward to DRB. We look forward to the opportunity to present the Project to the Town's DRB, and its consideration of the Project for site plan approval.

Sincerely,



Steven J. Wernick

Enclosures

cc: Erin L. Sutherland, Wernick & Co, PLLC
Michael J. Miller, AICP, Town Planner

9290 WEST BAY HARBOR DRIVE

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

DESIGN REVIEW BOARD 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

MEP ENGINEER
FRANYIE ENGINEERS, INC
10610 NW 27 th STREET
DORAL, FL 33172
TEL: 305-592-1360

LANDSCAPE DESIGN

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

TRAFFIC CONSULTANT
LANGAN
100 CAMBRIDGE STREET , SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

OWNER

AMIDAR RESIDENCES, LLC
40 FULTON STREET , 22 FLOOR
NEW YORK, NY 10038
TEL: 212-766-9651

FIRE PROTECTION / LIFE SAFETY CONSULTANT
SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

ARCHITECTS

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

DRAWING INDEX			Permit 11-16-2021	REV # 1 (01-26-2022)	
PROJECT:2142 9290 W Bay Harbor Dr					
REV. # 1 DATE: 01-26-2022					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER	X	X	
		SURVEY	X	X	
	A1.00	PROJECT DATA	X	X	
	A1.01	OPEN AREA CALCULATIONS	X	X	
	A1.02	CONTEXT SITE MAP	X	X	
	A1.03	CONTEXT PHOTOS	X	X	
	A1.04	SURROUNDING BUILDINGS	X	X	
	A1.05	RENDERING_VIEW FROM THE BAY	X	X	
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	
	A2.00	SITE PLAN	X	X	
	A3.00	FLOOR PLAN - LEVEL 1	X	X	
	A3.01	FLOOR PLAN - LEVEL 2	X	X	
	A3.02	FLOOR PLAN - LEVEL 3	X	X	
	A3.03	FLOOR PLAN - LEVEL 4	X	X	
	A3.04	FLOOR PLAN - LEVEL 5	X	X	
	A3.05	FLOOR PLAN - LEVEL6	X	X	
	A3.06	FLOOR PLAN - LEVEL 7	X	X	
	A3.07	FLOOR PLAN - LEVEL 8	X	X	
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X	X	
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X	X	
A4.01	BUILDING COLOR ELEVATION - EAST	X	X		
A4.02	BUILDING COLOR ELEVATION - NORTH	X	X		
A4.03	BUILDING COLOR ELEVATION - WEST	X	X		
A5.00	A - BUILDING SECTION	X	X		
A5.01	B - BUILDING SECTION DIAGRAM	X	X		
A5.02	C - BUILDING SECTION DIAGRAM	X	X		
SE.101	GROUND FLOOR - PHOTOMETRIC PLANS	X	X		
SE.102	ROOF DECK - PHOTOMETRIC PLANS	X	X		
LANDSCAPE BH & A	LE-1	PROPOSED SITE TREE DISPOSITION	X	X	
	LP-1	PROPOSED SITE LANDSCAPE PLAN	X	X	
	LP-2	PROPOSED ROOF DECK LANDSCAPE PLAN	X	X	
	LP-3	LANDSCAPE DETAIL	X	X	
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C300	WATER AND SEWER PLAN	X	X	
	C400	DRAINAGE DETAILS	X	X	

Rev.	Date	Rev.	Date
1	01-26-2022	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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9290 WEST BAY HARBOR DRIVE

9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: AMIDAR RESIDENCES, LLC
Address: 40 FULTON STREET , 22 FLOOR
NEW YORK, NY 10038
Tel: 212-766-9651
Email: eli@joycon1st.COM

LANDSCAPE DESIGN:
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Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
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Tel: 305-592-1360
Email: tonyfr@franyie.com

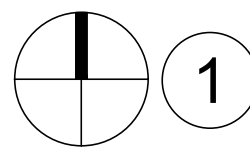
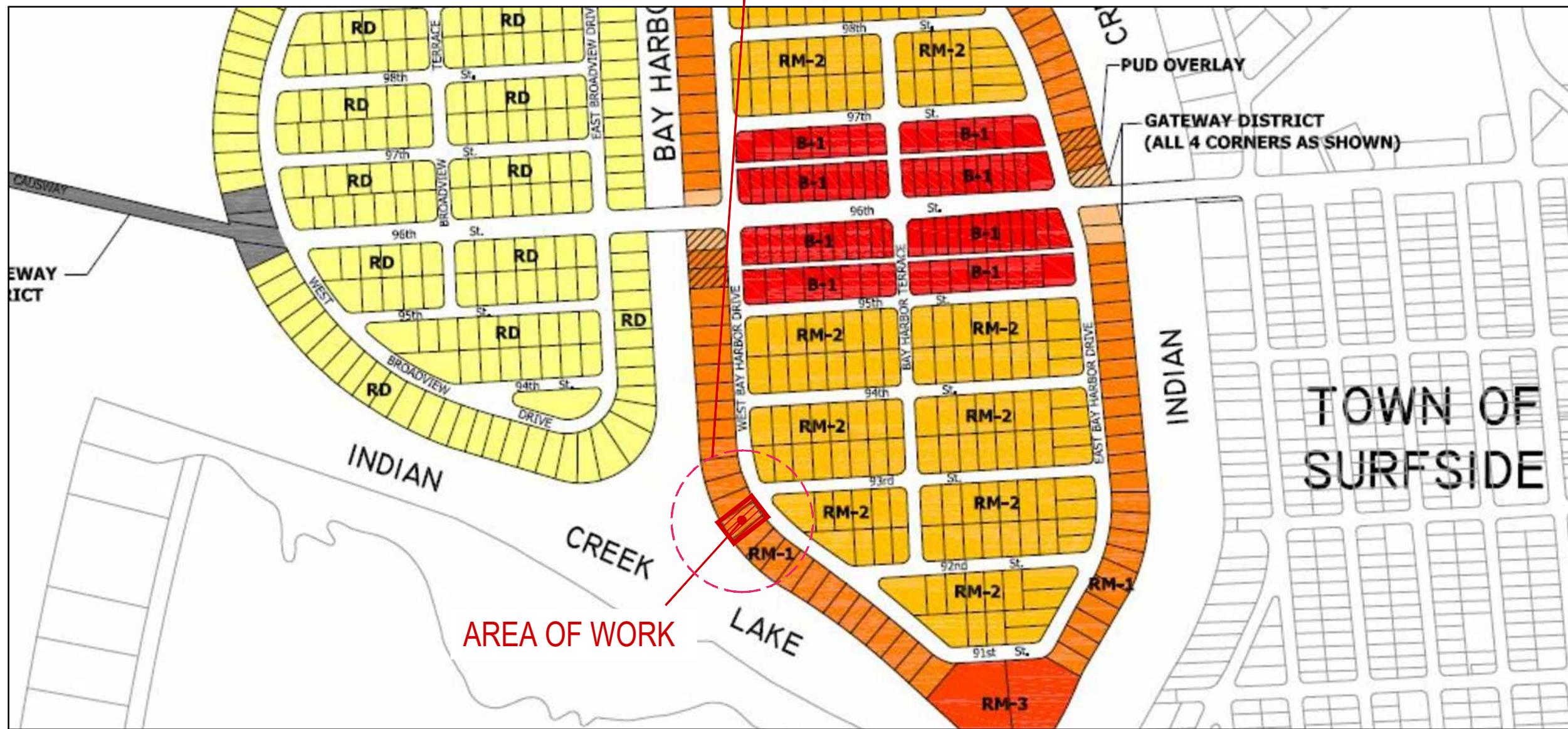
ARCHITECTS:
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Project	2142	

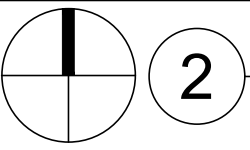
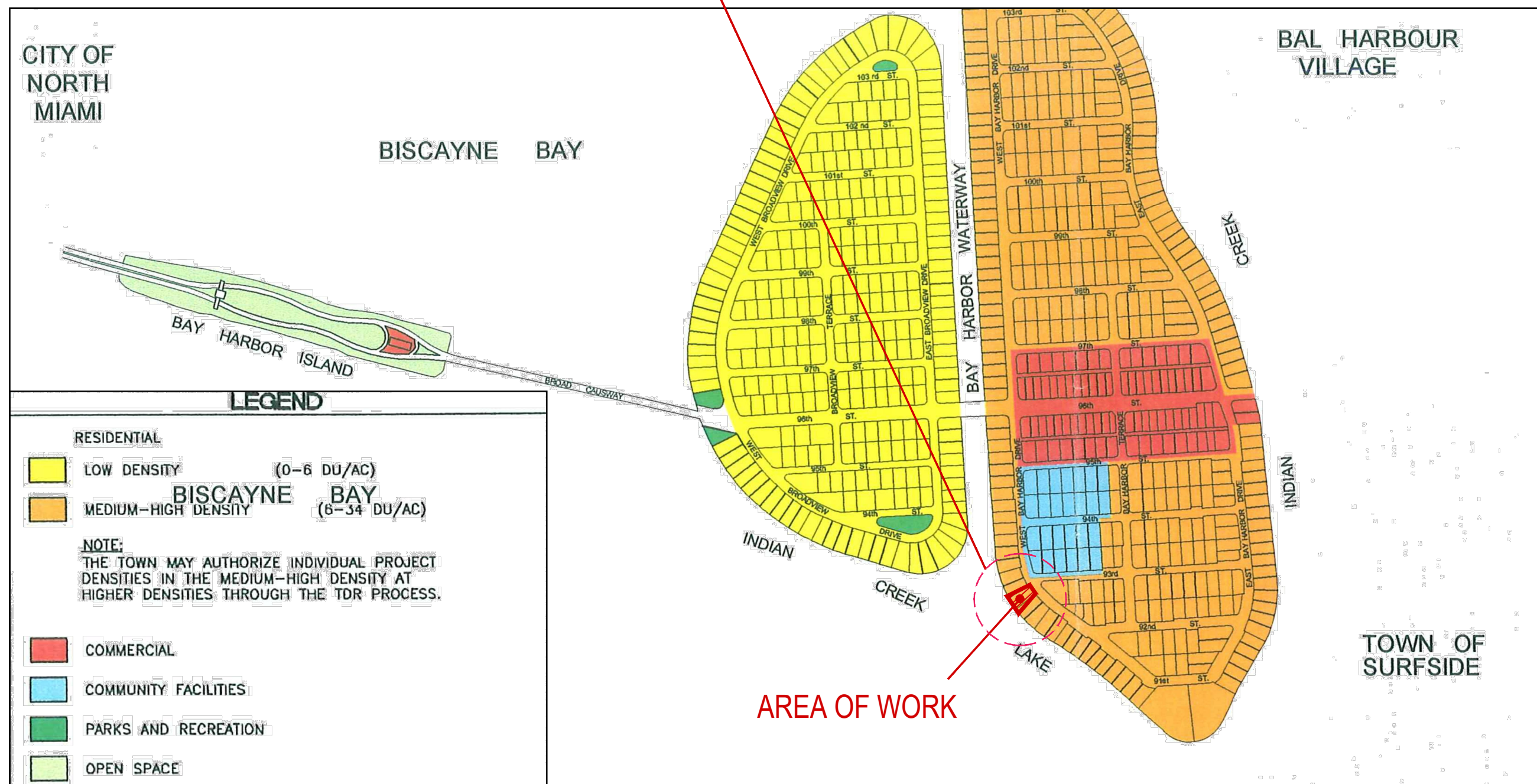
300-FOOT RADIUS FROM THE SITE



ZONING DESIGNATIONS MAP

N.T.S.

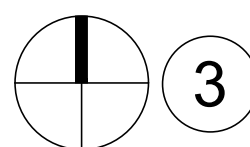
300-FOOT RADIUS FROM THE SITE



FUTURE LAND USE MAP

N.T.S.

300-FOOT RADIUS FROM THE SITE



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: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 11,250 SF (0.258 ACRES) BASE FLOOD ELEVATION: 8 NGVD DESIGN FLOOD ELEVATION: 8' + 1' = 9' NGVD			
	SITE REQUIREMENTS			
		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	SETBACK REQUIREMENTS			
		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		26'-5" 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 PROPOSED
	-RESIDENTIAL	8 UNITS	2 P.S. x UNIT	16 P.S. 16 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).	
	TOTAL PARKING			16 P.S. 16 P.S.
PARKING PER FLOORS			TOTAL OF PARKING	
LEVEL 1 15 STANDARD P.S. + 1 ACCESSIBLE P.S. = 16 P.S.			16 P.S.	
5	# 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			

Rev.	Date	Rev.	Date
1	01-26-2022	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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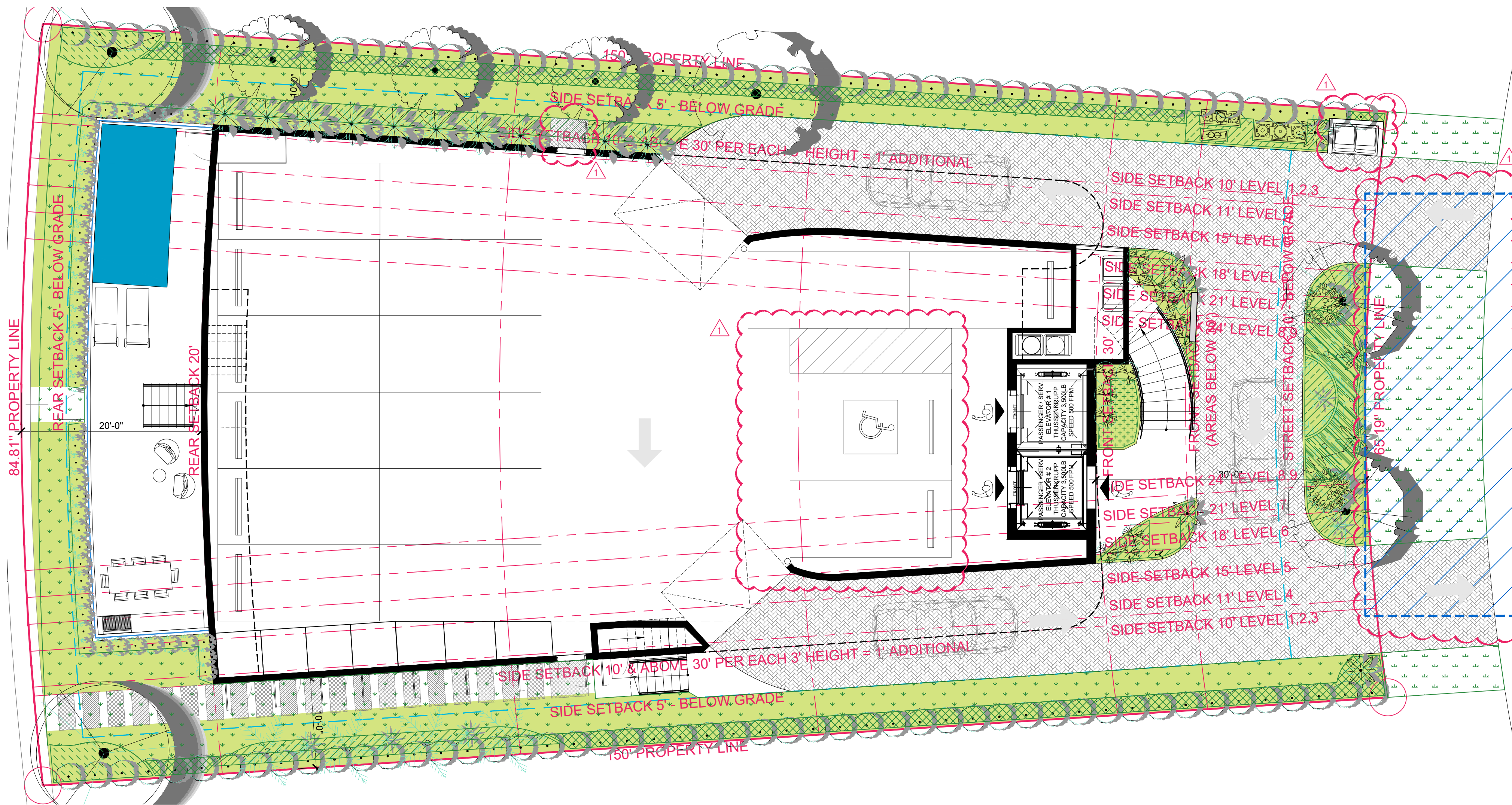
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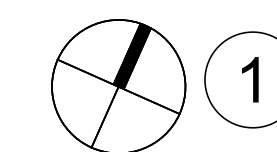


PROJECT DATA

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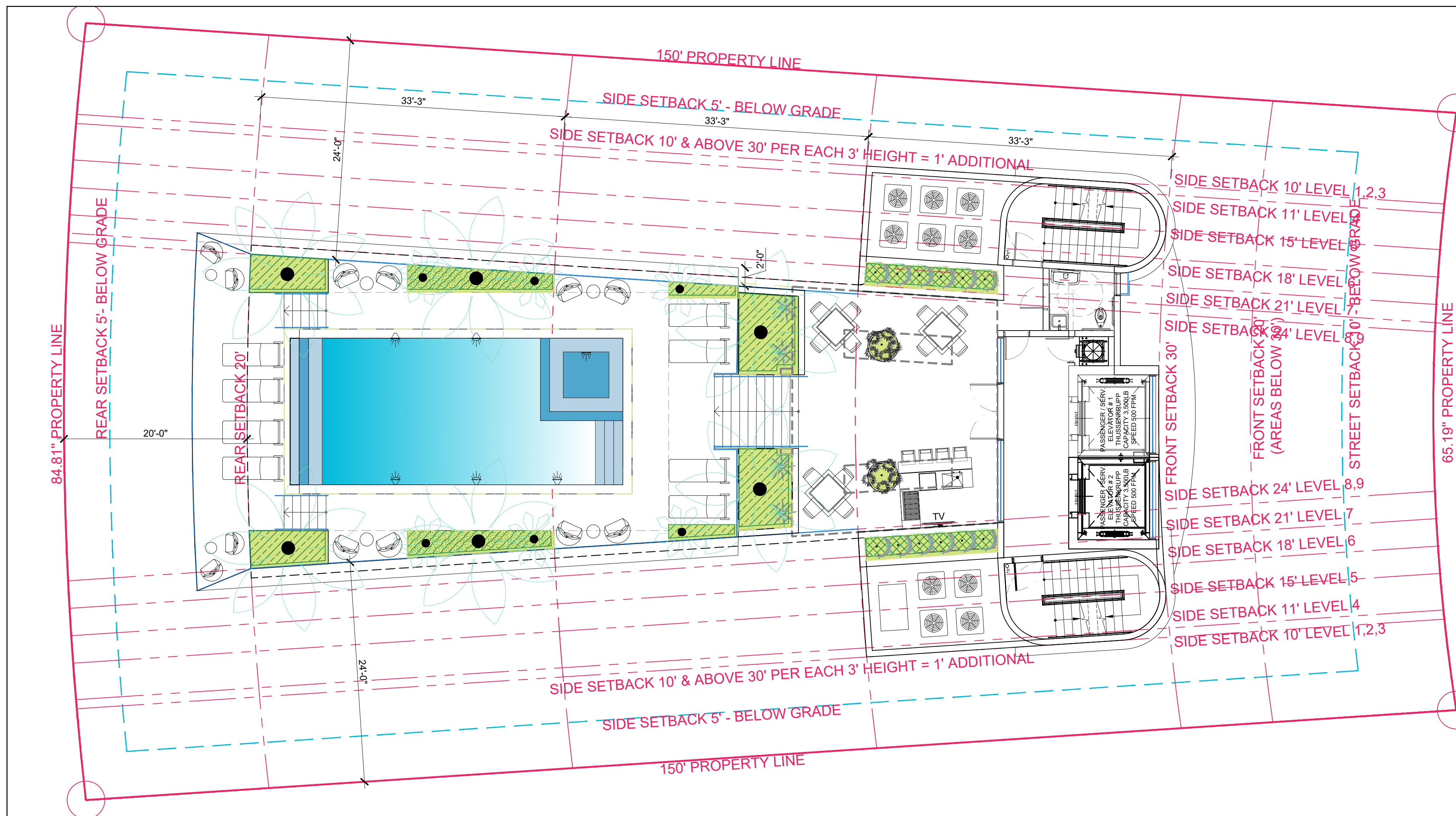


LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
11,250 SF.	2,250 SF.	2,316 SF.	20.5 %	

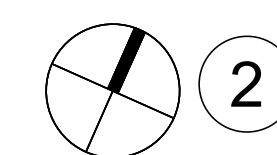


GROUND FLOOR - OPEN SPACE

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



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



ROOF DECK - OPEN SPACE

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

Rev.	Date	Rev.	Date
1	01-26-2022	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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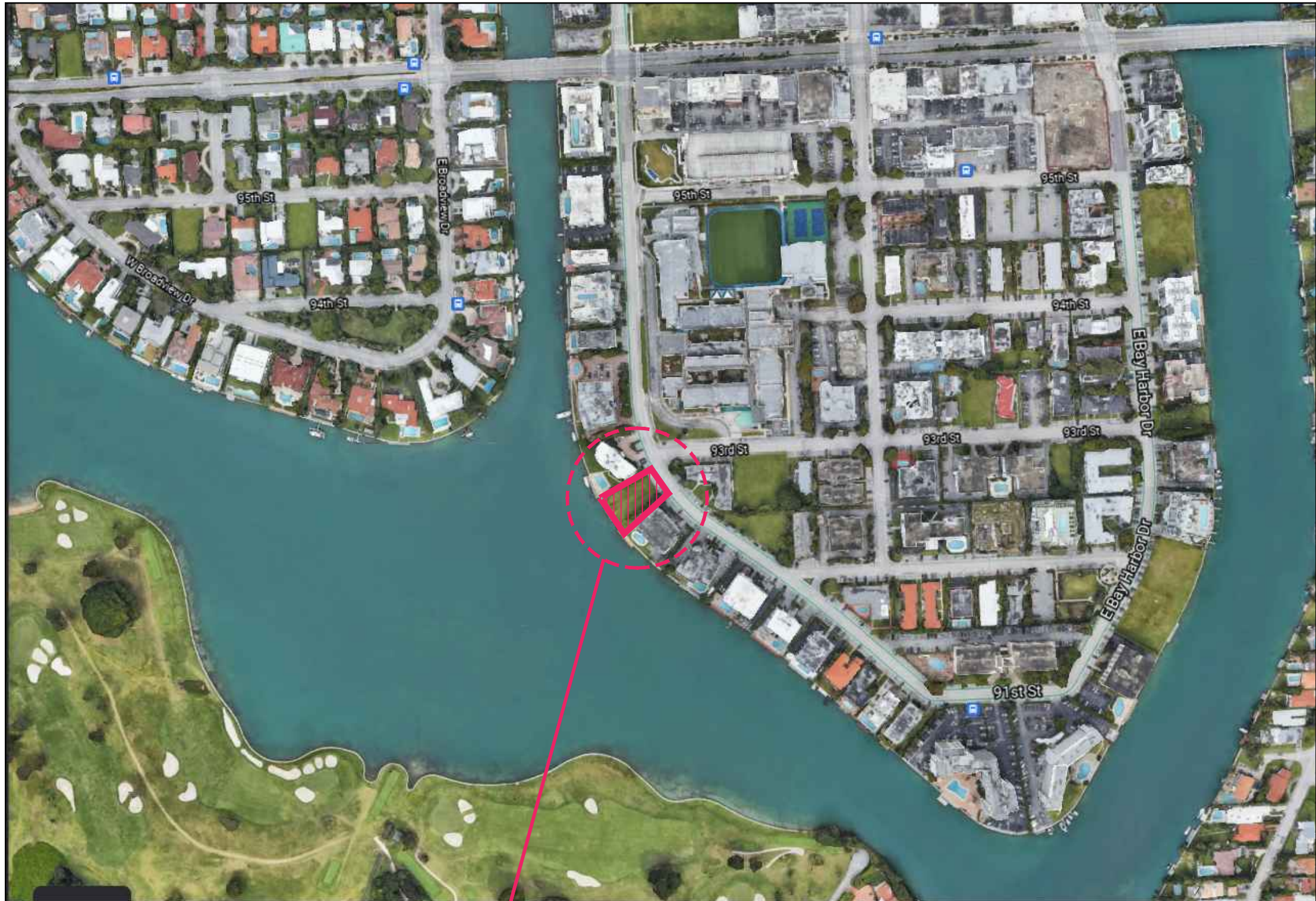
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Lic. # AR0012578



OPEN AREA CALCULATION

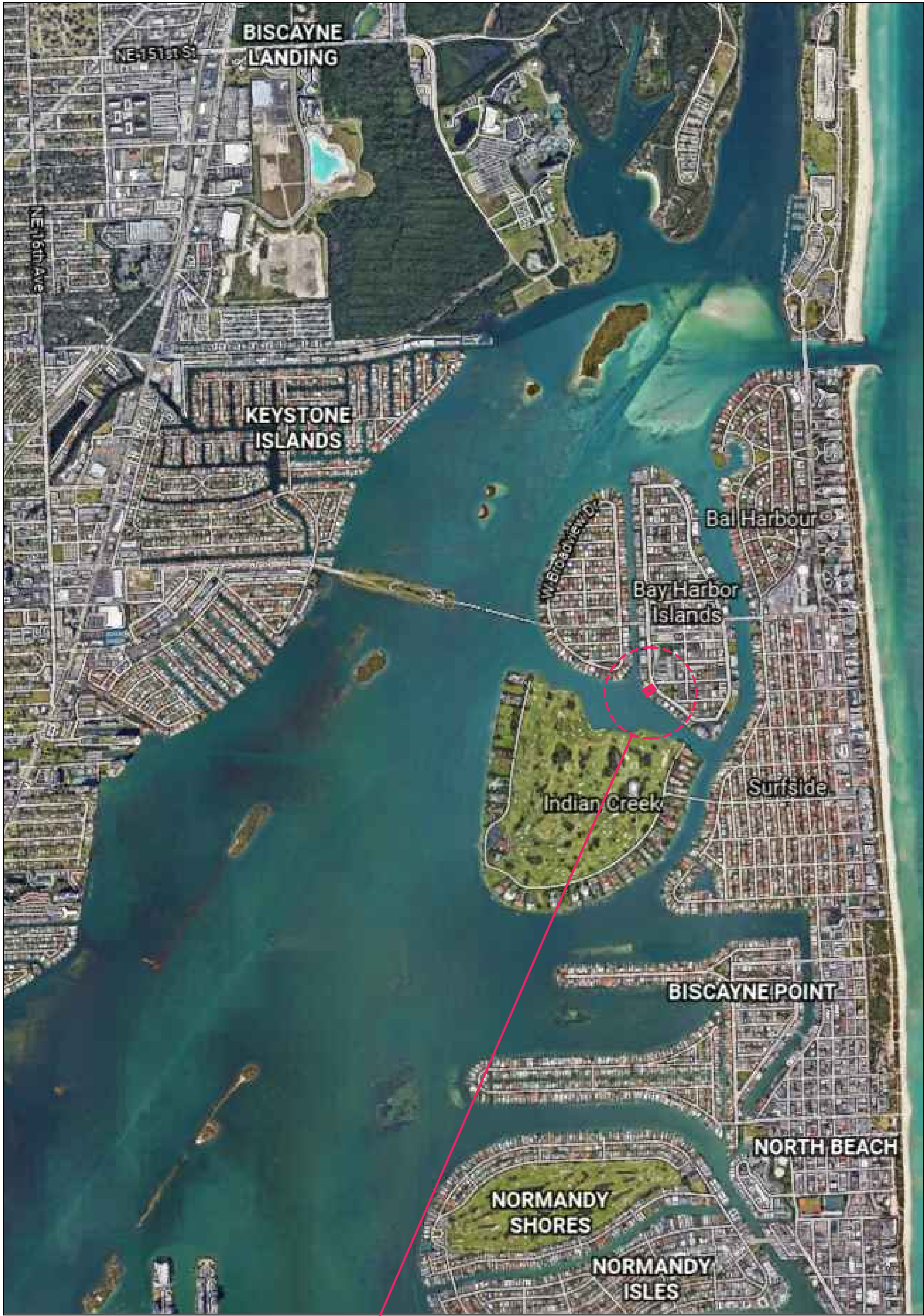
Date	12-01-2021	Sheet No.
Scale		A1.01
Project	2142	



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Rev.	Date	Rev.	Date
1	D.R.B. SUB. COMM.	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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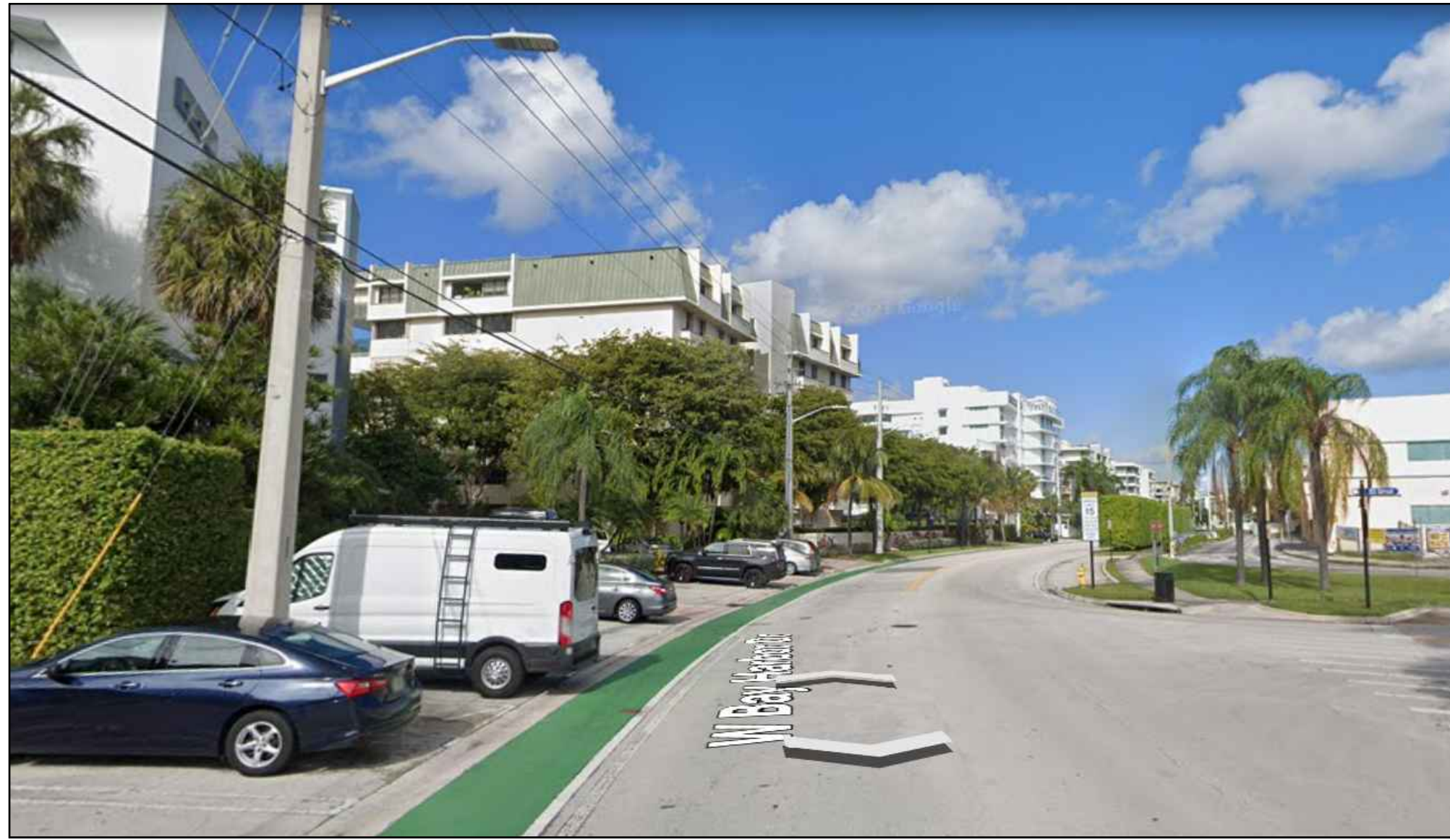
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CONTEXT SITE MAP

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Scale		A1.02
Project	2142	



1 STREET VIEW
SCALE: N.T.S.



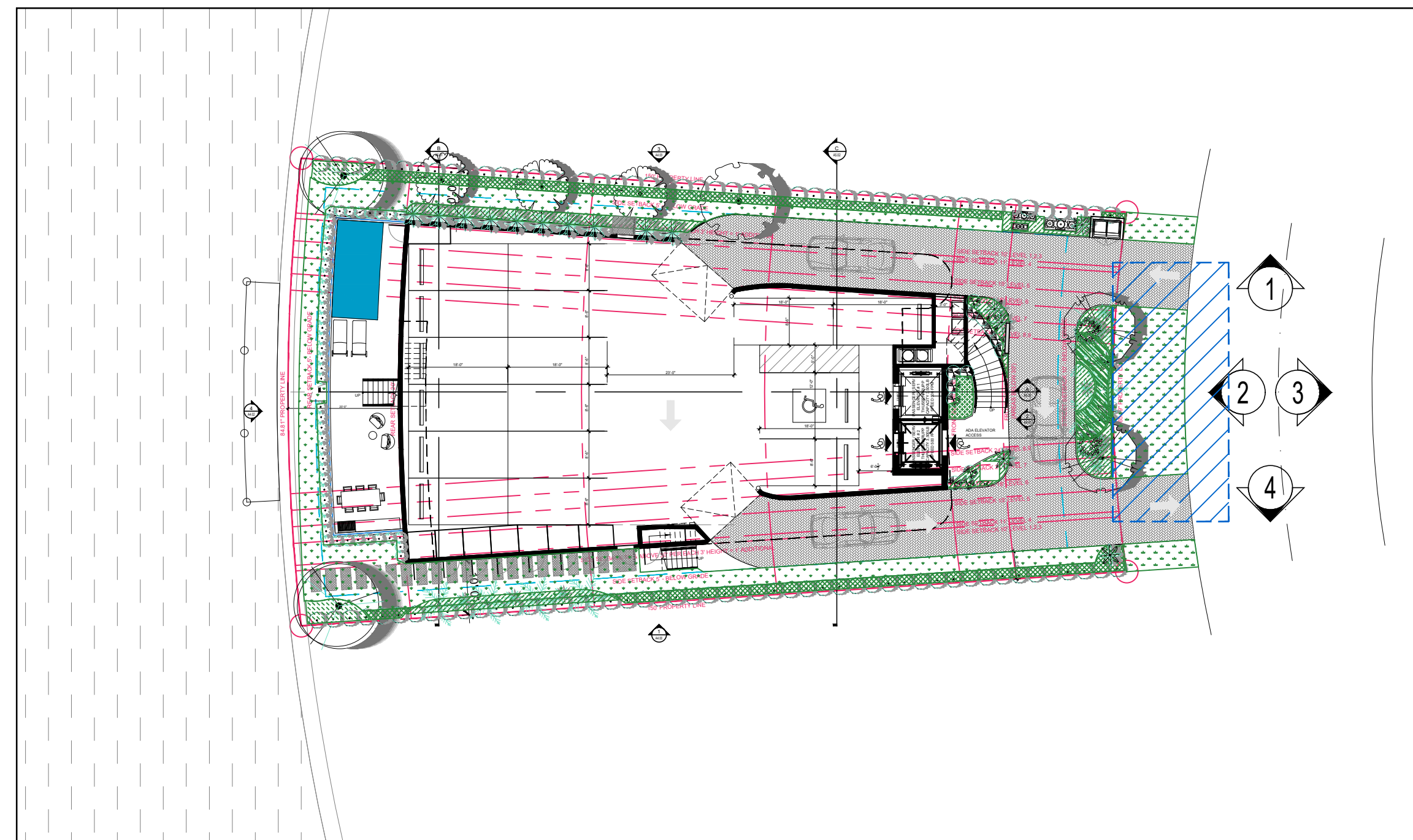
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date
1	01-26-2022	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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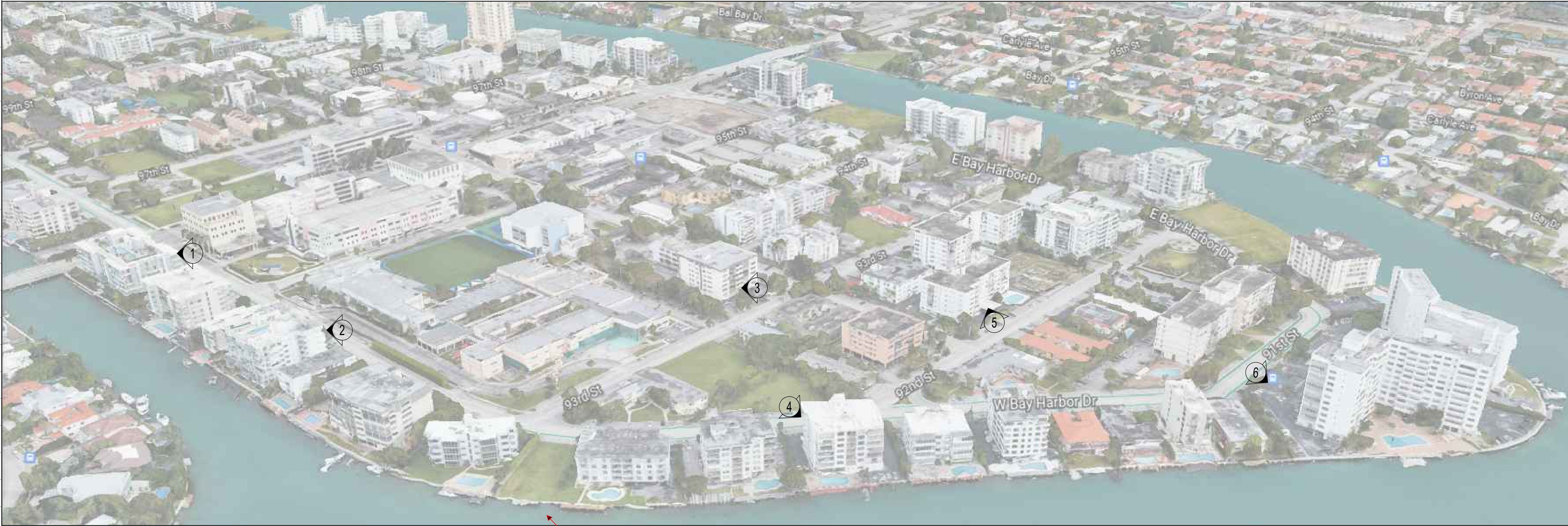
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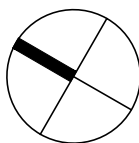


CONTEXT PHOTOS

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Scale		A1.03
Project	2142	

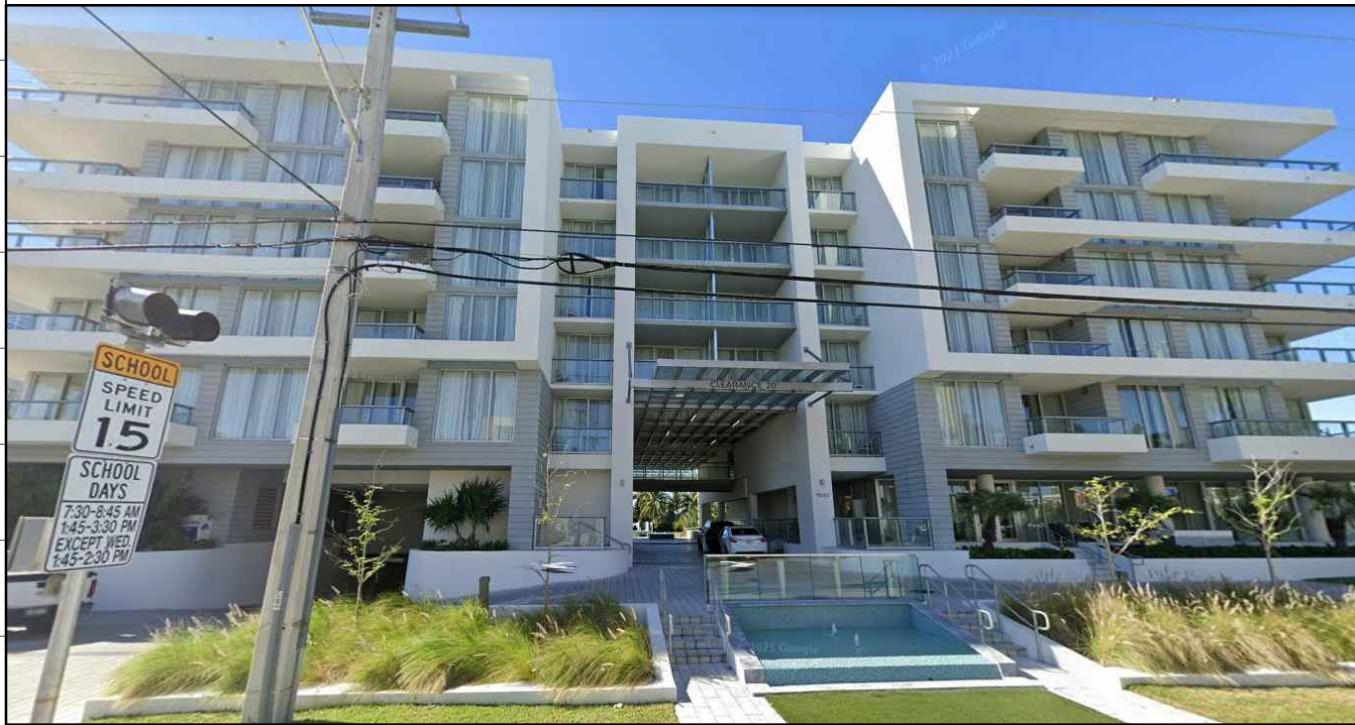


SITE



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.

Rev.	Date	Rev.	Date
1	01-26-2022	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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SURROUNDING BUILDING

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2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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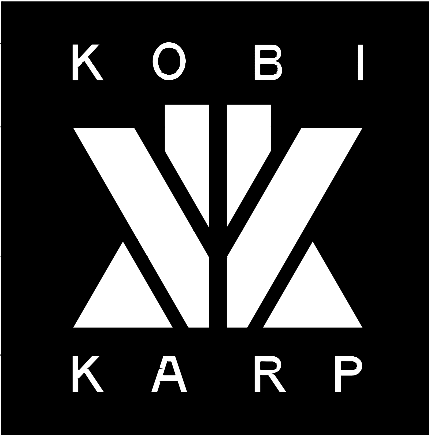
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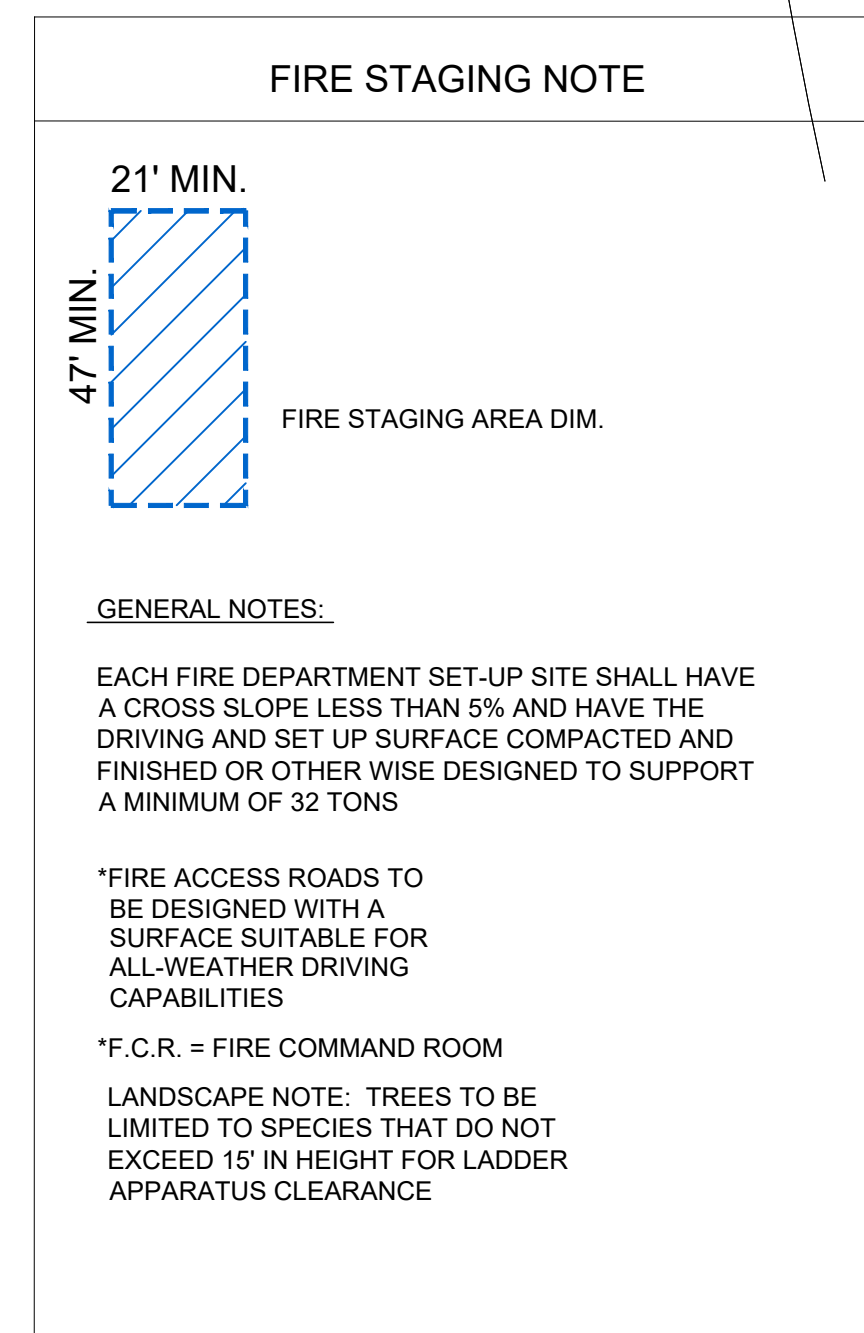
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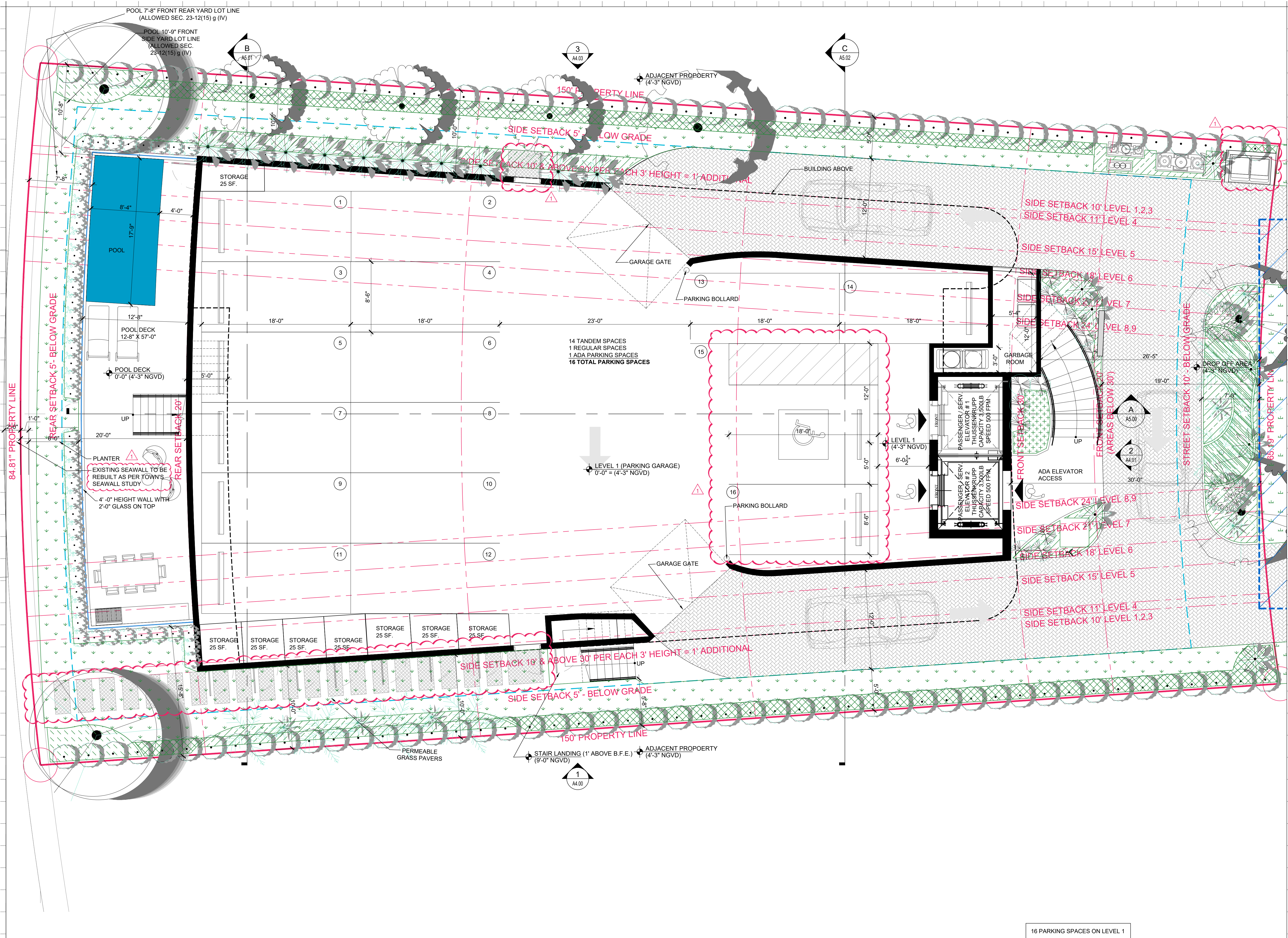
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Scale		
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Rev.	Date	Rev.	Date
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2		10	
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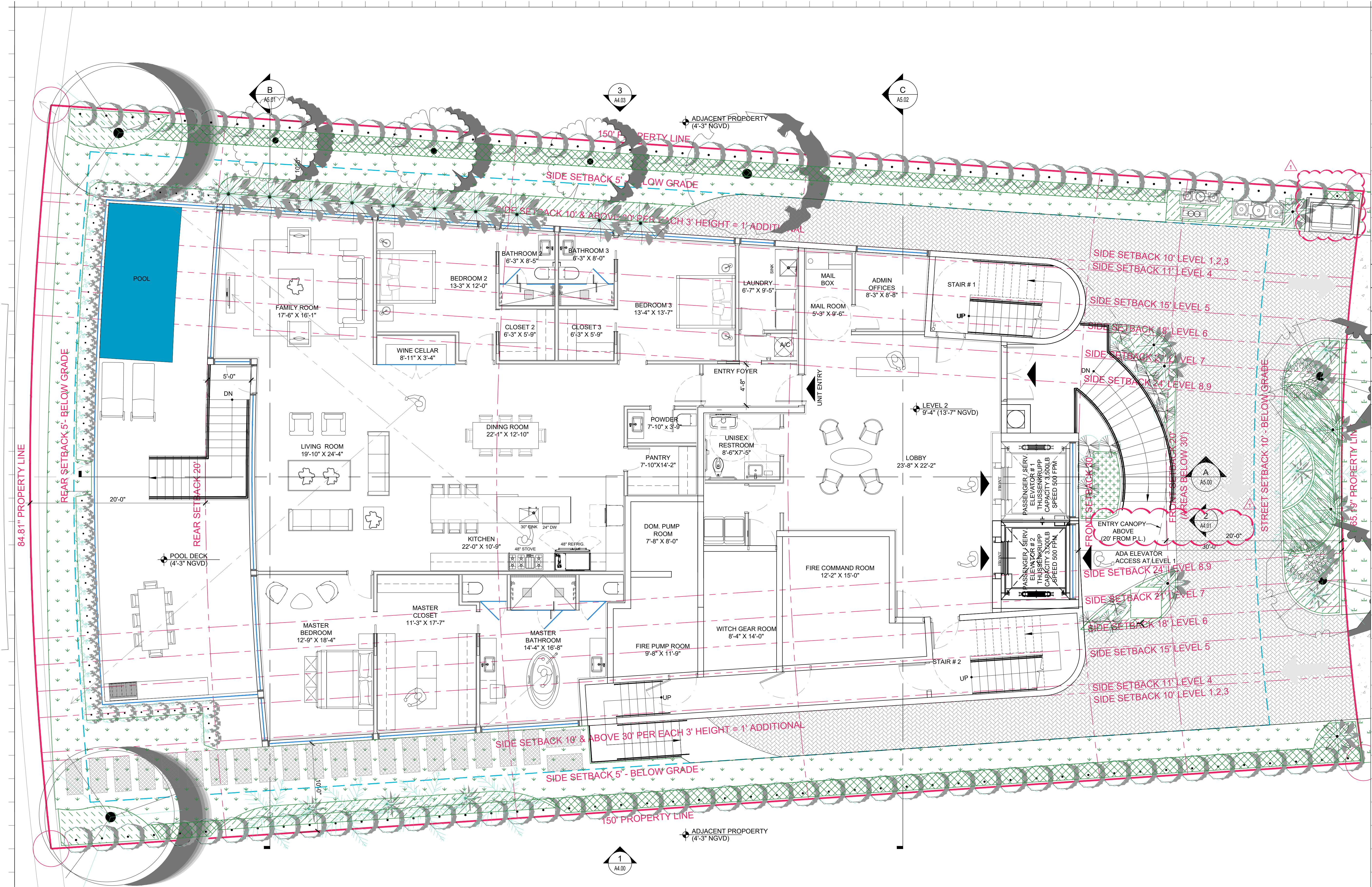
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FLOOR PLAN - LEVEL 1

Date	12-01-2021	Sheet No.
Scale		A3.00
Project	2142	



Rev.	Date	Rev.	Date
1	01-26-2022	9	
2		10	
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4		12	
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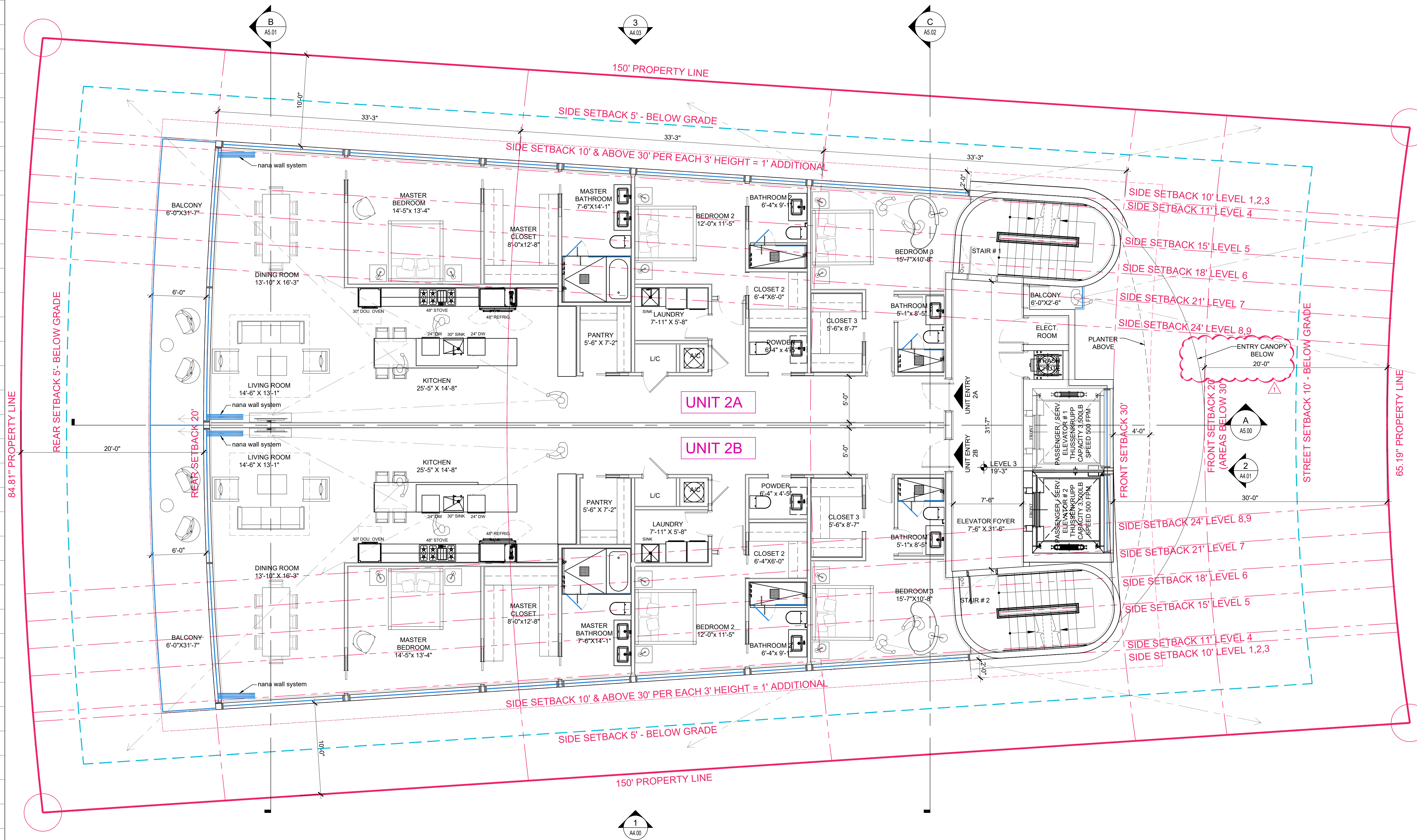
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FLOOR PLAN - LEVEL 2

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Scale		A3.01
Project	2142	



Rev.	Date	Rev.	Date
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2		10	
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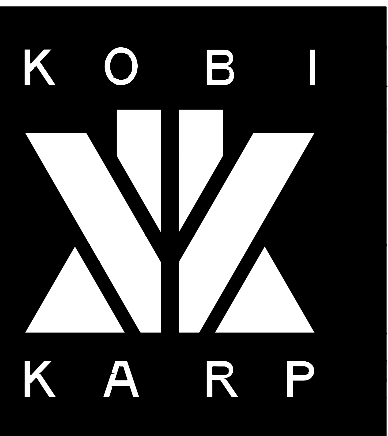
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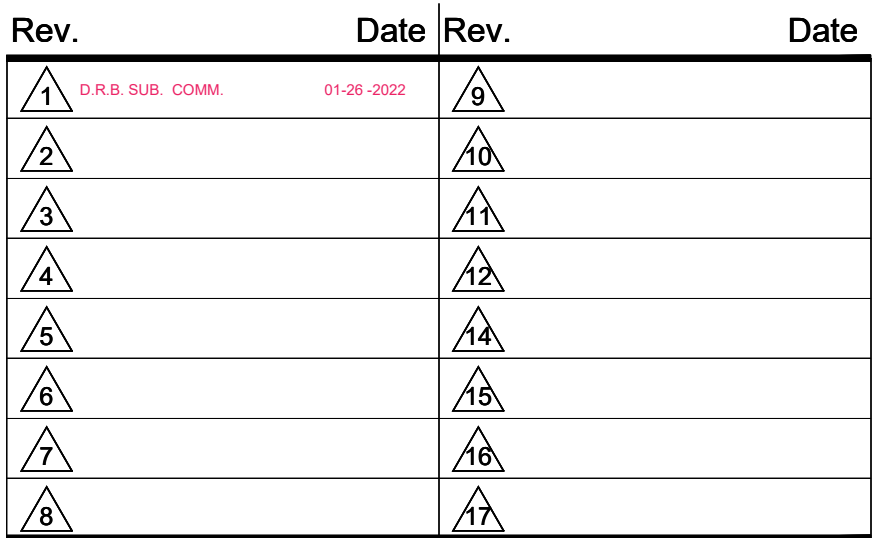
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FLOOR PLAN - LEVEL 3

Date	12-01-2021	Sheet No.
Scale		A3.02
Project	2142	

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



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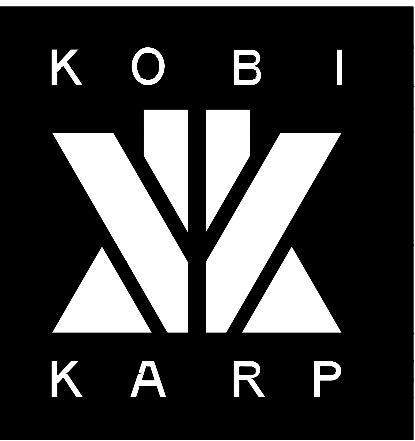
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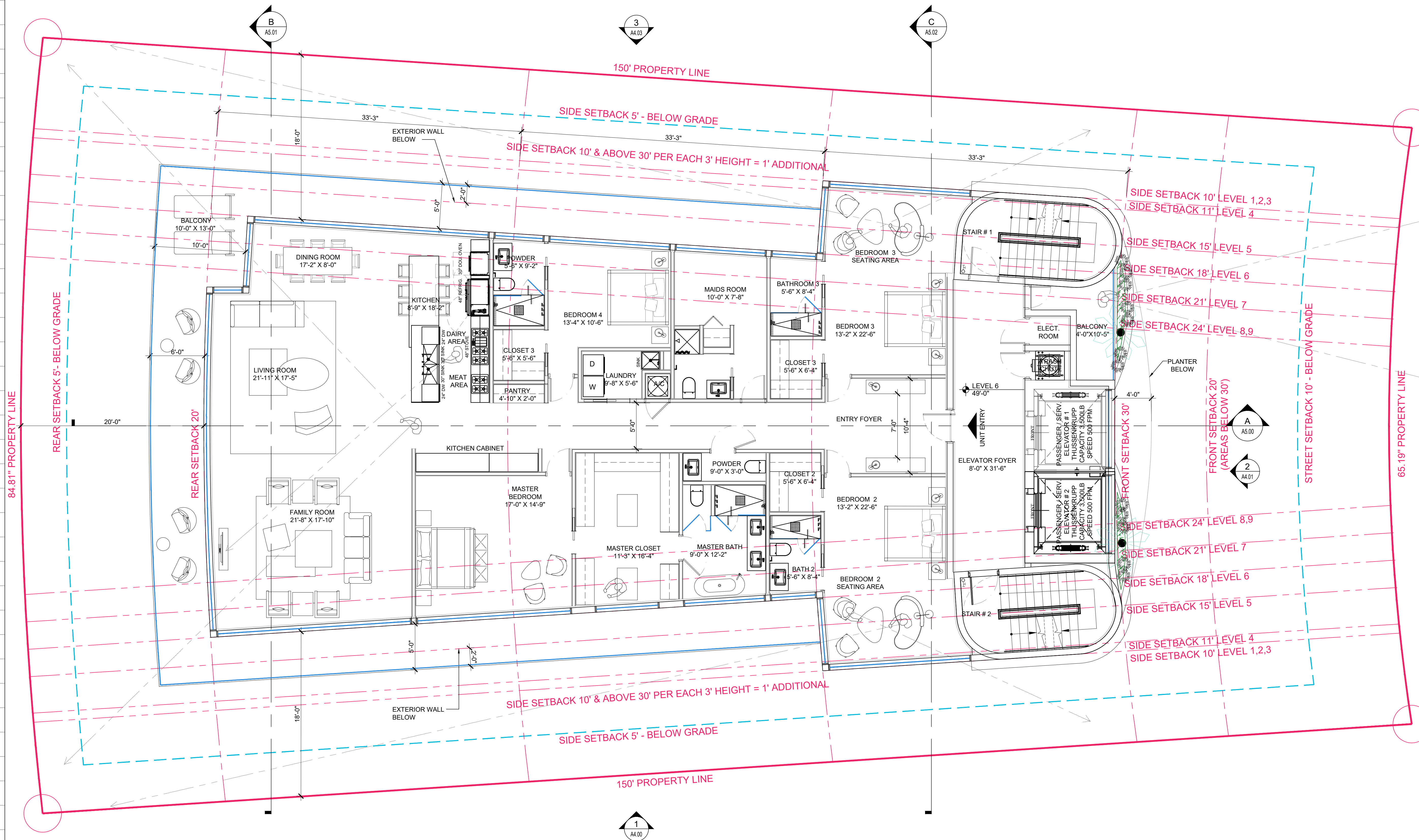
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Date	12-01-2021	Sheet No. A3.04
Scale		
Project	2142	

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



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1	D.R.S. SUB. COMM.	9	01-26-2022
2		10	
3		11	
4		12	
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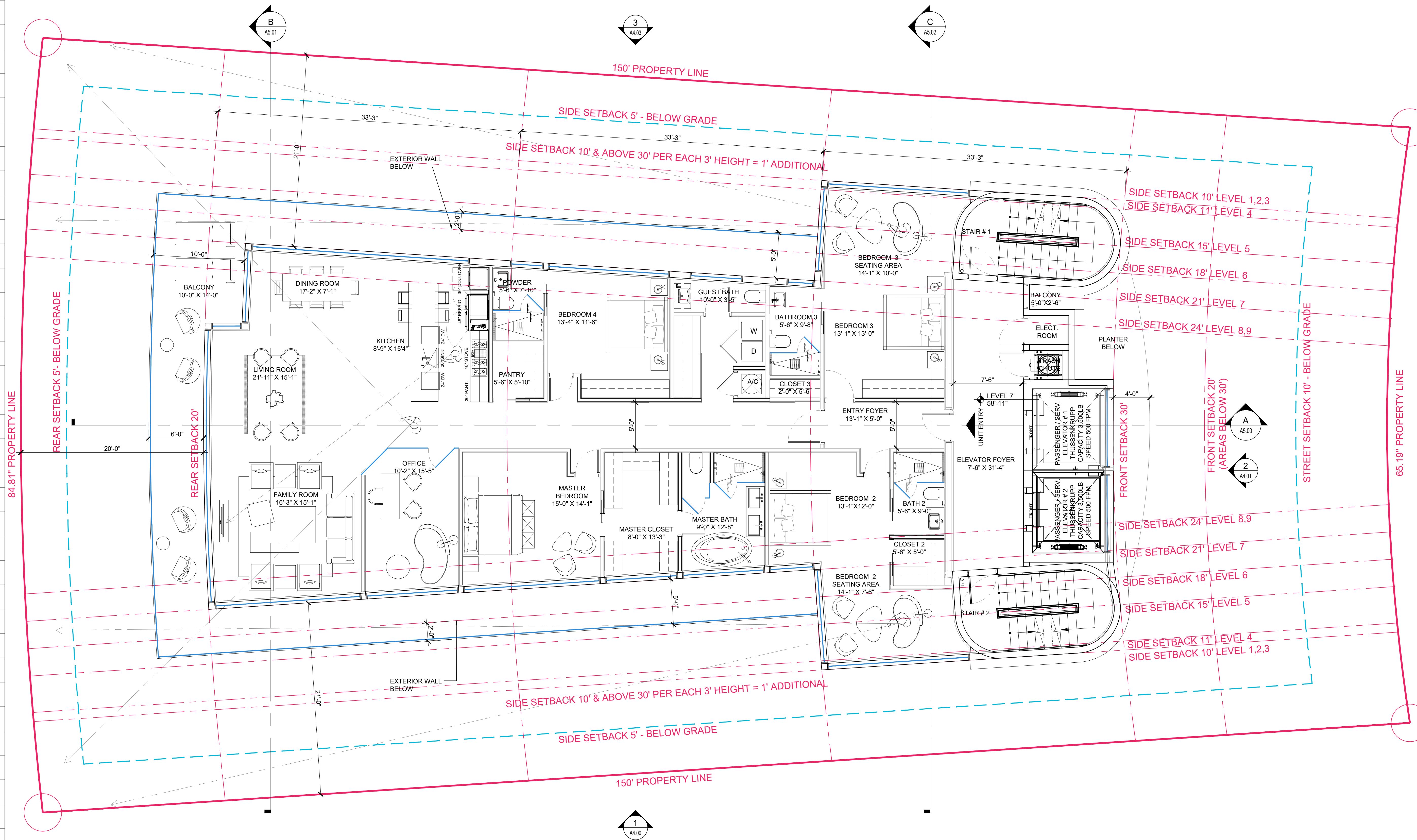
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FLOOR PLAN - LEVEL 6

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Scale		A3.05
Project	2142	

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



Rev.	Date	Rev.	Date
1	01-26-2022	9	
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3		11	
4		12	
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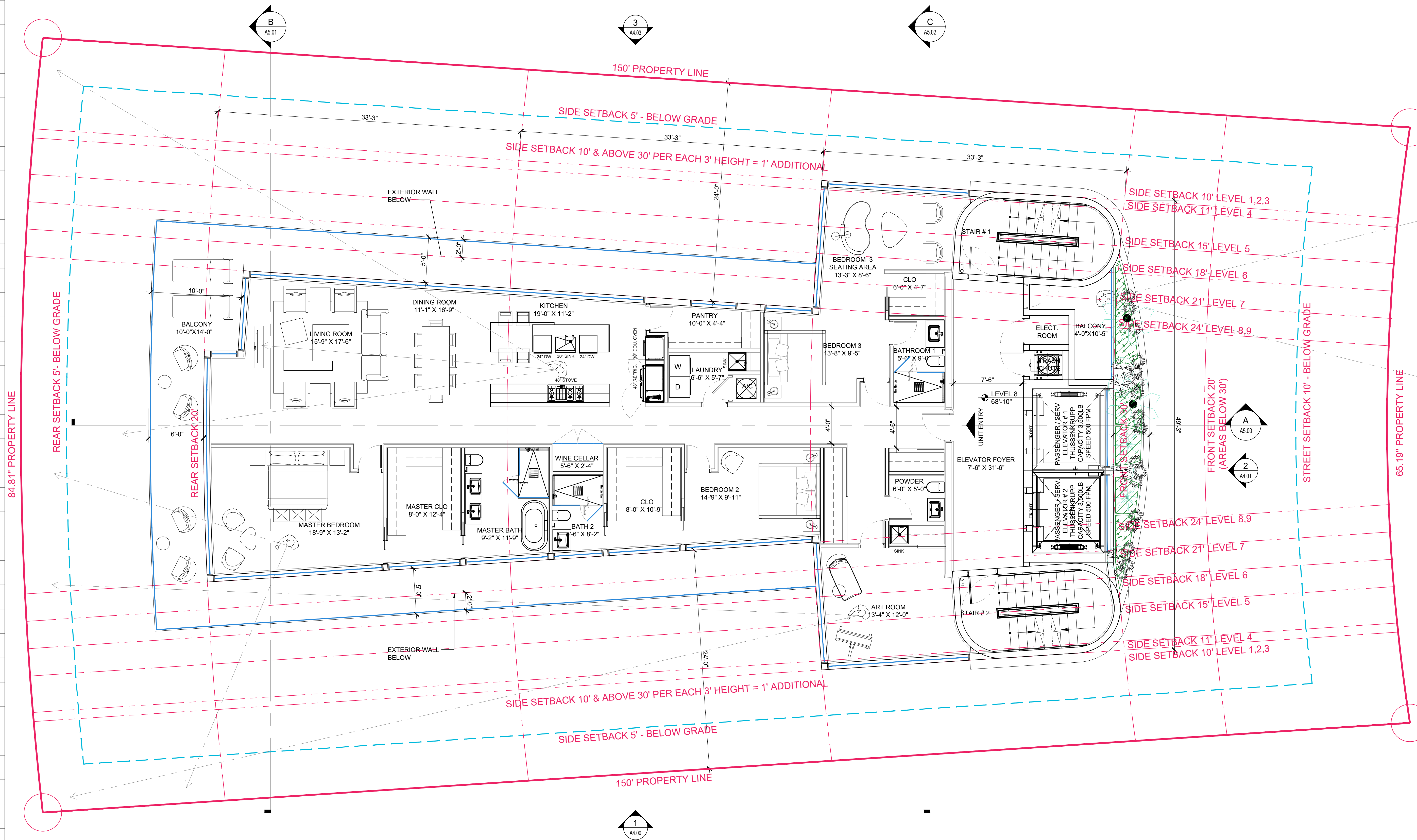
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FLOOR PLAN - LEVEL 7

Date	12-01-2021	Sheet No.
Scale		A3.06
Project	2142	

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



Rev.	Date	Rev.	Date
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3		11	
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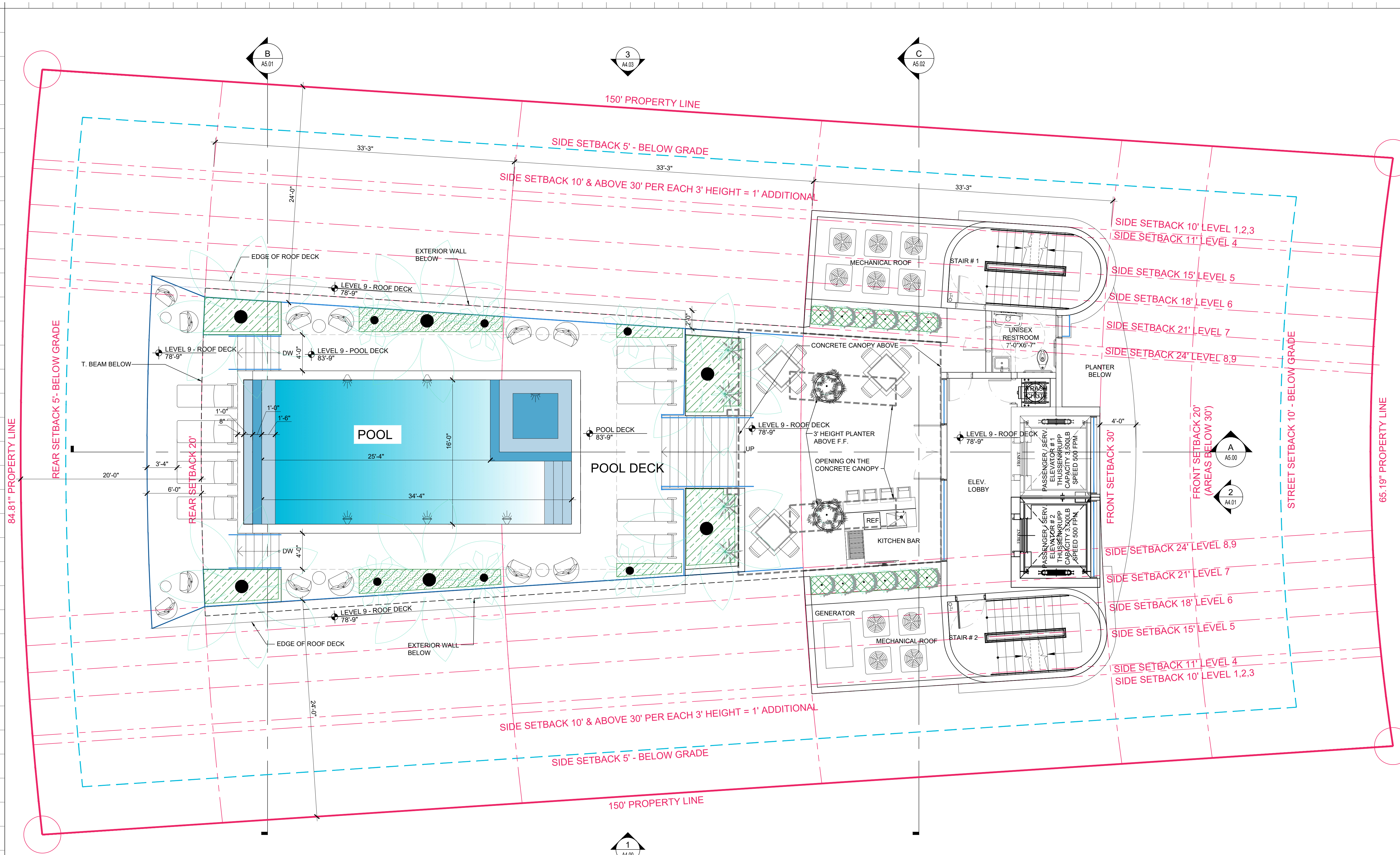
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FLOOR PLAN - LEVEL 8

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Scale		A3.07
Project	2142	

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



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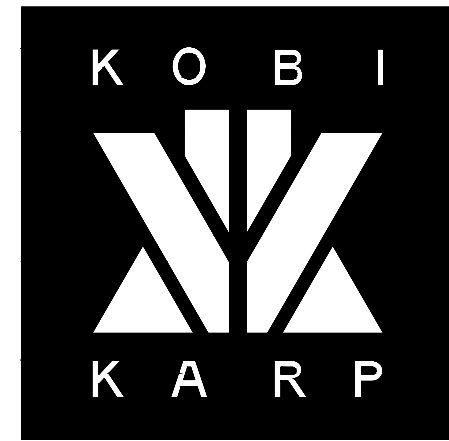
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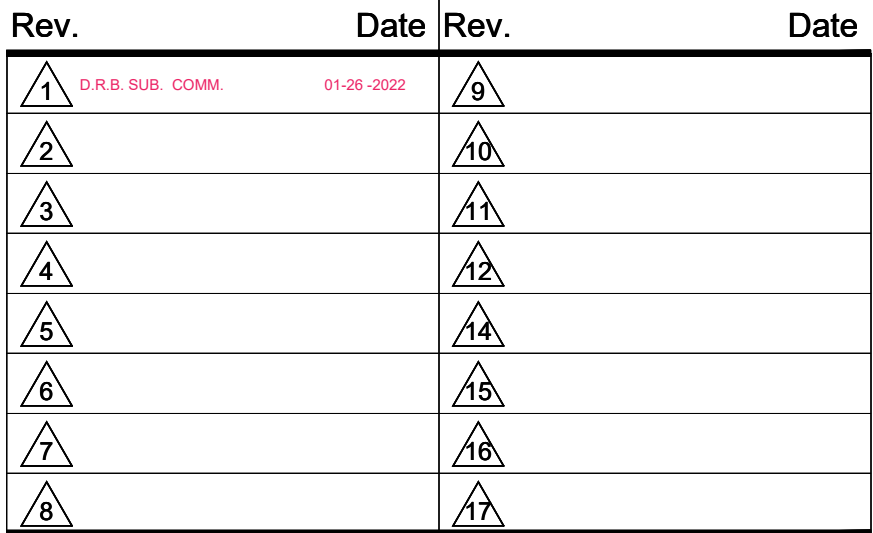
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FLOOR PLAN - LEVEL 9 (ROOF DECK)

Date	12-01-2021	Sheet No.
Scale		A3.08
Project	2142	

1 FLOOR PLAN - LEVEL 9 (ROOF DECK) SCALE: 3/16" = 1'-0"



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BUILDING COLOR ELEVATION - SOUTH

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Scale		
Project	2142	

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



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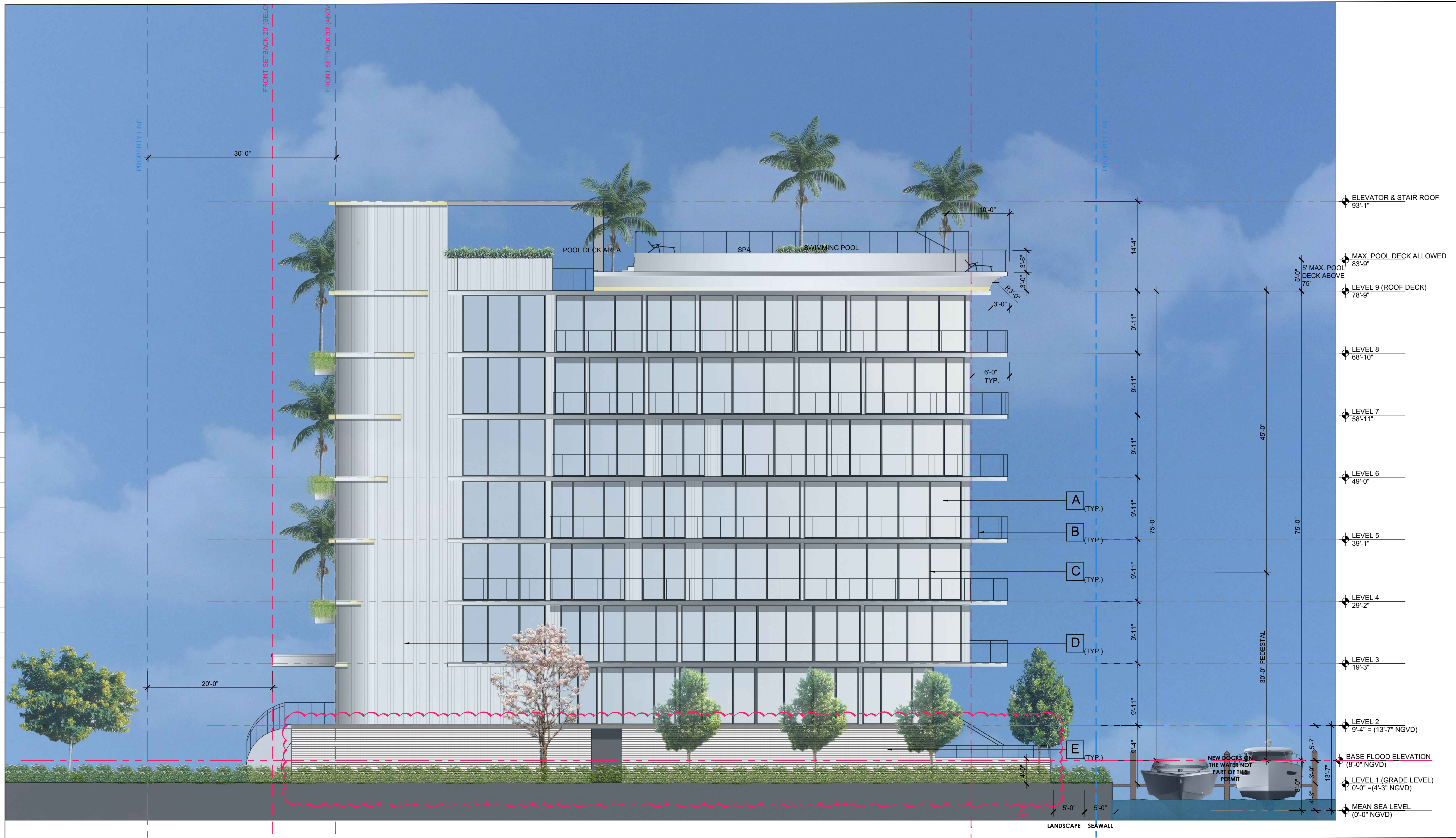
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Project	2142	



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BUILDING COLOR ELEVATION - NORTH

Date	12-01-2021	Sheet No.	A4.02
Scale			
Project	2142		

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A GLAZING COLOR
BRONZE
- 

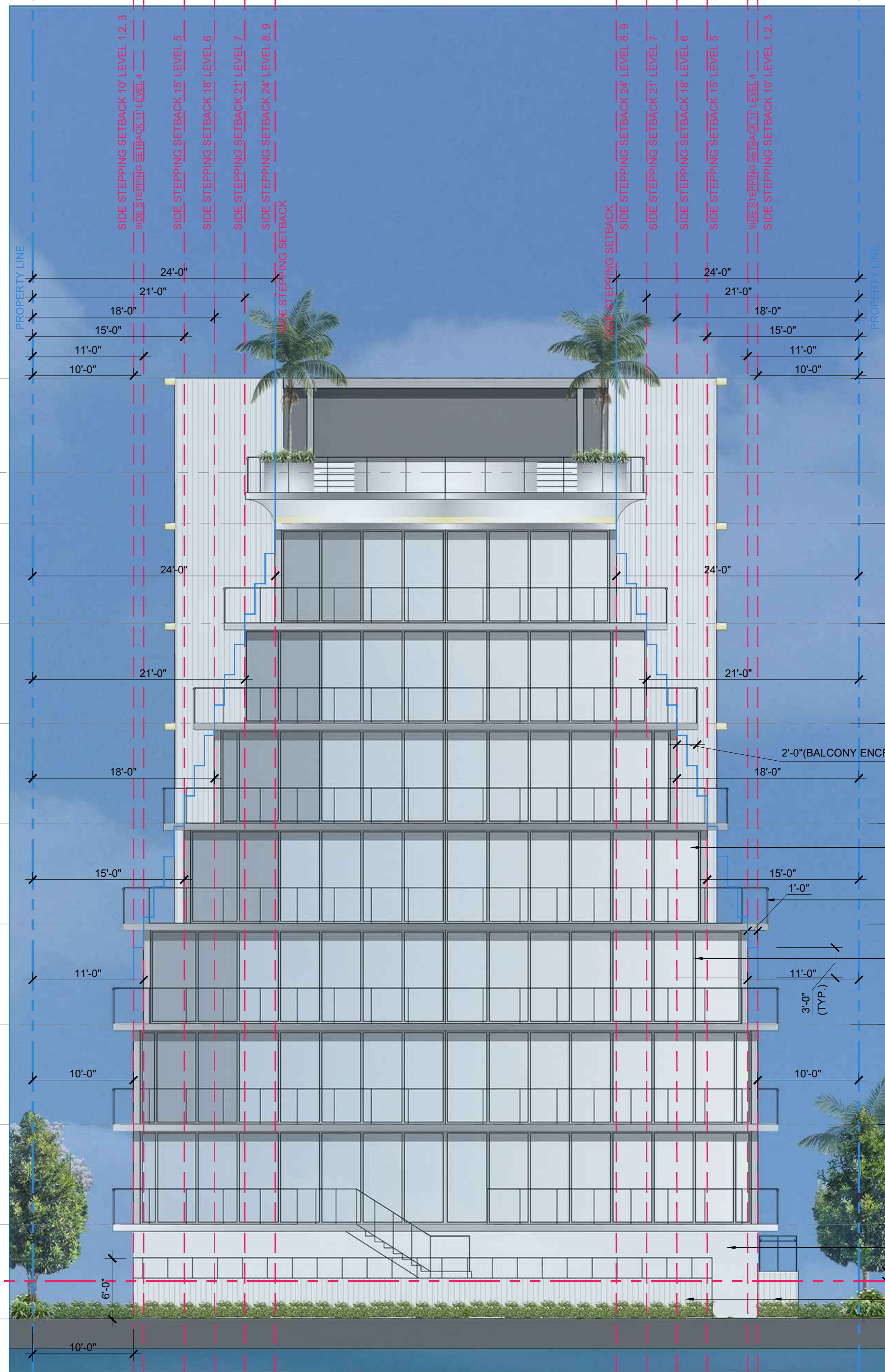
B RAILING COLOR
CLEAR
- 

C ALUM. FRAMING COLOR
DARK BRONZE
- 

D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA
- 

E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

3 BUILDING COLOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



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1	D.R.S. SUB. COMM.	9	01-26-2022
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BUILDING COLOR ELEVATION - WEST

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Project	2142		

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A GLAZING COLOR
BRONZE
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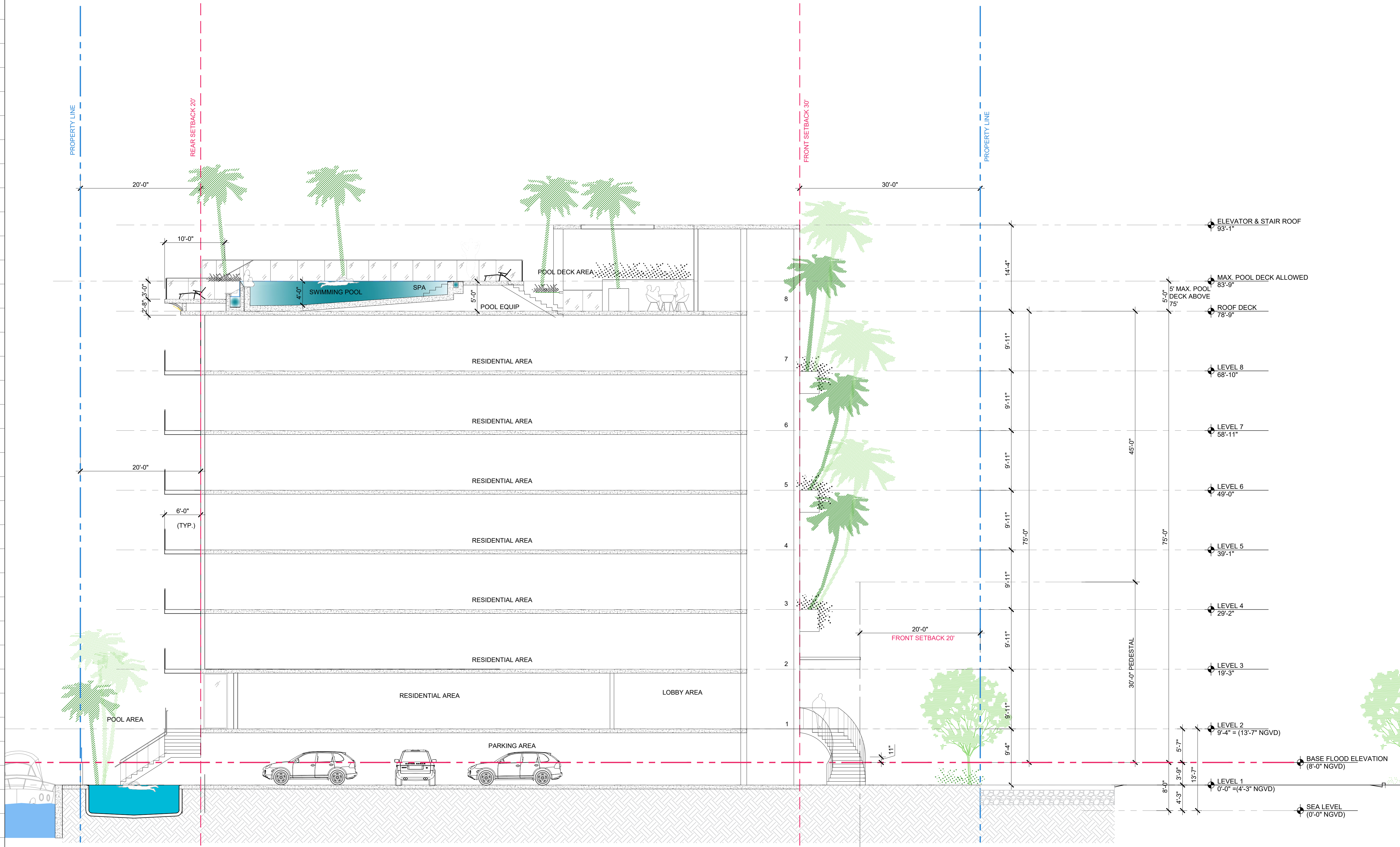
B RAILING COLOR
CLEAR
- 

C ALUM. FRAMING COLOR
DARK BRONZE
- 

D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA
- 

E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

4 BUILDING COLOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



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9290 WEST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: AMIDAR RESIDENCES, LLC
Address: 40 FULTON STREET, 22 FLOOR
NEW YORK, NY 10038
Tel: 212-766-9651
Email: eli@joycon1st.COM

LANDSCAPE DESIGN:
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CIVIL ENGINEER:
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MEP ENGINEER:
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Miami, Florida 33137 USA
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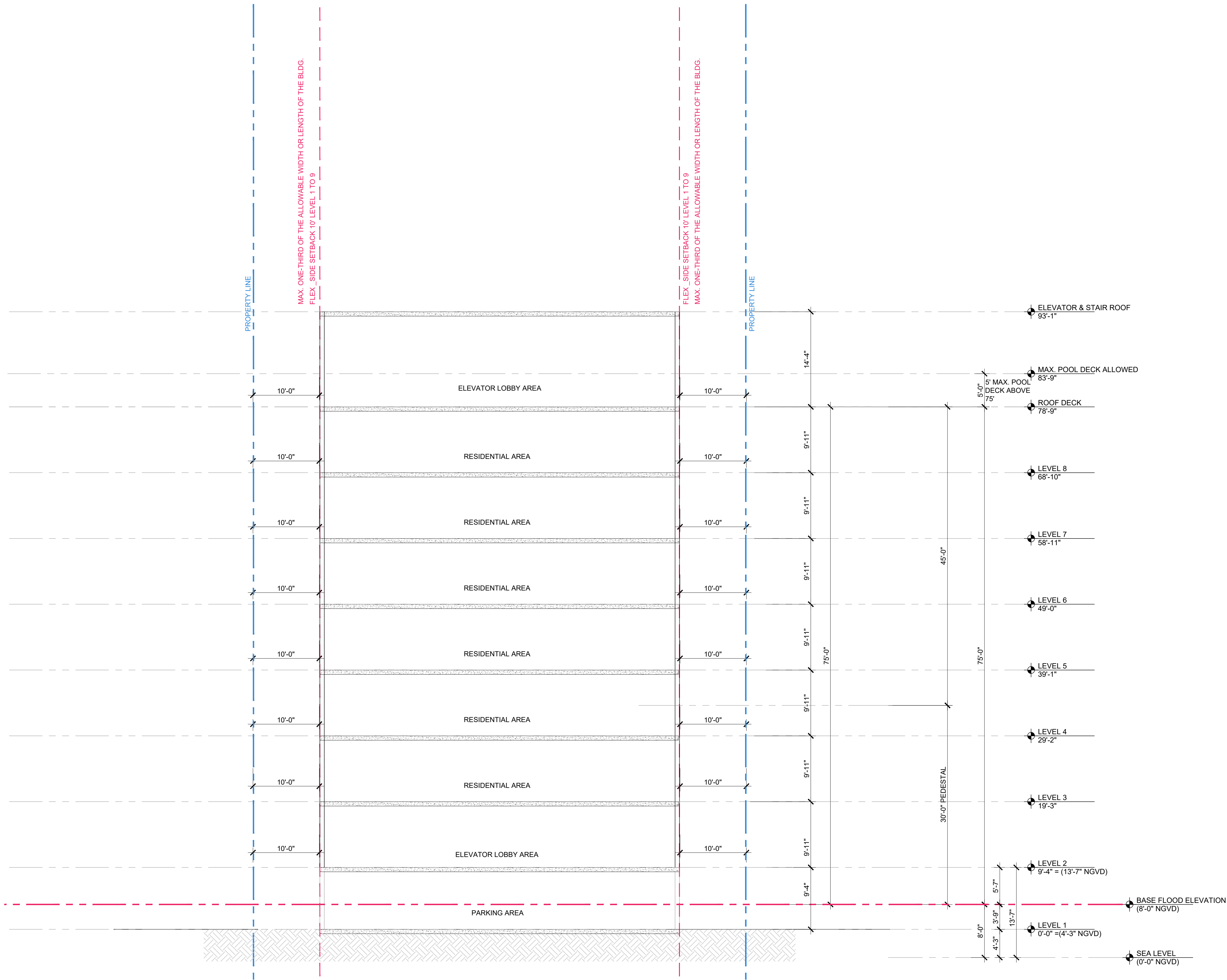


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BUILDING SECTION "A"

Date	12-01-2021	Sheet No.
Scale		A5.00
Project	2142	

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



Rev.	Date	Rev.	Date
1	D.R.S. SUB. COMM. 01-26-2022	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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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	



There are the remains of a dead large shrub here. The wood is a rotted husk and there is no chance of identifying what it once was. However, it is no more than 5' tall and does not meet the minimum standards to be considered a tree.

ON NEIGHBORING PROPERTY:
Existing Ficus Hedge to remain. Will not be impacted by new construction.

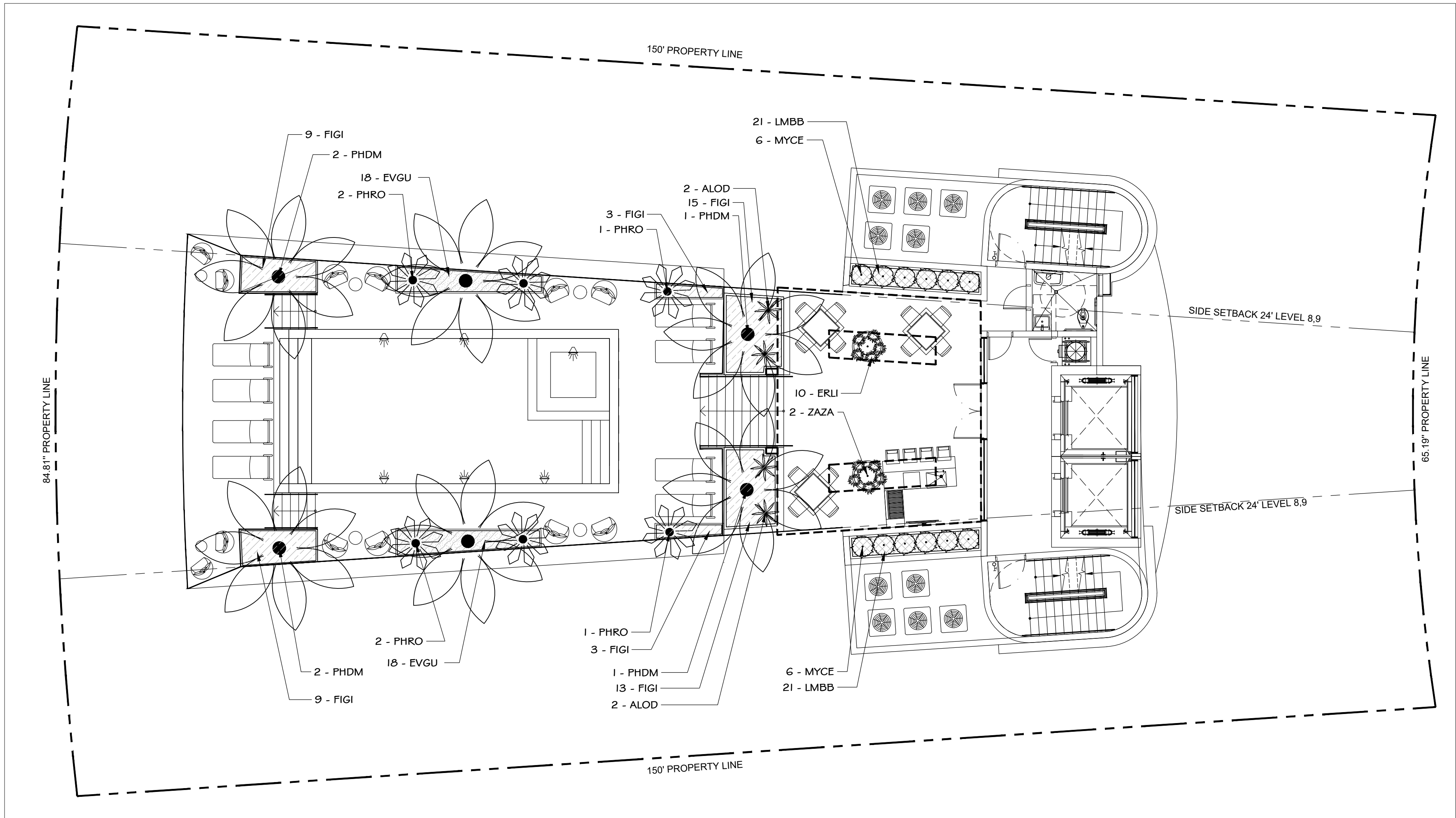
cleared/grassed lot.

- Miscellaneous shrubs down this side of property. Draceana, Hibiscus, and mixed invasive weeds. All TO BE REMOVED prior to start of construction.

Young Double Trunk Royal Palm.
Does NOT meet the minimum
standard to be considered a tree.
TO BE REMOVED with all other
shrubs down this side of property.

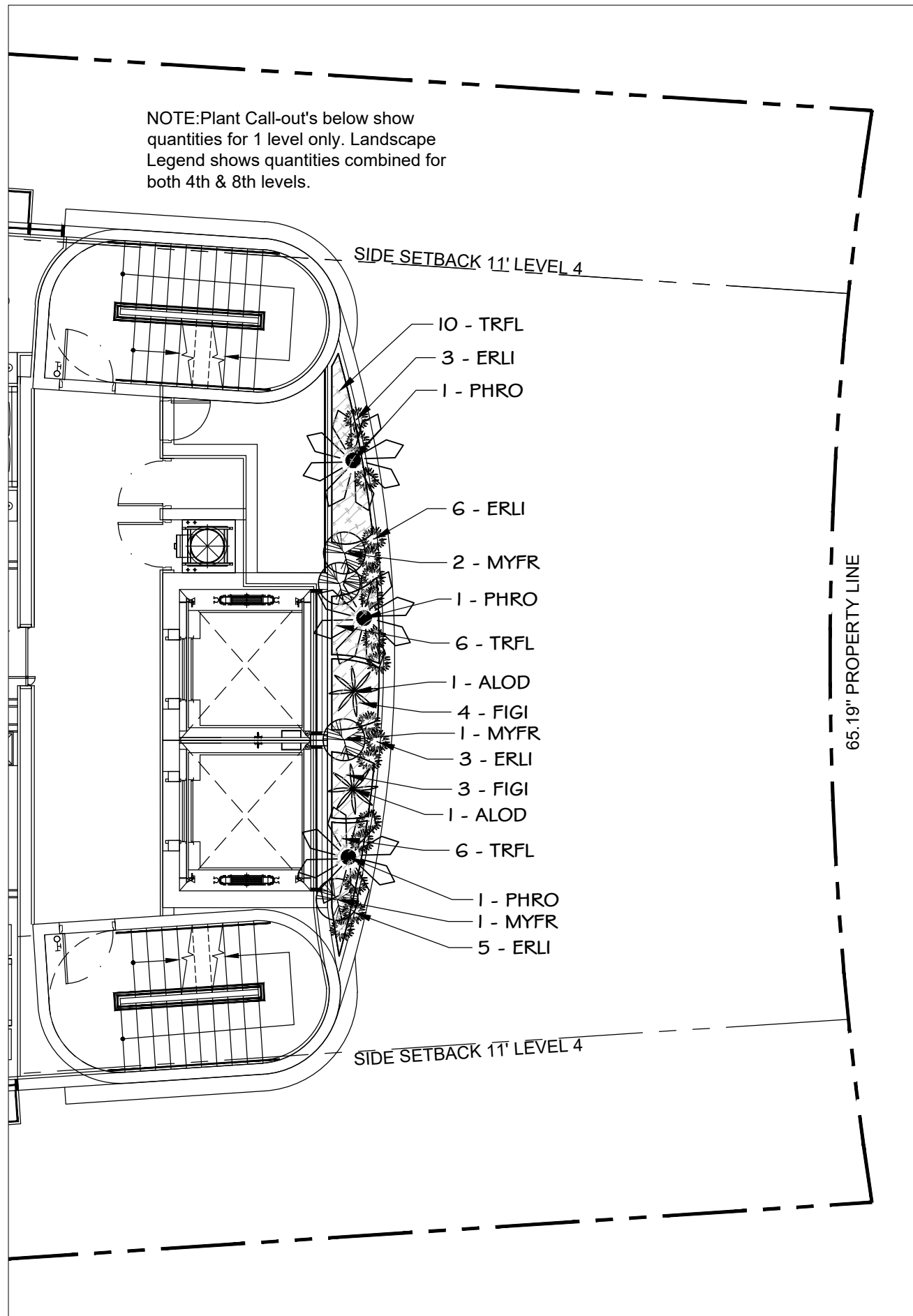
ON NEIGHBORING PROPERTY: Prohibited Weeping Fig Tree to remain. Root zone will not be impacted by new construction.

ON NEIGHBORING PROPERTY:
Strangler Fig to remain. Root
zone will not be impacted by
new construction.



1 Roof Deck Pool Landscape Plan

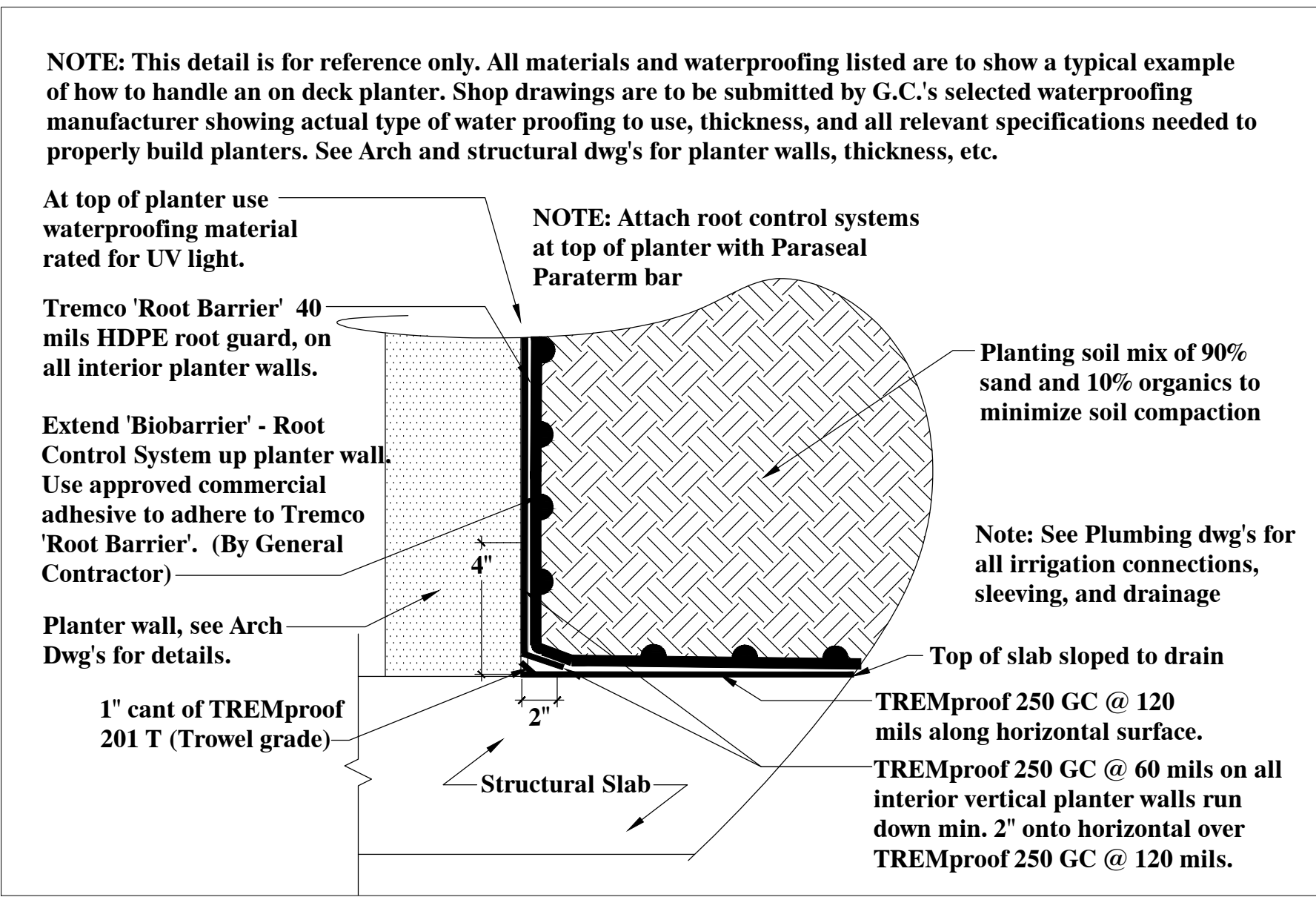
SCALE: 1/8" = 1' - 0"



2 4th & 8th Level Landscape Plan

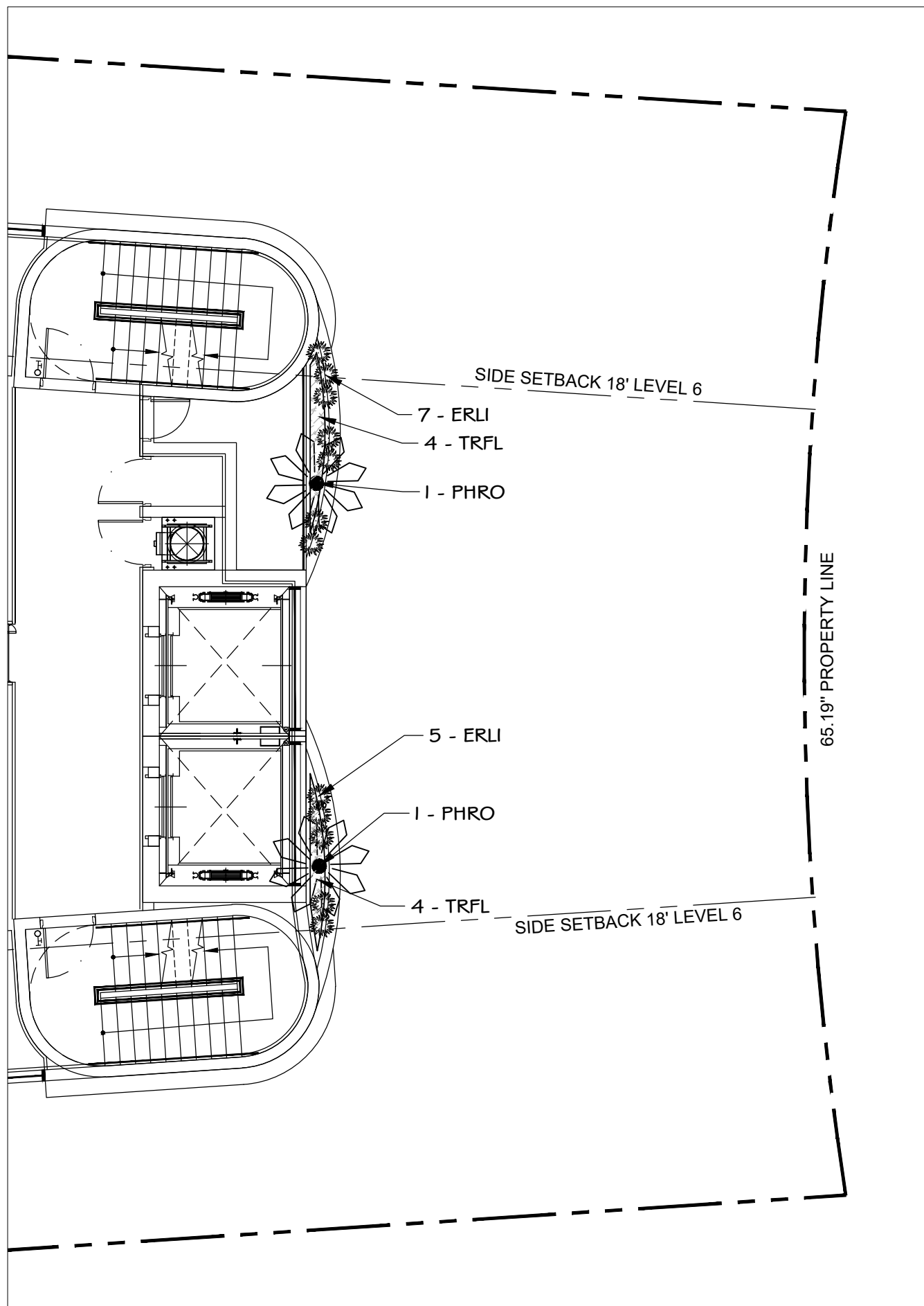
SCALE: 1/8" = 1' - 0"

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

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.
4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENT AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT, (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

- INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
- 1.) STORM DRAINAGE
 - 2.) SANITARY SEWER
 - 3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
 - 4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - 5.) ASPHALTIC CONCRETE
 - 6.) FINAL WALK-THROUGH INSPECTION
 - 7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
 - A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
 - B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

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

VI. PROJECT CLOSE OUT:

1. CLEANING UP
 - A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
 - B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
 - C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
 - D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
 - E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
 - A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
 - B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

- GENERAL
1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
 2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
 3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
 4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL
 - A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
 - B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 - C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
 - D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
 - E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
 - F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
 - G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS
 - A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
 - B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE. CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. TRAFFIC SIGNS
 - A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
 - B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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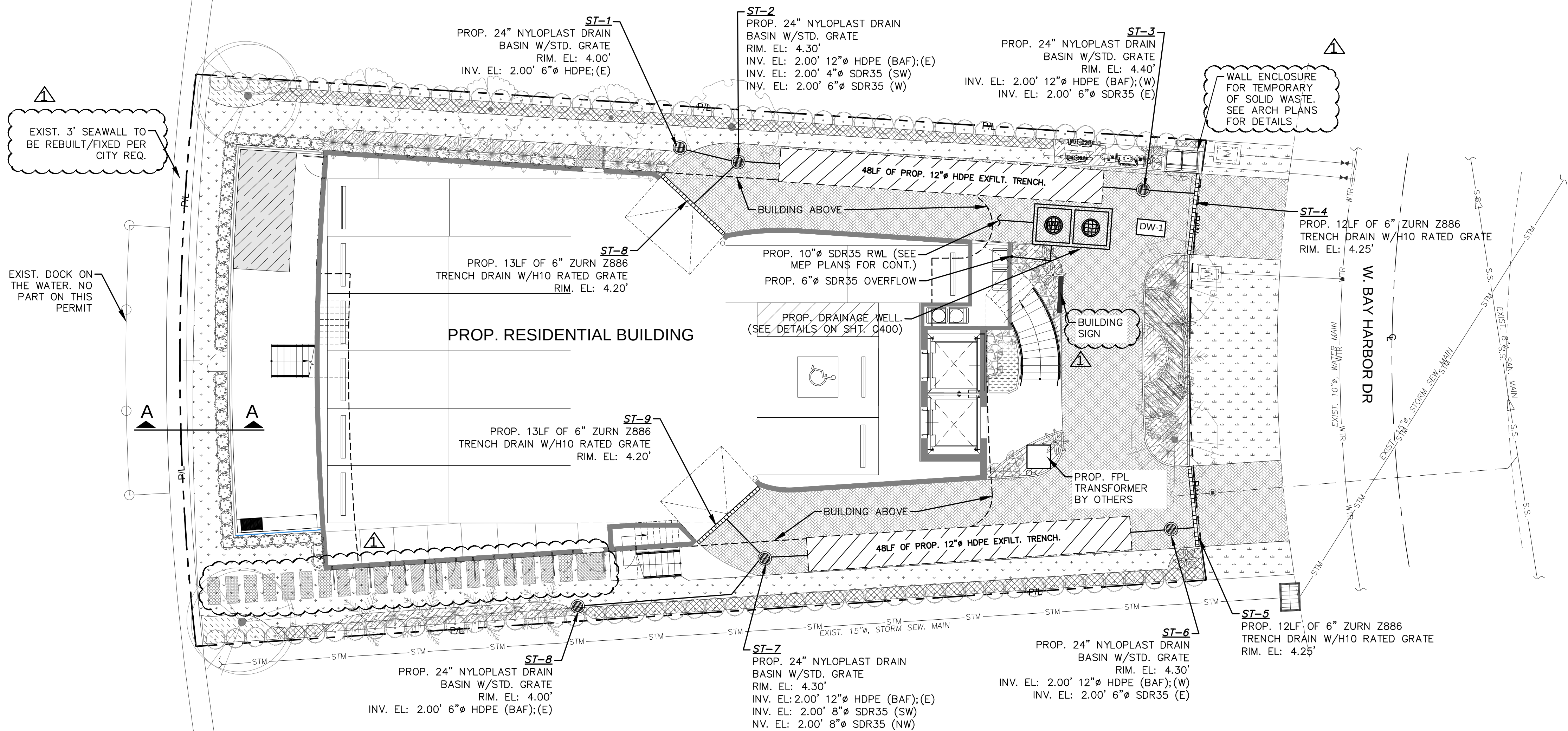
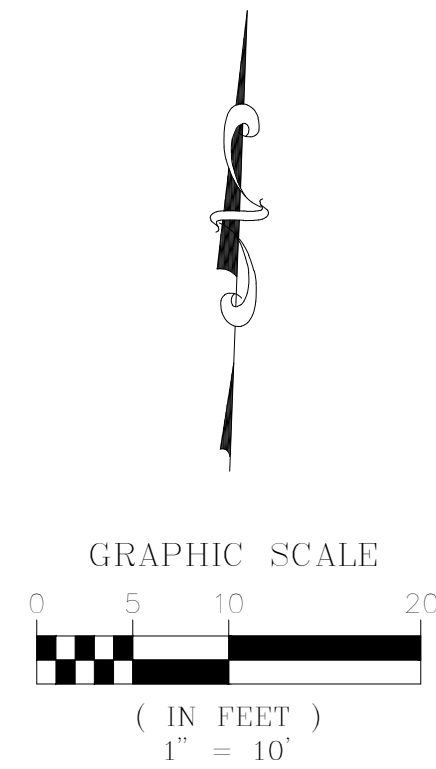
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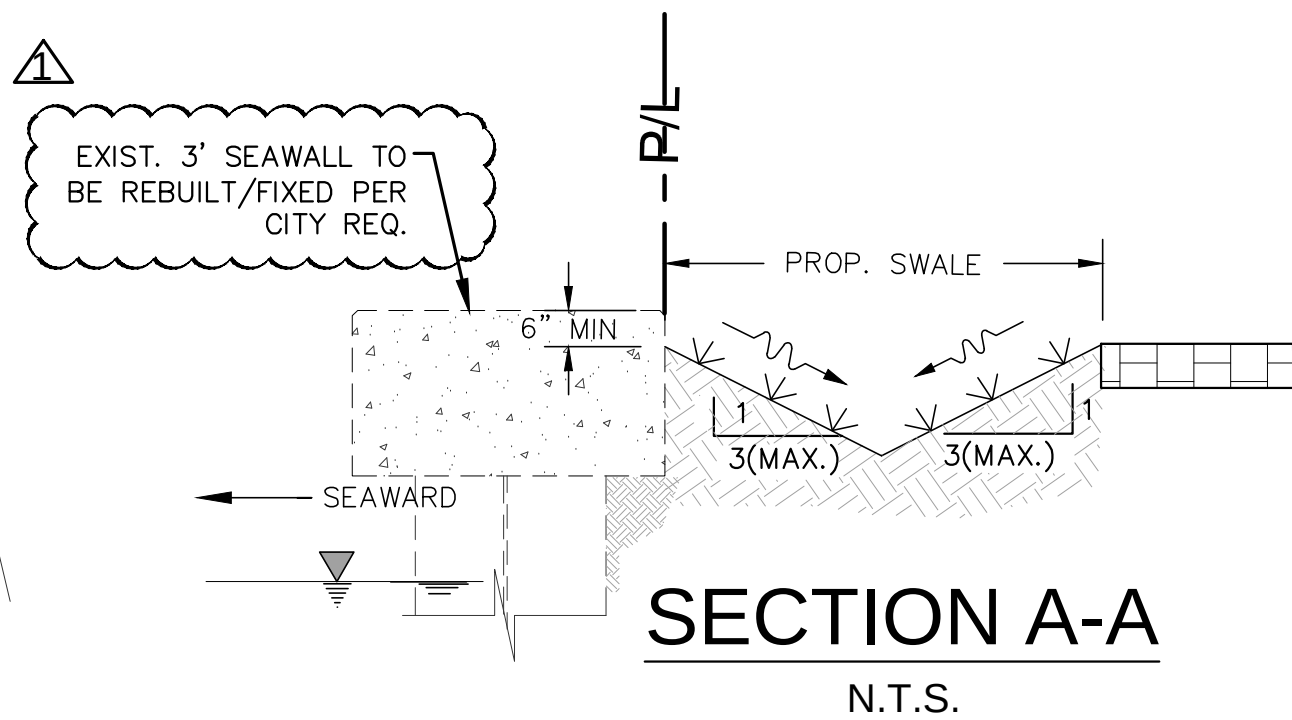
GENERAL NOTES AND SPECIFICATIONS

Date	12-01-2021	Sheet No.
Scale		C100
Project	2142	





- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
 - PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
 - PROP. EXFLT. TRENCH (SEE SHEET C400 FOR DETAILS)
 - PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)



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Tel: 305-592-1360
Email: tonyjr@franyie.com

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

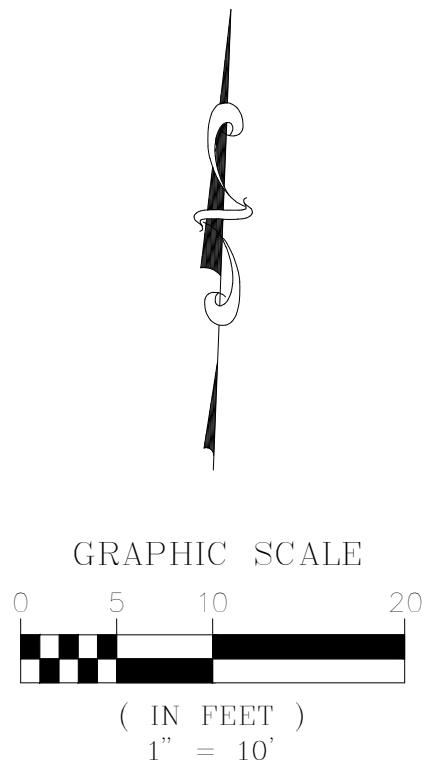
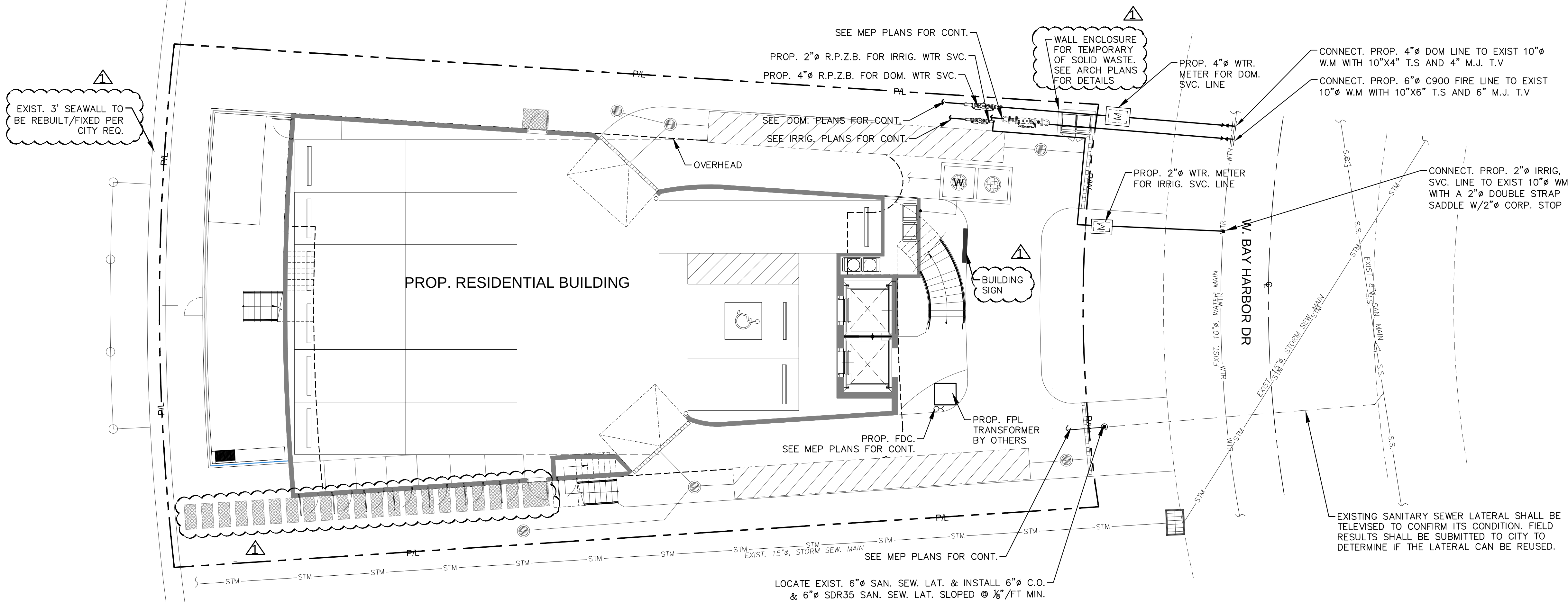


PAVING, GRADING AND DRAINAGE PLAN

Date	12-01-2021	Sheet No.
Scale		C200
Project	2142	

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CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD., SUITE 508, MIAMI, FL 33138
Phone: 786.518.2008 Fax: 786.518.2008
Email: wlugo@oceanengineeringinc.com



- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)

Rev.	Date	Rev.	Date
1	D.R.B. SUB. COMM. 01/26/22	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		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

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Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name:
Address:
Tel:
Email:

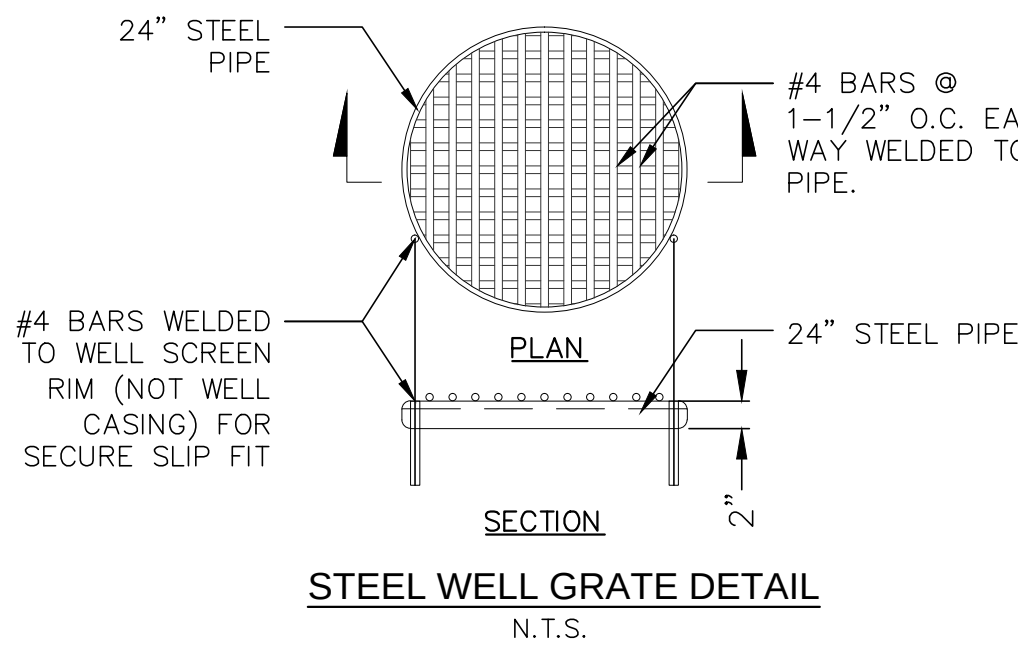
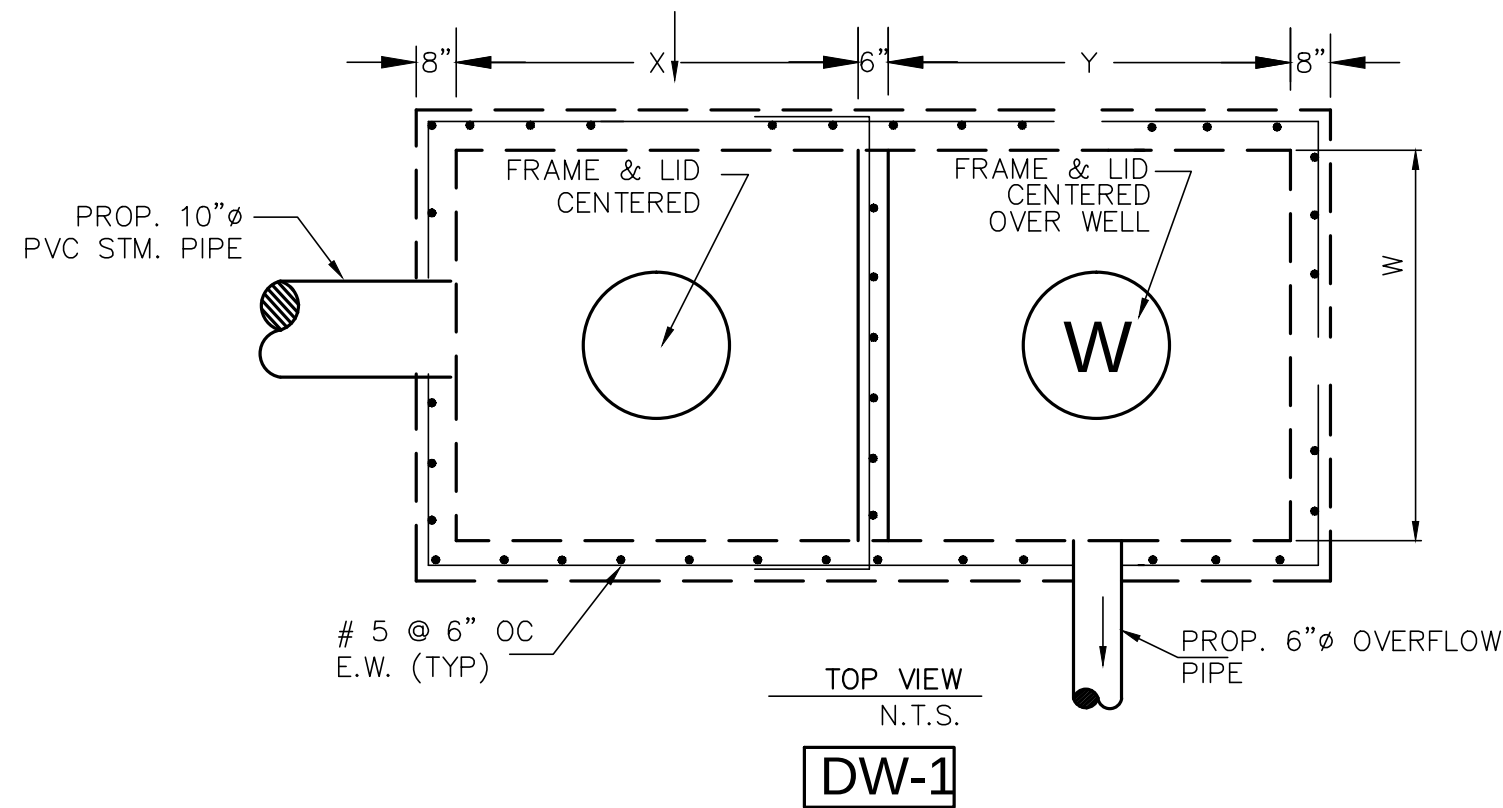
ARCHITECTS:
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WATER AND SEWER PLAN

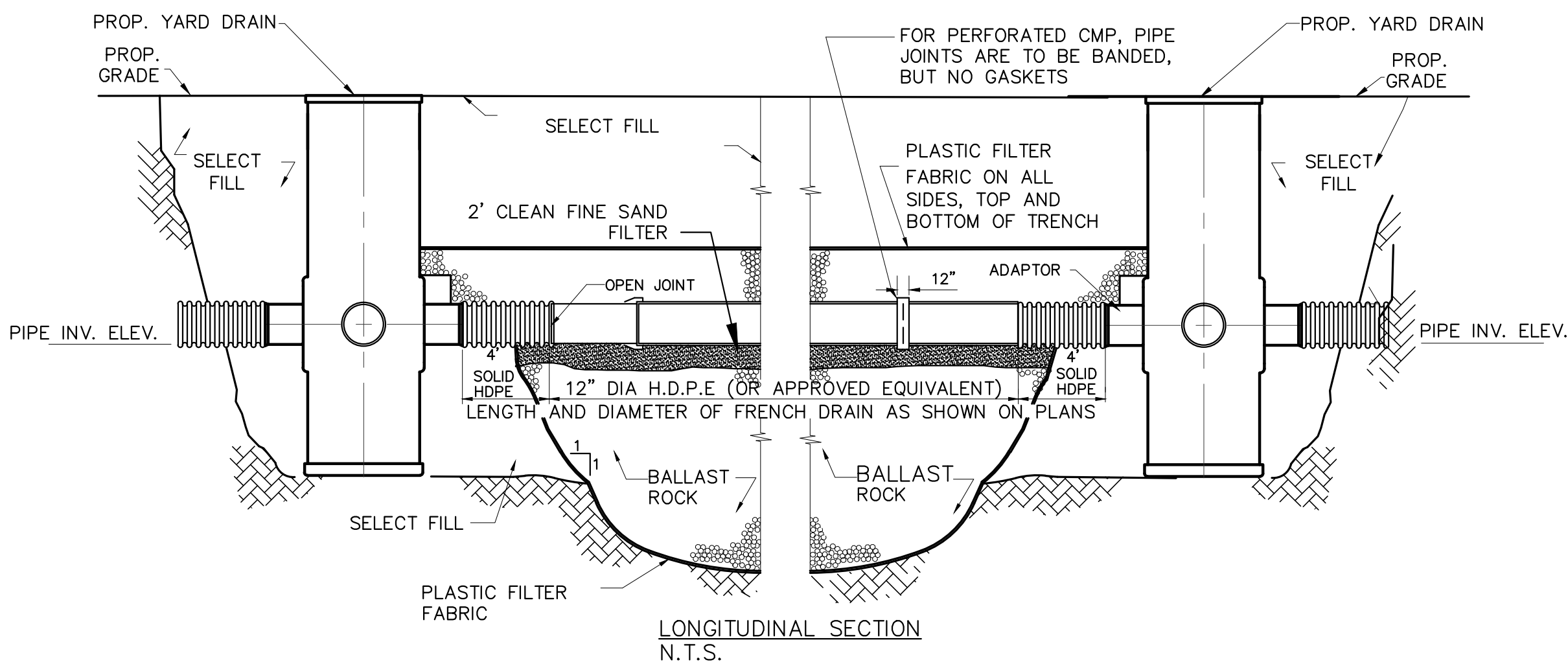
Date	12-01-2021	Sheet No.
Scale		C300
Project	2142	





NOTES FOR DRAINAGE WELL :

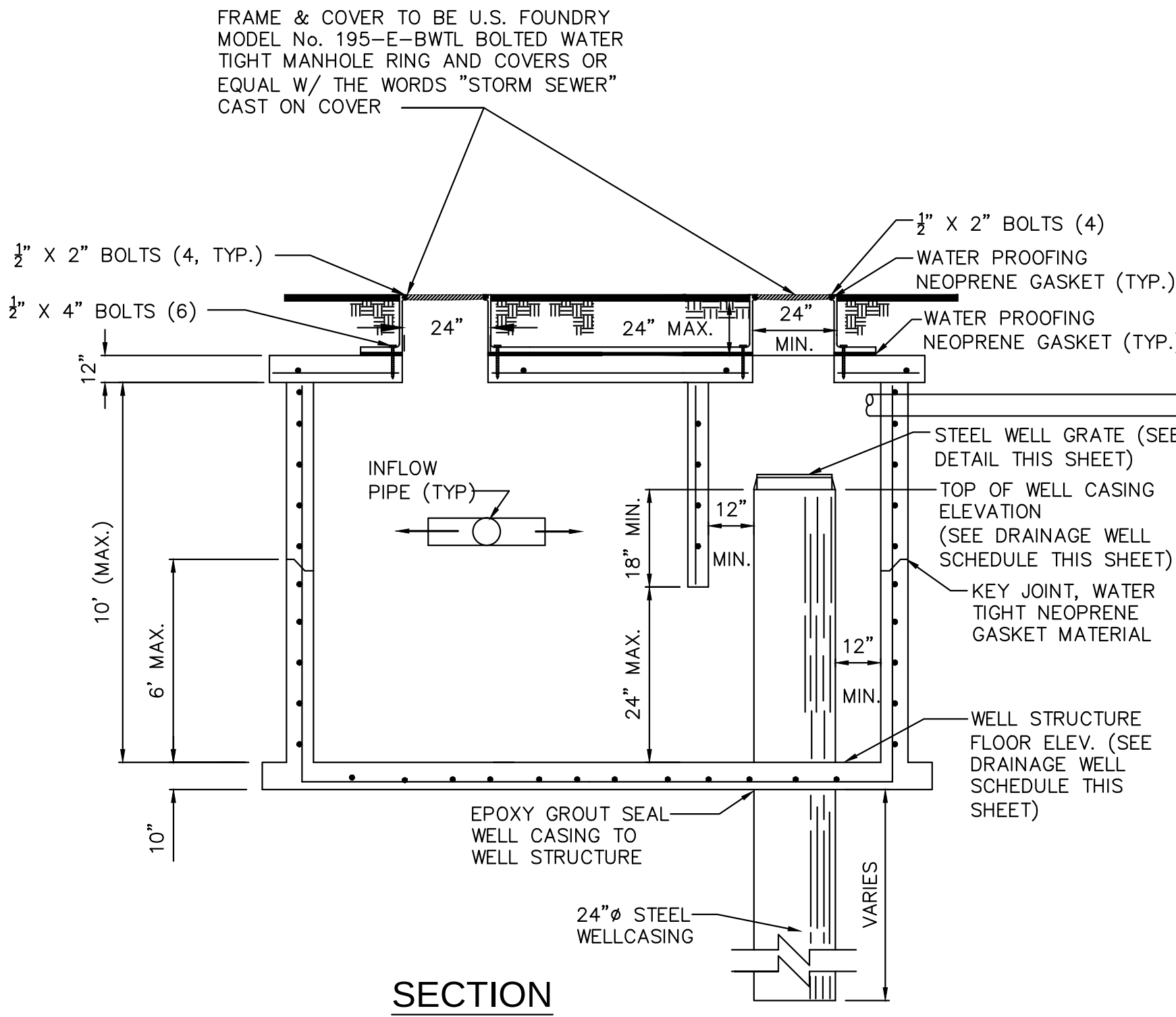
1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III" AQUIFER. FDEP CHAPTER 520.410 DEFINES THE "G-III" AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ...".
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED WELL RECHARGE RATE OF 450 GPM/FT OF HEAD CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.



NOTE:

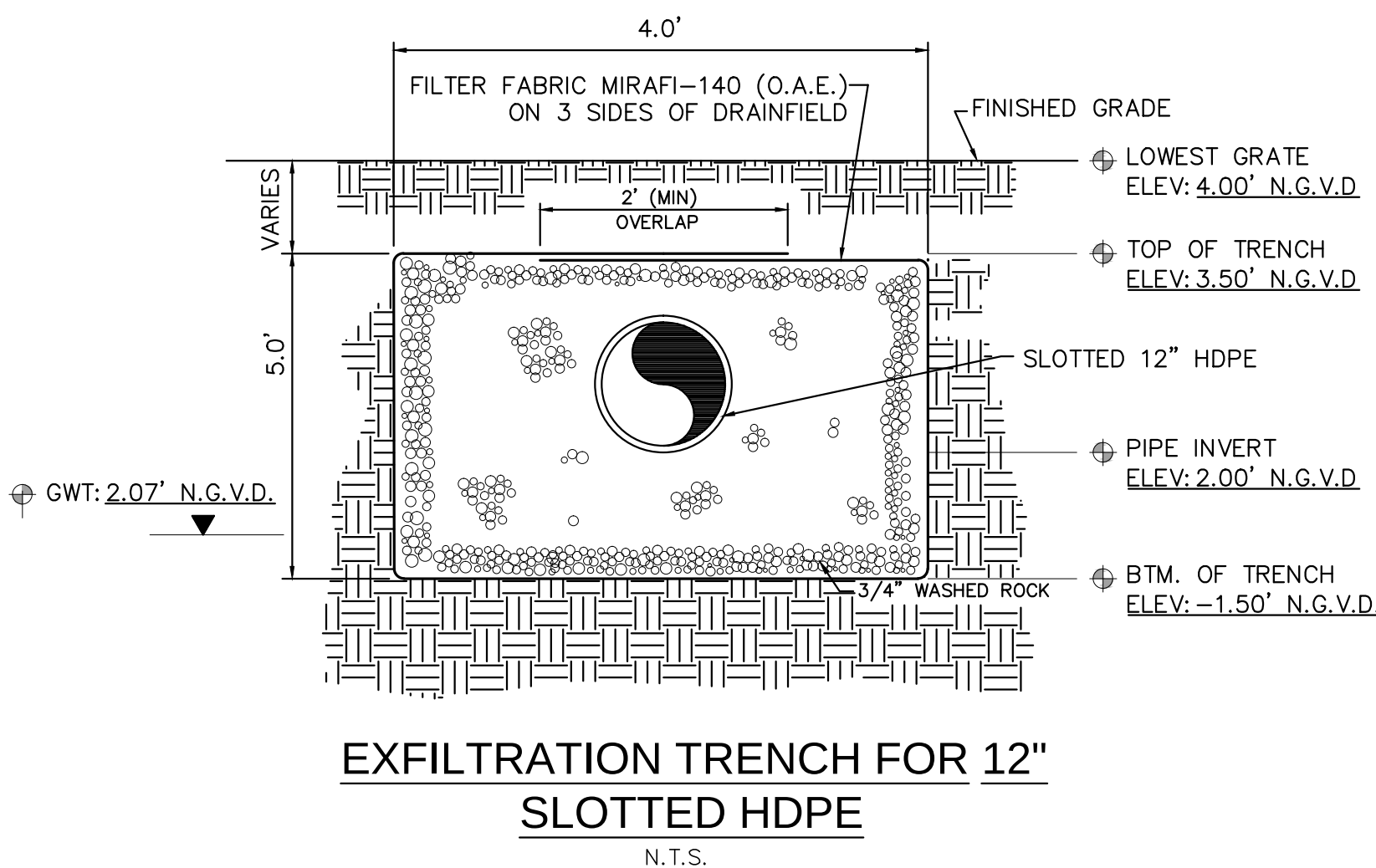
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL
W/ 2' CLEAN FINE SAND FILTER

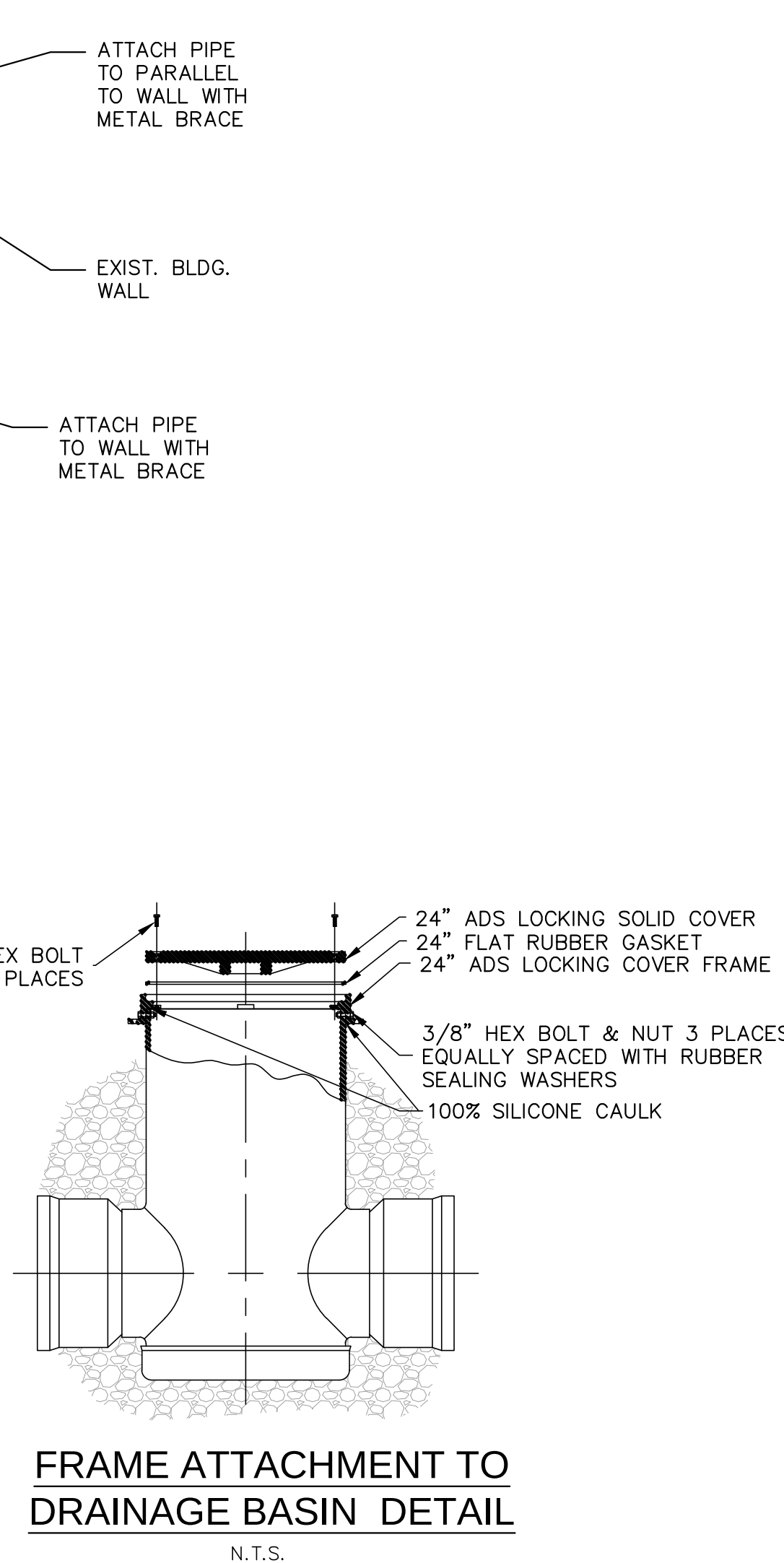


STORM DRAINAGE DISPOSAL WELL
N.T.S.

DRAINAGE WELL SCHEDULE												
STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					W	N	S	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'			2.10'	4.30'	2.20'	-1.30'	



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE
N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL
N.T.S.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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

OWNER:
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NEW YORK, NY 10038
Tel: 212-766-9651
Email: eli@joycon1st.COM

LANDSCAPE DESIGN:
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Email: brannan@brucehoward.net

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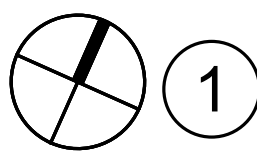
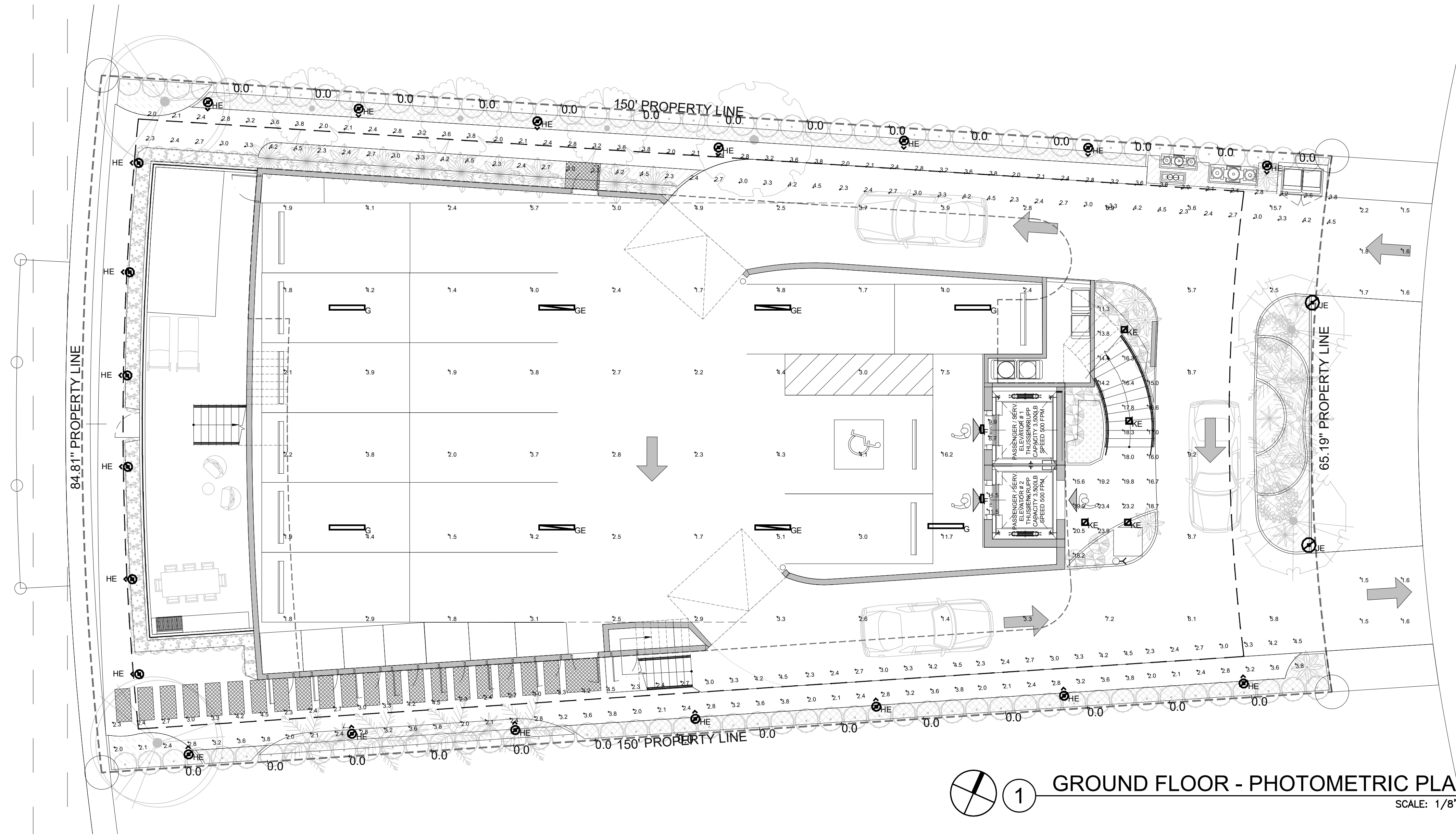


DRAINAGE DETAILS

Date	12-01-2021	Sheet No.
Scale		C400
Project	2142	

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GROUND FLOOR - PHOTOMETRIC PLANS

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

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	F	LITHONIA WDGE1 LED P2 40K 80CRI VF WALL MOUNTED OVER ELEVATOR DOORS	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WHT LED ARRAY, 40K, 80 CRI	Absolute	0.87	15.0178
	G	LITHONIA FEM L48 3000LM IMAFD PGD 80CRI 40K PENDANT MOUNTED 9' AFF	4' LED GARAGE LUMINAIRE	WHT LED ARRAY, 40K, 80 CRI	Absolute	0.87	18.05
	GE	LITHONIA FEM L48 3000LM IMAFD PGD 80CRI 40K PENDANT MOUNTED 9' AFF	4' GARAGE LUMINAIRE THRU INVERTER	WHT LED ARRAY, 40K, 80 CRI	Absolute	0.87	18.05
	HE	LITHONIA DSXB LED 12C 530 40K ASY GROUND MOUNTED AS INDICATED IN DWGS	D-SERIES BOLLARD WITH 12 4000K LEDS OPERATED AT 530mA AND ASYMMETRIC DISTRIBUTION THRU INVERTER	WHT LED ARRAY, 40K, 80 CRI	Absolute	0.87	22
	JE	LUMINIS EC803-L1W30-R5 POLE MOUNTED 12' AFG ON RTA DIRECT BURIAL POLE	DECORATIVE LUMINAIRE THRU INVERTER	(1) Bridgelux BXR-40E4000-F SSL c/w Thomas Research Driver LED40-036-C1100D @ 120.00V	Absolute	0.87	37.89
	KE	eLUMINAIRE CLSDWH25-03(4000K) RECESSED MOUNTED 10' AFF	LED LUMINAIRE THRU INVERTER	WHT LED ARRAY, 40K, 80 CRI	Absolute	0.87	21.2

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
ELEV 1 NP (Z=0')	+	9.3 fc	9.9 fc	8.7 fc	1.1:1
ELEV 2 NP (Z=0')	+	11.5 fc	11.5 fc	11.5 fc	1.0:1
FRONT OF BLDG NP (Z=0')	+	17.5 fc	23.9 fc	11.3 fc	2.1:1
GARAGE ENTRY/EXIT NP (Z=0')	+	1.7 fc	2.2 fc	1.5 fc	1.5:1
GND FL PARKING NP (Z=0')	+	4.1 fc	16.2 fc	1.4 fc	11.6:1
SOUTH PROPERTY LINE (Z=0')	+	0.0 fc	0.0 fc	0.0 fc	N / A
NORTH PROPERTY LINE (Z=0')(Copy)	+	0.0 fc	0.0 fc	0.0 fc	N / A

Rev.	Date	Rev.	Date
DRC SUB. COMM	01-26-22		

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

LANDSCAPE DESIGN:
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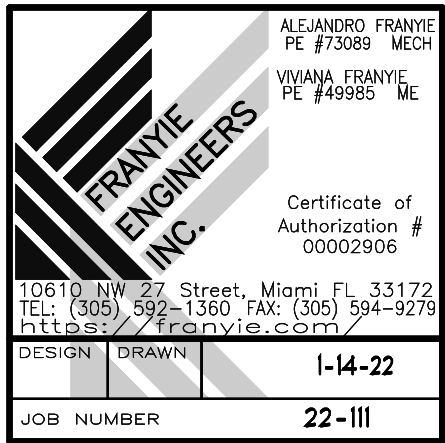
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Fax: 305.573.3786

KOBİ KARP
Lic. # AR0012578

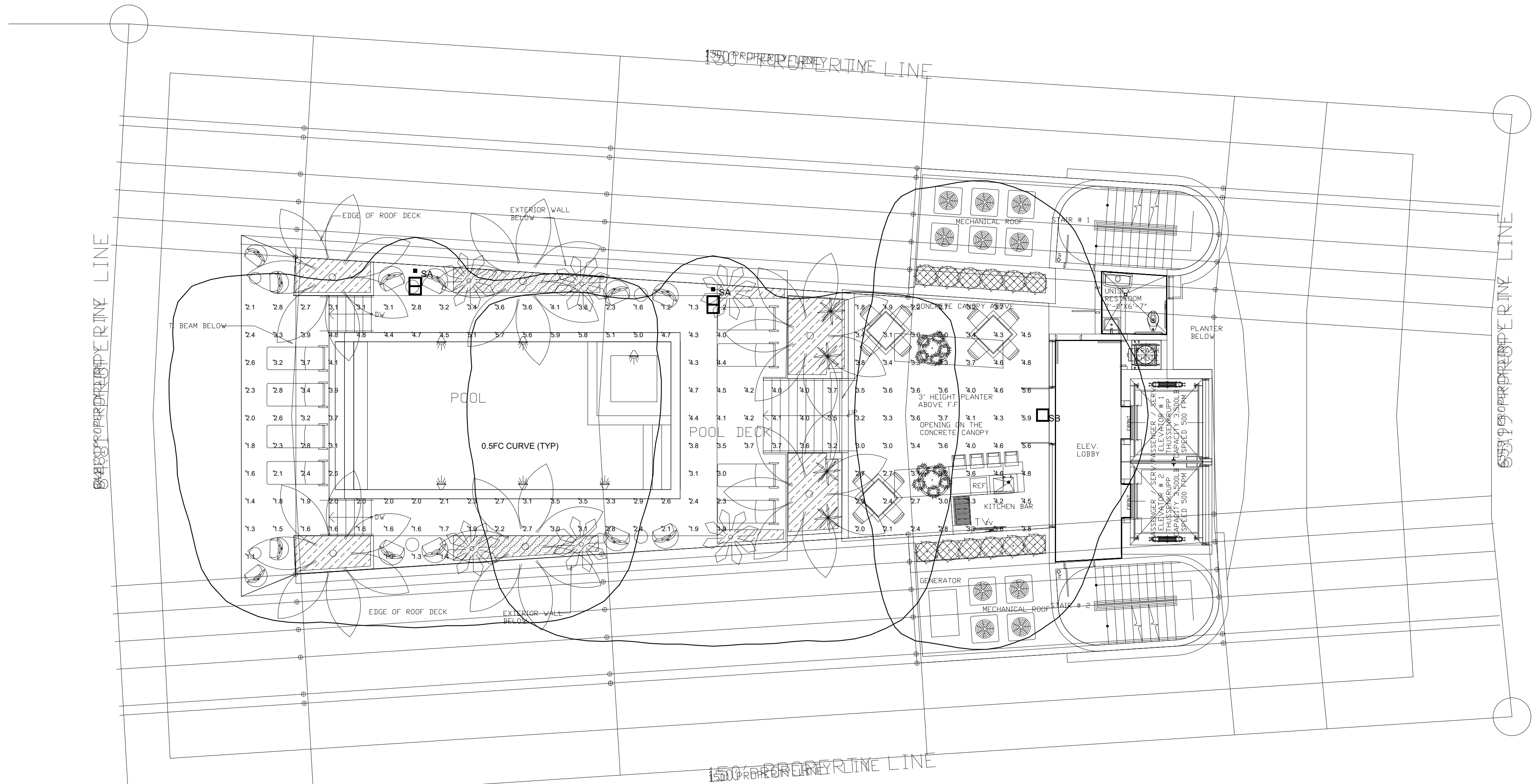
FLOOR PLAN - LEVEL 1
PROPOSED

Date	12-01-2021	Sheet No.
Scale		SE-101
Project	2142	



Feb 8 2022

1-26-22
Site Lighting



2 ROOF DECK - PHOTOMETRIC PLANS
SCALE: 1/8" = 1'-0"

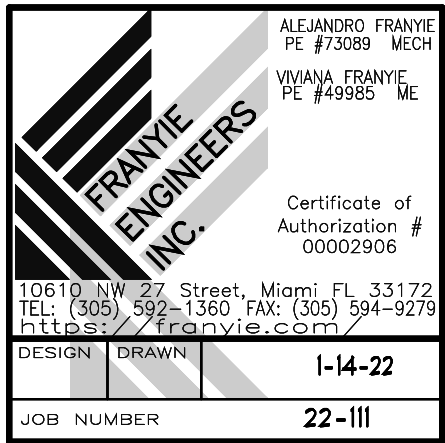
Plan View
Scale 1" = 8'

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF Watts
	SA	2	US ARCHITECTURAL VLL-IV-FT-40PLED-525mA-NW-HS POLE MOUNTED 10' AFF	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 2 CIRCUIT BOARDS EACH WITH 20 LEDs, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	VLL-4FTS-40PLED-NW-525 ies	Absolute	0.87 67
	SB	1	US ARCHITECTURAL RZR-WM1-III-20PLED-525mA-NW WALL MOUNTED +8' AFF	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDs, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	TWENTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION, PRORATED LUMENS BASED ON ILL83057 & TYPE IV SCALE FACTOR	RZR-WM1-3-20PLED-NW-525 IES	Absolute	0.87 32.7

NOTE: ALL LUMINAIRES TO BE FED THRU MINI-INVERTER AS MANUFACTURED BY MULE LIGHTING # SPS 110/250 120/277 AO WALL MOUNTED. CABINET DIMENSIONS: 17"W x 11"H x 4"D.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
POOL DECK NP (Z=0)	+	3.2 fc	5.9 fc	1.1 fc	5.4:1

LUMINAIRE LOCATIONS							
No.	Label	Location			MH	Orientation	Tilt
		X	Y	Z			
1	SA	285.6	58.1	10.0	10.0	180.0	0.0
2	SA	317.9	56.1	10.0	10.0	180.0	0.0
3	SB	353.5	42.5	9.0	9.0	-90.0	0.0



1-26-22
Site Lighting

Rev.	Date	Rev.	Date
	DRC SUB. COMM		01-26-22
			
			
			
			
			
			

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KOBİ KARP
Lic. # AR0012578



ROOF DECK - PHOTOM. PLAN
PROPOSED

Date	12-01-2021	Sheet No.
Scale		SE-102
Project	2142	

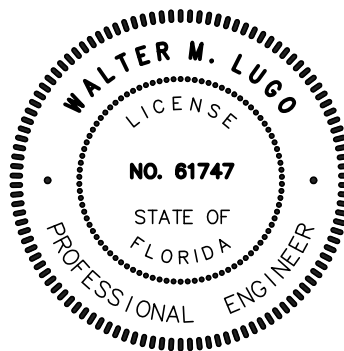
Feb 8 2022



OCEAN
ENGINEERING

UTILITY IMPACT STUDY
9290 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

March 2022



PREPARED BY:

WALTER M. LUGO, P.E.
Florida Registration # 61747
Ocean Engineering, Inc.
8101 Biscayne Blvd. Ste. 508
Miami, FL 33138
CA 29490



OCEAN
ENGINEERING

GENERAL SITE INFORMATION

JURISDICTIONAL MUNICIPALITY: Bay Harbor Islands

PROPOSED DEVELOPMENT: One (1) 9-story residential building with a total of eight (8) condo units and one (1) parking garage level

PROPOSED DAILY WATER/SEWER DEMAND:

Residential 8 units X 200 GPD/capita/day = 1,600 GPD (Water)

Residential 8 units X 156 GPD/capita/day = 1,248 GPD (Sewer)

UTILITIES AND ROADWAYS

WATER SERVICE: There is an existing 10" water main along W. Bay Harbor Dr.

The existing 10" water main has adequate flow/pressure to serve the proposed project. It is anticipated that there will not be any water distribution upgrades/extensions required to serve the proposed development.

There are two (2) fire hydrants connected to the 10" WM on W. Bay Harbor Dr. The existing fire hydrants are within 100' and 150' from the property and within 300' from each other. Therefore, no additional fire hydrants are anticipated.

Please refer to the attached Water Atlas Sheets for additional information.

SANITARY SEWER: There is an existing 8" gravity sanitary sewer main along W. Bay Harbor Dr. It is anticipated that there will not be any sanitary sewer upgrades/extensions required to serve the proposed development.

Said gravity main sends flows to Pump Station 0001 which as of 2/14/22 does not have any moratoriums.

Please refer to the attached Sewer Atlas Sheets and NAPOT report for additional information.

STORM DRAINAGE: The proposed drainage system will be designed to meet the 10-yr storm as specified by the Miami-Dade County Public Works manual, Section D4. The drainage system will consist of drainage wells, exfiltration trenches and swales. Attached are drainage calculations showing retainage of the 10yr storm event.

ROADWAYS: West Bay Harbor Dr. is under the jurisdiction of Bay Harbor Islands. Offsite roadway improvements are not anticipated.



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SOLID WASTE GENERATION

The anticipated solid waste generation produced by the development is shown below:

8 Condo units X 0.632 tons/capita/year = 5.056 tons/year

CONCLUSION

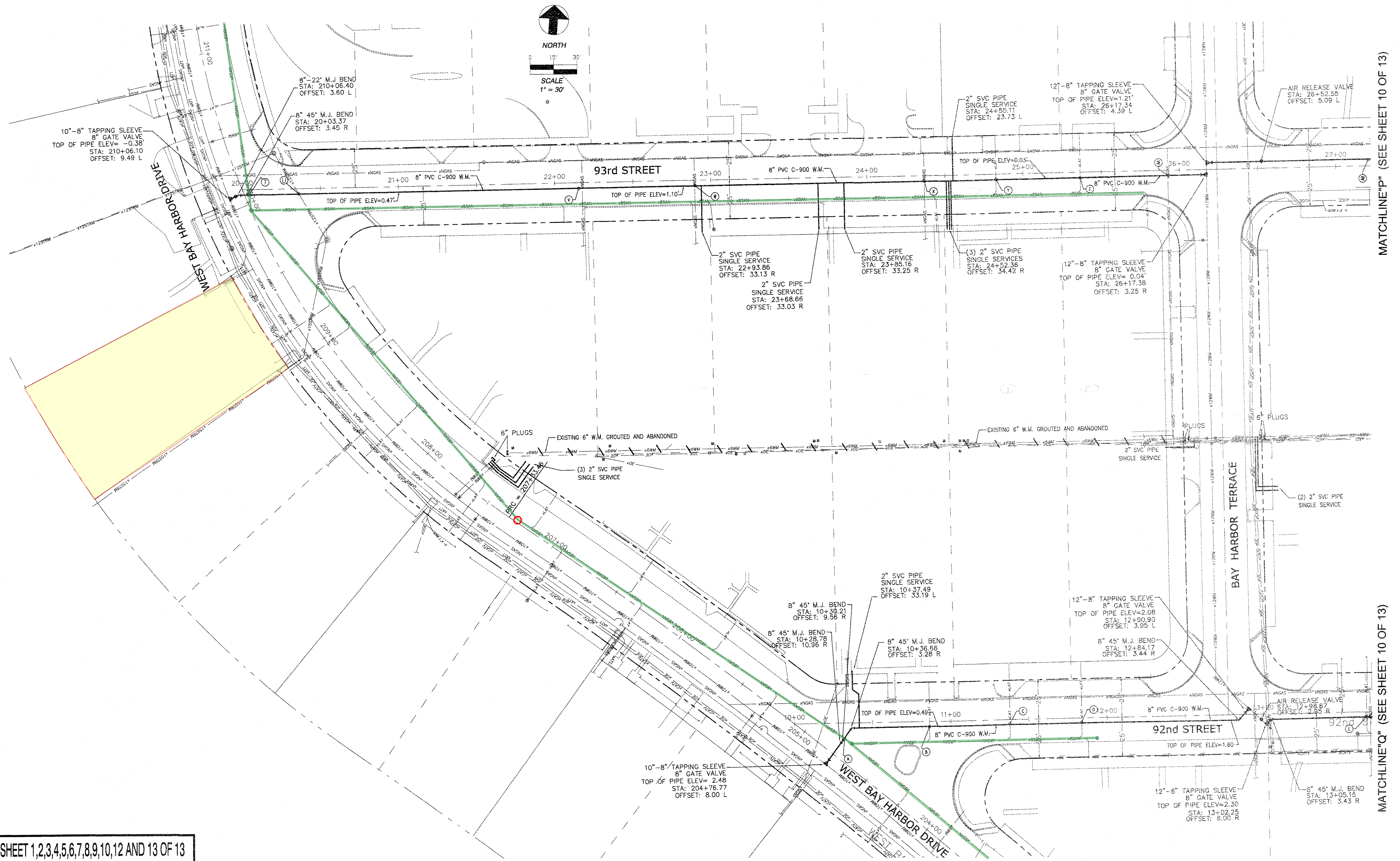
The proposed development will efficiently utilize and not unduly burden the water, sanitary sewer and solid waste infrastructure.



WATER AND SEWER ATLAS SHEETS



AS-BUILT SURVEY



AS-BUILT SURVEY
for
COMMUNITY ENHANCEMENT PROJECT
TOWN OF BAY HARBOR ISLANDS, FLORIDA

3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
1262 SW 144th CT. MIAMI FL 33184
tel: 305-316-8474 fax: 305-220-3762 www.3tci.com



REVISIONS
1-
2-
3-
4-
5-
6-
7-

FEMA: "AE-8" / "AE-9"	FLOOD ZONE:	COMMUNITY PANEL NUMBER: 120637	COMMUNITY NAME: TOWN OF BAY HARBOR ISLANDS	MAP NUMBER: 0144	SUFFIX: L	FEMA EFFECTIVE DATE: 09/11/2009	BENCH MARK: M-D S-243	ELEVATION: 11.77	DESCRIPTION: BAY DRIVE AND 96th STREET	DWG INFO:	DRAFTER: FS	CHECKED: RO	FIELD BOOK: FB 2011-2	JOB NUMBER: 11-023-1	SCALE: 1"=30'	SHEET: 11 OF 13
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PUMP STATION STATUS

2/14/2022 10:58 AM - Version i2.20

Please be aware that the information obtained with this Application is for general information only, and it is only correct as of the time and date in which the search was executed. Consequently, the information obtained with this application DOES NOT CONSTITUTE AN OFFICIAL DEPARTMENTAL DETERMINATION or APPROVAL for your project. For any additional information about the **Pump Station Capacity Estimator** application, please refer to the [Application Guidelines](#) or contact the **RER-DERM Wastewater Permitting Section** at 305-372-6600 or via email at PSO@miamidadade.gov

Search Criteria	
Sanitary Sewer Utility *	13 - TOWN OF BAY HARBOR ISLANDS ▾
Pump Station Number *	0001 ▾
Proposed Projected Flow (GPD) *	1080 GPD <i>(Only numbers are allowed)</i>
Project will require, or is part of, a Sewer Extension *	No ▾
SubmitClear	

→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	13 - TOWN OF BAY HARBOR ISLANDS
Pump Station Number	0001
Proposed Projected Flow (GPD)	1,080 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	13	0001	OK	4.53	0.01	4.54
↓	02	0029B	OK	0.90	0.00	0.90
↓↓	02	0028B	OK	0.49	0.00	0.49
↓↓↓	30	CD	--	--	--	--

Treatment Plant Codes

- CD Central District Treatment Plant
- ND North District Treatment Plant
- SD South District Treatment Plant
- TP Homestead Treatment Plant
- AV Americana Village

Moratorium Codes

- AC Approved And Corrected
- AH Approved And Corrected - HAMA Limited
- AM Absolute Moratorium - NAPOT Above 10. Plan Submitted
- CH Conditional Moratorium - HAMA Limited
- CM Conditional Moratorium
- CN Conditional Moratorium - New Collection System
- DE Decommissioned - Removed
- FH No Allocations - MH GT 10 HAMA Ltd
- FN No Allocations - MH GT 10
- IM Initial Moratorium
- IN Incomplete - Information Missing
- OH OK - HAMA Limited
- OK OK
- RM Restricted Moratorium
- TH No Allocations - Due To High Hours With HAMA
- TM Temporary Moratorium

Pump Station Acronyms

- GPD Gallons Per Day
- HAMA High Annual Monthly Average
- NAPOT Nominal Avg. Pump Operating Time



DRAINAGE CALCULATIONS

9290 W. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years
 Minimum time of Concentration, t_c = **10** Min.
 The IDF relation used by DERM, $I = 308.5 / (48.6T^{-0.11} + t(0.5895 + T^{-0.67}))$
 Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULATIONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I" (INCH/HR)	PEAK RUNOFF (Q=CIA) (CFS)
BLDG	0.15	0.15	0.00	0.95	0.14	6.74	0.96

DRAINAGE WELL DESIGN

Well Discharge Capacity: **350** gpm/ft of head.
 Well Discharge Capacity: **0.78** cfs/ft
 Well Diameter: **24** inches
 Drainage Well Casing Depth: **80** feet
 Well Mounding: **1.76** ft.
 Ground Water Table: **2.07** ft. N.G.V.D.
 Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY (CFS)	SAFETY FACTOR
Site	4.17	3.25	0.150	0.96	1.00	3.25	3.38

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
DW-1	WIDTH (FT.)	LENGTH (FT.)	6.50	3.85	0.96	86	1.65	3.50

28 January 2022

Michael Miller
Town of Bar Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands,
Florida 33154

**Re: Traffic Generation Statement
9290 West Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330106001**

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9290 West Bay Harbor Drive residential development located at 9290 West Bay Harbor Drive, Bay Harbor Islands, FL 33154. We determined that the proposed development will not generate more than three peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A contains the figures for this report. **Figure 1** shows an aerial photograph of the site location.

Project Description

The proposed development comprises an eight-story multifamily residential apartment building with eight dwelling units and 16 parking spaces within a 0.26-acre vacant site (Folio No.: 13-2227-001-0360) and is expected to be built by 2024. The development will have two driveway connections to West Bay Harbor Drive. The north driveway will operate as an ingress-only gate-controlled driveway with direct access to the proposed garage. The south driveway will operate as an egress-only driveway with access to the West Bay Harbor Drive. In addition, the development will have a drop-off area with direct access to the proposed elevator and stairs to the proposed lobby area. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 36 trips daily, three morning peak-hour and three afternoon peak-hour trips. We prepared trip-generation estimates for the proposed development, summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1.- Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	8 DU	T = 4.54 (X)	50%	50%	18	18	36

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	8 DU	T = 0.37 (X)	23%	77%	1	2	3

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	8 DU	T = 0.39 (X) + 0.34	61%	39%	2	1	3

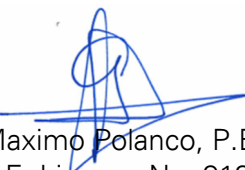
Conclusion

We determined that the proposed 9290 West Bay Harbor Drive residential development is not expected to generate more than three (3) peak-hour trips. The development is a eight-story residential apartment building that will have two driveway connections to a public roadway. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.

John P. Kim, P.E., PTOE
P.E. License No. 62400
Senior Project Manager


Maximo Polanco, P.E.,
P.E. License No. 91355
Project Engineer

MGP:mgp

Attachments:

- Attachment A – Figures
- Attachment B – Site Plan
- Attachment C – ITE Excerpts

ATTACHMENT A
FIGURES



LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
P: 786.264.7221 F: 786.264.7201 www.langan.com

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project

**9290 WEST BAY HARBOR
DRIVE**

BAY HARBOR ISLANDS

MIAMI-DADE

FLORIDA

Figure Title

**SITE LOCATION
MAP**

Project No.

330106001

Date

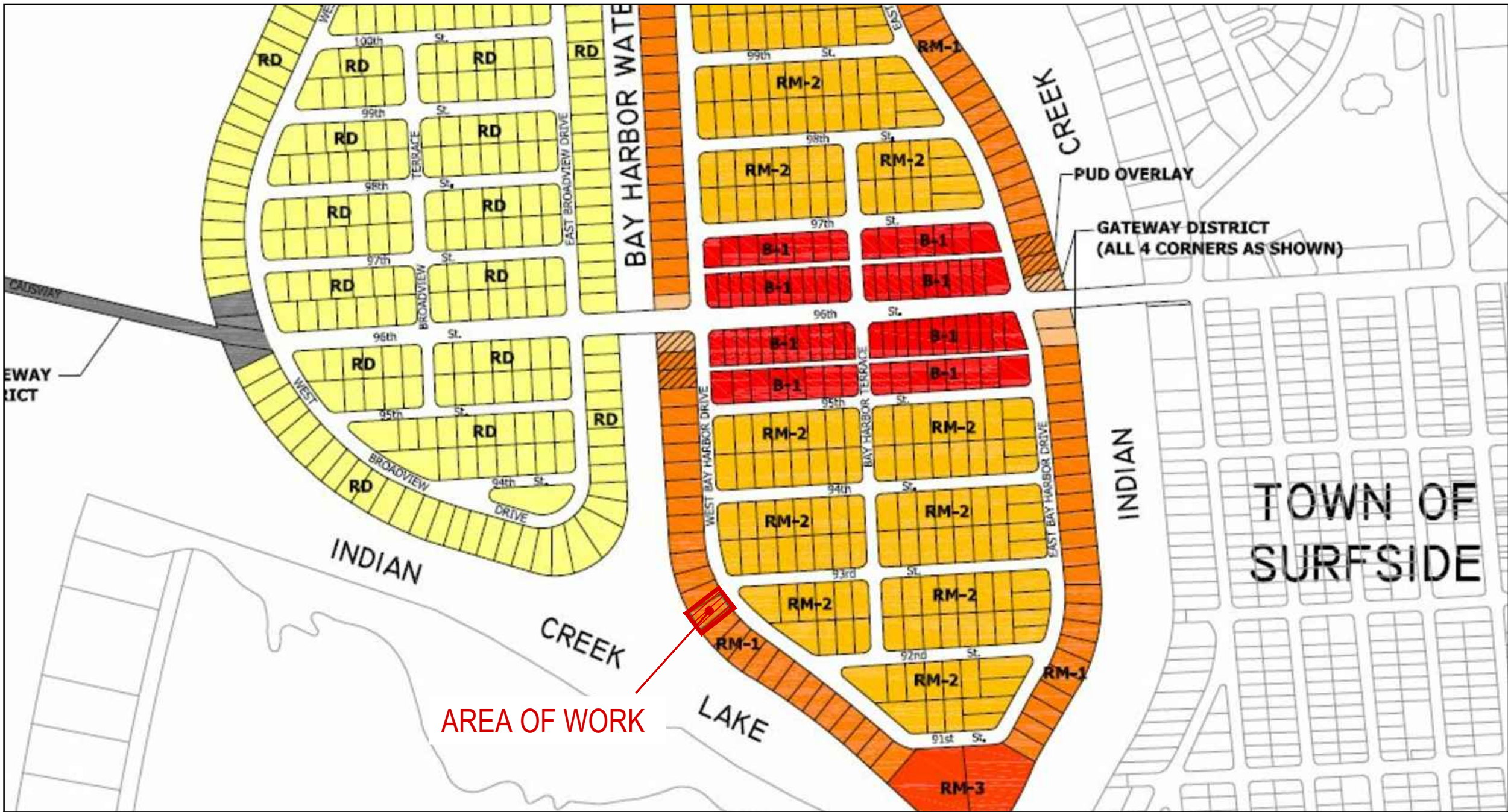
1/28/2022

Scale

NTS

FIGURE 1

ATTACHMENT B
SITE PLAN



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	SETBACK REQUIREMENTS				
	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	PROPOSED
	-RESIDENTIAL	8 UNITS	2 P.S. x UNIT	16 P.S.	16 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
	TOTAL PARKING			16 P.S.	16 P.S.
	PARKING PER FLOORS		TOTAL OF PARKING		
LEVEL 1		15 STANDARD P.S. + 1 ACCESSIBLE P.S. = 16 P.S.		16 P.S.	
5	# 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				

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
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9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: VIEW PARK, LLC
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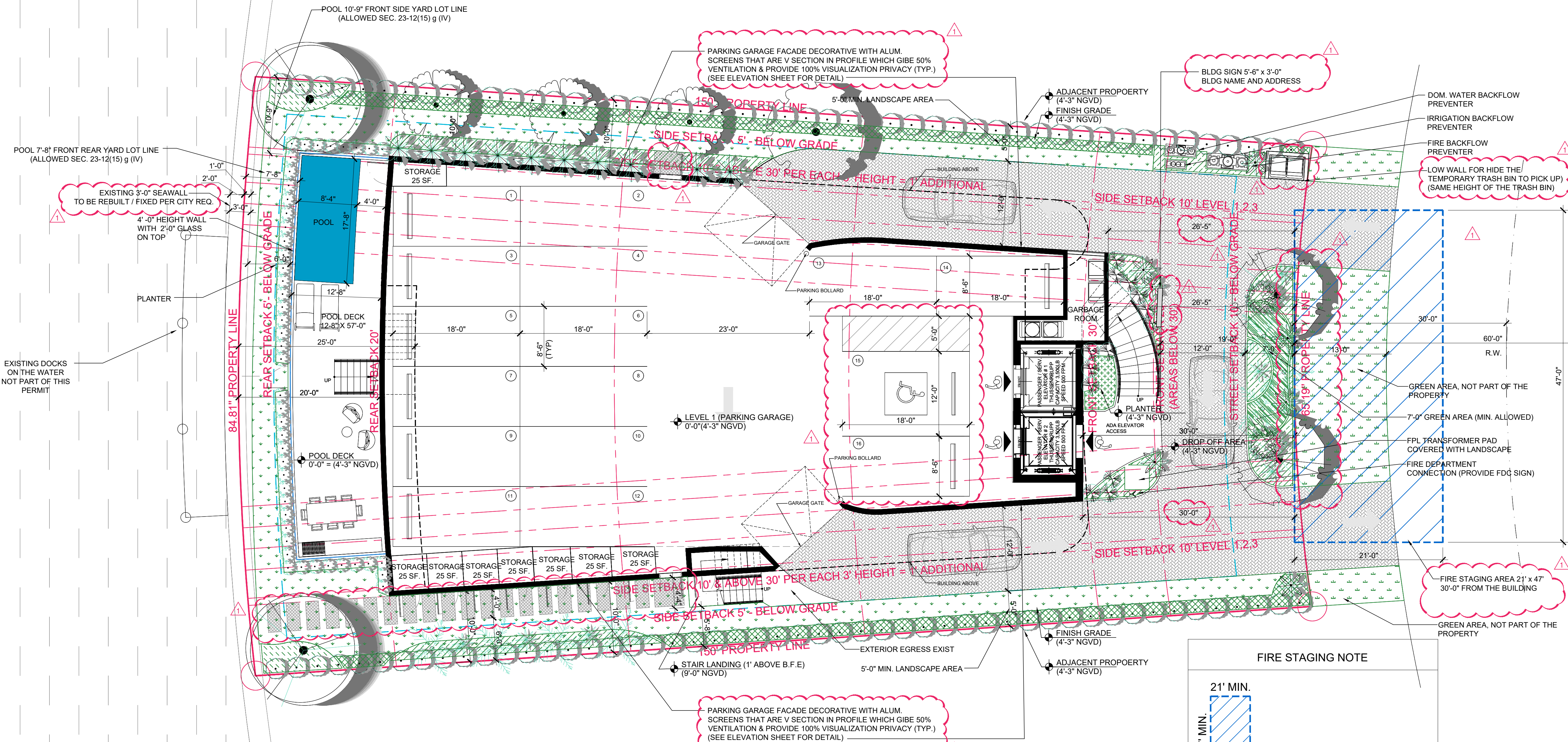
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Lic. # AR0012578

PROJECT DATA

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Project	2142	



FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

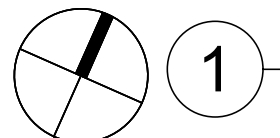
EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A GROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET-UP SURFACE COMPACTED AND FINISHED OR OTHERWISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

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



SITE PLAN

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

Rev.	Date	Rev.	Date
1	ZONING DEP. COMM.	9	01-26-2022
2		10	
3		11	
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9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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Email: tonyfr@franyie.com

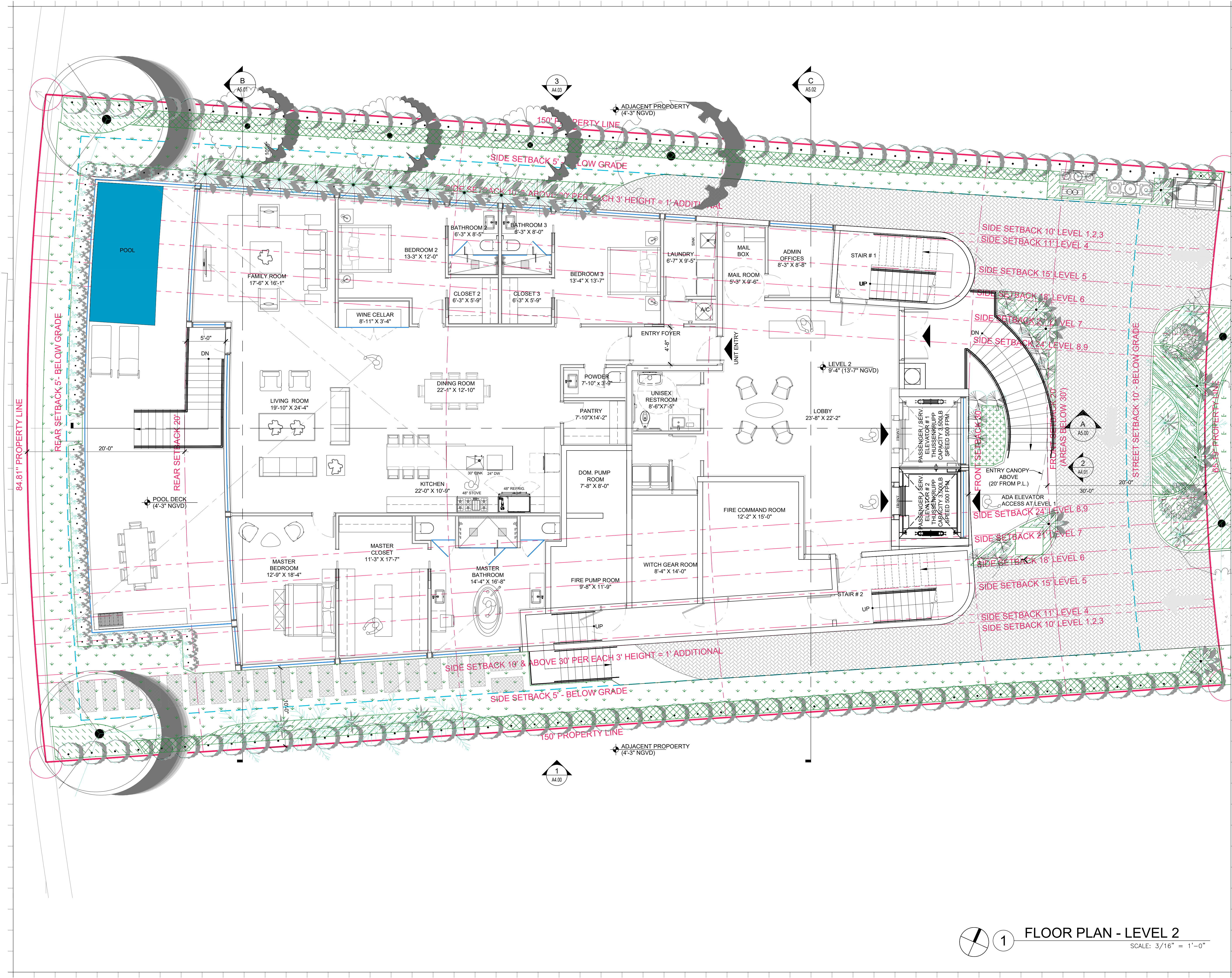
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SITE PLAN

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Scale		A2.00
Project	2142	



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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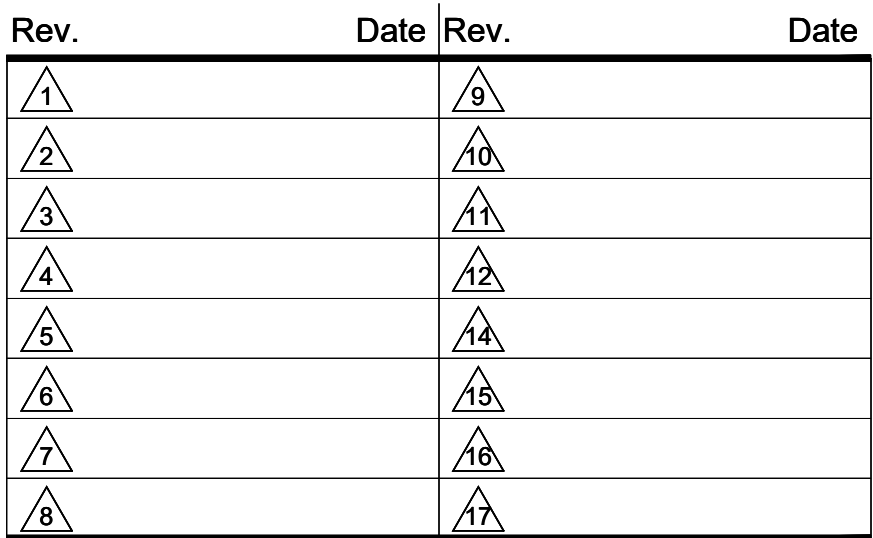
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FLOOR PLAN - LEVEL 2

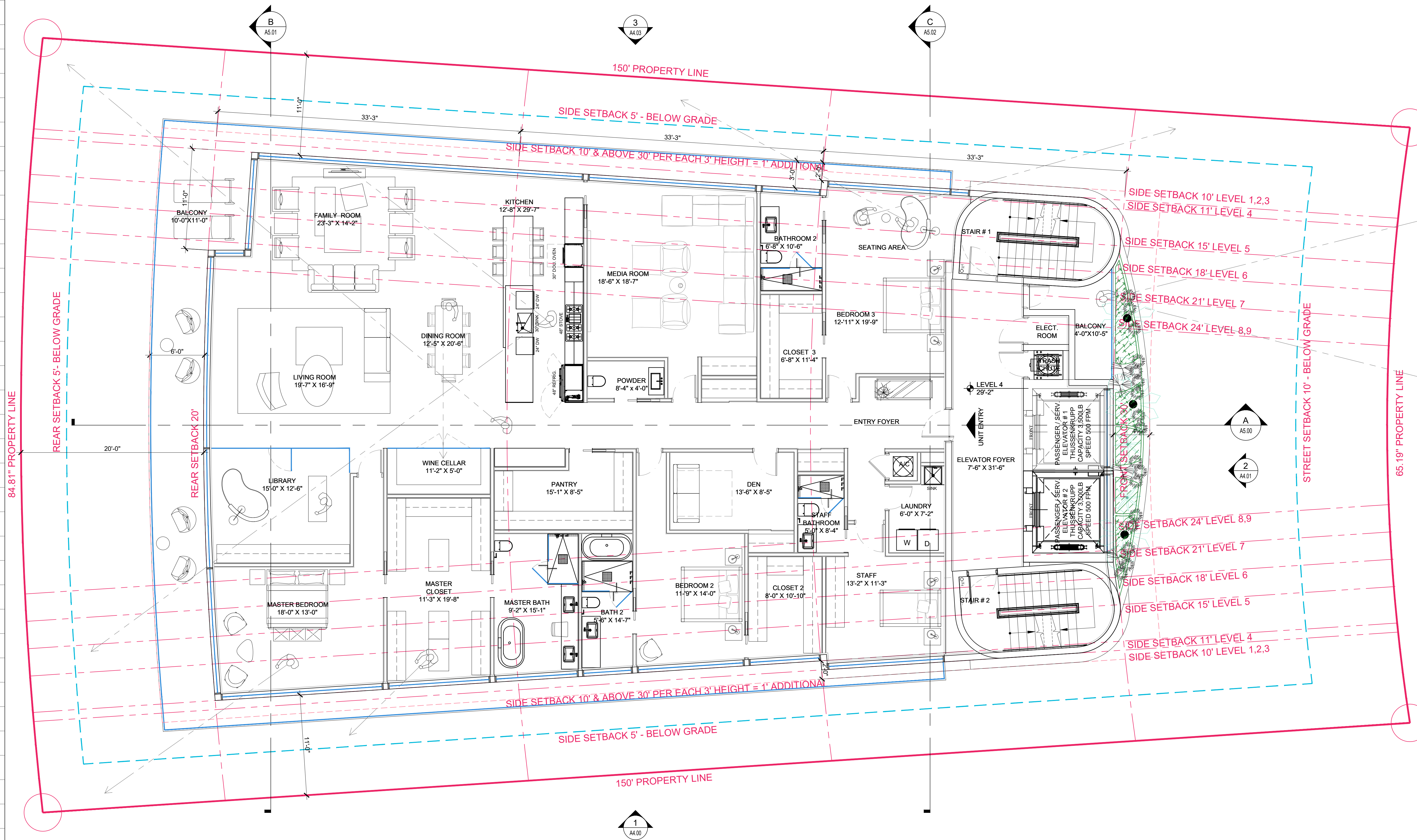
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Scale		A3.01
Project	2142	

1 FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"



Date	12-01-2021	Sheet No. A3.02
Scale		
Project	2142	

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



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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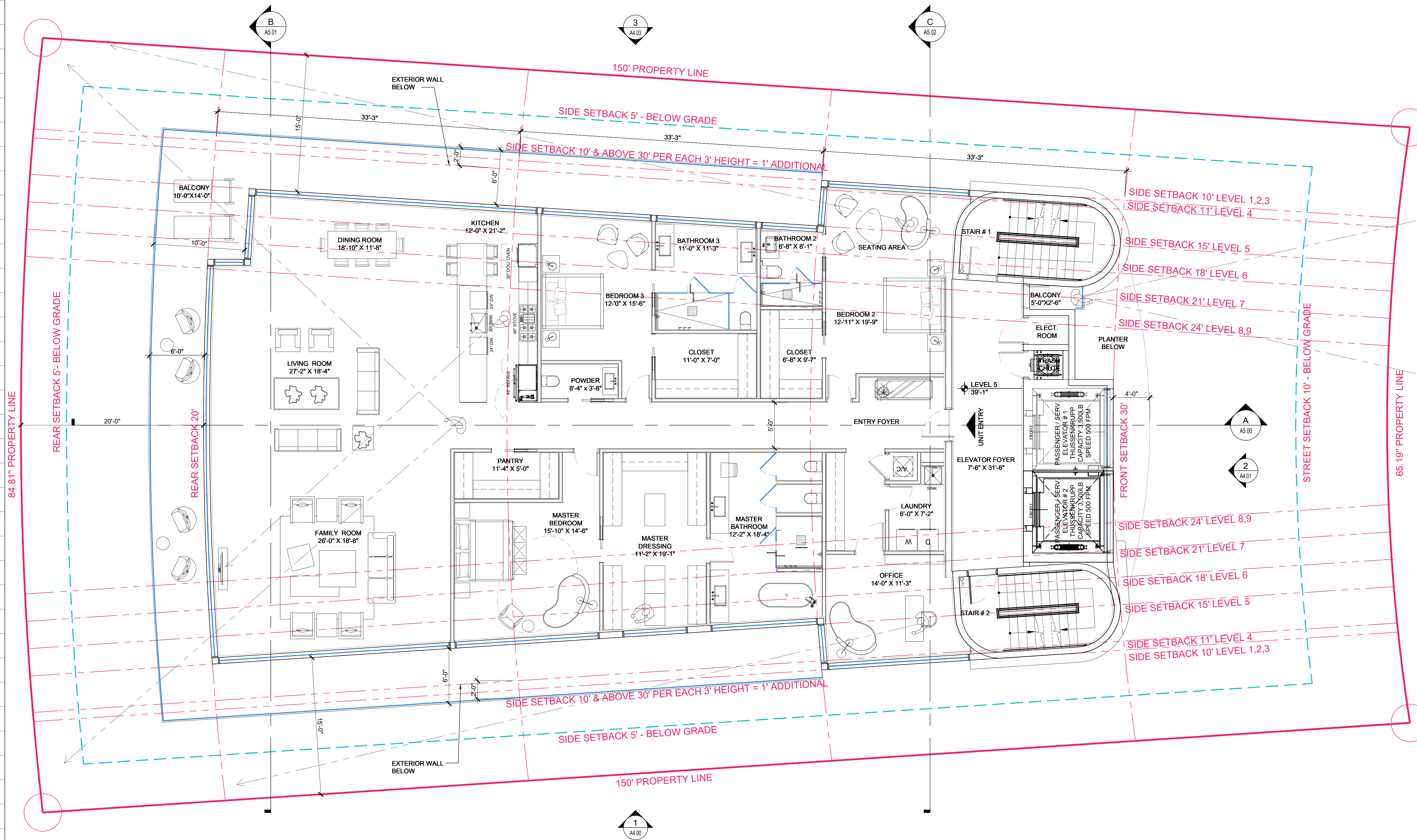


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FLOOR PLAN - LEVEL 4

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Scale		A3.03
Project	2142	

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



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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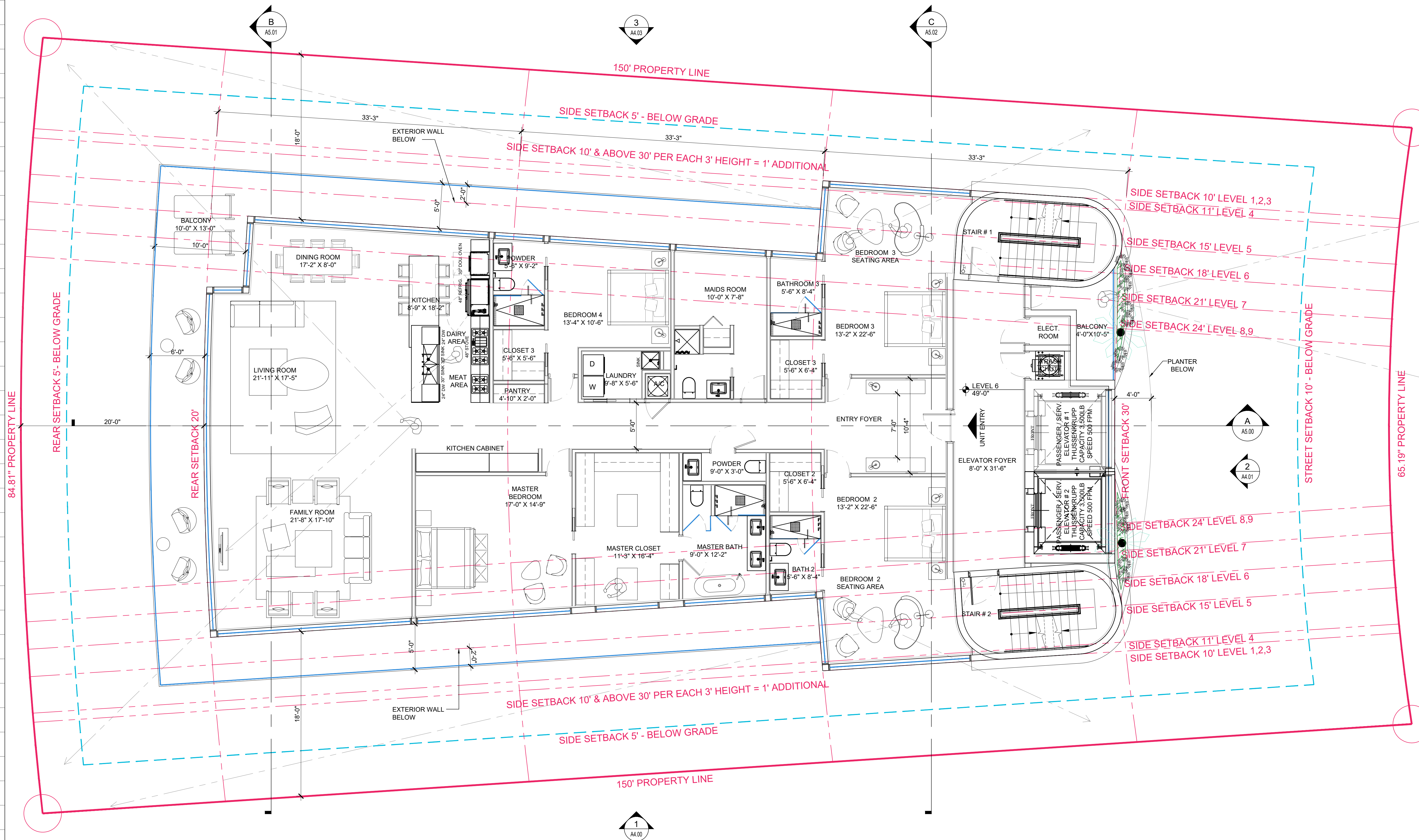
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FLOOR PLAN - LEVEL 5

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Scale		A3.04
Project	2142	

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



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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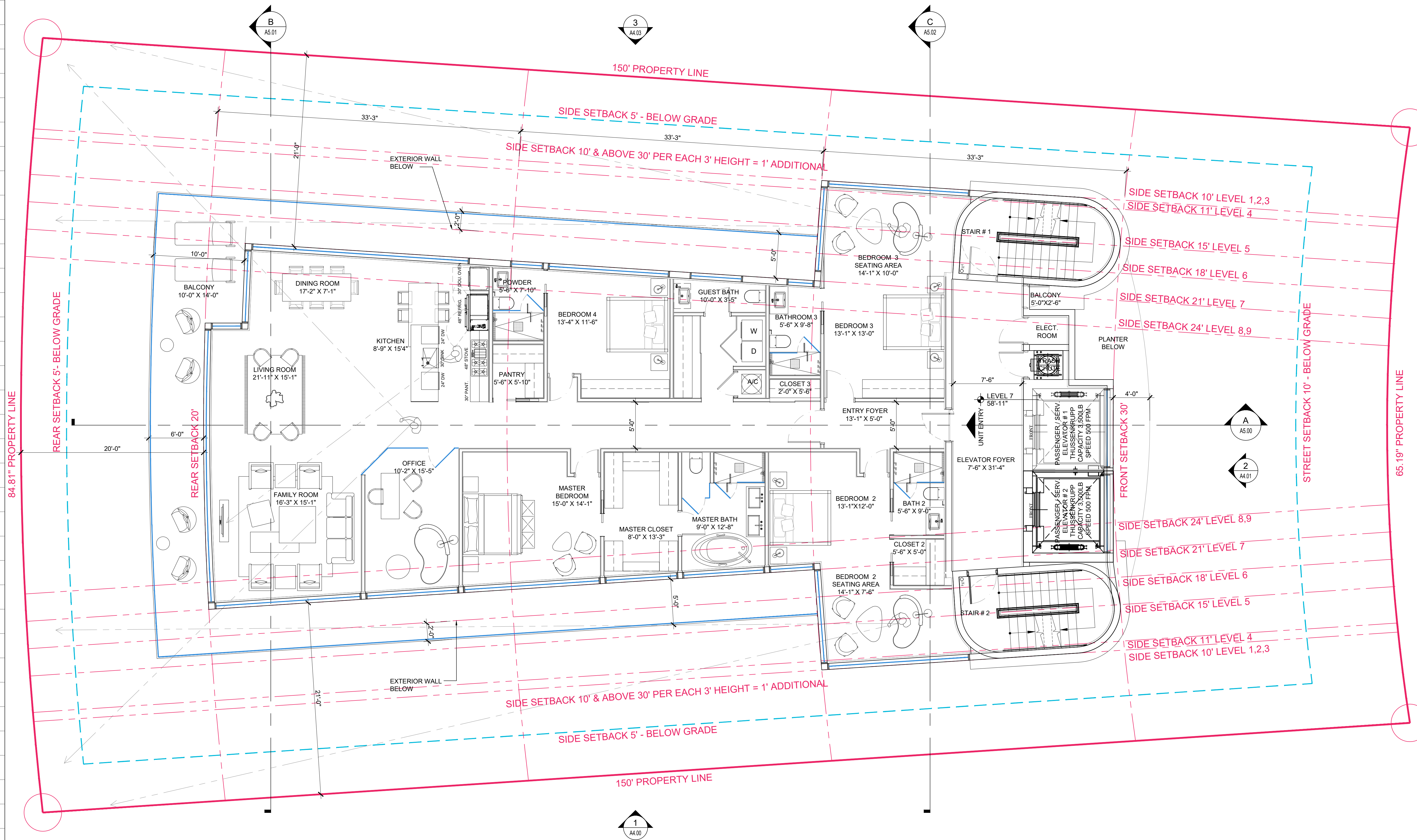


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FLOOR PLAN - LEVEL 6

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Scale		A3.05
Project	2142	

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



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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BAY HARBOR ISLANDS, FL 33154

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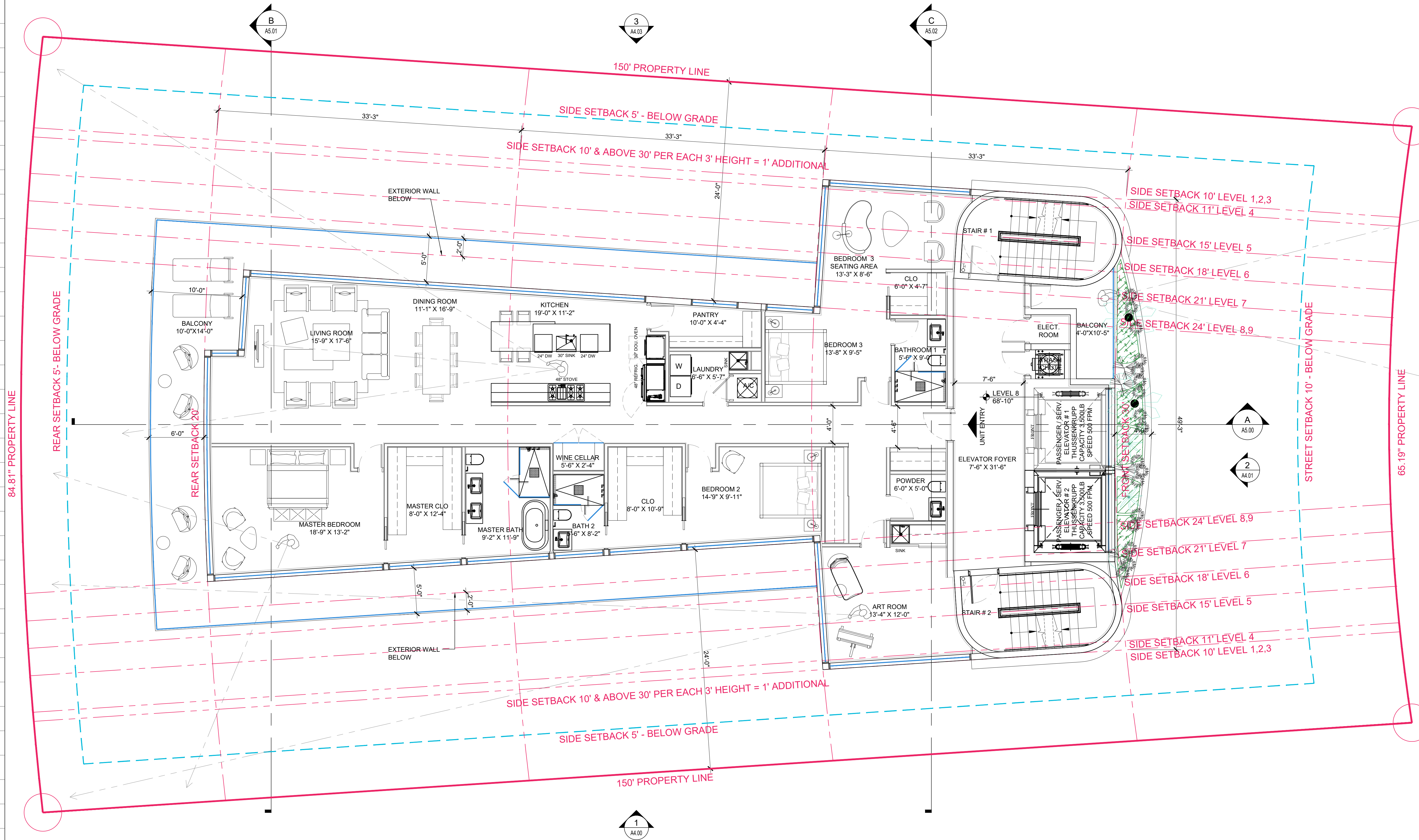
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Tel: 305.573.1818
Fax: 305.573.3766



FLOOR PLAN - LEVEL 7

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Scale		A3.06
Project	2142	

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



Rev.	Date	Rev.	Date
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Email: ziv@ziv1.COM

LANDSCAPE DESIGN:
Name: BRUCE HOWARD & ASSOCIATES
Address: 4872 S.W. 72nd AVENUE
MIAMI, FL 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:

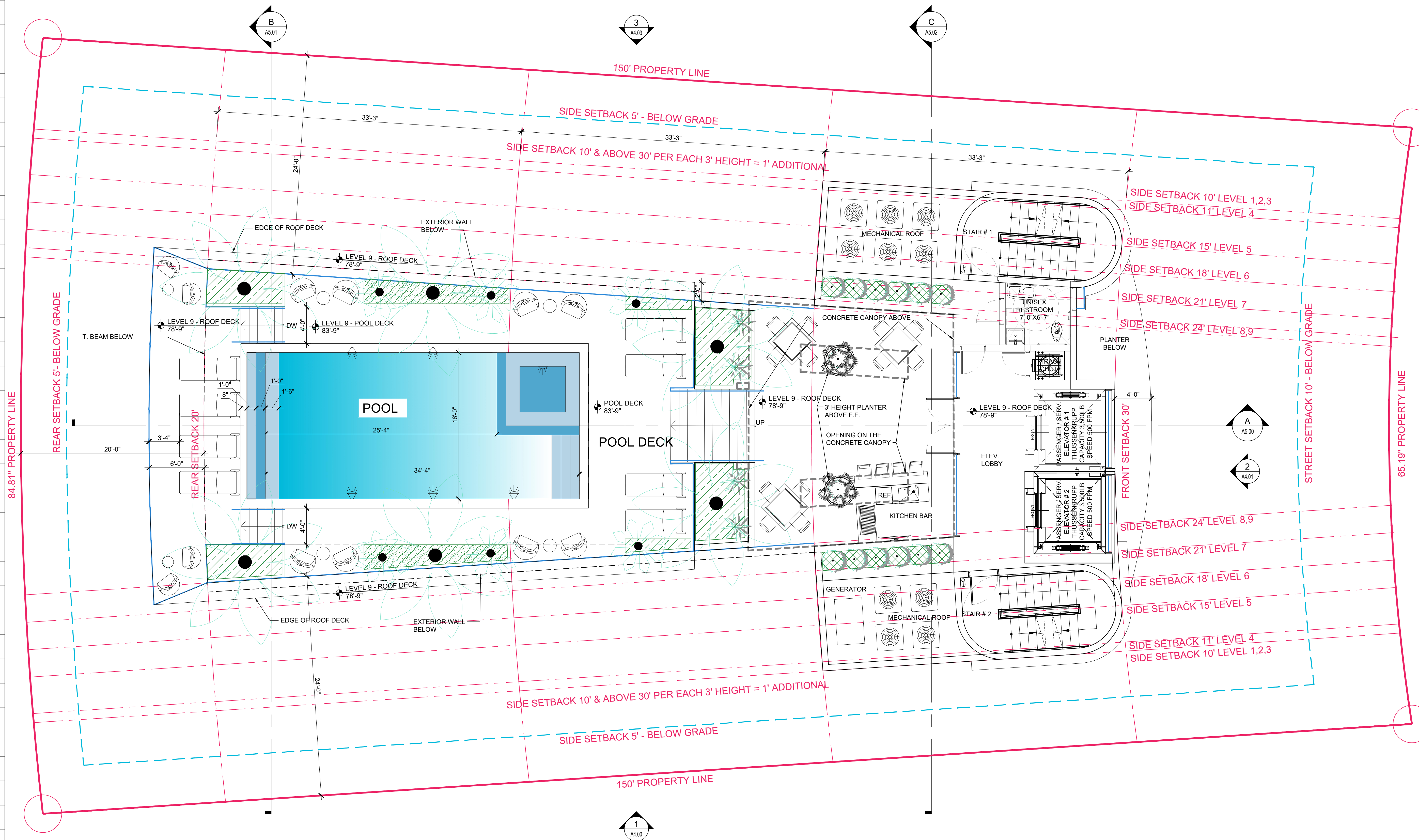
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



FLOOR PLAN - LEVEL 8

Date	12-01-2021	Sheet No.
Scale		A3.07
Project	2142	

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



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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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

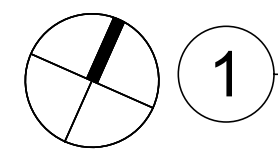
LANDSCAPE DESIGN:
Name: BRUCE HOWARD & ASSOCIATES
Address: 4872 S.W. 72nd AVENUE
MIAMI, FLORIDA 33155
Tel: 305.668.3196
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Tel: 786.518.2008
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Name:
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Tel:
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

KOBİ KARP
Lic. # AR0012578



FLOOR PLAN - LEVEL 9 (ROOF DECK)

SCALE: 3/16" = 1'-0"

Date	12-01-2021	Sheet No.
Scale		A3.08
Project	2142	

ATTACHMENT C
ITE DATA

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

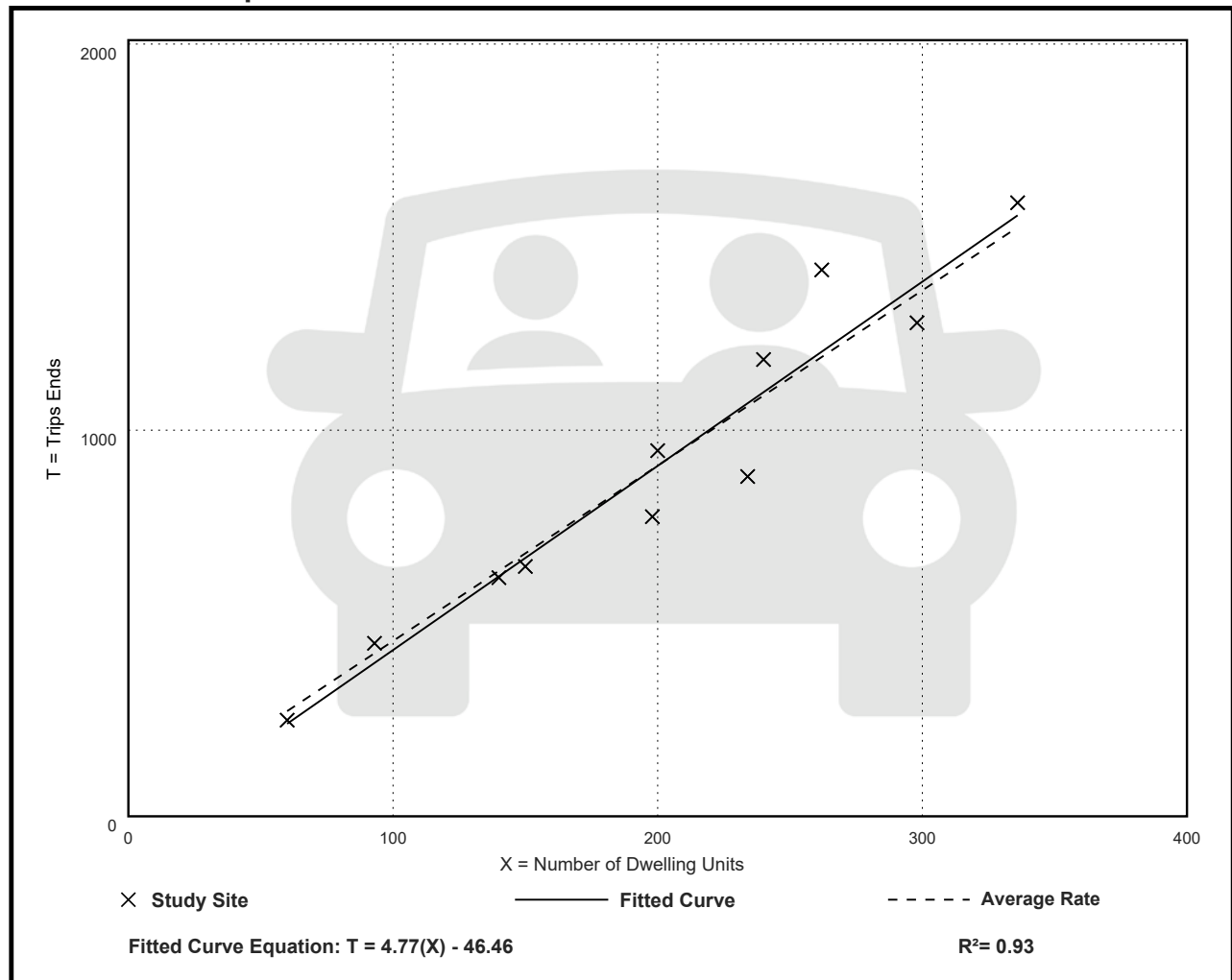
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

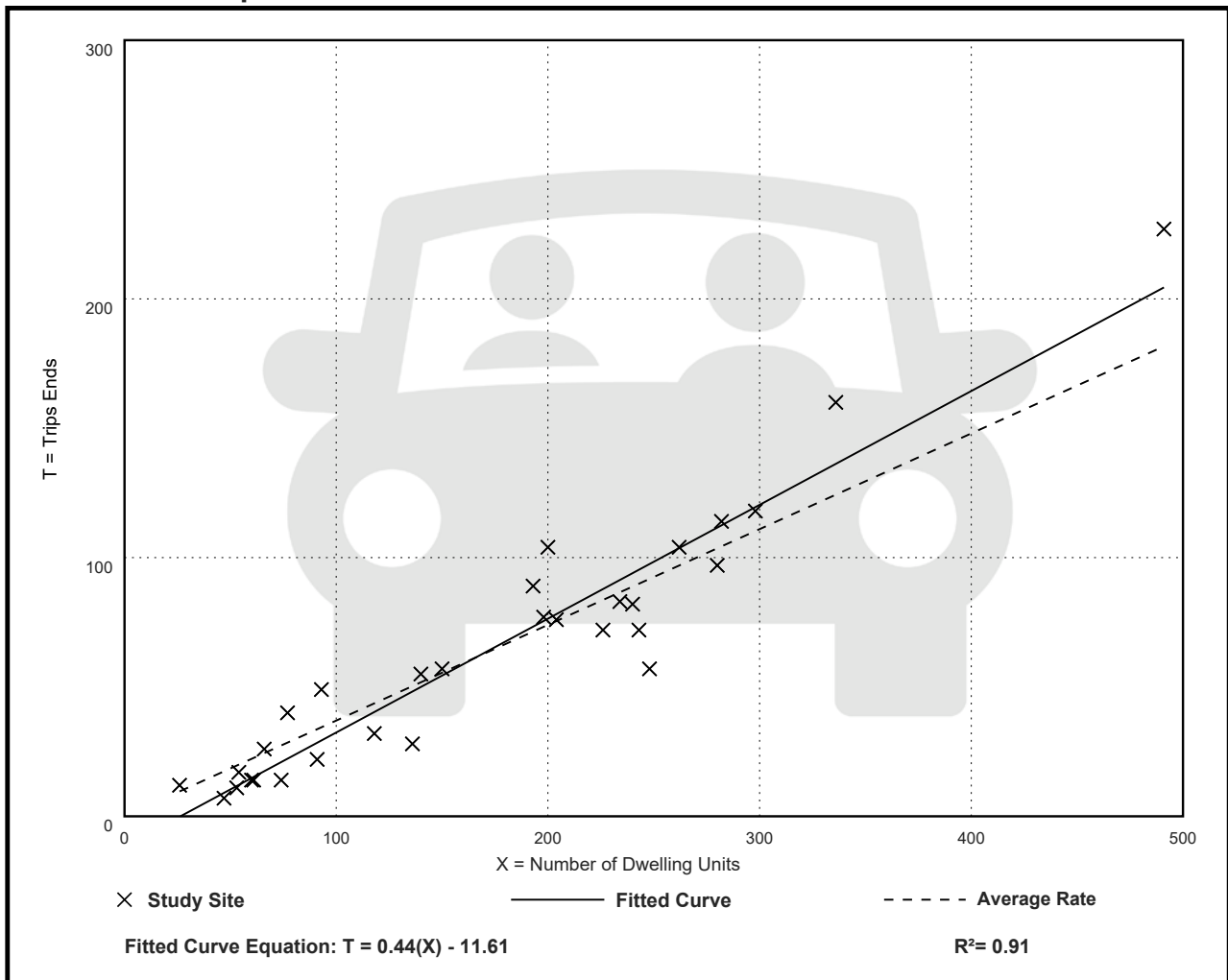
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

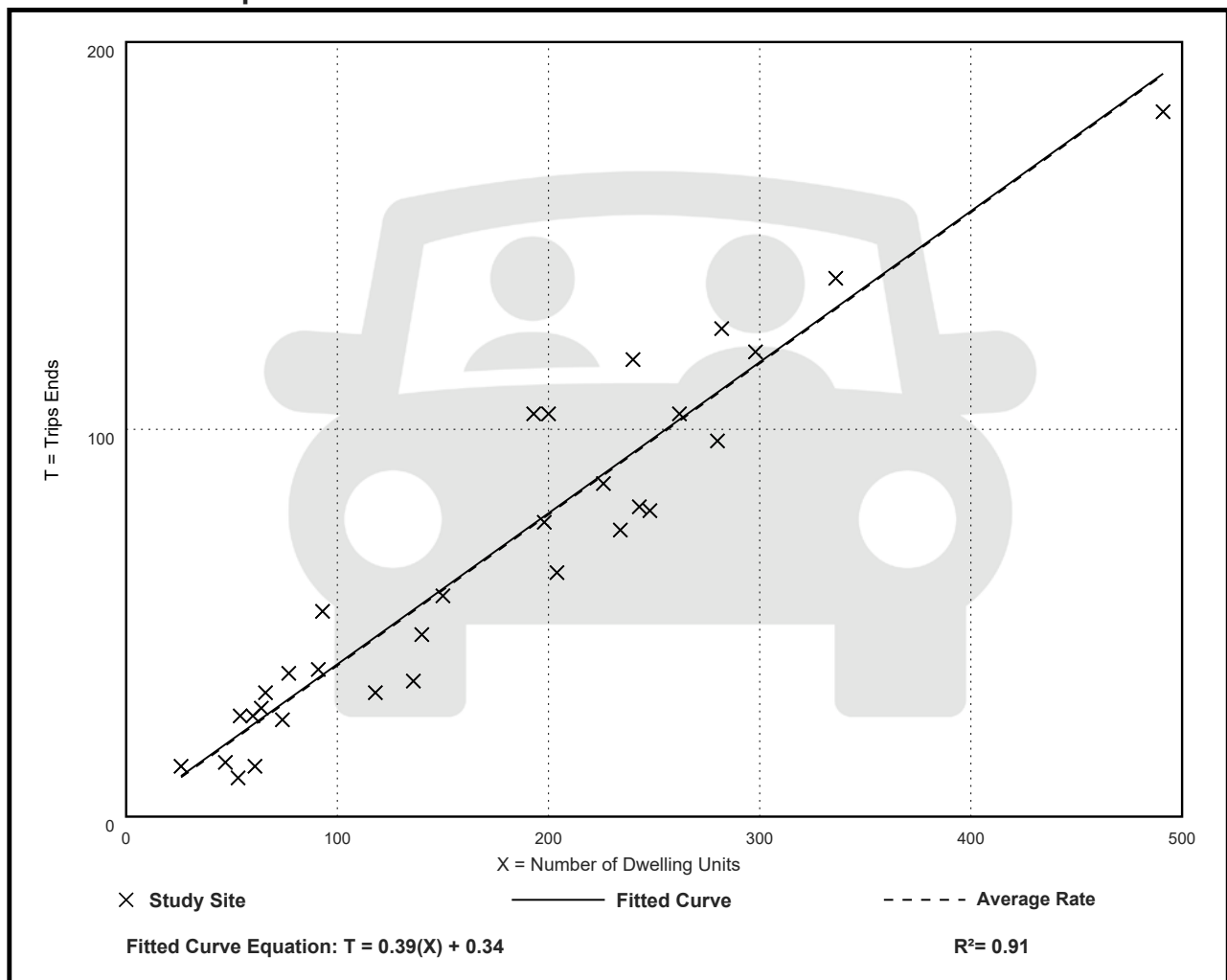
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



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

To: Town of Bay Harbor Islands
Design Review Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 21st, 2022

Subject: Site Development Plan Application
New Multifamily Development (8 DU)
9290 West Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR21-00020
MMPA Acct. No. 01-0702-1119

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated January 26th, 2022, and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The Board approves the applicant's requested tandem arrangement of parking spaces pursuant to §23-30(f); and
 2. The Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled louvers for portions of the exterior building facades in lieu thereof; and
-

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-1 (Multiple Family Residential District)
General Location: Southwest Quadrant of West Bay Harbor Drive at 93rd Street
Legal Description: Lot 16 of Block 2, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT REVIEW HISTORY

The Town has been reviewing redevelopment plans for this site for several years. The last formal review was in 2014 for a 14 DU midrise complex that the Town's former PZB approved (now expired). In April of 2021 the new project architect (Kobi Karp) initially contacted MMPA about the site's zoning situation and previous project reviews. Over the summer of 2021 several design concepts were reviewed via email. In early October 2021 the Town received a formal Site Development Plan application. An initial DRC meeting was held on October 14th, 2021, at which time the DRC staff members presented their initial comments and discussions were held. Due to the inclusion of a proposed underground parking garage at that time and several other major design / Code issues the DRC deferred the application to allow the architect to research / redesign the project to be compliant with FEMA / FBC and Town Code requirements. Subsequently the architect studied the design and coordinated with MMPA / other Town staff to create a Code compliant Site Development Plan design. In mid-December 2021 a revised Site Development Plan package was submitted to the Town for reconsideration. Due to the holidays staff attendance and meeting scheduling was disrupted. A 2nd DRC meeting was held on January 13th, 2022, at which time the DRC recommended approval subject to a few minor revisions (check set sign-off). The latest plan revision addressed all remaining DRC comments.

PROJECT DESCRIPTION

The project architect, Kobi Karp Architecture & Interior Design, as agent for the property owner, Global Reach Investments, LLC, has submitted a Site Development Plan application for the construction of a new midrise multifamily residential development consisting of eight (8) dwelling units. This vacant 11,250 sq. ft. / .26-acre site is comprised of a single somewhat "pie-shaped" platted lot located near the intersection of West Bay Harbor Drive and 93rd Street in the southwest quadrant of the East Island.

The proposed building is seven (7) stories in height with dwelling units shown on each upper floor (Levels 2-8) with the ground floor (Level 1) now shown only as a parking garage / storage / building access area). A one-way looped driveway is proposed entering on the north side of the site and exiting on the south side of the site providing access to the parking garage and lobby drop-off driveway. All of the required parking spaces are proposed in the enclosed parking garage, including one ADA parking space. For single lot developments and those not seeking TDR units extra guest spaces are not mandatory; however, a lobby drop-off is still required and has been provided. The Town Code requires that as each older nonconforming site is redeveloped all required parking must be entirely on the site and any older nonconforming parking existing in the roadway swales must be removed and landscaped. A pool and sundeck are shown in the rear yard along the Indian Creek Waterway with a walkway connecting to the seawall / dock. In addition, a rooftop recreational area is shown with a pool and sundeck areas.

The proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades. Two (2) rounded stair towers are shown facing WBHD at the corners of the building. There are also curved planters, an entry canopy, and other architectural features on the street façade. These features appear to be either clad with stone and/or a scored stucco finish (no sample board submitted).

Height / DU - The maximum height allowed in the RM-1 Multiple Family Residential District in this location is 75 feet above Base Flood Elevation (BFE). The structure is proposed to be 75' above BFE to the main roof deck. A raised pool and pool deck (5') is shown compliant with the Code allowances. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses. The eight (8) dwelling units shown all appear to have 3+ bedrooms, some with dens. All of the DU meet the Town's min. square footage requirements.

Driveways – As stated above a total of two (2) driveway entrances are proposed into the site. A one-way looped driveway to WBHD is proposed entering on the north side of the site and exiting on the south side of the site providing access to the parking garage and lobby drop-off driveway. All of the required parking spaces in the redesign are proposed in the grade level parking garage, including one ADA parking space. Again, for single lot developments and those not seeking TDR units extra guest spaces are not mandatory; however, a lobby drop-off is still required and has been provided. The revised site design now includes an on-site lobby / delivery drop-off area.

Parking – Based on 8 DU a total of 16 parking spaces are required (2 per DU) and provided. The 16 parking spaces provided under the building in the parking garage (14 tandem & 2 regular spaces including ADA space).

Density - The MDPA website / survey indicates the site is 11,250 sq. ft. / .26-acre in size. Based on the lot size and allowed base density a maximum of nine (9) DU can be built on this site (.26 acres x 34 DUA = 8.78 / rounded to 9). Based on the current design with 8 DU the site would have one (1) extra TDR unit.

Nearby Development - The adjoining / nearby developments sites currently include to the north the 9300 Condo with eight (8) DU), to the south the Lexington Condo (28 DU), across WBHD the Harbor Point Condo (14 DU) and the intersection of 92nd Street with WBHD – the Ruth K. Broad K-8 School is located north of 92nd Street. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 18+/- years and continues to refine its LDRs. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas, including the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet, unless a specific proposal was submitted to the electorate for a vote.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The project will not require any TDR units, in fact, one TDR unit will be available. The developer is seeking to build a total of eight (8) DU which is consistent with the allowed FLUM density.

Land Development Regulations / Zoning Code – The property has a Zoning District classification of RM-1 (Multiple Family Residential District). The maximum building height allowed in this area is 75 feet (measured from BFE + 1' FBC freeboard) to the top of main roof deck). The proposed building height complies with the Town's height limits. The proposed use of the property is consistent with this zoning classification; however, some features of the revised site design are not consistent with some provisions of the Code at present.

PLATTING

The site does not require re-platting pursuant to §11-22, as the site is comprised of only a single platted lot.

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

As stated above, the Site Development Plan depicts a total of two (2) driveway connections to West Bay Harbor Drive (WBHD). A one-way looped driveway to WBHD is proposed entering on the north side of the site and exiting on the south side of the site providing access to the parking garage and lobby drop-off driveway (both 12' in width). Again, for single lot developments and those not seeking TDR units extra guest spaces are not mandatory; however, a lobby drop-off is still required and has been provided. The latest revised site design now includes an on-site lobby / delivery drop-off area. Guests could park there as well. All of the required parking spaces are proposed in the ground / grade level parking garage, including one ADA parking space. In earlier years of the Town (1940s-1960s) many of the developments that were built provided little or no parking spaces for their residents / guests. As people acquired vehicles the need for sufficient parking spaces became evident – so the Town allowed head-in / parallel parking to be built in some of the roadway swales. In addition, the Town acquired several lots and built municipal surface parking lots to help meet demand. However, the Codes were changes to require much more parking, and require new development or redevelopment projects to provide all required parking on the subject sites, remove any swale parking, regrade the areas for drainage, and install common streetscape landscaping (grass / designated Street Tree per Miami-Dade Chapter 18B and the Town's Master Plan. The Town has no record of ever obtaining the front 11' of the site where portions of parking spaces now exist, and the survey shows the lot is “whole”.

A preliminary Fire Department staging area is shown on the plans. During the Building Permit review process the Miami-Dade Fire Department staff will verify the exact staging area, which may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

As stated above, the proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades. Two (2) rounded stair towers are shown facing WBHD at the corners of the building. There are also curved planters, an entry canopy, and other architectural features on the street façade. These features appear to be either clad with stone and/or a scored stucco finish (see samples on Sheets A4.00 – A4.03). The building is seven (7) stories in height with dwelling units shown on every upper floor (ground floor parking / storage / bldg. access). The building size is such that no breezeway or building angulation is required.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggest conditions of approval and/or comments based on the latest revised plans dated January 26th, 2022, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by Kobi Karp Architecture & Interior Design, dated January 26th, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.
2. Design Review Board approval for the tandem parking spaces arrangement for the parking spaces in the garage is required pursuant to §23-30(f). If the Board does not approve this request the project must be redesigned to gain approval.
3. The Design Review Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled louvers for portions of the exterior building facades in lieu thereof. If the Board does not approve this request the project must be redesigned to gain approval.
4. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.
5. Town park impact fees must to be paid / satisfied at time of building permits.
6. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
7. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time on building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.

8. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
9. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the front (street) property line is required.

AGENDA ITEM REPORT

April 7, 2022

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi- family dwelling for “Bay Harbor 103 Condominiums” located at 10270-90 East Bay Harbor Drive, Lots 1-2 of Block 5. On February 1, 2022, the overall project was approved by the Board. The Design and Review Board required the restudy / resubmittal / redesign of the 103 Street and East Bay Harbor Drive front yard driveway / parking / lobby drop off areas to decrease hardscape areas and increase landscape open space areas in an attempt to meet the Town's 10' landscape strip along the roadway. The developer has resubmitted the plan revision and narrative to address the Board's directive. Enclosed please find the revised plans. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

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

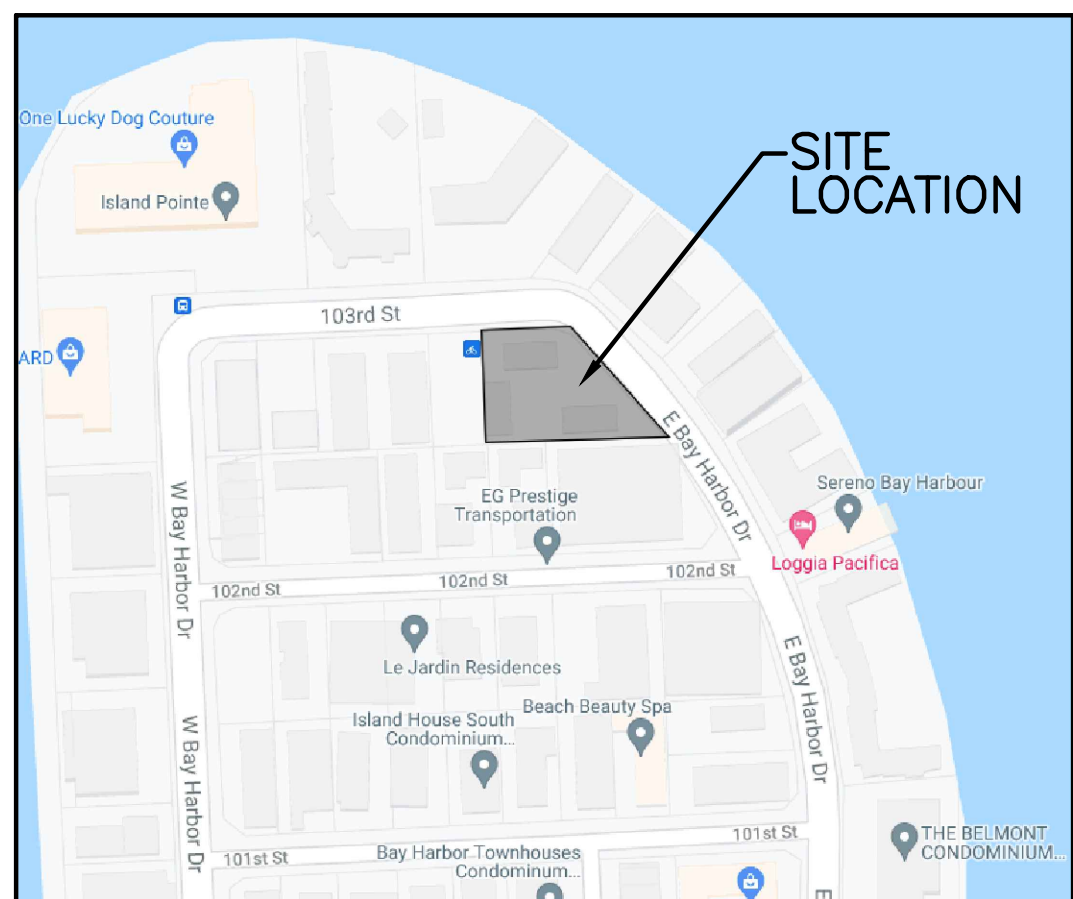
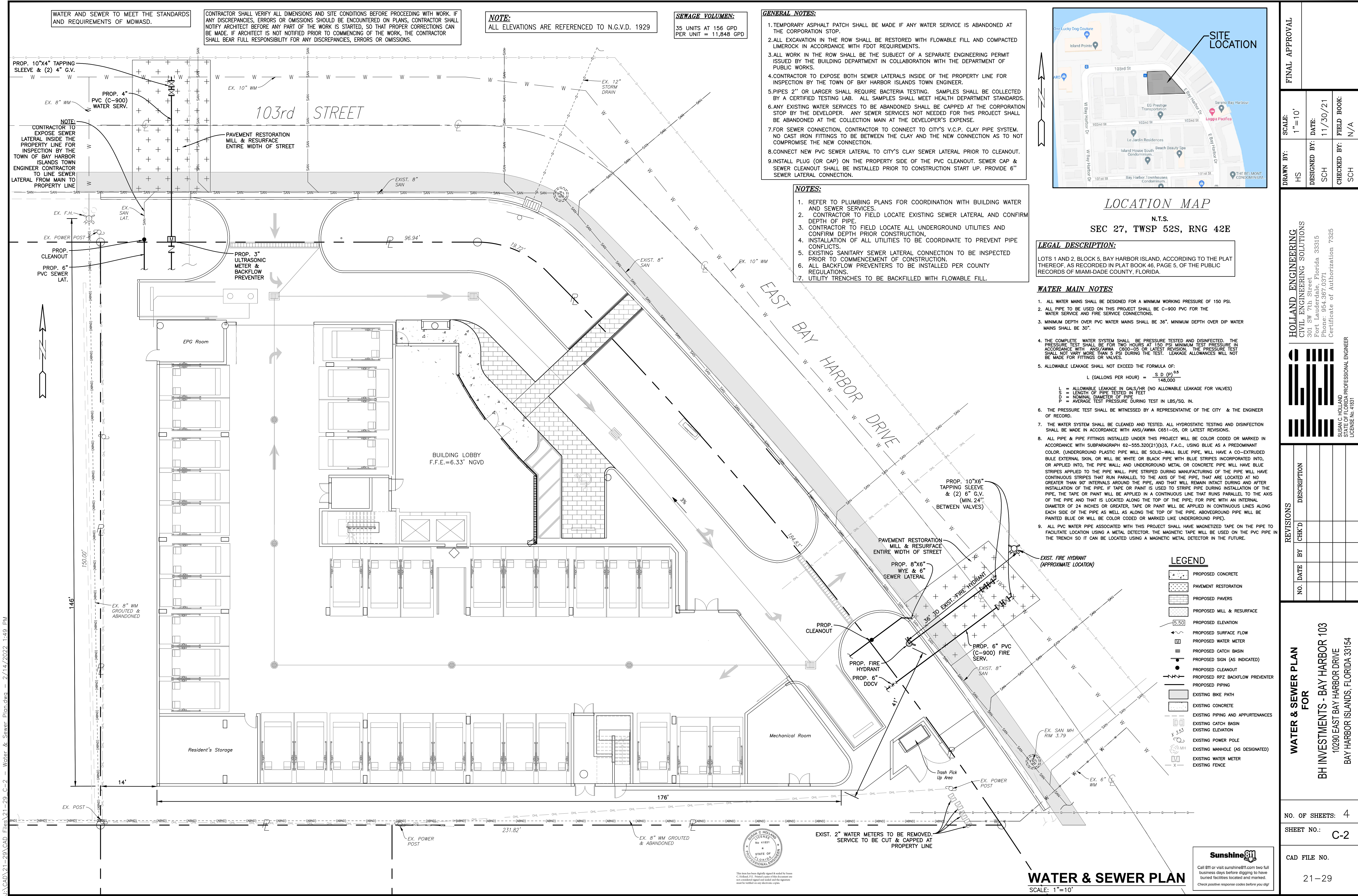
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10290 EBH Drive DRB 4.7.2022 Revised
2.	Bay Harbor 103 A DRB Letter - February 14 2022



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

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

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

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

LEGEND

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

WATER & SEWER PLAN
SCALE: 1"=10'

FINAL APPROVAL	
SCALE: 1"=10'	DRAWN BY: HS
DESIGNED BY: SCH	DATE: 11/30/21
CHECKED BY: SCH	FIELD BOOK: N/A

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

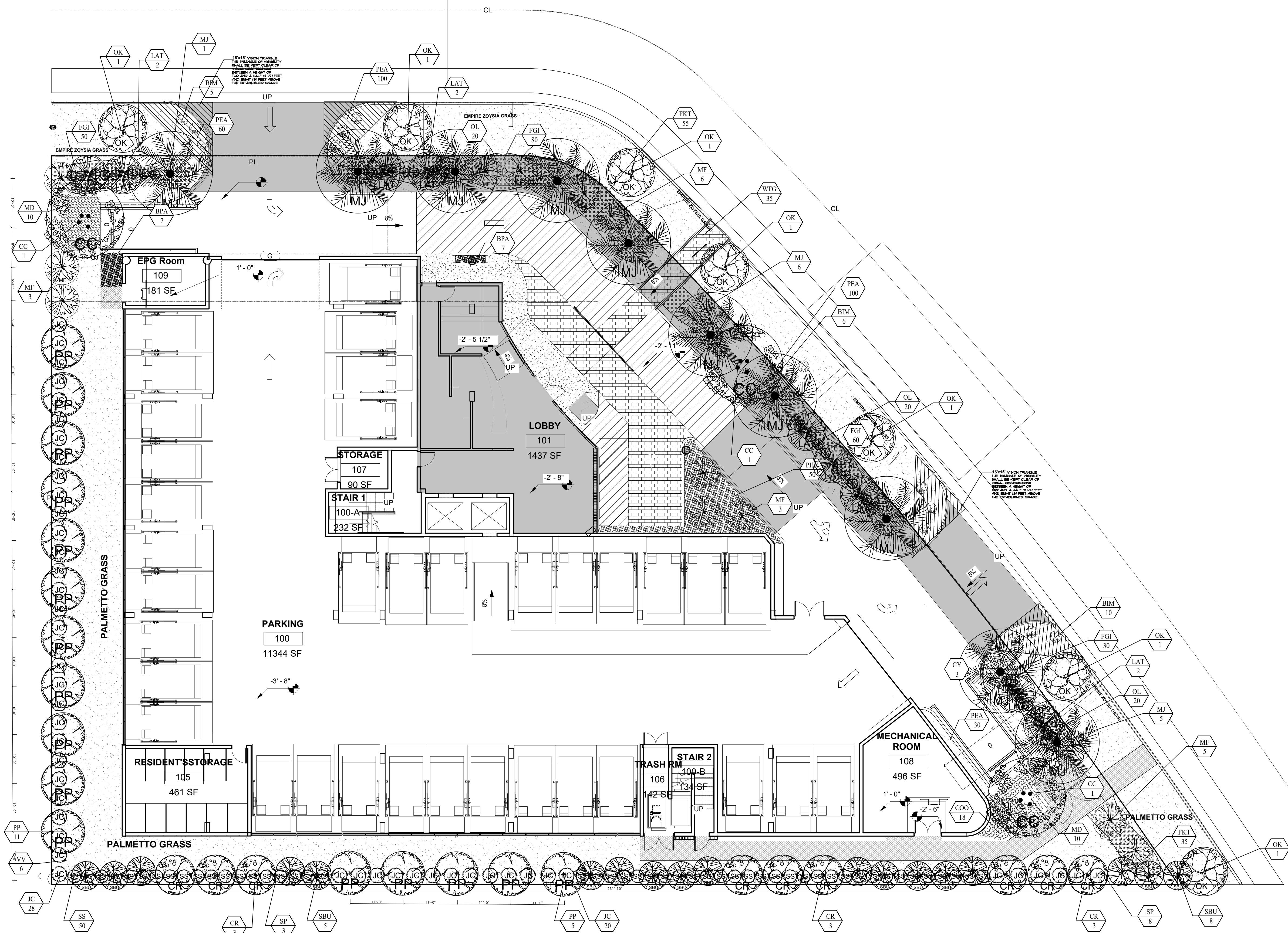
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

NO.	DATE	BY	CHK'D	DESCRIPTION

WATER & SEWER PLAN FOR
BH INVESTMENTS - BAY HARBOR 103
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33164

NO. OF SHEETS: 4
SHEET NO.: C-2
CAD FILE NO.

21-29



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

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

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

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

50% OF THE REQUIRED TREES (17 LOT TREES)
MUST BE BETWEEN 16'-18'HT = 9 TREES

- 9 LARGE MEDJOO PALMS (16'CT 24"HT OVERALL)

25% OF THE REQUIRED TREES (17 LOT TREES)
MUST BE BETWEEN 18'-20'HT = 5 TREES

- 3 SEAGRAPE TREES (16'CT 24"HT OVERALL)
- 2 LARGE MEDJOO PALMS (16'CT 24"HT OVERALL)

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
LANDSCAPE PLAN
GROUND FLOOR

ISSUE DATE
09-14-2021

REVISION
02-11-2022

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
3 / 32" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01

STUDIO BAIGORRIA

design office

NARRATIVE FOR UPGRADED DESIGN OF DROPOFF / VEHICULAR CIRCULATION AND LANDSCAPE GREEN AREA INCREASE

To: TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD
PLANNING AND ZONING BOARD

From: STUDIO BAIGORRIA, DESIGN OFFICE

Date: February 14, 2022

Subject: Site Development Plan Application
10270-90 East Bay Harbor Drive (35 DU)
Bay Harbor Islands Acct. No. SPR21-00013

INCREASE OF LANDSCAPED AREA AT GROUND LEVEL

As per presentation of the project to the Design Review Board on February 1st, 2022, a request was made by the Board to extend the green areas, which required a revision of the plans: Architecture A-103, Landscape L-1 and Civil Engineering.

To address these concerns, the following actions have been taken:

- 1- Reduce the number of car access to the site from three to two:** Entry access from the North on 103rd Street, and an egress at the Southeast area of the site on East Bay Harbor Drive are retained, providing a continuous green setback facing the streets, with a one-way internal drive for Residents and Valet inside the premises, independent of street circulation.
- 2- A defined and independent Dropoff area** is retained allowing simultaneous flow of circulating cars and resident's receiving zone. For that reason, a limited portion of the driveway has an 8'-0" green area setback, upgrading to 10'-0" all the remaining landscape setbacks (town Code Sec 23-24(d) and Sec 23-30(e) "the Planning and Zoning Board has the ability to vary the dimensions to not less than 7 feet (Miami-Dade Landscape Code minimum) to accommodate lobby access and guest spaces".

STUDIO BAIGORRIA

design office

- 3- **Access and Egress are kept at 23'-0"** to allow the occasional maneuver of Delivery vans on the north side, and a "temporary reserved" Moving Zone on the southeast.
- 4- **The number of visitor parking** required is two (2) spaces, there are three (3) spaces provided, including an Accessible Space with close access to the lobby.
- 5- **The required Landscape Area** is 20% of the lot (5,209 SF), and with the upgraded design, the previously proposed 5,727 SF (22.18%) of green area has been increased to 6,107 SF (23.45%).
- 6- **Concrete pavers** for pedestrian and vehicular areas will have a distinctive pattern for circulation and a different accent on the dropoff area to differentiate the functions. Pattern and details to be defined at Construction Permit.
- 7- **Low-E glass** for the building must be color Gray or Clear
- 8- **Coconut Palms** (Cocos Nucifera) would be eliminated from the Landscape plans.

AGENDA ITEM REPORT

April 7, 2022

ITEM NUMBER: 4.

ITEM: Request for approval of a revision to a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, the Board approved the site plan for a new single family home. The owner is proposing some architectural changes to the previously approved plans. Enclosed please find the previously approved and new proposed plans and elevation and the narrative. Item #4

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 10130 WBVD SF 2022 Rev DRB Staff Report Mar 17 2022
2.	GAD Residence DRB 47.2022 Revised
3.	GAD-ARCHITECTURE RESPONSE LETTER -REV#3

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

To: Design Review Board (formerly Planning & Zoning Board)
Town of Bay Harbor Islands

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

Date: March 17th, 2022

Subject: Single-Family Residence – House Now Under Construction
Requested Revisions to Approved PZB Plans (July 20th, 2021)
10130 West Broadview Drive
Bay Harbor Islands Acct. No. SPR21-000005 / SPR22-000004
MMPA Acct. No.: 01-0702-1104

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (signed 3/09/22) and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the owner's desired revisions to occur for a new single-family home now under construction located at 10130 West Broadview Drive.

PROJECT HISTORY

In April of 2021 a Site Development Plan application was made to the Town for a new single-family home located at 10130 West Broadview Drive. The Town's Planning & Zoning Board (renamed the Design Review Board on Nov. 30th, 2021) reviewed the application on several occasions and finally approved the Site Development Plan on July 20th, 2021, subject to several conditions. Subsequently a building permit application was made to the Town and issued. Construction is now ongoing with the foundation complete and vertical construction beginning. In Jan. 2022 the contractor approached the Town with concepts for revisions to the approved plans. MMPA / Town Staff (BO) reviewed the revised concept plans and determined the extent / nature of the proposed architectural changes was too substantial for staff to approve administratively per Sec. 5-23.1. The contractor was notified of this decision on Jan. 12th, 2022. On Feb. 16th, 2022, the Town received an application to modify the previously approved Site Development Plans. MMPA reviewed the drawings / narrative submitted and issued a memo on Feb. 18th, 2022 noting several issues. On March 10th, 2022 revised plans / a response narrative was resubmitted to the Town that fully address our earlier comments, and the plans meet minimum Code criteria. This request may now proceed to the DRB for consideration.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10130 West Broadview Drive
Legal Description: Lot 45 and the North ½ of Lot 46 from front to rear adjoining Lot 45, Block 23, “Bay Harbor Island”, according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Daniel Sorogon @ Florida Architectural Services, Inc., and project contractor, Michael Jaar @ The Jaar Group, as agents for the property owner, 2N Washington, LLC (Michael & Irina Gad), originally submitted an application to construct a new single-family residence on a waterfront lot (Biscayne Bay) located at 10130 West Broadview Drive in April 2021. The former 3,723 sq. ft. single-story home (built in 1951) was demolished and is being replaced with a new two-story 9,900+/- sq. ft. home that has 7 bedrooms / 8½ baths and a two (2) car garage. As stated previously, the Town's Planning & Zoning Board approved the new project on July 20th, 2021. The new home is now under construction.

The new home is “L-shaped” with the main house centered on the site with a 2-car garage wing extending east toward the street on the south side of the lot. The home's architecture is modern with some prominent angular design features, a flat roof, and the home has extensive glazing that is oriented towards outdoor living with a swimming pool & deck, a spa, gazebo, and outdoor kitchen. The original home façade design included distinctive decorative concrete stucco panels with a repetitive pattern (now requested to be replaced with gray marble tiles), clear railings and a unique vertical mixed-colored metal entrance façade (to be kept). A revision is now proposed at the main front entry to add a projecting / stepped concrete feature, as well as a few others. All mechanical equipment / solid waste receptacles will be screened with fencing and supplemental landscaping as required by Code. The overall height of the proposed structure is 25' above the Base Flood Elevation (BFE), which complied with the maximum height permitted for flat roofed homes. The Town Council recently approved a Code amendment to allow building height measurements to be from BFE + FBC freeboard (1') as most cities now allow, due to potential flooding / sustainability efforts. If builders / owners chose to take advantage of this Code change the Town staff will handle this minor adjustment administratively. The proposed landscaping design still meets / exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The proposed landscape design and theme are very tropical.

A retaining wall system / property line fencing is proposed along the west (Biscayne Bay), and portions of the north / south side property lines to allow the lot grade to be increased for the BFE of 9.67' NGVD and pool area. Otherwise, steep slopes may occur in the yard areas rendering them unusable in some instances and causing drainage issues. Code Sec. 23-12(12) requires the PZB (TC transferred duties) to specifically approve these designs, due to potential negative impacts on adjoining sites. The PZB approved the applicant's conceptual retaining wall design in July 2021, with construction detail refinements made during the building permit process.

**Town of Bay Harbor Islands
Design Review Board Staff Report
10130 West Broadview Drive – New Single-Family Residence – Under Construction
Requested Revisions to Approved PZB Plans (July 1st, 2021)
March 17th, 2022
Page 3**

As the Town requests for all substantial DRB (formerly PZB) project modifications, the applicant submitted both illustrative plans and a written narrative explaining each desired modification (see attached). Following is a summary of the applicant's requested project modifications:

- 1) Redesign of the home's front façade architecture to add a series of stepped entry columns to the main house & garage. The aluminum tube (bronze / silver / gold) feature will remain.
- 2) The previous angled / faceted 3D tiles on some of the house facades are requested to be replaced with light gray marble tiles.
- 3) The pool equipment location and its size will be moved slightly forward on the south side of the house. Adequate physical screening (decorative fencing) is still being provided.
- 4) Remove a previously shown window on the south façade at the breakfast area due to the relocation of the pool equipment (would be looking at the equipment).
- 5) On the south elevation reduced the size of a second story linear window.
- 6) Modified the sizes of the second story BR #3 and BR #4 terraces on the front façade.

SUMMARY / RECOMMENDATION / CONDITIONS

The Town's former Planning & Zoning Board (PZB) approved this new project on July 20th, 2021, subject to a few conditions. The new home is now under construction. In January 2022 the Town received a request to allow several project modifications. The Town staff agreed to several minor changes allowed via Sec. 5-23.1. However, some of the requested modifications were felt to be too substantial for staff to approve administratively. Due to the unique architecture design of the house, and the amount of time the PZB spent reviewing the original project design, staff was reluctant to approve it without the Board's consent / knowledge.

The latest revised Site Development Plans submitted for modifications of a previously approved new single-family home located at 10130 West Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant submitted some conceptual revised plans in January 2022, and after some revisions, a final revised set of plans was resubmitted on March 10th, 2022. MMPA has reviewed the latest revised plans and find they meet minimum Town Code requirements. It is the prerogative of the Design Review Board (DRB) to consider acceptable architecture design.

The following condition of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by Florida Architectural Services, Inc., dated (S&S) March 9th, 2022, with any additional modifications required by the DRB. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

Michael Miller Planning Associates, Inc.

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL BE REPRODUCED OR IN ANY MANNER REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

PROPOSED RESIDENCE FOR: MR. & MRS. GAD

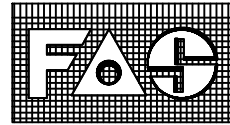
10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

PLANNING AND ZONING BOARD

APPROVED FACADE



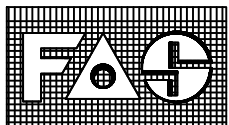
10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154
THE WORK PRODUCT PROVIDED BY FLORIDA ARCHITECTURAL SERVICES, INC. IS SOLE PROPERTY OF FLORIDA ARCHITECTURAL SERVICES, INC. THE WORK PRODUCT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF FLORIDA ARCHITECTURAL SERVICES, INC.



PROPOSED FACADE



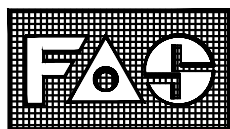
10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154
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PROJECT TEAM

ARCHITECT

Daniel Sorogon
Florida Architectural Services Inc.
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Fax. 305-653-0232
Cell. 305-970-1235
Email: danny@danielsorogon.com
Web: www.danielsorogon.com



LANDSCAPE ARCHITECT

Jorge Varela
All Landscape Data Inc.
Landscape (Architecture + Plant Information)
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4459 NW 97 CT (DORAL, Florida, USA 33178
Main 305.303.7059 Direct 954.261.9562
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CIVIL ENGINEERING

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THE 2020 FLORIDA BUILDING CODE FOR DESIGN

SCOPE OF WORK:
NEW CONSTRUCTION OF A TWO STORY, SINGLE FAMILY DWELLING.

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS, FLORIDA
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

DRAWING INDEX

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 SURVEY
- A-2 SITE PLAN, GENERAL NOTES AND ZONING DATA
- A-3 GROUND FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 ROOF PLAN
- A-6 EXTERIOR ELEVATIONS APPROVED/PROPOSED
- A-6.1 EXTERIOR ELEVATIONS APPROVED/PROPOSED
- A-7 EXTERIOR ELEVATIONS APPROVED/PROPOSED
- A-7.1 EXTERIOR ELEVATIONS APPROVED/PROPOSED
- A-8 COLORED ELEVATIONS APPROVED/PROPOSED
- A-8.1 COLORED ELEVATIONS APPROVED/PROPOSED
- A-9 COLORED ELEVATIONS APPROVED/PROPOSED
- A-9.1 COLORED ELEVATIONS APPROVED/PROPOSED
- A-10 STREET VIEW
- A-11 MATERIALS SHEET PROPOSED
- A-11.1 MATERIALS SHEET APPROVED
- A-12 RENDERINGS

LANDSCAPE

- L-1 EXISTING TREE DISPOSITION PLAN
- L-2 LANDSCAPE PLAN
- L-3 ELEVATIONS
- L-4 ELEVATIONS
- L-5 GENERAL PLANTING NOTES
- L-6 IRRIGATION PLAN
- L-7 DETAILS

CIVIL

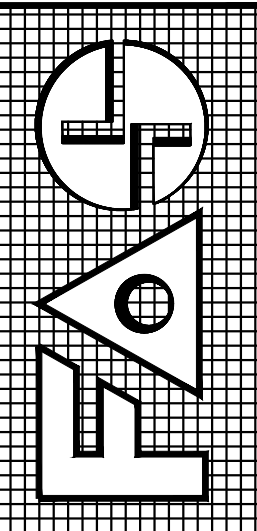
- C-01 GENERAL NOTES
- C-02 EROSION CONTROL PLAN
- C-03 PAVING, GRADING & DRAINAGE
- C-04 PAVING, GRADING & DRAINAGE SECTIONS
- C-05 UTILITIES



REVISIONS	BY:
1 JUN 25 2021	DS
2 FEB 1 2022	DS
3 FEB 28 2022	DS
4	
5	

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



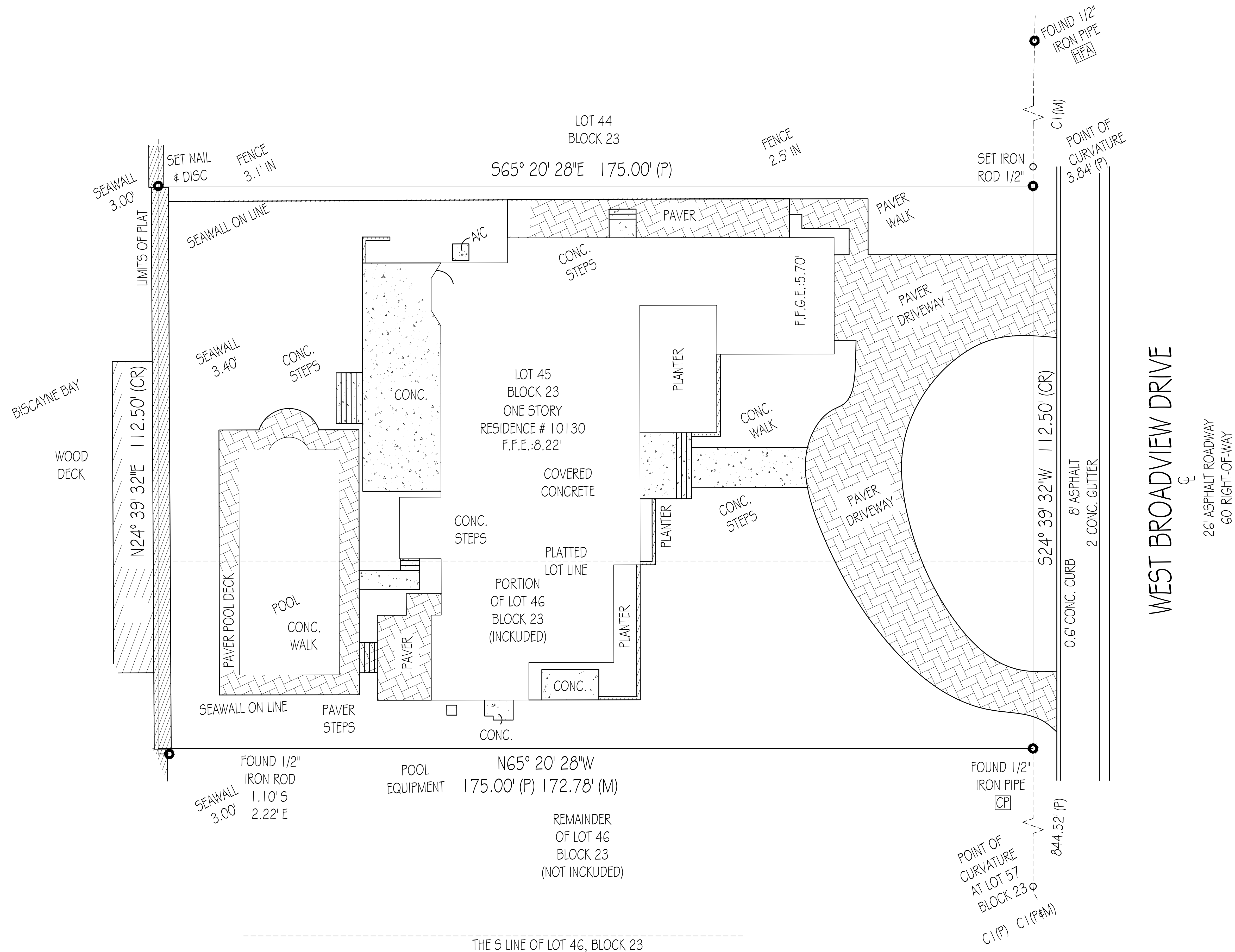
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DATE
MARCH 19, 2021
SCALE

JOB NO.
GAD RESIDENCE

SHEET NO.
12 OF 12 SHEETS

COLOR ORIGINAL

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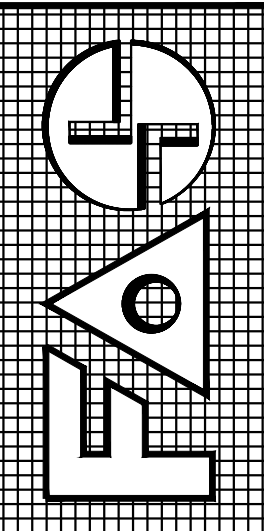
WEST BROADVIEW DRIVE

26' ASPHALT ROADWAY
60' RIGHT-OF-WAY

REVISIONS	BY:
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3	
4	
5	

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33156
FOLIO 513-22271-002

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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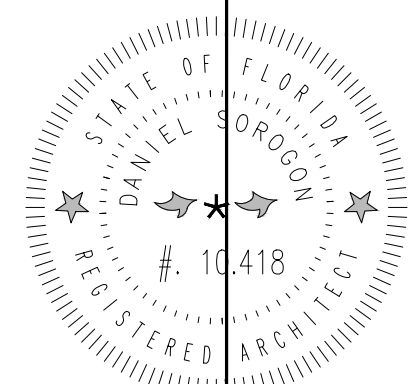
JOB NO.
GAD RESIDENCE

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OF 12 SHEETS

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PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:

LOT 45 AND THE 1/2 OF LOT 46 FROM FRONT TO REAR ADJOINING TO LOT 45, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE(S) 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

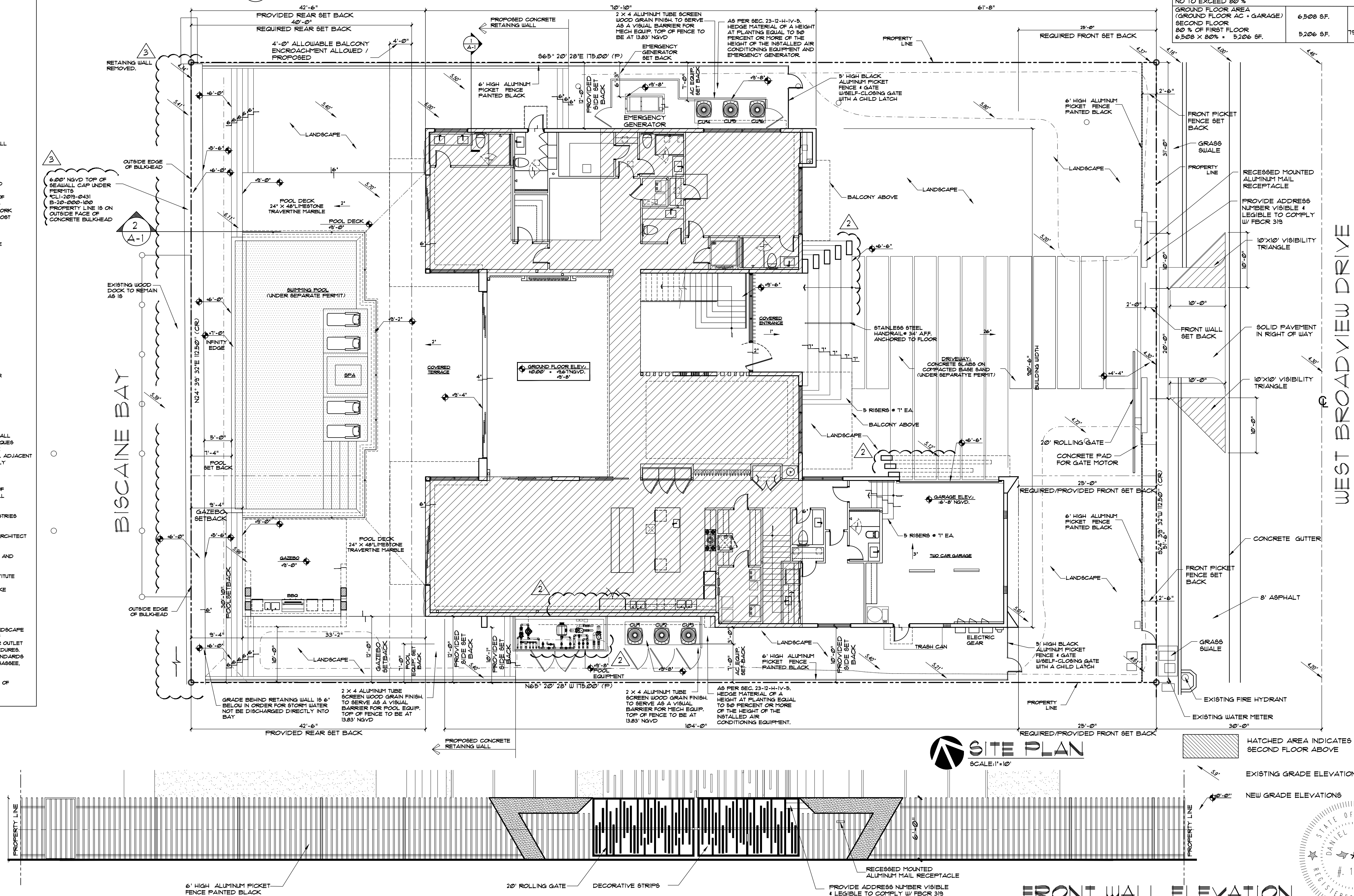
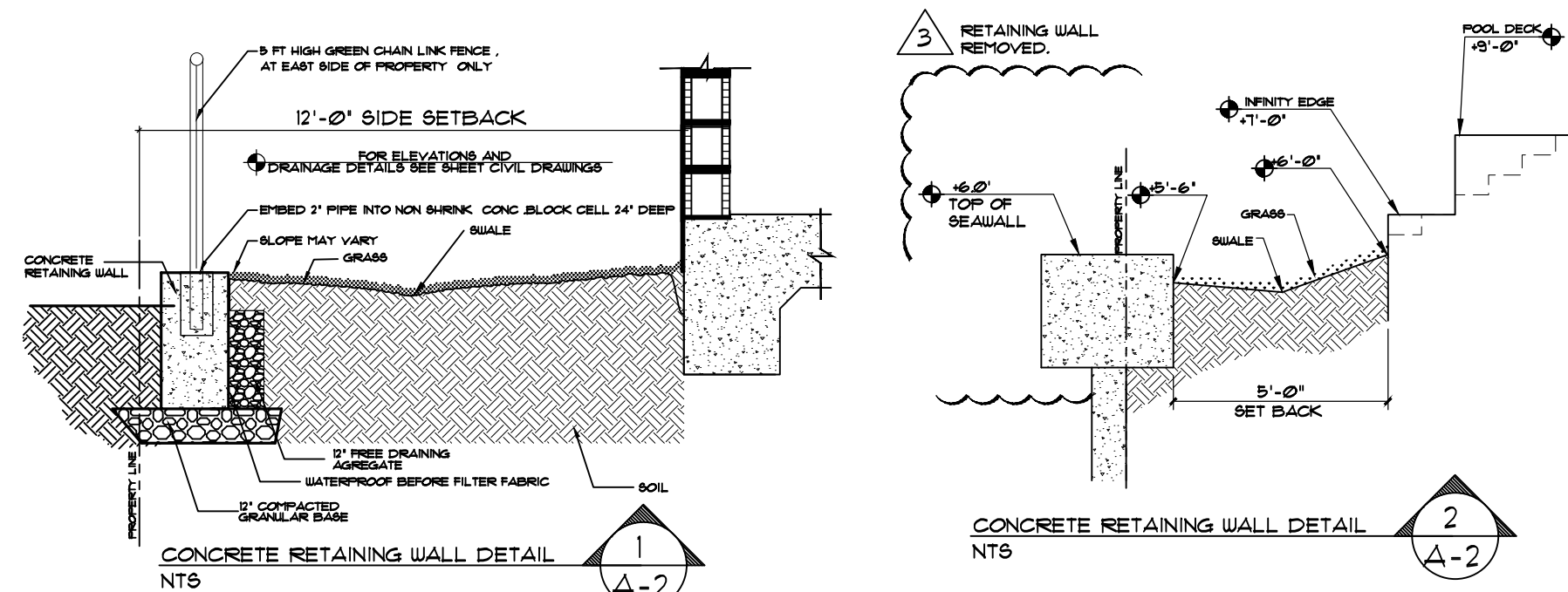
GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
B. THE FLORIDA BUILDING CODE RESIDENTIAL 2020, 1ST EDITION
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS
D. NATIONAL ELECTRICAL CODE, OSHA & NATIONAL BOARD OF FIRE UNDERWRITERS
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
3. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
4. ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
5. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE INTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY REVISION, NOTE OR DETAIL, IMPLICATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
6. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIOR BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
7. ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
8. DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
9. BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY (INCLUDING DENTAL), ARISING OUT OF THE WORK OF THE CONTRACTOR.
10. OMISSION: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
11. ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
12. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS.
13. ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
14. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
15. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AVOID A FINISHED HEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
16. THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
17. ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OF SPECIFICATIONS.
18. SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
19. NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
20. THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201, LATEST EDITIONS, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT.
21. AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
22. LANDSCAPING NOTES
ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AND SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 50 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO. 1 OR BETTER IN GRADES 4 STANDARDS FOR NURSERY PLANTS' PART I, 1985 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
23. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

SEPARATE PERMITS, CALCULATIONS & SHOP DRAWINGS ARE REQUIRED FOR:

1. ALL EXTERIOR WORK
2. PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
3. SWIMMING POOL AND SPA
4. EXTERIOR WINDOWS AND DOORS
5. ALUMINUM GRILLES
6. STAIR HAND RAIL AND GUARD RAILS
7. ALL STAIRCASES.

SOIL SHALL BE TREATED WITH TERMITE PROTECTION IN ACCORDANCE WITH FBCR 318

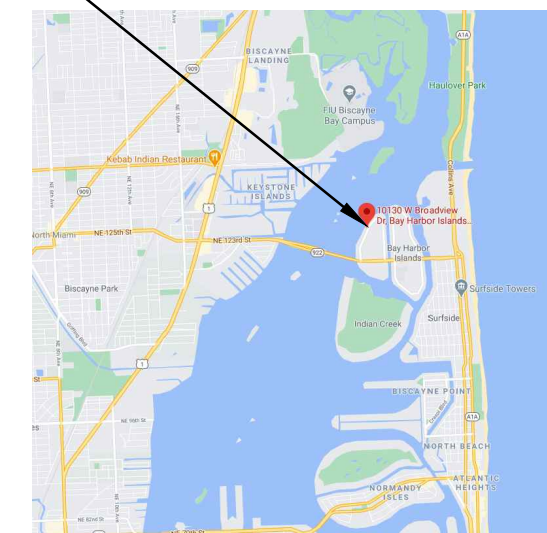
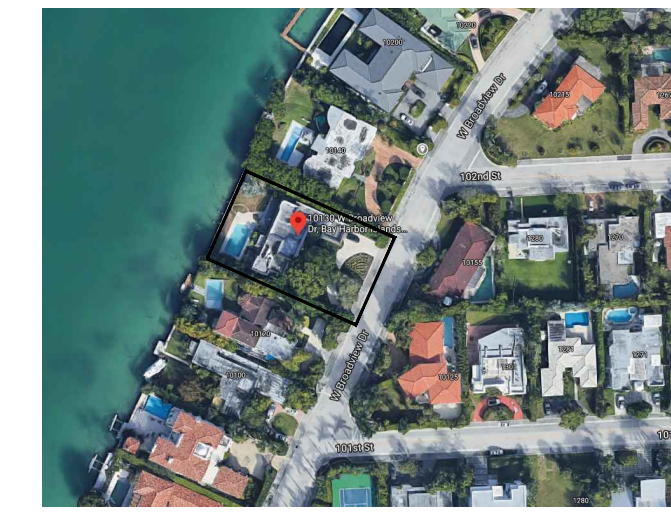


FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

FLOOD LEGEND

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
PANEL DATE: 03/11/2003
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD
1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): +8.61' NGVD
COMMUNITY NUMBER: 120835
BENCHMARK: A-TMDCO
ELEVATION: 16.1
HIGHEST CROWN OF ROAD : 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

REQUIRED/PROVIDE FINISH FLOOD ELEVATION:
8.61' NGVD (FEMA) + 1' FREE BOARD = 9.61' NGVD
LOWEST ELEVATION OF EQUIPMENT : 9'-8" NGVD



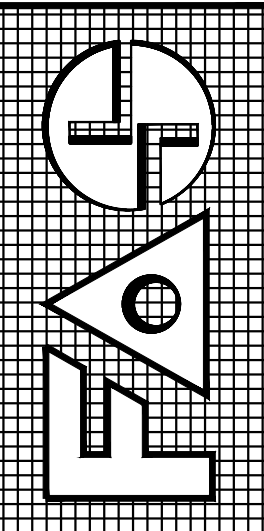
ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT LAND USE : LOW DENSITY RESIDENCE LOT AREA 19,688 SF, 0.45 ACRES LOT FRONTAGE: 12'-6"		
SETBACKS:	REQUIRED	PROVIDED
FRONT (STREET FRONTAGE)	25'-0"	25'-0"
REAR (WATER FRONT)	40'-0"	40'-0"
RIGHT SIDE	10'-0"	12'-0"
LEFT SIDE	10'-0"	10'-0" - 12'-0"
MAX STORIES	2	2
MAX HEIGHT	25' FROM BFE	25'-0"
PARKING SPACES	2	3
AREA CALCULATIONS: LOT AREA: 19,688 SF MINIMUM FLOOR AREA : 13,725 SF (LOT 36, TRS 102)		
OPEN SPACE REQUIREMENTS:		
LOT PERVIOUS AREA	(40%) 7,875 SF	(39.3%) 7,867 SF
FRONT YARD OPEN SPACE (25 FT. X 12.5 FT. = 2,812.5 SQ. FT. MIN.)	(30.2%) 5,926 SF	(28.5%) 5,736 SF
LOT IMPERVIOUS AREA	(60%) 11,813 SF	(59.2%) 11,674 SF
BUILDING AREAS UNDER A/C:		
GROUND FLOOR A/C AREA	5,308 SF	
SECOND FLOOR A/C AREA	4,000 SF	
TOTAL A/C AREA	9,308 SF	
SECOND STORY VOLUME (BUILDING RESTRICTION): NO TO EXCEED 80 %		
GROUND FLOOR AREA (GROUND FLOOR AC + GARAGE)	6,508 SF	
SECOND FLOOR 80 % OF FIRST FLOOR 6,508 X 80% = 5,206 SF	5,206 SF	79.3% 52,04 SF

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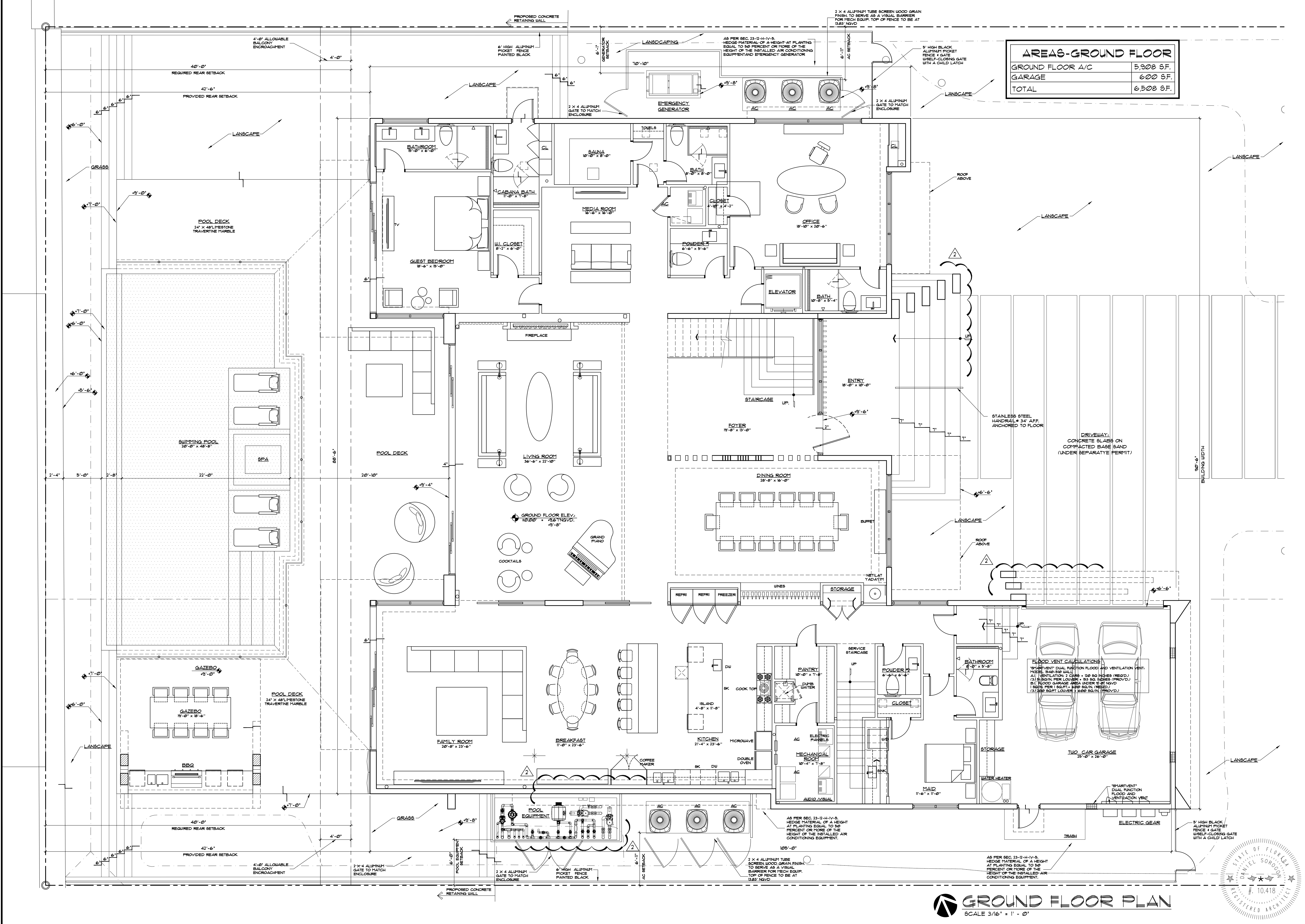
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD

florida architectural services inc.
daniel sonogon architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
(305) 653-0212



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DATE MARCH 18, 2021
SCALE 1" = 10'
JOB NO. GAD RESIDENCE
SHEET NO. A-2
OF 12 SHEETS
COLOR ORIGINAL

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AREAS-GROUND FLOOR	
GROUND FLOOR A/C	5,908 S.F.
GARAGE	600 S.F.
TOTAL	6,508 S.F.

BLOOD VENT CALCULATIONS
1. VENTILATION 3 CASES = 100 SQ. INCHES (REQ'D.)
2. BLOOD VENT PER LOUVER = 100 SQ. INCHES (PROV'D.)
3. BLOOD GARAGE AREA UNDER 10' NGVD
100% PER 1 SQ. FT. = 100 SQ. IN. (REQ'D.)
100% PER 1 SQ. FT. = 100 SQ. IN. (PROV'D.)

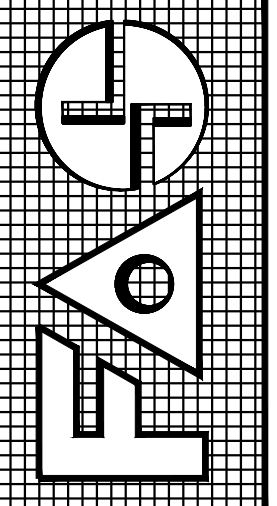
GROUND FLOOR PLAN
SCALE 3/16" = 1' - 0"

STATE OF FLORIDA
DANIEL SOROGON
REGISTERED ARCHITECT
10,418

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1	JUN 26 2021	DB
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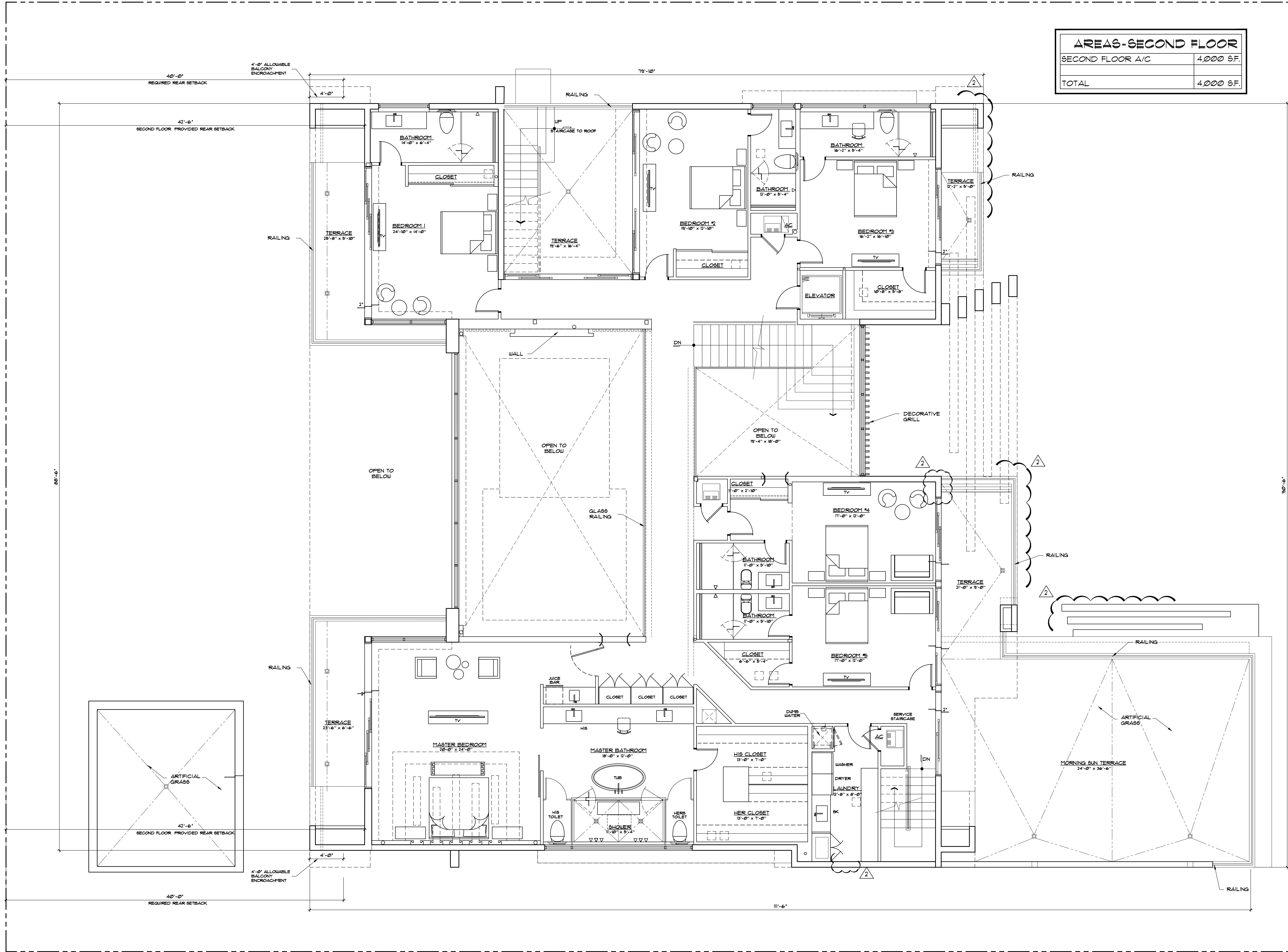
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 512-2271-001-4312

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34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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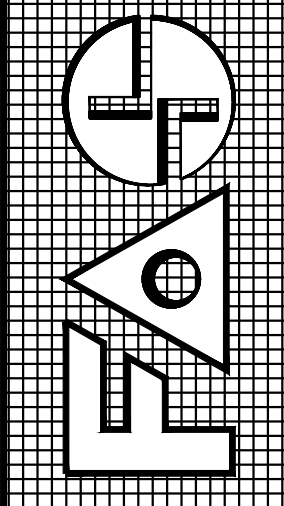


AREA 6-SECOND FLOOR	
SECOND FLOOR A/C	4,000 S.F.
TOTAL	4,000 S.F.

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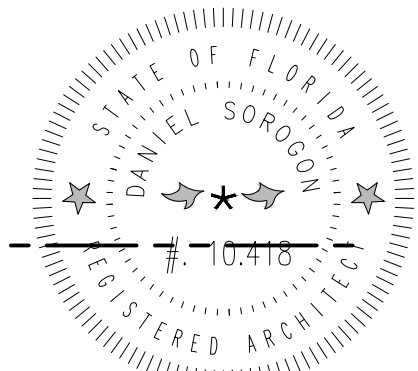
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MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2221-001-4312

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SHEET NO.	4
OF 12 SHEETS	
COLOR ORIGINAL	

SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"



Architectural drawing of a building roof plan, showing a grid of solar panels and structural elements. The drawing includes dimensions and labels for various components.

Dimensions:

- Overall width: 80'-4"
- Overall depth: 92'-6"
- Grid spacing: 14'-10"
- Parapet heights: 24'-6" (multiple locations), 21'-0" (multiple locations), 23'-0" (one location)
- Terrace area: 29'-6" x 10'-0"

Labels and Annotations:

- TOP OF PARAPET (multiple locations)
- ARTIFICIAL GRASS (multiple locations)
- SOLAR ENERGY EQUIPMENT ON WALL
- SOLAR PANELS BY OTHER (multiple locations)
- SECOND FOUR TAPERED LIGHT WEIGHT INSULATING CONCRETE
- RAILING
- DN (down arrow)
- AS PER SECTION 23-15 (79) SOLAR ENERGY EQUIPMENT MAY EXCEED 5FT FROM THE MAX. ALLOWABLE BLDG HEIGHT

Structural Grid:

- Grid lines are marked with "SL 1/4" PER 5F" (Structural Load 1/4 inch per 5 feet).
- Grid lines are numbered 1 through 10 along the bottom edge.
- Grid lines are lettered A through J along the left edge.



SHEET NO.  = 

OF 12 SHEETS

COLOR ORIGINAL

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FOLIO 13-2227-000-430

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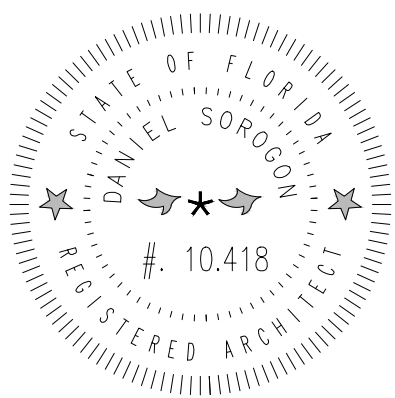
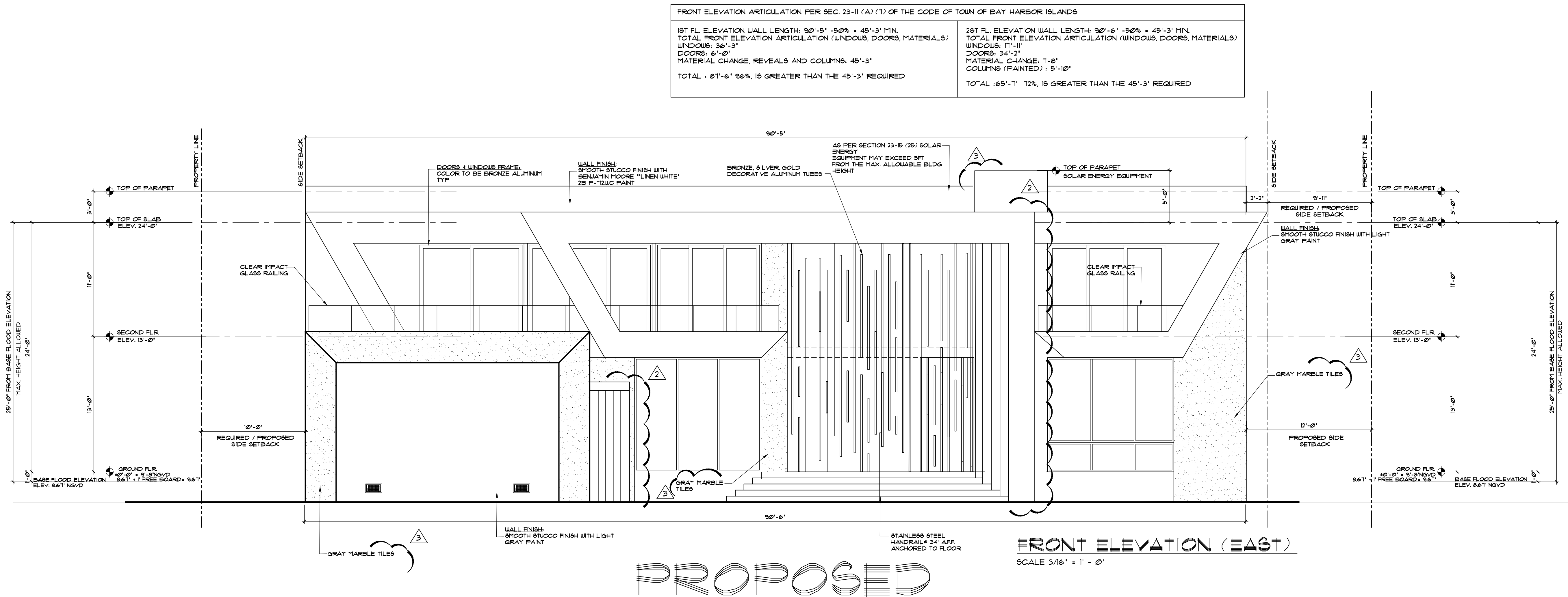
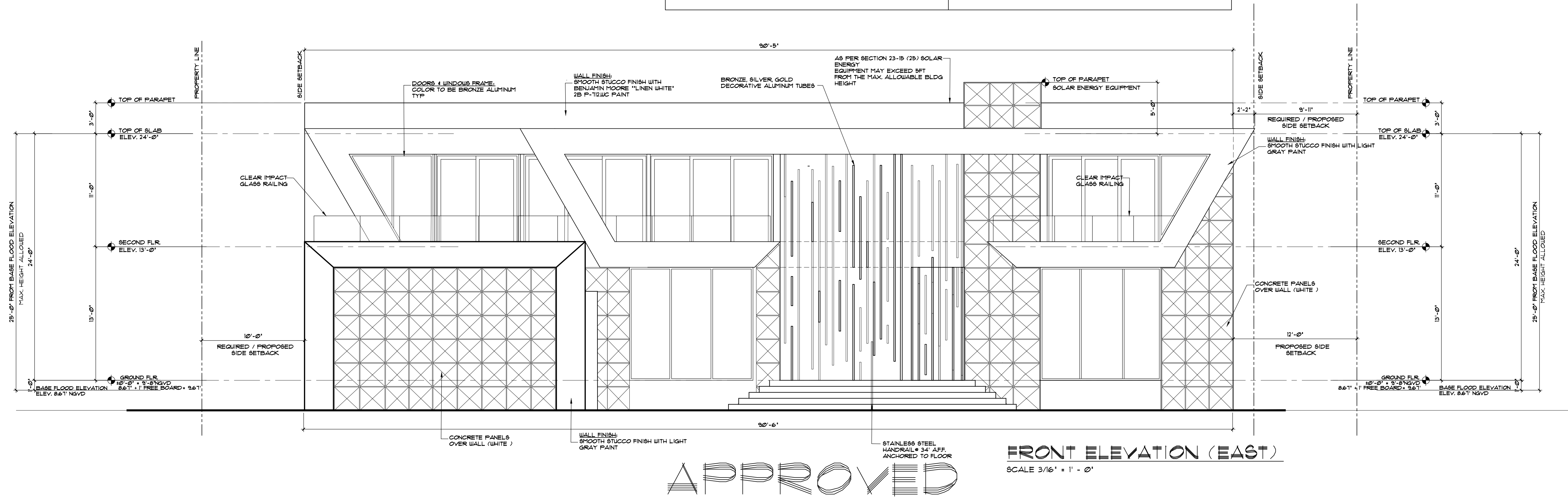
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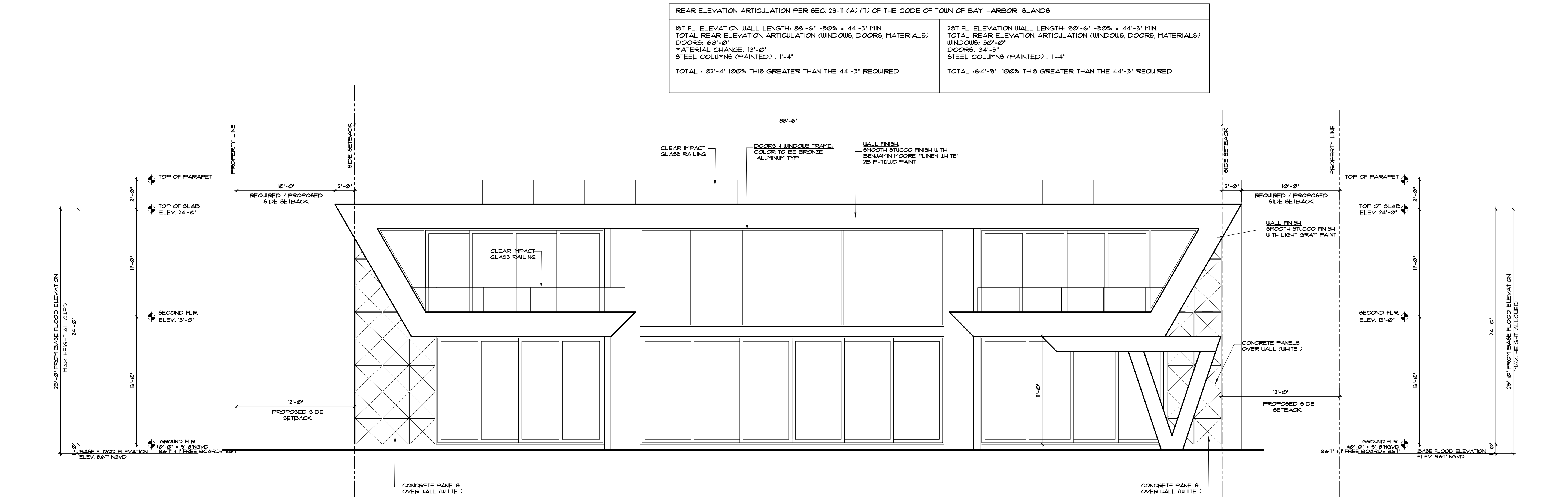
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SHEET NO.  12 SHEETS

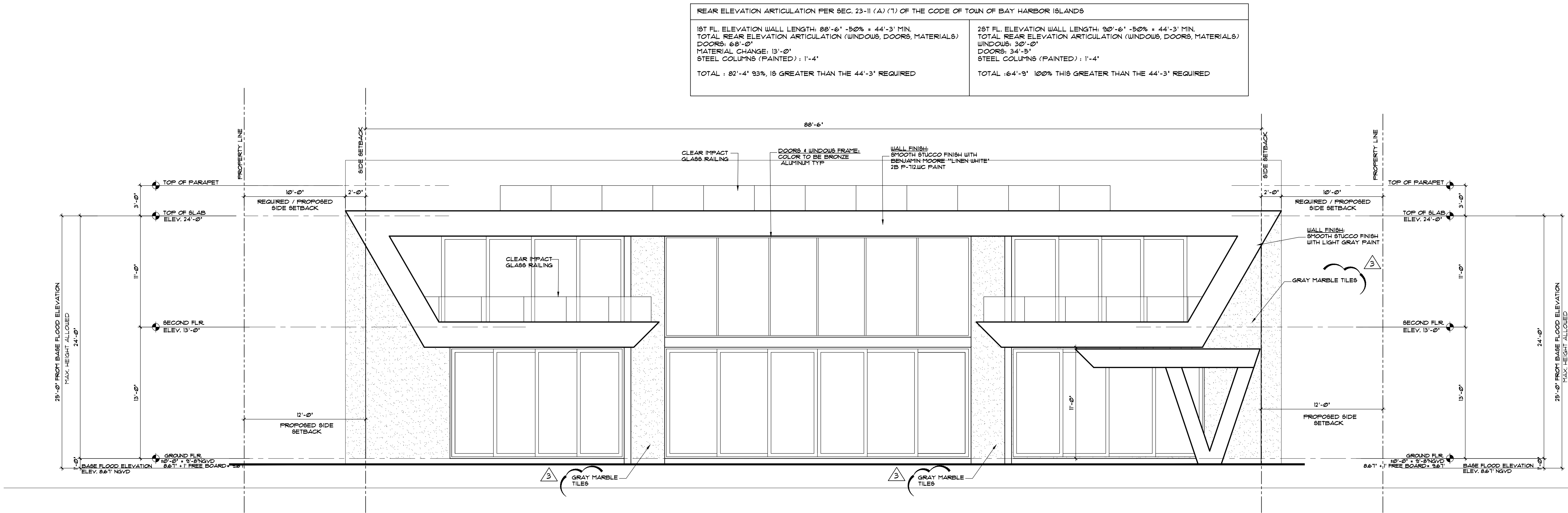
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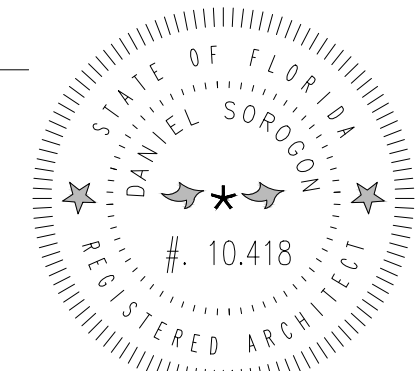


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PROPOSED

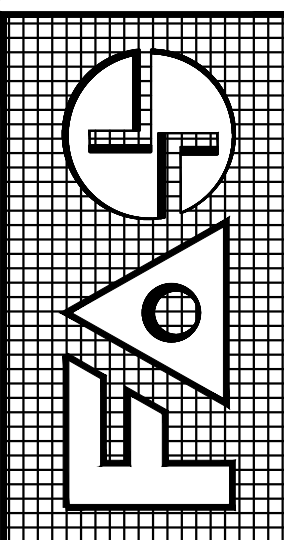
REAR ELEVATION (WEST)
SCALE 3/16" = 1' - 0"



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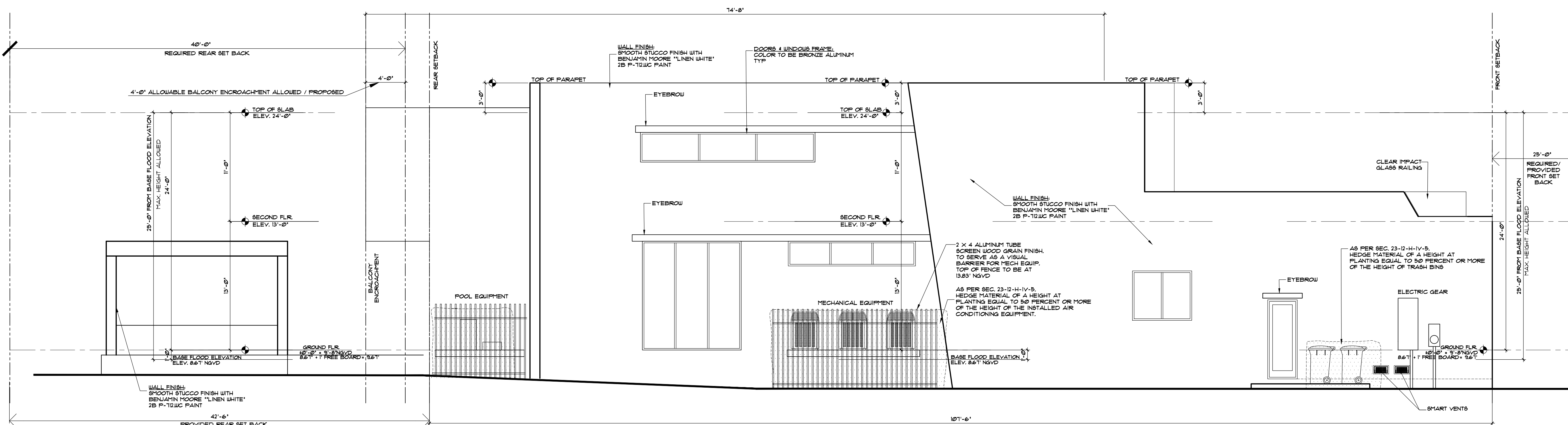
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2271-001-4310

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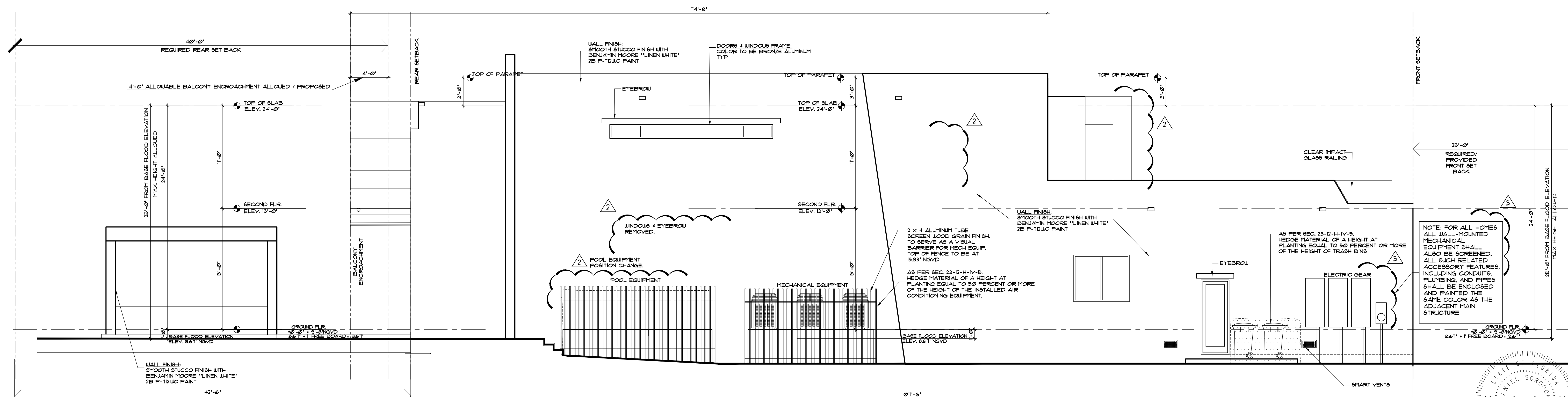


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LEFT ELEVATION (SOUTH)

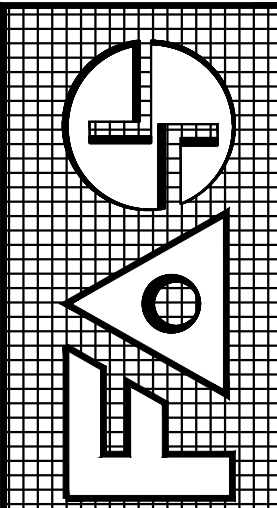


LEFT ELEVATION (SOUTH)
SCALE 3/16" = 1' - 0"

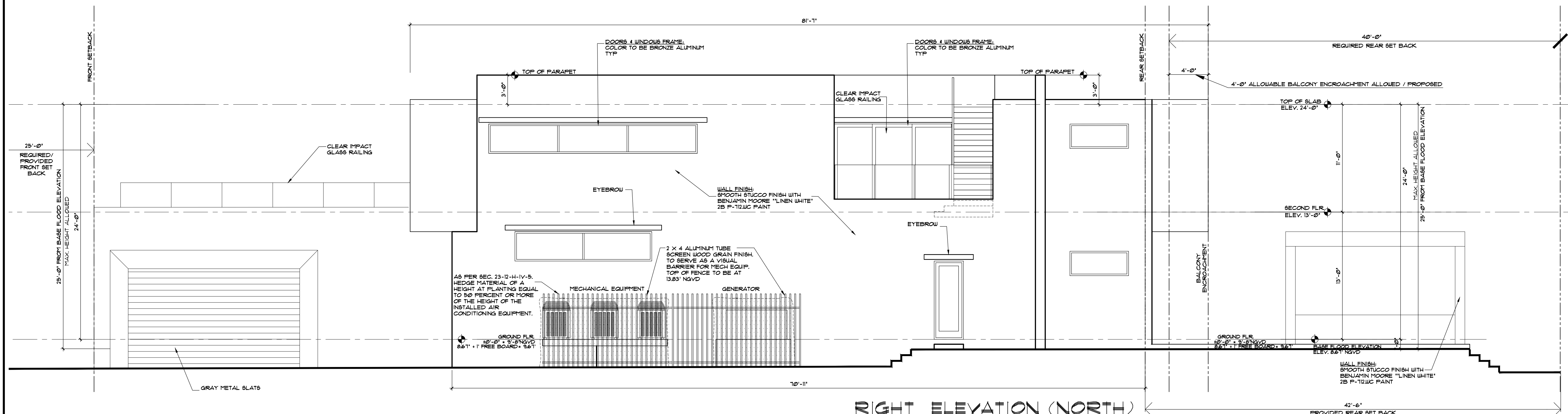
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FOLIO 419-22271-001-1

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COLOR ORIGINAL



RIGHT ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1ST FL. ELEVATION WALL LENGTH: 10'-10"-50% + 35'-5" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS): WINDOWS: 13'-6" DOORS: 6'-0" MATERIAL CHANGE: 6'-0" OPEN: 11'-0"	2ST FL. ELEVATION WALL LENGTH: 80'-0"-50% + 40'-0" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS): MATERIAL CHANGE: 1'-0" OPEN: 34'-1"
TOTAL : 38'-0" 100% THIS GREATER THAN THE 35'-5" REQUIRED	

RIGHT ELEVATION (NORTH)
SCALE 3/16" = 1' - 0"

RIGHT ELEVATION ARTICULATION PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS	
1st FL. ELEVATION WALL LENGTH: 10'-10" 50%, + 35'-5" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS): WINDOWS: 20'-0" DOORS: 3'-0" REVEALS ORNAMENTATIONS: 1'-0" EYEBROWS: 2'-0"	2ST FL. ELEVATION WALL LENGTH: 79'-10" 50%, + 39'-11" MIN. TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIALS): WINDOWS: 21'-4" OPEN: 15'-1" BALCONIES: 11'-5"
TOTAL : 45'-0" 64%, IS GREATER THAN THE 35'-5" REQUIRED	TOTAL : 53'-10" 67%, IS GREATER THAN THE 39'-11" REQUIRED

PROPOSED

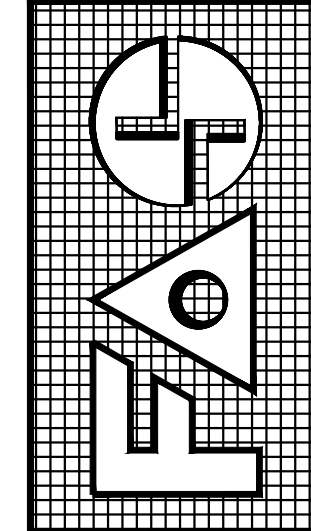
RIGHT ELEVATION (NORTH)
SCALE 3/16" = 1' - 0"

NOTE: FOR ALL HOMES ALL WALL-MOUNTED MECHANICAL EQUIPMENT SHALL ALSO BE SCREENED, ALL SUCH RELATED ACCESSORY FEATURES, INCLUDING CONDUITS, PLUMBING, AND PIPES SHALL BE ENCLOSED AND PAINTED THE SAME COLOR AS THE ADJACENT MAIN STRUCTURE

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FOLIO 919-2271-001-4302

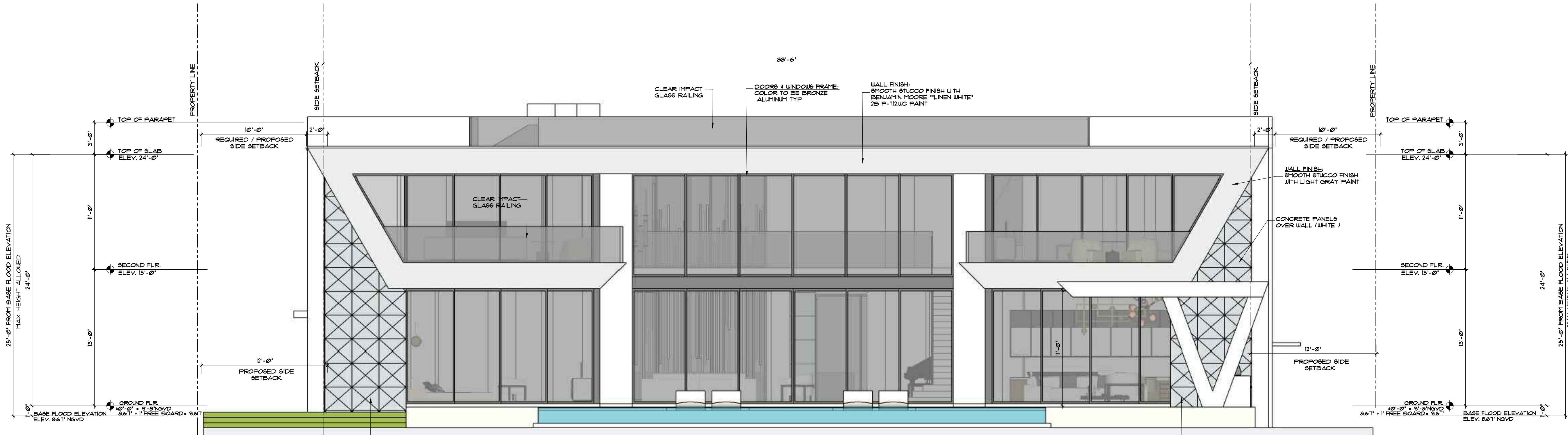
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daniel sorogon ar 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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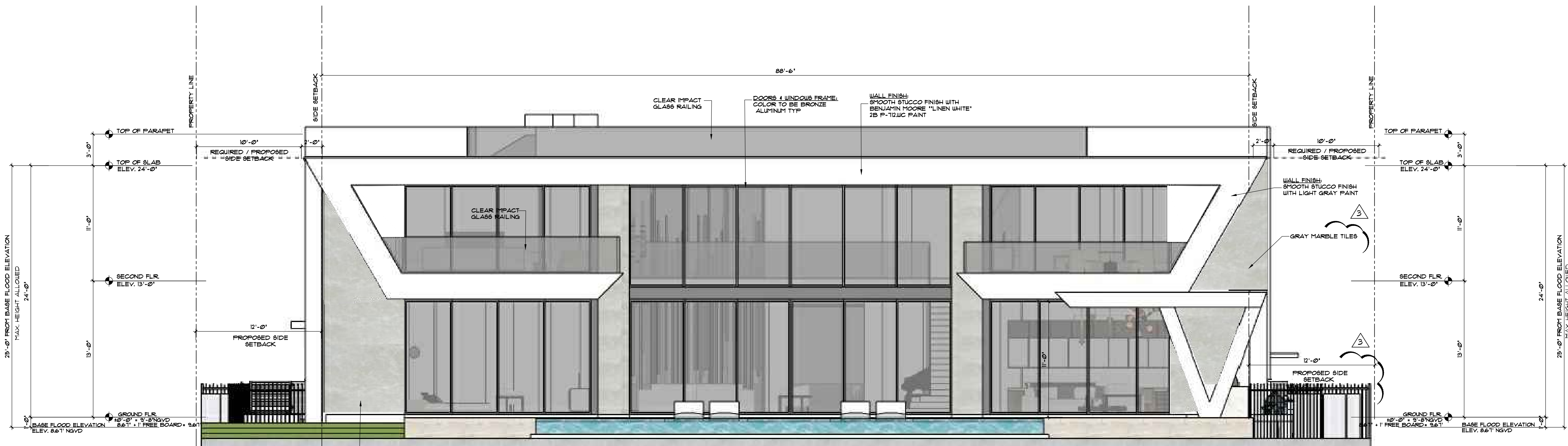
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APPROVED

REAR ELEVATION (WEST)
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PROPOSED

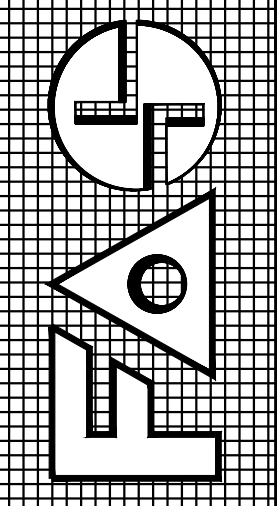
REAR ELEVATION (WEST)
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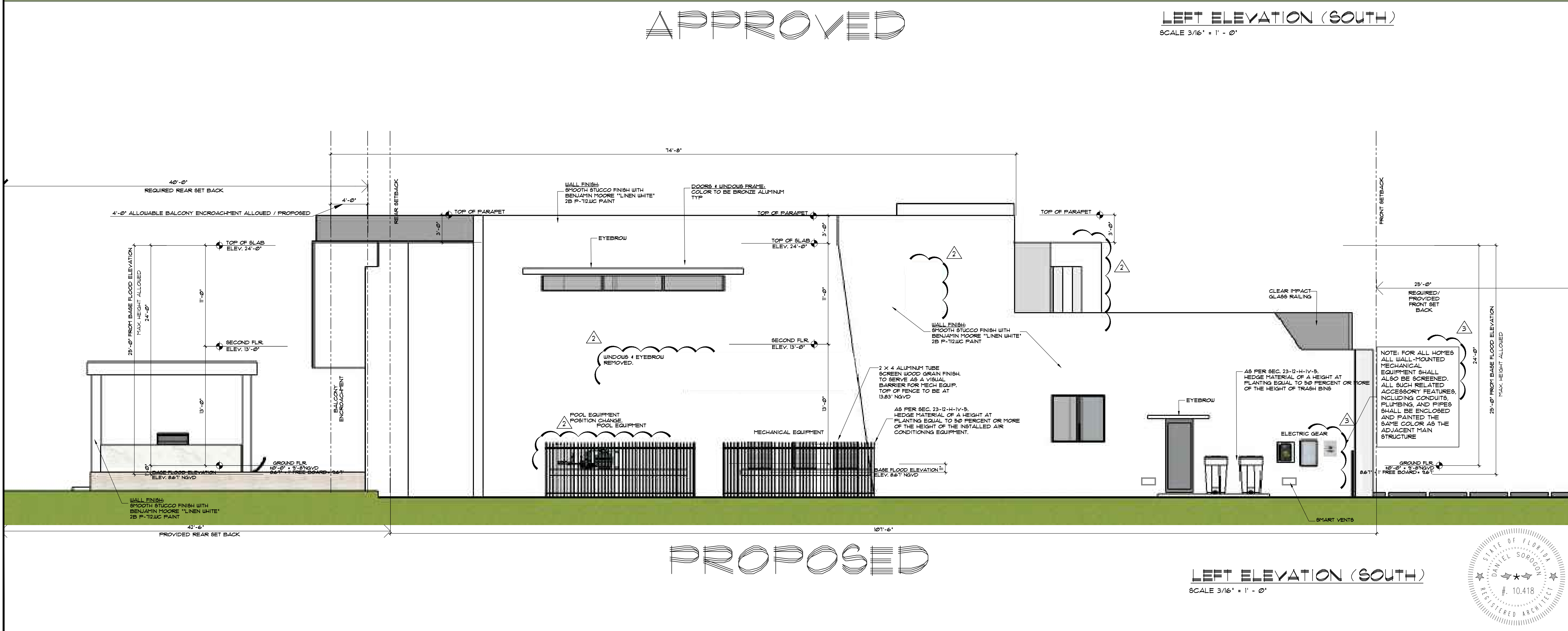
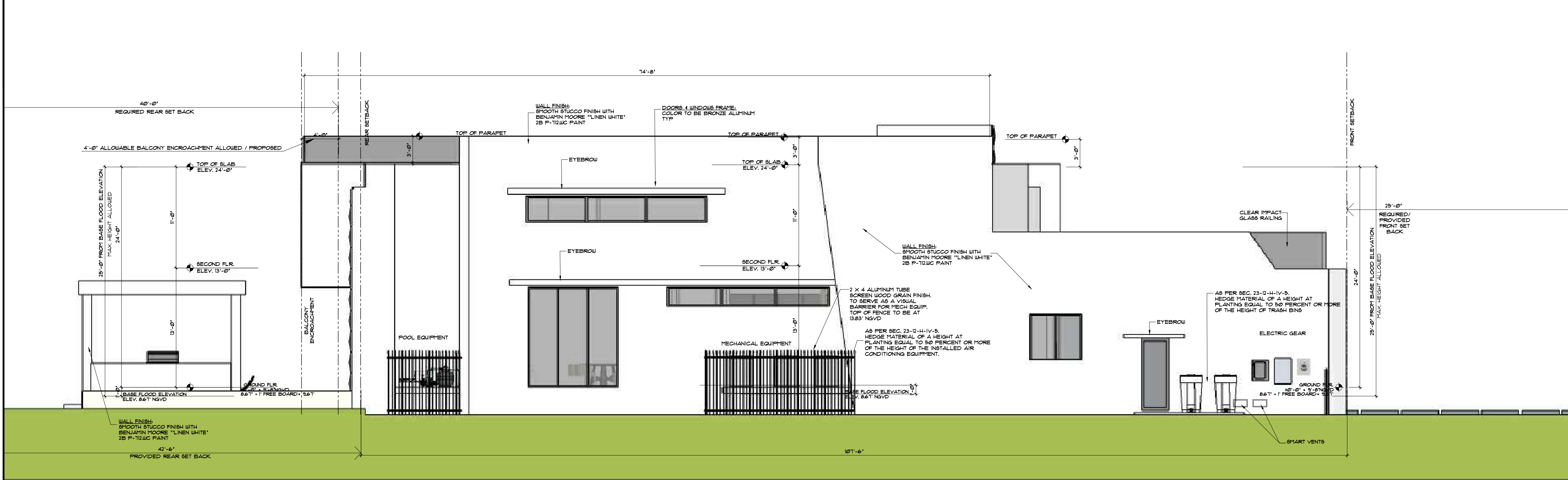
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FOLIO 51B-2271-001-4310

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daniel sorocoon AR 0010418 architect/planner
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COLOR ORIGINAL	

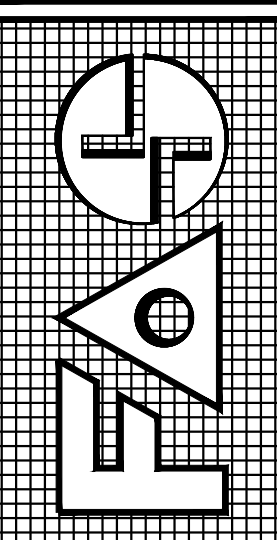
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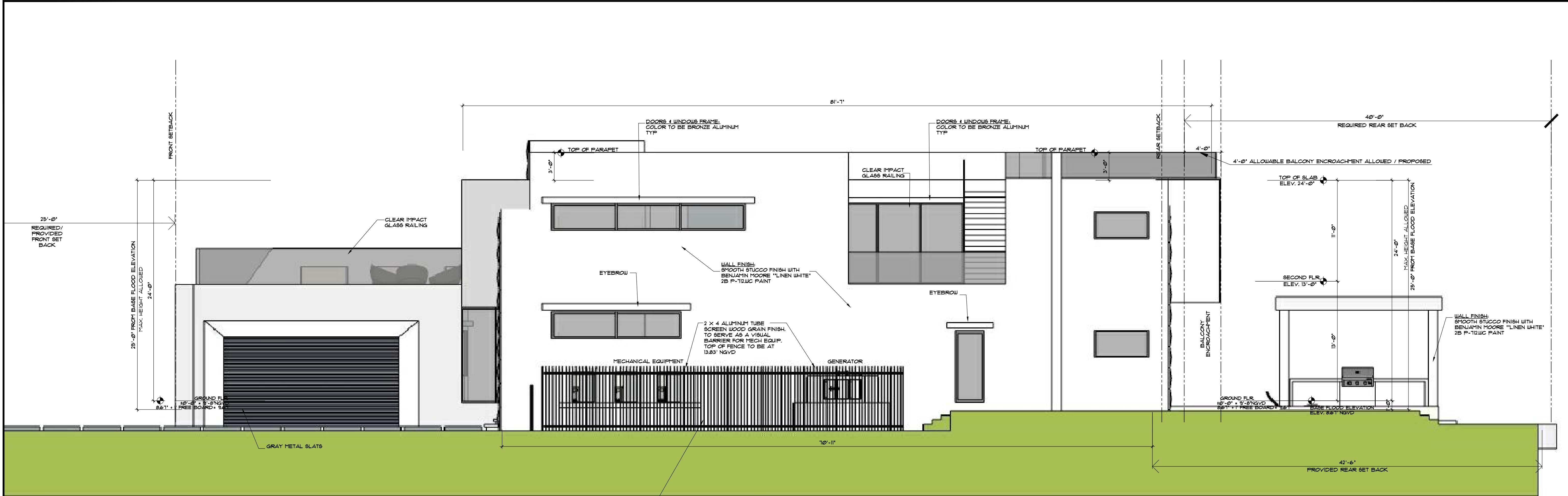
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 3354
FOLIO 519-2271-001-4310

florida architectural services inc.
daniel sorogon ar 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



DRAWN BB / CB
CHECKED DB
DATE MARCH 19, 2021
SCALE 3/16" = 1' - 0"
JOB NO. GAD RESIDENCE
SHEET NO. 12 OF 12 SHEETS
COLOR ORIGINAL

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AS PER SEC. 23-12-H-IV-5, HEDGE MATERIAL OF A HEIGHT AT PLANTING EQUAL TO 50 PERCENT OR MORE OF THE HEIGHT OF THE INSTALLED AIR CONDITIONING EQUIPMENT.

APPROVED

RIGHT ELEVATION (NORTH)
SCALE 3/16" = 1' - 0"



NOTE: FOR ALL HOMES ALL WALL-MOUNTED MECHANICAL EQUIPMENT SHALL ALSO BE SCREENED. ALL SUCH RELATED ACCESSORY FEATURES, INCLUDING CONDUITS, PLUMBING, AND PIPES SHALL BE ENCLOSED AND PAINTED THE SAME COLOR AS THE ADJACENT MAIN STRUCTURE

AS PER SEC. 23-12-H-IV-5, HEDGE MATERIAL OF A HEIGHT AT PLANTING EQUAL TO 50 PERCENT OR MORE OF THE HEIGHT OF THE INSTALLED AIR CONDITIONING EQUIPMENT.

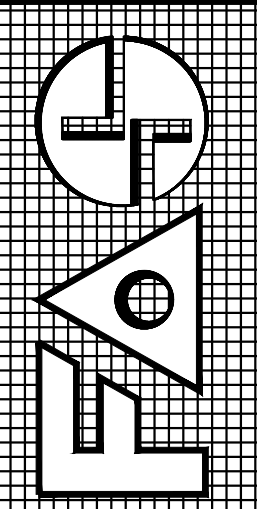
PROPOSED

RIGHT ELEVATION (NORTH)
SCALE 3/16" = 1' - 0"

REVISIONS		BY:
1	JUNE 25 2021	DB
2	FEB 1 2022	DB
3	FEB 28 2022	DB
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5		

PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2271-001-4310

florida architectural services inc.
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DATE	MARCH 18, 2021
SCALE	3/16" = 1' - 0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A-9.1
OF 12 SHEETS	
COLOR ORIGINAL	

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SOUTH PROPERTY



SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

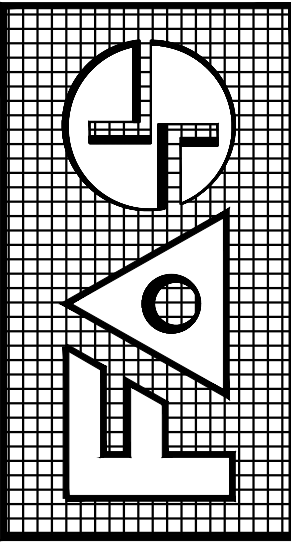
SOUTH PROPERTY



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1	JUNE 28, 2021	DS
2	FEB 1, 2022	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

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daniel sorogon AR 0010418 architect / planner
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DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A = 10 OF 12 SHEETS
COLOR ORIGINAL

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GLASS RAILINGS



GARAGE DOOR:
GRAY METAL SLATS



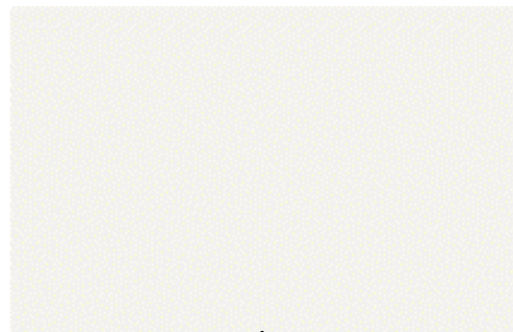
BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



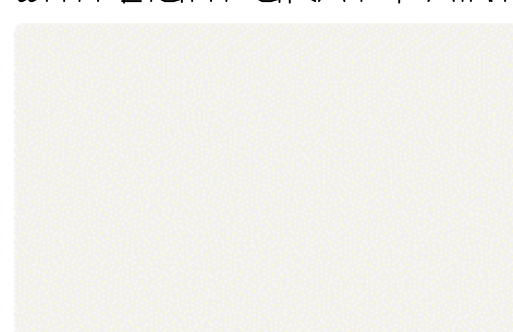
BRONZE ALUMINUM
WINDOWS/DOORS



WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-T12.WC PAINT



FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT



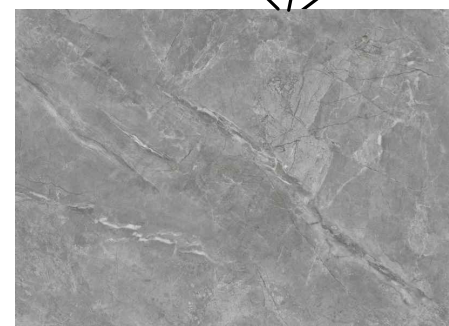
LIGHT GRAY MARBLE TILE



CLEAR IMPACT
GLASS RAILINGS



AGREGATE CONCRETE DRIVEWAY
WITH GRASS STRIPS



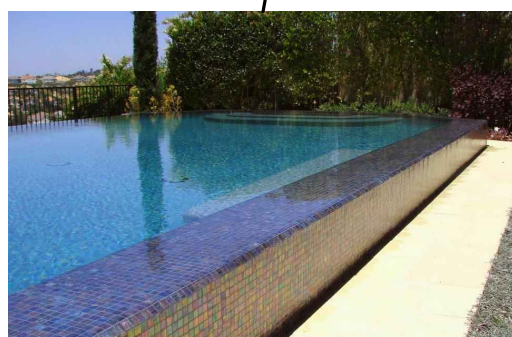
LIGHT GRAY MARBLE TILE



GRASS



2'X4' TRAVERTINE
MARBLE SLABS



INFINITY POOL OVER
MOSAIC TILE



BRONZE ALUMINUM
WINDOWS/DOORS



CALACATTA QUARTZ

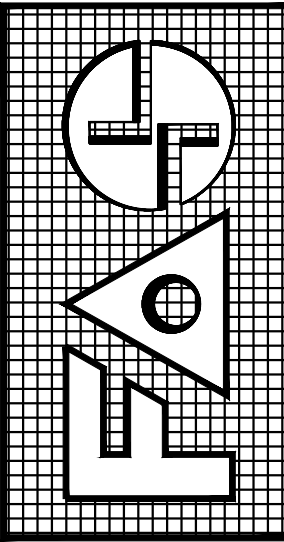
PROPOSED



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1	JUNE 28, 2021	DS
2	FEB 1, 2022	DS
3	FEB 28, 2022	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 11 OF 12 SHEETS
COLOR ORIGINAL

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GLASS RAILINGS



GARAGE DOOR:
GRAY METAL SLATS



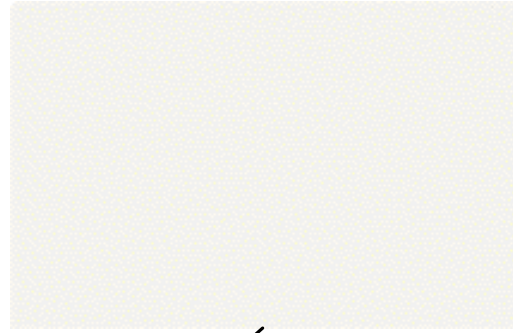
BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



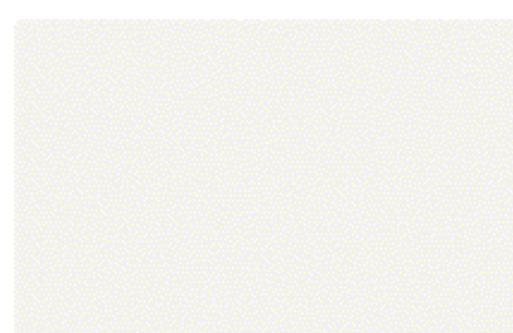
BRONZE ALUMINUM
WINDOWS/DOORS



WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-T12.WC PAINT



FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT



2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



CLEAR IMPACT
GLASS RAILINGS



AGREGATE CONCRETE DRIVEWAY
WITH GRASS STRIPS



2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



GRASS



INFINITY POOL OVER
MOSAIC TILE



BRONZE ALUMINUM
WINDOWS/DOORS

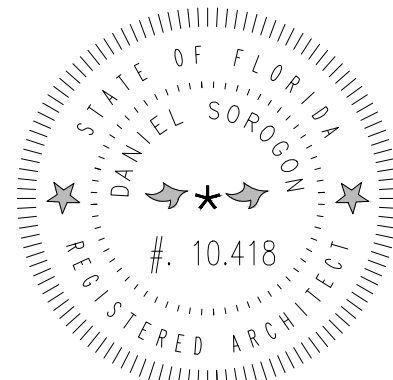


2'X4' TRAVERTINE
MARBLE SLABS



CALACATTA QUARTZ

APPROVED



REVISIONS		BY:
1	JUN 25 2021	D8
2	FEB 1 2022	D8
3	FEB 28 2022	D8
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PROPOSED RESIDENCE FOR:

MR. & MRS. GAD

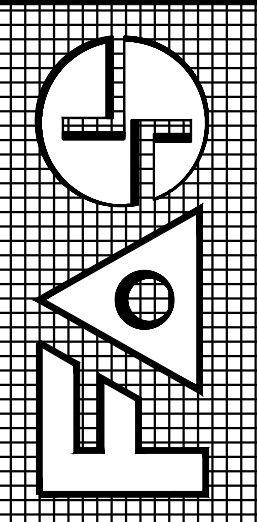
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

FOLIO 51B-2271-001-4310

florida architectural services inc.

daniel sorogon ar 0010418 architect/planner

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DATE	MARCH 18, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	11.1
OF 12 SHEETS	
COLOR ORIGINAL	

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FRONT PERSPECTIVE



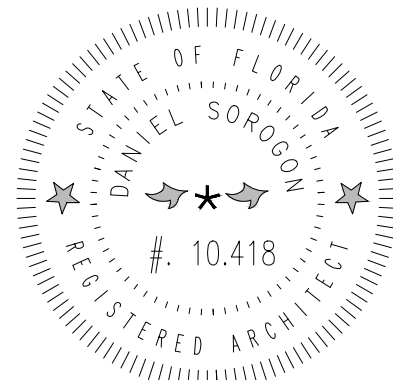
FRONT PERSPECTIVE



GARAGE PERSPECTIVE



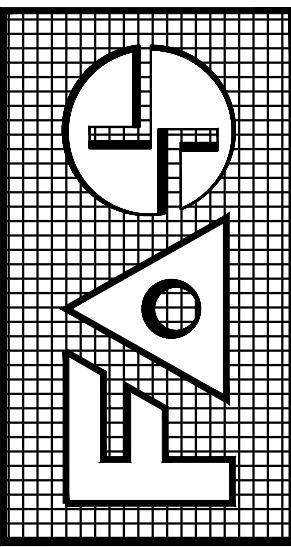
REAR PERSPECTIVE



REVISIONS		BY:
1	JUNE 28, 2021	DS
2	FEB 1, 2022	DS
3		
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
1050 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33544
FOLIO 51B-2271-001-4312

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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CHECKED DS
DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A = 12 OF 12 SHEETS
COLOR ORIGINAL

COMMENTS RESPONSES TO TOWN OF BAY HARBOR ISLANDS
Planning & Zoning Comments (MMPA #1104)

Project Description:

New Single-Family Residence

Parcel number: 1322270014310

10130 W. Broadview Drive

Permit number: SPR22-000004

Revision Date: Feb 16, 2022

Plans #1 Recd. by Town: 2-16-22

Plans #1 Recd. by MMPA: 2-16-22

MMPA Comments #1: 2-18-22

• **Waterfront Seawall / Retaining Wall / Landscaping Design:**

- The exact design of this area was heavily discussed during the initial 2021 review. A seawall must be free-standing, and its highest elevation cannot exceed 6.0' NGVD at this location. The Town requires a uniform appearance of seawalls with no major attachments. What was agreed to and shown on the approved 6/25/21 PZB plans was a short (1.5' – 2.0') free-standing retaining wall constructed immediately adjacent to the seawall cap on the lot with a 5' wide landscaping area (per Code) to capture runoff / aesthetics with the land sloping up to the pool deck. Biscayne Bay is a federally protected water preserve with strict NPDES pollution abatement requirements (must capture runoff with chlorine / fertilizer / chemicals prior to entering bay waters). In November 2021 a building permit was submitted to the Town and denied for the previous denied June 2021 design showing a retaining wall attached to the top of the raised seawall.

A-2 Site Plan:

New Proposed Design of the above-mentioned area has been provided.

5' wide landscape has been maintained to provide the correct capture runoff and aesthetics.

Retaining Wall has been deleted to maintain uniform appearance of seawall as per city code.

New civil drawing has been provided.

- This new submittal seems to show two different designs / location of a retaining wall (el. 7.6' NGVD) at (1) next to the seawall as approved in 2021 and (2) another design with a 2'-4" separation from the seawall – which one is it? FYI – it must adjoin the seawall to achieve a continuous 5' wide landscape strip or the retaining wall can be moved into the lot 5'. While Sheet A-2 shows the retaining wall next to the seawall, Sheets A-31 / Landscaping Plan L100 / Irrigation Plan IR100 show the retaining wall 2'-4" into the lot. Revise the plans to select one of the options and make the plans internally consistent.

L-100, IR-100 Landscape & Irrigations plans has been coordinated with architectural plans.

- The plan notation on Sheet A-2 noting the 7'-6" tall retaining wall next to the seawall shows an arrow supposedly pointing at the wall – but it does not touch the retaining wall causing confusion (revise).

A-2 Site Plan:

Retaining wall has been removed and new notations provided.

- At the top of Sheet A-2 the previously denied Detail 2/A-1 is included (shows retaining wall attached to the top of the seawall cap). Remove this detail as the design is prohibited and inconsistent with the approved PZB plans. If desired a new detail could be added reflecting the approved 2021 design (free-standing).

A-2 Site Plan:

New detail reflecting proposed design has been provided.

- **House Elevation Accuracy and Presentation:**

- The plan set is confusing and inaccurate as shown, as it is not clear what was "Approved" vs. "Proposed". The Town's format for proposed changes has been standardized over the years. For each house elevation proposed to be changed there must be only a front / rear / side(s) presented with the before / after house elevations. The "Approved" elevations should match exactly what the PZB 6/25/21 plans showed – they do not. For example, new Sheet A-6 is

not designated as either “Approved” or “Proposed” (relates to others as well), and it includes both a front and rear elevation. One has to look at another sheet (A-8) to see the proposed changes. It needs to be an easy comparison of each elevation (or other changes) on the same page.

Elevations has been provided as per Town’s format showing Approved/Proposed
Please refer to Sheets A-6, 6.1, 7, 7.1 Elevations and A-8, 8.1, 9, 9.1 Colored Elevations.

- The “Approved” PZB 6/25/21 plans included a large number of “diamond shaped panels” attached to the facades. This should be presented in all instances on the new plan set as “Approved”. For example, on the Cover Page (Sheet A-0) and Sheet A-6 the alleged “Approved Façade” does not show the approved diamond panels - rather – plain flat gray marble tiles are shown on both façade elevations. Revise the plans to follow the Town’s presentation format and properly present the “Approved” plan elevations.

The plans has been revised to follow Town’s presentation format, “Approved” plans has been provided accordingly. See Sheets A-0 Cover and A-6 Elevations.

- **Misc. Comments:**

- On all elevations where the electrical boxes / conduit is shown add a note (per Code) that these will be painted to match the main building color (cannot be unfinished).

See Sheets A-7 Elevations and A-9 Colored Elevations: Note has been added.

- On Sheet A-8 the plans show in the north side yard an exposed piece(s) of mechanical equipment (A/C units / EPG / etc.) that can be easily seen without adequate required screening (fence / wall) tall enough to fully screen it. A fence is shown but it is clearly not tall enough to screen the mechanical equipment. Revise the plans to meet Code / screen the entire piece(s) of mechanical equipment.

All mechanical equipment has adequate required screening fence to be tall enough for proper covering (All equipment specs has been verified and properly coordinated)

- Since Sheet A-8 is the new proposal please add a not stating that “Proposed”.

See Sheet A-8 Elevations has been corrected.

- On Sheet A-10 the new renderings show no diamond panels on the front elevation but they are still shown on the rear elevation. Update the rear rendering.

See Sheet A-10 Elevations has been corrected.

- Sheet L100 Landscape Plan and Sheet IR100 Irrigation Plan need to be updated to match the Site Plan Sheet A-2 (mostly rear waterfront area).

L-100, IR-100 Landscape & Irrigations plans has been coordinated with architectural plans.

- The PZB approved 6/25/21 plan set included a set of preliminary Civil Engineering plans prepared by Szauer Engineering with drainage plans (yard cross sections / other details) that do not match the new Sheet A-2. The Szauer Plans clearly showed in Sec. E-E the approved design of the rear yard (waterfront) area. Once the new plans are updated / made consistent as related to the location of the retaining wall per comment #1, have the engineering plans updated and added to the revised plan set for review / sign off by the Town prior to submittal to the DRB.

New civil plans have been provided reflecting new design.

- Landscape Plan Sheet L100 was modified to reduce the number of lot trees shown on the approved 6/25/21 PZB plans. Other modifications were made as well. It appears the revised quantity of trees / shrubs still meets the Code minimums. Please provide a narrative explaining the changes / reasons for the changes. FYI – for single-family homes at least two (2) shade trees are required in the front yard setback (does not include Street Trees). The plans (prior / new) show three (3) White Crape Myrtle trees meeting the size requirements; however, they are grouped close together at the north side of the lot. These trees will not grow properly. The Town requires front yard trees to be spaced evenly to ensure proper growth and screening. Suggest they be spaced out more across the front yard.
- Provide a response to the above comments in the revised plan submittal.